



MIDLAND OVAL REDEVELOPMENT

Masterplan REPORT

APRIL 2016 - FINAL: PART 1

COX

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Acknowledgements



The Midland Oval Masterplan builds on past studies and consultations in the Precinct and wider Midland. This includes an Outline Development Plan for the Midland Oval area dating back to 1993 and the following other projects:

- ‘Midland Oval Precinct Subdivision Guide Plan’ (1995) for the City of Swan.
- ‘Midland Charette’ (1997).
- ‘Midland Oval Precinct Masterplan’ and ‘Outline Development Plan’ (2007) for the City of Swan. The plan developed a vision for the

future use and development of the area. It included significant public consultation with the community.

- ‘Midland 2017 - the Challenge’ (2007) for the Midland Redevelopment Authority and the City of Swan reviewed achievements and prepared a comprehensive action plan for the continued revitalisation of Midland’s City Centre over the next ten years. It included extensive community consultation and an Enquiry by Design process. It recognised the Midland Oval precinct as a key development site which had the potential to be the catalyst for further

development within Midland.

- ‘Midland Oval Precinct Structure Plan’ (2010) for the City of Swan. Provided a statutory a framework for mixed use development on the site and included workshops with all landowners in the Precinct and other stakeholders.
- ‘Midland Activity Centre Masterplan’ (2013) for the City of Swan and Metropolitan Redevelopment Authority. The Plan establishes a long term strategic vision for Midland’s complete redevelopment and recommends mechanisms for its implementation through the

statutory planning environment. The Plan was advertised for 60 days with an “Open House” event.

- Midland Local Area Plan (2014) by the City of Swan. Prepared following a community workshop event.

The community and stakeholders have been consulted on numerous occasions on the development of the Midland Oval Precinct. Preparation of this masterplan started with a review of this consultation. This past body of sentiment and knowledge is acknowledged as contributing to this document.

This document is subject to a public comment period during August/ September 2015 prior to its finalisation.

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Executive Summary

Midland Oval, originally known as the Midland Junction Recreation Ground, has a proud history as a place for community activity since 1902. It was used for sports ranging from football, cricket, lawn bowls, lacrosse, a trotting tack, cycling, and soccer. With redevelopment schemes proposed as far back as 1968, sporting activities began moving to North Swan Park in the 1980s and 90s.

The Midland Oval Precinct masterplan establishes a vision for an iconic, vibrant and diverse destination for Midland, supporting residential and commercial intensification, economic growth, and as a catalyst for regional development.

The Masterplan seeks to build upon Council vision and identify opportunities to enhance access, connectivity, commercial and social opportunities.

The following fundamental themes and ideas characterise the vision:

- A connected road and open space network with a strong relationship with surrounding context.

- Strong mixed use development with activated edges at ground to support vibrancy
- Iconic identity with a connected civic heart.
- Support financial viability through diversity of land use with appropriate mix, density and scale.

The masterplan visioning seeks to provide an urban framework to support development with high legibility and permeability, high quality built form with activated frontages and appropriate density and scale and high quality public realm that encourages pedestrian movement, supports way-finding, and a variety of community activities. An integrated approach has been undertaken for the urban design, landscape and potential events. The rich history of the Oval and Midland will be recognised and interpreted in both new open space and buildings in the Precinct.

The Masterplan has been developed with a thorough process involving the City of Swan Council, City of Swan

officers, consultants and stakeholder consultation.

Specific technical advice regarding services and access has been outlined, along with specifics of delivery including statutory planning approach and planning controls and staging.

New Civic Identity

- A variety of high quality, flexible and adaptable public spaces which support a diverse range of community uses, events and programs.
- Large public piazza location reinforces Cale Street as the new 'main street' for Midland.
- Local Government Authority City of Swan relocated to end of Cale Street
- City of Swan offices and library to provide a strong civic presence.
- Major public space in proximity to civic buildings to serve community uses and events.
- A generous amount of high quality public space.

Iconic Heart

- Precinct with an iconic identity and connected civic heart supports legibility, vibrancy and community engagement.
- Opportunity for exemplar council offices at Cale Street termination. This building assists in defining Precinct identity.
- Highly visible major open space with visual connections from Cale Street and The Crescent to enhance community vibrancy and permeability across the Precinct. High quality public spaces to support the history of the place and create a unique identity for the Precinct.
- Opportunity for unique public art works to interpret the history and to assist in Precinct definition and sense of 'place'

Sticky Edges

- Predominantly retail / food and beverage land-uses at edges of public open space to support public activation and community

engagement.

- Activated building edges support movement through and beyond the Precinct. In particular pedestrian movement along The Crescent, Cale Street and the laneway.
- Highly activated edges at ground support a vibrant mixed use precinct and engage strong pedestrian activity.

Woven Context

- Development at precinct edges will be responsive to context, scale and use. New land use will support existing current uses and potential future use.
- Enhance way-finding and orientation by emphasising views to the Darling Scarp. Key moves include axial views from the Residential Park and The Avenue.
- The Precinct creates a strong visual link to Juniper Gardens, enhancing public open space connections and links back to existing civic functions.
- The Precinct will establish itself as both iconic and unique,

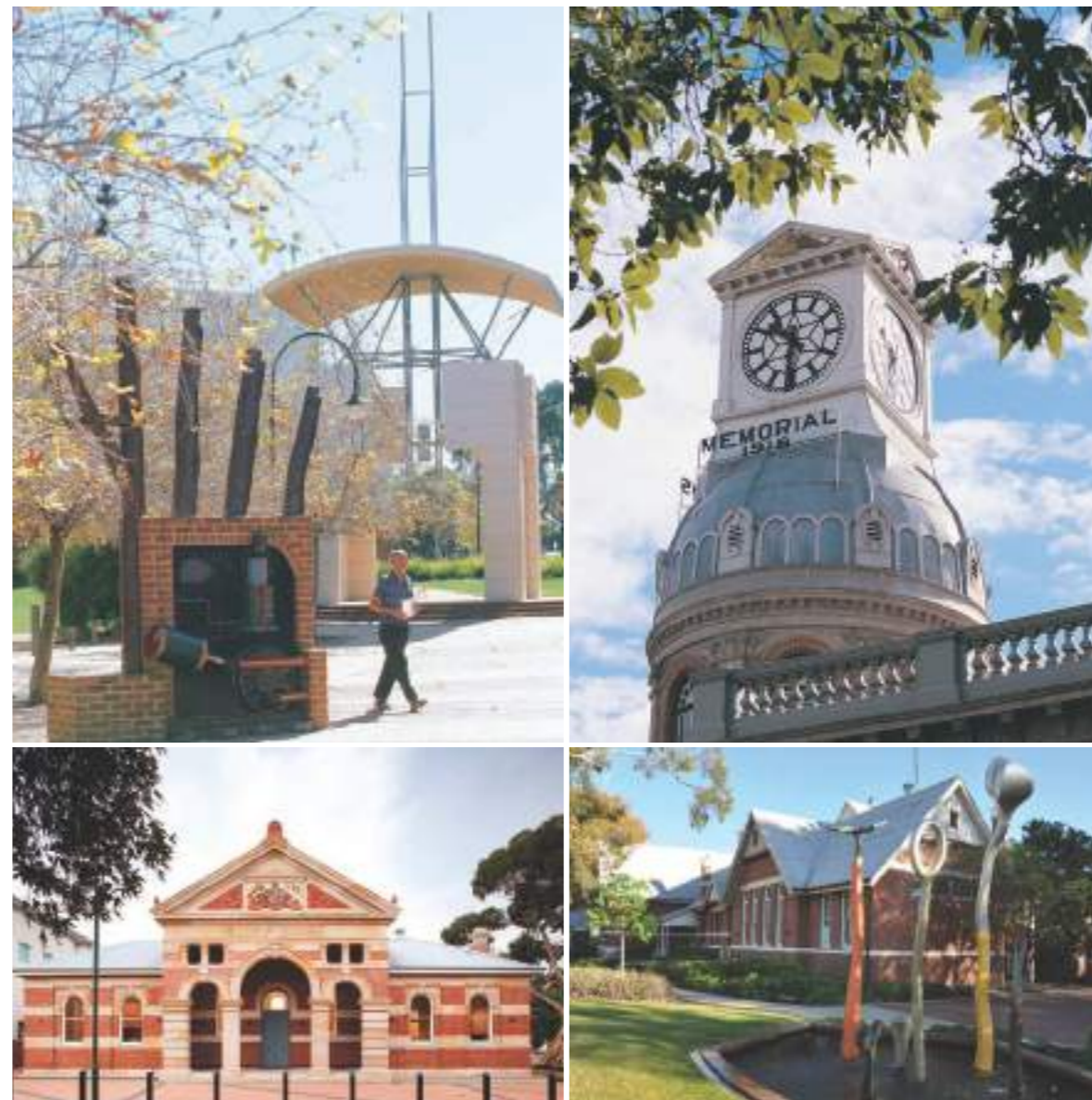
while recognising surrounding development.

- Midland Oval Precinct will have a strong sense of community identity delivered in a contemporary urban framework.

Economic Viability

- Diversity of land use and product mix to support development.
- Appropriate density and scale to reinvigorate surrounding areas and leverage current redevelopment potential.

The masterplan relies upon a number of planning frameworks including open space, landscape, access and circulation and building and land use. These frameworks provide the foundation for a comprehensive Masterplan that reinforces the vision and goals of the City of Swan.



Land use and Built Form

The Precinct consists of predominantly mixed uses incorporating significant residential, retail, commercial, civic, community, hotel, serviced apartments and public parking. Active frontages provide the backdrop for active public spaces with predominantly retail or hospitality at ground.

Land use mix is arranged as follows:

- Residential mixed use/retail uses along The Crescent, commercial mixed use along Keane Street Boundary.
- Residential/Commercial mixed use along the North West to Morrison Road.
- Civic/Community: Located centrally at Cale Street intersection. This forms the 'community heart' and is the hinge for community interaction with public open space to the North, South and East of the area.

Open Space

The landscape and open space framework hinges upon the development of a series of connected

open spaces to support pedestrian permeability across and beyond the site.

- The creation of a highly connected major piazza and event space at the corner of Cale Street and The Avenue enhances potential opportunities for pedestrian interaction from The Crescent, Cale Street and The Avenue. Urban hard-scape space allows for flexible use for day and night activity.
- A variety of open space through the precinct provides legible and accessible spaces with a range of scale, function and finish, integrating topography, existing landscape elements, views and universal design to support a variety of uses and experiences.
- Public open space is well serviced and integrates sustainable design initiatives, public art, shading structures and community structures including play spaces, stages, outdoor screens and seating elements to support community uses.

Access and Circulation

- Street arrangements provide opportunity for legible connections beyond the Precinct and encourage both vehicular and pedestrian movement across and beyond the precinct.
- Streets are high quality tree lined boulevards delineating entry to the precinct and prioritising pedestrian movement.
- Large trees provide shaded paths and encourage a comfortable experience where community, civic, retail and hospitality opportunities can be realised.
- Connections reinforce existing transport networks while enhancing the pedestrian experience and reducing the reliance on automobiles.
- The parking strategy aims to reduce overall parking demand and support current and future parking requirements through cash-in-lieu arrangements, on-street and multi-storey parking.

Implementation

Statutory planning controls the Midland Oval Structure Plan will facilitate the implementation of the masterplan.

The structure plan provides a range of development controls such as building heights, plot ratio, setbacks and parking ratios that will be applied to the Midland CBD, excluding the areas until the control of the Metropolitan Redevelopment Authority.

Design guidelines will be developed which aim to deliver the Urban Form Principles in Section 4.12 and support the Midland Activity Centre Structure Plan Design Guidelines. These are intended to assist architects, planners and designers in delivering the vision for the Precinct, outlining open space and built form expectations as well as governance structures and process to administer the values of the masterplan.

THE MASTERPLAN



1.0 Introduction

1.1 Background

Midland Oval, originally known as the Midland Junction Recreation Ground, was formally opened by the then Mayor on 21 October 1901 and has a proud history as a place for community activity. Over its life as a community recreation ground it was used for activities ranging from football, cricket, lawn bowls, lacrosse, a trotting track, cycling track and soccer. Its use as a cycling track from 1937 is a particularly notable element of its history. Midland Oval was one of only three cycling tracks in Western Australia (the others being Fremantle and Perth) and was considered to be one of the best and fastest tracks in the State. In 1949 one of the heats of the Australian Professional Track Cycling Championships were held at Midland Oval; the first time this event had been held in Western Australia.

Due to its potential alternative uses, from the 1980's and early 1990's Midland Oval sporting activities began moving to North Swan Park. The final remaining sport was relocated in April 2013.

The Midland Oval Precinct is an iconic

site for the City of Swan and as a result various redevelopment schemes have been proposed; the first dating back to 1968. In the 1990s the Precinct was the subject of a number of planning exercises. Plans were prepared indicating schemes for residential and commercial development on the Precinct.

In 2007, the Midland Redevelopment Authority and the City of Swan agreed to undertake a joint planning initiative known as Midland 2017 - the Challenge to review achievements and to prepare a comprehensive action plan for the continued revitalisation of Midland's City Centre over the next ten years. Through this process, the Midland Oval precinct was recognised as a key development area which had the potential to be the catalyst for further development within Midland. Despite this resulting in the preparation of a structure plan, to date none of these proposals have been implemented.

In August 2011 the Council gave the directive to move the redevelopment of



the Precinct forward. The project was directly overseen by the Midland Oval and Commercialisation Committee, a Committee of Council. Acquisition of additional land parcels to consolidate the City's landownership commenced.

Purpose of the Midland Oval Redevelopment Project

To complete the planning and implementation of the redevelopment of the City's landholdings on Midland Oval into a vibrant mixed use commercial, residential, retail and community precinct that returns it to the 'heart' of the Midland community.

Vision for the Midland Oval Precinct

The vision for the redevelopment of the Precinct was set at the commencement of the masterplanning. It was to:

- Be lively and safe, with round-the-clock activity.
- Be attractive and convenient to walk in.
- Recognise the important current

and future role of public transport through rail and bus networks locally and regionally.

- Have a mixture of activities and higher density development to create the critical mass for lively cafés and activities.
- Have a strong sense of place.
- Increase the residential population and allow for apartments and business facilities that are designed to co-exist happily.
- Encourage and attract high quality investment.
- Provide for the economic well-being of existing and new business.

Project Area

The project area is known as the 'Midland Oval Precinct', comprises approximately 11 hectares of land bounded by Morrison Road, Keane Street, The Crescent and Sayer Street in Midland.



1.2 Key Principles



The following outlines and expands upon Council's key principles and development objectives:

Is lively and safe, with round the clock activity.

- Offering appeal and attraction throughout the day and night, all days of the week.
- Provide a community focused centre and venue for concerts and open air events in a town square setting.

Is attractive and convenient to walk in.

- Provides a range of spatial experiences to enhance vibrancy.
- Build upon current context to create a unique identity with a strong sense of place.

Recognises the important current and future role of public transport through rail and bus networks locally and regionally.

- Supports strong linkages to public transport connections.
- Enhances ease of movement, legibility and permeability.
- Supports walkability and decreased reliance on private vehicles.

Has a mixture of activities and higher density development to create the critical mass for lively cafés and activities.

- Operates within a diverse mixed use precinct offering a range of land uses.
- Create a consolidated civic use and entertainment sub-precinct on that offers diversity and functions as a regional destination and attraction.



Has a strong sense of place.

- Creating a sense of place that complements a wider agreed Place Plan and allows flexibility to adapt to a changing business and commercial environment.
- Recognise and interpret the history of Midland Oval and Midland in the new open space and construction. New buildings will be contemporary, but respect the historical built form style of Midland.

Increases the residential population and allows for apartments and business facilities that are designed to co-exist happily.

- Provide for a significant and permanent mix of residential and short stay living within walking distance of the local attractions.

Encourages and attracts high quality investment.

- Allows flexibility and market appeal to provide for innovative funding solutions.
- High quality development with an individual identity to encourage urban regeneration and investment.

Provides for the economic well-being of existing and new business.

- Acts as a catalyst for early development of the neighbouring private land.

2.0 Context

2.1 Midland & Beyond

Midland is situated on the Swan Coastal Plain, at the foothills of the Darling Scarp. Located approximately 27 kilometres from the Indian Ocean, 15 kilometres from the Perth CBD, and 10 kilometres from Perth Airport. Midland lies at the convergence of primary arterial routes to the Midwest and Wheatbelt and is a regional centre for these communities.

Midland Oval Precinct addresses these connections, providing iconic development as a gateway to rural communities, framing views of the Darling Scarp through public open space, and better establishing facilities within the development to support both the local economy and rural communities.

Framed by the Swan and Helena Rivers, the area of Midland and surrounds boasts fertile soils with market gardens and produce being strongly connected with the culture of the region. This history continues today with tourist-based centres in the Swan Valley and Guildford focusing on viticulture and fresh produce.

Hot, dry conditions are typical during summer periods with hot easterly breezes and mild winters.





2.2 City Context

As the centre for the local government authority, City of Swan, Midland provides a range of essential services to residents, workers and visitors.

Originally a town with a strong civic and architectural identity with highly active community and public spaces, modern-day Midland lacks a clear identity with the impacts of this being felt across the city. The town lacks a clear centre and movement through the town is heavily car oriented.

Revitalisation of Midland is underway with a focus on activation, new residences and places of work, services upgrades, transport and pedestrian connections in the public realm.

The vision for Midland Oval Precinct draws on developing a strong identity for the town, creating a clear civic and community heart, with active community spaces and core connections to existing assets.





PRIMARY TRANSPORT ROUTES & CITY CONTEXT

- | | | | |
|--|---------------------------|---|---------------------------------------|
| | Pedestrian | 1 Midland Oval | 7 Existing Train Station |
| | Train | 2 Axial Link to Town Centre | 8 City of Swan Council Offices |
| | Axial Links | 3 Juniper Gardens | 9 Local shopping |
| | Major Connections | 4 Midland Town Hall | 10 Proposed Train Station |
| | Key Nodes and Connections | 5 Regional Shopping (Midland Gate Shopping Centre) | 11 Midland Health Campus |
| | Key Places of Interest | 6 Midland Junction Arts Centre | 12 Proposed Railway Square |

2.3 Neighbourhood Context

Midland Oval Precinct is sited approximately 11 hectares east of Midland traditional town centre and will provide an extension of retail, commercial and civic functions. The extension of The Avenue from the city centre from the east assists in forming an axial boulevard through the precinct.

Midland Oval Precinct is located at the intersection of Morrison and Keane Streets. The development precinct is highly visible to traffic entering Midland from the North and East and has capacity to become a gateway to Midland proper from this direction.

The precinct is adjacent to the largest retail centre in the region - Midland Gate Shopping Centre, a major destination for rural and local residents and visitors. Midland Oval Precinct engages with this opportunity providing mixed use, retail and hospitality at grade (as an extension of Midland Gate Shopping Centre) to further strengthen the street environment and provide opportunity for pedestrian activation along The Crescent and Cale Street.

Public open space Juniper Gardens sits directly south of the precinct and connects open space within the Midland Oval Precinct to public open space beyond, allowing clear pedestrian connections between the Midland Junction Arts Centre through to the Midland Oval Precinct.

Midland Oval Precinct is sited at the northern most terminus of Cale Street, a major vehicular and pedestrian route from the proposed rail station at Midland Health Centre to the precinct and traditional town centre beyond. This primary connection is acknowledged within the precinct providing connections to major public, civic, community and retail spaces. This linkage provides opportunity for clear visual connections to the precinct heart and opportunity for iconic gateway at this entry.





IMAGE COURTESY OF GOOGLE



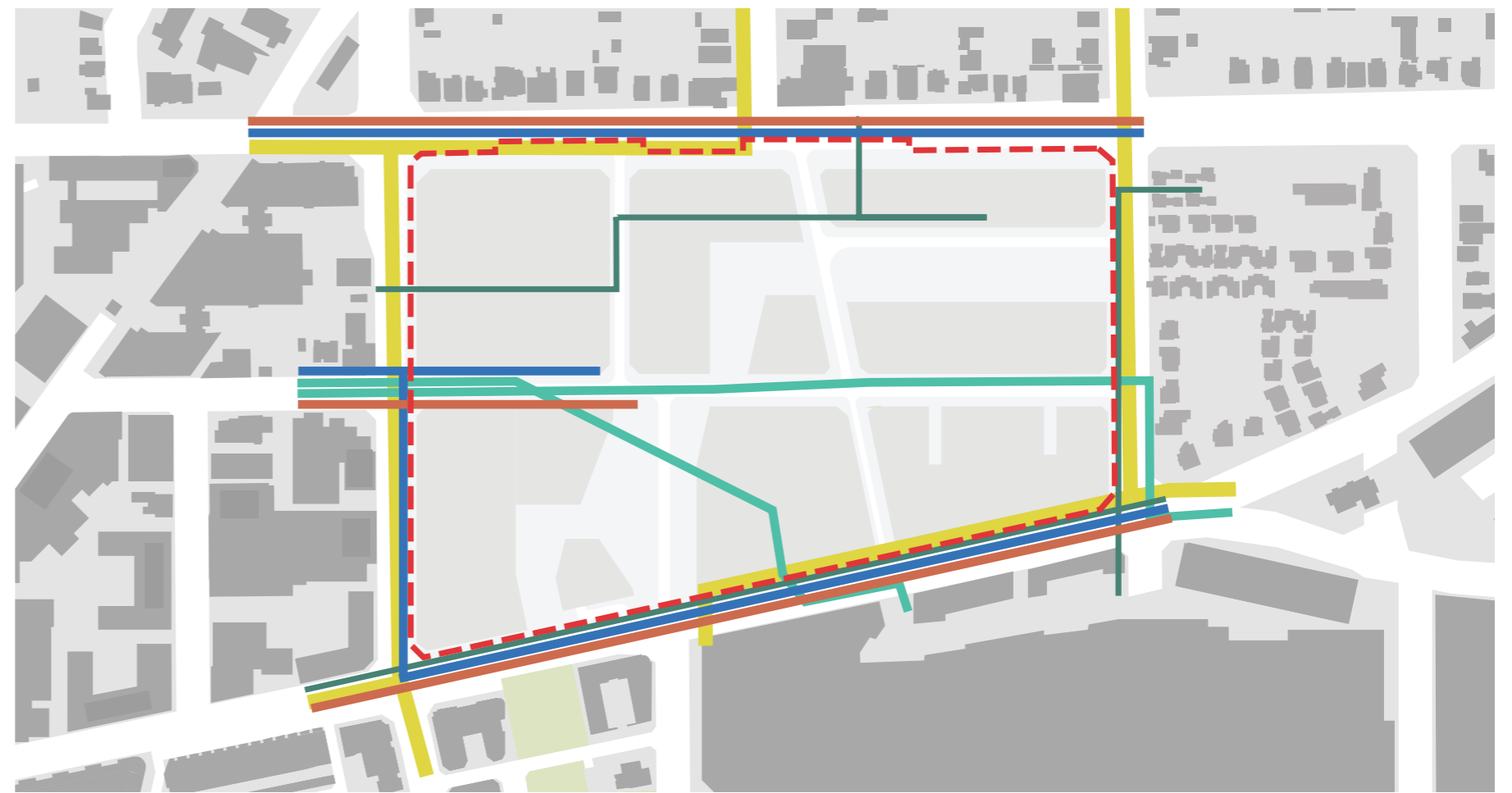
2.4 Existing Site

Midland Oval Precinct, is 11 hectares bounded by Morrison Road and Keane Street, Sayer Street and The Crescent. It is well connected to existing bus routes and stops along the Keane and The Crescent.

The area is reasonably flat with minor undulations around the existing oval. The precinct features a number of significant mature trees which provide the oval with its current character.

The centre of the precinct was a recreational open space with a sports oval ringed by a bitumen cycling track. Remaining land use is a mix of crown reserve land, private and city owned offices, retail, and single houses.

The Precinct contains existing underground services for water and right-of-way service entries along each north-south/east-west boundaries. These align with existing streets, The Avenue to the west and Bond Street from the north.



EXISTING SERVICES





EXISTING VEHICULAR NETWORK

Existing Roads



EXISTING BUS NETWORK

Bus Route Bus Stop



EXISTING TOPOGRAPHY



EXISTING PEDESTRIAN NETWORK

— Pedestrian Footpaths Informal walking tracks



EXISTING TREES

- | | |
|--|---|
|  Spotted Gum |  Powderbark Wandoo |
|  Flooded Gum |  Weeping Bottle Brush |
|  Oriental Plane Tree |  Other Significant Trees |
|  Queensland Brush Box |  Other Trees |



EXISTING BUILT FORM

3.0 Objectives

3.1 Development Intent

Project objectives outlined provide a guide to further detailed planning and design.

Objectives have been divided into core principles to assist in providing an urban design framework for development and structure for outcome quality.

These principles support a range of desired attributes and encourage a successful outcome for the Precinct.



IDENTITY

- Midland Oval Precinct will be an iconic destination with high quality public realm, active community spaces with high quality streetscapes and built form.
- Midland Oval Precinct will be well connected to surrounding areas, incorporating contemporary urban space and form while recognising the unique characteristics and history of the site and surrounds.



CONNECTED

- Midland Oval Precinct will promote legibility and permeability through and beyond the precinct
- Highly activated built form frontages will encourage activation through the Precinct as well as along Cale Street, The Avenue, The Crescent and Keane Street, and through to Midland traditional town centre.



DIVERSITY

- Incorporate a range of land uses, mix, and scale to capitalise on investment and reflect a contemporary urban village.
- Midland Oval Precinct incorporates a major public and civic space along Cale Street. Flexible, adaptable and well serviced, this area will provide a gateway for the precinct with day/night activation. This will be well supported by interface of built form and land use.



VIBRANT

- Midland Oval Precinct is an inclusive and socially equitable space linking Cale Street, The Avenue, major public spaces and civic functions to create a legible, connected framework for a range of highly visible community events and activities.
- Spaces are adaptable to community and civic needs.



ENDURING

- A strong urban structure and linkages with a diversity of public open space to accommodate changing economic and social conditions.
- A strong urban framework able to be flexible and adaptable to changing community needs.



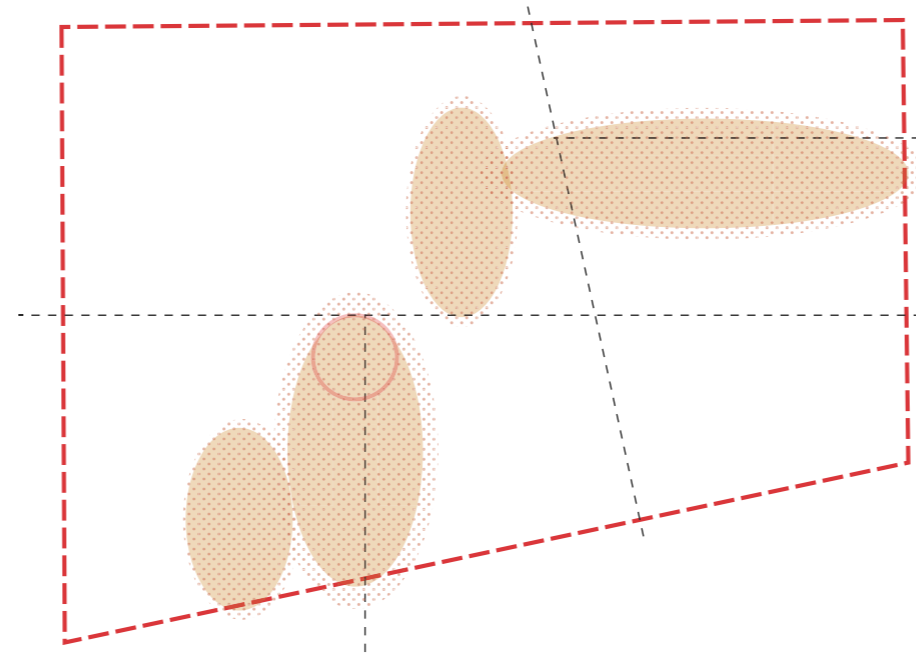
SAFE

- Midland Oval Precinct encourages community participation and designs out crime. It is well lit, active (both day and night) with strong visual linkages and passive surveillance to minimise impacts of crime.

3.2 Key Planning Principles

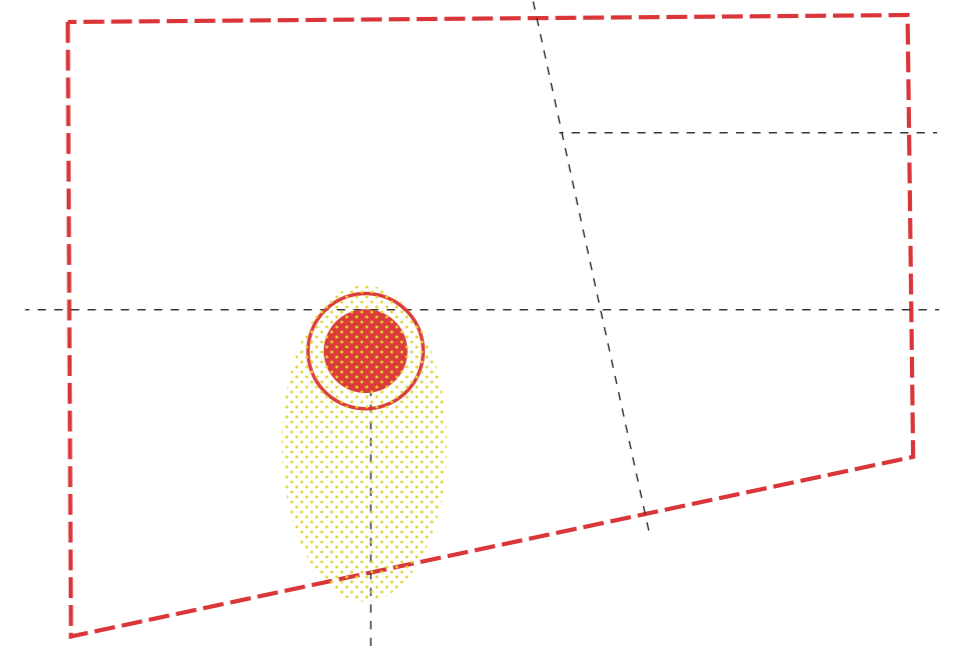
Outlined below are the key principles guiding planning for the Precinct.

Principles reinforce key objectives for the Masterplan and assist in the creation of a sense of 'place' for the Precinct.



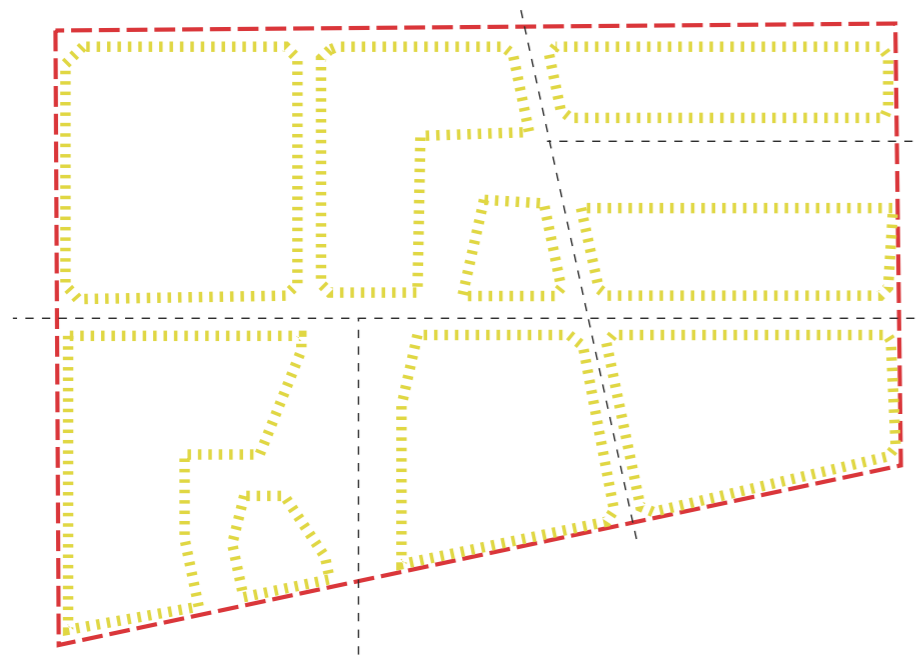
NEW CIVIC IDENTITY

- A variety of high quality, flexible and adaptable public spaces which support a diverse range of community uses, events and programs.
- Large public piazza location reinforces Cale Street axis as a primary urban street.
- Possible local Government Authority (City of Swan) relocated to end of Cale Street
- Possible City of Swan offices and library to provide a strong civic presence.
- Major public space in proximity to civic buildings to serve community uses and events.
- A generous amount of high quality public space.



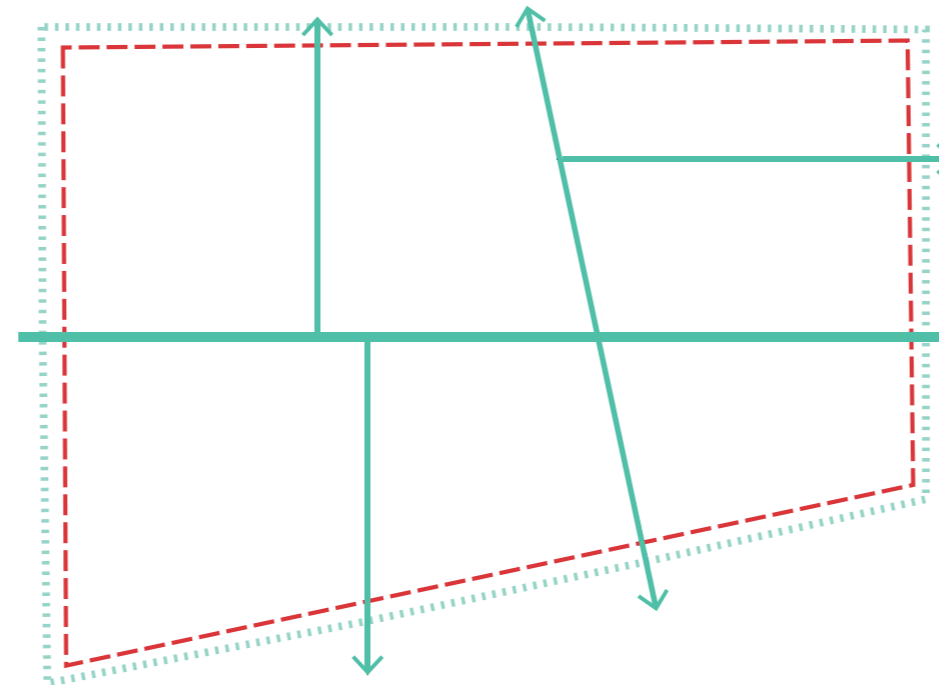
ICONIC HEART

- Precinct with an iconic identity and connected civic heart supports legibility, vibrancy and community engagement.
- Opportunity for exemplar council offices at Cale Street termination. This building assists in defining Precinct identity.
- Highly visible major open space with visual connections from Cale Street and The Crescent to enhance community vibrancy and permeability across the Precinct. High quality public spaces to support a unique identity for the Precinct.
- Opportunity for unique public art works and signage to assist in the interpretation of the cultural legacy of Midland Oval and define a strong sense of 'place' for the Precinct.



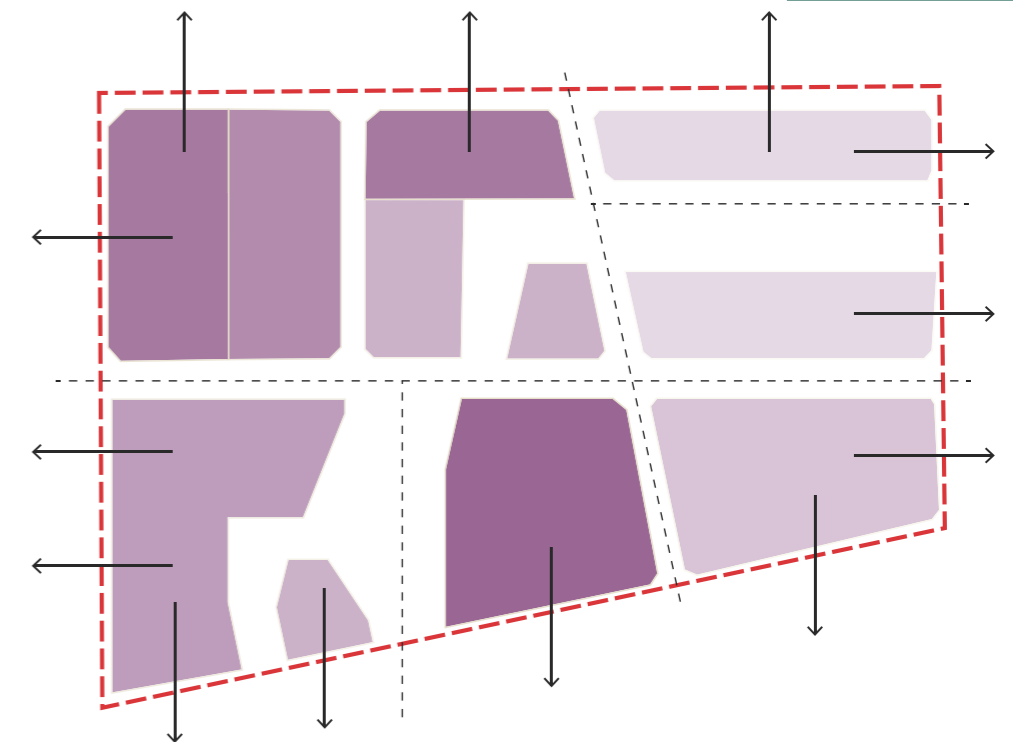
STICKY EDGES

- Predominantly retail / food and beverage land-uses at edges of public open space to support public activation and community engagement.
- Activated building edges support movement through and beyond the Precinct. In particular pedestrian movement along The Crescent, The Avenue, Cale Street and the laneway.
- Highly activated edges at ground support a vibrant mixed use precinct and engage strong pedestrian activity.



WOVEN CONTEXT

- Development at precinct edges will be responsive to context, scale and use. New land use will support existing current uses and potential future use.
- Enhance way-finding and orientation by emphasising views to the Darling Scarp. Key moves include axial views from the Residential Park and The Avenue.
- The Precinct creates a strong visual link to Juniper Gardens, enhancing public open space connections and links back to existing civic functions.
- The Precinct will establish itself as both iconic and unique, while recognising surrounding development and the history of the site
- Midland Oval Precinct will have a strong sense of community identity delivered in a contemporary urban framework.



ECONOMIC VIABILITY

- Diversity of land use and product mix to support development.
- Appropriate density and scale to reinvigorate surrounding areas and leverage current redevelopment potential.

4.0 Vision

4.1 Vision Diagrams

The urban framework for the Masterplan is outlined in the vision diagrams below. These diagrams demonstrate characteristics and functions of core spaces.

Key Connections:

Precinct permeability and legibility is demonstrated through key connection diagrams.

Built Form:

Activation and vibrancy is supported through qualities of built form, including activated frontages, density and scale.

Public Realm:

Qualities of the public realm seek to encourage legible pedestrian movement, and support way-finding with landmarks, open space connections and vistas.

Variety in the public open spaces supports both passive and active community functions.

Primary public open space and percentages have been included below.



GREEN SPACES

- Creation of green avenues and boulevards enhance pedestrian amenity and assist in the definition of the Precinct.
- Retention of large significant trees in Piazza, assists with shading event space.
- Passive recreational space in Residential Park complements nearby higher residential densities.
- Library Forecourt and Juniper Link to have shade trees and canopy elements to assist in defining the space and support a variety of urban experience.
- Planting in public open space encourages passive respite and opportunities to stay, supporting activation of open space.



LEGIBILITY

--- Key Connections A: Town Centre B: Proposed Midland Tain Station

1. Piazza – Main event space, strong connection to Cale Street and The Avenue vehicular routes.

2. Juniper Link – Smaller scale open space with visual connection to piazza and Juniper Park beyond.

3. Residential Park – Passive public open space to support residential development.

4. Library Forecourt – Active public open space with visual connection to Residential Park and Piazza. Opportunities for children’s play space / water play / significant public art piece. Strong connections to civic and library development.

5. Laneway – continuation of retail / food and beverage from The Crescent and Midland Gate Shopping Centre through to Precinct heart. Laneway atmosphere with opportunity for smaller scaled uses as well as servicing to larger retail spaces.

6. The Avenue – axial connection through the site providing strong connection back to Midland town centre as well as views to the Darling Scarp to the East. Provides opportunities for glimpses of the Piazza and Library Forecourt and activation at the intersection of Cale Street and The Avenue.

1. Piazza – Main public open space and an active focus for the Precinct. This space contributes to the unique identity of the Precinct. Opportunity for major public artwork in this location.

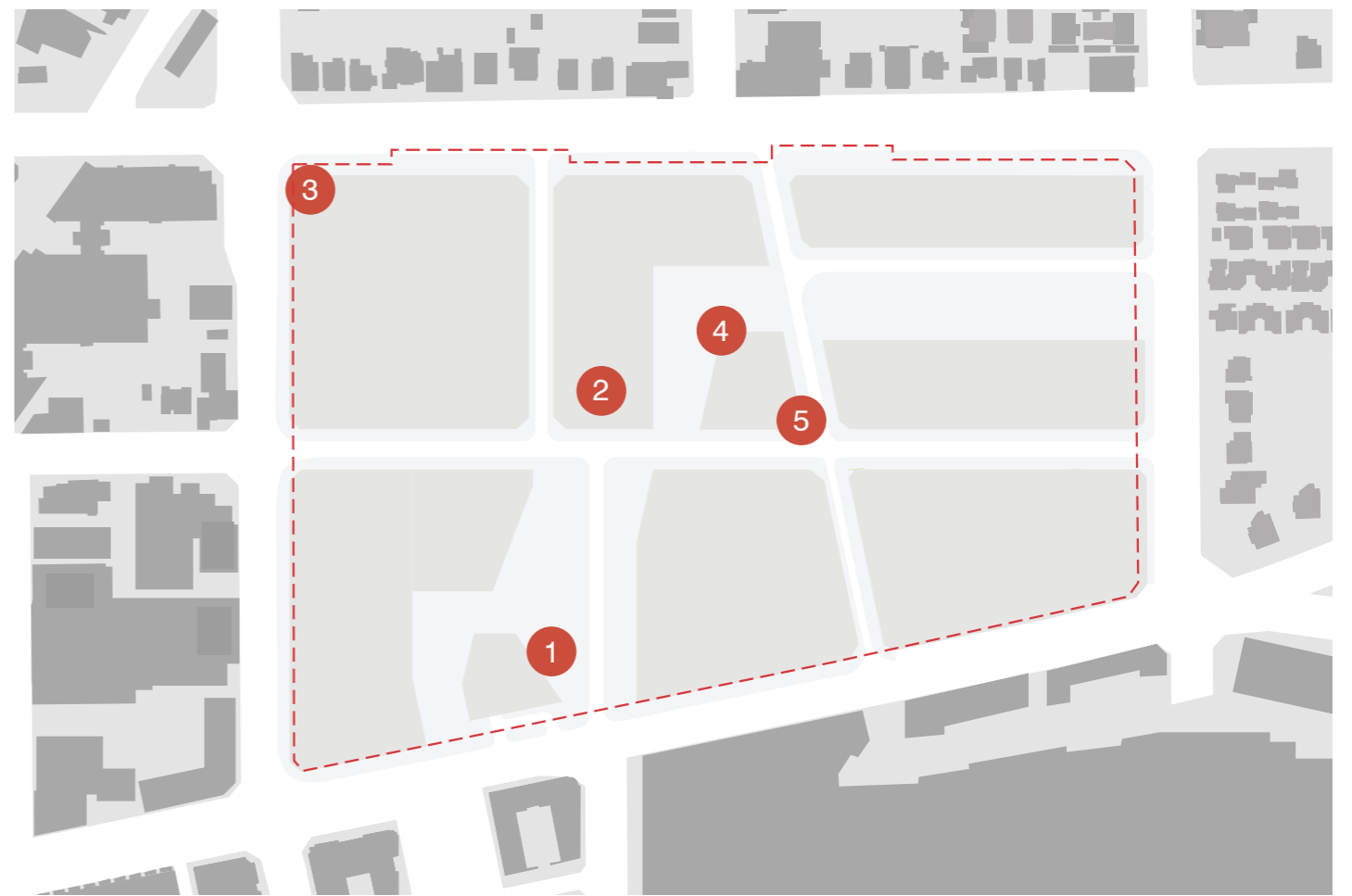
2. Civic building at the termination of Cale Street. An opportunity for an iconic building at this location. This sub-precinct is highly visible from Cale Street and The Avenue and provides a backdrop to activities on the Piazza.

3. Keane Street and Morrison Road corner – A highly visible intersection with opportunities to provide a gateway to the precinct

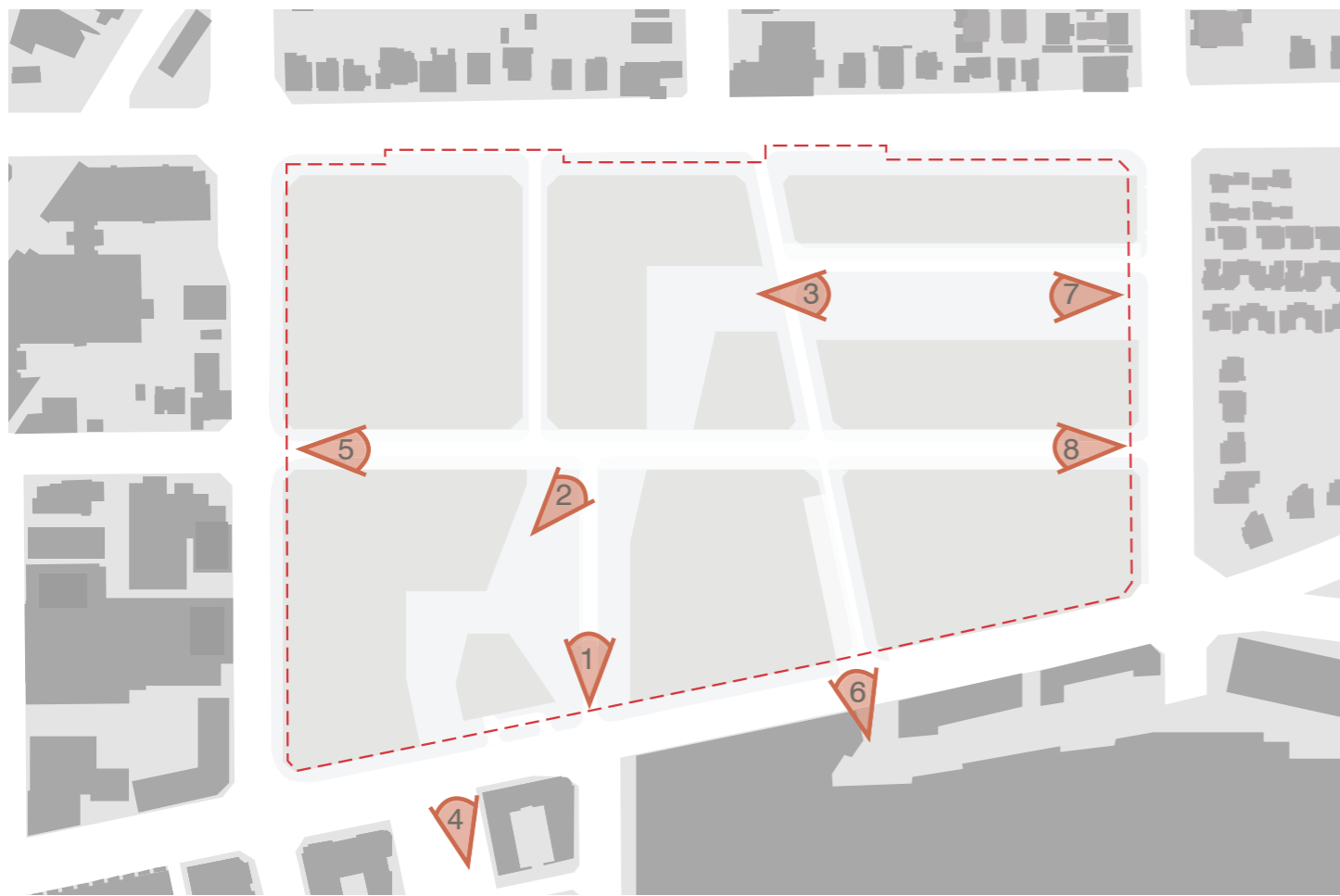
and Midland town centre. Future development requires high quality iconic built form in this location.

4. Library forecourt and children's play space – a meeting point for family focused community activity with a strong link to civic buildings and views to the residential park.

5. Library – opportunity for a landmark building and public art piece to encourage wayfinding and movement across the site. This building and surrounds promotes visual linkages across the precinct and notions of civic space through vistas from within and beyond the Precinct.



LANDMARKS



VISTAS

1. View to Piazza and civic buildings from Cale Street promotes activation, safety and community engagement, while encouraging pedestrian movement along Cale Street from Midland Gate Shopping Centre and opportunities for visual permeability by car.

2. Strong visual link from Piazza to civic spaces, library and forecourt. Strong wayfinding and visual cues from civic heart of precinct. Connection of public open space assists in strengthening community character and sense of vibrancy.

3. Visual connection to the Darling Scarp. A strong precinct wide visual reference supported by axial positioning of library forecourt and residential park.

4. Visually connecting existing public open space Juniper Park with Juniper link. This provides civic and community corridors

through the precinct to Midland Junction Arts Centre to the South.

5. View corridor through the Avenue, framing vistas to the Darling Scarp to the East.

6. Visual connection between Midland Gate Shopping Centre entry and the laneway to encourage pedestrian movement between the two.

7. Vista opens up Precinct along Sayer Street edge, connecting residential Park with existing residential development beyond. Provides a visual link back to the civic sub-precinct beyond Midland Oval.

8. Visual connection from Sayer Street along The Avenue to the precinct centre.



ACTIVATION

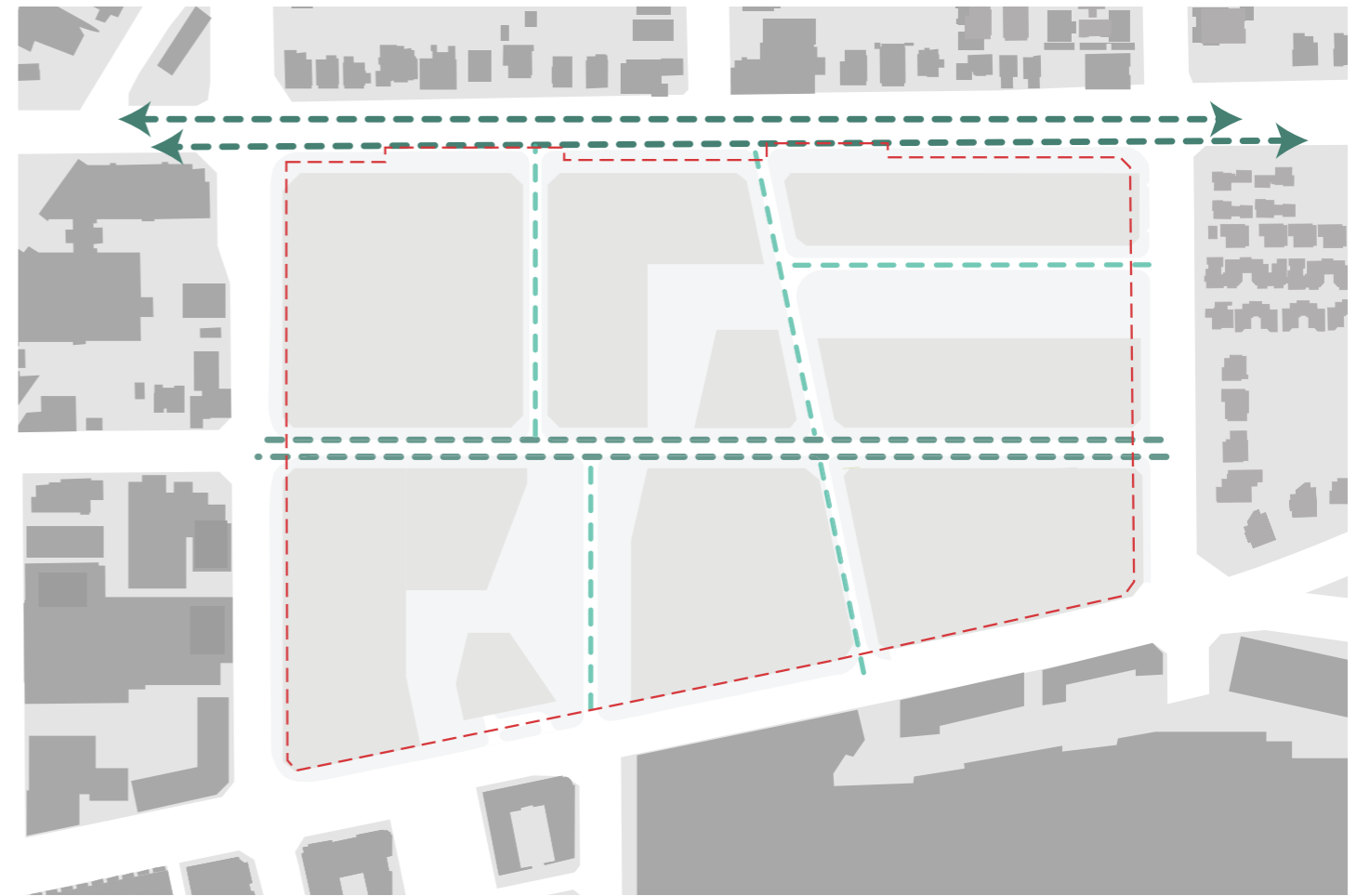
 Primary Activated Edges

 Secondary Activated Edges

Public open space – optimise active edges at ground level to primary public open space. Encourage retail and food and

beverage opportunities along these areas.
Laneway – Retail, and food and beverage land uses encourage

movement through this area into Precinct.
Residential Park - Encourage passive surveillance to this area increasing the sense of safety.



BIKE CONNECTIVITY

 Bike Lanes

 Road Riding



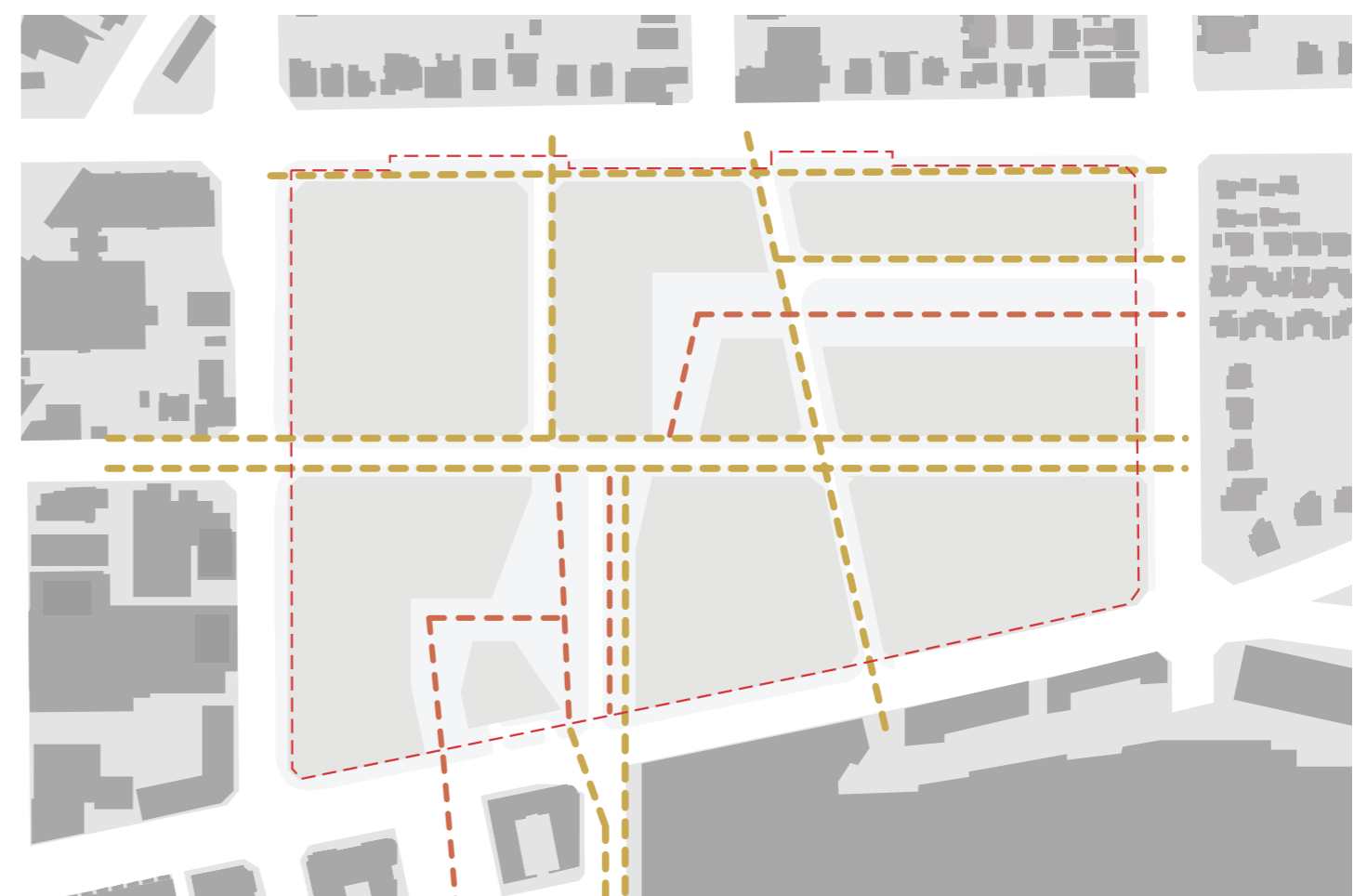
CAR CONNECTIVITY

- Primary Axial Route
- Secondary Residential Streets
- Shared Space - able to be closed for large events in piazza
- Laneway
- Signalled Intersection

Align new streets with existing streets at The Avenue and Cale Street.

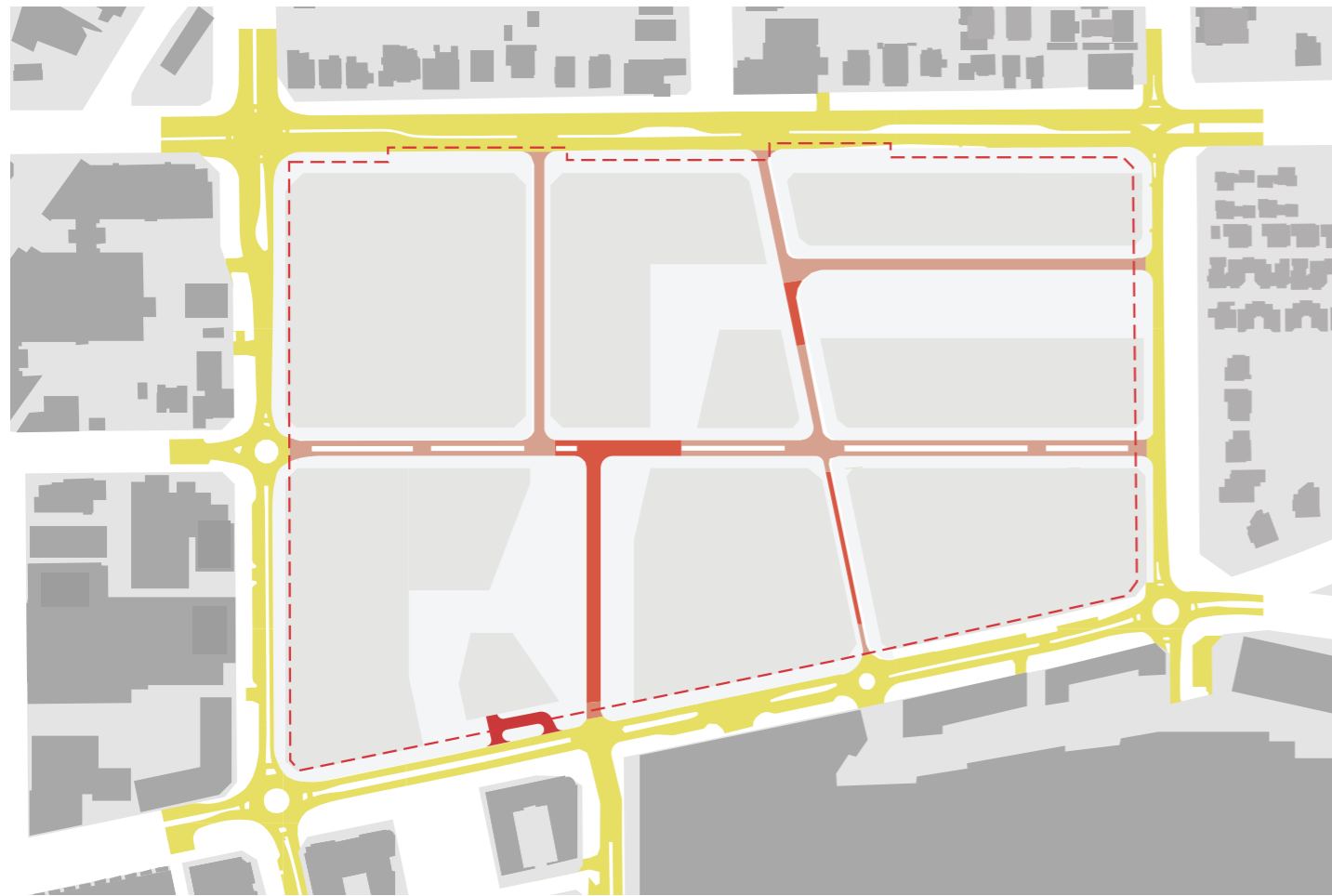
Laneway from The Crescent aligning with Midland Gate Shopping Centre entry.

New residential streets servicing Morrison Road



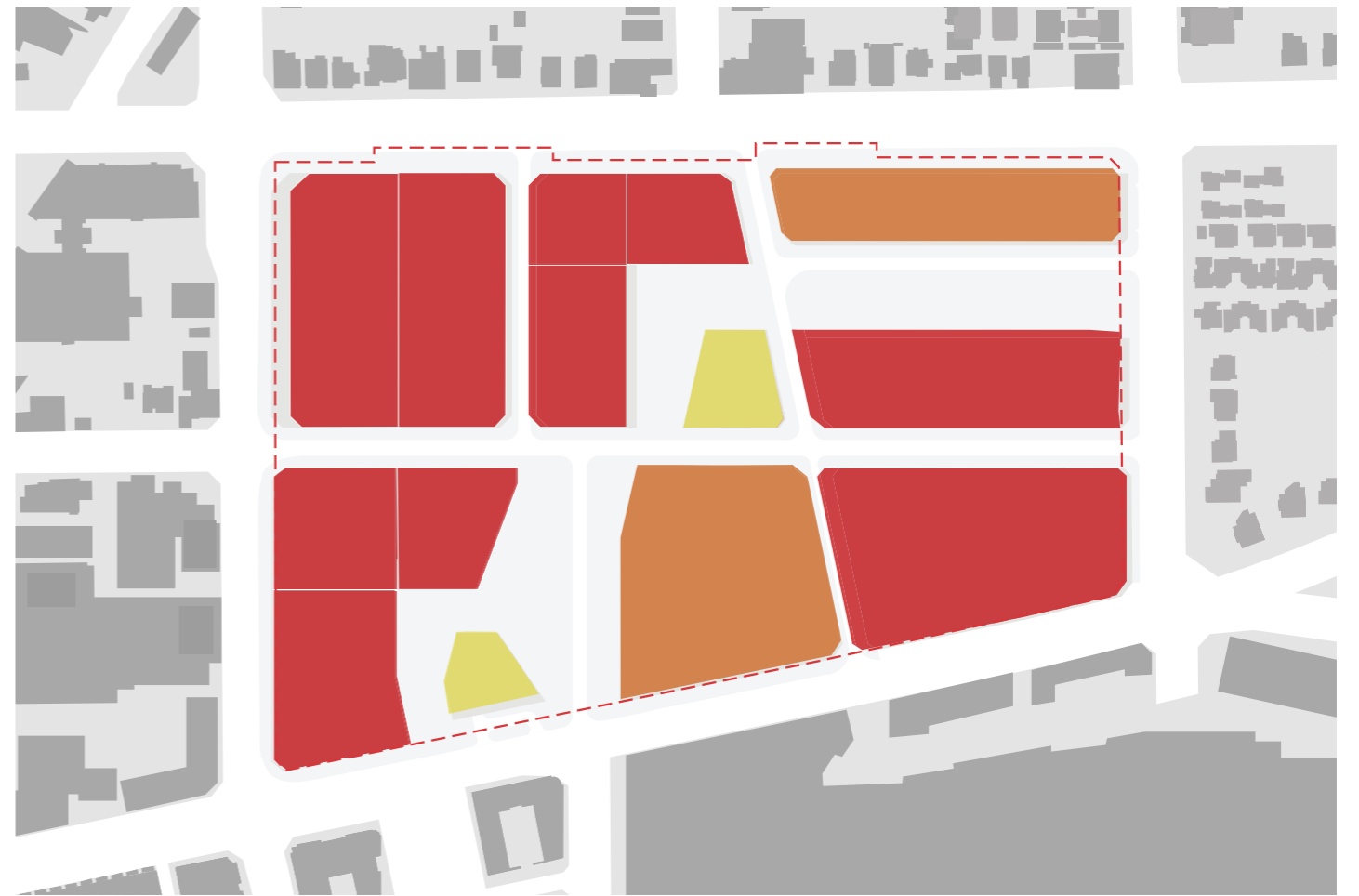
PEDESTRIAN PERMEABILITY

- Pedestrian footpaths
- Informal paths



ROAD LINKAGES

- Existing Streets
- New Streets
- New Streets - shared space



INDICATIVE DEVELOPMENT HEIGHT

- 2-3 Levels
- 4-7 Levels
- 7+ Levels



PUBLIC OPEN SPACE

- 1. Piazza.** Main event space, hardscape with large shade trees.
- 1a. Retail Promenade –Alfresco** seating area with row of shade trees.
- 2. Juniper link.** Passive hardscape with canopy.
- 3. Library forecourt.** Active hardscape with children’s play space.
- 4. Residential Park.** Landscaped passive green space.

Public Open Space:

Piazza:	0.55 Ha
Juniper Link:	0.13 Ha
Library Forecourt:	0.33 Ha
Residential Park:	0.45 Ha
Total P.O.S:	1.477 Ha
Total Precinct Area: 11.2 Ha	

13% public open space to Precinct total area.

4.2 Design Concept: Masterplan

Midland Oval Precinct provides a destination point for Midland; a contemporary mixed use precinct with high amenity and high quality public space.

The masterplan can be understood as having three core components outlined below:

Built Form / Land use

The Precinct consists of mixed uses incorporating residential, retail, commercial, civic, community, hotel, serviced apartments and public parking. Active frontages provide the backdrop for active public spaces with predominantly retail or hospitality at ground.

Land use mix is arranged as follows:

- Residential mixed use/retail uses along The Crescent, commercial mixed use along Keane Street.
- Residential in the North-East segment and along Morrison Road.

- Civic/Community: Located centrally at Cale Street intersection. This forms the 'community heart' and is the hinge for community interaction with public open space to the North, South and East of the area.

Public Open Space

Creation of a highly connected major piazza and event space at the corner of Cale Street and The Avenue will enhance potential opportunities for pedestrian interaction from The Crescent, Cale Street and The Avenue. Urban hardscape space allows for flexible use for day and night activity.

Additional public open space through the precinct provides legible and accessible spaces with a range of scale, function and finish, integrating topography, existing landscape elements, views and universal design to support a variety of uses and experiences.

Public open space is well serviced and integrates sustainable design initiatives,

public art, shading structures and community structures including play spaces, stages, outdoor screens and seating elements to support community uses.

Streets

Street arrangements provide opportunity for legible connections beyond the Precinct and encourage both vehicular and pedestrian movement across and beyond the precinct.

Streets are high quality tree lined boulevards delineating entry to the precinct and prioritising pedestrian movement.

Large trees provide shaded paths and encourage a comfortable experience where community, civic, retail and hospitality opportunities can be realised.

Sub-Precinct Areas:

A: 1.5 Ha

B: 1.4 Ha

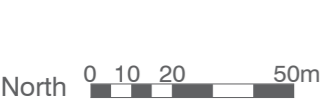
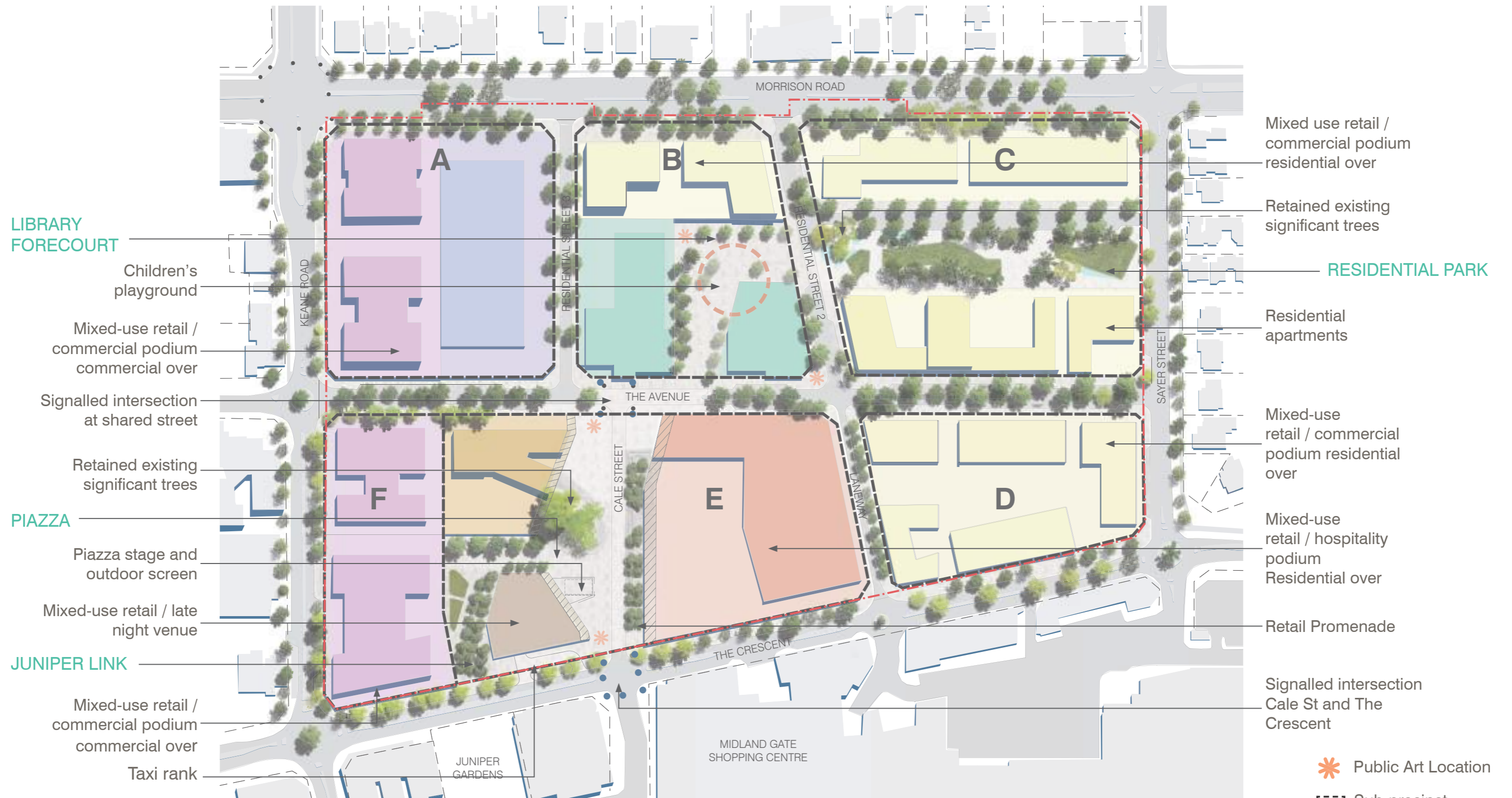
C: 2.0 Ha

D: 1.0 Ha

E: 2.4 Ha

F: 0.9 Ha

THE MASTERPLAN



Land Uses Key

- Residential
- Commercial
- Carparking/Commercial
- Civic
- Retail
- Retail/Late Night Venue
- Hotel & Serviced Apartments
- Colonnade frontages to piazza

- * Public Art Location
- A Sub-precinct Boundary
- * Buildings shown are indicative only



View looking west through Piazza...



View looking North down Cale Street shared space...



View looking North through Piazza towards Library Forecourt...

4.3 Fabric

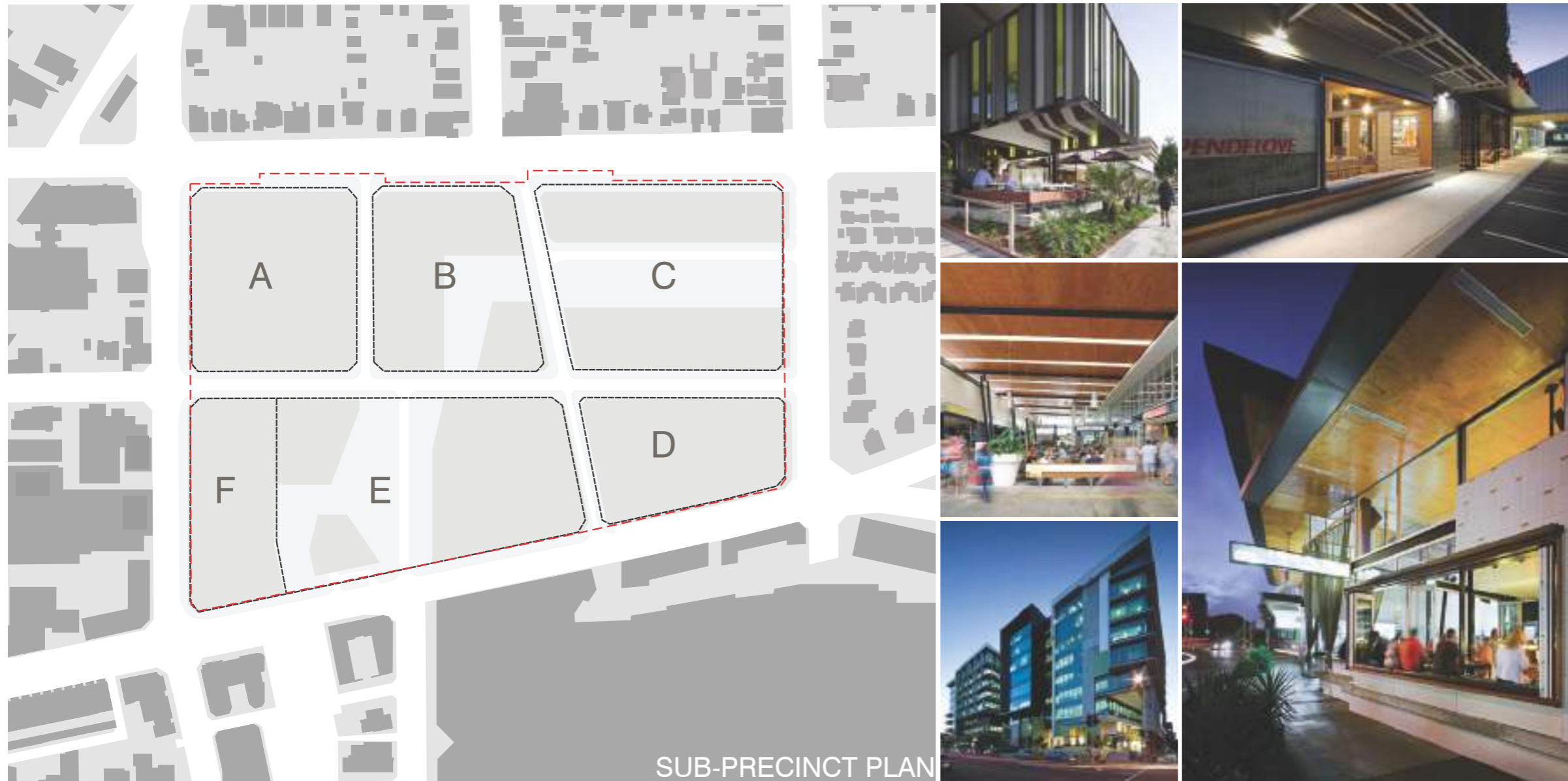


Quality built form edge conditions will support public interaction at building frontages and an active public realm.

Built form edges will incorporate colonnade style shading, seating, texture, articulation and have highly activated frontages to encourage safe and accessible informal tactile engagement with building fabric to enhance pedestrian experience.

4.4 Development

SUB- PRECINCT	HEIGHT	LAND-USE
A	7+ Levels	Retail/Commercial & Carpark
B	2-7+ Levels	Residential/Retail & Civic
C	4-7+ Levels	Residential
D	7+ Levels	Residential/Retail
E	2-7 Levels	Residential/Late night Venue/Hotel/Food & Beverage/Piazza
F	7+ Levels	Hotel & Serviced Apartments/Commercial/Retail/Food & Beverage



SUB-PRECINCT PLAN

4.5 Sub-precinct Design Elements

Sub-precinct A

This sub-precinct is bounded by Morrison Road, Keane Street, The Avenue and Residential Street 3.

A mix of commercial, retail, and public parking is expected to make up landuses in this area.

Opportunities exist for activation along The Avenue and Keane Street. Service and secondary entries are expected from Residential Street 3.

Key Development Objectives:

Mixed use commercial / retail / food and beverage:

- Podium and tower building typology.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.
- Levels subject to setbacks to enhance amenity.
- Heights minimise over-shadowing of streets and other buildings.
- Bulk, scale and mass of development fronting Morrison Road shall be sensitive to existing surrounding scale and context.

- Highly visible corner location at Morrison Road and Keane Street intersection. Opportunity for a gateway building at this location.
- Activated street frontages at ground level to The Avenue, Keane Street and Morrison Road.
- Appropriate scaled frontages, awnings and colonnades with continuous weather protection along Keane Street.
- Service entries from Keane Street.
- Service areas integrated with or below buildings or sleeved behind active frontages.

Public parking:

- Parking entry from Residential Street 3.
- Parking areas sleeved behind active frontages.
- Activated street frontages at ground level to The Avenue, Residential Street 3 and Morrison Road.
- Appropriate scaled frontages and awnings with continuous weather

- protection along active street edges.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.





Sub-precinct B

This sub-precinct makes up the northern portion of the Precinct's civic heart.

Containing a potential mix of Council offices and library, as well as mixed use residential to the North, this area and associated buildings are expected to form a backdrop to the main piazza and support a strong precinct identity for visitors entering from both Cale Street and The Avenue.

Incorporating the Library Forecourt public space, the area is expected to have a strong community and family focus. There is the opportunity for engagement with both the civic buildings and with the children's playspace to enable an active public realm.

This precinct is bounded by Morrison Road, The Avenue and Residential Streets 2 and 3.

Key Development Objectives:

Mixed use - residential / retail / food and beverage:

- Podium tower building typology.
- Predominantly mixed use with active retail at ground to support a finer grain mix of uses for the area to support vibrancy and economic sustainability.
- Appropriate scaled frontages and awnings with continuous weather protection along Morrison Road edge.
- Strongly defined urban blocks with legible well designed streetscapes and strong building edges.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.
- Levels subject to setbacks to enhance amenity.
- Setbacks minimise impact of light, air, sun, privacy, views and outlook for neighbouring properties.
- Heights minimise over-shadowing of streets and other buildings.

- Optimise views for individual lots – opportunities for light, air, vistas to public open space and streets – outlook and passive surveillance.
- Building façades define and enhance the public domain and street character.
- Bulk scale and mass of development fronting Morrison Road shall be sensitive to existing surrounding scale and context.
- Built form architecture to have a distinct base, middle and top to support pedestrian and civic scale.
- Service areas accessible from secondary laneways or integrated with or below buildings or sleeved behind active frontages.

Civic:

- Built form to support day / night activation of adjacent open space.
- Highly activated frontages to public realm.
- Landmark buildings in the civic/

community spaces.

- Civic building at Cale Street termination to support character and precinct legibility.
- Building façades define and enhance the public domain and street character.
- Appropriate scaled frontages and awnings with continuous weather protection along active street edges.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.
- Levels subject to setbacks to enhance amenity.
- Setbacks minimise impact of light, air, sun, privacy, views and outlook for neighbouring properties and public realm.
- Heights minimise over-shadowing of streets and other buildings.
- Service areas accessible from secondary laneways or integrated with or below buildings or sleeved behind active frontages.

Library Forecourt:

- Strong relationship between civic buildings and children’s play space.
- Clear unobstructed pedestrian connections across The Avenue into the main piazza space as well as to Residential Park.
- Opportunity for water play in this area. Support children’s play space/way-finding.
- Designing out crime initiatives to minimise security risk in this area.
- The forecourt shall allow for shaded seating opportunities.
- The forecourt will provide shaded areas around the library for play, observation and respite.
- A large exemplar quality public art piece to support a meeting point and way-finding device for the precinct.



Sub-precinct C

This sub-precinct sits between Sayer Street, Morrison Road, The Avenue and Residential Street 2. The area is expected to be developed exclusively for residential purposes.

Residential Park public open space is expected to provide passive recreational opportunities for residents and visitors to the Precinct.

The sub-precinct contains Residential Street 1 allowing for minor vehicular connections across the site and on-street carparking.

The road reserve along Morrison Road is intended to provide a shaded, comfortable zone for pedestrian linkages across the Precinct.

Key Development Objectives:

Residential:

- Strongly defined urban blocks with legible well designed streetscapes and strong building edges.

- Levels subject to setbacks to enhance amenity.
- Setbacks minimise impact of light, air, sun, privacy, views and outlook for neighbouring properties.
- Heights minimise over-shadowing of streets and other buildings.
- Optimise views for individual lots – opportunities for light, air, vistas to public open space and streets – outlook and passive surveillance.
- Functional block and lot sizes to reinforce desired land use and proximity to existing land uses.
- Bulk scale and mass of development fronting Morrison Road shall be sensitive to existing surrounding scale and context.
- Built form architecture to have a distinct base, middle and top to support pedestrian and civic scale.
- Service areas accessible from secondary laneways or integrated with or below buildings.
- Development generally with parking below grade.

- Ground floor apartments elevated to provide a clear threshold to support outlook, street surveillance and safety.



Residential Park

- Water Sensitive Urban Design features to be employed, such as bio-filtration systems, sub-soil irrigation, advanced soil amendment techniques, subterranean rainwater storage, and provision for utilising future greywater treatment systems.
- Modern detailing of urban design elements to create a contemporary space.
- Central spine of the park shall allow views to the scarp and well as providing optimal light into the turfed areas, ventilation, open space, improved surveillance opportunities.
- Introduce changes in level to create interest and aid in maintenance of garden beds and turf areas.

