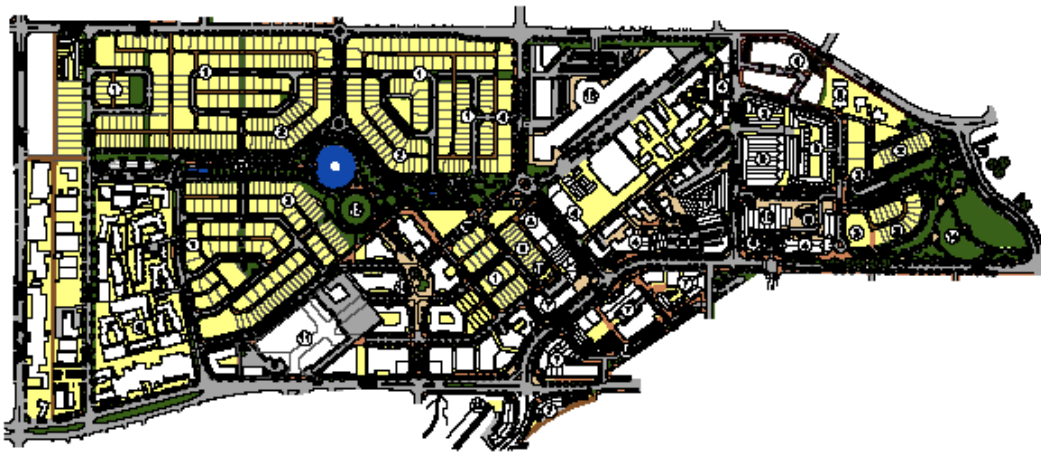


Subi Centro, Perth

In Brief

Town/Region	City of Subiaco, Perth.
State	Western Australia
Context	Town Centre
Target Group	All
Organisations:	Subiaco Redevelopment Authority; Key Urban Design and Planning Consultant: TPG Town Planning and Urban Design;
Timing of Project	1997 - 2015 Commenced in 1997 Approximately 85 per cent complete Completion 2015
Weblink	http://www.sra.wa.gov.au/subicentro
Key Outcomes	Creation of a model transit oriented development. People engaging in regular physical activity. Built environments influencing active living. Sense of place. Positive health impact.



Subi-Centro Masterplan (Substantially Complete)

Overview

This award winning redevelopment of former industrial land in Subiaco provides a mix of townhouses, apartments, commercial office, retail shopping, home office and service industry. It has an integrated range of public open space. The area accommodates a wide variety of living, entertainment and business uses with exceptional access to public transport provided by a new underground rail station.

The project has so far attracted over half a billion dollars in private sector investment to transform this former industrial land into a vibrant urban centre. A key initiative was the undergrounding of a 1km portion of the Perth to Fremantle railway line to facilitate the connection of Subi Centro with existing urban development.

Subi Centro is recognised both nationally and internationally as an exemplar in urban regeneration and transit-oriented development. Subi Centro provides a network of bikeways, greenways and civic squares creating a variety of connected and accessible public spaces for an inclusive and accessible community.



Shopping activities fronting the rail station forecourt.

OUTCOMES

Successes

- Undergrounding of a section of the Perth to Fremantle railway line facilitated connection of Subi Centro with existing Subiaco Town Centre.
- Providing a variety of housing types, mixed densities and affordable housing opportunities for the creation of an inclusive urban environment.
- Creating a variety of accessible and interconnected public open space destinations to facilitate passive and active recreation opportunities along with access to a range of retail, service, office and employment opportunities.
- Improving safety in the public realm by facilitating passive surveillance of streets, laneway, parks and gardens.
- Improving access to public transit services through the integration of various public transport modes such as rail, bus and taxi with pedestrian and cyclist networks, with a proven increase in public transport use and pedestrian activity.
- Providing an equitable pedestrian network for all users incorporating the 'City to Sea' cycleway with clear demarcation between pedestrian, cyclist and vehicle infrastructure through the heart of Subi Centro.
- Subi-Centro has received awards from the Planning Institute of Australia and the Urban Development Institute of Australia.

Learnings

- Whilst the resulting residential density in Subi Cento is a significant achievement, pursuing greater density in the development would further enhance connection and accessibility in a more compact urban form.

Costs

- Value adding of industrial land to the north of the rail through undergrounding of the railway line provided an opportunity to capture high land values to the south of the railway line to offset infrastructure costs associated with undergrounding the rail.
- Costs of creating the quality public realm were met up front and recouped at a later stage through the sale of value added land parcels. Providing high quality infrastructure enhanced land values prior to sale.

Benefits

- The project has removed the barrier caused by the rail line and allowed infill on valuable inner city land.
- Subi Centro has enhanced the inner city suburb by providing a quality and engaging public realm that promotes an active community through a variety of recreational opportunities.

- Clear landscaping treatments add to the sense of place and draw pedestrians through the space to engage with public art and utilise services and amenities.
- Sub Centro has provided many employment opportunities within the retail and service sectors.
- Parks and gardens have been provided with a variety of treatments that provide an engaging experience for the entire community.



A shared use path linking Subi-Centro to the city and ocean



An open fronted café providing 'eyes on the street'



The bus and rail interchange.

RESOURCES

Links

www.sra.wa.gov.au

www.sra.wa.gov.au/SubiCentro/NewsEventsANDPublications/Publications/