

SITE OPPORTUNITIES AND CONSTRAINTS



- 1 Opportunity for views to existing high quality passive recreation areas and the river.
- 2 Opportunity to improve access to these existing high quality recreation areas and create greater connectivity with the river.
- 3 New pedestrian and cycling bridge under development, providing an active transport connection across the river.
- 4 Opportunity to open up the precinct, allowing public access through the site and improving permeability.
- 5 Predicted population increases are noted which will create significant demand for services and recreation. Opportunity to unlock development land, provide facilities ahead of demand, and support a greater worker and residential population.
- 6 Opportunity to integrate landscape into the development in response to the natural surrounds.
- 7 Possible reduction width and number of lanes proposed for Riverside Drive would improve pedestrian crossing experience to the river.
- 8 The existing dog park is very popular for nearby residents and may attract people to live in the surrounding area.
- 9 Proximity to the Central Business District, local services and amenity.
- 10 Opportunity to extend the active food and beverage edge being developed as part of Hyatt' plaza renovation along Terrace Road
- 11 Within the free Transit Zone of Perth CBD
- 12 Potential for tourist based uses that leverage off adjacent hotels
- 13 Re-align of water mains to match in with development outcomes.

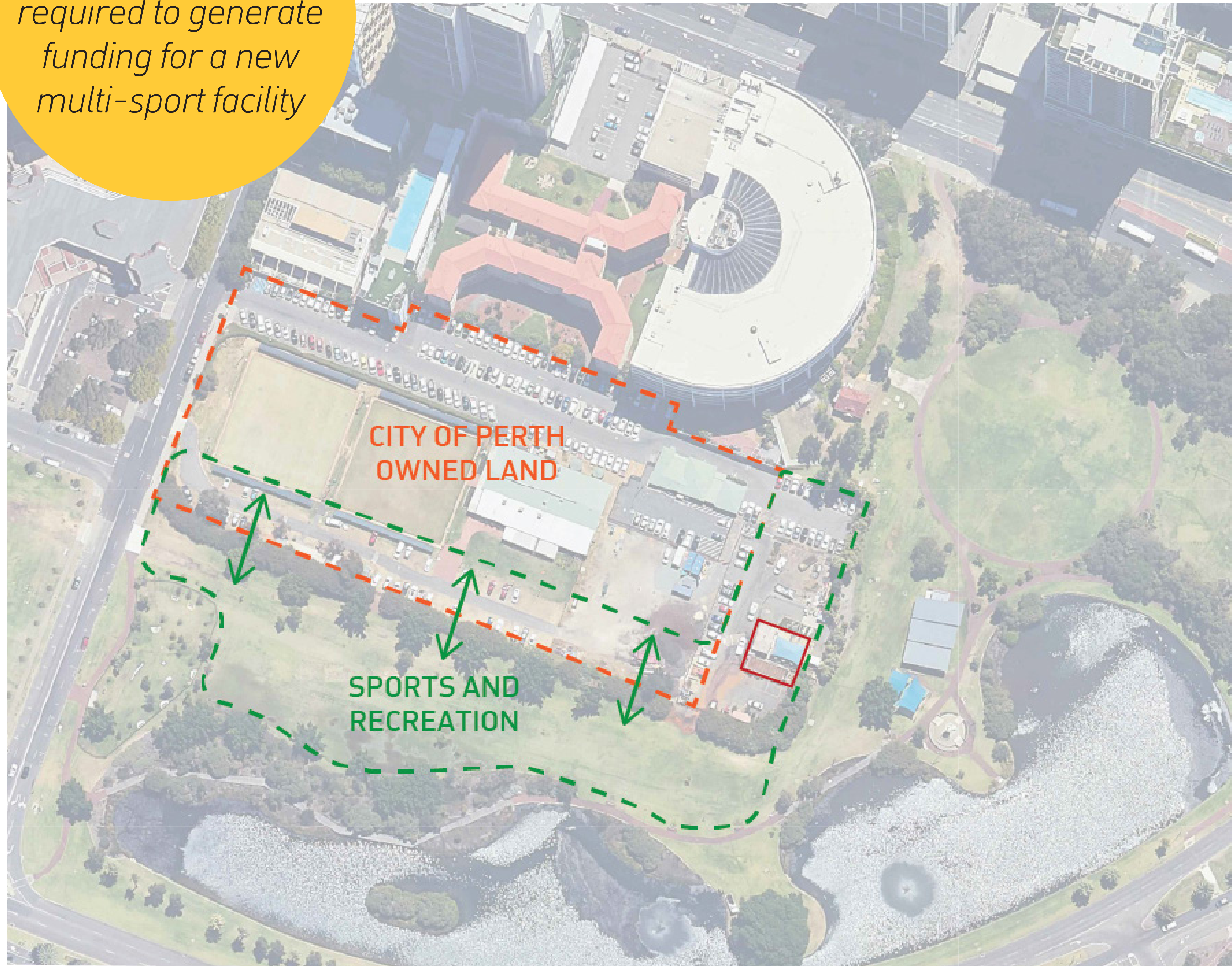
- 1 The site is affected by 1:100 year flood levels of the Swan River.
- 2 Limited options for vehicular access.
- 3 Large distances between bus stops, resulting in moderate distance from the site to public transport.
- 4 Land would require rezoning to occur to allow new mixed-use development.
- 5 Water pump station and significant infrastructure (water and sewer mains) currently running across the site.
- 6 City of Perth depot and pump station, if retained on site, reduces amenity and creates access considerations for site.
- 7 Natural barriers with water and significant existing trees, and physical barriers with fencing, roads and large blocks of built form.
- 8 Community and stakeholder expectation around access to views from surrounding development.
- 9 If rezoning occurs, mixed-use development is limited to the northern portion of the site (as indicated by the red boundary).



CONSTRAINTS

THE SITE AND POSSIBLE USES

Redevelopment of the site is required to generate funding for a new multi-sport facility



POSSIBLE USES FOR THE CITY OF PERTH OWNED LAND

- + Residential housing
- + Aged care/over 55s housing
- + Affordable housing
- + 'Build to rent' housing
- + Food and beverage activities (cafe's, bars etc.)
- + Small convenience retail/commercial
- + Community and recreation facilities
- + Landscaping spaces

POSSIBLE USES FOR THE SPORTS AND RECREATION AREA

- + Multi-sports courts and facilities (including the bowls club)
- + Food and beverage included in recreation area
- + Landscaping, recreation and open space

DESIGN PRINCIPLES

OPENNESS AND CONNECTIONS

- + A place that invites people in and reflects the local community with 'social edges' that open up to streets and public spaces.
- + Turning a fenced compound into an open and accessible site for all.
- + Taking advantage of the new Causeway cycle/pedestrian bridge, and drawing people through the site and beyond.
- + Connecting to Point Fraser and the surrounding areas of new and existing development.

INTEGRATED AND MULTI-PURPOSE

- + Blending of social spaces, community and sporting facilities and housing opportunities.
- + Accommodating a diversity of uses, buildings and spaces that can evolve over time to suit changing needs.

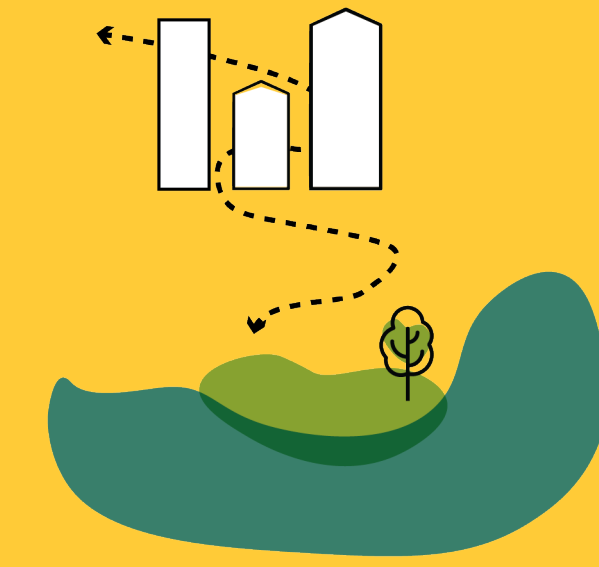
BLURRING THE LINES

- + Blurring the lines between the landscape and development.
- + Integrating uses with a public realm that links the different sites.

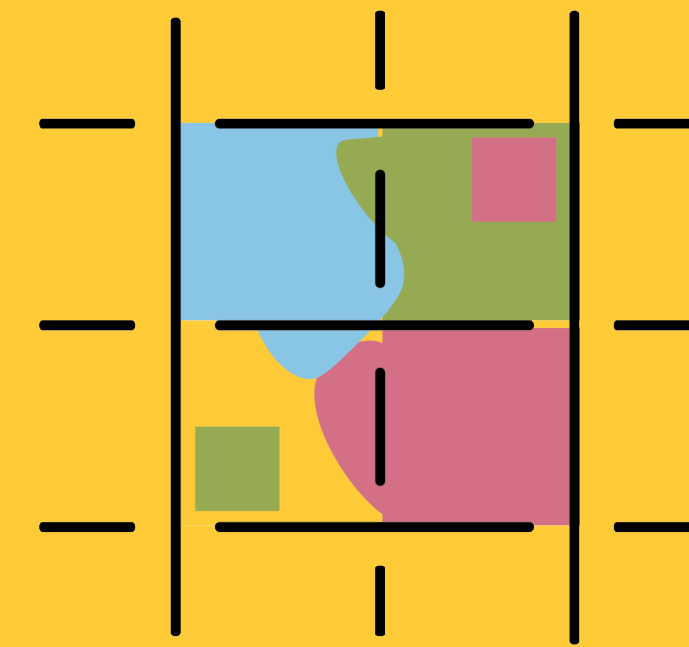
GREEN GATEWAY TO THE CITY

- + Enhancing this major gateway to the City, and bringing landscape in.
- + Creating a sense of arrival to East Perth through landmark, high quality, place-responsive built form.
- + Buildings and spaces that respond to the landscape character.
- + Buildings that reflect the future character of the changing East Perth neighbourhood.

KEY MOVES



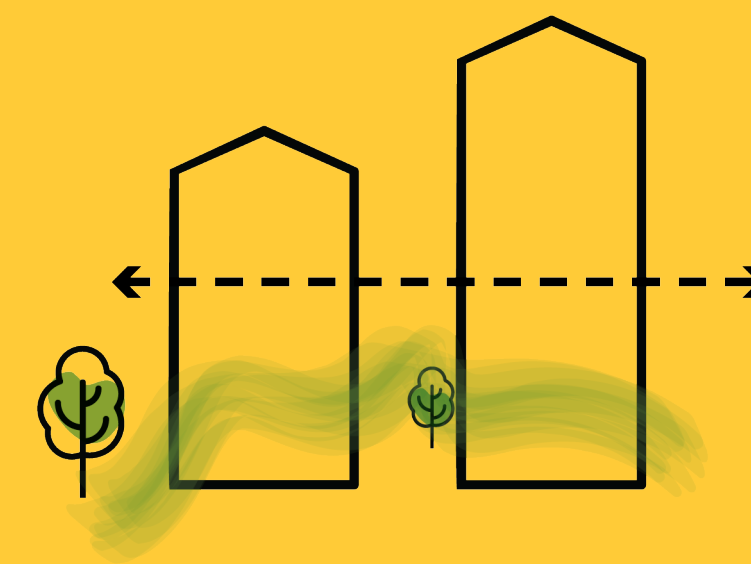
Pathways through the site to improve connectivity and the relationship to the river



Multifunctional and flexible spaces for the community
(including the Perth Bowling Club in a multi-function, multi-user facility)



Increase the residential population of the area, and much needed facilities for the existing and future population



Blend buildings with landscape and allow view corridors between buildings to parks and the river



Improve amenity and facilities for the community

SITE SCENARIOS

SCENARIO 1



LOWER SCALE, LESS SPACE BETWEEN BUILDINGS



LESS LANDSCAPE SPACE



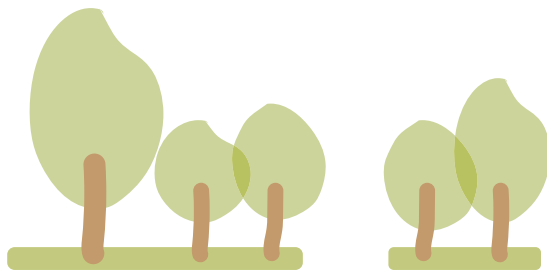
LESS VARIETY OF ACTIVITIES

- + Keeps the site low in scale.
- + Less funding generated for community facilities.
- + Limited space for sports and facilities, including the bowling club. Larger, lower area taken up by development.
- + Development generates little community benefit beyond what already exists.
- + Landscape will be at the edges with less opportunity to create landscape pathways through the site.

SCENARIO 2



MODERATE SCALE, SOME SPACE BETWEEN BUILDINGS



MODERATE LANDSCAPE SPACE



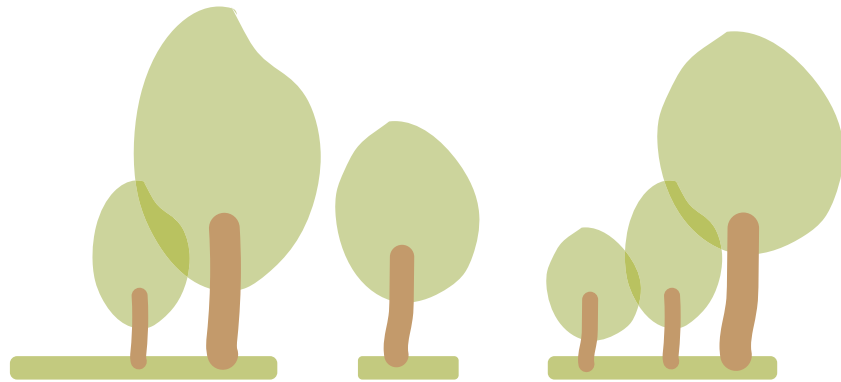
MODERATE VARIETY OF ACTIVITIES

- + Moderate funding generated for community facilities.
- + Moderate sports and facilities provided.
- + Development generates moderate community benefit, with opportunity for new spaces and potentially other sporting clubs or associations.
- + Some landscape opportunities and pathways between development.

SCENARIO 3



HIGHER SCALE, MOST SPACE BETWEEN BUILDINGS



HIGHEST AMOUNT OF LANDSCAPE SPACE



HIGHEST VARIETY OF ACTIVITIES

- + Highest funding generated for community facilities.
- + High quality sports and facilities able to be provided.
- + Development generates maximum community benefit.
- + Could bring more residents to the City.
- + Enables development opportunities for shops, restaurants, medical and other services for the local community.
- + Taller, more slender buildings can allow for more landscape between and amongst buildings.

EXAMPLES OF REDEVELOPMENT POSSIBILITIES

