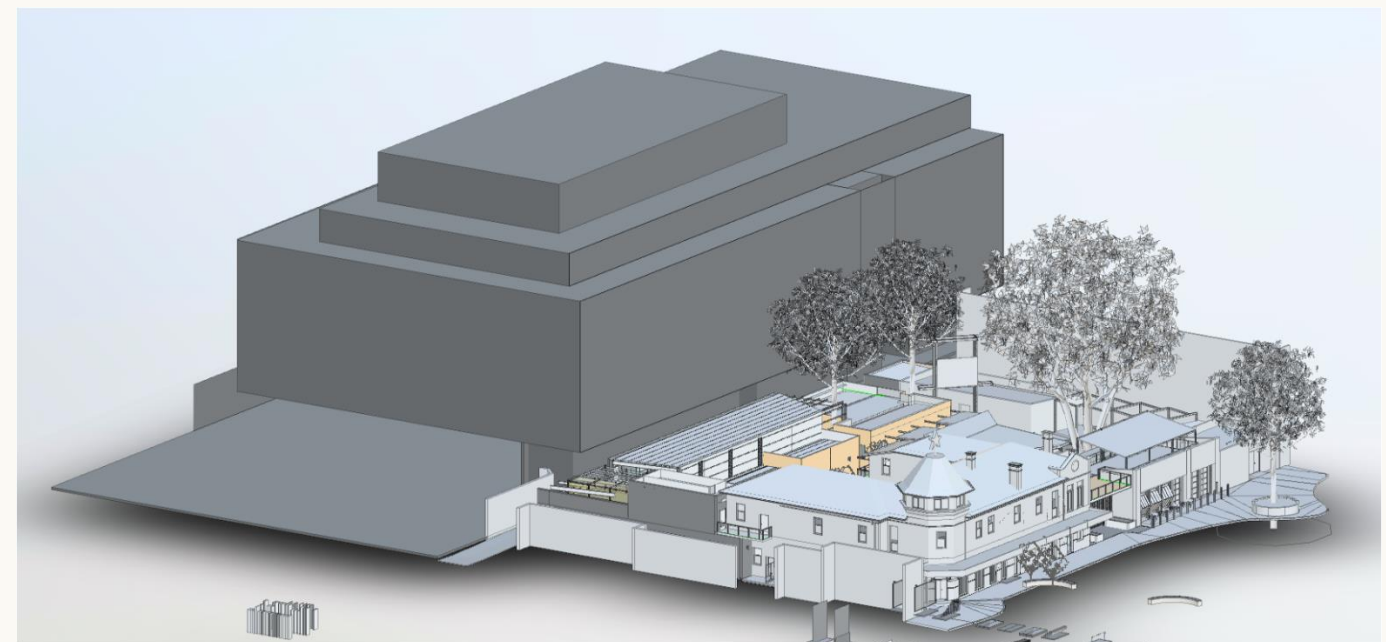




# LEEDERVILLE LANEWAY

A City of Vincent and FJM Property Collaboration



CITY OF VINCENT



F J M P R O P E R T Y





# LEEDERVILLE LANEWAY

## ABN Development Summary

### Project Overview

#### ABN Development

We are currently 58 weeks into the build of the ABN Group's multi-level office which includes a ground floor showroom and 6 storey carpark.

Located on Vincent Street in Leederville the building will include extensive end-of-trip facilities, retail offering on to the southern laneway, a state-of-the-art ground floor showroom, integrated fit-out throughout and a customised building façade through the commission of artist Tom Muller.

The building will be both 5 star NABERS and Greenstar rated.

#### ABN Project

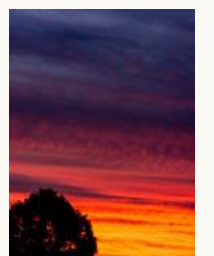


#### What does the ABN Development do for Leederville?

- Provides amenity for the laneway precinct, including public bathrooms
- Provides 123 public carparking bays, motorbike bays and electric charging bays
- Adds vibrancy to the area
- Increases day trade
- Creates an iconic part of the Leederville Community
- Includes a state of the art showroom
- Showcases public art

**ABN Development – “Colour of Time”** We have completed the installation of the integrated artwork onto the northern façade of the building (Vincent Street side). This includes a run of perforated anodised panels against the carpark and across level 5 of the façade. The perforation allows for the lighting installation which consists of vertical led light strips that mimics different gradients of colour across the day and through the night creating both pattern and movement.

#### “Colour of Time”







# LEEDERVILLE LANEWAY

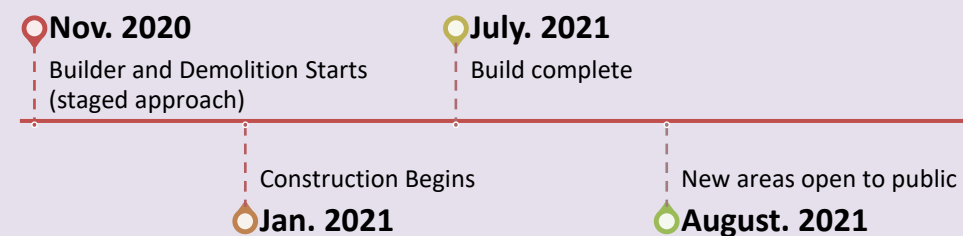
## Hotel Re-Development Summary

### Project Overview

#### Hotel Development

In conjunction with the new ABN Development and the 750 team members that they bring, the owners of the Leederville Hotel have elected to invest into the hotel redevelopment. The direction on this development was to ensure a new true laneway precinct is created, that the Hotel operations improve (in both offering and efficiency) and that it has better connectivity through the site with the community.

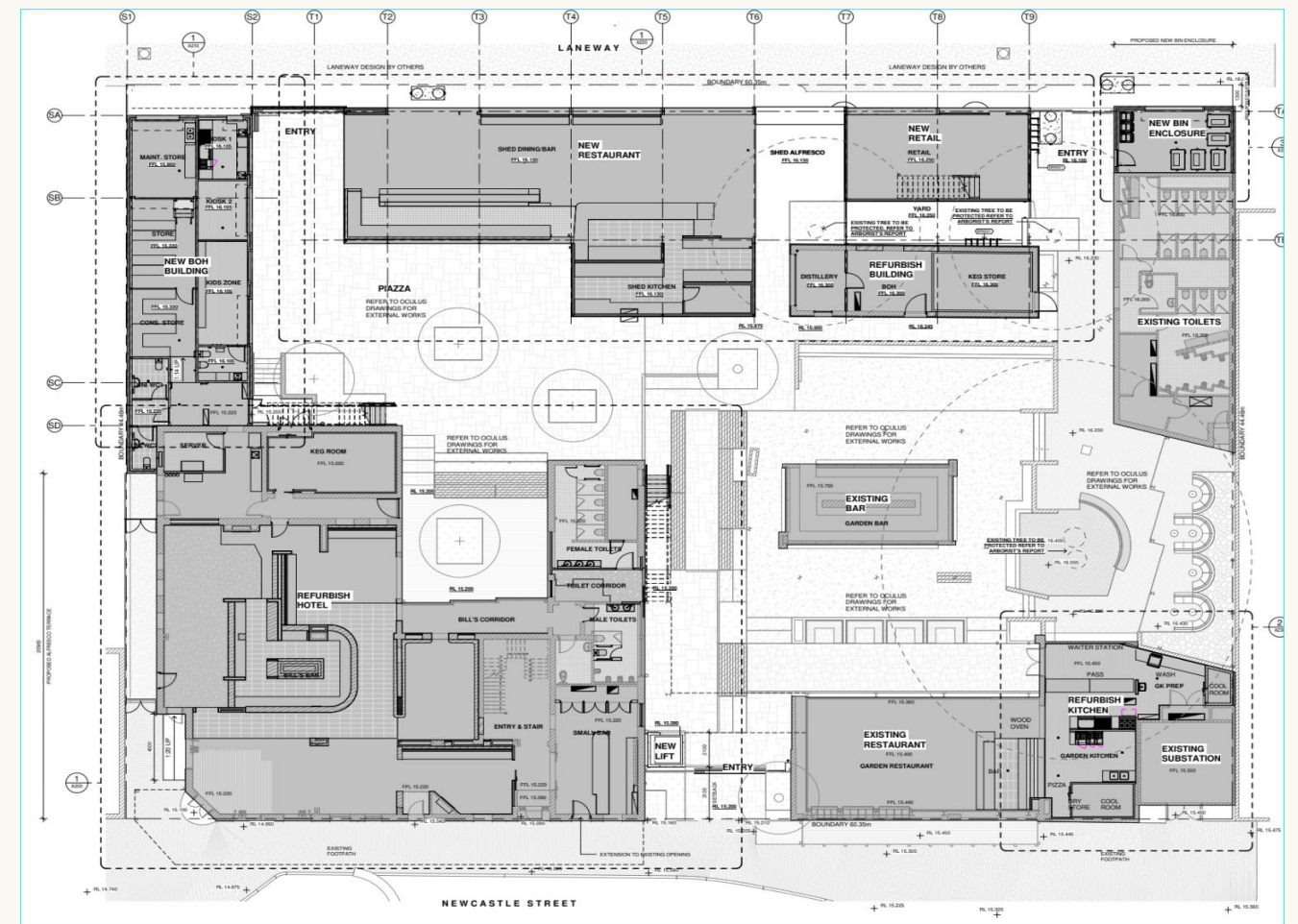
Its vision 'to create a true community hub through hospitality, retail and entertainment spaces that other communities wish they had'



### What does the Hotel Development do for Leederville?

- Creates a true laneway precinct
- Improves the hotel amenities and customer experience
- Delivers a safe place for parents to bring children
- Brings multiple new food and beverage offerings
- Employs more locals
- Has a well considered parents room (otherwise missing in Leederville)
- Brings activities – Pool table, Sports screens, arcade games
- Showcases public art
- Improves an otherwise tired asset and makes more relevant for today

#### "Hotel Ground Floor"



#### Newcastle St Entrance







# LEEDERVILLE LANEWAY

## Location and Vision

### Laneway Location



### Laneway Concept Vision

The vision for the laneway is to create Leederville's first true laneway precinct, a place that the community is proud to have at the centre of its city. Its role is to bring together Leederville's oldest and one of Perth's most successful pubs with the newly created office development for the ABN 750 + team members.

We will be looking for tenancy variety and density that ensures the laneway is active all times of the day and into the night. We aspire to have tenants that value being part of a laneway precinct for both their brand values and our community expectations. To this end we are seeking a majority food and beverage for a dwell time and vibrancy.



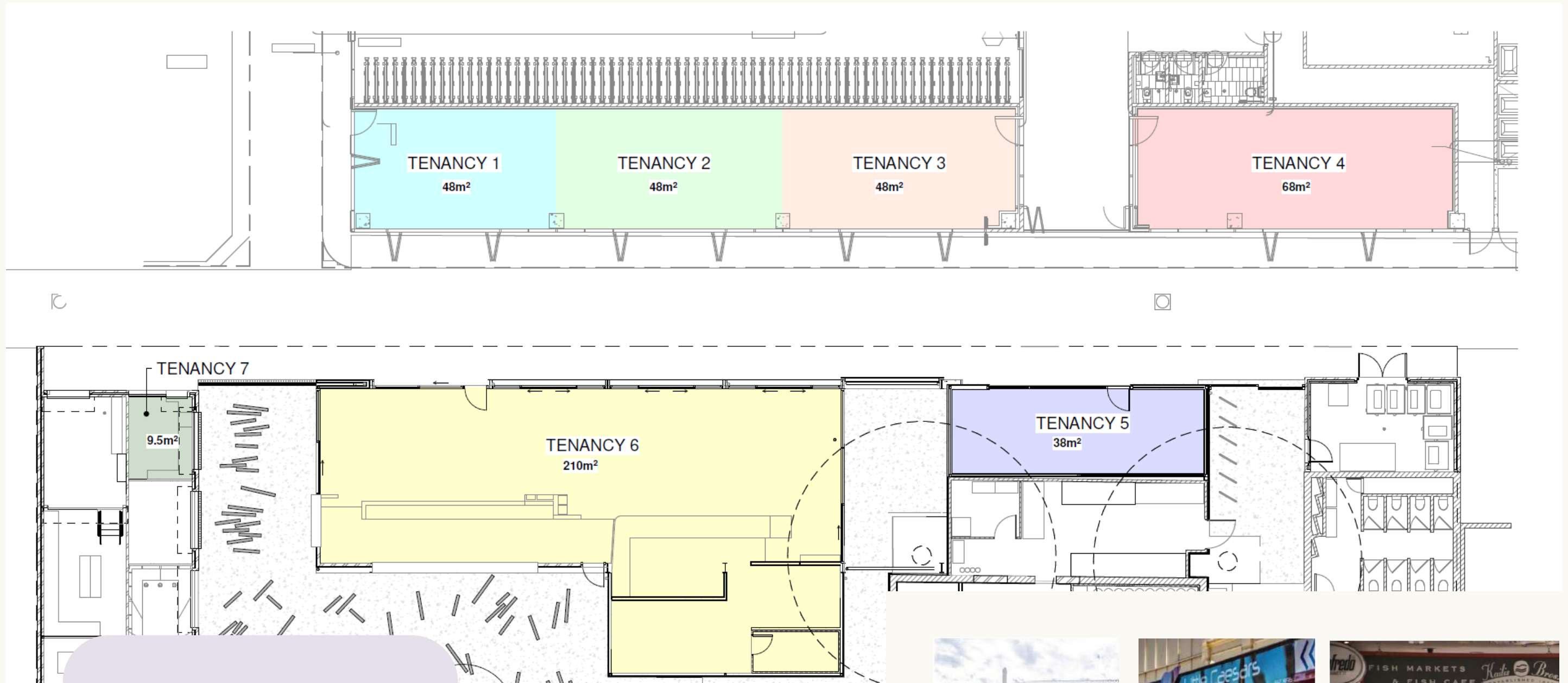




# LEEDERVILLE LANEWAY

## Leasing opportunities

Proposed Tenancy Size and Location



### Leasing Opportunities bring..

- LOCAL CHARACTER
- CREATING JOBS
- MEETING POINTS
- DIVERSITY
- AMENITIES

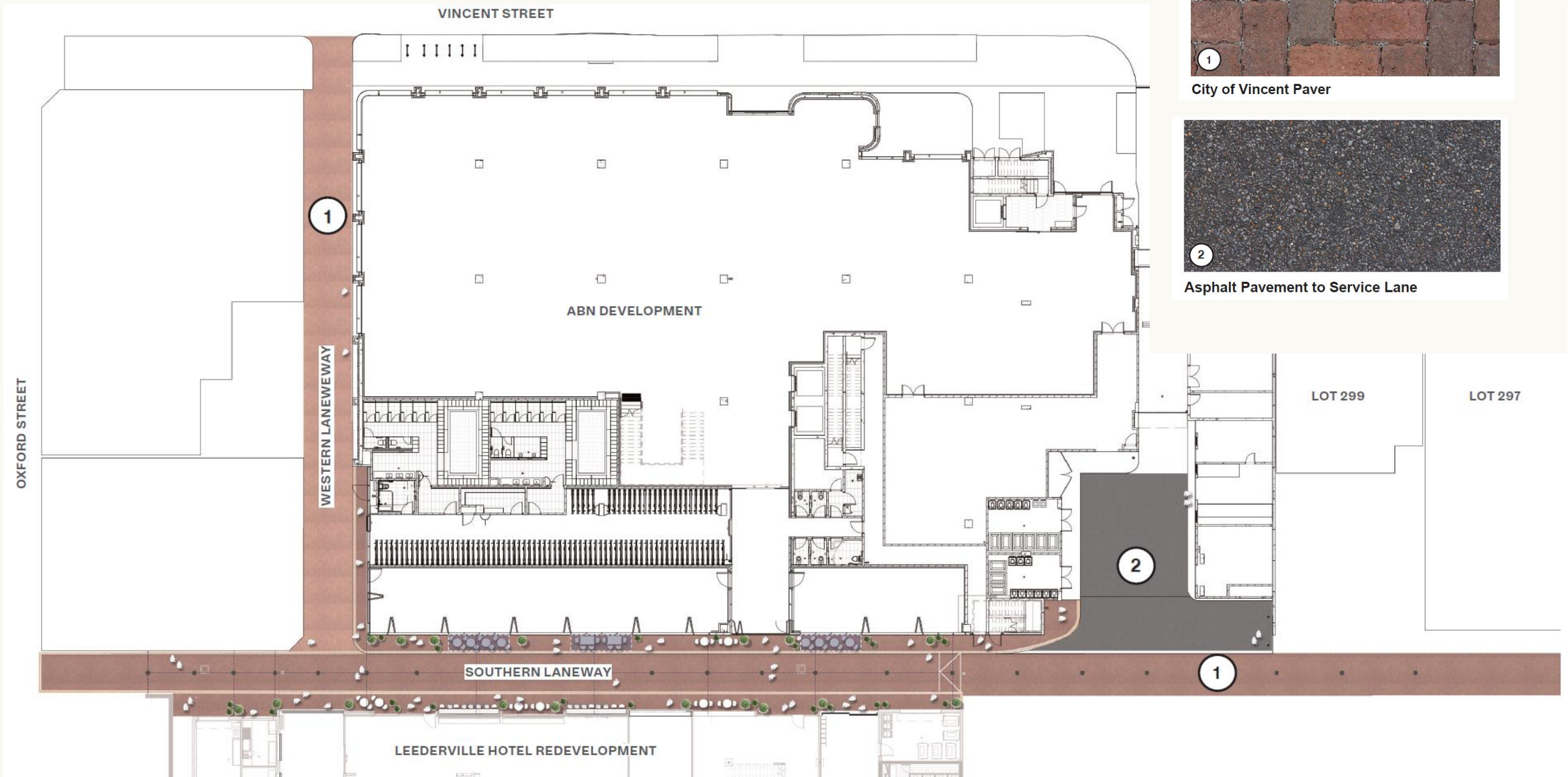






# LEEDERVILLE LANEWAY

Inground Services & Paving Works



City of Vincent Paver



Asphalt Pavement to Service Lane





# LEEDERVILLE LANEWAY

## Concept Vision – Public Art

### Brief

The artwork installation will be located in the southern laneway which connects the Hotel and ABN buildings. It must have a strong day-night presence with the laneway amenities providing offerings through out the week along with large emphasis on weekend night life.

We are wanting to create Perth first ‘true laneway’ so encourage presenting new ideas that take public art / lighting in WA to a new level of originality and invention.

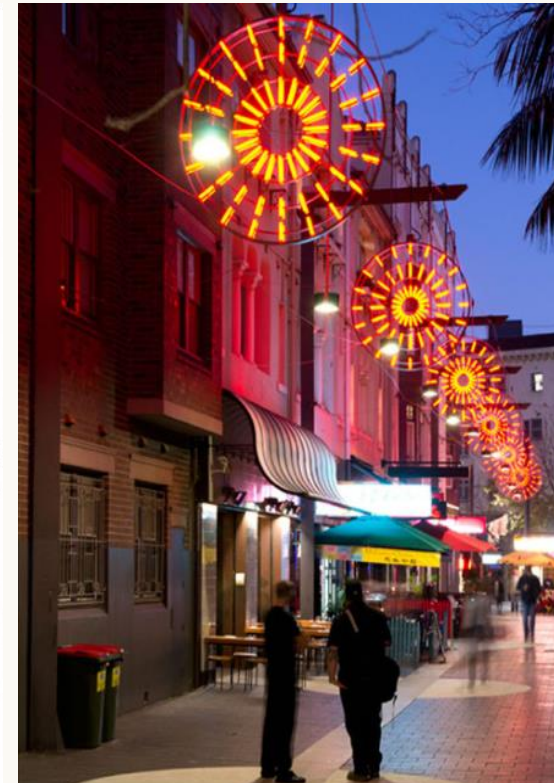
The laneway is owned by the City of Vincent and needs to comply with their height restrictions and minimum lux levels, to ensure we achieve this we have provisioned for catenary lighting to run across the laneway. We require the artwork to compliment and work in with this system.

*\*Request for lower height restrictions pending formal approval from Council.*

**There are several key points that underpin the artwork requirements for the laneway, these include;**

- SAFETY & SECURITY
- ICONIC
- COMMUNITY ENGAGEMENT
- DRAWS YOU DOWN THE LANEWAY
- ‘INSTAGRAMBLE’
- CREATES A SENSE OF PLACE

Proposed Laneway Lighting



Hotel Development ←

→ ABN Development





# LEEDERVILLE LANEWAY

## Budget and Program

### Budget

Hesperia / FJM property have taken the same approach it does for all projects in building the assumptions behind the building of the budget. These numbers are assumptions and will likely come down as real quotes are captured. We would like to contribute equally into the City of Vincent's laneway to better create a destination for the community of Leederville

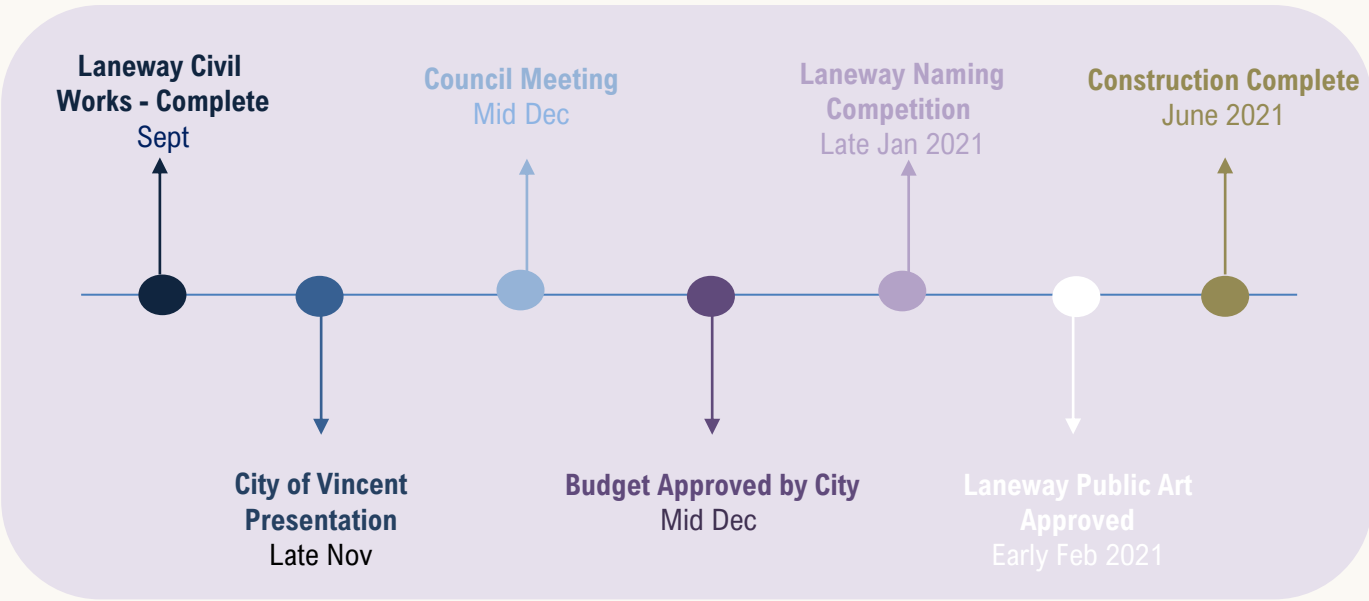
Original Budget as proposed in September 2020

	Original		New	Cost savings
Inground Hydraulic & Civil Works	188,968.41	Inground Hydraulic & Civil Works	127,543.41	- 61,425.00
Paving Works	107,651.25	Paving Works	107,651.25	-
Landscaping, Artwork, Lights & Branding	134,742.35	Landscaping, Artwork, Lights & Branding	134,742.35	-
<b>Total Costs</b>	<b>431,362.01</b>	<b>Total Costs</b>	<b>369,937.01</b>	<b>- 61,425.00</b>

Budget seeking approval for with an equal contribution

Cost	Description	Forecast (\$)
Inground Hydraulic & Civil Works	Inground works, documentation, TMP	127,543.41
Paving Works	Paving works, civil works, TMP	107,651.25
Landscaping, Artwork, Lights & Branding	Bollards, lighting, pot plants, artwork	134,742.35
<b>Total Cost (100%)</b>		<b>369,937.01</b>
<i>Less FJM contribution (50%)</i>		<i>184,968.50</i>
<b>Total Council contribution (50%)</b>		<b>184,968.50</b>

### High Level Program



Laneway

Hotel Development







## LEEDERVILLE LANEWAY

# THANK YOU



**CITY OF VINCENT**



**F J M P R O P E R T Y**

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## LEEDERVILLE LANEWAY

Appendix. Laneway naming comp

**NAME  
THE  
LEEDY  
LANEWAY**

### THE NEW LEEDERVILLE LANEWAY NEEDS A NAME!

The Leederville Hotel's exciting new development will also include Leederville's first true laneway precinct – we're asking the local community to get involved and claim it's new name.

### THE PRIZE

Not only will you have named one of Perth's newest Laneway Precincts, but you'll also receive a \$500 voucher to dine at any of the new hospitality outlets when the development opens in mid 2021.

### HOW TO ENTER

Simply visit [LEEDERVILLEHOTEL.COM](https://leedervillehotel.com) to submit your entry by XX and be sure to check the criteria before entering.

#nametheleedylaneway



Laneway Paving and Civil works						
Summary						
Cost	Description	Forecast (\$)				
Inground Hydraulic & Civil Works	Inground works, documentation, TMP	127,543.41				
Paving Works	Paving works, civil works, TMP	107,651.25				
Landscaping, Artwork, Lights & Branding	Bollards, lighting, pot plants, artwork	134,742.35				
Total Cost (100%)		369,937.01				
Less FJM contribution (50%)		184,968.50				
Total Council contribution (50%)		184,968.50				
Breakdown						
Cost	Item	Qty	sqm	Rate	Forecast (\$)	
<u>Inground Hydraulic &amp; Civil Works</u>	Consultant Fees					55,000.00
	Oculus - Concept design	1.00	-	7,000.00	7,000.00	
	Insight Project Services - Project Management	6.00	-	3,180.00	19,080.00	
	Hassell - Architect	5.00		275.00	1,375.00	
	Aspect - Landscape Architect	5.00	-	240.00	1,200.00	
	Development Manager	1.00		16,000.00	16,000.00	
	Forth - Structural (Director)	4.00	-	280.00	1,120.00	
	Forth - Structural (Engineer)	45.00	-	205.00	9,225.00	
	Preliminaries					2,670.00
	Fencing	1.00	-	250.00	250.00	
	Labour	1.00	-	1,120.00	1,120.00	
	Survey	1.00	-	1,300.00	1,300.00	
	Hydraulic & Civil Works					58,157.99
	Hydraulic Works	1.00	-	53,857.99	53,857.99	
	Bitumen Cutting	150.00	-	10.00	1,500.00	
	Re-instate sub-base and base	2.00	-	1,400.00	2,800.00	
	Provisional Costs					5,641.92
	Water Corp Authority Charges	1.00	-	5,641.92	5,641.92	
	Traffic Management	-	-	900.00	-	
Parking reimbursement (299, 297 )	-	-	1,200.00	-		
Builders Margin		121,469.91	-	5%	6,073.50	
Sub Total					127,543.41	
Cost	Item	Qty	sqm	Rate	Forecast (\$)	
<u>Paving Works</u>	Paving Works					53,895.00
	Right of Way (Oxford to 297)	-	635.00	77.00	48,895.00	
	Kerbing Works	1.00	-	5,000.00	5,000.00	
	Civil Works					24,130.00
	Right of Way (Oxford to 297)	-	635.00	38.00	24,130.00	
	Provisional Costs					24,500.00
	Traffic Management (initial setup)	10.00	-	950.00	9,500.00	
	Traffic Management (ongoing)	30.00	-	500.00	15,000.00	
	Builders Margin		102,525.00	-	5%	5,126.25
Sub Total					107,651.25	
Cost	Item	Qty	sqm	Rate	Forecast (\$)	
<u>Landscaping, Artwork, Lights &amp; Branding</u>	Base Build Variations					16,707.00
	Bollards	2.00	-	250.00	500.00	
	Pot Plants (medium)	5.00	-	1,620.00	8,100.00	
	Pot Plants (small)	3.00	-	969.00	2,907.00	
	Supply and install plants & soil	8.00	-	650.00	5,200.00	
	Lighting					34,000.00
	Catenary Luminaire	20.00	-	1,200.00	24,000.00	
	Installation	2.00	-	5,000.00	10,000.00	
	Security		1.00	-	15,000.00	15,000.00
	Builders Margin		50,707.00	-	5%	2,535.35
	Branding					31,500.00
	Branding Concept	1.00	-	3,000.00	3,000.00	
	Laneway Naming	1.00		8,500.00	8,500.00	
	Community Engagement	1.00	-	20,000.00	20,000.00	
Artwork		1.00	-	50,000.00	50,000.00	
Sub Total					134,742.35	
			Total Area	Rate	Total Cost	
Total Costs			635.00	582.58	369,937.01	