

## FILE NOTE

### INSPECTION OF SUBIACO OVAL

Date: Tuesday 6 December 2005, 1.30 pm – 3.30 pm

Present: John Kleindienst – OIFC  
Wayne Bradshaw – CEO of WAFC  
Shane Walsh – General Manager Facilities

The purpose of the meeting was to determine site capability (current and future) of Subiaco Oval, building condition, and discuss future development plans.

#### Notes

- The site is currently constrained by Roberts Road to the south and Subiaco Road to the north. There are housing commission flats and several private residences opposite the Stadium on Subiaco Road backing onto the railway line.
- The west site of the site is occupied by the Subiaco Football Club and car park, which is proposed to be a 7 storey 'Mirvac Fini' hotel with convention facilities as part of WAFC's development plans.
- The east side of the stadium is bounded by Kitchener Park (700 car parks).
- Parking on the north side of the railway is restricted for 1 km around Subiaco Hospital by the Local Authority.
- A total of approx 3,100 car parking spaces are available within easy walking distance. (Approx. 8,000 persons @ 2.5 - 3 persons/car)
- Two railway stations, Subiaco 400 metres, west Leederville 300 metres.
- 25% of patrons use public transport:
  - 86% of these use train (potential for increase up to 97%)
  - 14% use bus
- Up to 30,000 person use other than public transport
  - 5,000 local residents
  - Taxi, drop off, walk
- Parking for 34 buses – adjacent the site.
- 'Full house' crowd can be clear of traffic in local roads in 40 minutes for day games.
- Want to introduce integrated ticketing to increase public transport use.
- 'Smart Ticket' currently being introduced for 'bus and train'.
- There is some resistance to train, as parking is relatively easy in area.
- New southern train line from Mandura may increase patronage.
- SKM is developing a 'Transport Policy' for Subiaco Oval.
- Issues that the proposed development plan will address are: architectural; transport and pedestrian movements; urban planning; financial.
- Lights were installed (4 towers) in 1997 which prompted a restriction on night events to 12 AFL games, however approval has now been given for a further 8 Rugby games per annum.

- Concerts for all venues in Perth have been restricted to two (2) per annum by the E.P.A; however it appears to be relatively easy to apply for additional concerts.
- \$50 million has been spent of upgrading Subiaco over the last 20 years.
- Redevelopment plans were discussed at the meeting.
- Architects for the proposed redevelopment are:
  - Peter Hunt/Daryl Jackson
  - Graham Watson – Specialist Sports Consultant
- Redevelopment plans indicated approx 5 stages of construction up to 60,000 seats at a cost of \$180-200 million.
- Light rail system is being considered to service Roberts Road/Subiaco Oval and hospital.
- Cricket has issues with Subiaco Oval in regard to:
  - Seat comfort and spacing
  - Short boundaries with pitch running N/S - only 56 m boundaries under current orientation of arena
  - Lighting levels and only 4 towers
  - Scoreboard location
- AFL field runs east/west and measures 178m x 134m. WAFL advised that no complaints have been received in relation to the orientation of the playing field by the codes.
- Annual maintenance cost are approx \$300,000 pa on buildings and \$240,000 on turf maintenance.
- Condition report to be provided.
- Front row of seats are below arena level and sightlines are restricted particularly for Rugby games. The seating bowl generally is a mixture of different stands and seating types built or upgraded at various times which, at first pass, is not considered to be an acceptable base for adding additional tiers above and additional infrastructure behind as proposed in the development plans.
- Once the redevelopment plans are received, a proper review and assessment can be undertaken.
- Redevelopment will require resumption of part of Subiaco Road and properties to the north side of the oval adjacent the railway line.