

8 January 2018

Metropolitan Redevelopment Authority
Locked Bag 8
Perth Business Centre WA 6849

To whom it may concern

SUBIACO REDEVELOPMENT SCHEME 2

Thank you for the opportunity to provide feedback in relation to the Subiaco *Redevelopment Scheme 2* and its accompanying development policies. The Urban Development Institute of Australia (UDIA) WA is the peak body representing the urban development industry in Western Australia. UDIA is a membership organisation with members drawn from the development, planning, valuation, engineering, environmental, market research and urban design professions. Our membership also includes a number of key State Government agencies and Local Government Authorities from across the state. Nationally, UDIA represents the interests of thousands of members, including all of the major land and built-form development companies, and consultancy firms.

UDIA welcomes the Metropolitan Redevelopment Authority's (MRA) proposal to reinvigorate Subiaco through the redevelopment of the precincts identified by the Scheme. Subiaco's rich history, accessible location, high levels of existing infrastructure and its established employment base combine to provide an excellent opportunity to create a more vibrant and prosperous community. Accordingly the Institute congratulates the MRA for setting out a comprehensive set of Scheme objectives and positive visions for each of the two 'project areas'. The Institute is also supportive of the positive aspirations that the statements of intent identify for each of the individual precincts within the project areas.

Given the high level of public transport serving the area, the Institute particularly congratulates the MRA for adopting appropriately reduced car parking requirements in the Scheme.

UDIA recognises the need for development contributions to assist with the delivery of high quality environments and welcomes the public consultation process for the establishment of Development Contribution Plans.

Amongst the development control policies, the Institute has noted that *Development Policy 3 Sound and Vibration Attenuation*, requires vibration isolation reports to be undertaken. Given that the recently advertised *Draft State Planning Policy 5.4 Road and Noise* does not include such a requirement, the need for this in the area identified is queried.

UDIA looks forward to engaging with the MRA as the Redevelopment Scheme progresses. Should the MRA require any further information in relation to the comments above, please contact Chris Green, Director Policy and Research at cgreen@udiawa.com.au or 9215 3400.

Yours sincerely



Allison Hailes
Chief Executive Office