

CITY OF BELMONT

Activity Centre Planning Strategy - Francisco Street





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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested.

Francisco Street

The Francisco Street Local Centre is located on the corner of Francisco Street and Acton Avenue in Rivervale. The Centre is comprised of five lots which vary in size between 210m² and 228m². The lots are currently zoned 'Commercial' under the City's Local Planning Scheme No.15 and accommodate a printing shop (previously a corner store).

Francisco Street Local Centre is not currently operating as a desirable or typical local centre, as it does not provide for the day-to-day needs of surrounding residents. Despite this, it is appropriate to maintain the site as a Local Centre and encourage redevelopment and/or land uses that meet the day to day needs of the local community.

This section of the Activity Centre Planning Strategy (the Strategy) outlines the opportunities for Francisco Street Local Centre, with recommendations on zoning, residential density, movement and place.



Figure 1: Francisco Street Locality Map

I. Centre Context

Land within the Centre is zoned 'Commercial' under Local Planning Scheme No. 15 (LPS 15), with no associated residential density coding. Surrounding land is zoned 'Residential' with a residential density code of R20.

Land surrounding the Centre is predominantly characterised by single houses with a small number of grouped dwellings. Tranby Primary School is also located at 99 Acton Avenue, 130m to the south east.

The immediate catchment area of the Francisco Local Centre can be defined broadly by dwellings within a 200m walkable radius (as shown in Figure 2). The catchment is likely to extend beyond this however due to the printing service offered on-site.



Figure 2: Francisco Street Catchment

Francisco Street Local Centre Boundary and Zoning

Francisco Street Local Centre is defined by the area zoned 'Commercial' as shown in Figure 3. The WAPC'S Land use and Employment Survey Data indicated that in 2016, the Francisco Street Local Centre accommodated approximately 697m² of commercial floor space. The RNA prepared to inform this ACPs suggests that it is unlikely, but possible that retail land uses will establish within this area. Despite this, the City considers that the site could be used for a range of other land uses typical of local centres. To facilitate these uses, it is appropriate to retain the subject land as a Local Centre.

The Western Australian Planning Commission is proposing to replace the 'Commercial' zone with centre zones to reflect the centre hierarchy included in State Planning Policy 4.2. Therefore, it may be appropriate for land within the Centre to be zoned 'Local Centre' through the preparation of a new local planning scheme.

Action 1.1

Investigate whether it is appropriate to apply a 'Local Centre' zoning through the preparation of a new Local Planning Scheme.

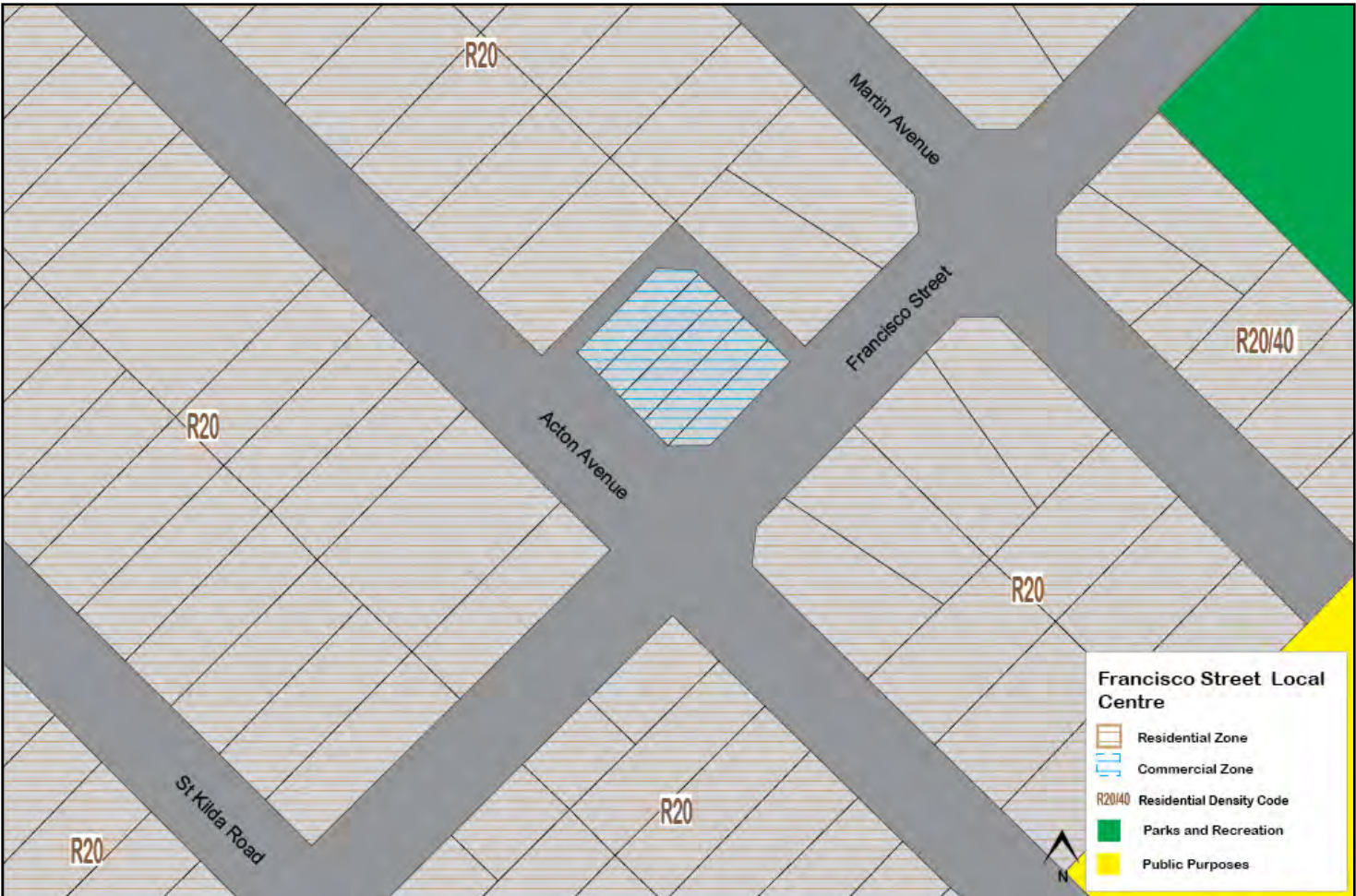


Figure 3: Francisco Street Local Centre Zoning

Residential Density within the Centre

Land within the Centre does not currently have an allocated residential density coding. There is also currently no residential development within the Centre. During community consultation, respondents outlined a desire for a mix of commercial and residential land uses within Centres, through the provision of apartment style development being located above retail/commercial tenancies on the ground floor.

A residential density coding should be applied to land within the Centre to facilitate a mix of residential and retail/commercial land uses whilst promoting economic sustainability.

In this regard, it may be appropriate that a residential density code of R60 is applied to land within the Centre (as shown in Figure 4).

The residential density coding of R60 is considered appropriate to deliver good quality medium density development within the Centre at an appropriate scale for the locality. Development would be limited to a maximum of three storey's, a front setback of 2m, and side and rear setbacks of 3m.

The provision of residential dwellings above commercial tenancies will generate activity, increase population, contribute to better passive surveillance and has the potential to incentivise redevelopment of the Francisco Street Local Centre.

To ensure that residential development does not occur in a manner that erodes the intent of the Local Centre in providing convenience services to the community, the City should investigate appropriate controls to be introduced within the local planning framework. This may include limiting residential development on ground floors and providing a commercial component in any redevelopment proposal.

Whilst commercial and residential land uses are able to be considered compatible, it is still important to achieve an appropriate interface between the two forms of development. It is recommended such provisions be investigated through the preparation of a new Local Planning Scheme.

Action 1.2

Investigate whether it is appropriate to introduce a residential density code of R60 over land within the Francisco Street Local Centre through the preparation of a new local planning scheme.

Action 1.3

As part of the preparation of a new local planning scheme, investigate provisions to ensure that an appropriate interface is achieved between commercial and residential development.

Action 1.4

Investigate the appropriate land use control mechanisms to ensure that residential development does not erode the provision of convenience services to the local community.

Zoning and Residential Density Surrounding the Centre

Land surrounding the Centre is zoned 'Residential' with an associated residential density coding of R20. This land is predominantly characterised by 'Single Houses' with a small number of grouped dwellings. To date there has been very limited redevelopment undertaken

As part of the preparation of the Local Housing Strategy, the existing zoning and density coding of land surrounding the Centre will be reviewed.

Action 1.5

Review the zoning and density coding of land surrounding the Francisco Street Local Centre through the preparation of the City's Local Housing Strategy.



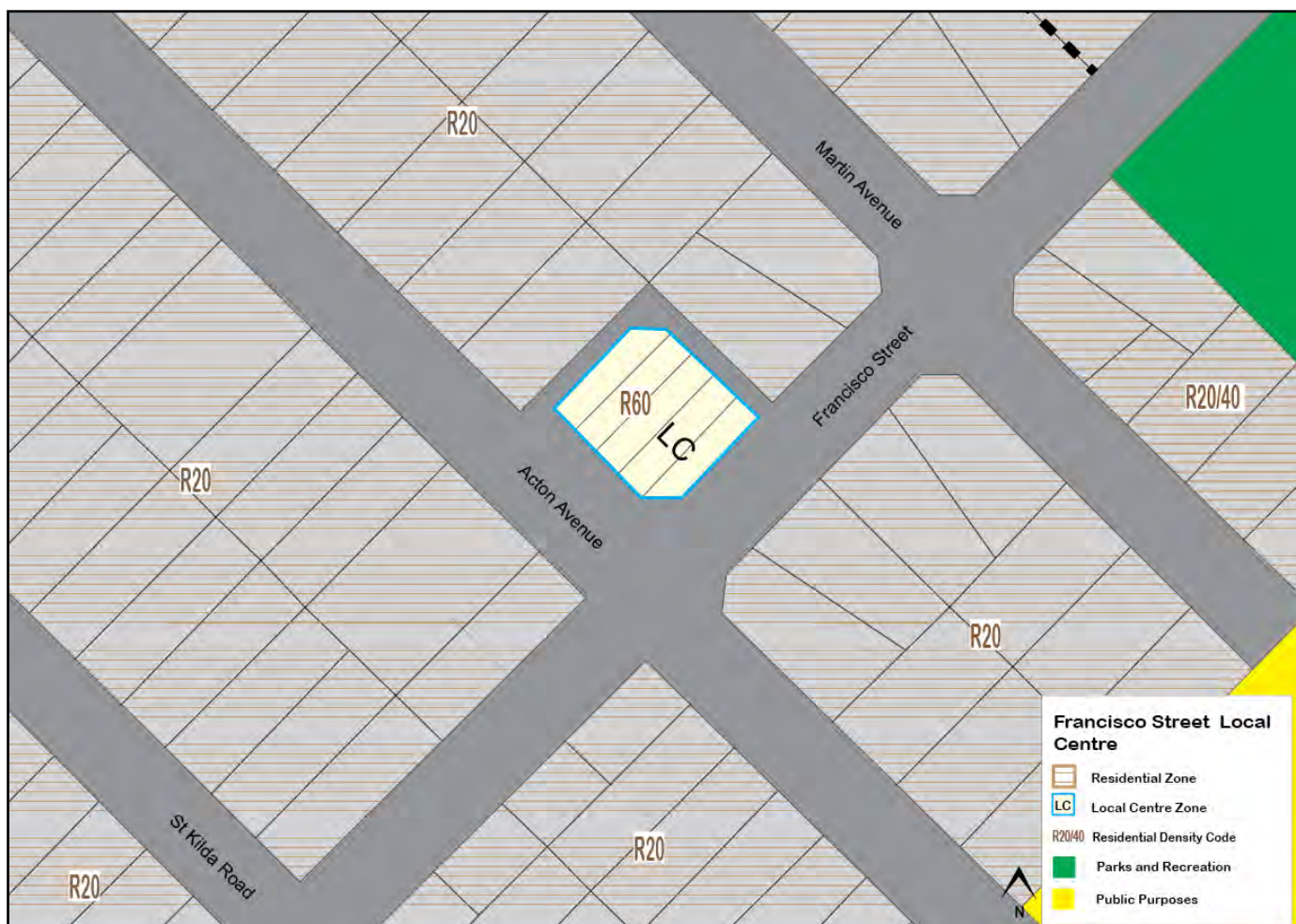


Figure 4: Proposed Zoning Investigations

Land Tenure

Buildings within the Centre are located on 81, 83, 85, 87 and 89 Acton Avenue. As a result of the wide road reserve which a portion of the parking area is contained within (see Figure 5), the built form is significantly setback from Acton Avenue. As a result, it will be difficult for future development to achieve buildings that address the street. Therefore, the City should investigate options to reconfigure the road reserve to facilitate an improved interface between development and the public realm.

A laneway also exists adjacent to the side lot boundaries. This piece of land is in private ownership however the details of the landowner are unknown (further investigation required).

The City should explore the possibility of the laneway being consolidated into 81 - 89 Acton Avenue. This will ensure that any future redevelopment is able to effectively utilise all land within the Centre.

Action 1.6

Investigate closure and disposal of a portion of the Acton Avenue Road Reserve adjacent to the Francisco Street Local Centre.

Action 1.7

Investigate current ownership details of the laneway and whether this land can be consolidated into 81-89 Acton Avenue.

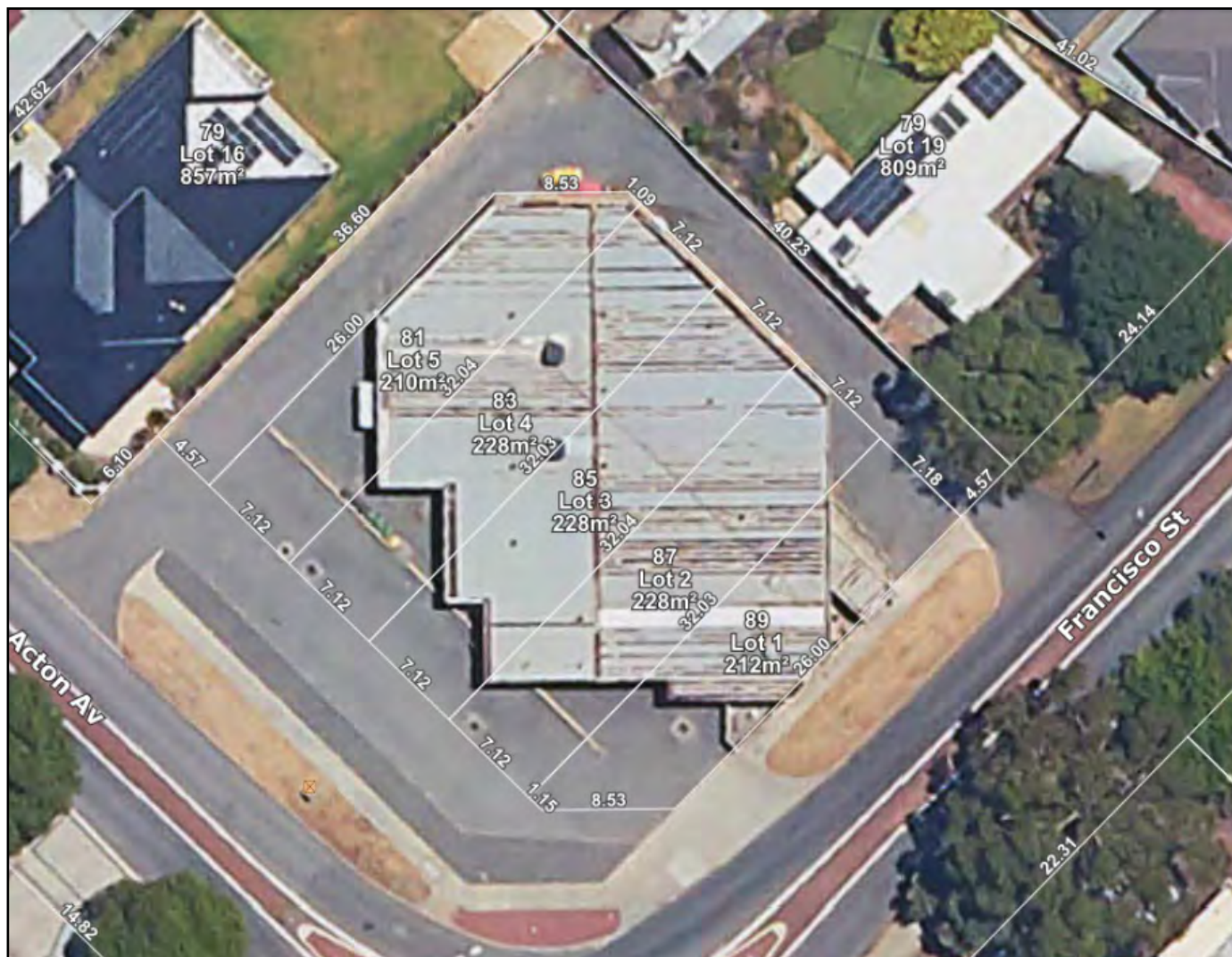


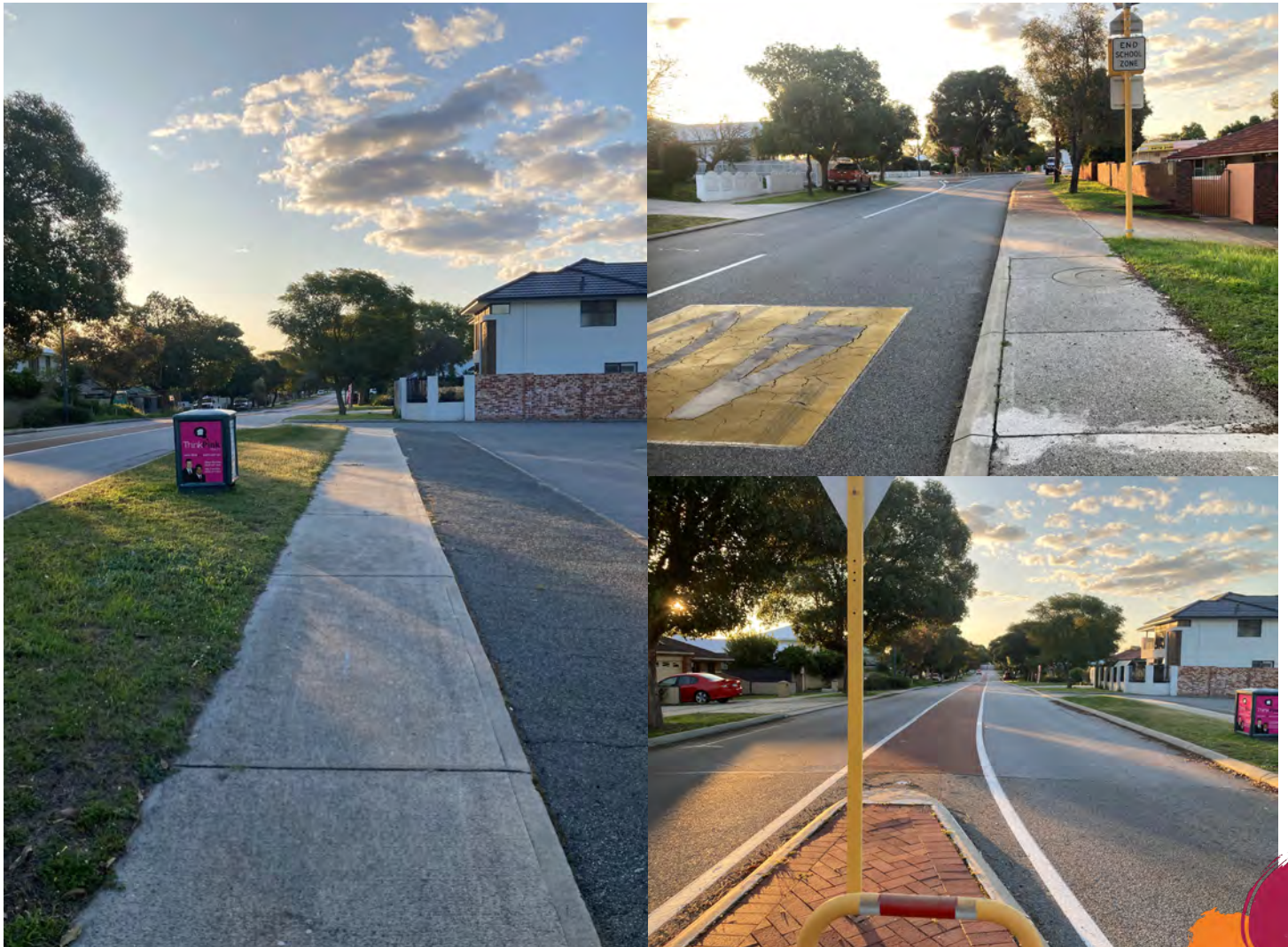
Figure 5: Cadastre Aerial Photograph

2. Movement

The Francisco Street Local Centre is accessible by all modes of transport apart from train and bus; however the most convenient remains the private vehicle. Access to and from the Local Centre is supported by a legible road network and abundant of on-site parking, making travel by private vehicles highly attractive.

Footpaths connecting the surrounding residential areas to the Local Centre facilitate walking as an option. Cycling to and from the Centre is not specifically promoted through on-street cycle lanes or bicycle parking facilities. With regard to public transport, the closest bus stop is located approximately 500m to the north east along Belmont Avenue.

State Planning Policy 4.2 – Activity Centres (SPP 4.2) outlines the importance of supporting the use of public transport, cycling and walking to access activity centres whilst maintaining access for cars and freight vehicles. This section of the Strategy will analyse existing access to the Centre and look at ways this can be improved. While it is expected that the current land use (printing shop) would only attract a very small number of pedestrians, improving access by active modes of transport would benefit any future commercial or residential land uses within the Local Centre.



Pedestrian and Cycling Connections and Priority

While footpaths on at least one side of the surrounding streets provide access to the Centre for pedestrians, the current business doesn't provide a high level of convenience or services that would attract people to walk to the Centre or spend time within it. While this is the case, active modes of transport should still be prioritised and promoted within the locality to support future convenience and residential land uses establishing within the Francisco Street Local Centre.

While crossing points are provided at the roundabout of Acton Avenue and Francisco Street, the pedestrian priority of these crossing points is limited. In addition, while a central median exists along both roads, this area isn't raised and provides very little refuge. The lack of shelter and shade along the pedestrian paths also creates a relatively unattractive environment for pedestrians.

Limited priority is also given to cyclists with no current cycling lanes within or surrounding the centre. While this is the case, it is considered that the suggested modifications to the road environment will slow cars and create a safer cycling environment.

SPP 4.2 recommends that pedestrians and cyclists be prioritised within activity centres. Several opportunities exist to increase pedestrian and cyclist

priority within key areas of the Centre including the following as visualised by Figure 6:

- Provide dedicated pedestrian crossing points along new raised medians on Acton Avenue and Francisco Street.
- Undertake a review of street trees within 400m of the Centre and program replanting for species that establish shade canopies.
- Implement a 40km/h speed limit on Francisco Street and Acton Avenue to create a safer pedestrian orientated centre.
- Investigate whether it is appropriate to extend footpaths either side of Acton Avenue and Francisco Street.

Action 2.1

Investigate improvements to pedestrian and cyclist priority within the Francisco Street Local Centre.

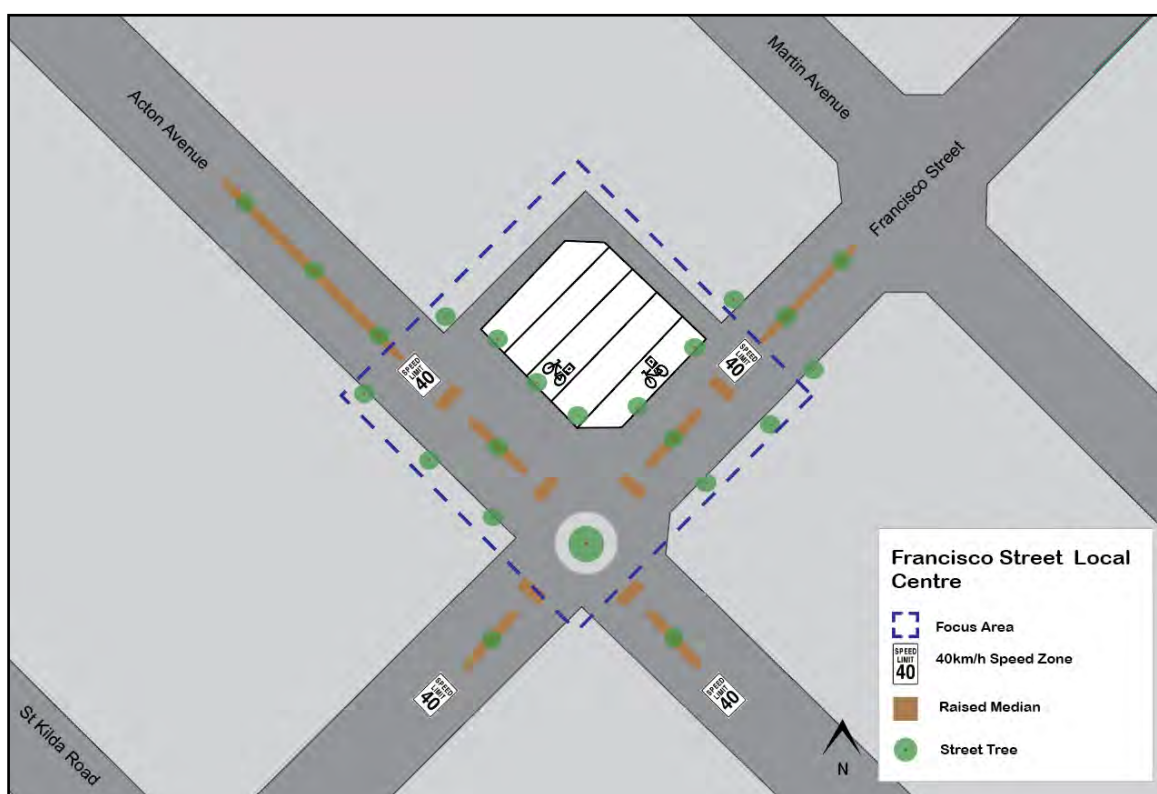


Figure 6: Pedestrian and Cyclist Infrastructure

Wayfinding

Wayfinding measures provide directional assistance for pedestrians and cyclists on locating points of interest, in this case Francisco Street Local Centre. While driving to an activity centre is fairly well defined by the road network itself, it is more difficult to find the easiest and safest walking and cycling route.

Wayfinding signage and maps clearly define these walking and cycling routes. This creates a more viable of transport.

It is recommended that detailed planning be undertaken to identify appropriate locations for directional boards, signage and maps within the 200m walkable catchment of the Centre.

Action 2.2

Investigate the implementation of wayfinding measures at various locations within 200 metres of Francisco Street Local Centre.



Public Transport

Unlike other local centres in the City of Belmont, Francisco Street Local Centre is not directly serviced by a bus route. The nearest bus stop is located approximately 500m to the north east along Belmont Avenue.

While the current land use is unlikely to generate the need for a bus stop, future land uses may benefit from access to public transport. Therefore, the City should engage with the Public Transport Authority to obtain support for a bus stop to be located within the Francisco Street Local Centre.

The uptake of public transport can be supported by travel behaviour programs which are designed to inform the general public about their transport options. A greater level of education may result in the future centre users combining walking, cycling and public transport usage as an alternative to using a private vehicle.

Action 2.3

Liaise with the Public Transport Authority to obtain support for a bus stop to be located within the Francisco Street Local Centre.

Action 2.4

Implement travel behaviour programs to encourage an increase in bus patronage to reduce car usage.



Private Vehicles and Road Network

The Francisco Street Local Centre is orientated to address the corner of Francisco Street and Acton Avenue. Vehicular access to the Centre is available via crossovers from either street frontage.

While the intent of contemporary activity centre planning (as mentioned in SPP 4.2) is to prioritise the use of alternative modes of transport, private vehicles still have a significant role facilitating access to activity centre. Given this, the road network should be designed to prioritise pedestrian and cyclists, whilst balancing the provision of private vehicle access.

Potential changes to the road network include providing dedicated pedestrian crossing points on Francisco Street and Acton Avenue within a new raised median, planting of additional trees within the road reserve and parking areas, and implementing a 40km/h speed limit within the Centre. These measures will provide for the Centre to be accessed by private vehicles while also promoting the prioritisation of alternative modes of transport.

Action 2.5
Investigate and implement appropriate road network modifications to prioritise active modes of transport.

Car Parking

Car parking within Francisco Street Local Centre consists of a private car parking area accessible from both Acton Avenue and Francisco Street.

Local Planning Scheme No. 15 provides parking standards for various land uses and sets out circumstances in which variations to parking requirements can be considered as follows:

- Approval of the development would be appropriate having regard to the Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations); and
- The non-compliance will not have an adverse effect on the locality.

The Department of Planning Lands and Heritage recently made a number of modifications to the planning system. The intent of these modifications is to streamline development approval processes and subsequently identified car parking provi-

sion within activity centres as an area of reform.

Recent amendments to the Regulations have detailed instances where a parking assessment is not needed. These include:

- Where a development approval is not required; or
- Where a shortfall has been granted through a previous development approval.

The amended Regulations also make provision for Local Government to impose a condition requiring a landowner to make a payment-in-lieu of satisfying the applicable minimum on-site parking requirement.

This is subject to a payment-in-lieu of parking plan being in effect. This plan is required to set out the purposes for which money paid in accordance with any development approval condition imposed by the local government will be applied.

Through the preparation of a new Local Planning Scheme, an appropriate car parking standard for land uses in Francisco Street Local Centre should be explored. The City should also investigate the appropriateness of preparing a payment-in-lieu of parking plan for the Centre. Such a plan could look at providing parking bays within the road reserve should the need for these arise.

The determination of a future private car parking requirement for the Centre should take into consideration the effectiveness of the existing parking arrangement, and contemporary planning principles contained within SPP 4.2 which seek to reduce the potential for over supply of car parking within activity centres and prioritise alternative transport modes.

Action 2.6
Investigate an appropriate car parking standard for land uses within the Francisco Street Local Centre.

Action 2.7
Investigate the preparation of a payment-in-lieu of parking plan within and surrounding the Francisco Street Local Centre.

3. Place

Local centres have an important role to play in the overall social fabric of the community. Despite this, the current land use doesn't provide any convenience services to the local community.

The built form is relatively unattractive and results in limited street activation. The street frontage is dominated by a large expanse of car parking, and windows are either covered in advertising or shutters. In addition, there is a lack of landscaping within the local centre and along the road reserves. Therefore, there is scope for improvement to activate the Francisco Street Local Centre as detailed in the following sections of this Strategy.



Land Use Permissibility

Francisco Street Local Centre is currently zoned 'Commercial' under LPS15. Recent amendments to the Regulations have introduced exemptions for the land uses included in Table 1, provided that they are classed with a 'D' use class permissibility within the City's Zoning Table.

The Regulations amendments provide an opportunity for activity centres to more flexibly adapt to market conditions, facilitating their ongoing sustainability. The exemptions are subject to conditions to ensure that land uses do not impact on surrounding residential zoned land.

It may be appropriate to retain the 'D' use class permissibility for typical activity centre land uses listed in SPP4.2. Given the Western Australian Planning Commission is proposing to replace the 'Commercial' zone with centre zones, it may be appropriate to zone land within the centre 'Local Centre'. It is likely that the exemptions listed in Table 1 will also be extended to apply to the 'Local and Neighbourhood Centre' zones.

Action 3.1

Investigate whether it is appropriate to apply a 'D' permissibility for typical activity centre land uses listed within SPP 4.2 through the preparation of a new local planning scheme.

Land Use	Zones	Conditions
Small Bar	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> Located within Metropolitan or Peel Region Scheme Does not directly adjoin residential zone
Recreation - Private	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> Within metropolitan region NLA no more than 300sqm No more than 60% of ground floor glazing obscured
Shop	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> NLA no more than 300sqm
Restaurant/ Cafe	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> NLA no more than 300sqm
Convenience Store	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> Not used for the sale of petroleum products
Consulting Rooms	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> No more than 60% of ground floor glazing obscured
Office	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> Not located on the ground floor
Liquor Store - Small	Commercial, Centre or Mixed Use	<ul style="list-style-type: none"> Located within Metropolitan or Peel Region Scheme

Table 1

Street Activation

Both adjoining street frontages suffer from a lack of street activation. The limited activation is impacted by the relatively inactive land use currently operating from the site which doesn't provide convenience goods or services that attract passing trade by pedestrians or cyclists.

In addition, the built form of the centre is dominated by vehicle parking fronting Acton Avenue and large blank facades along both street frontages. Where openings are present, these generally don't provide any outlook onto the street. Therefore, any future development within the Francisco Street Local Centre should be focused on activating the street, with car parking sleeved to the rear of buildings, minimal to nil street setbacks, continuous weather protection, and maximised clear glazing. These design elements will allow for an attractive local centre to be established.

The public realm surrounding Francisco Street Local Centre is relatively unattractive and underutilised. Both frontages to Acton Avenue and Francisco Street are dominated by hard infrastructure, consisting of cement footpaths and limited landscaping. Therefore, the City should investigate public realm improvements for Francisco Street Local Centre. Opportunities include additional street tree planting and landscaping adjacent to the road reserves.

Action 3.2
Encourage existing and future development within the Centre to provide for surveillance between buildings and public spaces.

Action 3.3
Investigate public realm improvements including the planting of street trees fronting Acton Avenue and Francisco Street.



Public Art

Public art is a vital part of the public realm as it assists in developing a sense of place with the local community and increases the overall attractiveness of a centre to customers. Despite this, there is currently no public art located within the Francisco Street Local Centre.

The City currently requires public art to be provided by developers where a proposal is located within a designated area under Local Planning Policy No. 11 - Public Art Contribution, and has a development cost greater than \$4.5 million. As the Centre is not currently recognised within this Policy, it should be amended to include land within the Centre.

There are opportunities for the City to improve the public realm of the Centre through the provision of public art projects. Such opportunities include the large number of blank wall surfaces.

Future funding mechanisms for public art within Francisco Street Local Centre should also be investigated. It is likely that the existing threshold amount of \$4.5 million prescribed by Local Planning Policy No. 11 is unlikely to deliver public art within the centre as most development would have a lower construction cost. Given this, the City should investigate lowering the threshold.

Furthermore, due to land fragmentation, it is recommended that provisions requiring a cash in lieu payment be investigated in order to facilitate holistic public art outcomes.

Action 3.4
Investigate opportunities for public art to be located within Francisco Street Local Centre.

Action 3.5
Investigate suitable funding mechanisms for the provision of public art and amend Local Planning Policy No. 11 to include land within the Centre.

Community Events

The large underutilised parking area fronting Acton Avenue provides an excellent opportunity to engage with the local community through periodic events. The opportunity exists for the City to liaise with the landowner to obtain support for community events within the car parking area. Community events would require minimal infrastructure from the City and could include markets, food trucks, or public art galleries. These events could assist in activating the relatively underutilised site and contributing to a sense of place within the local community.

Action 3.6

Encourage relevant stakeholders to undertake community events within vacant areas of the Francisco Street Local Centre.





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CITY OF BELMONT









Francisco Street

Actions












Actions & Implementation

Francisco Street

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Context						
1.1	Investigate whether it is appropriate to apply a 'Local Centre' zoning through the preparation of a new Local Planning Scheme.	Part 2 Francisco Street Local Centre Boundary and Zoning Page 5	 1.2-1.4  5.7	Planning and Development (Local Planning Schemes) Regulations 2015 State Planning Policy 4.2 - Activity Centres	Short	Planning
1.2	Investigate whether it is appropriate to introduce a residential density code of R60 over land within the Francisco Street Local Centre through the preparation of a new local planning scheme.	Part 2 Residential Density within the Centre Page 6	 1.2-1.3  5.4 5.7	State Planning Policy 7.3 - Residential Design Codes: Volume 2 - Apartments State Planning Policy 4.2 - Activity Centres Perth and Peel@3.5 Million	Short	Planning
1.3	As part of the preparation of a new local planning scheme, investigate provisions to ensure that an appropriate interface is achieved between commercial and residential development.	Part 2 Residential Density within the Centre Page 6	 1.2-1.3  5.4 5.7	State Planning Policy 4.2 - Activity Centres	Short	Planning
1.4	Investigation the appropriate land use control mechanisms to ensure that residential development does not erode the provision of convenience services to the local community.	Part 2 Residential Density within the Centre Page 6	 1.2 1.3 1.4  5.7	State Planning Policy 4.2 - Activity Centres	Short	Planning









Actions & Implementation

Francisco Street

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Context						
1.5	Review the zoning and density coding of land surrounding the Francisco Street Local Centre through the preparation of the City's Local Housing Strategy.	Part 2 Zoning and Residential Density Surrounding the Centre Page 6	 1.3-1.4  5.4	State Planning Policy 4.2 - Activity Centres Perth and Peel@ 3.5 Million	As part of Local Housing Strategy	Planning
1.6	Investigate closure and disposal of a portion of the Acton Avenue Road Reserve adjacent to the Francisco Street Local Centre.	Part 2 Land Tenure Page 7	 1.2  2.2  5.7	State Planning Policy 4.2 - Activity Centres	Medium-Long	City Property Infrastructure Services Planning
1.7	Investigate current ownership details of the laneway and whether this land can be consolidated into 81-89 Acton Avenue.	Part 2 Land Tenure Page 7	 1.2  2.2  5.1  5.7	State Planning Policy 4.2 - Activity Centres	Medium-Long	City Property Infrastructure Services Planning










Actions & Implementation

Francisco Street

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Movement						
2.1	Investigate improvements to pedestrian and cyclist priority within the Francisco Street Local Centre.	Part 2 Pedestrian and Cycling Connections and Priority Page 10	 1.2 1.5  2.1-2.4	State Planning Policy 4.2 - Activity Centres Streetscape Enhancement Strategy	Medium/Long	Planning Infrastructure Services
2.2	Investigate the implementation of wayfinding measures at various locations within 200 metres of Francisco Street Local Centre.	Part 2 Wayfinding Page 11	 2.1-2.3  5.7	State Planning Policy 4.2 - Activity Centres	Medium/Long	Planning Infrastructure Services
2.3	Liaise with the Public Transport Authority to obtain support for a bus stop to be located within the Francisco Street Local Centre.	Part 2 Public Transport Page 11	 2.2-2.4  5.1 5.7	State Planning Policy 4.2 - Activity Centres	Medium/Long	Planning Infrastructure Services Public Transport Authority
2.4	Implement travel behaviour programs to encourage an increase in bus patronage to reduce car usage.	Part 2 Public Transport Page 11	 2.1  5.7	State Planning Policy 4.2 - Activity Centres Belmont on the Move	Medium/Long	Infrastructure Services










Actions & Implementation

Francisco Street

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Movement						
2.5	Investigate and implement appropriate road network modifications to prioritise active modes of transport.	Part 2 Private Vehicles and Road Network Page 12	 1.2  1.5  2.2-2.4	State Planning Policy 4.2 - Activity Centres	Medium/Long	Planning Infrastructure Services City Projects
2.6	Investigate an appropriate car parking standard for land uses within the Francisco Street Local Centre.	Part 2 Car Parking Page 12	 1.2  1.5  2.2-2.4  5.7	Planning and Development (Local Planning Schemes) Regulations 2015	Medium	Planning Infrastructure Services
2.7	Investigate the preparation of a payment in lieu of parking plan within and surrounding Francisco Street Local Centre.	Part 2 Car Parking Page 12	 2.1-2.2  5.7	Planning and Development (Local Planning Schemes) Regulations 2015	Long	Planning Infrastructure Services






Actions & Implementation

Francisco Street

	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Place						
3.1	Investigate whether it is appropriate to apply a 'D' permissibility for typical activity centre land uses listed within SPP 4.2 through the preparation of a new local planning scheme.	Part 2 Land Use Permissibility Page 14	 1.2-1.4  4.1	State Planning Policy 4.2 - Activity Centres Planning and Development (Local Planning Schemes) Regulations 2015	Short	Planning
3.2	Encourage existing and future development within the Centre to provide for surveillance between buildings and public spaces.	Part 2 Street Activation Page 15	 1.2-1.4  2.2	State Planning Policy 4.2 - Activity Centres	Ongoing	Planning
3.3	Investigate public realm improvements including the planting of street trees fronting Acton Avenue and Francisco Street.	Part 2 Street Activation Page 15	 1.2-1.4  2.2  5.7	State Planning Policy 4.2 - Activity Centres Canopy Plan	Medium/Long	Planning Infrastructure Services
3.4	Investigate opportunities for public art to be located within Francisco Street Local Centre.	Part 2 Street Activation Page 15	 1.2  4.1	Local Planning Policy No. 11 - Public Art	Medium/Ongoing	Planning Culture and Place

Actions & Implementation

Francisco Street

No.	Action	Document Reference	Strategic Community Plan	Relationship to Other Documents	Timing	Responsibility
Place						
3.5	Investigate suitable funding mechanisms for the provision of public art and amend Local Planning Policy No. 11 to include land within the Centre.	Part 2 Public Art Page 15	<div>  1.2  4.1 </div>	Local Planning Policy No. 11 - Public Art Place Making Strategy	Short	Planning
3.6	Encourage relevant stakeholders to undertake community events within vacant areas of the Francisco Street Local Centre.	Part 2 Community Events Page 16	<div>  1.2  4.1  5.1 </div>	Place Making Strategy	Ongoing	Culture and Place