



# SHAPING LEEUWIN

Leeuwin Vision Plan Design Forum  
Outcomes Summary Report



October 2016



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# 1. Introduction

In June 2015, the Department of Defence (Defence) announced its intention to sell the Leeuwin Barracks in East Fremantle, as it is no longer required for operational or strategic purposes. Defence units and assets currently located at the Leeuwin Barracks will be relocated to the Irwin Barracks in Karrakatta.

Defence and the Town of East Fremantle (the Town) partnered to undertake a visioning process to ensure that the whole community had an opportunity to contribute to the Leeuwin Vision Plan.

The centrepiece of this visioning process was an interactive four-day design forum which was undertaken between Monday, 12 September and Thursday, 15 September 2016.

A design forum was used as a vehicle to inspire the community to collectively reflect on their own experiences and observations, and use their imagination to contemplate a future way of life at Leeuwin.

The two-way sharing of information formed an integral part of the design forum, with the project team presenting the technical information and the community sharing their local knowledge and ideas.

In addition to the Town and Defence, the project team included a multi-disciplinary team of consultants. These included:

- TPG + Place Match
- Planning Context
- Emerge Associates
- JCY Architects
- Wood and Grieve
- PRD Nationwide
- Jacobs

Over the course of four days, the community was asked to join the project team on a journey. This journey commenced with a high level visioning process, then delved into more detailed visioning based on theme areas, which together led to the development of place objectives. These place objectives were used to shape the development of two design concepts that both sought to achieve the place objectives, just in different ways. Community feedback on the spatial interpretations of these place objectives was then used to arrive at a preferred concept, which was considered further by the community to guide further refinement.

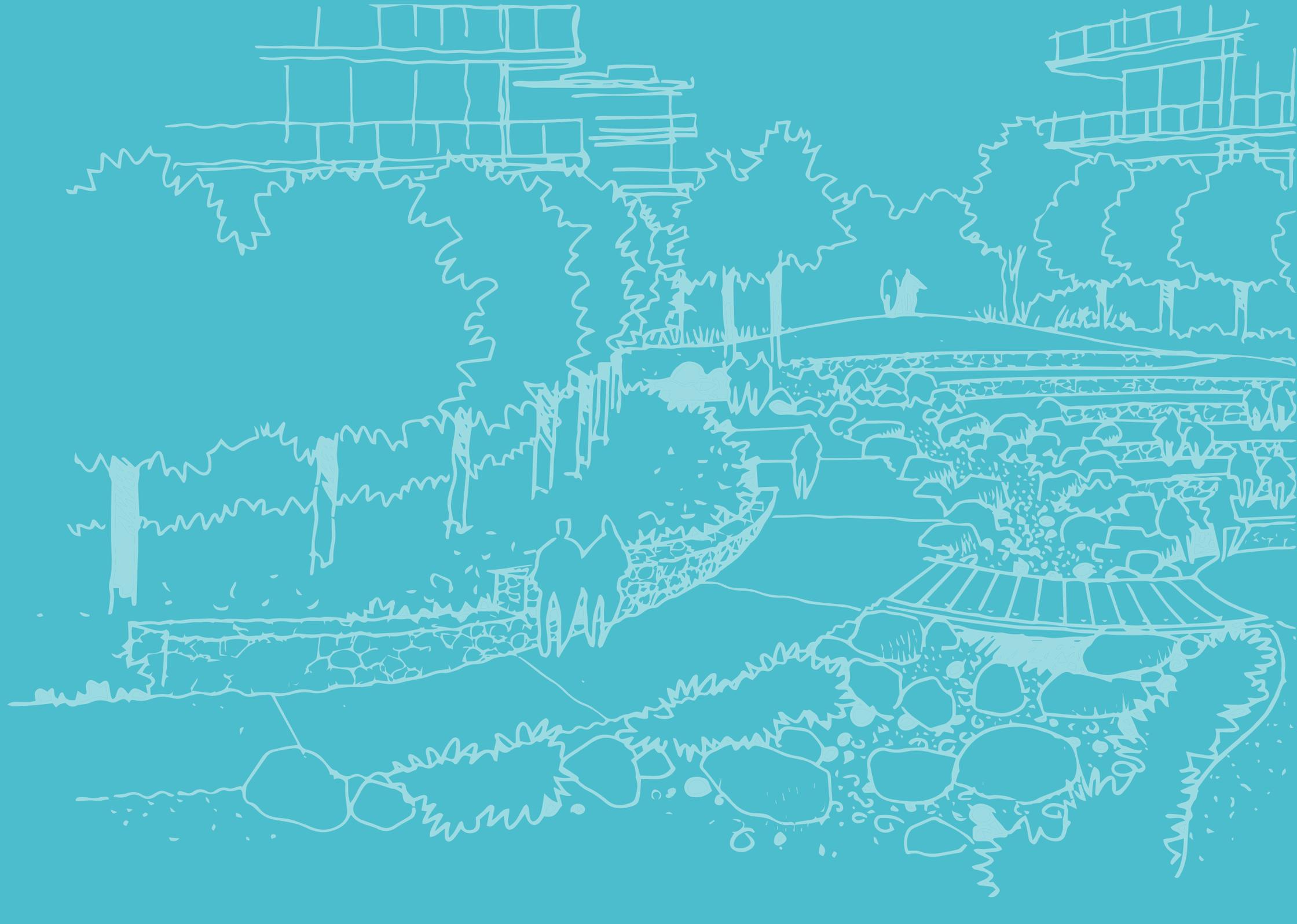
This report provides an outline of what was heard during these four days, how this shaped the development of the draft vision plan, and the next steps of the project. It is acknowledged that the information that framed the discussions during the design forum, in terms of what we know about the site and surrounds, is not outlined within the summary report. This will be published as part of the final Leeuwin Vision Plan.



# 2. Design Forum Program

The following provides an outline of activities that were undertaken across the four days of the design forum, along with the level of participation achieved.

Days	Activity	Participation
Day #1 – Monday 12 September 2016	Inter-Agency Workshop 1: Landscape, Environment, Heritage, Business, Tourism (9am-12pm)	12 stakeholders
	Inter-Agency Workshop 2: Planning, Transport, Housing, Servicing, Community Infrastructure (1-4pm)	13 stakeholders
	Community Workshop No. 1: Vision Development (6-8pm)	Approx. 100 community members
Day #2 – Tuesday 13 September 2016	Themed Workshop #1: Heritage and Character + Passive and Active Urban Spaces (10am-12pm)	Approx. 30 community members
	Themed Workshop #2: Traffic and Movement + Social Infrastructure (1-3pm)	Approx. 20 community members
	Themed Workshop #3: Housing Diversity + Activities and Attractions (4-6pm)	Approx. 20 community members
Day #3 – Wednesday 14 September 2016	Vision Plan Development (8am-6pm)	Design Team
	Open House: Design solution progression and discussion (6-7:30pm)	Approx. 50 community members
Day #4 – Thursday 15 September 2016	Vision Plan Refinement (8am-6pm)	Design Team
	Community Workshop No. 2: Presentation of Vision Plan and Next Steps (7-9pm)	Approx. 120 community members



# 3. Design Forum Outcomes

## 3.1 Inter Agency Sessions

On Day #1 of the Design Forum, the project team met with a range of key stakeholders, including government agencies and servicing authorities, to learn of key site opportunities and challenges. Two separate sessions were held and covered the topics of:

- Landscape and Environment
- Aboriginal Heritage
- Site History and Heritage
- Tourism
- Commerce
- Planning
- Multi-Aged Precincts
- Transport
- Infrastructure and Servicing
- Education
- Recreation and Community Infrastructure

In addition to the project team, the sessions were attended by representatives from the:

- Department of Parks and Wildlife
- Department of Water
- Department of Aboriginal Affairs
- South West Aboriginal Land and Sea Council
- State Heritage Office
- National Trust WA
- Tourism WA
- Fremantle Chamber of Commerce
- Department of Planning
- West Cycle
- Public Transport Authority
- Department of Transport
- PerthALIVE
- Western Power
- ATCO Gas
- Department of Education
- Department of Sport and Recreation

A series of 10 minute presentations were delivered followed by 10 minutes of questions and answers. The following provides a summary of what was heard:

Landscape and Environment	Aboriginal Heritage
<ul style="list-style-type: none"> <li>• Site entirely cleared in 1974</li> <li>• Potential Carnaby's black cockatoo habitat mapped on site</li> <li>• Potential bushfire risk (1ha area of vegetation opposite Preston Point Road)</li> <li>• Swan River Development Control Area considerations (10 metre setback etc)</li> <li>• Opportunity to enhance connections to the river</li> <li>• Opportunity to sustainably re-use materials on site</li> <li>• Promote application of best practice water sensitive urban design</li> <li>• Opportunity to build on existing built and landscape character of site</li> <li>• Groundwater likely to vary from 1.8 – 2.3 metres</li> <li>• Foreshore activities generate notable noise</li> <li>• Need for alternative irrigation water source as local sources at capacity</li> </ul>	<ul style="list-style-type: none"> <li>• Area known as Niergarup (Point Preston) in the early 1800's: 'Place of the Pelican'</li> <li>• Site and surrounds known as a meeting and camping place</li> <li>• Place is where Midgegooroo's wife first saw the boats coming up the river</li> <li>• No sites of significance reported to Department of Aboriginal Affairs, however sites are often not reported</li> <li>• Various registered sites nearby and visible across the river from site high points</li> <li>• Importance of acknowledging and interpreting Aboriginal heritage</li> <li>• Further engagement with South West Aboriginal Land and Sea Council recommended</li> </ul>

Site History and Heritage	Tourism
<ul style="list-style-type: none"> <li>• Category A – 'Conservation Essential' listing on Town's Municipal Heritage Inventory and Heritage List</li> <li>• Proposed listing (Drill Hall, part of Parade Ground and Junior Recruits Memorial and flag mast) on State Register of Heritage Places</li> <li>• No current Commonwealth listing</li> <li>• Drill Hall regarded as a local landmark</li> <li>• Opportunity to preserve Junior Recruits Memorial, adaptively re-use the Drill Hall, spatially re-interpret the parade ground, retain mature vegetation and explore innovative ways to interpret site history</li> <li>• State Heritage Office eager to receive information from Defence to assist with completing assessment</li> <li>• Retention of Junior Recruits Memorial to be protected through covenant on Certificate of Title</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism a critical industry for WA, with Fremantle being a major contributor</li> <li>• Leeuwin is a key part of a journey along the river</li> <li>• Site represents significant tourism opportunity</li> <li>• Opportunity for boutique accommodation, cafes and restaurants</li> <li>• Access and car parking key considerations</li> <li>• Sustainability and health and wellbeing promotion/showcase opportunities</li> <li>• Sydney Harbour National Park serves as a great example of a former military site transformation</li> </ul>

Commerce	Planning
<ul style="list-style-type: none"> <li>• New development brings opportunity for sustainability practices and energy provision (eg. LandCorp's White Gum Valley Development)</li> <li>• Opportunity to provide day-to-day retail services</li> <li>• Boutique tourism opportunities</li> <li>• Live/work opportunities</li> <li>• Use of Drill Hall as business incubation hub</li> <li>• Current oversupply of commercial spaces within the broader Fremantle area, however contemporary spaces are very attractive</li> </ul>	<ul style="list-style-type: none"> <li>• Vision plan is a non-statutory document</li> <li>• Largely zoned Public Purpose at present</li> <li>• Identified as a 'Commonwealth Government Reserve Redevelopment Investigation Area' under Town's draft Local Planning Strategy</li> <li>• Site not identified within Directions 2031 or included within Town's infill targets</li> <li>• Subject to further planning including scheme amendments and structure planning</li> <li>• Key infill opportunity for the Town</li> </ul>

Multi-Aged Precincts	Transport
<ul style="list-style-type: none"> <li>• Multi age precincts (MAPs) – catering for all ages and providing choice in the market</li> <li>• PerthALIVE advocates of higher density living options designed to suit all ages close to established transport hubs and suburban town centres</li> <li>• Advocate provision of support services available for residents including those required specifically to allow ageing-in-place</li> <li>• Diversity of housing is essential – different product, heights, housing types etc</li> <li>• Co-locating activities helps create a strong sense of community and enables incidental encounters</li> <li>• Important to provide a mix of 1-3 bedroom apartments across various floors</li> <li>• 1,000-1,500 people warrants consideration of a shared service provider</li> <li>• Recognition that how old you are does not necessarily determine what type of housing and community you want</li> </ul>	<ul style="list-style-type: none"> <li>• Capacity within surrounding movement network to support increased traffic</li> <li>• Bus stops within 5 minutes walk of site</li> <li>• Opportunity to divert bus route to pass site</li> <li>• Great cycling and walking infrastructure within area</li> <li>• Need to consider transport trends (rise of car share, autonomous vehicles, reduced car ownership etc) in future planning</li> <li>• Water based transport opportunities (ferries/water taxis)</li> <li>• Possible CAT bus type service provision (population catchment dependent)</li> <li>• Balance of pedestrians, cyclists and vehicles on Riverside Road</li> <li>• Opportunities for underground parking</li> </ul>

Infrastructure and Servicing	Education
<ul style="list-style-type: none"> <li>• Treatment of stormwater most effective in lower lying areas</li> <li>• POS areas may be required to attenuate stormwater (bio retention swales)</li> <li>• Water mains in the existing area have limited capacity</li> <li>• Existing 132kV transmission line running through the site (easement/restriction zone applicable - restricted to POS or road reservation)</li> <li>• Undergrounding of transmission line is an expensive exercise</li> <li>• No geotechnical testing of limestone undertaken</li> </ul>	<ul style="list-style-type: none"> <li>• Yield and demographic profile influencing school planning</li> <li>• Changes in school design and delivery models (vertical built form)</li> <li>• Schools having a role in lifelong learning</li> <li>• Site sits in local intake area for Richmond Primary School</li> <li>• It's anticipated that Richmond Primary School can cater for projected growth (to be confirmed post yield estimates)</li> <li>• South Fremantle Senior High School and Hamilton Senior High School merging to form Fremantle College in 2018</li> <li>• Secondary school provision appears adequate to cater for growth generated by Leeuwin</li> </ul>

Recreation and Community Infrastructure
<ul style="list-style-type: none"> <li>• Town well catered for in terms of recreation and community infrastructure</li> <li>• No critical need or deficiency identified by clubs engaged as part of Town's Recreation and Community Facilities Plan (although upgrade or standards could be improved)</li> <li>• Important that services reflect demographic needs (in particular cater for an ageing population)</li> <li>• Opportunity to consider reviewed need for Wauhop Park</li> <li>• Promoting use and access to foreshore facilities critical</li> <li>• Opportunities for off-road walking and cycling trails (eg mountain biking trails, pump track)</li> </ul>

## 3.2 Community Workshop No. 1: Vision Development

Community Workshop #1 signalled the commencement of the community visioning process. The project team introduced participants to the concept of 'place making' and the key elements and characteristics that make great places.

There are a number of key elements and characteristics that make up great places. Great places are:

- Easy to get to;
- Safe;
- Clean and attractive;
- Designed to support the primary function;
- Full of fun/enjoyable activities; and
- Friendly places where people want to be.

A summary of the project team's understanding of the site was presented, prior to a series of higher-level visioning questions being posed to the community and explored as table-based workshop activities. These questions and the responses gathered are summarised below.



**Activity #1:** Reflecting on the qualities of great places, what are the key opportunities for Leeuwin?

Sociability	Uses and Activities
<ul style="list-style-type: none"> <li>• All ages/multi-aged precincts</li> <li>• Cultural diversity</li> <li>• Diversity of housing product</li> <li>• Housing affordability</li> <li>• Critical mass</li> <li>• Visitor attraction</li> <li>• Mental health support</li> <li>• Central hub/ meeting place</li> <li>• Pet friendly</li> <li>• Designing in chance encounters</li> <li>• Events and attractions to support sociability</li> <li>• Spatial integration of developments</li> <li>• Strong sense of community</li> </ul>	<ul style="list-style-type: none"> <li>• Fresh produce markets</li> <li>• Community gardens</li> <li>• Men's Shed</li> <li>• Outdoor cinemas</li> <li>• Destination for cyclists</li> <li>• Amphitheatre</li> <li>• Tourism activities</li> <li>• Multi-purpose green space</li> <li>• Cafes/ restaurants/ bars</li> <li>• Convenience retail</li> <li>• Recreational activities</li> <li>• Playgrounds (themed, nature play)</li> <li>• Health care services</li> <li>• Day and night activity</li> <li>• Diverse activities</li> <li>• Cultural uses</li> <li>• Public toilets</li> <li>• Function spaces (weddings)</li> <li>• Interpretive centre</li> <li>• Civic uses (library, community centre)</li> <li>• Swimming pool</li> <li>• Performance spaces</li> <li>• Aged care accommodation</li> <li>• Tourism accommodation (hotels)</li> </ul>

Access and Linkages	Comfort and Image
<ul style="list-style-type: none"> <li>• High walkability</li> <li>• Bike friendly</li> <li>• Permeable site</li> <li>• Maximum access to foreshore</li> <li>• Linkages to open space network</li> <li>• Water-based transport terminal nearby</li> <li>• Heritage trails</li> <li>• Access from East Fremantle hill down to the river</li> <li>• Sufficient parking</li> <li>• Traffic calming</li> <li>• Cycling, walking, running linkages to, through, and from the site</li> <li>• View corridors</li> <li>• Re-design Riverside Road</li> <li>• Green links/vegetation corridors</li> <li>• Disabled access</li> <li>• Improved public transport</li> </ul>	<ul style="list-style-type: none"> <li>• Waterwise landscape</li> <li>• Parklands</li> <li>• Native vegetation</li> <li>• Tree retention</li> <li>• Lush/ green</li> <li>• Highly walkable</li> <li>• Vibrant</li> <li>• Attractive/beautiful</li> <li>• Concentrated activity (town centre)</li> <li>• Sense of connection to river</li> <li>• Sustainable</li> <li>• Well designed density</li> <li>• Public art</li> <li>• Cared for/ loved</li> <li>• Celebration of Aboriginal and naval history and heritage</li> <li>• Active</li> <li>• Happy place/ fun/ playful</li> <li>• Respect for history and heritage</li> <li>• Parade ground retention/re-interpretation</li> <li>• Family friendly</li> <li>• Tree lined streets</li> <li>• Open</li> <li>• Middle/mixed class</li> </ul>

## Activity #2: What makes East Freo distinctive, and how can we make Leeuwin distinctively East Freo?

### Theme #1: Connection to River/Access to Nature

- Enhance connections to river
- Create water-based transport opportunities
- Incorporate water elements
- Provide connections to jetties

### Theme #2: Community Connectedness

- Provide meeting places
- Accommodate all ages
- Housing diversity
- Support ageing population needs
- Walkable streets
- Design in chance encounters

### Theme #3: Heritage and Character

- Retention/ restoration of heritage elements (Drill Hall, Junior Recruits Memorial)
- Celebrate past
- Use heritage references in building and street names
- Develop design guidelines to shape future building character
- Allow a mix of old and new
- Encourage quality architecture

### Theme #4: Green Streetscapes and Open Spaces

- Concentrate dwellings to allow greater green space
- Ensure tree lined streets
- Provide wide vegetated verges to enhance sense of openness
- Balance public and private space provision

### Theme #5: Village Feel

- Create a series of precincts
- Cluster local retail and food and beverage
- Look to George Street Precinct for inspiration
- Create sense of intimacy
- Encourage families to visit
- Encourage socialisation/ celebration/ festivities
- Provide diverse and unique/ boutique offerings
- Live-work: Create employment opportunities
- Entice artists and creatives
- Avoid chain retail

### Theme #6: Natural Environment

- Embrace topography
- Retain existing vegetation
- Include native vegetation
- Provide green edges around the site
- Celebrate limestone features
- Separate buildings to allow breezeways
- Provide parks
- Maximise views

### Activity #3: What will be Leeuwin's point of difference?

#### Defining Themes

- Celebration of Aboriginal and naval heritage
- Repurposed buildings
- Welcoming, inclusive, shared
- Connection to the river
- All-encompassing: everything you need in the one location
- Healthy living
- Sustainability (socially, environmentally, economically)
- Cultural and civic hub
- Multi-aged precincts

#### Defining Activities

- Intergenerational community
- Mental health support services
- Hotels and serviced apartments
- Cycling and walking
- Aboriginal education
- Vibrant cafes and restaurants
- Community gardens and markets
- Unique businesses/shops
- Creative hub
- Heritage trails
- Education/interpretive centre
- Performance, meeting and exhibition spaces
- Multi-use spaces such as amphitheatres
- Event/pop up opportunities (bands/movies)

#### Defining Characteristics

- Site's topography
- North facing site
- Panoramic views
- Place of refection
- Connection to the river
- Integrated with surrounding area
- River based recreational pursuits
- Sea breezes
- Greenery
- Retention of existing vegetation
- Natural parkland setting
- Open
- Town centre
- Vibrant
- Apartment living
- Pedestrian friendly
- Distinctive and quality architecture
- Character (use of local materials)
- Sense of arrival along Riverside Road

### 3.3 Themed Workshop #1: Heritage and Character + Passive and Active Urban Spaces

At Themed Workshop #1, a presentation of what was known about the site and the broader area, in terms of its history and heritage, and how we might retain and reflect key heritage themes as part of future development, was considered and discussed.

Participants were introduced to the concept of 'sense of place' during the first part of this workshop.

**The term 'sense of place' is used to refer to the feelings people have for particular locations and the meaning they gain from a relationship with these places. A sense of place is one of the fundamental 'felt' senses a person develops along with the sense of self and sense of community.**

A presentation of what was known in terms of passive and active urban spaces was also delivered, and participants considered the potential role, function and design of passive and active urban spaces at Leeuwin in the future.

These questions were posed to participants, and the responses gathered are summarised below.

**Workshop Activity #1:** As a group, participants were asked to discuss and record how we can use the history and heritage of Leeuwin and its surrounds to ensure its sense of place endures

#### Aboriginal Heritage

- Reference - place of the pelicans (Niergarup)
- Create lookout/ view of surrounding sites of significance
- Sustainable living – Aboriginal lifestyle carried forward
- Use of native plantings
- Naval divisional names based on Aboriginal elders
- Retain existing habitat (flora and fauna)
- Nature play spaces

#### Social Value

- Places of reflection
- Mental health support services
- Interpretive centre
- Cater for all ages
- Open place (removal of the gates)
- Inclusive design
- Naval inspired play areas
- Community gardens
- Performance spaces
- Shade areas
- Walkable community
- Affordable/ accessible housing

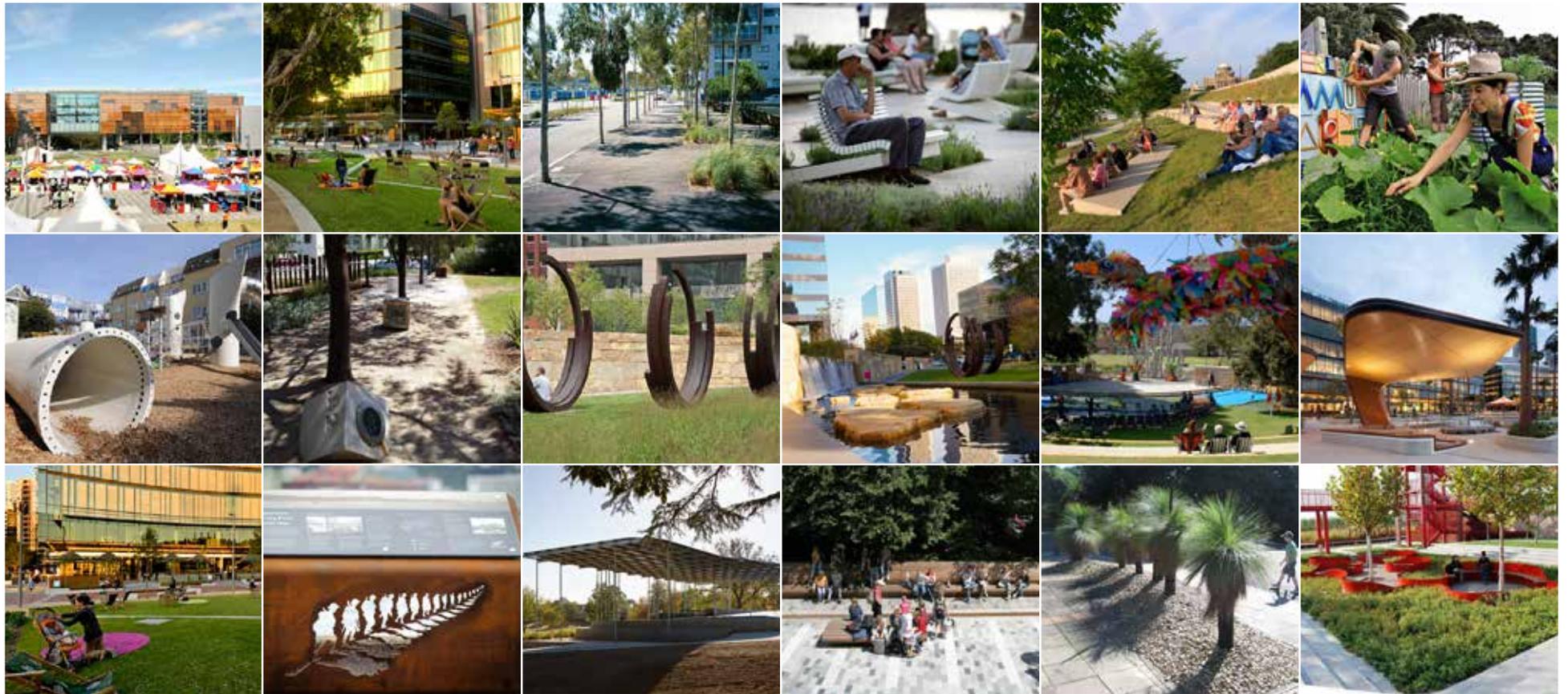
## Character and Identity

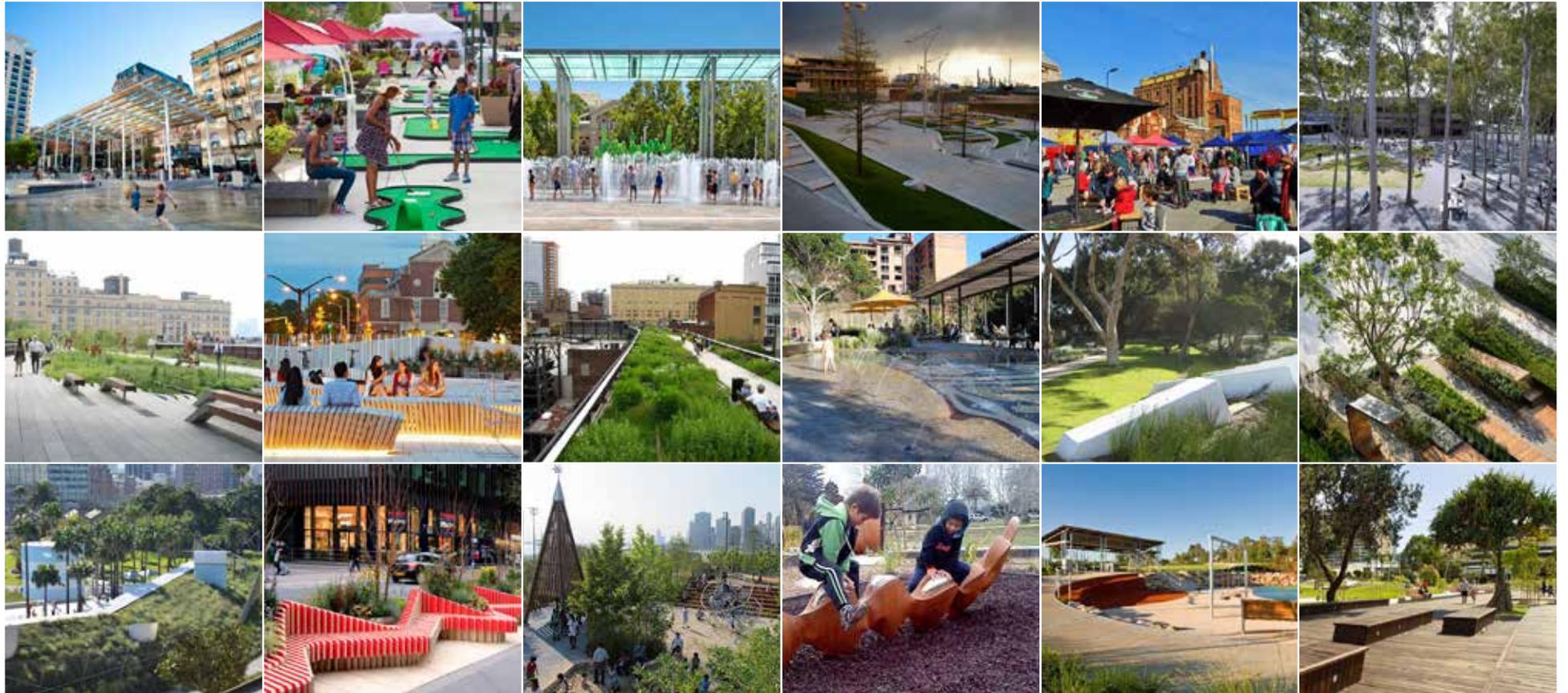
- Celebrate settlement themes – adventure, navigation
- Encourage diversity of people
- Strengthen river-foreshore interface/connection
- Foster the sense of youth – training, support and growth
- Be inclusive and provide access for all
- Create a new identity whilst respecting the histories and stories
- Provide accommodation for ex-ADF servicemen/homeless veterans
- Create a landscape setting
- Use of public art
- Create heritage trails
- Provide a central convergence/ gathering point
- Attract education uses and community based uses
- Retain a formal arrival point
- Create a contrast between formal (Drill Hall and Junior Recruits Memorial) and organic settings
- Balance of public and private areas

## Defence History

- Re-tell history through creative signage
- Retain Drill Hall and Junior Recruits Memorial
- Street naming
- Medical facility link to former role
- Estate naming – Leeuwin Gardens
- Submarine history
- ANZAC 100 years commemoration

**Workshop Activity #2:** As a group, sort through the pack of place cards provided and determine what type of spaces Leeuwin could offer that are complementary to those within the surrounding area?





### 3.4 Themed Workshop #2: Traffic and Movement + Social Infrastructure

Workshop #2 commenced with an overview of what was known about social infrastructure provision and demand within the Town to inform potential future needs at Leeuwin. Participants were asked to consider the types of community/civic facilities Leeuwin could provide to complement the broader social infrastructure in the area.

Participants were also presented with an overview of key traffic and transport considerations impacting the site and were asked to consider the design and function of the future movement network at Leeuwin.

The following provides a summary of the responses gathered.

**Workshop Activity #1:** As a group, put yourself in the shoes of each person and consider what type of social infrastructure they may need and want?

Families and Children	Teens
<ul style="list-style-type: none"> <li>• Learning/childcare centre</li> <li>• Playgrounds (nature/ adventure/ themed play areas)</li> <li>• Foreshore access</li> <li>• Cultural centre (historic interpretation)</li> <li>• Nature learning centre</li> <li>• Casual/informal place/ run-about spaces</li> <li>• Access to schools (pre, primary and high)</li> <li>• Health care services</li> <li>• Cafes</li> <li>• Barbeque areas</li> <li>• Cycling and walking paths</li> <li>• Water play</li> </ul>	<ul style="list-style-type: none"> <li>• Access to water based activities (kite surfing, paddle boarding etc)</li> <li>• Fun play: zip lines/flying foxes</li> <li>• Active play areas (basketball, skateboarding, table tennis)</li> <li>• Intergenerational learning opportunities</li> <li>• Outdoor amphitheatre</li> <li>• Local employment opportunities</li> <li>• Affordable shops, cafes, restaurants</li> <li>• Bike racks</li> <li>• Various open spaces to hang out</li> <li>• Innovation hub</li> <li>• Live music venues/performance venues</li> <li>• Access to organised sport</li> </ul>

Gen X and Y	Baby Boomers
<ul style="list-style-type: none"> <li>• Places to kiss and fall in love</li> <li>• Nightlife</li> <li>• Local employment opportunities</li> <li>• Rooftop basement and laneway bars</li> <li>• Quality food and cafés</li> <li>• Live music/event spaces</li> <li>• Cultural spaces (music/art etc)</li> </ul>	<ul style="list-style-type: none"> <li>• Nightlife</li> <li>• Walking and cycling paths</li> <li>• Outdoor shaded spaces</li> <li>• Multigenerational meeting places</li> <li>• Auditory-friendly spaces (not too loud)</li> <li>• Disabled access</li> <li>• Men's / women's shed</li> <li>• Dog walking/ play spaces</li> <li>• Gymnasium, leisure centre</li> <li>• Graduated living/ aged care</li> <li>• Cafes and restaurants</li> <li>• Medical services</li> </ul>

Seniors	All Age Groups
<ul style="list-style-type: none"> <li>• Hydrotherapy pool</li> <li>• Disabled access</li> <li>• Emergency service access</li> <li>• Assisted living services</li> <li>• Health services</li> <li>• Men's/women's shed</li> <li>• Aged learning centre</li> <li>• Community centre</li> <li>• Safe and accessible open spaces</li> <li>• Sensory gardens</li> <li>• Walking trails</li> <li>• Leisure centre</li> <li>• Outdoor play (chess, bowls, badminton etc)</li> <li>• Well designed/supportive outdoor furniture</li> <li>• Gopher, wheelchair and walking frame friendly streets and paths</li> <li>• Driverless buses/ cars</li> </ul>	<ul style="list-style-type: none"> <li>• Art, music and culture</li> <li>• Community facilities</li> <li>• Health services</li> <li>• Library</li> <li>• Interpretative centre</li> <li>• Free WIFI</li> <li>• Outdoor cinema</li> <li>• Amphitheatre</li> <li>• Green corridors</li> <li>• Public toilets</li> <li>• Connection to river</li> <li>• Public transport services</li> <li>• Mobile phone charge stations</li> <li>• Bike racks</li> <li>• Water fountains/machines</li> </ul>

**Workshop Activity #2:** As a group, discuss where key linkages in and out of Leeuwin should be located and why?



Figure 1 – Important Linkages in and out of the site

### Why: Importance of key linkages?

- Provide multiple points of entry to disperse traffic
- Continue the Niergarup track down to the water's edge
- Provide walking and cycling paths to encourage active transport
- Provide multiple connections to the river to enhance access
- Provide lookouts at the top of the hill to enable enjoyment of views
- Use space beneath powerlines as a green link/ pedestrian connection opportunity
- Provide connections to broader area
- Introduce a traffic calmed zone to slow down cars

**Workshop Activity #3:** what mode of transport should be given the greatest priority at Leeuwin and why?

### Transport priorities

1. Locals: pedestrians and cyclists
  - Promote reduced vehicular use
  - Provide electric bikes
2. Visitors: cars and public transport
  - Improve land and water-based transport options
  - Promote car sharing

### 3.5 Themed Workshop #3: Housing Diversity + Activities and Attractions

Themed Workshop #3 focused on future housing at Leeuwin, along with the types of activities and attractions Leeuwin should offer.

To set the scene, Leeuwin’s role in catering for infill was highlighted, and participants were asked to contemplate how housing should look and function, with apartment living in mind.

Participants were also asked to consider what future residents, workers and visitors may need and want in terms of future activities and attractions.

The following provides a summary of what was heard during Themed Workshop #3.

**Workshop Activity #1:** With medium-high density housing in mind, discuss as a group the look and function of future housing at Leeuwin in terms of:

- Character and style
- Liveability
- Sustainability and endurance
- Scale (mass, size and shape)

Character and Style	Scale (mass, size and shape)
<ul style="list-style-type: none"> <li>• Varied</li> <li>• High quality</li> <li>• Iconic buildings</li> <li>• Higher buildings to achieve more open spaces on ground level</li> <li>• Distinguishable</li> <li>• New architecture to contrast against old (Drill Hall)</li> <li>• Unique</li> <li>• Textured; not slick/shiny</li> <li>• Private open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Ability to achieve views</li> <li>• Iconic buildings</li> <li>• Town houses</li> <li>• Iconic height</li> <li>• Transitional</li> <li>• Diversity</li> <li>• Separation between buildings</li> <li>• Respectful of neighbours (views, overlooking, overshadowing)</li> <li>• Step development down the hill</li> <li>• Mix of heights</li> </ul>
Liveability	Sustainability and Endurance
<ul style="list-style-type: none"> <li>• Village feel</li> <li>• Surrounded by green spaces</li> <li>• Walkable community</li> <li>• Range of community facilities nearby</li> <li>• Rooftop terraces</li> <li>• Share cars</li> <li>• Lock and leave</li> <li>• Large balconies</li> <li>• Communal spaces</li> <li>• Access to natural light</li> <li>• Wind and solar protection</li> <li>• Mix of dwelling sizes</li> <li>• Ground floor activation</li> <li>• Cycling infrastructure</li> <li>• Flexible design (external apartment shell fitted out to meet individual needs and wants)</li> <li>• Natural corridor through the site: sense of wilderness</li> <li>• Concealed car parking</li> </ul>	<ul style="list-style-type: none"> <li>• Green buildings/ roofs</li> <li>• Smart technology</li> <li>• One planet living</li> <li>• Solar orientation (north facing)</li> <li>• Solar power</li> <li>• Auto glazing</li> <li>• Composting waste</li> <li>• Cross ventilation</li> <li>• Exceed industry standards (show case sustainability features)</li> <li>• Shade and screening</li> <li>• Multi-aged living</li> <li>• Appropriate density</li> <li>• Co-housing/ share spare room</li> <li>• Water table sensitivities</li> </ul>

**Workshop Activity #2:** As a group, sort through the pack of place cards provided and determine the activity and attraction needs and wants of future residents, workers and visitors.





## 3.6 Design Open House

At the conclusion of Day #2, the project team devised a set of project objectives based on the information that had been gathered to date. These objectives are as follows:

1. Creating a sense of place that builds on the Aboriginal and naval stories of the past.
2. Creating an open, connected, inclusive and safe place.
3. Embracing the evolution and features of the natural setting.
4. Creating a place that supports and encourages physical and emotional welling.
5. Creating communities within a community.
6. Concentrating activities and attractions to create vibrancy.
7. Providing for multi-generational living through housing diversity.
8. Creating unique and distinctive places.

The above objectives were handed to the design team, who were instructed to spatially explore their achievement. Two design concepts were developed over the course of Day #3 and then later exhibited as part of an open-house session with the community.

Participants were asked to consider which concept they preferred; why; and whether they had any further feedback they wished to make at this stage.

The feedback collectively indicated an overwhelming preference for the “Parkland Living Concept” development by the team.

The key features of this option included:

- A central spine of parklands providing connections from the top of the hill down to the river foreshore in various locations;
- The retention of the Drill Hall and Junior Recruits Memorial, and the establishment of a civic and cultural node;
- The establishment of a town centre adjacent to the foreshore, making it internally and externally accessible to all;
- Retention of key view corridors across the site; and
- Preferred building height location so as not to obstruct key view corridors or overshadow key public spaces.

Over the course of Day #4, in the lead up to Community Workshop No. 2: Presentation of Vision Plan, the design team refined and further developed the “Parkland Living Concept”.

The following draft plan was prepared and presented to the community at Community Workshop #2.





**LABELS / KEY**

- A** Drill Hall / Memorial
- B** Local Retail
- C** Cafe
- D** Medical Centre
- E** Mini Mart
- F** Retirement
- G** Health & Leisure Club
- H** Hotel
- I** Amphitheatre
- J** Niergarup Parklands
- K** The Leeuwin Walk
- L** Traffic Calming

Figure 2 – Preliminary Draft Leeuwin Vision Plan

### 3.7 Community Workshop No. 2: Presentation of Vision Plan

Community Workshop #2 signalled the conclusion of the Leeuwin Vision Plan Design Forum. The project team presented a summary of the preceding three days, including the key place objectives that were developed in response to the community's aspirations for Leeuwin. These key place objectives set the focus of the vision and design approach.

The key features of the draft Vision Plan were explained, and feedback was sought in terms of:

- What do you like most about the vision plan?
- What might need reconsidering?
- What might be missing?



### Activity #1: What do you like most about the vision plan?

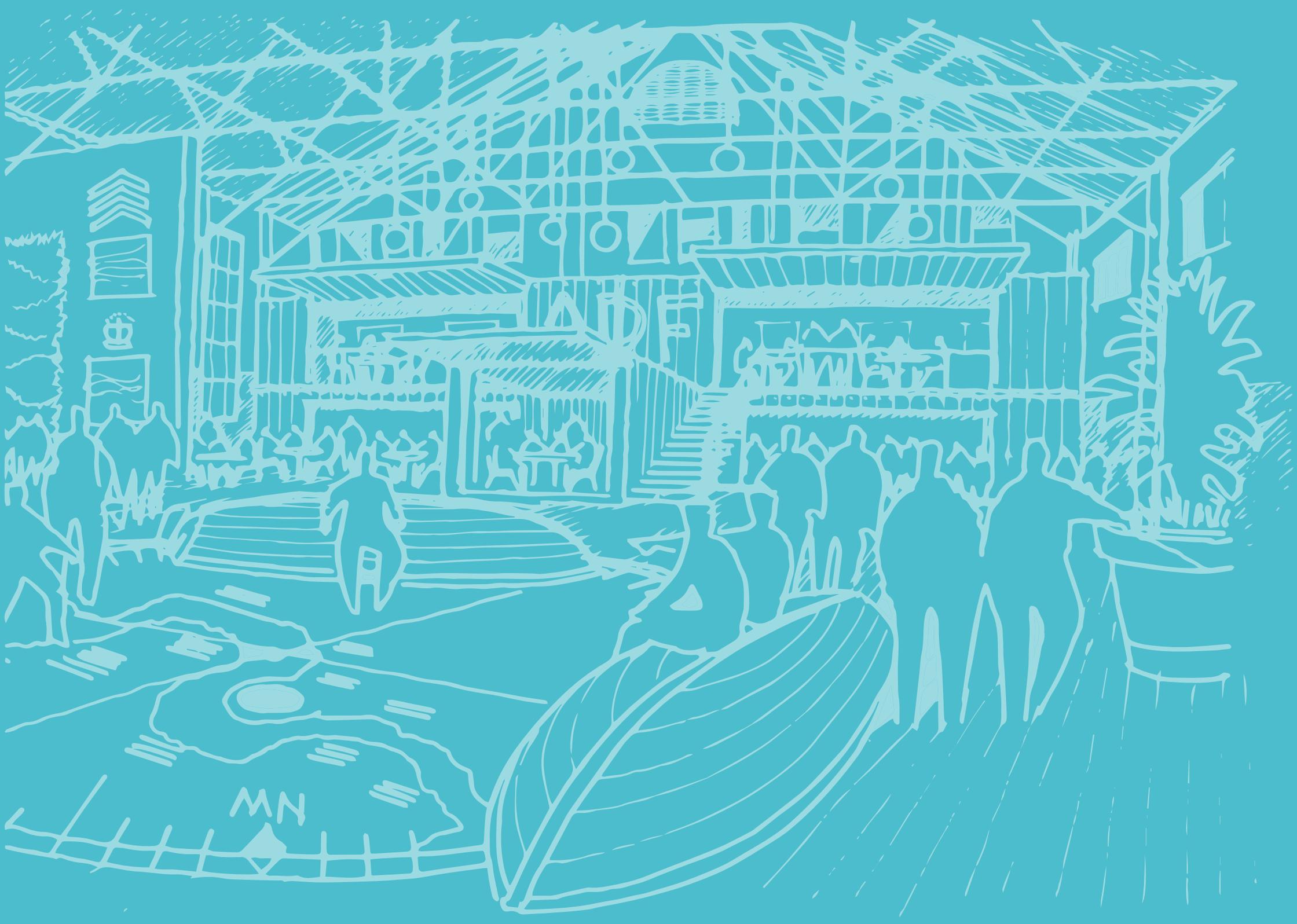
- Organic response
- Open and sense of spaciousness
- Green, natural and fluid feel
- Connectivity to the river
- Amphitheatre
- Civic and cultural uses (men's shed etc)
- Curvature of buildings
- Variety of building shapes
- Mix of heights
- Respect of history and heritage
- Drill Hall and Junior Recruits Memorial celebration
- View corridors
- Naval influence
- Bike friendly
- Internal parkland spine
- Heights that are responsive to the topography
- North facing buildings
- Access from top to bottom
- Town centre/ community heart
- Connectedness
- Open space and building integration
- Walkable/ pedestrian friendly
- Traffic calming
- Multi-generational
- Street naming
- Tourism accommodation
- Unique and distinctive features
- Localness
- Mix of uses
- Height close to water
- Reflection of what was said during past four days
- Connection to Wauhop Park
- Limited number of roads
- Retirement living
- Discrete use of height
- Heritage trail

### Activity #2: What might need reconsidering?

- Ensure buildings face north as much as possible
- Ensure spaces are protected from wind
- More native vegetation
- Ensure roads (width and gradient) can accommodate service vehicles
- Pressure of surrounding movement network
- 15 storey building (too high)
- Need for dedicated cycle paths
- Underground parking – water table and limestone surface management
- Vibration through construction
- Screening of car parking
- Sustainable retail floor space
- Traffic and parking impact/ management
- Staging – avoiding market oversupply
- Acknowledgement of WWII rail link
- Potential for greater heights
- Concern over site drainage
- Greater housing diversity
- Use of stairs – consider universal access
- Greater employment opportunities

### Activity #3: What might be missing?

- Realignment of Riverside Road
- Inclusion of Wauhop Park
- Foreshore re-design
- More bushland
- Site administrator (central information centre)
- Inclusion of Town's administrative office
- Undergrounding of powerlines
- Affordable housing
- Maritime museum
- Footbridge to river
- Public toilets
- Secure bike parking
- Electric bikes
- Outdoor exercise equipment
- Function spaces
- CAT/ shuttle bus service
- Broader context/focus of plan
- Visitor parking
- Water features
- Complete integration with river
- Traffic impact assessment
- Aquatic facilities
- Staging plan



# 4. Next Step

Based on what was heard at Community Workshop #2, the project team is currently in the process of further developing the draft Leeuwin Vision Plan, and is preparing a detailed report.

The Leeuwin Vision Plan will be finalised by the end of this year, and will require endorsement by the Town and Defence. Following its endorsement, the Leeuwin Vision Plan will be made publicly available on the Town's website.

The Vision Plan will make recommendations on how the site is delivered into the future, including possible staging and how the conversation with community and stakeholders should continue.

The endorsed Vision Plan is not a statutory plan, however it has been prepared with input from a range of key stakeholders, government agencies and the community.

Defence intends to commence the site disposal process during the first quarter of next year (2017). The Leeuwin Vision Plan will form part of the documents made available to prospective purchasers to ensure they are aware of the community's aspirations for the site.

Once the site has been sold there are a number of planning processes that will need to be undertaken to move forward with any redevelopment of the site by the future owner(s). This includes rezoning the site under the Metropolitan Region Scheme (MRS); Town of East Fremantle Town Planning Scheme No.3 (TPS3); and preparing a structure plan for the site, at a minimum. All of these processes will include key stakeholder, government agency and community engagement.

This is the first time a range of stakeholders and community have been invited to assist with preparing a vision for the site beyond its current use. A process such as this does not happen without a high degree of collaboration amongst a range of people. These include the Town, Defence, the project team, key stakeholders and agencies, and most importantly, the community.

We again wish to thank everyone that was involved in the design forum, and to those who were not able to attend, we appreciate your support and interest.

