



THE OLD TAXI SITE

reimagined

MT HAWTHORN

Summary of Survey Results

dm|g

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS

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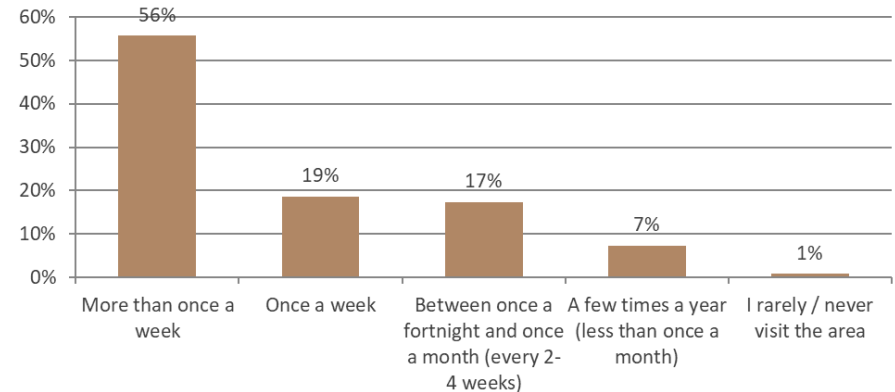
The Local Area

Top words to describe the northern end of Oxford St

WORDS TO DESCRIBE	%
Opportunity	22%
Dull	16%
Developing	14%
Underutilised	14%
Community	11%
Quiet	9%
Busy	8%
Dilapidated	7%
Congestion	6%
Lacking	5%
Vacant	5%
Vibrant	5%

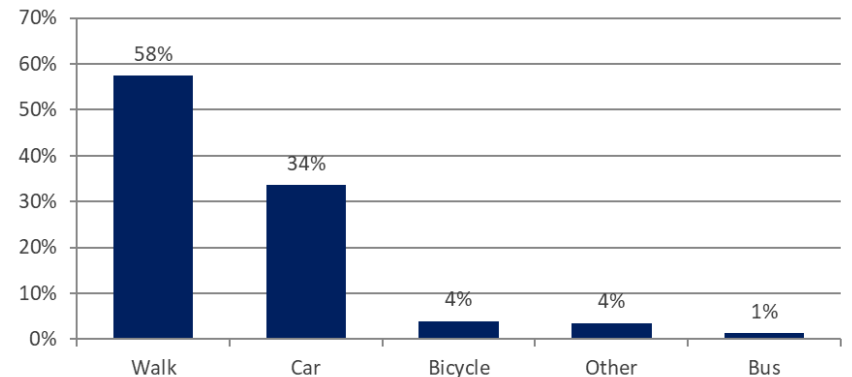
Frequency of visit

Q. How often do you currently visit the northern end of Oxford Street near where the Old Taxi Site is located?



Mode of Transport

Q What is the main method of transport you use to travel to the northern end of Oxford Street where the Old Taxi Site is located?



The Local Area

Reason for visit

Reason for visiting the northern end	%
To get coffee, hot drink, or food	58%
To go shopping (i.e. pet shop, plant shop)	27%
To dine or drink in a restaurant or bar	14%
To visit medical and health services (i.e. physio, dentist)	12%
To have a walk around the area (i.e. walk the dog)	11%
I live and a local in the area	11%
To pass through the area on my way to my destination (i.e. Mt Hawthorn, Scarborough Beach Road, work)	6%
To get personal grooming services (i.e. barber, hairdresser)	5%
To go to work or own business located in the area	4%
To go skating or scooting with my friends	2%
To regularly visit a local business	1%

Base =All Respondents answering Q4 (N=222)

What would encourage more frequent visits

Things that can encourage visiting the site	%
If there are more dining and drinking venues (i.e. cafes, restaurants, bars)	34%
If there are more shopping and retail options	27%
If there is better parking	5%
If it becomes a destination with interesting things to see and do	3%
If the place is more vibrant	3%
If there is a community space and activities	3%
If there are green communal and public spaces	3%
If something new is built over the place	2%
If there is a space for relaxing	2%



The Old Taxi Site

Top words to describe the Old Taxi Site

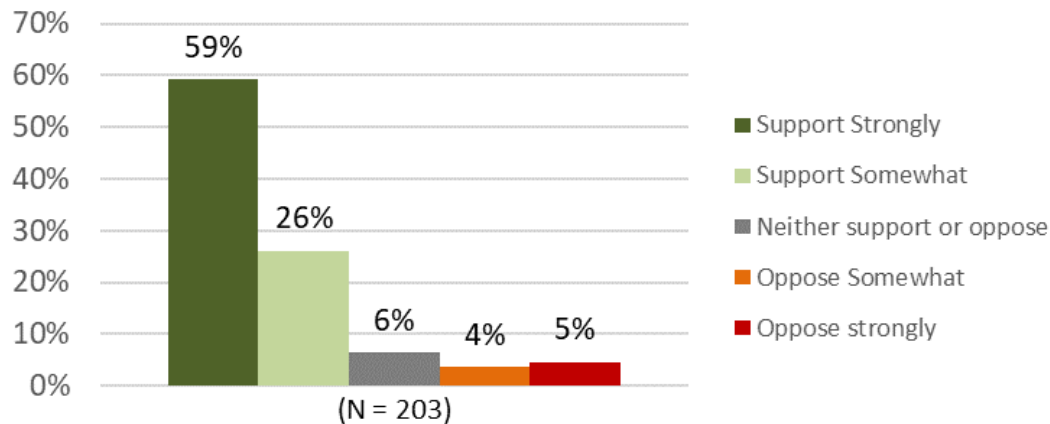
WORDS TO DESCRIBE	%
Eyesore	42%
Dilapidated	35%
Opportunity	31%
Waste	14%
Big	9%
Dangerous	9%
Skateboarding	9%
Underutilised	8%
Graffiti	6%
Grey	5%
Old	5%



Support of the Vision

To transform the vacant site into an inviting community-focused hub that enhances the local high street by providing high-quality living, shopping, eating and socialising options for local residents.

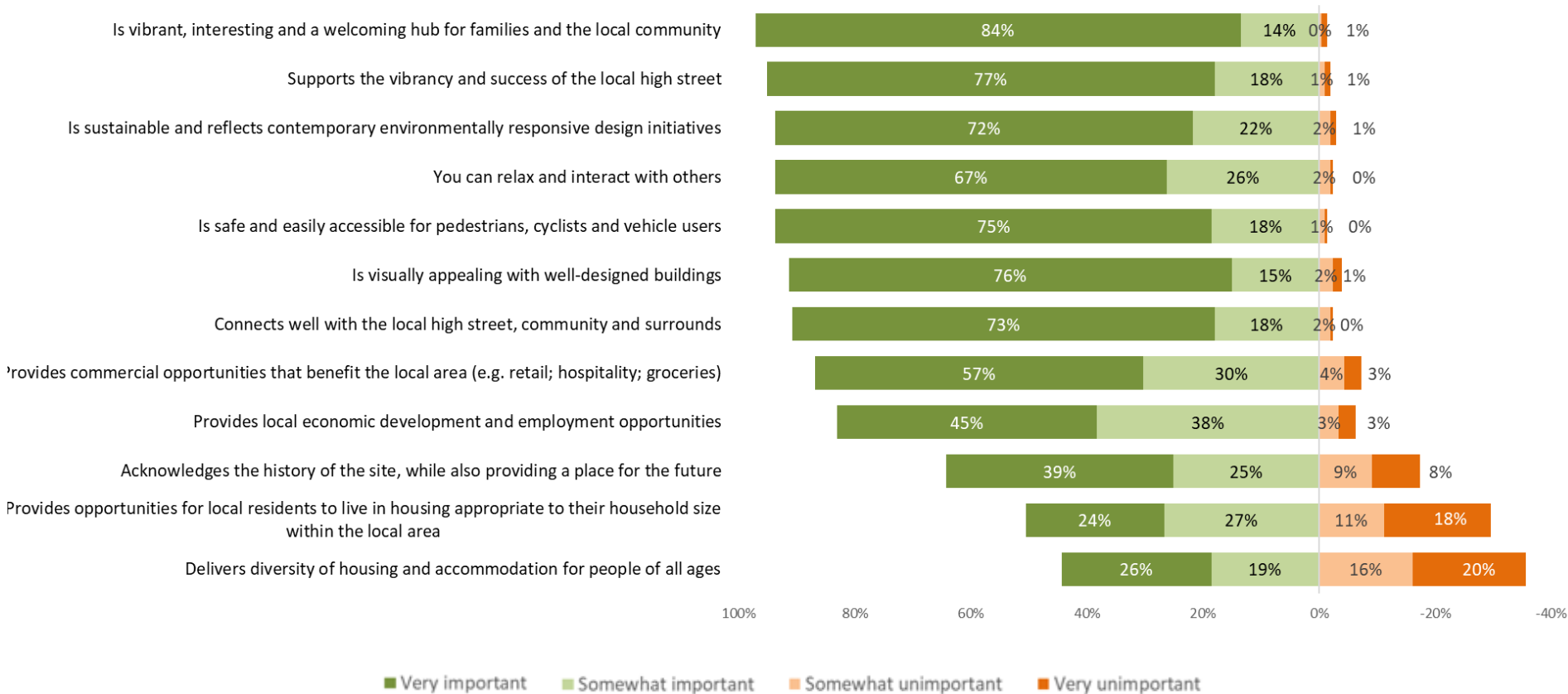
Q Please indicate how much you support or oppose the vision



Reasons for Support Strongly	%
It responds to my need and that of the local community	32%
It would develop and liven up the area	25%
It would bring in more people and add vibrancy in the area	14%
It has the potential to create a community space and hub for interaction	11%
It can become a destination for retail, services, and entertainment options	8%
It can create residential units in the city and bring in more people	4%

Vision & Objectives

Q Please rate how important or unimportant you feel each of the following objectives are for the redevelopment of the site



Redevelopment Benefits & Challenges

Benefits

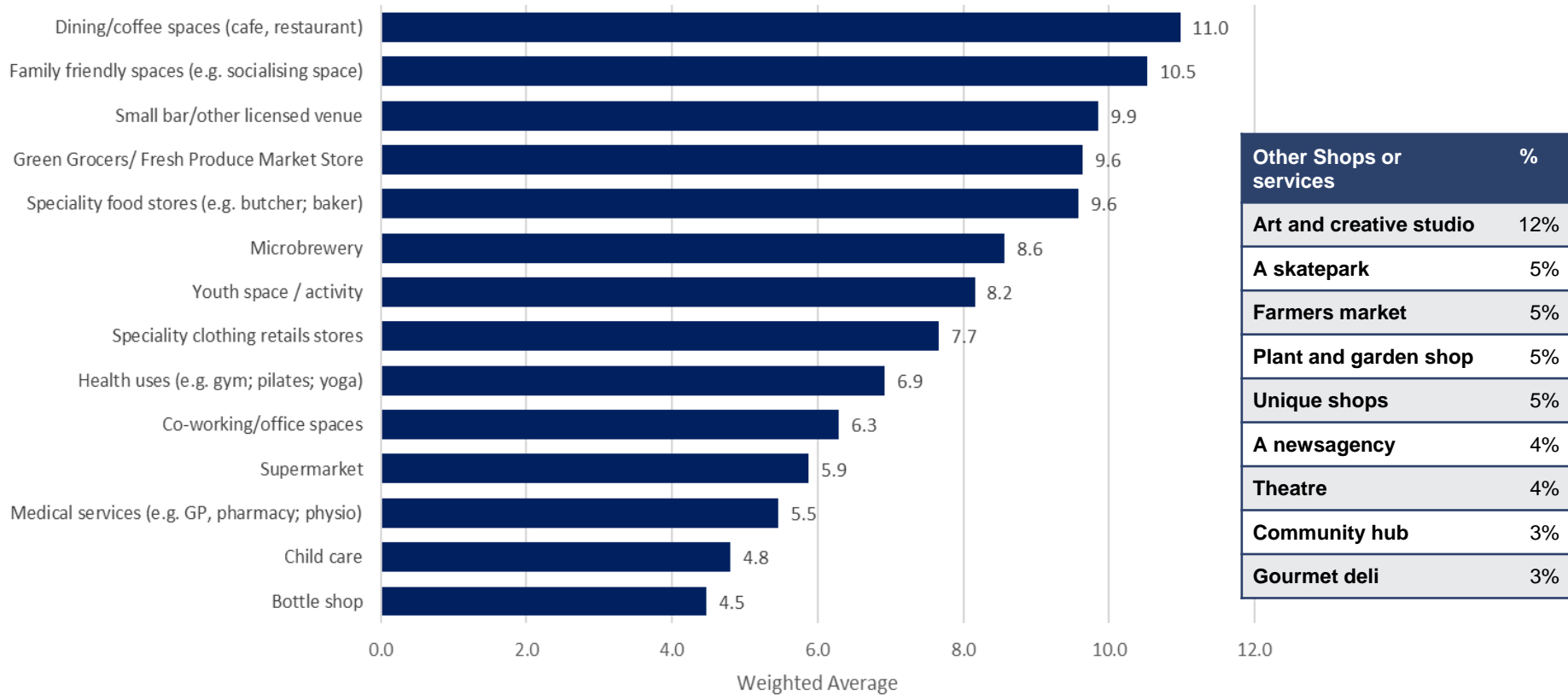
COMMUNITY BENEFITS	%
A common space for people to connect	31%
Improve vibrancy of area and encourage foot traffic	16%
It will upgrade a dilapidated site and remove an eyesore	9%
By creating a place for local businesses where people can access good and services	8%
By offering something new in terms of services and facilities	8%
Green space integration	4%
A place for young people to be active and socialise (e.g. skatepark)	3%
Residential complex for a variety of people and socioeconomic groups (e.g. singles, families, elderly)	3%
Stopping unwanted and anti-social behaviour	2%
By offering a mixed-use development in the area (i.e. residential units, hospitality options)	1%

Challenges

KEY ISSUES OR CHALLENGES	%
Parking availability and potential traffic congestion	43%
Sound architectural design and execution that blends with the area	12%
Green and environmental sustainability	7%
Focus on existing community	5%
Low foot traffic in the area	4%
No more high-density residential units and accommodation	4%
There is a need for activities for the youth	4%
Noise and disturbance	3%
Attractive and caters to the needs of a diverse community	2%
Public safety and anti-social behaviour	2%
Affordability of developed facilities	2%
Building height and design	1%
Not to focus on services offering alcohol	1%

Potential Uses

Q. Please rank these potential uses in terms of most desired to least desired for the Old Taxi Site.



Site Aspirations

Q. What would you most like to see in plans for the Old Taxi Site?

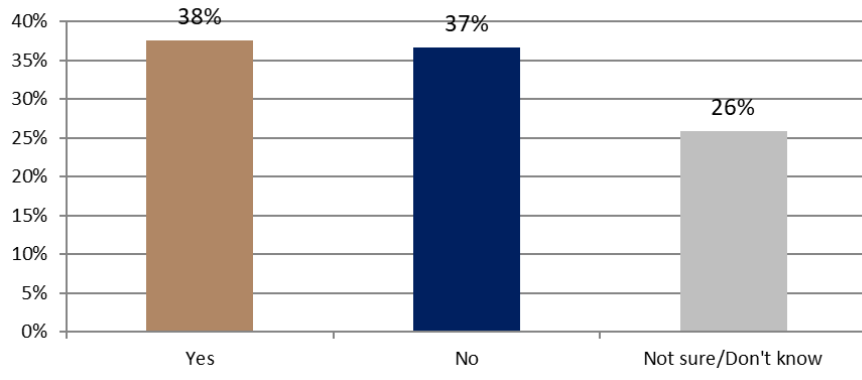
What would you like to see	
Hospitality options	39%
Park or green spaces	24%
Retail options	18%
A space for the community	15%
Residential units	15%
A skate park	8%
Adequate parking space	6%
A playground	5%
Family-friendly venue	5%
A unique structure or development	4%
Entertainment venue	4%
A community market	4%
Incorporation of heritage	3%
Low-rise development	3%
Mixed-use development	3%

What would you like to see (contd)	
A space for youth activities	2%
Fresh produce market	2%
Incorporation of art work	2%
Recreational facilities	2%
Community garden	2%
A food market	1%
A supermarket	1%
Affordable residential units	1%
High-density residential units	1%
Performance arts venue	1%
Quality residential units	1%
Sustainable design	1%
A public bath or swimming pool	1%
Accessible and friendly to pedestrians	1%
Electric vehicle charging station	1%

Character and History

Should History be Reflected in Design

Q. Do you think the character and history of the Old Taxi Site should be reflected in the future redevelopment?

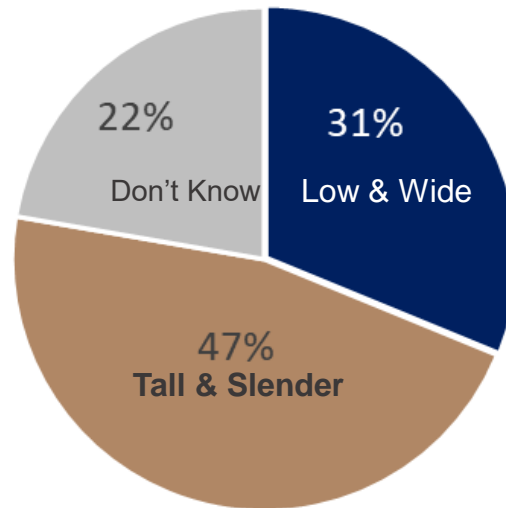


Aspects to be incorporated

THING VALUED MOST ABOUT CHARACTER OF SITE THAT YOU WOULD LIKE REFLECTED	% OF RESPONSES
The architecture – integrate the old with the new	33%
The heritage of the area	23%
The graffiti on the building	11%
The setback and open area	5%
Acknowledgment of the traditional owners of the land	3%
The activity that it provides to the youth (i.e. skating)	3%
The green and open spaces	3%
The sense of community	3%
The skate culture in the area	3%
The unique and urban nature of the building	3%
A suburb with a wide range of services	2%
Residential units that the community can afford	2%

Building Design

Which of the following would you prefer to see?



- A development that is lower in height, but with more width and depth
- A development that is taller in height, but with less width and depth and more open space
- Don't know /Not sure



Thank you

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