High-density residential development along busy roads poses a longer-term problem

Human habitats require thought

In a previous era, habitation near urban centres used to thrive along main roads.

The inn or store located with sufficient advantage catalysed the so-called “high street” and these were, for a time, important sleeves of economic and social exchange and production.

The mass production of the suburban template and the pursuit of unrestrained vehicular mobility that accompanied this, however, overwhelmed the customary role of many of these locales.

These high streets are now in fact primarily understood as conduits for channelling motor vehicles to and from the residential precincts that comprise most of the urban fabric. This shift in emphasis from sites of exchange to instruments of traffic-carrying capacity is nowadays entirely evident in the impenetrable, abandoned and neglected frontages of buildings along their length — evidence of urban blight, the harbinger of redevelopment.

This reprogramming all seems good and sensible until you hit the ground and start looking at the resulting residential environments. Loud and confusing soundscapes (noise), visual complexity, intimidating pedestrian settings and harmful toxins mingle in an unavoidable compound of hostility. At the human scale it becomes easier to understand why balconies gather an unsweet film of insidious ultra-fine particulate matter and the building occupants defend their interiors with roller shutters.

Traditional unco-ordinated approaches to housing in these settings do little to address these aggressive contexts. It seems highly problematic if, as appears to be the trajectory of urban planning, these typologies are continually realised. Short-sightedness on the part of decision makers in regard to the future costs of inappropriate housing configurations is not without precedent.

In this instance, however, research can be ahead of practice and presents an opportunity to effectively capitalise on the unusually unique advantage of these sites, and attempt to avoid cementing a costly health and social burden into the future fabric of our cities.

Variety Club benefits from Bibra deal

WA’s industrial property market continues to strengthen, with Knight Frank completing some significant sales and leasing deals in the Bibra Lake and Cockburn commercial precinct.

In the most significant sale, local owner-occupier Magellan Power, bought a newly constructed industrial building in Bibra Lake that was developed to raise funds for the charity Variety Club. The modern building on a 1500sqm site at 44 Bushland Road sold for $2.35 million.

The land for the development was donated by the WA Land Authority, the building was built and donated by Desmar Properties and Knight Frank agents Scott Bailey and Mark Swale donated their resources to sell it.

Rapid metropolitan population expansion in Perth and other Australian cities (and an awareness of the predicted cost of unchecked suburban sprawl) has sent well-meaning urbanists off in search of opportunities to intensify habitation of the existing city fabric.

There appears, however, to be only a handful of potential options to achieve this, particularly given the nature of our steadfast and predominantly residential settlement pattern.

One such option recognised by city planners is the land next to busy roads. This supports street-based public transport, well-connected, high frequency busy roads. This supports city planners is the land next to the city fabric.

Intensify habitation of the existing settlement pattern.

High-density residential development along busy roads poses a longer-term problem

High-exposure commercial release in Enterprise Park, Wangara - two lots now selling.

Strategically located in the rapidly growing northern corridor, Enterprise Park in Wangara is one of Perth’s most successful and innovative industrial estates. Two large, highly visible lots, which will form a commercial centre for local workers, are now available for sale by private treaty.

• Lot 7/8 is 5,865sqm and Lot 7/9 is 5,132sqm
• Prime location on the corner of Prestige Parade and Gnangara Road
• Selling by private treaty

For more information, contact Jarrad Grierson 0413 242 240 or Mark Swale 0411 225 251 at Knight Frank or visit landcorp.com.au/enterprisePark

There’s nothing like a major artery to get business pumping.

<table>
<thead>
<tr>
<th>For Sale</th>
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<tr>
<td><strong>19 Meares Way CANNING VALE</strong></td>
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<tr>
<td><strong>MLV REAL ESTATE</strong></td>
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<td><strong>Closes 12 April 2012</strong></td>
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<tr>
<td><em>Leased Investment Opportunity</em></td>
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<td><em>Closely nestled with substantial tenant</em></td>
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<tr>
<td><em>Building: 1,030m² • Land: 1,320m²</em></td>
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<td><em>Income: $128,000 pa + GST and outgoings plus amortisation</em></td>
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<td><em>EOI closing 4pm (WST) Thursday 12 April 2012.</em></td>
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David Lamb 0411 597 952 E: davelamb@mlv.com.au T: (08) 9458 2222

North Fremantle CLOSE TO PORT

FOR LEASE

* 1300sqm (approx) warehouse facility
* 150-300sqm office

Lake Pavlos M: 0408 932 321 P: 08 9325 5880 E: lake@dtzwa.com.au

PROPERTY

Wangara - two lots now selling.

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