Comment

Riverside Scheme Amendment and Draft Waterbank Design Guidelines

January 2009
Dear Tony,

Please find enclosed FuturePerth’s submission in regards to the Riverside Scheme Amendment and Draft Waterbank Design Guidelines.

Our submission is not particularly lengthy, FuturePerth does not seek to provide comment on every matter, and we only wish to express our utmost support for this project as a whole and provide brief feedback.

Regards

Sean Morrison
Chairman
FuturePerth Inc.
Who are we?

FuturePerth is an incorporated association devoted to supporting development and action that enhances the vibrancy and livability of Perth.

We are pro-good-development group consisting of planners, students, engineers, business people, tourism operators and everyday people.

We have been incorporated since early 2007 and operate as a non-profit, non-partisan organisation.

FuturePerth looks forward to providing comment on future EPRA projects and undertakings.

Vision

To provide a voice of progressive thinking to ensure that development in Perth is livable, vibrant, integrated, connected and of a high amenity.

Objectives

To promote the economic and social development of Western Australia and to lend support to similarly minded organisations where appropriate.

To promote the Perth central area as the primary area in the State for entertainment, retail, office, residential and recreational purposes.

To promote the densification and growth of suburban development nodes.

To promote the investment in and expansion of the public transportation system in Perth and Western Australia and the discouragement of policies which further motor vehicle dependence.

To promote the diversification and growth of metropolitan regional centres

To promote urban regeneration projects.

To provide a voice for pro-development, progressive, forward thinking people and to dispel unfounded arguments by anti-development groups or individuals.

To generally support a reduction in the growth of urban sprawl and encourage the consolidation of development within the existing Perth urban area.
Scheme Amendment

FuturePerth has no issues with the proposed Scheme Amendment and various statements of intent for the future precincts.

We are particularly supportive of the wording of the statements in that they are flexible in nature and do not actively prohibit bona fide changes of intent in line with market factors.

FuturePerth also commends the inclusion of clauses that will enable car-parking provision to better reflect consumer preferences, desired urban design outcomes and increased use of walking, cycling and public transport.

Design Guidelines

The design guidelines are generally sound and we feel will assist in creating a lively precinct. The emphasis on ensuring active street frontages is particularly encouraged. We trust that EPRA will, as in the design guidelines say, judge all proposals on their merits in good faith.

FuturePerth is pleased that the plans have been formulated with a future ferry service and light rail link in mind – it is suggested that the success of the precinct (and its marketability) would be significantly enhanced if either or both of these facilities were provided in the early stages of development. A CAT service or similar at a minimum is required to encourage healthy and sustainable travel habits as well as assuring future residents that a second or third car is unnecessary.

An emphasis on public art is encouraged, FuturePerth would like to see design competitions or similar for prominent public features, as well innovative, technology based art such as LED footpath lighting and interactive information displays.

FuturePerth also recommends that EPRA include up lighting and/or feature lighting on building roofs and facades in development conditions so that Waterbank maintains its presence in the city skyline in night and day. Innovative lighting, including the use of colour, the time or temperature in a display or highlighting interesting architectural features will also assist in portraying a sense of vibrancy within the precinct and city area as a whole.

In terms of height, we support the podium and tower style type development proposed, and believe the maximum building heights are adequate, especially in the current market. We do, however, encourage EPRA to use its discretionary clause to ensure that exemplary buildings of greater height than that permitted are not discouraged for the plans sake.
We support EPRA’s decision not to enforce strict plot ratio controls. We feel such controls are completely unnecessary if bulk and scale through maximum heights and building envelopes is already addressed. Plot ratio controls

Subject to solar access and other salient factors, we strongly encourage EPRA to incorporate roof top gardens onto as many structures as possible. In addition to their aesthetic benefits, such gardens can dramatically improve the energy efficiency and sustainability credentials of buildings.

Conclusion

Riverside and Waterbank present a significant opportunity to enable Perth to interact with the river and also to create more much needed high quality public places and a greater residential population. FuturePerth is supportive of the increased emphasis on density in the final master plan. The master plan and guidelines generally satisfy the needs of FuturePerth and as such, is supported by the group.