

Stephen Moore:

Futuristic yet realistic options for city planning today

- Standard questions: How to get approvals quickly how to collapse time frames how to create a more marketable end product. New question - how to create places of lasting value.
- Places of value – places of diminishing value – how settlements were laid out. In photo 1 – impossible to exist without a car. Today more pressing trends resulting from this type of development. For affects on climate change, obesity and health epidemic and sprawl.
- The alternative – places of lasting values – laid out on timeless principles where walker has same priority as vehicle. Return to timeless principles of planning.
- Seaside in North America being identified of symbolic of the trend in real estate over the next 25 years which is a return to the more traditional. Design – diversity of housing type, getting people out of the home and walking.
- As a firm worked with pioneering developers. Ellenbrook in WA was bottom of a sand quarry 50k from Perth. Now 10,000 homes on the ground, mixed use centre, address affordable housing issue (1 in 10 houses affordable) without devaluing suburb. Publicised bus transport now most heavily used transport system in WA. Social equity – confidence from parents to let children to walk or cycle to school. Town Centre – 80% of product is now small lot housing. Marketing on walkability.
- East Perth – opening up public foreshore. Introducing new housing types to accommodate for different lifestyle needs. GC only high rises and large homes – not a lot in-between.
- Research done around these projects. More developers creating town centres and not just shopping centres.
- Not just providing urban housing or high rise housing where there is now an identified market for. Governance – how the governance mechanisms help create liveable communities. Can't provide a predictable environment for the financial sector to invest in. Process – creation of great places can't involve in 1 person. Must involve elected individuals, government agencies and community – bring into a forum to encourage dialogue.
- Process – workshops – the key to unlocking how settlements should be created. Go from big picture to small picture. Now most requested service around the country. Victorian Bushfire asked to do a forum.
- Ripley Valley – sponsored by state government – private landholders – state government and other inter government agencies.
- Looking at how small infill sites can go from disagreements with council to a 3 day workshop to creating a reasonable outcome to move forward.
- No longer seeing client as a developer but a person who can make a positive difference to area. Strengths of process – development went from 600 lots to 2,000 lots not just for density for the sake of density. Introducing 14 building types and flexible approach.
- GC first major project was Hope Island. Council engaged us to run a planning forum to meet with land owners, developer and agencies. One of the hallmarks has been the creation of the public foreshore.
- Paradise Point – introducing notion of value and depth, diversity and product type. Look at building types like the live-work units. GC fastest growth basis small businesses but limited live-work product.

- Working as a team – will eventually lead to the collapse of time frames.
- Council and developers must work together.
- Opportunities – as CBD involve.
- Model projects – great benefit to region. Necessity for Council to engage in dialogue for people that follow the pioneering spirit.
- FORUMS – 600 days getting approval in linear. With a forum 250 days. It's an opportunity to create places of lasting value.