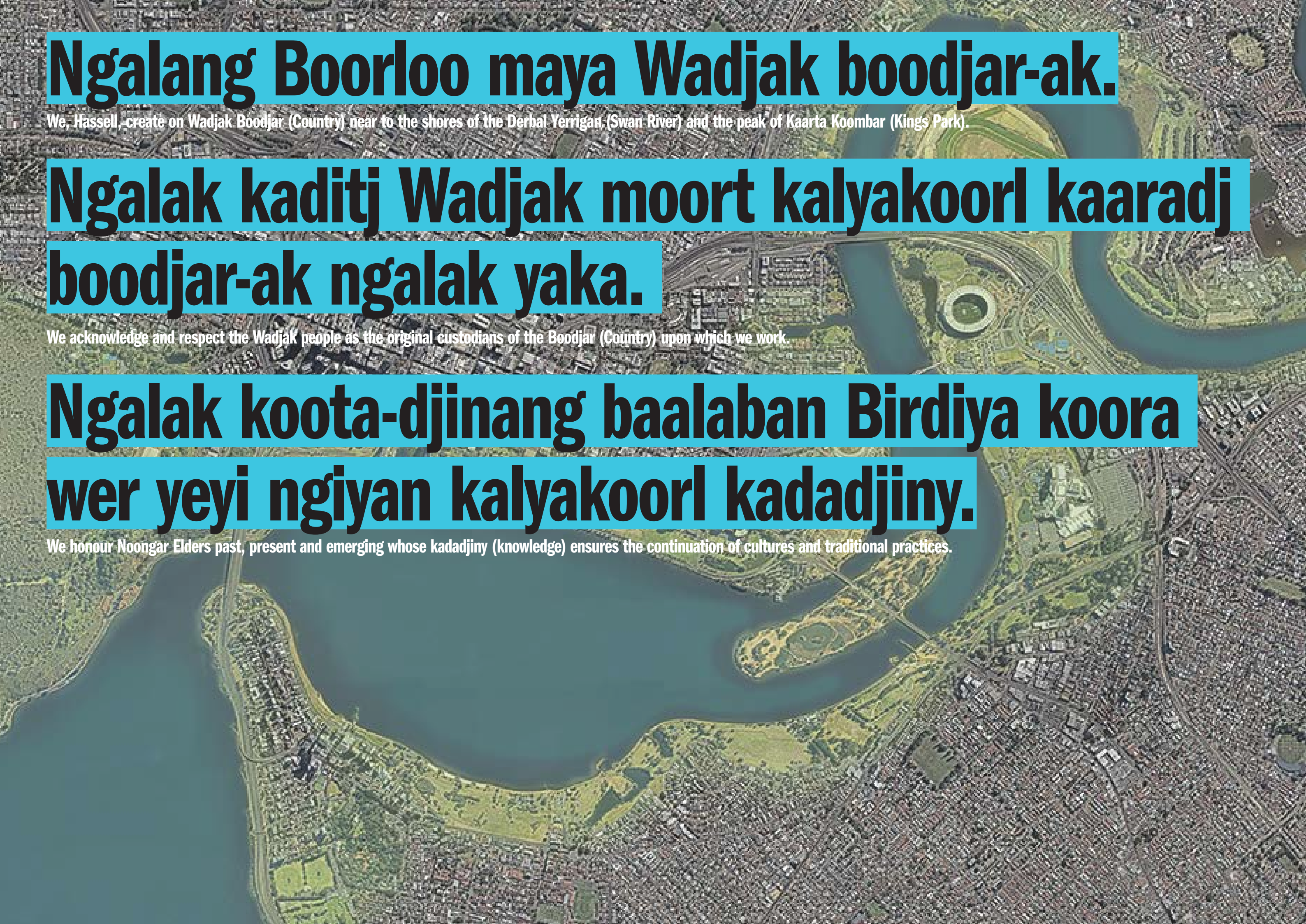


Hassell

MASTERPLAN FOR PERTH CITY RIVERFRONT

An aerial photograph of a city, likely Perth, Australia, showing a river (the Swan River) winding through the urban landscape. A large, circular stadium is visible on the right side of the image. The city is densely packed with buildings and roads.

Ngalang Boorloo maya Wadjak boodjar-ak.

We, Hassell, create on Wadjak Boodjar (Country) near to the shores of the Derbal Yerrigan (Swan River) and the peak of Kaarta Koombar (Kings Park).

**Ngalak kadij Wadjak moort kalyakoorl kaaradj
boodjar-ak ngalak yaka.**

We acknowledge and respect the Wadjak people as the original custodians of the Boodjar (Country) upon which we work.

**Ngalak koota-djinang baalaban Birdiya koora
wer yeyi ngiyan kalyakoorl kadadjiny.**

We honour Noongar Elders past, present and emerging whose kadadjiny (knowledge) ensures the continuation of cultures and traditional practices.



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1. EXECUTIVE SUMMARY



RIVERFRONT MASTERPLAN

THE OPPORTUNITY

Perth's Riverfront is a beautiful setting and would be the envy of many a city. However it has not fully realised its potential and its contribution and quality of experience for the community is limited. The City of Perth has therefore committed to the development of a Masterplan to establish a vision and framework to guide development decisions.

Since 1883 there have been over 200 Masterplans developed for the Riverfront, none of which have progressed. The deteriorating existing river wall, significant reduction in traffic along Riverside Drive, progress of the Aboriginal Cultural Centre project (positioned on Terrace Road car park) and an anticipated growing residential population within the city has led the City of Perth to create a new Masterplan. This is reinforced by the City of Perth's Local Planning Strategy which identifies the need to develop a plan for the Riverfront - to enhance and broaden its current use and to plan for the demands of a growing city population.

OBJECTIVES

In recent years the City of Perth has undertaken a series of analysis and technical studies, as well as community engagement. This work has underpinned the objectives of creating an improved Riverfront, which is better connected to the city, upgrades the quality of its environment and provides more activation opportunities. The Riverfront should re-think its relationship with the water and re-introduce a landscape which is more reflective of the natural

environment. The Masterplan should address ways of moving to and through the area creating improved connections to the surrounding precincts. It must also be a platform for the celebration of Perth's rich Whadjuk Noongar culture, as well as interpreting through art and design its recent history.

The Masterplan needs to acknowledge Perth's changing climate. The plan must be resilient, establishing a place which can robustly mitigate the effects of a drying and warming climate, with river levels which are anticipated to rise over time.

PROCESS

This Masterplan has been developed from late 2023 through to mid 2024. It has worked through a process of research, engagement and collaboration with the City of Perth team, as well as stakeholders. Following an initial phase of research and review stakeholders were engaged to inform the plan. Two rounds of engagement sessions were held with,

- Department of Finance
- Department of Local Government Sports and Culture
- Main Roads WA
- Public Transport Authority
- Department of Transport (Mobility and Maritime)
- Infrastructure WA
- Tourism WA
- Department of Biodiversity, Conservation and Attractions
- Swan River Trust



A number of Masterplan options were developed for review and direction by the City of Perth project team and the Elected Members. In June 2024 the Masterplan was presented to the City of Perth Elders Group.

VISION

Through this process the vision for the Riverfront Masterplan has been defined. The Masterplan vision statement is as follows,

'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'.



RIVERFRONT MASTERPLAN

DESIGN PRINCIPLES

The overarching principles of *Place*, *Environment* and *Movement* have guided the Masterplan. These principles will combine to form a successful design outcome, which realises the opportunity at the Riverfront.

The Riverfront Masterplan envisions a place which is attractive, safe and welcoming for all people. It draws people to the riverside parkland to enjoy the environment and explore its culture and heritage.

The Riverfront will re-think its connection to the environment with the establishment of more urban tree canopy, river edge planting and the creation of native habitat zones to attract local wildlife.

It will integrate natural processes to help clean rain water and will also reduce its own water use, as well as reliance on fertilisers and onerous maintenance requirements.

Critically the Masterplan provides for a wide range of opportunities to visit and move through the Riverfront. Improved walkability and provision for active and public transport are integrated. The road network is largely retained, with some modification, to ensure the locality is adequately served, while acknowledging that private vehicles cannot be the sole method of visiting the area.

KEY MOVES

Six key moves have shaped the Riverfront Masterplan. These include:

- *Re-imagining the river edge*
- *Riverside drive re-aligned*
- *Destination attraction*
- *Connecting to the city*
- *Riverfront in nature*
- *Things to do!*

A MASTERPLAN OF PRECINCTS

The key moves have led to the creation of the Masterplan shown below. A series of precincts shape the plan.

Moving from west to east these are defined as follows:

- *Precinct 1 - Cultural* - Connecting a revitalised river edge condition with Supreme Court Gardens, Perth Concert Hall, Government House and the proposed Aboriginal Cultural Centre.
- *Precinct 2 - Play* - Introducing a destination play experience within a natural environment of wetlands, wildflowers and trees complemented by activity lawns, beaches, jetties, cafés and restaurants.
- *Precinct 3 - Leisure* - A major new destination experience (The Lagoon) supported by food and beverage outlets, parking, jetties and expansive multi-level nature gardens.

- *Precinct 4 - Event* - A large lawn supports events and community sports. A revitalised river edge experience includes beaches, headlands, native planting and a cultural harbour experience.
- *Precinct 5 - Ecology* - The Masterplan connects with the established Point Fraser nature park and wetlands, introducing river edge planting and habitat islands.

The characteristics of these precincts are not exclusive but instead acknowledge their main driver.

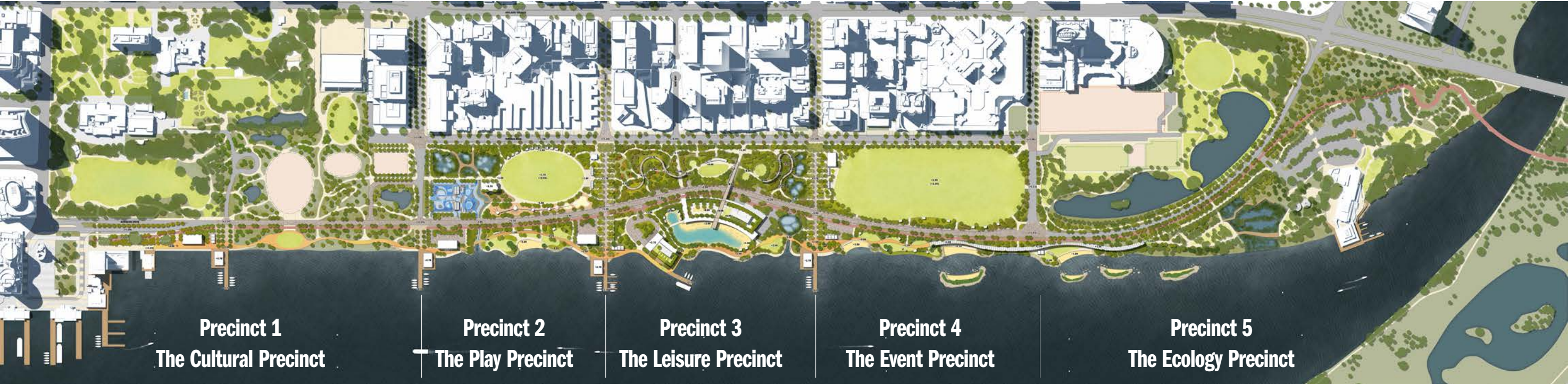
Riverside Drive re-alignment is an important structural element of the Masterplan, as is the re-imagined water's edge, Dyeedyallalup cultural river walk and the Hill Street and Bennett

Street pedestrian spines connecting to the river edge activation nodes.

IMPLEMENTATION

The Masterplan envisages a staged implementation over a nominal twenty year period. There is an opportunity to leverage the Aboriginal Cultural Centre project. The western precincts have the potential to be implemented in the earlier stages.

Funding will need to be sourced from a variety of government bodies and there are opportunities for hospitality and tourism specialists to invest in elements such as The Lagoon, tourist accommodation and food and beverage outlets.







4 BEACHES
4 HABITAT ISLANDS
5 JETTIES
330M ARBOR

2 EVENT LAWNS
3 FOOTBALL PITCHES
1.7KM RIVER WALK
7,400M2 PLAY SPACE

3,000 TREES
500,000 PLANTS
7,300M2 WETLANDS
39 SHELTERS

12 RESTAURANTS/BARS
7 CAFES
THE LAGOON
15 BBQS

8 BUS STOPS
1,000 CAR BAYS
1 FERRY STOP
1.75KM SHARED PATHWAY

2. INTRODUCTION



INTRODUCTION

WHADJUK COUNTRY – DYEEDYALLALUP

The Masterplan is located on Whadjuk Country which was formed in the Koora-koora, *a long time ago, a very, very long time ago* during the Nyitting. The lore for social and moral order was established through cultural patterns and customs. The Waugyl rose up from Kaarta Garup (Mt. Eliza at the foot of Kings Park), and gave life, forming the Noongar Boodja, the beautiful Derbarl Yerrigan and Buneenboro (Perth Water). It is a spiritual place of significance to Whadjuk Noongar peoples of Boorloo.

Dyeedyallalup is the lowlands along the river's edge and derives its name from the large clay and ochre deposits (djardak/white, mirda/red and yoont/yellow) found in the area. The natural spring made the Dyeedyallalup an important place for people to meet.

RIVERFRONT EVOLUTION

The Perth City Riverfront is often referred to as Perth's front garden. This environment has served the community from the Nyitting era to the present day.

Soon after settlement Government House with its gardens and jetties was developed (1859-1864). In 1873, the Esplanade Reserve was created in response to the public's desire for more parkland.

Perth's first sewage system was constructed in 1914 with a pumping station located on the northern edge of the park. Langley Park was a significant reclamation project completed between 1921 and 1935. The construction of the foreshore led to the formation of recreational groups, such as the Perth Bowling Club in 1892 and the Perth Flying Squadron in 1897. Langley Park also hosted Western Australia's first aerodrome in 1920, providing the country's first regular air mail service. In 1963, Council House was erected next to Government House.

In 2006, 2007, and 2008, the final stage of the Red Bull Air Race World Series was held over the Swan River and Perth Water.

THE RIVERFRONT TODAY

Today, Langley Park hosts sporting and community events including cultural festivals. From time to time there are large concerts or attractions such as the Perth Skyworks. The park provides a vast lawned area for picnics, community sports and walking or cycling along the river.

It was in 2019 that the City undertook The Public Life Study which indicated the park was under-utilised and used by only a small cross section of the community.

FUTURE PERTH

Growth is evident. Greater Perth is home to 77 per cent of the state's 2.6 million people. With 2.9 million people anticipated by 2031, rising to 3.5 million by 2050, Perth will become the third largest city in Australia. Today, the City of Perth has over 30,000 residents, with significant numbers of workers and daily visitors that all require access to quality open space. As a regular top 10 ranked city on the Economist Intelligence Unit's World's Most Liveable Cities survey, Perth is keen to remain a place of choice for its growing number of residents, businesses and visitors.

CONTEXT – SWAN RIVER LANDSCAPE EXPERIENCE

Dyeedyallalup is a vital part of the interconnected and continuous landscape along the banks of the Derbarl Yerrigan. From the scenic views at Kings Park to the lively events at Optus Stadium and Burswood Park, the loop around Buneenboro (Perth Water) offers a diverse and picturesque landscape experience. The bustling activity at Elizabeth Quay is balanced by the tranquillity of the Supreme Court Gardens and the anticipated Aboriginal Cultural Centre, which will infuse the locality with cultural significance.



Whadjuk Boodja - 1827



Swan River (Bivouac of Captain Stirling, View of the Swan River 50 Miles Up) - 1828-1829 ^



Dyeedyallalup - lowlands along the river's edge. Causeway Bridges - 1890-1900



View of Perth from Kings Park - 1955 ^



View of Perth from Terrace Road showing Langley Park - 1985 ^



Langley Park looking east - 2024



Pedestrian path along the river's edge - 2024



Riverside Drive - 2024

^ City of Perth Cultural Collections

INTRODUCTION

The Riverfront Masterplan seeks to position Dyeedyallalup as the premier recreational parkland destination along the river.

MASTERPLAN OBJECTIVES

The key objectives for Riverfront Masterplan are to,

- Create a reconnection for people to the water and river's edge.
- Reveal the historical and cultural significance of the Swan River.
- Create a cohesive public waterfront promenade that prioritizes pedestrians over vehicles.
- Augment the recreational qualities of the foreshore whilst connecting and leveraging off existing green space.
- Protect and enhance biodiversity values.
- Upgrade aging infrastructure, including addressing the existing river wall.
- Look to naturalise and vary the form of the river edge.
- Respond to the impact of climate change.

MASTERPLAN PROCESS

The development of a Riverfront Masterplan marks the beginning of a major city-shaping, transformational

project that will require ongoing community, government and private sector support.

Strong engagement by the local community and stakeholders is a vital part of the process. The Masterplan will require advocacy and partnering from the City of Perth and State Government.

For this Masterplan process the City of Perth has driven the work as it seeks to ensure there is a defined vision which is borne from a sound understanding of place and acknowledges what Perth requires as it grows as a city into the future.

CITY OF PERTH GOALS

Via this project the City of Perth is guiding the delivery of infrastructure to meet the needs of a growing city population. In 2018 and 2020 the City undertook extensive community engagement to inform development of Riverfront Masterplan options. The strategic drivers for the City of Perth were:

- River wall replacement. 70% of the degraded river wall requires a long-term replacement solution.

- Activation and events opportunities. In 2018 a Public Life Study highlighted the need to increase and diversify activation to provide event and other amenity to support a growing population.

Alongside these important strategic drivers was the reduction in use of Riverside Drive due to the construction of Elizabeth Quay and the identification of the site for the new Aboriginal Cultural Centre (ACC) on the Terrace Road car park.

ESTABLISHING THE FRAMEWORK FOR DELIVERY

The creation of a world-class Riverfront destination at Dyeedyallalup is expected to occur over some 20 years. The Masterplan establishes the first important piece of design work to inform this framework.

The Masterplan establishes a clarity of vision and defines where further feasibility, planning and technical work is required.

It is clear that strong advocacy will be required which continues to take the community, stakeholders and potential funding and delivery partners on the journey to realise the vision.



Kings Park



Elizabeth Quay



Optus Stadium



INTRODUCTION

GOVERNANCE AND PLANNING FRAMEWORK

While the Masterplan for the Perth City Riverfront establishes the City of Perth's vision, implementation will require the coordination of a number of government agencies. A whole of government approach will be required to implement this aspirational vision.

Development of the area will be subject to a range of approval processes. The immediate river's edge is located within the Swan River Trust Development Control Area and therefore development is approved by the Department of Biodiversity, Conservation and Attractions (DBCA) in consultation with the Swan River Trust and other agencies.

Riverside Drive is identified as a Primary Regional Road and Other Regional Road and currently under the management of the Commissioner of Main Roads.

Works within the Parks and Recreation Reserve will need to be in accordance with a Management Plan, endorsed by the Western Australian Planning Commission.

With both Aboriginal Cultural Heritage and Historic Heritage Places identified, appropriate engagement and approvals will be required in that regard.

Planning, environmental and cultural approvals will form part of a comprehensive approval and governance framework.

PERTH WATER BUNEENBORO PRECINCT PLAN

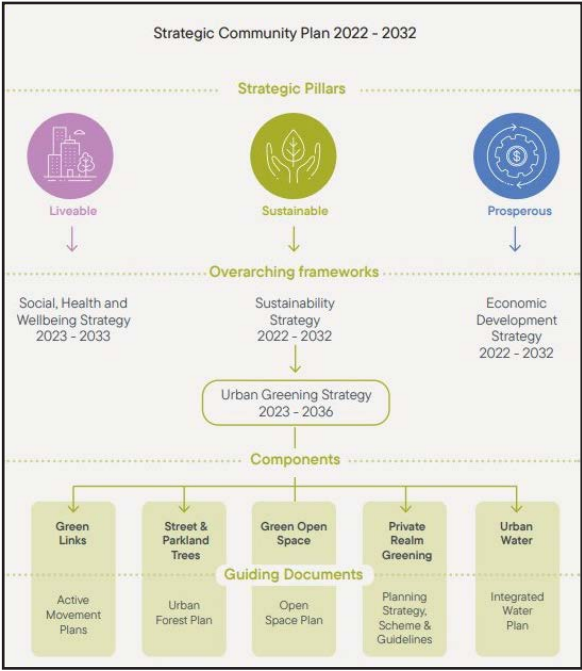
The Masterplan for the Perth City Riverfront aligns and further develops the intent of the Perth Water Buneenboro Locality Plan. The DBCA Locality Plan focuses on respecting the cultural and environmental value of Perth Water, and addresses key development considerations such as tourism and recreation opportunities, commercial use and transport improvements around and across the river. Perth Water Buneenboro Locality Plan is an initiative of the Perth Water Vision Group which comprises eight government agencies, including the City of Perth.

CITY OF PERTH URBAN GREENING STRATEGY (UGS)

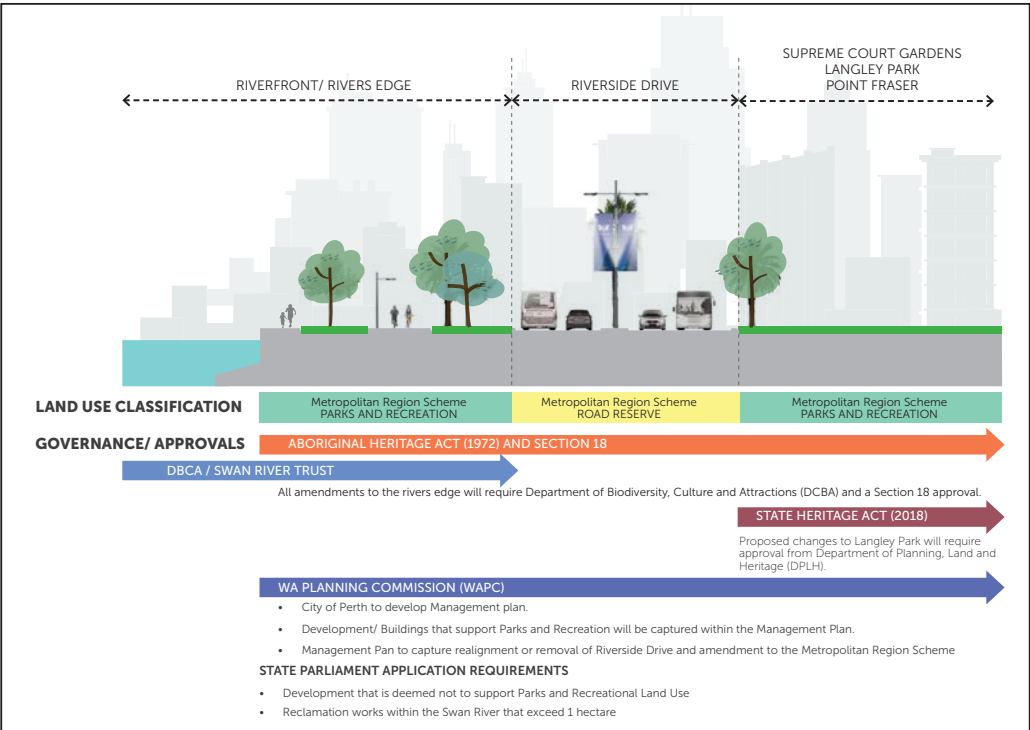
The City of Perth has recently published its Urban Greening Strategy. This important planning document supports Perth's strategic pillars of being a liveable, sustainable and prosperous city. The UGS is an overarching strategy which covers the City of Perth's approach to five key aspects of management of the external environment,

- Green links
- Street and parkland trees
- Green open space
- Private realm greening
- Urban water

The Riverfront Masterplan is a project identified within the UGS which can make a significant contribution to the quality of Perth's landscape.



Urban Greening Strategy - Integrated Planning Framework (City of Perth)



Perth Riverfront Governance



City of Perth Freehold/Crown and Major Government Holdings - 2021

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