

3. THE SITE



COUNTRY

For the Whadjuk Noongar people, the original custodians of the land, Country holds profound importance, encompassing spiritual, cultural, social, and economic value.

Country is deeply intertwined with the Whadjuk Noongar people's spiritual beliefs. It is considered a living entity with which Whadjuk share a mutual relationship. The land, waters, and skies are home to ancestral spirits and are sites of sacred stories and creation myths.

Connection to Country is integral to the Whadjuk Noongar people's sense of identity and belonging. It is central to Whadjuk language, traditions, and social structures. It also sustains life including food, water, medicine, and materials for shelter and tools.

Spending time on Country, engaging in traditional practices, and maintaining a connection to the land are essential for physical, mental, and spiritual health.

The knowledge of Country, traditional practices and lore are passed down through generations from Elders to younger members.

For the Whadjuk Noongar people, Country is far more than a physical landscape; it is a sacred and vital aspect of existence, encompassing spirituality, culture, identity, and survival.



Ngoolyarak
(Red-tailed black cockatoo)



Minyt (Ant)



Djidi-djidi
(Willy wagtail)

Barracks Arch (Camp, part of tribal leader Yellagonga's campsite)

Perth Town Hall (Camp)

Goodinup Spring Street (Camp, water sources)

Esplanade (Camp, hunting place)

Midgiegooroo's Execution & Burial

Church Site

Claisebrook Camp (Camp, water source)

Kilang Minangaldjkba (water source near the current Waterbank development site) A spring located to the North of the roundabout on Adelaide Terrace

Dyeedyallalup

Dyeedyallalup
(Camp, ochre and water source)



Djildjit (Catfish)



Maali
(Black Swan)



Yarkiny
(Western Swamp Tortoise)

Mattagerup - Heirisson Island (Mythological, Camp, Hunting Place, Meeting Place, Plant Resource)

DYEEDYALLALUP

Dyeedyallalup, created in the Nyitting, is the name given to the lowlands along Buneenboro (Perth Water). This area holds significant importance in Whadjuk Nyoongar culture. According to the Aboriginal History unit of DLGSC the name Dyeedyallalup comes from the large clay deposits that characterized the region.

Clay is a vital resource and well-being tool for the Nyoongar people, with various physical, spiritual, and social uses. Djardak and mirda were used to decorate the body for ceremonial dances, while yoont served as a tint for rock art paint.

A mixture of clay and animal fat, known as wilgi, was used to protect against the sun’s ultra-violet rays, insects, and adverse weather conditions. Wilgi also masked human scent, facilitating hunting of yonga (kangaroo) and wedtj (emu).

Following a meeting with Governor Stirling at Government House in 1835 Dyeedyallalup served as a camping ground.

The river edge, freshwater springs and shallow, marshy water with sedges made it highly valuable as a fishing area.

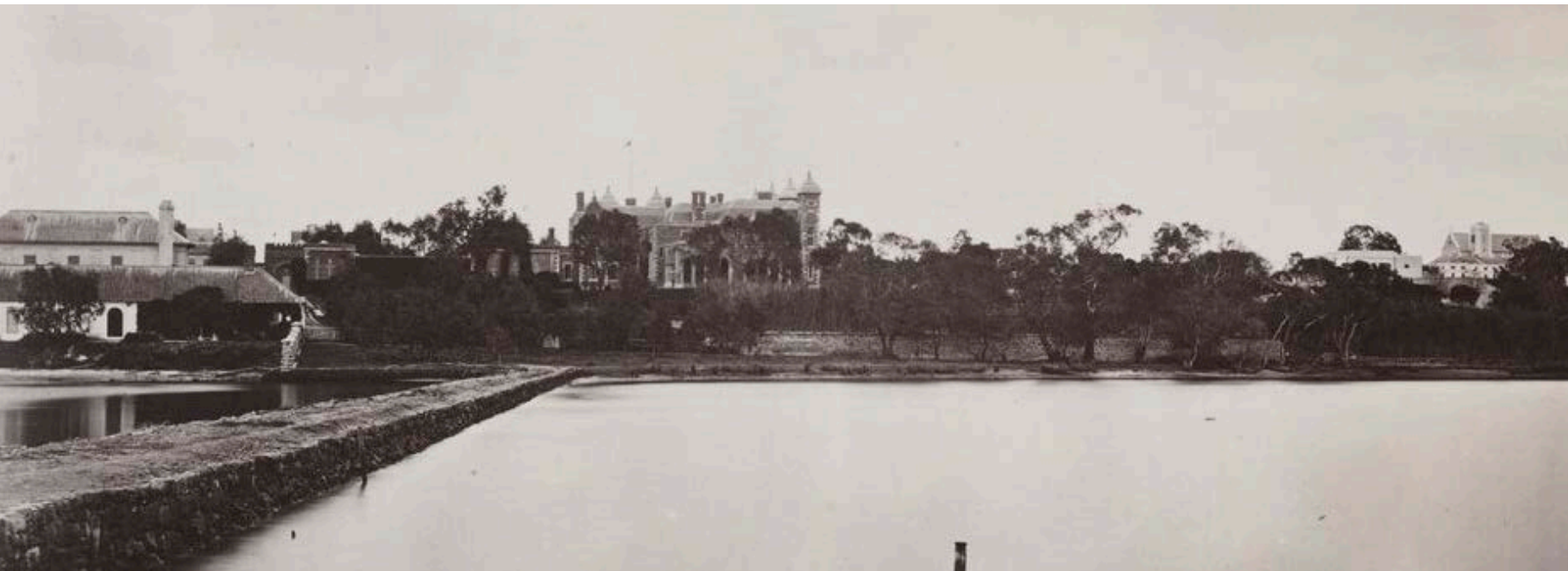
Today, most of the Dyeedyallalup area lies beneath present day Langley Park along the Perth Foreshore.



Causeway Bridges 1890-1900 State Library of Western Australia on Gnarla Boodja Mili Mili (Our Country on Paper) Aboriginal Place names - DLGSC



Gnarla Boodja Mili Mili (Our Country on Paper) Aboriginal Place names - DLGSC



Government House from the end of the Pier Street Jetty, Alfred Hawes Stone, 1868, State Library of Western Australia, 6909B/52 - Museum of Perth

HISTORY – POST SETTLEMENT

Between 1875 – 1886 the public debate focused on the lack of parkland in Perth with a desire for a network of parklands in central Perth and around the river. It was 1886 when reclamation of the area between William and Barrack Street for Esplanade reserve occurred.

1827 A network of water bodies



View at Swan-River. Sketch of the Encampment of Matw. Curling Friend, Esqr., R.N., 1830 [coloured lithograph] Mrs Mary Ann Friend



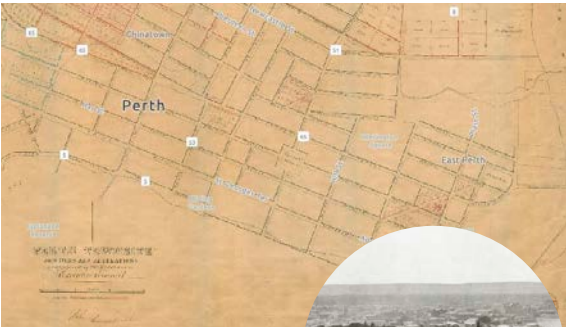
1838 Land surveyed



1845 Terrace Road on waters edge



1855 Northbridge subdivision



1894 Eastern Railway



1896 Public recreation reserve



1925 Parkland south of Terrace Road



1948 Stirling Gardens



1960 Expansion of parkland



1985 Regional road and car park



HISTORY – LANGLEY PARK

LANGLEY PARK

Created between 1921 and 1935, Langley Park was a reclamation project commenced by acting Lord Mayor of Perth at the time, T. W. Langley. Soon after it was created, Langley Park became Perth’s first airstrip, which was used primarily by aviation pioneer Major Norman Brearley, who founded West Australian Airways Ltd. (10 months before QANTAS was formed) and the Perth Flying School in 1921.

On the northern side of the park is a small brick pumping station that was built in 1914 and became part of Perth’s first sewage system. In 2011 Langley Park was entered onto the State Register of Heritage Places for its social, cultural and historic significance (inHerit No. 3346).

Langley Park was a gazetted airstrip until the construction of the towers at Elizabeth Quay, meaning it was the only city in the world where aircraft could land in a CBD. Today Langley Park is used for large scale events and community sporting activities such as football, cricket and AFL. However for the majority of the time the 12 hectare expanse of Langley Park is under-utilised.



Perth foreshore and Langley Park looking east, 1938
City of Perth Cultural Collections

Langley Park
Reserve 12510 and 13949
Place No. 03346

The place was part of the ongoing reclamation of the Swan River foreshore to create a network of public open spaces and river amenities aimed at linking the city environment to the river, and is a continuation of the vision for the foreshore developed in the 1880s, which encompassed the ideals of the City Beautiful Planning Movement.

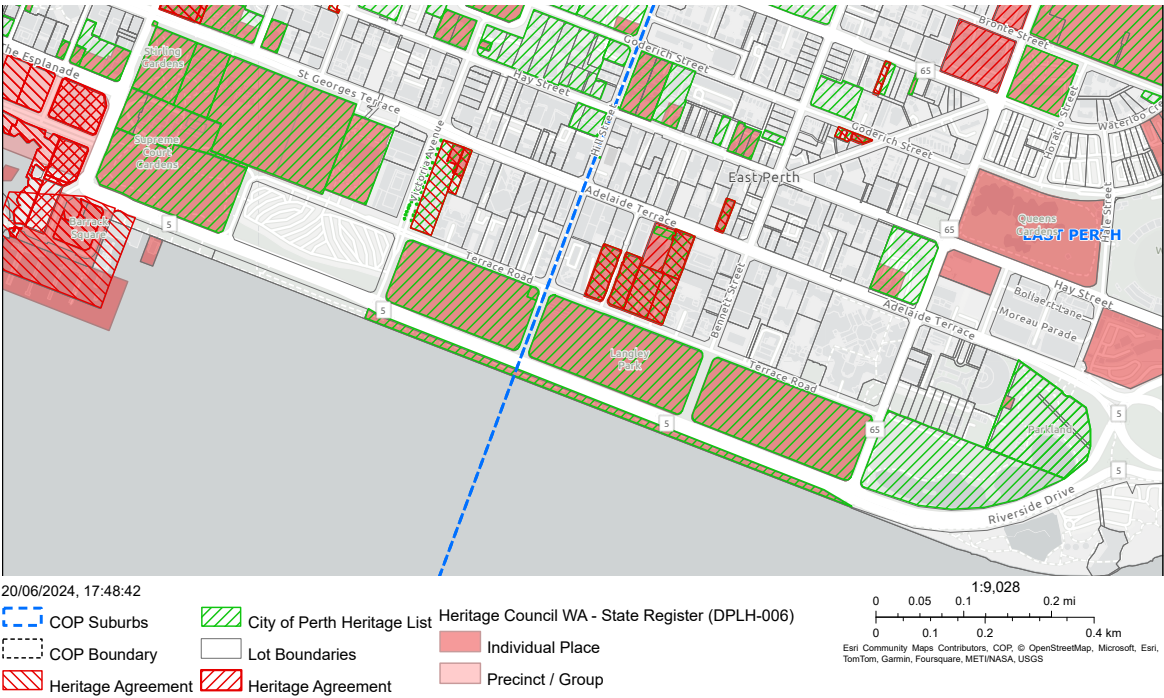


12 hectare lawn of Langley Park

Pump Station

Low Level Sewage Pumping Stations
No.s 1 & 2, Perth
Place No. 03298

The pumping stations are the survivors of the first three such buildings built in Perth to provide sewage pumping facilities and men’s public toilets. It was the first time in Western Australia that sewerage and deep drainage infrastructure was constructed in the metropolitan area in the pre-World War One period.

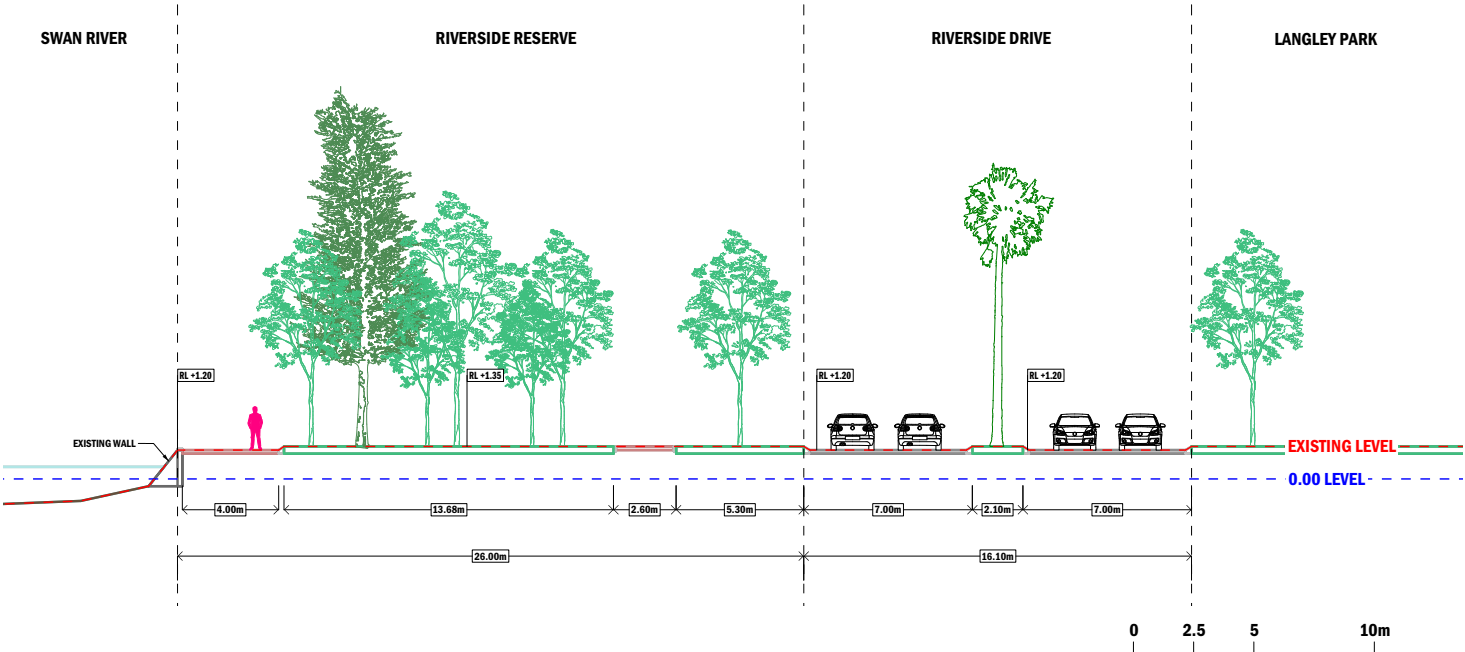
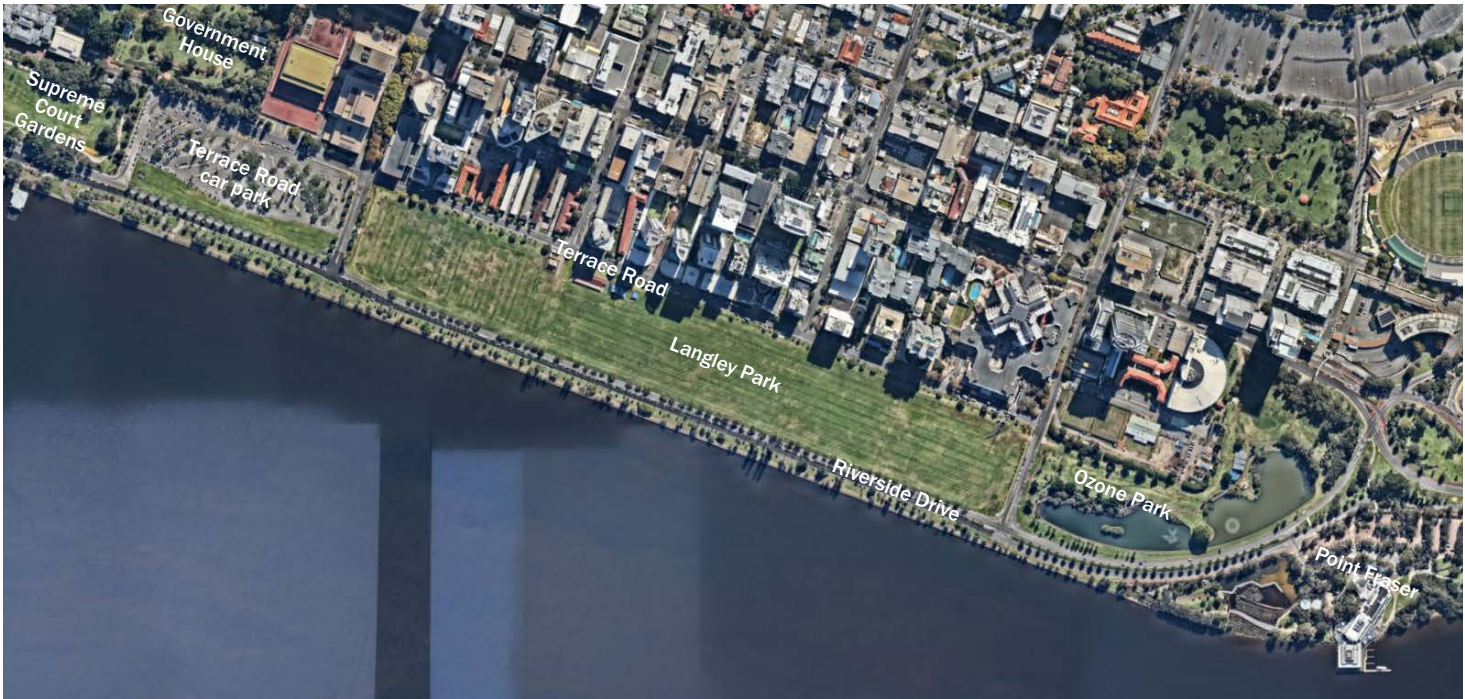


SITE – MAIN FEATURES

Today Langley Park, Supreme Court Gardens and the Ozone Park combine to create approximately 44 hectares of predominantly lawned parkland. Riverside Drive is aligned some 20-30m from the river's edge. Palm trees (*Washingtonia robusta*) line the road. Langley Park is the premier outdoor events space in the City of Perth. The park hosts a calendar of large and small scale events, including cultural and community festivals, Australia Day celebrations, music concerts and sporting competitions. The pumping station building survives in its original position in the park.

At nearly a kilometre in length the expansive open grassed area is supported by adult exercise stations, a children's playground, changing rooms/ public toilets, and drinking fountains. Riverside Drive dominates the Riverfront yet traffic levels have declined since the construction of Elizabeth Quay. A shared walking/cycling path and pedestrian path on the river's edge, both run the length of the Masterplan area connecting cyclists and pedestrians to a regional network. Amongst other native and exotic species there are a number of impressive, mature pine trees located along the river's edge.

A trigger for the Masterplan is the condition of the aging river wall. The years of exposure to south and south-west onshore afternoon winds and winter storms has taken its toll. Portions of the wall are now dilapidated and need urgent repair or replacement. To the east Ozone Park and Point Fraser host a series of wetlands that supports enhanced stormwater management, native planting and local birdlife. At the western end of the Masterplan area Terrace Street car park is the proposed development site for the Aboriginal Cultural Centre. The Supreme Court Gardens links to Elizabeth Quay and is host to a number of popular events throughout the year.



Typical cross section through river edge and Riverside Drive

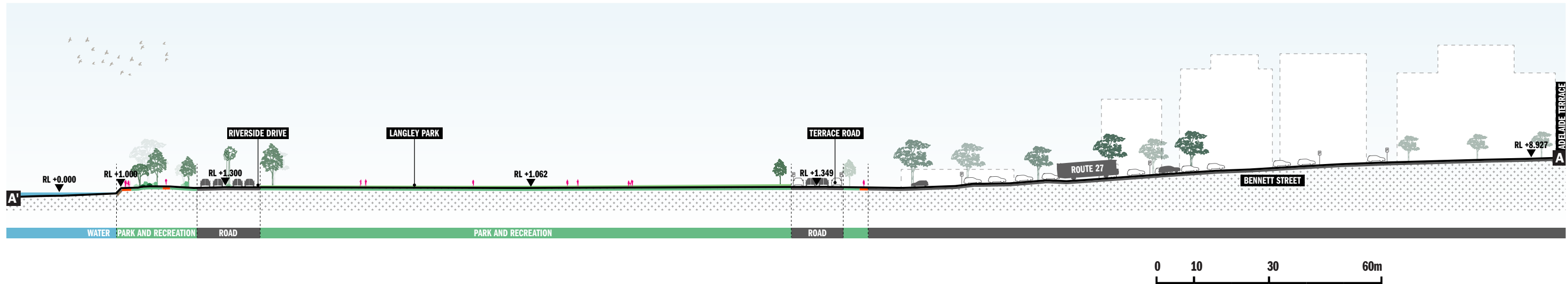
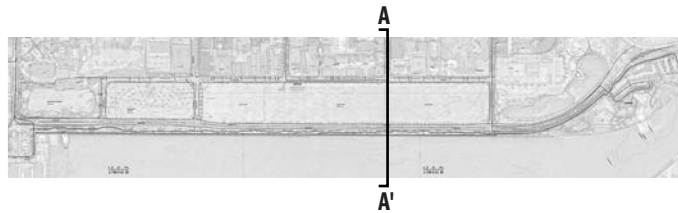
SITE – TOPOGRAPHY

Langley Park is reclaimed from the Swan River. It is protected by a river wall with a top level of between +0.9 to +1.3m AHD. The majority of Langley Park sits at a level of around +1.0m AHD.

Sitting at the similar level as its surroundings is Riverside Drive (+1.3m AHD), which is located some 20-30m from the river's edge, separating Langley Park from a narrow strip of river edge landscape.

It is not uncommon in winter, during high tide and storm events, for Langley Park and Riverside Drive to suffer from flooding. Terrace Road also experiences flooding.

The connecting roads from the city grid (Victoria Avenue, Hill Street, Bennett Street and Plain Street) all rise significantly to the north with Adelaide Terrace residing at around +9.0m AHD.



SITE – LAND USE

The Masterplan area is comprised of Langley Park and two foreshore areas all identified as public recreation and Reserved Parks and Recreation within the Metropolitan Region Scheme.

Government and cultural institutions are located to the west and north.

Terrace Road is comprised of predominantly high density residential, with some commercial and hotel land uses. The residences are an important neighbour to the Riverfront Masterplan area and require due consideration.

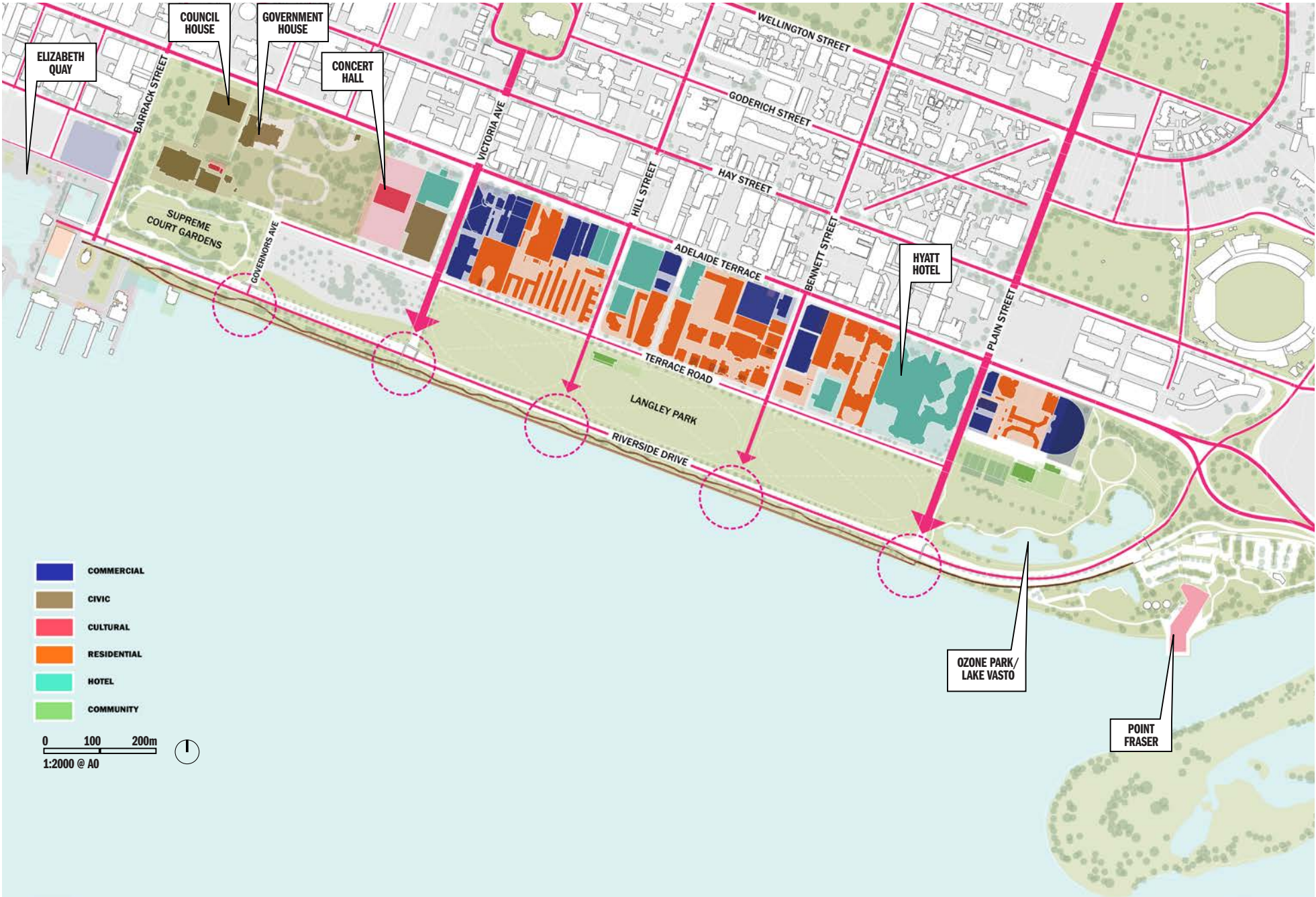
Point Fraser sits at the far end of the site, connecting with the new Causeway Pedestrian and Cycling bridges.

The Masterplan site is formally comprised of the following land uses,

Location	Address	Reservation	
Langley Park West, Langley Park Mid and Langley Park East	103 Riverside Drive, Perth	A Class	MRS - Parks & Recreation Reserve
Foreshore (Located between the Supreme Court Gardens and the WA Rowing Club Boatshed)	153 Riverside Drive, Perth	A Class	MRS - Parks & Recreation Reserve
Foreshore (Located between the proposed ACC site and the river)	151 Riverside Drive, Perth	A Class	MRS - Parks & Recreation Reserve

The following parklands surround the Masterplan:

Location	Address	Reservation	
Terrace Road Car Park (Proposed ACC site)	165 Terrace Road, Perth	A Class	MRS - Public Purposes - Car Park
Supreme Court Gardens	2 Barrack Street, Perth	A Class	MRS - Parks & Recreation Reserve
Point Fraser Reserve	21 Riverside Drive, Perth	C Class & A Class	MRS - Parks & Recreation Reserve and Primary Regional Roads
Ozone Park and Lake Vasto	1 Adelaide Terrace, Perth and 50 Riverside Drive, Perth	C Class & A Class	MRS - Parks & Recreation Reserve, Primary Regional Roads and Other Regional Roads



SITE – ACTIVATION LEVELS

The Masterplan work has utilised data analytics information from Place Intelligence to communicate the main conclusions regarding activation and dwell times at the Riverfront.

The heat maps on this page show comparative usage from low to high from mobile phone data (excluding people in vehicles). It is clear that the Riverfront has low activation levels compared to other parts of the city. This reinforces the Public Life Study work undertaken previously by the City of Perth.

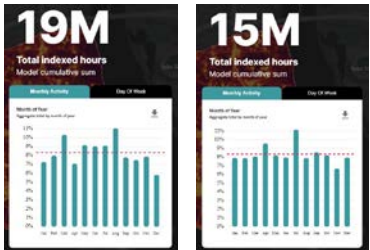
For comparison, heat maps have been produced for the Brisbane South Bank Riverfront. It is evident that the introduction of well connected leisure attractions and food and beverage outlets creates higher levels of activation, which further support the increased usage of the parkland areas of the Riverfront. It also indicates that by not having a road directly adjacent to the river, space can be created for the types of experiences which are attractive for people to visit.

The weekend versus midweek visitation numbers comparison between Perth (19 to 15M) and Brisbane (8 to 7.7M) shows that Brisbane has less of a drop off in activation at the weekend. It may be that the activation of the Brisbane waterfront draws people into the city at the weekend.



PERTH

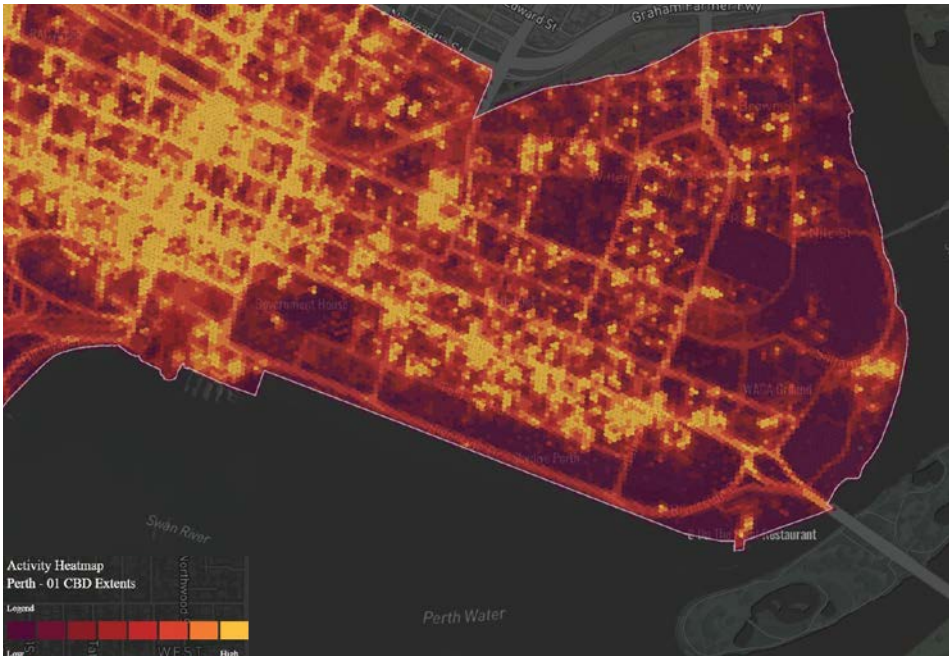
It is evident there are low activation levels at the Riverfront when compared to the rest of the CBD. This is consistent when comparing January/July data and Saturday/Wednesday data.



Wednesday

Saturday

In Perth CBD there is a 25% drop-off in hours spent from 19million mid-week to 15million at the weekend. Significantly less people are visiting the city at the weekend.



Perth CBD activation levels - 2023, entire year

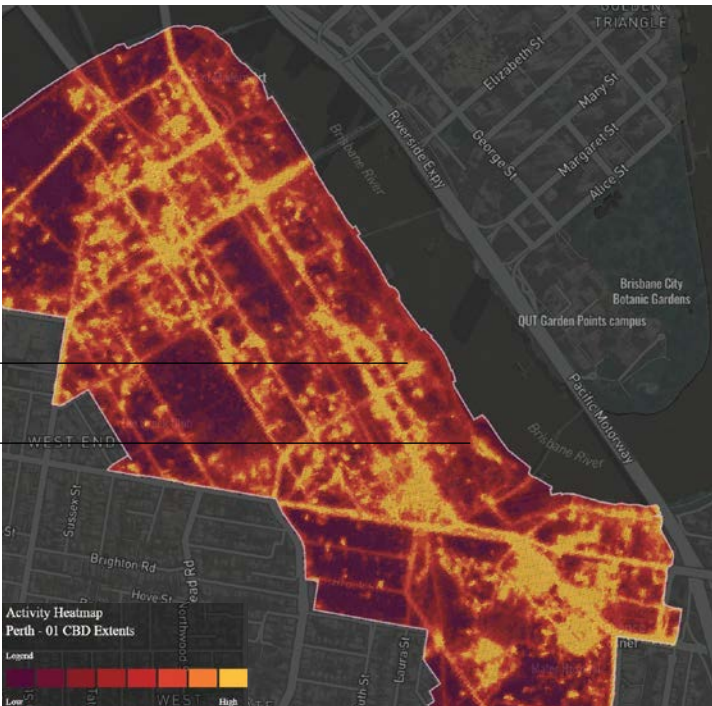


BRISBANE

Streets Beach South Bank Parklands

Restaurants

Brisbane South Bank maintains elevated riverfront activation levels throughout the year with more weekend patronage than during the week. The restaurants and Streets Beach draw people to the riverfront parklands.



Brisbane CBD activation levels - 2023, entire year



Wednesday



Saturday

In Brisbane CBD there is a less of a drop-off in hours spent from 8million mid-week to 7.7million at the weekend. This may be due to people being attracted to the city at the weekend.



Perth CBD activation levels - 2023, January



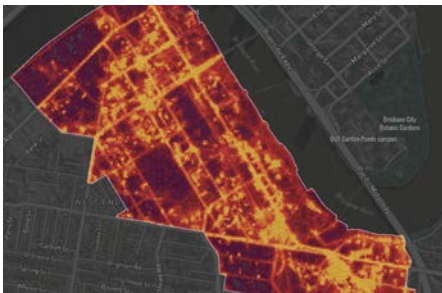
Perth CBD activation levels - 2023, July



Perth CBD activation levels - 2023, Saturday - average throughout the year



Perth CBD activation levels - 2023, Wednesday - average throughout the year



Brisbane CBD activation levels - 2023, January



Brisbane CBD activation levels - 2023, July



Brisbane CBD activation levels - 2023, Saturday - average throughout the year



Brisbane CBD activation levels - 2023, Wednesday - average throughout the year

SITE – RIVER LEVELS AND FLOODING

The Riverfront within the centre of Perth is in a vulnerable position. Langley Park and the current river's edge are reclaimed from the river. The river edge was originally located north of Terrace Road. Langley Park sits at a level of around 1.0m AHD with the river wall and adjacent pedestrian paths at a similar level.

The 1 in 100-year flood level is approximately 2.38m AHD. Minimum finished floor levels for occupied buildings will need to be above this level.

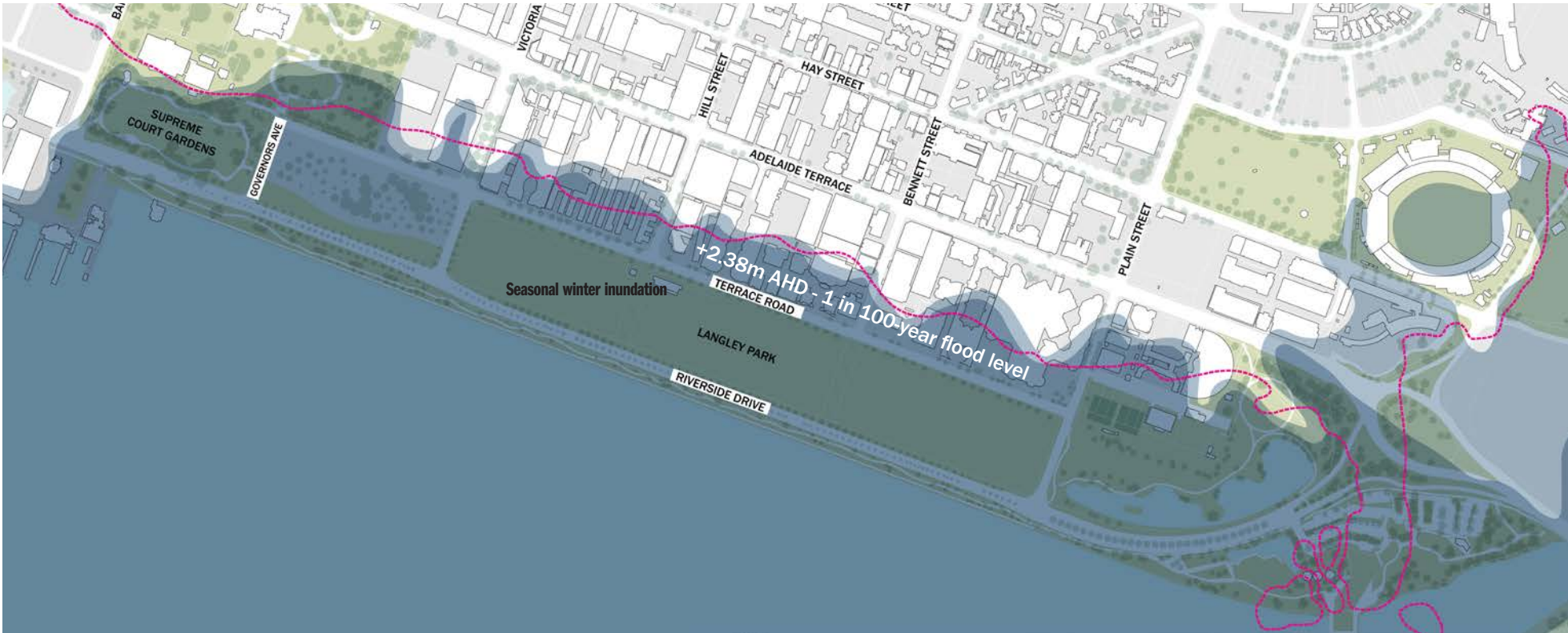
The river's edge, Riverside Drive, car parks and Langley Park all suffer from storm inundation and flooding during inclement climate and high tide events. The existing drainage pipe network sits too low and is prone to backing up, resulting in Terrace Road flooding when river levels are high and there are high levels of CBD catchment run-off.

Climate change analysis is anticipating a rise in river levels within Perth Water by approximately 0.7m by 2100.

The Masterplan creates a structure for the Riverfront to work through these issues of coping with flooding, periodic inundation and future river level rises. There will need to be a balance between the protection of assets alongside creating space for water and landscape to work in closer harmony. Some areas of the Riverfront will be designated for periodic inundation. These will be expansive areas of planting, the large lawn spaces as well as the wetlands.

Further technical work (beyond the scope of this Masterplan report) will be required during the next stages of design.

There will need to be a holistic review of the management of river levels throughout the catchment, from the estuary at Fremantle to upstream areas of the Swan River Plain.



SITE – EXISTING UTILITIES

There are a range of existing utilities which occur along the Riverfront site. Many of these will seek to be retained in situ with easements respected. Some utility corridors and capacity levels will require upgrading to address the requirements of new developments, such as at the Aboriginal Cultural Centre and within the identified high amenity activation nodes along the river, as well as within the parkland.

In some cases there will be a requirement for a re-routing of the utilities such as the Telstra communication and ATCO ATG gas pipes, as they are impacted by the re-modelling of the river edge.

