

4. THE OPPORTUNITY



DEFINING THE VISION

The Riverfront Masterplan takes the opportunity to establish a truly transformative vision. The engagement, analysis and design process undertaken by the City of Perth's team has resulted in the desire for substantial and ambitious change for the Riverfront. There is a clear opportunity to develop a substantial shift in how this important city space works within its environment to the benefit of the local community, visitors and native wildlife.

The opportunities are clear:

- Allow people to better engage and connect with the river.
- Improve Riverfront connectivity with the city.
- Celebrate Whadjuk Noongar culture and the recent history of the place.
- Facilitate a wide range of leisure activities.
- Infuse the Riverfront with nature.
- Significantly increase urban tree canopy.

- Showcase WA wildflowers.
- Promote activation throughout the day/week/year for all demographics and cultures.
- Facilitate appropriate development opportunities to support the tourism and hospitality sectors.
- Improve comfort levels and dwell time.
- Integrate a natural systems approach to green infrastructure design with a focus on improving water quality levels and supporting biodiversity levels.
- Ensure a re-shaped Riverfront is robust, resilient and has reasonable maintenance obligations.
- Create an overall healthy place to live, work and play.

The Masterplan vision statement allows the objectives and opportunities inherent in the Riverfront Masterplan to be understood.

The design principles on the following pages establishes further guidance to inform the Masterplan design.



A LOCAL & INTERNATIONAL DESTINATION



A PLACE TO CONNECT WITH NATURE



ACCESSIBLE, INCLUSIVE & ATTRACTIVE SPACES

VISION STATEMENT

'THE MASTERPLAN FOR THE PERTH CITY RIVERFRONT PROVIDES A FRAMEWORK FOR RE-CONNECTING PEOPLE AND THE CITY WITH THE RIVER. IT WILL BE AN ACTIVE AND ATTRACTIVE RIVER PARK DESTINATION FOR EVERYONE. INFUSED WITH NATURE, BIODIVERSITY AND CULTURE IT WILL BE A WORLD CLASS CITY PARK, A KEY PART OF SWAN RIVER LANDSCAPE EXPERIENCE.'

DESIGN PRINCIPLES – PLACE

The Masterplan is underpinned by three guiding design principles. These are,

- **Place**
- **Environment**
- **Movement**

To establish a new Masterplan vision each of these over-arching principles is to be considered through the lens of creating a truly regenerative design vision for the Riverfront.

Place, environment and movement principles combine to reinforce the importance of regenerating the Riverfront in tune with the sensitivities of the natural world, community wellness and culture and establishing sound and sustainable methods of movement, design and ongoing energy use.

PLACE

The Riverfront Masterplan must consider the creation of a successful place. This means establishing the framework for the area to develop in line with how the community may wish to use the space, reflecting well-being, activation and culture. It must also consider how inviting, legible and comfortable the place is.

This Masterplan is driven by the creation of a Riverfront which is highly activated, yet feels seamlessly in tune with the natural environment. The design principles shown on this page have been workshopped with the City to ensure place considerations are at the forefront of the Masterplan thinking.



PLACE



DESIGN PRINCIPLES – ENVIRONMENT

Environment

It is clear that the Riverfront and in particular Langley Park can contribute much more as a public open space situated along the Swan River.

Environmental design principles focus on re-balancing the relationship between natural processes, usable open space and considerations of activation, cost and maintenance.

The river edge can be naturalised using bio-engineering techniques with as much native riparian planting species as possible. There is the opportunity to significantly increase the urban canopy through planting of native trees. The ground plane can be enriched with a layering of native plants showcasing Western Australian wildflowers and boosting biodiversity.

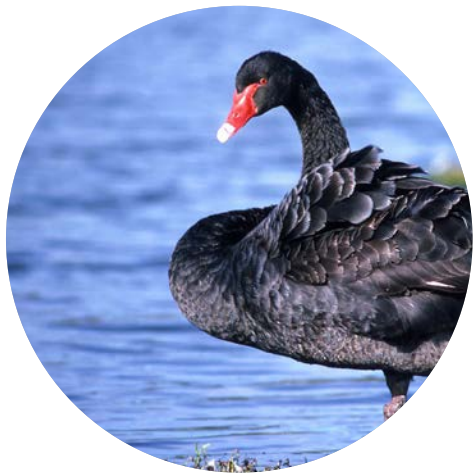
The emphasis on environment leads to the integration of enhanced natural systems design, in particular the integration of constructed wetlands which will clean and attenuate storm water before it enters the river.

Native planting throughout the Riverfront at scale will provide a significant increase in the creation of habitat for local wildlife. The attractiveness of the Riverfront for insects, birds, animals and river life is critically important.

Reduction in lawn area is also a key design principle, as the Masterplan seeks to re-balance nature amongst high intensity sports and events programming. Reduced lawn area leads to less water and fertiliser use, as well as less onerous maintenance requirements.



ENVIRONMENT



DESIGN PRINCIPLES – MOVEMENT

Movement

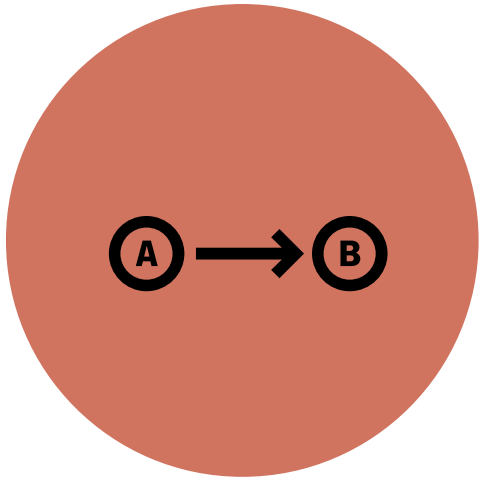
Establishing a hierarchy of varying methods of movement through and to the Riverfront is critical to the area's success. The context should be acknowledged with the pedestrian and cycling paths connecting to the extensive river edge network, city grid, new Causeway Bridges and through to Elizabeth Quay. The creation of an improved walkable and active transport experience for people along the river, as well as through the heart of the parkland, drawing people in from the neighbourhood and the open space's edges is essential.

The Masterplan seeks to facilitate an important expansion in the public transport network. The retained and re-aligned roads accommodate the expansion of CAT and other PTA bus routes. Accompanying this is a desire for an increase in the use of the river with private and public ferries being facilitated at jetties along the river edge.

The Riverfront will continue to accommodate private motor vehicles to access the new destinations, as well as the neighbouring residential and commercial properties and cultural institutions.

The Masterplan is seeking a balanced outcome, where it is acknowledged vehicle use will continue but perhaps on a downward trajectory as the years go by, with public and active movement choices increasing.

The ideal outcome is a Riverfront which is active, feels welcoming and removes the feeling of how daunting it currently is to walk the full extent of the river edge path. The Masterplan encourages health and wellness through active movement through its connections and activation strategies.



MOVEMENT



KEY MOVES

Six key moves underpin the design of the Masterplan. When combined they will establish the structure, look and feel of Perth's new Riverfront.

RE-IMAGINING THE RIVER EDGE

- THE RIVER EDGE IS RE-SHAPED WITH PLANTING, HEADLANDS, BEACHES, BOARDWALKS AND TERRACING.
- A WINDING, CONTINUOUS RIVER WALK CREATES A DYNAMIC AND CULTURALLY RICH EXPERIENCE.
- THE EDGE CONDITION IS ROBUST, SET AT A LEVEL TO PROTECT INFRASTRUCTURE WHILE ALSO SUPPORTING RIVERINE ECOLOGIES.

RIVERSIDE DRIVE RE-ALIGNED

- THE ROAD IS TO BE NARROWED TO ONE LANE IN EACH DIRECTION AND RE-ALIGNED TO CREATE MORE USABLE AND SAFER SPACES BY THE RIVER.
- MOVING THE ROAD CREATES THE SPACE NEEDED TO ACHIEVE A MORE NATURALISED RIVER EDGE.
- THE ROAD CAN BE RE-IMAGINED AS MORE OF A TOURIST DRIVE INTEGRATING PEDESTRIANS, BUSES, CYCLE LANES, CARS, TREES AND BIO-SWALES.

DESTINATION ATTRACTION

- 'THE LAGOON' IS A MAJOR NEW OUTDOOR CITY LEISURE ATTRACTION.
- CAFÉS AND RESTAURANTS SUPPORT THE FACILITY.
- THE ATTRACTION IS INFUSED WITH LOCAL LANDSCAPE AND CULTURE.
- PUBLIC MOORING AND FERRY JETTY IS PROPOSED.
- PEOPLE CAN ARRIVE BY FOOT, BUS, BIKE, E-SCOOTER, BOAT OR CAR.

CONNECTING TO THE CITY

- TREE LINED PEDESTRIAN BOULEVARDS CONNECT PEOPLE FROM HILL STREET AND BENNETT STREET.
- THE BOULEVARDS ARRIVE AT HIGHLY ACTIVATED NODES AT THE RIVER EDGE.
- THE RIVER EDGE NODES ARE SPACED AT COMFORTABLE WALKABLE DISTANCES.
- THE BOULEVARDS HELP TO ESTABLISH A MORE ATTRACTIVE, COMFORTABLE AND LEGIBLE PARKLAND EXPERIENCE.

RIVERFRONT IN NATURE

- THE MASTERPLAN RE-FRAMES LANGLEY PARK'S CONTRIBUTION TO NATURE AND BIODIVERSITY.
- WETLANDS CLEAN AND ATTENUATE STORM WATER IMPROVING RIVER WATER QUALITY.
- NATIVE TREES AND PLANTS CONTRIBUTE TO SENSE OF PLACE, SUPPORT LOCAL WILDLIFE, RECOGNISE WHADJUK NOONGAR CULTURE AND COOL THE CITY.
- RIVER EDGE ECOLOGIES ARE SUPPORTED VIA RIPARIAN PLANTING AND RE-SHAPED EDGE CONDITIONS.

THINGS TO DO!

- THE MASTERPLAN CREATES THINGS TO DO IN THE PARK TO ATTRACT PEOPLE AGAIN AND AGAIN.
- AN ALL AGES PLAY EXPERIENCE IS PROPOSED.
- RANGE OF FOOD AND BEVERAGE DESTINATIONS.
- EVENING ACTIVATION AND DURING WINTER.
- CELEBRATE CULTURE THROUGH PUBLIC ART.
- COMMUNITY SPORTS AND EVENT SPACES.
- RANGE OF COMFORTABLE LANDSCAPE SPACES.
- AMENITIES APPROPRIATELY PROVIDED.

KEY MOVES

RE-IMAGINING THE RIVER EDGE

The existing, linear river wall is bland and structurally failing. It requires replacing and there is an opportunity to significantly re-think how this is achieved.

The river edge is an important touch point between land, water, people and fauna. The Masterplan is seeking to re-imagine this condition by introducing a range of techniques which promote people's connection to water and enhanced river ecologies, while ensuring the outcome is robust and resilient to storms.

A key move is to change the form of the river edge by varying its alignment. This will create interest and pause points for people as they move along the river. It also facilitates the creation of headlands and beaches which require angled alignments to ensure their stability.

The river edge will combine treatments which reflect an urban condition, as well as long stretches of naturally planted zones. Urban character treatments are located closer to the western end as the Riverfront transitions to Barrack Square. The activation nodes will also incorporate urban treatments such as cut stone terracing, boardwalks and jetties.

Wide planted edges will also be integrated, combined with limestone headlands, rock pools and appropriately scaled beaches. These areas will be supported by appropriately scaled amenity lawns to encourage activation, as well as public art and cultural features such as the harbour.

There will be a culturally dynamic and artistic, continuous river edge walk themed on Whadjuk Noongar culture. Trees will be planted extensively along the river edge to establish as much shade as possible.



KEY MOVES

RIVERSIDE DRIVE RE-ALIGNED

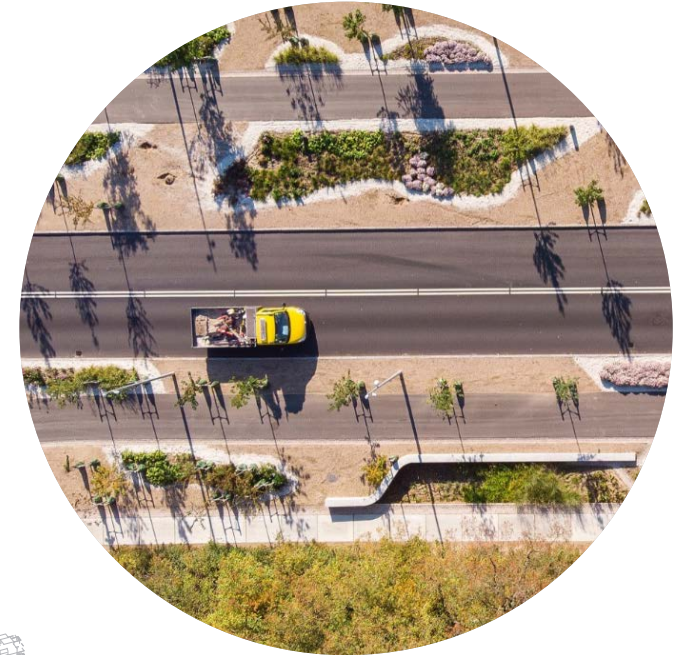
Riverside Drive is a significant barrier for people wanting to safely and comfortably move from Langley Park to the Riverfront. The four lane, medianed road has established a high speed environment, designed to move vehicles effectively as a regional distributor from the Causeway to Mounts Bay Road. The development of Elizabeth Quay has meant the road has become less attractive to drivers for this route with traffic levels having seen a decrease by approximately 60% in recent years.

The road currently creates a narrow and constrained strip of land between its western direction carriageways and the river wall (20-30 metres). This constrains the potential introduction of a more naturalised river edge, and creation of activation spaces of significant scale. Crossing the road can be dangerous, especially for young children and the elderly.

A key move of the Masterplan is the re-alignment and downgrading of Riverside Drive. It will be re-imagined as more of a slower 'tourist drive' which accommodates local traffic while promoting use by public transport, with cyclists and e-scooters along its accompanying shared path.

The increased space at the river edge, created by the bending of the road through the central section of Langley Park establishes both the creation of a large riverside park and potential development space for a landmark attraction. By maintaining the road it will also support reasonable levels of traffic use on neighbouring roads, such as Terrace Road.

This re-alignment is a key move for the Masterplan as the Riverfront seeks to significantly improve its connection for people with the Swan River.



KEY MOVES

DESTINATION ATTRACTION

As Perth continues to grow and more people choose to live in the city there is an opportunity for the Riverfront Masterplan to integrate a significant attraction for locals, as well as visitors. The 12 hectares of open lawn at Langley Park has the capacity to position an appropriate destination attraction, one which celebrates the environment and offers an opportunity for people to enjoy Perth's Mediterranean climate.

In the heart of Langley Park, positioned strategically between the proposed Aboriginal Cultural Centre (ACC) and the Point Fraser development, is The Lagoon development. This is an outdoor leisure experience for families to enjoy a safe and controlled water experience while being in close proximity to the river. The Lagoon can include a beach with a variety of hang out opportunities and be supported by an inviting offering of food and beverage outlets.

The Lagoon is proposed to be publicly accessible. It is important that the development celebrates the local environment. There will be a celebration of Whadjuk Noongar culture, as well as native trees, planting and wildlife.

To support the commercial feasibility of The Lagoon a submerged parking structure is proposed north of the re-aligned Riverside Drive. Two levels of parking are hidden by a roof top garden which seamlessly links with the surrounding parkland.

There are many successful precedents for the inclusion of a facility such as this in an urban environment. The Masterplan anticipates this aspect of the Riverfront to be developed following the appropriate level of commercial due diligence.



KEY MOVES *CONNECTING TO THE CITY*

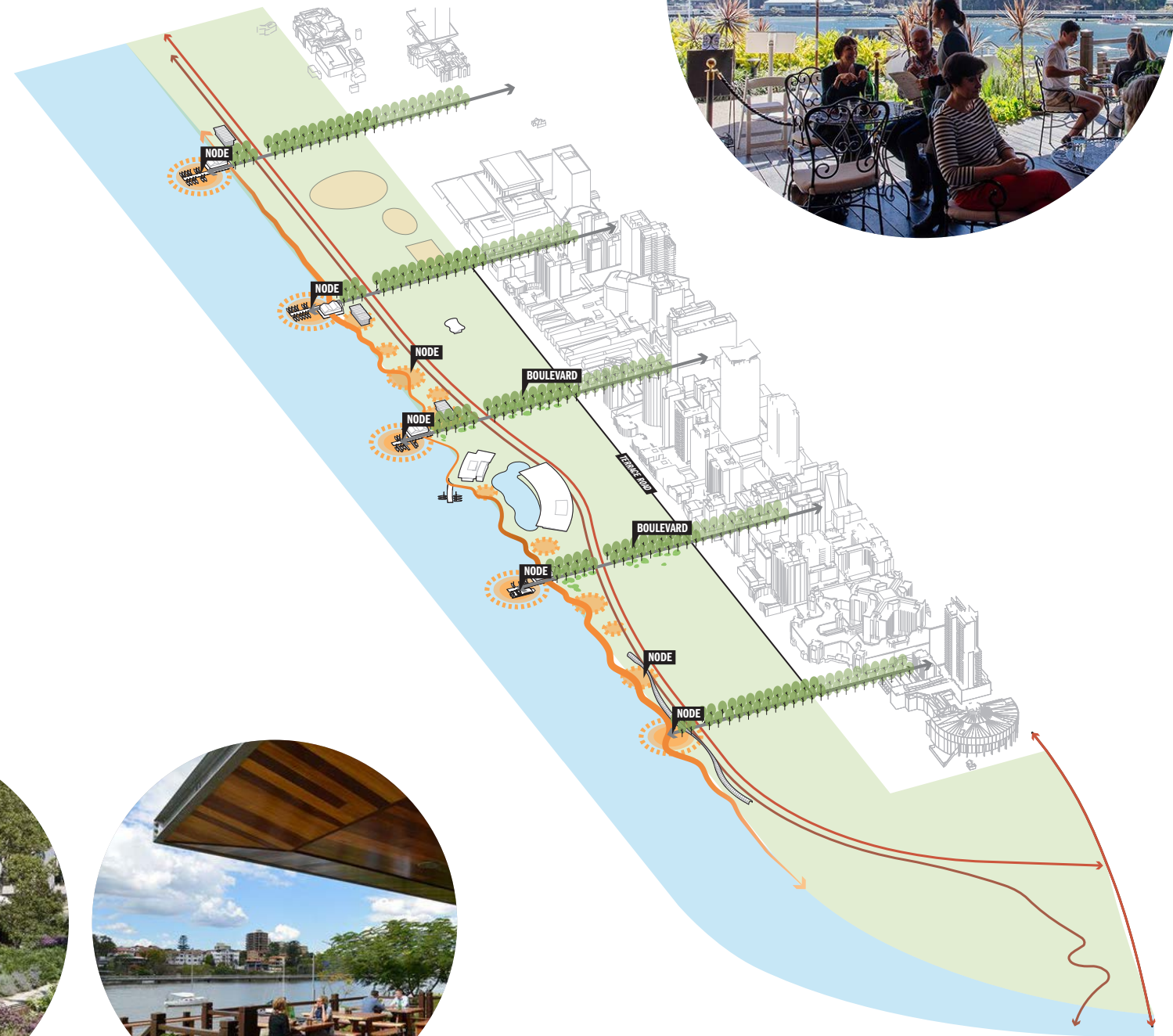
To establish improved urban connections from city to river two new pedestrian spines are created. These extend from Hill Street and Bennett Street. They reinforce the view corridor south from these streets to the river. They also comfortably break up the 12 hectares of Langley Park lawn into three spaces which are more comprehensible and comfortable in scale.

These pedestrian connections establish activated edges to the Masterplan precincts. They are a human scaled landscape experience, with multiple

rows of native trees and WA wildflowers providing seasonal interest and a shaded route to the river.

They terminate at activated river edge nodes which are spaced at a comfortable 4-5 minute walk along the river. The nodes include a jetty, landmark public art and food and beverage outlets.

The Masterplan also proposes upgrades to the surrounding streets with wider pavements, revitalised tree planting and rationalisation of on street parking.



KEY MOVES

RIVERFRONT IN NATURE

The Masterplan proposes a significant shift in the landscape character of the Riverfront. To establish a park which integrates natural systems, creates a high quantum of biodiversity and habitat, drives forward the City of Perth's urban canopy targets and is imbued with floral beauty and seasonal delight, a major new native planting programme is proposed.

Existing non-native trees will be phased out over time, to be replaced with newly planted species, reflective of the Swan River environment and aligned with State Government direction (DBCA planting guidelines). Tree canopy will be significantly increased across the Riverfront.

Extensive water-wise native planting will showcase WA flora and create a strong connection to country and Whadjuk Noongar culture.

Two significantly scaled constructed wetlands provide spaces imbued with beauty and create a haven for wildlife.

The river edge will integrate as much native sedge planting as possible to naturalise the condition and support riverine ecologies.

The end result of this change will be a re-balancing of the Riverfront's relationship with the natural world. A landscape will be created which is more in harmony with its environment.



KEY MOVES

THINGS TO DO!

The Masterplan proposes a wide range of activation opportunities, of varying character, to entice all types of people to pay multiple visits to the Riverfront. Currently the Riverfront is poorly used throughout the day and into the evenings. Night time activation opportunities will be focussed around the range of food and beverage outlets, as well as the retained capability of supporting programmed events.

Sports and play are accommodated by the large open lawns and multi-themed large scale play spaces. Looping jogging trails are included.

There will be opportunities to spend more time on the river via boating and windsurfing.

The plan provides for experiencing the natural world, connecting physically with the river, as well as spending time in the parkland setting, enjoying family BBQs and the more relaxed pursuits of simply hanging out and taking long walks.



5. THE MASTERPLAN



THE MASTERPLAN

The Riverfront Masterplan represents a truly transformative framework for the future of Perth. The 44 hectare, 2.2km long site will be transformed into a place full of life, culture and nature. It will provide a high range of activation opportunities while still working in tune with the natural environment. It will be an exciting front garden for local residents and a must-do destination for visitors and tourists.

The Masterplan is articulated as five distinct, but not exclusive, precincts. Each broadly themed precinct articulates its strongest attribute. The following pages illustrate the Masterplan and showcase its key features.



Elevated view from Precinct 1 looking east

