This report has been prepared by the Office of the Government Architect on behalf of the Parliamentary Precinct Steering Committee.
Western Australia’s Parliamentary Precinct houses a key component of our State’s democratic system; has a significant symbolic role and forms a pivotal part of the structure of the city. It has the potential to be a place that contributes strongly to the identity of our State and should be welcoming and accessible to all Western Australians and their visitors.

The Precinct is strategically located on the high ground to the west of the City, gathered around the Old Observatory. It forms a crucial nexus between the City and Kings Park.

Despite these attributes, the Precinct currently exhibits a number of shortcomings. It suffers from poor connection with the centre of the city, is underutilised for Government related accommodation, is inadequate in providing for the requirements of Parliamentary Services and delivers a relatively poor quality public domain.

The Strategic Masterplan endorsed by the Steering Committee provides a framework for short, medium and long-term development of the Precinct that will progressively redress these issues. Importantly, the Committee believes that the Masterplan establishes a robust framework to guide development of the Parliamentary Precinct as a significant civic asset within the city, a potent symbol of community aspirations and a place embodying both the history and future potential of the State.

This location has a major role to play as part of a broader understanding of the structure of the city, Kings Park and the Parliament; the Perth Waterfront and Swan River; and the Cultural Centre and the key defining elements which differentiate our capital and which have the capacity to collectively offer a uniquely Western Australian story to the world.

The Precinct is distinguished by the presence of the tripartite of democratic components – the Government Executive, the Parliament and the People. The Strategic Masterplan offers the opportunity to explore the three components in a considered and coordinated urban framework. It is the three components of Government Executive, the Parliament and the People that form the structure of the recommended suite of projects emerging from the Masterplan, as outlined below.

**THE GOVERNMENT EXECUTIVE**

The underutilised land around Dumas House provides ideal opportunities for the consolidation of Government Executive office accommodation which is efficient, functionally sensible, well located and accessible to the community.

As part of an initial stage of work, 20,000m² NLA, 300 undercover car bays and area for the precinct’s central plant could be delivered for the order of $140M with an estimated design and construction period of 4 years.

In concert with the above would be the creation of Observatory Hill as a major new landscaped public domain gathered around the Old Observatory and compromising approximately 9ha of space. It is suggested that the Old Observatory be opened up for public use, including possible interpretation of its original scientific role.

In addition to Government Executive Accommodation it is proposed that the ground floor of these buildings be activated with retail, food and beverage to improve the amenity to both office and residential accommodation in the area and to contribute to the linkage with Kings Park and success of Observatory Hill as a place for the community. This mixed-use, commercial activation of 2,000m² NLA could be delivered for the order of $13M and would provide an ongoing leasing revenue stream.

Additional future office accommodation of approximately 18,500m² NLA could also be provided on the Harvest Terrace and Havelock Street frontages.

**THE PARLIAMENT**

A number of short, medium and long term strategies for additions to and refurbishment of Parliament House are identified. The proposed initial stage addresses the immediate shortcomings of current Parliamentary accommodation and allows for consolidation of accommodation currently leased off-site back into the precinct. This initiative will enable the reduction of leased outgoings, permit the sale of certain Government property and facilitate more efficient operation of Parliament and its support services.

The primary phase of work is proposed for the southern side of the existing Parliament building. This phase would provide an additional 6,000m² NLA of parliamentary accommodation and 200 undercover car bays could be delivered for the order of $70M. The design and construction timeframe is estimated to be 6 years.

This phase will allow enhanced operations for Parliament and permit the refurbishment of existing Parliament House in the future.

The southern extension could facilitate nett external leasing savings of $2.5M p.a. (a capitalised amount of circa $20M) and the sale of Harvest Terrace properties with an estimated value to Government of $10M.

Additional future Parliamentary accommodation of approximately 8,500m² NLA could also be provided to the east and north of Parliament House along the Harvest Terrace frontage.

The Committee acknowledges that the southern extension is the most urgent response to the Parliament’s needs but the eastern extension is the most urgent contributor to the bridging of the Freeway and the people component of the democratic tripartite. As such, the eastern extension to Parliament House has been included in the following sections as it is critical for the workings of the civic space. A choice remains as to the decision of which extension, south or east of Parliament, becomes the initial project.
THE PEOPLE

The long-term intention of the Strategic Masterplan seeks to re-connect the City to Parliament. This will provide an opportunity for the creation of a People's Place – an extension of the city to Parliament. People's Place is proposed to be a place of community gathering to facilitate the democratic process and provide symbolic representation of completion of the tripartite. This is envisaged as a significant space for celebration, events, demonstration and contemplation. It will be a civic space of exemplary quality, expressive of Western Australian identity and welcome.

The Freeway bridging structure, which is proposed to provide the platform for the People's Place, will also provide an opportunity for further activation of the area via retail, commercial and hotel opportunities, primarily on the Hay Street frontage. Development here would represent a private sector opportunity.

Construction of the Freeway bridging structure and the People's Place is estimated to cost in the order of $145M. The eastern extension to Parliament House would provide an additional 4,500m² NLA of Parliamentary accommodation which could be delivered in the order of $55M. Possible development rights to the private sector could provide a capital return in the order of $35M. The design and construction timeframe for the initial bridging is estimated to be 3 years.

SUSTAINABILITY

Sustainability principles lie at the heart of the Parliamentary Precinct Strategic Masterplan. The long-term goal of the masterplan is to fully integrate sustainability principles into the entire development and delivery of the Parliamentary Precinct. Sustainability has been considered holistically in regards to environmental, social and economic opportunities by promoting green star buildings, precinct central power generation, enhanced pedestrian connectivity, cultural and civic dimensions, and mixed-use commercial opportunities.

HERITAGE

The site of the Parliamentary Precinct Strategic Masterplan contains rich layers of Western Australian history represented by the following places that have been entered into the State Register of Heritage Places:

- Parliament House and Gardens
- Solidarity Park
- Old Observatory
- Hale School (fmr)
- Dumas House
- Edith Cowan Memorial
- Barracks Arch

Each place represents a discrete story that together collectively speak of important events in Western Australia. The Strategic Masterplan is an opportunity for these stories to be told through interpretation, particularly those of the lesser known ones of the Old Observatory, Hale School (fmr) and Solidarity Park. It also provides a platform to update the existing conservation plans of the places mentioned above to ensure that documentation for these highly significant places are relevant today.

The Strategic Masterplan has identified locations for high quality insertions into the precinct that can be designed in a sensitive manner that could work well with the existing heritage places. Further masterplanning work will require detailed advice from a heritage consultant.

CONCLUSION

The Strategic Masterplan presents an enduring framework for the development and consolidation of the Parliamentary Precinct. There are a number of specific recommendations for further actions and more detailed investigations of certain components, including Heritage and Traffic issues. The plan permits a sequence of staged development over short, medium and long term, progressively delivering the ultimate vision for the Precinct.
A2.1 PROCESS

The Parliamentary Precinct Strategic Masterplan Report comprises two documents. Document A outlines the key findings and recommendations from the process with detailed analysis and supporting information located in Document B.

The Parliamentary Precinct Strategic Masterplan commenced in May 2010. At the request of Government, the Western Australian Government Architect established and chaired a Steering Committee to oversee the development of a Strategic Masterplan for the Parliamentary Precinct. It was agreed that the Steering Committee, through the Chair, would report on the outcome of the masterplan process to the Premier's office within six months of the inception of the Steering Committee, in November 2010.

In forming the Steering Committee, the Government Architect sought to ensure that the relevant State and Local Government agencies were represented; that private sector representatives who could bring specific skills to the table were engaged; and that heritage and tourism expertise was included.

The Terms of Reference for the project were endorsed by the Steering Committee. The Project Objectives were developed by the Steering Committee at the inaugural meeting and subsequently endorsed. Both Terms of Reference and Project Objectives sought to address the key questions around Government accommodation, Parliamentary accommodation and city building in the context of a strategic urban design study for the precinct. Additional planning related tasks beyond the scope of the masterplan were to be the subject of recommendations from the Steering Committee.

A request for tender for the provision of consultancy services was publicly advertised in May 2010. Submissions were received and assessed in June. HASSELL were appointed lead consultants for the Parliamentary Precinct Strategic Masterplan on 23 June 2010, with work commencing immediately.

A Working Group was established to work closely with the appointed Consultant Team to deliver the specified project outcomes. It comprised nominated representatives from key organisations of the Steering Committee and was chaired by the Office of the Government Architect.

Both the Steering Committee and the Working Group were briefed with regards the need for confidentiality with respect to all project information and matters relating to it. Members were directed that consent be obtained from the Steering Committee Chair prior to any public disclosure of project detail.
A2.2 TERMS OF REFERENCE

The endorsed Terms of Reference for the Steering Committee are as follows:

MEMBERS of the STEERING COMMITTEE:

STATE GOVERNMENT:
Gary Prattley Western Australian Planning Commission, Chair
Kate Lamont Tourism Western Australia, Chair of Board of Commissioners
John Tondut Building Management & Works, Executive Director
David Symth Department of the Premier and Cabinet, Deputy Director General
Marion Faulker Heritage Council of Western Australia, Chair
Eric Lumssden Department of Planning, Director General

PARLIAMENT:
Hon Grant Woodhams MLC Speaker of the Legislative Assembly
Hon Barry House MLC President of the Legislative Council
Russell Bremner Parliamentary Services, Executive Manager

CITY OF PERTH:
Lisa Scaffidi City of Perth, Lord Mayor of Perth
Frank Edwards City of Perth, Chief Executive Officer

PRIVATE SECTOR:
Russell Gibbs Hawaiian, Chief Executive Officer
Stuart Hicks Stuart Hicks Management Pty Ltd, Principal

Task
To provide the Premier with a strategic masterplan for the Parliamentary Precinct, including options and recommendations with respect to:
• a vision for the precinct and its role within the city;
• improved integration with West Perth, Kings Park and Perth central business districts;
• opportunities to consolidate the executive and central agency functions of Government; and
• additional/ upgraded accommodation opportunities for Parliamentary Services.

Terms of Reference
• Consideration of matters outlined in the letter of 24 September 2009 from the Speaker of the Legislative Assembly and the President of the Legislative Council.
• Reviewing the availability and suitability of Government land in the area for development.
• Assessing the future accommodation requirements of Parliament and central Government agencies.
• Developing the strategic urban design objectives for the precinct.
• Directing the preparation of a strategic masterplan for the future development of the Parliamentary Precinct.
• Directing the preparation of options for the construction of office accommodation in the Parliamentary Precinct.
• Directing the preparation of indicative scope, costs, and timelines for works necessary to establish the accommodation options.
• Providing recommendations for subsequent planning related tasks beyond the strategic masterplan.
• Other related matters as the Steering Committee sees fit.

Strategic Masterplan Scope
The masterplan shall address the land holdings held by the State Government with consideration of its connectivity and integration with development and movement networks in the surrounding area. This area is nominally bounded by Havelock Street, Kings Park Road, Malcolm Street, Kwinana Freeway, Hay Street and Parliament Place.

Support
The Office of the Government Architect will co-ordinate the operation of the Steering Committee, and provide administrative support.

It is anticipated that BMW will provide support for matters related to Government accommodation and consultant service engagement. It is further anticipated that the Department of Planning will provide support to the Steering Committee regarding the planning policy framework, and review of the Parliament House Precinct policy.

Timing
The strategic masterplan is to be completed within 26 weeks of the formalisation of the Terms of Reference and Inception of the Steering Committee.
A2.3 BRIEF

Vision

The intent of the Strategic Masterplan is to ensure that the Parliamentary Precinct develops as a significant civic asset to the city, a potent symbol of community aspirations and a place embodying both the history and future aspirations and potential of our State.

The Strategic Masterplan provides the opportunity to explore the three key components in the area, that is, Government Executive, the Parliament and the People in a considered way to deliver an endorsed project vision. The nature of the project considers how buildings and spaces within the precinct can respond to the function of their particular purpose whilst acknowledging their importance within the experience of the city as a whole.

The Strategic Masterplan has the opportunity to deliver an enhanced seat for Government, next to the unique natural asset of Kings Park and bridge the divide between the City and West Perth. It can provide a compelling and robust framework which guides sustainable development of the Precinct and addresses both short term priorities and long term direction. The civic dimension of the Precinct should be recognised and the expression of Parliament appropriately provided for in the Masterplan. Subsequent development of the Strategic Masterplan has the potential to create an environment where people feel a sense of belonging and connection, ultimately, within which they can identify themselves.

Developed appropriately, the Precinct can maximise the benefits arising from Kings Park, tourism, by drawing people through the site and into the city, Perth Waterfront and Cultural Centre and other city attractions. Understood in concert, these significant built and natural environments generate a shared dialogue about our State’s capital and provide a tangible record of our unique cultural, social, and economic assets. This history is recognised by this project whilst seeking to deliver a vision of the Precinct that represents a long-term investment for generations to come.

Project Area

The Strategic Masterplan addresses the land holdings held by the State Government, with consideration of its connectivity and integration with development and movement networks in the surrounding area. This area is nominally bounded by Havelock Street, Kings Park Road, Malcolm Street, Elder Street, Hay Street and Parliament Place.

The Project Area consists of a diverse range of uses, topographic conditions and includes heritage listings for the whole of the Parliamentary Reserve and building, the Old Observatory, Hale School, Dumas House, the First Church of Christ, Scientist, and the Barracks Arch.

Accommodation

Parliamentary Accommodation is currently spread across various sites in close proximity to Parliament House. There is a desire to rationalise this accommodation to improve both the service delivery and legibility of Parliamentary functions and reduce on-going leasing costs in the short and long term. The masterplan provides direction for enhancing the quantum and quality of Parliamentary accommodation to meet contemporary standards.

Government Accommodation proposals respond to both short and potential long-term government accommodation requirements, allowing the precinct to develop over time. The indicative short-term government accommodation brief includes the refurbishment of Dumas House to accommodate Ministers and the Treasury business of the Department of Treasury and Finance, and two new buildings principally to house the Department of Premier and Cabinet and secondly, agencies that report directly to Parliament.

Other accommodation and uses are considered to achieve ground level activation, city building, connectivity and place making project objectives.
A2.4 OBJECTIVES:

There are four overarching objectives of the strategic masterplan:

PLACE-MAKING + CITY BUILDING: provide a concept for the Parliamentary Precinct which reinforces its sense of place and re-engages it with the city

CIVIC FOCUS + PUBLIC ACCESS: create a civic focus to the precinct that is equitable, accessible and inviting to all people

GOVERNMENT ACCOMMODATION: determine strategies for a consolidated Executive and central Government agency accommodation within the strategic masterplan area

PARLIAMENTARY ACCOMMODATION: outline directions for enhancing the quantum and quality of Parliamentary accommodation to meet contemporary standards

These overarching objectives are supported by seven supporting objectives which are:

INTEGRATION: better integrate and connect the precinct to the City and Kings Park (with emphasis on pedestrians)

LEGIBILITY: provide clear definition of the structure of the precinct

ACTIVITY: intensify the range and quantum of activation on the site

HERITAGE: protect and enhance the heritage values of the site and promote public interface with these components

SUSTAINABILITY: provide for environmental, social and economic sustainable development and built form.

PUBLIC REALM: improve the quality, safety and attractiveness of the public realm to ensure a place of great civic worth and ownership

ACCESSIBILITY: ensure accessibility by individuals, small and large groups alike and integrated long term strategies for various modes of transport, including public transit systems.
CITY JOURNEY

CULTURAL CENTRE

KINGS PARK

WATERFRONT
TRIPARTITE

A3 FINDINGS

A3.1 PRINCIPLES

The Strategic Masterplan has been developed with the following key design principles in mind:

Tripartite: The democratic tripartite of Parliament, Executive and People must be reinforced.

Integration: Integration and connectivity between Parliament and the City must be achieved.

Visibility: The Parliament must be highly visible, accessible to the public and symbolically reflect the principles of democracy to the community.

Robustness: The masterplan must allow for considered, progressive growth within the precinct, and provide a robust framework to guide future work.

Amenity: A high-quality public realm, achieving good access and amenity must be delivered within this civic precinct.

Views: To the extent possible, new development should maintain the Parliament House view corridors to the river, as well as views back to Parliament House from People’s Place.

Address: The primary entrance to Parliament House should be from the East. An enhanced address must improve access for the public, and provide improved ceremonial drop off facilities.

Public Domain: A generous civic space entitled People’s Place should be created on land covering the freeway to connect the City and Parliament House. It is intended this space be a significant and high-quality public domain, accessible to all, providing gathering opportunities and surrounded by high levels of activation. In principle, this civic space should be considered an extension of the City to Parliament.

Pedestrian Experience: The quality of the pedestrian experience from the City to Kings Park needs to be enhanced to improve legibility and connectivity, as well as providing areas of respite and activation.

Journey: The journey from the City through People’s Place to Parliament House and the Dumas House precinct needs to provide interesting and engaging offerings to provide destination points and cultivate a successful pedestrian environment.

Kings Park: The connection between Kings Park and the Parliamentary Precinct needs to be strengthened, particularly in regards to the linear axis from Fraser Avenue to the Old Observatory building.

Malcolm Street: The treatment of Malcolm Street should be improved and read as a continuation of the quality of landscaping within Kings Park to mark the Western Gateway entrance to the City.

Harvest Terrace: Should incorporate traffic calming strategies to create a ‘shared environment’ (between cars and people) which allows safe crossing between Government, Executive accommodation and Parliament House.

Parliament Place: Should ultimately be realigned on the Parliament house axis and should be considered for further development, either commercial or Government, in the future.

Activation: Small business opportunities should be incorporated into the project from the initial stages to provide precinct activation, for future commercial opportunities to succeed and to offer improved amenity to both the local population and visitors.

Tourism: Hotel accommodation should be incorporated to provide activation and amenity to the precinct.

Hay Street: Continuous commercial activation along Hay Street should be provided to enhance pedestrian amenity and connectivity between the precinct, the City and West Perth.

Architectural Character: New Parliamentary accommodation to the North, South and East of Parliament House should be of a contemporary nature but sensitive to the existing built fabric.

Accessibility: Parliament House should have increased public accessibility.

Memorial: The Edith Cowan Memorial should be relocated.

Fountains: The Fountains to the eastern edge of Parliament House are not currently functioning and their removal is a possibility.

Old Observatory: The Old Observatory should be publicly accessible and could be utilised as a function space or for an alternative appropriate use reflecting its scientific heritage.
A3.2 STRATEGIC MASTERPLAN

**Description:**

The endorsed Strategic Masterplan comprises three components: Government Executive, Parliament and the People, which together will create a cohesive, high-quality environment and offer a memorable experience for visitors.

It envisages a precinct that bridges the divide between West Perth, the City and Kings Park and reconnects the urban fabric.

The three components are each highly interconnected but functionally and symbolically different. The Strategic Masterplan will provide a robust framework for the future development needs of the precinct.

**Key Attributes of the Public Domain:**

**Entry Portals:** Clear entry portals are achieved into Observatory Park from Kings Park and aligned with Fraser Avenue, into the Executive Government Precinct by reinstating the Dumas House entry to the West of the building and from St Georges Terrace through Barracks Arch and bridging the freeway to allow Parliament to address the City.

**Observatory Park:** Provides an urban parkland offering a place of respite for workers and local residents, improving amenity and landscape structure and celebrating the Observatory and its scientific heritage.

**Parliament Place:** The open space between the Old Hale School and Parliament Place are upgraded to provide an active (notional sporting), green recreation space including discrete built elements providing heritage interpretation.

**Malcolm Street:** Is upgraded to become a landscaped boulevard, interpreting the landscape of Kings Park and stretching down to meet the city. The street edge conditions are upgraded to provide an urban landscape setting and areas of shelter and activation along the journey.

**Peoples Place:** People’s Place is intended as a high-quality civic gathering place. It involves bridging the freeway and is understood as an extension of the City to Parliament.

**Uses:** Increase in the range and quantum of uses and enhanced activation contribute to integrating the precinct with its broader context.

**Hay Street:** The south side of Hay Street is activated as a continuation of the urban fabric, better connecting the city and West Perth for pedestrians.
Key Attributes of the Public Domain:

- Observatory Hill
- Malcolm St: partial upgrade
- Parliament Place: recreational landscape
- Uses: ground level activation to Government Executive Accommodation
- Entry Portals to Observatory Hill & Government Executive area
A3.4 STATISTICS

Preliminary indicative costings for the initial suite of projects suggest:

*Note: All figures exclude escalation

EXECUTIVE GOVERNMENT ACCOMMODATION:
Project One:
Government Executive Accommodation Area:
20,000m² nla / 23,500m² gross @ $3500 = $82M
External Works and Services: $5.6M
Basement Parking: 301 bays and bike / end of trip facilities = $18M
Contingency / Fees @ 30%: $32M
TOTAL: CIRCA $138M
Excluded: FF&E

Project Two:
Ground floor activation/retail, food and beverage:
2,000m² / gross 2,850m² @ $3,500/m² = $10M
Contingency / Fees = $3M
TOTAL: $13M
Leasing income from ground floor, PIA: $0.5M

Nominal Timeframe: 6 years.
Comprising: Design: 22 months; Documentation: 12 months; Construction: 18-30 months.
External Leasing Savings: $2.5M PIA (capitalised at approx. $20M)
Sale of Harvest Terrace properties: $10M

Parliamentary Accommodation:
Project One:
Parliament Accommodation Southern Extension
6,000m² nla / 7,000m² gross @ $5,500/m² = $40M
Extra cost chamber allowance = $1M
Basement Car park: 200 bays @ $1,500/m² = $11.1M
External Works / Services / Underpinning = $3M
Contingency / Fees = $18M
TOTAL: $75M
Excluded: FF&E = $7M

Nominal Timeframe: 6 years.
Comprising: Design: 22 months; Documentation: 12 months; Construction: 18-30 months.
External Leasing Savings: $2.5M PIA (capitalised at approx. $20M)
Sale of Harvest Terrace properties: $10M

Project Two:
Refurbishment of Parliament House
14,000m² @ $3,300/m² = $46M
Court yard: $3M
Contingency / Fees: $21M
TOTAL: $53M
Excluded: FF&E approx. $10M

Nominal Timeframe: 4 years.
Comprising: Design: 6 months; Documentation: 5 months; Construction: 15-18 months.

Private Access Road: $3M
TOTAL: $53M
Excluded: FF&E approx. $10M

Nominal Timeframe: 4 years.

A4 RECOMMENDATIONS

Arising from the Masterplan process, the Parliamentary Precinct Steering Committee has made a number of key recommendations. They can be summarised as follows:

A4.1 KEY RECOMMENDATIONS

• That State and Local Government endorse this Strategic Masterplan.

• That the first stage of Government Accommodation be constructed as two new buildings to the East and North-West of Dumas House.

• That the first stage (and subsequent stages) of Government Executive Accommodation incorporate ground-level, commercial opportunities for small business to increase amenity for the local and working populations, to service visitors, including those visiting Kings Park, and to enhance activation and security of the precinct.

• That the first stage of Parliamentary Accommodation be constructed to the South of Parliament House. Followed by a subsequent refurbishment of the existing Parliament House Building.

• That the land surrounding the Old Observatory be developed into a landscaped, urban parkland called 'Observatory Hill'. This land is to exhibit a distinctive character and be accessible to all; precinct employees, the public and West Perth residents.

• That the Old Observatory be utilised for public purposes appropriately reflecting its scientific heritage.

• That the open space between the Old Hale School and Parliament Place be upgraded to reflect its heritage significance, and to provide an activated, recreational landscaped setting providing improved amenity to the broader area.

• That State and Local Government work together to pursue bridging the freeway, including exploring opportunities for private enterprise and tourism and the eastern extension to Parliament House.

• That private enterprise and tourism opportunities be explored along the Hay Street edge.

• That the south side of Hay Street is activated as a continuation of the urban fabric, better connecting the city and West Perth for pedestrians.

• That the Strategic Masterplan be progressed to the level of a Detailed Masterplan.

• That ongoing governance arrangements to progress the Masterplan be explored.

Implicit within the key recommendations is a call for State and Local Government to embrace this opportunity to develop the Parliamentary Precinct as a significant civic asset for the city, a potent symbol of community aspirations and a place embodying both the history and future potential of the State.
A4.2 NEXT STEPS

From these recommendations a series of Next Steps are proposed:

Framework: Create a Strategic Framework that outlines this vision and contains a statement of aims and outcomes for both the immediate short-term as well as long-term goals. Outline the key outputs and functions for long, medium and short-term goals in a brief for further master planning, infrastructure renewal and maintenance work.

Design: Undertake the next stage of masterplanning providing conceptual design for the public domain and progressing infrastructure, heritage, landscaping, traffic, tourism, traffic studies and Indigenous and community consultation. The next stage would include work that has not been included in the Strategic Masterplan scope and will allow for further design development. Guidance on outstanding issues is listed below.

Heritage: Conduct an independent Heritage Impact Study based on the findings of the Parliamentary Precinct Strategic Masterplan outcomes. Review and consolidate existing heritage conservation plans in the area where appropriate to provide heritage guidance on a precinct-wide scale.

Indigenous: Engage suitably qualified consultants to undertake further enquiry with regards areas of Indigenous Significance, with consultation occurring as required.

Traffic: Engage suitably qualified consultants for a detailed traffic and urban design study to cover: improved the pedestrian connectivity between Kings Park and Observatory Hill, Harvest Terrance, Malcolm St alterations, Hay Street off ramp removal, traffic modelling with new occupancy numbers, and the Havelock St/Kings Park Avenue intersection. It is noted that if the Hay St off ramp were removed it may significantly reduce the cost of bridging the freeway, allow further development, and potentially impact the design of the eastern extension to Parliament. Should this be the case the area east of Parliament would be subject to further design, analysis and investigation to optimise the benefits of the Hay St ramp removal.

Consultation: Undertake appropriate community consultation with regards the outcomes of the Parliamentary Precinct Strategic Masterplan after the above stages of work have been completed.

Sustainability: Develop a precinct-wide sustainability plan for the area identifying opportunities for smart-energy, water and waste initiatives and social, environmental and economic sustainability principles for future development and to minimise whole-of-life development costs.


Placemaking/Tourism: Investigate place-making and tourism opportunities within the Precinct and with respect to existing and current major development projects for the city.

Infrastructure: Identify increased demand for infrastructure within the precinct, including public transport.

Policy and Legislation: Undertake the review of Parliament House Precinct policy and planning policies for the area as necessary. Review legislation to clearly define Parliamentary, Government Executive, Commercial and civic areas.

Governance: Establish a governing project group, reporting schedule and approvals process for the delivery of short-term goals.

Process: Undertake proper project planning processes consistent with the principles of Strategic Asset Management as required by the Department of Treasury and Finance for proposed building projects in line with the intent of the Strategic Masterplan.
1.0_Executive Summary

The unprecedented growth of Western Australia's economy and its population is impacting almost all sectors of government and industry. Decisions made on behalf of the State's population are increasingly complex and increasingly public. They are subject to greater scrutiny, more detailed analysis in the making, greater accountability and have greater impact than past decisions.

The impact on the specific needs of State governance (in relation to this project) are at least threefold;
1. As Government grows in concert with the responsibilities of State administration, floor-space requirements close to the decision making function of Government are increasing;
2. With significant population increases to date and into the future, parliament itself is expanding and requires increased floor-space capacity; and
3. The role of Parliament House and the Parliamentary Precinct as the State's symbol of democracy needs to be updated in keeping with values of accessibility and accountability. Its presence needs to reflect the maturing culture of its people and to be better linked to the City, government and its population.

The aspirations and standards of people are also higher, their expectations more sophisticated and more demanding. Sustainability is as critical in decision making as it is in planning and design.

To reflect these changes, HASSELL has been engaged to prepare a Strategic Master Plan for the Parliamentary Precinct as a guiding framework for future development.

As a framework investigation, the plan has considered a range of possible scenarios for any future development and how it should respond to the surrounding urban fabric of Perth. The role that Parliament House plays as the place of assembly for and symbol of representative democracy in the State is key to propositions for its future form.

Through a process of investigative design, a number of principles have arisen which are addressed in creating the plan, including:
- Establishing a Peoples Place
- Repairing the divide
- Linking Kings Park to the City
- Heritage
- Movement
- A Symbol for the city

The Parliamentary Precinct Strategic Master Plan:
- reinforces the key east-west alignment of St Georges Terrace as a central axis,
- builds on the formal grid of West Perth to the north of the Precinct,
- extends the landscape of Kings Park towards the City via Malcolm Street,
- bridges the Mitchell Freeway with a new 'Peoples Place' urban plaza to reconnect Perth city with Parliament House,
- creates a new front door to Parliament from People's Place in new accommodation, and
- provides a structural framework for infill development around Observatory Hill.

The additional needs of Government accommodation can be built within this framework.
2.0_Vision

Developing a Strategic Master Plan for the Perth Parliamentary Precinct presents a number of interesting challenges to be addressed, including:

- articulating the role of Parliament House in the culture of our State;
- providing a legible urban structure for future development within a complex overlap of street grids and topography;
- providing a clear focus for active public engagement with government and the business of the State;
- creating a point of orientation for the city and for development within and around the precinct.

These challenges and opportunities are addressed in the form of a vision or a ‘story’ around the Parliamentary Precinct as a new point of focus for Perth which celebrates the privilege of democracy.

It openly welcomes engagement, participation, accountability and even protest. It plays a pivotal role in matters of the State and in shaping perceptions of the city. The story will provide a base and an expectation for the architecture of government to lead by demonstration, to express by design and to inspire by its achievement.

While contemporary life is increasingly complex, Parliament House and the Parliamentary Precinct should provide a sense of connection, order and structure. In parallel, it should clearly express democratic freedom and a preparedness to explore new, creative endeavours, these values should be present in the wider public realm and the way buildings engage with it.

Urban design principles are proposed to reflect the values of democracy and representative leadership in contemporary society, including:

- Transparency - Representing democracy through form, so that it can be seen and understood.
- Accessibility - Inclusive, easily accessible places for the people of Western Australia.
- Celebration - Public Realm based on the principles of joy, engagement, symbolism, ownership and respect.
- Legibility - Built and landscape forms responding to context.
- Embrace Heritage - Celebrate the past; looking towards the future.
- Engage the Streets - Active and comfortable movement network, cultivating engagement with built form, public art, landscape, Kings Park.
- Connectivity - Pedestrian permeability.
- High Quality Public Realm - Establish world class public spaces to celebrate "Western Australian-ness". Creating spaces for one, spaces for thousands and a place for all.
- Sustainability - Precinct wide sustainability framework based on People, Infrastructure and Natural systems; incorporating environmental, social and economic components.
2.0 Vision
3.0 Principles

Principles which inform the Strategic Master Plan have been expressed through a tripartite of essential democratic components: Government Executive, Parliament and People. The Master Plan presents a significant opportunity to connect and integrate a symbol of representative leadership in the State with the people of the State.

By establishing a meaningful sequence of open spaces and connective routes, in conjunction with the retention and interpretation of existing landscape spaces, an idyllic and edifying setting is created. Through historical understanding, evaluating the existing and adopting key urban design principles, the sequence of interconnected spaces will create a new and coherent cityscape; establishing a new "heart" for Perth and a sense of identity and place.

Through a process of investigative design, a number of principles have arisen which will inform The Parliamentary Precinct Strategic Master Plan, including:

- Creating an important civic space
- Repairing the divide
- Linking Kings Park to the City
- Respect for heritage
- Access to Parliamentary Precinct
- A Symbol for the city
- A Sense of identity

To address these principles, the Strategic Master Plan for the Parliamentary Precinct will provide a flexible urban framework for anticipated accommodation growth for Parliament and for government offices.
3.0 Principles

With the aim of generating spaces representative of the precinct's role as a symbol for the State a series of principles have been used to create spaces for one, spaces for thousands and a place for all:

- Landscape Setting – In keeping with existing context of "building within the landscape"
- Celebrating the View – Visual connectivity to the Swan River (Derba Yarragan) and elevated position of Parliament on the Hill; fundamental to the perceptions of the people of Western Australia and our visitors
- Parliament on the Hill – The elevated position of Parliament House looms over the city, efforts to ease landform changes and create a transition landscape establish a sense of accessibility as Peoples Place flows from St. Georges Terrace and Barrack Arch to Parliament's new front door; a symbolic physical and philosophical connection.
- Kings Park Cultural Walk – A pedestrianised link along Malcolm Street where Kings Park blurs into the city's urban form through a tree lined boulevard providing an active link via landscape and built form treatment; ameliorating the car dominated culture and inaccessibility conditions of the current circuit
- Existing Vegetation – An established landscape setting around Parliament, Hale School and Observatory House already exists, within the master plan proposal, every effort is made to retain existing landscapes, integrated with the proposed built and landscape forms to create new stories for the future
- Observatory Hill – At present, Observatory House sits atop a hill within a car park. It is important to recognize the significance of this building and return its setting to the landscape with new interpretative gardens. Observatory Hill remembers the original observatory arrangements edifying its role in the past for future generations through new programmatic opportunities.
3.0 Principles

Repairing the Divide; Developing a design solution for the Parliamentary Precinct that:

- Provides a link between the city and new front door to Parliament House
- Reinforces the axis of St Georges Terrace and Parliament Place as a key point of orientation
- Reconnects the eastern and western portions of Hay Street and reinforces the existing street structure
- Uses the new city link space (1. Above) as a key place of celebration, protest and gathering (Peoples Place)
- Provides for buildings in a landscape to be established fronting Malcolm Street
- Provides for buildings within the Dumas / Observatory block to respect and enhance the key points of building orientation currently present on the site
- Provides for new buildings outside Observatory Hill to “frame” the Perth Observatory in an open landscape environment.
- Provides a cultural link between the City and Kings Park; the walk along Malcolm St blurring the line between urban and landscape form.
- Can be developed in stages
3.0 Principles
3.0 Principles

Government Executive, Parliament and People (in the form of Peoples Place) are inextricably linked as symbols and icons of human engagement in creating a rich and varied landscape of occupation for the People of Western Australia. The following considerations reflect these intentions:

_ Linking the City - Kings Park Cultural Walk, Hay Street, Harvest Terrace, Fraser Avenue and Parliament Place to be pedestrian friendly and activated by built form or landscape. Establishing Peoples Place extending the city to Parliament's front door._

_ Peoples Place – Healing the divide between Parliament and the City._

_ Democracy and the City – Parliamentary Extension to engage with city context and represent transparency of democratic process to the people of Western Australia._

_ Embrace Heritage – Respectful extensions to Parliament House and creation of Observatory Hill (an interpretative experience of the old observatory) provide context for Heritage and new build to provide an aspiration presence for future generations._

_ Engage the Streets – Active and comfortable movement network, cultivating engagement with built form, public art, landscape, Kings Park and "green" mobility._

_ Situ, Landscape and Topography – Working with existing and heritage forms to establish accessible, active, engaging and permeable setting for symbol of this State._

_ Government Executive – Establish Government Precinct for active and engaging setting promoting healthy and connected working environment with superlative landscape and built amenity._
3.0 Principles
4.0. The Master Plan

4.1 Organising the Design Response

Two levels of response are proposed:
- An Urban Design Framework (framework) for guiding the
design and positioning of new buildings and public realm
elements consistent with the principles described in
this report
- Key interventions that will directly alter the existing
public realm and fabric of the city

Key interventions are proposed that reorient Parliament
House to the city. Peoples Place is created as a focal point
for and the threshold between the City and the
Parliamentary Precinct and a symbol of representative
leadership in the State. Peoples Place will be a point of
assembly, celebration, protest and engagement.

The plan recognises a number of distinct 'places' or
landscapes within the Precinct, including:
- The Mitchell freeway and eastern frontage
- Parliament Place
- Observatory Hill
- Harvest Terrace
- Malcolm Street

Each of these provides a different context and overlay of
varied alignments to be knitted together into a connective
urban fabric.
4.0 The Master Plan

Comprehensive Master Plan view north
4.0 The Master Plan

4.2 Condition

A key challenge is reorganizing the existing urban context so that Parliament House is no longer disconnected from its context and from the people of the State.

The city and State are generally in a privileged position, with a wealthy economy supported by a minerals and energy sector. Our quality of life is underpinned by an environment and natural resources base that are the envy of many across the world.

While the location and positioning of Parliament House above the city and axial to the City's primary business and financial corridor are equally privileged, Parliament House is 'severed' from the City by freeway excavation transport infrastructure. Access to the front door of Parliament is hidden from any street address and there is no direct pedestrian access to Parliament House from the city centre. This physical separation from the city creates a perception of Government's detachment from its people.

This aspect of severance extends to the notion of the City and West Perth also suffering physical separation. The once continuous urban form of Hay Street is currently opened and 'vacant' across the freeway, extended by the Hay Street exit from the Freeway cutting across the 'front' of Parliament House. The Parliament House site has frontage to Hay Street, but exacerbates the separation by not addressing the street in any way.

Perth is laid out on a strong east-west orientated street grid from the hilltop at Perth Observatory along St Georges Terrace, with Parliament House centred on the axis of St Georges Terrace. The east – west grid is 'moved' southwards along Malcolm Street which, as the major western approach to the city, is a major design driver.
4.0 The Master Plan
4.0 The Master Plan

4.3 Position

Parliament House sits below the city's high point of Observatory Hill, adjacent to the main routes in and out of the city—Malcolm Street and Hay Street. Its greatest visual prominence is not from the city or its public realm but from the Freeway which traverses the city in a north-south direction. The Freeway channel is not orientated to any of the key surrounding city streets.

The Perth Parliamentary Precinct sits on an overlap of street grids at the city's crest, between Kings Park, West Perth and the CBD. This intersection of grids combined with the aspect of buildings within the precinct sitting within a broader landscape context, unlike the more closed urban streetscapes in its northern context. The imposing alignment of the Mitchell Freeway and the off-grid alignment of Dumas House add to the complexity of alignments and points of orientation.

Within the Parliamentary Precinct, the varied architecture and landscape forms reflect a number of significant stages of development, functions and approaches that have changed over time including:
- Hale School
- Perth Observatory
- Dumas House
- Constitutional Centre
- Parliament House
- Barracks Arch
- Mitchell Freeway

Parliament House is currently 'protected' by its defensive 'armature', including:
- The 'moat' of the Mitchell Freeway cut between Parliament House and the City
- Lack of front door visibility, and
- A high blank wall and fountain 'sheath' to the east corner frontage (city side).
4.0 The Master Plan
4.0 The Master Plan

4.4 The Expansion of Parliament House

Parliament House is a symbol of representative leadership in Western Australia. This role is reflected in the plan by its placement in relation to the city and in its immediate context. Its role is reinforced as a visually accessible focal point for the city.

The existing Parliament House will retain its position and presence overlooking the city to the east and fronting Harvest Terrace to the west. The plan, however, proposes a new link and access point - a new front door - at pedestrian level from Peoples Place. The link will be in the form of an eastern wing which transitions the difference in levels between the existing Parliament House and the lower ground level to the east.

The new wing will sit below Parliament House and will provide a contemporary point of access to the old buildings above. A new ceremonial drop off and vehicle access point will be provided to serve the new entry, all visible from Peoples Place. Security for special events and for the general well being of parliamentary members and staff will be incorporated into the design and to alternative points of access.

4.5 Urban framework

A framework is proposed which:
- provides a link between the city and new front door to Parliament House (Peoples Place)
- reinforces the axis of St Georges Terrace and Parliament Place as a key point of orientation
- reconnects the eastern and western portions of Hay Street and reinforces the existing street structure
- uses Peoples Place as a key place of celebration, protest and gathering
- provides for 'buildings in a landscape' to be established fronting Malcolm Street
- provides for buildings within the Dumas/Observatory block to respect and enhance the key points of building orientation currently present on the site
- provides for new buildings outside Observatory Hill to 'frame' the Perth Observatory in an open landscape environment
- provides a cultural link between the City and Kings Park; the walk along Malcolm St blurring the line between urban and landscape form
4.0_The Master Plan

4.6 Interventions

The Strategic Master Plan is predicated on the importance and role of the public realm. As such, key interventions are proposed which fundamentally turn the negative aspects of separation and barrier in the public realm to attributes of bridge and confluence.

As the medium for which we establish a sense of communal engagement, the master plan proposal seeks to create a fertile social territory through which a sense of identity, Iconography and ownership can occur; spaces for one, spaces for thousands and a place for all:

- Peoples Place
- Observatory Hill
- The Observatory Axis
- Hale Walk
- Hale Gardens
- Hay Street Extension
- Parliamentary Gateway
- Parliament Gardens
- Kings Park/City Cultural Walk
- Kings Park Connection

HASSELL
4.0 The Master Plan

4.7 Peoples Place

The plan proposes to re-orientate the city around a new front door to parliament, with Parliament House becoming a key focus for public life in Perth.

The threshold between the city and parliament will be removed so as to become a major public place, presented as "Peoples Place"; a point of assembly, celebration, protest and engagement. It focuses new development to the west (additions to Parliament House) and the north (buildings fronting the square and Hay Street) and around a large scale "plaza" space, framing the new front door into Parliament below the existing Parliament House.

Peoples Place establishes a site where parliament meets the city.

Although the primary intervention of Peoples Place as a physical engineering device over the freeway is not provided as a core accommodation unit, its presence is key to reorienting the city and will provide a common connection between the various major development projects in the city.

Importantly, Peoples Place would act as an investment beacon for new development along Hay Street and the opportunity to establish a tourist or visitor accommodation precinct through the development of an international hotel for visiting dignitaries, business people and tourists generally. At the foot of Parliament, the hotel would have access to river views to the south across Peoples Place and the freeway, to businesses in West Perth, to the parliamentary Precinct itself, to the high frequency city centre transport network and to the CBD.

The hotel would immediately frame Peoples Place on its northern side.
4.0 The Master Plan
4.0 The Master Plan
4.0 The Master Plan
5.0_Framework

5.1_Placemaking and City Building

Provide a Concept for the Parliamentary Precinct which reinforces its sense of place and re-engages it with the city.

A framework has been developed in response to the objective of Placemaking and City Building in the Parliamentary Precinct for the following key areas:

- **Peoples Place** – Repairing the divide between Parliament and the city is critical to the precinct’s role as a symbol of governance for the people of Western Australia; establishing a public domain that is accessible and inclusive for all, spaces for one, spaces for thousands and a place for all.

- **Government Executive** – Consolidating executive and central Government agency accommodation.

- **Parliamentary Extension** – Enhance the quantum and quality of Parliamentary accommodation; respecting the heritage and embracing the future as an icon of democratic governance for the State.

- **Observatory Hill** – The provision of an urban parkland, creating amenity for workers, local residents and visitors – engaged by active landscape, retail and commercial ground planes. A celebration of the Observatory and the heritage of the area.

- **Kings Park Cultural Walk** – Blurring the line between Kings Park and the city, Malcolm Street is upgraded to a landscaped boulevard, pedestrianised movement through an active street edge (ameliorating issues with topography and distance) becomes a cultural asset linking the city to the 4 million + visits a year to Kings Park.

- **Hay Street Extension** – Bridging the gap between east (the city) and west (West Perth); a continuation of the existing urban form.

- **Entry Portals** – Thresholds into the precinct are celebrated making entry more accessible and engaging; clear portals (address points) between Kings Park and Observatory Hill, Government Executive and Parliament, the City and Parliament are established.
5.0_Framework
Create a civic focus to the precinct that is equitable, accessible and inviting to all people.

A new 'centre' for the city and the State; the master plan framework proposes a Peoples Place as a new front door and gateway to Parliament House. Peoples Place provides a civic focus for the expression of Western Australian culture, values and passion; a symbol to promote our State and capital city internationally. The master plan proposes the divide between the city and parliament is repaired, the connection between the city and Kings Park celebrated, and the continuation of Hay Street (linking the city to West Perth) reinstated.

Peoples Place will function as a venue for occasional major events, formal and ceremonial celebrations of State on a regular basis and as an urban plaza owned by all on a daily basis.

The civic focus of Peoples Place and other spaces within the Parliamentary Precinct will complement the recreational civic spaces on the Swan River foreshore and embankment, including Supreme Court Gardens; and the social, city scale civic spaces of Forrest place and the Perth Cultural Centre.

As a key point of civic focus, Peoples Place will form an integrated part of the broader Parliamentary Precinct public realm, which includes:
- Observatory Hill;
- Kings park cultural walk;
- Parliament and its landscape;
- Hay Street extension; and
- Entry portals.
5.0_Framework
5.0. Framework

5.3 Government Accommodation

Determine Strategies for a consolidated executive and central Government Agency accommodation within the strategic master plan area

5.3.1 Brief:
- Retain Dumas House
- New Build (Department of Premier and Cabinet, Cabinet Room, Agencies Reporting to Parliament; Public Sector Commission, Office of Auditor General, Ombudsman, Office of the Information Commissioner, Office of the Inspector of Custodial Services and State Records Commission — other accommodation/uses for further activation/additional area for government accommodation to be determined in further investigations)
- Adaptive Build (Office of the Premier)

5.3.2 Context:
- The Government Executive Accommodation is proposed to be located in the Dumas House precinct, around Observatory Hill.
- The precinct is currently dominated by the 14 storey Dumas House and its associated bitumen car park and characterised as a landscaped setting with discrete buildings set within it.
- The four primary elements around which the precinct planning revolve are:
  - Malcolm Street — as the major western approach to the city.
  - The Observatory Hill — as a green 'lung' for the precinct.
  - The north-south axis set up by the Observatory and Fraser Avenue.
  - The east-west axis formed by Dumas House.
- Secondary elements include:
  - The street block formed by Havelock Street, Harvest Terrace and Parliament Place.
  - Precinct address points at the corner of Havelock and Malcolm Streets and Harvest Terrace and Malcolm Street.
  - The 'green' belt of land extending from Havelock Street to Harvest Terrace and encompasses the old Hale School buildings.
5.0 Framework
5.3.3 The Concept

Through the process of Steering Committee meetings, Working Group meetings and a Design Workshop several different arrangements of Executive Accommodation were tested and evaluated to arrive at a preferred solution.

The arrangement of buildings that has been agreed proposes four new buildings to the north and east of Dumas House. The buildings are organised around the east-west axis of Dumas House which functions as a circulation spine between the Executive accommodation and Parliament House and provides the opportunity for precinct address points at the east and west termini.

The buildings are arranged around the perimeter to address the streets, leaving the central area of Observatory Hill as a publicly accessible park at the heart of the precinct. A paved ring road provides an internal address point for each building as well as vehicular drop-off, visitor parking and pedestrian circulation.

The grassed area to the north of the old Hale School buildings is retained as open landscaped space and together with the two heritage buildings delineates a ceremonial approach to Parliament Place and via Hale Walk.

5.3.4 Description:

- The buildings have been shown as a 24 metre wide floor plate with a typical commercial office column grid.
- Built form is predominantly shown as seven storeys, which is the maximum currently allowable in West Perth and an appropriate scale of building for the precinct. The exception to this is the building on Harvest Terrace opposite Parliament House where the scale has been reduced to three storeys.
- The intention is for 6 typical office floors raised above a ground level that is more permeable with food or retail tenancies, as well as office lobbies. This allows a more active ground floor which can interact with the street as well as the Observatory Hill park.
- The office floors are shown as approximately 1,800 - 1,800 sqm NLA, which provides a total area in the range of 10,000 - 12,000 sqm per building. The total floor space shown in the new buildings is between 35,000 - 42,000 sqm NLA.
- Including Dumas House the total floor space is in the order of 54,000 - 61,000 sqm NLA.
- All staff car parking is accommodated within a two level basement car park for 395 staff vehicles and 40 visitor bays. Servicing and deliveries can also be via these basement levels and it is proposed to have a double height service tunnel linking the basements of all five Executive Accommodation buildings.
- Also accommodated within the basements will be the precinct central plant and bicycle storage and cyclist end-of-trip facilities.
5.0_Framework

CONSTITUTION CENTRE  DEPARTMENT OF EDUCATION  SOLIDARITY PARK

OAK LEA GARDENS  

OBSERVATORY HOUSE

OBSERVATORYHILL

BUILDING 1  OBSERVATORY AXIS  KINGS PARK

DUNAG HOUSE  CULTURAL WALK  BUILDING 2

Comprehensive Master Plan Government Accommodation Initial Works

HASSELL
5.0 Framework

5.3.5 Security:

The arrangement of buildings facing both outwards to the streets and inwards to the Observatory Hill park allows good passive surveillance of these areas and the inner ring road.

Normal security arrangements for lobbies and offices can apply and the placement of car parking and deliveries in the basement means that access to these areas can be kept secure, especially for mail deliveries.

5.3.6 Staging:

Stage 1 space requirements have been identified as 20,000 sqm NLA.

Two options to achieve this quantum of space were explored:

Option 1 - the two seven storey buildings immediately to the north of Dumas House.

Option 2 - the seven storey building immediately to the east of Dumas House plus one of the buildings to the north.

Through the workshop process, Option 2 was identified as the preferred option. The reasons for this were:

The two new buildings reinforce the connection between the Executive accommodation zone and Parliament.

A new built form on Malcolm Street is a more visible indication of progress.

The Malcolm Street edge is strengthened as a western gateway to the city.
5.0 Framework
5.0 Framework

5.4 Parliamentary Accommodation

Outline directions for enhancing the quantity and quality of Parliamentary accommodation to meet contemporary standards

5.4.1 Brief:
- Address current building issues and provide for new build accommodation (Legislative Assembly, Legislative Council and Parliamentary Services Department)
- Quantum of 14,500sqm

5.4.2 Context:
- Parliamentary Accommodation will be located immediately adjacent, and be connected to, the existing Parliament House due to circulation, operational and security constraints.
- The precinct is currently dominated by Parliament House within a landscaped setting. The landscape to the north is primarily large established trees and lawns and falls some 8 metres to Hay Street. To the east are the existing forecourt and water fountains which are set above the freeway cutting. The area to the south is currently a bitumen car park with some major trees and lawns and is dominated by significant sloping terrain.
- The freeway cutting to the east has been, and is, a major impediment to the successful expansion of Parliament House and its re-connection to the city. The ultimate resolution of this division is crucial to the success of any expansion proposals and must play a part in any considerations.
- The primary elements around which the precinct planning revolve are:
  - The Freeway and its resolution as a connector between Parliament and the city.
  - The east-west axis of Parliament House and its alignment with St Georges Terrace and Parliament Place.
  - The north-south connections from the existing Parliament House to any extensions.
  - Malcolm Street as a major approach to the city and a connection to Kings Park.
  - The opportunity to re-connect West Perth and the city with built form along Hay Street.
5.0 Framework
5.0 Framework

5.5 The Concept:

Through the process of Steering Committee meetings, Working Group meetings and a Design Workshop several arrangements of Parliamentary Accommodation were tested and evaluated to arrive at a preferred solution. Fundamental to the concept is the establishment of Peoples Place to the east of Parliament and bridging the freeway division. This major public space re-connects Parliament to the city, acting as Parliament's address as well as being a ceremonial drop-off, a gathering space and a new urban space for the people to use at all times.

The arrangement that has been agreed proposes three new accommodation wings to the north, south and east of Parliament House.

The wings to the north and south are two levels, corresponding to the existing ground and first floors, over basement levels housing car parking and services. The wings match the width of the existing House and are shown as the same height as the Harvest Terrace dining room bay. All the new accommodation wings are lower than the existing building to retain its primacy and new elevation treatments will ensure separation of existing and new facades.

Planning is organised around a series of courtyards aligned to match the existing central court which bring light into the plan. A new Legislative Assembly chamber is proposed in the centre of the southern wing. The chamber could be housed in a transparent volume visible from both Harvest Terrace and Malcolm Street with potential for a public entrance from Harvest Terrace.

A new vehicular driveway between Hay Street and Malcolm Street provides secure access to car parking and service areas and separates the eastern wing from the existing House as well as bringing light to the western façade. This wing of two levels sits below the existing forecourt level and its facade meets Peoples Place to the east, thus forming a podium for the existing House as viewed from the city. A grand stair connects Peoples Place to the entrance of Parliament House.

The zone to the north of parliament and facing Hay Street provides the opportunity for commercial development, the lower levels of which are said to match the existing buildings in the area.

To the north, Parliament will present as a building set within a landscape of retained trees. West of to the south a more extensive area of urban landscape acts as a setting for the buildings and as a transition from the bush of Kings Park to the more urban Peoples Place.

Two single level public buildings are proposed at the south east corner of Parliament.
5.0 Framework

5.5.1 Description:

The briefed area for Parliamentary accommodation is 14,500 sqm additional to the area of the existing House.

To achieve this, the master plan shows approximately 4,500 sqm in the eastern wing; 6,000 sqm in the southern wing and 4,000 sqm in the northern wing.

Both the northern and southern wings are planned as offices either side of a double-loaded corridor which aligns with the existing circulation system. Additional vertical circulation cores to each corner will allow easy access to all accommodation levels and the basement car parking.

Space for approximately 310 vehicles in on site basement car parks is proposed.

5.5.2 Security:

The arrangement of buildings allows good passive surveillance of the surrounding areas and approaches. The proposed central driveway can easily be secured at either end and the general disposition of buildings on site allows for progressive lock-down to occur depending on the level of security threat.
5.0 Framework

5.5.3 Staging:

Stage 1 space requirements for Parliament have been identified as approximately 5,000 sqm NLA.

Two options to achieve this quantum of space were explored:

Option 1 - construct the two level eastern wing. This would provide approximately 4,500 sqm NLA.

Option 2 - construct the two level southern wing plus basement car park / service area. This would provide approximately 6,000 sqm NLA plus approximately 200 car bays.

Either of these options will operate satisfactorily in concert with the existing Parliament. Each has its own advantages and disadvantages.

5.5.4 Southern Wing:

Advantages

- The operation of the existing House will be minimally disrupted during construction.
- The existing forecourt and entry is not disrupted during construction.
- Provides significantly more car parking than the current situation.
- Provides significant space to move staff into during refurbishment of the existing House.
- There is no significant abortive work involved.
- Allows a greater range of spatial combinations eg offices, committee rooms, kitchens, dining rooms etc.
- This option does not preclude future development to the east if the Hay Street off-ramp is relocated.
- Allows the establishment of a new Legislative Assembly chamber if desired (space need not be fitted out in this stage).
- The new Chamber volume allows the creation of a new public entry which can operate during construction of the east wing and Peoples Place.
- The building format allows the possibility of building less space in Stage 1 to achieve the required budget figure. The further construction of the wing can then easily be achieved when required without significant disruption.
- More useable space.
- Better link from this wing to the Executive accommodation and the Premiers Office.
- Very simple and direct circulation and links between the existing House and this wing.
- New vertical transport within the new building fabric will facilitate circulation with no disruption to existing fabric.
- Easy construction access.
5.0 Framework
5.0 Framework

3. Disadvantages
   - Will require the removal of some trees to the south of the existing building (not significant).
   - Temporary parking to replace the southern car park during construction will be required.
   - May be perceived as a "grander" addition to Parliament.
   - Not as good a linkage to the city as the east wing.
   - Asymmetrical addition to Parliament until the northern wing is constructed.
   - Some underpinning of the existing building to the south facade is required.
   - May require construction of at least the shell of the new Legislative Assembly chamber.

5.5.5 Eastern Wing:
   - Advantages:
     - May facilitate the earlier development of Peoples Place.
     - The existing parking to the south of Parliament is not disrupted during construction.
     - Addresses the city in a better way.
     - Retains the symmetry of Parliament House when viewed from the city.
     - May be perceived as a less "grand" addition.
   - Disadvantages:
     - The public entry to the foyer from the existing forecourt and car park to the east is disrupted and cannot occur for the duration of construction of this option. Temporary public access from the south will need to be established.
     - Operation of the existing building will be disrupted in a major way during construction.
     - Provides minimal additional new car parking bays.
     - Circulation from this wing to the existing Parliament and the two chambers is more complicated and compromised due to level differences.
     - There is no possibility of a major public entry to the building without the Freeway bridging occurring and the construction of Peoples Place.
     - The linear building format is more suited to offices (parliamentary or administration) than larger Committee Rooms etc.
     - Underpinning of the existing building to the entire east facade is required.
     - The required insertion of lifts / stairs within the existing building fabric at the north and south ends is complicated and costly.
     - There is considerable abortive work required to make this wing function as a forecourt and vehicle drop-off which will need to be removed when Peoples Place is completed.
     - Difficult to build in more than a single stage.
     - Less space to move into when refurbishment of existing House occurs.
     - Locks in the extent of development that can occur to the east towards Peoples Place.
     - More difficult construction access.
5.0 Framework
5.0_Framework
5.0 Framework
5.0 Framework
5.0 Framework
5.6 Integration

Better integrate and connect the precinct to the City and Kings Park (with emphasis on pedestrians).

The location of the precinct at the nexus of the city, West Perth and Kings Park provides a unique opportunity to heal the divisions that currently exist between all three. To this end, Malcolm Street, as the major western approach to the both Kings Park and the city is central to the idea of creating a series pedestrian oriented links from the city via Peoples Place to Observatory Hill, Kings Park and West Perth.

Key Guidelines:

- **Connect** – Address the current disconnect which exists between the city and Kings Park. Pedestrian movement should take precedence, and a “green” mobility structure developed to provide increased people movement, comfort and engagement with the surrounding environment. By establishing a “blur zone” between the park and the city through the provision of a landscaped boulevard the journey becomes joyful, edifying and experiential.

- **Active Edges** – Transforming the cultural experience of existing places and establishing new public spaces and movement networks that engage with active programs responding to context, climate, topography, heritage, culture, art and event.

- **Repairing the divide** – Establishing a Peoples Place and Kings Park Cultural Walk will provide active edges, enliven public space and provide ample amenity.

- **Green Link** – The Kings Park Cultural Walk transforms the urbanity of Malcolm Street into a “Green” Boulevard; planted with established natives and retained mature trees, Kings Park starts to emerge effectively blurring the line between the city and the park.

- **“Green” Mobility** – Promote sustainable movement systems connecting the precinct internally and externally to the city, Kings Park and West Perth.
5.0_Framework
5.0 Framework

5.7 Legibility

Provide clear definition of the structure of the precinct.

The master plan works within the existing pattern of street layouts and building orientation to strengthen the structure of the precinct and its surrounds. A clear hierarchy of public spaces, movement networks and connections reinforces the way the precinct is "read" and enhances its legibility.

In particular, the simple and easily understood sequence of spaces from Hay Street and St Georges Terrace to Peoples Place and then via Malcolm Street connecting to Observatory Hill and Kings Park provides the backbone for legible design.

5.7.1 General Strategies:
- Clarity - Develop precinct typologies responding to form and context
- Urban Form - Responding to the context through orientation, scale and typology
- Connectivity - Visual and physical permeability which reinforces an active movement network throughout the public realm
- Discovery - Precinct to be exciting, spontaneous and encouraging of exploration
- Orientation - Position and orientation of built forms correspond to context

5.7.2 Key Guidelines:
- Direction - Establish urban legibility through clear direction
- Orientation - Built form is informed and shaped by the public realm
- Connectivity - visual and physical permeability; reinforced avenues, public spaces, laneways, active edges and portals
- Purpose - Iconography, symbolism and heritage interpretation
- Discovery - Establishing strong clarity within overall structure; a framework for the urban realm to be exciting and spontaneous
- Local - Clearly defined framework combined with variety and interest; the public realm becomes an extension of an energized city celebrating diversity and complexity
- Heart - Establishing a symbol for celebrating Western Australia; a place for one, a place for thousands a place for all

01. Comparative Parliamentary Forms, Perth, Australia
02. Comparative Parliamentary Forms, Ottawa, Canada
03. Comparative Parliamentary Forms, Berlin, Germany
04. Comparative Parliamentary Forms, Melbourne, Australia
05. Comparative Parliamentary Forms, Canberra, Australia
06. Comparative Parliamentary Forms, Brisbane, Australia
07. View of Parliament House and Parliament
08. Street Elevation, Harvest Terrace, East
09. Street Elevation, Harvest Terrace, West
10. Street Elevation, Malcolm Street, East
11. Street Elevation, Malcolm Street, North
12. Street Elevation, Parliament Place, East
5.0_Framework
5.0_Framework

5.8 Activity

Intensify the range and quantum of activation of the site

For "space" to become "place" a number of things must occur. More than the creation of pleasing forms and shapes within the landscape – spaces must be adopted by the local population. Both planned and unplanned activities must be allowed to happen.

The master plan acknowledges that Peoples Place has a significant role to play in the development of an active and engaging city that facilitates a variety of usage at all times. Active uses to its edges, as well as a range of urban spaces of different scales and use of level changes make Peoples Place attractive to a range of users and encourages that usage at all times.

In a similar vein, Observatory Hill is created as a public natural amenity for use by all, with active uses around its edges and adaptive re-use of the heritage fabric to encourage exploration and interaction.

5.8.1 Key Guidelines:
- Positioning – Active frontages facing the public realm to engage and encourage users at all times
- Program – Public realm design provides opportunities for meaningful use and facilitates a wide range of both formally planned and informal social events
- Dispersion – An active built form and landscape program dispersed within the master plan framework with multiple sites of activity throughout the precinct
- Diversity – Establishing spaces of varying scale, character, function and orientation throughout the precinct to encourage exploration and interaction
- Celebration – Provision for cultural, innovation and education occupation embracing Parliament along Malcolm Street and Hay Street; celebrating Western Australian culture and achievement and promoting the State globally
- Interaction – Establishing interactive landscape features within the public realm; creating a sense of joy and encouraging usage and movement
- Connectivity – Repairing the divide between City and Parliament; connecting the precinct to the city, Kings Park, West Perth and beyond, accessible and inclusive places
- Movement – Activate the edges of the circulation network to promote the movement of people through the precinct and engagement on a number of levels
- Local – small business activation incorporated into the Precinct to promote 24/7/365 occupation
- Transient – Hotel accommodation (300+ rooms) providing a critical population mass within the precinct
5.0 Framework
5.0_Framework
5.0_Framework

1. Peoples Place
2. PARLIAMENTARY GATEWAY
   Civic Entrance to Parliament
3. HAY STREET "EXTENSION"
   Urban Edge
4. KINGS PARK CULTURAL WALK
   City to Kings Park Link
5. PARLIAMENT GARDENS
   Active Landscape Interface
6. OBSERVATORY HILL
   Parkland and landscape interpretation gardens
7. HALE GARDENS
   Active landscape interface for recreation and relaxation
8. OBSERVATORY AXIS
   Wildflower Gardens, linking Kings Park and Government Precinct.
9. HALE WALK
   Parliamentary Entrance (West)
10. OFFICE OF PREMIER
    Gardens and Courtyard
11. PARLIAMENT PLACE
12. GOVERNMENT PRECINCT
    Government accommodation & active retail at ground level
13. PARLIAMENT COURTYARDS

HASSELL
5.0 Framework
5.0 Framework

1. PeopLe's Place - Civic Plaza
   The democratic heart of the precinct, PeopLe's Place can hold large events and public gatherings but will also operate as part of the daily life of the city. Central water features can be turned on or off depending on the occasion and provide a focus for children and families. An axis of ceremonial steps leads up to the Parliament Entrance. A place for one and a place for thousands.

2. PeopLe's Place - Public Recreation
   Softscaping with a series of grassed and planted areas on the upper level of PeopLe's Place, providing an elevated setting for relaxation and informal gathering, with views towards the city and over the Swan River. A canopy of native Eucalypts provides comfort, shade and scale at the edge of a generous civic space.

3. PeopLe's Place - Amphitheatre Steps
   Steps defining the edge of PeopLe's Place, providing areas for gathering and relaxation. A canopy overhead will provide shade day and night. Changes to the levels create a more intimate scale and further define the edge of the plaza, effectively sheltering PeopLe's Place from wind and sun.

4. PeopLe's Place - Softscape
   Generous grassed areas provide the flexibility to accommodate large gatherings as well as smaller groups or individuals. Areas of lawn soften the space and moderate the effects of the harsh climatic conditions, reducing the heat island effect and provide comfortable spaces for people to use throughout the year.

5. Hay Street Extension - Retail, Dining and Entertainment
   A grid of retail and commercial buildings will be set within a green grid as ground level with cafes, restaurants, bars and retail developments. The street grid concept, providing a linear chain of public space with a scale of streets and piazzas, connects to Hay Street and replaces Place cultivating a 'culture' of activation and engagement.

6. Barracks Arch - Historical Monument
   An arch at the southern end of PeopLe's Place, the main entrance to Parliament, defines the edge of the precinct and marks the beginning of the area for visitors. A canopy of native Eucalypts provides comfort, shade and scale at the edge of a generous civic space.

7. PeopLe's Place - Embrace the City
   An active edge to the lower level of PeopLe's Place provides a series of recreational and entertainment attractions, including people in the Plaza and encourage them to gather and engage the space. This could include cafes, bars, exhibition spaces, art stores etc.

8. WA Celebration Court - Celebrating City and State
   A civic/cultural building program provides additional activation to PeopLe's Place and offers the public a destination to learn and celebrate Western Australia's rich heritage. Activation at ground level with cafes, restaurants, boutique shops etc.

9. Kings Park Cultural Walk
   Linking city and park, Kings Park's relationship to the city is strengthened with a magnificent triple avenue of Eucalyptus species, significant trees, a series of pedestrians and cyclists. The landscape gardens are integrated with existing contours and provide a green link, allowing Kings Park to flow into the city.

    Active landscape interface with existing gardens to parliamentary wings set within a heritage landscape zone. New terraced landscape gardens are integrated with existing contours and include light and vegetation for parliamentary staff and visitors.
5.0_Framework
5.0 Framework

1. OBSERVATORY HILL - Old Observatory Residence
   - Sited on top of Observatory Hill, the Old Observatory Residence provides historical character to Parliamentary Precinct and serves as a landmark within a parkland environment utilised for public purposes reflecting scientific heritage.

2. OBSERVATORY HILL - Interpretative Urban Parkland
   - Provides significant green open space within the Parliamentary Precinct. The distinctive character and topography of existing mature trees and landscape interpretation of the old Observatory equipment (and its geometric organisation to other astrological stations) facilitates an engaging space for rest and relaxation. An amenity for the precinct and its surrounds.

3. PARLIAMENTARY LINK - HALE WALK
   - A landscape plaza, terraced levels & ramp connecting Government Accommodation, Observatory Hill and The Office of Premier with the new southern wing of the Parliamentaryextension. A symbol of transparency and democracy for the city. A formal relationship to the eastern and western areas of the Parliamentary Precinct is established.

4. OFFICE OF PREMIER - Formal Gardens
   - A landscape garden to the north of the Office of Premier creates a series of sheltered landscaped spaces associated with the building & its function. Respect to the heritage role and function of the Old School gardens are interpreted to provide an appropriate setting for The Office of Premier.

5. PARLIAMENT PLACE
   - Maintains a strong formal street address to the Parliament Buildings. The Parliament Place and St. Georges Terrace are aligned to the east and west facades of Parliament. An avenue of street trees and high quality pedestrian experience setup a strong axis and relationship to the western facade of Parliament.

6. KING'S PARK CULTURAL WALK - City to Park link
   - The city centre and Kings Park will be connected by a pedestrian focused green strand along Malcolm Street to Fraser Avenue and Kings Park. Pedestrian pathways are widened, the road configuration is reduced (spaces are maintained) and avenues of Eucalypts provide a shaded green walk for the public to move between the city and the park.

7. HALE GARDENS - Active landscape interface
   - A green landscape garden to the precinct is reinforced along Parliamentary Place with a series of public gardens characterised by a rich variety of planting trees, planned spaces and areas of shade for office workers and the public to enjoy. These gardens also reflect an initial intention for the land to be occupied by Sydney Botanics for the Old High School Recreation along Parliament Place.

8. OBSERVATION AXIS - Native Flower Gardens
   - The Old Observatory has been located at the end of Fraser Avenue and its strong avenue of lemon-scented gums. This relationship is reinforced with a similar effect providing with a series of native flower gardens continuing the axis along Malcolm St. Celebrating the state's ecological biodiversity, the wildflowers add colour and playfulness and highlight the historical relationship.

9. KINGS PARK CONNECTION - Linking City to Park
   - A carefully considered landscape treatment to the road surface and adjacent pedestrian and garden areas at this important intersection will slow traffic, create a more legible, pedestrian and vehicle environment and facilitate a better connection between Kings Park, Parliamentary Precinct and the City Centre.

10. GOVERNMENT GARDENS
    - The formal areas around Dumas house will be retained and strengthened with a landscape approach that preserves the overall 'park and setting' achieved within the parliamentary Precinct and the relationship with Kings Park is emphasised.
5.0 Framework

5.9 Heritage

Protect and enhance the heritage values of the site and promote public interface with these components.

5.9.1 General Strategies

Develop a framework for the protection and enhancement of heritage values, promote public interaction and invest in outcomes today to provide the heritage of tomorrow. Heritage values must be inclusive, reflecting the significance of our rich indigenous culture, the establishment of State and our experience of the city whilst embracing our future. To integrate these values into the Master Plan the following strategy was adopted:

Respect, Interpret + Acknowledge.

Respect: Recognise a rich and varied heritage of Country, State, City and Precinct, celebrating "stories" with dignity, enthusiasm and inclusivity.

Interpret: Communicate and celebrate our rich and varied heritage by promoting and revealing the "stories" of State, City and Precinct.

Acknowledge: Connect to our rich and varied heritage celebrating the past while embracing the future.
5.0_Framework

5.9.2 The Heritage Story:

Before the city was Perth, there was approximately 47000 years of Nyoongar occupation in South Western Australia, the Wadjuk occupied the Swan River region at the time of European Settlement utilising the area surrounding the precinct for camping and ceremonial grounds. It wasn't until 1697 that the Swan River was explored by Willem De Vlamingh, and not until 1829 that the falling a tree by Mrs. Dance signified the foundation of Perth. Our heritage is an extraordinary dichotomy of ancient and adolescent histories which should be celebrated.

The establishment of Parliamentary Government in Western Australia began in 1830, with an Order In Council issued to England to institute a Legislative Council (first meeting in 1832). From 1870 - 1911 the State evolved from the status of crown colony to self-governing State, beginning with the Constitution (July 1870). The Constitution Act of 1889, led to the establishment of a lower house (the Legislative Assembly) and upper house (the Legislative Council). Dramatically increasing numbers in the 1890’s led to an 1896 Commission to establish a new site for Parliament, the current Barrack's site was selected but it was not until 1900 the current area was declared a Class A reserve. A design competition for the new parliament was established, but all designs were rebuffed due to excessive cost. It was eventually decided that the design should be entrusted to the Public Works Department’s chief architect J.H. Grainger - the first building stage was opened in 1904.

The Parliamentary Precinct has an integral symbolic and physical function for the Western Australian populous as the centre for Government, decision making and democracy. Parliament Precinct is a representation of our identity as a State.
5.0 Framework

5.9.3 Broad Context:
- Identity - role as symbol for the State
- Severance - separation from the City
- Isolation - key site in linking the City, Kings Park, Swan River and Northbridge

5.9.4 Parliamentary Precinct Context:
- Memory - balancing increasing expansion requirements with heritage values
- Symbol - centre for Democracy (transparency and accessibility); view corridors
- Occupation - quality of existing heritage landscape that acts as a threshold and setting for building program
- Ancient - (Wadjuk occupation of region)

5.9.5 Government Precinct Context:
- Falling Short - plans for a Government precinct in the 1960’s only partially realised
- Discovery - centres for science, astronomic trajectories linking all around Perth
- Edification - site for the development of Education in Western Australia
- Interpretation - lost artifact, new meaning

5.9.6 Heritage Concerns:
- Parliament - retain symbolic presence of existing
- Parliamentary Gardens - retain setting of buildings in the landscape
- Hale School + Gardens - respect to edified institution, interpret ideal - future adaptive re-use recommended
- Archaeology - sites of the Wadjuk, science and discovery
- Inclusive Interpretation - celebrating and embrace all stories
- Solidarity Park - significant meaning for the State, retain and enhance
- Barracks Arch - celebrated history and symbol
- Dumas House - icon of modernism
- Observatory House - retain site of scientific discovery, future adaptive re-use recommended
- Edith Cowan - prominence of memorial

View of Parliament House along Harvest Terrace, 1912
5.0 Framework
5.0 Framework

5.10 Sustainability

Provide for environmental, social and economic sustainable development and built form.

The master plan presents the starting point of an integrated response to sustainability. Western Australia is in a privileged position with a wealthy economy supported by the minerals and energy sector; our quality of life underpinned by an environment and natural resources base that are the envy of many across the world. It is critical that we don't squander the resources we have today, and that we invest wisely in responding to the challenges and opportunities before us. Establishing a Parliamentary Precinct master plan provides the opportunity to set new benchmarks for sustainability thinking, practices and technologies in Western Australia that are world class.

As the centre of civic leadership and government in Western Australia the Parliamentary Precinct must demonstrate leadership in the innovation and implementation of precinct wide sustainability and carbon reduction strategies. Focusing on achieving a particular GreenStar rating is not enough, the bar should be raised in implementing an integrated (environmental, social and economic) strategy that achieves world's best practice.

The development of the precinct will evolve over time, as such the master plan should be viewed as a framework providing the base from which opportunities can be explored and evaluated as the precinct develops. The master plan framework is based around presenting strategies, images and starting points for:

- People
- Infrastructure
- Natural Systems
- Sun
  - Harness solar energy
  - Increase shading
  - Minimise heat gains
  - Minimise use of radiant materials
- Wind
  - Harness wind energy
  - 100% fresh outside air
  - Passive ventilation
- Water
  - Minimise water usage
  - Water harvesting (+ reticulation/ irrigation)
  - Recycling
- Waste
  - Greenest material selection
  - Minimise waste production
  - Increased recycling initiatives
- Landscape
  - Native vegetation
  - Water-sensitive vegetation
  - Establish micro-climate conditions
  - Living roof/ facade
5.0_Framework

Sustainability through the incorporation of People, Infrastructure and Natural Systems to practice for Economic, Environmental and Social Sustainability
5.0 Framework

5.10.1 People:

- Campus Layout - Campus configuration of the precinct provides for integration of heritage and provides a highly inviting working environment.
- Public Realm - Inclusive and accessible public realm
- Mix of uses - The master plan encourages a mix of uses such as short stay accommodation and the development of the precinct as a catalyst for intensification and diversification of uses surrounding the precinct.

5.10.2 Infrastructure

- Building configuration - Proposed buildings are configured and dimensioned for environmental design features to be built into the design of individual buildings reducing energy demands and providing the basis for contemporary workplace environments to be achieved, (enhancing the desirability as place to work).
- Precinct scale solutions - A campus structure means that a range of services and technologies can be developed across the precinct (eg energy cogeneration opportunities, centralised cooling/heating, water harvesting) via provision of dedicated services tunnels (see diagram).
- "Green" Mobility - Promotes sustainable movement systems connecting the precinct internally and externally to the city, Kings Park and West Perth. Accessibility and linkages; the plan provides enhanced accessibility to the City, Kings Park and surrounding facilities. These linkages will be further enhanced by strengthening pedestrian, cycling and extension of the Cat Bus.
- Hyper-efficiency

5.10.3 Natural Systems

- Landscape - The landscape strategy does more than fill the spaces between the buildings. It establishes a pedestrian movement framework and creates a series of passive outdoor spaces that give the proposed buildings an exemplary setting.
- Water sensitive urban design - Acknowledging the need to demonstrate water conservation the design will incorporate water sensitive design features and amelioration of urban heat island effects, helping to provide outdoor environments that are inviting to users and visitors.
- Native -

PERTH CBD 2010:
ECO FOOTPRINT
8.04 HECTARES/ PER PERSON

PERTH CBD 2029:
ECO FOOTPRINT
2.1 HECTARES/ PER PERSON

Setting Biological Footprint Goals
5.0_Framework

Best Practice Sustainability Initiatives
5.0 Framework

5.10.4 Best Practice:

- Building Green Star Ratings - each building needs to perform to 6 Star as built, remembering that star ratings are only part of the journey.
- Passive Design: The buildings should be designed to make the most of the passive design opportunities within the context of the structure created by master plan. Strategies to minimizing direct solar gains and enhancing exposure to south-west winds to enhance ventilation
- Precinct Modeling: Precinct wide modeling for embodied energy, operational energy, water, transport and microclimate against acknowledged bench marks need to be used determining the most suitable precinct scale technologies and systems.
- Precinct Infrastructure: Future computer/3d modeling would help optimize choices about precinct scale technologies (i.e. cogeneration, thermal heating/cooling opportunities and water harvesting and water reuse (grey water treatment and use)).
- Green Mobility: Beyond the precinct boundary pedestrian, cycling and public transport (Cat Bus) linkages need to be enhanced.
- Energy systems: Wind and Solar technology applications.
- Water: If precinct based systems are not used building based storm water harvesting systems can be used.
- Landscape: ameliorate urban heat island through landscape design and removing on-grade car parking to minimize heat loads.

Energy Production for Carbon Neutrality
5.0_Framework

5.10.5 Next Practice
As the implementation of the master plan unfolds a continual review of "next practice" opportunities need to be explored. This might include:

- Application of emergent energy technologies (i.e., Tri-generation Energy Systems / Geothermal heating and cooling)
- Review of sewer mining options for second class water use or local aquifer recharge can be considered.
- Independent financing and management systems can be devised that provide innovative ownership with cost recovery ongoing income stream
- Mixed-use facilities incorporating Predictive Forward Loop systems
5.0 Framework

5.11 Public Realm

Improve the quality, safety and attractiveness of the public realm to ensure a place of great civic worth and ownership.

As noted in the previous section of this report, the Strategic Master Plan is focused on creating a public realm which links the various alignments, orientations and forms of development throughout the precinct and which expresses both the role and status of democracy in Western Australia and the aspirations of its people.

As the medium for which we establish a sense of communal engagement, the master plan seeks to create a fertile social territory through which a sense of identity, iconography and ownership can occur; spaces for one, spaces for thousands and a place for all:

- Peoples Place: A primary space for gathering, celebration, events, protest and civic participation.
- Observatory Hill: A passive green space that frames the heritage buildings on the hill.
- The Observatory Axis: An axial link connecting the Observatory and gardens with Fraser Avenue, interpreting historical data to celebrate the past for future generations.
- Hale Walk: Providing a connection between the various buildings within Observatory Hill and Parliament Place.
- Hale Gardens: The landscape terraces of the former Hale School grounds; amenity to be used for rest, relaxation and recreation.
- Hay Street Extension: An urban reconnection across the freeway between the city and West Perth.
- Kings Park/City Cultural Walk: The experience of Kings Park is taken to the city as a core, softening landscape. The walk celebrates the history of parliament, the observatory, the landscape and the city.
- Parliament Gardens: Connection between the landscape setting of Parliament and the landscape connecting Kings Park with the city.
- Kings Park Connection: The creation of a safe, walkable and direct crossing into Kings Park.
- "Green": Sustainable spaces, beyond world's best practice - creating spaces that educate, are joyful and implement sustainable design, materials and vegetation now for future generations.
5.0 Framework
5.0 Framework

5.12 Accessibility

Ensure accessibility by individuals, small and large groups alike and integrated long term strategies for various modes of transport, including public transit systems.

At the very heart of all design explorations for the precinct have been the notions of interconnectedness and permeability – to ensure accessibility to all. The major public spaces of Peoples Place and Observatory Hill are core drivers of the master plan and a physical manifestation of the principle of universal accessibility.

5.12.1 Key Guidelines

- Equitable: The provision of equitable access for all
- Interaction: As the heart of democracy in Western Australia, unhindered movement within the precinct is essential; the master plan promotes comfort and connectivity between functions.
- Repairing the divide: Establish interaction between the Parliamentary Precinct, the city and West Perth.
- 24/7/365: Year round occupation, program and functions catering for people - with a variety of physical and philosophical “access” options.
- Flexible: A highly connected series of flexible spaces; with ease of movement and meaningful occupation.
- “Green” Mobility: Sustainability movement system prioritising pedestrians and bicyclists.
5.0 Framework
5.0 Framework

5.13 Built Form Analysis

Distilling a locally and contextually significant built form.

By establishing a dialogue between Parliament, Government, People and the surrounding area, a building framework utilising appropriate scale, orientation and program for built form has developed.
5.0 Framework

- 2 storey built form to avoid dominating the existing parliamentary building
- 2 storey pavilion; continued Hay Street development, respectful to parliament
- 2-3 storey podium to respond to existing Hay St scale
- Elevated 10-12 storey built form; capitalise on views and tourism accommodation
- 2 storey built form platform for parliament house
- 2 storey cultural/civic buildings to enhance journey
- 7 street edge with active ground level
- 2-3 storey built form - maintaining view corridors
- 2-3 storey podium - to respond to existing Hay St scale
5.0 Framework

5.14 Existing Planning Context

5.14.1 Overview
A consideration of the contextual framework affecting the site means design decisions will better relate to the intended function and character of the wider city, through an understanding of development control and policy approaches to the site and surrounding land.

5.14.2 Metropolitan Region Scheme
- The Metropolitan Region Scheme (MRS) provides broad zones and reservations across the Perth metropolitan area to guide more detailed planning, allowing regionally important planning matters to be recognised in a statutory sense.
- Much of the Parliamentary Precinct is reserved for Civic and Cultural Purposes. Land uses within this reserve need to be consistent with civic and cultural purposes.
- The Parliamentary Precinct is recognised by the MRS, having been provided as a Clause 32 area. Development and proposals within the precinct need to be approved by the Western Australian Planning Commission (WAPC); the local government, with the City of Perth having an advisory role.
- To guide decision making within the Clause 32 area, the Parliament House Precinct policy document was prepared, the most recent review was in 2001.

5.14.3 Parliament House Precinct Planning Bulletin
- The purpose of the planning bulletin is to recognise the institution of Parliament and reinforce the presence of both Parliament and Parliament Hill within central Perth.
- The bulletin establishes building heights to maintain important sight lines.
- The policy seeks to promote a complementary material palette, limit signage, reinforce the landscaped setting of the precinct and ensure appropriate building placement within the precinct.
- The policy establishes an inner and outer precinct; all development in the inner precinct is approved by the WAPC by virtue of its proximity. The outer precinct is controlled by the City of Perth except where height variations are proposed.
- Approved Variations to the Policy; the WAPC can approve variations in consultation with the Parliamentary officers. Several variations to the policy have occurred, most notably the approval of very tall, albeit slender buildings on the former Emu Brewery site, where a variation of 115 metres was approved.
5.14.4 City Planning Scheme No. 2

The City of Perth's City Planning Scheme No. 2 (CPS2) sets out local zones and reserves and associated development controls to guide decision making within its local government area. CPS2 affects land within the Inner and Outer precincts of the Parliamentary Policy, but not that area of land reserved under the MRS. The Parliamentary Precinct lies across three CPS2 precincts, being 5C Cityplace, 5S St Georges and 5I0 West Perth.

The various use areas (zones) applying to the Parliamentary Precinct are: Commercial, City Centre, Office Residential, Residential and Residential/ Commercial.

The Parliamentary Precinct outside of the Civic and Cultural reserve can contain a mix of commercial and residential land uses.

Plot ratios to the west of the Parliamentary Precinct, plot ratios of 2:1 apply, providing for medium scale buildings. To the east of the Mitchell Freeway, plot ratios up to 4:1 and 5:1 are allowable, with potential for a 20% bonus to be applied.

5.14.5 City of Perth Urban Design Framework

The Urban Design Framework provides a spatial representation of the City of Perth strategies and vision for the city to 2029, providing guidance on how development should contribute to the city's identity, structure, common interest and culture.

Both Parliament House and Barracks Arch are acknowledged as principal landmarks, helping establish the city's sense of place and provide for its unique setting. The St Georges Terrace spine should reinforce views through to the Parliamentary Precinct.

The Parliamentary Precinct is a major threshold linking the City to West Perth, Parliament and its landscaped realm are important elements when considering the function and impression of the city.

The Urban Design Framework notes the potential of a future tram network throughout the city along Hay Street, establishing links to UWA and Curtin. Future development of the should be cognisant of this tram link. Parliament building, Dunias House, former Observator's residence and the Hale School buildings are noted as having high historical value. The framework seeks to retain, respect, enhance and celebrate the best of the city's past, it does not provide significant direction (or barriers) on the development of the reserves contained within the Parliamentary Precinct.
5.0 Framework

5.15 Movement and Circulation

The movement of people, vehicles, servicing and security have been considered in the design of the master plan, and have helped shape the placement of buildings and informed the format of the public spaces and pathways.

Clear and logical circulation patterns make the plan legible and easy to navigate for all users - enhancing the permeability and interconnectedness of the precinct. The Precinct is highly connected internally and provides strong connections to the City, Kings Park and West Perth.

A "Green" Mobility framework is proposed that prioritises pedestrian and bicycle movement, in conjunction with public transport for future sustainability.
5.0 Framework
5.0_Framework

5.16 Cost

A comprehensive cost estimate has been prepared for the work contained within the master plan and is summarised below.

Estimates for the entire master plan and for a range of initial projects have been included.
5.0_Framework

5.16.1 Initial Works Cost Analysis

GOVERNMENT EXECUTIVE ACCOMMODATION ZONE

INITIAL PROJECTS

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Nominal Timeframe (Projects): 4 years

Comprising: Design 17 months; Documentation 9-12 months; Construction 24 months

Exclusions: Heritage refurbishment (Old Hale School, Observatory, Constitution Centre)

PARLIAMENTARY ACCOMMODATION ZONE

INITIAL PROJECTS

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Nominal Timeframe (Projects): 6 years

Comprising: Design 22 months; Documentation 12 months; Construction 18-30 months

PEOPLES' PLACE ZONE

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Nominal Timeframe (Projects): 6 years

Comprising: Design 22 months; Documentation 12 months; Construction 18-30 months

5.16.2 Comprehensive Master Plan Cost Analysis

GOVERNMENT EXECUTIVE ACCOMMODATION ZONE

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ROADS AND INFRASTRUCTURE

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HASSELL
5.0 Framework

5.17 Further Investigation

In the course of the preparation of the design, a number of areas have been identified as being worthy of further investigation or needing a review of the guidelines/regulations which control development.

Areas for Future Investigation:
- The Conservation Plans for Hale School grounds on Parliament Place should be reviewed and updated.
- The Conservation Plan for Parliament House should be reviewed and updated.
- A transport and traffic study and overall strategy for the precinct should be carried out.
- The Fraser Ave / Malcolm St/Cliff St intersection has been identified as.
- Traffic calming strategies to Harvest Terrace and the re-alignment of Malcolm St/ Harvest Tee intersection with potential left in / left out should be investigated.
- Re-alignment of Parliament Place to be centrally aligned with the axis of Parliament House.
- Relocation of the Hay Street off-ramp from the Freeway is being separately investigated by DoP.
- Possible narrowing of the intersection of the off-ramp and Hay Street to avoid the extensive break in the Hay Street streetscape.
- The potential narrowing of Hay Street to the north of Parliament to match the road width to the east and west of the precinct to further enhance the connection of the city and West Perth.
- A detailed Security Assessment for Parliament, including future works, should be carried out as a matter of urgency.
- Indigenous Consultation to undertake further enquiry.
5.0_Framework
Comprehensive Master Plan: Future Work to Parliament Place and Parliament House canopy included

HASSELL
4.0 The Master Plan

Comprehensive Master Plan

HASSELL
4.0 The Master Plan
5.0_Framework
5.0_Framework
5.0 Framework
5.0 Framework

- 2 storey built form - to avoid dominating the existing parliamentary building
- 2 storey pavilion; continued hay street development, respectful to parliament
- 2-3 storey podium to respond to existing hay street scale
- Elevated 10-12 storey built form; capitalise on views and tourism accommodation
- 2 storey built form platform for parliament house
- 2 storey cultural/civic buildings to enhance journey
- 7 street edge with active ground level
- 7 street edge with active ground level
- 2-3 storey built form - maintaining view corridors

Built Form Analysis Diagram

HASSF