

# SUBI EAST MASTER PLAN

## Frequently Asked Questions

July 2020

### ABOUT THE MASTER PLAN

#### What is the goal of the Subi East Master Plan?

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 features within the master plan provide the tools and guidance to manage redevelopment and change over time. A grounding layer 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.

#### How is the plan different from the original concept?

The vision concept plan that was released for public comment in 2019 received significant feedback from the community. Key changes that are reflected in the draft Master Plan include:

- Increased open spaces for community to use;
- Buildings set back from Subiaco Oval to create a sense of space and community ownership;
- Incorporation of heritage as a key part of the development;
- Strengthening green links across the site;
- Having sites of significant height at key locations but with a variety of heights near the railway precinct;
- Retention of reflection areas at PMH;
- Embedding Whadjuk history into the plan;

- Ensuring key connections with broader community are improved (underpasses, cycle ways etc); and
- Increased spaces in between buildings to create a sense of openness within the development.

#### Who have you engaged as part of the Master Planning for this plan?

Building on the significant engagement of the Vision Concept, we have continued to engage with community and stakeholders.

The key elements of the engagement process included:

- Meetings with six focus groups representing local government decision makers; local government officers; businesses and industry; community groups; and landowners/tenant and user groups in the precinct.
- Establishment of a Community Reference Group (CRG) with representatives from a range of relevant organisations and community members. This group met six times, which included five meetings of three hours in duration and a separate meeting of 90 minutes before the third meeting to engage in a 3D modelling activity with the team from the Australian Urban Design Research Centre. These meetings were focussed on informing the Cultural Context; Place Narrative (Meetings 1 and 2) and Master plan (Meetings 3 and 4).
- Formation of an Aboriginal Elders Group who met on four occasions to provide input into the Cultural Context; Place Narrative and Master plan.
- Community feedback via Development WA's online Have Your Say website between each CRG meeting in response to the findings of each CRG meeting.

- Ongoing project design team and technical working group meetings.

### **How can I provide my feedback on the Master Plan?**

DevelopmentWA have undertaken significant engagement to date on the project. With the release of the draft Master Plan, we welcome feedback from the community through our survey. If you would prefer to visit us in person, we are available at our Community Information Hub located at Station Square, Subiaco. Opening hours are Monday and Friday (9am to 2pm) and Wednesday (11am to 5pm).

Additional opportunities to meet the team will be made available on our Have Your Say site <https://haveyoursay.developmentwa.com.au/>

### **What is the Cultural Context and Place Narrative?**

The Cultural Context and Place Narrative was undertaken to guide the Master Planning process, ensuring that the historical narrative of Subi East is integrated into the progressive development and activation of the area. In this way, Subi East will retain its most integral heritage features whilst remaining what it has always been: a place of evolution and change. Community feedback through the sharing of stories as well as stakeholder feedback has been the key to the development of this important guiding document.

## **PMH NEIGHBOURHOOD**

### **What is planned for the PMH site?**

PMH is proposed to be a high quality residential development that prioritises pedestrians and connections to the surrounding areas. Future development will be required to achieve a high level of design, maximising views from the site and responding to the role of PMH as the main eastern entrance to Subiaco.

At the centre of the PMH area is a green heart to provide open areas for residents and the community to enjoy. Whilst the majority of buildings onsite will be demolished, the two heritage buildings, (Godfrey House and the Old Outpatients Buildings) will be retained and restored. The potential for the Boiler House and Stack has been retained within the draft Master plan as a structure with landmark value, with potential for future repurposing.

The underpass will continue to be a key connection. Careful consideration has been given to improve this link to enhance safety and increase pedestrian connectivity to West Perth. A green edge along Thomas Street will provide a welcoming connection to the street.

### **How is the history and heritage of PMH being reflected and celebrated in the plan?**

We recognise that the PMH site has a rich history and holds significant meaning for many West Australians.

The community have shared many memories from this site. There are a number of elements that will be included to reflect this importance. This includes the restoration of Godfrey House and the Original Outpatients buildings. Many artefacts have been retained from the former PMH buildings and these will be used in selected spaces during the redevelopment of the site.

The draft Master Plan includes a dedicated reflection space for those that would like to spend time at the site in years to come.

Feedback from the Whadjuk Elders and our Community Reference Group have indicated that the space should also include reference to children and include areas for play and education. A dedicated children's playground is proposed within the heart of the PMH neighbourhood to reflect this.

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### **What are the boiler house and stack and why are they being retained?**

The boiler house and smoke stack are remaining structures from the former PMH site, and were used to generate power for the hospital. These structures are unique in shape and size, and other similar examples nationally and internationally have shown that there is an opportunity to repurpose these to be enjoyed by the community. The Master Plan is designed to guide the area over the next 20 years.

The draft Master Plan proposes to retain the structures to allow for the opportunity to repurpose for future use.

### **Will there be a reflection space?**

Yes. We recognised that PMH holds special meaning for many in the community. The draft Master Plan includes a reflection space within the development, and is currently proposed near the Old Outpatients Buildings.

## **SUBIACO OVAL NEIGHBOURHOOD**

### **Who will be the main users of Subiaco Oval?**

A key benefit of the Subi East redevelopment project is converting one of WA's loved pieces of turf, which was a private oval, into a public open space.

The Oval is primarily for the use of Bob Hawke College during schools hours. Usage of the oval outside of school hours will be managed by the City of Subiaco, and will be subject to a shared use agreement between the City of Subiaco, the school (Bob Hawke College) and the WA Football Commission (WAFC).

### **What kind of public open spaces will there be in the around Subiaco Oval neighbourhood?**

Subiaco Oval is now accessible for community use for the first time in decades. In addition to the Oval, there will also be a range of spaces for community enjoyment throughout the development.

Approximately 4.1 hectares of open space will be available and include:

- Pocket parks
- Green links
- Public plaza linking to the Subiaco Oval entry gates
- Civic spaces
- Open green spaces
- Subiaco Oval playing field

The existing Mueller Park (4.4 hectares) is in addition to the above.

### **How is the history and heritage of Subiaco Oval being reflected and celebrated in the plan?**

As a result of extensive engagement with the community, Heritage Council of WA and other key stakeholders, we have prepared a cultural context and place narrative document. This document has been prepared to understand the historical and cultural significance for the Subi East area and forms the basis for interpretation elements of the Master Plan including the landscaping design, built form (building guidelines) and place activation (activities on site).

### **What is happening to the Sandover Medal walk?**

The Sandover Medal walk pavers have been carefully removed and stored, as future relocation and interpretation opportunities have been explored. The removal of the Sandover Medal Walk pavers was required during the demolition of the grandstands to ensure that they were not damaged.

Re-interpretation of the Sandover Medal Walk is proposed to form a key part of the civic plaza between the Oval and the entry gates. Conversations with the key stakeholders including the City of Subiaco, the Sandover family, WAFC, and the Heritage Council are ongoing to determine how the Sandover medal walk is best included in the redevelopment.

### **What is happening to the heritage gates?**

The heritage gates have been restored as part of the Subiaco Oval demolition and reinstatement works project. Works to the Subiaco Oval Gates have assisted to conserve the place, consistent with their cultural heritage significance. The Master Plan proposes additional improvements including the reinstatement of the turnstiles, and includes an opportunity for the Sandover Medal Walk to be reflected in this space.

## **RAILWAY NEIGHBOURHOOD**

### **Will the railway be capped as part of the Master Plan?**

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.

The Master Plan for the area however, is designed to allow future opportunities for capping, should this option be pursued at a future date.

### **Will the underpass to West Leederville train station be upgraded?**

The underpass to West Leederville is key connection point for Subi East.

The Master Plan explores to create Court Place a more pleasant experience for users. This will include elements such as art, lighting and will focus on activating the entrance.

## **ABORIGINAL CULTURE AND HERITAGE**

### **How have Aboriginal Elders been engaged throughout the design?**

A group of Whadjuk Noongar Elders have worked closely with Development WA through the Master Planning phase to guide us on the cultural significance of the area. Together they have suggested that the Master plan be:

- Educational and tell a story
- Be grounded in Country
- Be distinctive and unique
- Be culturally appropriate
- For everyone (shared knowledge and understanding)

The Elders have met throughout the Master Planning process with their feedback incorporated into the broader Community Reference Group.

### **What are the six seasons?**

The six seasons are the traditional seasonal descriptors of Noongar people. The seasons were not defined by strict dates but by changes in temperature, wind, rain and food availability. The seasons are:

Djeran (Fertility) – April/May  
Makuru (Incubation) – June/July  
Djilba (Birth) - August/September  
Kambarang (Childhood) - October/November  
Birak (Adolescence) – December/January  
Bunuru (Adulthood) – February/March

### **What will the Biddi (path) look like?**

The Elders have asked that the story of the six seasons is reflected in the development. This has been reflected in six key gateways that reflect each season in the Whadjuk calendar. Each season will be represented through art, planting of trees and shrubs and representation of the animals that would have been present during that season. They will be connected by a path (bidi) to promote connection across the site.



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## **PUBLIC OPEN SPACE AND AMENITIES**

### **How much public open space is provided in the 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. Additional open space is located at the adjacent Market Square.

### **Will there be community event spaces?**

Yes. The community has provided strong feedback that the Master Plan should make provision for community event spaces, in addition to existing spaces such as Market Square.

There are additional public spaces proposed as part of the PMH and Subi Oval Neighbourhoods that provide additional opportunities for community events. The draft Master Plan has identified a range of locations that are flexible for a diverse range of future activities.

### **Will there be new restaurants, bars and entertainment precincts?**

While the predominant development will be residential, a small amount of space has been identified for potential small scale commercial operations at key locations.

A key driver for Subi East is to increase the residential population within close proximity to the many restaurants, bars, cafes and businesses within Subiaco Town Centre and West Leederville. As such any commercial activity within Subi East will be kept low scale so as not to compete with these areas.

## **CONNECTIVITY AND TRANSPORT**

### **How is any increase in traffic being planned for?**

We have undertaken a transport assessment of the area that has identified that minor upgrades to Subiaco Road will be required, including building a new connection to Haydn Bunton Drive.

The remaining roads can accommodate the additional traffic with upgrading required to some pedestrian intersections.

Traffic is a key consideration for Subi East. Initial traffic modelling has been undertaken to inform the Master Plan. More detailed traffic analysis will now be undertaken to ensure the flow of traffic is optimised. The site is expected to be developed over a 20-30 year period.

### **How is any increase in local parking being planned for around the PMH site?**

The new residential development will generate additional parking, which is required to be accommodated as part of the development of each site. This additional parking will be contained on individual lots, either within basements or sleeved behind façades. Some additional street parking will be provided as part of new roads within the PMH site.

### **How is any increase in local parking being planned for around the Subi Oval site?**

New residential development near Subiaco Oval will generate additional parking, which will be accommodated as part of each development on site, either within basements or sleeved behind façades.

Many of the local residents using the public open spaces as part of the redevelopment area are likely to walk or cycle. However, those that choose to use vehicles will be able to utilise existing street parking in the vicinity.

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The site is also well serviced by public transport with a train station and bus stops on the doorstep.

### **How will the plan link to surrounding areas?**

Existing underpasses to West Perth and West Leederville are important links to surrounding areas. The Master Plan has made provision for future pedestrian bridge access across the railway and would be subject to future funding.

### **Will Hay Street and Roberts Road be converted back to being two way roads?**

Funding to convert Hay Street and Roberts Road to two-way streets was not included in the approved Subi East business case. However, as funding may be approved in the future, the master plan has been prepared to ensure that any future changes can be accommodated.

## **BUILDING HEIGHTS AND DENSITY**

### **What are the heights of the buildings proposed for the PMH Neighbourhood?**

The Subi East Master Plan identifies ten development lots on the PMH neighbourhood that ranges from heights up to 18+ storeys.

### **What are the heights of the buildings proposed for the Subiaco Oval Neighbourhood?**

The draft Master Plan proposes a range of heights within the Subiaco Oval Neighbourhood. Two sites have been identified for buildings in excess of 18 stories located west of the Oval, near Haydn Bunton Drive. This location was consistent with community feedback since 2018 and will reduce the impact on surrounding residents and minimise over-shadowing on the Oval.

With the exception of landmark buildings at Haydn Bunton Drive and close to the West

Leederville train station, the remainder of the apartment buildings are proposed to be between 6 and 11 storeys in height.

### **Will the heights of the buildings around Subiaco Oval impact the amount of sunlight on the oval?**

No. 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.

### **How many new homes does this plan seek to provide?**

Subi East is ultimately expected to be home to more than 4,000 new residents in some 2000+ new dwellings, including a range of different apartment sizes to suite a variety of households and families, over a broad spectrum of age groups and budgets.

## **GREEN LINKS AND EXISTING VEGETATION**

### **How will the green link connect the areas of the site?**

A 'green link' is a network of open space that connects the different areas within the development, and also connects the development to the surrounding neighbourhoods.

Green links are natural landscaped spaces that encourage sight lines and connectivity across the site.

### **What will happen with the existing trees on the site?**

Where possible existing mature trees will be retained in their current location. A map

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outlining significant trees included as part of the landscaping plan.

There are three mature Fig Trees located adjacent to Haydn Bunton drive, which we know are important to the community. Through the design process and engagement with the Community Reference Group, we explored the option of relocating the fig trees to a more prominent location on the site, to be celebrated in the public space. Based on the feedback from the community, we made the decision to retain the fig trees in their current location, to remove any potential risks as a result of transplantation.

### **What is planned for Mueller Park?**

Mueller Park is a place of historic and social significance and is an enjoyed public park by many Subiaco residents. No changes are proposed to Mueller Park.

## **MASTER PLANNING PROCESS**

### **What are Design Guidelines?**

Design Guidelines are a statutory document that guide the built form elements within the Master Plan area. These guidelines 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 to ensure that to ensure development is consistent with the Subi East Master Plan vision.

### **What is the approval process for the redevelopment of Subi East?**

There are a number of approvals required relating to the redevelopment of Subi East.

Following community and stakeholder feedback, the Master Plan needs to be endorsed by DevelopmentWA and the Minister

for Planning. The Master Plan then informs the preparation of future statutory documents, such as Design Guidelines, and provides the strategic basis for works to the public realm, such as landscaping and subdivision. All significant proposals for development will need to be approved prior to any construction commencing.

A development approval to demolish the former PMH buildings is also required

### **What is the timeline for the key stages of the project?**

The staging and timeline of development will respond to market demand, and will be adjusted as the market changes. Based on current information the development has a build-out timeframe of approximately 20 to 30 years.

### **When will construction actually commence?**

The intention is to commence construction as soon as practicably possible and, subject to receiving the required statutory approvals, construction of civil works will likely commence in 2021.