



MIDLAND OVAL REDEVELOPMENT

Masterplan REPORT

APRIL 2016 - FINAL:PART 2

COX

COX HOWLETT & BAILEY WOODLAND



Sub-precinct D

This sub-precinct is bounded by The Crescent, Sayer Street, the Laneway and The Avenue.

The expected land use is predominantly residential with the opportunity for activated frontages at ground level through retail and hospitality uses.

Sited opposite Midland Gate Shopping Centre, development in this area should respond to opportunities associated with the adjacent land holding and encourage movement along and through the Precinct.

Expected functions fronting the laneway include retail and hospitality at ground to encourage an active laneway character.

Key Development Objectives:

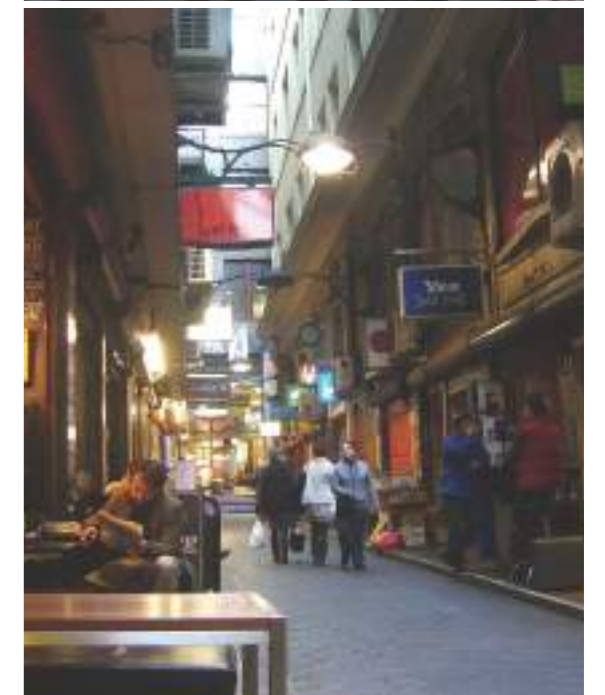
Mixed use residential / retail and food and beverage:

- Podium tower built form typology.

- Predominantly mixed use with active retail at ground. Mixed use supports a finer grain mix of uses to encourage vibrancy and economic sustainability.
- Appropriate scaled frontages, awnings with continuous weather protection along active street edges.
- Strongly defined urban blocks with legible well designed streetscapes and strong building edges.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.
- Upper level built form fronting onto the Laneway will encourage safety and passive surveillance.
- Levels subject to setbacks to enhance amenity.
- Setbacks minimise impact of light, air, sun, privacy, views and outlook for neighbouring properties.
- Heights minimise over-shadowing of streets and other buildings.
- Optimise views for individual lots.

Opportunities for light, air, vistas to public open space and streets – outlook and passive surveillance.

- Building façades define and enhance street character.
- Functional block and lot sizes to reinforce desired land use and proximity to existing land uses.
- Built form architecture to have a distinct base, middle and top to support pedestrian and civic scale.
- Service areas accessible from The Avenue and integrated with or below buildings and sleeved behind active frontages.





Sub-precinct E

Sub-precinct A sits at the heart of Midland Oval Precinct and is expected to be the focus for community activity and pedestrian movement.

With major connections to Midland Gate Shopping Centre, and views from Cale Street, The Crescent and The Avenue, Sub-precinct A provides opportunities for major retail, hotel, commercial, entertainment and residential uses sited within generous public space.

The Piazza, primary event space and Juniper link are contained within this area with open space linkages supporting connections through to Juniper Gardens and civic area to the North.

An outdoor stage, large screen, significant existing trees, arbour, shaded outdoor seating, colonnades and hardscape paving all contribute to the vibrant character of this area.

Key Development Objectives:

Mixed use residential / retail / food and beverage:

- Predominantly active retail and food / beverage uses at ground floor to promote activated building edges along piazza.
- Appropriately scaled colonnade style frontages to provide continuous weather protection along active street edges.
- Frontages built to boundaries with height relative to pedestrian scale.
- Building façades define and enhance public domain and street character.
- Levels subject to setbacks to enhance amenity.
- Service areas accessible from secondary laneway or integrated with or below buildings or sleeved behind active frontages.



Mixed use - retail / food and beverage, late night venue:

- Active retail / food and beverage uses at ground level to promote activated edges to piazza and juniper link.
- Service areas accessible from The Crescent.
- Low scale development with strong pedestrian scale framing main piazza.
- Appropriately scaled colonnade style frontages to provide continuous weather protection along active street edges.
- Frontages built to boundaries with height relative to pedestrian scale.
- Building façades define and enhance public domain and street character.
- Promote day / night activation of piazza.
- Support servicing for public event space - storage and back of house facilities for events.

Hotel and Serviced apartments:

- Predominantly active retail and food / beverage uses at ground floor to promote activated building edges along piazza.
- Appropriately scaled colonnade style frontages to provide continuous weather protection along active street edges.
- Frontages built to boundaries with height relative to pedestrian scale.
- Building façades define and enhance public domain and street character.
- Levels subject to setbacks to enhance amenity.
- Service areas accessible from secondary laneway or integrated with or below buildings or sleeved behind active frontages.
- Secure taxi rank with integrated canopy accessed from The Crescent.



Sub-precinct E

Piazza

- Major public open space to accommodate events ranging from 100 - 5,000 persons.
- High quality hardscaping providing a dynamic and adaptable space programmed events.
- High quality lighting and servicing elements for flexible use.
- Retained existing large significant trees providing shade to primary event area and continuity of site character.
- Cool, shaded seating opportunities are abundant around the periphery of the vent space to allow activation and stimulus to the surrounding buildings as a backdrop to the event space.
- Significant opportunity exists for interpreting the history of the Precinct in a contemporary way.
- Large permanent and integrated outdoor stage and outdoor screen to support a range of activities and events both day and night.
- Cale Street as pedestrian priority

- shared path with opportunity to be closed off for larger events.
- Opportunity for significant exemplar public art piece to demarcate precinct, entry and civic heart.
- Well serviced events space with marquee anchor points, power, WC's, back-of-house facilities for flexible events a range of scales.



Retail Promenade

- Colonnades along the edges of the buildings create a strong connection with the high quality, landscape and urban fabric of the Precinct.
- High quality materials are to be used in this space.
- Built form edge provides shaded connections through and beyond.
- Shaded seating elements promote activation at piazza edges.
- Change in level at built form edge providing tactile informal opportunities for seating, rest and viewing.
- Colonnade of large shade trees assist transition of scales between public realm and built form.



- Strong connection to Juniper Gardens and community art space beyond.
- Potential for alternative activation in far corner of the Precinct which will help to draw people in through the space - outdoor cinema, small performance space, unique amphitheatre.
- Subtle changes in level to provide opportunities for seating, theatre.
- Strong framed edges to open space.
- Designing out crime initiatives to minimise security risk in this area.

Juniper Link

- Shaded, urban, connected space allowing alternative pathway through the Precinct from The Crescent.
- Opportunities for more quiet, intimate spaces for rest and respite.

Sub-precinct F

Sub-precinct F is bounded by Keane Street, The Avenue and The Crescent.

It provides for opportunities for hotel and serviced apartments as well as commercial and retail mix of uses with activation to ground floor levels along The Crescent and The Avenue.

Key Development Objectives:

Mixed use- retail / commercial:

- Prominent corner location at Keane & Crescent Street.
- Podium with tower typology.
- Promote active retail uses at ground floor to promote activated building edges along The Crescent and Keane Street.
- Appropriate scaled frontages and awnings with continuous weather protection along Keane Street and The Crescent.
- Building façades define and enhance the public domain and street character.

- Service entries from Keane Street.
- Service areas integrated with or below buildings or sleeved behind active frontages.

Hotel and serviced apartments:

- Prominent corner location at Keane & The Avenue.
- Podium with tower typology.
- Promote active retail uses at ground floor to promote activated building edges along The Avenue and Keane Street.
- Appropriate scaled frontages, awnings and colonnades with continuous weather protection along Keane Street and The Avenue.
- Service entries from Keane Street.
- Service areas integrated with or below buildings or sleeved behind active frontages.
- Building façades define and enhance public domain and street character.





Streets

Generally:

- A robust and logical street layout reinforces a highly permeable precinct and strong relationship with surrounding urban framework.
- Green boulevards support the character of the precinct and sense of arrival.
- On-street car parking supports traffic calming and impromptu visual connections with public realm and development.
- High quality streetscapes encourage people to walk and cycle, enhancing vibrancy, commercial viability, natural surveillance and security.

The Avenue

- A traffic calmed, tree lined street providing access through the centre of the development.
- Primary vehicular and pedestrian axis for East - West route. New street aligns with existing The Avenue.
- High quality street furniture and

pavement treatment.

- Bio-filtration swales within medians to process storm-water run off.
- Pedestrian friendly raised pavements to allow for easy and safe connections across The Avenue to and from the Piazza.
- Tree lined boulevard, planting to medium strip and on-street car-parking.
- Traffic lights at Cale Street intersection maximise pedestrian public open space connections.
- Clear pedestrian pathways.
- Street parking both sides.

Morrison Road Edge

- Planting of larger street trees along verge acts as a buffer area and delineation of existing residential and the Precinct.
- Improved pedestrian environment - separation of pedestrian and cars along this busy road.
- Large trees offset scale and bulk of

new buildings.

- Scale of easement assists in offsetting built form scale and bulk and provides a wide boulevard for comfortable pedestrian movement.

Laneway

- Variety of scaled spaces within the Precinct - a unique, narrow street for more intimate engagement with built form.
- Active frontages to support a 'lane-way' character.

Residential Streets 1-3

- Low level traffic with narrow roadways.
- Street parking both sides.
- Tree lined reserves and between parking spaces.
- Quality finishes to footpaths.





4.6 Landscape Strategy

Purpose, Function & Activity

The landscape components incorporated within the urban design vision for the Midland Oval Precinct seek to promote Midland as a place to live, work and visit.

They assist in facilitating and integrating housing options, local services, employment and recreational spaces in a way that promotes a connection between people and the place of Midland. Landscaping throughout the project is a key element in ensuring the spaces become activated successfully and sustainably.

Inclusion & Access

The various landscape elements will advocate and provide for alternative transport options for pedestrians, cyclists and motorists. Incorporation of universal design and social inclusion principles will provide facilities that cater for people of all ages and abilities.

Safety & Comfort

Given Midland's prominent hot summer climate, the cooling of spaces through green elements such as trees, plants and grass as well as built shade and water elements will be heavily relied on to adapt to the effects of urban heat islands and climate change. The careful planning of these elements will create a pleasant urban environment for the public. To help build a strong sense of community safety, the design, location and configuration of elements such as lighting, street furniture, pathways and seating will encourage social interaction and minimise user conflicts. Crime Prevention through Environmental Design (CPTED) principles will be adopted throughout the project.

Sense of Place

Creating a sense of place, culture, and belonging through inclusive community interaction and participation is one of the City of Swan's key planning strategies. The landscaping within this project will

provide the backdrop and setting for many such opportunities. It is therefore important that the design will take into account the many elements that make a place unique and recognisable. A strong sense of place will strengthen the capacity and integration of the tourism industry within the site.

Quality of Spaces

It is important to think about the management of future assets and infrastructure, and so high quality, robust design that does not take away from the aesthetic character of a space will be the focus for landscaped areas. It is important to provide spaces with materials to a quality fit for their purpose and landscaping materials are no exception, especially in high use urban environments.

Sustainability

The Midland Oval Precinct will endeavour to retain as many existing mature trees on-site as possible. Irrigation for these soft-works areas will utilise best practice and water-wise principles including the incorporation of Water Sensitive Urban Design (WSUD) components. Where possible the use of recycled and eco-friendly materials and products will be used. These measures will help mitigate City's carbon footprint, reducing waste and greenhouse gas production.

Diversity & Choice

The suite of landscaped areas with the flexibility to host a number of structured and unplanned activities will offer diverse experiences and these places are most likely to be well-activated, considered safe and valued by communities. The landscaping will seek to advocate and continue to strengthen relationships with the City's diverse cultural community.



North 0 10 20 50m

Public Art Location

Colonnade frontages to piazza

* Buildings shown are indicative only

A variety of open space and landscape elements have been proposed to assist in the delivery of an iconic Precinct character supporting vibrant, mixed use development.

Each space, while being physically or visually linked is intended to have a unique character, to promote interest, way-finding and pedestrian movement across and beyond the Precinct.

The landscape design responds to climatic conditions and orientation while maximising functional qualities to support an range of community activities

Open space within the Precinct can be divided into four primary areas.

1. Library Forecourt
2. Residential Park
3. Main Piazza and retail promenade
4. Juniper Link

Library Forecourt Landscape Design Elements

Landscape Character

This space is a highly active hardscape, with strong connections to the proposed library and neighbouring civic space. Landscape design will consider views back to the Darling Scarp, as well as key connections to Residential Park and the Piazza. The space will accommodate a children's playspace as well as public art, supporting a contemporary, vibrant character. Positioned in the heart of the Precinct and linking the other primary open space, the Library Forecourt landscape design will support pedestrian movement, way-finding and work closely with built form elements to support a strong unifying character for the Precinct.

Planting Framework

Planting is intended to provide opportunity for contemplation and rest, with shaded seating to building frontages to support comfortable movement. Planting assists in

providing a landscaped forecourt to proposed library building and civic forecourt.

Hardscape Framework

Paving integrates with the main Piazza, providing a seamless transition between the two spaces. A paved shared street between the Library Forecourt and the main Piazza supports this function and encourages strong pedestrian movement from the Piazza to the library forecourt.

Paving shall be of a civic nature.

Key Landscape Elements

- Landscape design to support the functional attributes of the space in a creative way, enhancing a sense of 'play'.
- Children's playspace is intended to be integrated with the proposed library building.
- Significant public art piece to support way-finding and signify the civic heart of the Precinct.

- Opportunity for water element, public art piece to be incorporated within this area.
- Tree lined frontages to buildings.

Residential Park Landscape Design Elements

Landscape Character

A linear soft landscaped space intended for use by the Precinct, and to support residential land use fronting the park. Large trees assist in providing privacy for residential units while framing views back to the Darling Escarpment and the civic precinct to the West. Intended as a passive space for informal gatherings and engagement.

Planting Framework

Retention of large, significant existing trees such as the *Corymbia Maculata*, to the North-West corner of the Park.

Rows of tree plantings frame the turf areas, providing shading and screening to neighbouring apartments.

Linear turfed areas support passive activities.

Hard landscape Framework

Raised garden beds provide contemporary shaded seating opportunities.

High quality paving support shaded pedestrian promenades and a small scale event space central to the Park.

Shared street to Library Forecourt enhances the connection back to the Library Forecourt.



Key Landscape Element

- Turfed areas support recreational activities, with opportunity for informal seating and views back across the Park.
- Highly visible bio-filtration system allows for storm-water treatment and supports community understanding of water sensitivities.
- Small scale event space, suitable for small gatherings.



Piazza

Landscape Design Elements

Landscape Character

At the heart of the Precinct this major public space will have high quality finishes, with highly accessible and flexible urban design. Urban design elements within the space will support the intent for an iconic gateway to the Precinct and shall be very high quality contemporary urban and landscape design.

Planting Framework

Retention of significant existing trees Eucalyptus Accedens and Corymbia Maculata to the North-West of the main Piazza provides an appropriation of existing landscape elements to support a sense of place for the new Precinct. Retained trees provide significant shading to the main event space, providing a large scale contemporary garden bed and seating at its base.

Strong linear row planting to the retail forecourt provides shaded seating opportunities while allowing framed views to the retail colonnade.

Hard landscape Framework

Contiguous paving to be high quality and civic in nature.

A change in paving level provides an informal stage to the South of the Piazza, supporting a large outdoor screen visible from Cale Street and The Crescent intersection.

Shared street at Cale Street to support pedestrian movement across the site.

Alfresco dining seating to retail colonnade provides an opportunity to view back across the Piazza.

A change in level from the Retail Promenade to the Piazza provides informal seating, contemplation and viewing opportunities.

Opportunity to reinterpret historical fabric of Midland Oval and the existing Midland Oval velodrome through paving pattern.

Piazza paving surface to be continued through the colonnades.

Key Landscape Elements

- Retention of significant trees to the North West of the Piazza.
- Opportunity for large civic public art 'gateway' piece along Cale street
- Large shade structure, public art piece to the north of the Piazza. Providing opportunity for shaded seating, movement and framing views at this corner.
- Integrated stage and large outdoor screen supporting day-night activation and Piazza events.
- Row planting of trees to provide shaded alfresco dining to Retail Promenade.
- Opportunity for interpretation of the cultural history of the site and oval through paving, signage and public art.

Juniper Link

Landscape Design Elements

Landscape Character

A high quality smaller scaled space providing an open space link between the existing Juniper Park to the South and the main Piazza to the North-East. Intended as a more intimate shaded

space rows of tree plantings frame the neighbouring buildings and opportunity for contemporary hard and soft landscape frontages.

Planting Framework

Row trees support green link between Juniper Gardens and Juniper link and frame vistas through to main Piazza space.

Significant tree planting to North of Juniper Link, supports way-finding and encourages pedestrian movement East-West through Piazza.

Opportunity for turfed areas to offset potential heat island affect from Piazza.

Hard landscape Framework

Fixed or moveable shaded seating opportunities.

Paving type to match main Piazza space and be continued through colonnaded building frontages.

Key Landscape Elements

- Planting of row trees provide opportunity for shade, rest and contemplation.

- Large turfed area with significant trees support wayfinding.

Streets

Landscape Design Elements

Generally

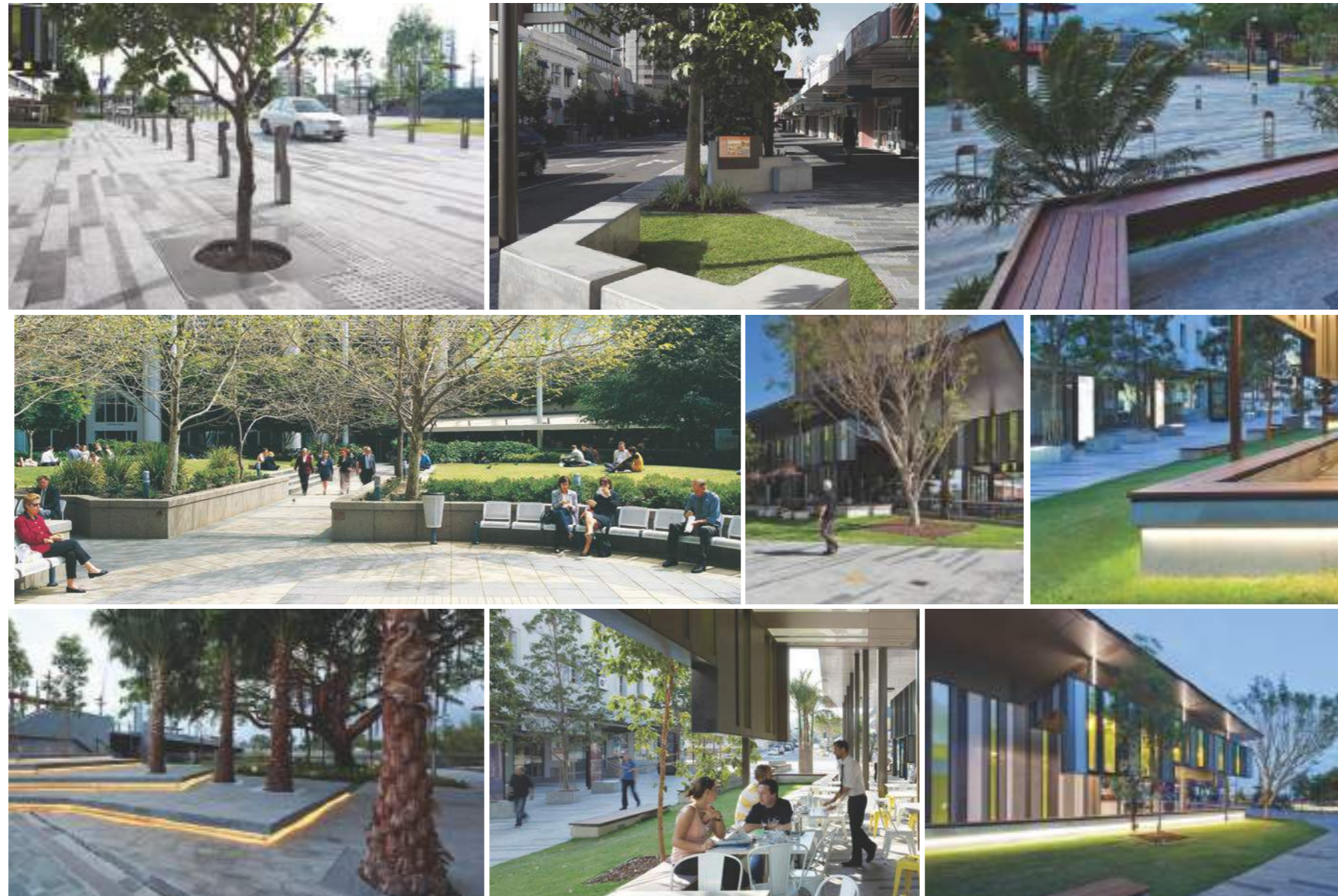
Landscape design to road easements to support comfortable movement of pedestrians through the Precinct.

Paving to be of high quality, civic in nature where appropriate and integrate with open space paving.

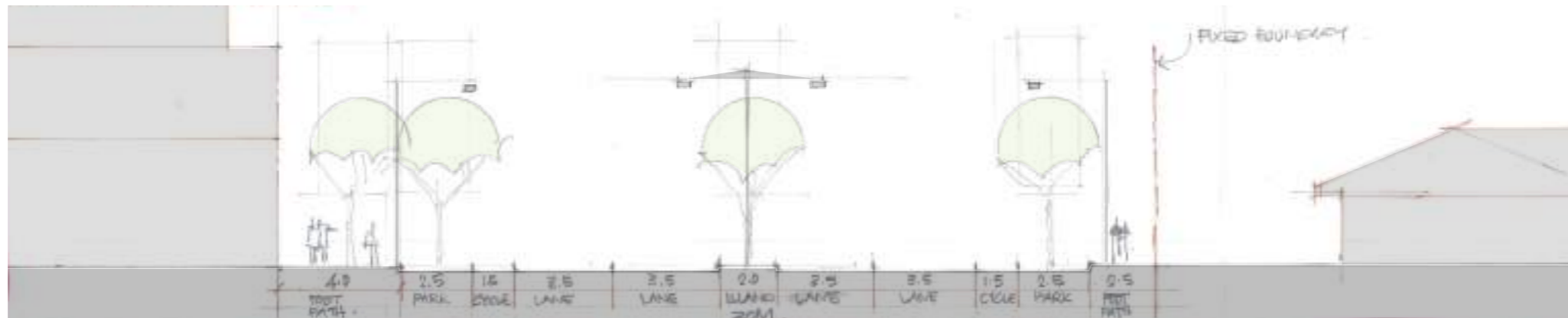
Boulevard type planting to Morrison Road and The Avenue assists in signifying the entry to the Precinct and enhance visitor movement along these streets.

Laneway

Planting and hard landscape design to support opportunities for rest and respite along this street. The street scale and nature should support more intimate pedestrian movement and the landscape design should reinforce this urban strategy.



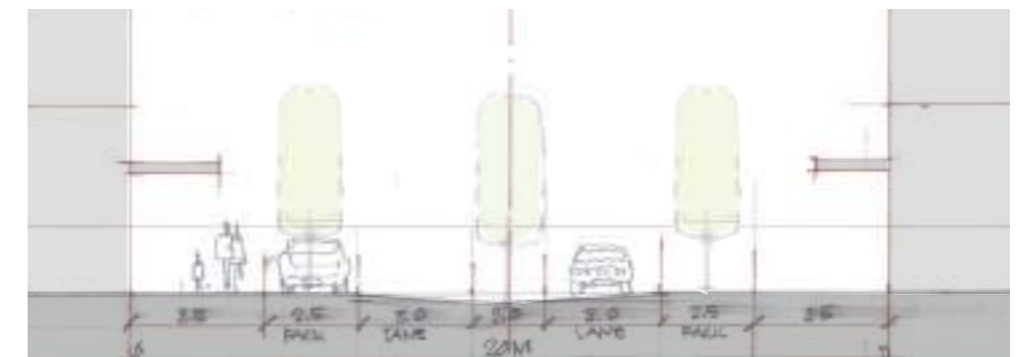
4.7 Street Sections



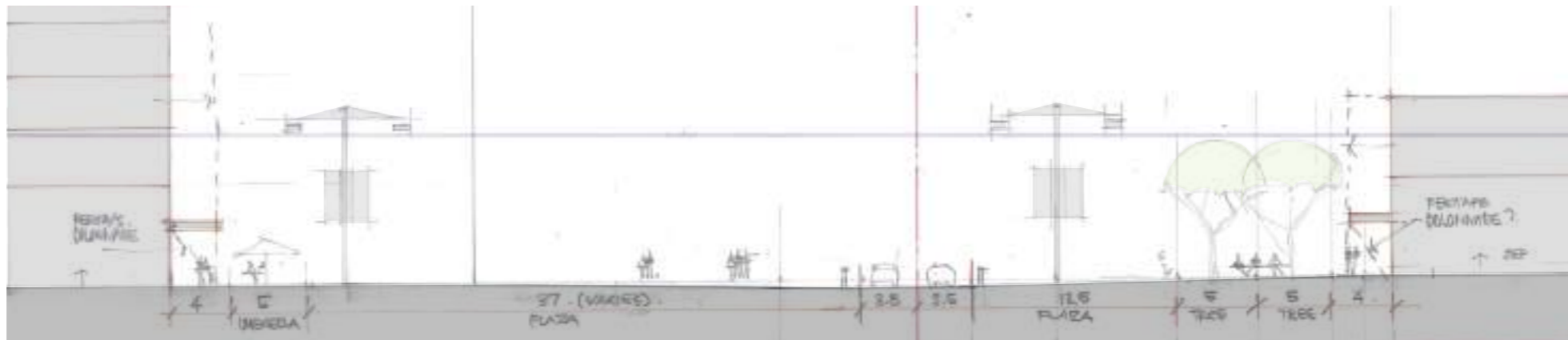
MORRISON ROAD



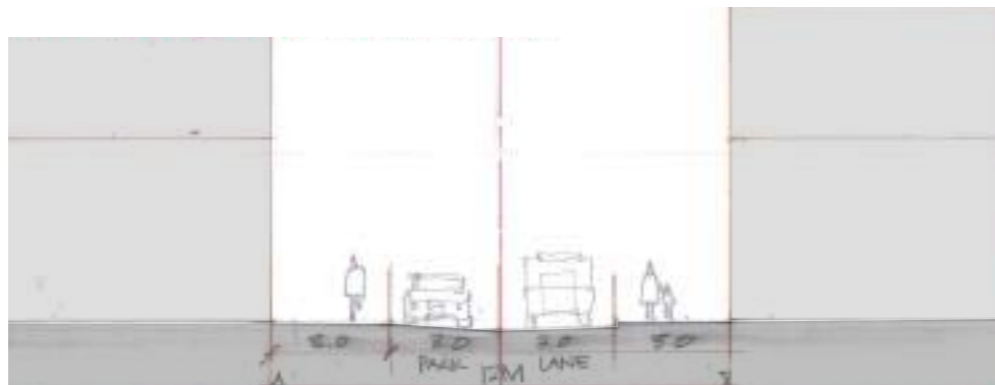
RESIDENTIAL PARK



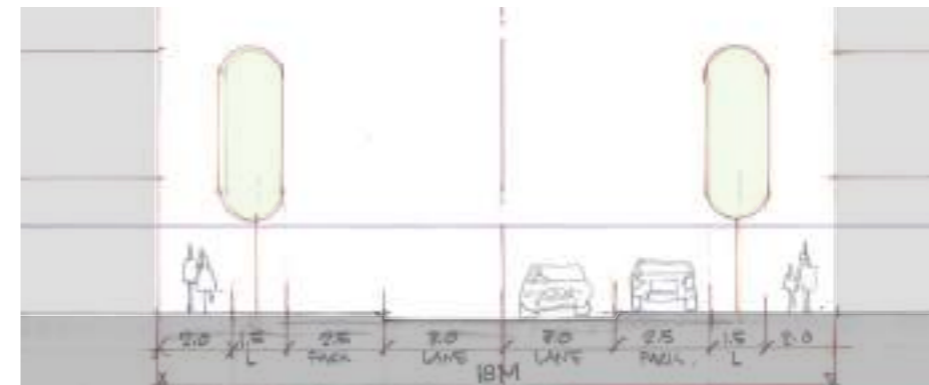
THE AVENUE



CALE STREET



ONE WAY STREET



RESIDENTIAL STREET

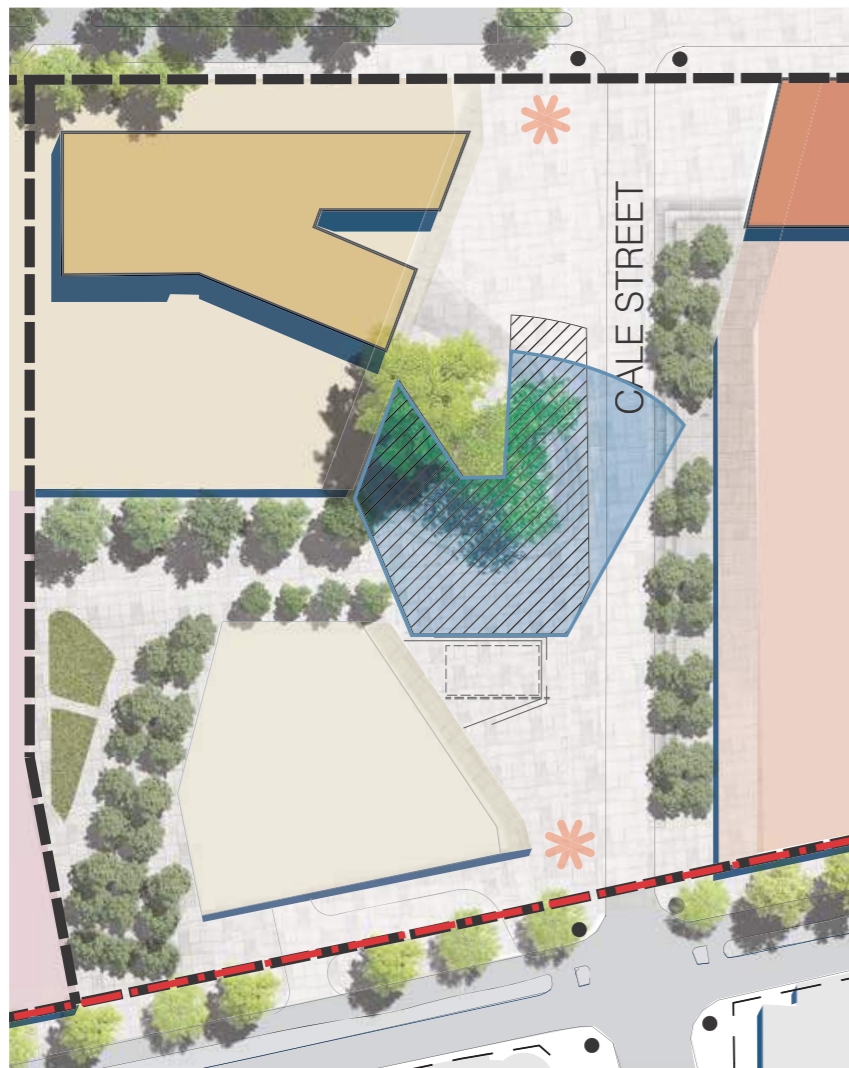
4.8 Events Strategy and Infrastructure

The event space has been designed to accommodate a variety of events at a range of scales. Infrastructure and servicing supports efficiency during events.

Infrastructure and services include:

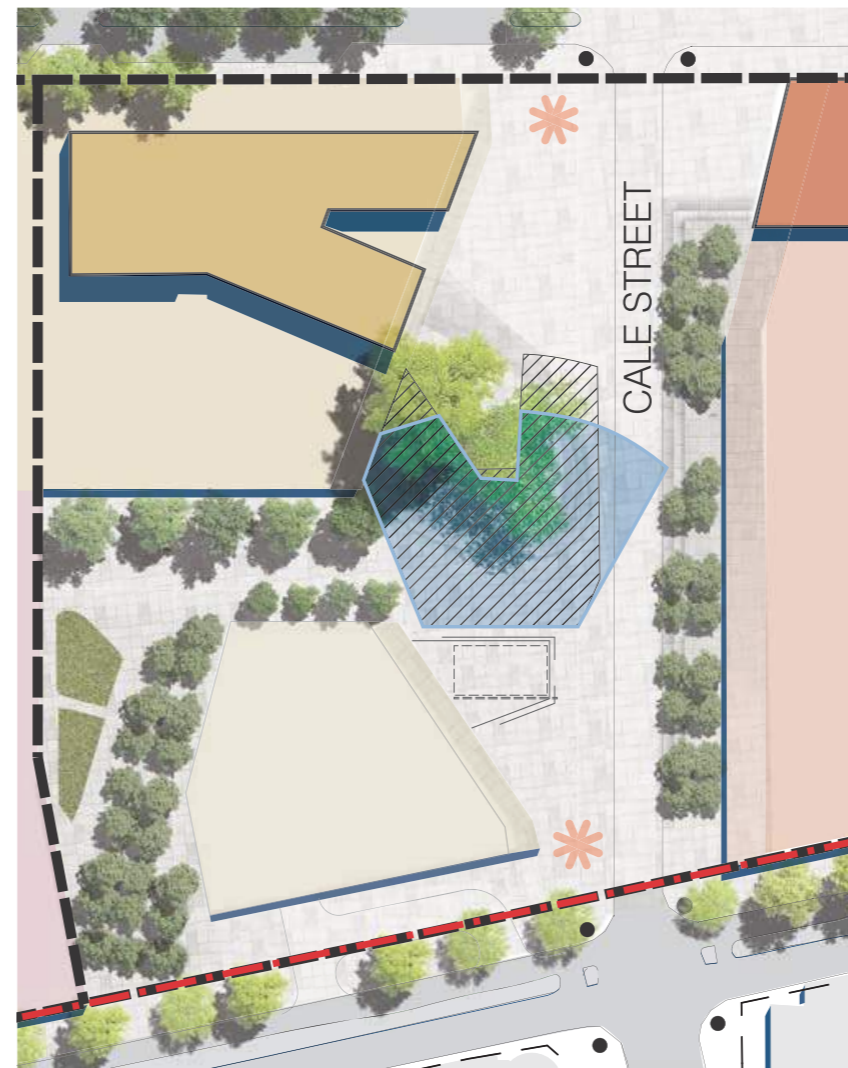
- Digital outdoor screens – 2 directions assist in day/night use and visibility from Cale Street.
- Event stage – for small addresses and larger events (2,000 capacity staged event). Option to be extended with temporary stage pieces and be covered with a marquee.
- Back-of-house storage space for additional stage pieces and chairs and change room facilities for performers.
- Lighting – modern high efficiency lamps for general and flood lighting (safety).
- PA System – secure, capable of operating during event and non-event periods.
- Bollards – manually operable to prevent vehicular traffic flow along Cale Street during larger events.
- WIFI and Hotspot transmitters around event space – encourage visitation to the area.
- Hardscaping to event areas – maximise adaptability and flexibility.
- Marquee and sail shade anchor points to support arrangement of temporary event structures.
- Power outlets to supply variety of electrical equipment.
- Public toilets - high quality, accessible and secure to support public use of space.
- Portable WC location to accommodate additional facilities required during larger events.
- Playground equipment – high quality, inventive designed piece for children’s play space. May be integrated with library building.
- Water play space – opportunity for significant water oriented art piece to use as way-finding activation device.
- Detailed design and programming of the event space will need to consider the proposed Railway Square adjacent to the Railway Workshops to deliver a complimentary, rather than competing, space.





SCREEN EVENT
1.30sqm /person

- 1000 person
Cale Road
closed option
- 750 person
Cale Road
open option

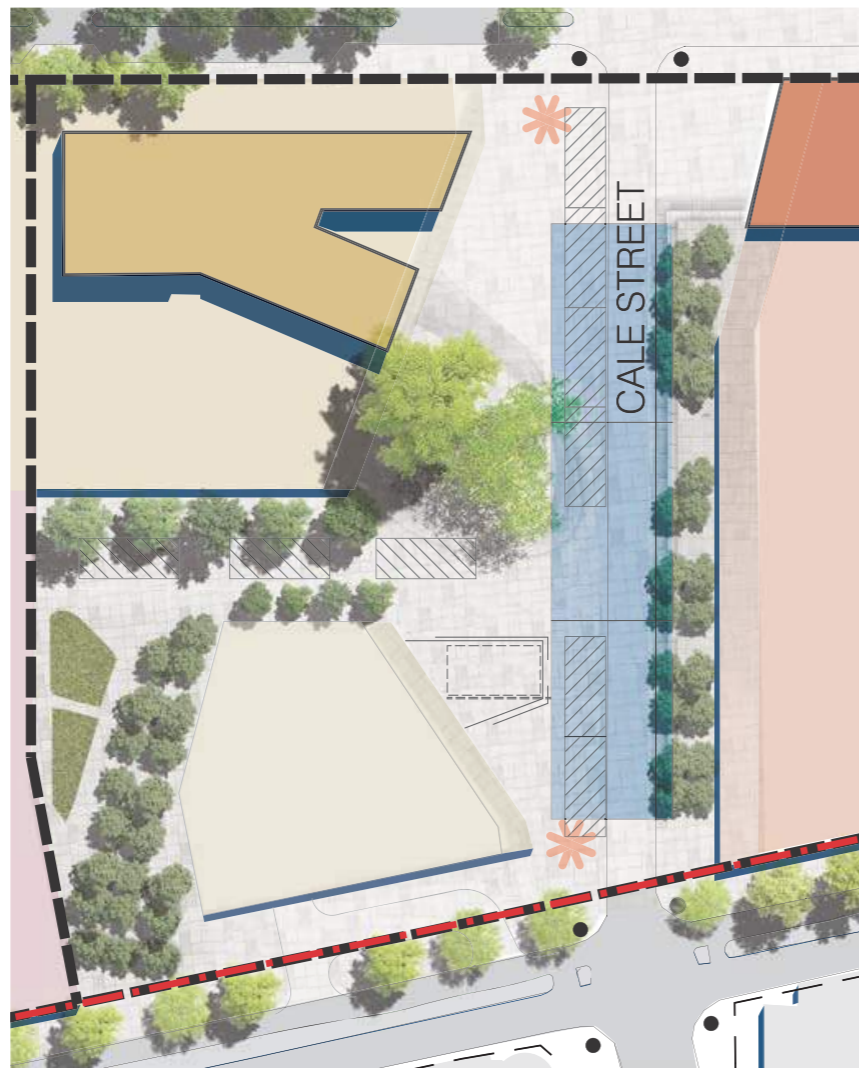


STAGED EVENT /
PUBLIC ADDRESS
1.00sqm /person

- 1000 person
Cale Road
closed option
- 1000 person
Cale Road
open option

SCREENED EVENT
ANALYSIS DIAGRAM

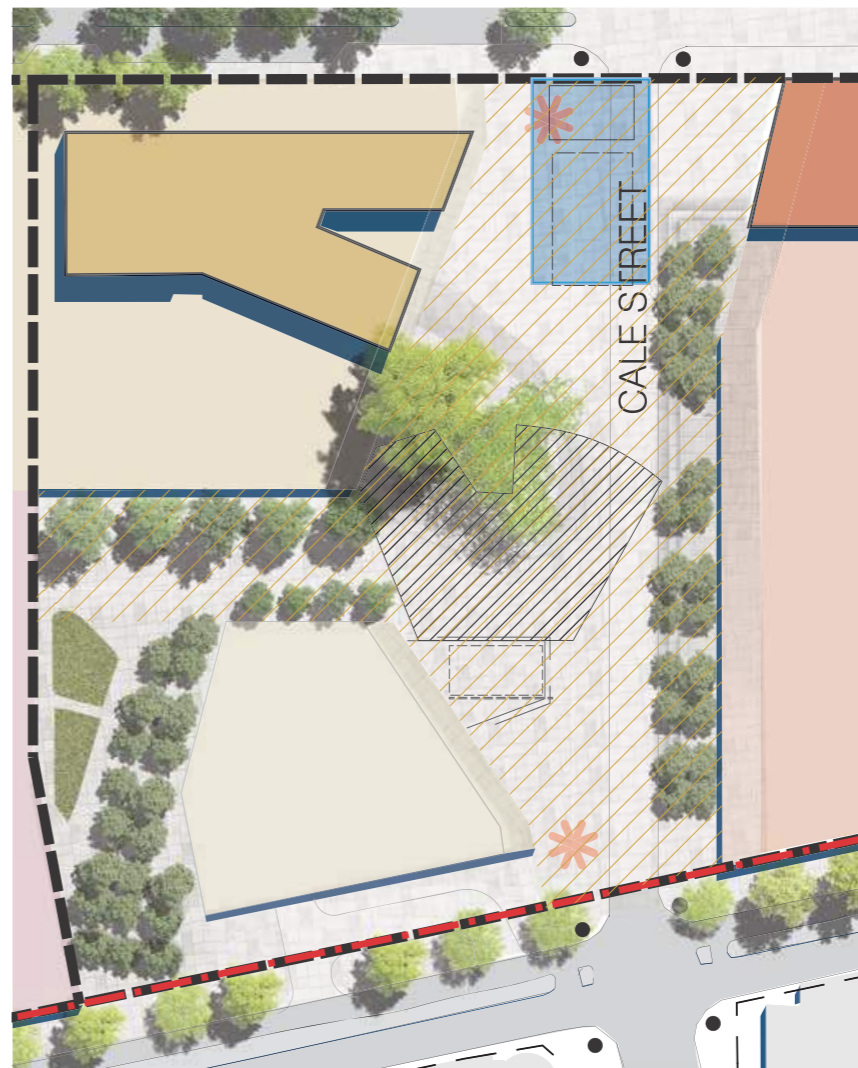
STAGED EVENTS
ANALYSIS DIAGRAM



TENT / MARKET
EVENT
unticketed

- Marquees
(Cale Street
closed)
- 3x3 stalls

TENTED / MARKET EVENT
ANALYSIS DIAGRAM



FESTIVAL EVENT
1000-2000 person
ticketed

- Marquee
500 people
staged event
- 2000 people
staged event
- ticketed zone

FESTIVAL EVENT
ANALYSIS DIAGRAM

4.9 Lighting Strategy

Main event space lighting:

- Lighting in this area will be integrated to compliment the design of main piazza space. Lighting elements provide background light for safety with the opportunity to provide specialty lighting during events and times of activation.
- Lighting will assist in establishing the character of this area and highlight it as a civic heart and gateway to Midland proper.
- Light provided will enhance colours and sense of vibrancy in the area.
- Lighting structure detailing; material selection will complement main event space.

Street Lighting:

- High quality lighting will enhance perceptions of safety and security for both vehicular and pedestrian traffic.
- Lighting will encourage night-time activity and the safe movement through the precinct as well as to/ from Midland old town centre and surrounding areas.

- Feature lighting
- Opportunity to highlight key areas within the precinct to assist way-finding, sense of play and night-time character of the precinct. Elements for feature lighting include:
 - Significant existing trees in main event area.
 - Boulevard of trees in retail colonnade.
 - Public art, water play space.
 - Juniper link arbour.

Buildings:

- Opportunity to assist in framing public open space, streets and legibility of the precinct by feature lighting to key buildings.
- Feature lighting to the civic centre at The Avenue and Cale Street intersection provides iconic marker for the precinct's civic heart and establishes a destinational marker from key views along Cale Street and The Avenue.
- Lighting to late night venue as framing element to main event

space and Juniper link– gateway to precinct from Cale Street will assist in establishing character of event space.



4.10 Art Strategy

Outlined below are a series of principles to guide the implementation of a public art strategy in Midland Oval Precinct.

Principles:

- To enhance community enjoyment of public spaces and support engagement and understanding of Midland and the Precinct.
- To assist in defining a sense of place for the Precinct and bolster vibrancy, diversity, character and creativity.
- Be high quality and contribute to the culture of place.
- Invite strategic partnerships to encourage investment in the arts.

Objectives:

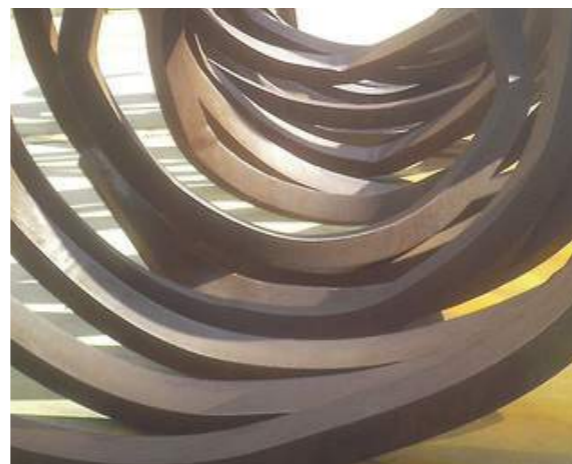
- To reinforce the unique identity of the Precinct by incorporating art into the design of street furniture and public realm elements, supporting connections and way-finding.
- Work should be accessible, socially aware and inclusive, encouraging community engagement and activation in the public realm.
- Work should be responsive to its

context, acknowledging traditional owners and the specific history of Midland and the Precinct.

- Identify opportunities for public art in the public realm and built form through a strong public art program.
- Provide opportunity for permanent, temporal and ephemeral artworks through Precinct.

Key Sites:

- Main piazza South
- Main piazza North
- Library Forecourt North (children's playspace / water art)
- Library Forecourt South



4.11 Sustainability

Midland Oval Precinct provides a unique opportunity to set a benchmark for sustainable urban development.

Initiatives undertaken should reduce the impact of the development on the environment and promote and educate the public on sustainable urban design.

Development should seek to optimise the relationship between functional outcomes and environmental impact within the following areas.

Water

Development should be water efficient, integrating water sensitive urban design and a reduction in potable water use.

Energy

Energy efficient design decisions will assist in the reduction of greenhouse gas emissions and power usage. Efficient lighting and options for alternative sources of power will

minimise environmental impacts and assist in energy savings.

Transport

Mixed use developments works to encourage a reduction in automotive commuting. The proximity of residential development to workplaces provides opportunity for alternative modes of transport to be explored. Precinct parking allowances and proximity to heavy rail will also assist with this outcome.

Materials

Material selection should be responsive to environmental impacts. Factors such as material energy consumption and waste, material life, maintenance and upkeep and recycle-ability should inform Precinct material selection.



Public Engagement

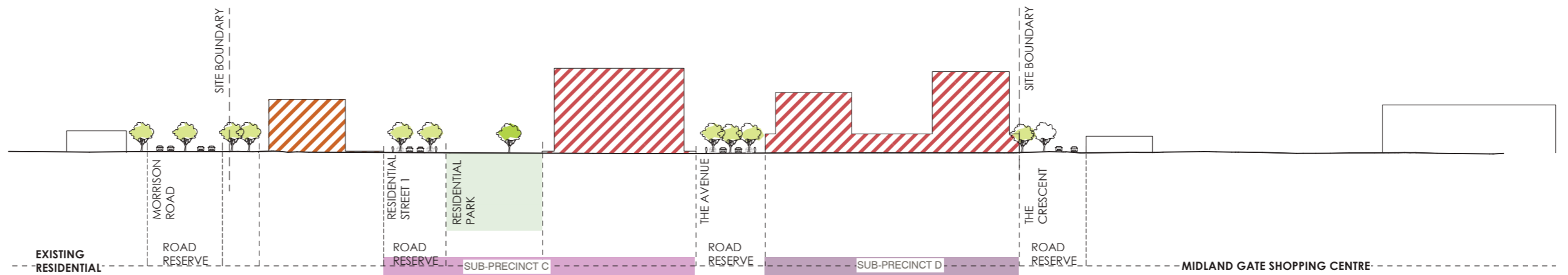
Sustainability initiatives should be reinforced in the public realm, with the opportunity for the public to engage and be educated on strategies undertaken in the Precinct.



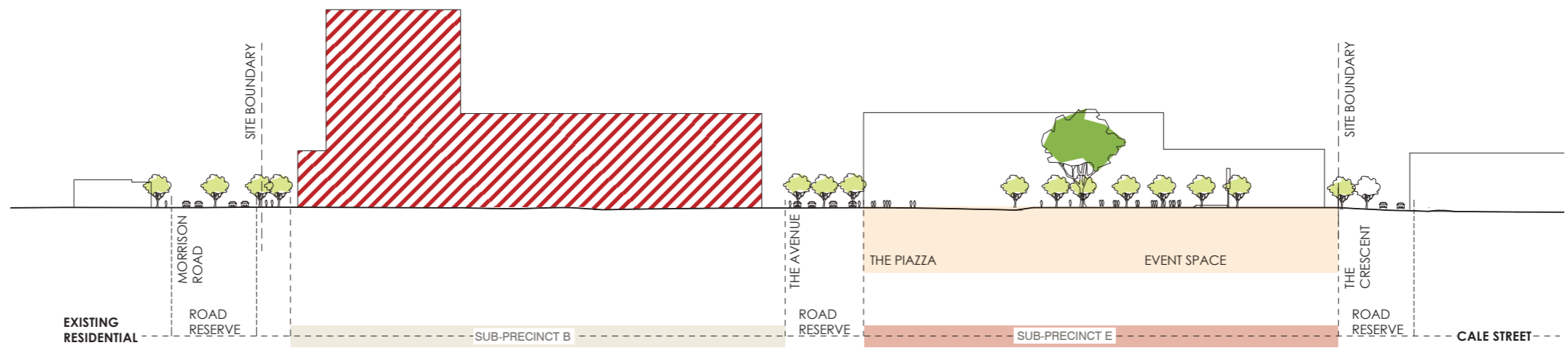
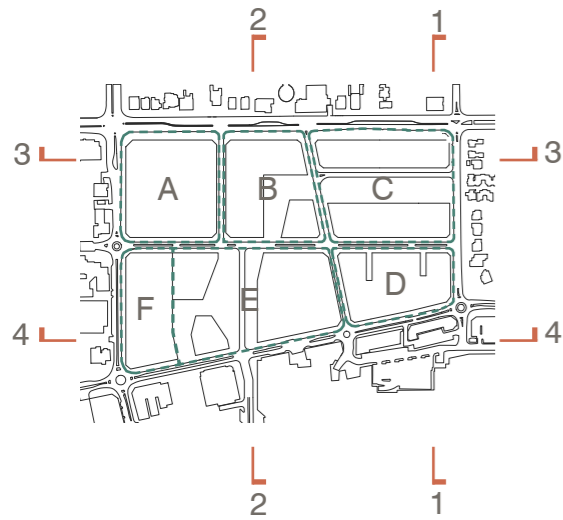
4.12 Precinct Sections

AVERAGE DEVELOPMENT HEIGHT KEY

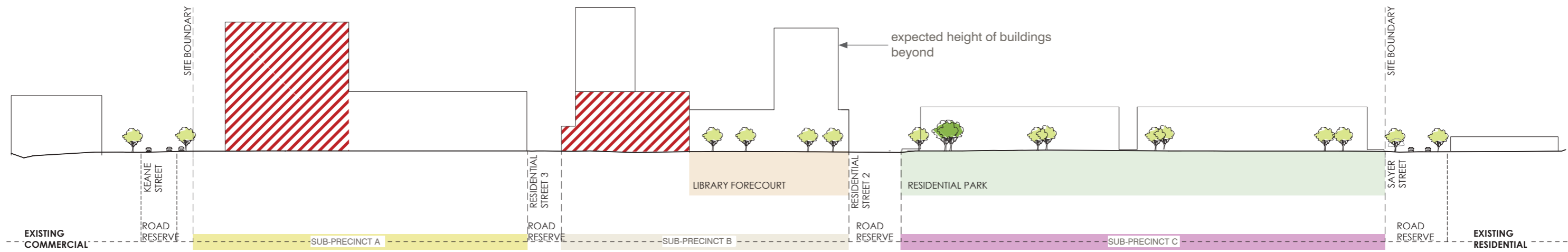
-  4-7 Levels
-  7+ Levels



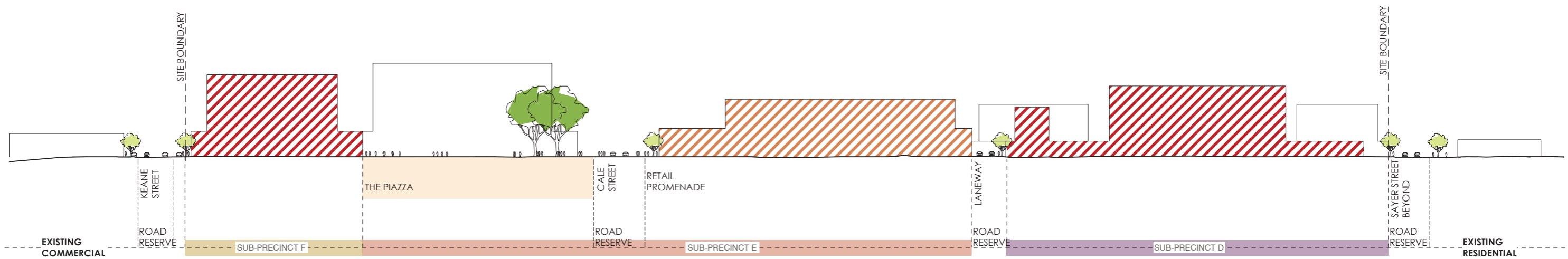
1 SITE SECTION - NORTH SOUTH



2 SITE SECTION - NORTH SOUTH



3 SITE SECTION - EAST WEST



4 SITE SECTION - EAST WEST

4.13 Urban Form Principles

Midland Oval Precinct urban form supports a strongly connected and legible development with a highly permeable and iconic public realm. Urban form principles can be broken into three categories; built form, public realm and streets.

These are outlined as follows:

Built Form:

- Predominantly mixed use with active retail at ground supports a finer grain of uses for the area to support vibrancy and economic sustainability.
- Appropriate scaled frontages, awnings and colonnades with continuous weather protection along active street edges.
- Strongly defined urban blocks with legible well designed streetscapes and strong building edges.
- Frontages built to boundaries with height relative to pedestrian scale, typically 1-3 storeys.
- Levels subject to setbacks to enhance amenity.

- Setbacks minimise impact of light, air, sun, privacy, views and outlook for neighbouring properties.
- Heights minimise over-shadowing of streets and other buildings.
- Optimise views for individual lots – opportunities for light, air, vistas to open spaces and streets – outlook and passive surveillance.
- Building facades define and enhance the public domain and street character.
- Functional block and lot sizes to reinforce desired land use and proximity to existing land uses.
- Landmark buildings in the civic/ community spaces.
- Civic building at Cale Street termination and late night venue supports character, legibility of precinct.
- Bulk scale and mass of development fronting Morrison Road shall be sensitive to existing surrounding scale and context.
- Built form architecture to have a distinct base, middle and top to support pedestrian and civic scale.

- Service areas accessible from secondary laneways or integrated with or below buildings or sleeved behind active frontages.
- Residential development generally with parking below grade with ground floor apartments elevated to provide a clear threshold to support outlook, street surveillance and safety.

Public Domain:

- Range and scale of public open space for a variety of uses, spaces to be flexible and adaptable to support active and passive recreation, amenity, pedestrian linkages and day and night uses.
- Public open space to be well integrated at a scale and nature to compliment siting and adjacent land use.
- Public open space to assist in defining iconic urban character for the precinct providing a strong sense of place through a range of open space experiences.
- Strong sense of pedestrian scale.

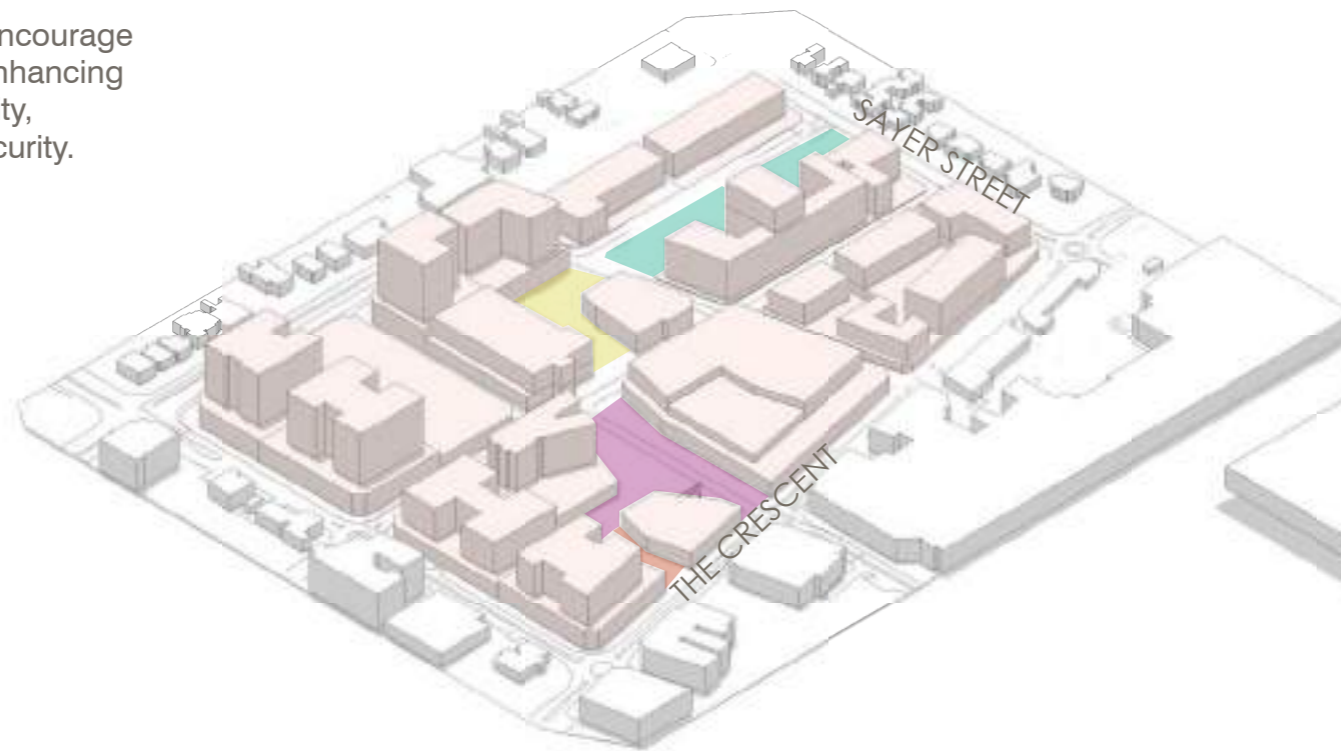
- Intention of open space to connect visually with surrounding areas. Optimise accessibility, permeability and vistas for pedestrians through Precinct.
- Providing a focus for community engagement.
- Opportunity to instill current best practice, contemporary thinking and innovation into design approach for public realm.

Streets:

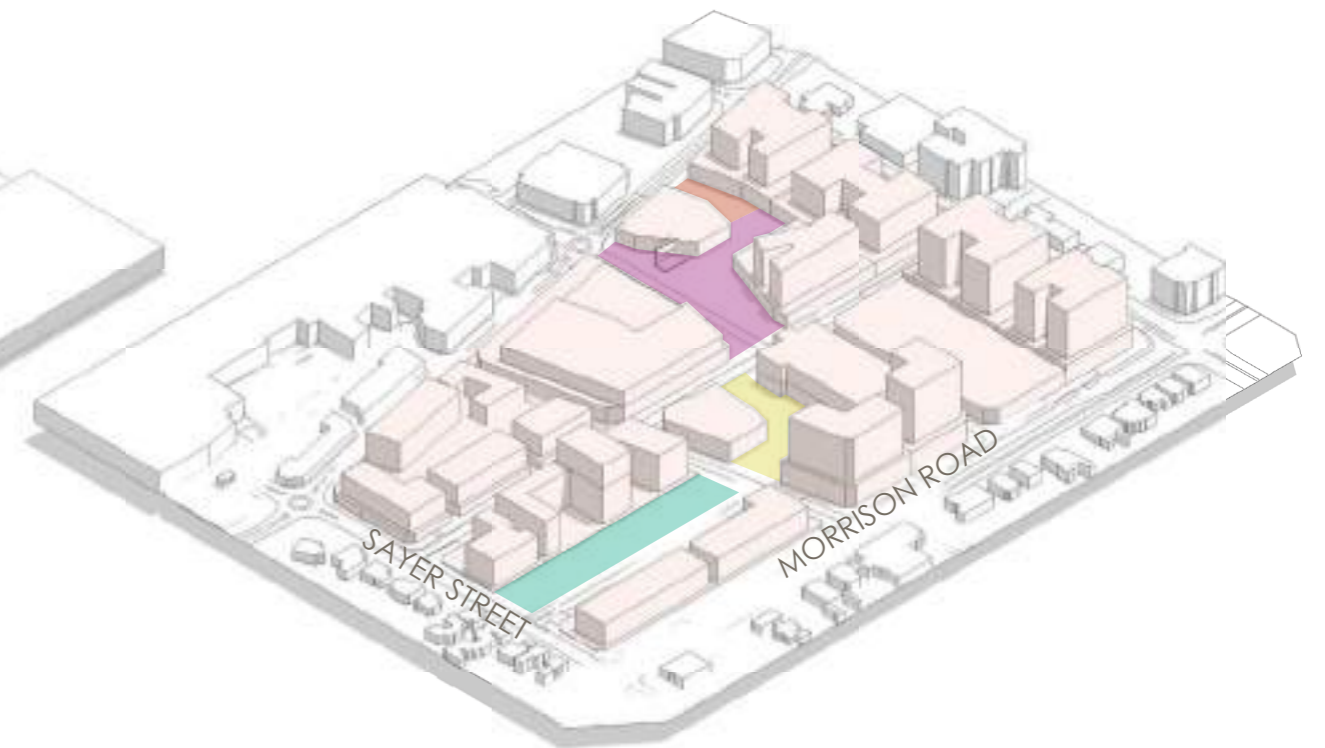
- Well defined streetscapes.
- Strong hierarchy of streets to encourage way finding and permeability .
- Robust and logical street layout provides functional connections to reinforce a highly permeable Precinct and strong relationship of precinct with surrounding urban framework.
- Green boulevards to support character of precinct and sense of arrival.
- Precinct street edge to Morrison Road in scale and landscape choice

assists in addressing built form scale and bulk providing a wide boulevard for comfortable pedestrian movement.

- On-street car parking supports traffic calming and impromptu connection with public realm and development.
- High quality streetscapes encourage people to walk and cycle enhancing vibrancy, commercial viability, natural surveillance and security.



DEVELOPMENTAL MASSING STUDY
PRECINCT AERIAL VIEW: SOUTH WEST



PRECINCT AERIAL VIEW: NORTH EAST

5.0 Services

5.1 Overview

Through close liaison with the City of Swan and relevant service providers, Cardno has researched and reported on the current capacity of the infrastructure and services within the Midland Oval area.

Cardno has also provided detailed findings and recommendations regarding the future infrastructure and servicing requirements that are needed to accommodate the redevelopment of the area. In summary, Cardno's assessment of the masterplan in terms of required infrastructure for the Midland Oval area is as follows:

- Significant improvement to the gas infrastructure network is required to service the proposed development. Atco Gas advised that there is no cost for reinforcement however any new gas infrastructure will need to be installed via a "take or pay" arrangement. A "take or pay" arrangement is one in which Atco Gas funds the reticulation provided the developer makes a contribution for any lack of gas demand.
- Existing water infrastructure

surround the precinct will require upgrading to ensure existing customers are not impacted by the development. An internal proposed water main will run through the Midland Oval Precinct along The Avenue connecting to the existing water infrastructure on Keane Street and Sayer St.

- An existing sewer main which runs from Morrison Road to The Avenue through the development will be capped and demolished and a new sewer reticulation network installed in its place.
- Reinforcement is required to the power infrastructure network by providing 700m of HV cable and 3 Ring Main Units (RMUs). More detail will be need to be provided through the DIP (Design Information Package) process.
- An application needs to be made through Telstra smart communities or through the National Broadband Network (NBN) for telecommunications infrastructure.
- Imported sand will be required to attain satisfactory site classifications and to raise the site above the 1 in 100 year flood level.

In conclusion, based on advice received by Cardno from the relevant service authorities, there should be no reason from a servicing point of view that the Midland Oval Masterplan could not be implemented.

5.2 Gas

Existing Service Infrastructure

There are gas pipelines along all roads adjoining the proposed development area.

All the pipelines are Medium Pressure (MP) gas mains with the pressure indicated at 70kPa.

Possible gas connection points have been identified as:

- 100mm PVC MP gas main along The Crescent adjacent to the Southern boundary of the site;
- 100mm PVC MP gas main along Keane Street adjacent to the Western boundary of the site;
- 80mm PVC MP gas main along Sayer Street to the east of the site; and
- 155mm PVC MP gas main along Morrison Road to the north of the site

Proposed Gas Load Estimates

Gas infrastructure and distribution in Western Australia is managed by ATCO Gas Australia.

ATCO Gas advised that the existing Medium Pressure network will not support the proposed gas load and infrastructure reinforcement will be required.

Atco gas have provided two options for infrastructure reinforcement in the area and are as follows:

- 1) 1.9km DN110 PE100 HPPE main extension including 2 HPRs on Farrall Road; and
- 2) 1.5km DN110 PE100 HPPE main extension including 2 HPRs on Lloyd St
- 3) Install 1 x HPR at Yelverton Dr, Bellevue.

5.3 Electrical Services

Existing Service Infrastructure

Power distribution and production is managed by Western Power.

The Precinct is bound on all sides by High Voltage overhead lines. Cardno engaged Western Power to undertake a feasibility study for the proposed development

Proposed Infrastructure

Reinforcement Requirements

Based on the design capacity and load connection on the circuit breakers, the following reinforcement is proposed:

- Install 0.7km of 400HV cable.
- Install 3+xRMUs at the load location.

More details will be provided through the DIP (Design Information Package) process.

Land Development Requirements

Developers need to provide land for the installation of a substation (transformer and switchgear). The land must be incorporated as part of public road reserves at no cost to Western Power

5.4 Hydraulic Services

Existing Service Infrastructure

Water

The existing water infrastructure networks consist of a mixture of pipe sizes and types surrounding the perimeter of the precinct.

West of the development, on Keane St south of the intersection of The Avenue, lays a 100 millimetre diameter ductile iron water main. A 90 millimetre asbestos cement line extends along The Avenue into the Midland Oval Precinct by 80 metres. North of the precinct; a 150 millimetre diameter PVC water main runs along Morrison Road. East of the site there is a 150 millimetre diameter ductile iron and a 460 millimetre Steel water main on Sayer Street. To the south there is a 100 millimetre diameter ductile iron and a 300 millimetre Steel water main on Sayer Street.

Sewer

The existing site is currently serviced by an existing network surrounding the site and internally. The site falls under two catchments. The western catchment makes up two-thirds of the site by area

and the remaining eastern portion falls under the eastern catchment.

Proposed Infrastructure

Correspondence received from Water Corporation advised that the developer is expected to provide all water and sewerage reticulation including upgrades. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land to be ceded free of cost for works.

Reticulation works, also described as Minor Works pipework under 300mm diameter is funded by the developer, and it is recommended that the City of Swan perform this function.

Water Corporation will require a development area plan to address water efficiencies measures, staging, demand increase, and cost estimates. The plan requires more detailed assessment of the development and works required, which will include engineering plan, water management plan and report along with calculations and assumptions.

Water

Existing infrastructure surrounding the precinct will require upgrading to ensure existing customers are not impacted by the development. Exact existing infrastructure upgrades will need to be confirmed with Water Corporation prior to construction. The 90mm asbestos cement water main will be demolished and replaced by the proposed water main running through The Avenue.

An internal proposed water main will run through the Midland Oval Precinct along The Avenue connecting to the existing water infrastructure on Keane Street and Sayer St. This main will service all the buildings adjacent to The Avenue while all other building will connect off the existing water infrastructure.

Sewer

An existing sewer main which runs from Morrison Road to The Avenue through the development will be capped and demolished and a new sewer reticulation network installed in its

place. This will impact the staging of the development as follows:

- The proposed sewer line running from Morrison Road to The Avenue will need to be constructed in full.
- Any existing properties impacted by the demolition of the existing sewer main will require a service connection to the new main.

5.5 Communications

Existing Service Infrastructure

The site has Telstra telecommunications service infrastructure in the vicinity with optical fibre running along Morrison Road.

Current demand far exceeds the provision of fibre optic physical infrastructure; the NBN seeks to resolve this issue and is currently being implemented across the nation.

The National Broadband Network (NBN) roll-out has not commenced in the area. There is no advice to build NBN ready dwellings in the area.

Future Demand

The Australian Bureau of Statistics (ABS) reports the average fixed-line end-user broadband usage has increased by 46 per cent in the past year. The figures show Australians' average broadband downloads grew from 36.0 GB per month in June 2013 to 51.7 GB per month in June 2014. This trend is likely to continue into the foreseeable future with no sign of the demand for data abating.

Mobile Network Coverage

Mobile network coverage in the area is well serviced with 4g covering the entire Midland Oval Area under the Telstra network; other network providers may vary.

Service Capacity

Advancement in fibre optic technology is currently outpacing service demand for data. For the foreseeable future it is not likely that demand for data will exceed the current technological limitation of optical fibre.

5.6 Drainage

Drainage and Stormwater Management

The current City's Draft Local Water Management Strategy (May 2014, GHD) outlines the criteria required to manage various storm events. This LWMS is currently under review by the City of Swan.

The site geology has poor permeability conditions therefore the use of soakwells or other in situ infiltration measures would be ineffective within the precinct.

A summary of the Draft LWMS drainage management criteria is summarised below.

Within Lots

- The first flush (1yr1hr ~ 16mm) to be retained and preferably treated within the lot. This may be achieved via bio-swales or gardens.
- The 1yr runoff to be detained on site to minimise via subsurface storage tanks or above ground controlled flood areas. All runoff above this

event to be discharged into/onto the adjacent road reserve system.

Road Catchments

- First flush (1yr1hr ~ 16mm) to be managed using best stormwater management practices.
- This will incorporate bio-treatment swales located in the median strip. Alternatively, the use of proprietary treatment units such as Humes Jellyfish and GPTs may be considered where space is constrained. A combination of bio-treatment and proprietary treatment units could also be considered. We estimate the required treatment area to be approximately 370m².
- Minor System (10yr) – The road drainage pit and pipe system to be designed to cater for safe conveyance of the 10yr storm event to the external receiving downstream network.
- Major System (100yr) – Major 100yr flows to be safely conveyed by road carriageway and pipe system. Flood attenuation storage will be required

to maintain pre-development peak flows.

The current Draft LWMS does not provide any flood level data specifically for the site however preliminary calculations were undertaken to determine likely 100yr storage requirements to be approximately 1000m³ for the Midland Oval Precinct. This may be accommodated within a buried and traffic-able storage unit such as the Hume Storm Trap System.

We expect, as a minimum, floor levels to be 300mm to 500mm above existing surfaces however this should be confirmed once more detailed flood modelling information is made available during the development of the Urban Water Management Plan.

5.7 Geotechnical Analysis

Earthworks

The site is relatively flat and therefore does not require regrading to a major extent. However, lot levels may have to be amended to ensure that finished floor levels are above the 100 year flood event in the road reserve and a freeboard of 300mm has to be allowed for.

Site Classification

Based on the field and laboratory test results, the estimated surface movement of the existing soil profile due to seasonal variations in moisture content across the site ranges between 20mm and 45mm. This indicates that the expected site classification (no sand fill allowance) will vary from 'Class M' to 'Class H1' in accordance with AS2870-2011 Residential Slabs and Footings. A description of each classification as described in AS2870 is "M: moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes; H1: Highly reactive clay sites, which may experience high ground movement from moisture changes.

Since lots are likely to require 300mm – 500mm of fill to provide adequate flood freeboard, using sand import fill may also improve the site classification to a class S. For the purpose of this report and the opinion of cost it is assumed an average of 400mm of sand fill will be required for the site.

Drainage

The existing Guildford clays are practically impenetrable, which has been proven by a series of permeability testing carried out on site for the near-surface soils.

Groundwater is expected to perch on clay layers resulting in high water tables during the wet season. It is recommended that any water introduced to the site be managed and directed to the City of Swan drainage system. The design will need to include the assessment and recommendations for grading of soils of clayey nature before placing any fill material. A suitable subsoil drainage system shall also be installed.

Soil Dispersibility

Soils across the entire Midland Oval site are highly to extremely dispersive. Therefore, it is considered that a detailed investigation of the erosion and dispersion potential of the site shall be carried out, including determination of Dispersion Index and Electrical Conductivity (EC) of the soil.

Where dispersive soils are encountered, it is likely that a sediment and erosion control plan will need to be prepared and implemented to minimise the impact of earthworks on the environment.

5.8 Access Strategy

Precinct Parking Requirement

Based on a comprehensive Parking Assessment (July 2014) carried out by Cardno for the precinct, it has been concluded that, once the effects of shared parking and reciprocity are accounted for, both within the development and for a reasonable external walking catchment, the peak demand for parking is expected to be in the order of 3,339 visitor/employee bays at full build-out, reducing to 3,308 bays by 2031, with additional bays provided for exclusive residential use.

Parking Management Strategy

The parking supply within the Midland Oval Precinct has been disaggregated into three main types:

- Private, exclusive parking – All resident bays (at an assumed 1 bay per unit), and some office bays
- Public parking – On-street and multi-deck parking bays available for all users at all times. These should be priced to ensure that the supply is used primarily for

Precinct parking and limits the attractiveness for parking by external land uses.

- Shared Parking – parking within development boundary which is available for use by all land uses in the precinct. It is acknowledged that parking provided by office developments will be used primarily for their own staff during business hours, but this quantum would be available after-hours for use by retail/entertainment uses.

Staged Build Out and Parking Provision

Based on Cardno's review of potential build-out programme, with Stage 1 consisting of 100% of retail and entertainment build-out prior to office development the following parking supply has been suggested for interim and ultimate scenarios of Midland Oval development:

Stage 1 (Interim):

- publically accessible 'private' parking
- public on-street parking

- public at-grade parking

Stage 2 (Ultimate):

- exclusive 'private' parking
- public on-street parking
- publically accessible 'private' parking
- multi-deck parking

Parking Location

The proposed locations of each of these parking areas have been indicatively shown below.

On-street parking is proposed to be provided along The Avenue corridor and on other internal streets that act as traffic speed regulators within the Precinct.

The identified parking locations have been modelled as the location of internal zones within the precinct considering that car park areas are the major trip ends.



1. Multi-deck parking
2. Publicly accessible 'private' parking.

Proposed Access Arrangement

Proposed access arrangements for the Midland Oval precinct is summarized in the plan.

Parking Location and Access Management

The non-residential car parking components proposed for the precinct have been divided into 4 major categories:

- Office Car Park
- Shared Office Car Park
- Retail centre car park and
- On Street Car Park

The general strategy for car parking for the precinct has been to accommodate most of the parking towards the western section of the precinct identifying that majority of the office and retail developments are concentrated in this section.



- **Multi deck shared parking:** The Multi deck car park will serve as a shared car park for the entire precinct. This car park can be shared between the office, retail and entertainment uses within the precinct. The location of this facility is appropriate as it diverts traffic onto Morrison Road, allowing The Avenue and Cale Street to develop into a pedestrian activity zone. It is considered that a single focal point for local parking will assist in strengthening primary access away from congested intersections, reducing the overall impact of the Precinct on background traffic.
- **Retail Parking:** Car parking can also be accommodated via the Avenue or The Crescent for the retail centre development. This may be provided in the form of a basement car park for the retail centre.
- **On Street Car Parking:** On-street car parking provision on The Avenue and adjacent to the residential area will also act as a traffic calming element within the precinct.

Function of Internal Roads

In line with the vision of developing Midland Oval as a vibrant Activity Centre precinct that will attract heavy pedestrian movement due to the mix of various activities, the function of the internal roads has been modelled to reflect streets that carry lower speeds and lesser traffic. A speed limit of 40km/h throughout the Precinct (and including The Crescent) will be investigated. This will require Main Roads WA approval and should be done in conjunction with a similar speed reduction in other parts of the Midland CBD. Following briefly describes the internal roads within the precinct and their function.

The Avenue

The Avenue will act as a spine road that runs along the precinct connecting the East to West.

It was observed while modelling that this corridor has the potential

of attracting rat-running from Keane Street to Sayer Road to avoid the signals at Morrison Road/ Keane Street Intersection. To avoid this behaviour, The Avenue will need to function as a local road with a low speed environment, reinforced through frictional factors such as narrow widths and on-street parking.

The presence of retail and entertainment precincts along The Avenue is likely to attract higher pedestrian movement which will also assist in reducing the attractiveness of The Avenue as a rat-running corridor.

Function of other Internal roads

Capacity and speed restrictions need to be applied on all the internal roads to make them less attractive as rat-run corridors.

The model assessment considered the placement of car park areas in the western portion of the site so as to divert the cars entering and exiting the

site via Morrison Road and Keane Street and away from The Avenue.

The assessment showed that the majority of the traffic movement occurs along the road adjacent to the proposed multi deck car park location and via the cross over access at Keane Street. Giving due regard to this behaviour, intersection improvements are proposed on Morrison Road to assist in turning movements.

From the analysis, it was concluded that the existing priority form of Sayer Road/Morrison Road intersection fails to perform effectively. As it is a major corridor that will provide access to the precinct, a signalised form of intersection control is considered to be necessary. Modelling this intersection as a signal controlled form has shown to improve the performance of the network. It has been shown that this conversion provides sufficient gaps in traffic between Sayer Road and Keane Street.

Precinct Access and Control

Northern Access on Morrison Road

Access to Multi Deck Car Park from Morrison Road:

- A staged right turning intersection form is deemed necessary to enable efficient performance of this intersection. Additional analysis will be required at DA stage to assess the performance of this form of intersection and suggest any additional changes to the intersection form.

Access to the Retail and Community Centres:

- A priority intersection form is proposed for this access. Due to the location of the multi deck car parking facility to the western end, it has been observed that in the model only traffic that is destined at the retail / entertainment precincts or the residential developments tends to use this access point. A signalised intersection at Sayer Road/ Morrison Road intersection will provide sufficient gaps in traffic to enable an efficient performance of this intersection.

Western Access through Keane Street:

Access through The Avenue:

- The western access to the development from Keane Street is currently in the form of a roundabout. However, the modelling results suggested that this intersection fails to perform efficiently due to the high volume of traffic along Keane Street, and the potential for queuing through the roundabout back from the Morrison Road signals. The right turn out from the Avenue onto Keane Street is also shown to be affected due to the high through movement demand along Keane Street.

Southern Access on Crescent Road:

Two access points have been proposed on Crescent Road at present.

- Extension of Cale Street: The alignment of the Cale Street extension reduces the likelihood of traffic using the internal road network to connect to destinations in the northeast. The psychological effect of the deviation, heading away from the destination, will tend to

push traffic towards Keane Street. Based on existing modelling, there are some concerns regarding the function of The Avenue intersection with Keane Street. This road alignment will tend to support the use of the Keane/The Crescent roundabout in preference, preserving the N-S Road connection to Morrison for Precinct traffic.

- One way street to Crescent Road: The straight-through alignment of the Laneway is a potential rat-run route for traffic heading from the CBD to Morrison Road. It is recommended that the laneway be restricted to one-way southbound. This prevents vehicles leaving the basement car park at Midland Gate continuing through the Precinct to access The Avenue.

Taxi Rank

A new secure taxi rank is proposed to be integrated with the new retail and late night venue building in the event space. The taxi rank will be accessed from The Crescent. The canopy, fencing and street furniture should be integrated with the building.

This location is close to the event space, late night venue and existing entertainment precinct along Cale Street.”

Summary

Based on the vision for the precinct, the function of internal roads road has been modelled as streets that attract pedestrian movements and activity.

Based on the analysis, following recommendations have been made:

- Morrison Road/ Keane Street / Great Eastern Highway Existing Intersection is recommended to be modified to accommodate separate left turn pockets to accommodate heavy through and turning movements.
- Morrison Road/ Sayer St Intersection is recommended to be modified to a signalised intersection. The signalised intersection will provide sufficient gaps in traffic for the MO access points on Morrison Road to turn right.
- Keane Street/ The Avenue Intersection is recommended to be modified to a priority controlled intersection. In its existing roundabout form it has been found to fail for the future year operations, due to heavy traffic movement on Keane Street.
- The southern access point from MO precinct onto The Crescent has been proposed to be made to one-way movement to discourage potential rat-running for northbound trips from Midland Gate.
- Northern Access Road on Morrison Road from the multi-deck car park is proposed to be of a “Staged Right turn” intersection form.
- Cale Street/ The Crescent roundabout form of intersection is shown to perform satisfactorily from a traffic standpoint. However, conversion of this intersection to a signalised form would assist in supporting the desired pedestrian movements.
- All the other access points to MO precinct confirm as simple priority intersections and have shown to perform satisfactorily.
- Keane Street/ The Crescent and The Crescent /Sayer Street have shown to perform satisfactorily in their existing forms for the ultimate scenario and no modification is deemed necessary.

6.0 Implementation

6.1 Statutory Planning & Development Control

The vision in this Masterplan will be given effect through the Midland Activity Centre Structure Plan and associated scheme amendments. The Council of the City of Swan adopted a draft Midland Activity Centre Structure Plan at its on June 10th 2015 for the purpose of seeking public comment. The structure plan, which has been prepared in accordance with the requirements of State Planning Policy No.4.2, provides a range of development controls such as building heights, plot ratio, setbacks and parking ratios that will be applied to the Midland CBD (excluding the areas until the control of the Metropolitan Redevelopment Authority).

The Council has also initiated Amendment No 119 which modified Town Planning Scheme No.17 to rezone the land to 'Strategic Regional Centre Zone, and insert, remove and modify a number of provisions relating to the implementation and operation of the Midland Activity Centre Structure Plan. These provisions will enable the City to adopt the Midland Activity Centre Structure Plan under Local Planning Scheme No. 17.

The Midland Activity Centre Structure Plan prescribes the arrangements for the provision of cash-in-lieu of on-site parking. A mandatory minimum of 25% of the parking requirements of each development site must be contributed to the City to construct shared parking. Public shared parking prompts efficiency and enables higher development densities. Higher rates of cash-in-lieu (up to 100%) should be considered, particular for uses such retail and the hotel.

The Council of the City of Swan may also consider initiating a 'Redevelopment Scheme' over the Midland Oval Precinct. This mechanism was used successfully in the past by the City to ensure that there was consistent development in the area that is now the City's Administration, "Landgate", and "Midland Village" buildings (Scheme No.12). The aims of such a Scheme would be to make provision for works designed to improve the amenity of the area, to plan and construct public open space, roads and services, and to provide for the coordinated construction of office, retail and residential buildings.

The City will prepare and adopt detailed design guidelines for the built form in the Midland Oval Precinct. These guidelines will deliver the Urban Form Principles in Section 4.12 and will support the Midland Activity Centre Structure Plan Design Guidelines adopted by Council in December 2013.

The guidelines will encourage high quality development throughout the Precinct with a focus on the following aspects for new buildings:

- Creating active edges to key streets and public open space to encourage an attractive and safe pedestrian environment.
- Appropriate scaled frontages, awnings and colonnades with continuous weather protection along active street edges.
- Building facades define and enhance the public domain and street character.
- Built form architecture to have a distinct base, middle and top to support pedestrian and civic scale.

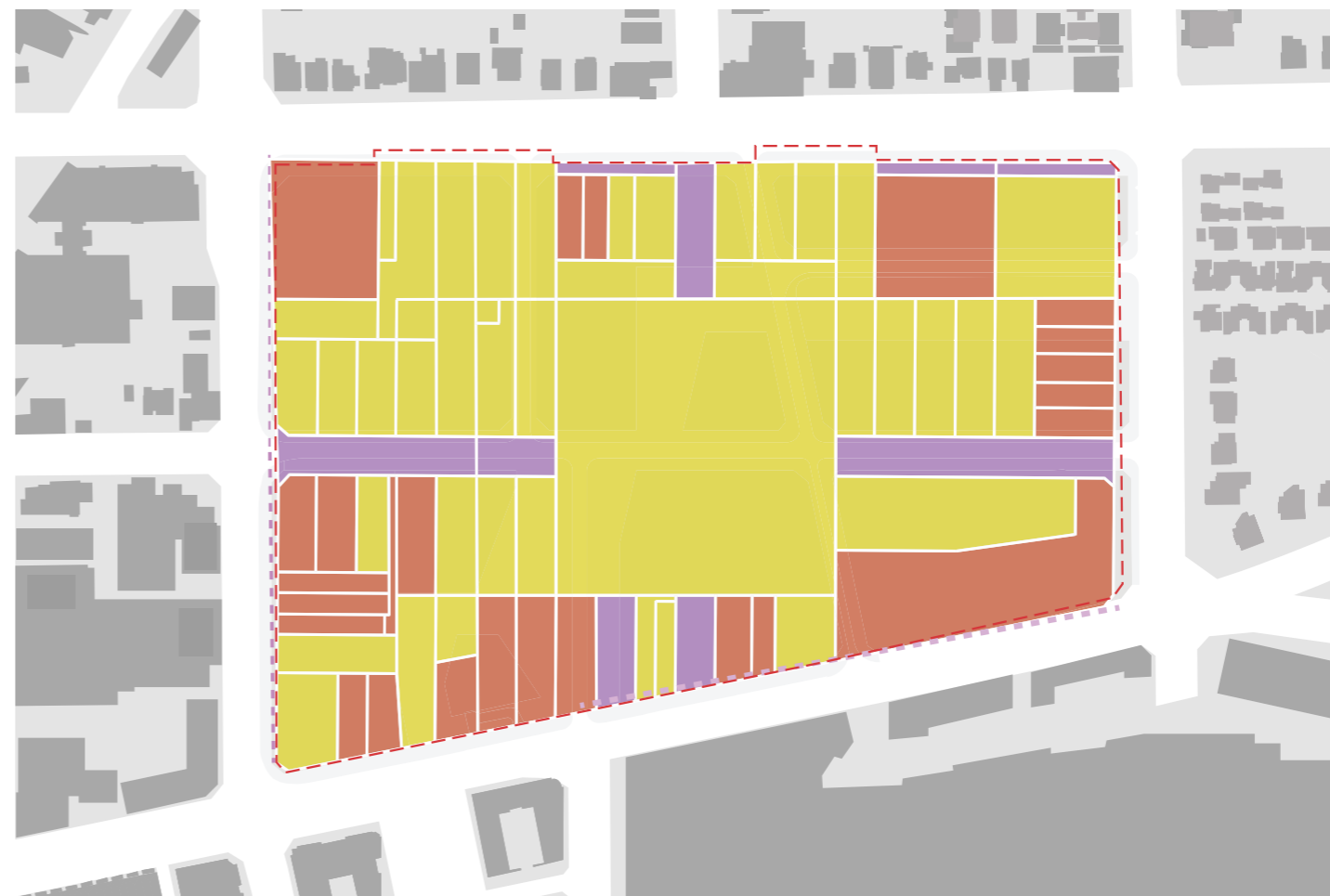
- To maximise the comfort and amenity of internal and external living and working spaces.
- Minimising the impact of car parking on the pedestrian experience and quality of the public realm.
- Ensuring sustainable use of resources and best practice design, construction and management to contribute to a sustainable environment.

6.2 Acquisition & Land Consolidation

Part of the City’s commitment to the redevelopment of Midland Oval is to reduce the fragmented ownership in the Precinct to ensure that the redevelopment is coordinated and delivers a quality built environment for the community. To this end a number of property acquisitions have been successfully negotiated.

The City will continue to purchase property to deliver the outcomes of the redevelopment. Property required for public open space or new road reserves will be compulsorily acquired if necessary under the powers of the Land Administration Act 1997 as a public work. The Redevelopment Scheme mentioned previous is also an option for the consolidation of landholdings.

There are two sections of unmade road reserve within the Precinct the Masterplan has identified need to be relocated to an alternative location. The “Bond Street” road reserve connects to The Crescent in the south and Morrison Road in the north. The Masterplan recommends a new north-south road link further to the east between 43 & 53 The Crescent (opposite the vehicular entry to Midland Gate). The Department of Lands will be requested to initiate processes to relocate the road reserve to this new location.



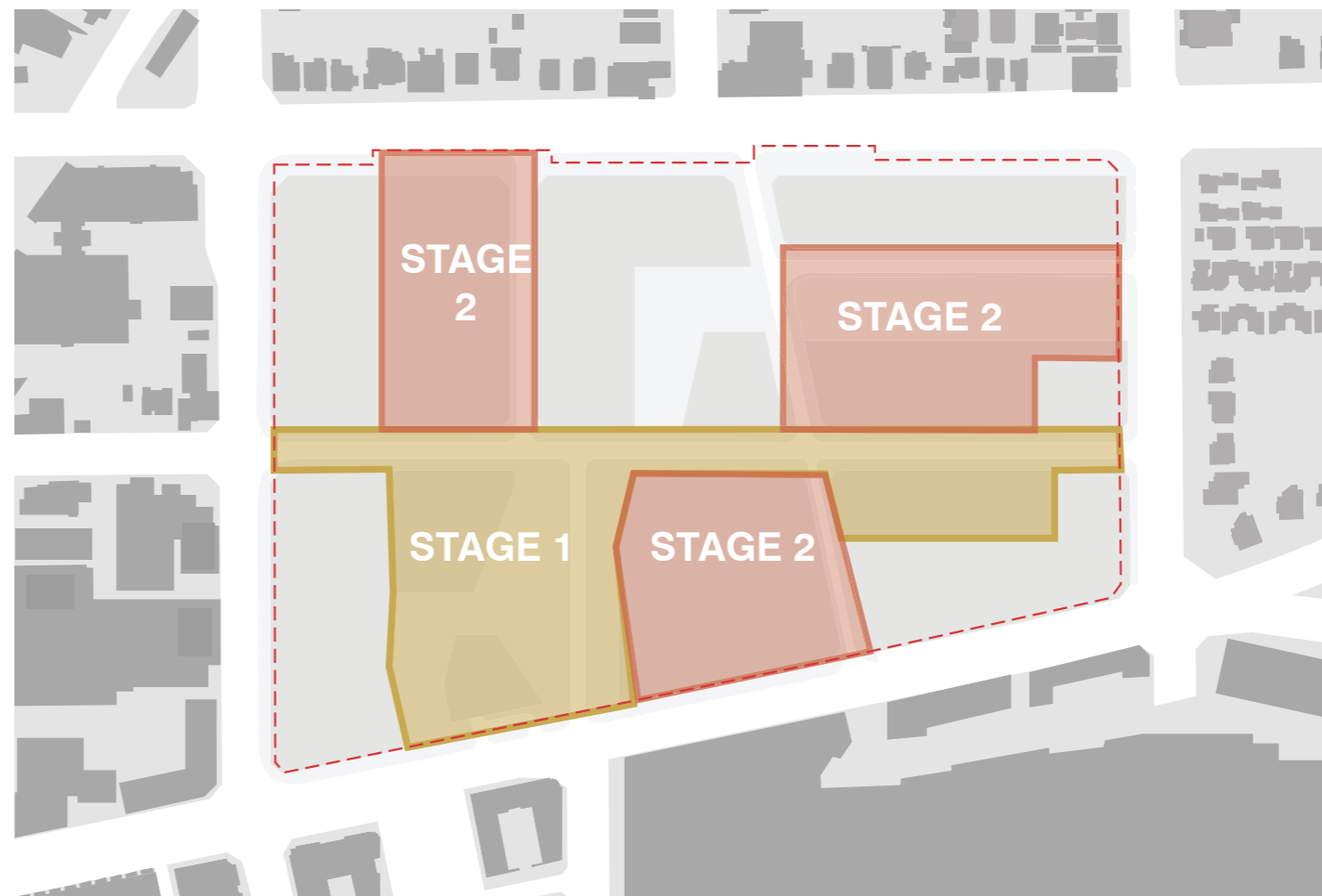
CITY LAND OWNERSHIP

City Owned
 Privately owned
 Road Reserves

Diagram current at June 2015

6.3 Staging

The subdivision and development on the City-owned land will be determined by market demand but will generally commence on the southern portions of the landholdings and move north towards Morrison Road, as indicated on the indicative staging plan. Unmarked areas will be future stages.



INDICATIVE STAGING PLAN

6.4 Development and Divestment of land owned by the City of Swan

The City will deliver the best outcomes for the Precinct and the community. This could be by development by the City which could include equity participation through to joint venturing. The other option is divestment to a third party to develop consistent with this masterplan. Under the Local Government Act 1995 the City has three possible methods of divestment available to it:

- Sale by tender
- Public auction
- Private treaty

6.5 Private Landholdings

Private landowners in the Precinct are encouraged to leverage off the investment that the City will be making to redevelopment their properties to realise its full potential. The City is able to provide advice in line with this masterplan and in certain cases may consider participating to realise its redevelopment.

6.6 Transitional Activation

Midland Oval has since its creation in 1901 been associated with sporting and other events. In the approach to the delivery of the redevelopment of the Precinct the City wants events and activity on Midland Oval to continue during and post the new construction.

This activation has the following advantages:

- The community can begin/continue/re-establish its connection with Midland Oval.
- There will be immediate ensuing spin-offs for surrounding businesses from events as visitors are encouraged to linger longer in the CBD and new visitors are attracted.
- The temporary infrastructure provides an opportunity to test a range of uses and infrastructure and learn what will work before permanent construction commences.

To date this specific intervention has included a three week pop-up live music venue called Midlandia Locale in 2014 and continued with the screening of the world's largest outdoor short film festival Tropfest in 2015. Outdoor movie showings also ran in the Precinct in March and April 2015 thanks to Reading Cinemas. The youth music festival Hyperfest continues on the site and a circus visits annually too.

A comprehensive program of markets, events and other short-term interventions will continue during the construction phase, leading into when the event space opens.

