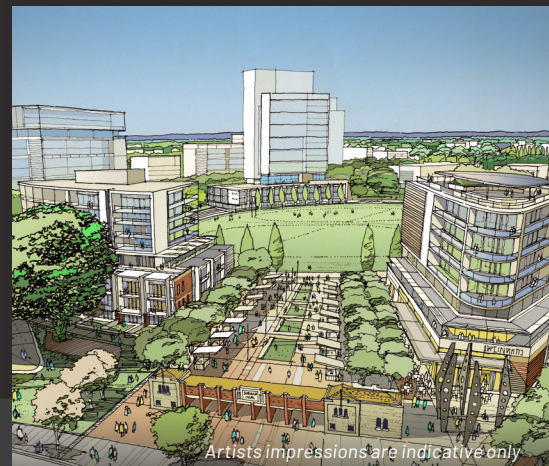


SUBI EAST BUSINESS CASE SUMMARY

Subiaco East Redevelopment Project



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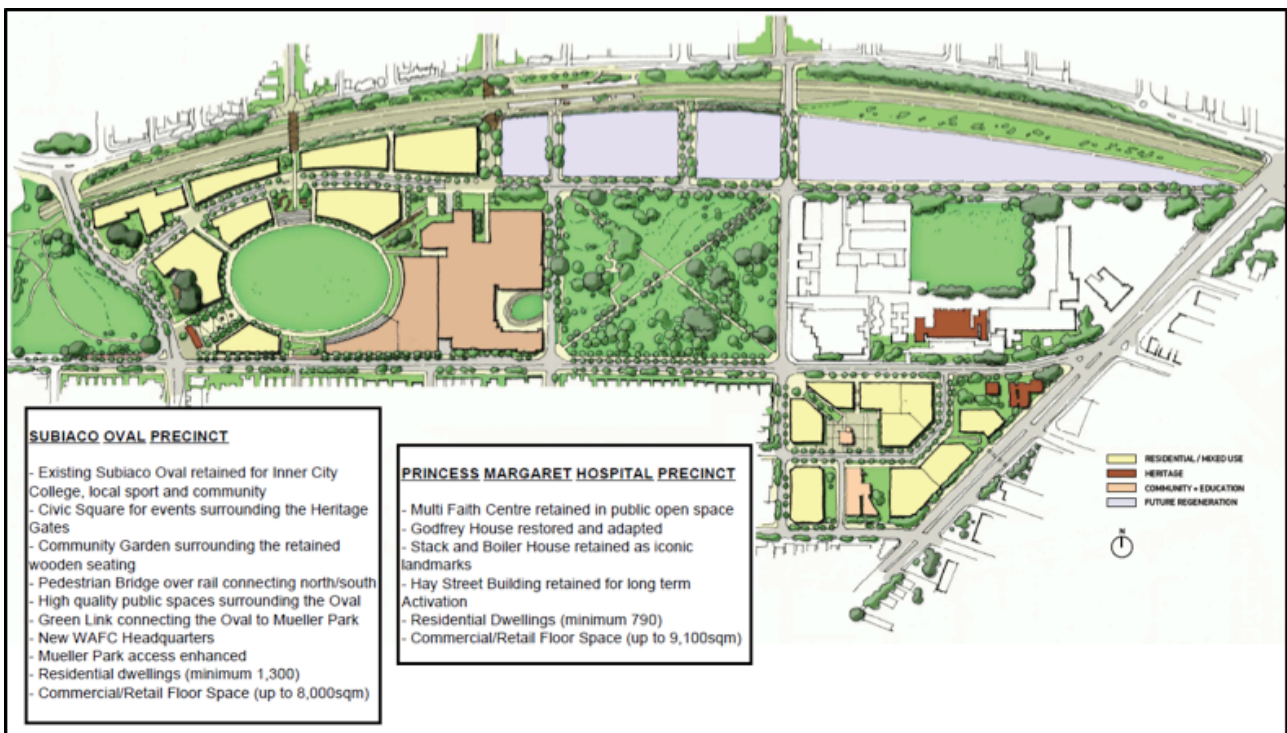
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1. OVERVIEW

The Subiaco East Redevelopment Project (refer to map below) will de-constrain and transform 35.2 hectares of inner urban land located 3.5 kilometres from the Perth CBD, into a vibrant mixed use precinct to reconnect the Subiaco, West Perth and West Leederville Activity Centres.

In recognition of the opportunity for redevelopment, the Metropolitan Redevelopment Authority's (MRA) Subiaco Redevelopment Scheme 2 was extended in March 2018 to include the Subiaco East Project Area. In February 2018, the LandCorp and MRA (now DevelopmentWA) Boards endorsed Subiaco East as the first jointly delivered project.

The vision for the project is focused on establishing Subiaco East as a connected city village, which honours place and living memories, providing 'whole of life' living for all. The project will de-constrain the Subiaco Oval and Princess Margaret Hospital (PMH) sites to deliver new residential/mixed-use development, supported by high quality public realm, active and passive recreation and employment generating uses.



Subiaco East Concept

2. PURPOSE OF BUSINESS CASE

This Business Case Summary is an overview of the information prepared for State Government and approved in August 2019. The purpose of the Business Case process is to give consideration and outline the investment required by the State Government to ensure the successful redevelopment of the Subiaco East locality by DevelopmentWA on behalf of the State.

3. PROJECT BACKGROUND

3.1 PROJECT OVERVIEW AND SCOPE

The Subi East project area is bound by Haydn Bunton Drive to the west, Railway Parade to the north, Thomas Street and Hamilton Street to the east and Roberts Road and Hay Street to the South (excluding Perth Modern School). The site requires significant demolition of redundant State infrastructure, heritage retention works and a detailed planning framework for redevelopment to proceed.



Context Map

The following scope of work has informed the preparation of this Business Case:

- Preparation of the 'Vision Document' through engagement with key government stakeholders, Whadjuk Working Party and the local community to define the project problems and benefits in preparation of the vision and objectives for the future redevelopment of the site.
- Technical analysis including urban design, architecture, planning, transport, engineering, environmental and economic studies.
- Preparation of concept plans, including development yield analysis to inform the financial feasibility and delivery strategy.
- Initial engagement with the local community.

3.2 BACKGROUND CONTEXT

Subiaco Oval opened in the 1880s, with the construction of the Heritage Gates in 1935. It became the official Western Australian home of AFL in 1990. With the opening of the new Optus Stadium in 2017, Subiaco Oval became surplus to AFL needs. PMH originated as the Perth Children's Hospital in 1909, with the site having been selected at the time for 'being in a very high and healthy position'. PMH continued to operate as Perth's main children's hospital for over a century, until the opening of the new Perth Children's Hospital in June 2018.

In June 2017, the Inner City College (ICC - now Bob Hawke College) on Kitchener Park was announced followed by the expansion of the MRA Subiaco Redevelopment Area boundary to include Subiaco East. In February 2018, the (then) LandCorp and MRA Boards approved LandCorp as the delivery agency and the Metropolitan Redevelopment Authority (MRA) as the statutory planning authority for the redevelopment of Subiaco East.

SUBIACO OVAL

Subiaco Stadium and surrounds is Crown Land reserve, which was previously under long term lease to the West Australian Football Commission (WAFC) until August 2090. The State Government's State Negotiating Team undertook negotiations with the WAFC to relinquish the Head and Sub-Lease interests for commencement of demolition and subsequent redevelopment.

DEPARTMENT OF COMMUNITIES

The Department of Communities landholding on Subiaco Road has an area of 1.08 hectares and currently contains 58 strata titled units for social housing purposes. The Department of Communities has advised that tenants are currently being relocated, with the program expected to take 12-18 months to complete.

PRINCESS MARGARET HOSPITAL

PMH is a total of 3.61 hectares, including 18 buildings (multi-story with significant basement structures) constructed between 1909 and 2009. In June 2018, PMH was transferred from freehold ownership back to Crown reserve. In September 2018, following decommissioning by the Department of Health, the MRA took responsibility for the ongoing site maintenance and security for the site via a Management Order.



LEGEND:

- Subiaco East Redevelopment Area
- 1** West Leederville Train Station
- 2** Inner City College
- 3** Subiaco Oval / Stadium
- 4** Perth Modern School
- 5** Princess Margaret Hospital

Locational Context of Subiaco East Precinct

3.3 LAND USE PLANNING CONTEXT

MRA SUBIACO REDEVELOPMENT SCHEME 2

In March 2018, the MRA's Subiaco Redevelopment Scheme 2 was amended to include the Subiaco East Project Area. The project area is zoned 'Redevelopment Area' under the Metropolitan Region Scheme. The MRA Subiaco Redevelopment Scheme 2 (Scheme 2), adopted in March 2017, identifies the vision for the Subiaco East project as a vibrant, mixed use and sustainable urban community that blends the unique character of Subiaco with new high quality buildings and public space.

Through the planning stage, a Master Plan and Design Guidelines will be prepared in collaboration with MRA Statutory Planning to complete the statutory planning framework for the project area and provide the detailed requirements for land development.

3.4 OPPORTUNITIES, CONSTRAINTS & KEY ISSUES

The Project area's strategic location on the edge of the city has the potential to deliver significant urban renewal and transit oriented development opportunities including residential, recreation, community and commercial. [Opportunities, Constraints and Issues Map, Page 18].

KEY OPPORTUNITIES

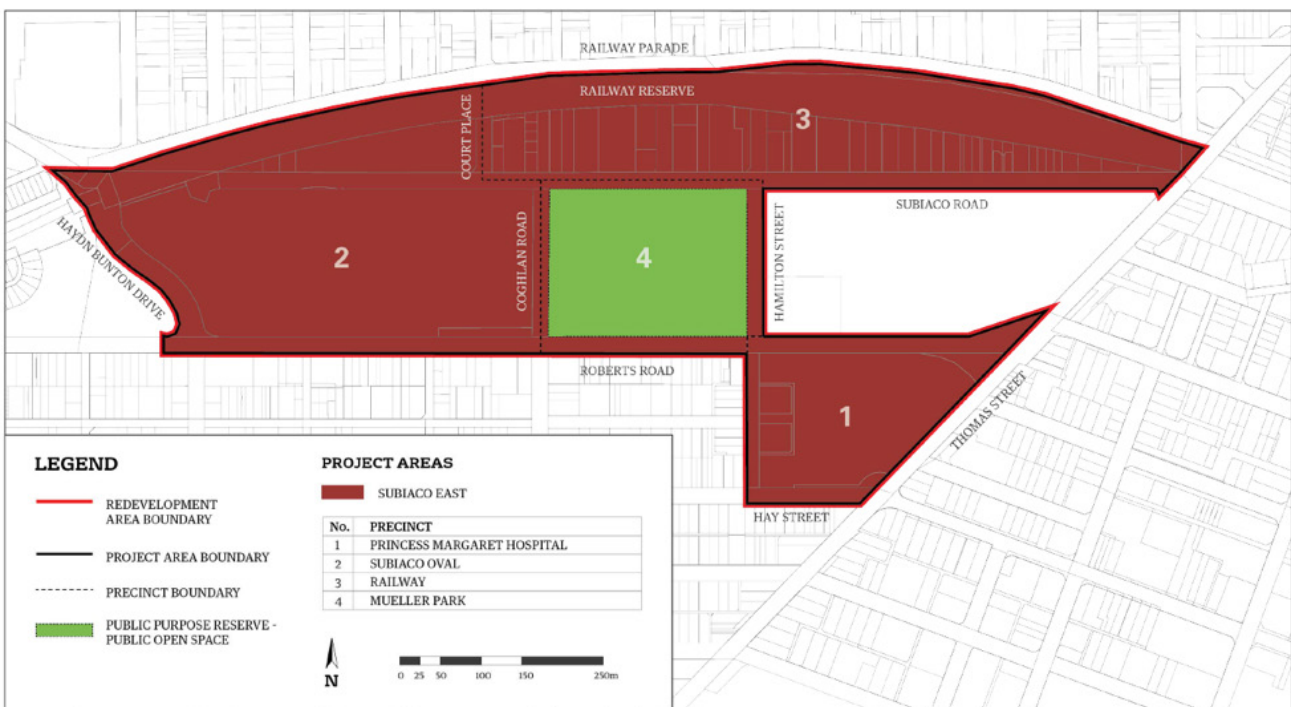
- The opening of Bob Hawke College in February 2020.
- Consolidation and sharing of facilities within a potential future community hub.
- A significant increase in residential dwellings will contribute to provide critical mass.
- The rich history of Whadjuk, AFL and PMH provide an opportunity for interpretation.

KEY ISSUES

- Usage demands of Subiaco Oval by Bob Hawke College, community and WAFC.
- Property market conditions in both residential and commercial sectors are challenging
- Limited activation to the PMH site for the medium term (5 - 7 years).

KEY CONSTRAINTS

- Redundant infrastructure that requires significant demolition works and remediation.
- The railway line and Thomas Street are strong physical barriers to accessibility.



Subiaco Redevelopment Scheme 2 Subiaco East Precincts Map

3.5 TECHNICAL REVIEW AND ISSUES

A team of expert consultants across a range of disciplines were engaged to assist in the preparation of this Detailed Business Case. Preliminary costs have been estimated. The consultant team raised the following key elements:

- **Environment** - presence of HAZMAT materials & unknown quantities of contamination at Subiaco Oval and PMH
- **Trees** - A tree preservation order is in place and a focus of the local community.
- **Heritage** - A number of buildings/elements need to be protected, reinterpreted and/or restored including: the Subiaco Heritage Gates, the Sandover Medal Walk, Subiaco Oval, Godfrey House and the Multi-faith Centre.
- **Aboriginal Heritage** - embed a cultural narrative; explore economic development opportunities.
- **Demolition** - Subi Oval Stadium demolition and proximity to Bob Hawke College; PMH site management and demolition.
- **Engineering** - High upfront costs for site creation.

3.6 TRANSPORT PLANNING

The following represents the key findings of the transport planning investigations:

Subiaco Road reconnection to Haydn Bunton Drive

This connection is provisioned as a left in/left out connection, with implementation triggered by full occupation of Bob Hawke College by 2025. An allowance has been made in the Business Case for the realignment of Subiaco Road works.

Parking

An average 1.2 bays per development site, inclusive of visitor parking, has been a core assumption in calculating development yields. Visitor parking for Subiaco Oval, WAFC building and any potential community facilities are assumed to be incorporated and shared within their respective site boundaries and via utilisation of existing on-street parking.

Pedestrian, Cyclist and Public Transport Access

A number of measures to improve pedestrian and cyclist amenity and access to public transport have been costed within the Business Case.

Further detailed transport planning will be undertaken at master planning stage, in consultation with the City of Subiaco, Town of Cambridge, City of Perth and MRA Statutory Planning team.

3.7 KEY ISSUES & BENEFITS

KEY ISSUES

The opportunity that the project presents for urban renewal and regeneration provides the strongest support for the commitment to the redevelopment. However, to achieve the desired development outcome, a number of key problems and site constraints must be addressed:

1. Redundant Government assets (PMH/Subiaco Stadium)
2. Limited integration between West Leederville, Subiaco and West Perth.
3. Integration of Bob Hawke College within the wider Subiaco East project area.
4. Integrating the local social, cultural and heritage significance within the project area.
5. Creating Subiaco East as a vibrant, active part of Subiaco.

KEY BENEFITS

The Subiaco East Redevelopment Project represents a significant opportunity to deliver a vibrant mixed-use precinct and a range of benefits, including:

- Opportunity to create a more consolidated transit-orientated liveable precinct;
- Facilitate economic development whilst leveraging of existing infrastructure;
- Strengthening the existing Subiaco and West Leederville Activity Centres;
- Maximise the use of sustainable transport infrastructure;
- Reduce Government liability and improve environmental conditions;
- Preserve and enhance social and cultural significance;
- Preserve or reuse heritage facilities and buildings;
- Demonstrated leadership in liveable and sustainable communities; and
- Maximise efficient use of land through the provision of shared use facilities.

3.8 STAKEHOLDER ENGAGEMENT

Stakeholder engagement for Subiaco East commenced with the first Whadjuk Working Party meeting held on 5 April 2018. Since then, through the convening of the Subiaco East Precinct Liaison Committee on 10 April 2018, extensive stakeholder engagement has been undertaken to formulate the vision and objectives for the project.

DevelopmentWA has undertaken a series of one-to-one meetings, workshops and forums to gain an understanding of:

- Local and State Government priorities and objectives for the project;
- How the project could integrate with the surrounding communities;
- How the project could reflect the deep Aboriginal connection to the area; and
- How the project could complement the rich cultural and heritage values associated with Subiaco and the former uses of the site.

COMMUNITY ENGAGEMENT

A Community Survey went out to 23,000 households and businesses in Subiaco and wider ICC (now Bob Hawke College) catchment in 2018, which was designed to start the conversation about the vision for Subiaco East. Of the 1500 respondents, 9 in 10 felt either positive or neutral towards the project, with the following community priorities identified:

- Supporting local business
- Creating a thriving vibrant community with a village feel
- Improving accessibility in and around the area
- Promoting health, recreation and sustainability
- Providing public open space and parks, leveraging best practice from around the world
- Providing a variety of food, beverage and hospitality venues.

The Concept Vision was publicly released on 2 February 2019, all feedback was analysed and distilled into key themes for further consideration during the master planning phase.

Table 1 - Community Engagement Key Themes

POSITIVE AND NEUTRAL THEMES	NEGATIVE THEMES	ISSUES OUTSIDE OF THE PROJECT SCOPE BUT WITH KEY INFLUENCE ON ITS OUTCOME
<ul style="list-style-type: none"> · Connectivity: linking across the site, pedestrian focus, cycling links. · Public Spaces: bringing the use of the oval to public, multiple spaces for invigoration. · Design excellence: reflect character, housing diversity, sustainability. · Historical preservation: reflect history, Whadjuk history, culture of football, PMH history. · Affordability: creating affordable housing. · Financial: positive financial impact on surrounding existing dwellings. 	<ul style="list-style-type: none"> · Active sport space: lack of playing fields in western suburbs, referencing a loss of 1.73ha POS (Kitchener Park). · Height and Density: concern over significant height (reference to Blackburne heights) · Infill Targets: significant confusion over infill targets tied to LPS #5 debate. · Parking: parking for school, residents, current existing issues. · Traffic management: school traffic, direction of traffic. 	<ul style="list-style-type: none"> · Infill numbers: discussion around LPS 5. · Playing fields and children's sport: concern around playing fields within Subiaco. · School: its location, amount of space it takes, drop off zones, need for primary school in area. · Direction of traffic: two-way conversion of Hay Street and Roberts Road · Coordinated Government Planning: need for broader issues to be considered as part of redevelopment

The project will explore the responses received during community engagement in detail at master planning stage.

4. PROJECT VISION AND OBJECTIVES

4.1 VISION

The Vision Statement for the Project has been developed through visioning workshops held with the Whadjuk Working Party, Precinct Liaison Committee, Project Control Group, community values research, and industry and developer forums and validated through community consultation in November 2018.

“A connected city village that honours place and living memories; whole of life living for all generations”

4.2 OBJECTIVES

The project objectives detailed below align with the MRA Subiaco Redevelopment Scheme 2 objectives and were informed through the visioning process with key stakeholders.

1. **Build a Sense of Place:** An authentic place that honours ancient connections to country and modern traditions with high quality design and expression of the local vernacular.
2. **Promote Economic Wellbeing:** Strengthen and catalyse local economies and activity nodes to deliver tangible commercial and community benefits.

3. **Promote Urban Efficiency:** A city village that provides a critical mass of population and workers through infrastructure, buildings and a mix of land uses that complements the surrounding community.

4. **Enhance Connectivity:** A transit-oriented city village that encourages walking, cycling and public transport usage.

5. **Promote Social Inclusion:** A diverse range of housing enabling ‘whole of life’ city living with a network of recreation and public spaces at the core of a thriving community.

6. **Enhance Environmental Integrity:** Establish a new benchmark for the precinct’s performance through providing opportunities to demonstrate innovative approaches to design, resource use and sustainable buildings.

4.3 PROJECT PILLARS

The Project Pillars support the Vision and Objectives, providing the underlying key themes to be further investigated and implemented throughout the project:

- **Connected City Village:** Setting a new direction for inner-city living, Subiaco East will re-imagine village life, drawing from strong local character and delivering new housing opportunities to shape and connect the new community with those nearby.

- **Kaya Subi:** Honouring ancient song lines and modern-day experiences, it will reflect the local identity, personalities and moments that have divided and united us, enabling authentic expression, collaborative partnerships and harnessing future potential.

- **A Green Pulse:** Subiaco’s verdant streetscapes and green vernacular will be embedded across Subiaco East. As a driver for precinct infrastructure and performance, sustainability credentials will shape community life.

- **Collective Wellbeing:** Social, community and economic health is the cornerstone for successful places. Education, creativity and learning will be possible at an individual, group and collective level, fostered through two secondary schools.

5. DEVELOPMENT OPTIONS ASSESSMENT

DevelopmentWA has undertaken a two-stage design approach. Options were developed through a series of workshops attended by the Project Team and Technical Consultant Team in response to the project vision, objectives, stakeholder engagement, opportunities and constraints mapping and urban design objectives.

The final three shortlisted options were further assessed on their capability to meet the project objectives and stakeholder expectations, followed by a quantitative assessment.

A Recommended Option was identified for in-depth design development and testing for business case purposes.

6. SUBI EAST PREFERRED OPTION

6.1 RECOMMENDED OPTION

Hames Sharley Architects were appointed to undertake further site/built form testing, development of a 3D model, plans, yield tables and recommendations for the master planning phase.

The modelling and design development of the indicative form, uses, synergies and relationships in developing the Recommended Option was approached through a series of workshops involving the Project Team and technical consultants, as well as an assessment by MRA's Independent Design Review Panel. The following summarises the key refinements made:

Subiaco Oval Precinct

- Realignment of Subiaco Road further north to accommodate appropriate depths for lots fronting the oval.
- Redesigned the lots adjacent to the PTA rail reserve to remove encroachment.
- Relocation of a mature fig tree within the north-western corner to the north-eastern corner park.
- Integration of terrace product within podium structures providing for basement and sleeved podium parking.
- Realignment of car parking and service access to reduce conflict with pedestrian priority movements.

PMH Precinct

- Sight lines from Mueller Park intersection opened up and linked directly to the chimney stack to align pedestrian connections with activity in the precinct.
- Greater quantum of public open space provided surrounding the chimney stack and boiler house in order to accommodate flexible space for events and community activities.

The Recommended Option facilitates the flexibility for future development at master planning, whilst providing the current level of certainty and guidance for the business case phase.

6.2 LANDSCAPE AND PUBLIC REALM

Subiaco is a part of Whadjuk country, recorded as forming part of the Mooro territory occupied by Yellagonga's group. The lakes and wetlands of Subiaco continue to be significant to Aboriginal people and this has informed the landscape design philosophy for Subiaco East.

Further, the existing public parks, streets and spaces within Subiaco are of a high quality, which is to be expected of the Subiaco East project. This was confirmed during community engagement in November 2018, where the key recommendations related specifically to landscape included:

- Design quality is key;
- The public spaces will be the jewel in the crown;
- Priority for pedestrians;
- An active, welcoming community, day and night;
- Integrating with surrounding neighbourhoods; and
- Honouring histories, memories and stories.

The above is reflected in the Project Pillar: A Green Pulse, which sets the objective to reflect Subiaco's 'leafy green streets' within the project, including increasing mature tree coverage across the Subiaco Oval and PMH precincts from 5-10% to 15-20% mature tree coverage.

Further, it is proposed key heritage sites including the Subiaco Oval Heritage Gates, Sandover Medal Walk and Multi-Faith Centre integrate into the landscape, to ensure the heritage values are maintained and interpreted to maximise community benefit.

The Recommended Option includes 3.38 hectares of public open space, excluding Mueller Park, representing 28% of the Net Developable Area. A project wide Public Open Space Strategy will be developed during master planning phase to further define the public realm requirements.

6.3 SUSTAINABILITY

The project is committed to target a 6 star Green Star Community rating. Built form will be required to meeting a minimum 4 star Green Star rating in accordance with the MRA's Green Building Development Policy.

6.4 INNOVATION

The project is committed to demonstrate innovation throughout the life of the project, within both the built form and through delivery.

The key themes and associated strategies identified for Subiaco East are summarised in Table 2.

Table 2 - Key Innovation Themes

KEY THEME	INNOVATION STRATEGY
Smart Cities (Precinct/ Infrastructure)	<ul style="list-style-type: none"> · Smart Precinct implementation utilising information and technology within the public realm and buildings · Sustainable water sources (grey water, black water, rain water, storm water) · Community power grid/shared infrastructure to be explored through Community Titles
Built Form Demonstration	<ul style="list-style-type: none"> · Build to Rent model
Healthy Active by Design	<ul style="list-style-type: none"> · Identify partnerships with aged care - combining education, medical research and community facilities · Provision of communal services
Urban Forest	<ul style="list-style-type: none"> · Strategies to manage urban heat island effect · Green roof and biophillic design demonstration opportunities

6.5 SENSITIVITY ANALYSIS

The PMH site currently contains approximately 70,000m² of buildings and associated infrastructure, majority of which is not suitable for adaptive re use and pose a high risk of vandalism, fire, damage and anti-social behaviour if kept vacant for an extended period of time. The financial impact of undertaking demolition in 2.5, 5 or 10 years was modelled. The overall financial analysis of the project assumes demolition commences within 2.5 years as this was the best option assessed.

6.6 KEY EXCLUSIONS

The following items have not been allowed for in the project feasibility, and will not be delivered by the project: major servicing upgrades, Department of Communities tenant relocation costs, land holding costs, pedestrian bridge, capping of the Rail Reserve, two-way Roberts Road & Hay Street conversion and proposed City of Subiaco Cultural Facility.

6.7 FEASIBILITY RESULTS

The project is significantly challenged with historical legacy liability issues, whereby the demolition and remediation costs were never factored into the replacement value of the new facilities (i.e. Perth's Children's Hospital and Optus Stadium). Additionally, the demolition and site remediation costs for PMH are complex and significant, due to the age and quantum of infrastructure and the largely unquantified levels of potential site contamination.

To facilitate the delivery of the Subi East project, State funding is required. Table 3 summarises the State Funding Requirements:

Table 3 - Total Project Investment

FINANCIAL SUMMARY	CURRENT MARKET DISCOUNTED CASHFLOW (EXCLUDING ESCALATION ALLOWANCE)
SALES REVENUE (Net of Selling Costs & GST)	\$134,726,000
ADD State Government Contribution (Excluding Holding & Acquisition Costs)	\$77,712,000
DEVELOPMENT COSTS	
(Demolition, Civils, Public Realm & Land Acquisition)	- \$174,680,000
PROJECT RETURN (excluding cost of capital)	\$37,758,000
INTERNAL RATE OF RETURN	5.6%
DevelopmentWA'S PEAK DEBT	- \$39,371,000

While there is sufficient forecast return for DevelopmentWA to deliver the land development, being \$37.7m over approximately 23 years, it could only do so with significant State investment to largely cover the cost of the Subiaco Stadium and PMH site demolition and remediation.

6.8 ECONOMIC AND FINANCIAL ASSESSMENT

The economic, social and fiscal impact of the Recommended Option is provided below. The analysis considers project costs, value estimates, and development yield and development timeframe. The local and state wide impact is summarised below:

Table 4 - Key Economic Impacts and Benefits

MEASURE & ANALYSIS	VALUE
Cost Benefit Analysis	
Benefit Cost Ratio (@7% discount rate)	1.69
Greater Perth: Annual Economic Impact during construction	\$9.09m
Subiaco: Annual Economic Impact during construction	\$12.07m
Subiaco: Ongoing Annual Economic Impact from completion of built form	\$11.27m

Source: Synergies Economics - January 2019

As a result of the economic and financial stimulus, it is expected that the Project (including Private Sector and Government Investment) has the capacity to sustain:

- 2,778 FTE jobs generated in the Greater Perth/Subiaco area during construction.
- 664 FTE jobs in Subiaco once Subi East is fully built out and occupied.

(source: DevelopmentWA/Pracsys Economic Impact Tool 2018):

6.9 PROJECT BENEFITS

Delivery of the Recommended Option will solve the key problems and achieve the project objectives as outlined throughout the Business Case. As a result, the delivery of the project will facilitate realisation of a number of project benefits.

PROJECT BENEFITS

1. Opportunity to create a more consolidated, transit-oriented, liveable city

- Creating and enabling growth in an inner urban strategic location, whilst leveraging off and improving the efficiencies of existing infrastructure.
- Alignment with whole of Government priorities and policies.
- Increase the viability and competitiveness of the local Subiaco economy.
- Creating short and long-term employment.
- Traffic benefits including savings in travel time, operating costs, increased safety.

2. Reduced Government liability and improved environmental conditions

- Minimise the State's liability as the site is disposed and redeveloped.
- Will improve the environmental outlook of the PMH site for redevelopment.
- Retention of mature trees of local significance to the Subiaco community.

3. Preserve and enhance social and cultural significance

- Opportunities for Whadjuk community engagement and cultural preservation.
- Opportunity for adaptive reuse of historic buildings.
- A connection and sense of place is developed for the local community.

4. Demonstrate leadership and collaboration in liveable and sustainable communities

- High quality design implemented through Design Guidelines (Design WA).
- Opportunities to investigate the implementation of the Community Titles Act.
- Build community and maximise efficient use of land.

7. PROJECT IMPLEMENTATION

7.1 PROJECT GOVERNANCE

The Subiaco East Precinct Liaison Committee (PLC) will continue as the strategic advisory committee for the project and setting the Bob Hawke College and Precinct Principles to inform master planning. The membership of the PLC includes:

- DevelopmentWA
- Department of Local Government Sport and Cultural Industries
- Department of Planning Lands and Heritage
- Department of Finance (Strategic Projects)
- City of Subiaco
- Town of Cambridge
- Department of Education
- Department of Communities

7.2 PROJECT STAGING AND PROGRAM

A high level staging plan has been developed to balance achieving the project objectives with the efficient redevelopment of each precinct. The staging plan has been shaped by the following hierarchy of objectives:

1. PROJECT OBJECTIVES:

- Create a high level of amenity surrounding Subiaco Oval and Bob Hawke College
- Strategic release of higher density development sites to demonstrate high quality urban density aligned with market conditions

2. ENGINEERING PARAMETERS

- Major infrastructure works scheduled for 2021

3. LAND AVAILABILITY

- First development sites released surrounding the oval for amenity and land availability post demolition

4. NET ABSORPTION

- Lot / development site release to respect yield capacity / market absorption
- Higher density sites deferred until public realm established

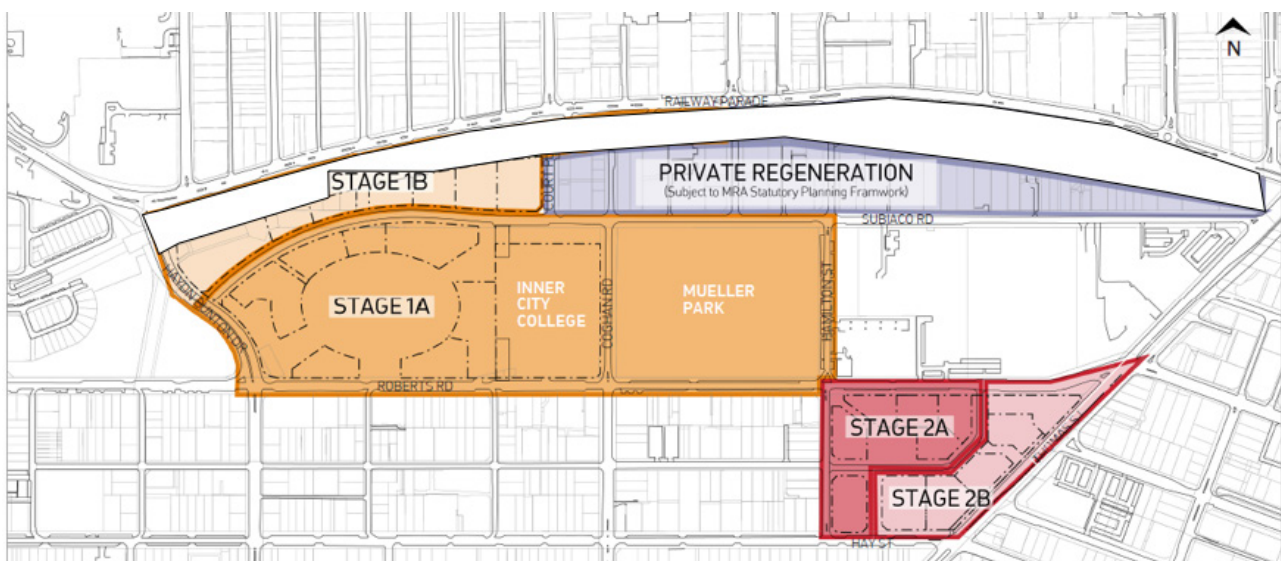
5. DELIVERY MODEL

- Extent of public realm surrounding Subiaco Oval established in Stage 1A

7.3 STATUTORY APPROVALS

MRA Subiaco Redevelopment Scheme 2 (Scheme 2) and associated ten Development Policies will govern the planning requirement for the project. Additionally, the following planning documents will be prepared to assist in the required Statutory Approvals process:

- A Master Plan will be prepared to guide the content of the Design Guidelines.
- Design Guidelines will be prepared to set the requirements for building design and development standards.



Subiaco East High Level Staging Plan

7.4 PROJECT NEXT STEPS

The high-level staging and development plan has been established for the project to achieve the efficient redevelopment of the site, whilst maximising the opportunity to realise the project benefits. However, DevelopmentWA acknowledges that additional strategies are needed to be undertaken during the master planning phase, including but not limited to:

- PMH Activation Strategy (and the ability to continue this through the demolition phase).
- Detailed design including the preparation of the Master Plan and Design Guidelines.
- Develop approach to deliver intergenerational living opportunities.
- Development of a Cultural and Place Narrative to inform the future design approach to the overall project (public realm, marketing, heritage interpretation, public art).
- Detailed community engagement on the design and function of public spaces.
- Work with the Whadjuk Working Party to determine economic development opportunities within the project.

7.5 COMMUNICATION

Stakeholder and community engagement on the project to date has informed the project vision and objectives, and will continue to be a focus of the project to ensure stakeholder and community alignment going forward.

Detailed stakeholder and community engagement strategies will be implemented during master planning, demolition, delivery works and place activation. Further direct engagement with the market will be undertaken for place activation and to deliver land releases to market.

8. CONCLUSION

DevelopmentWA has prepared a Business Case to outline the benefits, program and funding required to implement the Subiaco East Redevelopment Project.

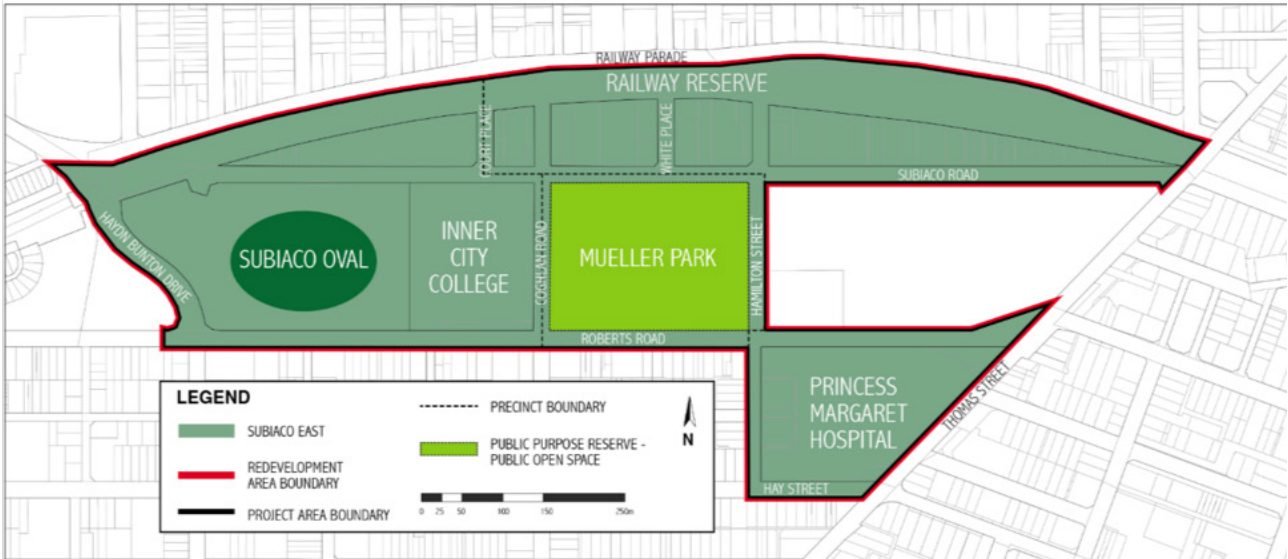
The project represents a significant opportunity to deliver a vibrant mixed-use precinct, leveraging its proximity to public transport, employment and public open space.

Through extensive stakeholder engagement and detailed development options assessment, the Recommended Option accommodates significant urban infill, high quality public assets within the public realm, whilst providing the flexibility to adapt to market conditions over time.

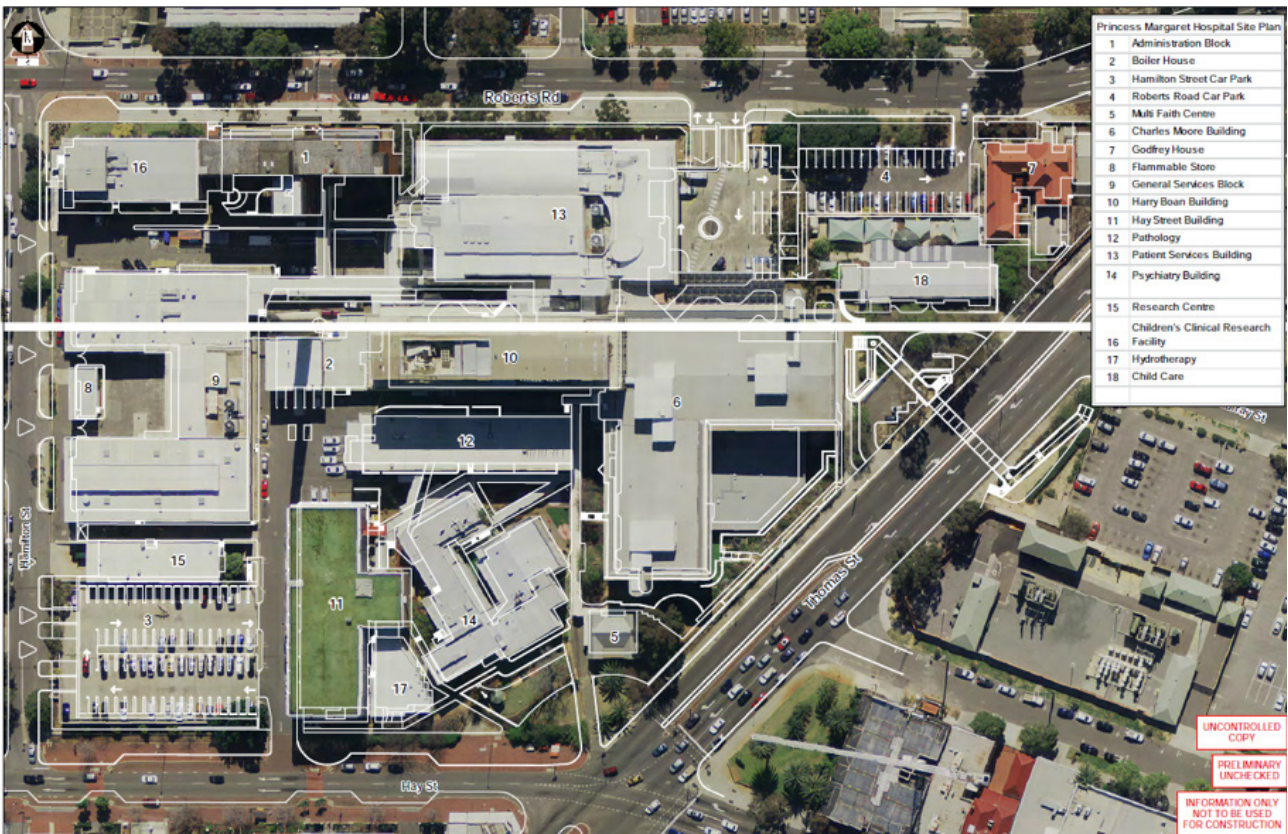
The Project seeks State investment to de-risk and de-constrain the land for redevelopment and deliver public assets. Following critical State investment, the project presents an opportunity for DevelopmentWA, as a merged entity, and in collaboration with the State Government to deliver this significant urban renewal project.

9. SITE PLAN

SUBIACO EAST PROJECT AREA MAP



Subiaco East Project Area

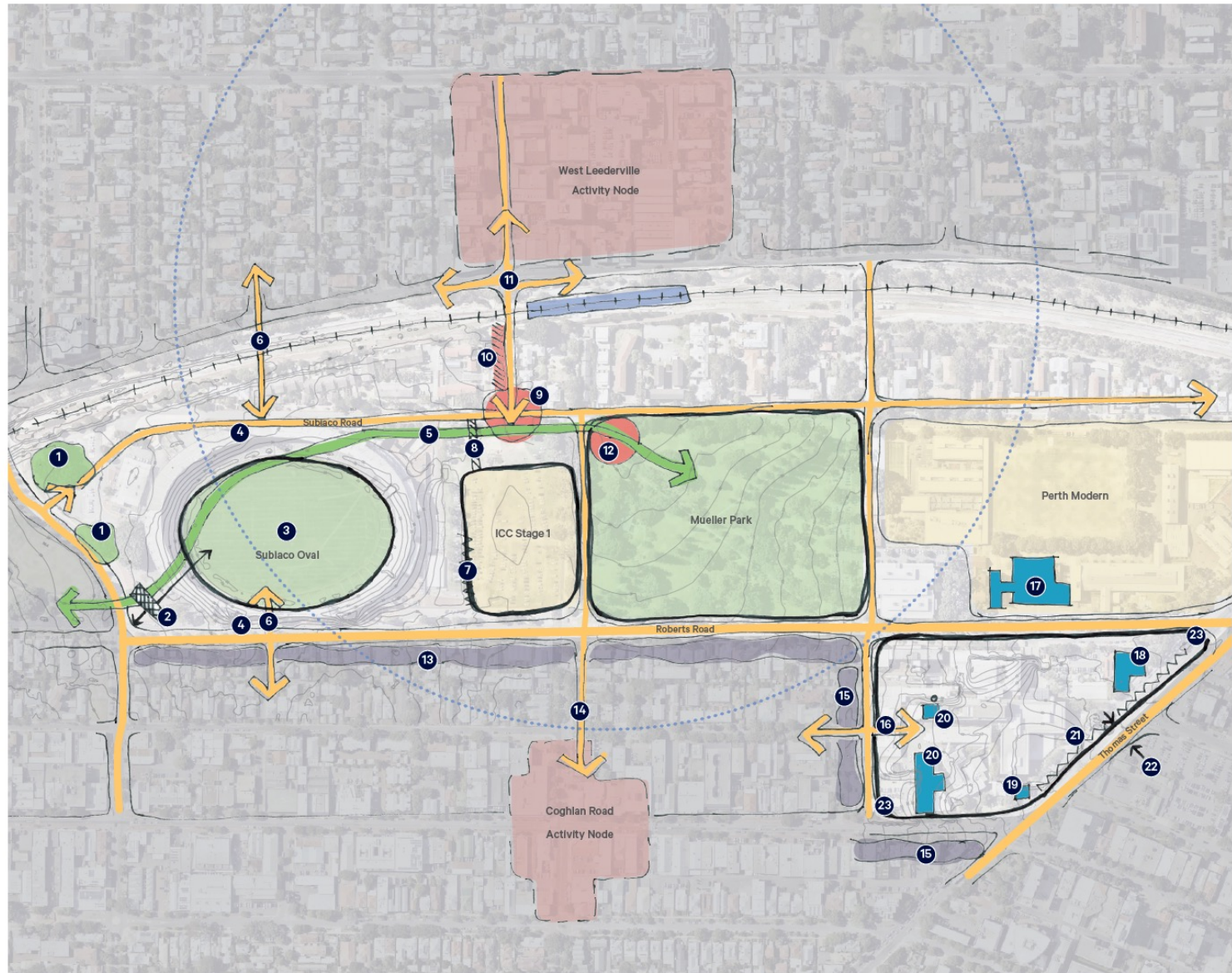


Princess Margaret Hospital - Site Plan

OPPORTUNITIES, CONSTRAINTS AND ISSUES MAP

Analysis Notes

- 1 Existing trees of significance for retention, into a development site or relocation within the precinct
- 2 Heritage Gates - important view line and opportunity to connect with the Oval
- 3 Subiaco Oval - existing location, orientation and size
- 4 Level change across Subiaco Oval - 2m rise from Roberts Road to Subiaco Road
- 5 Precinct-wide feature east-west green link
- 6 North-south pedestrian connection opportunity to encourage through-site links to the surrounds
- 7 Poor western interface from Stage 1 of the ICC with limited opportunity for connection
- 8 Existing drive vehicle access to underground car park of the ICC requires design solution to ensure east-west connectivity is retained
- 9 Significant entry point into the site from West Leederville Train Station
- 10 Potential for activation along Court Place edge
- 11 Seamless north-south integration with West Leederville important to connect neighbourhoods and Station
- 12 Significant entry point into Mueller Park from West Leederville Train Station
- 13 Considering the interface along Roberts Road with existing 1-2 storey low density typologies
- 14 Important north-south link to Coghlan Road activity node
- 15 Considering the interface along Hamilton Street and Hay Street with existing 1-2 storey typologies
- 16 Considering integrating existing street pattern to link in with the site in design response
- 17 View lines and road layout to respond to significant Perth Modern building
- 18 Godfrey House - to be retained in design response
- 19 Inter-faith house - to be relocated in design response
- 20 Potential for retention of Hay Street Building and Boiler/Chimney in design response
- 21 Considering the Thomas Street interface - barrier for pedestrians, high levels of traffic and noise, need to incorporate relief for future residents in design response
- 22 Existing underpass - potential to retain, consider pedestrian links in design response
- 23 Significant level difference across the site approximately 7m from SW to NE corners



Subiaco East Design Context Analysis

Subiaco East Business Case

element.

Date: 17 October 2018















Scale: NTS @A3

Staff: BS_AH

Checked: BS

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SOCIAL IMPACT ASSESSMENT

Impact	Affected group	Effect	Time Period/ Permanence	Evaluation	Rationale
Compatibility with character of the surrounding area	Local residents including adjoining residents/ Intended residents of development	Intended	Long term/ Permanent		The preliminary costed design of the public realm, open space and recreation/community facilities align with the outcomes of the consultation, vision of the site and maintain Subiaco green leafy character.
Increased availability of affordable housing	Local and regional residents	Intended	Medium to long term		The yields, topology and targets for affordable housing revealed in the concept plans will create a precinct of choice and affordability.
Improvement of local natural environment	Adjoining residents/ local residents/ intended residents/district residents	Intended	Long term		The retention and increased green infrastructure will reduce the impacts of heat islands and improve the ecosystem services in the area.
Elimination of areas of risk for residents or pedestrians	Adjoining residents/local residents	Intended	Temporary and long term		The concepts illustrate the enhancement of improved street activation, permeability, way finding and pedestrian accessibility, which in turn will increase passive surveillance. This positive effect will spill over to the Inner City College.
Improvement for future generations	Adjoining residents/ intended residents/ local residents	Intended	Temporary/ long term		The proposed development's vision and goals will improve the community's liveability and opportunities now and into the future.
Improvement in supply with community facilities or services	Local and district residents / local businesses	Intended	Long term		Development of flexible community facilities and spaces which are designed to meet a diversity of needs.
Enhancement of the cultural life of the community	Adjoining residents/local residents	Intended	Long term		The concept plans respond to the consultation with key stakeholders and community and will increase the opportunities for the community connection, cohesion and celebration, specifically the commitment to the Whadjuk connection and creating new places which reflect the cultural life of the area
Improvement of health and well-being of local residents of workers	Adjoining residents/local residents	Unintended	Long term and temporary		The proposed enhancement to the ecosystem services, public realm, access to community facilities, specifically active transport options close to activity centres and Perth CBD.
Increase community concern regarding public safety	Adjoining residents/local residents	Unintended	Temporary and long term		The management of the development during construction phase and the detail design does not embrace CPTED principles to maximise benefits, and minimise any potential issues associated with potential for crime or malicious damage to property.
Adverse effect on local cohesion, stability, or character	Adjoining residents/ local residents/ intended residents	Unintended	Short to medium		During the construction period, the community has restricted access to open space, cycle and walking paths and distribution from increased traffic and changed access.
Increased conflict in the community or adverse impact upon community identity	Adjoining residents/ local residents/ intended residents/	Unintended	Short to medium term		Negative amenity impacts to pedestrians, residents and workers within the development with regards to noise, wind , etc. during construction and after completion.
					
Positive impact		Positive and negative/uncertain impact		Negative impact	
Order and icon size indicate expected direction and severity of the impact					

Source: Synergies assessment

CONCEPT OPTION



*POS subject to final configuration of Stage 2 ICC / Pedestrian underpass

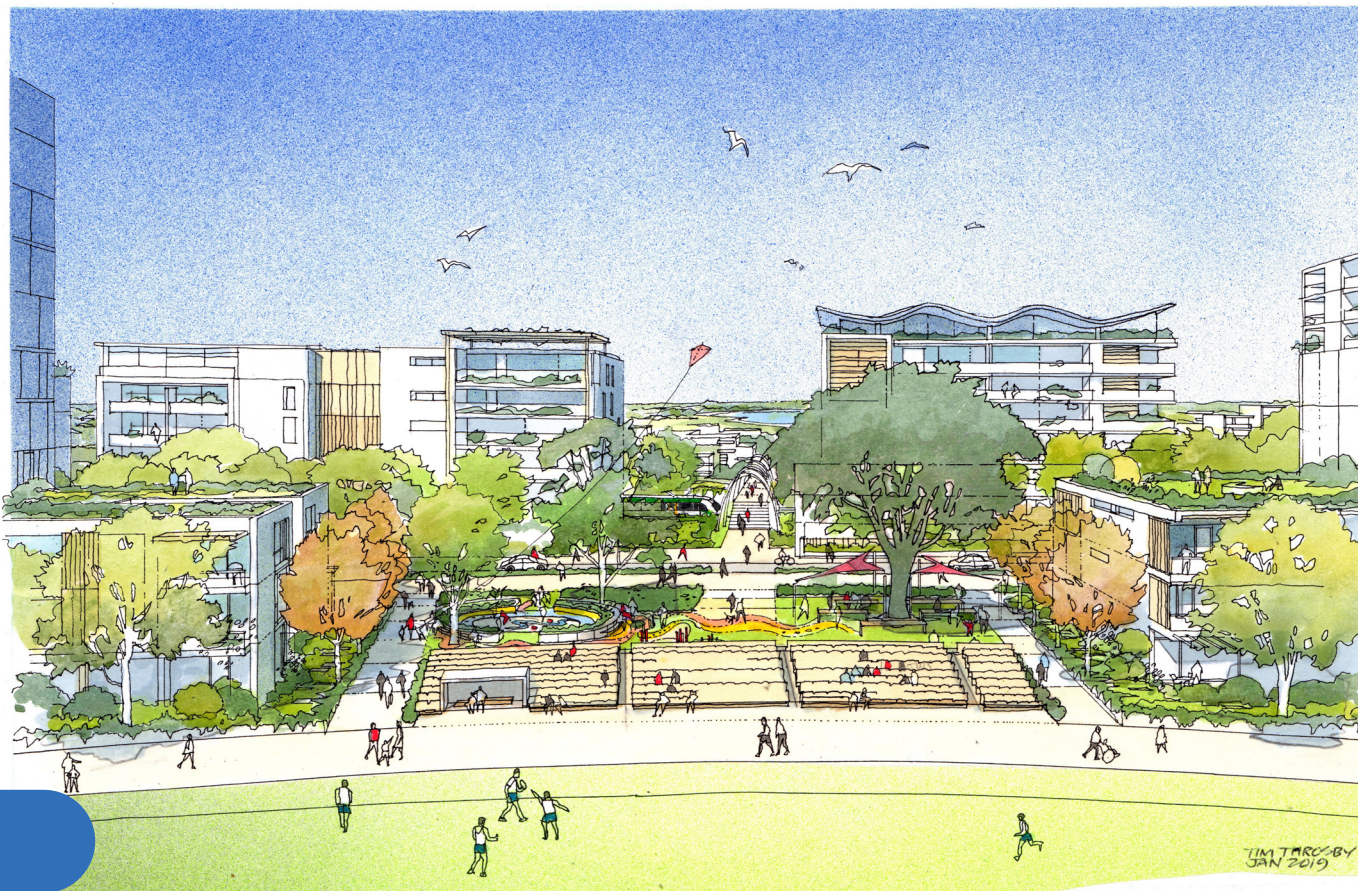
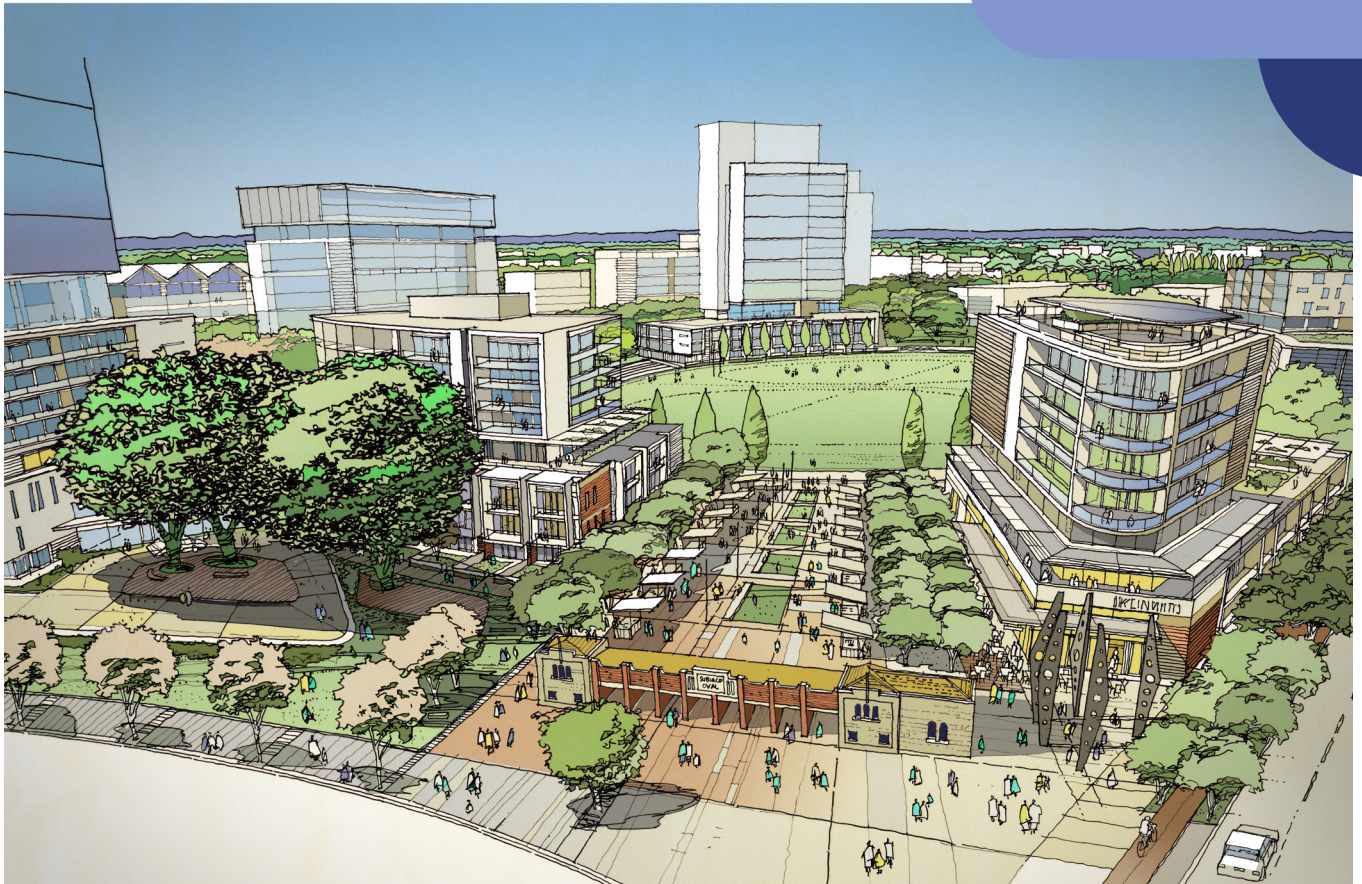
Option C SUBIACO EAST REDEVELOPMENT

Status : Preliminary (not to be used for feasibility purposes)
Path : Project Address



North:
Project Number: 44075
Drawing Number: A101
Revision: B
Date: 02/04/19





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