



Our Ref: 20-563

17 December 2020

Development WA
Level 2/40 The Esplanade
PERTH WA 6000

Attention: Mr James McCallum: Senior Planner

Dear Sir

**DEVELOPMENT APPLICATION: SUBI EAST PUBLIC REALM WORKS
LOTS 500 AND 501 ROBERTS ROAD SUBIACO AND SUBIACO ROAD, COURT PLACE,
HAYDN BUNTON DRIVE AND ROBERTS ROAD, SUBIACO**

element acts on behalf of Development WA in respect to the above-mentioned Application for Development Approval.

This advice sets out the proposal and compliance with the planning framework for the Subiaco Redevelopment Area.

1.0 Executive Summary

The Application for Development Approval is made on behalf of Development WA for public realm works within Stage 1 of Subi East. The proposed works are divided into four separate areas of differing character being Court Place, Heritage Plaza, Northern Public Open Space and Oval Surrounds.

The proposed public realm works will create high quality open spaces and streetscapes commensurate with that envisaged by the Subi East Master Plan. Selected landscape treatments will provide for shady spaces and a mix of active and passive recreation areas.

The landscape plan prepared by UDLA & Oculus incorporates a six season Bidi, woody meadow planting, public art, shade structures and community facilities within the northern open space. Furthermore, the landscape plan builds upon and recognizes the significance of the Heritage Gates as a landmark entry into Subi East and reintroduces the historical 1938 boundary of the Oval.

The Heritage Impact Statement provided ensures the appropriate treatment and recognition of the Heritage Gates and former Subiaco Oval.

The ten principles of good design as set out within Statement of Planning Policy 7.0 (SPP7.0) and CPTED philosophies were embraced by the project team to create an iconic and safe public realm for future and existing residents of Subiaco to enjoy.

Material and treatment selection for both hard and soft landscaping will ensure an enduring and iconic experience. Public art will be engaging, and provides for education and connection to the land.

An assessment against the planning framework for the Subiaco Redevelopment Area is contained within this advice. The proposal is consistent with the planning framework and thus approval of this Development Application is requested.

2.0 **Introduction**

This Application proposes public realm works for Stage 1 of Subi East. The works are divided into four separate elements being:

- Court Place.
- Heritage Plaza.
- Northern Public Open Space.
- Oval Surrounds.

These works are to be undertaken as part of Stage 1 of Subi East and will set the standard for high quality public realm and future development within the locality.

2.1 **Requirement for Development Approval**

Division 2 (Section 60) and Division 3 (Section 62) of the *Metropolitan Redevelopment Authority Act 2011* (the Act) establishes the requirement to obtain development approval within an area subject to the control of the former Metropolitan Redevelopment Authority (now Development WA).

Development pursuant to the Act is defined as:

- (a) *the erection, construction, demolition, alteration or carrying out of any building, excavation, or other works in, on, over, or under land; and*
- (b) *a material change in the use of the land; and*
- (c) *any other act or activity in relation to land declared by regulation to constitute development,*

But does not include any work, act or activity declared by regulation not to constitute development.

The works proposed fall within the definition of development pursuant to the Act and *Metropolitan Redevelopment Authority Regulations 2011* (Regulations).

Notwithstanding the above, under Clause 5 (d) (ii) of the Regulations paving, kerbing and landscaping works within a road carried out by the Authority do not constitute development. Clause 5 (d) (i) and (ii) are provided below:

- 5. *The following works, acts and activities do not constitute development in a redevelopment area for the purposes of the definition of development in section 3 —*
- (d) *the carrying out by the Authority or by a local government, after consultation with the Authority, of*
 - (i) *the construction of a new building or structure associated with roads, such as a bus shelter, public seating and lighting; or*
 - (ii) *any other work, act or activity associated with roads, such as paving, kerbing and landscaping;*

For the sake of completeness works within the road reserve are included within this Application for Development Approval given such works integrate, and are proposed with, works within land held in Certificate of Title.

Clause 8 of the Regulations further provides that the following works, acts and activities do not constitute development:

Except as provided in regulation 4, the following works, acts and activities do not constitute development in a redevelopment area for the purposes of the definition of development in section 3 —

- (a) the use by the Authority of any land held by the Authority or Crown land, if that use is not prohibited under the relevant redevelopment scheme;
- (b) a public work carried out by the Authority on land held by the Authority or Crown land, if the value of the work, as estimated by the Authority, is less than \$1 million.

The proposed development does not fall within the provisions of Clause 8 (b) as the development cost for the works exceeds \$1.0 million. The development cost of the project is \$11.0 million.

Finally, Clause 60 of the Act provides that in certain circumstances Development WA must obtain the Minister for Transport; Planning approval for development. Based on advice from Development WA it is understood that the proposal does not require approval of the Minister for Transport; Planning.

2.2 Project Team

The project team consists of the following:

- **element** – town planning services.
- UDLA & Oculus – Public Realm Development Application Report.
- Karda Designs – Aboriginal Development Manager.
- Stantec – Drainage Plan.
- UDLA – Heritage Impact Statement.
- UDLA – Universal Access Statement.
- UDLA – CPTED Statement.
- Apparatus – Public Art Proposal.

2.3 Pre-lodgement Engagement

Pre-lodgement engagement was undertaken with the City of Subiaco and Development WA's Design Review Panel (DRP).

The recommendations of the City and DRP were incorporated into this Application and will continue to inform design development.

3.0 Subject Site

The subject site is as described below.

3.1 Site Location and Property Description

The subject site contains two lots and portions of adjoining road reserves. The subject site is summarised within the following table.

Table 1: Subject Site

Property	Title Details	Owner
Reserve 41874 Lot 501 on DP 415244	Volume LR3170 and Folio 803	Crown Land Title – State of Western Australia – Reserve 41874 – Reserve under Management Order – Primary Interest Holder – Western Australian Land Authority
Reserve 53337 Lot 500 on DP	Volume LR3170 and Folio 802	Crown Land Title – State of Western

415244		Australia – Reserve under Management Order – Primary Interest Holder - Minister for Education.
Road Reserves	Part of Subiaco Road reserve Part of Court Place reserve Part of Roberts Road reserve Part of Hayden Bunton Drive reserve	State of Western Australia

Refer to Annexure 1 for a copy of the Certificate of Title for all properties with the exception of the road reserves.

In terms of the above-mentioned land, Lot 501 Roberts Road is owned by the State of Western Australia with a management order to the Western Australian Land Authority. Lot 501 was the former site of Subiaco Oval which was recently demolished. Existing improvements on the subject site include the Heritage Gates, newly reinstated Oval, landscaping and retained stadium seating.

Part of the subject site includes Lot 500 which is held in Crown Title with the primary interest holder being the Minister for Education. This site contains the recently constructed Bob Hawke College, and additional areas for future expansion of the facilities.

The road reserves are also owned by the State but are under the control of the City of Subiaco (City). The road reserves subject of this application contain typical road infrastructure and landscaping.

3.2 Site Context and Surrounding Development

The subject site forms part of Stage 1 of the Subi East project. To the north of the subject site are existing Multiple Dwellings along the northern frontage of Subiaco Road and further to the north the Perth to Fremantle passenger railway line including the West Leederville Railway Station.

To the north east of the site is residential development with a mix of housing typologies. To the east is the recently constructed Bob Hawke College and Mueller Park.

South of the subject site consists of land zoned Residential with density codes varying between R-ACO to R50. There are a variety of different housing typologies within this area. This land falls outside the Subiaco Redevelopment Area.

Finally, to the west is Haydn Bunton Drive and public open space associated with the Subi Centro development (Market Square).

3.3 Heritage Listings

Lot 501 contains the following sites of heritage significance:

- Subiaco Oval Gates – State Register of Heritage Places, City of Subiaco Municipal Heritage Inventory, Subiaco Redevelopment Area Heritage Inventory and classified by the National Trust.
- Subiaco Oval - State Register of Heritage Places and Subiaco Redevelopment Area Heritage Inventory.
- Former Kitchener Park – Subiaco Redevelopment Area Heritage Inventory (Level 4 Historic Site) and City of Subiaco Municipal Heritage Inventory.

Heritage considerations are addressed later within this advice. Also refer to the Heritage Impact Statement (HIS) in Annexure 2.

3.4 Previous Development Applications and Approvals

An Application for Development Approval to demolish the Subiaco Oval Grandstand and Associated Infrastructure was lodged on 17 August 2018. The Application was subsequently approved on 29 November 2018.

Conditions 11 and 12 of the Development Approval granted are relevant to this proposal. These conditions being:

11. *A Heritage Interpretation Plan prepared by a suitably qualified professional is to be provided following completion of demolition to the satisfaction of the MRA, in consultation with the Heritage Council of Western Australia and the City of Subiaco. (Refer to Advice Note i).*
12. *A Landscape Plan is to be provided following completion of demolition to the satisfaction of the MRA, in consultation with the Heritage Council of Western Australia and the City of Subiaco. (Refer to Advice Note j).*

In respect to condition 11, the draft Subiaco East Heritage Interpretation Strategy has been prepared. Attached to this Application is a HIS which addresses heritage impacts associated with the proposal.

In respect to condition '12' this Application satisfies the requirements of that condition.

More recently, an Application for Subdivision has been lodged with the Western Australian Planning Commission (WAPC) to create, amongst other lots, the extension of Subiaco Road in a south westerly direction to connect into Hayden Bunton Drive. This land currently forms part of Lot 501, however it is proposed to include the public realm works associated with the proposed road reserve within this Application.

4.0 The Proposal

4.1 Description of Development

The proposed development includes public realm and landscaping works within four separate areas being:

- Court Place.
- Heritage Plaza.
- Northern Public Open Space.
- Oval Surrounds.

One of the key elements to the landscape design is the proposed six season Bidi. The six season Bidi was developed in conjunction with members of the Noongar community alongside the Subiaco East – Aboriginal Development Managers, OCULUS & UDLA. In accordance with the Public Realm Development Application Report:

The Bidi seeks to educate people about Noongar knowledge, culture, history, and heritage through an interactive and inclusive experience.

The following principles define the key elements of the six season Bidi:

- *Educational (Interactive and contribute to truth telling);*
- *Grounded in Country (Environmental and spiritual healing);*
- *Distinctive and unique (Localised and true to the area);*
- *Culturally appropriate (Meaningful, collaborative and Noongar lead), and;*
- *For everyone (Shared knowledge, shared learning, and shared understanding).*

The six season Bidi flows from the West Leederville Railway Station and finishes at the former Princess Margaret Hospital (PMH) site. The six season Bidi is represented through the surface treatments, landscape planting and public art. Two Bidi markers are proposed as part of this Application. A total of six markers will be provided throughout Subi East. For further detail on the six season Bidi refer to the

Public Realm Development Application Report.

In addition to the six season Bidi, new shared pedestrian and cyclist paths are proposed. Refer to Part 2.6 Circulation of the Public Realm Development Application Report. Modifications to the road network are further proposed including on street car parking, shared space treatments and reduced speed limits.

Different spaces are provided within the subject site to accommodate different user groups. In this regard refer to Part 2.7 Park Program and User Group of the Public Realm Development Application Report.

The proposal public realm works are undertaken within the lots subject of this Application and within adjoining road reserves of Subiaco Road, Court Place, Roberts Road and Haydn Bunton Drive. The proposed public realm works are summarised in the table below. Please further refer to the Public Realm Development Application Report contained in Annexure 3 and Development Plans in Annexure 4 for further detail.

Table 2: Area and Proposed Development

Area	Proposed Development
Court Place	<p>Court Place will create a landscape connection between Subiaco Road and the West Leederville Railway Station. The Court Place typology is one of pedestrian priority with shared street feature paving to indicate this outcome. This is a particular important space as it provides access for students to Bob Hawke College.</p> <p>A speed limit of 10kph is proposed to create a shared space, and to emphasis safe pedestrian travel.</p> <p>Public realm improvements will create attractive and shady spaces for pedestrians and cyclists commuting to and from the precinct. Bicycle parking is further provided.</p>
Heritage Plaza	<p>The Heritage Gates will maintain a visual connection to the Oval and will be the 'gateway' into the greater Oval Precinct. A plaza typology is utilised for this space.</p> <p>A 65m by 38m plaza will be created and will provide space for small functions, green relief, passive recreation and Bidi cultural/education connections.</p> <p>The space celebrates the historic home of WA football. A celebration of football legends, including a reinterpretation of the Sandover Medallist walk is further proposed.</p> <p>Key landscape elements will include the Heritage Gates, six season Bidi marker, equitable access, lighting to allow for night-time use and water sensitive urban design planting.</p> <p>Woody meadow planting at the lower level with tree planting will create a shady space and improve biodiversity. Landscaping elements will frame and not detract from the Heritage Gates. The design further facilitates activation of the Ticket Office within the Heritage Gates.</p>
Northern Public Open Space	<p>The Northern Public Open Space is 200m in length and 40 metres in width. It provides part of a 'green link' linking Market Square to Mueller Park.</p> <p>The Northern Public Open Space is designed as a linear park. Active recreation and social opportunities that support the use of the Oval will be provided for. The park further functions as a key east – west pedestrian route and will include shade plantings to provide for respite from summer sun. The space is designed to accommodate families, dog walkers, residents, children and passive uses.</p> <p>Key landscape elements include play spaces (including a nature play space), spectator spaces, recreational facilities for active and passive users, changeroom and ablution facilities. The spaces will also assist in addressing some of the recreational space 'gaps' within Subiaco. Bidi cultural/education elements will be further provided consistent with the six season Bidi.</p> <p>A linear arboretum is located south of the Subiaco Road celebrating a nursery originally established by Alexander Dickson Esson Bruce in 1921. Retention and protection of the Aleppo Pines is also proposed.</p> <p>A shared path is provided along the Subiaco Road alignment, along with bicycle racks at selected locations. Reconfiguration of Subiaco Road to provide for on street parking is further proposed with the final design to be approved as part of a condition of Development Approval.</p> <p>A relocated fig tree is also proposed to be located within the north east section of the landscaping. The</p>

	<p>fig tree is to be relocated from the Perth City Link site.</p> <p>Included within the Northern Public Open Space is a proposal for shade structures. The shade structures will provide for a spectator experience when sports are being played on the adjoining Oval.</p> <p>Five separate shade structures are proposed with the central most structure providing the changeroom and ablution facilities. The structures are approximately six metres in height and setback from the Subiaco Road boundary.</p> <p>The final form of the shade structure and community facilities are expected to be subject to a condition of Development Approval.</p>
<p>Oval Surrounds</p>	<p>The primary design focus of the Oval surrounds public open space is to honour the former spectator experience whilst maintaining a functional and useable space. A park typology is used in the design of this space.</p> <p>Retained stadium seating on the northern extent of the Oval (currently in place) provides an opportunity to experience sports in the original Oval seating. Adjacent to the retained seating are grass terraces which provides a more informal space.</p> <p>Surrounding the Oval is a series of low seating walls. These walls ring and frame the Oval. A perimeter path is further provided which provides an opportunity for active and passive uses. An interpretative edge will be provided to the historic 1938 Oval boundary.</p> <p>Shade trees will provide respite from the summer sun with six season Bidi planting proposed.</p>

To facilitate the public realm works drainage works are proposed within landscape spaces. Refer to the Stantec Drainage Plan provided in Annexure 5.

Civil works will further be required in respect to modification to road reserves e.g. new on street car parking and pavement treatments. Separate detailed design will be provided for this element, and it is expected a condition of Development Approval will be applied in that regard.

4.2 Materiality

Hard and soft materiality / treatments proposed are described below.

Detailed information in respect to landscape treatments is provided at Parts 2.9, 2.10, 3.1 and 3.2 of the Public Realm Development Application Report.

4.2.1 Hard Landscape

A variety of hard landscaping treatments / materials are proposed.

Hard landscape elements are proposed to be vandal resistant, provide for aesthetic quality, be environmentally friendly, functional and assist in providing for an iconic public realm experience. Propriety and bespoke street furniture such as bins, drinking fountains and seating will be used throughout. Hard landscaping will further recognise the iconic nature of Subiaco as a Perth heritage suburb.

Examples of the hard landscape materials to be used are provided within the Public Realm Development Application Report. Final material selection is expected to be subject to a condition of Development Approval.

4.2.2 Soft Landscape

4.2.2.1 Bidi Planting

A six seasons Bidi planning approach is proposed for the planting which will reintroduce plant that formed part of an eco-system which has existed for thousands of years. This approach will be finalised on consultation with traditional owners.

4.3 Lighting

Lighting throughout the subject site will be varied depending on the type of space. In accordance with the Public Realm Development Application Report lighting will be inclusive of the following:

- *Street Lights: Located along pedestrian circulation routes adjacent to roads and streets.*
- *Pole-top Lights: located within primary internal spaces and primary pedestrian circulation routes.*
- *Bollard Lights: Located within secondary internal spaces and secondary pedestrian circulation routes.*
- *Up-lights: Located adjacent to landscape features e.g. tree planting and Bidi markers.*
- *Architectural Lights: Located within architectural features e.g. shade structures.*
- *Feature Lights: Located to highlight and emphasise landscape furniture elements e.g. bespoke seating.*

Lighting within the Heritage Plaza, Northern Public Open Space and Oval surrounds will comply with AS1158.3.1, and Lighting for Subiaco Road and Court Place will comply with AS1158.1.1. Detail lighting design will be provided as part of clearance of conditions of Development Approval.

5. Planning Framework and Assessment

The following assesses the proposal against the statutory planning framework.

5.2 Subiaco Redevelopment Scheme No.2

The subject site is contained within the Subiaco East Project Area under the Subiaco Redevelopment Scheme No.2 (SRS2).

5.2.1 Scheme Objectives

The objectives of SRS2 are as follows:

The Scheme Objectives listed and described in this chapter must be taken into account in the preparation and approval of the planning framework for the Scheme Area and the assessment and determination of all applications for approval made under the Scheme. These Scheme Objectives are:

- *Sense of Place;*
- *Economic Wellbeing;*
- *Urban Efficiency;*
- *Connectivity;*
- *Social Inclusion; and*
- *Environmental Integrity.*

Development is required to be consistent with the Scheme Objectives (clauses 2.3.1 to 2.3.6), and the objectives will be given due regard in decision making. Table 3 on the following page provides responses to the Scheme Objectives.

Table 3: Responses to Scheme Objectives

Scheme Objective	Response
Sense of Place	<p>The public realm works will create a high-quality public realm that will significantly contribute to the sense of place for Subi East.</p> <p>The retention of the Heritage Gates, redefinition of the 1938 Oval boundary coupled with the six season Bidi add to the sense of place</p> <p>Material and treatment selection for both hard and soft landscaping will ensure an enduring and iconic experience. Public art will be engaging and provide for education and connection to the land. Materials retained from the former stadium will be reincorporated within the landscape adding to the sense of place.</p>
Economic Wellbeing	<p>The public realm works provide a catalyst for future development within Subi East. The creation of attractive public spaces will encourage investment and quality development. Moreover, the quality public spaces provided will attract residents and visitors alike to the locality.</p> <p>The quality open space will provide a place for future residents to recreate ensuring the ability to live, work and play in Subi East.</p>
Urban Efficiency	<p>The public works build and enhance existing transport systems by providing infrastructure to accommodate a future residential population in close proximity to the West Leederville Railway Station.</p> <p>The proposal further enhances the connection to the West Leederville Railway Station through streetscape improvements, particularly to Court Place and Subiaco Road.</p>
Connectivity	<p>Connectivity and a reduction in car dependence is enhanced with the provision of a variety of recreation activities and community facilities in close proximity to a future residential population.</p> <p>As detailed above, the proposal enhances connections to public transport systems through improved streetscapes. Universal access is proposed throughout the development to ensure accessibility for all.</p>
Social Inclusion	<p>The landscape and public realm works create a variety of open spaces and cultural experiences that will be able to be enjoyed by all. The six season Bidi provides a cultural and education experience acknowledging the traditional owners connection to the land.</p> <p>The Oval and Northern Open Space elements provide future opportunities for community events and activation.</p>
Environmental Integrity	<p>A 6 Star Green Star Communities v1.1 rating is sought for the proposal highlighting the environmental credentials of the proposal. Landscape treatments, including the woody meadow, highlight environmental imperatives of low water use and sustainable landscaping outcomes. The woody meadow planting further provide an opportunity to create local habitat and ecosystems.</p> <p>Concomitant with the above, water sensitive urban design initiatives are utilised throughout.</p>

5.2.2 Subiaco East Vision

As mentioned earlier, the subject site is contained within the Subiaco East Project Area. The subject site is in the majority contained with the Subiaco Oval Precinct under the SRS2.

Clause 3.3.2 Subiaco Oval – Precinct Statement of Intent sets out the intent for the Subiaco Oval to which the majority of the subject site is contained. In accordance with Clause 3.3.2 of the SRS2:

The intent for the Subiaco Oval Precinct is to enable the successful redevelopment of the stadium site and surrounding land to maximise its highly prominent and accessible location adjacent to West Leederville Train Station and arterial roads, while retaining open space for active recreation use.

A small portion of the subject site is contained east of the centre line of Court Place and north of Subiaco

Road. This land is contained within the Railway Precinct of the SRS2. The Statement of Intent for the Railway Precinct is as follows:

The Railway Precinct will be redeveloped to introduce a critical mass of people to maximise the strategic location of the area, including the adjacent West Leederville activity centre and train station, the proximity to the Perth city centre, and local amenities. Another key objective for the precinct will be to facilitate quality pedestrian, cycling and public transport linkages to improve connections to the Subiaco East Project Area. This includes the need to maximise the station's visibility and legibility from surrounding public spaces.

The works proposed are considered to be consistent with the vision set out within the SRS2 for both the Subiaco Oval and Railway Precincts, as high quality landscape spaces are proposed to be created for recreational use and quality pedestrian and cycling infrastructure is provided.

5.2.3 Development Management

Clauses 5.2 of the SRS2 sets out the requirement for a high-quality built form that embraces the vision and objectives of the SRS2. Furthermore, Clause 5.3 requires that the public realm be well designed, activated, safe and comfortable.

It is considered that the proposed public realm, landscape and public art is of high quality and will set the standard for future development within Subi East.

5.2.4 Level of Assessment

The SRS2 sets out levels of assessment for Development Applications.

Under Clause 5.6 (2) (d) of the SRS2 the proposal is considered to be a 'major application'. As the proposal is considered to be a major application the Application for Development Approval is required to be determined within 120 days.

Further to the above, it is expected that the Development Application will be advertised for public comment for a minimum of 21 days.

5.2.5 Land Use

The proposed development is considered to be contained within Category 6 – Community Land Use Category as set out within the SRS2.

Category 6 – Community Land Use Category is defined under the SRS2 as follows:

Premises or land uses which provide essential services or leisure facilities to local residential and workers or the wider community, also referred to as 'social infrastructure'. May include activities for commercial gain which provide social benefit.

The Category 6 – Community Land Use Category provides for the following land uses:

Table 4: Land Use Table

Land Use Type	
Education Establishment	Commercial Hall
Child Care Premises	Recreation and Sporting Facilities
Hospital	Community Facility
Place of Worship	
Public Open Space	

The proposal is considered to be contained within the land use type of 'Public Open Space'. The land use type of 'Public Open Space' is not defined in the SRS2, however, is considered to be an appropriate land use description for the works proposed.

Within the Subiaco East Project Area Category 6 Community land use category is 'preferred' in Subiaco Oval and Railway Precincts. Thus, the proposal cannot be refused on the basis of the use not being suitable within the Subiaco Oval or Railway Precincts.

In determining a Development Application for a land use within Category 6 Community land use category the following provisions under 6.16(2) of SRS2 will be given regard:

- a) *encouraging facilities that provide essential services or enhanced lifestyles to segments of the community or to the general public;*
- b) *facilitating social interaction and community development;*
- c) *supporting physical activity and healthy lifestyles; and*
- d) *ensuring the appropriate interface of development with the surrounding environment, including patron and traffic management and a high quality public realm.*

In respect to the above-mentioned provisions, it is considered that the works being undertaken will significantly enhance the public realm for current and future residents of Subiaco and Subi East. A mix of active and passive recreation opportunities and public art promotes healthy lifestyles and engagement. Thus, it is considered that the proposal is consistent with the requirements of Clause 6.16 (2) of the SRS2.

5.2.6 Heritage Protection

Clause 8.2 of the SRS2 provides for the definition of Heritage Places and Heritage Precincts.

In accordance with Clause 8.11 of the SRS2, Development Approval is required prior to undertaking any development of a Heritage Place or Precinct unless otherwise stated in the Regulations or Development Policy.

The Subiaco Oval Gates and Subiaco Oval are listed as Level 1 – Place of State Significance under the Subiaco Redevelopment Area Heritage Inventory. The former Kitchener Park is further listed as a Level 4 Historic Site on the Subiaco Redevelopment Area Heritage Inventory.

In accordance with Clause 8.13 of the SRS2, particular regard will be given to the following matters in determining an Application for Development Approval:

- a) *the recognised cultural heritage significance of the place or precinct and any statements regarding its significance and any level of management, as recorded in the Heritage Inventory;*
- b) *any Development Policy adopted under the Scheme relating to heritage conservation or heritage places;*
- c) *any conservation plan or heritage impact assessment prepared for that site by a recognised heritage professional;*
- d) *the policies, plans, agreements or views of the State Heritage Office and Heritage Council of Western Australia in relation to any site on the State Heritage Register; and*
- e) *Any views or comments the Authority may have solicited from any expert person or body, or other stakeholder in relation to the application.*

Heritage considerations are address later within this advice.

5.3 Subi East Master Plan

The Subi East Master Plan (Master Plan) represents a 20 year vision for delivering vibrant new places for people to live, learn, work and play.

The Master Plan is an aspirational document that guides DevelopmentWA in the preparation of a statutory planning framework, and informed the preparation of heritage, public art and place activation strategies. The Master Plan is shown below.



Key drivers of the Master Plan are listed at Clause 5.1. Those specifically relevant to the proposal under consideration include:

- *Subiaco Oval retained for use by local community, Bob Hawke College and local sports.*
- *Entry gates restored to frame the entrance of Subi East.*
- *Civic space created that celebrates Subiaco Oval as the historic home of WA football.*
- *Open space between Subiaco Oval and Subiaco Road providing passive and recreation opportunities.*
- *Upgraded Subiaco Road providing a pedestrian and cycle friendly street.*
- *Upgrade of Court Place connecting to West Leederville Train Station to create a shady, activated and pedestrian friendly street.*
- *Establishment of key gateways to translate the Wadjuk Noongar 'Six Seasons Bidi trail'.*
- *Improved pedestrian/cycling environment and connections throughout Subi East.*

The proposed works build upon the key drivers of the Master Plan to provide for quality recreational spaces and public realm. The integration of public art, six season Bidi and woody meadow plantings integrate cultural considerations into the design outcome.

The heritage of Subiaco Oval is further celebrated with the Heritage Plaza and reestablishment of the 1938 Oval boundary.

The Master Plan identifies four neighbourhoods. The subject site is in the majority contained within the Subiaco Oval Neighbourhood, with a minor portion being contained with the Railway Neighbourhood. These neighbourhoods are shown in the plan below.



The intent for the Subiaco Oval Neighbourhood is to enable the successful redevelopment of the former stadium site and surrounding land to maximise its highly prominent and accessible location adjacent to West Leederville Train Station and arterial roads, while retaining and creating open space for recreation use.

One of the key outcomes for the Subiaco Oval Neighbourhood is to open up the oval to the community from its former private stadium use. Key features for the Oval identified in the Master Plan include:

- *Retained timber seating from Subiaco Stadium for viewing platform.*
- *Green community spaces (gardens, native planting, exercise areas, gathering spaces).*
- *Civic square for events.*
- *Heritage Gates restored and reopened.*
- *Green link through precinct to honour the Whadjuk people's connection to country.*
- *Proposed new City of Subiaco Community Hub – subject to City of Subiaco Business Case and Approvals.*
- *Proposed new home for the WAFC.*
- *Enhancement of Subiaco Road (tree lined street that feels leafy and green).*

The proposed works are consistent with the above-mentioned.

In terms of the Railway Neighbourhood this land is primarily under private ownership and has the opportunity to be redeveloped over a longer period of time to introduce a critical mass of people which maximise the adjacent West Leederville Activity Centre and train station, proximity to the Perth City Centre and local amenities. Key features of the Railway Neighbourhood will include:

- *Investigation of areas for regeneration opportunities.*
- *Improved pedestrian / cycling environment and connections.*
- *Improved connection to West Leederville Train Station.*
- *Enhancement of Subiaco Road (tree lined street that feels leafy and green).*

The proposed works are consistent with the above-mentioned as the proposal includes the enhancement of Subiaco Road to create a tree lined green street.

Clause 6.1.3 of the Master Plan sets out the public domain, open space and private realm. Refer to image below.



Key elements of the public domain, open space and private realm that are relevant and incorporated into this Development Application include:

- Extension of part of the Green Link through Subi East.
- Creation of a hierarchy of public spaces and experiences. Included within this Application are:
 - Northern Public Open Space.
 - Pavilion Surrounds.
 - Green Link (part of)
 - Oval and Surrounds
 - Heritage Gates.

The proposal is consistent with the plan set out at Clause 6.1.3 of the Master Plan and builds upon the pedestrian and cycle path network contained at Clause 6.1.6 of the Master Plan. Refer to the plan below.



	vegetated and active buffer to new buildings.
Pavilion Surrounds	<ol style="list-style-type: none"> 1. Kickabout turf space. 2. A wide vegetated link supporting the east/west path connection. Including swales, trees, interpretive signage and integration with the Bidi.
Green Link	<ol style="list-style-type: none"> 1. Multi-generational activity node. 2. Aleppo Pines, retained and protected. 3. Green space, addressing level changes to site and school interface. 4. Court Place, a pedestrian orientated court linking the West Leederville train station and the underpass to the school and broader site. 5. A safe, shady, open pedestrian link encouraging movement to the internal public open spaces.
Oval and Surrounds	<ol style="list-style-type: none"> 1. Retained stadium seating. 2. New seating, retained walls in turf with shade trees. 3. Turf embankment with shade trees. 4. East/West seating nodes to support spectators at junior football games (where Ovals run north/south). 5. AFL size Oval. 6. 1938 boundary line interpretation.
Heritage Gates	<ol style="list-style-type: none"> 1. Heritage Gates, complete with reinstalled turnstiles. 2. Trees to edges of the civic space provide shade, amenity and frame the view to the Oval. 3. Central plaza, a place for interpretation of WA Football History.

In respect to the table above, the proposed public realm works are considered to align with the Phase 2 Master Plan Report.

5.5 Development WA Planning Policy Framework

The following assesses the Application against compliance with Development WA's Planning Policy framework.

5.5.1 Development Policy 1 Green Building

Development Policy 1 Green Building (DP1) applies to all new buildings and precincts within the Subiaco Redevelopment Area.

Although the proposal generally consists of public realm works rather than built form (buildings) the requirements of DP1 are considered below.

It is proposed that a 6 Star Green Star Communities v1.1 be sought for the proposal. At the Development Application stage this requires a written statement of sustainable design initiatives which are included in the proposed design.

The proposed Green Star initiatives for the works include:

- **Initiatives:** Liveability, Healthy and Active Living, Community Development, Sustainable Buildings, Culture Heritage and Identity, Walkable Access to Amenities, Safe Places.
- **Economic Prosperity:** Affordability, Employment and Economic Resilience, Industry Capacity Development, Return on Investment, Digital Infrastructure, Peak Electricity Demand Reduction.

- **Environment:** Integrated Water Cycle, Greenhouse Gas Strategy, Materials, Sustainable Transport and Movement, Sustainable Sites, Ecological Enhancement, Waste Management, Heat Island Effect, Light Pollution.
- **Innovation:** Reconciliation Action Plan, Marketing Excellence, High Quality Support Staff, Market Transformation.

These Green Star initiatives are proposed to be formalised as part of detailed design. It is expected that implementation of the Green Star initiatives will form part of conditions of Development Approval.

5.5.2 Development Policy 2 Heritage Places

Development Policy 2 Heritage Places (DP2) applies to the subject site.

DP2 applies where there are sites listed on Development WA's Heritage Inventory, State Register of Heritage Places or are adjacent to a heritage precinct, place or site.

DP2 requires the provision of a HIS to describe the likely impact of a proposed development on the significance of a heritage place. As discussed earlier within this advice places of heritage significance with the subject site include:

- Subiaco Oval Gates.
- Subiaco Oval.
- Former Kitchener Park.

A HIS has been prepared for the proposal and is contained within Annexure 2. This HIS builds upon the HIS undertaken in 2018 by Hocking Heritage Studio and Archival Road of the Place and Archaeological Management Plan. Works proposed to be undertaken as part of this Application are further considered to be consistent with the interpretation strategies set out within the draft Subiaco East Heritage Interpretation Strategy.

The HIS concludes that the following aspects of the public works respect or enhance the heritage significant of the subject site:

- Interpretation of the site in a pre-colonial form and extensive work with whadjuk noongar groups and elders. The main element of the design being the inclusion of the six season Bidi through the site.
- The retention of an Oval playing surface and immediate surrounds. This is inclusive of the 1938 Oval boundary, and the continued active sport on the site by the Bob Hawke College and community provide a continuation of the purpose of the place.
- Interpretation of site heritage through the experience of both players and spectators through public art including an accessible edge to surround the Oval. In addition, a celebration of the Sandover Medal winners in a time-line that encompasses the Oval and replaces the former Sandover Walk. In addition, the shade structure to the northern public open space south of Subiaco Road shall include references to the form of earlier former stadium buildings and the placement of the retained section of stadium seating and players dugouts into the new sporting facility.
- Retention of the Aleppo Pines and the Nursery developed by Mr A. E. Bruce MBE, who was the curator of Subiaco parks and gardens from 1918 to 1925.
- The Oval Gates are to be maintained as a civic space that acts as a landmark to the Oval and celebrates Subiaco as the historic home of WA football.

The HIS advises that there is the potential for the Heritage gates to be affected by irrigation overspray. In that regard, irrigation design will require careful consideration to avoid this potential issue. It is

expected that irrigation design will be addressed as a condition of Development Approval.

In respect to the overall impact of the proposal the HIS concludes that:

The proposals seek to celebrate the heritage aspects of the two key listings associated with the site. As the stadium structure has largely been removed, the core of its function is retained in form and function-namely the Oval and the heritage gates shall remain a key Subiaco landmark. The spirit of the former use and character of the site shall be further interpreted by design references in the proposals together with a considered range of artefacts and public art.

Having regard to the above, it is considered that the proposal enhances and does not impact on the heritage values of the place.

5.5.3 Development Policy 3 Sound and Vibration Attenuation

Development Policy 3 Sound and Vibration Attenuation (DP3) applies to all noise emitting and noise sensitive proposals within the Subiaco Redevelopment Area.

DP3 specifies four types of development categories being:

- *Noise sensitive development.*
- *Noise emitting development.*
- *Ventilation and mechanical equipment.*
- *Vibration sensitive development.*

The proposed development by definition is not categorised as either a 'noise sensitive' or 'noise emitting' development. If events are held within the public realm included within the subject site, then potentially the proposal could fall within the category of a 'noise emitting' development. However, no specific noise emitting activities are proposed as part of this Application. If 'noise emitting' activities were proposed, such activities could be managed under the *Environmental Protection (Noise) Regulations 1997* (Regulations). Construction noise for development works would similarly be managed under the Regulations.

In addition to the above, the proposal does not include ventilation or mechanical equipment nor is vibration sensitive development by definition.

Having regard to the above, the provisions of DP3 do not apply to this proposal.

5.5.4 Development Policy 4 Providing Public Art

Development Policy 4 Providing Public Art (DP4) sets out the requirements for public art contribution as part of a development proposal and provides performance standards. DP4 applies to all development proposals for public art within the Subiaco Redevelopment Area.

A public art report is required to be provided in accordance with DP4. In that regard please refer to Subi East: Stage 1 Public Art Proposal Landscaping and Public Realm (Public Art Report) contained in Annexure 6.

The Public Art Report sets out the concept, type and location of public art to be provided. The final form of the public art is yet to be finalised. It is expected that a condition of Development Approval will require the public art to be provided at the practical completion stage.

Public art elements to be include as part of the public realm and landscape works include:

- Six season Bidi, including two markers and animals, (throughout the site).
- Celebration of WA Football interpretation (Heritage Plaza).

- Aboriginal Football Players (Heritage Plaza).
- Heritage Gates (Heritage Plaza).

Development Applications must demonstrate that the proposal meets the performance standards outlined in Section 4 of DP4. An assessment of the proposal against DP4 is provided in the table below.

Table 6: DP4 Heritage Assessment

Performance Standard	Response
The artwork has been specifically designed for the building or site on which it is to be located;	<p>The public art is based upon three themes which interpret Aboriginal history and the significance of the Subi East site. The three themes are:</p> <ul style="list-style-type: none"> • <i>Winin Katidjin</i> (Living Knowledge). • Places to Remember. • Living sharing learning. <p>The focus of the public art for this Application relates to the six season Bidi and interpretation of the Heritage Gates and Oval.</p>
The artwork can be clearly seen from, or is located in, the public realm;	The public art will be located within the public realm and open space areas. Thus, this performance standard is met.
The artwork contributes to an attractive, stimulating environment and does not detract from the amenity, safety or function of the public realm;	The artwork concepts proposed are considered both attractive and stimulating recognising the history of Subi East. The public artworks will enhance the amenity of the locality and provide for memorable landmarks.
The artwork is of high aesthetic quality, and permanent artworks are durable and easy to maintain;	<p>Artworks are proposed to be of exceptional quality and artistic merit. Curatorial advisors will be utilized to facilitate the engagement of artists for public art works.</p> <p>Given the artworks will be contained within the public realm works will be durable and maintainable.</p>
The artwork is consistent with any applicable public art strategy prepared by the Authority for the relevant project area or precinct;	The public artwork proposed draws upon the Phase 2 Master Plan Report.
The artwork is designed and created by a professional artist (as defined in the policy glossary); and	Professional artists are yet to be appointed for the public art. The procurement process and proposed artist appointment process is proposed to be undertaken as an Expression of Interest (EOI). This process will be coordinated by Development WA.
The public art contribution is to be provided in accordance with the public art contribution matrix.	An estimate development cost of \$11.0 million is proposed and as such a public art contribution of \$110,000.00 is required. The proposed public art contribution is well in excess of \$110,000.00, being \$2.0 million over the Subi East area.

Having regard to the above, it is considered that the proposal meets the requirements of DP4.

5.5.5 Development Policy 5 Additional Structures

Development Policy 5 Additional Structures (DP5) applies to additional structures within the Subiaco Redevelopment Area. DP5 applies to the proposed shade structures, change room and ablution facilities proposed within the Northern Public Open Space.

Section 4 of DP5 provides performance standards for development approval of additional structures. An assessment of the proposal against the requirements of the performance standards is provided with the table below.

Table 7: Additional Structures Assessment

<p>The additional structure improves the amenity of the property by:</p> <ul style="list-style-type: none"> enhancing the enjoyment, use or environmental sustainability of the property; being compatible with the design, character, materials and colour scheme of the existing building; and demonstrating an appropriate level of restraint in scale, bulk and collective number of additional structures on the site. 	<p>The proposed buildings are considered to improve the use of the public realm by provide shade structures that provide respite from the summer sun and places of social gathering.</p> <p>The design of the structures are considered to be commensurate with public open space and community use.</p> <p>Given the structures are mostly open in nature, except for the change room and ablution facilities, it is considered that structures do not propose excessive bulk and scale. The structures will further be 'softened' by surrounding landscaping.</p>
<p>The additional structure supports the amenity of surrounding properties and the public realm by:</p> <ul style="list-style-type: none"> being appropriately located and positioned on the building or site with intrusive structures located towards the rear of the site or obscured from view; equipment and infrastructure being integrated into the design of the building or appropriately screened; and prioritising the activation and safety of the public realm by maintaining visual permeability of windows and boundary structures at street level. 	<p>The shade structures enhance the amenity by providing for attractive buildings that provide a place for shade and social gathering.</p> <p>The shade structures are located along the Subiaco Road frontage which is considered appropriate in terms of accessibility from adjoining transport networks and separation from the heritage elements of the subject site, being the Heritage Gates and Oval.</p> <p>The shade structures are further visually permeable and will allow for views through the site towards the Oval in a southerly direction and towards future development north of Subiaco Road.</p> <p>The shade structures are visible from the surrounding public realm and will incorporate appropriate lighting consistent with CPTED principles.</p>
<p>The additional structure supports the Authority's vision for the relevant locality by:</p> <ul style="list-style-type: none"> being consistent with the residential or business activity of the site; and being compatible with the intended character and amenity of the streetscape and public realm of the area. 	<p>As per the above, the design of the structures is considered to be consistent with the public open space use of the subject site, and therefore, are consistent with the intended character and amenity of Subi East.</p>

6.0 State Planning Policy 7.0 Design of the Built Environment

The ten principles of good design as set out within State Planning Policy 7.0 Design of the Built Environment (SPP7.0) were considered in the preparation of the Development Application.

The table below assesses the proposal have regarding to the ten principles of good design set out within SPP7.0.

Table 8: Assessment - Ten Principles of Good Design

Design Principle	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p>	<p>The public realm works build upon the vision for Subi East as a vibrant, mixed use and sustainably urban community.</p> <p>The proposal responds to the distinct characteristics of the site being the heritage listed Oval and Heritage Gates.</p> <p>The public realm works will create an iconic and memorable place. This will be further enhanced by the six season Bidi, woody meadow planting and public art.</p>

<p>2. Landscape quality</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<p>The proposed public realm works will create high quality open spaces and streetscape commensurate with that envisaged by the Subi East Master Plan. Selected landscape treatments will provide for shady spaces and a mix of active and passive recreation areas.</p> <p>The landscape plan prepared by UDLA & Oculus incorporates a six season Bidi, woody meadow planting, public art, shade structures and community facilities within the northern open space. Furthermore, the landscape plan builds upon and recognizes the significance of the Heritage Gates as a landmark entry into Subi East and reintroduces the historical 1938 boundary of the Oval.</p> <p>A 6 Star Green Star Communities v1.1 is further proposed for the project. Reinforcing the sustainability credentials of the proposal.</p>
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p>The public realm works do not propose substantive elements of built form e.g. buildings.</p> <p>The only building forming part of the Application are the shade structures and community facilities within the Northern Public Open Space. The shade structures and community facilities integrate into the public realm landscape works and are of a scale that is consistent with the future character of Subi East.</p> <p>The massing of the shade structure and community facilitates are appropriate for the location within public open space being low mass and scale and transparent in form.</p>
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<p>The public realm works provide a variety of active and passive open spaces, public art, educational elements and community facilities to provide differing user experience throughout the development site.</p> <p>Material and treatment selection for both hard and soft landscaping will ensure an enduring and iconic experience.</p> <p>The proposed woody meadow planting provides for functional landscape spaces that will be low maintenance over the life of the development.</p>
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<p>The project aims to achieve a 6 Star Green Star Communities v1.1 rating demonstrating commitment to environmentally sustainable outcomes. Landscaping will assist in reducing temperature and air quality in accordance with the Public Realm Development Application Report.</p> <p>The proposed wood meadow planting is a further environmental initiative providing habitat area, water wise and a low maintenance landscape outcome.</p> <p>Integrated water management is proposed throughout to be consistent with the LWMS. Furthermore, the public realm improvements encourage pedestrian and cyclist movements as a form of sustainable transport. Bicycle racks are also provided within the public realm in that regard.</p>
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<p>The public realm works will significantly improve the amenity and liveability of the locality and act as a catalyst for further high quality built form as envisaged in the Master Plan.</p> <p>As described earlier the works will facilitate a variety of active and passive activities, integrated with public art and the six season Bidi.</p> <p>The open space, particular around the Oval and the Northern Open Space is expected to become a valuable resource for the existing and future Subiaco community.</p>
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way</p>	<p>The public realm works build upon the established pedestrian and cycling network by providing for improved connections and landscape improvements as envisaged in the Master Plan.</p> <p>Improved legible streetscape connections are facilitated between Subi East and the West Leederville Railway Station via public realm works within Subiaco</p>

around	Road and Court Place.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<p>CPTED principles were utilised as part of design development to ensure the creation of a safe public realm and spaces.</p> <p>Lighting will be integrated throughout the public realm to improve visibility and opportunities for passive surveillance during night time, and provide for day and night use.</p>
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<p>As detailed earlier, public realm works provide for a variety of activities and user experiences.</p> <p>The works propose a high quality and high amenity public realm and as such is expected to be a place of gathering for the community and will facilitate social interaction.</p>
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<p>The public realm design builds upon significant site investigation and stakeholder engagement. The proposal embraces and builds upon the foundations set for the redevelopment of Subi East.</p> <p>Proposed landscape and public works will draw people to the area and provide for a unique and iconic experience through the six season Bidi and public art.</p>

7.0 Universal Access

A Universal Access Statement (UAS) is provided within the Realm Development Application Report in support of the proposal.

The UAS advises that the following initiatives will be included within the works:

- *The Australian Standard AS 1428.1 Design for Access & Mobility will guide all design details;*
- *Grade change across the precinct are mostly gradual and as such there are no significant inclines to mitigate;*
- *All paths of travel are on an incline of less than 1:20, with the majority being substantially less than 1:33;*
- *Crossfalls on paths will be less than 1:40;*
- *Contrasting tones/colours in paving details will be used where level / direction changes occur;*
- *Social Seating, BBQ areas and picnic tables will allow for wheelchair and pram access;*
- *Toilets and Changerooms will incorporate Universally Accessible stalls;*
- *Wayfinding and selected interpretive signage will include accessible options for the vision impaired; and*
- *Adequate lighting to all primary paths of travel and points of access/egress.*

Having regard to the above, it is considered that universal access requirements have been adequately addressed. Final detailed design and construction drawings will confirm the final design initiatives.

8.0 Water Management

A Local Water Management Strategy (LWMS) was prepared by Stantec for the Subiaco East Redevelopment Area on 13 August 2020. The City of Subiaco is currently facilitating approval of the LWMS.

The key guiding principles to the LWMS are as follows:

- *Facilitate implementation of sustainable best practice urban water management.*
- *Provide integration with planning processes and clarity for agencies involved with implementation.*
- *To minimise public risk, including risk of injury or loss of life.*
- *Protection of infrastructure and assets from flooding and inundation.*
- *Encourage environmentally responsible development.*

The proposed works will include bioretention tree pits, bioretention swales and subsurface infiltration structures as set out within the LWMS. These works are shown in the attached drainage plan provided by Stantec and within Part 3.3 of the Public Realm Development Application Report. A copy of the drainage plan is provided within Annexure 5.

It is further expected that an Urban Water Management Plan (UWMP) will be required as a condition of approval. Final design of drainage structures can be confirmed as part of the preparation of the UWMP.

9.0 Waste Management

No significant waste management concerns arise from the proposal.

As detailed earlier hard landscaping will include the provision of bins throughout the public realm. The location and servicing of such bins will be confirmed with the City of Subiaco.

10.0 Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) was considered in the preparation of the public realm and landscape works. Refer to the Realm Development Application Report in regard to CPTED considerations.

The public realm and landscape spaces have been designed to accommodate both day time and evening activity. Given the subject site is located adjacent to West Leederville Railway Station, future high density residential development and Bob Hawke College it is expected that the public realm will be well frequented.

The following key CPTED initiatives have been implemented:

Surveillance

- Sightlines across the Oval and adjoining public spaces are open and unobstructed at the ground level allowing for clear lines of sight.
- The oval precinct is mostly turf supported by low planting of groundcovers and shrubs (less than 0.75m tall). Perimeter tree planting is clear trunked and will be under pruned to allow views through.
- The Heritage Plaza maintains a clear line of sight from the gates towards the Oval, with only turf, low planting and clear trunked trees.
- Unobstructed views along Court Place will be maintained to allow for sightlines to and from West Leederville Railway Station.

Lighting

- Lighting will be used to clearly guide the public to and from specific entrances and exits such as in the proximity of Court Place and the Heritage Gates.
- Appropriate lighting will be provided to the public realm and landscape spaces. Refer to Part 4.3 of this advice.

- Security lighting will be used at the changeroom pavilion after hours.
- The Oval will be lit during night time activity.

Access

- The site is to be fully publicly accessible along all edges and clearly visible from Subiaco Road. Ensuring high levels of public accessibility will enable the public spaces to feel owned and sustained by the community.
- No fencing or impermeable barriers around the site perimeter is proposed.
- Low planting (less than 0.75m high) will be used to structure and define spaces.

Having regard to the above, it is considered that the proposed works will provide for safe and comfortable spaces for all.

11.0 Land Management Arrangements

Public realm and landscape works will be managed and maintained by Development WA for a period of two years.

After the management and maintenance period it is anticipated that the assets will be maintained by the City in its local government role. Arrangements in respect to the management of the assets are subject to discussion and finalised with the City post approval.

12.0 Conclusion

This Application proposes public realm for Stage 1 Subi East as identified within the boundaries of the subject site.

The works include significant landscape, public realm and public art improvements which will set a high quality design standard for Subi East. The works are focused on the Subiaco Oval Neighbourhood and include works surrounding the Oval and within the adjoining road reserves of Haydn Bunton Drive, Subiaco Road, Court Place and Roberts Road. Public realm works are further proposed to the extension of Subiaco Road westwards which is proposed to be created by subdivision.

The proposed works further includes the implementation of the six season Bidi which stretches over the entire Subi East area. However, works for the six season Bidi in this Application are limited to the subject site.

The public realm and landscape works have been assessed against Development WA's planning framework for the Subiaco Redevelopment Area and the Subi East project. The proposed works are considered to be consistent with the planning framework and will result a high quality public realm which will set the standard for future development within Subi East.

Having regard to the above, approval for the proposal is requested.

Should you have any queries or require clarification on the above matter, please do not hesitate to contact the undersigned on 9289 8300.

Yours sincerely

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Aaron Lohman
Principal – Planning