



Department of **Planning,
Lands and Heritage**

Your ref: N/A
Our ref: P7403-51939
Enquiries: Liza Mathews (08) 6551 9068

Mick Doherty
Paatsch Group
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Dear Mr Doherty

BASSENDEAN OVAL

Thank you for your correspondence of 28 October 2024 regarding the following proposal:

Place Number	P7403
Place Name	Bassendean Oval
Street Address	140 Old Perth Road, Bassendean
Proposal Description	Proposed Bassendean Oval Masterplan

We received the following information:

Bassendean Oval Redevelopment Concept
Bassendean Oval Heritage Impact Statement dated 16 October 2024

On 22 November 2024, the Heritage Council considered the proposal in the context of the identified cultural heritage significance of *Bassendean Oval* and provide the following comments:

Findings

1. Council appreciates the early engagement and the investment in this major redevelopment project that will facilitate the long-term conservation and use of *Bassendean Oval*.
2. The continuous association of *Bassendean Oval* with sport and recreational activities is part of its cultural heritage significance and a positive outcome of the project.
3. Although the oval currently reflects its original position, realigning it will improve its visual connection with the heritage buildings.
4. The new commercial built form to the west portion of the site including a connection to adjacent shopping centre will benefit the community, enhance the amenity of the town, and facilitate a relationship with the heritage grandstands and connection to the history of the Swan Districts Football Club and oval.
5. Residential development at the place is supported. Further refinement will ensure that the proposal is sensitively designed and appropriately scaled so that it does not detract from the distinctive open character of the oval or the setting of the place.



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6. The Eucalyptus tree on the northeast corner of the site is of considerable significance and should be retained.
7. Increased access to public space provides higher amenity, connection, positive safety, and pedestrian movement to the streetscape and would benefit from heritage interpretation.
8. Detailed consideration of the significant elements of the place and its settings, key views and vistas, and impact of adaptation and conservation of grandstands on significant fabric will be critical to conserving the heritage values of the place.
9. A heritage consultant should be engaged early in the design, planning and development process to identify adverse heritage impacts and recommend alternative solutions and mitigation measures. Consideration needs to be given to impact of new development on the oval and heritage buildings and a heritage impact statement should be prepared.
10. Professionally prepared, visually consistent, and accessible interpretation should be incorporated into the project to celebrate the significance, history and stories of the place.
11. Any new development and interpretation should consider the significance of the site to the aboriginal communities in a sympathetic manner that enhances its connection to the site.
12. The potential for archaeology to be considered and managed appropriately during site planning and development, particularly in relation to the Bund and potential to uncover Aboriginal artefacts.
13. Consideration could be given to updating the Conservation Plan or preparing a Conservation Management Strategy to ensure that the ongoing management and conservation of the heritage elements.
14. Council is keen to be further engaged at key milestones as the project develops.

These comments are provided under delegated authority from the Heritage Council and do not replace the need for any required approvals from the decision-maker.

Thank you for the opportunity to provide comments on the proposal. Should you wish to discuss these comments please contact Liza Mathews at Liza.Mathews@dph.wa.gov.au or on 6551 9068.

Yours sincerely



Lara Watson
Acting Director
Historic Heritage Conservation

22 November 2024