Additional information

Finance, Policy, Operations and Legislation Committee

Wednesday 12 April 2023 6pm

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Job No. 21212



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FREMANTLE OVAL
PARRY STREET, FREMANTLE

Conservation Management Plan

Prepared for the City of Fremantle
By Griffiths Architects

May 2022

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Cover: Fremantle Oval, aerial view December 2021

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CMP	01	Griffiths Architects	Draft	28/01/2022	City of Fremantle
CMP	02	Griffiths Architects	Final	12/05/2022	City of Fremantle

EXECUTIVE SUMMARY

Fremantle Oval is included in the State Register of Heritage Places (RHP) as *Victoria Pavilion (Fremantle Oval Grandstand)* (Heritage Place no 00874) and the database recognises includes the whole of the Reserve 8704.

This Conservation Management Plan updates and expands *Conservation Plan, Fremantle Oval,* Heritage and Conservation Professionals, October 1996. As the CMP reveals, much has happened since this time and further change is expected. This CMP explores the changes to the place since 1996 and provides guidance for future changes.

As well as providing analysis of significance, the CMP contains recommendations, which focus on the conservation and enhancement of the place and form part of a range of considerations, which will be applicable to its future management, possible further development and ongoing use.

The recommendations of the CMP need to be balanced with other requirements, including sensitive adaptation if required, upgrade of facilities, disability access, and change to ensure suitability for its intended purpose. Maintenance requirements that recognise the need to replace material from time to time is a matter also considered in this plan. The CMP also considers reversing some past ill-advised maintenance measures and some re-thinking in respect to the landscape. A vision for the future of the place and its setting, guided by the CMP would assist in planning and sequencing conservation work as well as improvements.

Fremantle Oval, included in the Register of Heritage Places in 1993, was an early registration, and has a statement of significance that warrants further consideration. This CMP suggests additional values that might be included in a revised statement of significance, and which will assist with how the whole of the place is regarded and conserved.

The review of the CMP was commissioned by City of Fremantle, to extend the depth and coverage of 1996 plan, to further consider development within the reserve, and the Fremantle Prison World Heritage Listing Buffer Zone. The review includes additional information, recognises the passage of time, works and development completed in the intervening period, and inconsistent practices across the conservation projects.

In addition to the evidence and chronology, the CMP deals with the conservation of the significant building elements, setting, archaeology, Whadjuk Nyoongar connections to place, migrant histories and some future development if and when required. The CMP will be used as a guide when assessing works and development, both to the place and its immediate environs by approving authorities and the Heritage Council.

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Brief Overview

The CMP covers all the improvements at the *Fremantle Oval* and its immediate context, including verge treatments and the Fairbairn Street Ramp and considers the implications of being included in the Fremantle Prison Buffer Zone.

Historic Overview

Prior to the arrival of Imperial convicts in 1850, *Fremantle Oval* provided a path from Church Hill and burial ground, back to the town. *Fremantle Oval* became a part of the Imperial Convict grant for the Convict Establishment and was used for growing vegetables and to accommodate parades for the Enrolled Pensioner Guards. By the 1880s it was used for vegetable gardens for senior prison officers and sport began to be played there. By 1885 Victorian football was played and in 1893, it became a sports ground, with Barrack Field passing to Burgesses of the Town of Fremantle in 1894.

Victoria Pavilion opened in 1897 and cycling was introduced in the following year and the ground more formalised in the immediate ensuing years. The oval was host to all manner of events and ceremonies in addition to sport. The perimeter stone walls commenced construction in 1938, replacing picket fences, the Griff John Pavilion in 1960, William Street gates demolished in 1985, and Parry Street constructed in 1986 with new oval gates to replace the original This significantly altered the presentation of the oval on the approach from the town. The last major development was the development of the Dockers building in 1999, requiring the demolition of the Doig Pavilion.

The Place

Fremantle Oval comprises perimeter walls and fences, mature trees, terracing and a playing surface, with bitumen car parks to the west and south of the playing surface.

Structures include South Fremantle Clubhouse - Griff John Pavilion, the former Dockers Building, Victoria Pavilion, Toilet blocks on the north-eastern corner of the site, entry gatehouse on Fothergill Street, entry gatehouse on William Street, Broadcast Box and scoreboard, together with archaeology.

Significance

The register document only deals with Victoria Pavilion and states:

The Victoria Pavilion has cultural significance for the following reasons;

its continuous association with sport and recreational activities in Fremantle, particularly its close association with the East Fremantle and South Fremantle Football Clubs;

it is of interesting design, and a rare example of a turn of the century sports grandstand in Western Australia; and,

it is one of a large number of public works which were funded in the late 1890s to celebrate Queen Victoria's Diamond Jubilee.

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To broaden out the values and relate them to the whole of the place, it is suggested that additional values might be added and that a revised statement of significance might read as follows.

The place has been significant throughout its history as a venue for football, sport, civic and community events, particularly its close association with the East Fremantle and South Fremantle Football Clubs;

Victoria Pavilion is of interesting design, and a rare example of a turn of the century sports grandstand in Western Australia;

The site is uncommon and is identifiably part of the curtilage of the Convict Establishment, built by Imperial convicts and constructed for a parade and recreation ground. The convicts had a significant impact on the development of the Swan River Colony and *Fremantle Prison* is part of the serial listing of Imperial convict sites in Australia;

Victoria Pavilion is significant as a landmark in Fremantle and a civic focus since 1897 and a rare example of a sporting ground grandstand form the State's federation period.

it is one of a large number of public works which were funded in the late 1890s to celebrate Queen Victoria's Diamond Jubilee;

The site's importance as a place highly valued by the community lies in its versatile and continuous usage for a diverse range of social and cultural events for over a century;

Over this time the central space provided by the oval has attracted large numbers of people to watch or take part in a number of social and cultural activities. These included fetes and gala days, children's entertainments, folk, rock and band concerts, church and commemorative services, and workers' celebrations; and,

The oval provided a venue for a number of diverse sporting activities, both spectator and participatory. Among the most significant of these is the site's role as the home ground for two of the area's major football teams, the South and East (till 1954) Fremantle football Clubs, and from 1992 to 2017, the Fremantle Dockers.

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INTENT OF THE CONSERVATION RECOMMENDATIONS AND IMPLEMENTATION

Intent

The document contains recommendations that focus on conservation of the heritage values of the place. Early discussion on development requirements with a heritage conservation specialist and the planning authority at the time of an application, together with HCWA will assist in achieving acceptable conservation and development outcomes. A master plan that considered the Fremantle Prison buffer zone, developed in parallel with the CMP will guide future development.

Implementation

The land is owned by the City of Fremantle under a management order. The City is responsible for the place, its conservation, and the routine management.

The principles outlined in the CMP will apply to the future care of the place. The following should apply to the specific recommendations associated with conservation works:

- carry out first steps as soon as possible;
- carry out essential maintenance and conservation within two years;
- carry out desirable conservation works within five to ten years; and,
- ensure that routine inspections are made, and maintenance is promptly attended to.

A number of optional recommendations are also made. These works are not essential but would help to recover the aesthetic heritage value of the place, largely by improving its presentation and/or performance.

It may be more practical and economic to undertake all works in a small number of programs. After completion of major works, the CMP should be reviewed.

All conservation works should be expertly documented, and development approvals obtained prior to the preparation of tender documents.

Contract documentation for tender should be prepared by an experienced heritage professional and for some works recommended in this report, a building permit will be required to undertake those works.

Where there is an element of discovery for the works, the same heritage professional should be consulted to ensure the correct conservation decision is made, based on the evidence ascertained during discovery.

National Heritage List

Fremantle Prison was included in the National Heritage List in 2005. Fairbairn Street was included as part of that listing.

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1.0 INTRODUCTION

1.1 BACKGROUND

The CMP was prepared to assist the City of Fremantle with the conservation, maintenance, and presentation of the place, together with providing some guidance on further development to meet evolving and developing needs at the place to underpin its future.

1.2 PURPOSE

The purpose of the CMP is to analyse the place in detail, establish its significance, and what contributes to its significance. It also establishes those things that make little or no contribution, or intrusive elements that may detract from significance. To an extent the registration of the place does establish significance, but at a high level.

Established significance management principles founded in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* apply to the Conservation Management Plan and actions for conserving and adapting the place are developed to assist with the conservation of heritage values.

The CMP is accepted by decision-making authorities as the first point of reference for management and change of a heritage place and will guide any future development on the site, setting, and for its significant structure. It is not a statutory document.

In addition to establishing principles, the CMP identifies a range of conservation actions and establishes priorities for their implementation.

This CMP updates its predecessor Conservation Plan, Fremantle Oval, Heritage and Conservation Professionals 1996. That work is acknowledged in assisting to develop the updated version, to consider changes at the place and the planning environment around it.

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1.3 LOCATION AND STUDY AREA.



Figure 01 Location Plan, *Fremantle Oval.* Outline of study curtilage shown red. *Landgate, accessed 01 December 2021.*

1.4 HERITAGE LISTINGS

Listings in relation to the place.

- State Register of Heritage Places (Heritage Place number 0874) 9 November 1993.
- Municipal Heritage Inventory 18 September 2000.
- Scheme List 8 March 2007.
- Classified by the National Trust of WA 27 May 1974.
- Register of the National Estate (defunct) 21 March 1978.

Other listings relevant to the site.

- Fremantle Prison - World Heritage List.
- Fremantle Prison, Fairbairn Street Ramp and Waders Cottages W1 and W2 - National Heritage List.
- Fremantle Prison, Warders Cottage W1, W2, W3, Fremantle Synagogue, The Knowle (Fremantle Hospital) -State Heritage List.

There are policies relating to all of these places individually and a collective policy that impacts on the oval and its future is the Fremantle Prison Buffer Zone 2007.

Fremantle Oval sits within a rich cultural heritage zone of the City.

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1.5 ACKNOWLEDGMENTS

Gena Binet, *City of Fremantle Heritage Coordinator*

Russell Kingdom, *City of Fremantle Manager City Designs and Projects*

Rosemary Rosario, *formerly Heritage and Conservation Professionals,* authors of the 1996 Conservation Plan.

Matthew Batchelor, *Cox Architects* commissioned architects for the site master plan.

1.6 METHOD

The City of Fremantle developed the study approach, and the study method was guided by a brief prepared by the State Heritage Office *Conservation Management Plans*. The brief flows from the broad guidelines of the Australia ICOMOS *Guidelines for the Preparation of Conservation Plans* and the principles set out in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*, and to *The Conservation Plan* by James Semple Kerr for assistance in the development of recommendations.

The City required additional but not exhaustive research, making use of and extending existing documentation where necessary and to expand the understanding of the place and its use by the community and by Aboriginal people. The City also required HERCON factors to be used.

Further, this plan's focus was on the sequence of development, zones and elements of significance and policy. The final CMP is a thorough review of the 1996 CMP and of what is known about the place, as well as being aware of future planning that is being developed for the future of the site.

1.7 STUDY TEAM

Philip Griffiths, *Griffiths Architects*

Matthew Bonasera, *Griffiths Architects*

Eddie Marcus, *History Now*

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2.0 DOCUMENTARY EVIDENCE

2.1 INTRODUCTION

The documentary evidence section was prepared by Eddie Marcus making use of the 1996 conservation plan and drawing from primary and secondary sources.

2.2 HISTORY

Brief Chronology for Fremantle Oval

1850's	In October 1851, the site was gazetted as part of the Convict Establishment, the whole to be a "place of confinement for the reception and detention at hard labour of Convicts". A portion of the site closest to the prison used for growing vegetables for the convict establishment. The area adjacent to the Barracks utilised as a parade and drill ground for the Enrolled Pensioner Guards and identified as the Barrack Green or Barrack Field.
1860's	Barrack Green used for muster and drill duty by The Fremantle Volunteer Rifles raised in 1861. The site also used for recreational sports.
1880's	Northern fringes of the site utilised as garden allotments for the convict establishment and the senior prison officers.
1885	Victorian football code adopted, and Fremantle football teams utilise the future Oval site for matches.
1886	Disbandment of the Enrolled Pensioner Guard force - Barracks converted into accommodation for immigrants.
1888	Barracks Field being used for football.
1891	WACA Ground officially opened. Fremantle Cycling Club in existence by this date.
1893	On 23 April a deputation of sporting organisations approached the Fremantle Council requesting that they seek approval from the Government to have the Barracks Field set aside as a public recreation ground. In support, a petition containing 500 signatures was presented to the Premier John Forrest by the citizens of Fremantle.
1894	In June, confirmation given to the Council that the land known as Barrack Field be issued to the Mayor, Councillors and Burgesses of the town of Fremantle. In July, Crown Grant of block No. 1372 (later No. 2529) in the name of the Mayor, the Councillors and Burgesses of the Town of Fremantle forwarded to the Land Titles Department for issue.

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1895 Agreement signed between the Fremantle and Imperial Football Clubs and the Fremantle Municipal Council, setting out conditions for these clubs to use the Fremantle Oval.

1895 Council undertakes improvements on the oval at a cost of £3,640. The first game to charge for admission played at the Oval on 11 May.

Western Australia granted responsible government,

1896 Fremantle Council mounts a competition to find a suitable design for a pavilion to be erected at the oval. The design competition won by local architect Frederick William Burwell. Blackman Bros. awarded building contract.

1897 Foundation stone for Victoria Pavilion laid by Governor Sir Gerard Smith on 25 June. As part of the celebrations to mark the 60th year of Queen Victoria's reign the citizens of Fremantle enjoyed a combined sports and fair day at the oval. The Pavilion built at a cost of £3,650 opened by the Premier Sir John Forrest on 6 November.

Inaugural meeting of the Port Cycling and Touring Club.

1898 Cycling club signs an agreement with Council to hold cycling and sports day at the oval.

Eight Hour Day sports event held on the Oval.

1900 A special rally held at the oval on 2 February to honour the Australian [military] Contingents on their departure for the Transvaal (Boer) War.

The Registration of the South Fremantle Football Club, formerly the Fremantle Football Club, and the East Fremantle Football Club with the WA Football Association. The Fremantle Oval and the pavilion facilities shared by both clubs.

Fremantle Friendly Societies Annual Gala Day. Annual fair and sports day attended by 3,000 spectators.

1901 The Inauguration of the Commonwealth of Australia. Celebrations at the oval.

1902 The people of Fremantle join in a combined service at the oval held on Thursday 26 June to mark the coronation of King Edward VII.

Fremantle Week - A gymkhana, motor and cycling events held on the oval.

1904 Opening of Perth Oval (currently HBF Park).

1905 A new entrance to the oval constructed off Fothergill Street. (John St)

1906 Entrance gateways built into the oval from William and Norfolk Streets.

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	Electric Lighting installed by Messrs. Unbehaun and Johnson.
	Opening of East Fremantle Oval.
1908	Opening of Subiaco Oval.
1914	Brick entrances with turnstiles constructed at intersection of William and Henderson Street.
1918	Peace service to mark the end of World War I held on the Oval 12 November 1918.
c.1918	Caretaker's Cottage constructed of timber taken from the Fremantle Municipal Baths (which had been demolished 1917).
1919	1,350 soldiers returning on the Somali from WWI discharged at the oval.
1920	April, an outdoor service held at the oval to commemorate Anzac Day.
1927	Duke (later George VI) and Duchess of York watch 5,000 school children perform a May Pole dance on the Oval.
	Australian Five Mile Cycling Championship held on the oval cycle track.
1937/8	A stone wall is constructed around the oval to replace the former timber fence at a cost of £1,769.
1945	The end of World War II. Victory celebrations for the school students of Fremantle held at the oval on the 14 August.
1946	A quote of £655 to paint The Pavilion and all other oval buildings is accepted from Mr. E. Shepherd. Mr. Shepherd unable to complete the contract. Other tenders called for the work.
1947	South Fremantle Football Club wins its first premiership for thirty years.
1948	The cycling track is repaired and resprayed.
1948	On 15 October the first official league football match played under lights in Western Australia is held at Fremantle Oval.
1953	East Fremantle Football Club relocates from Fremantle Oval to new quarters at East Fremantle Oval after redevelopment of the ground there.
1954	Fremantle citizens and local school students gather at the oval to welcome Queen Elizabeth II and Prince Phillip.
1957	Renovations to Victoria Pavilion and surrounds.
1958	Sports and Jazz at the oval as part of the Festival of the Western Gateway held in October.

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1960 The Griff John Pavilion opened by the Mayor of Fremantle, W. F. (later Sir, Frederick) Samson on Sunday 9 July 1960.

1962 Improvements and repairs to the oval grounds including a regrading and grassing of the outer reserve and some alterations to the inner fence.

1963 Construction of the Doig Pavilion to the east of the Griff John Pavilion.

1964 Proposals to redevelop the oval and to build a stadium adopted in principle by the Fremantle City Council.

1969 Additions to the Griff John Pavilion.

1969 Feasibility study for Fremantle Oval recommended extensive redevelopment and upgrading of seating facilities.

1978 $12,000 spent on upgrading drainage on the Oval.

1984 New Year's Eve celebrations at the Oval. A Bush Dance and assorted family entertainment.

1985 Alterations to the Victoria Pavilion in readiness for the construction of the Parry Street extension.

1985 Demolition of William Street entrance gates and removal of turnstiles.

1986 Construction of Parry Street extension.

1986 Construction of new turnstiles and entry gates designed by Fremantle City Architect, Agneishka Kiera.

1987 25 January. Festival of Perth performance by Her Majesty's Irish Guards 'Beating Retreat'.

1989 The Fremantle City Council receives a grant of $15,000 from the National Estate to restore period detail to the Victoria Pavilion.

1990 'Freedom of Entry to the City' granted to the Squadron of the Air Training Corp on April 10th.

1992 Four new light towers containing 52 globes installed at the Oval.

1992 20 November, Victoria Pavilion entered into the Interim Register of Heritage Places.

1993 7 November, Victoria Pavilion entered into the Heritage Council of Western Australia's Register of Heritage Places.

1994 Fremantle Dockers become the second Western Australian Football Club to be admitted to the Australian Football League.

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	Fremantle Council rejects plans for the administration and training facilities for the Dockers Football Club proposed to be located at Fremantle Oval.
	First Big Day Out concert to be held at Fremantle Oval.
1995	Dockers management announces plans to locate their administrative office away from Fremantle Oval.
1999	Construction of Dockers' offices to design by Oldfield Knott.
2015	Fremantle Council carry out substantial conservation of Victoria Pavilion.
2017	Dockers relocate from the Oval to Cockburn.
	Dockers' women's team (AFLW) adopt the Oval as their home ground.
2021	Fremantle Council endorses new masterplan for Fremantle Oval.
	Fremantle Council uses former Dockers' offices as temporary accommodation during building of new administration centre.
2022	Fremantle Oval continues in use as Fremantle's premier sports ground.

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2.3 DOCUMENTARY EVIDENCE

2.3.1 Aboriginal History of the Oval Site

Aboriginal people have been in Western Australia for more than 40,000 years, traversing, living in, using, and changing the landscape. The lack of identified archaeological sites on and immediately around Fremantle Oval does not change the fact that the area was significant to, and owned by, Nyungar people in the pre-contact period and has a continuous association with Aboriginal people to the present day.

Before colonisation, Fremantle was known as *Walyalup* and was a meeting and dwelling place for Nyungar people, as well as a location for trade and ceremonies.[1] The Swan River was crossable here, so Fremantle was an important location on the *bidi* (track) running from Perth to further south.[2] The Aboriginal Heritage Database reveals few pre-contact artefact sites in Fremantle, probably a consequence of the high degree of ground disturbance from colonial urbanisation. Some potential for artefacts remains in areas around the coastal margin, lakes, and the Swan River.[3]

It is likely North Fremantle and Fremantle were used as a 'summer resort' by Nyungar people, especially since the combination of crossable river and plentiful fish in that season would have made it attractive. Freshwater was available from a spring near Arthur Head and the surrounding landscape offered game and Macrozamia nuts.[4]

The initial cordial, if mutually suspicious, relationship between colonists and Nyungar people turned to hostility in the 1830s, as the traditional owners were increasingly displaced from their own lands.

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1 This section on pre-contact Aboriginal history of the locality has been derived from secondary sources, some of which are reports which drew on Aboriginal informants with intimate knowledge of the land. It is, as far as possible, an accurate reflection of these secondary sources. Even so, it should be recognised this section is intended only to offer preliminary guidance as to potential pre-contact Aboriginal history, archaeology and heritage, and anyone proposing development or interpretation should refer to the original reports and/or consult with relevant Aboriginal stakeholders.

2 Goode, Brad, & Irvine, Colin, 'A Desktop Ethnographic Aboriginal Heritage Survey of the High Street Upgrade Between Stirling Highway and Carrington Street, Fremantle, Western Australia' (Report prepared for ARRB Group Ltd, [n.d., c.2007]): 1, drawing on research in De Gande, D., & Jackson G., 'Report on an Ethnographic and Archaeological Heritage Assessment of the Proposed Project Area (Stages 1, 2 & 3) in the Fremantle Inner Harbour for the Fremantle Port Authority' (Report prepared for Fremantle Port Authority, 2000) and McDonald, E., 'Ethnographic Survey of the Aboriginal Heritage Values of the Proposed South Beach Village Development, South Fremantle' (Report prepared for South Beach Village Joint Venture Partners, December 2003)

3 Goode & Irvine, 'Desktop Survey', drawing on Burke, S., 'A Report on an Indigenous Artefact Recovered from Archaeological Excavations on Sites in High Street West Fremantle' (Report prepared for City of Fremantle, June 2006)

4 Robinson, James, 'North Fremantle: A Changing Environment' (Environmental Science Discussion Paper, 1987): 4

2.3.2 The Development of Stadia

R. K. Sheard has developed a generalised history of stadia design which offers insights into changes at Fremantle Oval.[5] The original space for playing games was any area of flat land, sometimes council owned, and the games were organised informally by small communities. Rules were sometimes decided on the day, or simply assumed. For example, the shape of the ball may have been dictated by what was available, rather than according to pre-agreed rules. This applies to Fremantle Oval prior to 1894.

The first generation of stadia design was brought about by the 'rules revolution' from the mid-19th century. Teams became organised, run by committees, with strips identifying them, and a peak association organising the season into matches and ultimately deciding a winner. Under these circumstances, rules had to be formalised and printed to be distributed, with a league agreeing to play under these rules. One consequence of the 'rules revolution' was a need to raise revenue, since the format became increasingly professional.[6] Financial success for a club came from ensuring entry to a ground was through limited points, at which tickets could be sold. This applies to Fremantle Oval after 1894.

The second generation of stadia design came after the 'television revolution' started to broadcast sport, with an associated decrease of attendance at grounds. To compete with the threat, stadia had to adapt to offer increased comfort and safety for patrons. While this had less of an impact on smaller grounds, such as Fremantle Oval, there are some alterations which can be seen as a response to a changing environment from the 1960s onwards.

The third generation of stadium design came with the 'entertainment revolution'. From the late 20th century, and especially in the 21st century, sport has had to recognise it is one entertainment option among many and is competing for leisure time. No longer can loyalty be depended on for attracting an audience, but the stadium must offer an experience which meets the needs of the patron and has points of difference from other places where time and money could be spent.

The built heritage elements of Fremantle Oval, particularly the Victoria Pavilion, manifest the 'rules revolution' stage of stadia design, with the 'television' and 'entertainment' revolutions being present, but less obvious for interpretation.

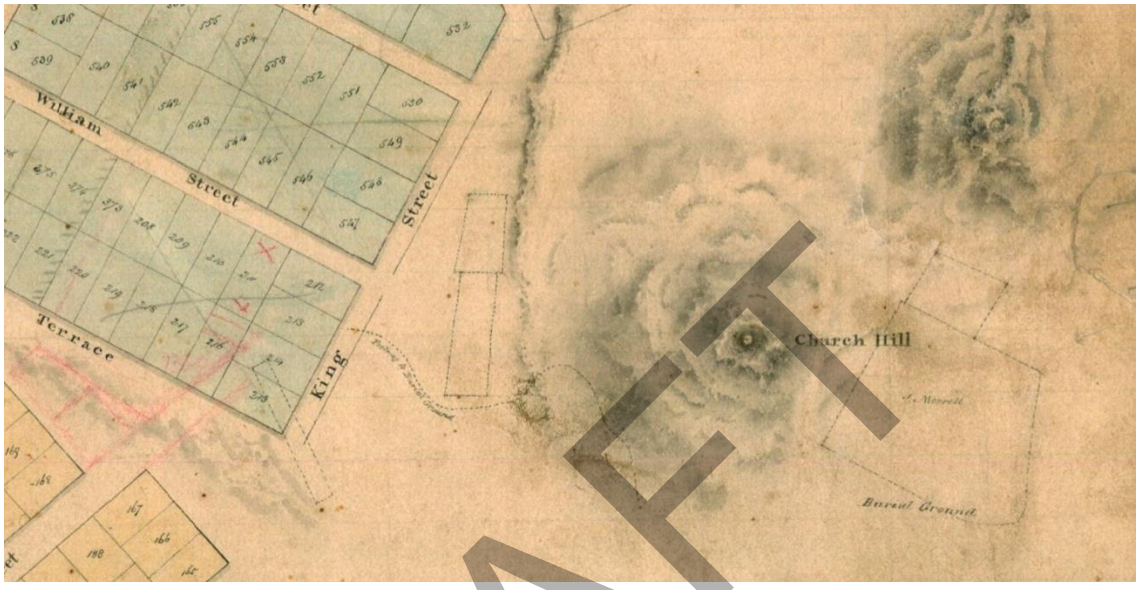
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5 Sheard, R. K., 'Stadia and Arena Through the Ages', in P. Thompson, J. J. A. Tolloczko, & J. N. Clarke (eds.), *Stadia, Arena & Grandstands: Design, Construction and Operation* (Spon Press: 1998): xviii-xxii

6 Sheard, 'Stadia': xix; Macintyre, Clement, 'Football in Western Australia before 1900: A Fremantle Perspective' (Murdoch University, 1979): 8

2.3.3 Oval Site, 1829 to 1860

The earliest documentary evidence for the physical character of the Fremantle Oval site are early maps of the town.[7] The town plan for Fremantle dated 1833 indicated the area now occupied by the oval as the outer limit of subdivision. The rise to the east was known as Church Hill and a burial ground was located on the southern side of the hill. A pathway from the town to the burial ground crossed the site of the present oval.[8]



Photograph 01: Part of the 1833 Allotment Map of Fremantle. The Pathway from the town to the burial ground crosses the site of the present oval and shown above. Image courtesy of SLWA, Call no. B/18/7.

In October 1851, the future site of Fremantle Oval was gazetted as part of the Convict Establishment, the whole to be a "place of confinement for the reception and detention at hard labour of Convicts".[9] Following the decision to bring convicts to Western Australia, land in the vicinity of Church Hill was designated as the site of the main convict establishment. The site was chosen by the Comptroller General of Convicts, Edmund Yeamans Walcott Henderson (1821-96), and influenced by the ideas of Colonel Joshua Jebb, surveyor General of Prisons who was responsible for the design of Pentonville and Portland Prisons in England. Jebb advised that prisons should be built on high ground and in locations where convicts could be usefully employed outside the walls. The convicts destined for Western Australia were required for the construction of public works and infrastructure for the colony. The Fremantle site was chosen for its elevated position, considered desirable for purposes of ventilation, and its location away from

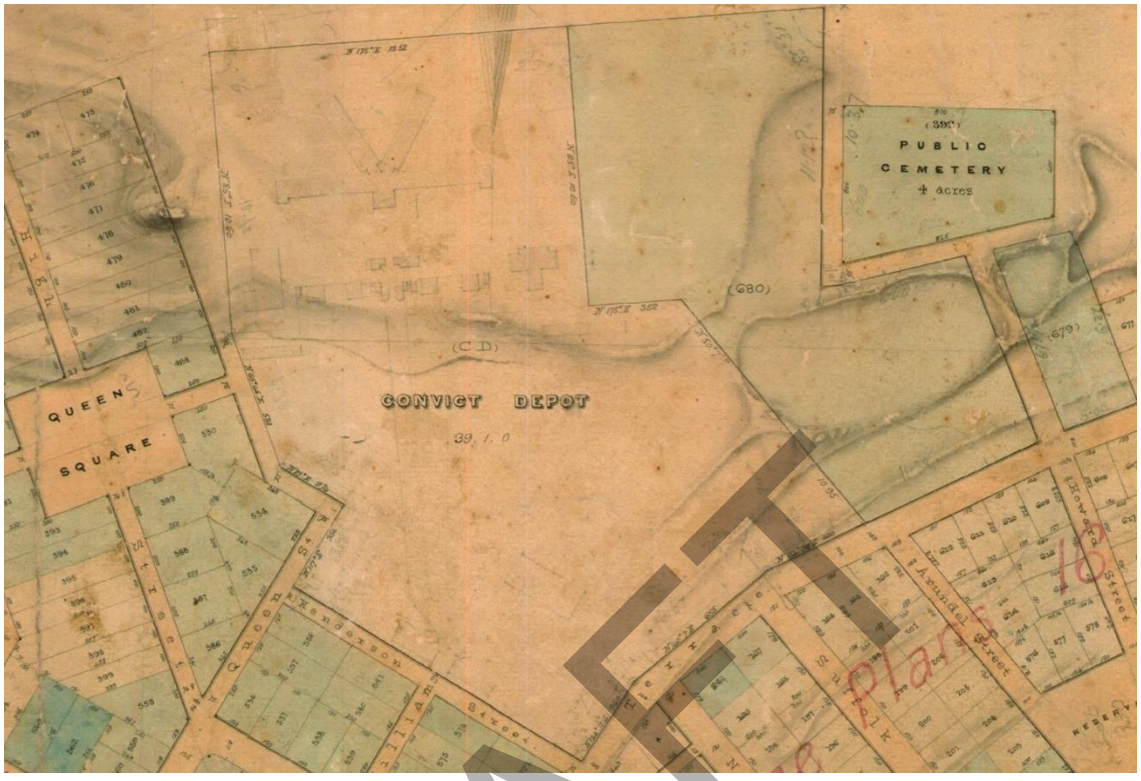
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7 The following Documentary Evidence is indebted to Heritage & Conservation Professionals, 'Conservation Plan: Fremantle Oval', prepared for City of Fremantle (October 1996).

8 'Fremantle Prison Conservation and Future Use - Urban Integration Strategy', FFC/BMA 1991 shows a map with the existing road pattern, oval and prison precinct superimposed onto the 1833 Town Map.

9 *Western Australian Government Gazette*, 7 October 1851: 1

the business centre of town but within convenient distance of the harbour which would provide employment for prisoners in the future.[10]



Photograph 02: Part of the 1844 Plan of the Town of Fremantle showing the extent of the Convict depot. Image Courtesy SROWA, AU WA S235- cons3868 126.

The arrival of the *Scindian* in 1850 with the first 75 convicts signalled the beginning of a permanent Imperial convict establishment in the Swan River Colony. One of the first tasks of the convicts was to construct Fremantle Prison, partially completed in 1855, and fully completed in 1858.[11]

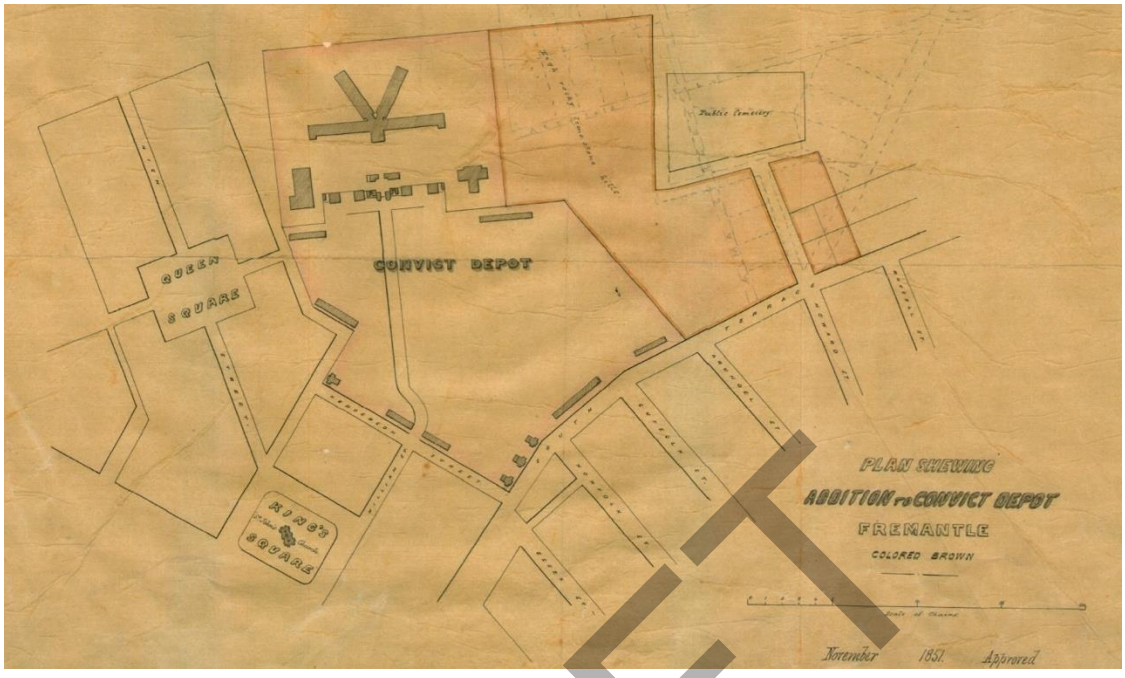
The convict institution constructed on the Fremantle site incorporated the main cell block, and ancillary buildings including the kitchen, bake house, bathhouse, hospital, and refractory located on the highest point of the site and within the main prison walls. Below the prison was an open area of land which provided a buffer between the prison and the town and provided an area for gardens for growing vegetables for the convicts. Below this, and on the boundary of the convict grant and the town, cottage accommodation was constructed for the prison warders and their

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[10] For further detail concerning the planning and design of Fremantle Prison and the convict establishment refer to 'Fremantle Prison Conservation and Future Use - Conservation Plan (FFC/BMA, 1991). The key texts for further research on the convict establishment are Robin McK Campbell 'The building of the Fremantle Convict Establishment' (PhD UWA 2011) and Robin McK Campbell, *Henderson & Coy* (UWA Press, 2017).

[11] See Campbell, 'The building of the Fremantle Convict Establishment'

families. The Comptroller General built himself a large residence known as the Knowle, on the land to the south of the prison located in the present-day Fremantle Hospital site.



Photograph 03: Part of the 1851 map of the Fremantle Cemetery showing the prison approach road, now Fairburn Street. Image Courtesy SROWA, AU WA S241- cons3850 17(b).

The main approach to the prison from the town was designed on the axis of the precinct. The approach road, later known as Fairbairn Street, ran directly up the ridge from the town to the prison gates passing the cultivated garden areas on either side. Two terraces of warders' cottages flanked the town approach to Fairbairn Street, at the intersection with Henderson Street.

The area to the north of Fairbairn Street initially housed the various buildings of the Sappers' Barracks and the Immigration Depot. Later the police station was relocated there from earlier premises in High Street, and still later a courthouse was constructed adjacent to the police station establishing the area as the town's main law and order precinct.[12]

The area to the south of Fairbairn Street which was to become the Fremantle Oval contained gardens associated with the convict establishment. These were located on the north-eastern portion of the site. In 1853 a Barrack to house 32 Enrolled Pensioner Guards and their families was constructed on the south-west perimeter and part of the area abutting the Barrack was used by the guards as a parade and drill ground. This area later became known as the Barrack Green or Barrack Field.

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[12] For full details of the development of this area refer to 'Conservation Plan, Police Precinct, Henderson Street, Fremantle' report prepared for the BMA, January 1995 by Heritage and Conservation Professionals.

2.3.4 Barrack Green, 1861 to 1894

In 1861, Fremantle Volunteer Rifles was formed and it, like the Enrolled Pensioner Guard, used Barrack Green for muster and drill duty.[13] The Fremantle Volunteers and their band also provided some of the early entertainment for the citizens of Fremantle who would gather on the Green to watch their manoeuvres and listen to live music:[14]

> On Wednesday evening last our Volunteer Band performed with great éclat on our parade ground to a very numerous audience, some of whom availed themselves of the dance-music played to indulge in a little exercise on the light fantastic, and the introduction of the vocal music caused a great sensation amongst the juveniles, who gave vent to their feelings by assisting, or rather I should say destroying, the harmony of the choruses. Mr Dean certainly displayed great taste in his selections and the manner in which they were performed reflected great credit on himself and his coadjutors.
>
> Our usual monthly parade took place on Thursday last. Captain Manning in command, on which occasion but few attended.[15]

It is likely that sport was played on the Barrack Green from the 1860s, although the informal nature of the games makes this difficult to prove. It is known that to celebrate the 51st anniversary of the Swan River Colony in 1880, a sports carnival was held on Barrack Green, described at the time as "an excellent piece of ground for a game of cricket".[16]

In November 1880, the Enrolled Pensioner Guard force was formally disbanded, with the final inspection being conducted by Governor William Robinson on the Barrack Field.[17] The Barrack was converted into accommodation for immigrants arriving in the colony. Contemporary maps of the area show that while a large part of the site was still being used as a garden, the area formerly used as a Barrack Green remained largely unused open space. The Green did however provide a useful site for recreation and the occasional game of football was played there. One recorded event was a football match between the Fremantle Rifle Volunteers and a team of 'civilians' as part of a holiday picnic. Challenge matches between footballers from Fremantle and Perth were also popular.[18]

In 1881, an Aboriginal team from New Norcia played Fremantle Cricket Club on Barrack Green. Many spectators attended, and a "spacious marquee was provided for the accommodation of

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13 *Inquirer* 27 November 1861: 2

14 Ewers, John K., *The Western Gateway: A History of Fremantle* (Fremantle City Council, revised edition, 1971): 50-51

15 *Inquirer* 14 November 1866: 3

16 *West Australian* 4 June 1880: 2

17 *Herald* 13 November 1880: 3

18 *West Australian* 13 June 1885: 3, & 27 September 1890, quoted in Macintyre, Clement, 'Football in Western Australia'

the ladies". A return match in February 1882 was criticised for not being held on Barrack Green but at Fremantle Park which was "too far for the ladies to walk out there on a hot day".[19]

From the late 1880s, sport in Western Australia began to become more organised and sought the assistance of the Government for land and funding opportunities. The WACA Ground officially opened in 1891,[20] Perth Oval in 1904, Subiaco Oval in 1908, Claremont Showground had an oval from 1905, East Fremantle Oval in 1906,[21] along with the use of the Esplanade Reserve for many different sports and Wellington Square in East Perth (first known as the Recreation Ground).



Photograph 04: A photograph of "Barrack Square", now Fremantle Oval c. 1889. Image courtesy Fremantle City Library, Ref no. 3414.

2.3.5 Development of Football in Western Australia

It is almost certain that football has been played by settlers in Western Australia since the foundation of the Swan River Colony in 1829. At first, this would have been impromptu kickarounds after work, later becoming a regular part of sports days or other festivities.[22] While not using regular teams, a matched played between 'civilians' and the Second Battalion Fourteenth Foot (Buckinghamshire) in August 1868 is an early example of a game advertised for its own sake, rather than as part of a larger event. The military won easily on the day, presumably due to their physical superiority, but also because the soldiers were already familiar with the rules.[23]

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19 *Herald* 18 February 1882: 1

20 'The Queen's Birthday,' *West Australian*, 28 May 1891: 3

21 *Western Mail* 2 June 1906

22 e.g. The opening of Gingin's first school in 1862 saw cricket, football, quoits, skittles, etc., being played on the day. See: *Perth Gazette* 5 September 1862: 3. In general, people will take any opportunity to play some sport.

23 *Perth Gazette* 28 August 1868: 2; Macintyre, Clement, 'Football in Western Australia': 1

What the 14th Regiment had brought to Western Australia was the 1863 'Laws of the Game', that is the rules for Association Football.[24] The *Herald* noted that the game had become popular because of the 14th and they published the rules for the benefit of others who might wish to play.[25] Taking their copy of the laws from Cassell's *Out Door Games*, a popular book of the era, the act of printing meant games could now be played according to pre-agreed rules, rather than sorted out on the day of the match. However, a game played according to the Association Football rules of 1863 looked very little like later soccer matches. In particular, there was no crossbar on the goal, any player who cleanly caught the ball could make a 'mark' and take a free kick (much like Australian Rules was later to codify), and no player could be in front of the ball, an offside rule similar to modern rugby.

On their way to Western Australia, the 14th Regiment had played Melbourne Football Club at, what is now, the MCG. The soldiers had insisted on playing according to Association rules, which caused some to complain that the game should have been run by "our" rules.[26] One of the main differences being the ability to run with the ball provided it was bounced, which was allowed by the local laws. Even so, those patriotically in favour of Victorian Rules had to admit that the two games were, for the most part, "similar, if not identical".[27] When combined with the popularity of rugby, still often referred to simply as 'football', it is usually difficult to determine from newspaper reports of the 1860s and 1870s which variant of the game was played in Western Australia on any one occasion. For example, an organised game of football took place in Fremantle on 14 October 1868, with the Temperance Society playing the Town of Fremantle.[28] Although the specific rules are not mentioned, the presence of members of the 14th Regiment suggests the 1863 Laws of the Game is a likely candidate.

There were periodic attempts to make the Australian game popular in Western Australia, but as late as 1882, it was noted Perth had three football clubs, and one more if the High School was included, but only one played the Victorian Rules game, the others preferring Rugby Union. One writer suggested that since the 'bouncing rules' were dominant in the other Australian colonies, Western Australia should adopt the Victorian game to allow for intercolonial challenges.[29] The same year, a football match was held on Barrack Green to celebrate the 53rd anniversary of the colony, with the description making it clear Rugby Union rules were used.[30] Barrack Green was

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24 For more on the role of the 14th Regiment in the history of football in Western Australia, see: Christian, Geoff, *The Footballers: A History of Football in Western Australia* (St. George Books, 1985)

25 *Herald* 17 October 1868: 3

26 *Australasian*, 13 July 1867: 11

27 *Australasian*, 13 July 1867: 11

28 *Inquirer* 21 October 1868: 3

29 *West Australian* 9 May 1882: 3

30 *Herald* 3 June 1882: 2

also used for the Fremantle club to play football, such the last game of the 1882 season when the locals beat Perth by one try to nil, showing the Rugby Union rules were again in use.[31]

In April 1883, at the Pier Hotel, Cliff Street, a new football club was formed with the intention of playing by the Victorian Association Rules.[32] Although the journalist covering the event advised other clubs to abandon rugby and adopt a similar game, it does not appear the appeal had a great deal of immediate success, although some games appear to have been organised. Instead, it was 1885 when almost every football club in the west abandoned the codes they had been playing under and adopted the Victorian Rules, forming an association to organise a competition.[33] Widely acknowledged as the first club to turn permanently to the new sport was Fremantle Football Club, following a meeting at the Cleopatra Hotel on 27 April 1885:

> An animated discussion ensued on the question of the rules under which the Club should play this season. The majority present ultimately decided in favour of the Association game as played in some adjoining colonies.[34]

Unhelpfully for easily keeping track of which rules a club used, the 'association game' here was not Association Football (soccer) but refers to the Victorian Football Association. And the 'animated' nature of the discussion suggests not everyone present was in favour of the new direction. In the same year, the Western Australian Football Association (WAFA) was formed with five clubs including, Rovers, Unions, Fremantle, and Victorians. One early game between Fremantle and Unions, held on the Barrack Green in May 1886, saw Fremantle winning 6.12 to 0.3.[35] However, Fremantle disbanded in 1887, and the Union team went on to be premiers in 1887, 1888 and 1889 and continued to dominate throughout the 1890s.[36] From the 1890 season onwards, the Union team adopted the name Fremantle Football Club.[37]

Barracks Field was at least occasionally used for football matches, such as one played between Ports and Fremantle Football Club on 23 June 1888.[38] And social football was also popular in Fremantle. In July 1890, it was reported that one of the largest crowds for some time was present on Barrack Field to witness a game between employees of Symon, Hammond & Hubble and those of W. Sandover. Although some of the players had little experience with the game, the

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31 *Daily News* 7 September 1882: 3

32 *West Australian* 20 April 1883: 2

33 For more details on the 1885 decision and its possible motivations, see: Cowan, Sean, 'Cracking the Code: Why Western Australia abandoned rugby for Australian rules football in 1885' (unpublished thesis, Murdoch University, 2015)

34 *West Australian* 29 April 1885: 3

35 *Herald* 22 May 1886: 12

36 Christian, *Footballers*: 5-10

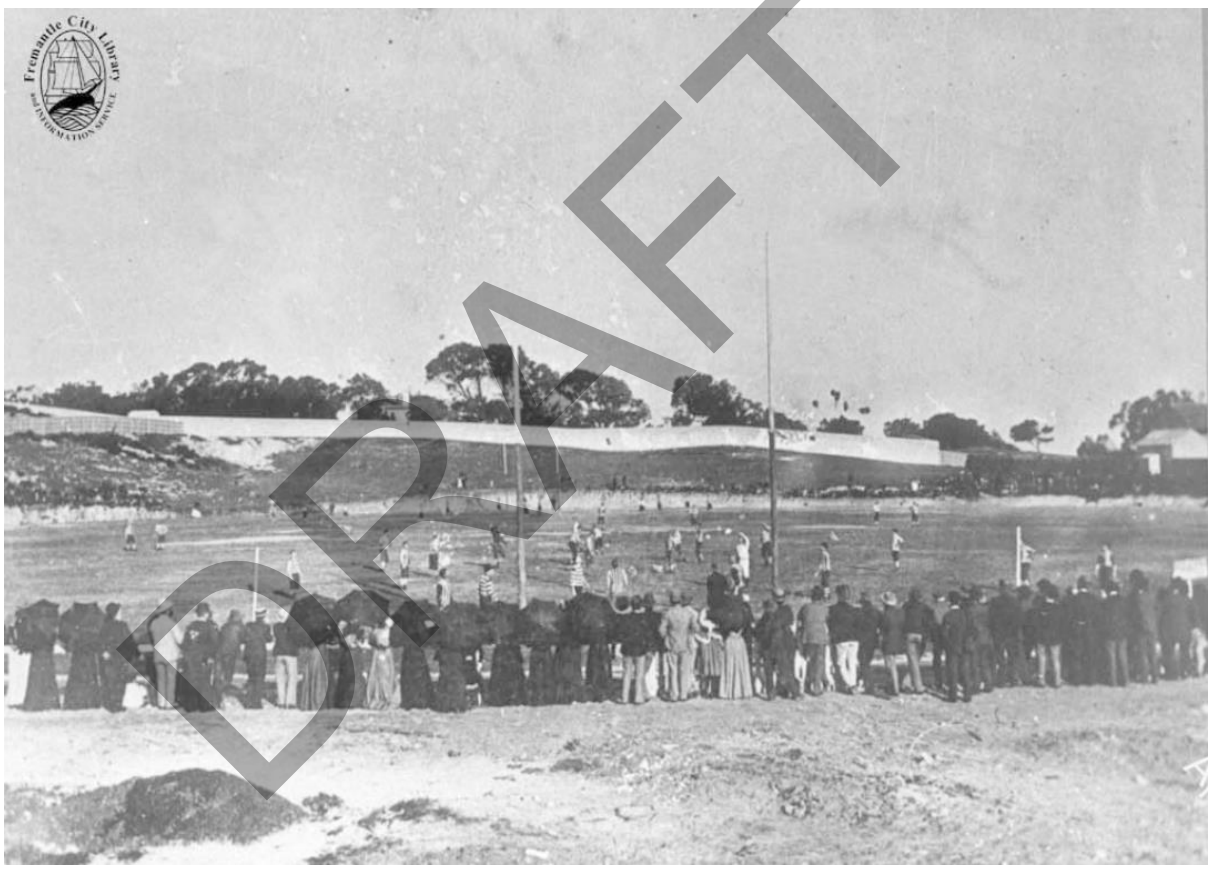
37 *West Australian* 7 October 1889: 3

38 *Daily News* 23 June 1888: 3

final score was two goals to one, it stimulated an interest from other local firms.[39] A competition was organised between the employees of the above teams and those of J. & W. Bateman, W. D. Moore and Co., Dalgety & Co., and James Ferguson. A trophy for this competition was provided by William Sandover.[40]

Football benefited in the 1890s as a result of the discovery of gold in Western Australia. Among the immigrants arriving in the state were a number from Victoria where football was well established. These new arrivals included experienced Victorian players whose participation in the local game added strength and helped to raise the standard of the sport in Western Australia.

In a similar way to the Unions becoming Fremantle Football Club, from the 1898 season, after the demise of the Imperial Club, it was reborn as East Fremantle Football Club.[41]



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Photograph 05: A game of football being played at Fremantle Oval c. 1896. Image courtesy Fremantle City Library, Ref no 2056. Image looking southeast.

39 *WA Record* 31 July 1890: 8

40 *West Australian* 26 July 1890: 3, quoted in Macintyre, *Football*: 6

41 *Western Mail* 21 October 1898: 32

2.3.6 Fremantle Recreational Ground

The first formal recreation area in Fremantle was the 'Fremantle Green' from 1875, when a grant from the Government allowed for the gazetting of a ground. However, in 1878 this was resumed by the Government for the purposes of constructing a railway station. In exchange, the council was offered 45 acres near the Lunatic Asylum (now Arts Centre) and the 'Park' became the dominant recreation ground in Fremantle for many years.[42]

As noted above in the outline history of stadia, the formation of organised clubs and leagues necessitated alternative sources of income to top up the traditional members' fees and occasional donations from benefactors. Following the 1885 decision by the key clubs to adopt the Victorian Rules and take part in an organised league, it could only be a matter of time before admission to a game became chargeable.[43] This could only be viable if grounds were physically enclosed with limited entry points. As well as providing money for the clubs, the enclosure of grounds had one other result: crowds were now prevented from encroaching on the playing area by boundary fences. Before this, grounds had been marked by flags and it was not unusual to have games disrupted by spectators interfering with play.[44]

In Fremantle, in April 1893 a joint meeting of the committees of the Fremantle Football Club and Fremantle Cricket Club was held at the Federal Hotel. It was resolved that Barrack Field should be investigated and surveyed as a potential 'general recreation ground'. And, if it proved worthwhile, Fremantle Municipal Council should be approached to obtain the land from the State Government.[45] In support of their request, the joint committee presented a petition containing 500 signatures addressed to Premier John Forrest:

> In favour of securing the 'Barrack Field' for purposes of properly encouraging all manly sports. The following petition of the citizens of Fremantle humbly showeth that your petitioners cordially support the proposal made by the Municipal Council of Fremantle and representatives of the Athletic Association of the town for the securing of the Barrack Field for the purposes of properly carrying out Cricket and Football and other manly sports and your petitioners earnestly request that you will be graciously pleased to grant the request of the deputation.[46]

The double reference to 'manly' sports in the petition is no accident. The 1890s was one of several eras in which masculinity was felt to be in crisis, here because of the rise of the New Woman,[47] and it was presumably hoped the very masculine Sir John Forrest would easily see how getting young men active on an oval would go some way to restoring much needed

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42 'Historical Report: Victoria Pavilion' (c.1984): 2, copy held by City of Fremantle History Centre (712.5)

43 *West Australian* 1 June 1895: 3

44 *West Australian* 3 September 1890: 4; Macintyre, 'Football in Western Australia': 8

45 *Inquirer* 28 April 1893: 6

46 Copy of petition held in file 712.5, Fremantle Library, Local History Collection (LHC)

47 Smith, Shannon Rose, 'Marked Men: Sport and Masculinity in Victorian Popular Culture, 1866-1904' (PhD thesis, July 2012)

manliness. However, for reasons which remain opaque, when the Council took a deputation to Forrest, he told them bluntly it was not in the best interest of the town to transfer Barrack Field to them.[48] Four months later, the council wished to send another deputation, but Forrest refused to see them. In December 1893, the council heard from representatives of seventeen local sports clubs—including cricket, baseball, football, cycling, and tennis—who again asked the Council to approach the Premier to vest Barrack field in the Council, for the purpose of securing it as an athletic ground.[49]

It was not until June 1894 that the council was informed that their request was granted, and Barrack Field would be transferred to the town as a recreational ground. This was ratified on 3 July and the council set about preparing it for the opening of the football season in the following year.[50] Unsurprisingly, some ratepayers were not fooled by the labelling of Barrack Field as a 'public' or 'general' recreation ground. It was clear council money would be spent on the place and admission fees charged by private sports clubs using the oval:

> The ratepayers are coolly asked to spend this money—for what? Solely for the benefit of the athletic clubs, who are also to be empowered to raise a revenue by charging the public for admission to their own grounds. I said, "the ratepayers are asked," but I am wrong; they have not been asked or even consulted, but are told by the council, in effect, "We are going to make a present of £1,000 of your money to the football and other clubs. You know they are an important factor at election time, and we cannot afford to ignore their demands if we wish to retain our seats in the council."[51]

At the time of transfer, a block of land belonging to the Jewish congregation in Fremantle and intended for a synagogue projected into the Barrack Field.[52] In 1895 a land swap was arranged with the State Government, with Fremantle Council minutes indicating that "the Government will be prepared to grant to the Jewish community the site proposed in your letter to the 2nd ultima, conditionally that the trustees of that body transfer to the Crown Lot 1366, which will then be granted to the Fremantle Municipal Council".[53] On 16 April 1896, Lot 1375 South Terrace was vested in Elias Solomon and W. F. Samson, as Trustees for the Jewish Congregation.[54] The new site was a logical one, given it was adjacent to the Barracks where services were already being held.

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48 Minutes of the Fremantle Municipal Council, 30 May 1895, cited in Ewers, *Western Gateway*

49 *West Australian* 18 December 1893: 7

50 Fremantle Municipal Council Minutes, 8 June 1894; *Inquirer* 15 June 1894: 30

51 *West Australian* 27 September 1894: 6

52 Minutes of the Fremantle Municipal Council, 7 May 1895, cited in Ewers, *Western Gateway*

53 Minutes of the Fremantle Municipal Council, 3 September 1895

54 *Australian Jewish Historical Society Journal and Proceedings*, Vol 2 (5) 1946-1947

2.3.7 Sport, Protest and Galas, 1895 to 1900

In 1895 the Fremantle Football Club approached the Fremantle Council and proposed a series of ground improvements. These included having a fence placed around the playing area and a changing shed erected. Early photographs show a low timber open picket fence around the outside of the bicycle track with benches for spectators on the outside of the fence. The fence was constructed of Gothic pickets and was probably about 1.2m in height. Photographs also show a higher closed picket timber fence around the periphery of the grounds.[55]

The new Oval needed substantial work to bring it up to standards expected by local sporting groups. A bold, and reasonably expensive masterplan was adopted by Fremantle Council:

> The plan of projected improvements to the Fremantle Oval will, if carried out in its entirety, make a wonderful effective sporting ground of the present unadorned Barrack Field. A cycling track, together with foot and carriage ways, will border the oval, while the high ends of the field will be cut into terraces, which will afford splendid vantage ground for spectators. The playing ground will, measuring from the outside of the bicycle track, be 176 yards in length by 160 yards in width. Proper training sheds are provided for, together with lawn tennis courts and a bowling green, while flower beds will be laid down to ornament portions of the outer edges of the enclosure which are not used for other purposes. Water will be freely laid on. A stand for members of the Associations is located at the northern end of the oval. On the plan a finely conceived grandstand being placed on the north-western corner, between the two present entrance gates…[56]

The Council embarked on works costing £640 for the improvement of the Oval. This included levelling, reticulating it with water from the existing supply, and forming a bicycle track round its outer circumference, macadamised with a top-dressing of tar pavement. In January 1897 a prize was awarded to F. W. Burwell for a design for a pavilion. This building which cost £3,650 was opened by Sir John Forrest on 6 November of that year.[57] (A longer description of the Pavilion is given below) An agreement was signed between the Fremantle Council and the Fremantle and Imperial Football clubs setting out conditions for their use of the grounds.[58]

The oval itself was designed on the principles established in the eastern colonies with the original playing area measuring 166yds (151.5m) by 150yds (137m). The periphery of the ground was planted with fast growing native trees and flower plots and the ground also boasted a croquet lawn and shelter sheds.[59] None of these structures or plantings survive.

In 1895 closed playing reserves were introduced to enable clubs to charge for admission and thus provide a stable source of revenue. The construction of boundary fences was another

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55 *Western Mail* 26 January 1895: 13

56 *Daily News* 27 June 1895: 3

57 Ewers, *Western Gateway*: 102-03

58 Ewers, *Western Gateway*: 102

59 'The West Australian Football Guide' (1906)

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welcome innovation. Before this football fields had been marked by flags and it was not unusual to have games disrupted by spectators coming onto the field and inciting the players to rough play.[60] The shift in the nature of sport to a paid-for activity for spectators did not go unnoticed:

> The football season proper at Perth was opened on Saturday [11 May 1895], when matches were played on the Cricket Association's ground at Perth, and at the Barrack Field, Fremantle. For the first time in the history of Westralian football, a charge for admission was made to the grounds. Large crowds paid the fee, and great enthusiasm prevailed. Fremantle defeated West Perth by 10 goals 5 behinds to 2 goals 3 behinds. Thurgood played magnificently for Fremantle, and kicked six goals. The Rovers defeated the Imperials at Fremantle by 11 goals 13 behinds to 3 goals 3 behinds. Several new players from the eastern colonies played for the Rovers, and showed fine form.[61]

An early cycling race held at the Oval was on 30 January 1896, with a championship meeting of the Fremantle Bicycle Club. Due to the heat, an 'impromptu pavilion' was erected for the 'benefit of the ladies', although men were seen to occupy it as well.[62]

Perhaps dismayed at what they saw as slow progress by Fremantle Council, and also the possibility of not paying ground rent for playing there, a number of sporting bodies attempted to seize control of the Oval in early 1896. However, the Council refused to entertain this proposition, especially since they (and the State Government) had already invested considerable capital on the site.[63]

Throughout the 1890s the oval was utilised for several sporting and social activities. The Fremantle and Imperial football clubs competed with teams from Perth on a regular basis. A report of one of these matches suggests that spectator violence if not new, was certainly less physical 100 years ago. At a game held at the oval in 1890 the match was said to have been marred by some local larrikins who congregated at the pavilion steps and greeted the Rovers and Perth clubs with hoots and yells and even went so far as to strike several of the visitors with their hats.[64]

Cricket matches between local clubs, visitors from interstate and overseas, were also held on the oval. One of these occasions was a three-day match between Australian eleven and a visiting English team passing through Fremantle to play a test series in the eastern states. Cycle racing was another popular sport. The Oval's track providing a venue for several port clubs who competed with other clubs in the League of WA Wheelmen. A less strenuous form of recreation was provided for with a croquet lawn sited in the north/eastern corner of the oval.[65]

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60 Macintyre, 'Football in Western Australia'

61 *Coolgardie Pioneer* 15 May 1895: 14

62 *Inquirer* 31 January 1896: 5

63 *Daily News* 24 February 1896: 3; *Inquirer* 28 February 1896: 13

64 *West Australian* 25 August 1890: 3

65 Ewers, *Western Gateway*: 103; *Western Mail* 5 February 1906: 34

Aside from a sporting venue the Oval was regularly used for community activities and public celebrations. The Oval's central location and size made it an ideal place for residents from local and surrounding areas to gather. A popular format for these gatherings was a march, generally led by a band through the streets of Fremantle to the Oval where the crowds spread out to partake in the day's events.

Gala days or fairs were popular. One held annually over several years was the United Friendly Societies' fair which regularly drew large crowds. In 1900 it started with the Fremantle Infantry Band leading a parade of members through the streets of Fremantle to the oval. During the afternoon some 3,000 people were reported to have watched a program of sports and demonstrations by fire brigades from different regions competing in the 'Hose & Reel', and 'Alarm & Rush' events.[66]

The Oval's central position and size also made it an excellent venue to hold civic ceremonies and celebrations to mark significant events at the state, national or international level. In February 1900 the oval was the site of a special rally to honour the Australian military contingents on their departure for the Boer War. On this occasion the departing troops marched from their ship the *SS Surrey* through the decorated streets of Fremantle watched by some 30,000 spectators many of whom had come to the Port from country districts on specially provided trains. At the oval some 600 troops were entertained by the three local Councils at a banquet held in large marquees pitched in the centre of the oval. The afternoon was devoted to a program of varied sports.[67]

By December 1900, cricketers were complaining about the pitch at Fremantle Oval. It was noted that the state of the ground was unsatisfactory despite Fremantle Council employing two groundskeepers.[68]

2.3.8 Victoria Pavilion, 1897

As noted above, the masterplan for the Oval included a grandstand, and after the State Government indicated it would offer a grant towards its construction, competitive designs were invited, with the cost of the building estimated at £3,000.[69] In response, twelve (other accounts say as high as fifteen) sets of plans were submitted,[70] and the prize of £25 was awarded to F. W. Burwell, a Fremantle architect, who had adopted the *nom de plume* of *Finis coronat opus* (the end crowns the work) for the competition.

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66 *Western Mail* 29 December 1900: 32

67 *West Australian* 2 February 1900: 5

68 *Daily News* 4 December 1900: 2. It should be noted that sporting clubs across the metropolitan area have always complained about the state of pitches. It is rare to find a club satisfied with their premises.

69 *West Australian* 4 December 1896: 7

70 *West Australian* 16 January 1897: 3

It was initially agreed that a portion of the pavilion was to be erected first, at a cost of £1,500, the council having that amount to hand.[71] However, it was quickly decided to not only call for tenders for construction of the whole building, but also to increase the budget from £3,000 to £4,000. This would allow the basement to be constructed of brick, instead of the whole structure being wood.[72]

The contract to construct the pavilion was awarded to Blackman Bros. and the foundation stone of the Victoria Pavilion was laid by the Governor, Lt. Col. Sir Gerard Smith on 25 June 1897. The stone laying ceremony was part of the celebrations to mark the 60th year of Queen Victoria's reign and the building was named in her honour. The jubilee celebrations were treated as a holiday with shops closed and the streets decorated with flags and royal symbols.[73]

On the morning of ceremony, the vice-regal party arrived by train and was escorted from the station by the mayor, Elias Solomon, several prominent local citizens, the Fremantle 1st Infantry band and 400 schoolchildren. The procession marched to the oval by way of Cliff, High and William Streets.

> [On] entering the gates the school children took up a position in the enclosure opposite the pavilion, and as the vice-regal party passed into the ground the children sang the National Anthem very heartily. At its conclusion His Excellency was conducted to the new pavilion and the ceremony of laying the foundation stone was performed.[74]

The remainder of the day was given over to a program of various competitive sports. Around the grounds local publicans set up booths dispensing drinks and other stalls provided food.[75] This gave the day a carnival atmosphere. It was a format that was to become a popular tradition for events at the oval.

Six months later the Victoria Pavilion was completed at a cost of £3,650 and was opened by Premier Sir John Forrest on 6 of November 1897. Premier Forrest had earlier that day laid the foundation stone for the Fremantle Markets. Later the official opening of the Pavilion was performed, and Lady Forrest opened the new asphalt cycling track by firing the pistol for the start of the first race in the inaugural meeting of the Port Cycling and Touring Club.[76]

A contemporary description of the Pavilion is, as was common, clearly derived from the architect's outline of the place:

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71 *West Australian* 23 January 1897: 3

72 *West Australian* 24 March 1897: 4

73 *West Australian* 26 June 1897: 6

74 *West Australian* 26 June 1897: 6

75 *West Australian* 26 June 1897: 6

76 *Inquirer* 5 November 1897: 9; *Inquirer* 12 November 1897: 11

> The building will be constructed of brickwork and thoroughly substantial throughout. Accommodation will be provided for a public dining-room 45ft. x 23ft., with a large kitchen 23ft. x 14ft. adjoining. The luncheon and refreshment rooms will take up a space of 65ft. x 23ft. and a store room will be attached. A secretary's office 12ft. 6in. by 12ft., and committee room 14ft. by 12ft. 6in., with umpires' room and Press room adjoining, will also be provided. Provision has been made for a commodious ladies' room, and in the centre of the building the vice regal apartments consisting of drawing and dining rooms and ladies' room, will be situated. At the eastern end of the pavilion two large club rooms will be erected for the use of competitors, and bathrooms, etc., will be attached. Caretaker's apartments are also provided. The upper portion of the building will be devoted solely to accommodation for spectators, access to the stand being obtained by steps from the lawn and two main staircases from the level. The design, which is in the Italian style of architecture, consists of seven gabletted bays of an ornamental character, with spandrils, etc., filled with ironwork of foliated design, supported on moulded pillars, with handsome brackets, pendants, etc. The facade of the pavilion is flanked by two towers of ornate design, which contain the main staircases. Two private stands have been provided, access to which is gained by separate staircases. The structure will be 185 feet in length by 40 feet in width, and when finished will present a very bold and handsome appearance.[77]

Early photographic evidence shows tuck-pointed Flemish bond brickwork and incorporated a substantial undercroft at ground floor level. Brick quoining around door and window openings and on the corners of the two towers appears to have been rendered.[78] Photographs indicate that the change rooms on the ground floor of the building were always below ground level on the eastern side of the building. Photographs indicate the presence of a timber fence in front of the pavilion and an area of raised ground for the bicycle track in front of the fence. The ground level of the pavilion was probably approximately 900mm below the level of the oval and track.[79]

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77 *West Australian* 17 April 1897: 5

78 This description of the building as originally constructed is based on photographic records obtained from the Fremantle City Council Library Local history photographic collection. Refer to photo numbers 175, 598, 519, 460.

79 Fremantle City Council Local History Collection, Photo 598



Photograph 06: Victoria Pavilion c. 1920s. Image courtesy Fremantle City Library, Ref no. 1865. Arched entry to the ground and Scots Presbyterian Church to the left and Warders Cottages to the right.

2.3.9 From Federation to World War I, 1901 to 1913

On 1 January 1901 in all the major cities and country centres people throughout Australia gathered to celebrated two important events, The Inauguration of the Commonwealth of Australia and the opening of a new century. In Fremantle the celebrations began on the eve of the auspicious day with a torchlight procession through the streets to the oval where a concert was held. 1 January was allocated to the future citizens of the new Commonwealth, the children. The day began with an estimated 3,000 children, organised into marching order, and led by the Fremantle Locomotive Band, parading through some of the principal streets of the city.

> Nearly everyone carried a small flag whilst some of the divisions had streamers which set forth who and what they were. The children sang patriotic songs and cheered, and of course talked as they walked, whilst thousands of interested spectators looked on and returned the cheers.[80]

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[80] *Western Mail* 5 January 1901: 20



Photograph 07: A photograph showing patrons attending a carnival held on the oval c. 1905. Image courtesy Fremantle City Library, Ref no. 0539. Note the arch over the entry to the oval.

In 1905-6 the Fremantle Council, Oval, Parks and Reserves Committee proposed several projects to improve facilities at the oval. These included plans for the construction of brick and iron entrance gates designed by architect Joseph Allen at the William, Norfolk and John Street entrances. A further proposal was to upgrade the Oval's existing water supply by installing a motor pump and raising the tank stand 10 feet. The tank stand and well is thought to have been in the north-eastern part of the site in the area previously used for garden cultivation. These projects were recommended and listed on the estimate of works.[81] Financial restrictions appear to have delayed the building of the brick entrances, but in 1906, following requests from the Fremantle Week committee, gateway entrances were formed at William and Norfolk Streets and the approaches to these were metalled, gravelled, tarred, and drained. Lighting at the entrances was installed by electricians Unbehaun & Johnstone for £194.[82]

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81 Fremantle Municipal Council Minutes of the Oval Parks and Reserves Committee, 22 November 1905, 15 January 1906, 4 May 1906, and Photo 0621 Fremantle Library, LHC

82 Fremantle Municipal Council Minutes of the Oval Parks and Reserves Committee 12 September 1906 and *Western Mining, Building and Engineering Journal* (1906) in file 712.5, Fremantle Library, LHC



Photograph 08: A photograph showing a crowd gathering at the Fremantle Oval for an unknown event c. 1908. Image courtesy Fremantle City Library, Ref no. 0551. Note he post brackets and finials

In 1913, the Oval was described as one of the town's "best assets":

> [Here] it is that thousands of the townspeople gather weekly for health giving enjoyment, whether it be to watch Australia's National football game, or to barrack the 'flannelled fools' at the wickets. Here too, thousands of school children hold their fetes and gala days, when admiring pater and mater familias comes to watch the gyrations of lusty young Australia.[83]

Unfortunately, however, it was also noted the Oval was in a state of disrepair. Consequently, the Town Engineer proposed a "comprehensive scheme of improvement" which was adopted by the Council:

> The following works will be put in hand almost straightaway: The pavilion will be painted at a cost estimated at £170; a caretaker's cottage will be built, and the Oval will be connected with the storm-water drain; a new entrance and turnstile will be erected; there will be new lavatory accommodation and improvements made to the dressing rooms in the pavilion; 1,000 feet of jarrah seating will be built around the arena, and the sloping banking will be improved for the comfort of spectators.[84]

The journalist reporting these proposed works ended their piece, perhaps optimistically, with the observation that within a few months "everything in the garden at the Oval will be lovely". Instead, the Council only had the funds to carry out the repainting of the Pavilion, with other items being deferred and consultation carried out with the various sporting clubs to see how

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83 *Truth* 25 October 1913: 12

84 *Truth* 25 October 1913: 12

much they could contribute.[85] As a consequence, it is not easy to determine exactly when each of these projects was executed, although a new entrance was erected in 1914 on the intersection of William and Henderson Streets.[86] (This brick and iron structure was demolished in 1984 to make way for the construction of the Parry Street extension.[87]) At least one journalist was unimpressed with the 1914 building:

> The new entrance to the Fremantle Oval is nearing completion, and resembles in many respects an apiary where small slots are provided to pass the hundreds of bees inside one at a time. The new building is hardly as imposing as one expected, but, nevertheless, the brick structure is an improvement on the old wood and iron turnstile sheds.[88]



Photograph 09: A photograph showing a cycling event being held at Fremantle Oval using the cycling track around the pitch c 1910. Image courtesy Fremantle City Library, Ref no. 1175.

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2.3.10 World Wars and Depression, 1914 to 1945

Heavy enlistment in the services during World War I created difficulties for various sporting bodies who struggled to maintain their numbers. However, after the war the oval continued to provide a venue for several organisations. Football was the major user, but contemporary photographs show that cycle racing was also popular. Improvements to the track and lighting resulted in the Australian Five Mile Cycling Championship being held on the oval cycle track in

85 *Daily News* 21 October 1913: 8

86 Fremantle Municipal Council Minutes, 16 February 1914, & 6 April 1914

87 Fremantle Municipal Council Minutes, May 1914

88 *West Australian* 4 July 1914: 13

1927. Although the Fremantle Cricket Club moved its headquarters to Fremantle Park the oval continued to be used for annual social matches between local firms.[89]

The end of World War I was celebrated in Fremantle with a service held on the oval on 12 November 1918. The end of the war meant the return of Australian troops from overseas and the bulk of these returned home through the Port of Fremantle.

In May 1927 the people of Fremantle welcomed the Duke (later George VI) and Duchess of York. Fremantle school students spent weeks practicing a demonstration of maypole dancing for the royal guests. Photographs of the event show the oval crowded with spectators watching the spectacle.[90]

Agricultural shows were held on the oval during the 1920s, but the depression had an impact on the numbers who could afford to attend these events. In 1928 the organisers of the Show requested the Council to mend holes made in the Fairbairn and John Streets fences where people were gaining free entrance.[91]

Football continued to draw spectators although a reduction was made in the price of admittance even this was beyond many of the unemployed. All clubs suffered from lack of funds and South Fremantle Football Club was no exception. Widespread unemployment among the waterside workers who made up a large portion of the members and supporters had a severe impact on the club's finances. Aside from a need for funds to operate the club a major commitment was the provision of cash allowances to thirteen players in the team who were unemployed.[92]

When the Fremantle Sea Baths were demolished in 1917, a contractor, G. W. Hill, offered to construct a four-room Caretaker's Cottage on the Fremantle Oval if he were given the remnant material from the baths.[93] It appears some of this timber was used to construct a cottage, although this building was demolished in the 1980s to make way for the construction of the Parry Street extension.[94]

Other changes occurred as a result of World War I. The original barracks, situated on the southern boundary of the Oval, was converted for use as the No. 8 Australian General Hospital. A weatherboard addition was constructed on the oval side of the building:

> The old Fremantle Barracks, which in turn have done duty as military quarters, Old Men's Retreat, and Immigrants' Home, are now being converted into a military hospital. This was obvious from a visit paid to the building, where several gangs of men, including painters,

89 Heritage & Conservation Professionals, 'Conservation Plan': 28

90 See Fremantle Library Local History Centre Photographs 218 & 236, *Western Mail* 2 June 1927

91 Fremantle Municipal Council Minutes, 6.1 Ll928, file 712.5 Fremantle Library, LHC

92 Harrison & Lee, *South Fremantle*: Vol. 1, 177-78

93 *West Australian* 19 July 1917: 6

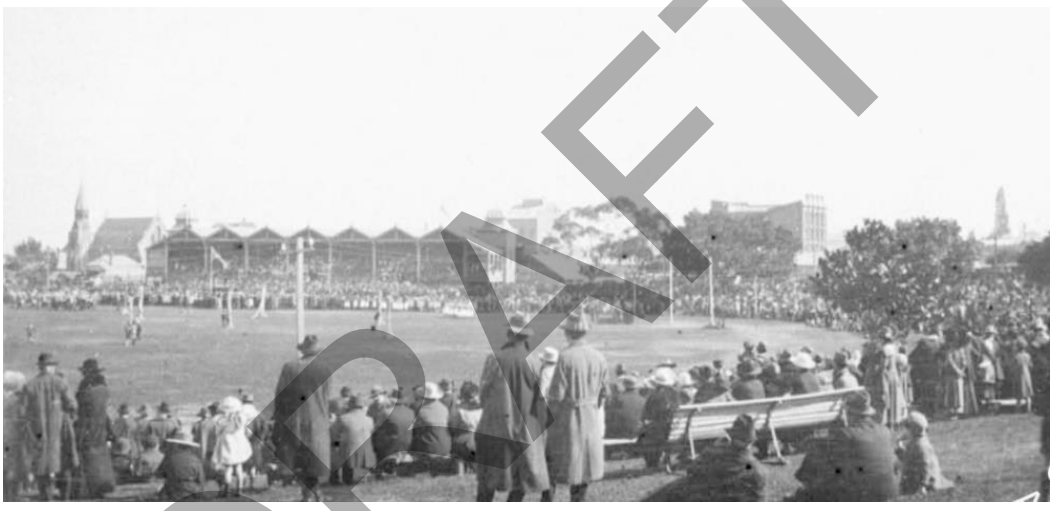
94 Heritage & Conservation Professionals, 'Conservation Plan': 30

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> plumbers, and carpenters, are engaged getting the premises into ship-shape order for a large number of patients who are expected to arrive from oversea during the next fortnight.
>
> So extensive are the preparations that it is estimated that about £1,000 will barely pay the cost of making the old building a house of comfort and convenience for its new occupants. The large dormitories, which will hold about 300 beds, are being thoroughly renovated. The walls smell the sweeter through a fresh application of wall colouring, and the windows are all being reglazed and fitted with louver boards, thereby assuring perfect ventilation. On the ground floor offices of administration are being equipped, and one room will be fitted with the necessary appliances of a modern dispensary.[95]

In 1922, it appears this addition was relocated to South Beach for use as the Fremantle Hydrodome.[96]

In 1921, the Caretaker's Cottage was connected to mains sewerage, which was also connected at the South Fremantle Football Club's rooms.[97]



Photograph 10: A photograph showing a football game in progress at the Fremantle Oval c. 1927. Image courtesy Fremantle City Library, Ref no. 1917.

Football players were not only required to play and train for football matches but in 1925 provided manual labour for the construction of a committee room and dance hall. It was a period when recycling of materials was a necessity, and the committee table and president's chair were constructed from timber taken from the old mailboat jetty and a piano was donated. This furniture is currently used by the South Fremantle Football Club and is in the boardroom under the Victoria Pavilion.[98] The dance hall and committee room were probably located on the southern side of the Oval on the site of the former croquet lawn.

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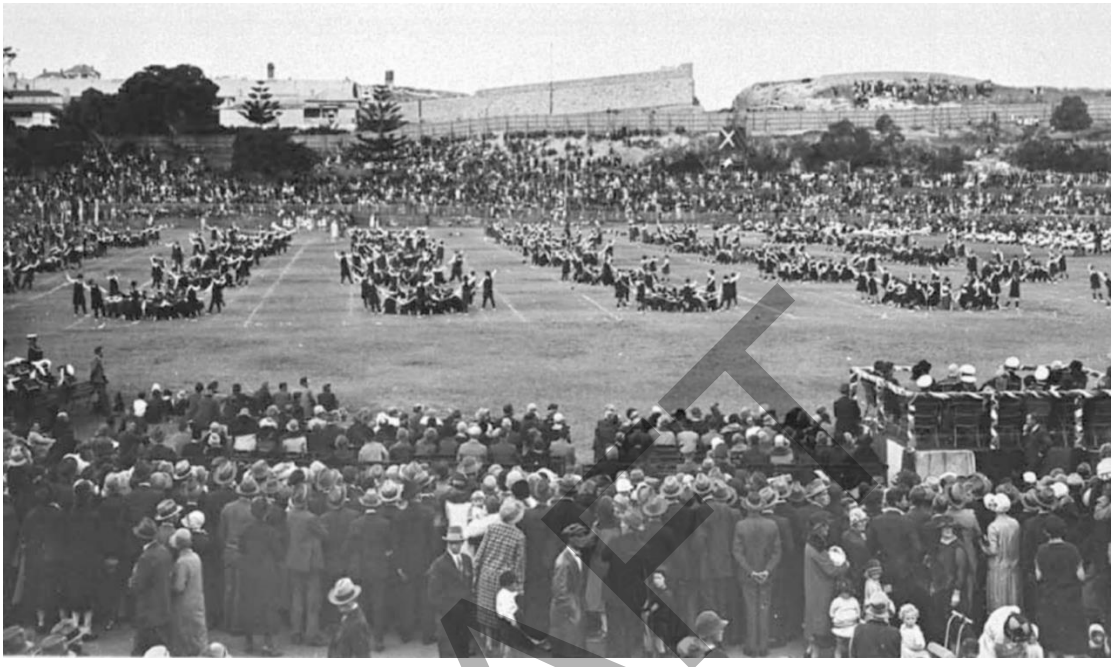
95 *West Australian* 18 June 1915: 8

96 Notes attached to Fremantle Library LHC Photo 1494H. It has not been possible to independently verify the relocation of the Barracks to South Beach during the writing of this report.

97 *Fremantle Times* 22 April 1921: 2

98 Harrison & Lee, *South Fremantle*: Vol. 1, 159

Photographs indicate the existence of various small structures on the periphery of the oval during this period. Complaints about the state of the press box had been circulating since the early 1920s,[99] and promises were repeatedly made to have it replace. But it was not until 1930 that a new press box was erected, designed by Fremantle architects Allen & Nicholas.[100] This was a modest timber and iron structure of which nothing remains.[101]



Photograph 11: A photograph showing the celebrations to commemorate the visit of the Duke and Duchess of York in 1927. Image courtesy Fremantle City Library, Ref no. 0236. Note the perimeter fencing, Fremantle Prison and Chapel Hill.

The death of the South Fremantle captain Ron Doig after a 1932 semi-final game marked a black year in the club's history. A ward in the Fremantle Hospital and a pavilion on the oval each bearing his name are lasting memorials to this popular footballer.[102]

In the 1930s the timber fence around the perimeter of the oval was replaced by a stone wall at a cost of £1,769. The wall was constructed in three stages between 1937 and April 1938 by Nikoloff and Markoff of Perth. The first section extended from the hospital wall to the south side of Fothergill Street, the second section completed the wall to Fairbairn Street and the third section extended from the entrance gates to the oval along the south side of Fairbairn

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99 e.g. *Advertiser* 25 May 1921: 3

100 *West Australian* 10 March 1930: 3

101 Proposed Press Box, Fremantle Oval for Fremantle City Council, documents prepared by Allen & Nicholas Architects, 5 March 1930. LHC file 712.5

102 Harrison & Lee, *South Fremantle*: Vol. 1, 173

Street towards the prison. The stone walls were completed by the fixing of barbed wire to the top.[103]

For the duration of World War II activities on the Oval were restricted as many citizens were enlisted in the services or involved in war work. Even so, cricket and football continued to be played there, even if not as regularly as the pre-war years.[104] The Oval was also used on Independence Day 1943 for a sports carnival for American servicemen based in Western Australia, with cigarettes as prizes for winners of baseball, an unidentified code of football, boxing and wrestling.[105] In August 1945 the end of hostilities was celebrated throughout the state and in Fremantle on 14 August, school students from surrounding areas gathered on the oval for their own victory celebrations.[106]

2.3.11 Post War Prosperity, 1946 to 1980

In the post-war period, the community turned its attention to reconstruction. Among initiatives in Fremantle was the formation of an Advance Fremantle Campaign designed to promote 'a bigger brighter and better Fremantle'. This group organised several events to advertise local industry and attract people to Fremantle. One such event held in November 1946 combined a trade promotion with an appeal to fill Fremantle's quota for the Commonwealth's Second Security Loan. A daytime street parade was followed in the evening by an open-air concert on the oval complete with fireworks organised by the Army, Navy and Air Force and music by the Western Command Band. The combined activities resulted in Fremantle reaching its quota.[107]

The Advance Fremantle Campaign also reintroduced Labour Day celebrations at the oval. In 1947 the day was celebrated with a 'Foot running and cycling sports carnival.' Generous prises were offered to attract the state's professional pedestrian and cycling champions. Spectators' needs were catered to by the provision of morning and afternoon teas, luncheons and refreshments organised by the Labour Women's Organisation. The full day's entertainment was available for the cost of one shilling for adults and six pence for children.[108]

Interest in all sports increased in the post war period but football matches drew particularly large crowds. In Fremantle support for the local teams came from all sections of the community ranging from workers to representatives of business and commercial interests. These supporters were clearly identified with the area. Football can therefore be seen as a cohesive

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103 Fremantle Municipal Council Minutes 4 October 1937

104 *Sunday Times* 17 May 1942: 5; *West Australian* 5 February 1943: 2

105 *Daily News* 5 July 1943: 4

106 See photos 416, 417, Fremantle Library, LHC

107 *West Australian* 6 November 1946: 6

108 *West Australian* 2 May 1947

force contributing to the port city's sense of community identity. In this context the development of the Oval within the town of Fremantle was a central part of the life of the port.

In 1947 the South Fremantle Football Club won its first premiership for thirty years. At a derby match in that year the attendance record at the oval was broken. The interest in the match was so intense that;

> They came on foot, in trams, cars, trains and buses… Scotchmen's Hill was crowded and 17,538 spectators crammed into the Fremantle Oval, setting a record for the ground and also a record for any WA fixture apart from final-round and interstate games.[109]

The following year a game held at the oval on the 15 October was the first official league football match to be played under lights in Western Australia.[110]

In the 1940s improvements were made to the cycle track which was repaired and resprayed with cream-coloured Taylorite to increase visibility for night racing.[111] In 1946 the Pavilion and other buildings on the oval were painted at a cost of £655.[112]

In 1953 the East Fremantle Football Club moved from the oval into new quarters in East Fremantle. The South Fremantle Football Club continued to enjoy success in the early 1950s and large crowds at all local games was a feature of the period. At the same time the composition of South Fremantle Football team began to reflect the ethnic diversity emerging in the Fremantle community because of post war immigration schemes. Local football players now bore names reflecting their European origins.[113]

The Oval continued to be used for other entertainments and sporting fixtures. These included a parade and pageant of sports and jazz held in October 1958 as part of The Festival of The Western Gateway and a National Folk Festival in 1978.[114] In this period Fremantle also received another royal visit. Twenty-seven years after a visit by her parents, the reigning monarch Queen Elizabeth II and Prince Phillip were welcomed by residents and students at the Fremantle Oval. An outbreak of polio restricted the children's participation and while the Mayor Frederick Samson officially welcomed the royal couple there was none of the visual displays of earlier years.[115]

In the 1950s the barrack building, so long a feature of the oval landscape, was demolished and remained vacant for a number of years prior to the construction of an aged care home on

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109 Harrison & Lee, *South Fremantle*: Vol 1., 21, 25

110 *Fremantle Gazette* 25 August 1992

111 Fremantle Municipal Council Minutes 31 May 1937

112 Fremantle Municipal Council Minutes 2 December 1946

113 Lists of players names in Harrison & Lee, *South Fremantle*: Vol 2, 217-223

114 File 712.5, Fremantle Library, LHC

115 *Daily News* 21 March 1954: 2; see also photo 914, Fremantle Library, LHC

the site the mid 1970s. In 1954, the club rooms beneath the Victoria Pavilion were refurbished at a cost of £4,500.[116] In 1957 extensive alterations to the Victoria Pavilion were carried out including the construction of limestone retaining walls to increase the height of the ramped area in front of the pavilion. The timber balustrades were replaced with tubular steel and wire mesh. The three flights of original timber steps to the front of the pavilion were removed and replaced with tubular steel steps and the timber louvre panels on the west elevation of the building were replaced with metal sheet cladding profiled to replicate weatherboarding. Various structural repairs were also carried out, including the replacement of the main floor joists and the plate supporting the timber posts, and the building was rendered.[117]

Based on the analysis of aerial photography, it was between the period of 1953 and 1961 when the original commentary box was removed and replaced with a newer or refurbished multi-storey broadcast and media box located immediately south of the Victoria Pavilion.

South Fremantle has been said to be the only league football club in WA to own the freehold of its club premises.[118] Negotiations between club representatives and Parliamentary figures allowed for a portion of Commonwealth land adjoining Fremantle Oval to be transferred to the SFFC for $1,700.[119]

After the site was secured in 1960, finance for the erection of the social clubrooms was arranged with the R & I Bank, and on completion it was named the Griff John Pavilion in honour of the Club's founder. The building was opened by Fremantle Mayor W. F. (later Sir Frederick) Samson on 9 July 1960.[120] The building was extended in 1969.

In 1962 the oval was regraded, and the outer reserve grassed. Alterations were also carried out to the inner fence making the playing area 190yds (174m) long and 165yds (172m) wide. In 1963 a pavilion was constructed to the east of the South Fremantle clubhouse, by the Tubular Steel Company. The building was named the Doig Pavilion in memory of former Captain Ron Doig who died in 1932.[121]

Aerial photography indicates that the cycle track was removed between the years 1965 and 1970. During this period, the playing surface was realigned resulting in the surface being moved further away from the Victoria Pavilion. The spectators' area between the playing surface and Victoria Pavilion commenced usage as a car park following the realignment, as a number of cars are visible in 1970 aerial photographs.

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116 Harrison & Lee, *South Fremantle*: Vol 1, 129

117 See File 712.5 Fremantle Library, LHC correspondence dated 6 March 1957

118 It has not been possible to establish this during the writing of this report, but the claim is highly probable.

119 This figure is quoted in Harrison & Lee, but the transfer occurred prior to the change to the dollar. As a result, it is unknown if this is a conversion or a misquoted figure in pounds.

120 Harrison & Lee, *South Fremantle*: Vol 2, 206

121 Harrison & Lee, *South Fremantle*: Vol 2, 173

During the 1960s various schemes for the oval were proposed, including the idea of building a stadium, but this did not eventuate. In 1969 a feasibility study for the oval recommended the construction of several additional facilities including two new toilet blocks on the eastern side of the oval, replacement of the Fothergill Street entrance and a new grandstand on the northwest comer of the oval.[122] In 1978 drainage to the oval was upgraded at a cost of $12,000.[123]

In 1979, the record attendance at the Oval, with 23,109 spectators, happened when South Fremantle beat East Fremantle on 4 June.



Photograph 012: A photograph showing Fremantle Oval as it was in 1978. The 1970 introduction of an internal carpark is shown in full effect. Construction is visible in the background of the image taking place at the Fremantle Hospital. Image courtesy Fremantle City Library, Ref no. 0984D.

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2.3.12 Major Changes and Heritage, 1981 to 1995

More than a century after football was first played on the Oval, the site still provided a focus for the Fremantle community as the home of the South Fremantle Football Club. The Oval's connection with football was further increased in 1994 when it became the host ground for the second Western Australian Football Club to be admitted to the Australian Football League, The Fremantle Dockers.

The tradition of using the Oval as a venue for civic events has also continued. Formal ceremonies performed on the oval include several grantings of 'Freedom of Entry to the City of Fremantle'.

122 'Feasibility Study for Fremantle Oval', Gary Bavistock Architect for the FCC (1969)

123 *Daily News* 29 June 1978

Community activities including folk and rock concerts, bush bands, and family entertainment also attracted people to the oval during the 1980s. Although few attending would have been aware of it, one of these events provided a link back to the past. One hundred and twenty years after the early citizens of Fremantle gathered on the Barrack Field to watch parading soldiers march to a military band, people gathered on the oval to witness a performance of Her Majesty's Irish Guards Beating Retreat, as part of the Festival of Perth Program.[124]



Photograph 13: A photograph showing the original turnstile gates from inside Fremantle oval c. 1983.



Photograph 14: A photograph showing the original turnstile gates from William Street c. 1984. The Victoria Pavilion is painted at this stage.

In 1986 the construction of the Parry Street extension had a major impact on the oval site and on the Victoria Pavilion. The road effectively cut off a section of the original Reserve and necessitated the demolition of two buildings, the caretaker's cottage, and the William Street entrance gate. It also necessitated demolition of two small extensions to the rear of the Victoria

124 Handbill dated 25 January 1987 held in file 712.5, Fremantle Library, LHC

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Pavilion. The construction of the road had the effect of giving the back of the pavilion a street frontage where previously it had opened onto an informal open yard area.[125] Prior to construction of the road, work was undertaken to strengthen the foundations of the building.[126] Also in 1986 new turnstiles and entry gates were constructed on the William Street entry to the oval by the Fremantle City Council.[127] The building was designed by City Architect Agneishka Kiera. A proposal to have the old 1920s gates and turnstiles relocated elsewhere failed to attract any offers for a new home.[128] At the time of demolition of the 1920s gates, Fremantle council announced the turnstiles would be stored "for future use".[129] Although their eventual location has not been determined, the Western Australian Museum did approach the City of Fremantle in 1988 requesting two turnstiles for conservation and display, which was approved by council.[130] However, by 1992 it was reported that a number of turnstiles were still at a council depot and weathering badly.[131]



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Photograph 15: A photograph showing the Fairburn Street/Fremantle Prison connection prior to the introduction of Parry Street and the extant stairs c. 1983.

125 *Fremantle Gazette* 27 April 1983

126 *Fremantle Gazette* 16 January 1985, cutting held in file 712.5, Fremantle Library, LHC

127 *Fremantle Gazette* 24 February 1987

128 *Sunday Independent* 19 January 1986

129 *Daily News* 23 October 1985: 16

130 *Planning & Development Committee* 27 September 1988, copy held in file 712.5

131 *Fremantle Gazette* 26 May 1992



Photograph 16: A photograph showing the redevelopment of the site directly behind the Victoria Pavilion on the Parry Street extension c. 1985.

In 1986, South Fremantle Football Club proposed quitting the Oval, partly as a result of the unsuitable state of the surface.[132] This caused community concern, with media stories indicating Fremantle residents preferred it to be occupied by a football club rather than become a more general-use stadium.[133] As a result, works undertaken to the Oval at this time included topdressing, levelling and scarifying the playing surface, as well as limestone walling and work on the Victoria Pavilion.[134]

In 1989 the City received a grant of $15,000 from the National Estate for restoration work to the Pavilion. As well as general repair work, the grant funded restoration of original detail including timber balustrades and replacement of two deteriorated panels of cast iron decoration. The building was also painted.

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132 *The Eagle* 26 August 1986: 2

133 *Fremantle Gazette* 24 June 1986

134 *Fremantle Gazette* 24 February 1987



Photograph 17: A photograph showing the new turnstiles and gatehouse under construction c. 1986.

In 1992 four light towers were erected on the oval to facilitate night games.

In the 1990s increased awareness of heritage and conservation issues heightened by the closure of Fremantle Gaol as a detention centre and the subsequent conservation of the Prison Precinct adjacent to and closely associated with the oval site has led to pressure to consider the heritage implications of the oval site and the Victoria Pavilion.

In November 1993 the Victoria Pavilion was entered into the Heritage Council of WA's Register of Heritage Places.

In 1994, South Fremantle FC held a celebration for the centenary of the Oval. This included a number of games and a "motorcade of past presidents, life members, coaches, captains, and players".[135]

In 1994 the newly formed Dockers Football Club chose to locate their headquarters in Fremantle and to nominate the Fremantle Oval as their training ground. The Dockers had their first training run at the Oval on 31 October 1994.[136]

Plans for a building to accommodate the club's administration and training facilities were submitted to the Fremantle Council. However, the siting of the new building met with considerable opposition from some sections of the community who argued that the building's size would detract from the area's heritage value and compromise the integrity of the Fremantle Prison Precinct. After months of debate and consideration of various alternative sites around the oval, the Council approved plans to site the building between the South Fremantle Football Club and the Victoria Pavilion. In February 1995, the Dockers Football Club

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135 *Fremantle Gazette* 4 June 1994

136 *West Australian* 22 May 2021

management announced they might seek to locate their administrative office at an alternative site in the City of Fremantle.[137]

The music festival 'The Big Day Out' was located at Fremantle Oval in 1994 and 1995. The first one held there boasted an impressive line-up, including Soundgarden, Björk, the Ramones, Smashing Pumpkins, Cruel Sea and more.[138]

2.3.13 Into the Future, 1996 to 2022

The Fremantle Dockers established a base at the Oval, and in 1999-2000 constructed a new training facility and offices there, to designs by Oldfield Knott. Previous incarnations of this plan had proved controversial with some sections of the Fremantle community.[139] This required demolition of the Doig Pavilion and the levelling of the historic hospital end hill area that had once been a popular position for the public.[140] At the same time, the South Fremantle facilities were upgraded with improvements to the members' bar, new toilets, and a new office.[141]

These facilities were officially opened in 2004, along with the refurbished broadcast and media box. The box was renamed as part of these festivities after George Grljusich, a prominent veteran broadcaster and commentator. Grljusich passed away in 2007.

Fremantle Oval continued to be used as a music venue, including a concert by the Divinyls in 2007.[142]

In 2014, a small fire occurred to the Victoria Pavilion and resulted in a minor amount of damage. A structural report completed by Burdett & Associates noted the damage as occurring to part of a column, beam, flooring and seating, and recommended repair works to the area. The damaged column was retained and pieced in, while additional timber had to be attached to the beam to strengthen it. A like for like replacement of damaged timber seating planks was also required.

In 2015, the City of Fremantle carried out works to conserve the Victoria Pavilion, including:

- Structural strengthening to brace the Parry Street facade, repair cracks in external walls and reinforce timber columns
- Minor repairs to timberwork, balustrades and floorboards to the grandstand.
- Repair and repainting of all external timber doors and windows

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137 File 796.336 Fremantle Library LHC for further details

138 *West Australian* 3 February 1994: 8

139 *Fremantle Herald* 17 December 1994

140 *West Australian* 7 February 2017

141 *Fremantle Gazette* 21 February 2000

142 *West Australian* 31 October 2007

- Installation of new internal 'roof' below grandstand seating and above the undercroft ceiling to collect rainwater and make this area weatherproof
- Removal of intrusive brickwork from undercroft arches for installation of new windows
- Removal of suspended ceilings to reinstate original high ceilings.[143]

In 2017, the Fremantle Dockers closed their office at Fremantle Oval and relocated to the club's new training and administration facilities at Cockburn Central.[144]

The Fremantle Docker's women's team, who play in the AFLW, have been based at Fremantle Oval since their inaugural games in 2017.[145]

In May 2021, Fremantle Council endorsed a $37 million redevelopment of the Oval. The masterplan included new clubrooms and grandstands, improved spectator facilities, lighting upgrades and the realignment of the playing field to reconnect the oval to the heritage-listed Victoria Pavilion. Other improvements include new grass banks, undercover seating terraces, a new events space, nature play area and improved connections with the rest of the city.[146]

The former Dockers' headquarters was used by the City of Fremantle as a temporary administration centre and library while redevelopment of Kings Square was undertaken, with the new offices opening in 2021.

Also in 2021, it was announced that the State's only representative soccer team in the A-League, Perth Glory, would relocate to Fremantle Oval. The site was to be used as a training venue for the club's women's and youth teams.[147]

In 2022, the first game of the AFLW season in Western Australia took place at Fremantle Oval, with the Fremantle Dockers beating the West Coast Eagles.[148]

2.4 CONCLUSION

This section establishes a good deal of the history of the construction, development and use of the place since the Convict Establishment of the place. The timing of the removal of the louvres to the Victoria Pavilion was not established.

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143 City of Fremantle press release, held on file 712.5

144 www.fremantlefc.com.au/news/110299/fremantle-dockers-office-closure [accessed 1 December 2021]

145 afl.com.au [accessed 10 December 2021]

146 www.austadiums.com/news/1042/perth-glory-to-relocate-headquarters-to-fremantle-oval [accessed 1 December 2021]

147 www.austadiums.com/news/1042/perth-glory-to-relocate-headquarters-to-fremantle-oval [accessed 1 December 2021]

148 Attended by the writer of this report.

3.0 PHYSICAL EVIDENCE

3.1 INTRODUCTION

The aim of this section is to: examine the context of the place, its setting, describe the current function of the place, describe the fabric, and identify evidence of change to the structures, earlier finishes and decorative details.

The physical evidence section is based on site visits by Griffiths Architects made December 2021 and January 2022.

3.2 CONTEXT OF THE PLACE

Fremantle Oval is located in the east section of the centre of the City of Fremantle, within the Convict Establishment and close to *Fremantle Prison,* which is inscribed on the World Heritage List as part of a serial listing of Australian convict sites.

As a result of the place being part of the Establishment, it is bounded by the Prison, Fairbairn Street Ramp, Parry Street and former parts of the Establishment facing on to South Terrace, together with part of Fremantle Hospital. All part of the original convict grant.

In this report registered heritage places are italicised.

The study area is bounded by these features in terms of analysis. Other heritage elements in the near vicinity that impact on the oval and its future include, *The Knowle, Fremantle Synagogue, Scots Presbyterian Church, Fremantle Markets,* and *Fremantle Prison* (including Prison, Prison Terrace, Fairbairn Street Ramp). A little further distant *Fremantle Prison Warders Cottages* and *Fremantle Court House (fmr) and Police Station Complex*, and *Fremantle Drill Hall.*

The site is benched, though predominantly cut, to achieve a playing surface and contoured beyond the cut area to achieve viewing banks.

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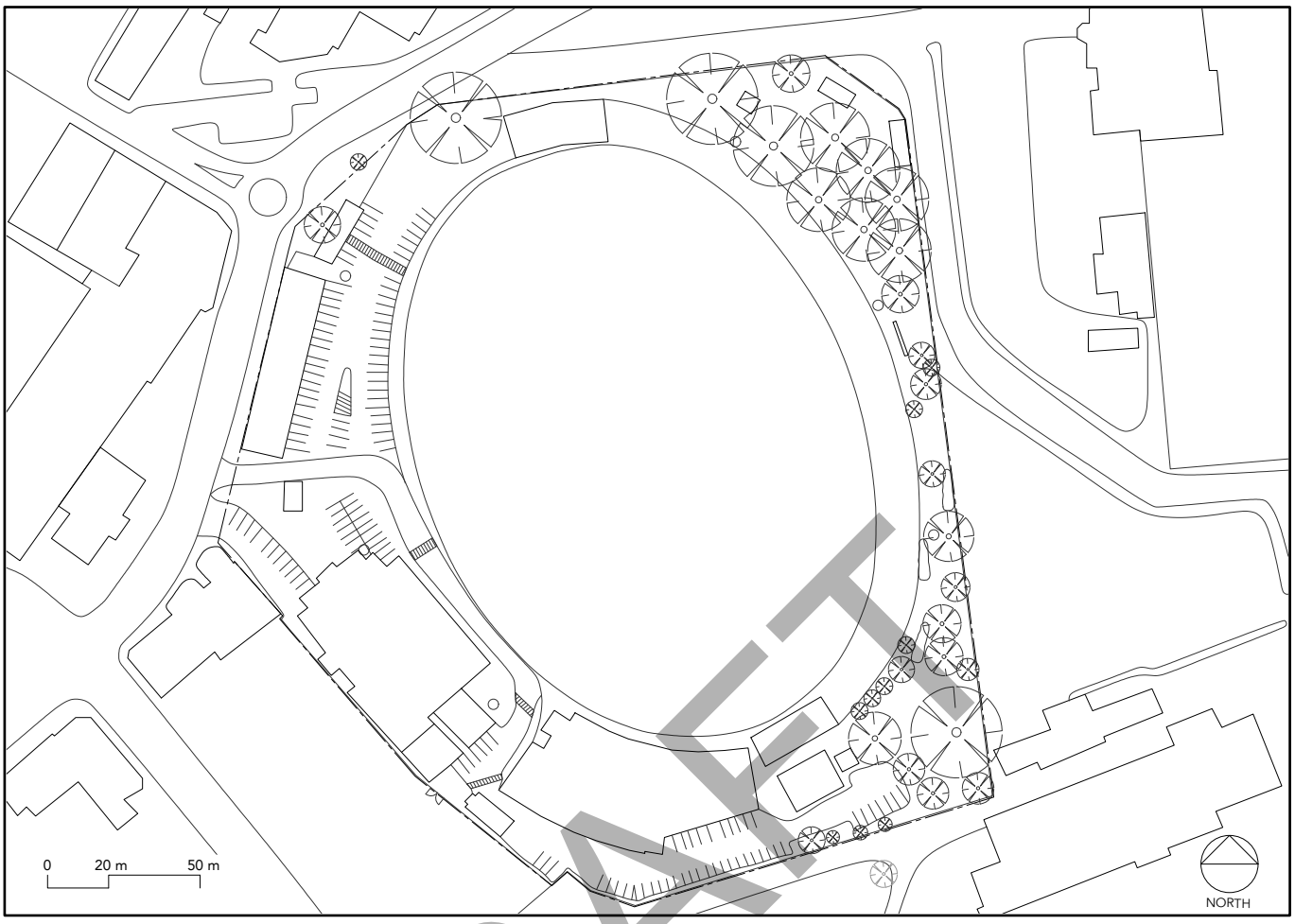


Figure 02 Fremantle Oval. Site Plan. *Griffiths Architects, January 2022.*

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Context and Perimeter Setting

The site is artificially raised in the west and to a certain extent to the south, with a near flat playing surface and a bank rising steeply to the east on the north side, and a bank carved out of limestone to the east. The raising of the west area occurred during landscaping works, which involved the realignment of the playing surface. Through time, the limestone inside the oval perimeter at the end of Fothergill Street has been undercut by erosion.

Parry Street passes the site at flat gradient, while the Fairbairn Street Ramp, once connecting William Street to the Prison Terrace, and now interrupted by Parry Street, rises as an even ramp with steps up from the later Parry Street to negotiate the levels between the two streets. The way in which the step and ramp have been arranged causes a break in the procession up the former ramp and the Prison Gates are lost from sight at the bottom of the steps. The context here is serviceable, but hard and visually unforgiving.

Where Parry Street runs past the William Street gates and Victoria Pavilion the context is all hard paved with a crossover at the south end of the pavilion and two young Norfolk Island Pines (*Araucaria heterophylla*).

Fothergill Street runs along the east boundary, in front of the Fremantle Prison Terrace, and rises to the south, before turning east to what was Church Hill. There is a turnstile (1970) at the northern end of Fothergill Street. The limestone oval wall precludes views over the oval and of the city.

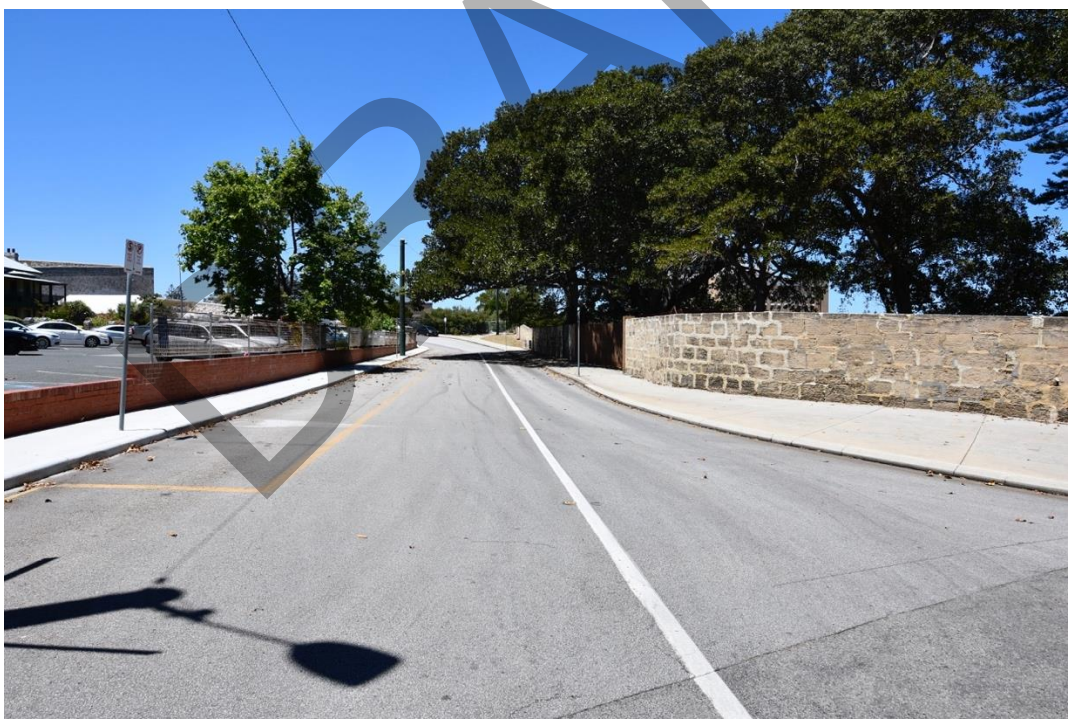
Fremantle Hospital, in which *The Knowle* is situated, takes up part of the south and east boundaries, with former Convict Establishment sites on the south-west boundary with *Fremantle Synagogue* on the corner of Norfolk Street, the site of the Stand Reilly Centre alongside and the former Fremantle Primary School in the grounds of the Fremantle Hospital.

Once enclosed by various kinds of timber fences, Fairbairn Street Ramp and Fothergill sides are enclosed by large scale random coursed limestone walls, over which large branches of Moreton Bay Figs (*Ficus macrophylla*) extend, obscuring views along the Fairbairn Street ramp. The walls are in fair condition, with some areas in very poor condition as well as large sections of crude repair. Generally, the walls detract from the stetting and present a hard and inhospitable edge to two sides of the oval. Iron gates and clad metal gates occur in a number of locations and would appear to be products of the 1960s and later.

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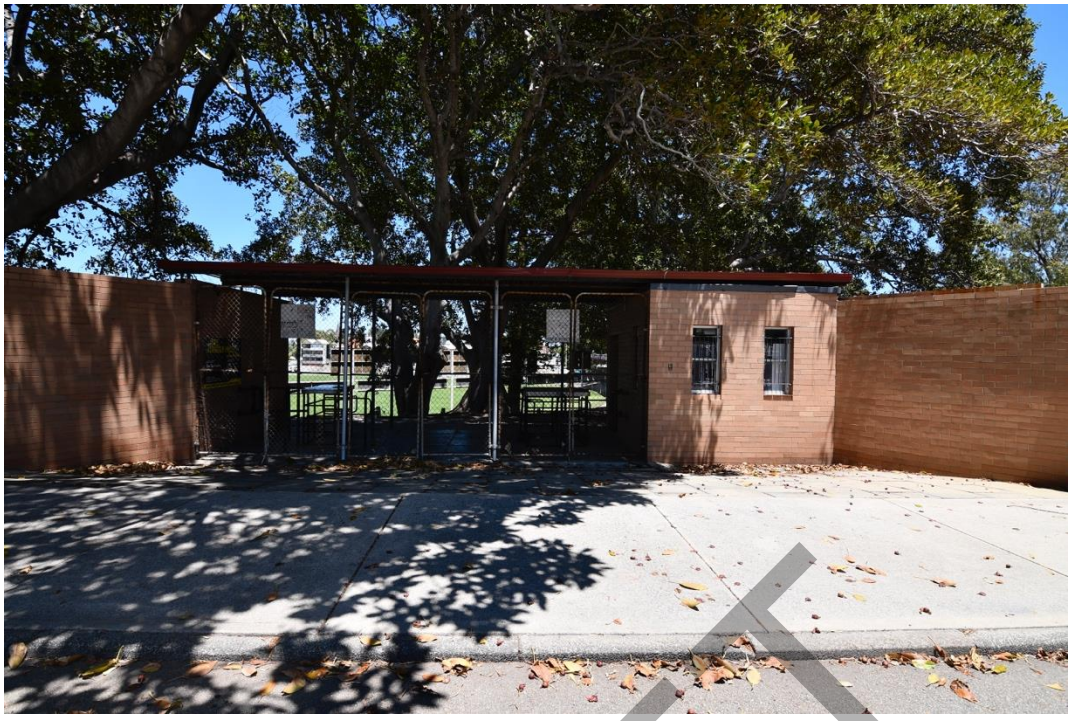


Photograph 18 Junction of Fothergill Street and the Fairbairn Street ramp. *Griffiths Architects December 2021.*
Note: The 1930s wall replaces numerous perimeter treatments, and the bitumen removed from the ramp in 2002 and replaced with limestone concrete. Though this was meant to replicate the historic crushed limestone, it is very hard and unforgiving.



Photograph 19 Fothergill Street looking south. *Griffiths Architects December 2021*
Note: The Prison Terrace is to the left and an entry gate is under the shade of a Moreton Bay Fig. The walls have been crudely repaired in numerous locations and some sections are in very poor repair.

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Photograph 20 Fothergill Street turnstiles and entrance gates from1970. *Griffiths Architects December 2021*
The brickwork and form of construction was a standard approach to oval entrance gates in the late 1970s



Photograph 21 Fairbairn Street ramp from Parry Street. *Griffiths Architects December 2021.*
The ramp is configured in a way that disconnects the procession to the Prison gates and the tree canopies contribute to the visual disruption.

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Photograph 22 Parry Street looking south. *Griffiths Architects December 2021.*
The construction of Parry Street required new William Street oval gates (1986) and a connection through to the north end of Norfolk Street. The Norfolk Island Pines, paving and gates are a product of this period. The Fremantle Markets are to the right and Scots Presbyterian Church centre, with the Victoria Pavilion obscured by trees.



Photograph 23 William Street entry gates (1986) and turnstiles. *Griffiths Architects December 2021.*
The Norfolk Island Pines and low limestone wall lie outside the oval perimeter but are on the title. The former William Street gates were supposed to be including the entry gates but were not.

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Photograph 24 Victoria Pavilion looking north and broadcast box right. *Griffiths Architects December 2021*.
This was at the termination of Norfolk Street prior to the construction of Parry Street. The limestone wall is a late addition from this period.

3.3 SETTING

Perimeter Treatments

The setting is arranged around grassed oval playing surface, which is surrounded by a low 'Cyclone' link mesh fence. The area immediately outside this fence has been developed for vehicular and pedestrian circulation and viewing space and terraces, comprising bitumen surface around the western half and concrete slab and kerb terraces around the eastern half Buildings are arranged along the northern, western and southern site boundaries. The area between the terraces and the eastern boundary consists of rough grass, trees and a limestone ridge.



Photograph 25 The oval looking south-west with the bitumen paved area, Bulldogs Club Room and the former Dockers Clubrooms. Beyond lies Fremantle Hospital to the right and to the left Fremantle Prison walls. *Griffiths Architects December 2021*.

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Photograph 26 The oval looking north with the bitumen paved area Victoria Pavilion, William Street gates, terraces and tree screen. *Griffiths Architects December 2021. The original shallow gradient to the pavilion was later increased to its present form.*

Buildings aside, prominent features include lighting towers and advertising hoardings and free-standing signs to the north, east and south, score board, and the goal posts at the north and south ends of the oval. All of these elements are in fair condition.

The main vehicular and 'official' entry is located off Parry Street on the western boundary. Another vehicular entry is located on the southern boundary between the vacant site on South Terrace and the Fremantle Hospital.

3.4 CONTEXT OF THE PLACE

Landform and Surfaces

The original landform of the site was a slope, like the Fairbairn Street Ramp. It was cut and filled to create the central oval playing surface with rising ground all around it to provide spectator viewing. The overall change in level from east to west is approximately 8 metres

The oval playing surface is very slightly crowned at its centre, with very small drainage falls to its perimeter. The oval has been re-oriented on a number of occasions and in its present configuration, does not relate well to Victoria Pavilion.

Excavation along the eastern side of the site has intersected a limestone ridge, cutting it away to within several metres of the site boundary. The exposed upper surface of this ridge is weathered and hardened "capstone". Pockets of soil in the surface support a range of plants.

The near vertical excavation has exposed a face of softer limestone, which is eroding and, in some places, undercutting the harder capstone layer.

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Photograph 27 The eastern limestone ridge. *Griffiths Architects December 2021*
This indicates the cutting away and erosion, together with Fig Trees, Agave, Casuarina, Eucalypts, Tea Tree and a Fig Tree.

Ground level rises approximately 4.5 metres from the edges of the oval playing surface to the north and south boundaries. The Moreton Bay Fig trees along the northern end of the site were planted in the 1890's and the intactness of the tree's root system indicates that the ground surface level in the vicinity of these trees has not been substantially changed since that time.

The oval playing surface consists of irrigated, closely mown and well-tended grass. Between the playing surface fence and the buildings grouped around the western and southern site boundaries, the ground has a sealed bitumen surface with white parking painted line markings. The surface shows signs of bitumen applications of different ages: all appear to be relatively recent and are generally in fair to good condition.

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Photograph 28 The eastern oval from the eastern terraces. *Griffiths Architects December 2021*
Bulldogs Clubrooms, Broadcast Box, Victoria Pavilion and William Street gates.

Land in front of the Victoria Pavilion was recontoured, creating a deep gulley in front of it, obscuring some of the original design intent. The original incline was only 900mm above floor level. These works occurred during the time when the cycle track was removed and the playing surface was realigned.



Photograph 29 Raised levels in front of the Victoria Pavilion. *Griffiths Architects December 2021*
The east face of the pavilion has been obscured by this intervention from the 1950s the balustrade is a reconstruction.

From the oval playing surface along its eastern side (between the north and south goal posts) are a series of seating terraces bounded along their uphill edge by a bitumen pathway. The terraces are constructed from pre-cast concrete kerbs and concrete slabs with a total of 11 risers. These are in fair to very poor condition near the southern end.

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Photograph 30 Concrete terraces and advertising signs. *Griffiths Architects December 2021*
The terraces are formed by precast concrete kerbs and concrete paving slabs. These are in very poor condition and in some locations are badly displaced.

The limestone ridge abuts the terrace's perimeter path along the eastern side. Elsewhere the ground surface is sand with a cover of unirrigated and rough-mown annual grasses.

Trees and other Vegetation

The predominant vegetation on the site is a group of Moreton Bay Figs (*Ficus macrophylla*) and 2 Norfolk Island Pines (*Araucaria heterophylla*) at the north end of the site and another group consisting of Moreton Bay Figs, Norfolk Island Pines, Coastal Sheoak (*Casuarina equisitifolia*) and several Gums (Eucalyptus spp) at the south-east corner of the site. There is also a Fig Tree (*Ficus carica*) and Century Plants (*Argave americana*)

There are also large and medium height Norfolk Island Pines in front of the William Street gates which is within the site boundary outside the perimeter wall, set in beds of low limestone wall.

There are scattered Gums and Sheoaks in various other locations around the site.

The group of Moreton Bay Figs at the north end of the site forms a substantial mass, with each tree averaging approximately 20 to 24 metres in height, with a similar canopy spread. These trees were probably planted in the 1890's and are now considered to be "past their prime.

The 2 Norfolk Island Pines within this group appear in good condition. They are approximately 25 metres in height with canopy spreads of approximately 12 metres: the canopy spreads are uneven where the Figs have grown up to them.

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One Moreton Bay Fig within the site adjacent to the intersection of Parry and Fairbairn Streets is located within the carparking area - bitumen seal finishes clear of the tree's trunk but roadbase and car parking extends close to it.

Within the group of trees in the north-east corner of the site, canopies overlap, casting uniform, dense shade over the ground surface.

The group of trees in the south-east corner of the site is not as massive in scale, with the individual trees being smaller and not forming overlapping canopies to the same extent. One of the Norfolk Island Pines is in poor stunted condition.

Trees which are not located within the site, but which impinge upon views of it, include a short row of Gums along the north side of Fairbairn Street near the prison, young Norfolk Island Pines outside the markets building in Parry Street, Date Palms (*Pheonix canariensis*), on either side of William Street near its intersection with Parry Street.

The only other vegetation on the site are shrubs clustered on and around the limestone ridge. These comprise the indigenous species:

Pink Rice Flower (*Pimelia ferruginea*)

Coastal Wattle (*Acacia sp*)

Coastal Peppermint (*Agonis flexuosa*)

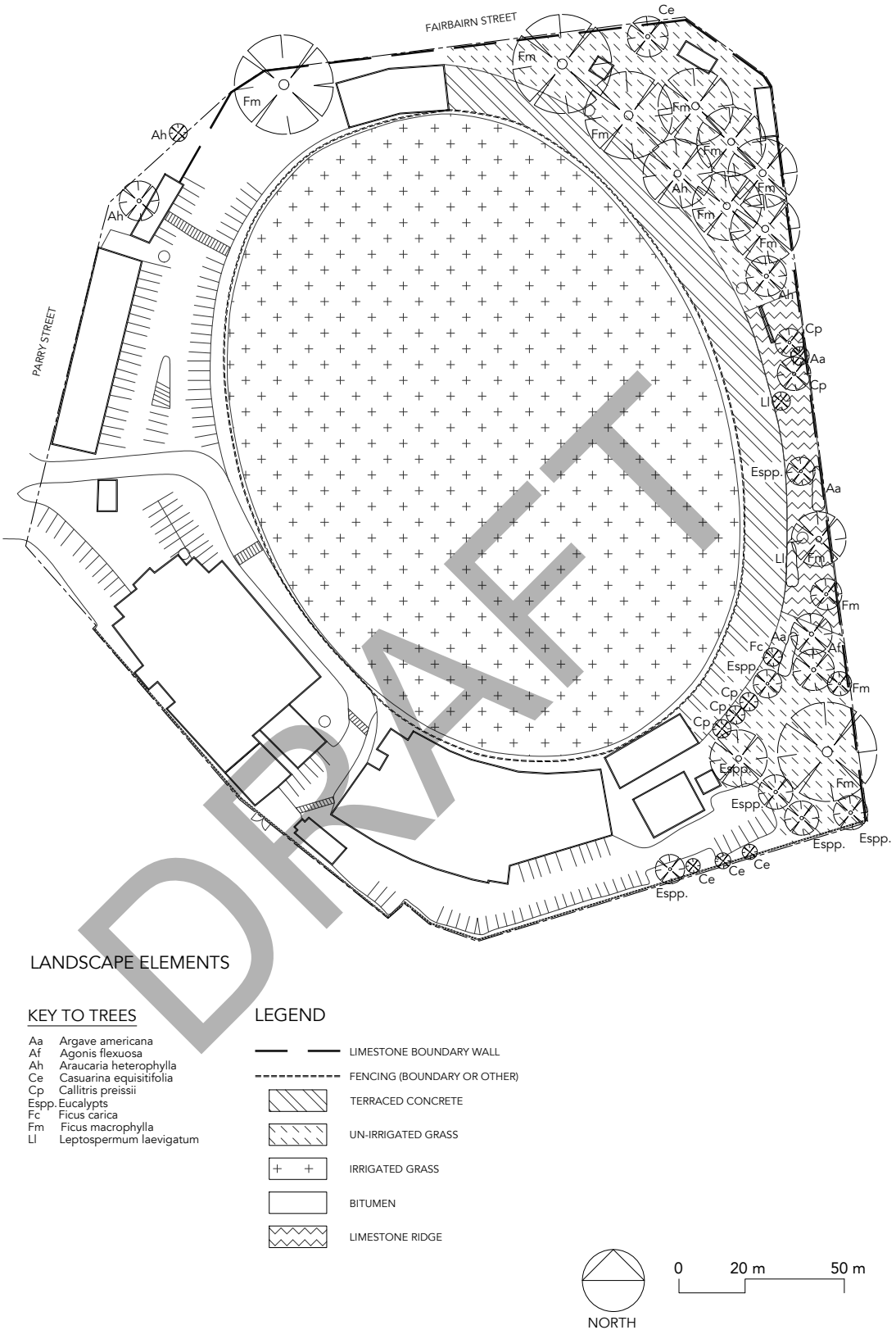
Rottnest Island Pine (*Callitris preissii*)

and introduced species:

Tea Tree (*Leptospermum laevigatum*)

Agave (*Agave americana*)

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Figure 03 Existing Landscape Elements Plan, Fremantle Oval. *Griffiths Architects, January 2022*

3.5 CURRENT FUNCTION OF THE PLACE

Fremantle Oval still serves as a sports oval, the Victoria Pavilion continues to function as a grandstand, with fitness training facilities under it, together with South Fremantle Football Club administration. The Dockers headquarters, once the temporary home of Fremantle City Council lies vacant and the Griff John Pavilion remains the headquarters of South Fremantle Football Club or Bulldogs.

3.5.1 Description of fabric

The complex comprises a number of built elements, created across its history, including the Victoria Pavilion (1897), Griff John Pavilion (1960 and 1969), Fothergill Street entry gates (1970), north and southeast toilet blocks (1970), northwest pavilion (1970) George Grljusich broadcast box (1961), William Street gates (1986), and the former Dockers Clubrooms (1999).

Victoria Pavilion (1897)

The Victoria Pavilion is a large Flemish bond tuck-pointed brick, rendered brick, timber and iron structure located on the western side of the Fremantle Oval designed in the Federation Filigree style. [149]

The building faces east onto the oval and provides covered seating for spectators. The back of the building faces Parry Street. This elevation was not envisaged as a street elevation when conceived. It has some window and door openings at irregular intervals and archways indicating a former undercroft area, which is supported by investigative works undertaken in 2015. The wall was originally tuck-pointed Flemish bond brick with rendered quoins and entablatures, but some of the brickwork was rendered in the1950s and is currently painted, with many sections of render losing adherence. Rendering and painting has had a deleterious effect.

The upper level is timber boarded with horizontal boards up the roof plate and then vertically boarded gables, replacing the original timber louvres. The roof is covered with iron in a series of gables, overhanding verges and downpipes occur at each box gutter.

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149 Styles identified in accordance with Richard Apperley, Robert Irving and Peter Reynolds, Identifying Australia Architecture; Angus and Robertson; 1989. See pp 108-111.



Photograph 31 Victoria Pavilion from Parry Street *Griffiths Architects December 2021*
This reveals the prosaic nature of the west elevation and the changes to the treatment of the gables.

The ends of the building are terminated with the stair towers, also constructed in tuck-pointed Flemish bond brick, with rendered quoins, a large rendered entablature, convex curved roof, raised cupola and finial. The roofs are covered with raised seam metal sheeting. The ground floor wall has a mixture of flat arched door and windows and a number of semi-circular arched openings.

Openings to the stair two stair towers are dressed with architraves, imposts and arches with keystones.



Photograph 32 Victoria Pavilion south elevation. *Griffiths Architects December 2021*. This embankment and limestone walls are later additions, increasing the pitch of the bank substantially.

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The more elaborate detailing of the building is reserved for the eastern elevation. The main roof is constructed of seven gabled bays supported on stop chamfered timber posts with timber trusses spanning between the gables. Gables are infilled with cast iron panels with sinuous decorative pattens, and the post capitals were removed. The roof sheeting is of corrugated galvanised iron.



Photograph 33 Victoria Pavilion east elevation. *Griffiths Architects December 2021.* The embankment and paving detract from the presentation of the place.

The bleachers are arranged in four blocks, each consisting of eleven rows of timber bleachers. The top seven rows of seating appear to be original whilst the front four rows have been replaced with timber seating on a steel frame. The balustrade at the front of the pavilion in timber fretwork is a 1980s restoration of the original. The three flights of steps to the pavilion are steel frame with tubular steel and wire mesh balustrades. These replaced the original timber stairs and balustrades in the 1950s.

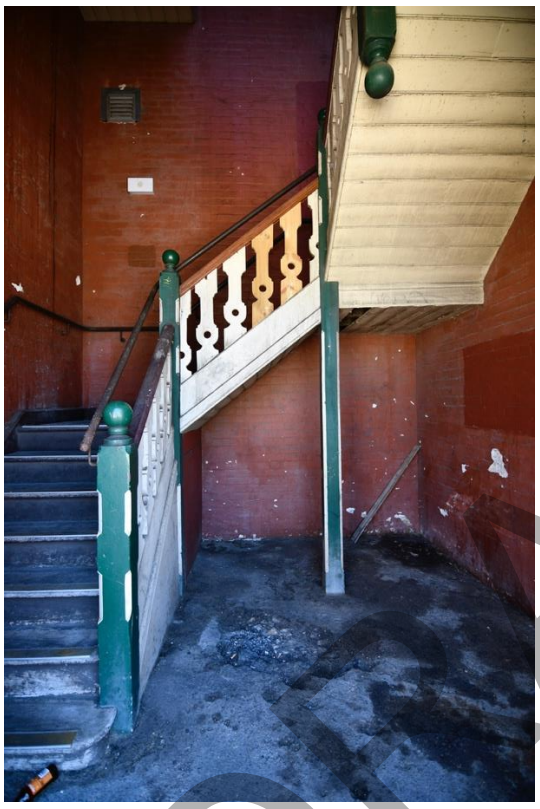


Photograph 34 Victoria Pavilion bleachers and seats. *Griffiths Architects December 2021*. There is a mixture of new and replacement material.

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There are flat floored private galleries at either end of the pavilion which enclosed under the main roof and are slightly higher than the front of the general viewing area which balances and punctuates the front elevation of the building.

Stairs to the private galleries and to the general viewing area are located at either end of the building. The general stairs are located in the two towers with the gallery stairs originally located in front. Both stairs are intact.



Photograph 35 Victoria Pavilion southern stairs. *Griffiths Architects December 2021.* Though in disrepair the stairs are intact. The masonry is much affected by damp.

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Below the seating area of the pavilion the ground floor level of the building is constructed in brickwork which has been painted.

There are a series of original large spaces along the length of the building divided by 200mm thick brick walls. Originally this area contained the changing rooms for the two football teams and a central dining room area. Part of the southern end of the building was probably an open undercroft area, which is supported by investigative works undertaken in 2015. These spaces have been altered and adapted throughout the course of the history of the pavilion. Currently the area under the pavilion contains a suite of offices occupied by the South Fremantle Football Club at the southern end, a toilet block which has been constructed inside the central area of the structure and a gymnasium in the northern end of the building. The internal fabric of the office area consists of original brick walls with some additional light weight partitioning and

suspended grid and original ripple iron ceilings. The original timber floor has been carpeted. There are some remnants of original change rooms and toilets adjacent to the South Fremantle Football Club boardroom. There is also evidence throughout this section of the building of original ripple iron ceilings above the later suspended ceiling system.

The toilet block in the centre of the building has been constructed of masonry blocks with a metal deck roof, as a separate structure within a structure. The original timber floor to this section of the building has been removed and a concrete slab constructed. There is an accessway around the toilet block structure within the original space. The block is ventilated by a duct constructed across the top of the structure and through one of the windows on the western elevation. The original fluted iron ceiling remains intact above the toilet structure. There are remnants of a picture rail on the walls around the original space and evidence of former arched openings.

At the northern end of the building the original internal space has been converted for use as a gymnasium. The existing timber floor in this area is a reinstatement, following the use of the area as a large toilet block in the 1990's. There is evidence of the original fluted iron ceiling above the suspended ceiling grid. Internally the building has a series of small rooms constructed of timber stud partitioning along the eastern side. The style of construction indicates that these were built in the 1930s or 40s.

Externally the eastern elevation of the building at ground level is of painted rendered tuck-pointed brickwork with rendered quoining to window and door openings, and lintels over them. The elevation consists of a series of door and window openings of which most are original. The doorway adjacent to the toilet block has been widened. Windows are twin pane double hung sashes and some contain original wired glass. Doors are framed, ledged and boarded.

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Photograph 36 Victoria Pavilion eastern ground floor wall. *Griffiths Architects December 2021*. The wall to the right and gangways are later additions. The original bank was only 900 high.

The site on which the pavilion is constructed has a natural slope to the west. The ground was originally excavated on the eastern side to construct the building. Early photographs show the ground in front of the pavilion excavated about 900mm. However, in the 1950s the area in front of the building was built up to approximately 2M above ground floor level and the area retained with limestone and brick retaining walls. This has obscured the reading of the original concept. The ground level adjacent to the western side of the building was raised to approximately floor level when the Parry Street extension was constructed.

Since its completion changes that have occurred include

Construction of Parry Street to the west of the building, completely changing it setting.

Changes to the level of the ground to the east of the pavilion and creation of a gulley.

Adaptation of the internal ground floor areas generally throughout.

Render and paint to original tuck-pointed brickwork.

Replacement of the three timber stairs to the viewing area with steel frame stairs.

Replacement of the lower four rows of seats.

Replacement of original timber louvres in the western facade with metal panels.

Loss of cast iron decorative brackets.

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Loss of timber detail to heads of columns.

Some other alterations to the fabric including replacement of roof sheeting with sheets to match the original and reconstruction of original balustrade details, have also been undertaken, but have conserved the fabric and not reduced authenticity.

Generally, the condition of the Victoria Pavilion is fair to poor. The following are in poor condition:

Roof Sheeting on the western side of the building shows evidence of rust.

Western wall suffers from damp for both rising damp and inundation and adverse impacts of render and paint on brickwork.

Water is penetrating between the metal panels on the western elevation and the timber structural posts causing corrosion.

Some deterioration including worn boards to the timber floors and stairs.

Minor surface rust to cast iron panels.

Deterioration of roof drainage system generally including, deteriorated rainwater heads, downpipes discharging against the external walls.

Roof joinery deterioration

Problems associated with inadequate drainage around the building including collection of water against entrances causing deterioration.

General severe deterioration of the fabric in the area where the toilet block has been constructed, including physical deterioration of the brickwork due to damp and noxious odours resulting from inadequate ventilation.

Corroding steel brackets

Rusting lintels

Deterioration of gutter boards

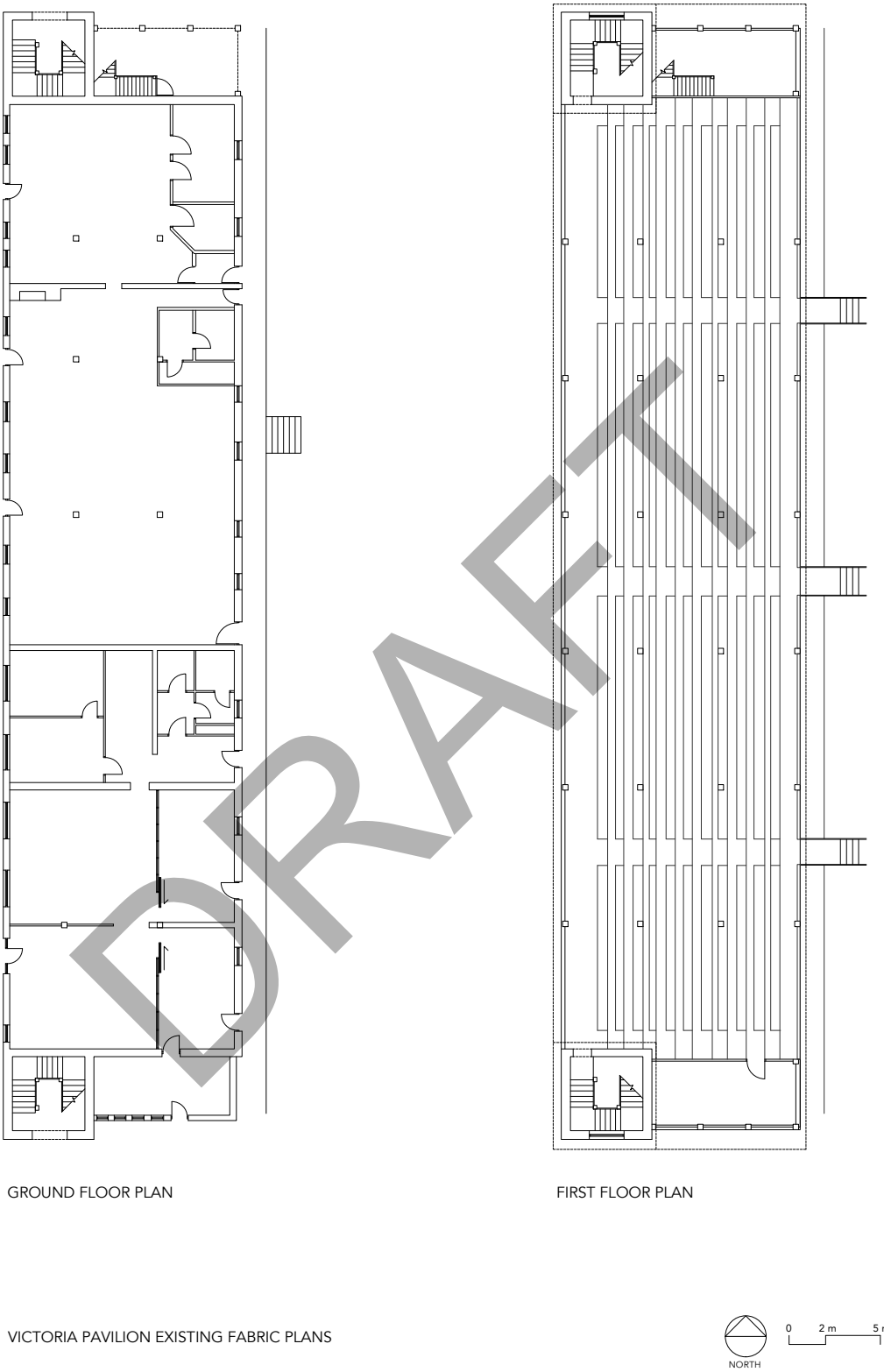
Deteriorating joinery

Crude abutments of limestone to ends and fixings into masonry walls.

Paint system failures

Build-up in paving levels making bottom steps of stairs non-compliant

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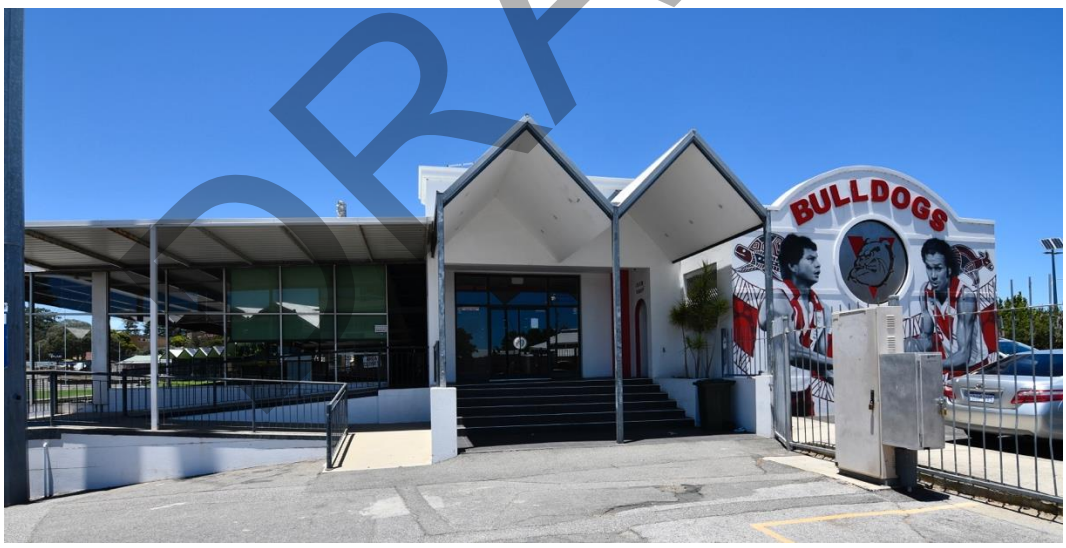
Figure 04 Existing Fabric Plan, Victoria Pavilion. *Griffiths Architects, January 2022*

Griff John Pavilion (1960, 1969)

The clubrooms are constructed in painted brick, steel, concrete with aluminium windows and a flat metal deck roof. It is a single storey structure with basement players changerooms and toilets. There is seating and concrete bleachers



Photograph 37 Griff John Pavilion from the north. *Griffiths Architects December 2021.*



Photograph 38 Griff John Pavilion from the west. *Griffiths Architects December 2021.*

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Photograph 39 Griff John Pavilion from the south. *Griffiths Architects December 2021.*

Fothergill Street entry gates (1970)

The entry gates comprise a ticket sales booth, two sets of turnstiles and escape gates. It is face brick construction, with aluminium windows and a flat ribbed deck roof. The gates are tubular framed with chain mesh panels. Pavings and crib walls inside the gate are in poor condition and the building is in fair condition. It makes little contribution to the oval in a visual or functional sense.



Photograph 40 Fothergill Street entry gates from the west. *Griffiths Architects December 2021.*

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North and southeast toilet blocks (1970)

The toilet blocks are near identical with face brick walls, low pitched corrugated steel roofs, concrete floors with granolithic surfaces, terrazzo partitioned compartments, stainless steel fittings and partly tiled walls. They are in fair condition and make no visual contribution to the setting.



Photograph 41 One of two toilet blocks. *Griffiths Architects December 2021.*

George Grljusich broadcast box (1961 and later)

The box is set on a rising bank and constructed on English bond brick foundations to a trapezoidal plan, clad with timber with access door and windows for broadcasters. The roof was added later and is an unlikely plan, being squared off to allow a roof to match the Victoria Pavilion, rather than the original flat roof.

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Photograph 42 Broadcast box. *Griffiths Architects December 2021*. This is an important view that reveals the Fremantle Prison walls beyond to the east.

William Street gates (1986)

The William Street gates comprise a ticket office, two sets of turnstiles and an escape route through the centre. It is constructed of rendered brick and iron, with steel grill gates, aluminium windows and purposed built turnstiles. The style takes some of its motifs from the Fremantle Arts Centre gables. While the awnings are a practical solution to shading the windows

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Photograph 43 William Street gates. *Griffiths Architects December 2021.*

Former Dockers Clubrooms (1999-2017).

The building follows the curve of the ground and uses some of the design devices of the Victoria Pavilion, with its gabled series of roofs. It is constructed of concrete and walls of glass facing on the oval. The entrance is from the west, with parking to the south. The read of the building presents as masonry walls with windows, while the oval side is almost all glass with views across the oval. The accommodation comprises offices, meeting rooms, training and treatment areas and sanitary facilities

3.5.2 Archaeological Potential

The work in this section was completed by Gaye Nayton in 1995 and little has changed to impact on this assessment.

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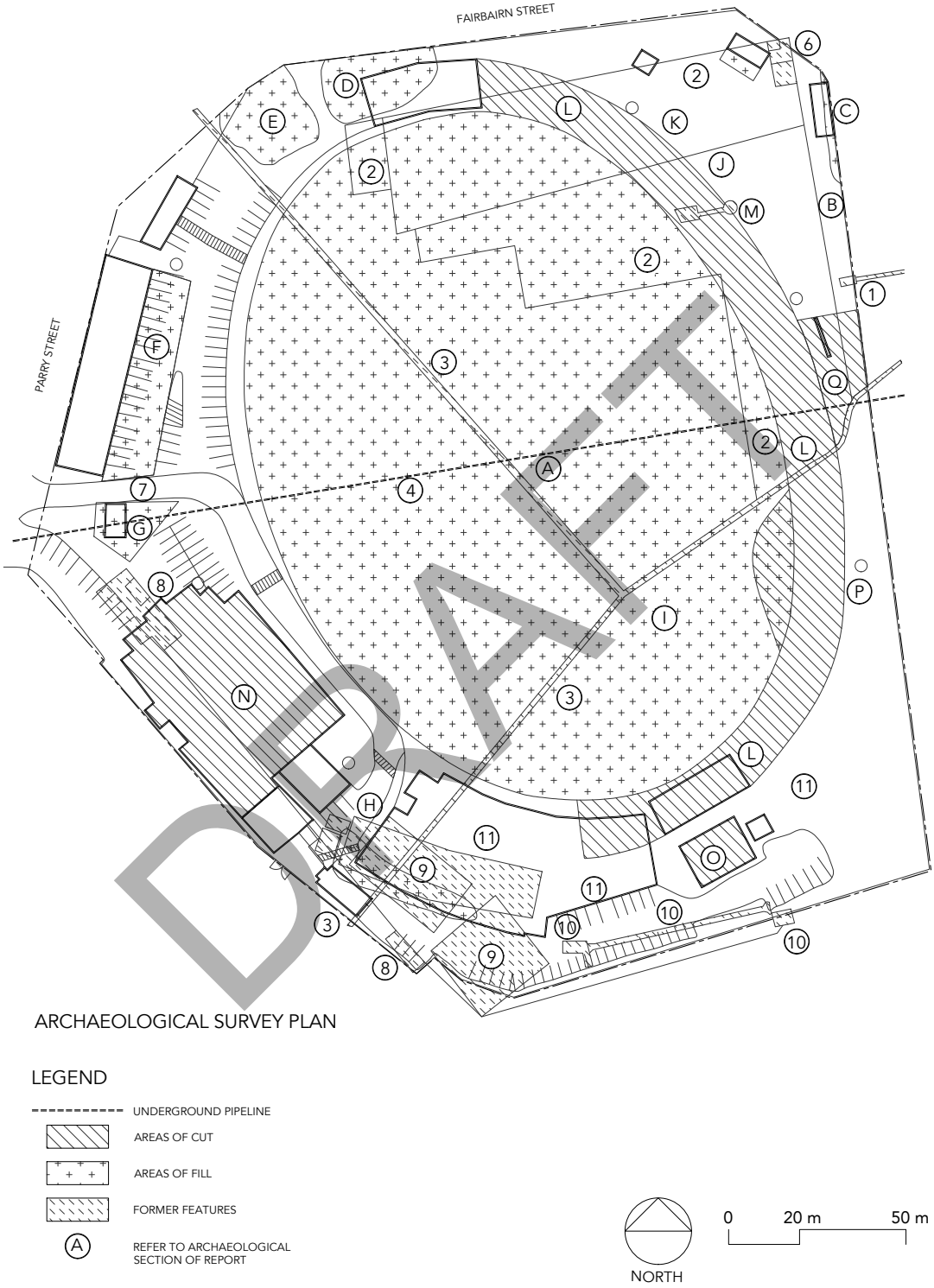


Figure 05 Archaeological Survey Plan, Fremantle Oval. *Griffiths Architects, January 2022*

Areas of Fill

Areas of fill cover and protect the archaeological record of activity at a site. Burying remains reduces the likelihood of present activities impacting on archaeological evidence. Areas of fill at Fremantle Oval are associated mainly with the oval itself and the western half of the grounds.

Area A. The Oval.

During the survey workmen were digging trenches in the northern part of the oval. The opportunity was taken to inspect the top 30 cm of sub surface deposits. These deposits were made up of fine grained top soil with no artifactual material incorporated into the matrix.

Area B. Fothergill Street Entrance.

A flat surface for the entrance has been achieved by building up the ground on the western side of the entrance.

Area C. Ground Adjunct to Fothergill Street Boundary Wall.

The Fothergill Street boundary wall is acting as a sediment trap stabilising soil immediately adjunct to it and allowing soil and rubbish deposits to build up. The trees located on the slopes in this north-eastern comer of the grounds are also acting as sediment traps allowing deposits to build up around their roots.

Area D. Western End of North Stand.

The ground level under the western end of this stand has been raised to provide a flat surface for the building. The area of fill extends east-west for a distance of 30 metres, 19 of which are underneath the stand. The fill also extends north-south for a distance of 17 metres, stretching from the stone boundary wall.

Area E. Car Park to the East of the Victoria Pavilion.

The area to the east of the Victoria Pavilion has been raised to form a slope which angles down from the stone boundary wall to the oval. There is a marked difference in the height and slope of the remnant ground levels outside the boundary wall to those inside.

Area F. Ramp in Front of Victoria Pavilion.

The area directly in front of the Victoria Pavilion has also been raised to form a ramp sloping down towards the oval. The ramp starts approximately one metre from the pavilion and is at the same height as the viewing area at this point.

It is difficult to assess by visual inspection alone whether the building of the Victoria Pavilion necessitated cutting or filling to level the site. Historical photographs of the pavilion which include glimpses of other buildings in the area suggest that the site may have been reasonably level to start with.

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Area G. George Grljusich Broadcast Box.

The press box is constructed on a similar sloping ramp to the one outside the Victoria Pavilion. The press box is located at the highest end of the ramp which extends towards the oval for the same distance as areas D and E.

Area H. Western End of Doig Stand (demolished).

The ground level under the western half of this stand was raised to provide a flat surface for the building. The Dockers building chance this area and flattened and extensive area.

Areas of Disturbance

Areas of disturbance are those areas where digging or erosion have cut into the archaeological layers, mixing or removing archaeological evidence.

Area I. The Eastern Half of the Oval.

The remnant landforms indicate the former Barrack Field was a gently sloping plain which drained to the west. The construction of the parade and recreation ground, and then oval necessitated levelling this plain. This is most likely to have been achieved by cutting down most of the eastern part of the oval.

Later work in the 1960s which orientated the oval more to a north-south alignment would also have involved some cutting down operations in the eastern segment of the oval.

Area J. Slopes in the Upper North-eastern Corner of the Grounds.

The slopes in this area are suffering erosion. This is exposing nineteenth century artifactual material at the surface. A surface collection of a representative sample of older material was taken. One particular area on the slope below the present toilets was very rich in exposed artefacts. Material collected from the general area consists of

Blue and white "hospitality" ware decal plate shard.

Brown and white transfer print plate shard with geometric pattern.

Material collected from the slope below the toilets consist of Green and white transfer print plate shard with floral pattern.

Several shards of a blue and white transfer print serving platter with a floral pattern and a fish roe border.

Earthenware shard from a mug, vase or storage vessel with a brown glazed inside and a cream glaze on the outside embossed with a styli sed flower motif

Shards of an aqua green bottle (possibly a Codds type bottle) embossed FREMANTLE C & ...

Two-piece mould "black" glass bottle with bottom plate and a large bell shaped mamelon.

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Shard from a moulded "black" glass bottle with an applied finish.

Perry Davis type finish on a brown bottle neck shard which is either hand blown or made in a shoulder length two-piece mould.

Green Club sauce finish shard also from a hand blown or shoulder length two-piece mould.

Area K. Brick Kiosk Building near Toilet Block.

The foundations for this building have been cut into the slope to provide a flat base. Artifactual material is exposed in the disturbed ground around the building. A small sample was collected from the surface consisting of

Blue and white transfer print plate shard with part of a romantic scene.

White cup shard with an embossed blue floral motif

Light blue glass shard possibly from a Codds type bottle.

Area L. Concrete Seating Around northern part of Oval.

The lower slopes of the eastern half of the grounds have been cut and the angle of the slope changed during the installation of a semi circle of concrete seating and a bitumen access path around the oval. The front of the North Stand which is adjunct to the seating in this area also cuts slightly into the slope.

Areas M. Lighting Towers.

Four lighting towers were installed in 1992. These necessitated the disturbance of the ground around the towers to a depth of two metres. During the digging operations for the left-hand tower foundations a limestone tunnel was encountered at a depth of one metre (pers. comm. Brian Ciccotosto). The tunnel was cut through and was found to be filled with old bottles.

Area N. The South Fremantle Clubhouse (Griff John Pavilion).

The clubhouse is likely to have been built with concrete strip footings and a concrete slab. Underground change rooms have also been constructed in the front half of the building. Any archaeological deposits within the building zone are likely to have been disturbed.

Area O. Southern Toilet Block.

The foundations for this building have been cut into the slope to provide a flat surface.

Area P. Limestone Ridge.

The limestone ridge along the eastern edge of the grounds appears to have been cut back to its present configuration. This may have occurred mostly before or concurrently with the oval's construction in 1894, however, the ridge has been cut further since 1913 to allow the oval to expand into a more even shape. The last major change in the oval's shape occurred in the 1960s when the goal posts were re-aligned to a north-south position.

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Area Q. Slope Behind Scoreboard.

This area which is presently enclosed by a fence has also been cut back to its present configuration. This may have occurred more recently as a result of the erection of the scoreboard.

Former Features

1. Fremantle Prison Main Sewer and Cesspit.

Early plans of the prison and convict gardens show that the end of the main sewer, and the cesspit it emptied into, are located within the present oval grounds. There are no surface indications of this feature.

2. Convict Gardens.

Part of the former convict gardens occupied the north-eastern section of the present grounds. The earliest part of the gardens extended in a rough rectangle from the northwest comer of the present grounds westward to the western end of the North Stand and southwards for approximately 23 metres. This area encloses most of area I, the site of the North Stand and the north-eastern comer of the oval. By the 1880s the gardens had extended to take up all of the north-eastern comer of the grounds. The well used to water the gardens appears from historical photographs to have been located near the present North Stand.

There are no surface indications of the layout of the convict gardens, however, the older artifacts eroding out of the slopes indicate that this area has been extensively used.

3. Paths Associated with The Convict Establishment.

Plans of the establishment show a Y-shaped path system crossing the oval grounds leading from the prison to both the Pensioner Barracks and the Wardens Cottages. There are no surface indications of these pathways.

4. Prison Reservoir Water Pipeline.

A pipeline once existed extending from the prison reservoir to the Fremantle Long Jetty. Little is known about this pipeline, in particular its exact route and whether it was an above ground or underground feature. It is however, extremely likely that the pipeline crossed the southern area of the present oval grounds. There are no surface indications of this pipeline.

5. Bicycle Track.

A macadamised bicycle track was built around the oval in 1895. A low wooden fence was constructed around the outside of the track with wooden bench seating located around the fence.

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6. 1913 Structures in Northeast Corner of Grounds.

The 1913 plan shows two small structures in the north-eastern corner of the grounds near the present-day toilets. The present toilets are constructed in a way which minimises impact on the archaeological record and there is little indication of disturbance around them. The 1913 structures may also have functioned as toilets, but it is possible that one may have been an entrance gate. There are no surface indications of these structures, the most northerly of which may have been located outside the present boundaries.

7. 1913 Structure near Broadcast Box.

The 1913 plan shows a small structure which was possibly a press box located just in front of the present-day press box. The structure's location is now covered by the ramp in front of the press box (Area F).

8. Structures on the Inside and Outside of the Boundary between the Oval and The Pensioner Barracks Site.

Several structures have been located either side of the boundary line between the former Pensioner Barracks and the oval. The South Fremantle clubhouse is presently located partly across this boundary, which today still functions as a legal boundary between the oval reserve and freehold land.

The building of the clubhouse is likely to have removed any archaeological deposits from underneath the building. However, two clusters of small structures dating from 1898 onwards were once located on either side of the clubhouse. A wing of the military hospital used during the first world war was also located along the boundary line (on the freehold land) partly to the east of the clubhouse. Historical photographs show tents pitched beside the hospital wing in the present location of the clubhouse.

The ground to the west of the clubhouse is now covered in bitumen. The area does not appear to have been either artificially filled or cut down. Adjunct to the east wall of the clubhouse are prefabricated buildings standing on piles. This method of construction causes the least impact on archaeological layers. Nearby is an iron building on a concrete slab which also appears to have had a minimal impact. The open triangle of ground between the clubhouse and the start of the present hospital boundary fence looks essentially undisturbed. White tile shards and concrete piping were evident as a sparse scatter across the former hospital site.

9. Croquet Lawn, Dance Hall and Board Meeting Room?

These features were located behind and under the present Dockers.

10. Two Buildings Connected by a Path.

An aerial photograph taken in 1949 shows two buildings near the southern boundary of the grounds. These buildings are not shown on any available plans. Present day plans show a similar

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sized building at the same location but at a different orientation to the western building. The archaeological survey found a path complex and evidence of disturbed ground in the appropriate locations for these buildings.

11. Refreshment Area.

Historical photographs show the south-eastern comer of the grounds covered in small refreshment tents. These tents appear to spread randomly from near the present South Fremantle clubhouse to the slope in the south-eastern corner.

Other than the artifacts visible in the disturbed area at the end of the paths there are no surface indications of this activity area. Limestone blocks which were observed scattered across the tops of the slope are not thought to be associated with early activities on the site. The construction of the Dockers building has removed the prospect of further archaeology in this area.

3.5.3 Changes to the Fabric and Identification of Structural Alteration to the Fabric.

Documentary and physical evidence indicates numerous instances of change in the complex and this is dealt with in the discussion of each of the remaining features.

The whole of the site has undergone change since the as indicated in the chronology, with other changes remaining undocumented, though physical evidence records the changes.

Change has included re-shaping the landform for a parade ground and recreation area, perimeter fencing, oval re-orientation and the addition and removal of structures and replacement structures, changes to the landscape and plantings and the incorporation of newer technology.

Also, reduction of the landholding associated with the construction of the Parry Street extension.

The Victoria Pavilion has undergone numerous changes and some have been reversed. Its overall composition and presence is little altered and it remains a significant building in Fremantle.

3.5.4 Condition

Generally, *Fremantle Oval* is in fair to poor condition, with failures in the landscape, perimeter walls, minor buildings that are beyond a serviceable life, and poor access. The Victoria Pavilion has deteriorated badly and is missing some important details. Many of the issues are associated with water ingress, stormwater management and neglect.

3.6 CONCLUSION

The Physical Evidence demonstrates that the place has undergone significant change, even its boundaries have been altered. Buildings from the Convict Establishment have been removed, original fences replaced, many minor structures replaced and the contoured altered. Having

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said that, there is evidence of all periods of use, either as physical fabric or as the archaeological record.

4.0 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 INTRODUCTION

The analysis of Documentary, Oral and Physical Evidence covers a brief summary of the Development Sequence of the place, identifies issues that have not been resolved by research and provides some comparative analysis.

4.2 SEQUENCE OF DEVELOPMENT

1850's	Area adjacent to the Barracks utilised as a parade and drill ground for the Enrolled Pensioner Guards and identified as the Barrack Green or Barrack Field.
1860's	Barrack Green used for muster and drill duty by The Fremantle Volunteer Rifles raised in 1861. The site also used for recreational sports.
1880's	Northern fringes of the site utilised as garden allotments for the convict establishment and the senior prison officers.
1894	Title passes to Town of Fremantle.
1895	Council undertakes improvements on the oval
1897	Victoria Pavilion opened by the Premier Sir John Forrest on 6 November.
1905	A new entrance to the oval constructed off Fothergill Street. (John St)
1906	Entrance gateways built into the oval from William and Norfolk Streets.
1914	Brick entrances with turnstiles constructed at intersection of William and Henderson Street.
c.1918	Caretaker's Cottage constructed of timber taken from the Fremantle Municipal Baths (which had been demolished 1917).
1937/8	A stone wall is constructed around the oval to replace the former timber fence.
1946	The Pavilion and all other oval buildings painted.
1948	The cycling track is repaired and resprayed.
1957	Renovations to Victoria Pavilion and surrounds.
1960	The Griff John Pavilion opened.
1962	Improvements and repairs to the oval grounds including a regrading and grassing of the outer reserve and some alterations to the inner fence.

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1963	Construction of the Doig Pavilion to the east of the Griff John Pavilion.
1965 - 1970	Removal of the cycle track and realignment of the oval, moving it further away from the Victoria Pavilion.
1969	Additions to the Griff John Pavilion.
1978	$12,000 spent on upgrading drainage on the Oval.
1985	Alterations to the Victoria Pavilion in readiness for the construction of the Parry Street extension.
1985	Demolition of William Street entrance gates and removal of turnstiles.
1986	Construction of new turnstiles and entry gates
1989	The Fremantle City Council receives a grant of $15,000 from the National Estate to restore period detail to the Victoria Pavilion.
1992	New light towers containing 52 globes installed at the Oval. By 1999 there were a total of 6 light towers present at the oval.
1999	Construction of Dockers' offices to design by Oldfield Knott Architects.
2015	Fremantle Council carry out substantial conservation of Victoria Pavilion.

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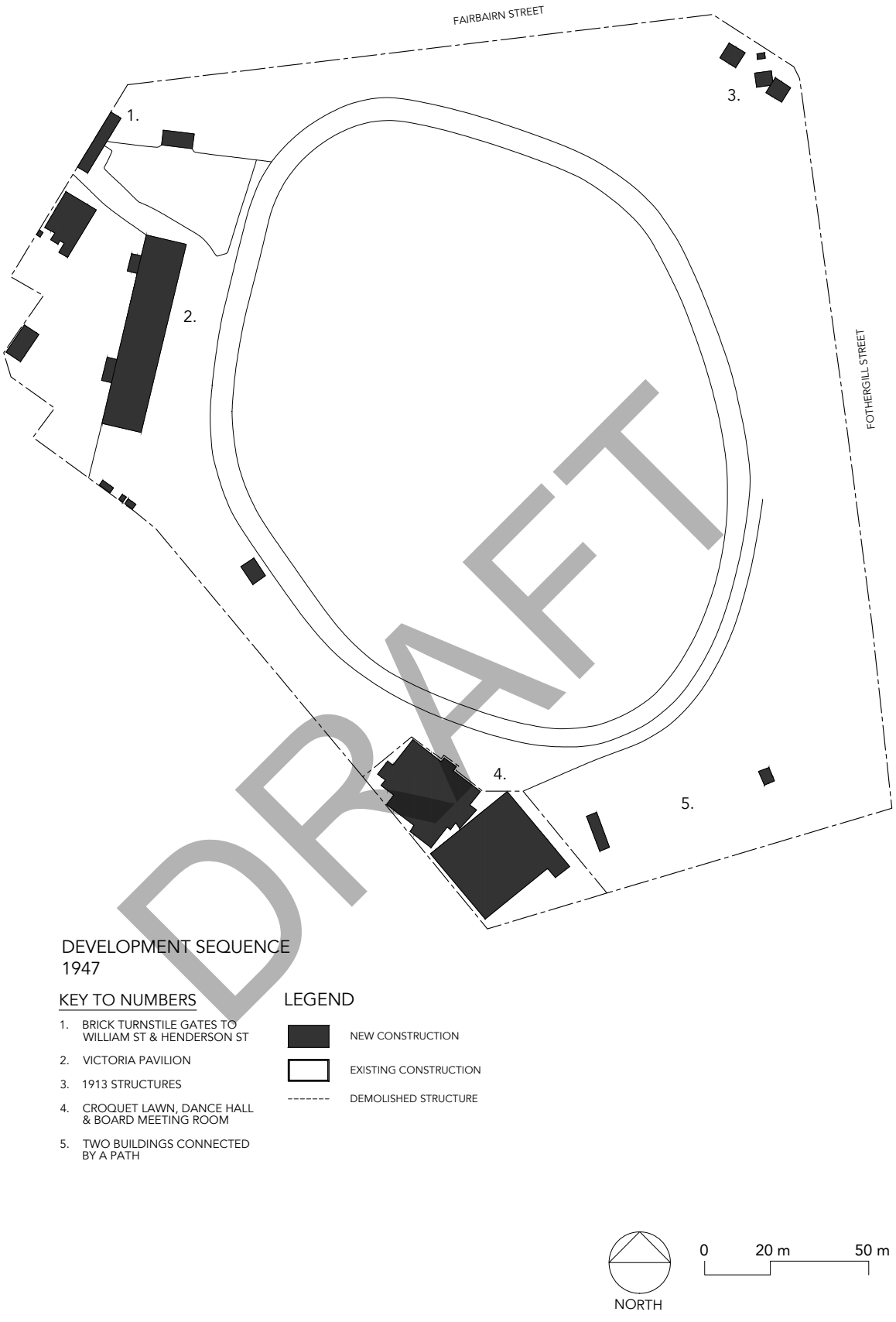
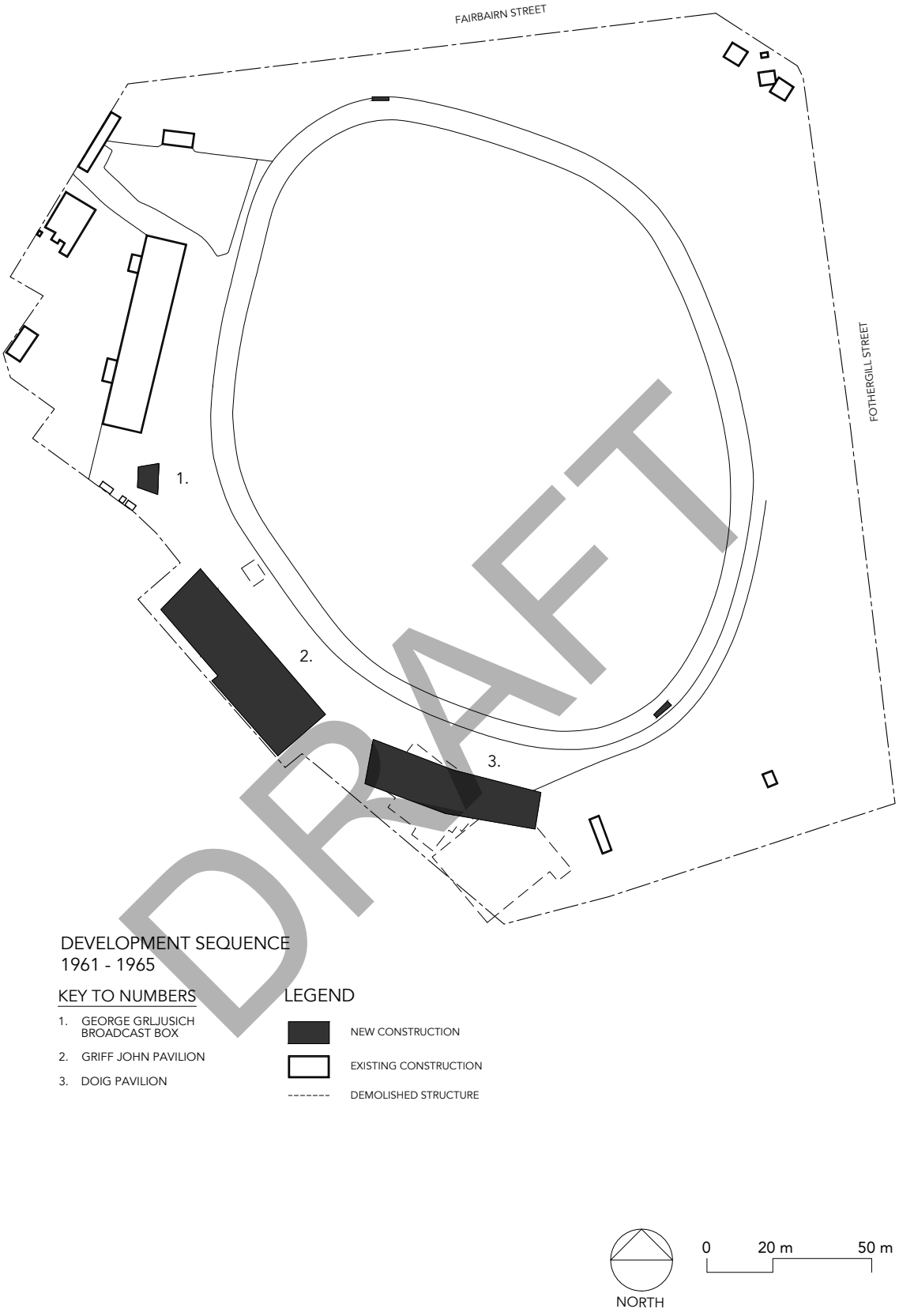
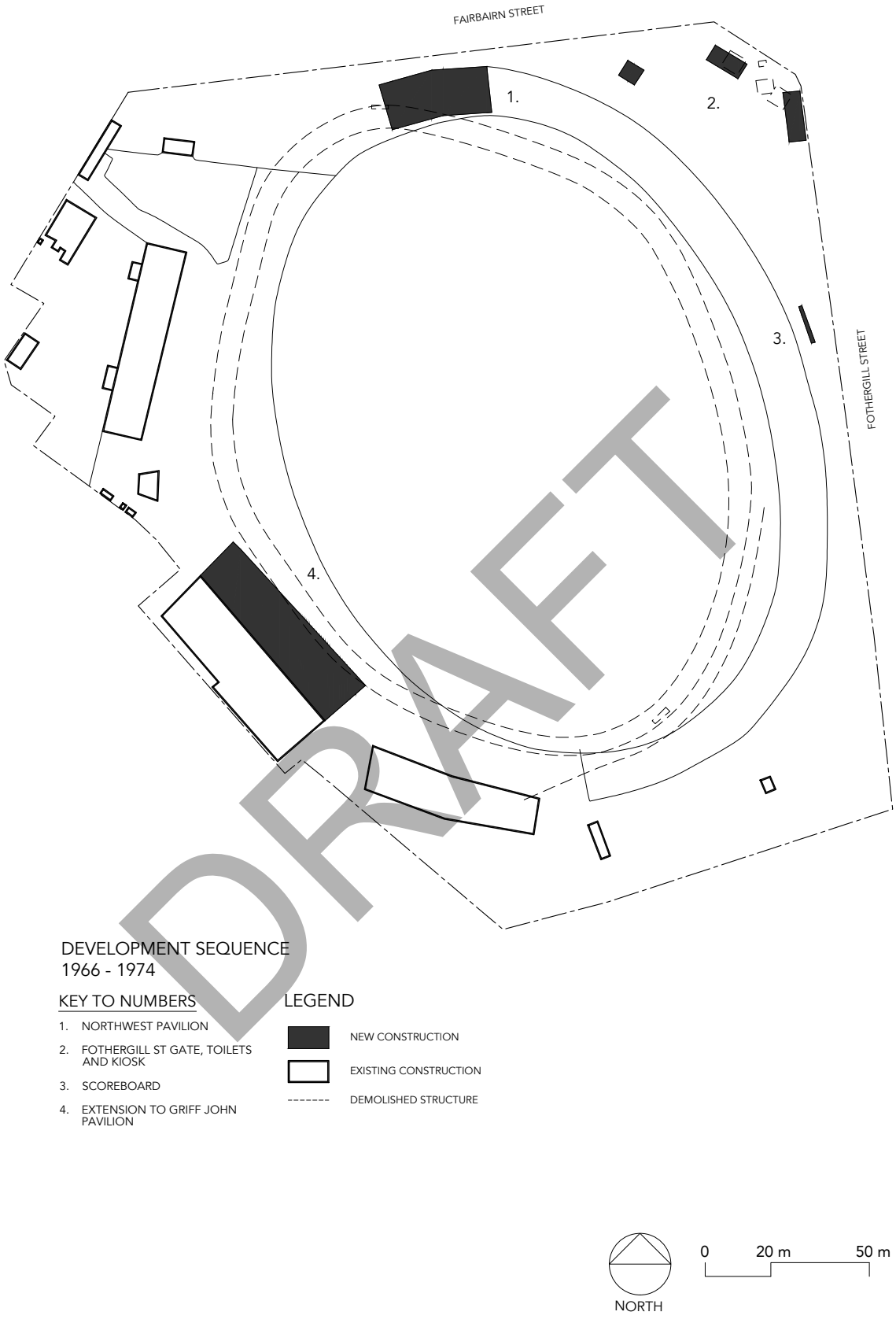


Figure 06 Sequence of Development Diagram 1947. *Griffiths Architects, January 2022*



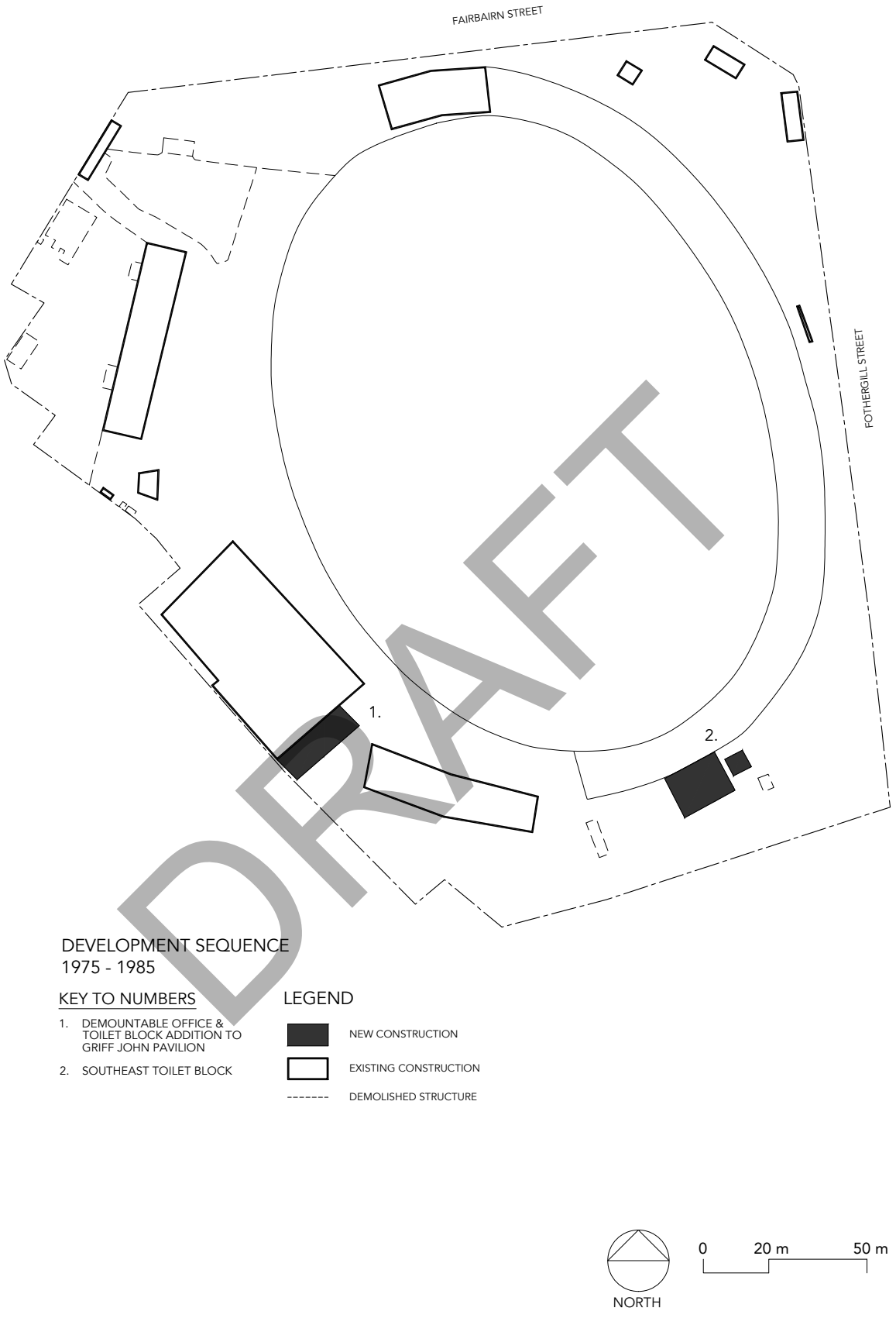
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Figure 07 Sequence of Development Diagram 1961-1965. *Griffiths Architects, January 2022*



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Figure 08 Sequence of Development Diagram 1966-1974. *Griffiths Architects, January 2022*



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Figure 09 Sequence of Development Diagram 1975-1985. *Griffiths Architects, January 2022*

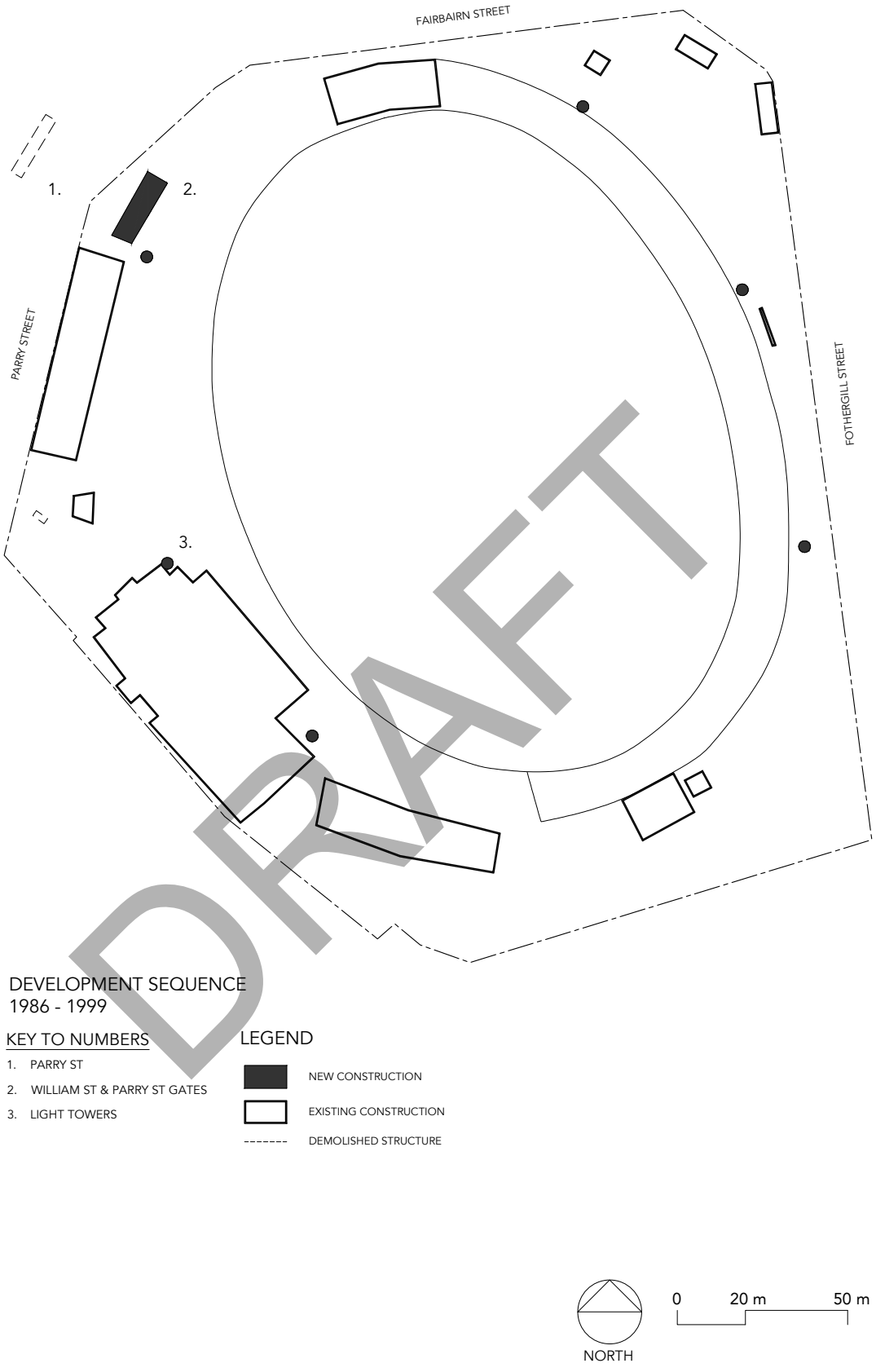
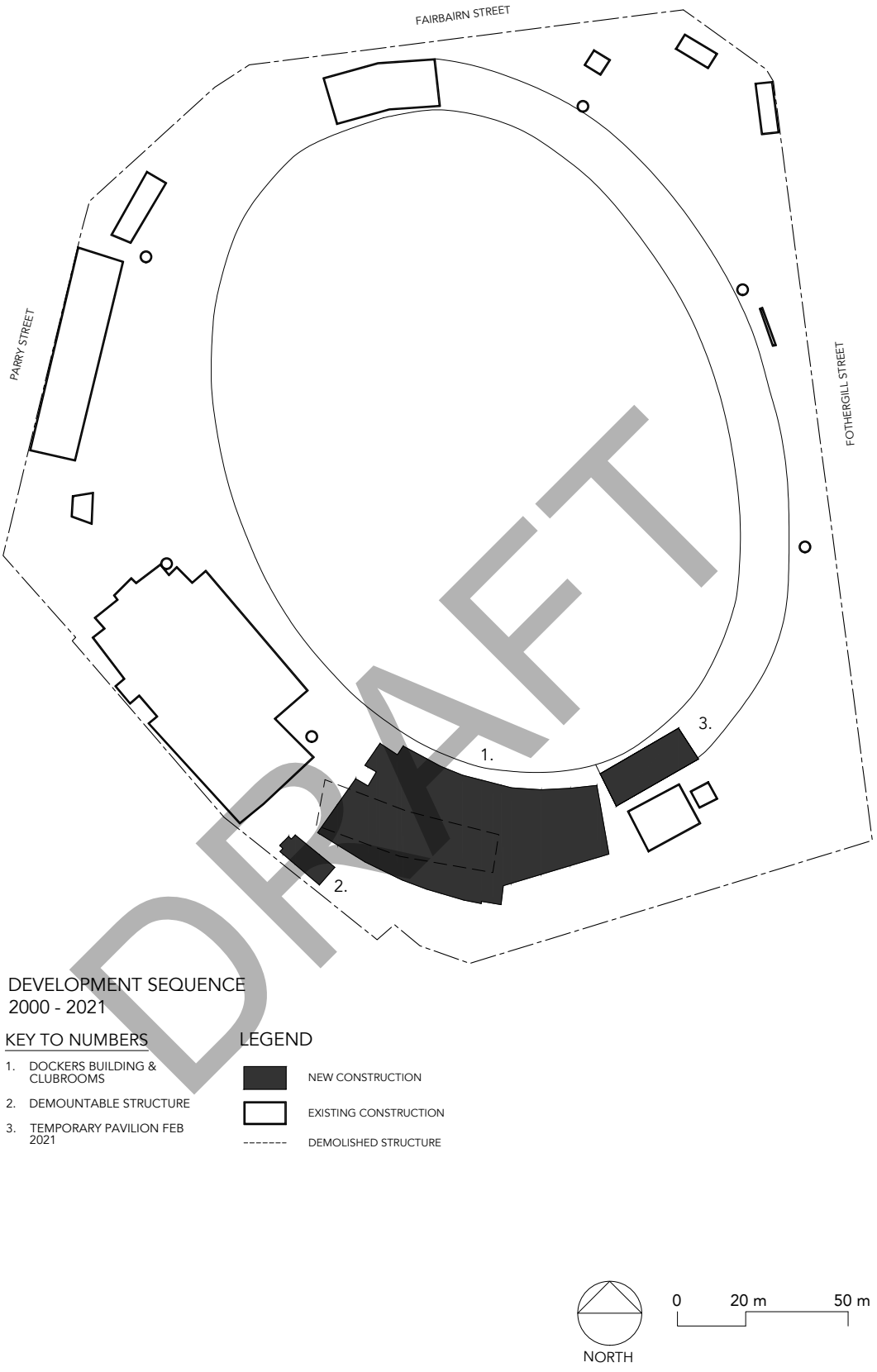


Figure 10 Sequence of Development Diagram 1986-1999. *Griffiths Architects, January 2022*



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Figure 11 Sequence of Development Diagram 2000-2021. *Griffiths Architects, January 2022*

4.3 UNRESOLVED QUESTIONS

Physical evidence combined with the documentary evidence gives a reasonably complete picture of the origins and evolution of the places.

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4.4 COMPARATIVE ANALYSIS OF THE PLACE

Convict Sites

A search of Convict related sites in Western Australia reveals many places including public works, pensioner guard accommodation, convict depots and depot sites and the like. There are very few sites with convict associated hospitals. Apart from the hospital within Fremantle Prison and the Knowle which became a hospital, there is, a former convict hospital site in Bunbury, and the remains of a hospital at Port Gregory Convict Hiring Depot. The first stage of the Colonial Hospital (Royal Perth Hospital) was undertaken by convict labour, as was the Geraldton Hospital (Bill Sewell Centre).

Ovals

There are many ovals throughout Western Australia, with the majority of urban suburbs and rural towns having at least one. These were established at varying times, and most of them continue to operate as sports grounds to the present.

Significant outdoor sporting venues in Western Australia which are comparable to Fremantle Oval include:

- Ascot Racecourse (1853): Home of the Western Australian Turf Club, includes several historic buildings and a recent grandstand. Assessment in consultation stage.
- WACA Oval (1890): A multi-use stadium predominantly associated with cricket. Currently subject to significant redevelopment in 2022. To be assessed.
- *Subiaco Oval* (1908, now mostly demolished except gates): First built in 1908, at which point it was known as Mueller Park. In 1969 a three-tier stand was constructed at the western end of the stadium, and in 1981 a two-tier stand on the members' wing was completed. A further redevelopment came in 1995 with the opening of the new two-tier ANZ Stand (now NAB Stand) opposite the members' wing. In 1997, light towers were installed at the ground.
- *Perth Oval* (1910): Home ground of East Perth Football Club from 1910 until 2002 and hosted several of the WAFL's grand finals during that time. In 2004, the ground was redeveloped, altering it from an oval field to a rectangular field.
- Belmont Park Racecourse (1910): Perth's winter racecourse, with fully enclosed facilities for spectators. No Listings.
- *Bassendean Oval* (1927): contains two timber and masonry grandstands, three entry gates with the earliest built in 1929 in the Inter War Stripped Classical Style.
- *Gloucester Park* (1929): Home of Western Australian Trotting Association since 1929, and locate adjacent to the WACA Oval, the Park hosted World Series Cricket matches between 1977 and 1979.

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- Perth Stadium (2018): a multi-purpose stadium Burswood, with a capacity of 60,000 people, making it the third-largest stadium in Australia after the Melbourne Cricket Ground and Stadium Australia.

Fremantle Oval is significant as a sportsground, which has predominantly been used for Australian Rules Football. It is rare in Western Australia for having a relatively intact grandstand from the 1890s.

4.5 PEOPLE ASSOCIATED WITH THE PLACE

Fredrick William Burwell (1846-1915), the architect for the Victoria Pavilion was born in Huntly, Aberdeenshire and served his articles with James Matthews in Scotland before migrating to Melbourne in 1869, aged 23, subsequently working in New Zealand. By 1896 he was listed in partnership with his uncle, running offices Perth and Fremantle, but in 1897 was on his own at Mouat Street, Fremantle. Burwell was a prolific designer, with many grand commercial buildings, especially in Fremantle, predominantly in the Federation Free Classical style, including the Victoria Pavilion (1897); various warehouses, e.g. those for D. & J. Fowler (1900), Henry Berry (1900), James Lilly (1900), and Burns Philp (1903); Marmion Building (1903); Freemason's Hotel (1903, now Sail & Anchor); Caledonian Hall (1903); Owston's Buildings (1903); Dalkeith Theatre & Shops (1903); and the Central Chambers (1907).[150]

4.6 CONCLUSION

The comparative evidence gathered in this section, points up the rarity of the place, which in turn provides an indication of the relative significance of the place.

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150 Taylor, John, 'Frederick William Burwell (1846-1915)', Western Australian Architect Biographies (2013); Pitt Morison, Margaret, 'Immigrant Architects in Western Australia 1885-1905' (1983).

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 GENERALLY

The assessment of significance is set out using the State Heritage Office's Criteria of Cultural Significance for Assessment of Places for entry into the State Register of Heritage Places. It uses HERCON values, per current practice.

5.2 IMPORTANCE IN DEMONSTRATING THE EVOLUTION OR PATTERN OF WESTERN AUSTRALIA'S HISTORY

Fremantle Oval is of historic significance to the history of football in WA, as the site of games since the 1890s to the present (2022). It remains the home ground of the South Fremantle Football Club and was the original home ground of the East Fremantle Football Club. It has also been the home ground of the Fremantle Dockers men's team and is at present (since 2017) the home ground of the Dockers women's team.

Fremantle Oval was part of the original Convict Establishment Grant, and the area was used as a parade and drill ground for the enrolled Pensioner Guard and Volunteer Corp. It was also the site of gardens supplying the convict establishment. Consequently, the Oval has a strong relationship, both historically and visually, with the Prison.

Fremantle Oval benefitted from the Goldrush development of Fremantle, and the transfer of land to the Colonial Government which saw the former Convict Grant Lands become a precinct of government and civic buildings. These buildings include the Police Station, Courthouse, Drill Hall, Immigrants Home, Hospital, Fremantle Markets, Synagogue and Scott's Presbyterian Church.

Fremantle Oval is of significance for its association with other sporting associations, including cycling and cricket.

Fremantle Oval is a site where the people of Fremantle have gathered to mark events significant in the history of the city, state and nation.

Victoria Pavilion is significant as a relatively intact grandstand from the 1890s, at the moment when sporting codes first began charging for entrance to games, permanently changing the nature of professional sport in Western Australia.

5.3 IMPORTANCE IN DEMONSTRATING RARE, UNCOMMON OR ENDANGERED ASPECTS OF WESTERN AUSTRALIA'S HERITAGE

Fremantle Oval is uncommon as a site which is identifiably a former part of the Imperial Convict Establishment.

Victoria Pavilion is amongst the earliest sport grandstands remaining in Western Australia.

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5.4 POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF WESTERN AUSTRALIA'S HISTORY

Further archaeological investigation has the potential to reveal additional details about the site's convict past. In particular, there is potential for information about early horticultural practices, and similar material culture and diet.

Further research into the relationship between spectators and players and the changing nature of this from the 1890s to the present has the potential to inform a deeper understanding of the site.

5.5 IMPORTANCE IN DEMONSTRATING THE CHARACTERISTICS OF A BROADER CLASS OF PLACES

The Victoria Pavilion as a place is a fine and relatively intact demonstration of the Federation Filigree style of architecture applied to a spectator stand at a sporting venue.

The place demonstrates the Imperial Convict legacy together with the gradual evolution of a parade and recreation ground into a more specialised football venue, maintaining a modest progress to the present day.

5.6 ANY STRONG OR SPECIAL MEANING IT MIGHT HAVE FOR ANY GROUP OR COMMUNITY BECAUSE OF SOCIAL, CULTURAL, OR SPIRITUAL ASSOCIATIONS

Fremantle Oval has significance to the members of various sporting clubs associated with the oval, especially the South Fremantle Football Club and the Fremantle Dockers.

Fremantle Oval has significance to the members of the Fremantle community as a gathering place for the celebration of civic events or festivals.

5.7 ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY ANY GROUP OR COMMUNITY.

The place is very fine demonstration of the Federation Filigree style of architecture Fredrick William Burwell who completed many fine buildings in Fremantle, including various warehouses, e.g. those for D. & J. Fowler (1900), Henry Berry (1900), James Lilly (1900), and Burns Philp (1903); Marmion Building (1903); Freemason's Hotel (1903, now Sail & Anchor); Caledonian Hall (1903); Owston's Buildings (1903); Dalkeith Theatre & Shops (1903); and the Central Chambers (1907).

Now fully exposed by construction of the Parry Street extension, the place is a landmark.

The green playing space and perimeter trees contribute to the Fremantle's townscape. Views through to the Fremantle Prison, and, where visually permeable, contribute to the visual amenity of the City

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5.8 SPECIAL ASSOCIATION IT MAY HAVE WITH THE LIFE OR WORK OF A PERSON, GROUP OR ORGANISATION OF IMPORTANCE IN WESTERN AUSTRALIA'S HISTORY.

Fremantle Oval has been associated with a large number of players, coaches and administration staff associated with South Fremantle Football Club for more than a century.

Victoria Pavilion is associated with significant architect Frederick Burwell, who entered the winning design in a competition.

5.9 INTEGRITY

Fremantle Oval has been altered to accommodate changing needs through time. However, there is archaeology to represent its earliest history, fabric to represent its history from the late nineteenth century and values, together with subsequent uses up to the present. Additionally, the current uses are aligned to the intended uses.

5.10 AUTHENTICITY

The chronology and archaeology indicate change through time. Perimeter walls, major tree plantings and the Victoria Pavilion represent some of the earliest visible evidence and are on the whole authentic.

The playing surface has been reoriented and changed numerous times, but the presence of a playing surface has been a constant.

There is a cumulative authenticity about the place, reflecting its history and evolution

5.11 CONCLUSION

The discussion and assessment of the evidence draws conclusions about the significance of the place and leads to a Statement of Significance. It is this statement that provides the foundation for the Conservation Recommendations of the place.

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6.0 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

6.1 GENERALLY

The place was included in the Register of Heritage Places in 1993, it was an early registration and does not have a contemporary statement of significance. As is required, that statement is reproduced here, and is followed by some suggested amendments. Though the whole of the land was included in the registration, the values deal with a narrow range of matters.

6.2 STATEMENT OF SIGNIFICANCE

The register document only deals with Victoria Pavilion and states:

The Victoria Pavilion has cultural significance for the following;

its continuous association with sport and recreational activities in Fremantle, particularly its close association with the East Fremantle and South Fremantle Football Clubs;

it is of interesting design, and a rare example of a turn of the century sports grandstand in Western Australia; and,

it is one of a large number of public works which were funded in the late 1890s to celebrate Queen Victoria's Diamond Jubilee.

To broaden out the values and relate them to the whole of the place, it is suggested that additional values might include.

To broaden out the values and relate them to the whole of the place, it is suggested that additional values might added and that a revised statement of significance might read as follows.

The place has been significant throughout its history as a venue for football, sport, civic and community events, particularly its close association with the East Fremantle and South Fremantle Football Clubs;

Victoria Pavilion is of interesting design, and a rare example of a turn of the century sports grandstand in Western Australia;

The site is uncommon and is identifiably part of the curtilage of the Convict Establishment, built by Imperial convicts and constructed for a parade and recreation ground. The convicts had a significant impact on the development of the Swan River Colony and *Fremantle Prison* is part of the serial listing of Imperial convict sites in Australia;

Victoria Pavilion is significant as a landmark in Fremantle and a civic focus since 1897 and a rare example of a sporting ground grandstand form the State's federation period;

it is one of a large number of public works which were funded in the late 1890s to celebrate Queen Victoria's Diamond Jubilee;

The site's importance as a place highly valued by the community lies in its versatile and continuous usage for a diverse range of social and cultural events for over a century;

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Over this time the central space provided by the oval has attracted large numbers of people to watch or take part in a number of social and cultural activities. These included fetes and gala days, children's entertainments, folk, rock and band concerts, church and commemorative services, and workers' celebrations; and,

The oval provided a venue for a number of diverse sporting activities, both spectator and participatory. Among the most significant of these is the site's role as the home ground for two of the area's major football teams, the South and East (till 1954) Fremantle football Clubs, and from 1992 to 2017, the Fremantle Dockers.

6.3 CONCLUSION

Together with the zones and elements of significance, the statement of significance determines appropriate conservation recommendations.

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7.0 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

7.1 GENERALLY

This section considers *Fremantle Oval,* its setting, and its constituent parts for the purposes of grading zones and elements of significance, within the study area.

The figure in this section shows that there are varying degrees of significance attached to individual zones and elements. To assist in developing the conservation recommendations, the elements of the place have been graded into levels of significance using the terms and definitions listed below:

Exceptional Significance

Items of exceptional significance would warrant inclusion on any Register of Heritage Places; conservation is essential. This ranking is within a national context.

Considerable Significance

Items of considerable significance would warrant inclusion on any register of places of significance from National Heritage List and all lists below this threshold; conservation highly recommended.

Some Significance

Items of some significance are at the threshold for entry onto the HCWA's State Register of Heritage Places. These areas are extremely important in terms of the place and should be conserved if the place is to retain its meaning and significance; conservation is recommended.

Little Significance

Items of little significance can include additions and alterations made to accommodate changing requirements. Items of little significance contribute to significance in a small way and there should not be an automatic presumption that such items should be removed. However, items of little significance tend to be expedient and ephemeral, and their impact upon the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive or other conservation works; conservation is not essential. This ranking generally means that the zone or elements contributes to significance in a small way, or neither contributes, nor detracts from, the significance of the place.

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Intrusive

Intrusive items are those that in their present form have an adverse effect upon or detract from the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter. Zones or elements in this classification generally detract from the significance of the place.

The purpose of establishing Zones of Significance is to relate appropriate Conservation Recommendations to them.

7.2 ZONES OF SIGNIFICANCE

The following is a summary of the place as a whole as well as the parts in terms of zones of significance.

Zones of Exceptional Significance

Nil

Zones of Considerable Significance

The site boundaries where these coincide with the original convict grant established in the 1850s or with the boundaries of the oval established in 1894

The northern boundary of the site which marks the axis of the prison approach along Fairbairn Street

The north-eastern portion of the site where levels remain unchanged IS archaeologically significant

The limestone ridge on the eastern boundary of the site

Victoria Pavilion

Views of the prison walls and buildings, including the Knowle, from the oval

Use of the oval as a football ground

Use of the oval by the Fremantle community for civic events, ceremonies and celebrations

Moreton Bay fig trees on the northern boundary of the site

Views to the prison from the entry

The site boundaries where these coincide with the original convict grant established in the 1850s or with the boundaries of the oval established in 1894

The northern boundary of the site which marks the axis of the prison approach along Fairbairn Street

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The north-eastern portion of the site where levels remain unchanged IS archaeologically significant

The limestone ridge on the eastern boundary of the site

Victoria Pavilion

Views of the prison walls and buildings, including the Knowle, from the oval

Use of the oval as a football ground

Use of the oval by the Fremantle community for civic events, ceremonies and celebrations

gates to the oval at William and Norfolk Streets

Stone wall on Fairbairn Street boundary of the oval.

Zones of Some Significance

Mature trees in good condition and shrubs around the limestone ridge

Archaeological sites

Remnants of entry steps marking the previous site entry at John Street (Behind the scoreboard)

Zones of Little Significance

William Street gates

Fothergill Street entrance

Ladies' toilet to the end of the Victoria Pavilion

Terraced seating around the oval

Pavilion on the north-western end of the oval

Griff John Pavilion building

George Grljusich Broadcast Box

Minor structures, toilets etc

Advertising hoardings

Light towers

Trees in poor conditions

Intrusive Zones

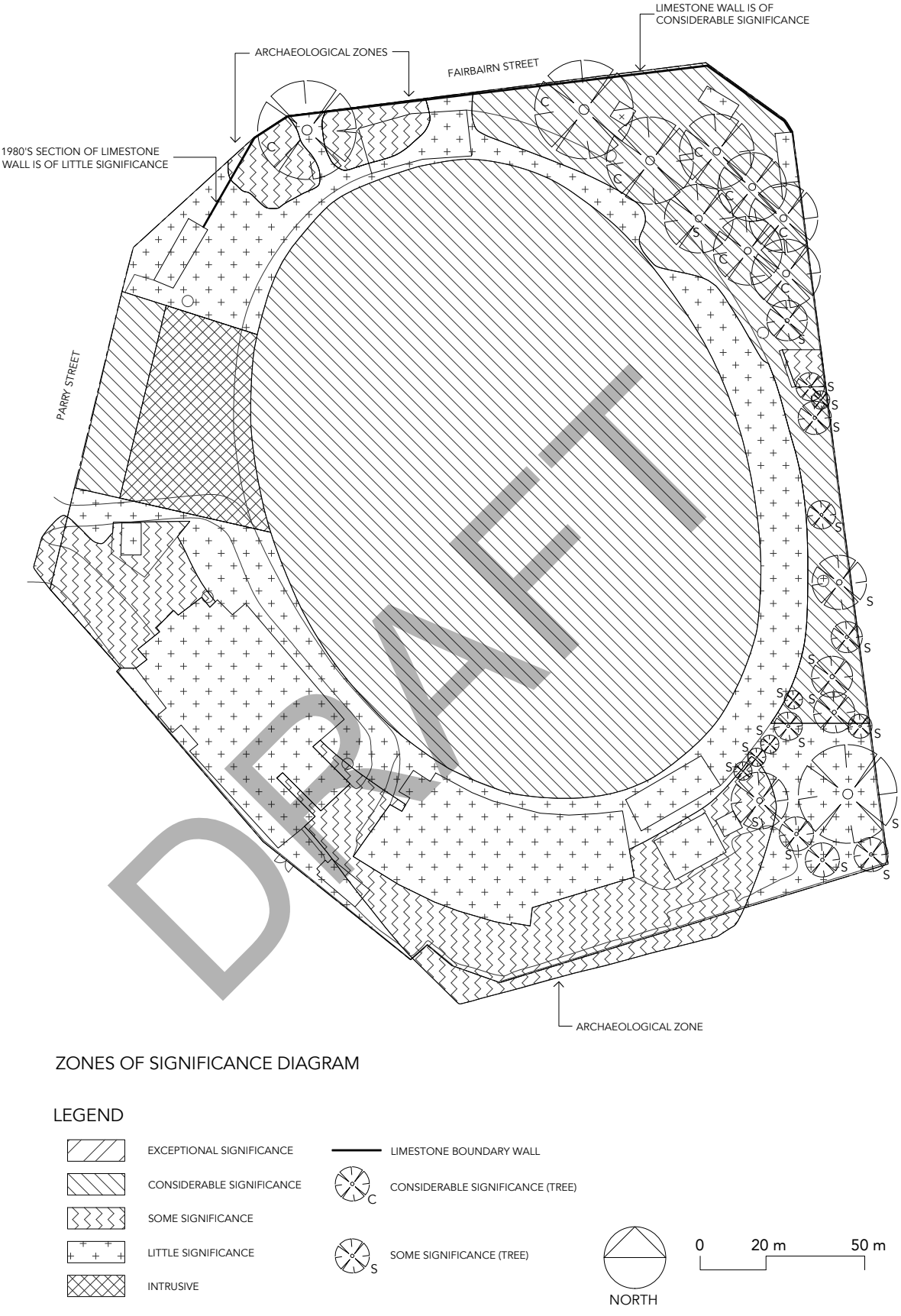
Parry Street

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Ramp and steps of the bottom of the Fairbairn Street ramp

Ramped parking area in front of the Victoria Pavilion

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Figure 12 *Fremantle Oval*, Zones of Significance. *Griffiths Architects, January 2022*

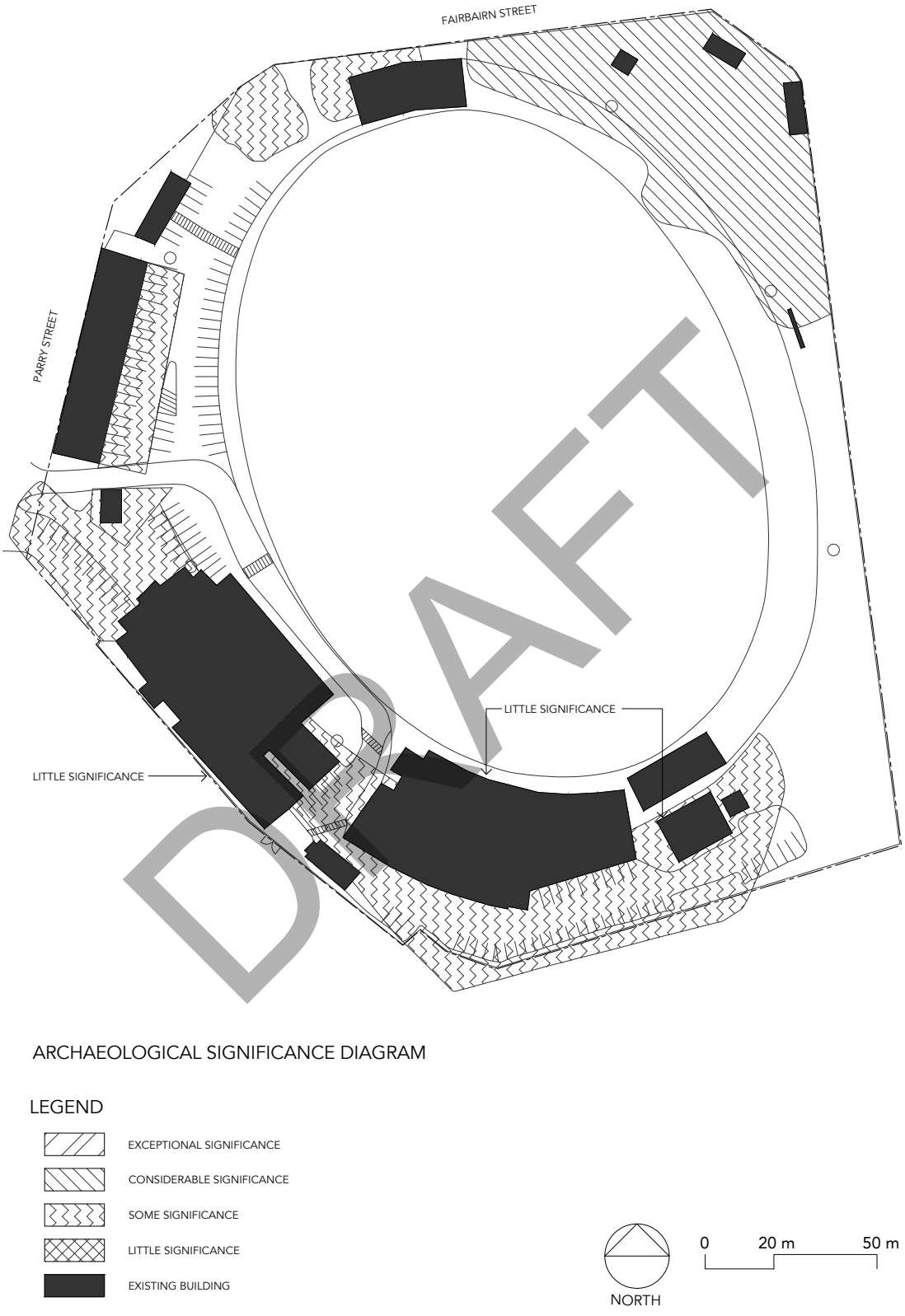


Figure 13 *Fremantle Oval*, Archaeological Zones of Significance. *Griffiths Architects, January 2022*

7.3 ELEMENTS OF SIGNIFICANCE

The following is a summary of the significance of elements within the place.

Elements of Exceptional Significance

Nil.

Elements of Considerable Significance

Victoria Pavilion

Original tuck-pointed brick walls, rendered details, window frames, sashes and cast-iron gable panels, ceilings, roof structure and roofscape.

Seats and aisles to the rear section of the grandstand.

All original steel and timber columns

Fairbairn Street ramp boundary wall fabric.

Elements of Some Significance

Victoria Pavilion

Ground floor 1940's stud walls

All non-original balustrades.

First four rows of seating & aisles.

Elements of Little Significance

Victoria Pavilion

Steel tube and link mesh elements including grandstand access steps

Boarding to gales that replaced louvres

Present fit out

Intrusive

Victoria Pavilion

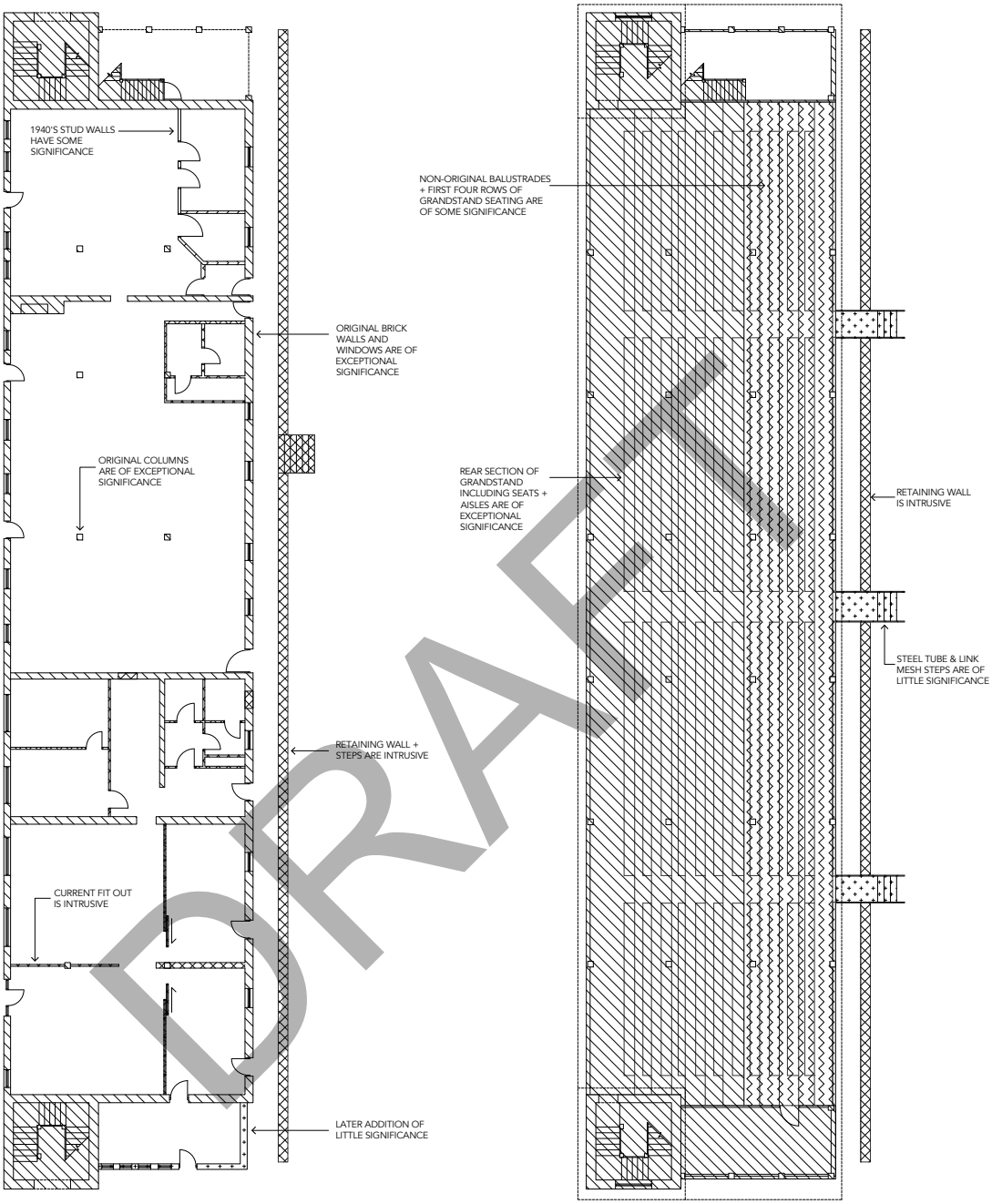
Retaining wall, steps and bank to east of stand

Render and paint to walls

Services.

Bricked up windows and doors

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

VICTORIA PAVILION ELEMENTS OF SIGNIFICANCE

LEGEND

- EXCEPTIONAL SIGNIFICANCE
- CONSIDERABLE SIGNIFICANCE
- SOME SIGNIFICANCE
- LITTLE SIGNIFICANCE
- INTRUSIVE

NORTH

0 2 m 5 m

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Figure 14 Elements of Significance, Victoria Pavilion *Griffiths Architects, January 2022*

7.4 CONCLUSION

Together with the Statement of Significance, this section provides a foundation for conservation recommendations.

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8.0 CONSERVATION RECOMMENDATION

8.1 INTRODUCTION

The conservation recommendations are concerned with providing a practical guide for the conservation of heritage significance. The recommendations are designed to:

- provide guidance, with respect to conservation of the fabric and setting of the place;
- provide guidance for future use and management of the place, including possible further development of the site; and,
- make recommendations for interpretation of the site and its cultural significance.

8.1.1 Purpose of the conservation recommendations

The major issues considered in formulating this conservation recommendations include considering the identified heritage value of the place, the zones and elements of significance, the structural condition of place, condition of the fabric more generally, the state of the setting and the prospect of further development.

It also considers that the place is included in State Register of Heritage Places.

8.1.2 Key recommendation statements

The recommendations for *Fremantle Oval* are based on conserving the significant aspects of the place. Its conservation should consider the changes that have occurred through time and future change that may need to occur arising from further adaptation of the Victoria Pavilion and the City's views on compliance, disabled access, and the like.

The general approach taken for conservation recommendations is for the conservation of the significant fabric and values that contribute to the significance of the place, and its connection to *Fremantle Prison* and *The Knowle.*

Further change is acceptable and desirable and sympathetic adaptation is capable of underpinning long-term sustainability. It should be noted that change of use triggers a higher level of code compliance which in turn has a greater impact on fabric than retaining uses that do not require re-classification.

Major conservation issues include:

- conservation, adaptation and further development in accordance with the recommendations of the conservation plan and the principles of the Australia ICOMOS *Burra Charter*;
- acceptance that the conservation recommendations for the protection of its significance should be the basis for decisions about the management, maintenance, conservation, adaptation, additional development and compatible use of the site, buildings, and the setting;

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- conservation of the significant zones and elements of the place and improved presentation;
- acting on conservation works in this report within the timeframes recommended, noting that Victoria Pavilion needs significant action in a timely manner;
- engagement of appropriately skilled professionals for conservation advice and contractors for implementation of the works;
- implementation of a regular regime of inspection and conservation is undertaken; and,
- periodic review of the conservation management plan when major changes are being contemplated or have been completed.

1. *The assessed significance of* Fremantle Oval *and the conservation recommendations for the protection of its significance should be accepted as one of the bases for decisions about the management, maintenance, conservation, building, and its setting. In addition to this, the Fremantle Prison Buffer Zone requirements need to be considered when additional development is undertaken.*

2. *The conservation of significant zones and elements at the place should be carried out in accordance with the conservation recommendations and principles of the Burra Charter.*

3. *Future decisions, relating to use or any other matters likely to affect the heritage value of* Fremantle Oval *should be made with reference to this Conservation Plan.*

4. *The Conservation Plan should be reviewed every ten years to consider the effects of the passage of time, works and the applicability of the Conservation Recommendations, and to assess the manner in which they have been implemented. Alternatively, a review would be relevant if major works are undertaken that impact on this set of recommendations.*

   If there has been no activity or significant change to the place over the five-year period, the need for a review should be assessed, and a review might be deferred to say 10 years. If, on the other hand, all the recommended works are done as part of a major conservation program, the conservation plan should be revised to record the works done.

8.2 RECOMMENDATIONS RELATING TO THE PHYSICAL SETTING

8.2.1 Surrounding development

Surrounding development refers to additional development, both within the site area and immediately adjoining it to the east and south.

The following recommendations arise out of the descriptions in Section 3 and the Assessment of Significance and Statement of Significance in Sections 5 and 6. In addition to these requirements, development in the Prison Buffer Zone imposes further requirements.

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5. *Future development of the place including its setting must have regard of the heritage values of the place and ensure that the significance is not diminished by any actions associated with future built development or development of the landscape, including within the road reserve. The objective of the recommendations is to ensure that the presence and visual dominance of the place is not diminished by future actions.*

6. *Future development on adjoining land needs to consider the Fremantle Oval and its values and development managed to prevent impact on its values through a Heritage Impact Statement.*

7. *New development should maintain the legibility of the place and its primary planning and architectural characteristics. New development must ensure the visual prominence of the existing place and make a positive contribution to it.*

8. *Views to the place from Parry Street identified in the document must be maintained to ensure retention of the landmark qualities of the* Fremantle Prison *and its existing visual prominence. Developments that have the capacity to impact on views and vistas must be accompanied by a Heritage Impact Statement.*

9. *Vistas from the place, notably east to west.*

10. *Where applicable, comply with the Fremantle Prison Buffer Zone requirements.*

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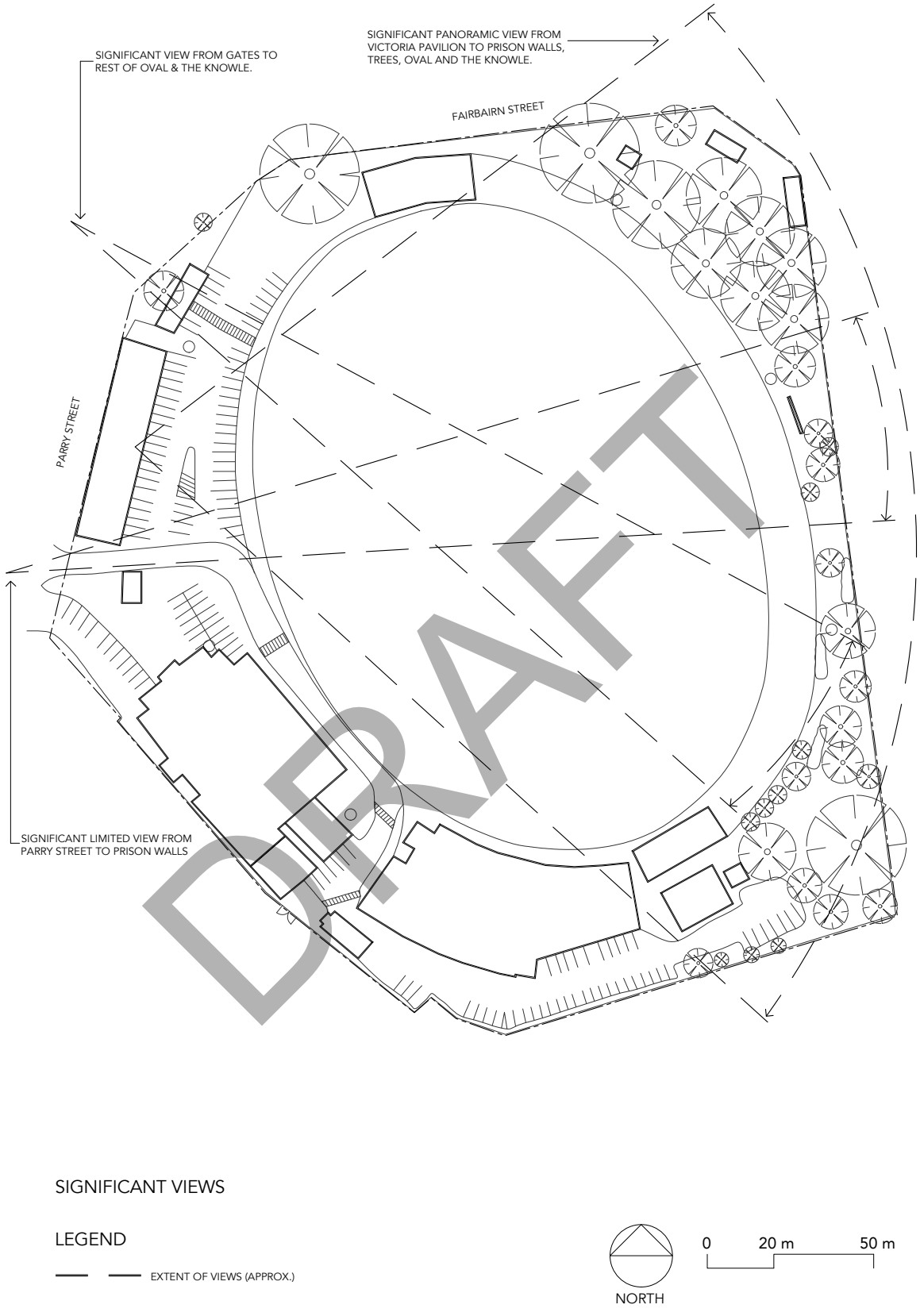


Figure 15 Significant Views at Fremantle Oval. Griffiths Architects, January 2022

8.2.2 Setting

The setting of *Fremantle Oval would* seem never to have been developed in a distinctive manner and the development of the current setting has evolved through time, partly obscuring the presentation of the *Fremantle Prison*. It is important that the setting is maintained and developed in an appropriate manner to contribute to the presentation of the oval and in particular Victoria Pavilion. The conservation of the built significant fabric, as well as amenity and occupational safety are higher order issues.

The setting should remain simply treated, removal of much of the bitumen paving considered, trees managed, and new elements considered for introduction to improve visual and landscape amenity.

11. *A landscape masterplan that is cognizant of the heritage and archaeological values of the place should be prepared in parallel with overall master planning to enhance presentation, amenity of the place.*

12. *Development within the setting should maintain the visual prominence of and views to the* Fremantle Prison *and from the east side of the oval to the west, maintain and maintain the remaining boundary walls, retain the existing site benching and significant plantings.*

13. *Development of the setting should allow for the eventual linking of* Fremantle Oval *and* The Knowle*.*

14. *Recreation of an east west link via the former John Street entry would be beneficial for heritage interpretation, amenity and pedestrian movement.*

15. *Moreton Bay Figs on the northern boundary should be crown lifted and managed to allow a good visual connection between William Street and the* Fremantle Prison *gates.*

16. *Paths should be constructed in simple materials such as consolidated limestone, crushed summer stone, bitumen, or like materials, rather than brick and concrete paving.*

17. *Locate damp proof courses on* Victoria Pavilion *where they exist, ensure that all ground and paving levels are located well below damp proof course level to allow the floor cavity proper ventilation and to allow access for maintenance and servicing.*

18. *Where gardens are installed or are to be installed abutting or near buildings and limestone walls, ensure that reticulation is a subsurface system to prevent spraying the structure. This system will also assist in weed management.*

19. *Plantings that were common in the 1890s through to the first quarter of the 20th century, might be considered, together with opportunities to re-wild.*

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20. *Though the limestone boundary walls to the north and east are significant, they were constructed for another time and purpose and consideration might be given to a reduction in height to improve visual linkages and to improve safety.*

8.3 RECOMMENDATIONS ARISING FROM THE PHYSICAL CONDITION OF THE PLACE

8.3.1 Recommendations arising from the graded zones of significance

The Physical Evidence should be referred to for a description of the site, site features and the buildings on the site.

This section deals with the fabric of the place, rather than the exhibitions, though exhibition screens are discussed.

21. *All stages of development of the place contribute to significance, with the first six decades having the most important values attached to them, together with archaeological sites of the period. Regard should be given to the relative significance of each of the major component parts. (Refer to zones and elements of significance.*

22. *Where original fabric of significant elements is in a deteriorated condition and cannot be conserved, it should be replaced with material, which matches the original as closely as possible.*

    a. *Fabric causing damage, or detracting from its presentation should be removed, background materials conserved, and details reinstated according to evidence. An example of this situation is render over limestone.*

    b. *Conservation work should be documented with plans and photographs. If sections of the building are removed or replaced, they should be recorded in a drawn and photographic form to archival standards.*

23. *Zones of Exceptional Significance*

    The significant fabric of spaces or elements of exceptional significance should be preserved, restored or reconstructed as appropriate.

Reconstruction is desirable provided that sufficient detailed information is available. Minor adaptation is acceptable to the extent of installing reversible small fixtures, services and provided this does not affect any external or internal fabric or space that is of exceptional significance. No significant fabric should be removed, or action taken, to confuse the sense of the space. Structural adaptation unacceptable. Very minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation recommendations and has a minimal impact on the significant fabric.

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Alterations to the fabric should be documented. Landscape elements should not be removed without due consideration of their heritage values. There should be no works in open spaces that will adversely affect the setting of the place, or obscure important views to and from the site.

24. *Zones of Considerable Significance*

The significant fabric of spaces or elements of considerable significance should be preserved, restored or reconstructed as appropriate.

Reconstruction is desirable provided that sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric or space that is of exceptional or considerable significance. No significant fabric should be removed, or action taken, to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation recommendations and has a minimal impact on the significant fabric.

Alterations to the fabric should be documented. Landscape elements should not be removed without due consideration of their heritage values. There should be no works in open spaces that will adversely affect the setting of the place, or obscure important views to and from the site.

25. *Zones of Some Significance*

The significant fabric of spaces or elements of some significance should be preserved, restored or reconstructed as appropriate.

Adaptation is acceptable to the extent of installing reversible small fixtures, services and reversible partitions, providing this does not affect the external or internal appearance of the place. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage the important evidence of significant materials and finishes. Refitting interiors to meet with contemporary requirements will generally be acceptable. Any alteration to the fabric should be documented.

26. *Zones of Little Significance*

The fabric of spaces, or elements of little significance, may be retained or removed, depending on the future use requirements and the impact on areas of a higher level of significance.

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Zones of little significance contribute to significance in a small way. They should not automatically be considered for removal or major change. It may be that removal is required for reasons that underpin more significant heritage values. Care should be taken to ensure that any such works to zones or elements of little significance does not detract from the significance of the adjoining spaces or elements. Before removal, ensure that an adequate photographic and written record of the element to be removed is completed. Interpretation may also be appropriate.

27. *Intrusive Zones*

Intrusive spaces or elements that have been identified as detracting from the significance of the place, and their removal or replacement with more appropriate detailing should be encouraged.

The removal of intrusive elements needs to be assessed against other considerations, such as function and economics, before implementation. Before removal, ensure that an adequate photographic and written record of the element to be removed is completed.

It should be noted that some intrusive elements are causing damage and need to be removed to allow conservation of background fabric to be completed.

8.3.2 Routine maintenance works

This section discusses the nature, urgency and potential impact of maintenance works.

28. *Pest control inspections should be maintained on the building and if termite infestation is detected, consideration should be given to the installation of a termite bait barrier and annual termite inspections by a qualified practitioner experienced in the care of heritage places.*

Previous signs of termite activity were noted; however, an in-ground termite perimeter system has been installed at the rear of the building. As part of the ongoing maintenance of the place, particular attention should be paid to ensuring that voids are not infected with vermin and that fungal, termites or other wood-boring insects are not present in timber. Review existing perimeter system to ensure full coverage to the entire building is provided. Annual inspections are recommended.

29. *Where installed reticulation systems should be checked periodically to ensure sprays do not impact on walls.*

Sprays should be directed away from walls to prevent timber deterioration, or the system converted to a sub soil one in the immediate vicinity of building. Subsoil reticulation is more efficient, prevents the structure being sprayed and reduced vigorous weed growth.

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30. *Storm and rainwater systems should be checked regularly and kept fully operational to ensure that significant structures and elements are protected from stormwater damage.*

The current rainwater system is in fair to poor condition and requires replacement. New gutters, downpipes and rainwater heads should be designed to be in accordance with documentary evidence, and original rainwater heads where extant should be retained.

The damp proof course needs to be located and drainage re-positioned to allow it to function.

Trees in the vicinity of the Victoria Pavilion should be managed to ensure damage to the building is prevented, though physical contact and accumulation of leaf litter.

There needs to be frequent and regular checking and clearance of downpipes, grated drains and the like.

Reference should be made to the Maintenance Schedule at the conclusion of this report.

31. *Roofing repairs should be carried out promptly to protect the underlying fabric.*

8.3.3 Hazardous materials

32. *Treat hazardous material as required by the relevant legislation or accepted practice methods as appropriate. A hazardous materials inspection is recommended.*

Asbestos is likely to be present in switchboards and areas under the grandstand. The ceiling cavity was not generally accessible and there might be hazardous material in it.

8.4 ARCHAEOLOGY

8.4.1 Generally

The documentary evidence suggests that there is very limited potential for subsurface archaeology. However, there is a capacity for scatters and evidence as noted. These areas should be regarded having significance.

33. *Archaeological and other forms of investigation should be made when possible, to gain a better understanding of the place, its development and construction and for the purposes of diagnosis, conservation and interpretation.*

34. *Archaeology relating to the first five decades of development of the place has considerable significance and from the early to mid-twentieth century, some significance.*

35. *Investigations that require disturbance such as digging, removal, lifting up floorboards or any other kind of physical disturbance is considered to be development. It must have a legitimate purpose and be approved by the City of Fremantle.*

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36. *Archaeological investigation should be carried out prior to any major disturbances to building, or site areas around the building identified as being of considerable or some significance, where resources can be made available and when practicable. The level and degree of archaeology will depend on resources and the relative importance of the task, relative to conservation outcomes. This should involve:*

    a. *Inspection of the building prior to any demolition works, which may include partial removal of fabric.*

    b. *Preparation of a watching brief for an Archaeologist during demolition or alterations associated with significant fabric, in the event of material being discovered during demolition.*

    c. *Investigation of sub-floor areas following demolition.*

    d. *Inspection of areas of the adjacent site prior to proposed works or site disturbance.*

37. *The investigations and results should be carried out under supervision by appropriately qualified persons and recorded in accordance with current professional standards and a copy of reports lodged with the HCWA.*

38. *The level and degree of archaeology will depend on resources and the relative importance of the task, relative to conservation outcomes.*

39. *The following principles apply:*

    For areas of exceptional significance, the area should not be disturbed except in the event of a professional archaeological excavation with a comprehensive research plan.

    For areas of considerable significance, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeological examination should be undertaken prior to other works taking place. An appropriately qualified archaeologist, who may conduct an architectural excavation or test pit where appropriate, should carry out the assessment.

    For areas of some significance, disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeologist should be present when works are undertaken in order to identify and/or collect material of archaeological significance. The archaeologist shall assess whether a watching brief is appropriate, with the aid of a test pit where necessary.

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A contingency plan for sub-surface disturbance and subsequent uncovering of archaeological features/ materials shall be in place to ensure appropriate treatment of archaeological matter.

Material recovered should have its location recorded on discovery and be safely stored until assessed. If engaged, the archaeologist should advise on significance and make disposal recommendations.

It is important that investigations should be relevant to the conservation and interpretation of the place. Investigative works should be carried out in locations where there is little possibility of adversely impacting on conspicuous, significant locations. It is not to be carried out without a well-founded purpose, or by inexperienced people, without experienced people in attendance. It should be professionally documented and recorded. Archaeology should not be carried out at the expense of urgent works and may be deferred where there is unlikely to be disturbance of the resource.

An archaeological management plan might be developed as a useful tool prior to planning major development at the oval.

8.5 EXTERNAL REQUIREMENTS

8.5.1 Heritage listings and their implications

Even though the focus of the registration is Victoria Pavilion, the registration is over the whole of the land of *Fremantle Oval.*
Register of Heritage Places (Heritage Place number 0874) 9 November 1993
MHI 18 September 2000
Scheme List 8 March 2007
Inclusion in the State Register requires that a development application is lodged for making change to the place, other than exempt matters, and that there is a heritage layer in both the formulation of change and in considering approvals.

A development application is made to the City for works and the application will be referred to the Heritage Council for its advice prior to a determination being made by the decision-making authority on the application.

40. *The Conservation Plan should be a guiding reference document to guide change and for bodies involved in planning and approval processes*

41. *Development requiring referral should comprise plans as existing, scope of demolition plans, plans of what is intended and a heritage impact statement (HIS) to assist in the evaluation of heritage impact by the decision-making authority.*

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8.5.2 Other statutory requirements

Fire, safety, Health Acts, Building Codes, Disability Discrimination Act, Occupational Health and Safety regulation, National Construction Codes, regulations, and other requirements, apply to *Fremantle Oval,* as with any property, and any alternative compatible uses will be influenced by these requirements.

A change of use is likely to trigger a higher degree of compliance than the continuation of an existing use. While the use is unlikely to change, new work must be compliant. Where there are existing non-compliances, compliance is not required, though the City may decide to implement change in the interests of managing risk or avoiding claims. Outcomes need to be managed to ensure that heritage impacts are minimised.

The work required for compliance will be determined by the selection of a change of use class for the building in accordance with the definition of uses classes in the Building Code of Australia and ready solutions are unlikely, so that fire engineered solutions may be required.

42. *Where elements, or spaces of considerable or some significance, are likely to be affected by compliance with regulations, these works should be evaluated in terms of the conservation recommendations and the likely impact on significance. Professional assistance should be sought to ensure proper evaluation of conservation and safety issues and to ensure that the impact will be minimised. A coordinated cross discipline approach is recommended to resolve issues.*

43. *The provisions of the Building Code of Australia and Health Act apply, as with any building and new work must comply. A change of use will trigger a range of compliance issues and has the potential to impact significantly on the place.*

8.6 COMPATIBLE USE

Within the constraints outlined in the preceding recommendations, the compatible use of the place offers opportunities, including the improvement of the setting, the presentation of the place and its amenity.

The main criterion for evaluating a compatible use is the ability of the use to be established with minimum interference to significant setting, building spaces, and fabric. The reversibility of change is also an important factor to consider in planning changes. Uses, which essentially retain the nature of the present spaces, are the most suitable and uses, which assist with the interpretation of the place, and its previous uses would be beneficial.

Uses that would enable the removal of intrusive elements, the reinstatement of significant elements and maintain the openness of the space should be encouraged. A number of these elements are discussed elsewhere.

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Though it is not intended to change the predominant use of *Fremantle Oval*, change may be contemplated for the use of the Victoria Pavilion undercroft. A change of use may trigger compliance requirements that would impact on heritage values and the advice of a building surveyor early in the planning process would be prudent.

8.6.1 Compatible use recommendations

44. *Future development of the site should have due cognisance of the heritage values of* Fremantle Oval *and the Victoria Pavilion in particular and ensure that the significance of the place is not diminished. Appropriate alternative uses of the significant building should be those, which require minimal adaptation of the existing significant spaces, and fabric of the place and that allow conservation and interpretation to be realised.*

45. *Building fabric that has been introduced though time represent the ongoing use and management of the place of the place over time as part of its evolution and is of varying degrees of significance as noted in the zones and element of significance section of this report. Adaptations, unless of an intrusive nature, should be retained, removed, or further adapted on the basis of requirements for further use.*

46. *When considering a change of use, it should be noted that change of use triggers a higher level of code compliance which in turn has a greater impact on fabric than retaining uses that do not require re-classification.*

47. *Areas and spaces identified for possible further development are areas of the site where there have been historic structures that have now been removed or are areas where modest further development would have little impact on the significant spaces and fabric. The locations are not exhaustive, and any development has to pass the test of compatibility.*

48. *Any new structures should be readily visually distinguishable from the significant existing structures and the link between the new and old sensitive to the heritage values of the place. New structures should be located to the southeast, south and or west of the building, depending on the curtilage finally determined, leaving the verandahs intact. Any new structure must pass the test of compatibility and visual distinction should not be taken to mean contrasting in a manner that detracts from the place. All parts of ICOMOS* Burra Charter 2013 *Article 22 must be adhered to.*

49. *New structures must be located in a way that preserves significant views.*

50. *Adaptation should be carried out with minimum interference to the original fabric. If further evidence of the building's construction or use is discovered during the process, this information should be evaluated and recorded.*

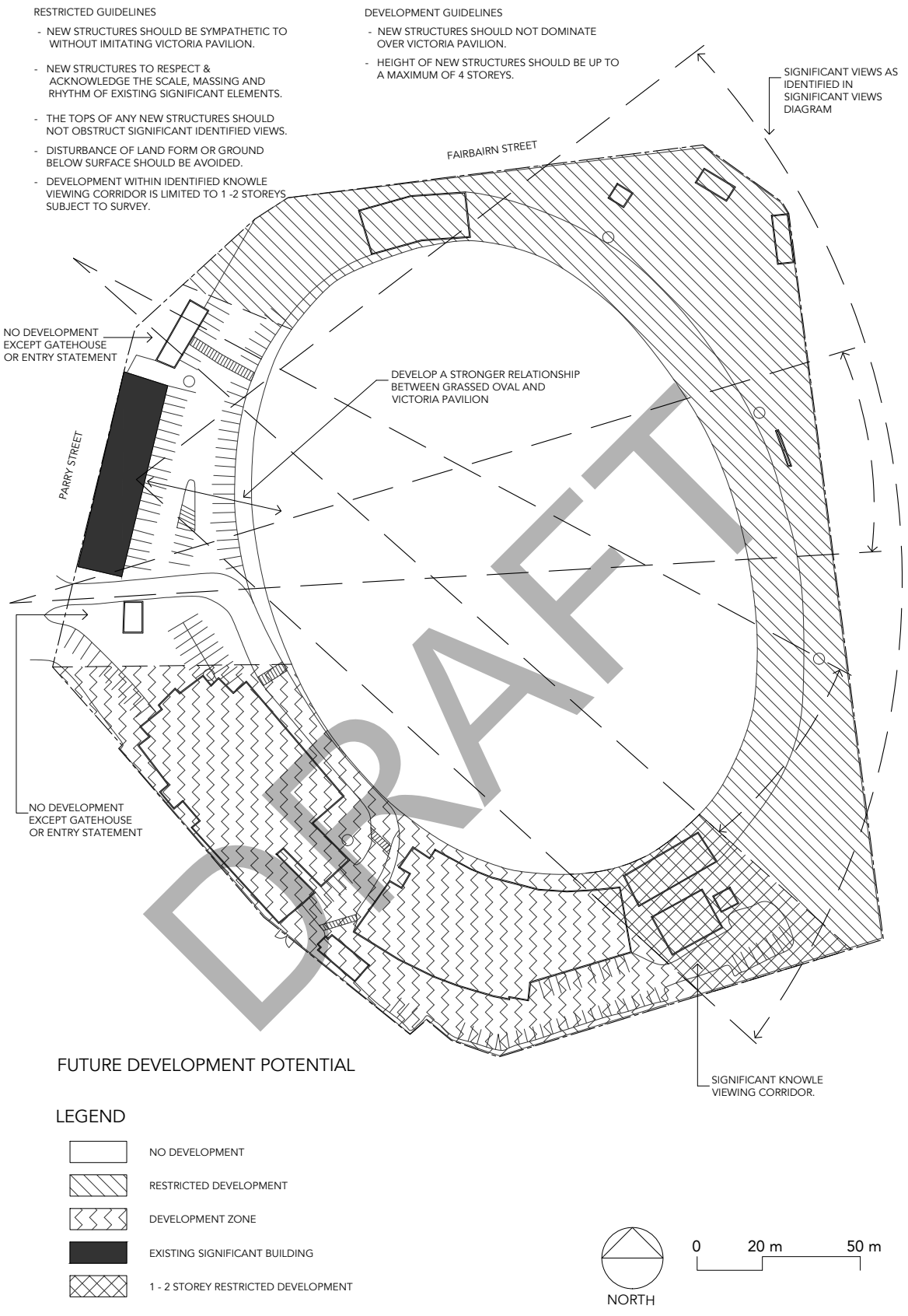
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51. *Compatible uses should involve no changes to culturally significant fabric which are not substantially reversible, or which require minimal impact.*

52. *Compatible uses must retain the legibility of the original plan form of the Victoria Pavilion and require no adaptation that will adversely impact upon the significant fabric.*

53. *Adaptive works should be easily reversible, without causing damage to the significant fabric.*

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Figure 16 Future Development Potential Diagram, *Fremantle Oval. Griffiths Architects, January 2022*

8.7 RENEWABLE ENERGY SYSTEMS

Issues relating to renewable energy and other building systems should be considered early in the design stage to avoid undue impact on heritage values.

54. *Renewable energy systems such as solar if required should not be installed to significant buildings if at all possible and should be where they do not impact significant views.*

8.8 INTERPRETATION

The interpretation of a significant place is the way in which the significance of the place is conveyed. The prime interpretive material is the place itself and this may be supplemented by additional material. Interpretive material may include; colour schemes, lighting, fittings, signs, plaques, displays, and other material, or a combination of these to enrich the experience of the heritage value of the place. Interpretation integrates the story of the history of the place through time with its ongoing use. Interpretation may also include the reconstruction of important missing elements. Interpretation is less important for places that enjoy continuity of use. Currently there are a number of memorial signs, information signs and directional signs, of numerous ages and styles, and present fairly inconsistently.

Interpretation should be developed based on the work in this conservation plan and information provided during public consultation.

Interpretation Recommendations

55. *Professionally prepared, visually consistent, and accessible interpretation should be prepared, based upon documentary and physical evidence, and include the complete story of the development of the place, and be compatible with the use of the place.*

8.9 CONCLUSION

This chapter outlines recommendations for the conservation of the place and recommends conservation works. It underpins a strategy for implementation, which follows.

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9.0 RECOMMENDATION IMPLEMENTATION

This section includes a conservation works schedule with works identified for implementation in priority order. It also includes a recommended maintenance works schedule,

9.1 RECOMMENDED CONSERVATION WORKS SCHEDULE

The works arise from examination of the place and reflects recommendation based on a heritage approach. Not all elements of the place are significant, and in some instances, removal of elements rather than conserving them, may be appropriate. The recommendations are focussed on conservation, eliminating some poor past maintenance strategies, and to a degree, on improving the presentation of the place. Further works will be required, in association with adaptation, and for new purposes.

First Actions for Site as a Whole

56. *Prepare a site features plan to pick up all structures, levels and mature plantings.*

57. *Prepare a site masterplan that takes into account major view maintenance, future needs, occupant safety, access and egress, disability access and the like, with an implementation strategy to assist in planning and sequencing both implementation and conservation works.*

First Actions for the Setting

58. *Develop a landscape masterplan that integrates with the masterplan, conservation objectives and planting themes of the 19th and early 20th century, using hardy water wise plant selections, in addition to plantings that provide shade and amenity.*

59. *Check over reticulation sprays re-direct away from walls or convert to underground drip systems.*

60. *Either repair or remove failed and failing concrete terraces.*

61. *Crown lift Moreton Bay Figs on Fairbairn Street.*

62. *Remove cement repairs from limestone walls that are to be retained and repair with mortar designed from chemical analysis.*

63. *Consider undertaking a wholistic external lighting design plan.*

First Works Immediate Action

64. *Inspect and upgrade stormwater system to building perimeter and fit continuous grated drains to external walls, with compliant gratings at thresholds to all sections of building where there is no drain and ensure sections that have drains are access compliant at thresholds.*

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65. *Arrange for a detail structural inspection of the Victoria Pavilion paying special regard to timber work and corroding metalwork.*

66. *Repair timber work to bleachers and steps in the Victoria Pavilion. Use timber sizes to match original.*

67. *Repair re-constructed balustrade and barge under.*

68. *Reduce or remove bitumen bank to east face of Victoria Pavilion and improve stormwater drainage as noted above. Re-construct 3 sets of steps to ground level.*

69. *Complete hazardous material report and plan actions arising as soon as possible.*

70. *Replace switchboard in a new location that does not detract from the presentation of the Victoria Pavilion. This could be a separate structure.*

71. *Clean out ceiling void.*

72. *Repair all external timber joinery, replace nonmatching glass, return windows to operation, re-putty and paint.*

73. *Survey extent of damp in two stair enclosures and treat.*

Essential Works to be Undertaken Within Two Years

74. *Rust treat and paint all steel brackets and lintels.*

75. *If the ladies' toilets at the south end of the Victoria Pavilion are to be retained, replace continuous steel lintel over openings. Remove awning.*

76. *Repair floors to base of stairs at both ends of Victoria Pavilion.*

77. *Repair and paint all three timber staircases including timber lined soffits and paint.*

78. *Identify and remove redundant A/C and exhaust units and make good joinery and masonry accordingly.*

79. *Carefully remove paint and render from brick walls and re-establish tuck pointing to Victoria Pavilion.*

80. *Carefully remove paint from rendered finishes to Pavilion, repair and leave unpainted.*

81. *Replace missing and broken wall vents.*

82. *Remove intrusive redundant fixtures to Victoria Pavilion.*

83. *Cut out internal cracks, determine cause, repair in accordance with diagnosis of crack cause and make good, then redecorate walls.*

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Desirable Works to be Undertaken Between Two and Five Years

84. *Correct barge details to roof of Victoria Pavilion and re-stablish finials to documentary evidence.*
85. *Reconstruct timber post capitals to Victoria Pavilion.*
86. *Re-design lighting to Victoria Pavilion and implement*
87. *Rust treat cast iron infill panels and paint*
88. *Remove boards to west face of Victoria Pavilion and reinstate louvred vents.*
89. *Remove bricked up panels in openings and reactivate openings.*
90. *Refurbish foundation stone.*
91. *Investigate original colour schemes to exterior and interior either to inform future re-painting or to provide interpretation. Do not paint surfaces that were previously unpainted. Interpretative panels which expose 'paint ladders' allow the rest of the room to be decorated to suit its proposed use.*
92. *Retain and repair ripple iron ceilings to ground floor of pavilion.*
93. *Remove hood over ladies' toilets and make good wall.*

Optional Works

Some of these tasks may be undertaken when the existing materials, or fabric, require substantial repair or replacement.

94. *Remove ladies toilet at the south end of Victoria Pavilion, repair walls and reinstate timber stair to match north end*
95. *Remove concrete floors from interiors and consider reinstatement of the original floor treatment*

9.2 RECOMMENDED MAINTENANCE WORKS SCHEDULE

Introduction

This schedule was developed to identify and complete routine maintenance as a way of avoiding costly large-scale conservation works where preventative maintenance can play an important role. The schedule should be regarded as provisional, so that it can be adapted to suit circumstances and be augmented by experience. It should be regarded as a minimum standard and not to be taken as a building condition report.

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Every Fortnight

General tidiness and presentation.

General lighting, both internal and external.

External lighting.

Internal lighting and emergency lighting.

Smoke detection

Monthly

Check reticulation heads, if installed near building to ensure sprays are not directed at the building.

Quarterly

Carry out termite inspections for first two years after the bait station system is installed

Clear grated drains

Biannually

Inspect and clear gutters, downpipes and grated stormwater drains. These should also be inspected after extreme weather events.

Annually

External brick pointing, and stone wall pointing to ascertain effectiveness of repair works

Stormwater systems.

Complete a general building inspection and schedule works identified, prioritise and action.

Roof inspection to ascertain performance and repair.

Joinery and hardware operation.

Floor finishes.

Five Yearly

Inspect paint systems and touch up. To be completed by master painters.

Check over roof flashings.

Check general condition of roof to ascertain life expectancy and plan for replacement when necessary.

Ten Yearly

Inspect paint systems and schedule and action re-coating as required.

Inspect condition of rainwater goods.

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11.0 APPENDIX I PLANS

The following plans were completed by Griffiths Architects based on drawings found in the 1996 Conservation Management Plan by the Heritage and Conservation Professionals.

- Victoria Pavilion Existing Fabric Plans
- Victoria Pavilion Existing Fabric Elevations
- Victoria Pavilion Original Fabric Plans
- Victoria Pavilion Original Fabric Elevations

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12.0 APPENDIX II STATE HERITAGE OFFICE CONSERVATION MANAGEMENT PLAN BRIEF

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FPOL2304-9 FUTURE NORFOLK STREET EXTENSION AND ITALIAN CLUB REDEVELOPMENT

Attachment 1



Attachment 2

Jackson McDonald

Memorandum of Understanding

City of Fremantle
ABN 74 680 272 485
City

and

Italian Club Fremantle Inc
ABN 39 664 532 829
Club

and

Fini
ACN 626 002 140
Ocved Pty Ltd

Jackson McDonald
Lawyers
225 St Georges Terrace
Perth WA 6000

t: +61 8 9426 6611
f: +61 8 9321 2002
w: www.jacmac.com.au

Contact: Simon Moen
Reference: 7166066

sqm 8315533_2

Memorandum of Understanding

Date 24 June 2019

Parties

City	**City of Fremantle** (ABN 74 680 272 485) of 70 Parry Street Fremantle WA 6160
Club	**Italian Club Fremantle Inc.** (ABN 39 664 532 829) of 65 Marine Terrace, Fremantle, WA, 6160
Fini	**Fini** (ACN 626 002 140) of 3/338 Barker Road, Subiaco WA 6008

Recitals

A. The City has published a document titled Freo 2029 – transformational moves and on 16 December 2015 adopted the Fremantle Esplanade Masterplan.

B. The City is the primary interest holder of Lot 2038, Lot 1931 and Lot 2039.

C. The Club is the tenant under the Lease.

D. Fini is an experienced property developer and hospitality operator.

E. The parties wish to enter into this agreement to record their common intentions and indicative commercial terms in relation to the Redevelopment Project.

This agreement provides

1. Definitions

Business Day means a day which is not a Saturday, Sunday, public holiday or bank holiday in the city of Perth, Western Australia.

City Redevelopment Area means the area so described in Annexure 1.

Club Redevelopment Area means the area so described in Annexure 1.

Confidential Information means:

(a) the existence of this MOU;

(b) the terms and conditions of this MOU; and

(c) information a party receives from the another party pursuant to this MOU.

Corporations Act means the Corporations Act 2001 (Cth).

Feasibility Report means a report in relation to the Redevelopment Project that includes:

(a) budgets;

(b) timelines;

(c) designs;

(d) approvals required;

(e) milestones;

GST means a tax imposed on a party under the GST Act.

GST Act means A New Tax System (Goods and Services Tax) Act 1999 (Cth).

Lease means the lease dated 18 January 1994 of Lot 2039 and Lot 1931:

(a) for the term of 25 years commencing 29 April 1994 made between the City and the Club (together with an option for a further term of 25 years); and

(b) in relation to which the Club has exercised the option for the further term; and

(c) being the subject of caveat E749637.

Local Government Law means any statute, rule, regulation, proclamation, ordinance, scheme or by-law present or future of Western Australia and, where applicable, the Commonwealth, which confers any responsibility, function, duty, obligation or right on any local government established under the *Local Government Act* 1995 (WA).

Lot 2038 means Lot 2038 on Deposited Plan 216961 being the whole of the land in CLT LR3141 Folio 20.

Lot 2039 means Lot 2039 on Deposited Plan 216961 being the whole of the land in CLT LR3144 Folio 424.

Lot 1931 means Lot 1931 on Deposited Plan 212184 being the whole of the land in CLT LR3141 Folio 423.

MOU means this memorandum of understanding including all Annexures.

Precinct means the area comprising the City Redevelopment Area and the Club Redevelopment Area.

PWG means the project working group constituted under clause 8(a).

Redevelopment Project means the redevelopment of the Precinct in the manner contemplated by this MOU.

Road Area the road between Mews Rd and Marine Terrace.

2. Interpretation

(a) This interpretation clause applies unless inconsistent with the context.

(b) If a word or phrase is defined, then its other grammatical forms have a corresponding meaning.

(c) The singular includes the plural and vice versa.

(d) A reference to a gender includes any gender.

(e) A reference to a clause, schedule or annexure is a reference to a clause, schedule or annexure to this agreement.

(f) The word *includes* and similar words are not words of limitation and do not restrict the interpretation of a word or phrase in this agreement.

(g) A reference to a document includes a variation or replacement of it.

(h) A reference to a statute includes its subordinate legislation and a modification, replacement or re-enactment of either.

(i) A reference to this agreement includes an annexure.

(j) A reference to person includes a reference to:

(i) an individual, a body corporate, a trust, a partnership, a joint venture, an unincorporated body or other entity, whether or not it is a separate legal entity;

(ii) if the person is an individual, the person's personal representatives and assigns; and

(iii) if the person is not an individual, the person's successors and assigns.

(k) A reference to a thing, including a right, is a reference to either the whole thing or a part of the thing.

(l) Subject to context, a reference in the GST clause to a term defined or used in the GST Act has the meaning given to that term in the GST Act.

3. The Redevelopment Project

(a) The City, the Club and Fini agree to explore the Redevelopment Project.

(b) Each of the City, the Club and Fini perceive there will be benefits for them and the broader Fremantle community should the Redevelopment Project come to fruition.

(c) In exchange for the benefits to the Club described in this MOU, the Club:

(i) supports the Redevelopment Project;

(ii) will provide any consents and approvals that are required to proceed with the Redevelopment Project; and

(iii) will surrender the Lease and withdraw its caveat.

(d) In exchange for the benefits to the City described in this MOU, the City:

(i) supports the Redevelopment Project;

(ii) will progress a change to the purpose of its management order over the northern part of Lot 2038; and

(iii) will progress a cancellation of its management orders over the balance of Lot 2038, Lot 1931 and Lot 2039.

(e) It is anticipated that Fini will acquire the Club Development Area from the State as freehold land so as to undertake the Redevelopment Project.

(f) Fini will, at its cost, be responsible for:

(i) providing the Club with any support (financial and otherwise) that the Club requires in relation to the Redevelopment Project;

(ii) pursuing the acquisition of the Club Redevelopment Area;

(iii) resolving all land tenure and land assembly issues in relation to the Redevelopment Project;

(iv) engaging with the Department of Lands (both on its own behalf and on behalf of the Club.

(v) pursuing the changes to the planning scheme and the metropolitan region scheme (if any) required to implement the Redevelopment Project; and

(vi) obtaining all required consents, permits and approvals from all relevant authorities to implement and complete the Redevelopment Project.

(g) The Club is agreeable to Fini doing the things described above.

(h) It is anticipated that the Redevelopment Project will rejuvenate the Precinct and the table in Annexure 1 gives an indication of:

(i) the current land tenure and uses of the Precinct; and

(ii) the anticipated new tenure and new uses of the Precinct should the Redevelopment Project come to fruition.

4. City Development Area and Club Development Area

(a) It is anticipated that the City Development Area will comprise:

(i) an expansion of the Esplanade Reserve:

(ii) the City will be responsible for any additional infrastructure on Esplanade Reserve apart from the extension of the grassed area.

(iii) an extension of Norfolk street through to Mews road.

(b) It is anticipated that the Club Development Area will include:

(i) a boutique hotel

(ii) residential apartments (potentially including components of seniors or aged living);

(iii) new Italian Club premises and facilities;

(iv) active spaces for community activity (e.g. boccecourts, half pitch soccer and basketball);

(v) a multi storey car park;

(vi) other commercial and community uses;

5. Benefits to the Club

(a) The benefits to the Club of the Redevelopment Project will include:

(i) replacement of out of date facilities with contemporary, state of the art facilities;

(ii) a reinvigoration of the Club's new facilities and amenities that will attract a diverse group of new members;

(iii) a Club that can act as a cultural hub with new cultural, artistic and wellness offerings

(iv) an opportunity for the Club to secure its long term future as a significant part of and contributor to Fremantle;

(v) alternative accommodation while the Development Project is underway to be provided by Fini.

(b) Fini will:

(i) provide the Club with the new club house, parking and facilities, at no cost to the Club or the City; and

(ii) pay for the alternative accommodation and temporary relocation costs of the Club while the Development Project is underway.

(c) It is anticipated that the Club will have no ownership interest in the Precinct other than in the new club house facilities.

6. Benefits to the City

(a) The benefits to the City of the Redevelopment Project will include:

(i) significant urban renewal and activation;

(ii) the creation of a more connected town centre;

(iii) increased opportunities for tourism related activities;

(iv) an expanded Esplanade Reserve;

(v) the extension of Norfolk Road;

(vi) the closure of the road area between Mews Road and Marine terrace;

(vii) rates revenue from the Club Development Area; and

(viii) the City is not required to contribute any funds to the Redevelopment Project or assume any development risk in relation to the Redevelopment Project.

(b) In addition to the benefits in clause 6(a), the first stage of the works to the Club Development Area will include a multi storey car park of approximately 200 parking bays, the multi storey car parking will be:

(i) constructed at the cost of Fini and at no cost to the City;

(ii) the subject of its own freehold lot that will be transferred to the City upon practical completion of the relevant works;

(iii) leased to Fini or someone nominated by Fini at a peppercorn rent plus all operating expenses and outgoings for a period of time to be agreed between the City and Fini; and

(iv) at the end of the lease be owned and operated by the City for the benefit of the City, however the City may see fit.

7. Next steps

(a) It is anticipated that Fini will, at its cost:

(i) undertake some enquiries and investigations to determine whether the Redevelopment Project is feasible and how likely it is that the Redevelopment Project can be brought to fruition;

(ii) provide the City and the Club with a Feasibility Report in relation to the Redevelopment Project; and

(iii) update the Feasibly Report from time to time.

(b) The Club, Fini and City are to cooperate with each other in relation to the Redevelopment Project.

(c) If the City, the Club and Fini are satisfied in their sole and absolute discretion that the Redevelopment Project can be brought to fruition then:

(i) the parties may enter into the various binding agreements needed to undertake the Redevelopment Project; and

(ii) it is anticipated that those binding agreements will be subject to conditions precedent.

8. Project Working Group

(a) On and from the date of this MOU, the parties agree to constitute a project working group to:

(i) facilitate cooperation between the parties so as to progress towards the Redevelopment Project;

(ii) provide a forum for Fini to report about its enquiries, investigations and progress in relation to the Redevelopment Project;

(iii) provide a forum for the parties to discuss the Feasibility Report and any updates; and

(iv) raise any other matters the parties wish to discuss.

(b) It is not the function of the PWG and the PWG does not have the power to make decisions or otherwise act in a way which is binding on a party to this MOU.

(c) The PWG will cease to exist on the termination of this MOU.

(d) The PWG will comprise two representatives of each party.

(e) A quorum of the PWG for the purpose of meetings will be constituted by at least one representative of each party.

(f) The PWG will meet:

(i) as often as the parties consider is reasonably necessary;

(ii) not more than monthly.

(g) A City representative will:

(i) chair the meetings;

(ii) give prior written notice to all PWG members of the date of the next meeting and an agenda for the next meeting; and

(iii) take minutes of the meetings of the PWG and circulate draft minutes within 5 Business Days of each meeting to each PWG member, to be considered and confirmed at the following meeting.

9. Ending this MOU

(a) The MOU automatically comes to an end and is terminated on the day that is 36 months after the date of this MOU.

(b) Before a party can terminate this MOU a party must give the other parties a notice of intention to terminate the MOU.

(c) Once at least 30 days have past after a party has given a notice of intention to terminate this MOU that party can give a notice of termination of this MOU.

(d) If any of the following apply:

(i) a notice of termination of this MOU is given; or

(ii) this MOU has come to an end and is terminated due to the passage of time,

then

(iii) this MOU is at an end;

(iv) each party is released from the further performance of its obligations in this MOU;

(v) termination of this MOU does not release a party from a breach of this MOU before termination; and

(vi) obligations of confidentiality continue to apply.

10. A partly binding and partly non binding MOU

(a) This clause 10 and clauses 11 to 25 are fully binding on and enforceable by and against each party.

(b) With the exception of this clause 10 and clauses 11 to 25, this MOU:

(i) is a statement of principle and intention only;

(ii) is not a binding or enforceable agreement;

(iii) does not create legal relations; and

(iv) does not give rise to any liabilities or obligations.

(c) This MOU is not an agreement to undertake the Redevelopment Project.

11. Local government clauses

(a) Nothing in this MOU diminishes the City's rights and powers or fetters any discretion that the City has under a Local Government Law.

(b) The City is not required to have regard to this MOU when performing a function under a Local Government Law.

(c) Nothing in this MOU is an approval by the City, when performing a statutory function, to consent to, authorise or permit the Club or Fini to do any of the things contemplated by this MOU.

(d) The Club and Fini acknowledge that the City may have obligations under s3.58 and 3.59 and other parts of the Local Government Act relevant to the Redevelopment Project.

(e) The City is not required to pay Fini or the Club and amount in relation to this MOU.

(f) There is no binding agreement with the City in relation to the Redevelopment Project unless and until the City, in its discretion, enters into a binding written agreement in relation to the Redevelopment Project.

12. Exclusivity

Until this MOU is terminated the parties agree:

(a) to deal exclusively with each other in relation to the Redevelopment Project; and

(b) not consider or accept offers from other persons to undertake the Redevelopment Project or any other development or redevelopment of the Precinct.

13. Duty, costs and expenses

(a) Each party must pay its own legal and other costs and expenses in relation to the negotiation, preparation, execution and implementation of this agreement, and any related document.

(b) Fini must pay the Duty payable on or in relation to this agreement, or a transaction or instrument relating to this agreement.

(c) Fini must not demand, seek to recover or make a claim against the City or Club any costs, liabilities or expenses incurred by Fini in relation to:

(i) this MOU;

(ii) anything contemplated by this MOU;

(iii) the Redevelopment Project;

(iv) the termination of this MOU; or

(v) the City deciding that it does not want to progress the Redevelopment Project.

14. Confidentiality

(a) Subject to this confidentiality clause, a party must:

(i) keep any information deemed Confidential Information, confidential;

(ii) take all reasonable and necessary precautions to maintain the secrecy and prevent the disclosure of the Confidential Information; and

(iii) use the Confidential Information only for the purposes of this agreement; and

(b) Only to the extent necessary, a party may disclose the Confidential Information and the terms of this agreement:

(i) with the written consent of the disclosing party;

(ii) in the case of the City, as required by a Local Government Law;

(iii) to its representatives, employees, consultants, servants and agents; and

(iv) to its professional advisers for the performance of their professional services.

(c) Upon request, each party must return Confidential Information that it has received.

15. GST

(a) Subject to an express clause to the contrary, an amount referred to in this agreement which is relevant in determining a payment that one party must make to another party is exclusive of GST.

(b) GST is payable on a taxable supply made under this agreement.

(c) For a taxable supply made under this agreement for which the consideration attributable to that taxable supply is exclusive of GST:

(i) the recipient must pay to the supplier the amount equal to the GST liability on that taxable supply;

(ii) the recipient must pay the supplier the GST liability at the same time as the recipient is required to pay the consideration for that taxable supply under this agreement; and

(iii) the GST liability for that taxable supply is the amount equal to the rate of GST multiplied by the consideration attributable to the taxable supply that the supplier makes to the recipient.

16. Notices

16.1 A notice must be in writing and in English.

16.2 A party must send a notice to the other party at the address listed:

16.3

16.4 A party may vary its address by sending a notice to the other party.

16.5 A party must use the new address from the time that it receives the notice.

16.6 To deliver a notice, a party must hand deliver, post, fax or email it to the other party's address.

16.7 A notice takes effect at the time stated in the notice, but if no time is stated or the time stated is before receipt, then a notice takes effect on receipt.

16.8 A notice sent by post is received:

(a) 3 days after posting if within Australia; or

(b) 7 days after posting if posted to or from a place outside Australia.

16.9 A notice sent by fax is received:

(a) at 5.00pm on the Business Day that the notice is sent; or

(b) if sent after 5.00pm, then on the next Business Day.

16.10 Subject to this clause, a notice sent by email is received at the time that the email reaches the addressee's email address.

16.11 A notice by email is received at the receiver's street address supplied under this clause.

17. Governing law

The law of Western Australia governs this agreement.

18. Jurisdiction

The parties submit to the exclusive jurisdiction of the courts of Western Australia, the Federal Circuit Court and the Federal Court of Australia.

19. Variation

The parties can vary this agreement only if the variation is in writing and signed by each party.

20. Assignment, novation or transfer

A party must obtain the prior written consent of each other party before it transfers, assigns or novates a right or obligation under this agreement.

21. Rights are cumulative

A party's rights under this agreement are in addition to its rights at law.

22. Waiver

22.1 A party granting a waiver of a right relating to this agreement must give written notice of that waiver to the party that benefits from the waiver.

22.2 A party's failure, partial failure or delay in exercising a right relating to this agreement is not a waiver of that right.

22.3 A party may not claim that another party's delay or failure to exercise a right relating to this agreement:

(a) constitutes a waiver of that right; or

(b) is a defence to its own action or inaction.

22.4 The parties may not waive or vary this clause.

23. Entire agreement

This agreement constitutes the entire agreement between the parties and supersedes all previous discussions, undertakings and agreements.

24. Survival

24.1 The warranties survive termination of this agreement.

24.2 To the extent that a party has not satisfied an obligation or it is a continuing obligation, that obligation survives termination.

25. Further assurance

Each party at its own expense must do everything necessary to give full effect to this agreement.

Signed as an agreement

EXECUTED by
Ocved Pty Ltd (ACN 626 002 140)
in accordance with section 127(1) of the Corporations Act 2001:

Signature of Director

KYLE JOHN JEAVONS
Print name in full

Signature of Director

ROWAN EDWIN CLARKE
Print name in full

The Common Seal of the
City of Fremantle
was hereunto affixed by the authority of the Chief Executive Officer and Mayor in the presence of:

Mayor Signature

Brad Pettitt
Mayor Name (Please Print)

A/Chief Executive Officer Signature

A/Chief Executive Officer Name (Please Print)

The common seal of Italian Club Fremantle Inc (ABN 39664532829) was affixed by the authority of the board in the presence of:

THE ITALIAN CLUB FREMANTLE INCORPORATED COMMON SEAL

Signature of Board Member

FREDERICK LOUIS PAUL CALCINARI
Print name in full

Signature of Board Member

GIROLAMO MARCELLO ALBERTI
Print name in full

Annexure 1

Land	Current tenue and use	Anticipated new tenure and use
Lot 2038: the northern part comprising 5542m2	Crown Land. Reserved for the purpose of vehicle parking. Subject to a management order in favour of the City.	Crown Land Part: Reserved for parks and recreation purposes. Part: Road reserve for the extension of Norfolk Street. This land will comprise the "**City Redevelopment Area**".
Lot 1931:	Crown Land Reserved for "club and club premises". Subject to a management order in favour of the City, with power to lease. Caveat has been lodged by the Club.	Freehold. This land will comprise part of the Club Development Area.
Lot 2039:	Crown Land Reserved for "club and club premises". Subject to a management order in favour of the City, with power to lease. Caveat has been lodged by the Club.	Freehold. This land will comprise part of the Club Development Area.

Lot 2038: the southern part comprising 1984m2	Crown Land Reserved for the purpose of vehicle parking. Subject to a management order in favour of the City.	Freehold. This land will comprise part of the Club Development Area.
Road Area (between Mews Rd and Marine Terrace)	Crown land Road and rail crossing	Road to be closed. Freehold. Road Area to become part of the Club Development Area.
Lot 2038: the southern tip comprising 1133m2	Crown Land Reserved for the purpose of vehicle parking. Subject to a management order in favour of the City.	Freehold. Part of the Club Development Area.