

2 PLAIN STREET EAST PERTH MASTERPLAN



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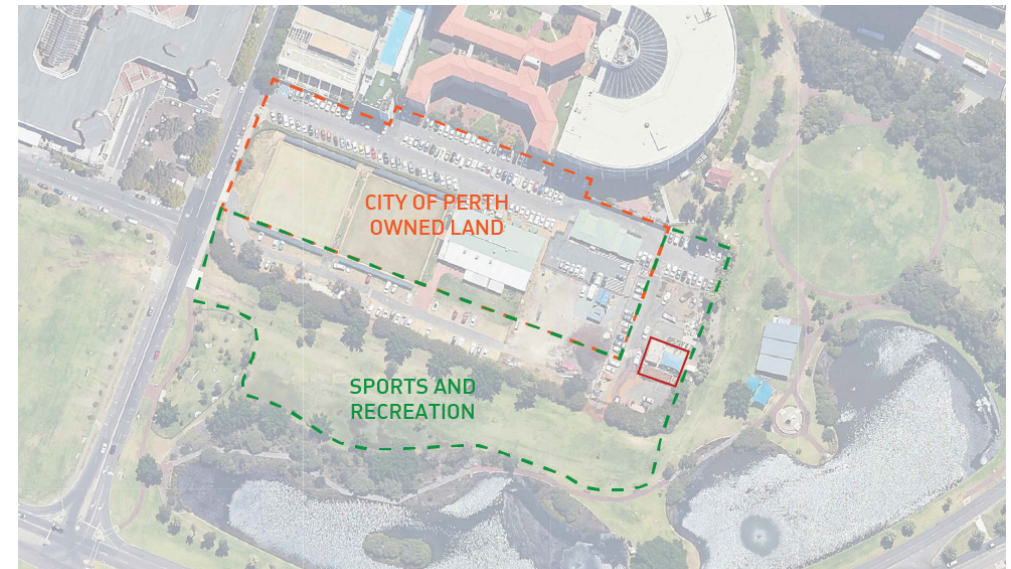
The City of Perth acknowledges the traditional custodians of the land we are situated on, the Whadjuk people of the Nyoongar nation and Aboriginal people from other lands. We celebrate the continuing traditions, living culture, and the spiritual connection to Boorloo (Perth) and the Derbal Yerrigan (Swan River). We offer our respects to Elders past and present.

1. PROJECT BACKGROUND

2 Plain Street, East Perth (the site) sits in a prime location along the Swan River, with convenient access to Central Perth, East Perth, Victoria Park, Burswood and provides a gateway to Perth's eastern suburbs. At present, the site is underutilised and offers significant potential to meet the sporting, recreation, residential and commercial needs of the growing City of Perth population.

A number of the current buildings on the site have reached their end of life and are ripe for redevelopment. An independent Social Needs Analysis, recently undertaken on behalf of the City, identified the need for sports, recreation, and community facilities within East Perth. The analysis recommended that a future sports and recreation facility be multi-sport, with combined community uses increasing the viability of a facility.

In order to guide the design of access, circulation, parking, and development for the site, the City has developed a Masterplan for the site. A Masterplan tests what is possible on a site. It identifies urban development and land use opportunities, providing guidance for future planning. The Masterplan has been developed following extensive community consultation throughout 2024, a detailed site analysis, a Sports and Recreation Needs Analysis and Market and Economic Assessment.



— — — Future Development Site - Owned by City of Perth (12,581m²)

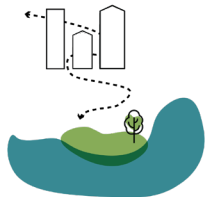
— — — Sports and Recreation Site - Owned by State Government and reserved for Parks and Recreation (approx. 11,000m²)



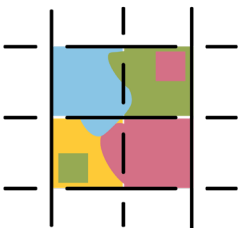
2. VISION AND DESIGN PRINCIPLES

A Vision and Design Principles have been developed and tested with community, along with a number of Key Moves that describe how the Masterplan is proposed to respond to the site and context analysis. These Design Principles provide a guiding framework for Masterplan and future development of the site.

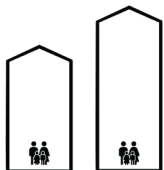
KEY MOVES



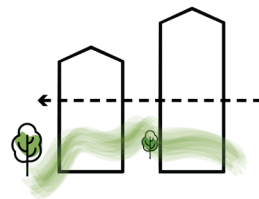
Pathways through the site to improve connectivity and the relationship to the river



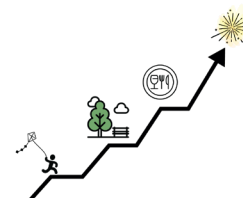
Multifunctional and flexible spaces for the community



Increase the residential population of the area, and much needed facilities for the existing and future population



Blend buildings with landscape and allow view corridors between buildings to parks and the river



Improve amenity and facilities for the community

VISION

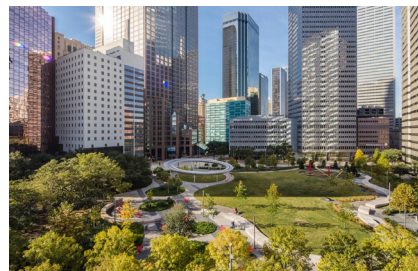
The eastern entrance to the city providing an activated sports, recreation and community precinct that enhances the connection between East Perth, Langley Park and the natural foreshore area at Point Fraser. The precinct will play a key role in improving the quality of life for existing and future residents of East Perth by providing world class, inclusive and community focused amenities.

DESIGN PRINCIPLES

GREEN EASTERN GATEWAY TO THE CITY

Create a sense of arrival to East Perth through landmark, high quality, place responsive buildings and spaces that respond to the existing landscape character and future urban character of the East Perth community

- + Build on and enhance this major gateway to the City, and the importance of landscape
- + Grow net tree canopy
- + Create biodiversity and ecological links
- + Water treatment or water sensitive urban design opportunities



INTEGRATED AND MULTI-PURPOSE

Blending of social spaces, community, sporting and housing opportunities that can accommodate a diversity of uses and evolve of time to suit changing needs

- + Accommodating a diversity of uses and adaptable buildings and spaces that can evolve over time to suit changing needs



OPENNESS AND CONNECTIONS

Turning a fenced compound into an open and accessible site for all, inviting people in and providing social edges that open up onto streets and public spaces.

- + A Precinct that invites people in and reflects the local community with 'social edges' that open up to streets and public spaces.
- + Building on the new Causeway cycle/pedestrian bridge and drawing people through the site and beyond
- + Connecting to Point Fraser and the surrounding areas of new and existing development.



BLURRING THE LINES

Blurring the lines between public and private to provide integrated public spaces that flow into the surrounding landscape.

- + Blurring the lines between the landscape and development
- + Integrating uses, with a public realm that links the different sites



3. MASTERPLAN CONCEPT

The intent for the masterplan is to:

- + Provide a range of multi-sport and community facilities including a new bowling club
- + Investigate development opportunities for City of Perth owned land, providing a potential funding source for sport and rec
- + Development potential provides community benefit and improves facilities/amenity
- + Increase housing and the residential population of the City in line with the Local Planning Strategy and State infill housing targets, addressing the current housing crisis
- + Provide justification for a Scheme Amendment to unlock development potential and value of the site



LEGEND

--- SITE

RESIDENTIAL USE

SPORTS AND RECREATION USES

POTENTIAL COMMERCIAL USE

PUBLICLY ACCESSIBLE PODIUM AND LANDSCAPE

WATER PUMP STATION

- ① Community and recreation centre accommodating a range of facilities and sporting functions (including the bowling club)

- ② Synthetic bowling greens

- ③ Development sites

- ④ Publicly accessible landscaped podium, with parking underneath (within private development site)

- ⑤ Public realm with flexible, landscaped spaces on podium with parking underneath

- ⑥ Grassed banks and functional terracing onto podium

- ⑦ Existing dog agility park

- ⑧ Outdoor multi-functional court spaces

- ⑨ Existing water pump station to be retained

- ⑩ Shared vehicle access for development sites provided as a landscaped laneway

- ⑪ Existing BBQ facilities and playground

- ⑫ Potential links to future sporting uses on Langley Park

- ⑬ Running and walking track around Lake Vasto

4. SPORT, RECREATION AND COMMUNITY USES

Community feedback received in early 2024 highlighted the importance of the sport and recreation component of the Masterplan. In order to better understand what is needed on the site, a Sports and Recreation Hub Needs Analysis was undertaken. A key component of the Needs Analysis was consultation with the community and key stakeholders.

Consultation included:

- + A community survey with 270 responses
- + Engagement with Perth Bowling and Recreation Club Inc
- + Engagement with existing users or potential users of a community facility in this location (Perth Folk & Roots, Probus, Perth Ladies Darts Association, Vision Impaired and Blind Bowlers WA (VIBBWA), Rotary Club of Heirisson, and various Dance Groups)
- + Engagement with State Sporting Associations (Bowls WA, Netball WA, Basketball WA, Volleyball WA and Tennis West) and emerging court sports of Padel and Pickleball

A consistent theme from respondents was the lack of sport and recreation infrastructure and opportunities currently available within the City of Perth. In particular the need to:

- + Replace the Bowling Green and associated clubhouse infrastructure (synthetic green option to be considered).
- + Provide indoor courts which is preferred by the State Sporting Associations (a four to six court basketball and volleyball facility).
- + Provide outdoor court spaces for multi-functional use (particularly for use of basketball and volleyball).
- + Consider commercial investment opportunities for the sports of Padel and Pickleball.
- + Provide low cost access to a community building which can be adapted to a flexible range of uses for the local community (offering service opportunities for seniors, families, youth, music events, dance, fitness and community meeting spaces).
- + Ensure that any facilities are accessible, safe and welcoming, activated and attract people to the area, improving the quality of life and encouraging family use.
- + Provide infrastructure which incorporates high quality environmentally sustainable design practices.
- + Preserve/enhance the natural environment and green spaces.

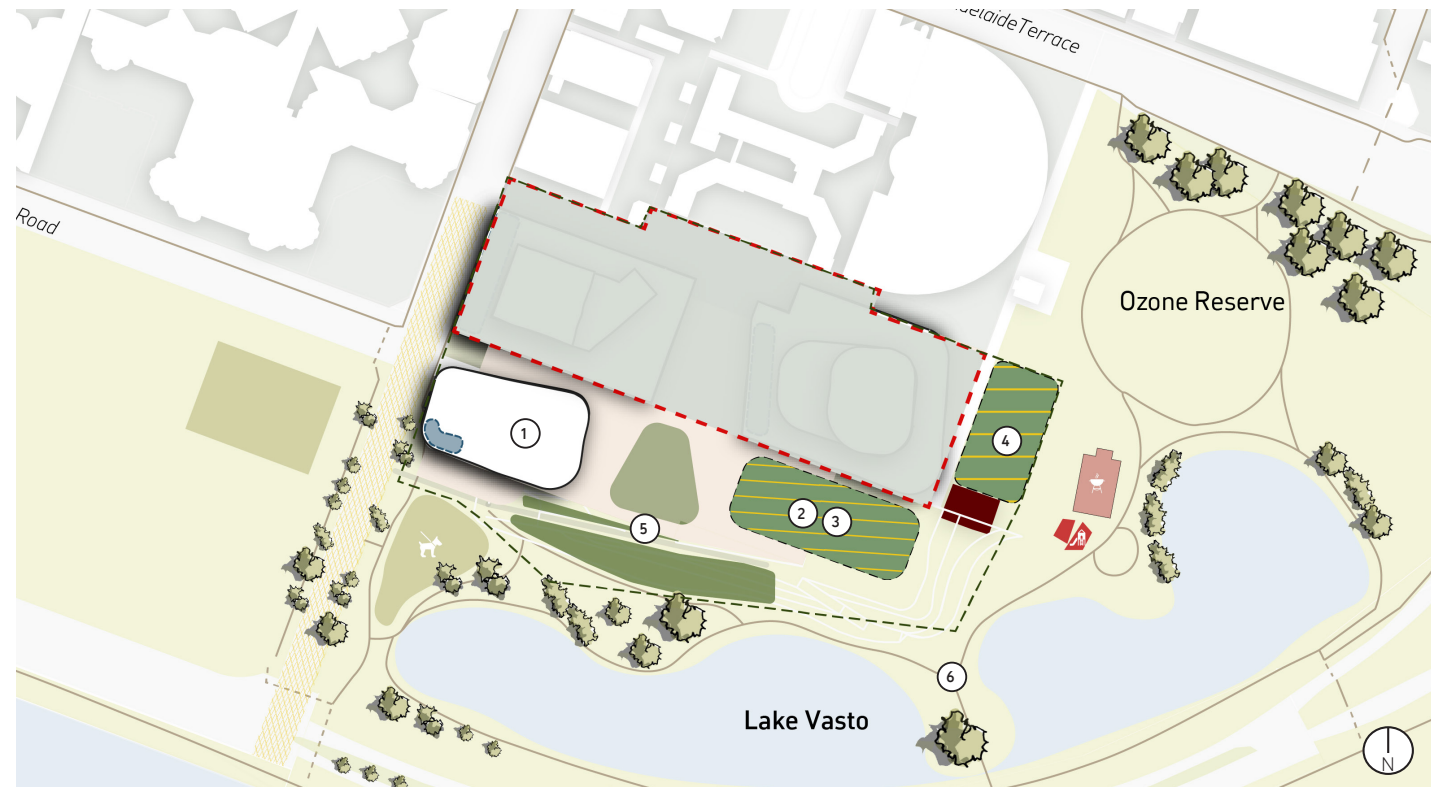


SPORT, RECREATION AND COMMUNITY PLAN

Approximately half the site will be dedicated to sport, recreation and community uses.

Based on the consultation feedback and research undertaken as part of the Sport and Recreation Needs Analysis, the achievable opportunities for the site include:

- + Clubhouse/ community centre which could include administration, function spaces, meeting rooms, kiosk/cafe
- + Synthetic bowling green
- + Opportunity for outdoor multi-functional court spaces including padel options, outdoor basketball, netball, volleyball courts, half courts, hit up wall
- + Youth/wheeled sport area
- + BBQ/family area
- + Outdoor community event space
- + Parking



LEGEND

 SITE	 SPORTS AND RECREATION USES	 PUBLICLY ACCESSIBLE PODIUM AND LANDSCAPE
 DEVELOPMENT AREA	 COMMERCIAL USE	 WATER PUMP STATION

- ① Community and recreation centre that could include community use rooms, facilities, bowling club house and cafe

- ② Synthetic bowling green

- ③ Outdoor multi-functional court spaces located on podium to allow parking underneath

- ④ Opportunity for additional courts that interact with the eastern edge of the park and existing facilities

- ⑤ Flexible podium public realm space that could be used for additional community/recreation use or temporary events

- ⑥ Running and walking track around Lake Vasto

5. DEVELOPMENT SITE

The Masterplan proposes two development parcels (A and B) which could be delivered together or as two individual development sites. Proposed land use consists predominantly residential apartments with limited small-scale commercial/retail available along Plain St and edging the central public realm.

A key component of this concept is the need for the public realm to be seamless across public and private land, reading as one open space that provides amenity and communal open space for residents, but is also publicly accessible for the wider community. A central publicly accessible podium level is proposed that links to the sports and recreation site podium, allowing the public to move north-south through the site, improving connectivity for residents of existing and future developments to the north

This site sits in a landmark location at the eastern most edge of the City, fronting the river. The proposed building heights and scale enable view corridors and movement around and between buildings. This contrasts with the built form along Terrace Road that create a linear edge.

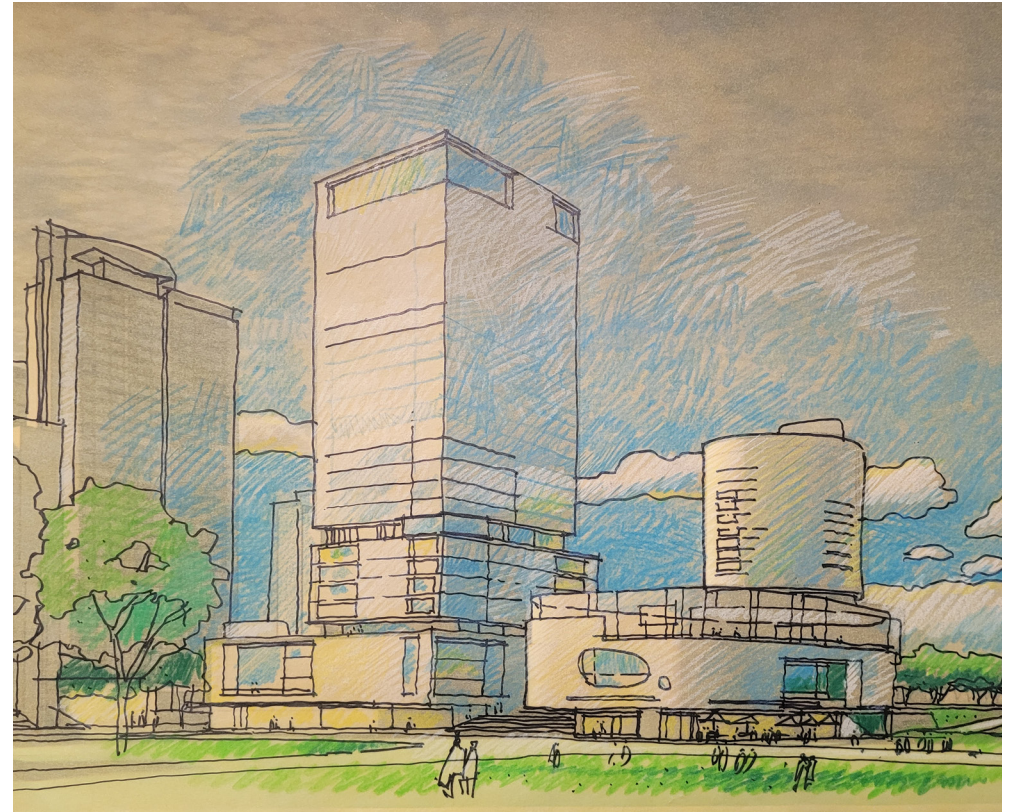
HEIGHTS AND YIELDS

As part of the Masterplan process, the heights and yields have been calculated based on the best and highest use for the site, the availability of parking, the surrounding built form scale and community engagement.

Building height in keeping with surrounding tall buildings of high scale residential use of above 16 storeys are possible, resulting in an indicative yield of 421 dwellings across the two sites.

- + Taller buildings set back into the site that allow significant separation and view corridors towards the river
- + 3-4 storeys human scale provided at the Plain street edge
- + Open and inviting from the street, with activities visible from Plain Street and surrounding public realm

Note that this is indicative only, and subject to further planning review and development applications



Sketch Perspective from Langley Park looking North-East

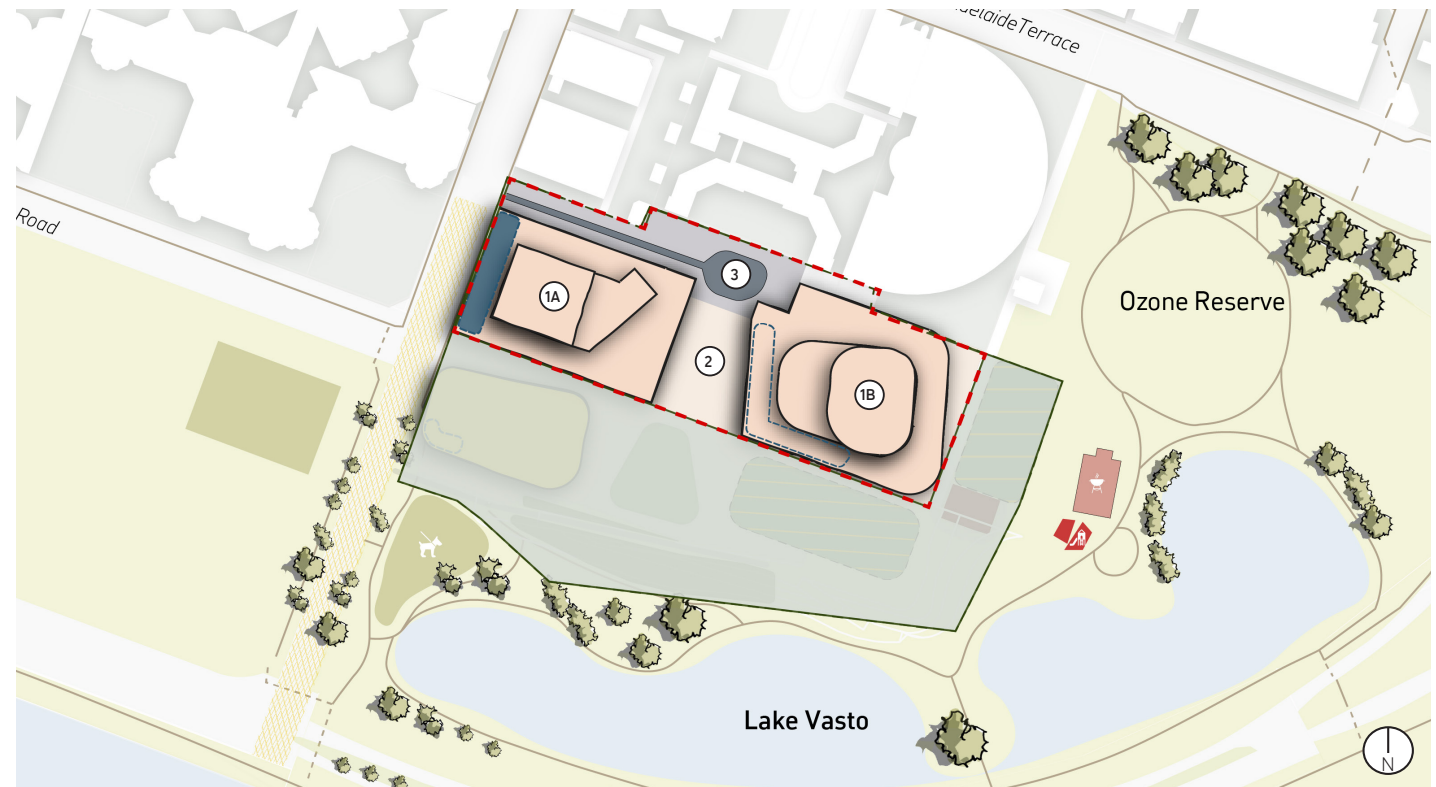
DEVELOPMENT SITE PLAN

RESIDENTIAL

The Masterplan proposes primarily residential land use (apartments). This site can deliver quality housing options in East Perth where the population is expected to grow 16.37% between 2023 and 2031.

COMMERCIAL

The Masterplan proposed frontage along Plain Street that could be considered as a commercial or residential edge, subject to further detailed design. The frontage edging Plain Street could support small offices, cafés, restaurants or bars, servicing locals and sports and recreation users. Additional commercial usage could be located on the podium of Tower B, that takes full advantage of views to the river.



LEGEND

--- SITE

--- DEVELOPMENT AREA

RESIDENTIAL

COMMERCIAL USE

LANEWAY

PUBLICLY ACCESSIBLE PODIUM

--- ADDITIONAL OPTIONAL COMMERCIAL USE WITHIN PODIUM LEVELS

SPORTS AND RECREATION AREA

① Development sites - Two residential development sites proposed, predominantly apartments and limited small commercial/retail in select locations

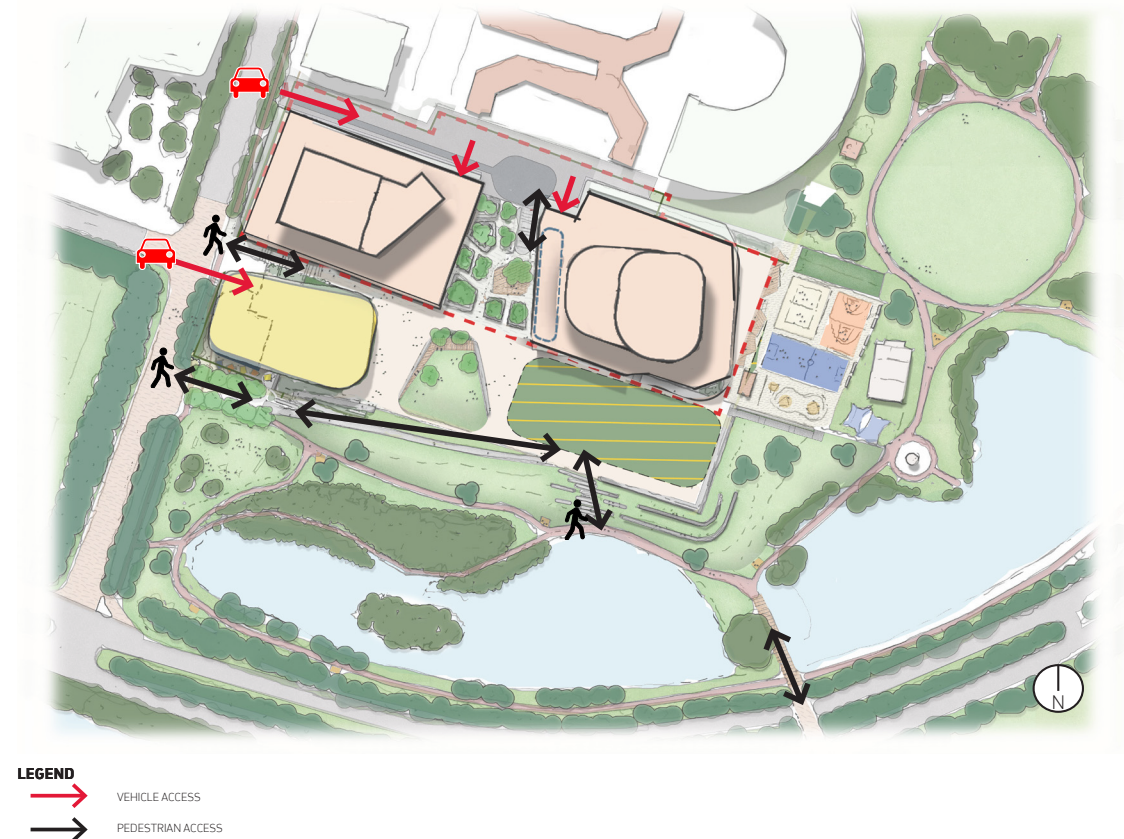
② Integrated development - Public realm needs to be seamless across public and private land, reading as one open space that is publicly accessible

③ Landscaped laneway - Shared vehicle access provided as a landscaped laneway, with each development site to have a separate access to their individual carpark

6. TRANSPORT & MOVEMENT

The masterplan provides the opportunity to improve movement networks through:

- + Recommended future investigations to consider a bus stop on Plain Street.
- + Proposed inclusion of a small pedestrian bridge across Lake Vasto to improve connections to Fraser Point and Boorloo Bridge.
- + Opportunity to investigate traffic calming and pedestrian connections across Plain Street through a low speed traffic environment (pending Riverfront Masterplan outcomes).
- + Opportunity for connections with the new bridge and surrounding cycle paths with the site.
- + Proposed inclusion of two vehicle access points – one for residential uses and one for the sport and recreation facility. Separate car parking facilities to be provided for both uses.



7. LANDSCAPE

The landscape masterplan for 2 Plain Street will deliver a fit for purpose framework to guide the future development of the site and create an open, connected, and unique place of interest for recreation and social gathering in East Perth.

The landscape is conceived as an integrated series of spaces that tie the site together and support broader connections to the surrounding parklands, river, and urban areas. The main principle of the landscape masterplan is to create a safe, inclusive, open and inviting, and people-centred places that supports the city's aspirations.

LANDSCAPE PRINCIPLES

OPEN & INVITING

Create safe, open, and welcoming spaces at all hours.



FLOW

Weave the flows of cultural narratives, natural processes, and functional



ACCESS & CONNECTIONS

Prioritise walking, cycle and river connections within and beyond the site.



DRAW IN POINT FRASER

Visually connect the sites and create a cohesive broader precinct.



The proposed masterplan for the site and surrounding areas demonstrates an approximate doubling of existing tree canopy (at 20 years/maturity) coupled with a significant increase in recreation facilities and residential density.

- + Existing tree canopy = approximately 5,100m²
- + Existing retained canopy + proposed canopy = approximately 9,700m²

PLAIN STREET ADDRESS

Create a pedestrian prior street environment to draw people to river and enhance links to Langley Park.

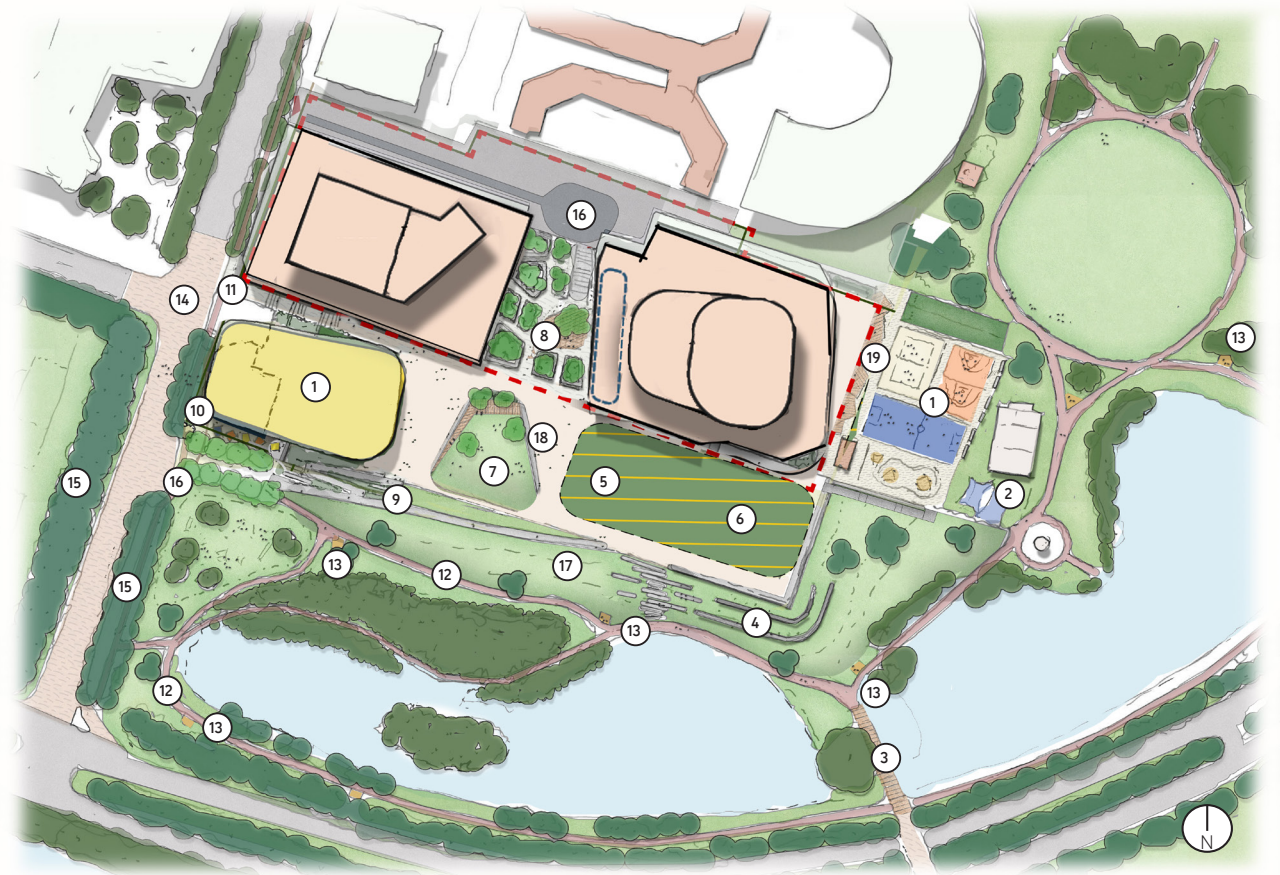


URBAN CANOPY & GREENING

Increase tree canopy and enhance the site as a 'green gateway' to the city.



LANDSCAPE PLAN



- | | | | |
|-----------------------------------|---|-------------------------------------|--------------------------------|
| ① Community and recreation centre | ⑤ Bowling green | ⑩ Cafe dining / alfresco | ⑮ Proposed double row of trees |
| ② Existing shelter and playground | ⑥ Multi-sport zone | ⑪ Plain Street entrance | ⑯ Vehicle drop off |
| ③ Proposed Vasto bridge | ⑦ Green heart turf and seating | ⑫ Proposed exercise / walking track | ⑰ River view hill |
| ④ Terrace seating and steps | ⑧ Publicly accessible gardens and communal area for residents | ⑬ Exercise stations | ⑱ Seating walls |
| | ⑨ Integrated ramp and seating | ⑭ Contrasting road treatment | ⑲ Parkour and climbing walls |

8. CASE STUDIES

As part of the Masterplan development, national and international case studies were examined, looking at ways sports and recreation facilities have been delivered in an inner (capital) city context.

FITZROY SPORTS CENTRE

- + In all, the FSC will contain five indoor courts (stacked vertically over 3 floors), 24-hour gym, café and multi-purpose community space, support facilities including change rooms, storage, and a tournament office
- + Futsal and multi-level sports courts for basketball, netball, volleyball and badminton



WAVERLEY GREENS, SYDNEY

- + Project delivered by Mirvac on behalf of landowner Eastern Suburbs Leagues Club (ESLC)
- + Strong focus on amenity and private open space for residents, the site is also nestled amongst an array of local infrastructure and amenity
- + 55 aged persons dwelling (0/55s living)



BORDEAUX BRAZZA UCPA SPORT STATION, FRANCE

- + City-owned running of the centre
- + Multi-level sporting centre with a wide range of activities - rock climbing, squash and padel, golf, gym, escape room, food & drink, seminar room
- + Open 7am - 11pm every day



9. PROCESS FROM HERE

The Masterplan has been developed following extensive community and stakeholder consultation, detailed site context analysis and broad technical assessments.

NEXT STEPS

- + 11 February - 12 March 2025 - Public Advertising of the Masterplan.
- + June 2025 - City's Administration and Elected Members to review the consultation outcomes and ensure the Masterplan is finalised to best serve our community's needs.
- + Mid-2025 - City's Administration and Elected Members to review a business case for the Sports & Recreation Facility.

GETTING INVOLVED

There will be future opportunities to get involved with the project through the Scheme Amendment / rezoning process and public consultation associated with any development applications.

 Opportunity for Public Engagement

