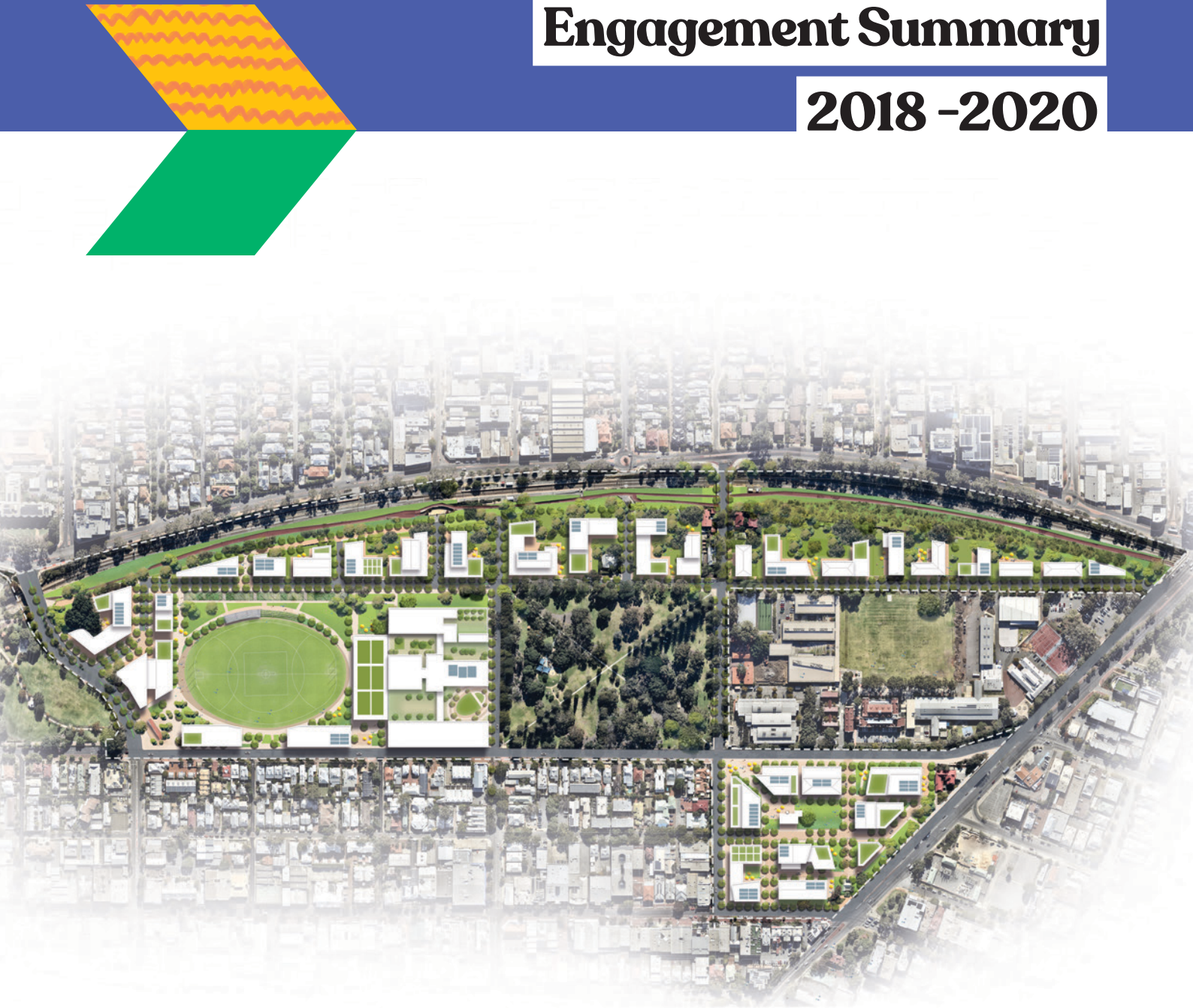


# Subi East Master Plan Engagement Summary 2018 -2020





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.



**DEVELOPMENTWA PUTS  
COMMUNITY ENGAGEMENT AT  
THE HEART OF EVERY PROJECT.**

At Subi East, we have just completed the biggest community engagement program in our history. For the past three years we have worked closely and collaboratively with a diverse range of groups and stakeholders to ensure we understand people's needs and aspirations for this landmark project.

From 12 July to 10 September 2020 the community was invited to provide feedback on the Draft Subi East Master Plan. To ensure we heard from as many people as possible, we provided multiple avenues for feedback including focus groups, surveys, online briefing materials and access to staff members at the project's Community Hub.

This report outlines the key themes raised during the consultation period and contained in the 397 survey responses, 120 written submissions and focus group feedback.

We are grateful to everyone who took the time to provide this valuable feedback to help shape the most significant urban infill development of its type ever undertaken in Western Australia.



# 1 HOW WE CONSULTED



1.1

## OVERVIEW

THE DRAFT SUBI EAST MASTER PLAN WAS RELEASED FOR PUBLIC COMMENT FROM 12 JULY THROUGH TO 10 SEPTEMBER 2020.

2

Focus groups held to ensure key stakeholders who participated at initial focus group sessions provided final feedback

Board and P&C briefing with Perth Modern School  
P&C Briefing with Bob Hawke College

### COMMUNITY HUB

Open to the public  
Mondays, Wednesdays, Fridays (Station Square),  
2 x Saturdays

### INDEPENDENT SURVEY

Thinkfield Research

### COMMUNITY SURVEY

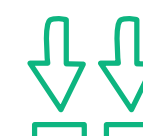
DevelopmentWA website

Social media campaign  
EDMs  
Local business posters  
Dedicated project website



3,500

Visits to the Subi East Master Plan page on Have Your Say



126

Downloads of the FAQs



120

Individual submissions made



1,037

Downloads of the Master Plan Overview Document



287

Responses to the community survey



110

Responses to the independent survey



261

Downloads of the Master Plan Report



176

Views of the Master Plan Videos

# 2

## KEY FEEDBACK THEMES AND HOW THE FINAL MASTER PLAN RESPONDS



## 2.1

COMMUNITY FEEDBACK ON THE DRAFT MASTER PLAN HAS BEEN DISTILLED INTO KEY THEMES. THE ISSUES RAISED HAVE ALL BEEN CONSIDERED BY THE DESIGN TEAM AND ITS RESPONSE IS OUTLINED BELOW.

### ISSUE RAISED

### DESIGN RESPONSE

The Draft Master Plan does not deliver the replacement 1.73 hectares of active green playing fields shown in the former Kitchener Common Master Plan. Active green playing fields are under supplied in Subiaco, and the range of open space areas proposed in the Master Plan will not meet this demand.

It is understood that there are broader concerns regarding active playing fields within the Subiaco area generally.

Subi East is developing a new inner city village that will need to deliver a variety of open spaces to meet the needs of new residents, visitors and students.

The Draft Master Plan proposes 4.1 hectares of open space within the Subiaco Oval Neighbourhood, including 2.1 hectares of active playing surface on Subiaco Oval itself.

In order to fulfil the requirement to deliver a minimum 2,000 dwellings, together with meeting heritage requirements for a grassed spectator experience around Subiaco Oval, it is not possible to include more green playing fields within the Master Plan.

More than 4.6 hectares has been identified as open space for the Master Plan area. In addition to this space, Mueller Park provides an additional 4.4 ha. This brings the total amount of open space to approximately 9 hectares within Subi East.

The proposed access road from Roberts Road into the PMH Neighbourhood should be relocated away from Perth Modern School's main entrance due to traffic concerns.

As a result of community feedback, greater clarification has been provided in the approved plan regarding traffic access.

The access road into the PMH Neighbourhood from Roberts Road is proposed to operate as a right-in only until such time as Roberts Road is converted into a two-way road, at which time the access road would operate as a left-in, left-out.

Until this occurs, egress from the PMH Neighbourhood will be concentrated on Hamilton Street, including the requirement for new traffic lights at the intersection with Roberts Road.

The Master Plan has been modified to provide clarity on the form and function of the access road onto Roberts Road.

Concerns over safety, privacy and security of Bob Hawke College and Perth Modern School staff and students due to apartments proposed to be built within the Subiaco Oval and Railway Neighbourhoods. It is considered more appropriate to develop landmark buildings along Thomas and Hay Street within the PMH Neighbourhood.

DevelopmentWA is committed to creating safe public spaces and will work with the City of Subiaco and other Government/non-Government stakeholders to plan for and continually review measures in line with best practices.

The Design Guidelines will also support good urban design principles such as passive surveillance and ground floor activation at key locations.

<i><u>ISSUE RAISED</u></i>	<i><u>DESIGN RESPONSE</u></i>
<p>The plan for the PMH Neighbourhood should be revised so that multi-storey buildings are moved away from Roberts Road.</p> <p>It should allow for a transition to lower built form edges along Roberts Road to reduce visual impact on Perth Modern School, reduce the potential for overshadowing and reduce overlooking, privacy and security concerns for Perth Modern School.</p>	<p>The Draft Master Plan achieves the 2019 Business Case requirement of delivering 2000 dwellings across the Subiaco Oval and PMH Neighbourhoods. To achieve this, a variety of building heights are proposed including landmark developments of 18 to 30 storeys at key sites on Haydn Bunton Drive, Court Place and within PMH.</p> <p>In response to community feedback, the approved Master Plan has been amended to include the following changes:</p> <ol style="list-style-type: none"><li>1. Relocate the proposed landmark site at the corner of Roberts Road and Thomas Street to a central position within PMH to face onto an expanded central open space area. The site at the corner of Roberts Road and Thomas Street will retain the potential for 12-17 storeys;</li><li>2. Reduce the height of the building at the corner of Hay Street and Hamilton Street from 18+ storeys to 12-17 storeys to reduce overshadowing onto the lower scale buildings on Hay Street and Hamilton Street; and</li><li>3. Remove the proposed building at the eastern edge of the central public open space and convert to additional public open space.</li></ol> <p>It is noted that PMH is located south of Roberts Road, meaning there will be no overshadowing of Perth Modern School. Design Guidelines for the PMH Precinct will ensure a high quality built form with strong ground floor activation to improve surveillance and security within the Neighbourhood.</p>
<p>The proposed building north east of Subiaco Oval should be removed as it obstructs sightlines and compromises playing space.</p>	<p>This has been supported and amended in the approved Master Plan.</p>
<p>The proposed green link connection along Subiaco Road should be designed as a strong public space that integrates with Court Place, surrounding open space reserves and providing an important entry point into the north of Subi East.</p>	<p>The final Master Plan reflects a strong green link along Subiaco Road.</p> <p>These principles will be integrated into the detailed landscape design, and will include an arboretum and multiple green spaces.</p>
<p>The Sandover Medal Walk should be reinstated to provide a westward connection between Subiaco Oval and the Subiaco town centre to reinforce the connection between the areas and provide a tourism opportunity.</p>	<p>The proposed Sandover connection between Subiaco Oval and Subiaco town centre (ie along Roberts Road) is supported in principle. However, this will require further discussions with key stakeholders including the City of Subiaco, Heritage Council, WA Football Commission.</p>
<p>Seating in the northern oval perimeter compromises the northern active playing fields and should be relocated to the south or western areas of the 1904 recreational reserve.</p>	<p>The retained seating supports the Heritage Council's requirements for a reinterpreted spectator experience around Subiaco Oval. This has been approved by the Heritage Council and has been retained in the final Master Plan.</p>

<i><u>ISSUE RAISED</u></i>	<i><u>DESIGN RESPONSE</u></i>
<p>Land should be set aside within the Master Plan for a new primary school.</p>	<p>The Department of Education and Department of Planning have been involved on the Technical Working Group and Precinct Liaison Committee for the Master Plan and have not raised the requirement for a new primary school within Subi East.</p> <p>The City of Subiaco Local Planning Strategy (2020) further states that there is no need to plan for a new primary school within Subi East. As a result, no additional schools have been included.</p>
<p>The Master Plan should be updated to identify the building at the south west corner of Subiaco Oval as a cultural space.</p>	<p>Provision of land for a City of Subiaco cultural space was removed from the approved 2019 State Government Business Case and was not considered as part of the Master Plan process.</p>
<p>The Master Plan should state minimum dwelling targets as opposed to indicative yields.</p>	<p>The Master Plan documentation has been amended to reflect minimum dwelling targets in line with the City of Subiaco and WAPC's infill targets.</p>
<p>The Master Plan should be updated to be more ambitious about the potential for capping of the Perth-Fremantle railway line to connect Subi East to West Leederville.</p>	<p>It is acknowledged that there is a community desire to cap the railway at Subi East, however the funding for this element was not included in the approved Business Case.</p> <p>The Master Plan for the area, however, is designed to allow future opportunities for privately funded capping, should this option be pursued at a future date.</p>
<p>The Master Plan should be modified to commit to the conversion of both Roberts Road and Hay Street to a two-way configuration.</p>	<p>Funding to convert Hay Street and Roberts Road to two-way streets was not included in the approved Subi East Business Case. However, the design of the Master Plan can accommodate any future changes to the local road network.</p>
<p>The City of Subiaco has requested that DevelopmentWA enter into a Memorandum of Understanding (MOU) with the City for the staging, responsibility and delivery of key infrastructure upgrades and modifications within Subi East.</p>	<p>The growth of Subi East will require significant upgrades to key infrastructure within the redevelopment area including intersection upgrades and potential major changes to the road network.</p> <p>Planning, funding and delivery will be the responsibility of several agencies across State and Local Government (including adjoining LGAs, Main Roads WA, the Department of Transport and service authorities).</p> <p>An Infrastructure Plan will be prepared for Subi East to identify timing and delivery responsibility for key infrastructure within the redevelopment area and immediate surrounds.</p> <p>The Infrastructure Plan can be used to form the basis of an MOU between relevant parties, including the City and DevelopmentWA where appropriate.</p>
<p>Overshadowing of Subiaco Oval.</p>	<p>Two landmark sites have been identified for buildings up to 30 storeys located west of the Subiaco Municipal Oval, near Haydn Bunton Drive. Planning for the Subiaco Oval Neighbourhood has changed considerably from the original Vision Concept Plan, by no longer proposing any development immediately north of the Oval. By locating development north of Subiaco Road, this will ensure that any over-shadowing of Subiaco Oval is minimal.</p>

# 3

## PROPOSED CHANGES AND CONSIDERATIONS



### 3.1

## SUGGESTIONS THAT WILL BE CONSIDERED AS PART OF THE DESIGN GUIDELINES PROCESS

DESIGN GUIDELINES WILL FOLLOW MASTER PLANNING AND WILL GUIDE THE BUILT FORM ELEMENTS WITHIN THE MASTER PLAN AREA. THESE GUIDELINES HELP TO ENSURE THAT HIGH QUALITY BUILDINGS ARE DEVELOPED, WHICH REFLECT THE VISION FOR SUBI EAST.

Feedback gained during the Draft Master Plan engagement will be considered when developing the design guidelines. The community has told us:

- Respect the existing character and charm of Subiaco in the design;
- Consider height and orientation to minimise overlooking of school students and existing residents;
- Prevent overshadowing of the Oval and green spaces through the design and external treatments of buildings;
- Ensure there is sufficient provision for parking for buildings;
- Create iconic buildings and landmarks; and
- Green infrastructure and sustainability in design.





# 3.2

## CHANGES TO THE MASTER PLAN

ADVERTISED DRAFT MASTER PLAN



MODIFIED MASTER PLAN



Removal of the proposed pavilion style building from the green link to maximise the public space.



ADVERTISED DRAFT MASTER PLAN



MODIFIED MASTER PLAN



Relocate the landmark site on Roberts Road that interfaces with Perth Modern School to a central location within the PMH Neighbourhood.

Reduce the building height at the corner of Hay Street / Hamilton Street reduced from 18+ storeys to 12-17 storeys.

Cap building height to a 30 storey maximum for landmark sites.

Reduce the former landmark site on Roberts Road to 12-17 storeys.

Change the minimum dwelling targets to be consistent with City of Subiaco and WAPC infill targets.

ADVERTISED DRAFT MASTER PLAN



MODIFIED MASTER PLAN



Work with City of Subiaco and transport agencies to prepare a Subi East Infrastructure Plan to align the delivery of the redevelopment with population growth.

Retain proposed access road into PMH from Roberts Road as a 'right turn only' until Roberts Road is converted to two-way road.



4

## WHERE TO FROM HERE



### SUBI EAST MASTER PLAN



With the approval of the Master Plan by the DevelopmentWA Board on 19 October 2020, the development of the Design Guidelines will commence. Design Guidelines are a statutory document that guide the built form elements within the Master Plan area. These guidelines will help ensure that high quality buildings are developed that reflect the Subi East vision. The design guidelines set out design objectives and performance standards which are required to be addressed, in line with the Subi East Master Plan vision.

The Design Guidelines for the Subiaco Oval and Railway Neighbourhoods will be developed first, with public advertising expected in early 2021. The PMH Design Guidelines will be developed following the demolition of the current hospital buildings.

**THANK YOU TO THE MANY THOUSANDS OF WESTERN AUSTRALIANS WHO HAVE PROVIDED INPUT INTO THIS ONCE IN A LIFETIME REDEVELOPMENT PROJECT SINCE 2018 AND A PARTICULAR THANK YOU TO THE COMMUNITY REFERENCE GROUP AND WHADJUK ELDERS GROUP WHO GAVE GENEROUSLY OF THEIR TIME THROUGH THE MASTER PLANNING PROCESS IN 2020.**



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