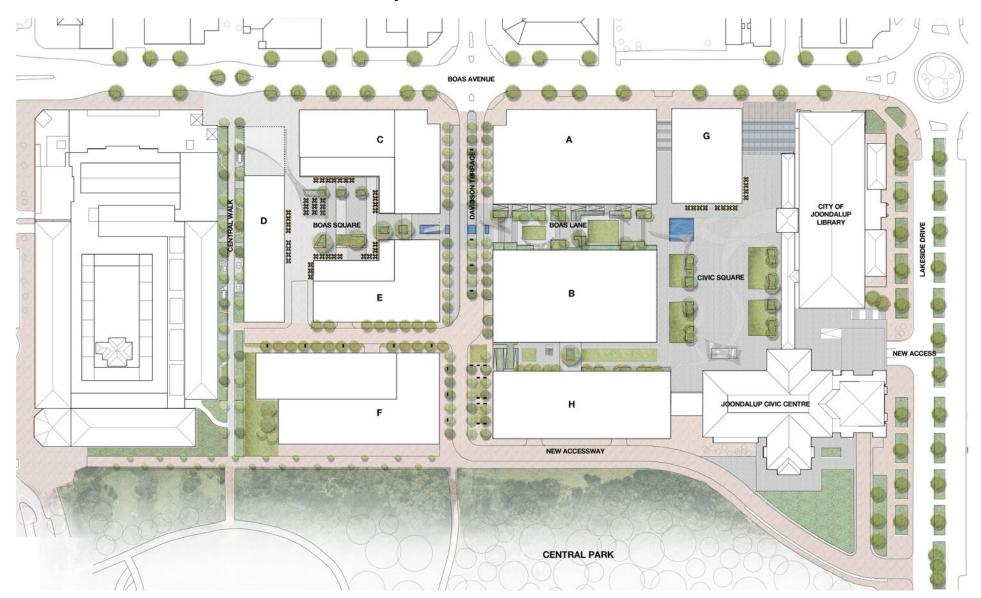


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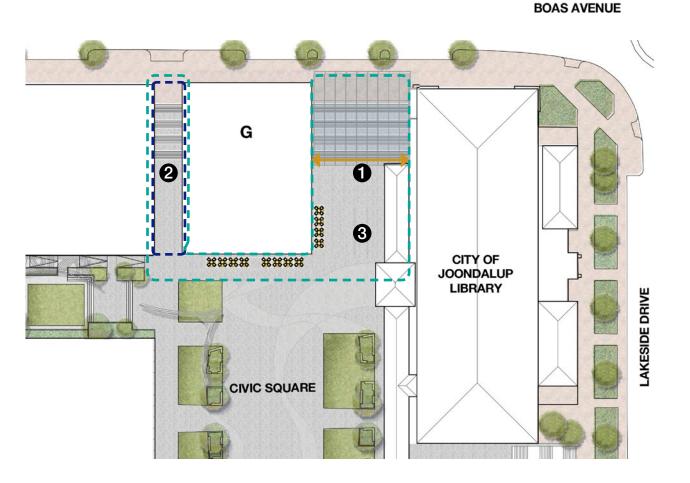


## **CONCEPT PLAN OPTION 4A** (INCORPORATING BLOCK G OPTION C) - December 2016



# **CONCEPT PLAN - DECEMBER 2016 POINTS OF RESOLUTION**

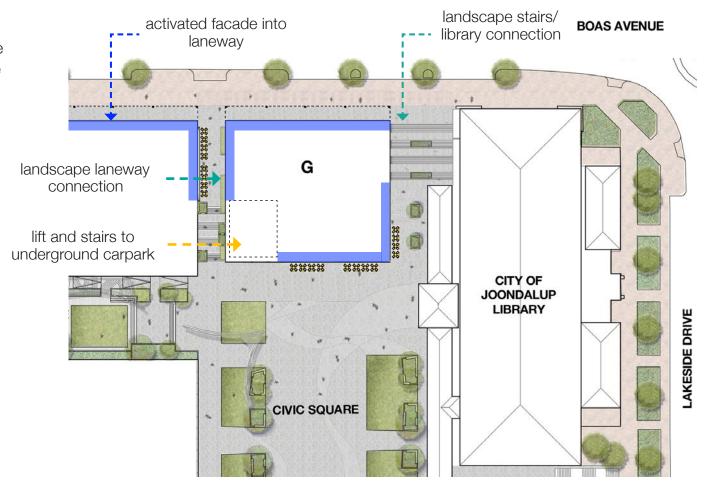
- 1. Width / proximity to library
- 2. Width / quality of laneway
- 3. Landscape design



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#### **DEVELOPMENT RESPONSE**

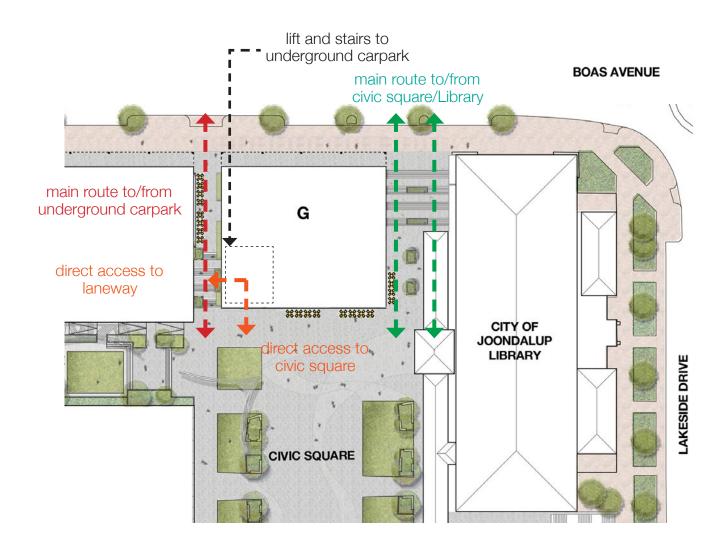
- Laneway retained at 6m width
- Block G shortened by 3 meters to increase visibility of lane entrance from Civic Square
- Width of east steps reduced to 15m width



JOONDALUP CITY CENTRE DEVELOPMENT 4 WOODSBAGOT.COM

#### **DEVELOPMENT RESPONSE**

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

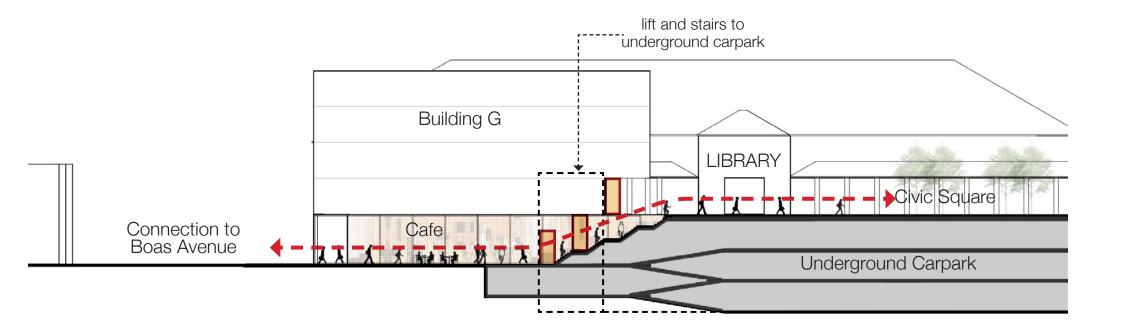


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JOONDALUP CITY CENTRE DEVELOPMENT 5

#### **ACTIVATING THE LANEWAY**

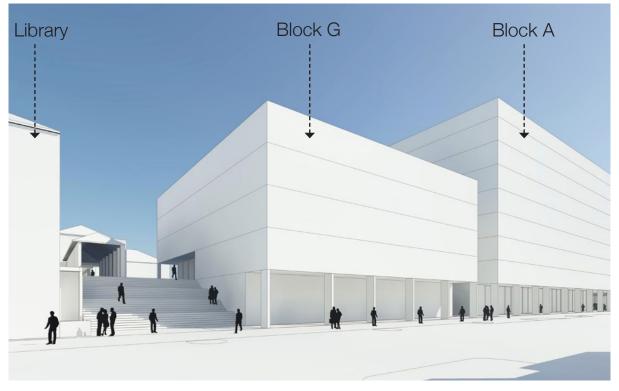
- Activate laneway using carpark pedestrian link
- Utilise car park lifts for public accessible route to Civic Square
- Improve visual connection to Civic Square viewed from Boas Avenue



#### **ILLUSTRATIVE VIEW FROM BOAS AVENUE**



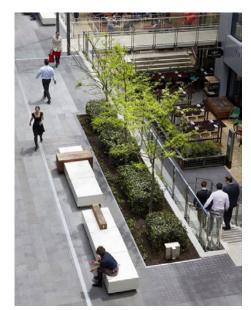




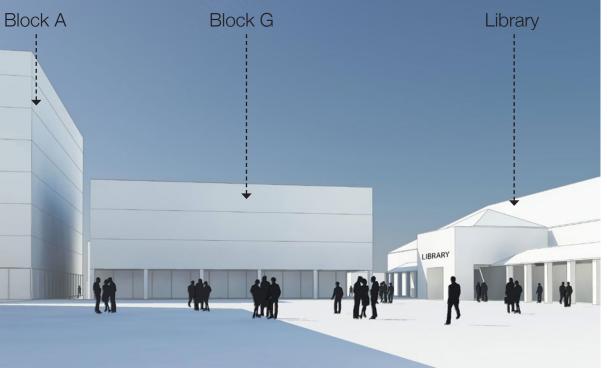




# **ILLUSTRATIVE VIEW FROM CIVIC SQUARE (LOOKING NORTH)**





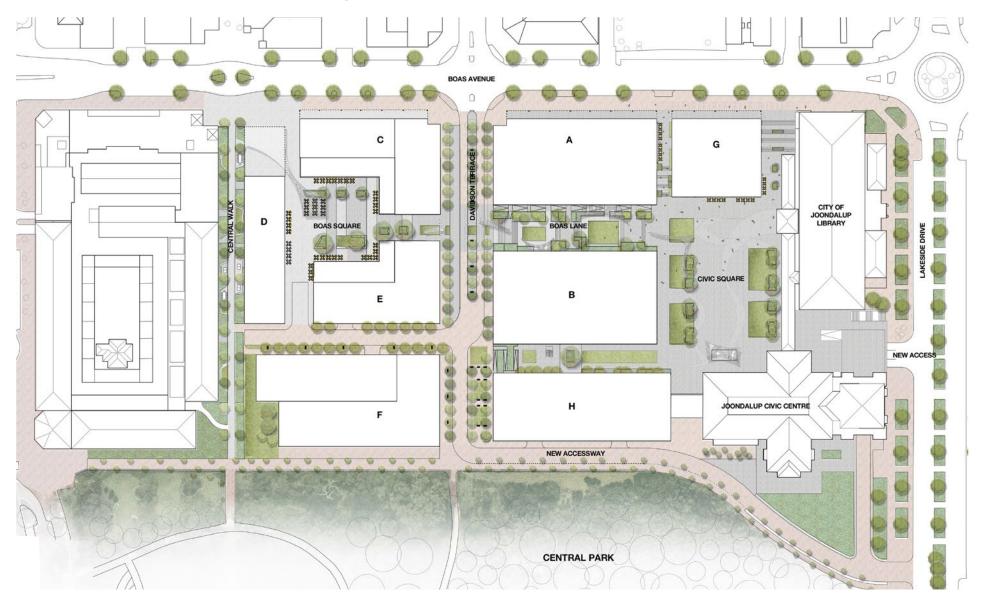




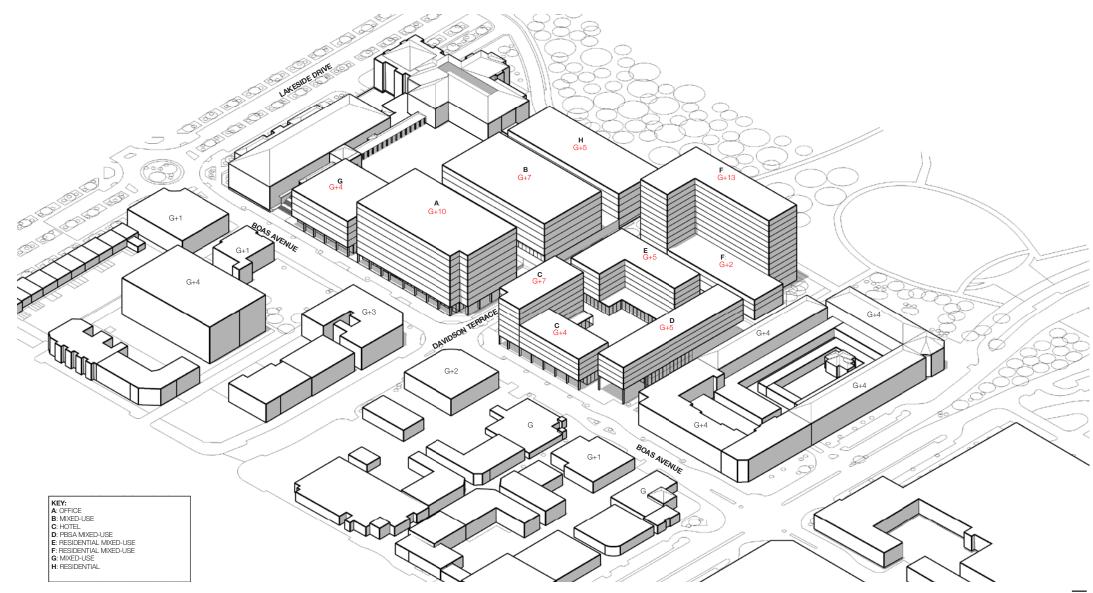




## **CONCEPT PLAN OPTION 4B** (INCORPORATING AMENDMENTS)



# **CONCEPT PLAN OPTION 4B** (INCORPORATING AMENDMENTS)



#### **NEW ACCESSWAY LANDSCAPE TREATMENT**

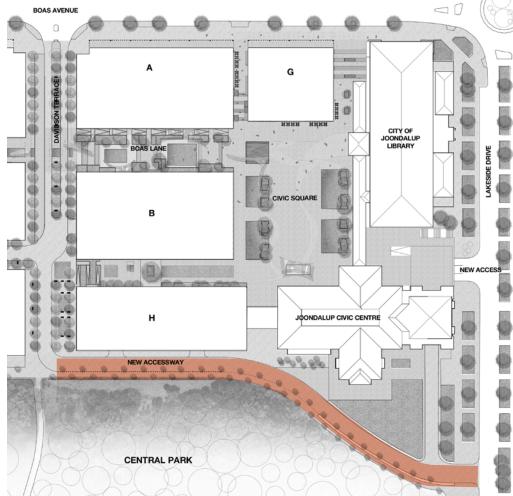
- Make east-west connection
- Pedestrian priority environment and low speed traffic
- Landscaping to reflect adjacent bushland











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JOONDALUP CITY CENTRE DEVELOPMENT: 11

# **NEW ACCESSWAY TRANSPORT ASSESSMENT (BY ARUP)**

No.	Option	Potential Peak Volumes (Based on TOD trip gen rates)					
		Via Shared Space (Davidson Terrace)	Via Southern Connection Road	Traffic Impact	Public Realm	Future Proofing	Additional Commentary
1	Build Southern Connection Road	318	253	Traffic is dispersed between two access points, allowing better operations and resiliency/ connectivity for the precinct.	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.
				Improved operations at either access point during peak periods.	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  Potential upgrade of the Davidson Terrace/ Boas Avenue Intersection due to traffic congestion	Potentially greater traffic along Davidson Terrace, severing the two public squares realms proposed Allows for direct pedestrian access between the southern lots and the Park.	At full built-out access to Block's F and H would likely be poor  Poor connectivity and resiliency of the development and internal network	Minimise vehicle roadway and space within the precinct  Cost Saving with not building the Southern Connection
2	Partially Build Southern Connection Road	374	197 - Moder	Potentially allow access to Building Block H only, limiting traffic access along the Southern Connection Road  Would relieve some of the	Potentially less traffic through the Davidson Terrace Shared Space.  Road could potentially be	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.
				traffic at the Davidson Terrace Access	narrowed, given the limited access, allowing greater space for the Pedestrians		Potential environmental impacts

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JOONDALUP CITY CENTRE DEVELOPMENT: 12

## **CONCEPT PLAN OPTION 4B** (INCORPORATING AMENDMENTS)

