

METROPOLITAN REDEVELOPMENT
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Subiaco East

Heritage Impact Statement

1.1 Heritage Impact Statement

Introduction

Introduction

It is being proposed to redevelop the surrounding public spaces associated with the former Subiaco Oval on Roberts Road Subiaco as part of the Subi East redevelopment being undertaken by DevelopmentWA. A new community oval has been reinstated on the former Subiaco Oval site and this area forms the green core of the landscape proposals. All grandstands and associated structures have been demolished and removed from site-excepting minor structures that have been retained for heritage interpretation as part of the proposed works. The Subiaco Oval Gates located on the Haydn Bunton Drive/ Roberts Road corner have been retained and conserved.

This impact Statement follows the Heritage Impact Statement undertaken by Hocking Heritage Studio (August 2018) which addressed the demolition of the grandstands and all structures with the exception of the Gates. This heritage impact statement has been prepared by UDLA/Oculus on behalf of DevelopmentWA – the formatting follows the Heritage Office Guide (2020) for preparing Heritage Impact Statement

Heritage Listing

The part of the Subi East site currently being proposed to be redeveloped for public landscape purposes and associated road corridor upgrades contains a number of Heritage Listings on the InHerit database-all located at 304 Roberts Road Subiaco.

Subiaco Oval and Recreation Reserve

- Place No 23780
- No Listing but linked to child places 11923 Subiaco Oval and 17469 Mueller Park

Subiaco Oval

- Place No 11923
- Registered State Register 14 August 2019, City of Subiaco

Footpath immediately to the Southern Perimeter Subiaco Oval

- Place No 23441
- Not listed

Subiaco Oval Gates

- Place No 05478
- Registered -State Register 24 March 2000, City of Subiaco Local Government Inventory

Subiaco Oval Playing Field(excl stands and surrounds)

- Place No 25371
- Not listed

For the purposes of this Heritage Impact Statement, Subiaco Oval Gates and Subiaco Oval are being addressed.

Statement of Significance

The following Statements of Significance are from the Register Documentation prepared by Heritage Council of Western Australia for the two Places to be addressed however almost all of the buildings associated with the Subiaco Oval Place 11923 have been removed from site.

Subiaco Oval, comprising the main oval playing surface (1908 and later), Subiaco Oval Gates (1935), former Subiaco Oval Football Club (1971), a sequence of two and three tier grand stands (1969-2000), support facilities, car parking, and landscaped areas, has cultural heritage significance for the following reasons:

- The place is highly valued as the State's former premier league football oval, and was the home ground for West Coast Eagles and Fremantle Dockers, the home ground of WAFL team, the Subiaco Football Club, from 1908 to 2003, and the venue for grand final games in the WAFL competition;
- The place is the best known oval in the State, and a well-known local landmark;
- The place is one of the oldest League Football ovals in Western Australia, and served as the premier football oval in the State from the mid-1930s to 2017;
- Subiaco Oval Gates is a small-scale well executed Inter-War Art Deco style building, and a well-recognised landmark since its construction in 1935; and,
- The place reflects over 25 years of design to accommodate player and spectator facilities, that are visually harmonious, with the more recent stands achieving a pleasing and visually distinctive composition;

- Kitchener Park, to the east of the oval, is not included in the curtilage. Temporary facilities such as transportable buildings are intrusive. Perimeter fencing throughout is of little significance. Car parking areas to the west of the ground and the north- west entrance gates are of little significance.

Subiaco Oval Gates, a single storey limestone and brick construction Inter War Art Deco style ticket office and turnstile building with a Marseilles patterns clay tiled roof, has cultural heritage significance for the following reasons:

- The place has been a well-recognised landmark since its construction in 1935 ;
- The place has historic value marking the location of the WANFL to Subiaco Oval in the year following opening of the gates;
- The place contributes to the community's sense of place, as the main entrance to Subiaco Oval, a well known meeting place and enduring image of Subiaco Oval for thousands of football supporters;
- The place is a small scale well executed Inter War Art Deco style building; and;
- The tubular steel race extensions at the front of the gates, the flanking brick and steel fences and attached signage, together with modern turnstiles have low significance.

1.2 Heritage Impact Statement

Proposed Development

The development that is currently being proposed for the former Subiaco Oval is a series of public parkland spaces centred upon the former Oval that frame the internal space formed by the future residential lots and the Bob Hawke College. The proposals also include the civil upgrades and landscape treatments to the road corridors within the precinct. Work that has taken place since the Heritage Impact Statement undertaken by Hocking Heritage Studio (August 2018) includes: the demolition of the Grandstands and all structures with the exception of the Gates; temporary low chainlink fencing and ground cover planting/ mulching to future building lots; the construction of the adjacent Bob Hawke College; the removal of the oval sporting turf and re-turfing to the same site suitable for community use; rectification works to the Gates and Ticket Booths and turnstiles and the installation of new floodlights to the Oval. Hocking Heritage Studio undertook an Archival Record of the Place and an Archaeological Management Plan on behalf of DevelopmentWA in 2018.

- Legend**
- 1 Court Place
 - 2 Heritage Plaza
 - 3 Northern Public Open Space
 - 4 Oval Surrounds
 - 5 Green Link
 - 6 Subiaco Road Extension



1.3 Heritage Impact Statement

Proposed Development

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

A significant part of the proposal is the central theme of an interpretation of the site in a pre-colonial form and extensive work with whadjuk noongar groups and elders has been undertaken to this end. The main element of the design being the inclusion of the Bidi trail through the site. This shall comprise of paving planting and art components, specific to the six seasons and will run through the larger Subiaco East development linking the Oval to the former Princess Margaret Hospital Site.

The playing surface and its immediate surrounds will be a key focus of heritage interpretation on the site telling the story of WA football at Subiaco. The 1938 Boundary has determined the current retained extent of the Oval and this extent shall be maintained in the proposed development. The continuation of active sport on the site by the adjacent school and local community teams provides for a vital continuation of the purpose of the Place.

It is proposed is to interpret site heritage, through the experience of both players and spectators through public art including: an accessible edge to surround the Oval, this shall provide opportunities to watch and celebrate football and the spectator experience; a celebration of the Sandover Medal winners in a time-line that encompasses the Oval and replaces the former Sandover Walk; 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.

The consultant team shall be working closely with the Western Australian Football Commission and other key stakeholders to deliver suitable interpretation through art and landscape design.

Other areas of heritage interpretation on the site include the Aleppo Pines, situated to the north east of the school, and the Nursery which was formerly on the Kitchener Parks site was developed by renowned horticulturalists Mr A. E. Bruce MBE, who was the curator of Subiaco parks and gardens from 1918 to 1925.

The nursery was originally established in 1921 is to be celebrated by a linear arboretum of iconic Subiaco trees with a connection of the Figs, Aleppo Pines and Mueller Park.

Kitchener Park is listed as a level 4 site (E6) in the heritage inventory. This has mostly been cleared for the development of Bob Hawke College. The proposed Green Link will run through the northern section of this site.

The Oval Gates are to be maintained within a key civic space that acts as a landmark to Roberts Road and celebrates Subiaco as the historic home of WA football and the Gates shall be the main pedestrian entrance to the site and shall retain the strong physical and visual connection to the Oval. It has been seen that the Gates shall be integral to the design and that the proposals guide pedestrians through the building into the site.



Heritage Plaza view east



Heritage Plaza view west

The following aspects of the proposal could detrimentally impact on heritage significance.

It is proposed that there shall be tree and shrub planting in the vicinity of the Gates as shown on the attached renders and plans. The planting is to provide amenity and shade to the civic space and design input has sought to incorporate the Gates into the space without overly screening views of the building facades. The façade facing the Roberts Road/ Haydn Bunton intersection is largely as existing so as to retain the landmark quality of the buiding. All irrigation shall be considered carefully with regard to overspray onto heritage structures.

Conclusion:

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.

References and attachments:

Attachments

Subiaco East Master Plan Project HERITAGE
IMPACT CONSIDERATIONS for SUBIACO OVAL,
Roberts Road, Subiaco, February 2020

Prepared for HamesSharley and DevelopmentWA
By Malloway Studio

References

Archaeological Management Plan for SUBIACO
OVAL, Roberts Road, Subiaco, Aug 2018 By
Hocking Studio

Heritage Impact Statement for SUBIACO OVAL,
Roberts Road, Subiaco, Aug 2018 By Hocking
Studio

Archival Record for SUBIACO OVAL, Roberts Road,
Subiaco, Sept 2018 By Hocking Studio

Subiaco Redevelopment Area Heritage Inventory
MRA- October 2018