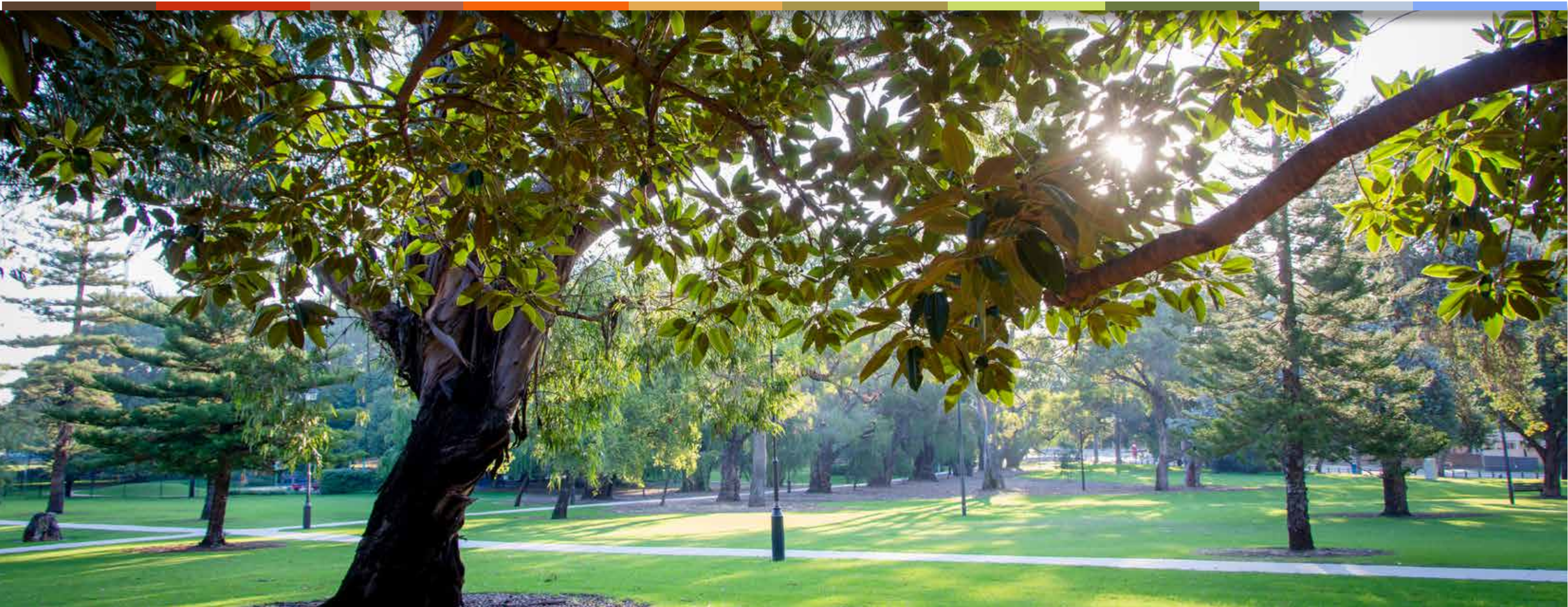


## Master Plan

# Subi East

OCTOBER 2020





*DevelopmentWA acknowledges the Traditional Custodians of the Subiaco East area, the Whadjuk Noongar people, and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders, past and present. We are committed to fostering long-term relationships with Traditional Custodians as we create new places across Western Australia.*

SUBI EAST MASTER PLAN

Version 5.0  
Final Master Plan Report 18.10.20

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# 1.0 Introduction





# 1.1 Purpose of the Master Plan

Subi East will be one of the most significant urban redevelopment projects undertaken in Western Australia. The project will see the creation of an exciting new north-eastern gateway for Subiaco - one that respects and reflects the rich heritage of the area while realising the importance of its prominent location right on the edge of Perth's CBD. Importantly, the project will help breathe new life into this approximately 35 hectares corner of Subiaco by delivering vibrant new places for people to live, learn, work and play.

## KAYA (HELLO) SUBI EAST

The Master Plan represents a strategic vision for the area over the next 20 years and beyond, with a focus on delivering vibrant new places for people to live, learn, work and play. The framework, principles and key moves within the master plan provide the tools and guidance to manage redevelopment and change over time. Key considerations of the project has been identifying what is important about this place and how the existing character and stories of Subi East can be conserved and enhanced.

The Subi East Master Plan is a strategic and aspirational document that will guide DevelopmentWA in preparation of statutory planning framework, including Design Guidelines. The Master Plan also informs the preparation of other key documents, including a heritage interpretation strategy, public art strategy and place activation strategy. These plans and strategies will be finalised following advertising and refinement of the Master Plan.

The Subi East redevelopment is one of the first projects to be progressed under WA's newly consolidated land development agency, DevelopmentWA, formed through the merger of LandCorp and the Metropolitan Redevelopment Authority.

As a whole-of-government initiative, the project has been developed in close consultation with the City of Subiaco and several different agencies/departments. These include:

- + DevelopmentWA
- + Department of Education (Bob Hawke College)
- + Department of Health (PMH patient and staff transfer to the new Perth Children's Hospital and decommissioning of PMH)
- + Department of Finance - Strategic Projects; Building Management and Works
- + Department of Planning, Lands, and Heritage
- + Heritage Council of Western Australia
- + Department of Communities

This has also involved working closely with the Whadjuk Elders, and the Town of Cambridge.

Collaboration between tiers and areas of government to achieve the Master Plan has been complemented by significant and ongoing community input, through a variety of channels over a two year period. In particular, the Subi East Community

Reference Group was formed in February 2020. The group discussed and was involved in the issues being considered and helped shape the responses that the Master Plan could provide. Additionally, a design workshop was held with the Australian Urban Design Research Centre (AUDRC).

## Strategic Context and Planning Framework

The Master Plan should be read in conjunction with the following:

- + WA Planning Commission's Directions 2031 and Beyond: a strategic planning strategy that guides Perth's growth and urban form;
- + WAPC's State Planning Policy 4.2: Activity Centres for Perth and Peel;
- + City of Subiaco Local Planning Strategy No.5
- + Draft West Leederville Activity Centre Master Plan (2020)
- + Subiaco Activity Centre Plan (2017)
- + City of Perth Draft Planning Strategy (2019)
- + 6.7.SPP 7.0: Design of the Built Environment (2019); and
- + Department of Transport's Draft Public Transport Plan for 2031.

These policies and plans establish Subiaco's context within the metropolitan region. Subiaco has a strategic position as a key Secondary Centre in Perth's Activity Centres hierarchy, with important links to surrounding employment, residential and activity nodes.

## Redevelopment Area Objectives

The Master Plan has been prepared to ensure Subiaco's ongoing regeneration is consistent with the DevelopmentWA's objectives for the Subiaco Redevelopment Area, defined by the Metropolitan Redevelopment Authority Regulations 2011.

The State Government objectives are:

- + **to build a sense of place** by supporting high-quality urban design, heritage protection, public art and cultural activities that respond to Perth's environment, climate and lifestyle;
- + **to promote economic wellbeing** by supporting, where appropriate, development that facilitates investment and provides opportunity for local businesses to satisfy market demand;

- + **to promote urban efficiency** through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment;
- + **to enhance connectivity** and reduce the need to travel by planning development of well-designed places that support walking, cycling and public transit;
- + **to promote social inclusion** by encouraging, where appropriate, a diverse range of housing and by supporting community infrastructure and activities and opportunities for visitors and residents to socialise; and
- + **to enhance environmental integrity** by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.



## Subi East Redevelopment Area



### LEGEND

- Surrounding Public Open Space
- 🚂 Railway Station
- Redevelopment Area Boundary





# 1.2 Project Planning & Development Process

## INTEGRATED PLANNING APPROACH

Planning and the associated community engagement for the Subi East project has been extensive since the project commenced in early 2018. The approach across the phases has been to establish a clear vision; objectives; pillars and place narratives to inform the Master Planning for Subi East.

### Phase One Business Case

The first phase of investigation, planning and engagement was undertaken to develop the project vision, objectives, pillars and design concepts, which were used to inform the detailed Business Case. The Business Case was required to obtain funding from WA State Government to progress the project.

Prior to the demolition of Subiaco Oval a Heritage Interpretation Strategy was also undertaken by Hocking Heritage Studio Pty Ltd. This ensured the significant football heritage were retained for reinterpretation throughout Subi East.

### Subi East Vision Concept Plan 2019

The final Vision Concept Plan which aligned with the detailed Business Case, published in 2019, provided the design intent for the redevelopment area and indicative costs to develop the site.

Whilst the Plan assisted in setting clear parameters for the project (including economic sustainability and future planning requirements), closer analysis was required to identify any potential conflicts or constraints in the proposed development that would impact the project achieving its vision and objectives.

Key departures from the project vision were highlighted through the initial MRA Design Review Panel process. Advice provided by the Panel on key opportunities and issues for further consideration are outlined in the following section and formed a basis for investigation as Master Planning progressed.





## Subi East Vision Concept Plan (2019)





# 1.3 Project Parameters

## AGREED POSITIONS

The Subi East Vision Concept Plan underpinned a decision by the State Government on the project scope and level of investment required. The Plan has also provided the foundation for the preparation of the Master Plan and key development outcomes which must be achieved. These include:

- + Achieve a variety of open space - including active sporting spaces on the Oval
- + Density will be part of the new development to accommodate numbers outlined in LPS5 (minimum 2,000 dwellings)
- + State Heritage buildings to be retained in the development area, working in partnership with the Heritage Council of Western Australia.
- + The project will be a demonstration project for Community Title
- + The oval will be retained in its current location and orientation
- + Bob Hawke College will integrate with the precinct
- + Retention of Mueller Park as public open space
- + Delivery of sustainable buildings and precinct strategies
- + Delivery of a minimum of 12% affordable housing integrated across the redevelopment area

## Gap Analysis

Review of the project's site and contextual analysis, opportunities and constraints mapping and regional context also involved a review of all the relevant MRA Statutory Planning and Strategic Planning documents and associated studies for the project area, as well as relevant Local Government planning documents in the adjacent areas which had the potential to influence the redevelopment project area.

Current planning and development works were also considered, to establish the extent of committed or proposed developments which needed to be reflected in the Master Plan. These included:

- + Stage 2 expansion of Bob Hawke College
- + The proposed shared mixed use recreational facilities to service Bob Hawke College, the City of Subiaco and the wider community
- + Potential relocation of Subiaco Road
- + The lot layout of sub-precinct generally, including Railway East;
- + Upgrade of both the West Leederville and Thomas Street underpasses
- + Relocation of the High Voltage power cable to the south of Subiaco Road
- + Sustainability Vision for Subi East

This process considered the challenges and opportunities for delivery of the existing Vision Concept Plan, how the redevelopment objectives could be addressed, how changing social and economic conditions would affect Subiaco, and how the Master Plan could integrate greater diversity of housing to support the long-term, high order education and health employment opportunities within the region. This would ensure Subiaco's success and resilience as a strategic residential development servicing the inner-western region.

Through the course of investigations, this process identified several elements for further consideration in this more comprehensive design and Master Planning phase. These elements and feedback from key reviewing organisations included:

- + Heritage Council of Western Australia - Heritage Listing of the Oval required interpretation of the Oval embankment encircling the reinstated playing surface to provide an enhanced visitor experience and an open, publicly accessible setting to the oval.
- + Heritage Council of Western Australia - Support for retention of the Outpatient Building at the PMH site.

- + Community Access - Previously the Oval did not feel like a public asset and there was concern it would feel further privatised by the school and the future developments around the Oval. Concerns regarding limited and constrained entry points to the Oval were also raised.
- + Stage Two expansion of Bob Hawke College - Integration with the east-west green link between Mueller Park and the Oval forming a key connection within the Subi East public realm.

- + Design Review Panel - Emphasised the importance of reflecting surrounding street grids and linkages with the neighbouring areas. Secondly, the interface between the school and community building created an unacceptable built form interface with Roberts Road, requiring reconfiguration.
- + DevelopmentWA - Request to ensure the Master Plan provided for the retention of existing trees, where possible.

## KEY OPPORTUNITIES THROUGH THE MASTER PLANNING PROCESS

- + Refinement of the Vision Concept
- + A vibrant public realm
- + Representation of heritage
- + High Quality connections between buildings and public spaces
- + Interpretation of stories
- + Possible integration of WAFC - having the option for a role within the new development
- + Possible integration of City of Subiaco - having the option for a Co-shared multi-use recreation facility.

# 1.4 Approach to the Master Plan

Stakeholder and community engagement led to a clear brief for the Master Plan. It confirmed a people focused place-led plan is needed to assist in repositioning Subi East as a contemporary City Village. As a result, the Master Plan, goes beyond the traditional priorities of land use, design and built form considerations by making public perception issues together with user groups and their needs, priorities within the Master Plan.

The first stage of the planning and engagement process for the Master Planning focussed on the development of the Cultural Context and Place Narrative commenced in late 2019.

In April 2020 the Master Planning Collaborative Design Process commenced with a series of design activities where individuals or groups worked with each other to collectively share, reflect, evaluate and prioritise outcomes. This process informed the Place Proposition providing clear direction for refinement of the Master Plan.



## USER GROUPS CONSIDERED IN THE MASTER PLAN



RESIDENTS - SUBIACO

LOCAL WORKERS & BUSINESSES

RESIDENTS - GREATER PERTH

LAND OWNERS & INVESTORS

STUDENTS

COMMUNITY GROUPS

PRECINCT TENANTS & OWNERS

VISITORS

LOCAL DINERS AND SHOPPERS

INDUSTRY

PROPERTY AND  
AGED CARE DEVELOPERS

HERITAGE GROUPS

SPORTING GROUPS

PEOPLE WITH DISABILITIES

CYCLISTS, WALKERS, JOGGERS

LGA OFFICERS





Subiaco Oval



## 2.0 The Vision





## 2.1 Subi East Vision

The Vision for Subi East is supported by a series of place narratives which are designed to guide the transformation of the area from planning and design to a thriving and integrated community.

Crafted through extensive consultation with stakeholders and the community, these narratives underpin all future planning and development, giving expression to the kinds of experiences that people can expect to have from future redevelopment of Subi East.



A connected city village honouring place and living memories; whole of life living for all.



What will Subi East look and feel like, and what do we value?







## PROJECT PILLARS

### Connected City Village

- + A connected place - with a connected community
- + A gateway to a great life



### Kaya Subi

- + A spirited community
- + A rich and diverse history



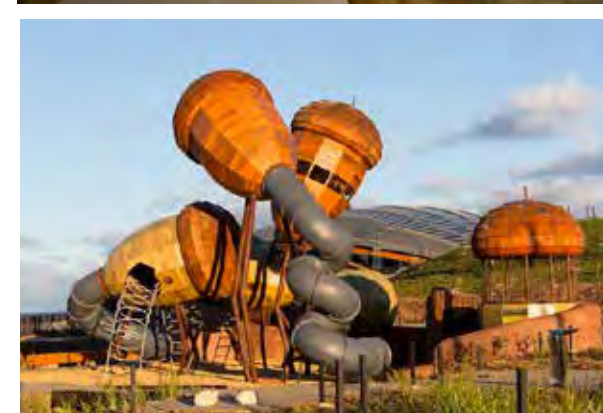
### Green Pulse

- + A place of equilibrium
- + Connected to nature



### Collective Wellbeing

- + A growing community
- + A place of learning and care





## 2.2 Subi East Master Plan Objectives

The Scheme Objectives listed adjacent describe further key outcomes for the Subi East Master Plan in support of the Vision and Project Pillars. The Master Plan embodies the redevelopment objectives to ensure the area develops as a premier destination recreated within a vibrant, mixed use and sustainable urban community.

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

1

**Sense of Place -**  
*Build a sense of place by supporting high quality urban design, heritage protection, public art and cultural activities that respond to Perth's environment, climate and lifestyle.*



**Inter-generational Equity** – Providing a quality urban environment and protecting community assets, heritage places and natural resources for future generations.



**Local Assets** – Development and enhancement of key destinations within the Subiaco Redevelopment Area by providing for community events, outdoor activities and social engagement.



**Quality Architecture and Urban Design** – Create visually attractive unique development, with high quality design, a diverse but distinctive character, well integrated landscaping and appropriately scaled streetscapes and other elements.

2

**Economic Wellbeing -**  
*Promote economic wellbeing by supporting, development that facilitates investment and enables local businesses and emerging industries to satisfy market demand.*



**Resilient Local Economy** – Facilitate urban renewal that creates a sustained customer base by providing a critical mass of people within walking distance of the Subiaco City centre.



**Connectivity and Diversity** – Encourage development close to transit corridors that provides a high quality public realm and a mix of land uses to promote the exchange of ideas between people and business.



**Live and Work** – Deliver a diverse range of housing choices, providing the opportunity for people to live, work and play in Subiaco.

3

**Urban Efficiency-**  
*Promote urban efficiency through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment.*



**Integration** – Ensure efficient integration of development with adjoining areas and transport networks.



**Community Infrastructure** – Facilitate flexible, multi-use community space in strategic locations to provide opportunities for active and passive recreation and community activities.



**Resource Efficiency** – Minimise the ecological footprint of building and lifestyles through density, diversity and efficiency in the urban environment.

4

**Connectivity-**  
*Enhance connectivity and reduce the need to travel by car, supporting development aimed at well-designed places that support walking, cycling and public transit.*



**Connectivity** – Develop a range of transport networks for residents, visitors and commuters that facilitate access to and from Subiaco.



**Land Use and Transport Integration** – Development and transport systems support each other to create an efficient and successful urban environment.



**Reduced Car Dependency** – Reduce on-site parking, provide alternative non-car based transport options, car sharing and new technologies.

5

**Social Inclusion -**  
*Promote social inclusion by encouraging a diverse range of housing and by supporting community infrastructure and activities for visitors and residents to socialise.*



**Inclusive Design** – Development is designed to help all people including children, young adults, seniors, Aboriginal people, minority groups and people with disabilities, to feel included and connected to Subiaco.



**Diversity** – Provide a diverse range of housing types and tenures, commercial, cultural, leisure and transport options for everyone to live, work and play within Subiaco.



**Affordability** – Provide a diverse range of affordable housing options within the Area in order to enable people from all walks of life to live, work and play within Subiaco.

6

**Environmental Integrity -**  
*Enhance environmental integrity by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.*



**Water Sensitive Urban Design** – Development which reduces demand on natural water resources and promotes water reuse and recycling.



**Mitigation of Urban Heat Island Effect** – Conservation of existing mature trees on public and private land, new plantings within deep soil zones to allow for growth and opportunities for soft landscaping via road verges, green roofs and walls.



**Site Responsive Design** – Development responds to the site and environmental constraints and reduces 'heat island' impacts.



# Subi East Vision







West Leederville Train Station



## 3.0 Context





# 3.1 Regional Context

Subi East will be one of WA's most significant urban redevelopment projects undertaken in recent times. The project will see the creation of an exciting new north-eastern gateway for Subiaco - one that respects and reflects the rich heritage of the area while realising the importance of its prominent location right on the edge of Perth's CBD.

## REGIONAL CONTEXT

The Subi East Master Plan covers an area of approximately 35 hectares in the north eastern corner of Subiaco. The Subi East area is bordered by Hadyn Bunton Drive to the west, the Fremantle Rail Line to the north, and Roberts Road to the south, and extends across Roberts Road to include the PMH site which is situated between Roberts Road, Hamilton and Hay Street, with Thomas Street as the eastern most boundary.

Subi East has significance locally and regionally as a hub within a broader transport, green spaces and activity networks featuring health and education. The location occupies a significant position situated at the intersection of Leederville, West Leederville, and West Perth. It also forms part of a broader east to west series of green linkages extending from the ocean to the Perth CBD and Swan River via Perry Lakes, UWA land, Jolimont, Subiaco, Totterdell Park and Harold Boas Gardens. The importance of this precinct is it sits at the heart of the region forms a strategic residential, educational and recreation allocation within a regional context.

Influencers of the urban design response within the Master Plan include strengthening and maintaining key views to the oval and linkages to the surrounding neighbourhoods. The landform of the area generally rises from west to east, up to the PMH site sitting on top of the hill with 360 degree views to Perth City and surrounds. This presents the opportunity for a more intense urban grain capitalises on the site proximity to West Perth and City, and transition between Subiaco and West Perth.

Subi East has a rich and deep set of associations and memories linked with the cultural, health and recreational legacies that PMH and Subiaco Oval hold for so many West Australians, not just those who have worked or lived within the locality.

These have led to recognition of heritage aspects for inclusion and interpret within the Master Plan to add to the areas unique sense of place. Various representations and interpretation of the stories associated with the important heritage places, landscape and built form within the redevelopment area will be core to celebrating this areas uniqueness.





## 3.2 Local Context

Subi East'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 uses.

### LOCAL CONTEXT

The public transport networking surrounding the Subi East precinct has played an important role in the Master Plan design process. Future development should be cognisant of community anchors and the stepping stones between them. Development of the Master Plan will need to address seamless connections into the surrounding neighbourhoods and activity centres, providing greater opportunities for active transport corridors to cross over and reduce the impact of barriers such as Thomas Street, Roberts Road and the railway corridor.

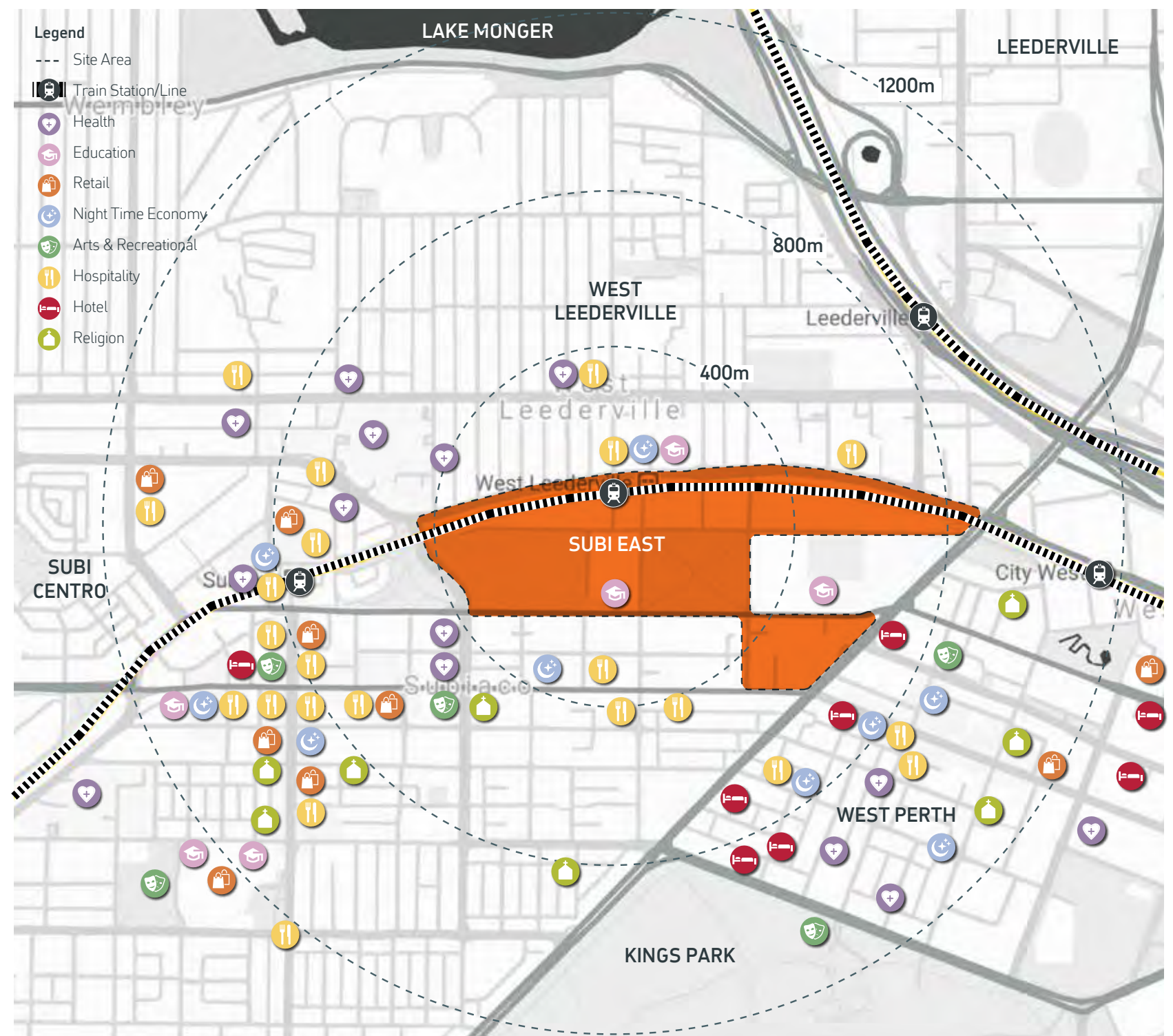
The West Leederville Train Station is a focal point for transport and activity providing access to work, education, the airport, continuing through to Fremantle. The Master Plan will need to consider and account for peak demand requirements at key destinations along this route as well in and around the precinct. Lastly, sustainable, healthy, affordable lifestyle choices with the extension and addition of a strong 'green link' through the precinct.

Delivery of Subi East supports the City of Subiaco and State Government housing targets. Strategic planning for population growth across the Greater Perth metropolitan areas where possible.

Growth should be accommodated within the current urban footprint, utilising existing infrastructure and amenities.

Few areas offer a better location for conveniently reaching jobs, schools, recreation facilities and retail services as Subi East. Further, introducing housing options that are appropriate for key workers at major health and education institutions is a priority as they are currently priced out of the inner city and western suburbs markets. This well connected precinct will offer improved quality of life for future residents in a variety of ways, including reduced commute times and costs, resulting in an improved work/life balance.

There is an opportunity to expand and further diversify the Subi East community providing for aged care living innovations and the potential for intergenerational housing, contributing to more vibrant, healthy, and equitable communities.





# 3.3 Culture and Heritage

## A RICH AND DIVERSE HISTORY

### Overview

Located on Whadjuk Noongar Boodja (country), Subi East's heritage lies in its diverse and ever-changing community. From the Whadjuk people who lived and moved through this place for thousands of years, to the healing and care provided at Princess Margaret Hospital, and together with football, sport and concerts at Subiaco Oval, the history of the area embraces everyone.

It's not just the places and events that foster vivid memories, it is the connection and shared experiences of community life that create a common bond between people and the area. These experiences range from great sorrow at the loss of loved ones at Princess Margaret Hospital and the separation Aboriginal people have experienced over time, to the great care, joy and celebration experienced in places of sport, recreation, learning and healing. As a place that continues to evolve, Subi East will respect and reflect these memories and carry them forward.

### Aboriginal History

Subiaco's story begins with the land and those whose connections with it run deepest. The Whadjuk Noongar people are traditional owners of the land comprising the Perth metropolitan area, which continues to hold cultural significance for them.

The site was a high ground point and was well utilised by Noongar people. It was a place of spring water. It held a special place for birth, marriage and children, it was where people lived.

There were many tracks that connected to other areas in the region (for example local lakes) This is a site that was near a burial area. There is a desire to ground the project in Noongar culture – to create a sense of place that looks at bringing all together in understanding connection to country and prior occupation. The area was well travelled, meaning Noongar people moved through the area.

The area has a lot of significance in relation to its connection to the broader Noongar landscape i.e. Kings Park, Jualbupand Herdsman Lakes as well as Shenton Park camps. These stories need to be included in the overall narratives of the area. Following colonisation this was a working class area for many Noongars. There is a need to reflect this in the development.

### Subiaco Settlement

Colonial settlement and the gold rush era of the 1880's cemented Subi East's economic evolution – setting the pace for rapid development and habitation of affordable, rail-side land.

The first residence was built in 1886, with the precinct's modern day iconic attractions – Mueller Park, Subiaco Oval and the Princess Margaret Hospital following in the 1900's.

Subiaco's origins as a suburb were as a working class area, a heritage that lives strongly today with the preservation of many of the character workers' cottages

and the reverence for the toil and commitment to community that made Subiaco what it is today.

### Mueller Park / Subiaco Oval Area

Mueller Park, named after a German botanist, was created in 1906, originally as a sporting ground. Within a few years it featured a pavilion/grandstand, an oval, tennis and croquet lawns, bowling greens and ancillary structures. The site's rich sporting history, with Subiaco Oval being the home of Australian Rules Football in Western Australia, made it a place of energy and vibrancy. It's a place where people come together to share their passions and support their community.

### PMH Area

The Perth Children's Hospital's establishment in 1909 – later renamed Princess Margaret Hospital – was a pivotal moment in the precinct's legacy of health, healing and care.

Nurturing sick children from across the state, it also played an influential role in

Subiaco being the 'home of hospitals' in the 20th Century – pioneering ground-breaking research and health care, launching decorated careers including Fiona Stanley's work in maternal and child population health and wellbeing for Aboriginal and non-Aboriginal people.

Details of the features, such as the Out Patient Building (Multi Faith Centre, Chapel), Godfrey House, Subiaco Oval Gates and significant trees all provide integral opportunities to embed meaningful history and interpretation of its place in the wider context.

In late 2019, DevelopmentWA initiated engagement through their Sensemaker tool which asked participants to share memories and stories of the Subi East precinct and the surrounding areas. It sought to capture anecdotes from a diverse range of stakeholders, and identify patterns that resonated across groups, to help build a picture of the sense of place. A total of 203 people responded, with 199 of those providing a memory or story.



Early plan of Perth Townsite overlaying wetlands, cc 1838



Subiaco Oval c1920



PMH c1920





## 3.4 Sustainability Vision

### SUSTAINABILITY AND RESILIENCE

Subi East is committed to development of its sustainability vision, reflective of the City of Subiaco's vision for a sustainable future.

***“...Sustainability, in all its forms, is at the core of the community and underpins the City's operations.”***

In order to demonstrate leadership in sustainability, Subiaco is aiming to improve its performance in energy, sustainable materials, sustainable and local food, and equity and the local economy.

To support and enable this vision for Subiaco, the Subi East sustainability vision identifies the priorities for development that will support project planning and contribute to making Subi East a vibrant and desirable place to live, work and play and includes the following:

#### **To be recognised as one of Australia's leading examples of low carbon development**

The expectation for all sectors of the economy, including developments, to reduce their carbon footprint is only expected to increase over the 20 years and beyond that it will take for the development to be built.

#### **To be adaptable and resilient to future climate conditions and the changing needs of a low carbon society**

There is now an expectation that climate risk be assessed and disclosed. Climate risk needs to consider physical risk (e.g. flooding, heatwaves), transition risk (e.g. people moving to a low carbon economy) and reputational risk. Adaptation options will be assessed over the lifespan of the decisions' consequences.

#### **To be a place where sustainable, active and multi modal transport is the norm for residents and visitors**

Mobility is important for everything we do, from buying groceries to getting to work or school to accessing health services or socializing and connecting with the important people in our lives. This vision is consistent with the project's objective to be a transit oriented city village that encourages walking, cycling and public transport usage.

#### **To be a water sensitive city that supports cool green infrastructure and good biodiversity**

Supporting nature in the city is important for the character and biodiversity value it brings. Use of trees in urban landscape context should consider things like urban heat, areas of greatest public use (for walking cycling, recreation etc.) and should prioritise placement of trees to provide maximum benefit. A key aim will

be to reduce reliance on external water networks in current and future climate conditions. Water efficient design is expected of the development.

#### **To be recognised as one of Australia's leading examples of sustainable waste management within a development**

Managing waste sustainably includes the reduction, recycling and re-purposing of waste.

#### **To be an economically sustainable development that is cost effective to operate and encourages local enterprises**

Economic sustainability shall include the economic viability of not only constructing the development but also that of operating and maintaining the development. The project will strive to strengthen and catalyse local economies and activity nodes to deliver tangible commercial and community benefits.

#### **To be a sustainable and healthy community where good urban designs supports community wellbeing and connectedness for its diverse residents and visitors**

The development shall be designed in a way that supports good community wellbeing. This includes minimising social isolation and considering service availability to support wellbeing. Infrastructure shall be designed to support the whole diverse community and consider inclusiveness for different sectors of the community including aging in place, family friendly approach, pets and disability/mobility issues.







Hay Street



# 4.0 Stakeholder & Community Engagement





# 4.1 Community and Stakeholder Engagement - Master Planning Phase

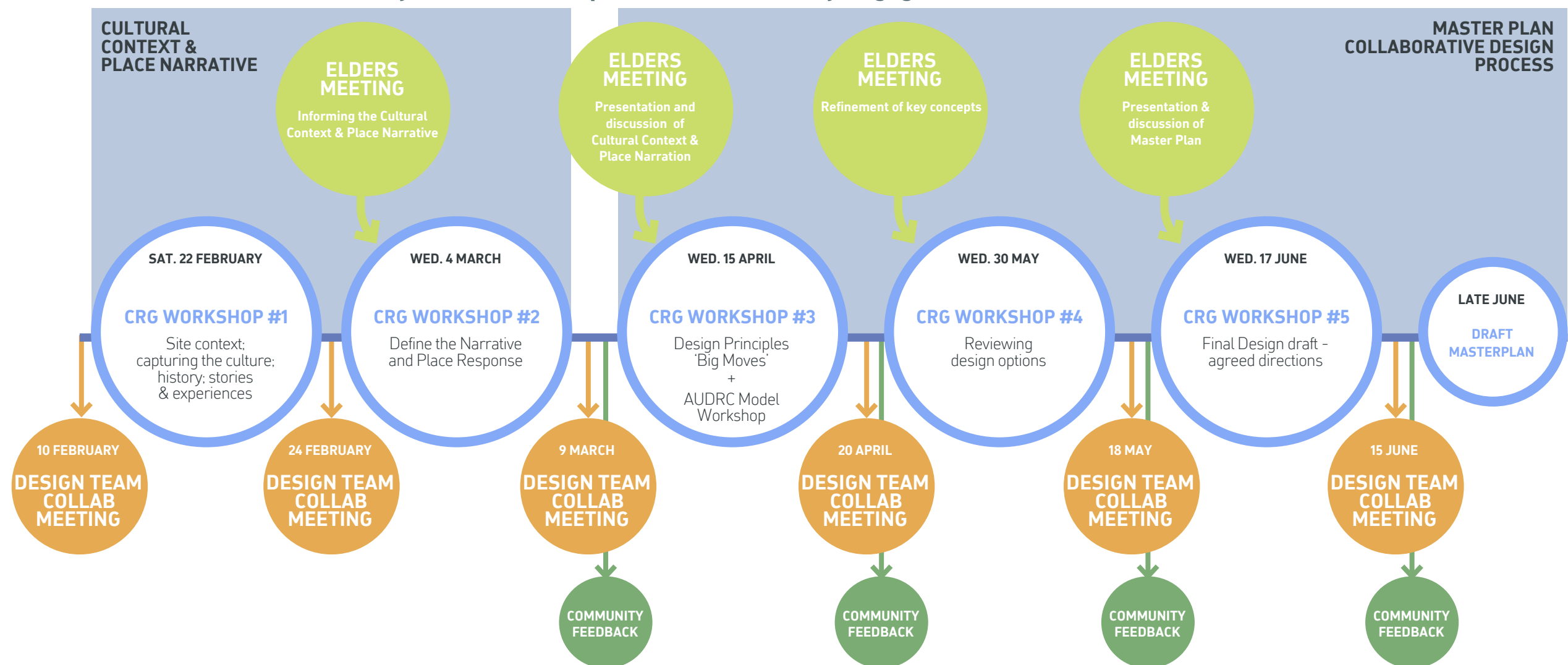
Understanding the future potential for Subi East was informed by engagement with key stakeholders, through a series of five monthly interactive reference group workshops, and with the general community via a custom built online engagement tool - Sensemaker.



## STAGE ONE: Focus Groups



## STAGE TWO: Community Reference Group; Elders & Community Engagement





The stages and content of the rigorous process undertaken to inform the Master Plan is captured in the Cultural Context and Place Narrative Report, 2020 by Creating Communities and key outcomes summarised in the diagram below:

We heard from more than 200 community, business, retail and government representatives at our workshops and online forums together with the results of a survey sent to 23,000 local residents and businesses

### 2018 key priorities were:



### 2019 Project Pillars defined



### Listening to the stories and memories of participants we heard...

#### 2020 key themes:



### What people value at Subi East and the types of experiences they are seeking...

#### 2020 suggested place narratives:





## 4.2 Design Considerations

Identification of the key opportunities and challenges for the Subi East Master Plan occurred through DevelopmentWAs own analysis and also gleaned during the engagement process with stakeholders and community members.



### VARIETY OF OPEN SPACE & GREEN FOCUS

Range of spaces offering people passive or active recreation options and views. Opportunity to tie back into the wider green space network, improving links east-west and north-south.



### LOCAL STREET CHARACTER

Reference and retain the local character of tree lined streets, parks and gardens as living streets with finer detail and eyes on the street.



### BUILDING CHARACTER

Respond to the evolving context of the Subiaco skyline and reinforce nodes of activity along routes.



### ENVIRONMENTAL RESPONSE

Appropriate location of building height to enable good access to daylight and cross ventilation.



### BUILDING HEIGHT

Stepping back from the oval edge and giving careful consideration to the position of both pedestrian and vehicle entrances.



### ENHANCEMENT OF SUBIACO OVAL LEGACY

Connect the story of 'football' with the Heritage Gates and seating.



### LANDMARK SITES

Opportunity to create visual links reinforcing connections between villages.



### PURPOSEFUL SETBACKS, WHERE APPROPRIATE

For example, to expose heritage structures, to provide publicly accessible space with good solar access and care with overshadowing.



### ADAPTABLE MIX OF USES

Ensure new development can support adaptive reuse of buildings over time i.e. by providing generous ground floor levels. Or adapting sleeved podium level car parking to residential or office space.



### RAILWAY CORRIDOR

Improve safe and convenient connections for pedestrians and cyclist to align with streets on nearby sites. Management of vehicle traffic through emphasis on active travel modes.



### INTEGRATION OF LEVEL CHANGES ACROSS THE SITE

Subiaco Road steps down to the oval, further stepping down to Roberts Road.



### SERVICE INFRASTRUCTURE

Existing 132HV power cable along Subiaco Road.



### ROAD NETWORK

Permeable connections, consider how Subiaco Road intersects with Haydn Bunton Drive.



### INTEGRATED REDEVELOPMENT

Subiaco Oval and PMH precincts under State Government ownership and - targeted to accommodate at least 2,000 new dwellings over next 20 years and beyond.



### MUELLER PARK

Preserving natural and cultural values and retained for public open space.



### SUBIACO OVAL

Playing surface retained in its current location. Flexible use of the oval by Bob Hawke College, WAFC and the wider community.



### EXPANSION OF BOB HAWKE COLLEGE

Integrate with the proposed Stage 2 expansion north of the existing building - framed by 20m linear green park providing public access. Approval for the WAFC and the City of Subiaco to integrate facilities at the eastern edge of the oval development.



### HERITAGE SIGNIFICANCE

Retain the Heritage Oval Gates, Godfrey House and Out Patient building, working in partnership with the Heritage Council of Western Australia to develop an Interpretation Plan.



## 4.3 Key Stakeholder and Community Feedback on the Vision Concept - for consideration in the Master Plan

As part of the Master Plan process, invited feedback was sought on the Vision Concept. Stage Two: Community Reference Group, Elders and Community Engagement provided participants the opportunity to discuss and give further feedback across a number of areas informing development of the Master Plan, inclusive of: Community and Public Realm; Public Open Space; Built Form and Connection and Movement. The outcomes of this engagement process has ensured alignment with to the Subi East Vision to achieve “A connected city village honouring place and living memories; whole of life living for all”. A summary of key priorities are outlined below.

### Regeneration

- + The development provides an opportunity to reactivate Subiaco and bring more life and economic development to the area.
- + The development needs to complement and strengthen existing businesses in the area and not compete or detract from them.
- + Retail activation is desired including shops, cafe's, restaurants, shaded alfresco dining, and bars to create an engaging atmosphere in the area. This should complement rather than replicate existing areas.
- + Need a combination of offices / professional suites and even light-commercial (non-retail).
- + Activate the area both day and night, while remaining sensitive to existing residents.
- + Use local businesses during construction to help support economic development.
- + Suggestions for activating the PMH site included – pop-up art exhibition, undercover parking hub, office space/workspace for creatives, produce market, alfresco internal/ external spaces, Market Halle Neun (old Berlin market hall reused for markets and events), spaces to generate different events, “Welcome to Subiaco” sign on hoarding.

### Design Quality

- + The built form and overall development need to reflect best practice design and retain / respect the existing character and charm of Subiaco.
- + There needs to be a keystone iconic landmark to create a world class project and attract visitors to the area.
- + Needs to be an environmentally sustainable design and incorporate solar, car sharing, electric car charging stations, roof top gardens, green star energy rating, sustainably sourced building materials, and orientation of structures.
- + The development needs to be inviting and safe for residents, visitors and students.

### Green Links

- + Need to provide ample green spaces for existing and future users to ensure an attractive and healthy environment and to protect the environment and wildlife in the area.
- + Create green linkages that retain trees and encourage native wildlife to the maximum extent possible.
- + Retain Mueller and Kitchener Parks and create good connections to the public spaces within the development.

### Indigenous Elders Bidi Trail and Markers

- + Each Marker space should be educational (Informative and tell a story relating to the season/animal)
- + Elders recommend that the footprints of animals are used in pathways to connect the markers (the relevant animal must relate to the season). Animals could then be found in the garden near the markers as an interactive element.
- + Consider Materials for example metal and digital = something useful/lasting/multi use.

### Heritage

- + Recognise the Aboriginal Heritage of the site and retain the cultural heritage of Subiaco Oval and PMH.
- + Some ideas for respecting and celebrating the history, heritage and culture of the place include bringing Subiaco Football Club back, constructing a Subiaco Museum and Cultural Centre behind the heritage gates, retaining the goal posts and incorporating statues related to football greats and pioneers of the oval and district.

### Public Amenities

- + Need to provide active sporting spaces and passive recreation opportunities for the community.
- + There are concerns that there is a shortfall of sports/active spaces in the area generally and a strong desire to see additional sporting spaces and facilities provided to cater for future residents and school students.

### Height and Density

- + The development needs to identify appropriate locations for density and height with a preference for PMH and Haydn Bunton Drive.
- + Height needs to prevent overshadowing of the Oval so the grass receives sufficient winter sun to maintain healthy growth
- + Consideration to height and orientation to prevent overlooking of school students and existing residents.
- + Some people celebrated additional height and density, explaining that it will bring additional life and vibrancy to the area, while others would prefer medium density and minimal height in the development.

- + There were a number of comments relating to the dwelling target numbers in Subiaco as part of the City of Subiaco draft Local Planning Scheme No. 5. Greater clarity around this was requested.
- + Provide a mix of housing in the development including apartments with generous sized balconies, intergenerational multi-unit dwellings, multi-family residences, affordable housing options, and student housing.

### Parking and Traffic

- + There are concerns about the availability and cost of public parking in Subiaco currently which was seen to prevent visitors to the area, creating challenges for both businesses and residents.
- + Request for adequate parking to be provided for existing and future users of the project area and that the parking is affordable, especially in the evenings and on weekends. There also needs to be sufficient parking available to manage school pick-up and drop-off.
- + The development needs to minimise impacts on the local road network as there are existing concerns with congestions and traffic (Thomas Road, Subiaco Road, Hay Street, and Railway Parade Leederville).



## 4.4 Key Features of the Master Plan - Master Plan Strategies

Understanding the key priorities for consideration within the Master Plan this identified what is important about this place and how the existing character and stories of Subi East can be conserved and enhanced. As the strategic vision for the next 20 years and beyond, the Master Plan outlines the following strategies to guide and manage redevelopment and change over time.



### Public Domain, Open Spaces and Private Realm

Extension of the 'green link' through Subi East remains an important attribute contributing to connection across the site. Please refer to the Landscaping plan for more details. Highlights include:

- + We have included more than 4.6 hectares of public space across the Subi Oval and PMH Neighbourhoods.
- + Created a northern landscaped railway edge as potential for public space to front development along Railway Parade.
- + The creation of a range of public spaces across the entire redevelopment area to encourage a variety of experiences, connection, and opportunity to reflect history and culture

### Heritage and Culture

Heritage and Culture are important element of the Subi East redevelopment. The historical elements have meant so much to so many people over time and the project has tried to capture some of this through the Master Plan. A document named the Cultural Context and Place Narrative has been developed to guide the design. Key elements represented within the Master Plan include:

- + Included the Noongar Six Season markers telling a story of the seasons and animals along connecting pathways as a way of educating and sharing of culture.
- + Retention of the historic 1938 Boundary for West Australian Football in acknowledgement of the 'Long kick'.
- + Inclusion of a grassed embankment at the north of the oval to provide a spectator experience that acknowledges the historic use of the space.
- + Ensuring the spectator experience is retained around the oval through the set back of the buildings from the oval, though design of future buildings and through public spaces.
- + Celebration of the Heritage Gates with a civic space that acknowledges Subiaco as the historic home of WA football, including the reinterpretation of the Sandover Medallist walk.

- + Acknowledging the site as a former Nursery - Originally established by Alexander Dickson Esson Bruce Municipal Gardener (1921) the Master Plan will include a boulevard of the trees of Subiaco connecting the Aleppo Pines, the Figs and Mueller Park

### For PMH the Master Plan proposes

- + A central 'green heart' as a space for children that celebrates the positive history of PMH.
- + Retention of the Outpatient Building at PMH with Memorial Garden as an opportunity to reflect the significance of the PMH site and its importance to many in the community.
- + Godfrey House is retained to provide a prominent gateway, integrated with new development.

### Activation and Place Management

- + We have allowed for a small number of strategically located commercial uses for cafes, restaurants or corner shops. The plan is to ensure we provide engaging public areas but do not compete with existing local businesses.
- + We have made provision for a number of public areas that could be utilised both day and night and for various activities.
- + We have the opportunity to retain the Boiler and Stack as a central beacon and activator within the PMH central green as a historical interest point within the site.
- + We have proposed street activation through office/commercial uses and high density residential to generate a moderate intensity of social activity and surveillance during the span of the working day and week.





### Building Form and Height

- + Consistent with community feedback we have located Landmark sites of significant height near Haydn Bunton Drive and within the PMH neighbourhoods.
- + We have increased the amount of space on the master plan between buildings around the Subiaco Oval to provide better pedestrian access and a sense of space within the Subi Oval Neighbourhood.
- + We have located opportunity for height and density at West Leederville Station
- + We have proposed lower scale buildings near the Oval edge to reduce the impacts of overshadowing on surrounding areas.
- + We have reduced heights surrounding the Outpatient Building at PMH to ensure that the heritage building is celebrated within a landscaped setting.
- + We have identified the potential for a more intense development of the PMH site, with higher density responding to the topography and changes in level providing opportunity for interesting built form outcomes.

### Connections (Parking, Traffic, pedestrian movements)

- + We will require car parking for development sites to be contained within the new buildings and either be concealed underground or within the building structures to prioritise off street parking and be less visible to the community.
- + We will improve the traffic flow on Subiaco Road with a connection through to Haydn Bunton Drive as a left in and left out intersection.
- + The extension of York Street assists with connecting the PMH neighbourhood to the broader area.
- + PMH local streets proposed as a pedestrian-priority zone, rather than a conventional road structure.

- + We have preserved the opportunity for the two-way of Roberts Road and Hay Street to improve connectivity through the design of the Master Plan.
- + We have preserved ground level public car parking within the existing street network and new street connections will be retained.
- + Should the Shared Mixed Use Facility develops, it is proposed that public car parking facilities be integrated into the facility.
- + Access lanes adjacent to development lots are proposed to separate carpark entryways from primary pedestrian routes.

### Pedestrian and Cycle Path Network and Walkability

- + A shaded boulevard of trees down Subiaco Road provides a canopy for people as they move across the area.
- + Proposed intersection upgrades to ensure safe and seamless connections for both pedestrians and cyclists connecting to the surrounding neighbourhoods.
- + Provision of dedicated bike parking.
- + Proposed upgrades of the areas leading up to the West Leederville Railway Station and Thomas Street pedestrian underpass environments through increased cycle path widths, lighting and art.
- + Creating a more pedestrian friendly environment to the extension of York Street, accounting for level changes to address equal access requirements for both pedestrians and cyclists connecting to the surrounding neighbourhoods.
- + Proposed intersection improvement to facilitate safe pedestrian access connecting to neighbouring activity centres - future requirement for both Coghlan Road/Roberts Road and Hamilton Street/Roberts Road intersections to be signalised should a two-way road be implemented





Subiaco East Artist Impression



# 5.0 The Master Plan





# 5.1 Master Plan

## KEY DRIVERS

1. Subiaco Oval retained for use by local community, Bob Hawke College and local sports.
2. Entry gates restored to frame the entrance of Subi East.
3. Civic space created that celebrates Subiaco Oval as the historic home of WA football.
4. Connect Subiaco Road to Haydn Bunton Drive to improve traffic flow within Subi East.
5. Retained Ficus Trees set within a small pocket park.
6. Greater diversity of housing choice achieved in close proximity to public transport, public amenity and neighbouring activity centres.
7. Height and density concentrated to the west of the Oval and also adjacent to the West Leederville Station.
8. Open space between Subiaco Oval and Subiaco Road providing passive and recreation opportunities.
9. Upgraded Subiaco Road providing a pedestrian and cycle friendly street.
10. Upgrade of Court Place connecting to West Leederville Train Station to create a shady, activated and pedestrian friendly street.
11. Potential for a future pedestrian link through to West Leederville and Lake Monger.
12. Establishment of key gateways to translate the Wadjuk Noongar 'Six Seasons Biddi trail'.
13. Open space fronting Bob Hawke College providing a green link between Subiaco Oval and Mueller Park.
14. Potential for a City of Subiaco Community Facility integrating recreational, community and educational uses with provision for basement public car parking, subject to Council Business Case.
15. Potential for future community building to be integrated into the landscape, preserving sight lines.
16. Mixed use site identified as possible new home for WAFC.
17. Existing Mueller Park.
18. Opportunity to retain the PMH Boiler House and Stack as landmarks suitable for boutique re-use opportunities, entertainment.
19. York Street extended into the PMH Neighbourhood.
20. Concentration of height within the PMH Neighbourhood with a range of heights, including 30 storey height limit located in two key central locations.
21. Activation of Thomas Street underpass connecting Subi East to West Perth.
22. Outpatient's Building celebrated within a landscape setting.
23. Godfrey House to be restored and re-purposed within landmark western gateway.
24. Privately owned land with future development to be initiated by land owners.
25. Potential for future rail capping opportunity (to be privately funded).
26. Improved pedestrian/cycling environment and connections throughout Subi East.
27. Restricted vehicle access in current road configuration with right turn from Roberts Road only.
28. Minimum dwelling targets of 2700 dwellings in the Subi East project area.





## Subi East Master Plan



*The Master Plan is indicative of the intent for the area. Consultation and detailed design may result in changes. Some improvements shown may be undertaken over several years.*

*Development shown on private land is indicative only. The Master Plan does not imply an agreement to the scale and location of any indicative development, including a right to develop. Development will be guided by the MRA Scheme, design guidelines and policies.*

### LEGEND

-  Railway Station
-  Redevelopment Area Boundary





## 5.2 Subi East Neighbourhoods

**At the core of the Master Plan are four distinctive neighbourhoods which will support a vibrant community that blends the unique character of Subiaco with new high quality buildings and public spaces recognising the unique history and memory each spaces.**

The Subi East Neighbourhoods include:

### SUBIACO OVAL NEIGHBOURHOOD

The natural centre of Subi East, anchored by Subiaco Oval and connecting to its context through Haydn Bunton Drive;

### PMH NEIGHBOURHOOD

Featuring a central green heart, anchored by a greater intensity of residential development, the Neighbourhood forms a key connector to West Perth, sensitive to surrounding areas including nearby heritage places;

### RAILWAY NEIGHBOURHOOD

Development in this area will be led by the private landowners with public areas designed to integrate with the context; and

### MUELLER PARK

Retaining its park setting with enhanced public amenities such as seating, shade, BBQs, shelter etc. and all season play facilities, integrating active transport connections to its surrounding neighbourhoods.

These area will provide for a critical mass of people, including diverse and socially inclusive housing, and an increased demand for public transport services surrounding West Leederville Train Station, and extension of the 'green spine' to provide a continuous public open space link, and enhancing connectivity with greater permeability and visibility through the Project Area.

Each neighbourhood will provide a strong sense of place that enhances existing characteristics of the area, including heritage conservation and interpretation, unique built form, an engaging public realm, quality landscape treatments, public art and utilising existing infrastructure to support community recreation needs.

Key improvements across the entire Subi East redevelopment area will include:

- + diversity of living opportunities;
- + improved public spaces and amenities;
- + improved streetscapes and connections with the surrounding area;
- + increase of the urban tree canopy;
- + anchoring catalyst development with higher density residential uses, where appropriate; and
- + neighbourhood based design guidelines.



## Neighbourhood Precinct Plan



### LEGEND

- Subiaco Oval Neighbourhood
- PMH Neighbourhood
- Railway Neighbourhood
- Mueller Park
- Neighbourhood Boundary
- Redevelopment Area Boundary
- Railway
- N Railway Station





# 5.2.1 Subiaco Oval Neighbourhood

## SUBIACO OVAL NEIGHBOURHOOD



The intent for the Subiaco Oval Neighbourhood is to enable the successful redevelopment of the former stadium site and surrounding land to maximise its highly prominent and accessible location adjacent to West Leederville Train Station and arterial roads, while retaining and creating open space for recreation use.

### Benchmarks and Best Practice



Kings Cross Heritage Precinct, UK



Wynyard Quarter Innovation Precinct, NZ



Victoria Park Oval Masterplan, Victoria



Central Park, NSW



Bowden Urban Village, SA

A mixed land use precinct is to be developed with an emphasis on residential, community and educational based development and with the potential to service the local residential and worker population through some supplementary and complimentary uses.

Key features of the Subiaco Oval Neighbourhood include development of the new Bob Hawke College, retention of oval space for school and community recreation use, and extension of the green spine through from the Subi Centro Project Area. A key objective for the precinct is to facilitate quality pedestrian, cycling and public transport linkages to improve the connectivity of the Subi East area.

Redevelopment of the stadium embankment is to recognise and celebrate the historic and social significance of the place and retain the heritage listed gates as one of the main entryways to Subi East.

The major intersection of Haydn Bunton Drive and Subiaco Road, Railway and Salvado Roads represents a significant opportunity to provide a landmark development that takes advantage of its strategic location, while ensuring view corridors are maintained.

There is also an opportunity to redevelop underutilised space around the railway reserve, which could provide an opportunity to leverage and extend

health, science and research related activities given the presence of St John of God Hospital within close proximity to Subi East, and to integrate with development on the north side of the railway reserve, within the Town of Cambridge.

Design and development of the buildings and public realm will need to demonstrate high quality architectural, urban and landscape design and demonstrate leading sustainability practices including minimising non-renewable resource use and ongoing costs to future occupants. Residential and mixed use development will also need to include diverse and affordable housing.





The redevelopment of Subiaco Oval Neighbourhood will open up the oval to the community from its previous private stadium use. The location of two schools in close proximity will create opportunities to develop an important education and recreational hub, that shares facilities with the wider community. Key features will include:

- + Retained timber seating from Subiaco Stadium for viewing platform
- + Green community spaces (gardens, native planting, exercise areas, gathering spaces)
- + Retained fig trees
- + Civic square for events
- + Heritage Gates restored and reopened
- + Green link through precinct to honour the Whadjuk people's connection to country
- + Proposed new City of Subiaco Community Hub – subject to City of Subiaco Business Case and Approvals
- + Proposed new home for the WAFC
- + Enhancement of Subiaco Road (tree lined street that feels leafy and green)



## 5.2.2 PMH Neighbourhood

### PMH NEIGHBOURHOOD



Another key objective for the precinct will be to facilitate quality pedestrian, cycling and public transport linkages to improve the connectivity of the Subi East redevelopment area.

A mixed land use precinct is to be developed, with an emphasis on residential development and the potential to service the local residential and worker population in the immediate area with commercial, retail and other employment generating uses such as health or education related land uses.

The PMH Neighbourhood will be redeveloped to introduce a critical mass of people to maximise the strategic location of the area, including the existing

transport routes, the proximity to the Perth city centre, and local amenities, exemplifying the Connectivity Scheme Objective.

Built form should appropriately respond to its context, while recognising its highly prominent and accessible location, with development transitioning in height from the lower scale residential area to the west of the precinct to the higher scale urban form towards Thomas Street. Redevelopment of the site will retain and celebrate existing heritage listed buildings, with interpretation of the former hospital use to be integrated into the fabric of the PMH Neighbourhood.

Design and development of the buildings and public realm will need to demonstrate high quality architectural, urban and landscape design, including maximising open space efficiencies and demonstrating leading sustainability practices, including minimising non-renewal resource use and ongoing costs to future residents.

The Princess Margaret Hospital (PMH) Neighbourhood will form the main eastern gateway to Subiaco, through landmark buildings, high quality design and landscape treatments to provide a sense of arrival and a transition point between West Perth and Subiaco.

### Benchmarks and Best Practice



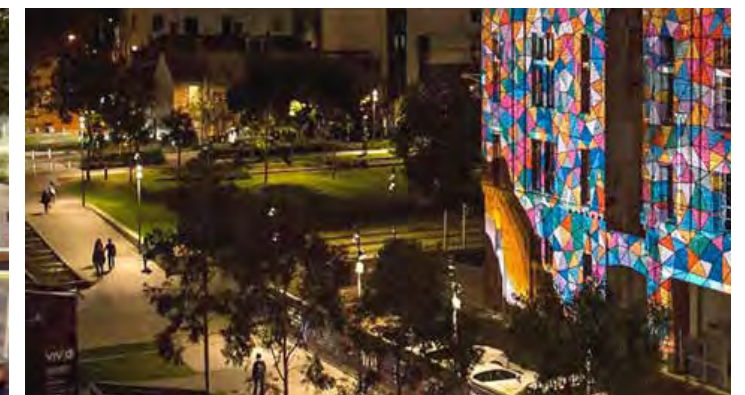
Hart's Mill Surrounds, SA



Ordener-Poissonniers development, France

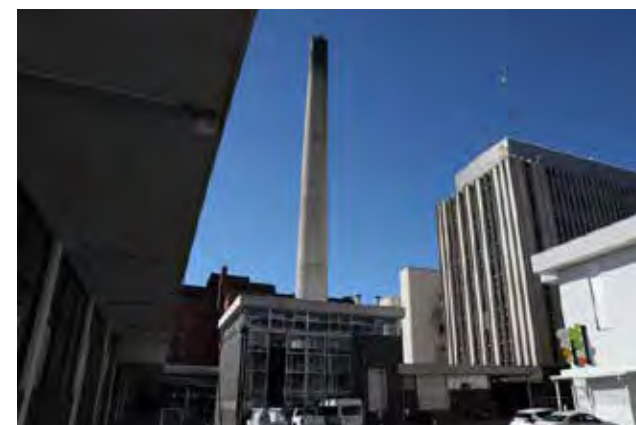


Arden Urban Renewal Precinct, Victoria



Central Park Public Domain, NSW





Design and development of the buildings and public realm will need to demonstrate high quality architectural, urban and landscape design, including maximising open space efficiencies and demonstrating leading sustainability practices, including minimising non-renewal resource use and ongoing costs to future residents. Key features will include:

- + Underpass upgraded to enhance pedestrian connectivity across Thomas Street
- + Outpatient's Building retained and celebrated in place
- + Godfrey House to be restored and re-purposed
- + Opportunity to retain the PMH Boiler House and Stack as landmarks suitable for boutique re-use opportunities, entertainment
- + York Street extended into the PMH Neighbourhood
- + Central public open space



## 5.2.3 Railway Neighbourhood

### RAILWAY NEIGHBOURHOOD



Another key objective for the precinct will be to facilitate quality pedestrian, cycling and public transport linkages to improve connections to the Subi East redevelopment area. This includes the need to maximise the station's visibility and legibility from surrounding public spaces.

A mixture of land uses is envisaged, with the focus being on diverse medium to high density residential development, while recognising socially inclusive housing and the importance of community facilities.

As with other Neighbourhoods in Subi East, some complimentary land uses can be considered, in order to service local demands and provide daily amenities in close proximity to the train station. There is also the potential opportunity to develop surplus land surrounding the train line.

The Railway Neighbourhood, primarily under private ownership has opportunity to be redeveloped over a longer period of time to introduce a critical mass of people maximising the areas strategic location adjacent West Leederville activity centre and train station, the proximity to the Perth city centre, and local amenities, utilising the existing green along the railway corridor to enhance connections. The redevelopment of the area will be led by individual property owners.

#### Benchmarks and Best Practice



Vauban Sustainable Urban District, Germany



The Atlanta BeltLine, Georgia, USA



Bullitt Center, Seattle, USA



White Gum Valley (WGV), WA



Long Bay Master Plan / Vaughans Stream Corridor, NZ





Design of developments will need to demonstrate high quality architectural and sustainability practices and ensure vibration and noise from the adjoining railway reserve is appropriately ameliorated to a high standard, while also interacting appropriately with adjoining public space. Key features will include:

- + Investigation of areas for regeneration opportunities
- + Improved pedestrian / cycling environment and connections
- + Improved connection to West Leederville Train Station
- + Enhancement of Subiaco Road (tree lined street that feels leafy and green)



## 5.2.4 Mueller Park

### MUELLER PARK



Conveniently located between the Subiaco Oval, PMH Neighbourhood and West Leederville, Mueller Park is the heart of the Subi East area and creates equal access through activities and spaces that allow the exploration of the physical world through the use of sight, touch, sound and smell.

Retaining Mueller Park as a central community asset, providing a shady parkland setting with existing nature-based playground, will be key to strengthening the areas connection to nature.

Opportunities will be explored to utilise Mueller Park for community events, given its large size, central location and level of amenity, it provides an ideal location to bring together the existing and new community in and around the Subi East area.

There is opportunity to enhance Mueller Park as a key destination building on its unique landscape.

**Mueller Park is to be retained and celebrated as a focal passive recreation reserve, to service the surrounding community and act as an expansion to the existing green spine connecting the Subi East area both east and west, north and south.**

### Mueller Park Existing



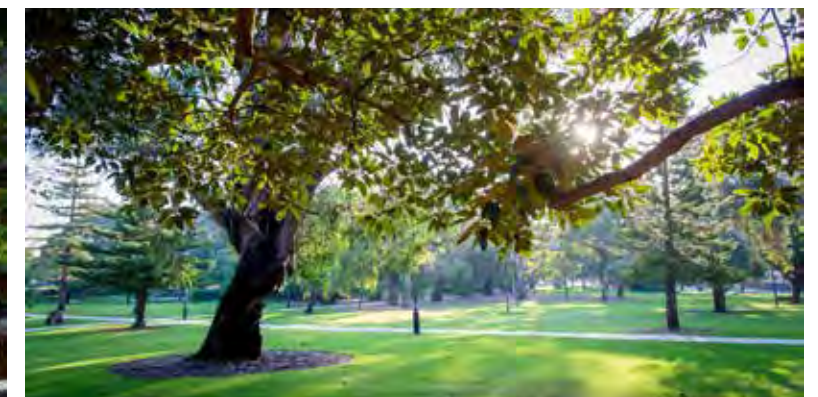
Mueller Park Connectivity



Mueller Park Playground



Muller Park Water feature



Muller Park Landscape





The legibility of the park and its connections to areas of interest, the West Leederville Train Station and adjoining neighbourhoods should be enhanced by improving pedestrian connections through and bordering the space. Opportunities for key features will include:

- + Green community spaces (gardens, native planting, exercise areas, gathering spaces)
- + Green link through precinct to honour the Whadjuk people's connection to country



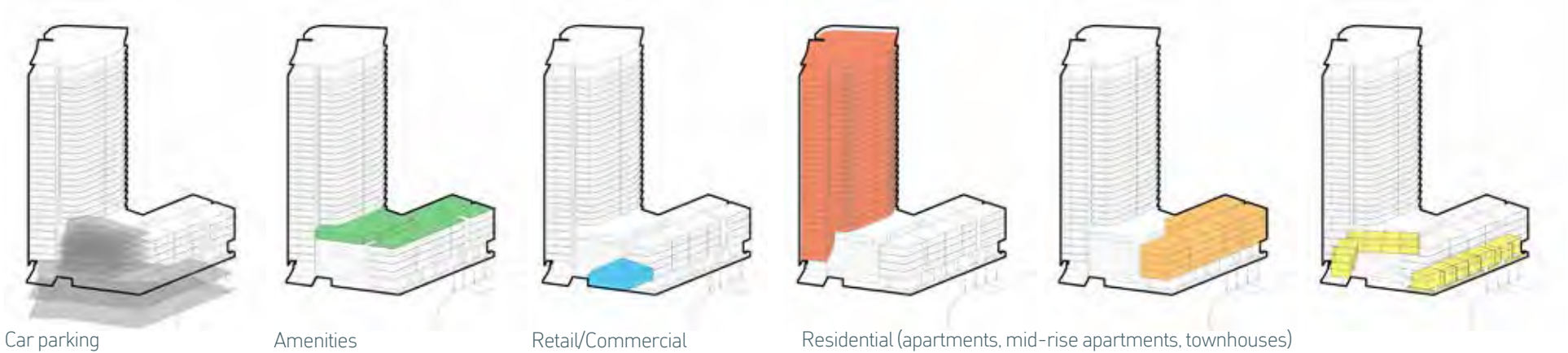
# 5.3 Proposed Land Use

INDICATIVE DEVELOPMENT FLOORSPACE AND YIELDS	Subiaco Oval	PMH	Railway	Mueller Park
Size	14.49 <sub>ha</sub>	5.18 <sub>ha</sub>	10.93 <sub>ha</sub>	4.4 <sub>ha</sub>
Residential Dwellings	1000 Minimum	1020 Minimum	700 Minimum	-
Retail / Commercial	7,500 <sub>sqm</sub> (approx)*	6,600 <sub>sqm</sub> (approx)	-	-
Community / Recreation	12,500 <sub>sqm</sub> (approx)	-	-	-
Education	1.8 <sub>ha</sub>	-	-	-
Public Open Space	4.1 <sub>ha</sub> (approx) with Oval 2.1 <sub>ha</sub>	0.54 <sub>ha</sub> (approx)	-	4.4 <sub>ha</sub>

Note: floor areas are net lettable area.  
 \* Inclusive of approximately 6,000sqm net lettable area for possible WAFC use

## ADAPTABLE MIX OF USES OVER TIME

- + Accommodating a diverse range of dwelling responding to a changing demographic in the area.
- + Ensuring new development can support adaptive reuse of buildings i.e. by providing generous ground floor levels.
- + Or by adapting sleeved podium level car parking to residential or office space with good depth for access to sunlight and cross ventilation.







1. Diversity of lot sizes to support a range of housing types.
2. Setback of development from the oval edge providing additional open space and opportunity for interpretation of Subiaco Oval Heritage Place.
3. The Heritage Gates plaza creating a civic space to celebrate the home of WA Football history with opportunity to host boutique events such as small markets or festivals.
4. Central space within the PMH Neighbourhood creates a green core to the site with strong pedestrian focused connections.

5. Opportunity for ground floor use to allow for retail commercial uses activating key locations.
6. Potential for a City of Subiaco Community Facility integrating recreational, community and educational uses with provision for basement public car parking, subject to Council Business Case.
7. Proposed new home of WAFC.

#### LEGEND

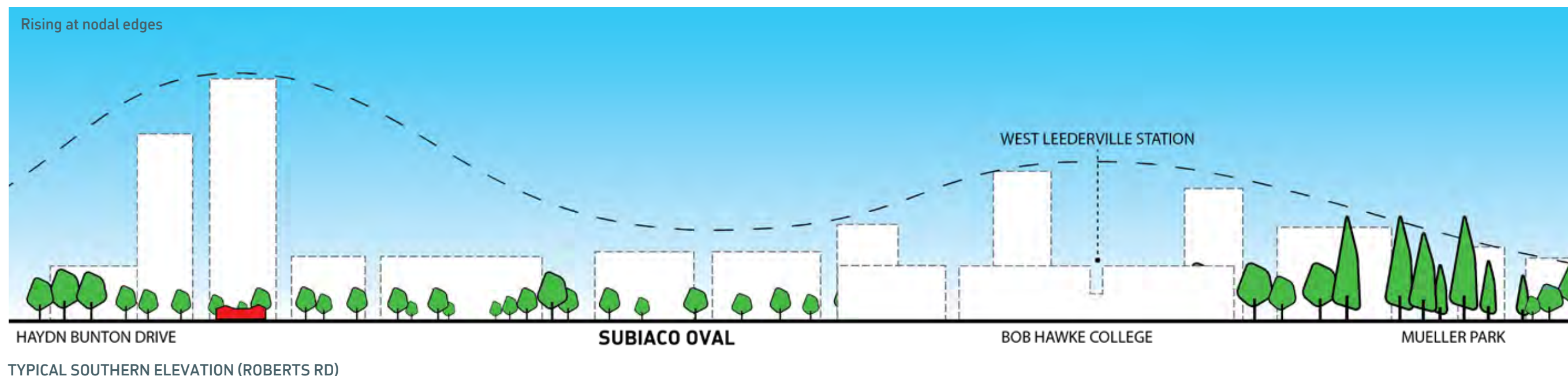
- Residential
- Potential Ground Floor Retail Activation
- Potential for Mixed Use / Commercial
- Proposed WAFC Mixed Use
- Community / Recreation
- Education
- State Heritage Structure / Place
- Locally Listed Heritage Structure
- Railway
- Railway Station
- Redevelopment Area Boundary





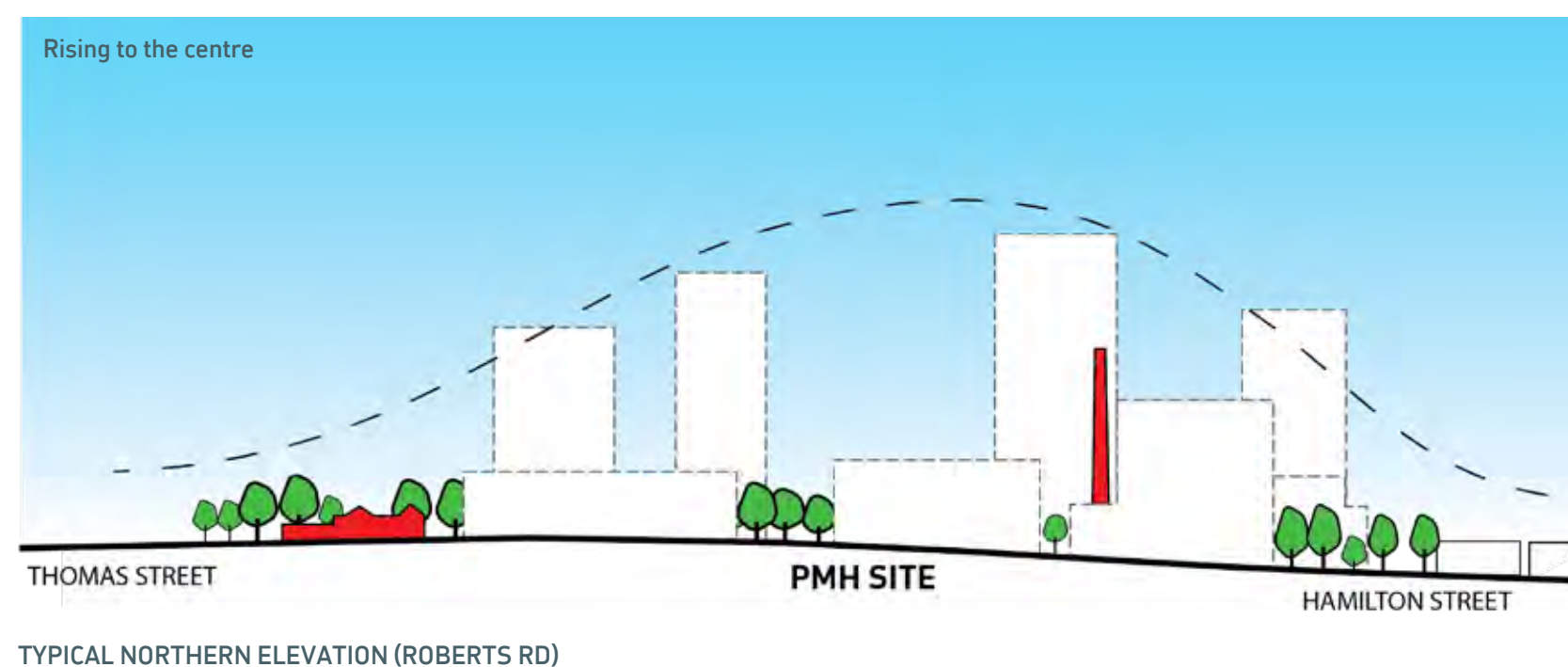
# 5.4 Proposed Building Heights

## SITE CHARACTERISTICS INFORMING BUILDING HEIGHT INTENSITY



Site characteristics within the Subi East area influencing the location of development intensity and height:

- + Subiaco Oval stepping down from Subiaco Road to Roberts Road, fronting adjacent low rise mixed use residential buildings.
- + Lots to the north of the Oval setback within a landscaped setting to the railway presenting a transition zone with opportunity for lower building heights to minimise overshadowing of Subiaco Oval.
- + Landmark sites of significant height concentrated East and West of the Oval reinforce gateway connections into the neighbourhood.
- + Market Square to the West forms an open space and tree lined buffer between existing development.
- + The PMH site falls towards the West from 45mAH to 38mAH providing opportunity to concentrate vertical development at its centre, tapering down to existing development.
- + Perched high on the hill, landmark sites within the PMH Neighbourhood provide opportunity for gateways to reintegrate with the surrounding urban fabric.
- + Appropriate setbacks and slender tower form to mitigate overshadowing on surrounding development.





# 6.0 Master Plan Strategies





# 6.1 Urban Framework & Strategies

The Master Plan provides a framework to guide future growth and redevelopment of Subi East. As a high level plan, it sets out key strategies to manage redevelopment and change over time, including identifying what is important about the place and how existing character can be conserved and enhanced.

The following key strategies guide the design intent for redevelopment, ensuring careful consideration is given to the broad areas of activity, movement and character.

### Activity

Subi East will primarily function as a residential area and recreation node supporting adjacent retail and business districts, providing a unique and established economic position.

Subiaco is undergoing considerable transition and, as such, flexibility regarding redevelopment options for property owners, investors and developers will be essential. The Master Plan responds to the following economic strategies:

- + a robust mix of residential dwellings and typologies;
- + increased densities, in key locations;
- + incorporating supplementary/complimentary retail and commercial space as part of mixed use developments;
- + investment in heritage infrastructure to drive future visitation; and
- + education as a major anchor

### Access and Movement

Access, movement and parking strategies have been developed to significantly improve pedestrian and cyclist access across the redevelopment area while maintaining appropriate vehicle access; recognising the strategic role of major connector roads such as Roberts Road and Thomas Street. The focus within the access and movement strand includes:

- + increasing the green canopy of all streets;
- + providing a more flexible and connected street network for all users;
- + improving pedestrian connectivity at major intersections; and
- + providing appropriately located on-street parking and vehicle access points.

### Character

Public spaces and streetscapes will be enhanced to become lively, yet relaxed spaces, with flexible design to support a range of activities, contributing to each neighbourhoods unique character. Walkability will become a key focus for connecting public spaces through integration of new landscape and streetscape treatments such as pedestrian crossings, shared paths and heritage interpretation elements.

High quality public spaces will be designed with a focus on the histories of both Subiaco Oval and PMH Neighbourhoods, as well as the cultural expressions of the Whadjuk Noongar people. By translating stories into the public domain, this creates opportunity for educational, fun and inclusive spaces for all contributing to Subiaco's evolving character. Integrated public art will aim to celebrate Subi East as a destination for the broader community and the Subiaco Oval on the original home of WA Football.

- 1. LAND USE AND URBAN FORM
- 2. BUILT FORM AND HEIGHT
- 3. PUBLIC DOMAIN, OPEN SPACES AND PRIVATE REALM
- 4. STREETS AND WALKABILITY
- 5. PUBLIC TRANSIT
- 6. PEDESTRIAN AND CYCLE PATH
- 7. PUBLIC CAR PARKING
- 8. ACTIVATION AND PLACE MANAGEMENT
- 9. HERITAGE AND CULTURE
- 10. SUSTAINABILITY INFRASTRUCTURE
- 11. SERVICE INFRASTRUCTURE



## 6.1.1 Land Use and Urban Form



1. Built Form and public realm to respect the heritage of the Oval.
2. Potential for small scale food and beverage at strategic locations.
3. Orientating frontages to a landscaped railway edge to visually connect with the adjoining neighbourhood along Railway Parade.
4. North-south link visually connecting Perth Modern School with the Outpatients Building, rejuvenated within a landscape setting.
5. Integration of pedestrian underpasses (at West Leederville Railway Station and Thomas Street) with adjacent public space.

### LEGEND

- Residential / Mixed Use
- Community / Recreation
- Education
- Potential Commercial Uses
- State Listed Heritage Structures
- Local Listed Heritage Buildings
- Surrounding Physical Connections
- Surrounding Visual Connections
- Railway Station
- Redevelopment Area Boundary
- Upgraded Pedestrian Underpass
- Gateways
- Commercial Zone
- Potential Cafe / Restaurant
- 1938 Subiaco Oval Boundary



6.1.2 Built Form and Height



- 1. Landmark sites west of the Oval and Thomas Street forming visual gateways into the Subiaco Oval and PMH Neighbourhoods.
- 2. Intensification of height and density adjacent to West Leederville Station provides enhanced accessibility and legibility by allowing height and scale to diminish with closer proximity to the oval.
- 3. Lower scale buildings fronting the Oval edge, step back to slender built form to reduce the impacts of overshadowing on surrounding development.
- 4. The shape of development at the ground plane is informed by landscape design, ensuring that the profile of the oval remains legible. Therefore, the landscape successfully integrates with the built form to equally reinforce the arc of the oval edge.
- 5. Outpatient Building as a standalone heritage building is celebrated within a landscaped setting, stepping up in height along Hay St mixed use zone.

- 6. Consideration for the spacing, shape and scale of new buildings to ensure appropriate response to adjacent development while optimising outlook, access, and exposure to northern light, minimising the potential for solely south-facing dwellings.
- 7. Retention of Ficus Trees within the public realm provide added amenity and a sense of scale to buildings of significant height, while also contributing to the northern gateway.
- 8. Potential for a more intense occupation of the PMH site, with higher density responding to the topography and changes in level providing opportunity for interesting built form outcomes.
- 9. Edge interface along Roberts Road integrating level changes within the built form, enabling commercial frontages to the street and residential addressing the oval amenity.
- 10. Noise and vibration impact on proposed development from major transport corridors (railway line and Thomas Road) will require general acoustic and vibration mitigation strategies to be considered during the detailed design.

LEGEND

- Up to 6 Storeys
- 7 - 11 Storeys
- 12 - 17 Storeys
- 18 - 30 Storeys
- Landmark Site





### 6.1.3 Public Domain, Open Spaces and Private Realm



1. Extension of the 'green link' through Subi East remains an important attribute contributing to legibility and way finding.
2. The northern landscaped and activated railway edge offers further potential for public space to front development along Railway Parade, increasing passive surveillance along the corridor - subject to further resolution of design detail and management with PTA.
3. The 'green' link or buffer between existing structures within the PMH site offers the potential for greater legibility and a more meaningful reference to the historical narrative of the place.
4. The creation of a hierarchy of public spaces ranging from compact to linear and large-scale green spaces providing a variety of experiences:
  - a. **Fig Place** - A public space retaining 3 x ficus trees in place, creating a green entry to the site.
  - b. **Northern Public Open Space** - A community based park with shade, green links and open active turf.
  - c. **Pavilion Surrounds** - Potential for small scale building with functional green spaces

surrounding it

- d. **Green Link** - Open space fronting Bob Hawke College providing a green link between Subiaco Oval and Mueller Park.
- e. **Oval and Surrounds** - A ring park providing key space for spectators and community to walk, rest and watch.
- f. **Heritage Gates** - A civic space to celebrate football history in WA.
- g. **Southern Public Open Space** - A park that links to the oval and showcases native vegetation.
- h. **Civic Space** - A plaza that provides relief from built form along Roberts Rd and connects to the Oval.
- i. **Central Village Green** - A large central green designed to provide amenity and a community based central play-space.
- j. **Outpatient Building Memorial Gardens** - A space to reflect on the stories of the site.
- k. **Thomas Street Edge** - A green link that provides a buffer to Thomas Street and a safe-way for pedestrians.

#### LEGEND

-  Public Open Space
-  Private Green Space
-  Subiaco Oval
-  Parkland
-  Boulevard Corridor
-  Shared Space Street and Quality Built Edge
-  Green Link
-  Entry Markers (through the neighbourhood)












### 6.1.4 Streets and Walkability



1. The hierarchy of streets within the precinct reveal the individual context and character. Subiaco Road to be boulevard with activation and mature tree coverage.
2. The intersection of Subiaco Road with Haydn Bunton Drive is located to accommodate left in and left out traffic flow.
3. Extension of York Street connects the PMH Neighbourhood to the broader locale, terminating at the Thomas St underpass to fully connect with the north south green link.
4. Treatment of PMH local street as a priority pedestrian friendly shared use space.
5. Further consideration of two way treatment of Roberts Road and Hay Street.
6. Proposed intersection improvement to facilitate safe pedestrian access connecting to neighbouring activity centres.
7. Restricted vehicle access in current road configuration with right turn from Roberts Road only.

- LEGEND**
-  East West Connection
  -  North South Connections
  -  Local Streets
  -  Pedestrian Lane
  -  Shared Street / Slow Street
  -  High Traffic Connection Corridor
  -  Proposed Intersection Upgrade - Improved safety for pedestrian & cycle access



## 6.1.5 Public Transport



1. Shaded, tree-lined walking and cycling-friendly connections, linked to public transport are also aimed at improving links to surrounding communities and activity hubs.
2. Existing underpasses at West Leederville Train Station and Thomas Street (PMH) upgraded, further strengthening Subi East's links to West Leederville, West Perth and the Perth CBD.

### LEGEND

- West Leederville Station
- Passenger Rail
- Pedestrian Connections from Station
- Walkable catchment from Station
- Existing Bus Routes
- School Bus Stop





# 6.1.6 Pedestrian and Cycle Path Network



1. Upgrade of the West Leederville Railway Station and Thomas Street pedestrian underpass environments, increasing the width of footpaths to accommodate expected additional pedestrian and cyclist usage.
  2. Proposed arbor structure framing the northern edge of the oval creates the opportunity for a continual shade canopy, improving the pedestrian experience moving between the Station and Oval environment whilst also serving to enhance the legibility of the east-west Subiaco Road alignment.
  3. Landscaped and activate Roberts Road providing an attractive pedestrian environment and proposed extension of the separated on-road cycle path, linking connections east and west.
  4. Orientating frontages to a landscaped railway edge enables passive surveillance across the rail corridor with future provision for a pedestrian connection.
5. Increased permeability through development lots to enhance walkability and public access to facilities.
  6. Creating a more pedestrian friendly environment to the extension of York Street, integrating level changes to address seamless equal access requirements.
  7. Landscaped response to Thomas Street allowing for visual connectivity between the two State-listed heritage buildings - the Outpatients Building and Godfrey House.
  8. Planning for improved bicycle accessibility and infrastructure with provision of dedicated public bike parking.
  9. Proposed intersection upgrades to ensure safe, legible and seamless connections for both pedestrians and cyclists connecting to the surrounding neighbourhoods.
- LEGEND**

  - Principal Shared Path (PSP)
  - Existing Shared Path
  - Upgraded Pedestrian Underpass
  - Proposed Pedestrian Pathways
  - Potential Future Pedestrian Bridge
  - Proposed Upgraded Pedestrian Crossing
  - Existing / Proposed Shared Path
  - Proposed Shared Car/Cycle Lane
  - Dedicated Public Cycle Parking



## 6.1.7 Access and Public Car Parking



1. Existing street parking will be retained with new connection to Haydn Bunton Drive.
2. Potential for a City of Subiaco Community Facility integrating recreational, community and educational uses with provision for basement public car parking, subject to Council Business Case.
3. Side access lanes adjacent to development lots to minimise crossovers along primary pedestrian routes. Basement parking including user and visitor to be considered in development lots.

### LEGEND

- Future or Existing at-Grade Public Car Parking
- Potential location for basement Public Car Parking
- School Kiss & Ride
- Proposed Private Car Parking Access/Egress
- Precinct wide strategies and opportunities
- Potential for Electric Car Charging
- Potential for Car Sharing
- Potential for Shared Day / Night Parking Facilities





# 6.1.8 Activation and Place Management



- 1. Opportunity for ground floor use to allow for retail commercial uses activating key locations.
- 2. Highly activated ground floor frontages including cafes, restaurants, bars, visually engaging with a quality public realm at strategic nodal locations.
- 3. New development to present appropriate levels of activated and engaging frontages, responding to the different streetscape characteristics and relationship with the public domain. Inactive uses, such as car parking to be either concealed underground or sleeved within the building structure.
- 4. Opportunity to retain the Boiler and Stack as a central beacon and activator within the PMH central green as a historical interest point within the site.

LEGEND

Highly Active Building Frontage/Edge (Cafe, Dining)

Moderately Active Building Frontage/Edge (Office)

Public Open Space

Potential Cafe / Restaurant

Potential Commercial

Activity Node

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## 6.1.9 Heritage and Culture



1. Expression of the 'Six Seasons Biddi' marker spaces across a number of significant places within Subi East telling a story of the different Noongar seasons:
  1. **Djeran** - West Leederville Underpass
  2. **Makuru** - Community Hub
  3. **Djilba** - Subiaco Oval Heritage Gates
  4. **Kambarang** - South East Oval POS
  5. **Birak** - Mueller Park/PMH Interface
  6. **Bunuru** - PMH Underpass
2. The 1938 Subiaco Oval Boundary - Greater legibility of the Oval and the presentation of a more open and visible embankment and interpretive edge the whole way around the oval, thereby retaining and enhancing the heritage value of the place.

3. Spectator experience - Ring park providing functional space for passive and active users.
4. The Heritage Gates - A civic space that celebrates Subiaco as the historic home of WA football, including reinterpretation of Sandover Medallist Walk - maintaining connection to the Oval.
5. The Nursery - Originally established by Alexander Dickson Esson Bruce Municipal Gardener (1921) expressing the linear celebration of the trees of Subiaco connecting the Aleppo Pines, the Figs and Mueller Park.
6. PMH Sensory Playground - An expression of Radio Lollipop space, a place that welcomes Children for all ages. A central 'green heart' providing a space to for children celebrating the positive history of PMH.
7. Outpatient Building / Memorial Garden - Within a landscape setting opportunity to reflect the significance of the PMH site as the first dedicated children's hospital in the State.
8. Godfrey House - Forming a prominent gateway, integrated with new development.

### LEGEND

-  1938 Subiaco Oval Boundary
-  Oval Spectator Experience
-  The Gates
-  The Nursery
-  PMH Playground
-  History of PMH
-  Six Season Biddi
-  Heritage Gateways (Noongar Six Seasons)





6.1.10 Sustainability Infrastructure



- 1. Low carbon development – Expectation for all sectors of the economy, including developments, to reduce their carbon footprint for plans 20 years and beyond and to assess the risks of future climate conditions.
- 2. Planning for precinct-wide services strategy - Capitalising on the scale of the development and provide important sustainability initiatives around the conservation of water and energy, waste management and recycling.
- 3. Water sensitive, supporting cool green infrastructure and good biodiverse - Feasibility testing for developing large scale alternative water solutions aimed at reducing reliance on external water networks. Placement of trees to benefit reducing urban heat and areas of greatest public use.
- 4. Telling the story of water - Interpretive expressions of site’s significant location within, and adjacent to, the greater water catchment basin stretching from Lake Joondalup to the Swan River via Lake Monger and the mostly concealed wetlands of Leederville and Northbridge.
- 5. Sustainable waste management - Exploration of national and international best practice examples.

- 6. Active and multi modal transport – Promoting a transit oriented city village that encourages walking, cycling and public transport usage both within the four neighbourhoods and beyond..
- 7. Smart Cities – Working with local authorities to identify opportunities for technology to add value to one of the primary sustainability visions.
- 8. Rich cultural heritage – Ensuring ongoing engagement with Traditional Owners on the sustainable vision, targets/standards and broad delivery strategy.
- 9. Economically sustainable development that encourages local enterprise – Considers not only construction efficiencies but also in the operation and maintenance phases while striving to strengthen local economies to deliver tangible commercial and community benefits.
- 10. Sustainable and healthy communities – Development designed to support community wellbeing, minimising social isolation and to consider inclusiveness for different sectors of the community including aging in place, family friendly approaches, pets and those with disability/mobility issues.

LEGEND

- Conservation of Existing Urban Canopy
- Integration of Green Space
- Vertical Integration of Private Green Space
- Potential Integration of Solar Panels
- Six Seasons Biddi
- Precinct wide strategies and opportunities

	Biodiversity Sensitive Urban Design		Adaptive Reuse
	Smart Cities		Renewable Energy
	Water Sensitive Urban Design		Re-cycling
	Sustainable Waste Management		Electric Car Charging
			Car Sharing
			Shared Day / Night Parking Facilities

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## 6.1.11 Service Infrastructure



1. Underground Power - Existing 132kV underground transmission power cable within Western Power Restriction Zone will be protected and will require development to address strict guidelines for installing new infrastructure adjacent and will impose limitations to changing levels.
2. Overhead High Voltage Power - Existing 66kV overhead transmission lines located within the western verge of Thomas Street for a portion of the eastern boundary of PMH which requires an easement of approximately 6m. Removal of the overhead power will be investigated as part of future development.
3. Wastewater - 300dia sewer west of school site providing points of connection. New internal reticulation will be required. Possibility of off-site sewers along Townsend. Longer term off-site up-grades may be required by Water Corporation.
4. Water - The existing water network within and surrounding the development is robust with significant recent upgrades including replacement of undersized cast iron mains.

An existing 600dia water distribution main traverses the site along Coghlan Street and Subiaco Road east of Coghlan Street that provides multiple points of connection

5. Stormwater - The majority of Master Plan catchment ultimately discharges via local City of Subiaco drainage into the Main Drain traversing the site east of Bob Hawke College which is under the control of Water Corporation. The redevelopment area provides sufficient scale for development of a holistic water management strategy. Water Sensitive Urban Design Principles will be applied to treat road reserve runoff prior to discharge into piped network.
6. Gas - ATCO Gas services typically exist within all existing road reservations within and surrounding the site and all developed lots will be provided with a service.
7. Telecommunications- All proposed development lots will be serviced by NBN as part of the development works.

### LEGEND

- Water Supply
- Underground Power Supply
- Overhead High Voltage Transmission
- Western Power Restriction Zone
- Sewer Connection
- ↔ Stormwater - WSUD Green Streets
- ⊙ Bore Water Connection





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Images: Courtesy of DevelopmentWA.







# Appendix



**Subi East Master Plan**





Subiaco East Artist Impression