

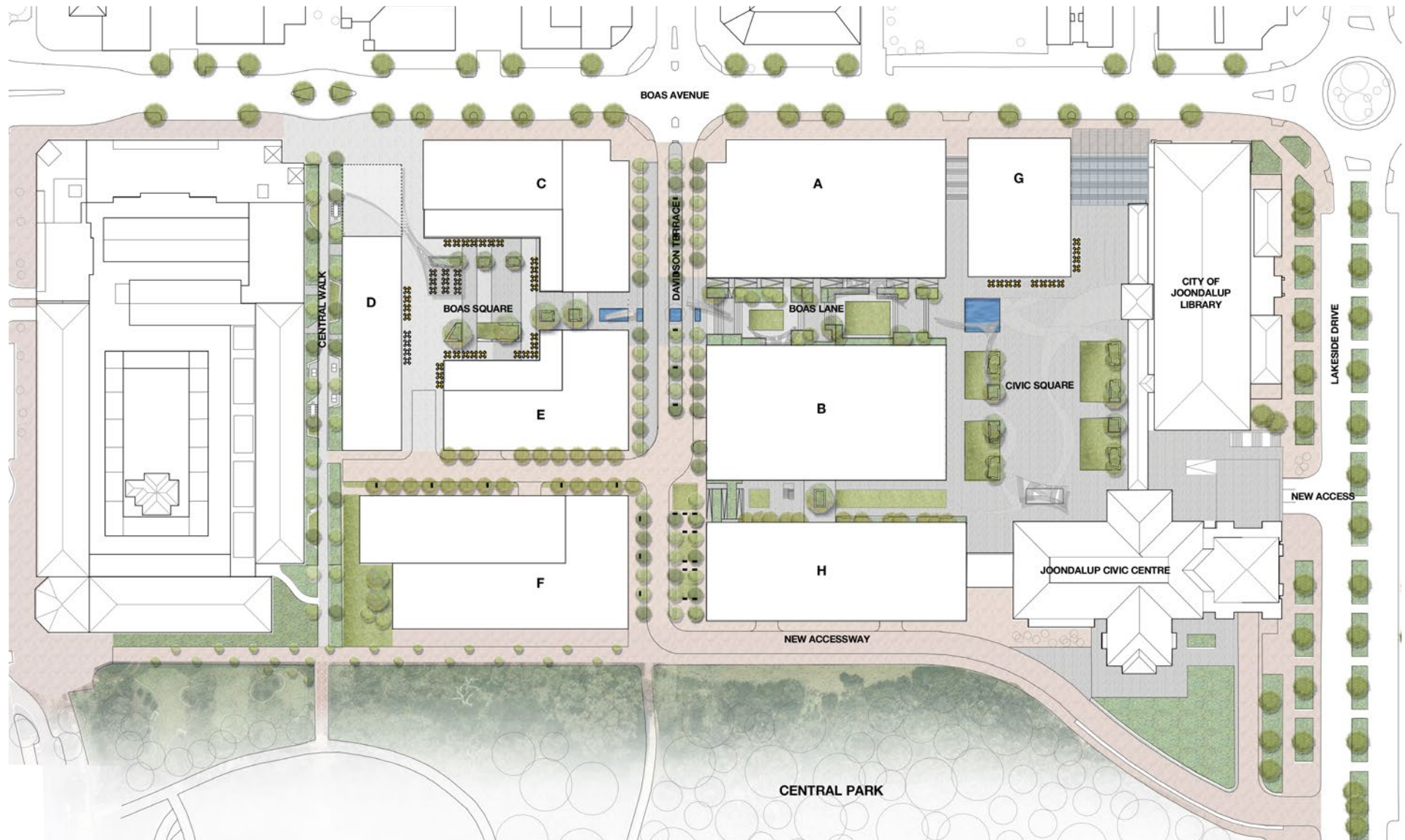
JOONDALUP CITY CENTRE DEVELOPMENT

BUILDING G STUDY

13 MARCH 2017

AMENDED CONCEPT PLAN

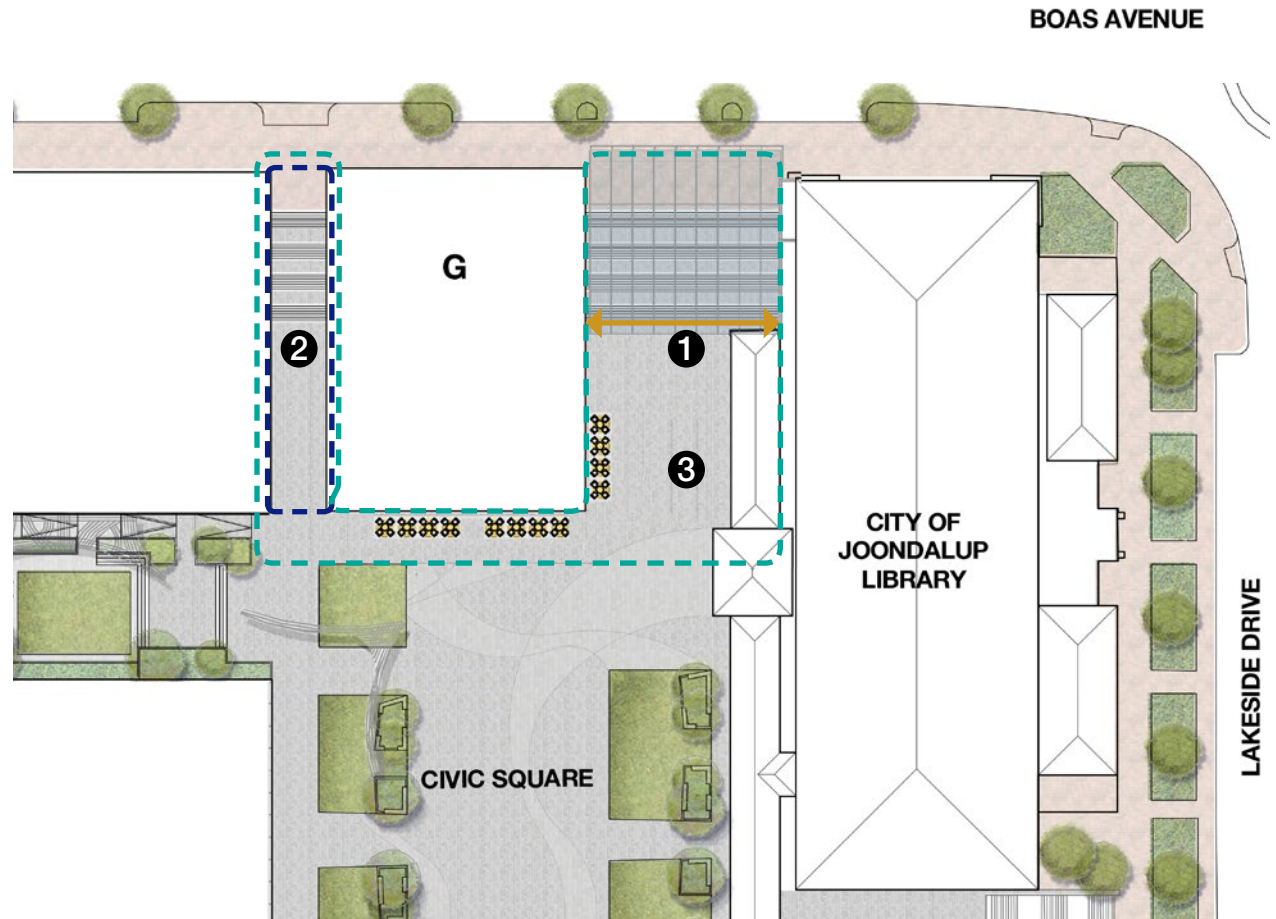
CONCEPT PLAN OPTION 4A (INCORPORATING BLOCK G OPTION C) - December 2016



CIVIC SQUARE & BLOCK G DEVELOPMENT

CONCEPT PLAN - DECEMBER 2016 POINTS OF RESOLUTION

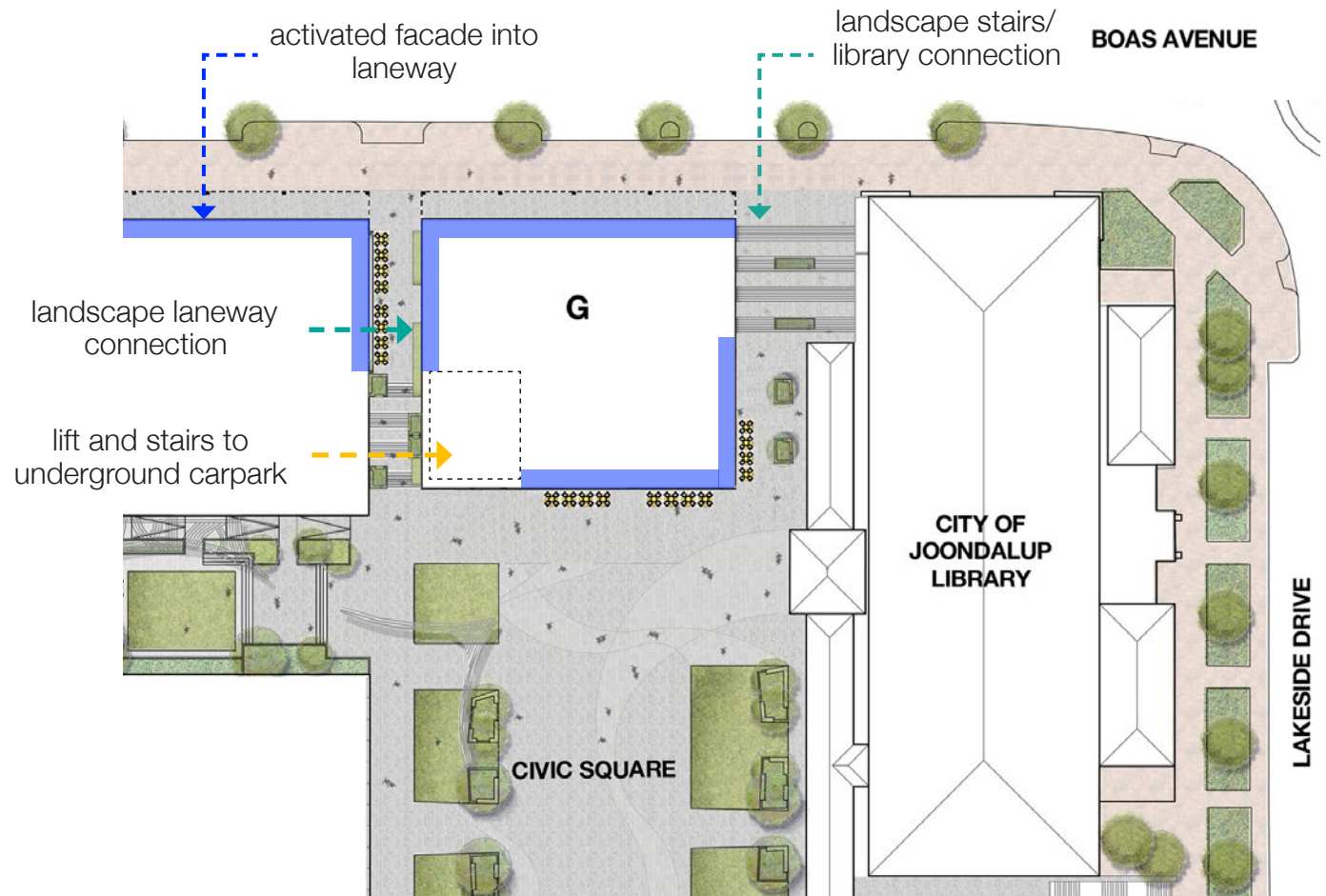
1. Width / proximity to library
2. Width / quality of laneway
3. Landscape design



CIVIC SQUARE & BLOCK G DEVELOPMENT

DEVELOPMENT RESPONSE

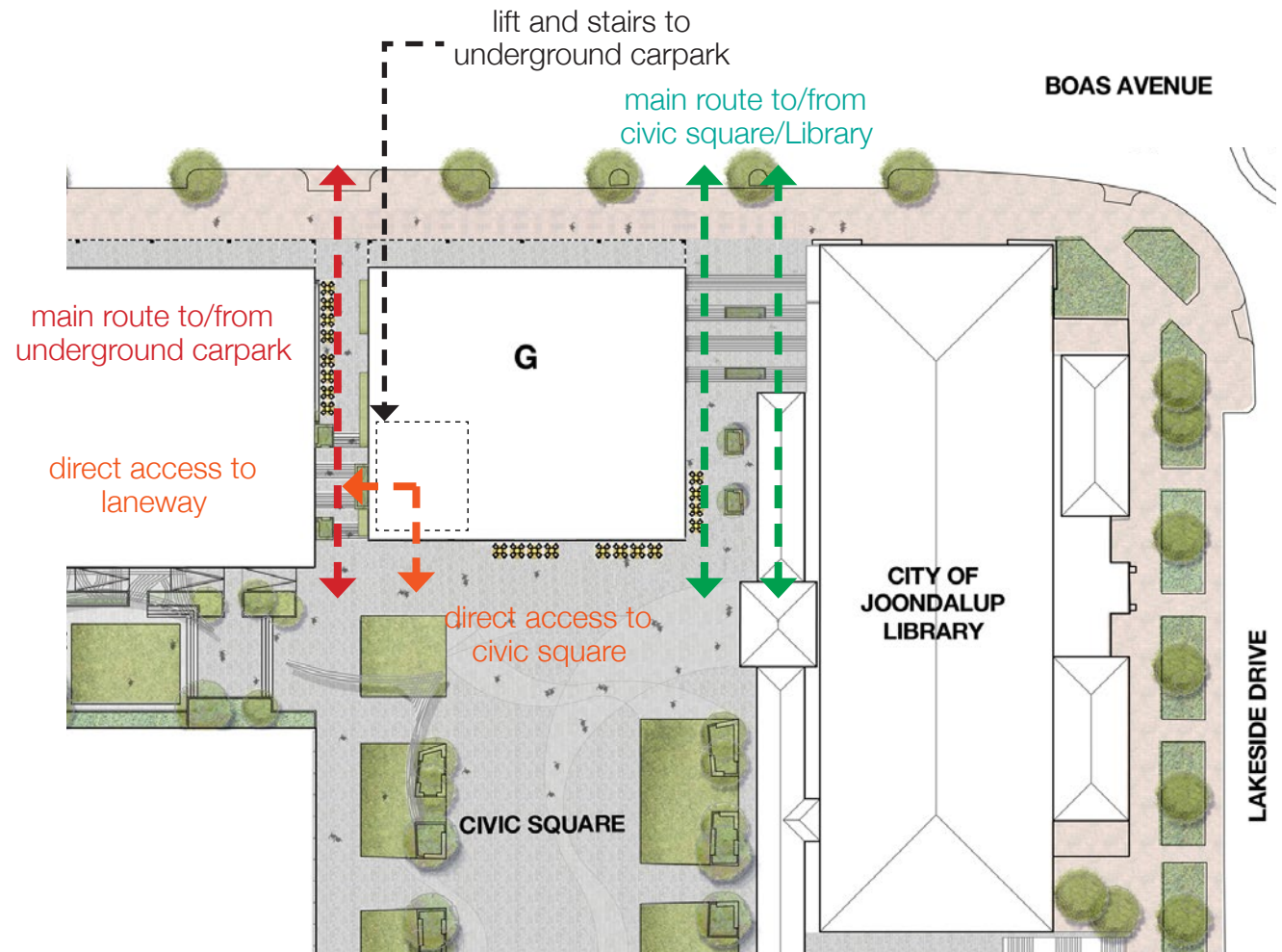
- Laneway retained at 6m width
- Block G shortened by 3 meters to increase visibility of lane entrance from Civic Square
- Width of east steps reduced to 15m width



CIVIC SQUARE & BLOCK G DEVELOPMENT

DEVELOPMENT RESPONSE

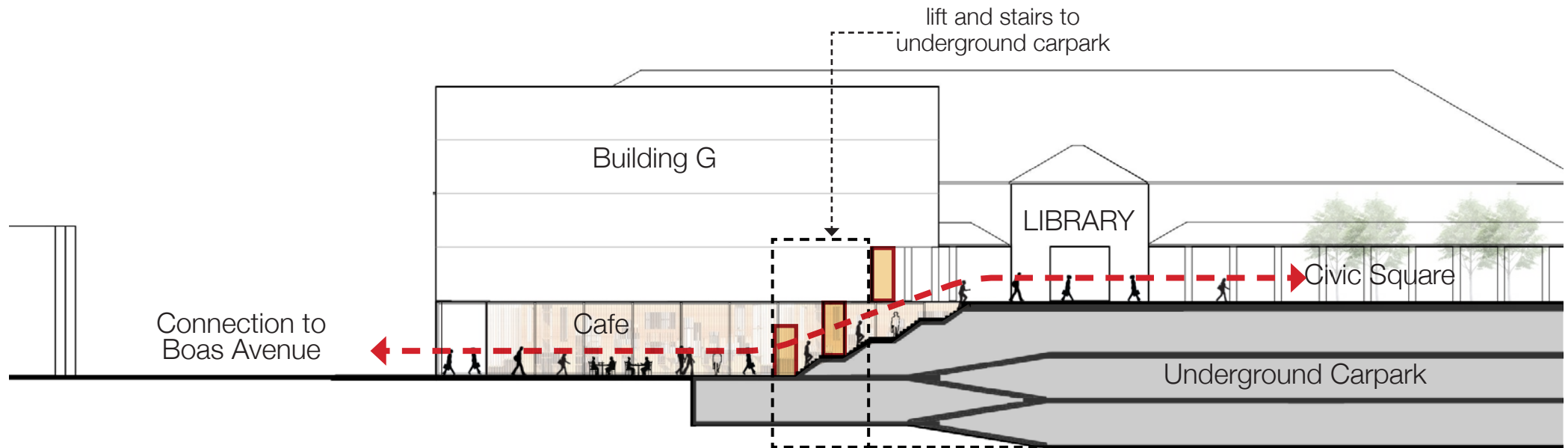
- Activation of laneway
- Integrated car park access and change in level within Block G
- Improved landscape and scale of library stepped route



CIVIC SQUARE & BLOCK G DEVELOPMENT

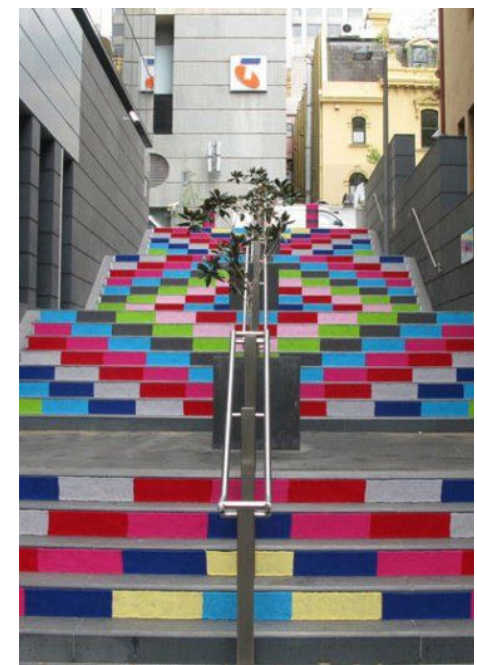
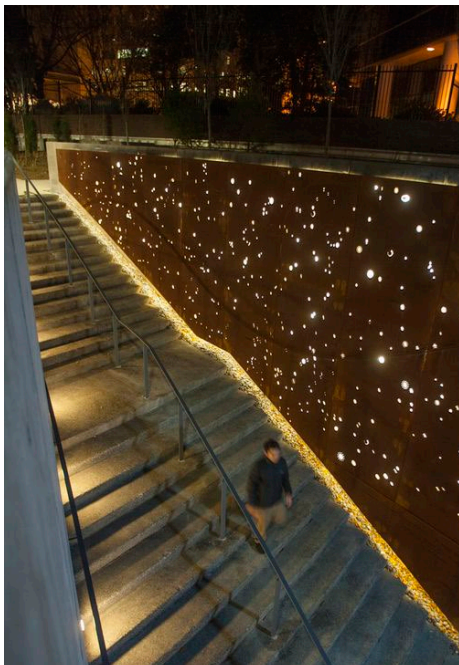
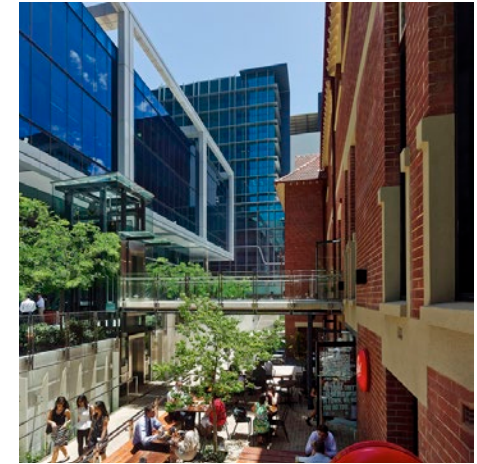
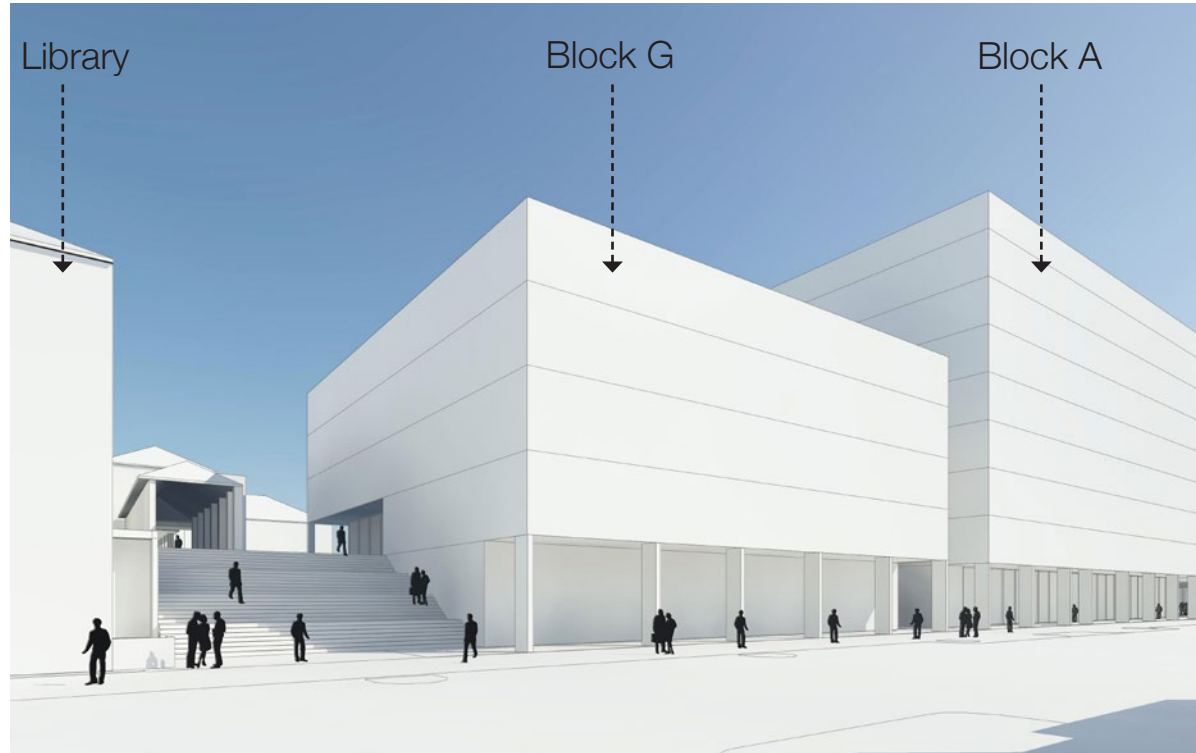
ACTIVATING THE LANEWAY

- Activate laneway using carpark pedestrian link
- Utilise car park lifts for public accessible route to Civic Square
- Improve visual connection to Civic Square viewed from Boas Avenue



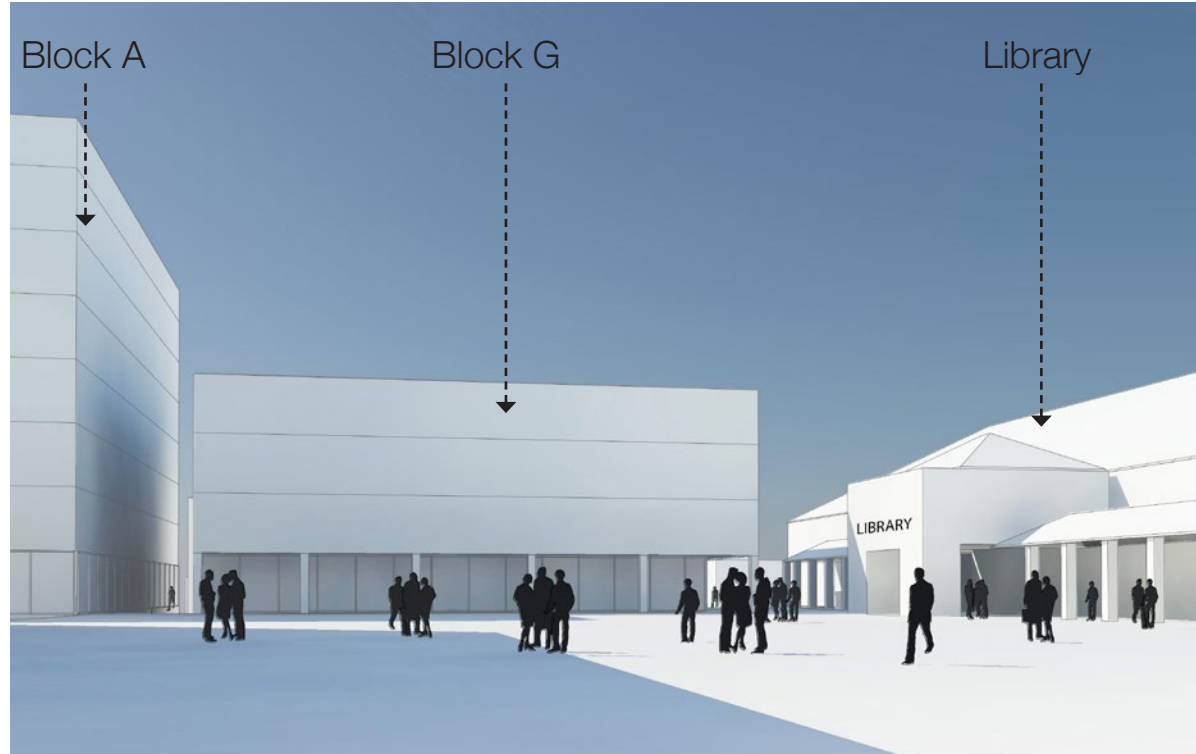
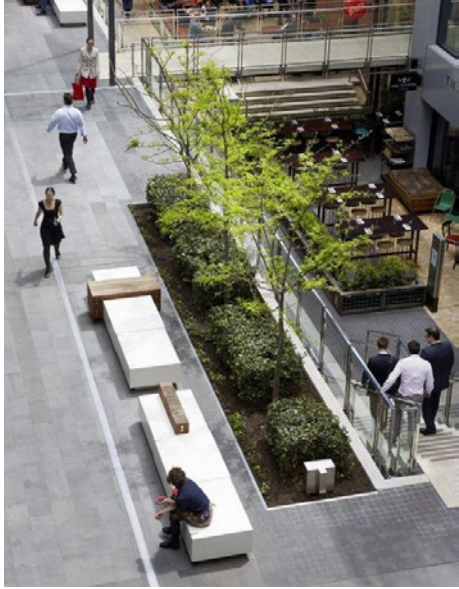
CIVIC SQUARE & BLOCK G DEVELOPMENT

ILLUSTRATIVE VIEW FROM BOAS AVENUE



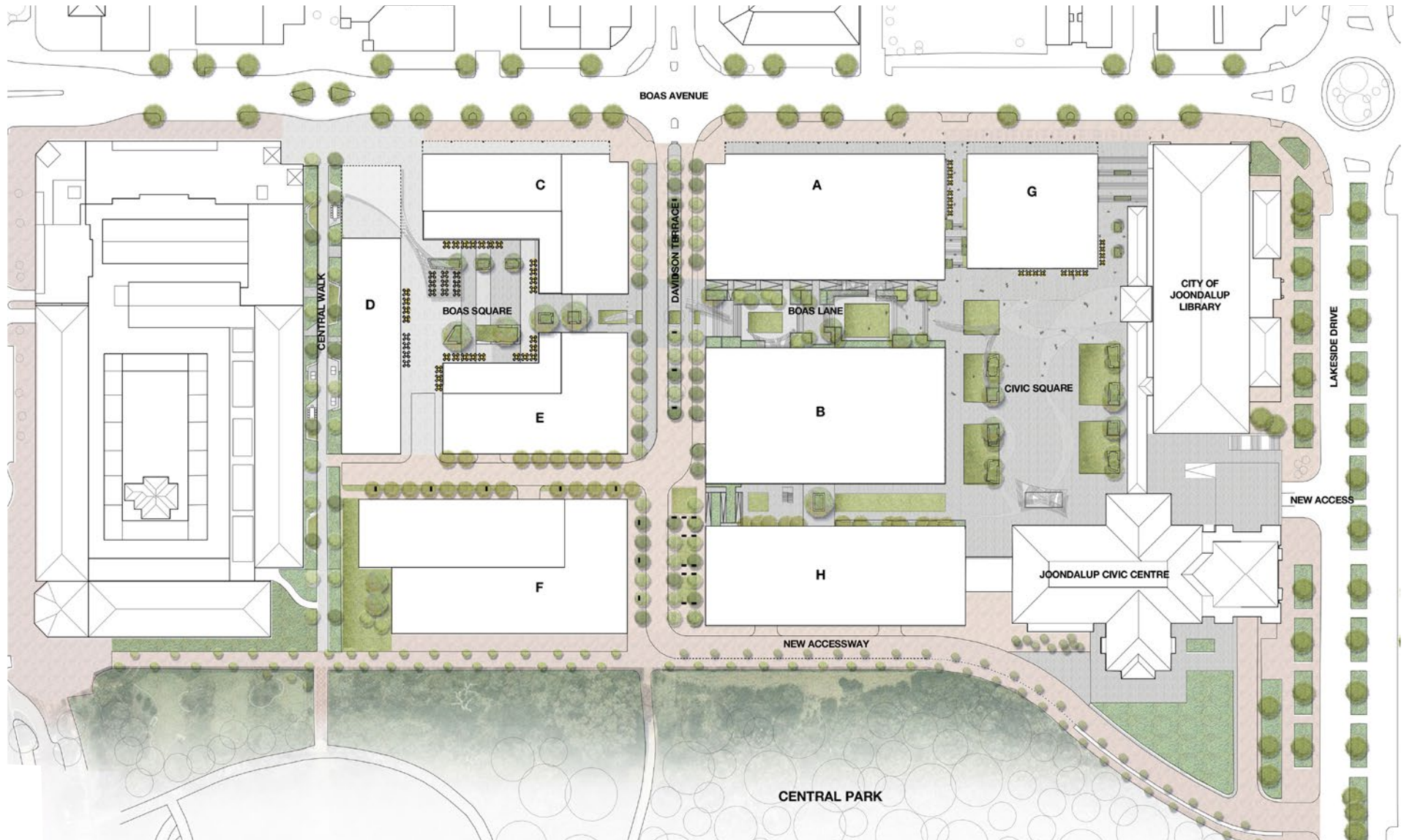
CIVIC SQUARE & BLOCK G DEVELOPMENT

ILLUSTRATIVE VIEW FROM CIVIC SQUARE (LOOKING NORTH)



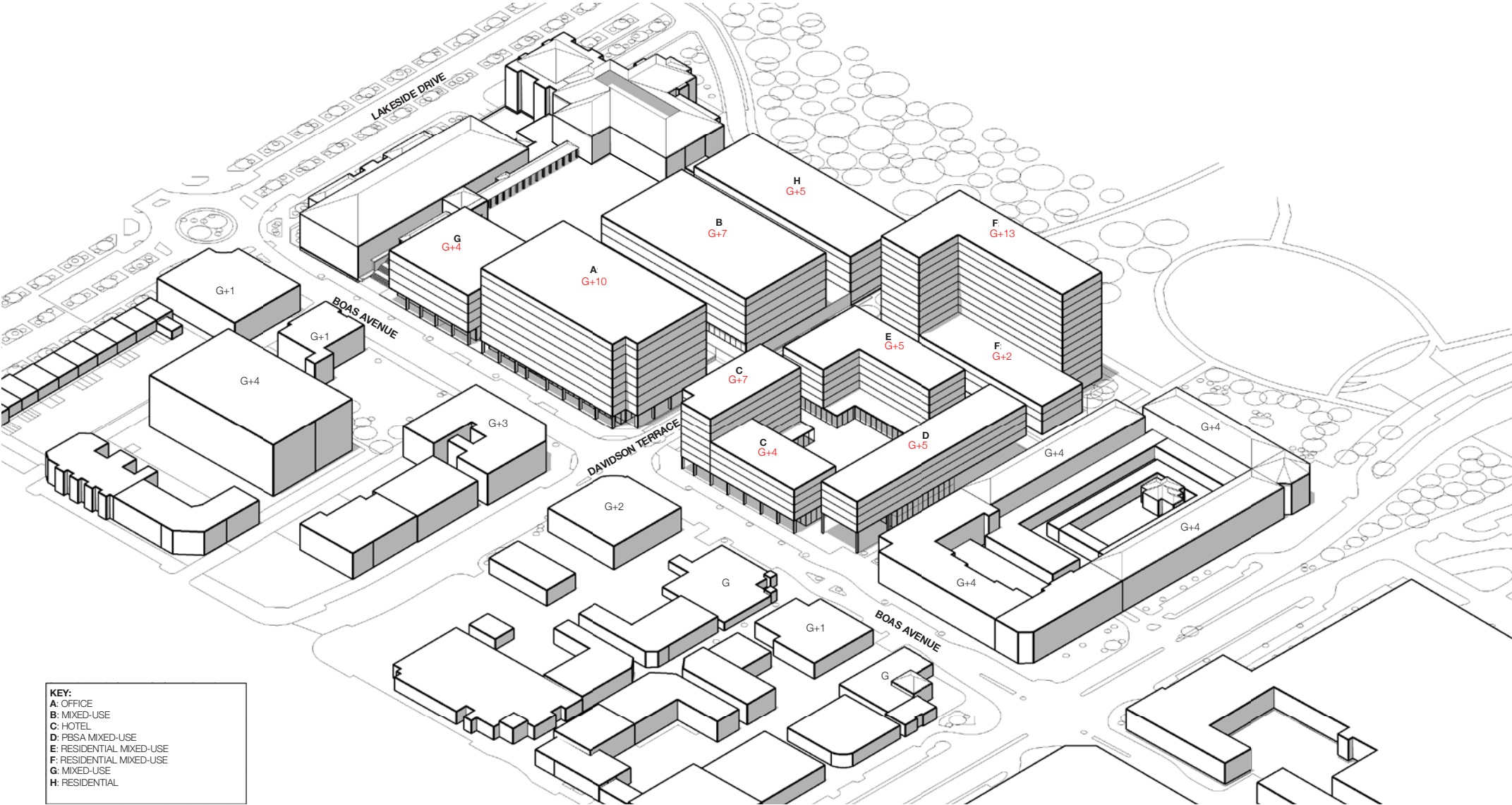
AMENDED CONCEPT PLAN

CONCEPT PLAN OPTION 4B (INCORPORATING AMENDMENTS)



AMENDED CONCEPT PLAN

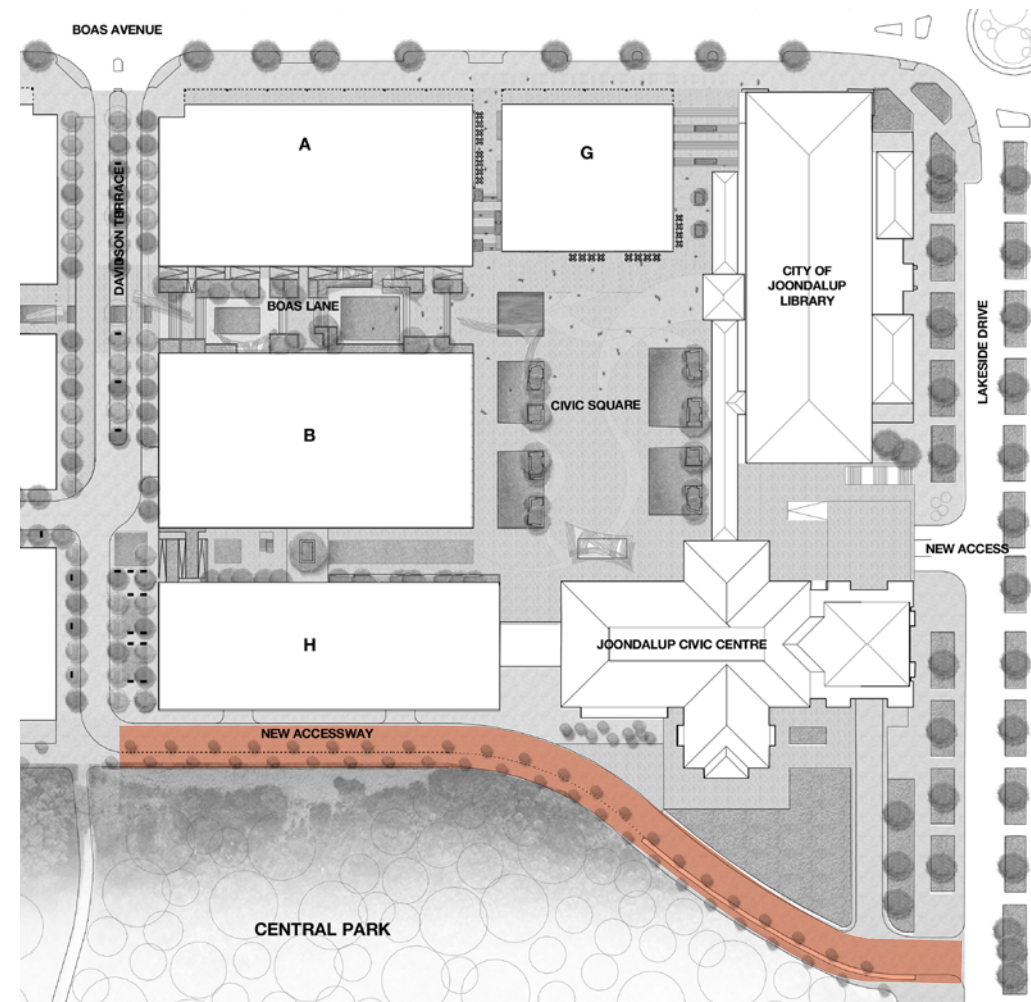
CONCEPT PLAN OPTION 4B (INCORPORATING AMENDMENTS)



AMENDED CONCEPT PLAN

NEW ACCESSWAY LANDSCAPE TREATMENT

- Make east-west connection
- Pedestrian priority environment and low speed traffic
- Landscaping to reflect adjacent bushland



AMENDED CONCEPT PLAN

NEW ACCESSWAY TRANSPORT ASSESSMENT (BY ARUP)

No.	Option	Potential Peak Volumes (Based on TOD trip gen rates)		Traffic Impact	Public Realm	Future Proofing	Additional Commentary
		Via Shared Space (Davidson Terrace)	Via Southern Connection Road				
1	Build Southern Connection Road	318	253	Traffic is dispersed between two access points, allowing better operations and resiliency/ connectivity for the precinct. Improved operations at either access point during peak periods.	Potentially less traffic through the Davidson Terrace Shared Space.	Southern Connection could be staged, allowing the road to be triggered once Block's F and H are built.	Provides a street address for Lot F and Lot H and allows frontage onto Central Park.
					Creates building frontage via road onto Park Space for Block's H and F	Improved Level of Service during future peak periods (at full built-out)	Greater cost involved with building the road. Potential environmental impacts
3	Do Not Build Southern Connection Road	571	0	Traffic will be concentrated along Davidson Terrace Road	Potentially greater traffic along Davidson Terrace, severing the two public squares realms proposed	At full built-out access to Block's F and H would likely be poor	Minimise vehicle roadway and space within the precinct
				Potential upgrade of the Davidson Terrace/ Boas Avenue Intersection due to traffic congestion	Allows for direct pedestrian access between the southern lots and the Park.	Poor connectivity and resiliency of the development and internal network	Cost Saving with not building the Southern Connection
2	Partially Build Southern Connection Road	374	197	Potentially allow access to Building Block H only, limiting traffic access along the Southern Connection Road	Potentially less traffic through the Davidson Terrace Shared Space.	Southern Connection could be staged, allowing the road to be triggered once Block's F and H and built.	Could potentially build the road for one way access (inbound), resulting in a narrower road width being required and hence reduce construction costs.
				Would relieve some of the traffic at the Davidson Terrace Access	Road could potentially be narrowed, given the limited access, allowing greater space for the Pedestrians		Potential environmental impacts

- Good

- Moderate

- Poor

AMENDED CONCEPT PLAN

CONCEPT PLAN OPTION 4B (INCORPORATING AMENDMENTS)

