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Date
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Dear Rachel,

On behalf of the WA Chapter of the Australian Institute of Architects, we would like to congratulate you on your draft City Planning Strategy in an aim to cater for the future needs of the City.

As the peak body for architecture we represent over 11,500 members globally and are committed to raising design standards and positively shaping the places where we live, work and meet. As such, we welcome the opportunity to provide comments on behalf of our WA Chapter members.

Please refer appended pages for comments.

Kind regards,

Beata Davey
Interim State Manager - WA



Recommendations and comments in relation to draft City of Perth Planning Scheme No. 03:

General Comments:

The institute commends the City on the positive and proactive approach in revisiting its planning strategy to cater for the future. Specifically, we highlight the following positive initiatives:

- Accommodation of more residential developments and increase residential population. This has additional benefit of potential in generating economic growth and creating demand for more diverse facilities.
- Review and reassessment of places of heritage significance and the subsequent integration of heritage in the planning strategy.
- The neighborhood concept and core development area is a positive initiative which will aid in the creation of more diverse City planning and character to meet broader range of demand.
- Better networks for pedestrian and cyclist transport is a positive initiative towards a more sustainable and connected City.

Recommendations / Feedback:

- Whilst the focus on high density residential development is positive, there is a lack of demonstrated strategy to increase commercial office space and thus potentially to generate more local employment.
- It is unclear how the strategy's urban planning is aligning with the broader vision of Perth. The key focus for the development requires articulation; e.g. tourism, residential, commercial, education, health, international connection, etc.
- Target demographic requires articulation; a strategy to attract younger demographic is different to aging demographic.
- Consideration and demonstration of how current infrastructure can cater for future development needs to be considered and articulated in the planning strategy; e.g. increased population affect on demand of road traffic and public transport - the strategy suggests improving CAT bus services, but road demand and public transport demand is not addressed.
- Techniques and protocols are required to be articulated with regard to how the proposed development growth in the planning strategy is to be achieved; we note that many of the land growth areas highlighted are owned by multiple stratas, where consent to develop is difficult to achieve.
- The strategy proposes more than 100 tasks/investigations to be completed within the next 5 years; does the City have adequate resources to achieve this?
- The planning strategy covers the period of 2019 to 2029, however many of the visions will take 20-30 years to implement or develop; e.g. many properties in the growth areas are unlikely to be redeveloped in the next 20-30 years due to multiple strata ownership and the young age of the existing properties.
- The planning strategy needs to articulate how collaboration and sharing of amenity with neighboring suburbs (e.g. Highgate, Subiaco, North Perth and Nedlands) is going to be achieved.
- The role of architecture and design in improving the cultural, functional, social and aesthetic objectives of the City needs to be addressed and articulated.
- Accommodation with the planning strategy needs to be made for rapid change in technology and cater for future technology needs.
- Amenity as a means of improving healthier and richer lifestyles for workers and residents needs to be addressed and articulated.



- Urban planning needs to address homelessness and allow for appropriate provision of services.
- Public safety needs addressed and articulated in the planning strategy.
- There is an opportunity for the City to consider how the planning strategy can support the connection and economic growth with other international cities along the same time zone; e.g. Beijing, Singapore, Malaysia and Hong Kong.
- The City requires more amenity and lifestyle facilities such as supermarkets, schools, playgrounds, family friendly areas, sporting facilities, etc to support residential developments.
- Consideration of cultural festivals and event locations needs to be undertaken - currently this is taking place in the Elizabeth Quay “open” area, where will this be relocated once the areas are developed?
- Improved ecology, sustainability and landscape strategies need to be incorporated into the planning strategy.
- There is an opportunity for the City to collaborate with the private sector in the provision of some of the infrastructure and amenity facilities; e.g. through development contribution scheme or through plot ratio bonus incentives.
- The City requires a full review and revision of its planning policies and other regulations to align with the planning strategy.



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