

Smart Infill – Density not Dense City Informed and Responsive Local Solutions Helping Perth Grow Up Rather than Out

Perth has grown up. No longer a small city but by any means not a big city, Perth has entered its adolescence. Like many teenagers, Perth is struggling with its identity and dealing with growth pains. LandCorp and Urbis have been working together on key projects which are helping to deliver Perth's own coming of age story – facilitating the paradigm shift away from the suburban carpet to enable smart infill and innovative projects for a more mature, liveable, and happy city.

As Perth's suburban sprawl continues to expand with exponential population growth, the WA Government has released its Perth and Peel@3.5million policy, calling on industry to build 380,000 new homes through infill. But while the social, environmental and economic rationale for higher density infill developments is irrefutable, there is increasing tension with residents who fear unsightly apartment blocks in their neighbourhoods.

We (Urbis and LandCorp) would like to offer a presentation on some key lessons in infill and redevelopment from Perth, based on the experiences of WGV (under development) and Shenton Park Hospital Redevelopment (about to commence). These projects show how smart planning can enable projects which are responsive to the need for infill, whilst also retaining character and identity and bringing the community on the collective journey. They also show that there is no single solution – with the outcomes being derived from a careful balance of the many competing interests; strong strategic thinking, planning logic and innovative thinking. The similarities between these projects provide insight, however the key differences are just as important to highlight the importance of responding to the local conditions in terms of design, density and identity and stakeholder engagement.

This presentation will be delivered with the same enthusiasm and passion that has gone into the planning of this project together with the state of the art graphics that Urbis regularly produces.