

December 2020

STATE FOOTBALL CENTRE



CLE Town Planning + Design

carabiner



Department of
Local Government, Sport
and Cultural Industries



Government of **Western Australia**
Department of **Finance**

Title: State Football Centre

Prepared for: Department of Finance & Department of Local Government,
Sport and Cultural Industries

CLE Reference: 3252Rep20A

Date: 8 December 2020

Status: Final

Review date: 8 December 2020

Prepared by: CLE Town Planning + Design

Project team: Town Planning + Design - CLE Town Planning + Design
Architecture – Carabiner
Stormwater management – Emerge Associates
Environmental – Emerge Associates
Landscape – Josh Byrne & Associates
Bushfire – Emerge Associates
Traffic – Cardno
Engineering – Stantec
Sporting facilities design – SportEng

This report is for the exclusive use of the Client, pursuant to Agreement between the Client and CLE Town Planning + Design. CLE accepts no liability or responsibility whatsoever in respect of any use of or reliance upon any information contained within this report by anyone who is not party to the Agreement and/or has come into possession of the Report through parties other than the Client or CLE.

CLE is not accountable for any information which may be contained within the Report which has been supplied by others and reproduced by CLE in this report.

Copyright and any other Intellectual Property arising from this report and the provision of the services in accordance with the Agreement belongs exclusively to CLE unless otherwise agreed and may not be reproduced or disclosed to any other person other than the Client without the express written authority of CLE.

Any reproduction by the Client is to reference CLE as the original author.

Plans and figures contained in this report have been prepared for general information purposes only and may inadvertently use uncontrolled data from external sources. CLE does not guarantee the accuracy of the plans and they should not be used for any detailed site design. The content of this report including all plans remains the property of CLE.

CONTENTS

Executive Summary

1.0 Background

- 1.1 Pre-Lodgement Consultation
- 1.2 Proposal
- 1.3 Project Benefits
- 1.4 Planning Framework
 - 1.4.1 Metropolitan Region Scheme
 - 1.4.2 City of Canning Town Planning Scheme No. 40
 - 1.4.3 City of Canning Queens Park Open Space Master Plan
 - 1.4.4 Other State Planning Policies
- 1.5 Site Context
 - 1.5.1 Location and Area
 - 1.5.2 Ownership and Management Order
 - 1.5.3 Topography, Geology and Soils
 - 1.5.4 Environmental Considerations
 - 1.5.5 Hydrology
 - 1.5.6 Heritage

2.0 Planning Assessment

- 2.1 Development Control Policy 5.3 – Use of Land for Parks and Recreation and Regional Open Space (DC Policy 5.3)
- 2.2 State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8)
- 2.3 State Planning Policy 2.9: Water Resources (SPP 2.9)
- 2.4 State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)
- 2.5 Transport and Parking Strategy
- 2.6 Waste Management
- 2.7 Landscape Design
- 2.8 Engineering Infrastructure

3.0 Conclusion

FIGURES

- Figure 1: Location Plan (Carabiner)
- Figure 2: Site Plan (Carabiner)
- Figure 3: Floor Plans (Carabiner)
- Figure 4: MRS Zoning (Department of Planning, Lands and Heritage)
- Figure 5: Queens Park Open Space Masterplan (City of Canning)
- Figure 6: Location Context Plan
- Figure 7: Aerial Site Plan
- Figure 8: Landscape Architecture Response (Josh Byrne & Associates)
- Figure 9: Landscape Cross-Sections (Josh Byrne & Associates)

APPENDICES

- Appendix 1: Community Engagement Plan and Final Engagement Report (Shape Urban)
- Appendix 2: State Football Centre Development Plans (Carabiner)
- Appendix 3: Certificate of Titles
- Appendix 4: Environmental Assessment Report (Emerge Associates)
- Appendix 5: Water Management Plan (Emerge Associates)
- Appendix 6: Bushfire Management Plan (Emerge Associates)
- Appendix 7: Traffic Impact Assessment (Cardno)
- Appendix 8: Waste Management Plan (Cardno)
- Appendix 9: Landscape Architecture Response (Josh Byrne & Associates)
- Appendix 10: Civil Engineering Report (Stantec)



Executive Summary

CLE Town Planning + Design, on behalf of the Department of Local Government, Sport and Cultural Industries (DLGSC), has prepared this planning report for the State Football Centre proposed at No. 305 (Lot 501) Welshpool Road and No. 343 (Lot 22) Wharf Street, Queens Park.

The State Football Centre (SFC) represents a key piece of sporting infrastructure, being a football centre of excellence for Australia and the Indian Ocean rim. The SFC will deliver significant economic, social and environmental benefits for the State of Western Australia.

The SFC was announced on 14 June 2020 by the Premier, the Hon Mark McGowan and is to be completed for the commencement of the FIFA Women's World Cup, beginning in July 2023. The SFC, proposed in the City of Canning, will support match day and training facilities for junior and high-performance development, as well as grassroots, community football programs. This facility will be operated by Football West, the State's governing body for football in Western Australia.

Planning for the SFC has been a highly collaborative process and extensive pre-lodgment consultation has been undertaken with the City of Canning and other key stakeholders. This has culminated in the City of Canning providing in principle support for the proposed SFC by way of adopting the Queens Park Open Space Masterplan that covers the broader area, and acknowledges the SFC in situ.

An experienced consultant team has been assembled to prepare the supporting technical work and justification for the SFC development, including transport and parking, environmental, stormwater management, landscaping, bushfire and engineering services. All relevant matters are discussed and summarised with this report with technical reports provided in full as Appendices.

Approval for the SFC is sought through the State Development Assessment Unit as the proposal is in excess of \$20 million and represents state significance.



carabiner

1.0 Background

The proposal is for the development of the State Football Centre, a key piece of sporting infrastructure for Western Australia, being a football centre of excellence for Australia and the Indian Ocean rim.

The SFC will be constructed in the City of Canning and will include match day and training facilities to support junior and high-performance development, as well as grassroots, community football programs. This facility will be operated by Football West, the State's governing body for football in Western Australia.

The SFC was announced on 14 June 2020 by the Premier, the Hon Mark McGowan, and is to be completed in time to be used for the FIFA Women's World Cup, beginning in July 2023.

1.1 Pre-Lodgement Consultation

Planning for the SFC has been a highly collaborative process with the DLGSC acknowledging the importance of working closely with key stakeholders from the inception of the project. This has resulted in the DLGSC having already undertaken extensive engagement with key stakeholders.

The City of Canning has been an important component of this consultation process. This has included:

- Regular (fortnightly) Project Working Group meetings with City staff;
- Comprehensive technical briefing to the City Executive (5 August 2020);
- Presentations to the City of Canning Council (5 May 2020 and 20 August 2020); and

- Ongoing technical briefings with the City of Canning officers.

The Department of Planning, Lands and Heritage has also been regularly consulted regarding approval pathways, supporting technical work expectations and ongoing land tenure matters.

Further to the above, the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions have been, and will continue to be engaged through the project team's environmental and hydrological consultant (Emerge Associates). Servicing agencies have also been briefed on the project and the project's engineering consultant Stantec will continue to liaise with servicing agencies regularly.

This extensive pre-lodgement consultation has been appropriately followed by the SFC proposal being lodged with the State Development Assessment Unit (SDAU) on 28 August 2020 by way of a Section 17A Pre-lodgement Advice Request. As a consequence of this request, we understand that the SDAU has further engaged with a range of relevant stakeholders, including the City of Canning.

On 22 September the SFC proposal was put before the State Design Review Panel (SDRP), with the SDRP confirming that it supported the design intent of the project, noting that the (then) concept demonstrated strong foundations for the project moving forward with the holistic approach of having landscape, environmental and architectural responses developing in parallel as a good strategy to deliver an integrated high quality outcome.

The current proposal has built upon, and responds to, the advice provided by the SDRP.

Queens Park Master Plan Community Engagement

In parallel with the SFC proposal, the City, in partnership with the DLGSC, prepared the Queens Park Open Space Masterplan.

The City undertook an extensive engagement programme with the local community to help inform the Masterplan, and while the Masterplan was focused on the broader development of the Queens Park Open Space, it clearly depicted that the site was going to accommodate the SFC (immediately north of Maniana Park). The community engagement programme was undertaken via a two stage process.

Stage 1

Stage 1 involved seeking community ideas and suggestions for the Queens Park Masterplan and included:

- Online and hardcopy surveys and 'Frequently Asked Questions' (FAQs) about the broader site and the SFC were made available on the City's project website and public libraries and civic centres.
- Press release in the local media.
- An email correspondence to key residents, businesses and community groups.
- Phone calls to key stakeholders, including local leaders of various cultural groups.
- Letter drops to over 1,100 surrounding residents.

The Stage 1 engagement process was undertaken from 14 June 2020 to 10 July 2020.

Stage 2

Stage 2 built upon the information gathered from the community via Stage 1 and resulted in the City preparing two masterplan concepts for the Queens Park Open Space, with both these masterplan concepts placed out for public review via the City's website. FAQ's and news articles were also placed on the City's website to help guide feedback.

Two site walks were undertaken on Saturday 19 September 2020 for registered parties.

Stage 2 was undertaken from 22 August 2020 to 27 September 2020.

The City of Canning Council, at its Ordinary Meeting held on 17 November 2020, subsequently unanimously endorsed the final Queens Park Masterplan which represented a synthesis of the two options discussed above, refer Figure 3.

Shape Urban were commissioned to prepare a Community Engagement Plan that helped guide this engagement process, with a subsequent Engagement Report Summary outlining key findings.

Copies of both the Community Engagement Plan and Report Summary are provided for your reference as Appendix 1.

1.2 Proposal

The SFC will comprise:

- Two full-size, flood lit high-performance pitches of a hybrid construction (synthetic and natural turf interwoven) capable of high usage. These pitches are rotated to the optimum angle, being 15 degrees off north. Of these two pitches, the eastern pitch will be the main playing pitch (Competition Pitch 1), with the western pitch being the secondary pitch (Training Pitch 2). Both are capable of match play and supporting activity such as training.
- Three 5-a-side playing pitches adjacent to the western playing pitch, consisting of turf (synthetic turf and lighting).
- A two-storey building located between the two high-performance pitches incorporating change room facilities; high-performance training facilities, strength and conditioning and sports medicine facilities; tiered seating for approximately 700 seated spectators facing the main pitch; amenities for spectators, including kiosk and small bar facilities); and an office and meeting room space for Football West administration.
- A natural turf 'tablet' situated to the south of the two high-performance pitches will allow for the rotation of two pitch orientations.
- Pitch lighting will be in accordance with AS 2560.2.3:2007 Sports Lighting, with the lighting towers to measure 28m for the Competition Pitch 1 and 22m for the Training Pitch 2 and southern Community Pitch 3 and 4. All pitch lighting will have minimum impact on the surrounds of the SFC (light spill), satisfying AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.
- On-site car parking to suit regular demand scenarios, with occasional peak demand scenarios addressed through management planning.
- A work building, store and compound for site maintenance equipment and materials.
- Comprehensive landscaping design which, in addition to providing high level visitor amenity, will protect the environmental values of the site and serve a critical stormwater function.

Bushland retention and protection are integral to the development. Careful consideration has given to the design of the SFC to ensure any disturbance to the natural vegetation is kept to a minimum while maximising opportunities to enhance the environmental significance of the site.

The built form of the SFC is a modest response to its functional requirements, with a grandstand and a large number of pitch-facing spaces necessary to fulfill its purpose all while presenting itself as standalone buildings within a natural bushland setting. The grandstand element terraces over these pitch-facing spaces to connect to a singular, homogenised mass that floats above the lower level below. This articulation brings the building to a human scale when experiencing the SFC from the activated plaza.

Figures 1 to 3 on the following pages show the proposed SFC in terms of its location, site situation and floor plans.



- Notes**
1. Pitches rotated to optimum angle - 15 degrees off north-south axis.
 2. Competition Pitch the same size as HBF Park. Competition pitch can move north-south 15m to manage wear. Competition pitch to the east to avoid afternoon sun for spectators. Competition Pitch can be operated as a ticketed venue, other pitches publicly accessible.
 3. Major site arrival point. Drop-off area and bus parking.
 4. Main Building. Includes: Football West Administration Building, High Performance Training and Game-day Facilities including grandstand to Competition Pitch. Large amount of Western facade will require treatment for afternoon sun.
 5. Building expansion area.
 6. Community Module. Amenities, Food & Beverage, serving internally and externally to the community.
 7. Activated Plaza. This public realm provides an address to the different components of the Football Centre, modulation for the afternoon sun and an activated space for community use and event overlay. It will incorporate landscape elements and planting.
 8. Small format pitches with operable netting for 5-a-side matches.
 9. Maintenance and storage facilities. Storage shed approximately 12m x 6m, 4m high.
 10. Service and emergency vehicle access. Secondary Site Signage
 11. Engaging wetland 'water story' experience.
 12. Vehicle Access Point. Secondary Site Signage
 13. Bus Embayment, Pedestrian, Cycle access point. Primary Site Sign
 14. Cycle station, including secure enclosure
 15. Lights to P1. 28m Poles.
 16. Lights to P2 - P7. 22m Poles.

Figure 1 - Location Plan
Source: Carabiner



- Notes**
1. Cycle Station
 2. Grandstand
 3. Plaza
 4. Community Module
 5. Small format 5-a-side pitches. Artificial Turf
 6. Operable Netting
 7. Low Fence to P1 & P2
 8. Ticketed Line Fence to P1
 9. High Net behind goal
 10. Dropoff area - 11 bays
 11. Carparking - 46 bays
 12. Dropoff area - 10 bays
 13. Carparking - 110 bays
 14. Electrical Substation
 15. Maintenance Compound
 16. Maintenance Shed & Store
 17. Pedestrian & Cycle Path, Emergency & Service Vehicles only

Figure 2 - Site Plan
 Source: Carabiner

Primarily the SFC structures themselves must be highly functional as they will host a variety of functions, with the design flexible enough to accommodate these functions that it will host. The result is a modular design that allows for the independent operation of components and future expansion opportunities. This design also allows for easy overlay to expand into larger format events (if required). The functional programming of the facility is also well organised, with key adjacencies and related functions interwoven in the planning. The high performance training, team, recovery and medical spaces, in particular, require close relationships. Another essential requirement is the pitch aspect of spaces required to enable game-day functions. These spaces are designed to accommodate other uses outside of game-day.

The materials proposed are modest and low-maintenance. The practical use of small-format masonry allows for localised repairs and the glazed-bricks allow for easy cleaning and vandalism resilience. In the bushland setting, fire protection must also be considered which these materials provide.

In this regard the SFC will contribute considerably to the development of football from a local, state and national perspective. Importantly it will also serve and support the needs of WA's diverse and multicultural communities given the strong interest and perception of football as the 'World Game'.

The SFC development plans are provided in their entirety as Appendix 2.

1.3 Project Benefits

The SFC will deliver a number of economic, social and environmental benefits for the State of Western Australia.

Investment of approximately \$32.5 million

The SFC represents a key piece of sporting infrastructure with a total budget of \$32.5 million, with the State and Federal governments each having committed \$16.25 million to the \$32.5 million project.

Job creation and economic stimulus

The SFC is expected to result in the creation of over 160 jobs, both during the construction phase of the project and associated with the ongoing operation of the SFC. These jobs will largely be based locally.

Preliminary forecasting suggests that the construction of the SFC will directly result in 152 jobs, delivering a much needed boost to the construction industry over the next two years. This is particularly pertinent given that the State government is currently heavily focused on the construction industry and ensuring the appropriate level of stimulus is applied to this industry to help it through the potentially challenging months to come.

Once complete, the ongoing operation of the SFC is expected to create 10 full time jobs, primarily associated with Football West's ongoing management of the facility. The SFC will provide a training base in Western Australia supporting teams participating in the 2023 FIFA Womans World Cup.

In addition to the jobs directly attributed to the SFC, a high number of unquantified jobs required for its successful operations, including catering and food providers, event management and security personnel, traffic management services and delivery providers will also be created.

The SFC has the potential to attract future overseas investment through training camps and exchange trips, and leverage Football West's Asian Engagement Strategy in providing a location to host international youth tournaments. Additionally, the SFC will provide a location for high performance training for visiting international teams.

Promotion and development

The SFC will contribute significantly to local, state and national sporting development.

The SFC will be a high-performance sporting facility that will include game and training facilities to support junior and high-performance development, as well as grassroots, community football programs. This facility is to be operated by Football West, the State's governing body for football in Western Australia.

The SFC will represent the administrative and training headquarters for football in WA, helping to provide a base for junior and high performance squads, referees and coaches to grow and prosper. Furthermore, it is expected that a sports science component will be included as part of the SFC to further support player, coach and referee development programs. In line with Football West's Strategic Plan 2018-2022, the SFC represents the strong interest in the 'World Game', helping to support the needs of WA's diverse and multicultural communities.

Looking forward, the SFC includes provision for accommodating a future A and/or W League franchises in Perth, reflecting the growing interest in football in WA.

The SFC was announced on 14 June 2020 by the Premier, the Hon Mark McGowan, and is to be completed to host the FIFA Women's World Cup, commencing in July 2023. The SFC will also host future training camps for national and international teams.

Environmental Benefits

The development footprint of the SFC will largely be contained to the cleared portions of the site with a landscape plan to be implemented that will compliment the SFC by enhancing the environmental values of the site and provide for a comprehensive stormwater management solution. This will include an appropriate interface to the existing native bushland through the incorporation of landscape treatments that are sensitive to communities and species present.

1.4 Planning Framework

1.4.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) identifies broad zones and reservations and sets out the requirement for development approval for land reserved under the MRS.

The site is reserved in the MRS as 'Parks and Recreation' (Bush Forever Site 283), refer Figure 4.

The Department of Planning, Lands and Heritage (DPLH) establishes that land reserved in the MRS as 'Parks and Recreation' is land of regional significance for ecological, recreation or landscape purposes.

The proposal is consistent with the intent of the reservation, and Section 2 of this report provides an assessment of the proposal against the relevant planning framework.

The determination of development applications on regional reserves are issued by the Western Australian Planning Commission in accordance with the provisions of the Metropolitan Region Scheme.

The SFC is a public work, with development approval being sought from the WAPC via the 'significant development' pathway (as set out in section 17 of the *Planning and Development Act 2005*) due to its significance and timing imperative to commence construction.

1.4.2 City of Canning Town Planning Scheme No. 40

The City of Canning Town Planning Scheme No. 40 (TPS40) identifies the site as a Parks and Recreation reserve (Regional Reserve).

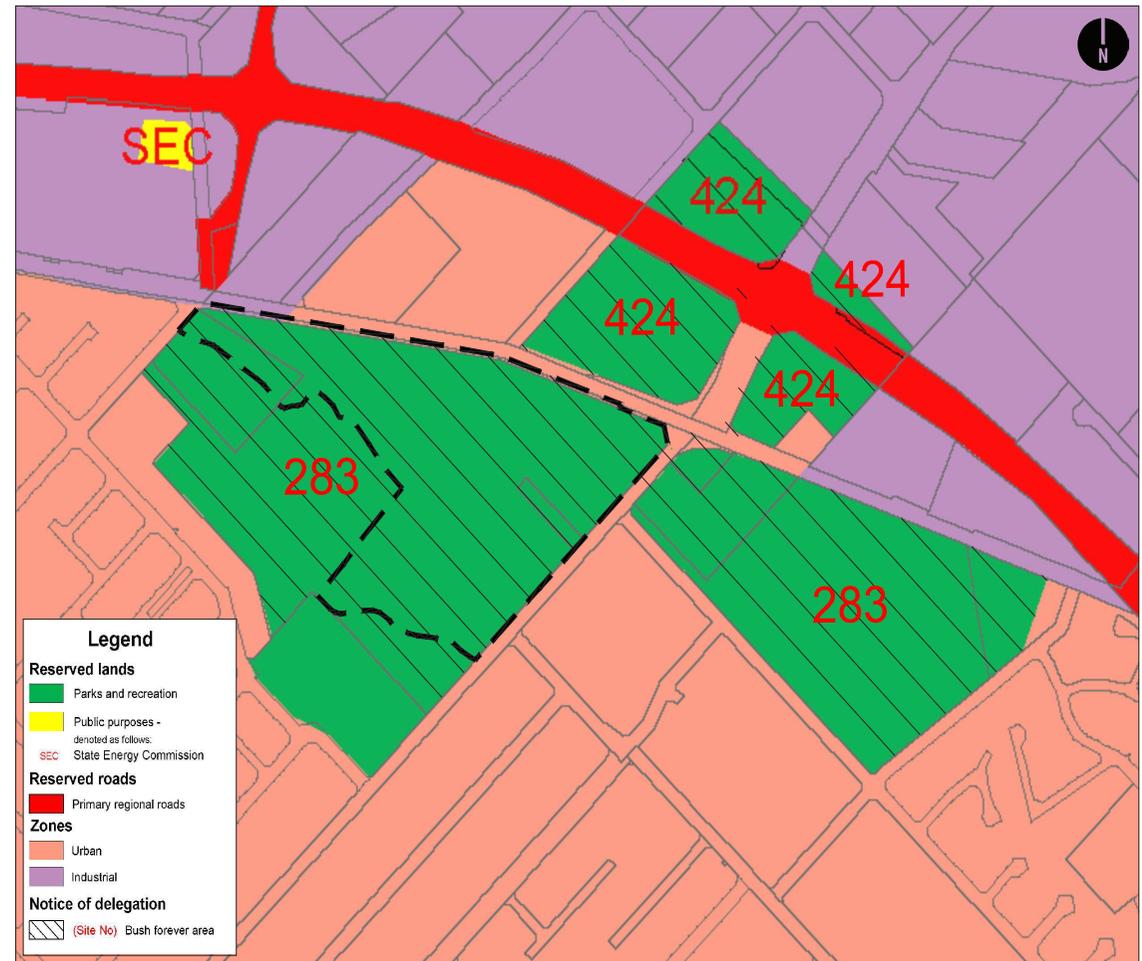


Figure 4 - MRS Zoning

Source: Department of Planning, Lands and Heritage

[1.4.3 City of Canning Queens Park Open Space Master Plan](#)

On 17 November 2020 the City of Canning Council endorsed the Queens Park Open Space Masterplan (the Masterplan), setting out Council's vision and intent for the Queens Park Open Space within which the SFC is proposed.

The SFC will bring to fruition much of the Council's visions for the Queens Park Open Space, in particular:

- Delivery of the SFC within the footprint established in the Masterplan.
- Primary vehicle access to the SFC off Welshpool Road, with a second point of access off Gibbs Street.
- Use of the north-western portion of the site (generally at the intersection of Welshpool Road and Wharf Street) as serving a stormwater management and treatment function, in a landscaped setting.
- A landscape corridor and basin between the SFC and 'Maniana Park' for stormwater management and treatment, as well as an associated landscaped biodiversity link.
- A large area of remnant native vegetation (in the western portion of the site) as being retained in its natural form, with the exception of providing controlled pedestrian access.
- Two portions of remnant vegetation along Gibbs Street as being retained and protected.
- The eventual redevelopment of 'Maniana Park' to compliment the SFC, which may include an update to the sporting field, improved facilities and local public amenities (playground, seating).

The endorsed Queens Park Open Space Masterplan is shown as Figure 5.



Figure 5 - Queens Park Open Space Masterplan

Source: City of Canning

1.4.4 Other State Planning Policies

Development Control Policy 5.3 – Use of Land for Parks and Recreation and Regional Open Space (DC Policy 5.3)

DC Policy 5.3 sets out the WAPC's position regarding the use and development of land reserved for Parks and Recreation in the MRS, clearly setting aside this type of land for:

- Passive recreation;
- Active sporting pursuits;
- Cultural or community activities; or
- Other uses that are compatible with and/or support the amenity of the reservation (i.e. cafe, restaurant) where specific facilities for such purposes have been approved by the WAPC.

In this regard, the SFC offers the unique outcome of being able to satisfy not just one but all of these land use objectives, making its development wholly consistent with the underlying MRS reservation.

DC Policy 5.3 establishes requirements for development applications, and the proposal is assessed against these in Section 2.1 of this report.

State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8)

SPP 2.8 is the WAPC's implementation framework that ensures bushland protection and management issues are appropriately addressed and integrated as part of development, in particular any site identified all or in part as Bush Forever.

In this instance, 'Map 1' of SPP 2.8 designates portions of Lots 22 and 501 as being Bush Forever (Site 283). Bushland retention and protection were identified as key priorities for the SFC, and are integral to the development. This is discussed further in Section 2.2 of this report.

State Planning Policy 2.9: Water Resources (SPP 2.9)

SPP 2.9 sets out to protect, conserve and enhance water resources, with specific attention in maintaining or improving the quality and quantity of these water resources.

Emerge Associates have prepared a comprehensive Water Management Plan (WMP) that will ensure water management of the SFC is of the highest standard, addressing all of the relevant water management considerations of the site. This WMP has been designed in accordance with the objectives and principles detailed in the WAPC's Better Urban Water Management and SPP 2.9, and aims to integrate the SFC with adjacent sensitive environmental assets by replicating the natural hydrological regime of the site as much as possible.

The WMP is discussed further in Section 2.3 of this report, and provided at Appendix 5.

State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 and its Guidelines set out a range of matters that need to be addressed through the planning process to provide an appropriate level of protection of life and property from bushfires.

The site is identified as 'bushfire prone' in the Department of Fire and Emergency Service's (DFES) 'Map of Bushfire Prone Areas', and with significant tracts of vegetation to be retained onsite, bushfire risk is a significant consideration for this proposal..

Emerge Associates has prepared a Bushfire Management Plan (BMP) in accordance with WAPC's SPP 3.7 associated Guidelines. The BMP concludes that bushfire risk is not an impediment to development of the SFC and that the bushfire risk can be managed through the implementation of asset protection zones and interface treatments.

The BMP is included at Appendix 6 outlining in detail the manner in which the development responds to bushfire hazards.

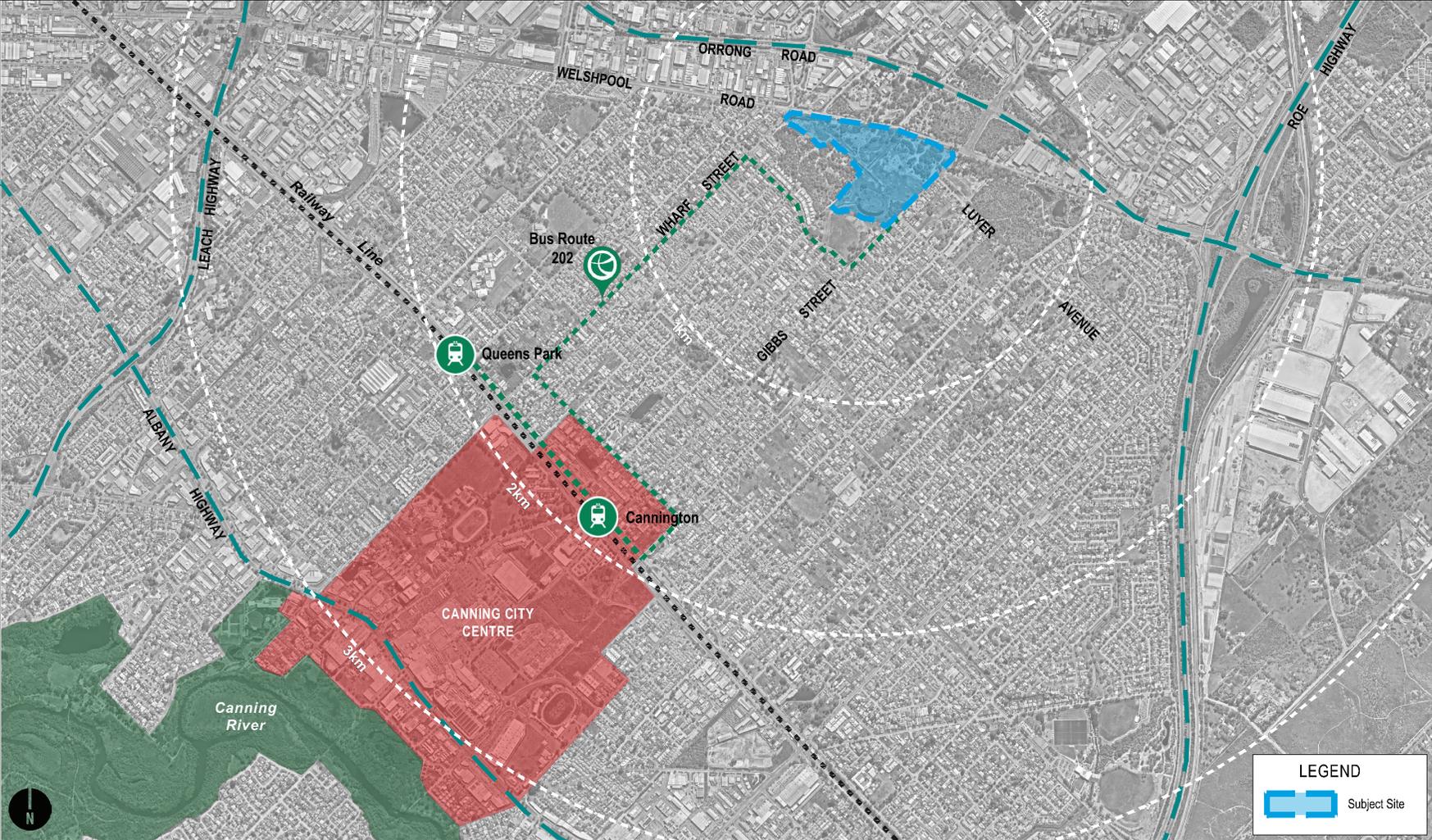


Figure 6 - Location Context Plan

1.5 Site Context

1.5.1 Location and Area

The site is located in the City of Canning, approximately 3 km north-east of the Canning City Centre, refer Figure 6.

Comprising Lot 501 Welshpool Road and Lot 22 Wharf Street, Queens Park, the development area measures approximately 16 hectares and is generally bound by:

- Welshpool Road to the north;
- Gibbs Street to the east;
- Wharf Street to the west; and
- Maniana Park to the south.

The site comprises portions of native bushland generally located to the western side of the property. Remnant outcrops of native vegetation are also located along the eastern edge (generally along Gibbs Street) with the remainder of the site largely cleared. A rural style (open) drain traverses the site, refer Figure 7.

'Maniana Park' (Reserve 24987, addressed as Lot 3071 Whitlock Road) is owned by the State of WA with a management order to the City of Canning, and contains a large grassed sporting oval with an associated facility building. The City of Canning has indicated its intent to upgrade 'Maniana Park' as a sporting facility that will directly compliment the SFC; however timing and design for this work is unknown.

For the sake of clarity, the land subject to the SFC proposal will be referred to as the 'development site' within this report, as shown on Figure 5 (Site plan). This is to differentiate it from the entire lot 22 and 501 landholdings, much of which is not subject to this proposal and therefore will remain unaltered.

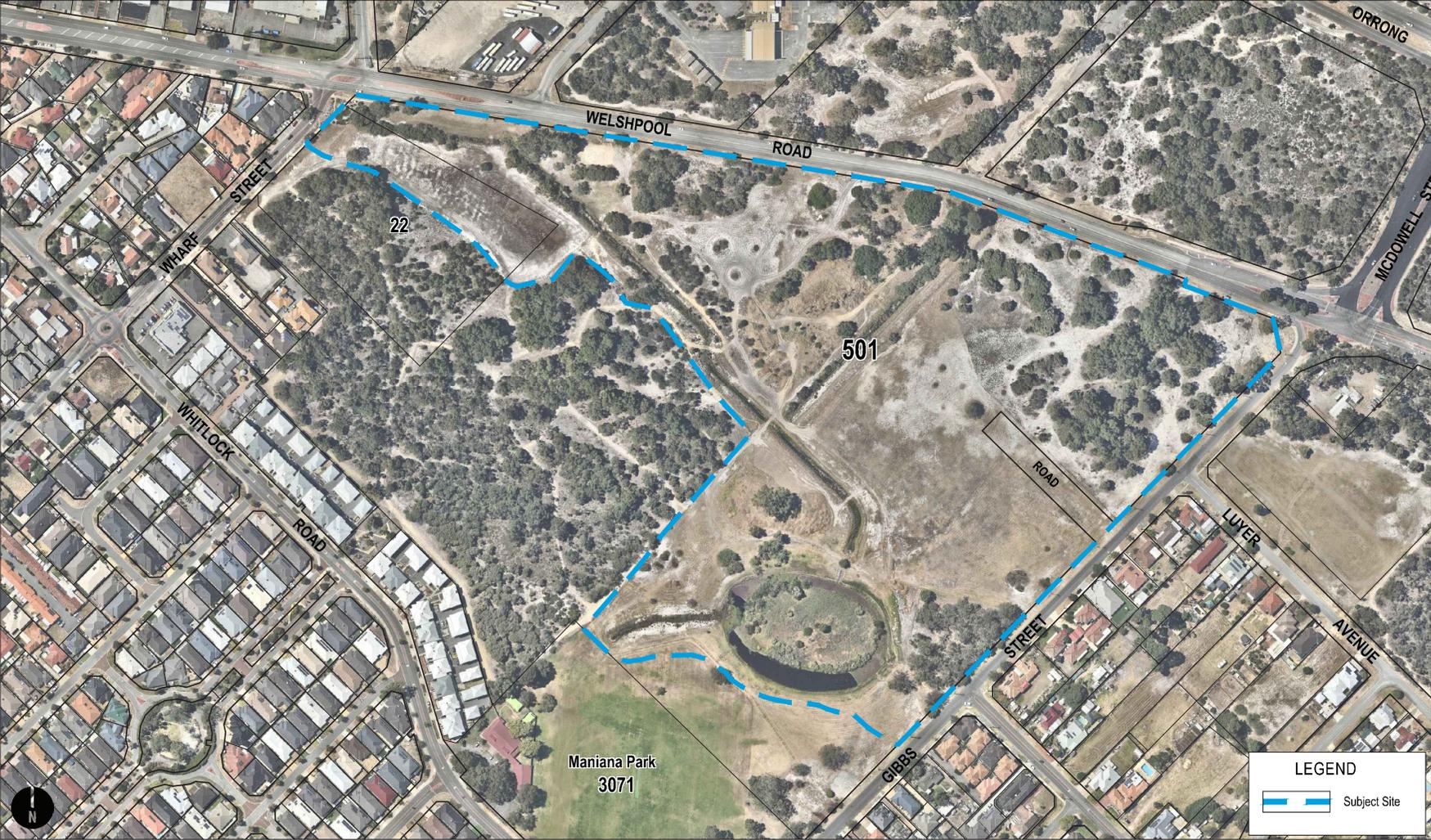


Figure 7 - Aerial Site Plan

1.5.2 Ownership and Management Order

The development site comprises two separate land titles, addressed as No. 305 (Lot 501) Welshpool Road and No. 343 (Lot 22) Wharf Street, Queens Park. An unnamed (unconstructed) road reserve also extends into the development site, off Gibbs Street, with the City of Canning looking to undertake a road closure.

Legally the two lots are described as follows:

Lot No.	Diagram/Plan	Volume	Folio
22	D64644	1642	467
501	DP416666	2984	65

Lot 501 is owned by the Western Australian Planning Commission, while Lot 22 is held in freehold ownership by the City of Canning. Copies of the relevant Certificate of Titles are provided as Appendix 3.

Upon completion of the State Football Centre, Lot 501 will then be the subject of a survey to delineate the extents of the State Football Centre (inclusive of the high-performance playing fields), the adjacent playing fields and the remaining portions of Lot 501. A management order will be issued making the City the managing authority for the site but allowing for Football West to lease the State Football Centre and adjacent playing fields (subject to appropriate management conditions). This will ensure the ongoing management and use of the facility into the future.

1.5.3 Topography, Geology and Soils

The development site is relatively level, with elevations generally ranging from approximately 11m Australian Height Datum (AHD) to 16m AHD. The low point is at the basin towards the central east of the site with the high point at the northern site boundary. The lowest point onsite is situated in the basin itself at 9.45m AHD.

The Geological Survey of Western Australia shows that the development site is generally characterised by Bassendean Sand described as *'White to pale grey at the surface, yellow at depth, fine to medium-grained, moderately sorted, subangular to subrounded, minor heavy minerals, of eolian origin'*.

A number of geotechnical investigations have confirmed the geological mapping, with the Bassendean Sand found up to 8m below ground level (BGL), with an average thickness of 3.2m BGL. Clay was found to intrude beneath the sand generally at depths starting at 2.5m BGL, and coffee rock was found in five test pits at depths ranging from 0.15 to 6m BGL.

Acid Sulphate Soils

Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil (ASS) risk mapping shows the majority of the development site as 'moderate to low risk of ASS occurring within 3m of the natural soil surface'.

An ASS investigation was carried out by GHD in 2010, with further ASS field screening undertaken by Arup in 2020.

These investigations concluded that ASS existed on the site and recommended that an ASS management plan should be undertaken in the usual manner prior to construction.

Contamination

The development site is not registered by the Department of Water and Environmental Regulation as a contaminated site.

Historical uses of the site has been used for fly tipping with remnants of previously demolished buildings present across the site. This will be addressed prior to construction to ensure the removal of asbestos and avoid additional rubbish being dumped onsite.

1.5.4 Environmental Considerations

Flora and Vegetation

While the site is designated as Bush Forever the development site is largely cleared of native vegetation with some small portions of remnant native vegetation generally located to the eastern edge along Gibbs Street. This remnant vegetation ranges in condition from 'very good' to 'completely degraded', in addition to non-native and planted vegetation.

Vegetation in the north-eastern portion of the development site contains a priority ecological community (PEC) which incorporates both a threatened and priority flora species which is protected at both Federal and State levels. This vegetation is proposed to be retained and protected as part of the SFC proposal.

There are no mapped ecological linkages within the development site.

Fauna and Habitat

As outlined above, the development site has largely been cleared of native vegetation, with fauna habitat values limited to the remnant portions of bushland generally located on the eastern edge, along Gibbs Street. Of this vegetation, portions are considered as being in 'very good' condition as it retains some level of understorey, with the remainder 'completely degraded'.

A Basic Fauna and Targeted Black Cockatoo Assessment was undertaken by Emerge Associates (2020) which found two listed conservation species within the development site (being forest red-tailed and Carnaby's black cockatoo); however, this Assessment confirmed the majority of the onsite habitat had limited value for fauna given its highly modified and fragmented environment.

Portions of vegetation within the development site may also provide for foraging habitat for threatened species of black cockatoo species. The Assessment, which was undertaken by Emerge Associates, identified 46 potential black cockatoo breeding habitat trees within the development site, none of which contain suitable nesting hollows. No evidence of roosting activity was observed.

Critically the largest patch of foraging habitat and 35 habitat trees is proposed to be retained and protected as part of the SFC development, posing negligible impact to these threatened species.

[1.5.5 Hydrology](#)

The management of ground and surface water is comprehensively addressed within the Water Management Plan (WMP) prepared by Emerge Associates. The WMP clearly demonstrates that hydrology is not a constraint to the development of the SFC. The existing hydrological conditions of the development area are summarised below, while the key principles of the WMP are discussed further in Section 2.3, with a copy of the WMP provided in its entirety as Appendix 5.

[Wetlands](#)

The Department of Biodiversity, Conservation and Attractions (DBCA) Geomorphic Wetlands, Swan Coastal Plain dataset shows that the central and southern portion of the site is classified as a multiple use wetland (UFI 7490), which is a low management category wetland with few wetland attributes, making it suitable for development. A small portion along the eastern boundary of the development area is classified as a resource enhancement wetland (UFI 15819).

Emerge Associates have undertaken surveys of the development site which has found that the vegetation within the mapped resource enhancement wetland is of poor condition, considered at the lower end of the classification. Updated wetland mapping completed by DBCA (yet to be formally released) indicates the area is likely to be remapped as a multiple use wetland which is consistent with the onsite assessment.

Surface Water

In its natural state, the site would have been an ephemeral system with high groundwater resulting in ponding of water during the winter months.

Circa 1970 a number of drainage channels and a compensating basin were constructed on site, which connects into the Water Corporation network to the south-east. These drainage channels now provide conveyance for surface water flows from the industrial and residential catchments located to the north, west and south of the development site, as well as from the site itself. These channels discharge into the compensating basin which provides for onsite detention prior to outflow to the downstream Water Corporation network to the south-east.

The surface water within these drainage channels and compensating basin intersect with the groundwater (for part or all of the year), and therefore act as groundwater controls for the site.

Water quality within the surface water network indicates elevated phosphorous concentrations entering the site from the northern catchments and within the compensating basins. Nitrogen concentrations are within acceptable target levels.

The WMP prepared by Emerge Associates provides for the ongoing management of surface water.

Groundwater

Groundwater level monitoring undertaken by Emerge Associates found that groundwater levels on the development site range from 9.8m to 12m AHD (June) to the peak of 10.4m to 12.4m AHD (September). This monitoring was carried out during the months of June to November 2020.

The maximum recorded groundwater levels (September 2020) were between 1m and 4.2m below ground level. Additional data available from DWER bores in the local area indicate a likely variability in seasonal levels of around 0.8m to 1m for the site.

As discussed above, at certain times of the year surface water in the drainage channels and compensating basin intersect with the groundwater, thereby providing a groundwater control. The drainage channels are ephemeral, intersecting groundwater seasonally, while the compensating basin appears to intersect groundwater all year round.

Groundwater quality monitoring has shown elevated levels of phosphorous across the site, with variable nitrogen levels ranging from low to extremely high in the north-east corner of the site.

[1.5.6 Heritage](#)

The Department of Aboriginal Affairs 'Aboriginal Heritage Enquiry Systems' lists no registered sites within the development area. In addition, a Heritage Identification Survey undertaken with traditional owners concluded "that the site is not, and does not contain, any known Aboriginal heritage sites".

There are likewise no listed European sites of heritage significance located within the site.



Arrival View
Source: Carabiner



Breezeway Section
Source: Carabiner



Grandstand View
Source: Carabini



Plaza View - Community Module
Source: Carabini

2.0 Planning Assessment

The development of the SFC has had regard to the purpose for which the subject land is reserved in the MRS, the orderly and proper planning of the of the locality and the preservation of the local amenity. These aspects are discussed in further detail in the following section.

2.1 Development Control Policy 5.3 – Use of Land for Parks and Recreation and Regional Open Space (DC Policy 5.3)

Development of the SFC is wholly consistent with its identified 'Parks and Recreation' reservation in the MRS, being land of regional significance for ecological, recreation or landscape purposes.

DC Policy 5.3 sets out the WAPC's position regarding the use and development of land reserved for Parks and Recreation in the MRS, clearly setting aside this type of land for:

- Passive recreation.
- Active sporting pursuits.
- Cultural or community activities.
- Other uses that are compatible with and or support the amenity of the reservation (i.e. cafe, restaurant) where specific facilities for such purposes have been approved by the WAPC.

The SFC proposal satisfies all of these land use objectives, making its development wholly consistent with the purpose of the MRS reservation. The ecological and landscape benefit offered by the SFC proposal will be discussed further below.

DC Policy 5.3 goes on to acknowledge that there are occasions when it is appropriate to permit incorporated clubs, community groups and in some circumstances private business on land reserved in the MRS for 'Parks and Recreation' provided that the applicant demonstrates the following measures:

The nature and scale of the proposal is compatible with the use and zoning of surrounding land, the nature and purpose of the reserved land and the environmental character of the location.

The SFC ancillary structures are consistent with the expected use, scale and height in the context of the reserve at the Queens Parks Open Space and its surrounds.

One of the design objectives of the SFC is to deliver a 'world class sporting facility in a bushland setting', with strong consideration given to the location of its pitches and buildings, to ensure minimal disruption to the remnant native bushland whilst providing ample separation between surrounding residential homes.

Within a large parkland setting, the proposed buildings are appropriate in the context. The main building is a modest response to the functional requirements of the facility. The built form is arranged and articulated as a series of modules addressing the linear public realm.

There is a community need for the proposed facility in the proposed location.

The SFC will be a high-performance sporting facility that will include match day and training facilities to support junior and high-performance development, as well as grassroots, community football programs. This facility is to be operated by Football West, the State's governing body for football in Western Australia, for all levels of competitive football.

The SFC will enable Football West to continue to deliver a high standard of coaching and sport development via its offering as a world class facility. This in turn sees the realisation of Football West's Strategic Plan 2018-2022 in which the SFC represents the strong interest in the 'World Game', helping to support the needs of WA's diverse and multicultural community. Furthermore, the recent announcement by the Premier the Hon Mark McGowan that the SFC will host the FIFA Women's World Cup in July 2023, presents the opportunity for Perth and Australian football to be presented on the world stage.

The proposal can be integrated with other planned facilities and sharing of facilities by more than one incorporated club, community group or private business.

The SFC is to be one of the State's key sporting facilities, being a football centre of excellence for Australia and the Indian Ocean rim, and as such its primary purpose is to cater for the high-performance development in this sport. As a consequence, there are no further plans to share the facility with any other incorporated clubs or community groups.

Whilst the SFC will support high-performance development, it is also as much about supporting grassroots, community football programs. This facility is to be operated by Football West, the State's governing body for football in Western Australia.

The SFC creates opportunities for commercial food and beverage operations via the designated bar and kiosk, albeit with these firmly associated with the SFC operations.

The development of the SFC will also see the land at the periphery of the site enhanced and made accessible to the public by way of pedestrian connections and open spaces.

The community and local government(s) support the proposal.

The City of Canning is supportive of the SFC, demonstrated most clearly by its Council's recent endorsement of the Queens Park Open Space Masterplan (the Masterplan) which sets out a vision and intent for the Queens Park Open Space of which the SFC proposal is consistent with.

Importantly, this Masterplan incorporates development of the SFC and the Masterplan was prepared only after a comprehensive engagement programme with the local community. The City of Canning Mayor has been quoted on the City's website as stating that the SFC is an 'opportunity not to be missed'.

The City of Canning is supportive of the development of the Queens Park Open Space, which the SFC sits within. This is evident by its Council recently endorsing the Masterplan which sets out a vision and intent for the Queens Park Open Space. The SFC proposal is consistent with the Masterplan.

The proposal is consistent with existing and/or proposed land use and management plans.

The SFC is wholly consistent with the City of Canning Queens Park Open Space Masterplan adopted by Council on 17 November 2020, as discussed above.

Most importantly, this Masterplan identifies the development of the site for the SFC, including the integrated landscape, stormwater management and access arrangements for the site. Further, the Masterplan sets out Council's intent to develop the remainder of the Queens Park Open Space (being the land outside this proposal) in a manner which directly compliments the SFC.

2.2 State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8)

SPP 2.8 requires that development proposal consider the protection and management of significant bushland areas, seeking to integrate and balance wider environmental, social and economic outcomes.

A key design objective of the SFC is to locate the development within (and appropriately interface to) its native bushland setting, as well as a landscape treatment and conservation plan for outcrops of vegetation to ensure these are protected appropriately for their environmental significance.

Vegetation in the north-eastern portion of the development site also contains a priority ecological community (PEC) including both threatened and priority flora species, protected at both Federal and State levels, with this vegetation to be retained and protected.

A clearing permit was submitted to the Department of Water and Environmental Regulation (DWER) on 11 September 2020 which was sought to remove all native vegetation within the development site, but highlighting areas of vegetation to be retained versus the vegetation that would be cleared. After the public advertisement period of the clearing permit and as a result of considered design refinements it was clear that the two portions of remnant vegetation along Gibbs Street were not to be cleared. These areas, measuring approximately 1.9 hectares, have subsequently been excluded from the clearing permit application, to not only be retained but protected as part of the SFC development.

The retention of and interface to remnant bushland across the site is similarly a key design focus of the Landscape Architecture Response which will be discussed further below.

A referral was also submitted to the Commonwealth Department of Agriculture, Water and Environment (DAWE) pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) in relation to the proposed clearing of specific vegetation. The referral decision is for a non-controlled action with commitment to retain and conserve the PEC area for protection of the threatened floral species, along with seed collection for future propagation.

In order to ensure the environmental objectives for the SFC are achieved, a Construction Management Plan will be prepared prior to onsite construction, which will:

- Survey the 'Protected zone' boundaries, being the two portions of remnant vegetation along Gibbs Street, to delineate clearing areas.
- Install temporary fencing prior to construction/clearing works to ensure these areas are not impacted. The north-western portion of bushland will ultimately be fenced on a permanent basis (as part of landscape works) to ensure its ongoing protection.
- Implement a series of management actions that will minimise any spreading of weeds and dieback throughout the site that may inadvertently occur during construction works.
- Ensure all construction personnel undergo an induction, detailing areas of vegetation for retention and how access to these areas will be restricted during construction works.

Further vegetation management measures are discussed in relation to water management and landscape design.

Native bushland retained and incorporated in the landscape treatments on site is also habitat for native fauna that will need to be managed as part of the development.

A Fauna Management Plan will be prepared to inform construction works which will include:

- A pre-clearing fauna inspection to identify potential fauna interactions, including an inspection of trees for hollows and signs of use.
- A fauna trapping program to capture and translocate small to medium sized (translocatable) native fauna (including turtles), if such fauna is present and translocation is practical.
- Any turtles that are captured will be accommodated temporarily and then returned to the site once the open waterbody has been constructed and is habitable.
- A fauna spotter will be present during clearing to direct and manage works to avoid impacts to fauna wherever possible and translocate small to medium sized (translocatable) native fauna, if such fauna is present and translocation is practical.

Any permanent fencing installed onsite will not extend to the ground and therefore allow passage of small to medium sized fauna through the site and wider area.

2.3 State Planning Policy 2.9: Water Resources (SPP 2.9)

Development of the SFC has been designed to accommodate best practice urban water management principles, and in doing so addresses all of the relevant water management considerations of the site.

A Water Management Plan (WMP) has been prepared by Emerge Associates, in accordance with the objectives and principles detailed in the WAPC's Better Urban Water Management and SPP 2.9.

This WMP aims to integrate the proposed sporting land use whilst supporting the sensitive environmental assets located therein (including priority ecological communities and flora species) by replicating the natural hydrological regime of the site as much as possible.

The WMP establishes strategies and management techniques to address:

- Water Supply and Conservation.
- Stormwater Management.
- Groundwater Management.
- Protection of Environmental Assets.

A copy of the WMP is provided as Appendix 5.

Water Supply and Conservation

The SFC will have access to an adequate supply of non-potable water for the irrigation of the associated playing fields.

Abstraction of groundwater from the superficial aquifer is proposed as the source of non-potable water for irrigation, with an application submitted to DWER currently under review. In order to provide resilience to the system, maximisation of onsite retention and infiltration of surface runoff into the superficial aquifer has been a primary stormwater design objective, as discussed below.

The design of the two high-performance playing fields for the SFC have incorporated state of the art engineering practices. A perched water table system provided beneath the surface reduces irrigation requirements whilst still maintaining the highest quality playing surface. This design, along with the use of best irrigation and nutrient management practices for the SFC, will ensure only minimal amounts of water will be required for irrigation.

The SFC buildings will utilise water efficient fittings and fixtures to reduce water use and conserve scheme water in its facilities.

Stormwater Management

Stormwater management will be based around current water sensitive design principles and best management practices, to effectively manage water quality and quantity from all storm events.

Key objectives of the stormwater water strategy will be:

- Maximise retention and infiltration to the superficial aquifer where appropriate.
- Disconnect the drainage network on site where possible to reduce conveyance of potential contaminants through the site and downstream (into the Water Corporation network).
- Treat small event runoff prior to infiltration to groundwater utilising Water Sensitive Urban Design (WSUD) principles to ensure water quality is maximised. No direct discharge of small event stormwater runoff from site will occur.
- Maintain inlets from upstream catchments and outlet configuration to Water Corporation's network.
- Detain minor and major event runoff to meet required peak flow rates (as specified by Water Corporation).

The design of the stormwater system includes an ephemeral retention system in the north-west of the development site, designed to retain and infiltrate runoff entering the site from the upstream catchments to the north and west, and a smaller treatment basin to treat runoff from a portion of the parking and road network for the SFC.

A constructed wetland is provided in the south of the development site, within a proposed biodiversity link, designed to manage runoff from upstream catchments to the north and south of the site, and from the SFC buildings and playing fields.

Runoff will be conveyed to the basins via a piped network with sediments and nutrients removed within the treatment area to the west, with larger events diverted to the main basin for detention prior to discharge downstream into the Water Corporation network. A portion of the main basin also intersects with the groundwater, providing a permanent water body (consistent with the existing compensating basin) to maintain habitat for existing fauna present on site.

Smaller WSUD features (including rain gardens and swales) will be positioned throughout the development site, allowing for localised treatment and infiltration of stormwater, maintaining the quality of water infiltrating to groundwater.

Groundwater Management

The groundwater management strategy will ensure the quality of the turf required for the football facility through appropriate management of both the levels and quality of the groundwater.

The groundwater strategy will implement the following measures:

- Subsoil drainage beneath the SFC playing fields will ensure adequate clearance from perched groundwater.
- Subsoil drainage beneath the north-west drainage basin shall be implemented to control groundwater and protect existing native vegetation.
- All subsoil drainage will be treated through daylighting this drainage (above ground) into treatment basins prior to infiltration or discharge from site.
- Surface runoff from small storm events from contributing catchments will be treated prior to infiltration to groundwater.
- Groundwater that intersects the main basin during the winter period will be treated through the use of high phosphorous retention index (PRI) media soils and nutrient stripping vegetation within the basin, prior to discharge from site.
- Best management irrigation and nutrient management practices will be carried out for the SFC ensuring nutrient loading to groundwater will not occur.

All of these measures will ensure the protection and improvement of groundwater quality.

2.4 State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)

A Bushfire Management Plan (BMP) has been prepared by Emerge Associates to demonstrate that the risk from bushfire is not an impediment to the development and ongoing operation of the SFC, and any risk can be managed.

The BMP has been prepared in accordance with SPP 3.7 and its associated Planning in Bushfire Prone Area Guidelines and includes a detailed (post-development) Bushfire Hazard Assessment.

This Bushfire Hazard Assessment shows that the onsite bushfire prone vegetation (post-development) will be restricted to the retained vegetation in the north-eastern, northern and south-eastern portions of the site, in addition to off-site areas of vegetation located to the north and west.

Nevertheless, the development site is of ample size to ensure that all future (habitable) buildings associated with the SFC will have adequate separation from any of this identified bushfire prone vegetation, resulting in a Bushfire Attack Level (BAL) rating of BAL-29 or less.

Bushfire mitigation strategies provided as part of SFC includes the maintenance of the associated playing fields and surrounding landscaped gardens to a 'low threat' standard to reduce the bushfire hazard.

The SFC will have access to a reticulated water supply for emergency service purposes, and will have excellent connections to the existing road network, providing for emergency access and egress options.

The Emerge Associates BMP is provided as Appendix 6.

2.5 Transport and Parking Strategy

Cardno have undertaken a comprehensive Traffic Impact Assessment (TIA), demonstrating that the surrounding road network can support the spectator traffic movements generated by the SFC, with minimal upgrade works necessary.

The primary access to the SFC is via Welshpool Road, with a secondary access point from Gibbs Street. Players and spectators will predominantly enter and exit the SFC from Welshpool Road, while the Gibbs Street access shall be used primarily by service and maintenance vehicles, as well as emergency vehicles in the event they are required.

The Cardno TIA provides detail on the estimated trip generation for the SFC, based on operational information provided by Football West and assumptions based on previous experience for similar facilities. This work has been undertaken in accordance with the WAPC Transport Impact Assessment Guidelines (2016).

The TIA found:

- Peak parking demand for club matches is expected to remain within the on-site capacity of 156 bays.
- Premier matches attracting approximately 700 spectators will exceed the onsite parking capacity; however, there is sufficient parking in the wider walkable catchment to accommodate parking overflow.

- Football West will implement a range of measures to inform spectators of the difficulty in finding onsite parking (when required), encouraging other modes of transport.
- The SFC will be supported by a 'kiss 'n' ride' facility, allowing for spectator drop off but without the need for onsite or offsite parking.
- Matches will be supported by public transport, with the site in proximity to the Cannington Train Station and public bus services.
- There are similarly excellent pedestrian and cycling links to the SFC, again supporting alternative modes of transport.

Importantly vehicle movements associated with the SFC are expected to primarily occur on weekends only, outside the weekday traffic peaks.

A SIDRA analysis has been undertaken for the morning and afternoon peak periods, finding that surrounding traffic interactions will operate at acceptable levels, without significant queuing or delays.

The City is planning to upgrade Gibb Street to a 'Safe Active Street', creating a low speed environment for better shared use between cars, cyclists and pedestrians. This planned upgrade will only further support safer, more attractive connections for patrons travelling to and from the SFC and the Cannington Station.

Special Events

The SFC will occasionally host 'special events' in which the number of spectators may exceed 700. These events will include season community grand finals, showcase events such as training sessions for high profiled visiting teams, A-League warm up matches and W-League matches.

In order to accommodate the more significant numbers of patron expected to these 'special events', a number of additional traffic management measures will be implemented on an event by event basis, including:

- Shuttle bus services.
- Travel information for patron.
- Designated overflow parking area.

This will ensure any potential traffic impacts to the surrounding areas will be kept to a minimum.

The Cardno TIA is provided as Appendix 7.

2.6 Waste Management

A Waste Management Plan has been prepared by Cardno and is included as Appendix 8, which demonstrates that waste management can be undertaken in a safe and efficient manner.

Waste management vehicles will access the SFC via Welshpool Road. Waste collection will occur outside peak or special event periods to ensure minimal impact to traffic movements in and about the SFC.



Create a world class sporting facility in a bushland setting

Figure 8 - Landscape Masterplan
 Source: Josh Bryne & Associates

2.7 Landscape Design

Josh Byrne & Associates has prepared a Landscape Architecture Response, showing how the areas of open space surrounding the SFC facility will be landscaped. This design intends to deliver the SFC as a 'world class sporting facility in a bushland setting', refer Figure 8. The Landscape Architecture Response strikes a balance between the community use of the site and its environmental values, and is an integral component of the stormwater drainage solution reflecting the objectives of key state planning policy, namely SPP 2.8, SPP 2.9 and SPP 3.7. The Landscape Architecture Response also responds to the City of Canning Council vision for the site, set out in the endorsed Queens Park Open Space Masterplan.

Landscaping design has been framed on the following principles:

Ecological Frame - Celebrate the site's natural character through the protection and enhancement of existing bushland that surrounds the SFC.

Ephemeral Water – Retain and restore the site's damplands via the establishment of an ephemeral water feature through the site to replicate the natural hydrology, whilst providing a critical stormwater management function.

Vegetation Response – Provide a vegetation response to the site's differing soil types and water conditions, and in doing so enhance the connection between the SFC and remnant bushland.

Key linkages and Sight Lines – Provide universally accessible, high-quality public facilities for all ages and demographics through a series of well-connected yet diverse spaces and plazas.

Transition Zones – Enhance pedestrian permeability of the SFC through the provision of extensive pedestrian connections throughout the site providing links to existing pedestrian connections external to the site.

The result is a Landscape Architecture Response that:

- Appropriately responds to the finished levels of the SFC playing pitches and adjacent areas of retained bushland, refer Figure 9.
- Provides for an appropriate landscape response to the retained bushland and drainage corridors.
- Supports the necessary drainage function required, through landscaped basins and stormwater treatment areas.
- Creates strong pedestrian connection pathways and opportunities for seating, connecting the turf space and the landscaped areas within an area of linear open space.
- Encompasses a comprehensive landscape palette, comprising a variety of native species for planting in areas of dry, ephemeral and wet environs within the landscape.
- Limits access to the north-eastern remnant bushland space, allowing for its protection and enhancement.
- Establishes an appropriate 'low fuel zone' about the SFC, ensuring adequate protection from bushfire risk.

The Josh Byrne & Associates Landscape Architecture Response is provided as Appendix 9.



Figure 9 - Landscape Cross Sections

Source: Josh Bryne & Associates

2.8 Engineering Infrastructure

Stantec has confirmed that the SFC can be adequately serviced via existing service infrastructure on or adjacent to the development area as follows:

Power - Existing Western Power overhead high voltage power lines located along Welshpool Road have capacity to power the SFC. A new electrical substation will be required, to be situated in the northern portion of the development area, along Welshpool Road.

Sewer - The SFC will be serviced by the existing sewer infrastructure which exist in the Gibbs Road reserve, either via a connection to a 375dia main within the eastern verge or alternatively a 150dia main that services the residential lots to the east of Gibbs Road, which in turn discharges into the 375dia main.

Water - Water Corporation have two existing water mains located along the eastern verge of Gibbs Road and the southern verge of Welshpool Road, from which the SFC can be provided with reticulated water.

Pitch Lighting

Critical to the operation of the SFC is lighting to the playing pitches to achieve the expected level of play. This lighting will be in accordance with AS 2560.2.3:2007 Sports Lighting code as follows:

- High-performance competition pitch (Competition Pitch 1) - 500 lux, 28m in height (Non-Televised).
- High-performance match practice (Training Pitch 2) – 200 lux, 22m in height (Non-Televised).
- High-performance ball and physical training pitches (Community Pitches 3 and 4 and 5-a-side) – 100 lux, 22m in height (Non-Televised).

This pitch lighting proposed for the SFC is modest in height when compared with other examples of pitch lighting found in Perth, with the WACA lighting and HBF Park being 70m and 50m respectively.

All pitch lighting will have minimum impact on the surrounds of the SFC (light spill), meeting the requirement of AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

A copy of the Civil Engineering report prepared by Stantec is provided as Appendix 10.



Western Sydney Stadium Lighting
Source: Apex Lighting / Signify Lighting

3.0 Conclusion

The proposed SFC will provide the State of Western Australia with a world standard sporting facility that will contribute significantly to local, state and national sporting development. The SFC is to be completed in time to host the FIFA Women's World Cup in July 2023. This facility will be operated by Football West, the State's governing body for football in Western Australia, for all levels of competitive football.

Planning for the SFC has been a highly collaborative process and extensive pre-lodgment consultation has been undertaken with the City of Canning and other key stakeholders, with the City providing 'in principle' support for the development. The SFC will provide significant economic, environmental and social benefits for both the local community and beyond.

The land use and design of the SFC is appropriate for its location within the Queens Park Open Space, and as demonstrated throughout this report, all potential site considerations can be appropriately addressed and managed. The end result will be a sporting facility of the highest quality nestled within a bushland setting, responding to this setting in kind.

A comprehensive suite of technical reports are included as appendices to this document that consider and respond to a broad range of technical matters, for the proposal.