

# CONCEPT DESIGN OPTIONS FOR THE REDEVELOPMENT OF LATHLAIN PARK

CORNER OF BISHOPSGATE AND GODDARD STREET, LATHLAIN





**Hames Sharley** acknowledges the Kurna, Jagera, Turrbal, Larrakia, Wurundjeri, Whadjuk Noongar and Gadigal people, as the traditional custodians of the land upon which our studios stand.

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DATE	REASON FOR ISSUE
20/05/22	DRAFT FOR CLIENT REVIEW







# contents.

1.0	OVERVIEW	5
2.0	SITE & CONTEXT	11
3.0	OPTIONS SUMMARY	17
4.0	OPTION 1	21
5.0	OPTION 2	33
6.0	OPTION 3	43
7.0	OPTION 4	45



*Town of Victoria Park*

**CONCEPT DESIGN OPTION FOR THE  
REDEVELOPMENT OF LATHLAIN  
PARK - 44150**

*May 2022*





END  
SCHOOL  
ZONE

GIVE  
WAY



A photograph of a residential street lined with large, mature trees. A paved road and sidewalk lead towards a house with a tiled roof and a white fence. The scene is bright and sunny.

# 01

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**OVERVIEW**



## Executive Summary

As part of the Lathlain Park Redevelopment Project (LPRP), Hames Sharley have been engaged by the Town of Victoria Park (ToVP) to provide concept options for the redevelopment of Lathlain Park Zone 1 (LPZ1) which forms the last area of land in this world class redevelopment.

The LPRP is a \$70+ million revitalisation project being partly delivered under a unique public-private partnership, to provide a sustainable multi-use sporting, recreation, health and education precinct for the whole community.

The Vision and Aspirations for the redevelopment of LPZ1 were approved by the Lathlain Park Advisory Group (LPAG) in 2021. The vision is for LPZ1 to be revitalised as a contemporary, multi-purpose centre. A dynamic place, that caters for the diverse needs of its community for generations to come.

With the Aspirations for LPZ1 to be:

- + *A sympathetic, but unique neighbour...*
- + *Flexible and ready for the future...*
- + *A place for everyone...*
- + *A place that tells local stories...*
- + *A place that stands the test of time...*

The report reflects on the character and context of tLPZ1 with

In August 2021 the ToVP endorsed the development of four high level concept designs being:

- + Option 1 The redevelopment of LPZ1 with a future PFC facility.
- + Option 2 The redevelopment of LPZ1 with a future PFC facility and provision for ToVP managed Future Fit out Space.
- + Option 3 The redevelopment of LPZ1 with a future PFC facility and based on the funding allocation within the December EOI Response from the Waalitj Foundation Consortium: and
- + Option 4 The redevelopment of LPZ1 with a future PFC facility and based on the December EOI Response from the Waalitj Foundation Consortium with additional funding to meet with the expectations of the EOI.

In December 2021 the ToVP accepted submissions and shortlisted the Waalitj Foundation to progress to the negotiation stage of tenure arrangement to be part of the LPZ1 as result of the expression of Interest process run to ascertain third party interest and exploring further funding options. All options consider the Existing PFC Facility and Existing PFC Ticketing Office within the design with a number of these options retaining these facilities throughout the construction period or require demolition prior to construction commencing.

Each option reflected in this report is considers development scenarios with Option 1 and 2 consideration was made around development to the north and south of LPZ1. Option 4 considered the potential advantages for a staged or full build out approach for LPZ1.

Option 3 did not continue beyond the initial scoping phase as upon review of the funding allocation proposed within the EOI Response it was confirmed that the agreed funding as currently stands does not provide any additional community benefit & would not provide an outcome which meets the provision noted by The Consortium within the EOI Response and in line with the Waalitj Foundation Design Brief (Hames Sharley, 2022).

To meet the requirements requires a larger funding allocation provided by The Consortium. Additionally, the funding allocation within the EOI Response does not provide an adequate benefit above Option 2 for the community when reviewed against the ToVP Strategic Community Plan, Social Infrastructure Plan 2021, and the recent community engagement data.

Therefore, it was considered that Concept Option 3 was not suitable in meeting the aspirations for the development of LPZ1. Further assessment of Option 3 is provided in The Community Engagement Report (Hames Sharley, 2022).

All three options presented in this report have been costed by Rawlinsons, with a presentation in May 2022 to ToVP Elected members. Presentations for Option 4 were undertaken with the Waalitj Foundation Board and the West Coast Eagles Board in May 2022.





# Overview

## Introduction.



As part of the Lathlain Park Redevelopment Project (LPRP), Hames Sharley have been engaged by the Town of Victoria Park (ToVP) to provide concept options for the redevelopment of Lathlain Park Zone 1 (LPZ1) which forms the last area of land in this world class redevelopment.

The LPRP is a \$70+ million revitalisation project being partly delivered under a unique public-private partnership, to provide a sustainable multi-use sporting, recreation, health and education precinct for the whole community.

To deliver the project, a partnership has formed between the ToVP, West Coast Eagles (WCE), Waalitj Foundation (WF) and Perth Football Club (PFC), which aims to set new standards in the delivery of an active community sports complex, as well as lasting community benefits.

Works have been completed on the newly redeveloped Mineral Resources Park, which is home to the WCE and the PFC. The precinct contains two AFL sized ovals, administration, and training facilities for both men's and women's football programs, a merchandise store, a start-of-the-art function space, and café, as well as being home to the WF. The newly constructed Lathlain Park is a new public open space featuring an all-abilities playground and nature play area, picnic facilities, fenced dog area and two new multi-sport courts.

LPZ1 located to the western edge of the LPRP and is home to the existing PFC Facility and Ticketing Office. The site is boarded by Bishopsgate St to the south, Goddard Street to the west, the existing parklands and on-grade parking to the north and Mineral Resources Park and the WCE Headquarters to the east.

**The LPRP is a \$70 million revitalisation project being partly delivered under a unique public-private partnership, to provide a sustainable multi-use sporting, recreation, health and education precinct for the whole community.**

## Scope.

The scope outlined by ToVP was to provide four options to consider potential development opportunities for LPZ1. These Options are noted as:

- Option 1 The redevelopment of LPZ1 with a future PFC facility.
- Option 2 The redevelopment of LPZ1 with a future PFC facility and provision for ToVP managed Future Fit out Space.
- Option 3 The redevelopment of LPZ1 with a future PFC facility and based on the funding allocation within the December EOI Response from the Waalitj Foundation Consortium: and
- Option 4 The redevelopment of LPZ1 with a future PFC facility and based on the December EOI Response from the Waalitj Foundation Consortium with additional funding to meet with the expectations of the EOI..

The above options have been undertaken through various forms of engagement with the below stakeholders:

- The Town of Victoria Park
- The Town of Victoria Park Design Advisory Panel
- Lathlain Park Zone 1 Advisory Group
- Perth Football Club
- The West Coast Eagles
- Waalitj Foundation Consortium

The options presented in this report vary to the extent of development, complexity, scale, cost and benefit to Lathlain Park and the wider Victoria Park community. This report should be read in conjunction with the LPZ1 Community Engagement Report, Hames Sharley (2022) to ascertain the potential benefits each concept option provides the community. All options have been costed by Rawlinson's. A presentations was provided in the May 2022 at the ToVP Concept Design Forum to ToVP Elected Members..





## Lathlain Park Zone 1 Vision And Aspirations

The Vision and Aspirations for the redevelopment of LPZ1 were approved by the Lathlain Park Advisory Group (LPAG) in 2021. The vision is for LPZ1 to be revitalised as a contemporary, multi-purpose centre. A dynamic place, that caters for the diverse needs of its community for generations to come.

With the Aspirations for LPZ1 to be:

### **A SYMPATHETIC, BUT UNIQUE NEIGHBOUR...**

A development that actively engages with its surroundings, having careful consideration for its interface with existing built form and landscape character.

### **FLEXIBLE AND READY FOR THE FUTURE...**

A highly functional and multi-purpose centre that supports a diverse range of activities and events for use by its community, which includes both the Perth Football Club and local Town of Victoria Park residents.

### **A PLACE FOR EVERYONE...**

High-quality architectural and landscape outcome promoting access, safety and participation from all members of the community, irrespective of age, gender, culture or ability.

### **A PLACE THAT TELLS LOCAL STORIES...**

A development that integrates into its community through art and culture celebrating the important role and heritage of Lathlain Park.

### **A PLACE THAT STANDS THE TEST OF TIME...**

A venue that optimises building performance and limits maintenance costs (through climate responsive design and appropriate building materials), enables a quality design that locals can be proud of for generations to come.

All Concept Options presented reflect an alignment to the LPAG approved Vision and Aspirations.

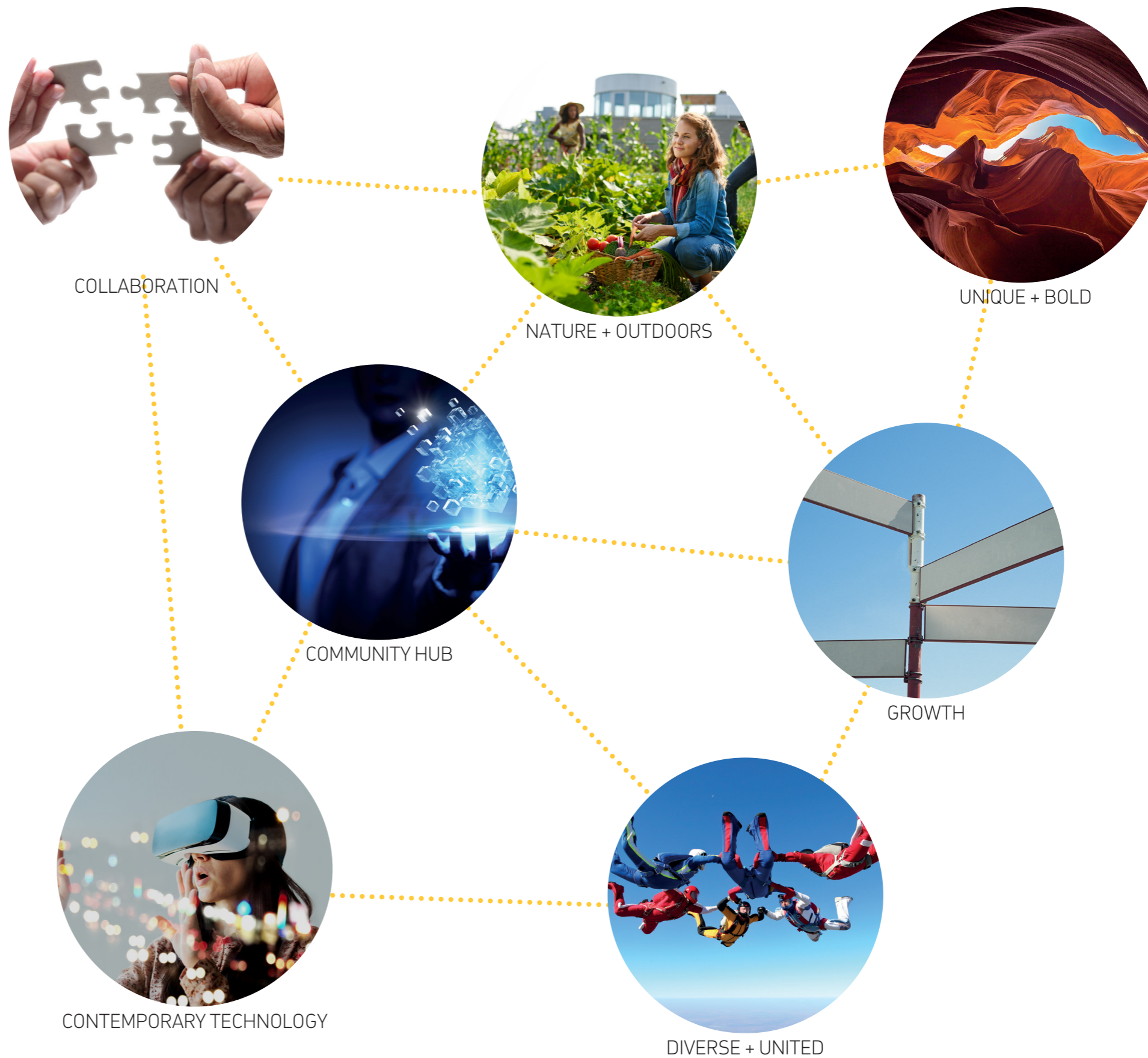
Further assessment of each Concept Option against the LPZ1 Vision and Aspirations is provided in The Community Engagement Report (Hames Sharley, 2022)



# Waalitj Foundation Vision

To determine the vision for the WF facility reflected in this report as Options 3 & 4, Hames Sharley undertook a workshop with WF with staff see Waalitj Foundation Design Brief in Response to December 2021 EOI. The vision is for the future WF Facility to allow for:

- + Collaboration
- + Nature + Outdoors
- + Community Hub
- + Contemporary Technology
- + Diverse + United
- + Growth
- + Unique + Bold









# 02

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## SITE & CONTEXT





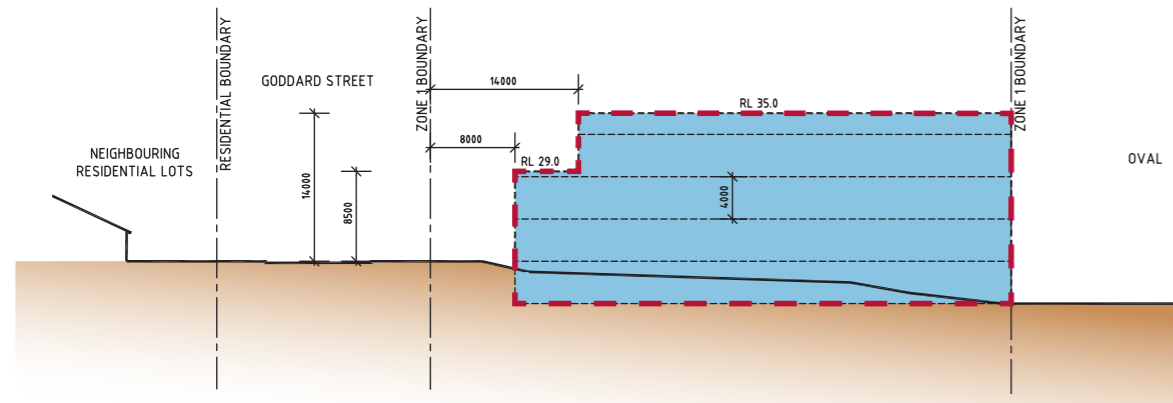
# Planning Controls

There are a number of planning controls which determine the extent of built form envelope potential for LPZ1. These controls have been determined by the Lathlain Park Management Plan, 2017 (LPMP) are reflected in the opposite and below drawings.

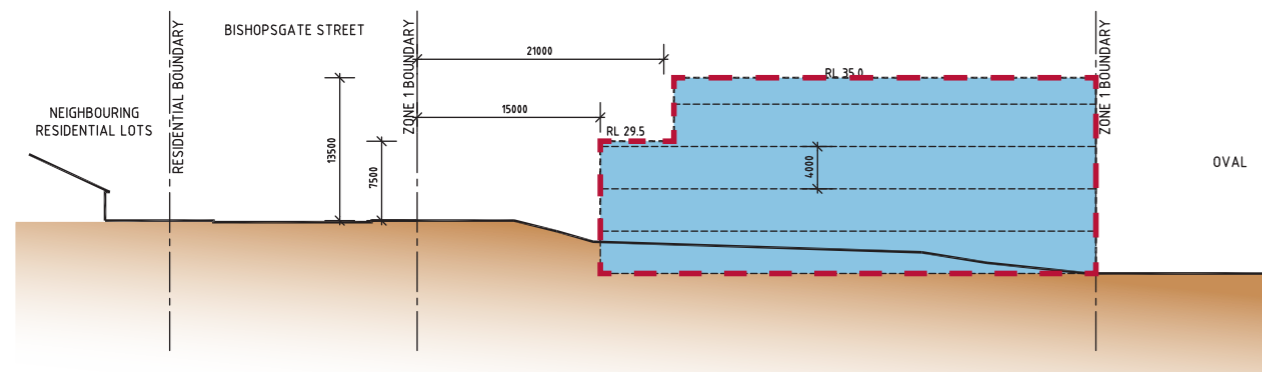
The setbacks required for LPZ1 under the LPMP are:

- + 8m setback to Goddard Street;
- + 14m setback to Goddard Street to the start of RL 35;
- + 15m setback to Bishopsgate Street; and
- + 21m setback to Bishopsgate Street to the start of RL 35.

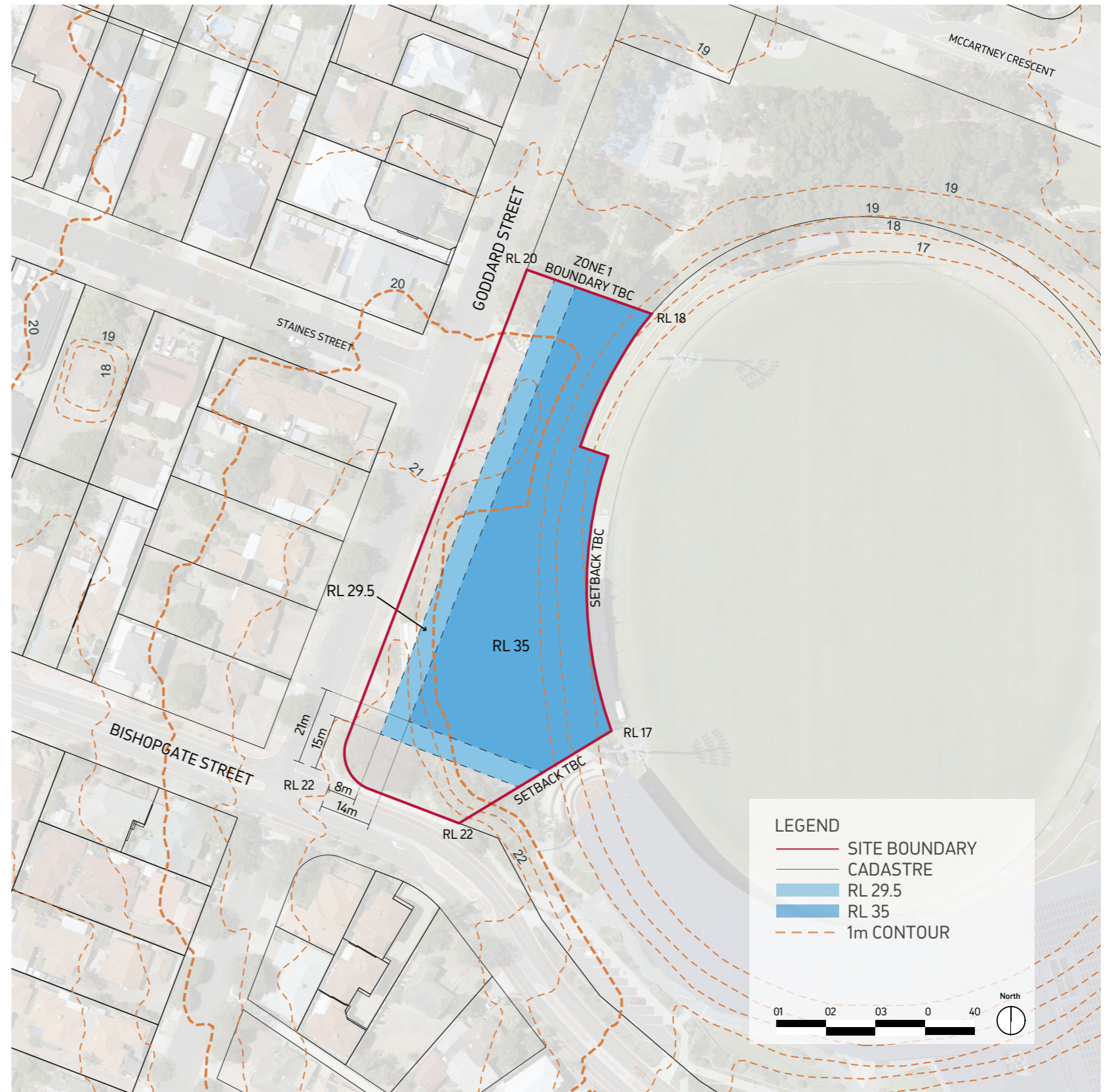
There are no setbacks determined under the LPMP for the northern lot boundary to the ongrade parking or to the Oval lot boundary.



Section A - Goddard St to Oval



Section B - Bishopsgate St to Oval



Note: Setbacks and Building Envelope determined based on the Lathlain Park Management Plan.



## Constraints

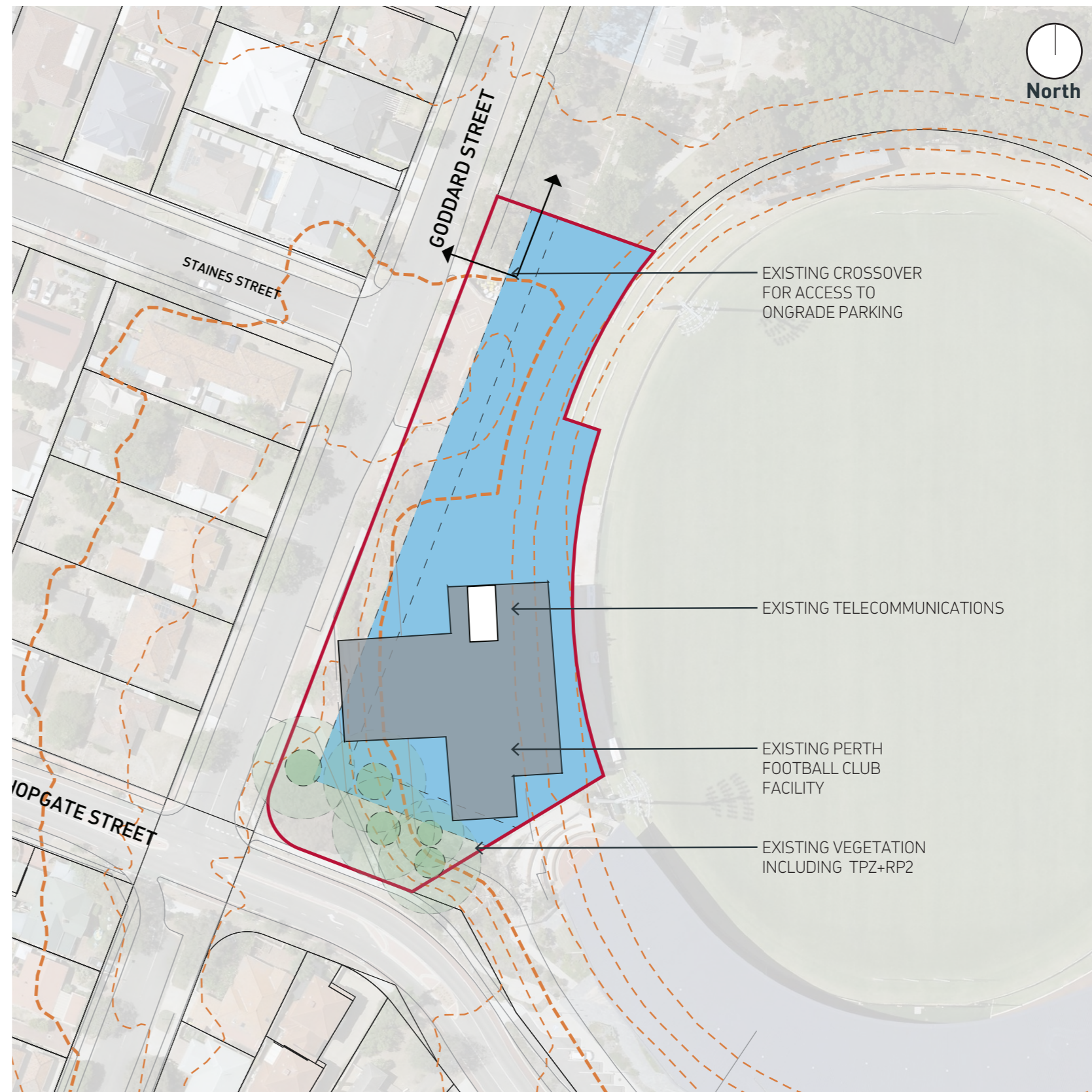
There are a number of constraints required to enable development of LPZ1, due to these constraints being in place this varies the extent of development opportunity.

These constraints include the:

- + The existing PFC Facility as noted on the opposite plan and image below located at the southern end of LPZ1 mitigates the potential for suitable location for any future redevelopment of LPZ1 should the need require retention of the building throughout the construction period. Therefore Option 1 & 2 presented in this report consider the redevelopment to the north facilitating potential redevelopment of the existing PFC Facility at a later date.
- + The existing telecommunications towers as noted on the opposite plan and image below. Prior to demolition of the existing PFC Facility requires the relocation to a suitable location for the telecommunications towers. This relocation has been managed with the ToVP and the required stakeholders. To facilitate options around the redevelopment of LPZ1 it was deemed appropriate to provide options which include either the retention of the existing PFC Facility and telecommunications towers throughout the construction period to enable development to the north if an agreement can not be put in place or development over the footprint of the PFC facility if a agreement can necessitate relocation of the telecommunications towers to a suitable location.
- + The existing trees and landscaping to the southern and eastern edge of LPZ1. Many of these trees are located outside the setback line to Goddard and Bishopsgate Street and as such will not be removed however each tree includes a Tree Protection Zone (TPZ) which extends beyond the current canopy line. An Arborist Report has been undertaken to ascertain the current requirements for each tree and this has been considered in relation to the concept designs presented in this report.
- + The existing crossover to LPZ1 to the northern edge, this crossover requires retention for access to the northern ongrade parking;



VIEW OF TELECOMMUNICATIONS TOWERS FROM GODDARD STREET





# Views to LPZ1

There are a number of important view corridors that are to be considered and retained for the redevelopment of LPZ1. These include the views from:

- + From Staines Street looking south east, considered a focal point and potential entry;
- + From Goddard Street looking north and south; and
- + From Bishopsgate Street looking east; considered a focal point and architectural statement.

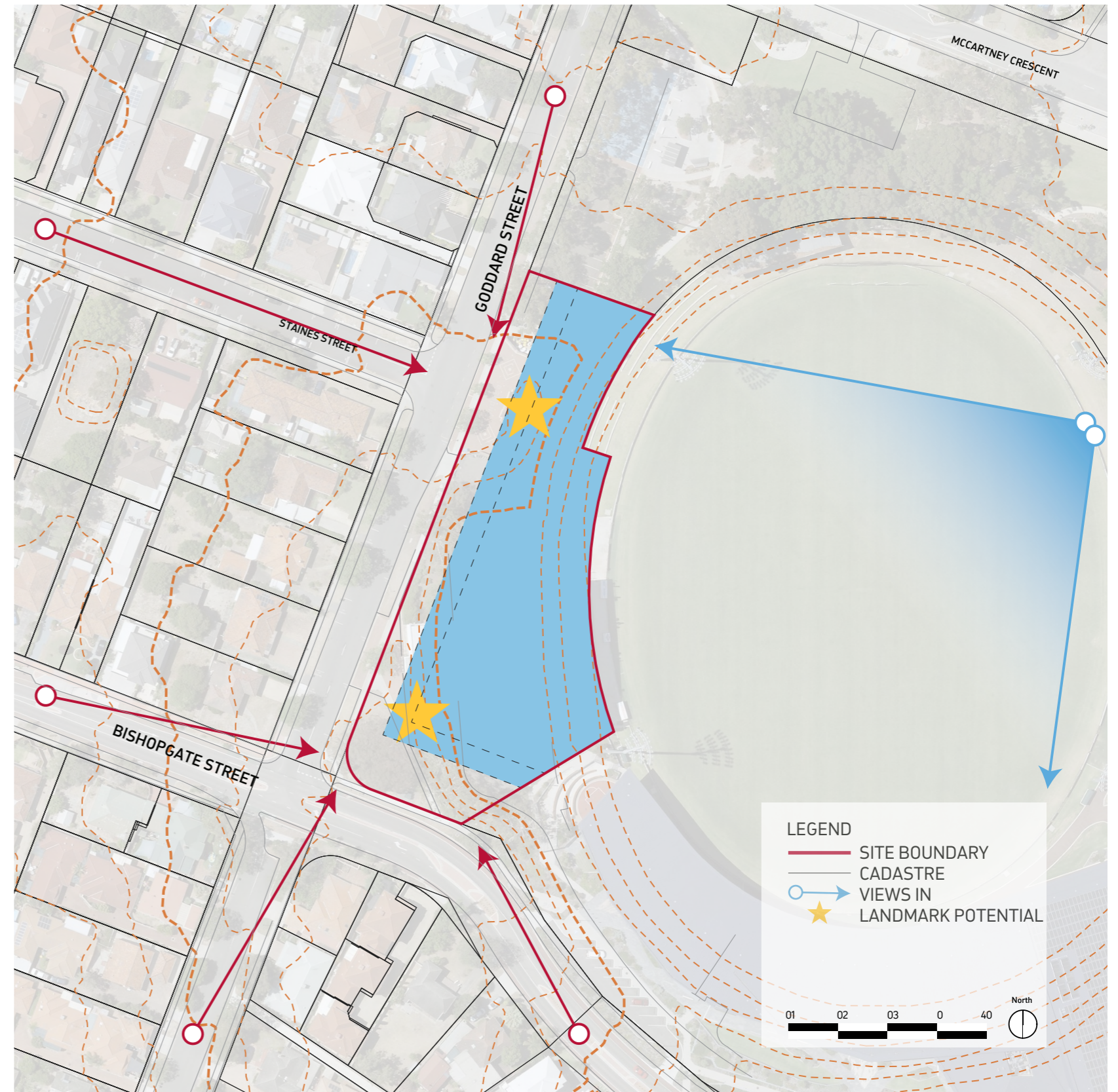
As these streets are primarily residential this will require a consideration of the interface to each street to maintain a considered density and porosity. Additional views to LPZ1 are from the eastern edge of Mineral Resouce Park. This will require a consideration of how each concept design interfaces with the existing WCE building to provide an integrated design outcome.



VIEW SOUTH ALONG GODDARD STREET



VIEW NORTH ALONG GODDARD STREET





# Views from LPZ1

There are a number of important views that are to be considered for the redevelopment of LPZ1. These include the views from:

- + Looking north west along Staines Street;
- + Looking north west and south west from the Corner of Bishopsgate and Goddard Street; and
- + The interfaces to the existing parkland and onstreet parking to the north and WCE building to the south east.

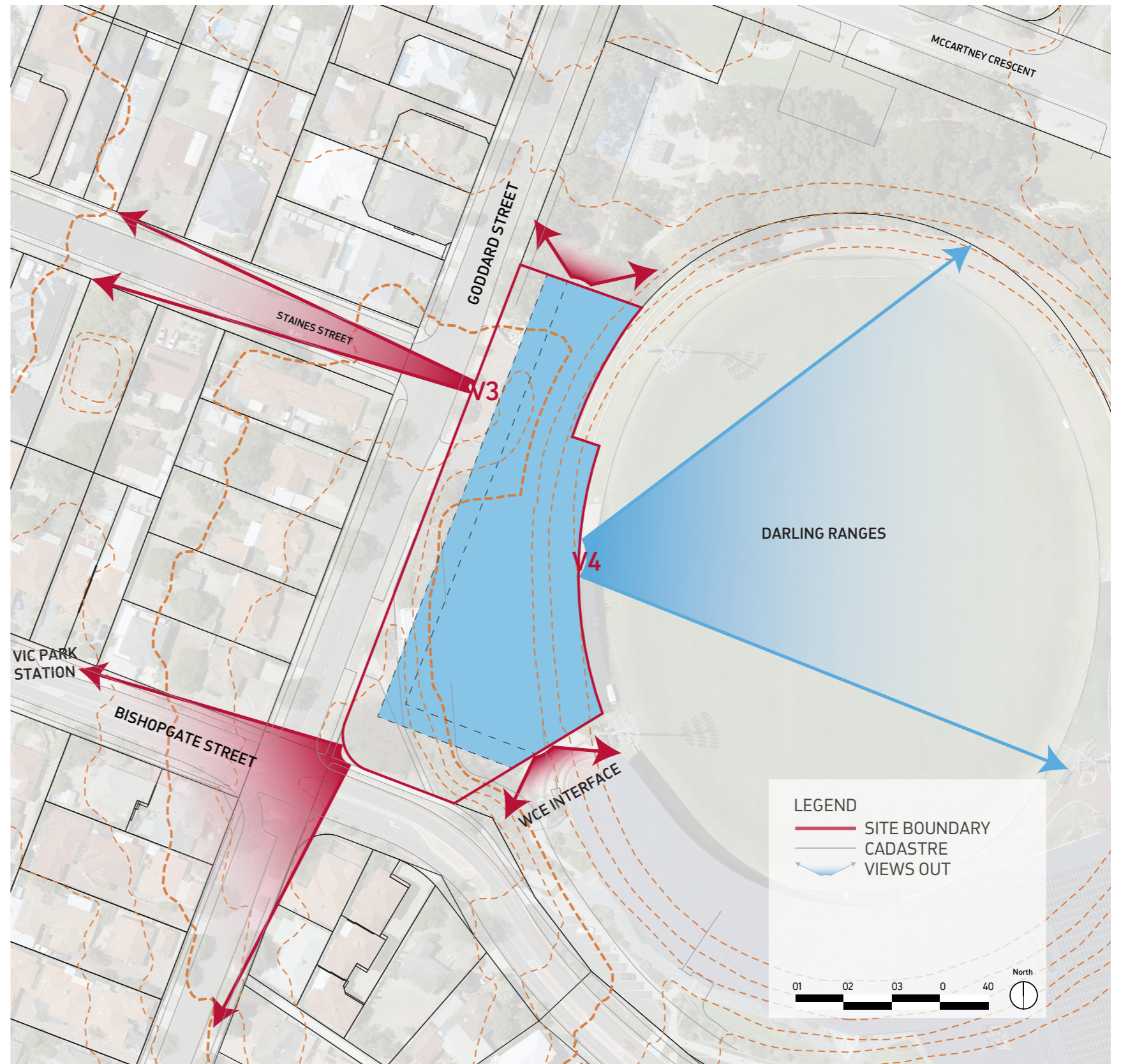
A longer distance view that could be utilised and retained is to the Darling Ranges to the east with the potential for this to be viewed from Goddard Street.



VIEW WEST DOWN STAINES STREET



VIEW EAST TOWARDS THE DARLING RANGES









The background of the slide features a photograph of a multi-story brick building. A prominent white tree with thin, branching limbs is in the foreground on the left. A black chain-link fence runs across the bottom of the frame. The scene is brightly lit, suggesting a sunny day.

# 03

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## OPTIONS SUMMARY



# Options Summary

The following summarises the four options presented in this report. In August 2021 the ToVP endorsed the development of four high level concept designs being:

- + Option 1: Low Intervention
- + Option 2: Low Intervention plus future proof
- + Option 3: Medium Intervention
- + Option 4: High Intervention

In December 2021 the ToVP accepted submissions and shortlisted the Waalij Foundation to progress to the negotiation stage of tenure arrangement to be part of the LPZ1 as result of the expression of Interest process run to ascertain third party interest and exploring further funding options. All options consider the Existing PFC Facility and Existing PFC Ticketing Office within the design with a number of these options retaining these facilities throughout the construction period or require demolition prior to construction commencing.

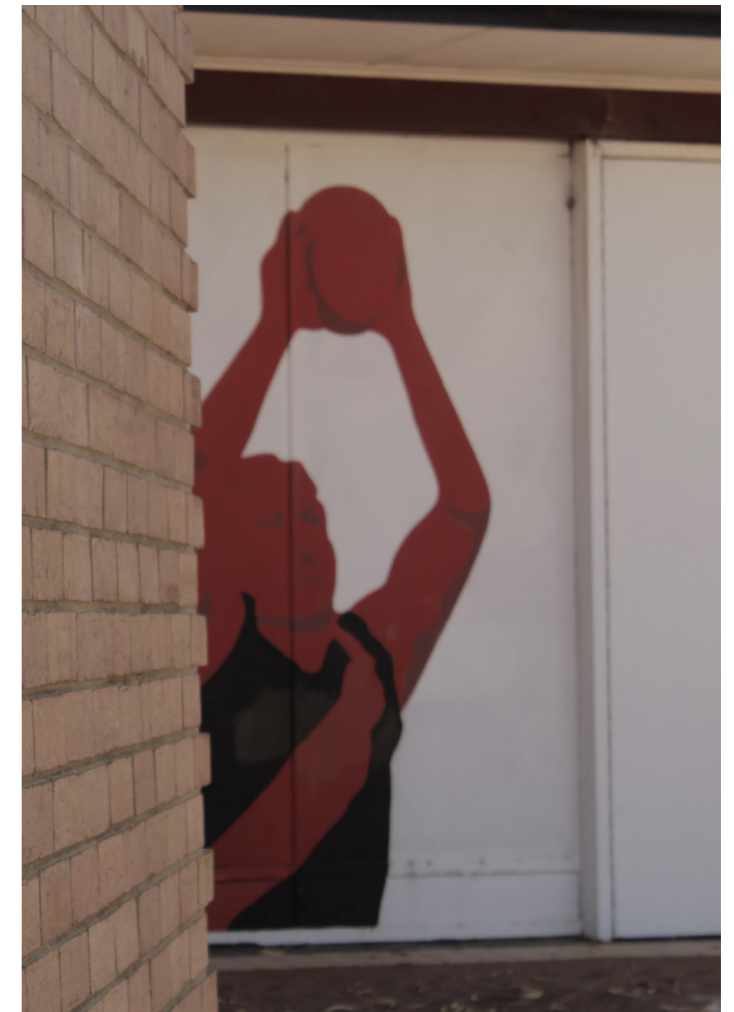
## EXISTING PFC FACILITY

The existing PFC Facility currently does not meet with state and national sporting facility guidelines and construction standards and therefore is required to be demolished to enable development within LPZ1. All options reflect varying approaches to the timing of the demolition of the existing PFC Facility.

## EXISTING PFC TICKETING OFFICE

The current PFC Ticketing Office fronting Goddard Street to the west has been considered in each option to enable development of the LPZ1. A number of these options retain or demolish this building.

A brief description of each option is presented overleaf.





## Option 1

### PERTH FOOTBALL CLUB & COMMUNITY FUNCTION SPACE

Is the baseline option which provides for a future Perth Football Club facility as well as community accessible function space. This brief has been endorsed by the elected members at the August 2021 OCM.

## Option 2

### PERTH FOOTBALL CLUB & COMMUNITY FUNCTION SPACE AND FUTURE ADDITIONAL SPACE

Includes all of the elements from Option 1 plus creating provision for the future additional space within the Option 1 footprint for fitout as the need arises.

## Option 3

### PERTH FOOTBALL CLUB & COMMUNITY FUNCTION SPACE AND WAALITJ FOUNDATION CONFIRMED FUNDING - BASED ON EOI

Will include all the elements from Option 1 plus caters for the known funding as specified in the Waalitj EOI submission.

## Option 4

### PERTH FOOTBALL CLUB & COMMUNITY FUNCTION SPACE (WITH 4TH CHANGE ROOM) AND WAALITJ FOUNDATION FULL DESIGN BRIEF

Will include all elements from Option 1 plus provides provision for the aspirational desired outcome accounting for the contribution from Waalitj EOI submission as well as other funding partners.

The proposal is to include:

- + Commercial office space for relocation of Waalitj Foundation Burswood Office accomodating up to 35 staff.
- + Community accesible multipurpose and flexible meeting spaces in a range of configurations
- + An arts hub and gallery for Aboriginal and Non-Aboriginal arts (performing & creative)
- + Medical centre complete with consulting rooms
- + Youth hub
- + Additional car parking (above PFC requirements)









**04**

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**OPTION 1**



IMAGE TO BE AMENDED

## Overview + Brief

This option proposes the development on LPZ1 for a future Perth Football Club Facility. This need has arisen due to the current state of the existing building as it does not meet national and state sporting standards and guidelines. To determine the brief for Option 1, engagement was undertaken throughout 2021 and 2022 with stakeholders of PFC and members of the LPAG. Initial stages of this engagement determined an accommodation schedule.

The accommodation schedule meets the requirements of similar exemplar facilities and aligns with the Australian Football Leagues (AFL) 2021 Venue Guidelines and other state sporting body requirements. The AFL 2021 Venue Guidelines determines requirements based on the category of sporting venue. Minerals Resource Park is a Category 4 venue as it can host an AFLW, Pre-Season Competition Match and/or is recommended for State League Centres of Excellence. With the increase in participation by women in football and the Perth Football Clubs decision to be included in 2025 to the WAFLW fixture, the accommodation schedule makes provision for a dedicated Women's Home Changeroom and facilities for women's football. The Away Changeroom has been designed as a Unisex Changeroom to be utilised by both Male and Female Away Teams. The accommodation schedule also aligns with the current National Construction Code (NCC). This accommodation schedule was reviewed by Rawlinson's to ensure that areas proposed aligned with the projects current budget allocation.

Concept Option 1 has been presented to stakeholders of the PFC. this option stretches over three levels which includes the Ground Floor located level to the Oval, the First Floor which is located level to Goddard Street and the Second Floor which is located one floor above the Goddard Street Level.

To consider the suitable siting for the future PFC facility noted as Concept Option 1, this report presents two scenarios noted as Scenario 1 North and Scenario 2 South these are explained and evaluated as to the preferred scenario for the redevelopment of LPZ1.



## OPTION 1

## Option 1 Design Brief

The following reflects the agreed design brief for Option 1.

### Entry Administration and Function

Area	Qty	Proposed Total
Entry Foyer	1	111m <sup>2</sup>
Reception, Merchandise	1	15m <sup>2</sup>
PFC Admin	1	85m <sup>2</sup>
Function Space Community Hall	1	200m <sup>2</sup>
Members/Public Lounge	1	200m <sup>2</sup>
Chairs /Tables Storage for Function Spaces	1	30m <sup>2</sup>
Bar Function Space	1	18m <sup>2</sup>
Bar Members/Public Lounge	1	18m <sup>2</sup>
Bar Temporary Bin Storage	1	4m <sup>2</sup>
Bar Cool Room	1	12m <sup>2</sup>
Kitchen	1	42m <sup>2</sup>
Kitchen Crockery and Cutlery Storage	1	6m <sup>2</sup>
Kitchen Cool Room	1	8m <sup>2</sup>
Kitchen Temporary Bin Storage Kitchen	1	3m <sup>2</sup>
PFC Cold Store	1	12m <sup>2</sup>
PFC Dry Store	1	11m <sup>2</sup>
Function Space Mens Toilets	1	24m <sup>2</sup>
Function Space Female Toilets	1	16m <sup>2</sup>
Function Space UAT	1	7m <sup>2</sup>
PFC Staff Male Toilets	1	8m <sup>2</sup>
PFC Staff Female Toilets	1	8m <sup>2</sup>
PFC Staff Lockers		10m <sup>2</sup>
<b>Total Floor Area:</b>		<b>848m<sup>2</sup></b>

### Coaches, Stats and Media

Area	Qty	Proposed Total
Coaches Box	1	10m <sup>2</sup>
Coaches Box	1	10m <sup>2</sup>
Third Umpire Match Referee	1	10m <sup>2</sup>
Timekeeping Scorers Box	1	10m <sup>2</sup>
AFL Statistics Provider	1	10m <sup>2</sup>
Radio Box	1	10m <sup>2</sup>
Television and Broadcasting	1	15m <sup>2</sup>
Storage	1	2m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>77m<sup>2</sup></b>

### Football Operations

Area	Qty	Proposed Total
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Warmup And Gymnasium	1	286m <sup>2</sup>
PFC Theatre	1	30m <sup>2</sup>
PFC Football Office	1	15m <sup>2</sup>
PFC Property Store	1	25m <sup>2</sup>
PFC Laundry	1	6m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
First Aid/Medical	1	25m <sup>2</sup>
Away Changeroom	1	85m <sup>2</sup>
Away WetArea	1	35m <sup>2</sup>
Umpire Changeroom	1	54m <sup>2</sup>
Drug Testing	1	10m <sup>2</sup>
Cleaner	1	15m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>866m<sup>2</sup></b>

### Internal Services

Area	Qty	Proposed Total
Fire Pumps and Tanks	1	155m <sup>2</sup>
Communications Room 01	1	10m <sup>2</sup>
PFC History Storeroom	1	10m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>175m<sup>2</sup></b>

### External Areas

Area	Qty	Proposed Total
Seating 800 Patrons	4	768m <sup>2</sup>
Patrons Female Toilets	2	38m <sup>2</sup>
Patrons Male Toilets	1	24m <sup>2</sup>
Patrons UAT Toilets	1	12m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>842m<sup>2</sup></b>

### Waste Services

Area	Qty	Proposed Total
General Waste	1	48m <sup>2</sup>
Recycling	1	25m <sup>2</sup>
Recycling Cardboard	1	6m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>79m<sup>2</sup></b>

### External Services

Area	Qty	Proposed Total
Fire Booster	1	3m <sup>2</sup>
External Substation	1	32m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>35m<sup>2</sup></b>

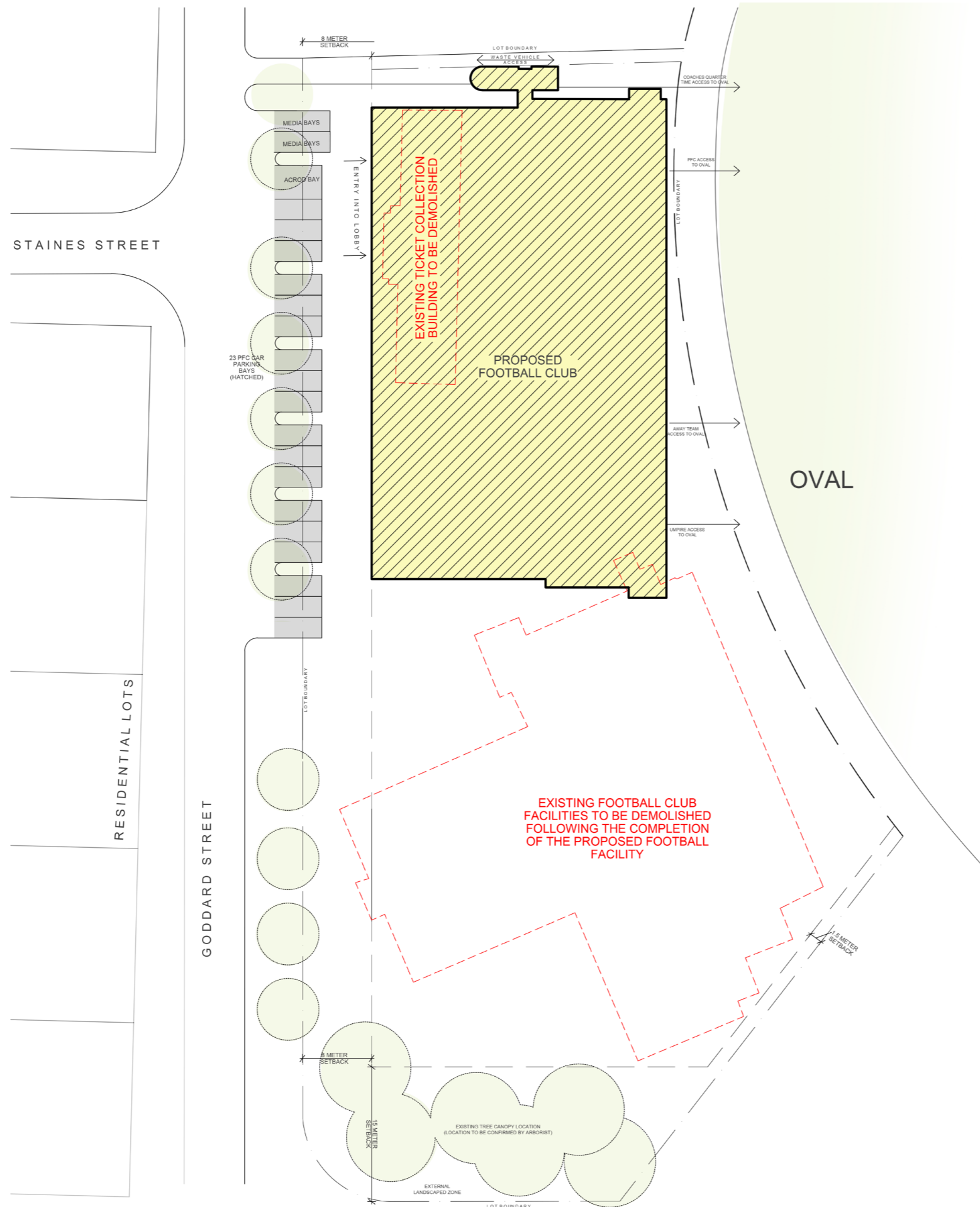
## Total Floor Area

**3442m<sup>2</sup>**

#### Notes

- All areas are net m<sup>2</sup> allowances unless noted otherwise
- All areas currently depicted are indicative only and subject to change
- Total building gross floor area and accommodation schedule correct at time of writing.
- These allowance may change overtime with the total area may change to suit.
- Total estimated area includes 10% allowance for Building Envelope and Services





## Scenario 1 - North

This scenario proposes siting the future PFC facility to the north of LPZ1. In this scenario the existing PFC Ticketing Building will be required to be demolished prior to construction starting for the future PFC Facility. The main patron entry on Game Day will be required to utilise the existing Entry from the north-eastern corner of Mineral Resources Park. An indicative footprint for this scenario is presented in the opposite drawing.

This scenario provides a number of advantages to the redevelopment of LPZ1 which include:

- + Retains the use by PFC of their existing facility throughout the construction period.
- + Potential to minimise temporary relocation costs for PFC (TBC by PFC). Enables a longer-term process for ToVP to finalise the telecommunications contracts and relocation of services from the existing PFC facility.
- + Retains potential revenue sources for PFC via retention of the Function Centre and Game Day Food/Beverage offerings and Game Day Presidents Lounge and Members Seating (TBC by PFC).
- + Provides adequate development opportunities to the south of the future PFC facility for potential ToVP long term development opportunities or PFC long term expansion.
- + Maintains the same level of PFC training and coaching throughout the construction period through the retention of the existing PFC facility; and
- + Maintains the use of facilities for visiting teams throughout the construction phase.

This scenario presents disadvantages to the redevelopment of LPZ1 which include:

- + Stadium Seating and Function Spaces are located further north than the more preferred location to the wing location of Mineral Resources Park, refer to the opposite diagram.
- + Relocation of the Main Patron Entry on Game Day to the existing north-eastern Entry to the field throughout the construction period. This is considered a longer walk to the main attraction areas around the Oval. Potential access could be provided through the Function Centre however this is not preferred and does not meet current DDA Compliance.
- + Requires the removal the existing at grade parking bays north of the existing PFC facility within LPZ1, with enabling works required for future at grade perpendicular street parking prior to construction starting.
- + Provides a staged long term construction timeframe for the completion of LPZ1.
- + Presents a perceived half complete redevelopment until future development is initiated with the southern portion of LPZ1 remaining as green space; and
- + Removes large areas of grassed tiered seating area minimising the potential revenue stream of patrons on Game Day (TBC by PFC).

## Scenario 1 Master Plan

Scale 1:500



North

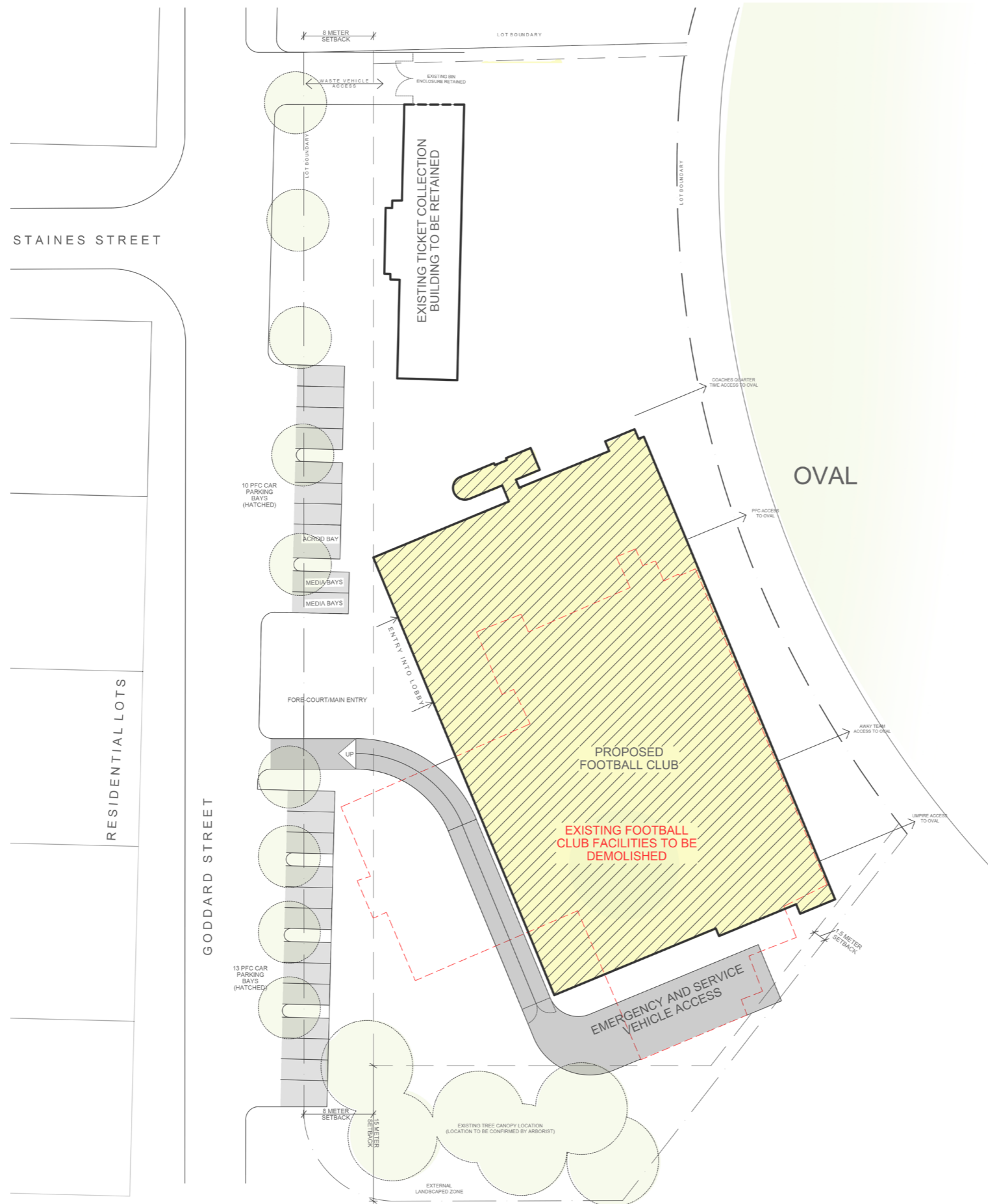


# Scenario 2 Master Plan

Scale 1:500



North



## Scenario 2 - South

This scenario proposes siting the future PFC facility to the south of LPZ1 over the existing footprint of the PFC Facility as presented in the opposite drawing. This will require the full demolition of the PFC Facility prior to the start of construction. In this scenario the existing PFC Ticketing building will remain as the main patron entry on game day.

This scenario provides a number of advantages which include:

- + Stadium seating and Function spaces located directly opposite the wing in a preferred viewing location.
- + Retention of the existing PFC Ticketing Building for use throughout the construction period and beyond.
- + Retention of a large area of grassed tiered seating area minimising the potential revenue stream of patrons on Game Day (TBC by PFC).
- + A single-phase short-term construction time frame for the completion of LPZ1.

This scenario presents disadvantages which include:

- + Requires the demolition of the existing PFC Facility with the provision of temporary PFC Office and Changeroom facilities throughout the construction phase.
- + Requires off site storage or additional onsite accommodation by PFC.
- + Increased relocation costs for PFC as opposed to Scenario 1 (TBC by PFC).
- + Requires earlier decision making for ToVP for the telecommunications contracts and relocation of services from the existing PFC facility.
- + Prohibits the potential for PFC to maintain adequate levels of training and coaching throughout the construction period through the early demolition of their existing facility.
- + Impacts visiting teams using temporary facilities throughout the construction phase.
- + Potential loss in revenue sources for PFC through the lack of Function space, game day food/beverage offerings and stadium seating throughout the construction period (TBC by PFC), and
- + Prohibits additional large scale development opportunities post construction to LPZ1 for potential ToVP long term development opportunities or PFC long term expansion



# Scenario Assessment

## Assessment

The scenarios presented previously have been assessed to determine the preferred scenario for Option 1 and is reflected in the opposite table. The retention of the existing PFC facility in Scenario 1 North provides a preferred solution for the redevelopment of LPZ1 and therefore has been utilised to further develop Option 1 however further development will occur to consider improvements for the viewing angle and seating for patrons. Option 4 presented later in this report reflects the potential development which could occur to the south of LPZ1 and should be considered to reflect a fully developed LPZ1.

## Criteria

Item	Scenario 1 North	Scenario 2 South
Demolition of Existing PFC Ticketing Building required prior to construction starting	Yes	No
Demolition of Existing PFC Facility required prior to construction starting	No	Yes
Amenity for PFC Players, Coaches and Visiting Teams	Good	Poor
Amenity for Patrons on Game Day	Good	Poor
Patron Game Day Viewing of the Oval	Average	Good
Removes large areas of external seating	Yes	No
Impact on potential of PFC Revenue Streams	No	Yes
Increase in Temporary and Relocation Costs	No	Yes
Telecommunications relocation required in short term	No	Yes
Potential for large scale future development	Yes	No
Construction Phasing	Long Term	Short Term
Requires Enabling works of On Street Parking	Yes	Yes



# Option 1 In Detail

## GROUND FLOOR/OVAL LEVEL

The Ground Floor/Oval Level is designed in three distinct zones indicated as public, players/umpires and staff. Access to this level is provided by lift and stairs from the Goddard Street Lobby or restricted access from the external lift and stairs to the north of the building. Access from service vehicles including ambulance and equipment vehicle on Game Day is from the southern entry to the corridor from this level.

### + Public Zone

The Public Zone fronting the Oval includes toilet facilities for patrons to the football and direct players and umpires access to the Oval. To ensure safety for all players, staff and umpires temporary removable fencing is provided to create unimpeded access by players, football staff and umpires to the Oval.

### + Players/Umpires Zone

The Players/Umpires Zone includes all football home and away changerooms and includes umpires changeroom, players gymnasium, warmup space and dedicated medical room. These spaces are designed to meet the Category 4 Venue Guidelines along with the current AFLW standards. A necessity was to provide a gymnasium and warmup space for PFC direct to the Oval to enable training to be managed effectively across both the Oval and warmup/gymnasium space. Additionally, whilst in use both changerooms can be accessed from the adjacent corridor. Changerooms for PFC are equipped with lockers and bench seating for players with direct access to toilets, showers and ice baths.

### + Staff Zone

The Staff Zone includes coaches' office, theatre, and doctors'/drug Testing Room, laundry, and equipment storerooms specific for PFC. Additional PFC Staff facilities within this zone include PFC staff changerooms and end of trip facilities (EOTF), coolroom, dry store, storerooms, history storeroom and communication room. A corridor extending the length of the building provides ease of access on game day for coaches and players and is secure at specific locations to maintain appropriate levels of security.

## GODDARD STREET LEVEL

The Goddard Street Level is designed in three distinct zones indicated as Seating, Function and Administration. Access to this level is provided direct from Goddard Street to the west through the lobby or through the future public entry to the south. Access for service vehicles including ambulance and equipment vehicle on Game Day is from the southern end of the building down a ramp to the Ground Floor/Oval Level or via the existing crossover to the north. Further information is provided in this report in relation to access provisions for this option.

### + Seating Zone

The Seating Zone fronting the Oval is typical covered tiered seating for 800 patrons. This seating is divided into four main areas on game day with allocation from south to north of to VIP's, Members, General Patrons, and Away Team Members and Patrons. Locations of seating for wheelchair and universal requirements are distributed evenly across the length of the top tier of seating and meet current AS1428.1 and DDA requirements. Access to the seating is provided from the Function Zone, the future public entry to the venue or via a number of staircases from Oval Level.

### + Function Zone

The Function Zone includes all function rooms including bars, commercial kitchen, servery, coolroom, dry store, chair and table storerooms and toilet facilities. The function rooms are designed to act independent of each other with direct access to all facilities needed to run a standalone function. Alternatively, these function rooms can be joined together to hold larger functions up to 280 people seated with direct views of the Oval and Darling Ranges to the east. Access to the Function Zone is direct from the Goddard Street lobby. The Engagement Report (Hames Sharley, 2022) indicated a number of spatial requirements for community members interested in utilising the function rooms and these have all been provided within the Function Zone.

### + Administration Zone

The Administration Zone includes the lobby and office administration space for PFC and WAFC Staff.

The lobby is accessed from Goddard Street and has direct line of sight to the Oval. The lobby is utilised as the main meeting space for those accessing the facility throughout the week and is maintained by the PFC Reception. The lobby doubles as the major exhibition space for the Perth Football Club with the exhibition of memorabilia, cups, footballs, framed photos, prints and guernseys etc presented within the wall space of the lobby. Access to other areas on the Goddard Street Level is maintained through appropriate levels of secure access i.e., swipe card.

Adjacent the lobby is the administration area. The current number of dedicated workstations is still to be determined through discussions with PFC and WAFC however the space allocated is suitable and has been discussed with PFC and WAFC Stakeholders. The types of activity undertaken in this area are akin to a standard office work setting i.e., desktop computer, desks and filing cabinets and will include a kitchenette and meeting areas as required.

## SECOND FLOOR LEVEL

The Second Floor Level includes all coaches rooms, statisticians, timekeepers, umpires' box, media, and print rooms for use on game day. These rooms will be acoustically controlled with access to all media, satellite, and electronic needs in line with the AFL Venue Guidelines and in close consultation with media and print organisations.

These spaces are provided with clear unobstructed sight lines to the Oval. To maximise the utilisation of these spaces on non-game day they are utilised as office space by PFC with workstations securely stored on game days. Access to this level is from the external staircase and lift to the north of the building which is provided direct access to the Oval for quarter time and three-quarter time for coaching staff and into the Ground Floor Oval Level prior to the game, Half time and upon completion.

## ACCESS

### + Pedestrian Access

Pedestrian Access is maintained for the length of Goddard Street with variations to the existing footpath. Main pedestrian access points to LPZ1 are to the lobby and the main public entry fronting Goddard Street. All pedestrian access locations and footpaths meet the current DDA requirements.

### + Vehicle Access

Access to the existing secure parking to the north of LPZ1 is maintained by the retention of the existing crossover at Goddard Street. The access to this section of parking will be accessible throughout the construction period.

Additional vehicle access is provided into LPZ1 by a dedicated and controlled ramp from Goddard Street this will only be utilised on game day by the ambulance and equipment store vehicles. The location of this ramp has been carefully considered to minimise removal of existing vegetation fronting Goddard Street.

### + Carparking

Permit Only on street parking is proposed along Goddard Street for use by PFC. All parking is suitably located between existing trees on site or distributed evenly along Goddard Street with a future well shaded tree canopy provided every three car bays. This proposal of parking has been initially discussed with the Director of Planning at ToVP and the ToVP Design Review Panel (DRP).

### + ToVP Waste Collection Area

The waste collection for LPZ1 is proposed to the current location to the northern edge of LPZ1. A future solid gate and fence have been proposed to mitigate the unsightly view of the bin storage from the more public areas of the surrounding area. Bins are also provided at Ground Level adjacent the Oval for use on Game Day and in the Commercial Kitchen and Bar areas.

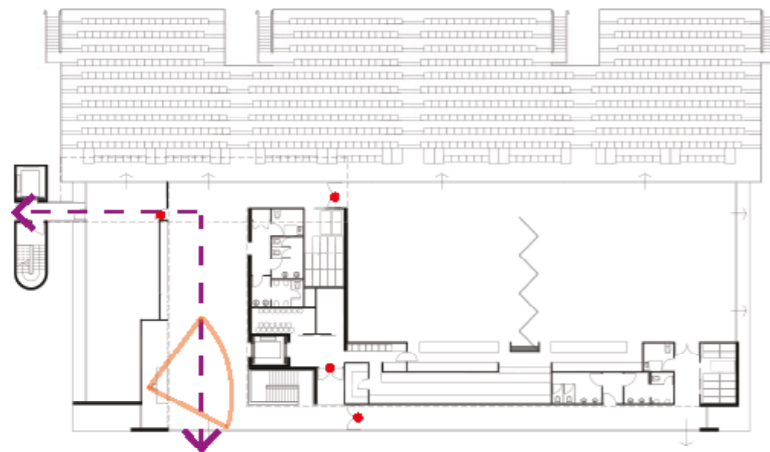
### + Private Grease Trap Access

The future Grease Trap is proposed to be in the ToVP Waste Collection Area fronting Goddard Street with use of the existing retained crossover for access by private collection

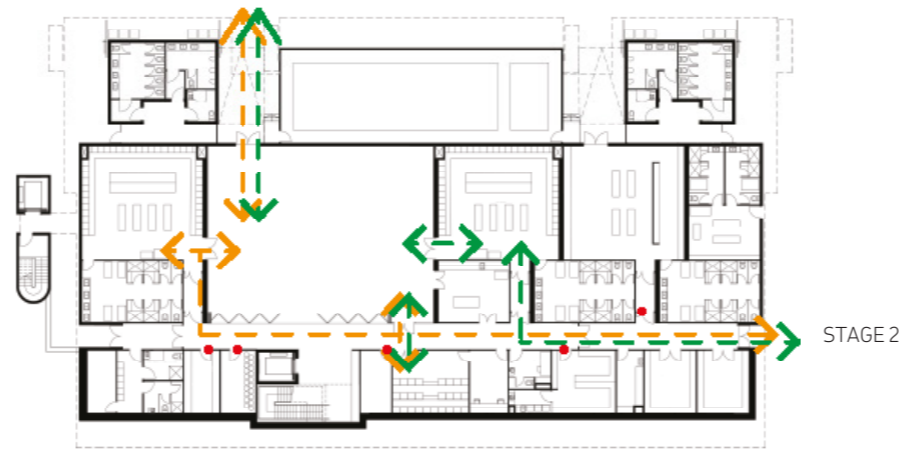


# Functionality

The following diagrams reflect the functionality of Option 1 this includes consideration around the use of the facility during weekdays and weekend and by hospitality staff and the general public. A number of areas within the development are secured for access by staff only.

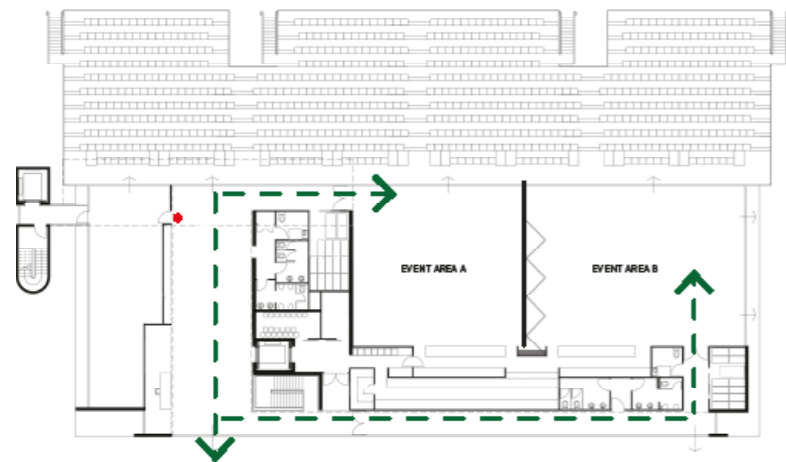


PERTH FOOTBALL CLUB ADMINISTRATION USAGE @ GODDARD STREET LEVEL

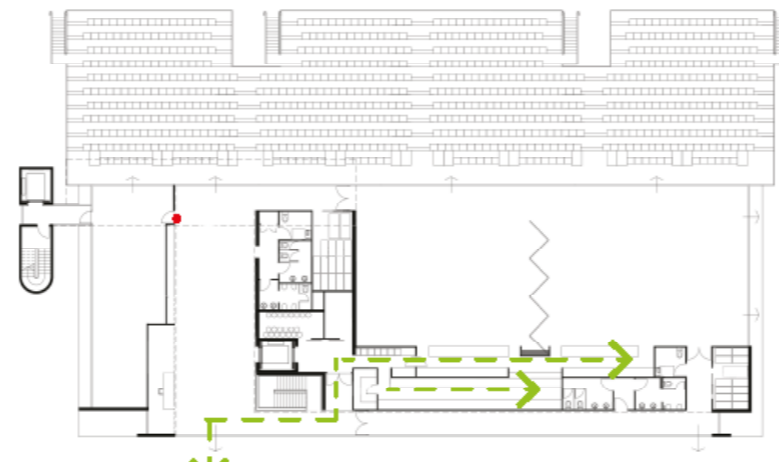


GENERAL DAY TO DAY COACH AND PLAYER USAGE @ GODDARD STREET LEVEL

STAGE 2



PRIVATE FUNCTION USAGE @ GODDARD STREET LEVEL



HOSPITALITY STAFF SPATIAL USAGE @ GODDARD STREET LEVEL

## Legend

- - - PFC ADMINISTRATION STAFF
 - - - MENS HOME TEAM
 - - - WOMENS HOME TEAM
 ● SECURE ACCESS POINT
- - - FUNCTION GUESTS
 - - - HOSPITALITY STAFF

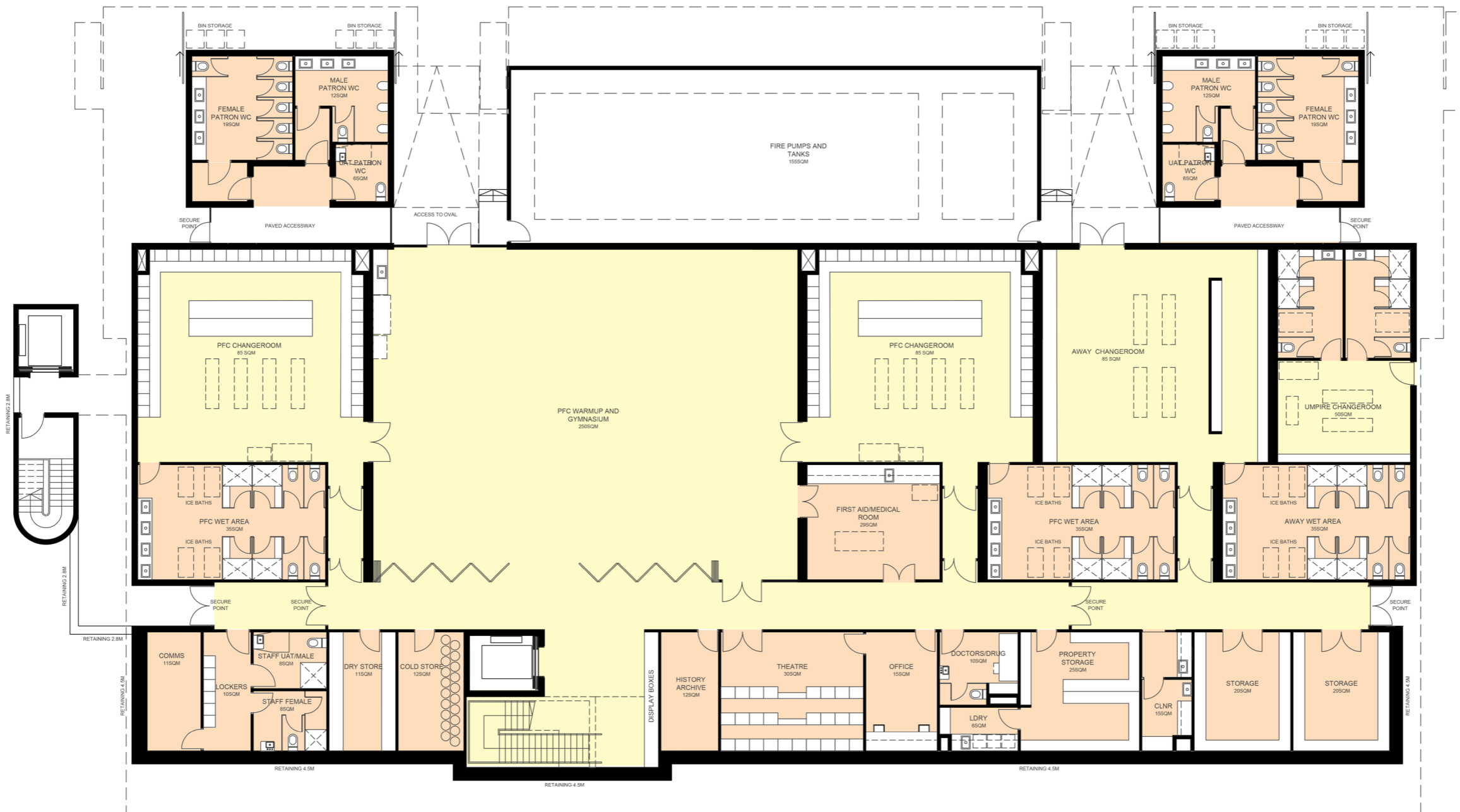


# Oval Level Ground Floorplan

Scale 1:200



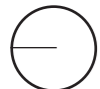
North



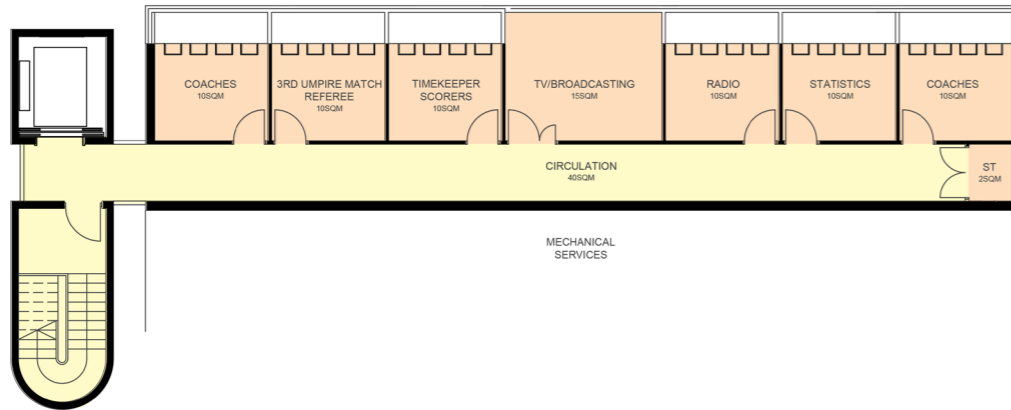


# Second Floorplan

Scale 1:200

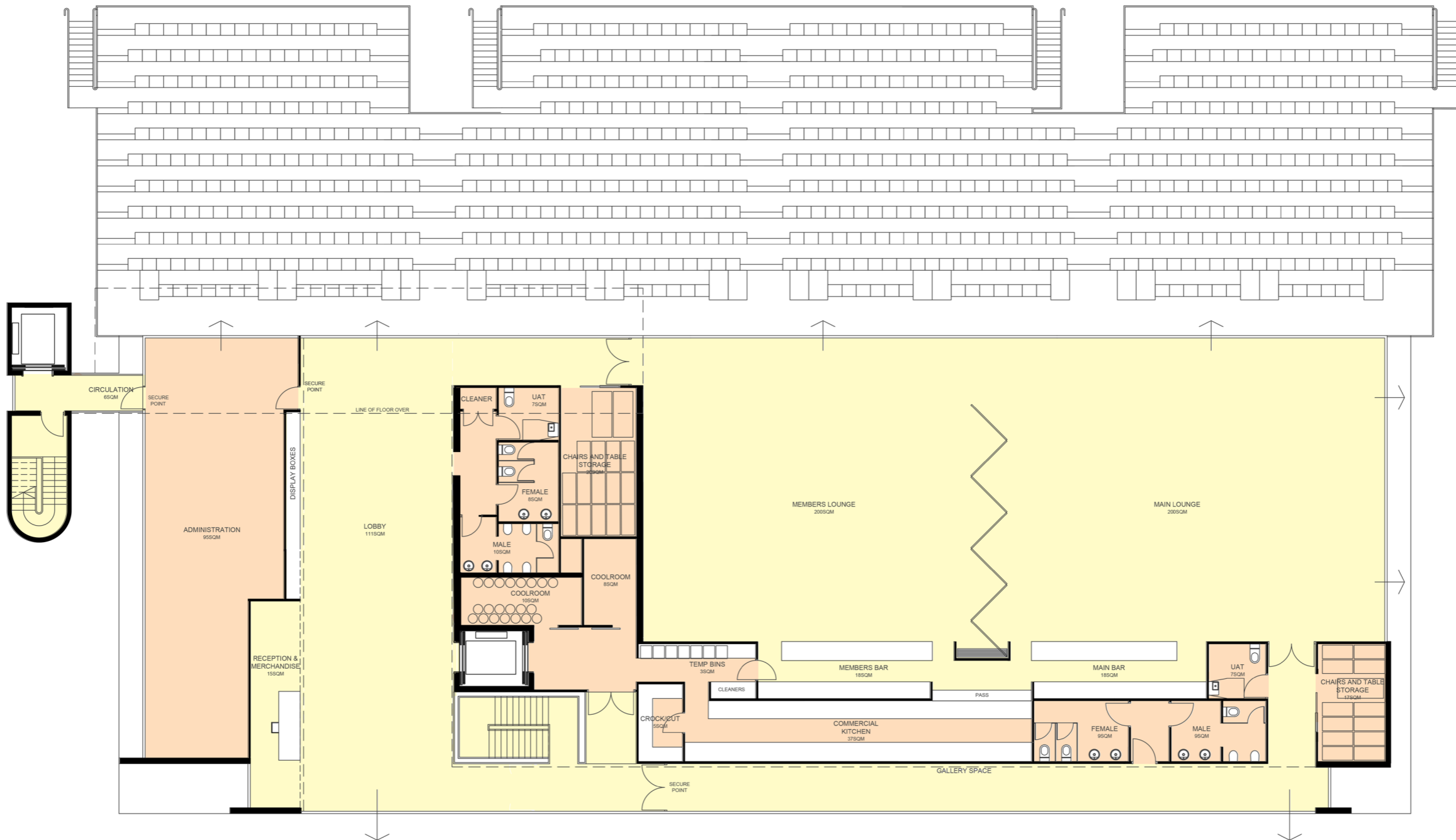


North

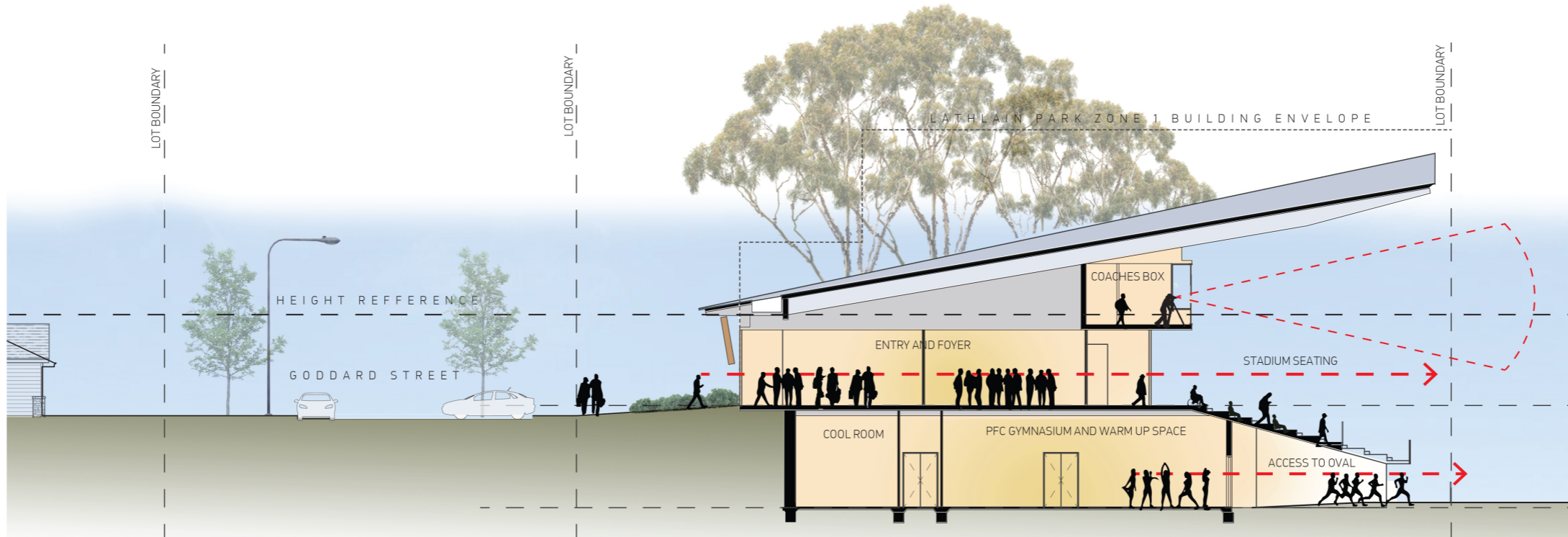


# Goddard Street First Floorplan

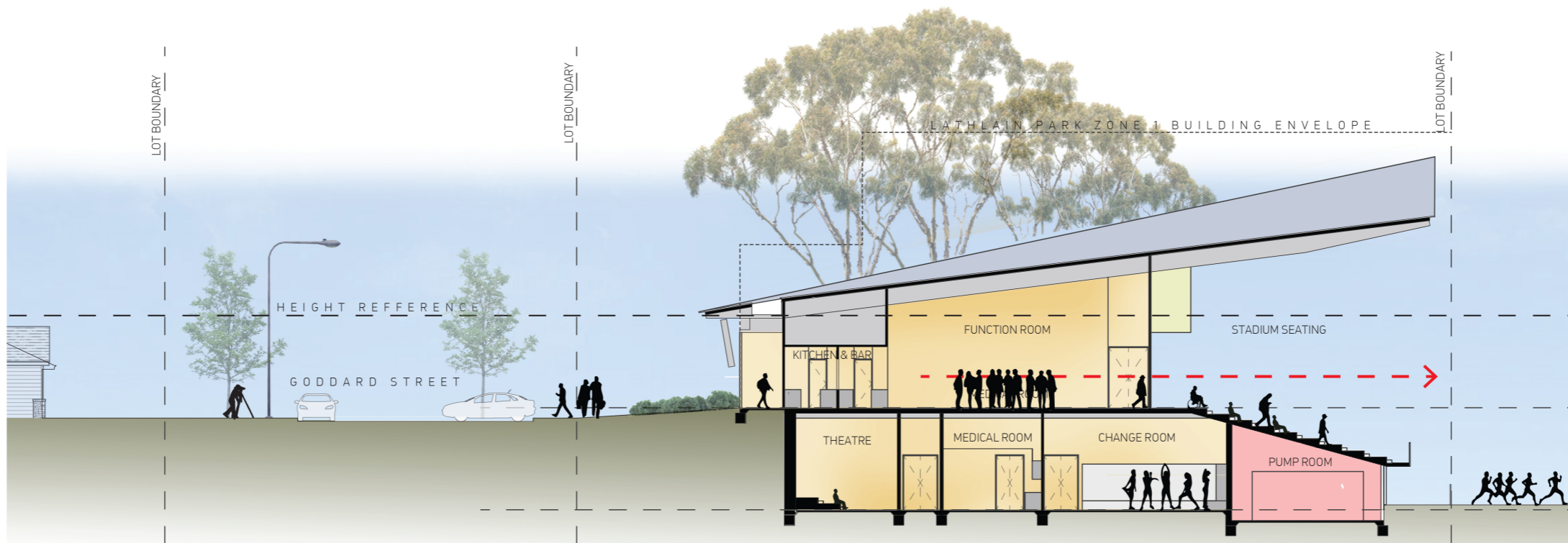
Scale 1:200







**Section A**  
Scale 1:300



**Section B**  
Scale 1:300









05

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**OPTION 2**



IMAGE TO BE AMENDED

## Overview + Brief

This option proposes the development on LPZ1 for a future PFC facility and maintains the location, design and accommodation schedule as proposed in Option 1. Following recent engagement and upon review of previous data provided by ToVP it was deemed necessary to explore the potential for creating potential space to be owned by ToVP within the PFC Facility and designed to be flexible for fit out for community use as required.

The Community Engagement Report (Hames Sharley, 2022) indicated an interest by the community for a number of facilities including function spaces, meeting rooms, workshop and studio spaces and these spaces could be provided within this additional space.

Option 2 proposes an expansion of the Second Floor located above the Goddard Street Level with the retention of all coaches rooms, statisticians, timekeepers, umpires' box, media, and print spaces by PFC as indicated in Option 1 with the expansion to the west of a cold shell space fronting onto Goddard Street.

The extent of floor space has been determined by the current NCC requirements for fire egress with the existing fire stair to the north utilised as the main path of egress. The extent of building envelope aligns with the setback and height requirements of the Lathlain Park Management Model. This additional space has been provided with adequate amenity and calculated to provide the ToVP flexibility in potential future use. Access to this additional space is through the lobby and staircase on the Goddard Street Level. All other access requirements are as per Option 1.



## OPTION 2

**Entry Administration and Function**

Area	Qty	Proposed Total
Entry Foyer	1	111m <sup>2</sup>
Reception, Merchandise	1	15m <sup>2</sup>
PFC Admin	1	85m <sup>2</sup>
Function Space Community Hall	1	200m <sup>2</sup>
Members/Public Lounge	1	200m <sup>2</sup>
Chairs /Tables Storage for Function Spaces	1	30m <sup>2</sup>
Bar Function Space	1	18m <sup>2</sup>
Bar Members/Public Lounge	1	18m <sup>2</sup>
Bar Temporary Bin Storage	1	4m <sup>2</sup>
Bar Cool Room	1	12m <sup>2</sup>
Kitchen	1	42m <sup>2</sup>
Kitchen Crockery and Cutlery Storage	1	6m <sup>2</sup>
Kitchen Cool Room	1	8m <sup>2</sup>
Kitchen Temporary Bin Storage Kitchen	1	3m <sup>2</sup>
PFC Cold Store	1	12m <sup>2</sup>
PFC Dry Store	1	11m <sup>2</sup>
Function Space Mens Toilets	1	24m <sup>2</sup>
Function Space Female Toilets	1	16m <sup>2</sup>
Function Space UAT	1	7m <sup>2</sup>
PFC Staff Male Toilets	1	8m <sup>2</sup>
PFC Staff Female Toilets	1	8m <sup>2</sup>
PFC Staff Lockers		10m <sup>2</sup>
<b>Total Floor Area:</b>		<b>848m<sup>2</sup></b>

**Coaches, Stats and Media**

Area	Qty	Proposed Total
Coaches Box	1	10m <sup>2</sup>
Coaches Box	1	10m <sup>2</sup>
Third Umpire Match Referee	1	10m <sup>2</sup>
Timekeeping Scorers Box	1	10m <sup>2</sup>
AFL Statistics Provider	1	10m <sup>2</sup>
Radio Box	1	10m <sup>2</sup>
Television and Broadcasting	1	15m <sup>2</sup>
Storage	1	2m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>77m<sup>2</sup></b>

**Football Operations**

Area	Qty	Proposed Total
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Warmup And Gymnasium	1	286m <sup>2</sup>
PFC Theatre	1	30m <sup>2</sup>
PFC Football Office	1	15m <sup>2</sup>
PFC Property Store	1	25m <sup>2</sup>
PFC Laundry	1	6m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
First Aid/Medical	1	25m <sup>2</sup>
Away Changeroom	1	85m <sup>2</sup>
Away WetArea	1	35m <sup>2</sup>
Umpire Changeroom	1	54m <sup>2</sup>
Drug Testing	1	10m <sup>2</sup>
Cleaner	1	15m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>866m<sup>2</sup></b>

**External Areas**

Area	Qty	Proposed Total
Seating 800 Patrons	4	768m <sup>2</sup>
Patrons Female Toilets	2	38m <sup>2</sup>
Patrons Male Toilets	1	24m <sup>2</sup>
Patrons UAT Toilets	1	12m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>842m<sup>2</sup></b>

**Waste Services**

Area	QTY	Proposed Total
General Waste	1	48m <sup>2</sup>
Recycling	1	25m <sup>2</sup>
Recycling Cardboard	1	6m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>79m<sup>2</sup></b>

**External Services**

Area	Qty	Proposed Total
Fire Booster	1	3m <sup>2</sup>
External Substation	1	32m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>35m<sup>2</sup></b>

**Internal Services**

Area	Qty	Proposed Total
Fire Pumps and Tanks	1	155m <sup>2</sup>
Communications Room 01	1	10m <sup>2</sup>
PF C History Storeroom	1	10m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>175m<sup>2</sup></b>

**Future Additional Space**

Area	Qty	Proposed Total
Future Fitout Space	1	219m <sup>2</sup>
Mens Bathroom	1	5m <sup>2</sup>
Womens Bathroom	1	3m <sup>2</sup>
Future Fitout Space UAT	1	7m <sup>2</sup>
Cleaner Storage	1	3m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>280m<sup>2</sup></b>

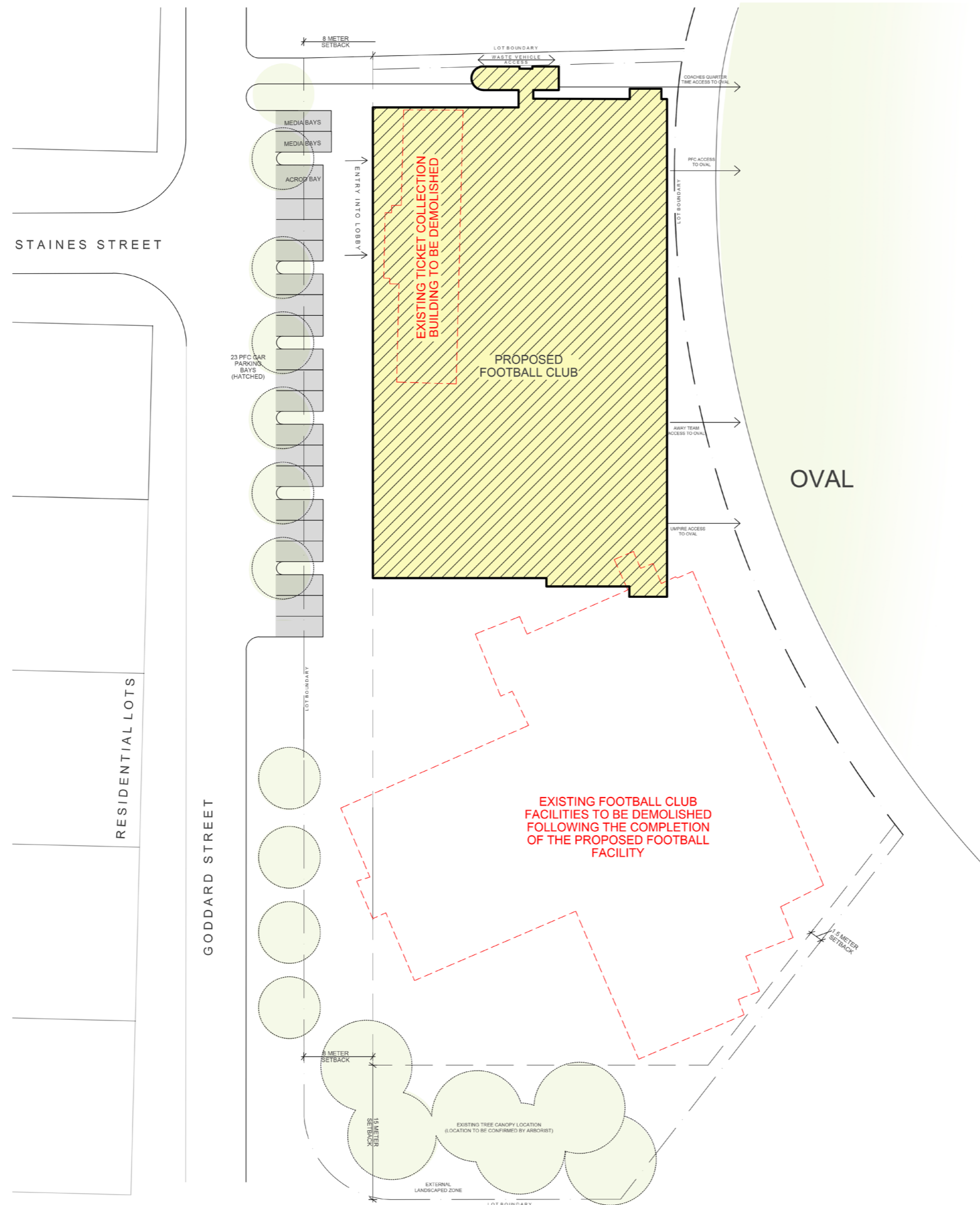
**Gross Floor Area**

# 3798m<sup>2</sup>

**Notes**

- All areas are net m<sup>2</sup> allowances unless noted otherwise
- All areas currently depicted are indicative only and subject to change
- Total building gross floor area and accommodation schedule correct at time of writing.
- These allowance may change overtime with the total area may change to suit.
- Total estimated area includes 10% allowance for Building Envelope and Services





## Scenario 1 - North

This scenario proposes siting the future PFC facility to the north of LPZ1. In this scenario the existing PFC Ticketing Building will be required to be demolished prior to construction starting for the future PFC Facility. The main patron entry on Game Day will be required to utilise the existing Entry from the north-eastern corner of Mineral Resources Park. An indicative footprint for this scenario is presented in the opposite drawing.

This scenario provides a number of advantages to the redevelopment of LPZ1 which include:

- + Retains the use by PFC of their existing facility throughout the construction period.
- + Potential to minimise temporary relocation costs for PFC (TBC by PFC). Enables a longer-term process for ToVP to finalise the telecommunications contracts and relocation of services from the existing PFC facility.
- + Retains potential revenue sources for PFC via retention of the Function Centre and Game Day Food/Beverage offerings and Game Day Presidents Lounge and Members Seating (TBC by PFC).
- + Provides adequate development opportunities to the south of the future PFC facility for potential ToVP long term development opportunities or PFC long term expansion.
- + Maintains the same level of PFC training and coaching throughout the construction period through the retention of the existing PFC facility; and
- + Maintains the use of facilities for visiting teams throughout the construction phase.

This scenario presents disadvantages to the redevelopment of LPZ1 which include:

- + Stadium Seating and Function Spaces are located further north than the more preferred location to the wing location of Mineral Resources Park, refer to the opposite diagram.
- + Relocation of the Main Patron Entry on Game Day to the existing north-eastern Entry to the field throughout the construction period. This is considered a longer walk to the main attraction areas around the Oval. Potential access could be provided through the Function Centre however this is not preferred and does not meet current DDA Compliance.
- + Requires the removal the existing at grade parking bays north of the existing PFC facility within LPZ1, with enabling works required for future at grade perpendicular street parking prior to construction starting.
- + Provides a staged long term construction timeframe for the completion of LPZ1.
- + Presents a perceived half complete redevelopment until future development is initiated with the southern portion of LPZ1 remaining as green space; and
- + Removes large areas of grassed tiered seating area minimising the potential revenue stream of patrons on Game Day (TBC by PFC).

## Scenario 1 Master Plan

Scale 1:500



North

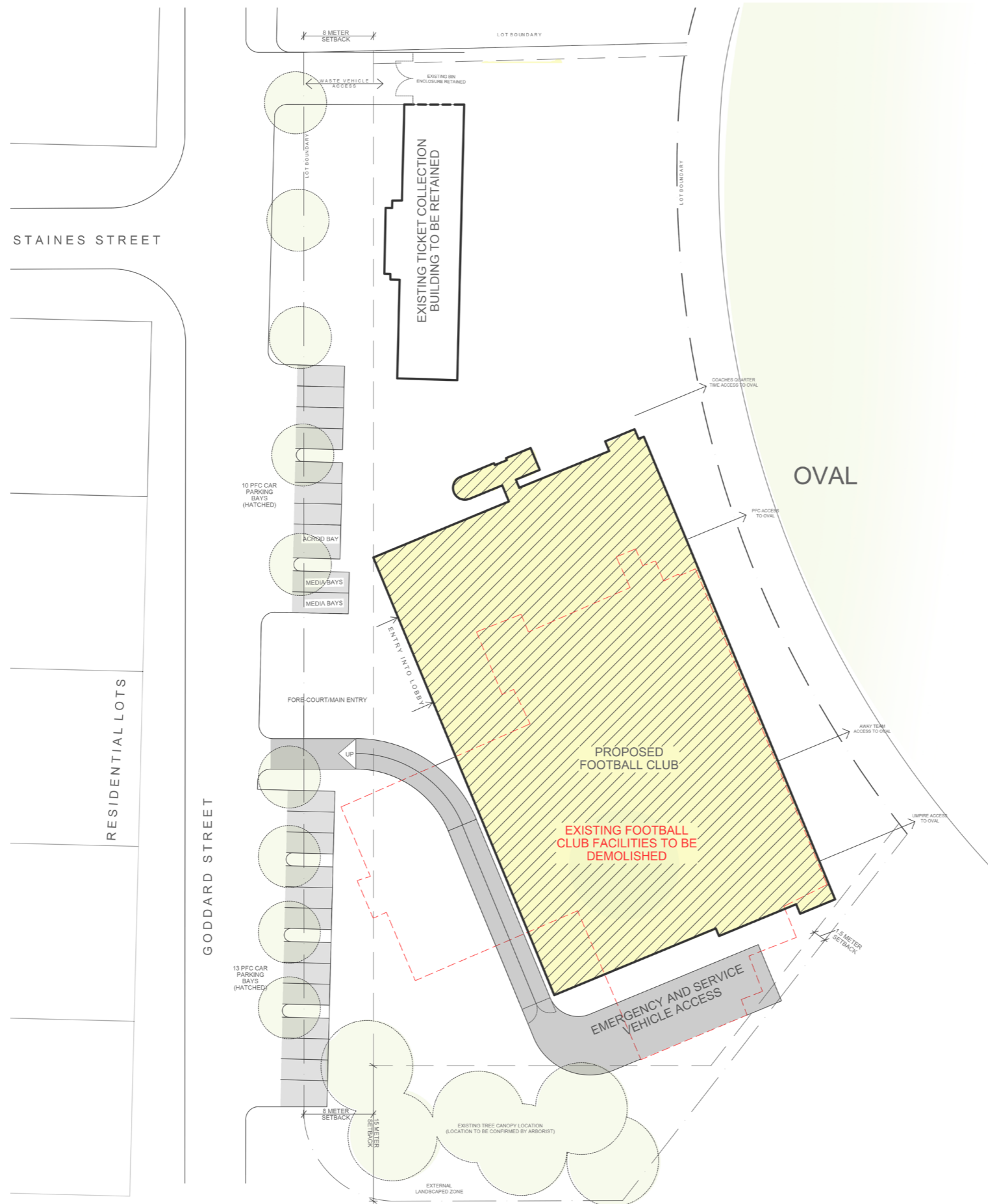


# Scenario 2 Master Plan

Scale 1:500



North



## Scenario 2 - South

This scenario proposes siting the future PFC facility to the south of LPZ1 over the existing footprint of the PFC Facility as presented in the opposite drawing. This will require the full demolition of the PFC Facility prior to the start of construction. In this scenario the existing PFC Ticketing building will remain as the main patron entry on game day.

This scenario provides a number of advantages which include:

- + Stadium seating and Function spaces located directly opposite the wing in a preferred viewing location.
- + Retention of the existing PFC Ticketing Building for use throughout the construction period and beyond.
- + Retention of a large area of grassed tiered seating area minimising the potential revenue stream of patrons on Game Day (TBC by PFC).
- + A single-phase short-term construction time frame for the completion of LPZ1.

This scenario presents disadvantages which include:

- + Requires the demolition of the existing PFC Facility with the provision of temporary PFC Office and Changeroom facilities throughout the construction phase.
- + Requires off site storage or additional onsite accommodation by PFC.
- + Increased relocation costs for PFC as opposed to Scenario 1 (TBC by PFC).
- + Requires earlier decision making for ToVP for the telecommunications contracts and relocation of services from the existing PFC facility.
- + Prohibits the potential for PFC to maintain adequate levels of training and coaching throughout the construction period through the early demolition of their existing facility.
- + Impacts visiting teams using temporary facilities throughout the construction phase.
- + Potential loss in revenue sources for PFC through the lack of Function space, game day food/beverage offerings and stadium seating throughout the construction period (TBC by PFC), and
- + Prohibits additional large scale development opportunities post construction to LPZ1 for potential ToVP long term development opportunities or PFC long term expansion



# Scenario Assessment

## Assessment

The scenarios presented above have been assessed to determine the preferred siting for Option 2 and is reflected in the opposite table. The retention of the existing PFC facility in Scenario 1 North provides a preferred solution for the redevelopment of LPZ1 and therefore has been utilised to further develop Option 2 however further development will occur to consider improvements for the viewing angle and seating for patrons. Option 4 presented later in this report reflects the potential development which could occur to the south of LPZ1 and should be considered to reflect a fully developed LPZ1.

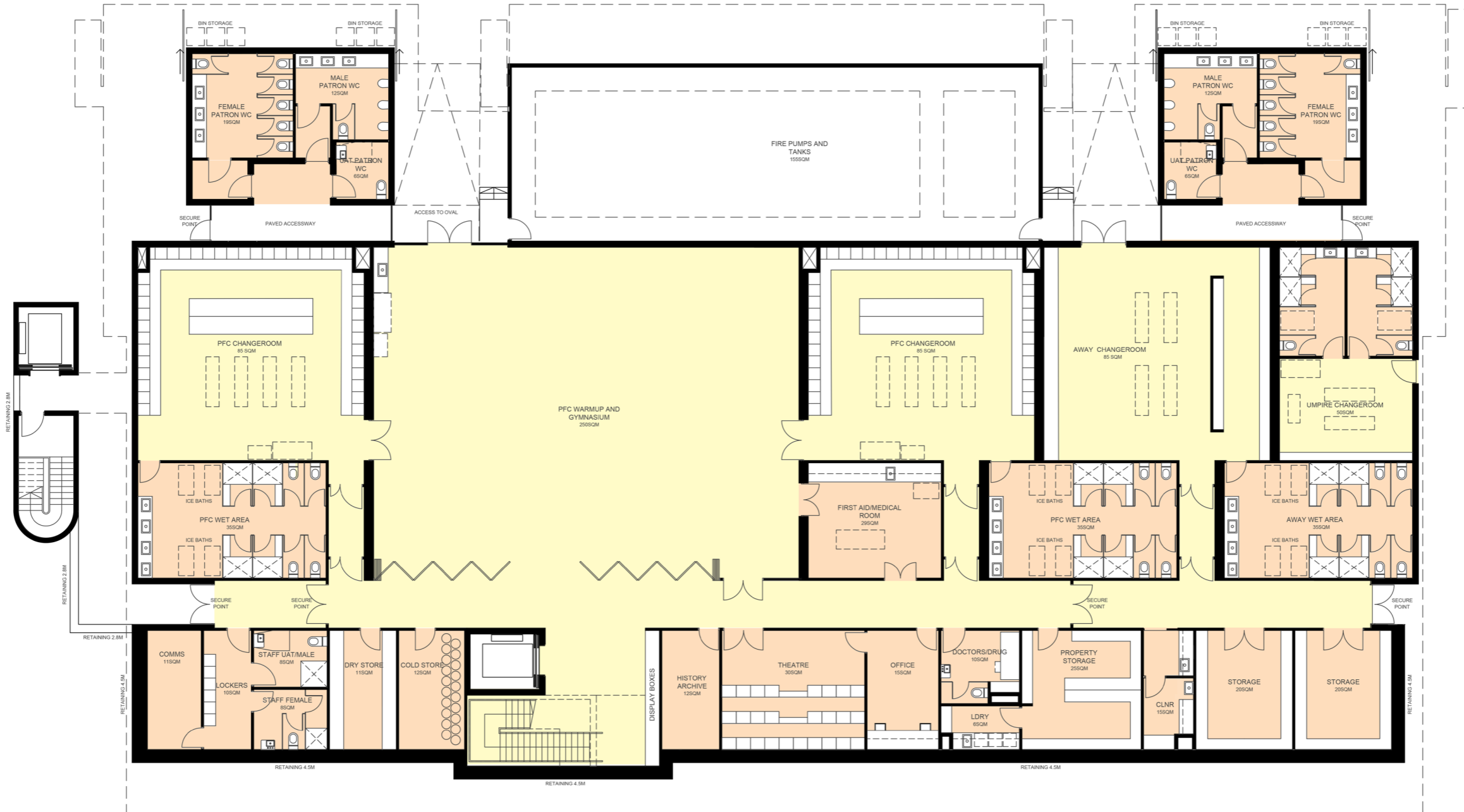
## Criteria

Item	Scenario 1 North	Scenario 2 South
Demolition of Existing PFC Ticketing Building required prior to construction starting	Yes	No
Demolition of Existing PFC Facility required prior to construction starting	No	Yes
Amenity for PFC Players, Coaches and Visiting Teams	Good	Poor
Amenity for Patrons on Game Day	Good	Poor
Patron Game Day Viewing of the Oval	Average	Good
Removes large areas of external seating	Yes	No
Impact on potential of PFC Revenue Streams	No	Yes
Increase in Temporary and Relocation Costs	No	Yes
Telecommunications relocation required in short term	No	Yes
Potential for large scale future development	Yes	No
Construction Phasing	Long Term	Short Term
Requires Enabling works of On Street Parking	Yes	Yes



# Oval Level Ground Floorplan

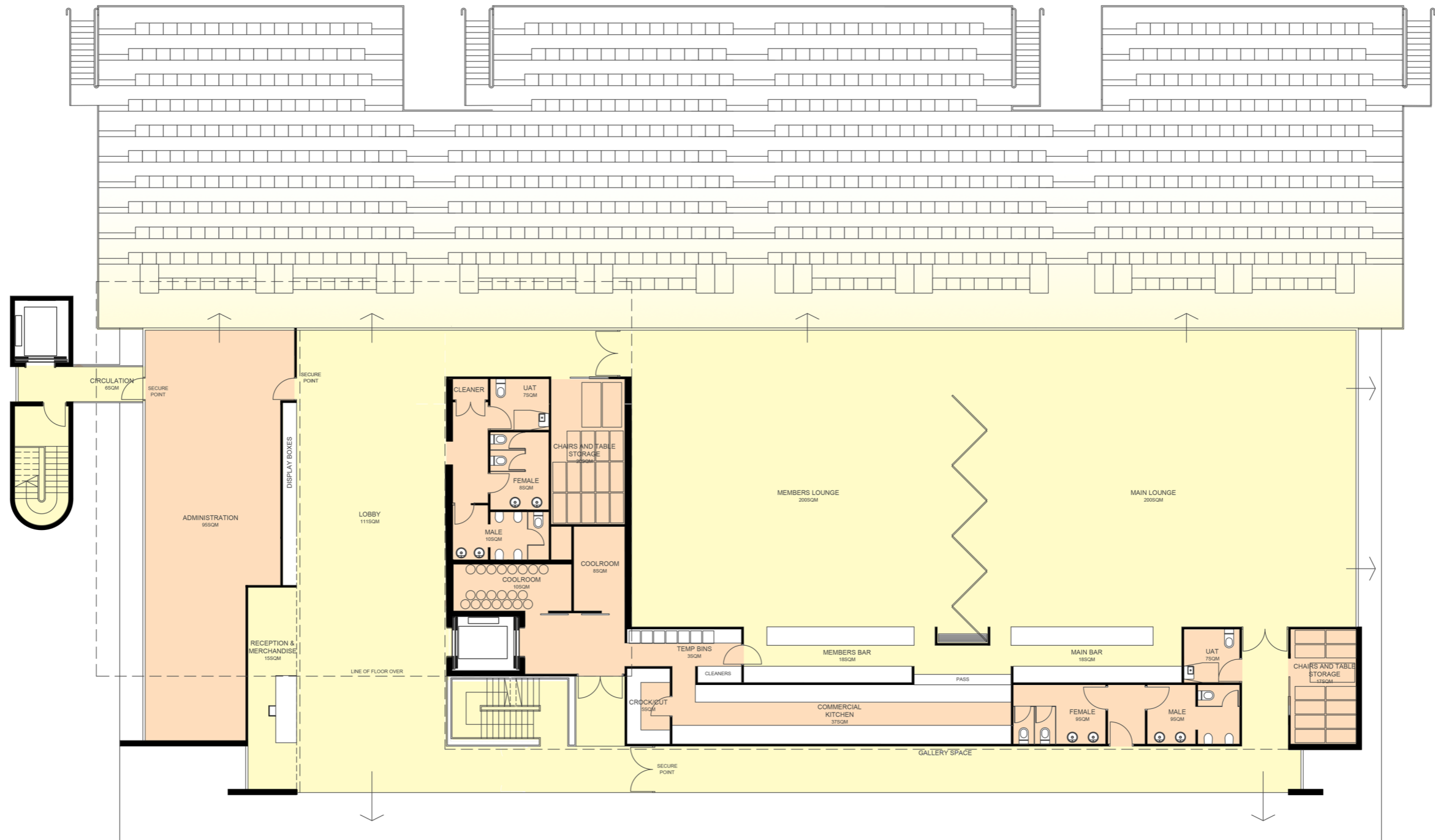
Scale 1:200





# Oval Level Ground Floorplan

Scale 1:200



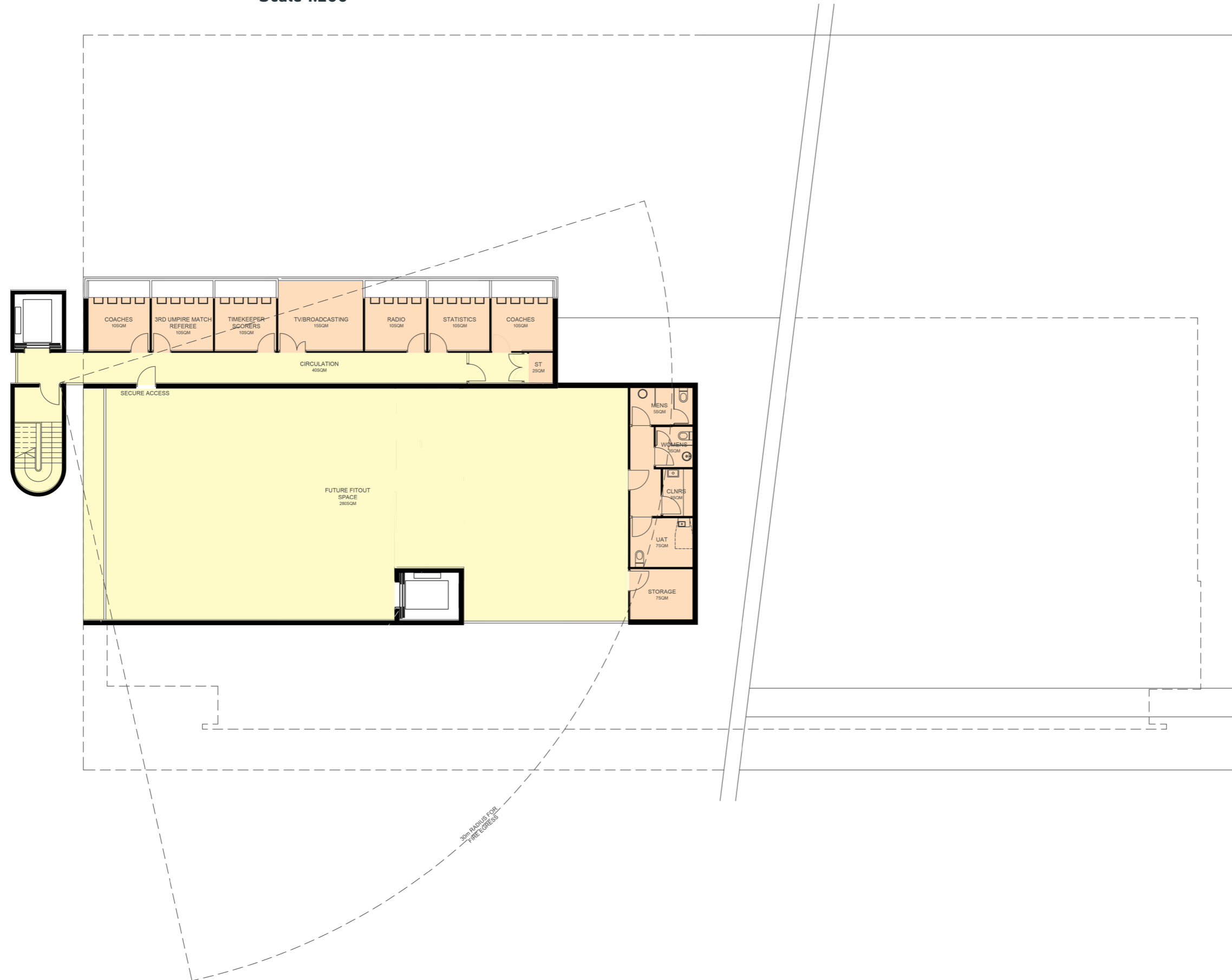


# Oval Level Ground Floorplan

Scale 1:200



North







# Section A

Scale 1:200





# 06

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**OPTION 3**



## Overview

This option provides a staged approach to the development of LPZ1. This Concept Option 3 proposes the development of a future PFC Facility based on Option 1 to the north of LPZ1 with a future facility for the Waalitj Foundation consortium (The Consortium) to the south of LPZ1 based on the agreed funding confirmed in the December EOI. The ToVP advertised an Expression of Interest in late 2021 to establish a potential multi-use community facility.

The Consortium were endorsed as the preferred applicant in December 2021 by the ToVP. The Consortium includes the Waalitj Foundation, The Banjima Charitable Trust/ Banjima Native Title Aboriginal Corporation, Aboriginal Art Centre Hub, Western Australia and Propel Youth Arts, Western Australia.

To determine a suitable design brief for the creation of concept designs a proposal was provided to the ToVP in late December by Hames Sharley, this proposal to determine formalised design brief for the development in line with the EOI Response from the Consortium. The Waalitj Foundation Design Brief (Hames Sharley, 2022) was completed by Hames Sharley and approved by The Consortium in January 2022.

Upon review of the funding allocation proposed within the EOI Response it was confirmed that the agreed funding as currently stands does not provide any additional community benefit & would not provide an outcome which meets the provision noted by The Consortium within the EOI Response and in line with the Waalitj Foundation Design Brief (Hames Sharley, 2022).

To meet the requirements requires a larger funding allocation provided by The Consortium. Additionally, the funding allocation within the EOI Response does not provide an adequate benefit above Option 2 for the community when reviewed against the ToVP Strategic Community Plan, Social Infrastructure Plan 2021, and the recent community engagement data.

Therefore, it was considered that Concept Option 3 was not suitable in meeting the aspirations for the development of LPZ1. Further assessment of Option 3 is provided in The Community Engagement Report (Hames Sharley, 2022).





**07**

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**OPTION 4**





## Overview + Brief

This option provides a full build out of LPZ1 and proposes the development on LPZ1 for a future PFC Facility based on Option 1 with a future facility for The Waalij Foundation Consortium (The Consortium) to the south of the future PFC Facility based on the Waalij Foundation Design Brief (Hames Sharley, 2022). This option meets all the obligations within the December 2021 EOI Response with a larger funding allocation

Option 4 was undertaken with engagement with The Consortium and their stakeholders and will be presented to The Consortium and stakeholders executive management groups in May 2022. A number of scenarios for the development of Option 4 were considered with a staged approach considered to be the most beneficial. Stage 1 is proposed to include the PFC with Stage 2 for The Consortium.

The siting, design and accommodation schedule of the PFC provided in Option 1 is retained in Option 4 with the southern portion of LPZ1 developed for The Consortium extending over two levels connecting into the Future PFC at Ground Floor Oval Level. The intent behind Option 4 is to provide a fully integrated built form outcome with the introduction of a covered forecourt at the Goddard Street Level between the future PFC facility and The Consortiums facility. This covered forecourt acts as the main public entry on game day for patrons and provides a large outdoor covered function space. The breakdown of the building form at Goddard Street mitigates the bulk of the development whilst providing views from Goddard Street to the Oval and Darling Ranges to the east.



## OPTION 4

## PERTH FOOTBALL CLUB ROOM SCHEDULE

## Entry Administration and Function

Area	Qty	Proposed Total
Entry Foyer	1	111m <sup>2</sup>
Reception, Merchandise	1	15m <sup>2</sup>
PFC Admin	1	85m <sup>2</sup>
Function Space Community Hall	1	200m <sup>2</sup>
Members/Public Lounge	1	200m <sup>2</sup>
Chairs and Tables Storage for Function Spaces	1	30m <sup>2</sup>
Bar Function Space	1	18m <sup>2</sup>
Bar Members/Public Lounge	1	18m <sup>2</sup>
Bar Temporary Bin Storage	1	4m <sup>2</sup>
Bar Cool Room	1	12m <sup>2</sup>
Kitchen	1	42m <sup>2</sup>
Kitchen Crockery and Cutlery Storage	1	6m <sup>2</sup>
Kitchen Cool Room	1	8m <sup>2</sup>
Kitchen Temporary Bin Storage Kitchen	1	3m <sup>2</sup>
PFC Cold Store	1	12m <sup>2</sup>
PFC Dry Store	1	11m <sup>2</sup>
Function Space Mens Toilets	1	24m <sup>2</sup>
Function Space Female Toilets	1	16m <sup>2</sup>
Function Space UAT	1	7m <sup>2</sup>
PFC Staff Male Toilets	1	8m <sup>2</sup>
PFC Staff Female Toilets	1	8m <sup>2</sup>
PFC Staff Lockers		10m <sup>2</sup>
<b>Total Floor Area:</b>		<b>848m<sup>2</sup></b>

## Coaches, Stats and Media

Area	QTY	Proposed Total
Coaches Box	1	10m <sup>2</sup>
Coaches Box	1	10m <sup>2</sup>
Third Umpire Match Referee	1	10m <sup>2</sup>
Timekeeping Scorers Box	1	10m <sup>2</sup>
AFL Statistics Provider	1	10m <sup>2</sup>
Radio Box	1	10m <sup>2</sup>
Television and Broadcasting	1	15m <sup>2</sup>
Storage	1	2m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>77m<sup>2</sup></b>

## Football Operations

Area	Qty	Proposed Total
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Changeroom	1	85m <sup>2</sup>
PFC Wet Area	1	35m <sup>2</sup>
PFC Warmup And Gymnasium	1	286m <sup>2</sup>
PFC Theatre	1	30m <sup>2</sup>
PFC Football Office	1	15m <sup>2</sup>
PFC Property Store	1	25m <sup>2</sup>
PFC Laundry	1	6m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
PFC Storage	1	20m <sup>2</sup>
First Aid/Medical	1	25m <sup>2</sup>
Away Changeroom	1	85m <sup>2</sup>
Away WetArea	1	35m <sup>2</sup>
Umpire Changeroom	1	54m <sup>2</sup>
Drug Testing	1	10m <sup>2</sup>
Cleaner	1	15m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>866m<sup>2</sup></b>

## External Areas

Area	QTY	Proposed Total
Seating 800 Patrons	4	768m <sup>2</sup>
Patrons Female Toilets	2	38m <sup>2</sup>
Patrons Male Toilets	1	24m <sup>2</sup>
Patrons UAT Toilets	1	12m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>842m<sup>2</sup></b>

## Waste Services

Area	QTY	Proposed Total
General Waste	1	48m <sup>2</sup>
Recycling	1	25m <sup>2</sup>
Recycling Cardboard	1	6m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>79m<sup>2</sup></b>

## External Services

Area	QTY	Proposed Total
Fire Booster	1	3m <sup>2</sup>
External Substation	1	32m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>35m<sup>2</sup></b>

## Internal Services

Area	QTY	Proposed Total
Fire Pumps and Tanks	1	155m <sup>2</sup>
Communications Room 01	1	10m <sup>2</sup>
PFC History Storeroom	1	10m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>175m<sup>2</sup></b>

## PFC Floor Area

**3442m<sup>2</sup>**

## Notes

- All areas are net m<sup>2</sup> allowances unless noted otherwise
- All areas currently depicted are indicative only and subject to change
- Total building gross floor area and accommodation schedule correct at time of writing.
- These allowance may change overtime with the total area may change to suit.
- Total estimated area includes 10% allowance for Building Envelope and Services



## WAALITJ CONSORTIUM ROOM SCHEDULE

### Art Studio / Workshop

Area	QTY	Proposed Total
Event/Exhibition Space	1	190m <sup>2</sup>
Workshop Space	1	55m <sup>2</sup>
Studio Space	1	78m <sup>2</sup>
Office (x4 Persons with Layouts)	1	120m <sup>2</sup>
Art Shop	1	15m <sup>2</sup>
Paint Store	1	5m <sup>2</sup>
Art Store	1	45m <sup>2</sup>
Cleaner	1	5m <sup>2</sup>
Circulation Space	-	103m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>616m<sup>2</sup></b>

### Medical Centre

Area	QTY	Proposed Total
Reception	1	9m <sup>2</sup>
Waiting Area	1	25m <sup>2</sup>
Administration	1	15m <sup>2</sup>
Consultation Rooms (x4 @ 12m <sup>2</sup> )	1	48m <sup>2</sup>
Treatment Room	1	20m <sup>2</sup>
Mental Health Room	1	12m <sup>2</sup>
General Store	1	12m <sup>2</sup>
Clean Utility Room	1	9m <sup>2</sup>
Dirty Utility Room	1	9m <sup>2</sup>
Secure Sever Room	1	5m <sup>2</sup>
Cleaners	1	5m <sup>2</sup>
Circulation Space	-	34m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>203m<sup>2</sup></b>

### Workstation/ Workstation Equivalent

Area	QTY	Proposed Total
Reception/Lobby		20m <sup>2</sup>
Focus Room (1-2 Pax)	12	72m <sup>2</sup>
Individual Office (1 Pax)	2	24m <sup>2</sup>
Traditional Workstation	8	112m <sup>2</sup>
Shared Workstation	4	20m <sup>2</sup>
Small Shared Group Workstation	2	7m <sup>2</sup>
Group Shared Workstation	16	56m <sup>2</sup>
High Back Focus Pod	5	10m <sup>2</sup>
Project Table	4	224m <sup>2</sup>
Sit-Stand Desk	4	14m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>559m<sup>2</sup></b>

### Supplementary Workspaces

Area	QTY	Proposed Total
Changeroom	1	92m <sup>2</sup>
Changeroom wet area	1	40m <sup>2</sup>
Phone Booth	1	6.0m <sup>2</sup>
Family Room	1	15.0m <sup>2</sup>
Bike Store	1	17.0m <sup>2</sup>
Change rooms	4	20.0m <sup>2</sup>
Storage Room	-	49.0m <sup>2</sup>
Lockers	-	1.2m <sup>2</sup>
WC's	-	48.0m <sup>2</sup>
Cleaners	-	6.0m <sup>2</sup>
<b>Overall Estimated Building Area:</b>		<b>315m<sup>2</sup></b>

#### Notes

- All areas are net m<sup>2</sup> allowances unless noted otherwise
- All areas currently depicted are indicative only and subject to change
- Total building gross floor area and accommodation schedule correct at time of writing.
- These allowance may change overtime with the total area may change to suit.
- Total estimated area includes 10% allowance for Building Envelope and Services

### Open Meeting and Collaboration

Area	QTY	Proposed Total
Open Booth (4 Pax)	1	6m <sup>2</sup>
Lounge Space	1	56.5m <sup>2</sup>
Enclosed Booth (4 Pax)	1	6.5m <sup>2</sup>
Standing Presentation (4 Pax)	1	6.5m <sup>2</sup>
Kitchen	1	30m <sup>2</sup>
Seated Presentation	1	9m <sup>2</sup>
Open Meeting	1	9m <sup>2</sup>
Single Armchair	1	2.3m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>126m<sup>2</sup></b>

### Enclosed Meeting and Collaboration

Area	QTY	Proposed Total
Small Meeting Room (5 Pax)	3	45m <sup>2</sup>
Enclosed Informal (4 Pax)	2	36m <sup>2</sup>
Group Collaboration With Technology	1	18m <sup>2</sup>
Medium Meeting Room	1	22m <sup>2</sup>
Large Meeting Room	1	50m <sup>2</sup>
Classroom	1	160m <sup>2</sup>
<b>Total estimated Building area:</b>		<b>331m<sup>2</sup></b>

### Waalitj Consortium Floor Area

**3892m<sup>2</sup>**

### Option 4 Gross Floor Area

**7334m<sup>2</sup>**



# Scenario Assessment

## Assessment

This scenario assessment addresses the potential for either a staged approach or full buildout for the development of Option 4 and is reflected in the opposite table. The retention of the existing PFC facility in the staged build out provides a preferred solution for the redevelopment of LPZ1 for Option 4 however further development will occur to consider improvements for the viewing angle and seating for patrons.

## Criteria

Item	Staged Buildout	Full Buildout
Demolition of Existing PFC Ticketing Building required prior to construction starting	Yes	Yes
Demolition of Existing PFC Facility required prior to construction starting	No	Yes
Amenity for PFC Players, Coaches and Visiting Teams	Good	Poor
Amenity for Patrons on Game Day	Good	Poor
Patron Game Day Viewing of the Oval	Average	Average
Removes large areas of external seating	Yes	Yes
Impact on potential of PFC Revenue Streams	No	Yes
Increase in Temporary and Relocation Costs	No	Yes
Telecommunications relocation required in short term	No	Yes
Potential for large scale future development	No	No
Requires Enabling works of On Street Parking	Yes	Yes



# Option 4 In Detail

## GROUND FLOOR/OVAL LEVEL

The Ground Floor/Oval Level provides all requirements of Option 1 for PFC with The Consortium located to the south of the PFC Facility and designed in three distinct zones indicated as Administration, Players and Back of House. Pedestrian access to this level is provided by lift and stairs from the courtyard space from Goddard Street or restricted access from the internal lift and stairs. Vehicle access for service vehicles including ambulance and equipment vehicles on game day and parking for staff and visitors is via the vehicle ramp from Goddard Street. The following text reflects the additional areas provided in Concept Option 4 above the future PFC Facilities provided.

### + Administration Zone

The Administration Zone fronting the Oval includes flexible administration space for the Waalitj Foundation and includes space for workstations and dedicated meeting and focus room space with direct visual connection to the Oval. These spaces align with the Waalitj Foundation Design Brief (Hames Sharley, 2022) in relation to functional and aesthetic requirements.

### + Players Zone

The Players Zone includes a changeroom and dedicated Medical Room. This changeroom and medical room is designed to meet the Category 4 Venue Guidelines along with AFLW. The location of the changeroom aligns with main north south corridor to the PFC. This option results in the provision of four dedicated player changerooms and will enable a host of game day opportunities for Mineral Resources Park with a variety of male and female football games to occur throughout the day.

### + Back of House

The Back of House Zone provides suitable vehicle parking for The Consortium along with an arts and community storeroom and workshop space. All staff EOTF facilities including showers, toilets, drying stations, and bicycle stores are also located in this zone. Parking on game day is provided for players within this zone along with ambulance and equipment vehicles. Direct Oval access is provided for the ambulance as required.

## GODDARD STEET LEVEL

The Ground Floor/Oval Level provides all requirements of Option 1 for PFC with The Consortium located to the south of the PFC Facility and designed in four distinct zones indicated as Administration, Education, Art Centre and Health. All four zones are distributed around an external courtyard as an integrated built form outcome. Pedestrian access to this level is provided direct from Goddard Street to the reception and to the external courtyard for access to the Art Centre and Health Zones. The following text reflects the additional areas provided in Concept Option 4 above the future PFC provided.

### + Administration Zone

The Administration Zone fronting the Oval includes the main public administration space for the Waalitj Foundation these include workstation spaces, various sized meeting rooms, focus rooms and informal space. These spaces align with the Waalitj Foundation Design Brief (Hames Sharley, 2022) in relation to functional and aesthetic requirements. A number of meeting rooms have been located with direct access from the forecourt to the north and are designed to be utilised by the community. These Administration Zone can be utilised by the community and have been located appropriately for easy access outside of working hours.

### + Education Zone

The Education Zone fronts onto Goddard Street and provides two dedicated classrooms akin to a high school or college classroom with adjacent toilet facilities. To the north of the classrooms is a lounge space and oversized kitchen used for mentoring, partnerships, small and large events and meetings. The Education Zone can be utilised by the community and have been located appropriately for easy access outside of working hours.

### + Art Centre Zone

The Art Centre Zone fronts onto the existing retained trees to the south of LPZ1 which retain the character of this portion of the site. This zone includes the art gallery/exhibition space, art administration and studio space. Pedestrian access is provided from the bridge extending from Goddard Street. Spaces within the Art Centre Zone are flexible to cater for varying sizes of functions and exhibitions.

The design outcome is akin to a regional art centre however the design outcome provides a good connection to landscaped spaces with the aim to minimise the white box gallery exhibitions space outcome generally provided. To determine the requirements for the Art Centre a benchmarking exercise was undertaken as provided in the Waalitj Foundation Design Brief (Hames Sharley, 2022)

### + Health Zone

The Health Zone is located in the south eastern corner of LPZ1 and fronts onto the courtyard space, it includes a reception and waiting area, standard clinician rooms, a mental health and treatment room, administration space and suitable storage. The design outcome is akin to a Local GP Clinic however the design prioritises a connection to landscaped spaces with the aim to minimise the clinical sterile environment generally provided in GP Clinics. To determine the requirements for the Health Centre a benchmarking exercise was undertaken as provided in the Waalitj Foundation Design Brief (Hames Sharley, 2022).

## ACCESS

All access outcomes for PFC within Concept Option 4 are consistent with Concept Option 1. Additionally, the below access provision is provided.

### + Pedestrian Access

Pedestrian access is maintained for the length of Goddard Street with variations to the existing footpath. Main pedestrian access points to LPZ1 are to the lobby and the main public forecourt for game day and access to the Administration and Education Zone. An additional pedestrian bridge access is provided to the Art Centre and Medical Zones to the south of LPZ1. All pedestrian access locations and footpaths meet the current DDA requirements. The bridge access is secured outside of general business hours.

### + Vehicle Access

Access to the existing secure parking to the north of LPZ1 is maintained by the retained existing crossover at Goddard Street. The access to this section of parking will be accessible throughout the construction period.

Additional vehicle access is provided into a 38 bay undercroft naturally ventilated carpark at Ground Floor/Oval Level by a dedicated and controlled ramp from Goddard Street. The carpark may be utilised on game day by players, staff, ambulance and equipment store vehicles. Throughout the week the carpark is accessed by The Consortium staff. The location of this ramp has been carefully located to minimise removal of existing vegetation fronting Goddard Street.

### + Carparking

Permit Only on street parking is proposed along Goddard Street for use by PFC and The Consortium. All parking is suitably located between existing trees on site or distributed evenly along Goddard Street with a future well shaded tree canopy provided every three car bays. This proposal of parking has been initially discussed with the Director of Planning at ToVP and the ToVP DRP.

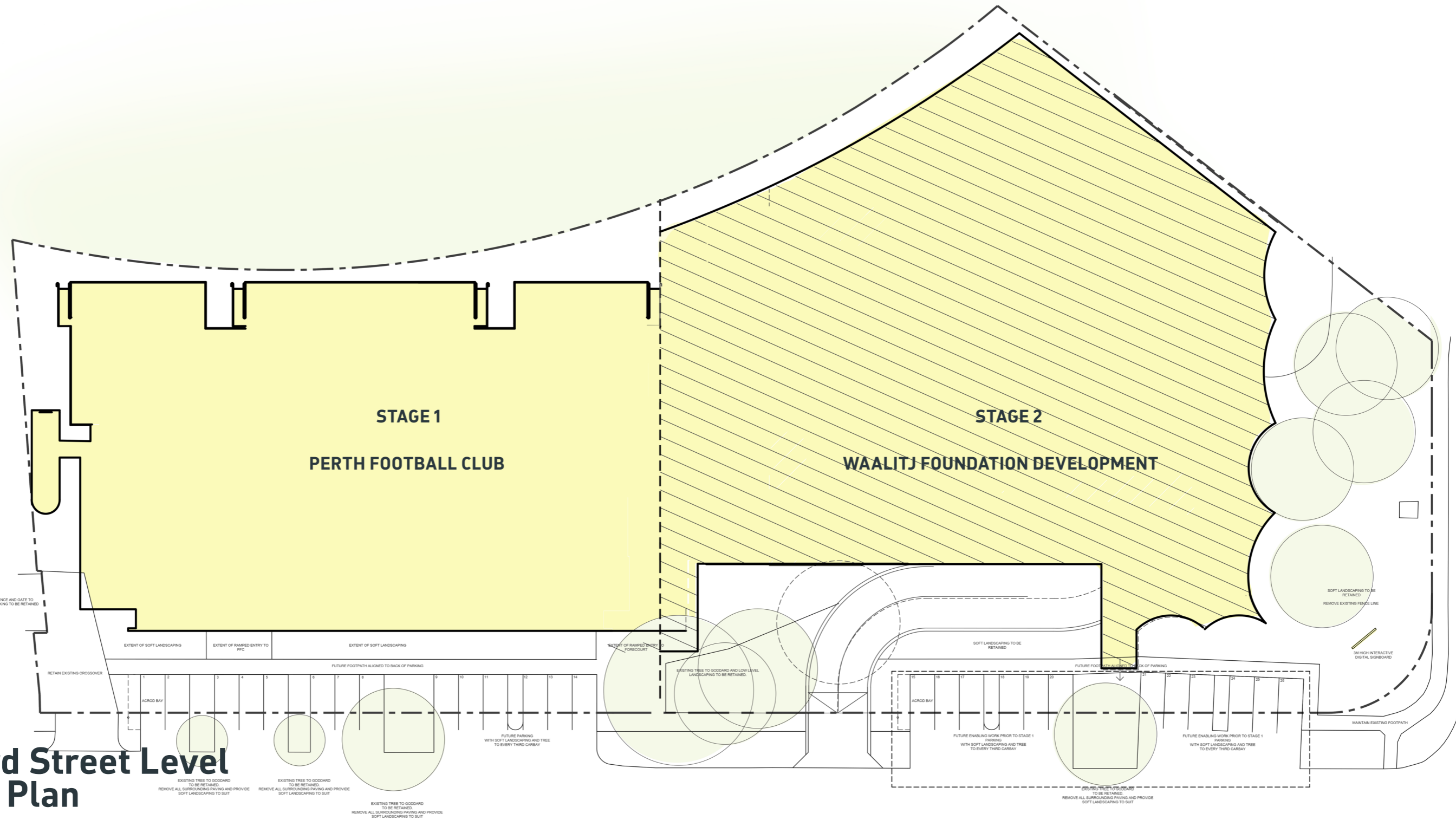
### + ToVP Waste Collection Area

The waste collection for LPZ1 is proposed to the current location to the northern edge of LPZ1. A future solid gate and fence have been proposed to mitigate the unsightly view of the bin storage from the more public areas of the surrounding area. Bins are also provided at Ground Level adjacent the Oval for use on Game Day and in the Commercial Kitchen and Bar areas.

### + Private Grease Trap Access

The future Grease Trap is proposed to be in the ToVP Waste Collection Area fronting Goddard Street with use of the existing retained crossover for access by private collection





# Goddard Street Level Master Plan

Scale 1:500



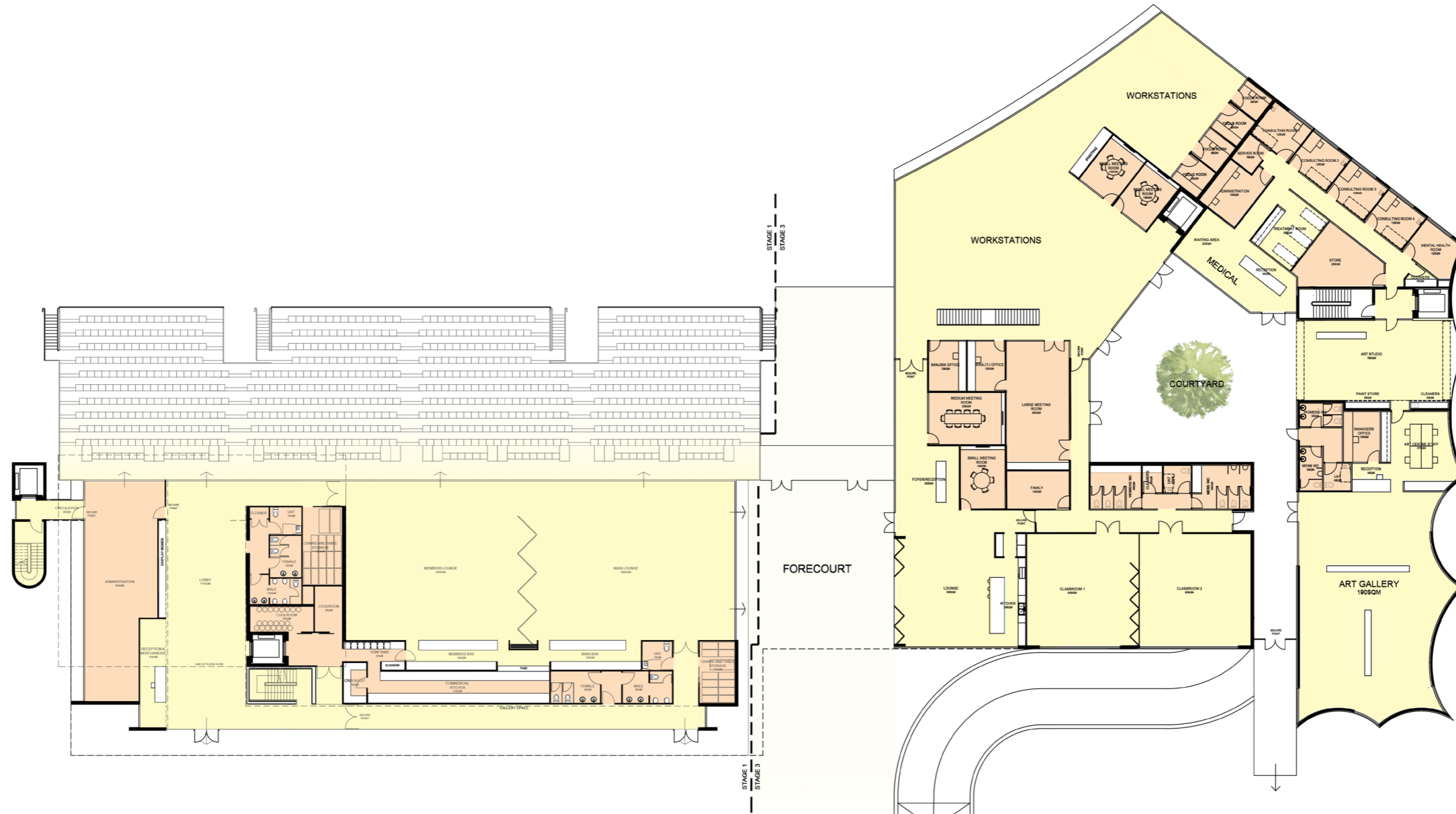


# Goddard Street Level Floorplan

Scale 1:400



North

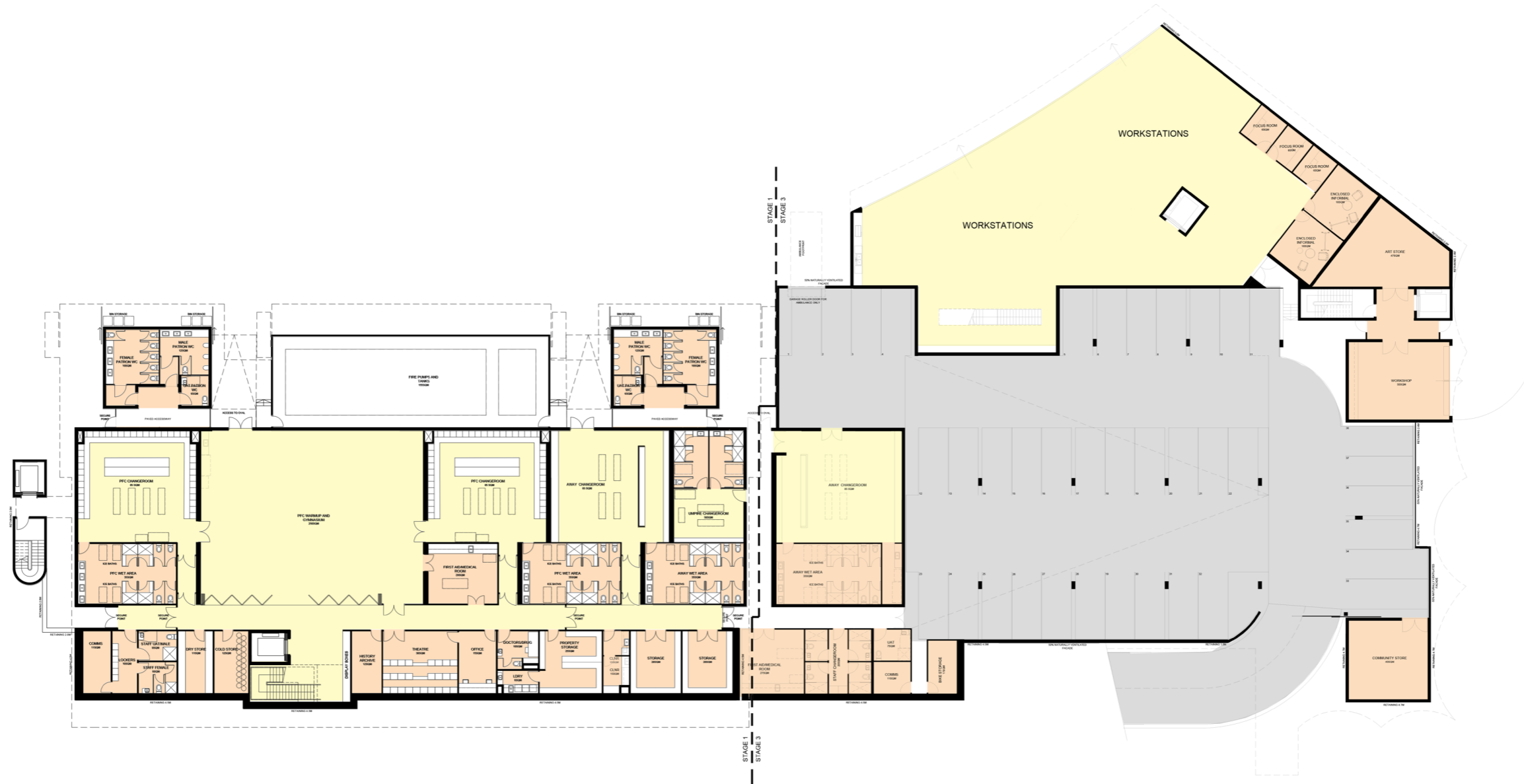




OPTION 4

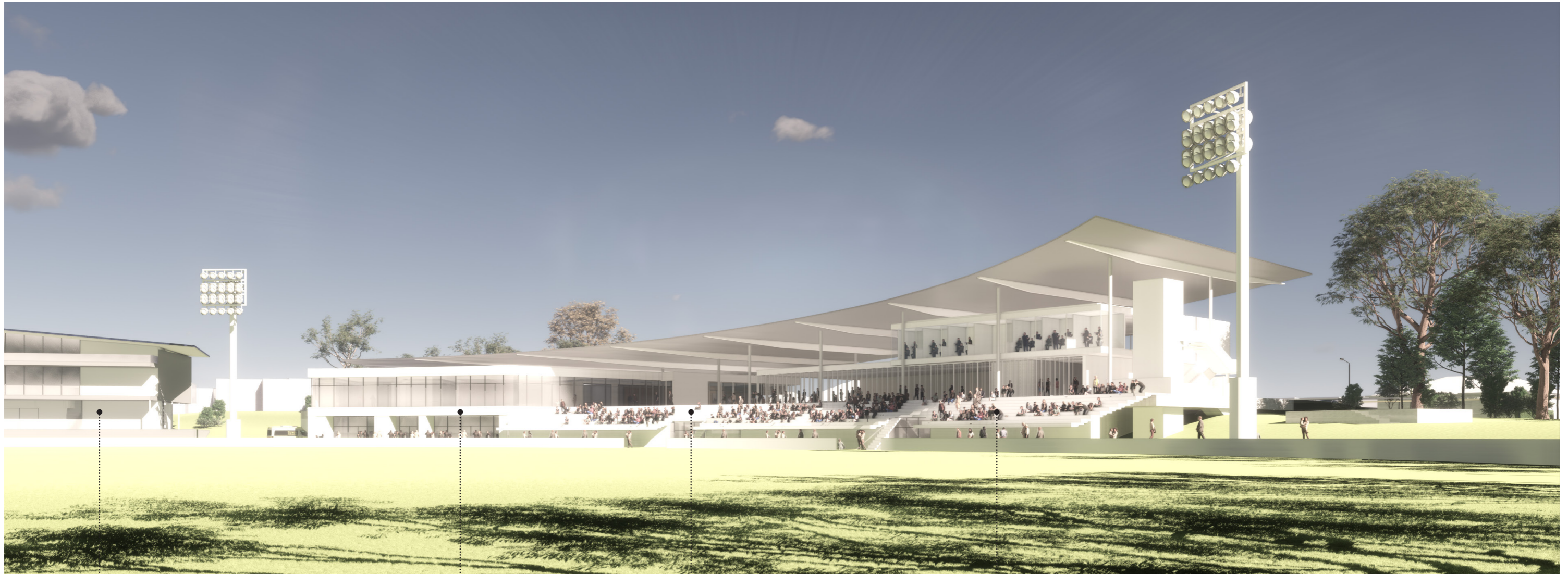
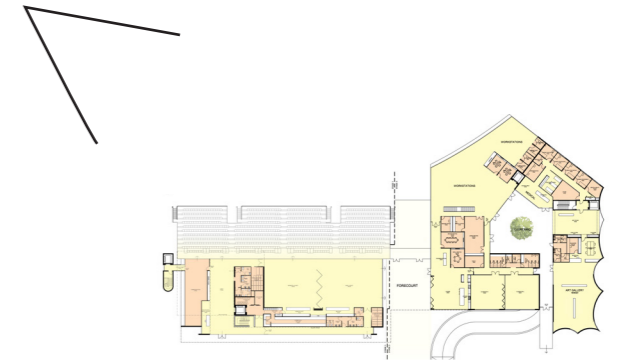
# Oval Level Floorplan

Scale 1:400





# Perspective From Northern Edge of Oval



West Coast Eagles Headquarters

Waalitj Foundation

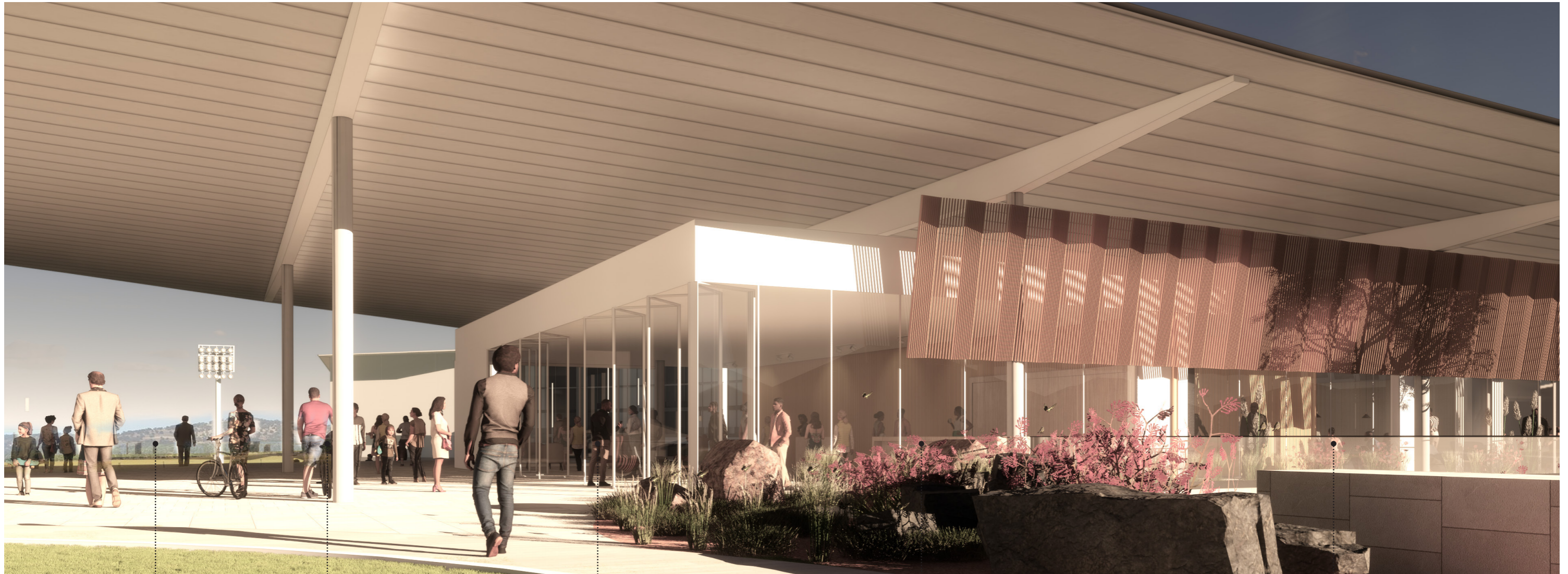
Covered Forecourt

Perth Football Club



OPTION 4

# Perspective from Goddard Street to the Forecourt



Darling Ranges

Covered Forecourt

Reception Foyer and Meeting Rooms

Mentoring and Collaboration Space

Education Spaces



# Perspective from Goddard Street to the Art Centre



Mentoring and Collaboration Space

Education Spaces

Access to Art Centre and Medical Centre

Art Centre

Retained Vegetation