

PRECINCT 3 – THE LEISURE PRECINCT

Precinct 3 is the most ambitious in terms of change in use of the Riverfront. To support a growing population and offer further opportunities for leisure activities for visitors and tourists a major new destination attraction is proposed.

A dynamic leisure precinct provides a range of outdoor experiences. The Lagoon is a water based experience which is safe and comfortable for families to enjoy. It is envisaged that The Lagoon leverages the best of the Perth climate and celebrates the local natural environment. The Lagoon is itself positioned close to the river edge yet protected via the Dyeedyallalup river walk. Food, beverage and retail outlets support the facility. A 2 level car park is proposed under a parkland north of the re-aligned Riverside Drive.

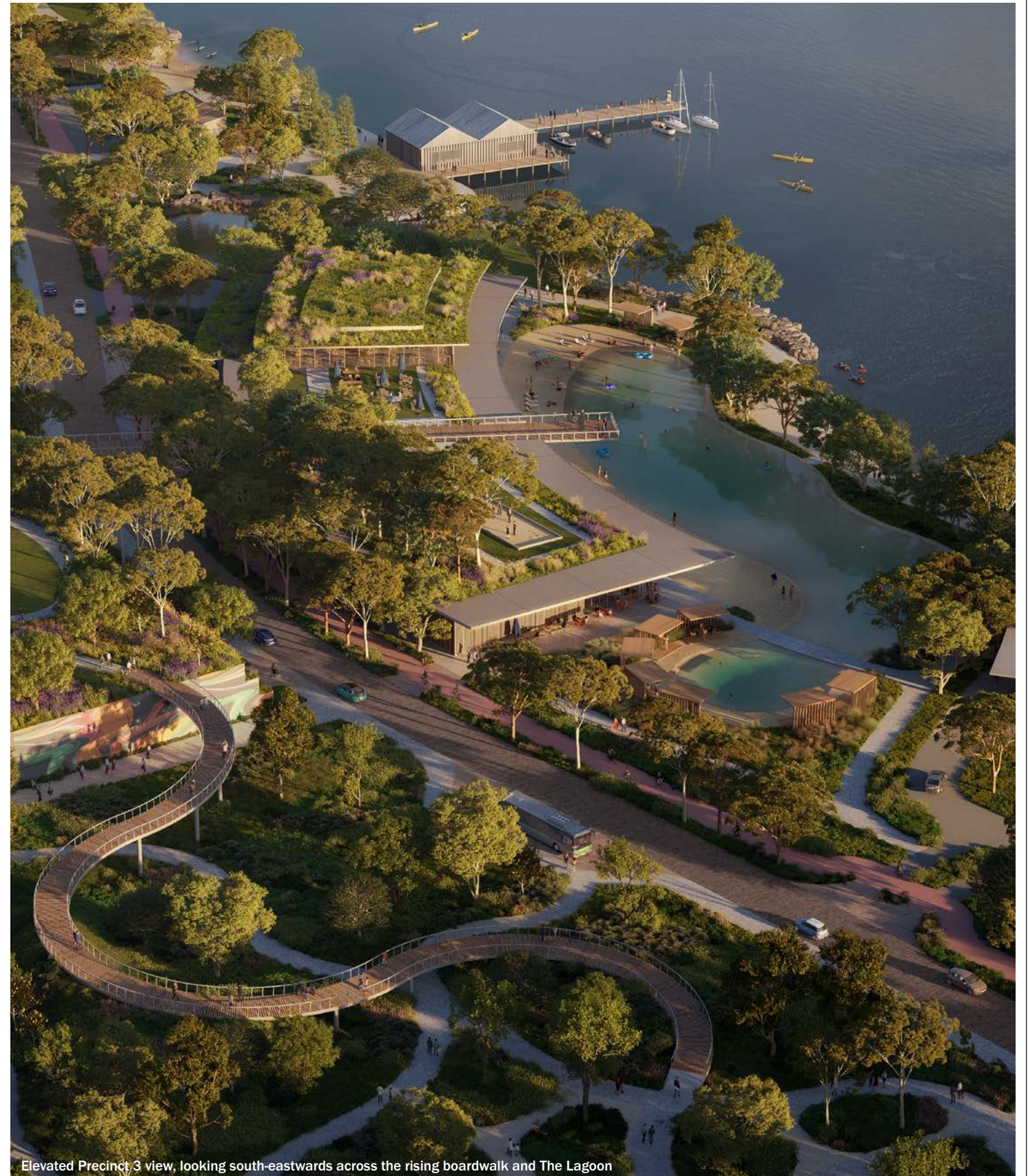
People are invited to traverse the roof of the car park via rising boardwalks which wind up through a re-imagined West Australian landscape. The integration of a new topography will add interest to Langley Park, which is currently a single flat plane. A wetland is integrated to the east, cleaning and attenuating rainwater from the Bennett Street catchment.

This precinct benefits from active edges, established by the pedestrian spines extended from Hill Street and Bennett Street. These are tree lined, wildflower filled, human scale experiences which make the journey from the city to the river a more pleasurable experience.

The vista to the river is respected and there is an opportunity to further entice people to the river edge with the establishment of activation nodes integrating jetties, private boat and public ferry moorings, cafés, restaurants, as well as landmark public art.

This precinct is infused with a major layering of native plants at the river's edge, throughout the ground plane, on the podium of the car park, the roof gardens for The Lagoon buildings and through the planting of hundreds of trees.

The Dyeedyallalup river walk carries on its journey through the precinct, winding its way to create a diverse and culturally rich landscape experience.



Elevated Precinct 3 view, looking south-eastwards across the rising boardwalk and The Lagoon

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LEGEND

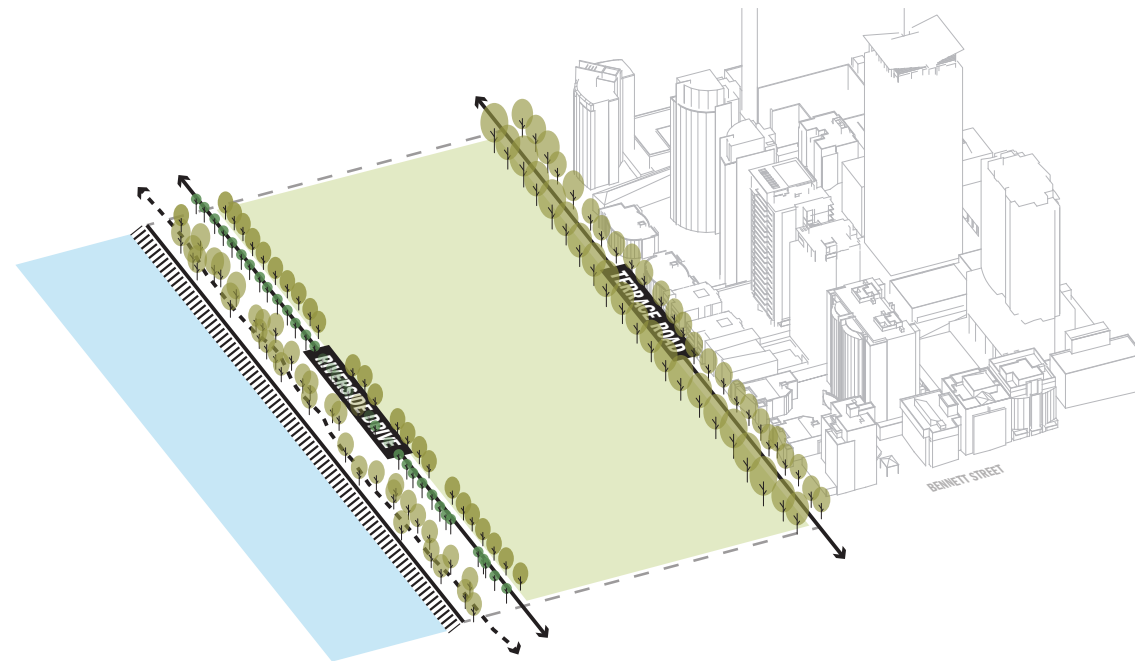
- 01 – Traffic calmed junctions
- 02 – Streetscape upgrades with wider pavements and tree planting
- 03 – Wetland with boardwalks and native planting
- 04 – Central parkland walkway with elevated bridge connection to rooftop parkland
- 05 – WA wildflower and urban forest planting
- 06 – Shelter hubs
- 07 – Rooftop parkland over carpark
- 08 – Pedestrian bridge
- 09 – Ground plane pedestrian connections
- 10 – The Lagoon attraction with food and beverage terrace and beach
- 11 – Jetty and restaurant
- 12 – Food and beverage opportunities with roof top activation - including potential site for tourist accommodation
- 13 – River edge lawns, planting and headlands
- 14 – Riverside cultural walk
- 15 – Riverside Drive downgraded to single lane each direction. Road re-aligned to create space by the river. Shared path aligned on existing westbound lanes.
- 16 – Tree lined pedestrian connection
- 17 – River edge stone terracing
- 18 – Small food and beverage/retail outlets
- 19 – Landmark pine trees retained
- 20 – Jetty for public mooring and future ferry

+1.90 - approximate proposed level (TBC)
(+1.30) - existing level



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1. Existing condition



2. Riverside Drive re-alignment/pedestrian spines/river-edge



3. The Lagoon



4. Riverside nodes/tourist accommodation opportunity/jetties



The Masterplan envisages a staged approach to the development of Precinct 3.

The key early move (no.2 opposite) is the re-alignment of Riverside Drive and the establishment of the pedestrian spines to form the landscape structure. This interim condition will be a significant improvement on how the Riverfront creates space and attracts people to the water's edge. It will allow the re-shaping of the river edge condition, establishment of the Dyeedyallup river edge walk and the integration of a significantly transformed native landscape experience.

Stages 3 and 4 can be developed following the appropriate feasibility and business case work. Stage 3 defines The Lagoon. Stage 4 proposes activated river edge nodes with food and beverage offerings, jetties and a potential tourist accommodation facility.

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Precinct 3 view, looking east along the Dyedyallalup river walk with The Lagoon shown on the left

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Precinct 3 view, looking south along the Bennett Street pedestrian spine towards the river