

This plan has no formal approval status and has been prepared by CLE to demonstrate one potential land use scenario for the land which could be investigated further by the Client. Implementation in any form would be subject to the receipt of all appropriate approvals. The plan may be changed without notice and should not be relied upon. This plan remains the property of CLE.

This plan is based on "Scenario Four - Kitchener Common" which was advertised for public comment in December 2016 through the Draft North Subiaco Structure Plan prepared by TBS for the City of Subiaco. The Concept Plan is indicative only and has been prepared at the direction of the City of Subiaco.

The Principal Shared Path (P.S.P.) on the south side of the railway reserve is removed due to poor CPED design and impacts on potential developable land.



LEGEND

- ① Existing St John of God Hospital
- ② Existing Market Square
- ③ Opportunity for mixed use building over existing rail line
- ④A Realigned Principle Shared Path (P.S.P.) through Subiaco Road
- ④B New Principle Shared Path (P.S.P.) on Railway Parade to cater for high speed cyclists
- ⑤ Opportunity for pedestrian bridge over rail line. Crossing must be generous enough for a mix of pedestrians and cyclists
- ⑥ Retain existing trees
- ⑦ Possible amphitheatre / seating / viewing area
- ⑧ Retain heritage gates within forecourt of mixed use building
- ⑨ Opportunity for mixed or community use building
- ⑩ Possible landmark building to terminate viewline from Subiaco Road
- ⑪ Roberts Road to be converted to 2 way traffic
- ⑫ Retained football oval with potential for 2 x junior football ovals and/or up to 7 rectangular fields
- ⑬ Additional visitor parking for functions
- ⑭ Football infrastructure in multi-purpose building, potential WAFC HQ location
- ⑮ Possible recreation uses including indoor sports courts / gym etc. with parking underneath interfaced with the Inner City College
- ⑯ Drop-off/short stay parking for college uses, majority of school/community parking to be underneath college and/or recreation building
- ⑰ New signalised intersection to be considered at Coghlan/Roberts, with pedestrian/cycle crossings installed as appropriate
- ⑱ Residential buildings up to 8-10 storeys with street interfaces of 4 storeys
- ⑳ Possible location for corner store / cafe / newsagent
- ㉑ Existing Mueller Park
- ㉒ Existing Rail Line
- ㉓ West Leederville Train Station
- ㉔ New cycle path provides improved connectivity and access to community building + Inner City College

--- Subject to future detailed planning

