

THE COSTS OF MEETING THE URBAN INFILL CHALLENGE

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**THE BENEFITS OF URBAN INFILL
OUTWEIGH THE COSTS**

**From a sustainability perspective.
We have been clearing 10 WACAs each week**



From a congestion perspective

Over the past decade, every kilometre driven took an extra 31 seconds — the biggest increase in traffic delay of any Australian city

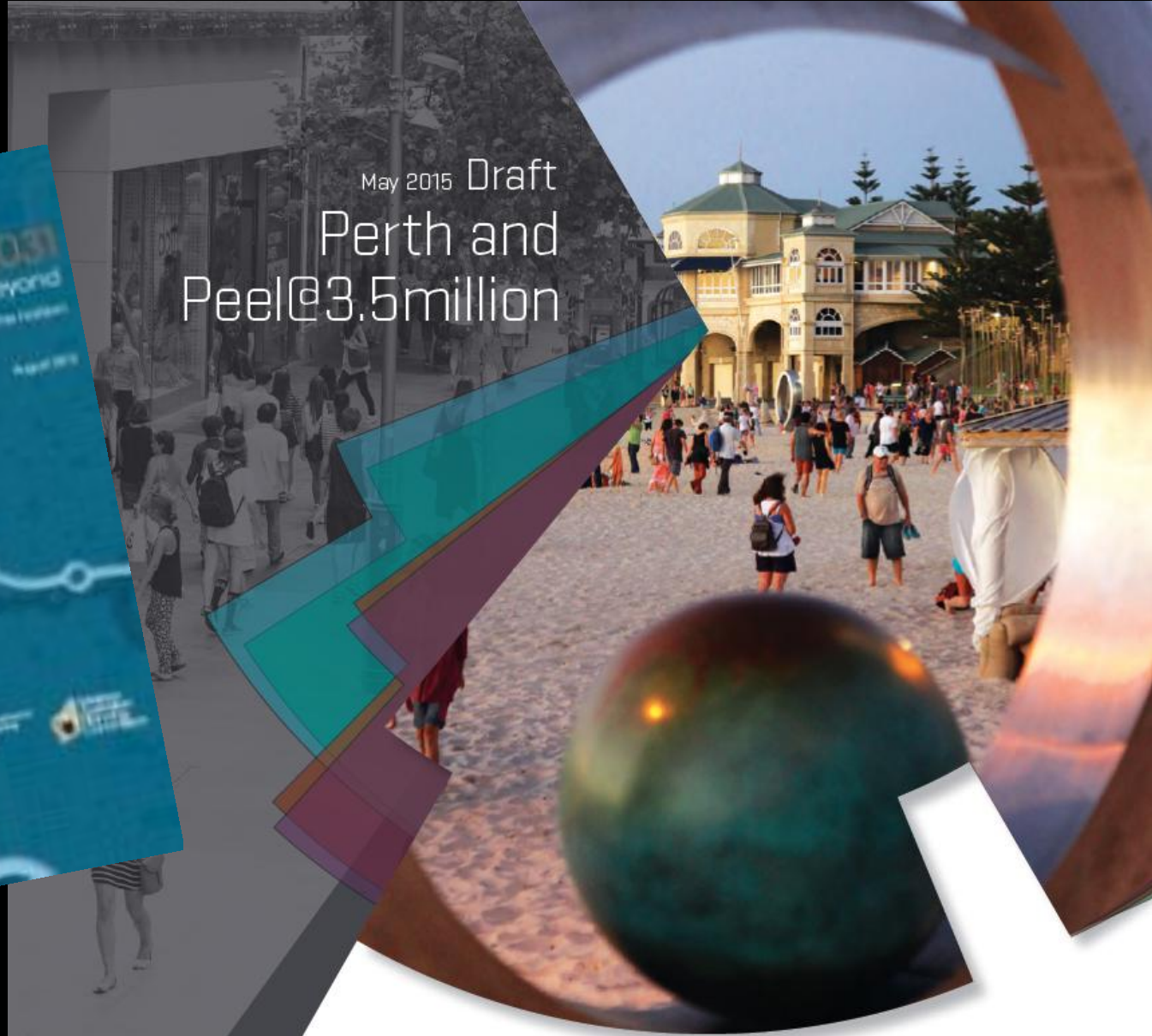


Offering more housing choice and creating a more affordable city





May 2015 Draft
Perth and
Peel@3.5million



Department of
Planning



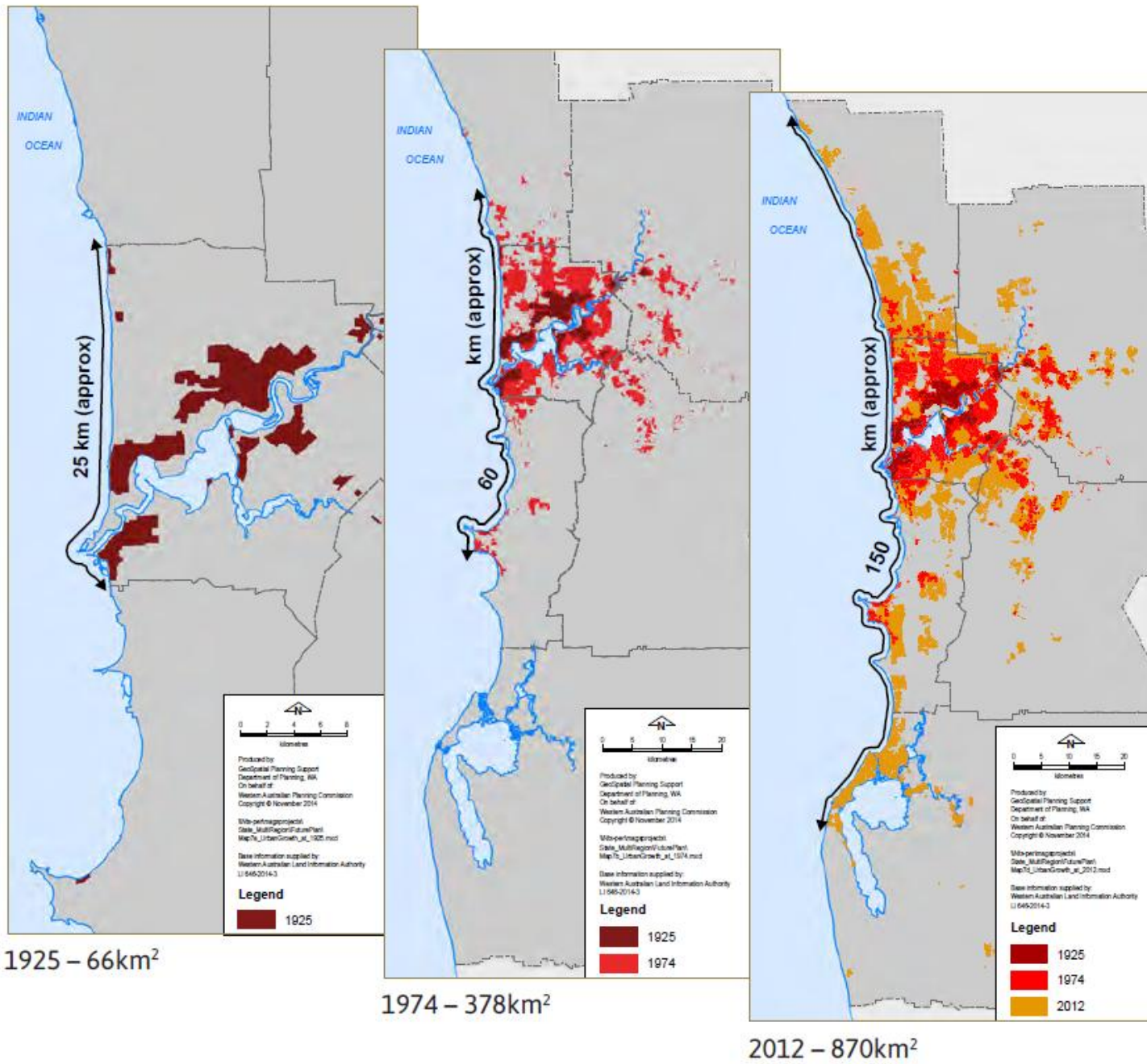


FIGURE 2: URBAN EXPANSION FROM 1925 TO 2012

Beyond BAU

- ▣ Perth and Peel @3.5 million ... makes the case for change from a business-as-usual perspective to a more considered, connected, consolidated urban form.



Growth spurt: The pink area shows where Perth's suburbs will expand to by 2050.

Target

Recent Reality

47%

28%

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47%

28%

Vision without the mechanisms

FIVE THINGS
WE CAN DO TO GET
BEYOND BAU

1. Move beyond dumb density...



...to smart and attractive infill





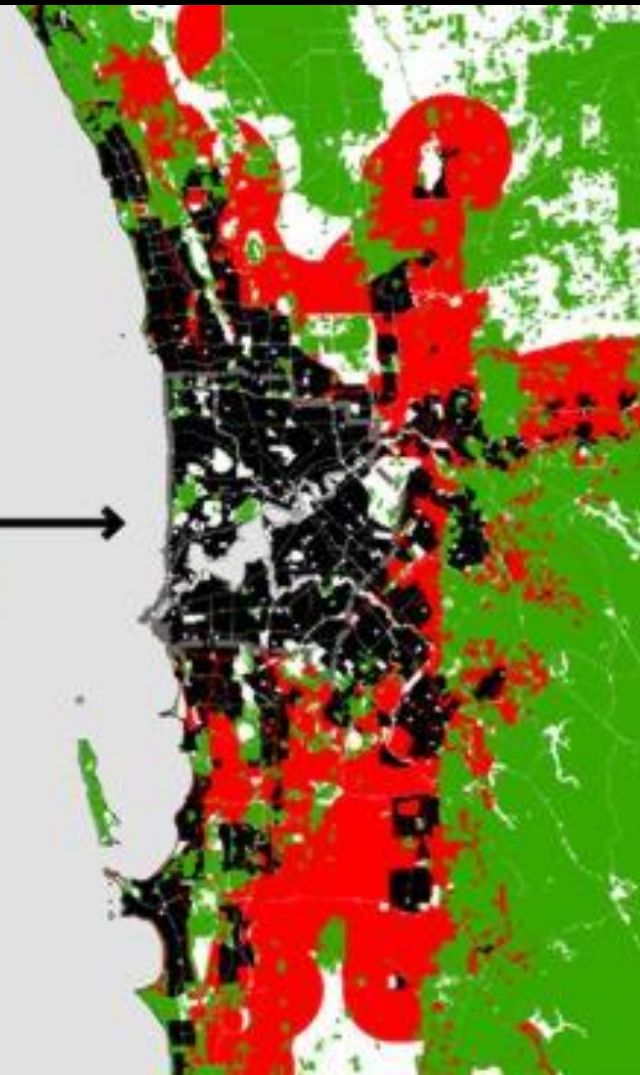


2. Define an urban growth boundary for Perth

Perth suburban area - 2061

If Perth reaches its Series A, Australian Bureau of Statistics population projection of 6,600,000 people by 2061 this could mean an increase of 1,486km² of suburban area¹ (shown in red).

1. This figure presumes that Perth continues achieving 28% infill development and that suburban development occurs at a net density of R15 (15 dwellings per ha) and allows for roads (20%), public open space (10%), infrastructure (15%), regional open space (10%), industry (10%), schools (1%) and universities (1%).



3. Bring together land use and transport planning





To transform Perth's transport corridors



BEFORE



AFTER

4. WA Government needs to match its rhetoric with resources and incentives

- ▣ Fast-track approvals for planning scheme amendments that increase density in key locations.
- ▣ Financially incentivise developments that contribute to key density targets.
i.e reducing stamp duty.
- ▣ Reward LG areas that are meeting density targets with State infrastructure investment.

5. Build examples of density done well









Conclusion



- ❑ Creating a denser, transit orientated built form is Perth's biggest challenge if we are to have a sustainable and liveable future.
- ❑ But urban infill needs to move beyond statements of intent to strong joint private, state, local government leadership.