FuturePerth: Re: In-Principle DA seven buildings at Lots 990, 971 & 1193 Wellington Street, Perth

MRA Public Comment


16th January 2013

Re: In-Principle DA No. 376 & 560 Wellington St, Perth

FuturePerth is an incorporated group of young planners, architects, designers and enthusiasts who strive to be a ‘voice for forward thinking’ in the development of our city. Our support base consists of approximately five hundred young people throughout Perth, including the inner-city suburbs. This feedback has been summarised to represent our committee and supporters. We are a non-profit, non-partisan organisation and do not have any conflicting interests within the Perth City Link development. We are strong advocates for large redevelopment projects and in full support of the Perth City Link project.

We are writing in response to the recent guidelines for an in-Principle Development Application for seven buildings at Lots 990, 971 & 1193 (No. 376 & 560) Wellington Street, Perth. We are supportive of the proposed alternatives to motor vehicle use within the development precinct including walking, cycling and public transport integration. We also support the removal of podium levels from a number of the proposed building sites in favour of architectural uniqueness and the transfer of height to the KS1 site.

There are two main issues we would like to highlight for your attention.

1. Minimum Residential Dwellings

We acknowledge the commercial constraints in developing residential components within this precinct however feel that the application for a total of 300 dwellings in preference to the 520 minimum will be to the detriment of the precinct’s vitality as a whole. We believe that residential dwellings are the cornerstone of the concepts of critical mass, mixed use development and vitality
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discussed in the DA. We believe that in order to achieve diversity and affordability outcomes the minimum residential dwelling numbers should **not** be reduced. Instead of concentrating residents in the KS6/7 sites we would consider KS2 and KS4 appropriate for mixed-use development incorporating the 131 short stay apartments slated for the precinct.

If the 220 reduced dwellings from Kings Square are to be incorporated within other development precincts of the Perth City Link, this should be clearly explained.

2. **KS1 Scale**

We believe that the current KS1 site on the corner of King and Wellington Streets is suitable for a ‘landmark’ building. In order to achieve commercial viability and architectural excellence, we would like to see the scale of this building increase from the proposed 19 floors to the precinct’s maximum at 25 floors.

Many thanks for considering our feedback.

The FuturePerth Committee

John van Bockxmeer

On behalf of the FuturePerth Committee and supporters