

Webinar - 26 May 2020 - FAQs

The purpose of this document is to provide answers to questions raised by participants to a webinar held 26 May 2020. The answers provided as part of this feedback are accurate at the date of the webinar. Readers are encouraged to visit the webpage for the most up to date FAQ's.

Dwelling numbers

How many residential dwellings are being planned for as part of the Master Plan?

The Subi East scheme area has been identified by State Government as an area appropriate for density in the City of Subiaco. The master plan will be developed for the entire scheme area over Subi East (LINK). The Subi Oval and PMH neighbourhoods will be home to approximately 2000 dwellings. These areas are located largely on Government land and will be delivered through DevelopmentWA. The privately owned Railway precinct will also be considered within the Master Plan and would be developed over time through the market. This privately held land is indicatively intended to provide 800 dwellings once fully developed.

Why is the objective for the project to deliver a minimum of 2000 dwellings to the site?

A key focus of the State Government is to make provision for future population growth in Perth over the coming decades. Subi East has been identified as an opportunity to provide high quality density in close proximity to the City and to public transport. The density identified within Subi East is consistent with the density identified in the Subiaco Local Planning Scheme.

Provision of public open space

The Kitchener Common Master Plan provided an additional 1.73ha of open space for Subiaco. Will the Subi East project deliver sufficient open space for Bob Hawke College and the community?

DevelopmentWA recognises the advocacy of the City of Subiaco in relation to the provision of additional regional open space in Subi East.

A key feature of the Subi East redevelopment is converting a private oval to a public space. This is a great benefit for the whole community who will, for the first time in decades, be able to utilise this space for both recreation and sport. More than 4.5ha of open space will be provided across the redevelopment area (equivalent to more than two full size football ovals).

Regional Open Space is a matter facing all inner-city suburbs, for consideration by the various inner-metro Local Government Authorities in partnership with the Department of Local Government, Sport and Cultural Industries.

Can the WAFC move to the WACA so that Bob Hawke College and the community have more access and use of the oval?

The current agreement between the State and the WAFC is for a site at Subiaco Oval. Details of how usage of the oval will be shared between Bob Hawke College students, the WAFC and local sporting groups are being determined through the Shared User Agreement. The Shared user agreement is being led through the City of Subiaco

Will the Master Plan provide additional active green sports space around the oval, for the School and community use?

Yes. In addition to the Oval, there will be public spaces created adjacent to the Oval which include the Heritage Gates and Northern Oval Park which will include significant green space.

Why can't we go higher (have smaller sites) and then have more open space?

There is a balance between the height and cost of a development. The height of a building is based on multiple factors including the number of apartments, the depth of the market and even the geology of the site (for example the higher you go, the deeper the parking and foundations required at the site).

All of these factors need to be considered in the Master Plan. We are investigating where we could accommodate additional height to ensure we achieve the balance between open space and height in the area.

One of the project pillars is Collective Wellbeing, has this been overlooked in the Master Plan in favour of layout, ignoring the need for public open space for the community?

We recognise that public open space is important to the community, and we have had a lot of feedback on both passive and active space. Collective wellbeing is more than creating active open spaces. It recognises the need to create a shared and inclusive place to support a growing and diverse community. It considers creating a place for learning and care, and one that reflects the history of the Subiaco area.

The Master Plan design is still in process and the design team is continuing to take into consideration these elements as well as the feedback from the community around the provision for active open space. This feedback includes designing places to dwell, reflect, be active, places for music and events and to watch football.

Will the Master Plan incorporate some entertainment spaces to attract people to the area?

Yes. There are public spaces included as part of the PMH and Subi Oval Neighbourhoods that provide an opportunity for entertainment areas. The spaces are large in size, to be able to allow for flexibility in the use of the space. We also acknowledge that there are existing

public spaces adjacent to the site including Market Square, which already functions as an entertainment space for the City of Subiaco and the community.

Our approach is to ensure that we're creating spaces that are as flexible as possible and providing good amenity while not duplicating what's already existing. We're creating functional, community friendly spaces. For the spaces that are intended to be used for entertainment, we're ensuring they are designed in a way to minimise inconvenience to the surrounding residential area.

The Fig Trees

How many figs are remaining on the site?

There are three established figs remaining onsite. These are located in the car park adjacent to Haydn Bunton Drive.

What is the likelihood the fig trees will die from being relocated?

Transplanting of any trees does come with risk. The Design Team work closely with specialist arborists when considering this, with whom care as much for the health of the trees as the community. The design team have actively considered the potential to move the trees to a more central location within the Master Plan. This option has been tested with our Community Reference Group and other key stakeholders.

Whilst the Master Plan has not yet been finalised, the feedback on this important issue has indicated that the community preference is for the figs to remain insitu.

Concerns for the privacy of oval users

Is there a plan to manage potential issues associated with the residential development overlooking the oval while in use by Bob Hawke College students?

We're currently investigating the elements of building heights as part of the Master Plan development. This includes ensuring that where we are including height, that there is appropriate set back from public open areas.

Creating active spaces also improves safety in communities. The design of Subi East will consider all of these elements to produce an area that is vibrant and safe for the whole community.

Design Guidelines are a key component of this process. Following the Master Planning process, the design guidelines will produce the guiding principles and requirements specific to each lot and will outline design criteria that each of the building designs must meet to progress through to development. As part of the development of the Design Guidelines, any risk to public privacy and safety will be addressed and mitigated. The design Guidelines will be tested through a Design Review Panel and advertised for public feedback.

Daylight impacts on the oval and active spaces

Has there been 3D shadow impact analysis done to understand the impact the built form will have on sunlight permeability of public open spaces?

Shadow analysis across the precinct have been undertaken to determine the impact on public open space. Building heights will be determined through the Design Guidelines and consideration will be given to overshadowing on the landscaping, Subiaco Oval and public realm.

What is the daylight / shadow impact of the built form on the oval, active spaces and the fig trees between 10am and 3pm in winter?

We're currently investigating the shadow impact on the oval, active spaces and trees in the area. Consideration will be provided on how residents use the areas as well as the wellbeing of the existing and proposed trees. These will be a key consideration within the design of the Master Plan.

Links and connections

Will the links into West Leederville be strengthened as part of the Master Plan?

The Design Team are designing for future connections across the site. The intent of the Master Plan is to improve the links into West Leederville and West Perth. The Design Team are considering ways to make these links safer and more legible. Once Bob Hawke College is operational in 2023, we anticipate an increase in pedestrian and cycling use along these links. It is therefore a key consideration and we're continuing to investigate the transport planning to inform the Master Plan.

The decision to rule out covering the railway line was made because it was found too costly to justify. What was the process to investigate this option and the estimated cost in which this decision was based?

This option to cap the railway was investigated and included as part of the initial business case for the project. When the WA State Government reviewed and approved the business case for the project, the option to cover the railway was not approved and funding was not given to deliver this at this time. We recognise that this might still be an option to explore in the future, so the Master Plan will consider this and ensure the design allows for future consideration.

Will the same level of consideration for green space and links that are planned for the Thomas Street boundary, be given towards the northern boundary fronting the railway shared path and Leederville Station?

The area between the railway and the development is considered an important aspect in the Master Plan design with further investigations with PTA on design to be undertaken. Green links are a key consideration for the project and will be considered within the Master Plan for this area.

Have the North and South Links been budgeted for, if not, why are they still shown on the Master Plan concepts?

The Subi East Redevelopment Master Plan is intended to guide development for a 30 year period (or more). The plan has therefore been designed with flexibility in mind for future opportunities. This includes the potential for future railway capping, additional bridges for connection and the potential for having two-way access on Roberts road. Whilst these elements are not currently funded, there is the potential for them to be integrated into a future development should funding be secured.

What is the budget allocation within the overall project to deliver the cultural elements of the Master Plan?

The design team are working to deliver a plan that reflects the place and context for the site. As part of this process, a Cultural Context and Place document is being finalised and includes significant feedback from across the community, key stakeholders and organisations. This document will help inform the Master Plan and the detailed design process for the project. It is anticipated that the cultural elements will be reflected in numerous ways including the landscape design, design guidelines and place activation strategies. This integration of culture and heritage will be embedded in all budgeted aspects of the project.

Are the tracks and trails considered as part of the engagement with the Elders group planned to link to Kings Park and Lake Monger?

The Elders group are currently in discussions about these links and connections and are considering how we create movement and connect to places in a broader context, including the connection to Kings Park and Lake Monger. Part of this process is looking at the two Songlines that go through the area, as well as incorporating the concept of the six season markers so that the movement through the area is free flowing.

Is a green link north over the railway line towards Lake Monger being considered as part of the Master Plan?

The Design Team are working closely with the Elders group and a wide range of stakeholders to ensure the Master Plan will support a green link towards Lake Monger as well as other key areas in the broader context. The provision of green links created in the Master Plan are important to the development of the Subi East site and we're continuing to work with stakeholders on the Master Plan to explore genuine opportunities to connect to these key places beyond the site including the northern lakes system, Kings Park and the coast.

How wide will the green link corridor along Thomas Road be?

The Design Team is still working through the details of this concept. We recognise that this green link will need to be significant enough to sit adjacent to Thomas Street. We are currently working through this detail to look at what's possible.

A key priority in the design is to ensure that this link is activated for the buildings along the edge who will front Thomas Street, while ensuring it is a comfortable walking space for people to enjoy.

Are there any plans to create more underpasses or overpasses to cross the railway?

The northern section of the site has a number of existing overpasses and underpasses servicing the site. It is difficult to design and build an underpass under an existing railway, so this is likely not possible and isn't being considered as part of the Master Plan.

While no new underpasses or overpasses are being considered as part of the Master Plan, we are ensuring we identify the key connections towards the northern end of the site and allowing for future opportunities to connect should a concept like this secure future funding.

How far north of the oval would an underpass be?

The Northern underpass refers to the existing underpass that's located near West Leederville Station. The Design Team want to ensure that the development and connections incorporate this underpass by including a good legible approach and connection through to West Leederville.

Can the footpath on Subiaco Road be reopened now please?

The footpath on Subiaco Road is now open.

Will the major pedestrian links allow for cyclists to use and access the area?

Yes. Cyclists are identified as being a key user of this area. The Master Plan will consider the PSP along the rail line which we expect will have an increase in demand from School students in the area and will help support active transport programs for Bob Hawke College students. Bike connections are a significant part of our movement networks that we're considering. The Master Plan will also ensure these connections are made safe for pedestrians and cyclists and provide good amenity for users.

PMH Site

Why does the presentation mention options for the stack at PMH? I saw on channel seven that this would be retained? Could you please confirm if it will be?

DevelopmentWA recently lodged a DA to demolish some of the buildings onsite at PMH.

It is only a partial demolition, as we have not yet determined which buildings will ultimately stay or go. We recently sought feedback from the CRG on this issue and consulted with key stakeholders before a final decision is made on the Stack.

Should it be determined through the Master Planning process that the stack should go then a further development application will be lodged to demolish this (and any other remaining buildings).

Master Plan approvals process

What are the next steps for the Master Plan and the approvals process?

Working to State-set project objectives, the Master Plan is being developed following extensive consultation over the past three years with various Government departments, key advisory groups, technical consultants, industry, the City, specialist organisations, and local communities including residents and business organisations. The draft Master Plan is currently being prepared and by mid-2020 will be advertised for community comment.