

2.2 DRAFT WORKSHOPS VILLAGE PRECINCT DESIGN PRINCIPLES AND GUIDELINES

(Midland) (Community Planning)

KEY ISSUES

- The Midland Redevelopment Authority (MRA) has referred the Draft Workshops Village Precinct Design Principles and Guidelines (Draft Design Principles and Guidelines) through to the City for comment.
- The Draft Design Principles and Guidelines are separated into two separate documents.
- The Draft Design Principles splits the Precinct up into seven separate sub-precincts and provides generic as well as sub-precinct specific principles for the development of the Workshops Village. The Draft Design Principles are intended to inform the Draft Design Guidelines.
- The Draft Design Guidelines provide a set of generic design (Part 1) and character (Part 2) guidelines for the whole of the Precinct. The Draft Design Guidelines also makes provision for Site Specific Detailed Area Plans for particular groups of lots.
- In addition to providing guidance with respect to the design of development, both the Draft Design Principles and Guidelines provide guidance with respect to land uses within the Precinct and refer to various types of commercial activity being accommodated. Concern exists about the encroachment of commercial, particularly retail, uses within the Precinct, which will compete with commercial uses within the Midland Strategic Regional Centre.
- Clarification or additional guidance is also considered necessary in the Draft Design Guidelines with respect to various elements.

It is recommended that Council endorse the attached submission for forwarding to the MRA.

BACKGROUND

The Midland Redevelopment Authority (MRA) has referred the Draft Workshops Village Precinct Design Principles and Guidelines (Draft Design Principles and Guidelines) through to the City for comment.

REPORT

The Draft Design Principles and Guidelines are separated into two documents (forwarded to Council under separate cover).

Draft Design Principles

The Draft Design Principles splits the Precinct up into seven separate sub-precincts and provides generic (Section 1) as well as sub-precinct specific (Section 2) principles for the development (new and adaptive re-use of heritage buildings) of the Workshops Village. The Draft Design Principles are intended to form the foundation for an in-principle agreement between the MRA and the Heritage Council of Western Australia (HCWA) and are intended to inform area, place and site specific guidelines and ultimately detailed plans for the Workshops Village. The Draft Design Principles do not appear to be intended to have any statutory weight.

Draft Design Guidelines

The Draft Design Guidelines provide a set of generic design (Part 1) and character (Part 2) guidelines for the whole of the Precinct. The Draft Design Guidelines also makes provision for Site Specific Detailed Area Plans (Part 3) for particular groups of lots however none have yet been prepared. The Draft Design Guidelines are intended to be adopted under Part 5 of the Midland Redevelopment Scheme and therefore have statutory weight.

Comments

Following an internal review of the Draft Design Principles and Guidelines, a submission has been drafted for Council's consideration and endorsement (refer to Attachment 1). The comments provided in the submission can be summarised as follows.

General

- Suggest that Draft Design Principles and Guidelines be amalgamated to assist in ease of use, avoid duplication and to provide Design Principles with statutory weight.
- Question relationship of Draft Design Principles and Guidelines to Heritage Strategy for the Midland Central Redevelopment Area which also sets out the principles for development within the Workshops Village Precinct. Need to ensure that principles in these documents are consistent. Question whether any of the principles of the Heritage Strategy need to be transferred into Draft Design Principles and Guidelines given that Heritage Strategy has no statutory weight.
- Photographs/illustrations should be added to assist in interpretation.

Draft Design Principles

- States that overall vision for Precinct is *'to create a vibrant and diverse Urban Village'*. Need to acknowledge that Precinct forms part of a larger Urban Village, i.e. the Midland Strategic Regional Centre.
- States that intent is to provide a set of guiding design principles for development within the Precinct however also provides guidance with respect to land uses within the Precinct which are intended to be guided by the MRA Concept Plan and Scheme. Reference is made to *'commercial'* uses and *'active uses that can also operate outside of normal 9-5 hours'* and *'nodes of activity in the form of corner cafes or galleries'* being accommodated within the

Precinct. Concern about encroachment of commercial, particularly retail, uses within Precinct, which will compete with commercial uses in the Midland Strategic Regional Centre. Further guidance should be provided with respect to appropriate commercial uses within the Precinct. Guidance with respect to land uses should be removed from Draft Design Principles and included in a separate policy.

- Foundry Sub Precinct - refers to remnant fruit trees and grapevines which City does not generally support due to potential for fruit fly and fruit being dropped. Also refers to use of water which City does not generally support due to maintenance costs.
- Tarpaulin Sub Precinct - refers to retention of a water tank and associated equipment within the public open space. Consideration needs to be given to the safety and public liability issues associated with retaining old railway equipment. Details also need to be provided in terms of the life cycle (maintenance) cost.

Draft Design Guidelines

- Planning objectives refer to a range of uses being accommodated including cafes and small local shops. Again, concern about encroachment of commercial, particularly retail, uses within Precinct, which will compete with commercial uses in the Midland Strategic Regional Centre. Further guidance should be provided with respect to appropriate commercial uses within the Precinct. Guidance with respect to land uses should be removed from Draft Design Guidelines and included in a separate policy.
- Clarification or additional guidance is required in terms of ground floor levels, verandahs and colonnades, vehicular access, parking and loading, signage, lighting and detailing of entrances.
- Relationship with Residential Design Codes as well as Heritage Strategy needs to be outlined.
- Suggest that Generic Design (Part 1) and Character (Part 2) Guidelines be amalgamated to assist in ease of use and avoid duplication.
- Needs to clearly outline when Detailed Area Plans (Part 3) will be required and over which areas (Precinct Plan, indicating groups of lots which these are intended to relate to, is unclear).

ATTACHMENTS

Attachment 1 - Submission

DOCUMENTS FORWARDED UNDER SEPARATE COVER

1. Draft Workshops Village Precinct Design Principles
2. Draft Workshops Village Precinct Design Guidelines

STRATEGIC IMPLICATIONS

The development of the Workshops Village Precinct will enhance and support Midland's role as a Strategic Regional Centre with a full range of shopping, office, administration, social, entertainment, and leisure and community services. It is important to ensure however that any commercial land uses within the Workshops Village Precinct complement and not compete with the commercial land uses within the Midland Strategic Regional Centre.

STATUTORY ENVIRONMENT

The Draft Design Principles do not appear to have any statutory weight.

The Draft Design Guidelines have been prepared and are intended to be adopted under Part 5 of the Midland Redevelopment Scheme. The MRA is therefore required to have due regard to the Draft Design Guidelines when determining a development application within the Workshops Village Precinct.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION

That the Council resolve to:

- 1) Endorse the attached draft submission with respect to the Draft Workshops Village Precinct Design Principles and Guidelines, for forwarding to the Midland Redevelopment Authority.

CARRIED