

LPRP Zone 1 Community and Sport Club Facility Project Advisory Group - 3 September 2020 Attachments

3.1 Project Background and Scope.....	2
3.1.1 02590 LPRP Zone 1 Business Case- Web- V 2.....	2
3.1.2 Lathlain Park Management Plan approved.....	15
4.1 Project Advisory Group Terms of Reference.....	73
4.1.1 Terms of Reference.....	73



Lathlain Precinct Redevelopment Project Zone 1 **Business Case**

August 2020



TOWN OF
VICTORIA PARK

Contents

VERSION NUMBER 2 DRAFT

Author area ToVP Operations, PMO

Author Kevin Cunningham

Approver

04
Purpose
Introduction

06
In brief

07
Background – Aug
2015 business case

08
LPRP Zone 1 PFC
Grandstand

10
Site context

11
Project timing

12
Budget and
funding

16
Proof of concept
and functional space
requirements

20
Recommendation
Attachments

18
Request

Purpose

The purpose of this project business case update is to provide the State Government with information on the Town mandated project for redevelopment of the Lathlain Precinct Redevelopment Zone 1 Community and Sports Club facility and to advocate for required financial assistance from the State Government for the full delivery of the project.

The Town are seeking a state contribution of \$5,000,000 to the project cost, equating to one third of the project budget.

The Town are anticipating the need for the state contribution in the sequential financial years 2021/2022 and 2022/2023. Should the state be able to make funds available from this 2020/2021 financial year, the works program would be bought forward.

Introduction

The Town has been working with Lathlain stakeholders for more than six years for the redevelopment of the Lathlain Precinct. The precinct was long identified by the Town as an area in need of enhancement and revitalisation and much has been achieved.

Precinct planning defined eight project zones that have all undergone redevelopment, apart from this Zone 1. The Zone 1 project intention is the delivery of a development in partnership with the State Government, the Federal Government, the neighbouring lessee the West Coast Eagles (WCE), and the anchor occupier, Perth Football Club (PFC).

The mandated Zone 1 Community and Sports Club facility project was initially referred to as the "Perth Football Club Zone", reflecting

the present PFC occupancy (structures and immediate surrounds), providing the home of the club. The Town of Victoria Park owns the land and buildings, which it leases to the PFC under a formal lease.

The grandstand building was constructed over 60 years ago, in the late 1950s, and the structures are now well out-of-step with contemporary facilities of its kind. The building struggles to fulfil the variety of roles it serves, including universal access generally, flexible



community uses, football club operations, club administration, training, member uses and spectator facilities.

This development opportunity for Zone 1 will complement the overall precinct redevelopment, which will achieve more multi-purpose and community focussed outcomes than is possible from the existing outmoded structures.

The Town originally worked in conjunction with the West Australian Football Commission, the then Department of Sport and Recreation, and PFC, to initiate and support a redevelopment of these community facilities incorporating the football club needs as part of the project. This culminated in a business case based upon a proof of concept design.

The initial objective of the group is to establish the funding arrangements for the redevelopment of this zone. As owner of the land, the Town will lead the development of the new facility.

A new facility will provide broader community programs in a fit for purpose development and will assist the PFC in terms of providing a viable and sustainable base for its ongoing operations and for them to build upon their own community programs. As the occupancy anchor for the development, the PFC is looking forward to an upgrade to the clubrooms together with the community facilities for greater functionality and flexibility

of uses year-round and is looking forward to sharing the many benefits of the redevelopment project with the broader community.

It is recognised that while the appended 2015 business case is still relevant and pertinent, we are also cognisant that broader community requirements must be addressed and that available partnership funding contributions need to be confirmed. The football-focused proof of concept development proposal and business case prepared in 2015 was done prior to the community informed preparation of the WAPC approved Lathlain Park Management Plan.

That 2015 proposal was not successful in securing external funding as it was football club specific and was "paused" in 2016. This 'Zone 1 project' has remained dormant while the Town and PFC have advocated for required external funding. The other Lathlain Precinct Redevelopment Project zones have all obtained funding and subsequently proceeded to completion.

The Town have allocated and contributed operational funding for project initiation, legal requirements, consultancy and design development for Zone 1 since 2016.

With all of the above in mind, the Town mandated a new staged project grounded on the previous work and subsequent Lathlain Precinct accomplishments.





In brief

External capital funding assistance is critical to undertake this development, and the Town are seeking a state contribution of \$5,000,000.

A PFC-advocated Federal Government funding commitment (\$4,000,000) has been granted through the Town, towards the development of a new grandstand seating structure incorporating football operations facilities. The mandated Zone 1 project is subsequently being undertaken in stages, designed and constructed to a set budget and program staging aligned with the availability of the funding. That development budget is \$15,000,000.

Project Stage 1 is focused on the deliverables for the committed Commonwealth Department of Infrastructure Community Development Grant of \$4,000,000 together with a Town's lessee lease commitment for capital contribution of \$1,000,000 by the Town's adjacent tenant the WCE. The Town are contributing to this Stage 1, the land for the development site, and a stage amount of \$500,000.

The state funding contribution of \$5,000,000 is sought to be able to undertake Stage 2, with intended further funding from the Town of \$4,500,000.

In March 2020, Council endorsed the Zone 1 project mandate, given the projects importance, investment value, size of the development and its profile within the community.

The mandated project is grounded on the "paused" 2015 project, informed by a 2015 business case and with a budget set against cost estimate advice based upon that earlier business case (and reviewed by the cost consultant in March 2019).

The aged and dilapidated structural condition of the existing grandstand and function facility is a critical concern and is a major driver for this development.

Evolution of the concept

The Lathlain Precinct Redevelopment Project (LPRP) has been the "parent" project since 2014, with seven of its the eight project zones all completed except for this Zone 1.

The Town has mandated this project for Zone 1 due to these existing facilities being considered to have outlived their useful and structural lives and functional requirements, and changed community and club needs and constraints, since that 2015 development proposal.

The new project will be guided by the community informed and WAPC-approved Lathlain Park Management Plan (LPMP). The approved LPMP for Zone 1 guides multi-purpose shared spaces in this Zone 1 project development.

Background

The full LPRP Zone 1 development will be created as a community facility anchored by the occupancy of PFC.

This is a Town development, on Town land, including substantial Town investment and the outcome needs to satisfy the Town's Strategic Community Plan. It is intended that PFC be a primary lessee within this new Zone 1 development.

PFC have been an occupant and lessee on this site since its original development in 1958. Their occupancy in the existing Lathlain Park grandstand and associated facilities were the catalyst in 2012 for the LPRP. This Zone 1 was the first of the eight LPRP zones. It is the only zone not to get development traction.

The PFC lease is "rent free". A new lease is similarly intended to be peppercorn. In lieu of a financial rental PFC will need to satisfy social dividends for the Town. The PFC also receives an operating subsidy as outlined below.

It is intended for there to be community facility users and potentially other lessees (with the investigation for some commercial opportunities) within the development.

Funding contributions exist to support the PFC occupancy from a WCE ground lease contribution and from a Federal Government funding commitment.



LPRP Zone 1 PFC Grandstand

The grandstand was constructed in 1958, with its first WANFL season in 1959. This main structure is 60+ years old. The adjoining function facility was constructed after 1966.

Over a long period of time, due to constrained club funding and the size of the facility, building maintenance by the club (and the Town) was ad-hoc.

There are recognised structural issues in the grandstand. The Town have been monitoring the structural condition and safety of the existing grandstand. This includes whether they remain fit for purpose, the remaining structural life of the facility and recommended options for its ongoing operations.

In the independent structural engineer's report from January 2019 they recommended the structure to be "adequate to suit the current usage based on short term consideration of one to two years". The structures are recognised as being close to the end of their useful life and will require

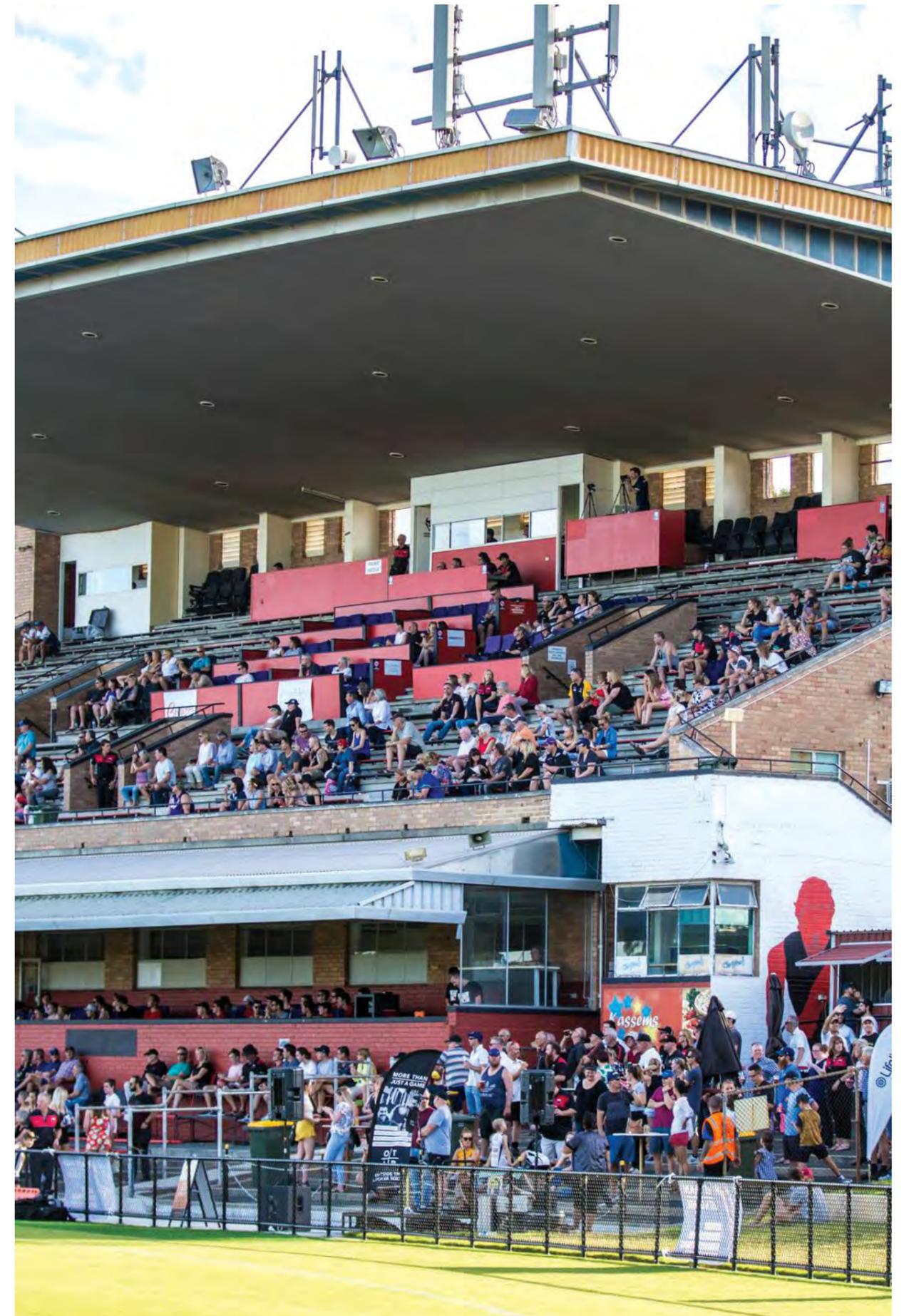
increased and more significant capital and maintenance expenditure in future years.

An annual update evaluation and structural engineers report has provided similar advice.

PFC are holding over on a month to month basis on the residual of a 2005 lease (and receives \$50,000 per financial year financial subsidy support from the Town tied to this lease, towards facility and grounds maintenance).

Telstra have a cell tower lease on the grandstand roof dating from 2004 with final term expiring 30 June 2024.

Vodafone have a cell tower lease on the grandstand roof dating from 2005 with final term expiring 30 June 2025.



Land and site context



Proof of concept render

Project timing

Project to align with committed and likely funding stream over three financial years (2020-2021, 2021-2022, 2022-2023).

Stage 1 – Federal Government stipulated deliverables – a grandstand structure and football operational requirements to the extent of their funding (but including WCE lease commitment contribution).

~Six months in design and ~12 months in site preparation and construction.

Stage 2 – Relocate current occupants from the existing grandstand – demolish and construct multiuse and community facilities together with other sporting club exclusive use spaces (such as administration offices, members facilities, food and beverage).

Design during Stage 1, ~Four months demolition and site preparation, ~12 months construction.

Please see attached Gantt chart of anticipated project program.





Budget and funding

Given the substantial costs in rebuilding facilities of this type, funding needs to be secured through a variety of sources including government and non-government.

The Town has included in its long term financial plan a likely funding contribution to this project. We are prepared to further explore the possible redevelopment costs and potential funding partner contributions. The business case will need to be revisited once the Town have a better idea of how much funding can be raised and who those funding partners are confirmed to be.

Full development financial contributions - target development project budget remains \$15m including grandstand demolition. This will be reviewed with the new concept plan preparation.

The funding "split" has notionally been a third from each of the Federal Government, the State Government and the Town.

The WCE Lathlain Park lease commits them to a capital contribution of \$1m towards PFC facility requirements in the Zone 1 development. This is part of WCE contributions "in lieu" of a financial ground rental to the Town. This had been considered as a portion of the Towns nominal proportional contribution.

The Town are also contributing the notional value of the land to the development.

The contributions status is -

State Government

\$5m required - not committed - ongoing/ project advocacy required.

Federal Government

\$4m - committed

WCE specified lease payment

\$1m - committed.

Town of Victoria Park financial contribution

Operation

\$0.5million (consultancy and design) - committed

Capital

\$4.5m - not committed (but recognised/need to be modified in Long Term Financial Plan).

Funding source	Description	Amount
Western Australian Government – Stage 2 capital works contribution	Funding stage 2 FY2021/22 construction multi-use shared community and sports club facility (not committed)	\$5,000,000
Town of Victoria Park	Allocated funding whole of project design proportion FY2019/2020 (carry over committed)	\$375,000
Town of Victoria Park	Funding FY2020/21 bid whole of project design (as @ 30 June 2020)	\$125,000
Town of Victoria Park allocation of lease contribution Indian Pacific Limited	Funding stage 1 construction – football use fitout, (committed)	\$1,000,000
Town of Victoria Park stage 2 capital works contribution	Funding stage 2 FY2021/22	\$4,500,000
Commonwealth Government Dept of Infrastructure CDG 907	Funding stage 1 design and construction grandstand and sport related (committed)	\$4,000,000
Total project funding budget	Project to be designed and constructed within this budget	\$15,000,000

Funding contributions have been considered as notionally aligned to -

State = Multiuse functional community and sports club use space.

Town = Community functional use space.

Commonwealth = PFC football operations functional space and weather-protected spectator seating.

The \$4m Federal Government funding commitment was advocated for by the PFC. Local Federal Member of Parliament, Steve

Irons supported the bid and played a central role in obtaining the commitment.

Federal Department Community Development Grant funding requires defined deliverables and a prescribed timetable. This is to be addressed by staging the project. The first stage will contain the Federal funding deliverables. Stage 2 is seeking committed funding.



Budget value	Item	Stage 1 (CDG)	Stage 1 (ToVP)	Stage 2 (ToVP)	Stage 2 (State)	Anticipated Cost (\$)	
Professional fees	Concept design stage 1	\$150,000				\$150,000	
	Concept design whole of project		\$500,000			\$500,000	
External	Detail design to Stage 1 delivery	\$350,000				\$350,000	
	Detail design Stage 2/remainder of project			\$500,000	\$500,000	\$1,000,000	
	Stage 1 external works and services including demolition	\$400,000				\$400,000	
	Stage 2 external works and services including demolition			\$800,000	\$800,000	\$1,600,000	
	Stage 1 construction football operations facility and grandstand seating	\$3,100,000				\$3,100,000	
	Stage 1 construction internal football operations facility (ToVP/WCE lease contribution)		\$1,000,000			\$1,000,000	
	Stage 2 construction community facility, club operations, shared member facility and parking			\$3,200,000	\$3,700,000	\$6,900,000	
			\$4,000,000	\$1,500,000	\$4,500,000	\$5,000,000	\$15,000,000
			\$5,500,000		\$9,500,000		

That grant is administered by the Federal Department of Infrastructure Community Development Grants Program. The grant stipulates part of the deliverable will be a grandstand with weather protected tiered seating.

The grant deliverables comprise football operations functional spaces.

The grant is required by the federal agency to be defined, prescribed and expended in the short to medium term, not as a general funding package contribution.



Proof of concept and functional space requirements

A new mandated proposal establishes a new project, grounded and prepared on previous work and accomplishments (the funding commitments). The full proposal requires re-scoping for a multiuse community facility.

The 1958 grandstand comprises multiple space uses for events, club members food and beverage, administration offices, ablutions, football operations including change rooms and gymnasium, and so on.

Sitting on top of these spaces is non-universal-access-compliant spectator seating and it is the intent of the project to ensure accessibility is a key focus.

The need to accommodate women's football and sporting teams and associated infrastructure will be a key consideration.

In preparing the new scope the Town need to determine what "community uses" are required in the development.

A project initiation document (PID) with a structured plan and business case will be prepared after the project is mandated. The PID will assist in advocacy for the required state funding.

All the relevant functional space uses will be included in the new development where possible.

Functional space uses - In 2019 PFC were

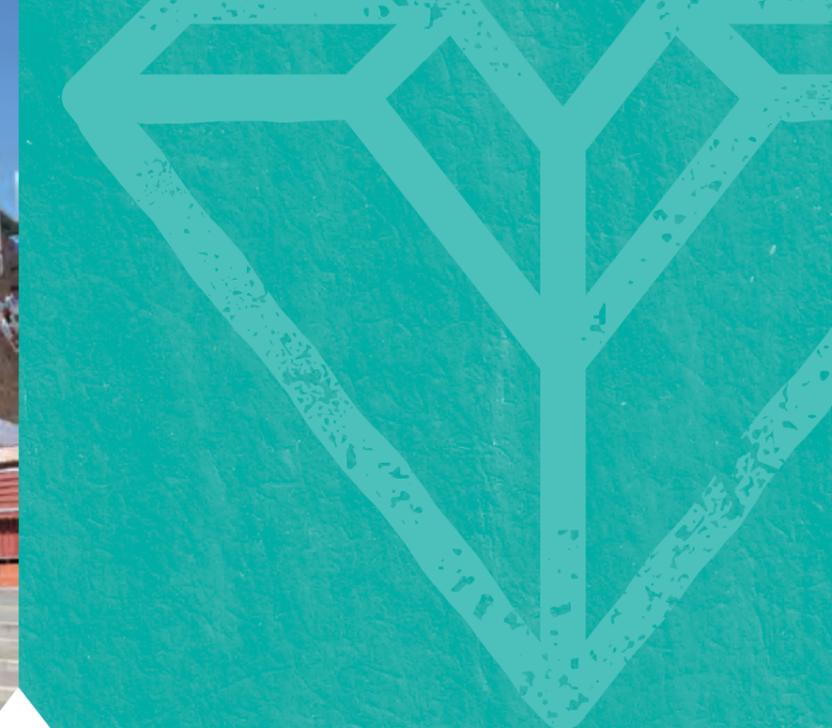
asked to define their needs which with the assistance of independent consultants, they have done and shared. The outcome is indicatively summarised as:

Community

- Local services hub/start up space
- Community hall/commercial space
- Not for profit lessees/occupiers, commercial tenants

Town uses

- Town service unit function space occupancy options
- Common areas
- Entry foyer
- Building toilets general
- Building universal access toilets
- External toilets general
- External universal access toilets
- Corridors, fire exits and walkways
- Building services areas/waste management
- Community/shared use



- Function space members lounge
- Function space President's room
- Meeting space board room
- Meeting space meeting rooms
- Gathering space theatrette
- Gathering space vision room
- Gathering space community hall/function room
- Off-street parking
- Event seating

Football operations

- Away men's change/warmup
- Away men's area/office
- Away men's showers/toilet
- Home men's change/warmup
- Home men's coach's area/office
- Home men's football store
- Home men's shower/toilets
- Medical testing room
- Umpire's change and warmup
- Umpire's female toilet/male toilet
- Coaches boxes
- Away women's change/warmup

- Away women's coach's room/office
- Away women's toilets/shower
- Home women's change/warmup
- Home women's coach's room/office
- Home women's toilets/shower
- Home women's football store
- Football club use (sustainability)
- Gymnasium (concession)

Football administration

- Reception/merchandise/club museum
- PFC admin area
- Office shared use media/stats
- Foyer club café/internal kiosk concession
- Football membership
- Licensed area - club bar area/store
- Licensed area - club bar servery
- Licensed area - club bar cold store
- Licensed area - club bar food and beverage dry store area
- Licensed area - club bar food and beverage preparation (kitchen)
- Football sustainability
- External kiosk/food/beverage licence/concession



Analysis

While this Zone 1 redevelopment was the first catalyst to initiate the LPRP it did not achieve traction. This has been due to its defined need not securing funding support.

The deteriorating condition of the structures has become a major driver in the necessity for urgent action by the Town who is responsible for the structure.

A Zone 1 broader community use has been better defined through previous community engagement. The WAPC-approved LPMP provides that guidance to those needs.



Zone 1 – Perth Football Club Preliminary principles	
Community uses	<ul style="list-style-type: none"> • Opportunities for the provision of multi –purpose/shared spaces that can accommodate community events, activities and/or programs are encouraged. • Ensure public access is designed to accommodate a range of users and incorporated universal access design principles. • Ensure the connection between development and streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced. • Integration of servicing infrastructure within landscape and/or public art for the area is encouraged.
Built form	<ul style="list-style-type: none"> • Facilitate the interpretation of heritage values of Lathlain Park. • New development shall be designed to orientate around the oval and articulated to ensure building bulk is minimised when viewed from the street. • Provide for shared use of facilities where possible. • Enhance public and spectator amenities to Oval 1.
Public realm and landscaping	<ul style="list-style-type: none"> • Landscaping shall ensure retention of existing mature trees where possible. • Landscaping treatments to be of high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles/ native plant species. • Landscape elements (eg. public art) themed on cultural heritage is encouraged. • Reciprocal (Perth PC/public) use of formal car parking.

A proportion of the external funding has been committed by the Federal Government.

A staged approach satisfies those available external funding requirements, and proactively addresses the condition and potential life of the existing structures.

This aims to set new standards in the delivery of active community recreation space and includes substantial long-term benefits to the people of the Town of Victoria Park and the broader community.



Request

That the State Government consider a funding contribution of \$5,000,000, equal to a one-third of the projected project cost, toward the design and construction of the Lathlain Precinct Redevelopment (Zone 1) project.

Attachments

- WAPC-approved Lathlain Park Management Plan July 2017 (LPMP).
- 2015 business case
- Letter of endorsement – President Perth Demons Football Club
- Letter of support – CEO, Town of Victoria Park
- Anticipated Project Schedule







**WE'RE OPEN
VIC PARK**

#LOVEVICPARK

victoriapark.wa.gov.au



TOWN OF
VICTORIA PARK



LATHLAIN PARK MANAGEMENT PLAN

Approved by the WAPC

July 2017

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
17-Jul-2017	851/02/32/0005PV

Our reports are printed on:



Contents

1. Introduction	1
2. The Subject Site	5
2.1 Lease Agreements	5
2.2 Site History and Context	8
2.3 Existing Site Development	8
2.4 Cultural Heritage	8
2.5 Contamination Sites Act 2003	8
3. Planning Context	9
3.1 Metropolitan Region Scheme	9
3.2 Draft Perth and Peel @ 3.5million	9
3.3 Draft Central Sub-regional Planning Framework	9
3.4 State Planning Policies	11
3.5 Development Control Policies	11
4. Community and Stakeholder Engagement	13
4.1 In-Fun-Mation Day	15
4.2 Community Information Sessions	15
4.3 Community Workshop One	15
4.4 Community Workshop Two	16
4.5 Community Workshop Three	17
4.6 Community Reference Group (CRG)	18
4.7 Online Engagement	18
4.8 Summary of Community Feedback	18
5. Vision for Lathlain Park	21
6. Planning and Design Principles	23
6.1 Zone 1: Perth Football Club	24
6.2 Zone 2: Community Activity	27
6.3 Zone 3: West Coast Eagles	29
7. Transport Assessment	37
7.1 User Groups and Profile	37
7.2 Transport Characteristics	39
7.3 Transport Strategy	39

8. Planning Assessment	45
8.1 Purpose of the reserve	45
8.2 The preservation of the amenities of the locality	45
8.3 The orderly and proper planning of the locality	45
9. Governance and Management	47
9.1 Monitoring and Review	47
9.2 Venue Management / Agreements	47
Appendix 1	51
Feature Survey Plan	51
Appendix 2	53
Movement Network Report	53

1. Introduction

The Lathlain Precinct has long been identified by the Town of Victoria Park (Town) as an area for enhancement and revival. This has involved an overall project, known as the Lathlain Precinct Redevelopment Project (LPRP), which is a priority project in the Town's Strategic Community Plan.

Lathlain Park incorporates three of the eight precinct zones identified in the LPRP, (referred to as Zone 1 – Perth Football Club; Zone 2 – Community Activities; and Zone 3 – West Coast Eagles). Refer to Figure 1 – Lathlain Precinct Redevelopment Project Zones.

From 2006 to 2011 the Town worked on a plan for the redevelopment of Lathlain Park and the Master Plan was ultimately endorsed by Council in 2013.

Following this, the West Coast Eagles and the Town commenced preliminary discussions relating to the relocation of the West Coast Eagles Training Facility to Lathlain Park. In September 2013 a 'Heads of Agreement' was executed by the Town, the Perth Football Club and the West Coast Eagles regarding the relocation of the West Coast Eagles to Lathlain Park.

Subsequent to this, the Town undertook a process of developing a Major Land Transaction Plan to determine a future lease area for the West Coast Eagles on Lathlain Park. It was through this process that the West Coast Eagles undertook a process of assessment to determine the location of the two ovals and building on the site. Factors considered included site activation, community access to the site (both pedestrian and vehicular), the location of the existing Perth Football Club grandstand, prevailing winds that impact on the site, sun exposure and direction, the need to provide two ovals to ensure that both the West Coast Eagles and the Perth Football Club can access the grounds when required, and the site constraints including services, levels, width, length and existing vegetation.

On the 2 October 2014, the Town and the West Coast Eagles entered into a formal Agreement for Lease, which set out the Town's and the West Coast Eagles' responsibilities to enable a formal lease to be put in place. Endorsed as part of the Agreement are two annexures, being the formal lease that will govern the West Coast Eagles tenure and a site plan depicting the location of the ovals and new physical structures.

Following the preparation of the Lathlain Park Redevelopment Project Business Case in 2014, the Federal and State Governments have each announced \$10 million in funding to go towards the redevelopment of Lathlain Park in August 2015 and May 2016 respectively. In June 2016, the Federal Government announced that it will provide \$3 million in funding towards the relocation of the Wirrpanda Foundation's headquarters to the Lathlain Park.

The Town and the Western Australian Planning Commission (Commission) have determined that a Management Plan should be prepared in relation to Zones 1, 2 and 3 of the LPRP.

Clause 16 of the Metropolitan Region Scheme (MRS) allows for the development of reserved land owned by or vested in a public authority to be carried out without the written approval of the Commission where the works are in accordance with a management plan endorsed by the Commission. Notwithstanding, the development approval of the Commission in addition to an endorsed management plan may be required at the discretion of the Commission.

This Management Plan has been prepared to address this requirement, serving as the overarching guiding document for the development and management of Lathlain Park.

This Management Plan, which requires the approval of the Commission under the MRS, incorporates non-statutory planning principles and requirements in relation to land use, access, built form, public realm, landscaping, traffic and transport and governance and management.

This page has been left blank intentionally.



Figure 1 – Lathlain Precinct Redevelopment Project Zones

This page has been left blank intentionally.

2. The Subject Site

Lathlain Park comprises three land parcels owned by the Town of Victoria Park. The site has a total land area of 8.8710 hectares and is generally bound by Roberts Road to the east, McCartney Crescent to the north, Goddard Street to the west, and Bishopsgate Street to the south. Refer to Figure 2 – Subject site.

The following table summarises the Certificate of Title details:

Table 1: Property and Landowner Details

Lot	Volume / Folio	Diagram / Plan	Area	Landowner
1	1425 / 934	D26715	8.3667 Ha	Town of Victoria Park
2	1425 / 935	D26715	650m ²	Town of Victoria Park
3	1425 / 936	D26715	4393m ²	Town of Victoria Park

Refer to Appendix A - Certificate of Title

2.1 Lease Agreements

The use of Lathlain Park by both the Perth Football Club and the West Coast Eagles are subject to separate lease agreements with the Town, relating to portions of land of approximately 0.2 hectares and 6.6 hectares respectively, (as depicted on Figure 2).

- Town of Victoria Park Lease to West Coast Eagles. Commenced 15 August 2016 with a lease term of 50 years, with an option to renew for an additional 49 years.
- Town of Victoria Park Lease to Perth Football Club. Commenced 1 July 2005. A deed of partial surrender of the lease was executed 1 July 2016 to accommodate WCE new lease area.

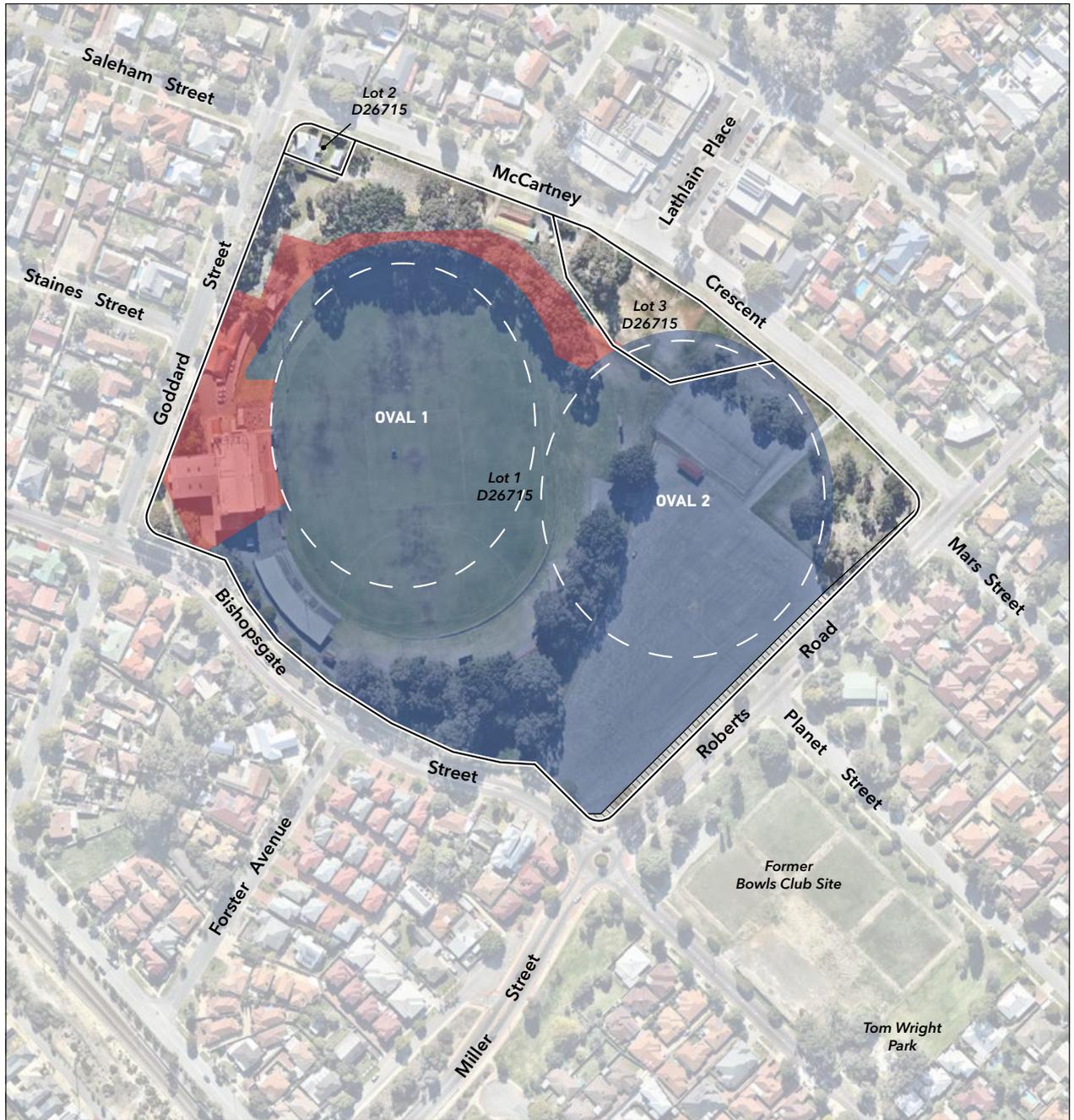
The respective leases set out a number of requirements and responsibilities in relation to the development, management and permitted use of Lathlain Park. Amongst other matters, the agreed arrangements regarding the use of Oval 1 and Oval 2 by the Perth Football Club, the West Coast Eagles and the wider community are set out, as outlined in the following tables:

Table 2: Oval 1 Access Arrangements

OVAL 1				
	Monday – Friday		Saturday	Sunday
	Before 5pm	After 5pm		
West Coast Eagles	West Coast Eagles priority.	West Coast Eagles will need access on weekdays which are not Perth Demons Training Nights at times after 5pm.	West Coast Eagles priority - when the Saturday is not a WAFL Match Day.	West Coast Eagles Priority when the Sunday is not a WAFL Match Day (Perth Demons have priority on Oval 2).
Perth Demons		Perth Demons priority (Senior Squad) on the 3 Training Nights and on any WAFL Match Day which falls into this category.	Perth Demons priority on WAFL Match Days.	Perth Demons priority on WAFL Match Days.
Community	Subject to meeting the above priority use requirements, community access is available at the discretion of the West Coast Eagles.			

Table 3: Oval 2 Access Arrangements

OVAL 2				
	Monday – Friday		Saturday	Sunday
	Before 4pm	After 4pm		
West Coast Eagles	West Coast Eagles priority (other than on the Tenant players' day off).	West Coast Eagles has priority when Perth Demons or any other group is using Oval 1.	West Coast Eagles priority when Perth Demons have priority to Oval 1.	West Coast Eagles priority when Perth Demons have priority to Oval 1.
Perth Demons	Perth Demons priority on West Coast Eagles players' day off.			Perth Demons priority when the West Coast Eagles have priority to Oval 1.
Community	Access to a minimum of 100 'daylight' hours of passive recreation use per calendar month.			



- | | | | |
|---|---------------------------------------|---|--------------------------------|
|  | Subject site |  | Perth Football Club lease area |
|  | MRS 'Other Regional Road Reservation' |  | West Coast Eagles lease area |

Figure 2 – Subject site (Note Figure 2 depicts the existing lease agreements and may change upon finalisation of a future Perth Football Club Business Case).

2.2 Site History and Context

Lathlain Park was formed during the 1940's following the reclamation of land by the then Perth City Council to create a public recreation ground.

Construction works to establish the land as an Australian Rules football venue commenced in 1958 comprising the clearing of land for the oval, grandstand, car park and ancillary buildings, with the Perth Football Club subsequently moving there in 1959.

Lathlain Park enjoys excellent access to the Perth metropolitan region, with direct connections to Orrong Road and Shepperton Road via Roberts Road and Miller Street respectively.

Situated in the inner suburban suburb of Lathlain, Lathlain Park is in close proximity to the Perth Central District (5 kilometres) and major infrastructure including the Perth Stadium (3 kilometres) and Perth Airport (6 kilometres).

Lathlain Park is well serviced by Transperth's rail and bus services. The site is situated approximately 350 metres from the Victoria Park Train Station, located on the Perth-Armadale/Thornlie train line for which services operate every 15 minutes. A bus service (Route 39) runs through the area along Howick Street (100 metres to the north), operating from the Elizabeth Quay Bus Station through to Redcliffe (via Cloverdale and Belmont) at frequencies of 15 minutes during weekday peak periods and up to an hour on Sundays.

2.3 Existing Site Development

A number of existing buildings and structures are situated on Lathlain Park, the majority of which are associated with the Perth Football Club. These include:

- Perth Football Club administration and grandstand building;
- Main entry gate building;
- Perth Football Club VIP car parking area (accessed via Goddard Street); and
- Various ancillary structures (covered stands; ablution blocks; kiosks) and hardstand areas.

Situated on Lot 2 is an existing residential dwelling and detached garage accessed via McCartney Crescent.

A site feature survey plan is provided as Appendix 1.

2.4 Cultural Heritage

Lathlain Oval is listed under the Town of Victoria Park's Municipal Inventory with a management category of 'C' (retain and conserve if possible) which states:

"endeavour to conserve the significance of the place through the provisions of the Town of Victoria Park Planning Scheme; a more detailed Heritage Assessment/Impact Statement may be required prior to approval being given for any major redevelopment or demolition; photographically record the place prior to any major redevelopment or demolition."*

The Statement of Significance for the listing is:

"Lathlain Oval has historic and social heritage significance. It has been an important football venue for the Western Australian Football League since 1959. The suburb Lathlain, from which the oval takes its name, was named after Sir William Lathlain, a prominent Lord Mayor of Perth in the 1930s."

This Management Plan responds to the heritage significance of Lathlain Park through the identification of planning principles, and management assurances requiring a heritage assessment to be undertaken by a heritage consultant and submitted as part of any future development application.

A review of the Department of Aboriginal Affairs Aboriginal Heritage Inquiry System reveals there are no Registered Aboriginal Sites or Heritage Places, either within, or in the vicinity of Lathlain Park.

2.5 Contamination Sites Act 2003

The Contaminated Sites Act 2003 sets out a regime for classifying land that is contaminated. The Act classifies sites in accordance with the risk to human health that is posed by the condition of the land the use to which it is being put.

Under the Act, the subdivision and/or development of land classified as "contaminated – remediation required" is not to be approved, without seeking and taking into account the advice of the Department of Environment Regulation as to the suitability of the land for the purpose for which approval is sought.

A review of the Department of Environment Regulation's online contaminated sites database reveals Lathlain Park is not identified as a known contaminated site.

3. Planning Context

3.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the statutory land use planning scheme for the Perth metropolitan region. The Scheme's functions are to reserve and zone land and control development on reserved and zoned land. The MRS reflects the agreed strategic direction for land within the Perth metropolitan region and is a catalyst for changes to planning controls at the local level and subsequent local area planning and development processes.

Under the MRS, the subject site is primarily reserved 'Parks and Recreation – Restricted Public Access', although a 1058m² portion along Roberts Road is reserved 'Other Regional Road'. Land surrounding the site is zoned 'Urban'.

Refer to Figure 3 – MRS Zones and Reservations.

Clause 16 of the MRS allows for the development of reserved land owned by or vested in a public authority to be carried out without the written approval of the Commission where the works are in accordance with a management plan endorsed by the Commission. In this regard, an endorsed Management Plan may, subject to the discretion of the WAPC, obviate the need for any individual development approvals on the site (although building permits/licenses will still be required).

This Management Plan has been prepared to address the requirement of clause 16 of the MRS.

3.2 Draft Perth and Peel @ 3.5million

The Perth and Peel@3.5million strategic suite of documents has been developed to provide a long-term growth strategy for land use and infrastructure for the Perth and Peel regions.

The framework outlines a number of overarching objectives in relation to urban form; economy and employment; community and social infrastructure; movement and access; service infrastructure; environment and landscape; and natural resources.

In relation to Lathlain Park, the following objectives are considered relevant:

Community and Social Infrastructure

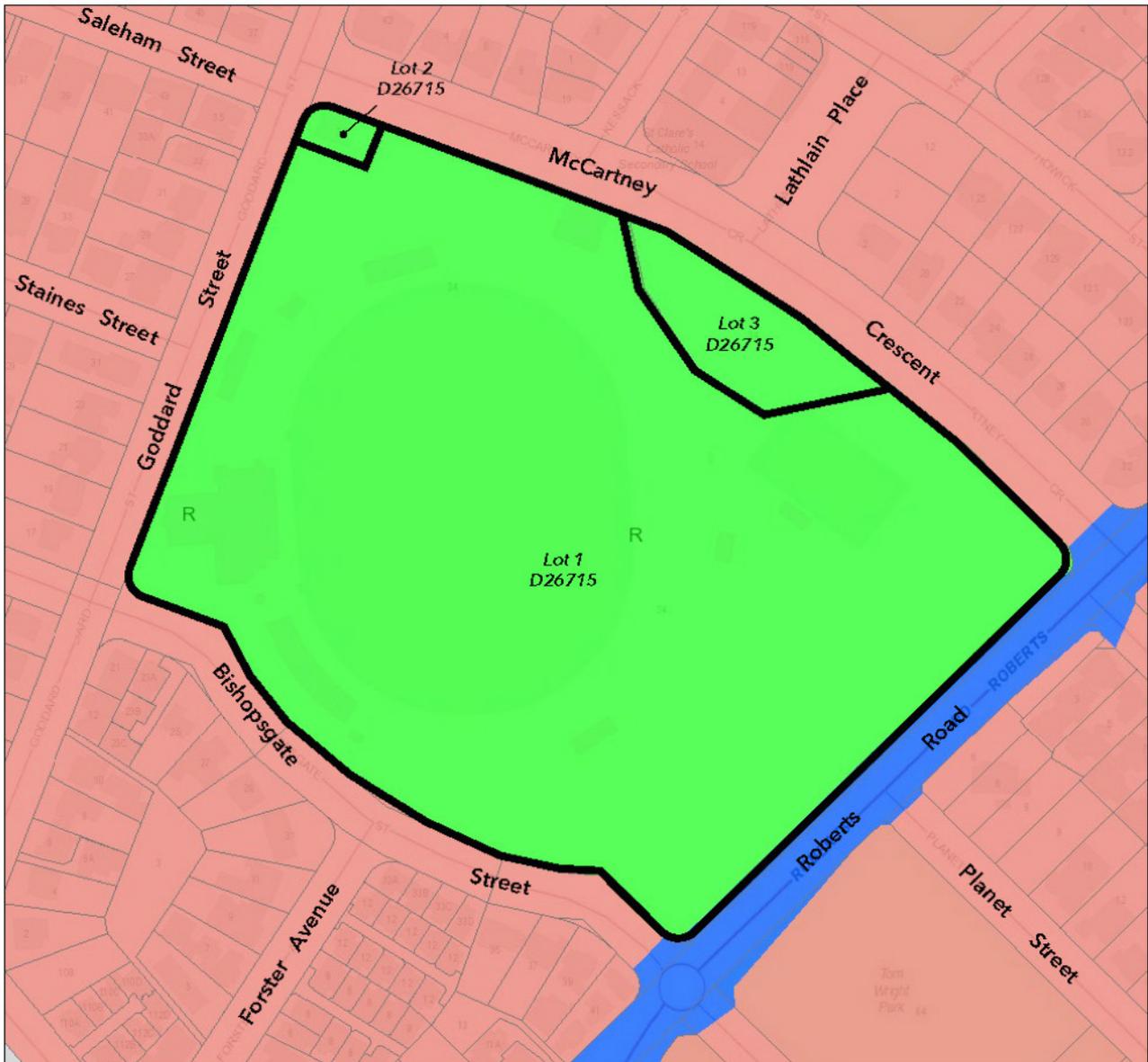
To provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs including health, education and recreation, while promoting co-location and optimising the use of existing facilities and infrastructure to reduce traffic movement and establish a sense of social cohesion.

Sport and Recreation

Future population growth will inevitably require additional sporting and recreational facilities across the sub-regions. Ideally, these should be co-located with other uses including libraries, education facilities and activity centres, requiring an integrated and collaborative across-Government approach to planning.

3.3 Draft Central Sub-regional Planning Framework

The draft Central Metropolitan Peel Sub-Regional Planning Framework (Framework) forms an integral part of the Perth and Peel@3.5million strategic suite of draft planning documents. The Framework has been developed to guide further detailed planning and decision-making by State Government agencies and local governments.



-  Subject site
- MRS Zones and Reservations
-  Urban
-  Other Regional Road
-  Parks and Recreation - Restricted Public Access

Figure 3 – MRS Zones and Reservations

The Framework is made up of five distinct elements of urban consolidation: activity centres, corridors, station precincts, industrial centres and the green network.

Relevant to Lathlain Park, the document states in relation to community and social infrastructure that land use planning “should include the consideration of alternative solutions to optimise social infrastructure, such as considering multi-use of buildings and facilities outside core function hours”. The document also states that “public open space should be designed as an integral part of the urban structure and offer a variety of safe and attractive spaces that are multi-functional and easily accessible via public transport, walking and cycling”.

This Management Plan seeks to ensure the future use and development of Lathlain Park as a multi-user facility, serving the needs of the Perth Football Club, the West Coast Eagles and the wider community, that appropriately interfaces with the surrounding area.

3.4 State Planning Policies

State Planning Policy 3 Urban Growth and Settlement

This policy aims to facilitate sustainable patterns of urban growth and settlement by establishing requirements for sustainable settlements and communities and the broad policy in accommodating growth and change.

In relation to creating sustainable communities, the policy advocates making the most efficient use of land and infrastructure in existing urban areas, including clustering of various activities (including employment, recreational) around major public transport nodes. The policy also advocates building public and private partnerships (i.e. State and local government, businesses, community) in urban planning.

The future redevelopment of Lathlain Park in accordance with this Management Plan is consistent with the policy’s measures in relation to sustainable communities, in that it provides for the efficient use and development of Lathlain Park as a multi-user, high quality recreational facility, centrally located within the metropolitan region and within excellent proximity to existing servicing infrastructure and public transport.

State Planning Policy 3.5 Historic Heritage Significance

This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s historic heritage. The identification of places and areas of local heritage significance is provided for in the Heritage of Western Australia Act 1990, which requires all local governments to identify heritage places in local government inventories. Further to this, the Planning and Development (Local Planning Schemes) Regulations 2015 set out the requirements for the preparation and maintaining of a heritage list by the local government.

The policy states that local governments are responsible for the identification of places of local significance through the preparation and ongoing review of local government inventories, in accordance with assessment criteria and guidelines published by the Heritage Council. The WAPC and local government should have regard to heritage places and areas in formulating planning schemes and strategies.

This Management Plan responds to the policy requirements, through the identification of planning principles and management assurances, which respond to the heritage significance of Lathlain Park.

3.5 Development Control Policies

Development Control 1.2 – Development Control – General Principles

This policy deals with the general principles that will be applied by the Commission in its determination of applications for approval to commence development for which it is the responsible authority. A key requirement of the policy is that the Commission, in determining applications for approval to commence development, is bound to have regard to the purpose for which the land is reserved.

This Management Plan addresses the policy through the identification of principles and requirements in relation to land use, access, built form, public realm and landscaping matters, and the management of the reserve. The Management Plan will ensure that the

future use and development of the reserve is consistent with orderly and proper planning and its 'Parks and Recreation – Restricted Public Access' reservation, is well managed and does not affect the amenity of the locality.

This Management Plan meets the intent of the policy through the identification of requirements regarding the location and extent of tenant and advertising signage.

Development Control 5.3 - Use of Land Reserved for Parks and Recreation and Regional Open Space

This policy seeks to provide guidance on development which may be permitted, and the procedures for obtaining approval for the use and development of land reserved for Parks and Recreation or Regional Open Space under a region scheme. With regard to such land, the policy states that the use and development of land shall be restricted to that which is consistent with enhancing the reserve and facilitating its use for recreational or conservation purposes. Uses and development for commercial purposes ancillary and or compatible to the purpose of the reserve and likely to enhance the public access to and enjoyment of the reserve may be contemplated.

This Management Plan meets the intent of the policy serving as the basis for the redevelopment and enhancement of Lathlain Park. The use of the reserve for active sporting pursuits is consistent with the current use on the site and will ultimately result in greater public access being provided.

Development Control 5.4 - Advertising on Reserved Land

This policy sets out the objectives and considerations taken into account by the Commission in determining applications for the display of advertisements on land reserved under a region scheme.

The policy states that the approval of the Commission is required for the erection, alteration, and extension of any advertisement on land reserved by a region scheme. The number, size, location and appearance of advertisements must be carefully controlled in order to protect the amenity of the locality. Approval will only be granted if the Commission is satisfied that the proposal will not detract from the amenity of the reservation and the locality generally.

4. Community and Stakeholder Engagement

A robust community and stakeholder engagement program was undertaken as part of preparation of the Management Plan. The Town of Victoria Park (Town) has worked with its project partners West Coast Eagles and Perth Football Club and other project stakeholders including the Lathlain Precinct Redevelopment Project Team and Town of Victoria Park Elected Members during this engagement process. Additionally, prior to the commencement of the Management Plan process, the Town and West Coast Eagles carried out community engagement on issues surrounding the Lease Agreement.

The community engagement objectives were as follows:

1. To proactively and collaboratively engage with the community and stakeholders regarding the future form of development and ongoing operations at Lathlain Park.
2. To outline the town planning and approval processes for development of the site.
3. To develop an urban planning instrument which will drive integrated development and operational outcomes across a number of discrete sub-precincts within and adjoining Lathlain Park.
4. To ensure that future development of the site is consistent with orderly and proper planning and that the construction and ongoing use / operation is well managed and considers local amenity issues.

Broadly, the program comprised the following widely publicised engagement opportunities:

- An In-Fun-Mation Day;
- Community Information Sessions (and advertising of the West Coast Eagles' Forward Works Development Application);
- Community Workshops;
- Establishment of the Community Reference Group (CRG); and
- Online engagement (through the Lathlain Park Management Plan – Your Thoughts webpage).

The following diagram provides an overview of the engagement process:

Figure 4 – Community and Stakeholder Engagement Overview

Figure 4 – Community and Stakeholder Engagement Overview



4.1 In-Fun-Mation Day

May 14th 2016

The Lathlain In-Fun-Mation Day was held on Saturday 14 May, 10am – 12pm at Lathlain Park, Goddard Street Lathlain. The In-Fun-Mation Day was designed to provide a further opportunity for the community to obtain information and provide feedback regarding the Lathlain Precinct Development Project. This included preliminary information relating to the upcoming Development Application for forward works associated with the second oval.

The event provided an opportunity to:

- Re-introduce what's happening with the Lathlain Precinct Redevelopment Project;
- Provide opportunity for community members to ask questions;
- Provide opportunity for community members to find out more information about the project;
- Provide opportunity for community members to register to be involved in future community engagement on the project; and
- Gather any early feedback the community members may have, specifically in relation to forward works and prior to the submission of the Development Application.

It also allowed the community to meet with project partners, including West Coast Eagles and Perth Football Club. Given the drop-in nature of the event it is difficult to provide accurate numbers of attendance, however it can be estimated that over 500 community members attended.

4.2 Community Information Sessions

May 28th and June 2nd 2016

In May 2016 the Town and its project partners West Coast Eagles and Perth Football Club were seeking to prepare a Management Plan for the redevelopment of Lathlain Park, and at the same time West Coast Eagles submitted a Development Application relating to the forward works associated with the second oval.

Community information sessions were held on Saturday 28th May (between 10am – 12pm) and Thursday 2nd June (between 6:30 – 8:30pm) 2016 for West Coast

Eagles' Development Application. The information sessions provided an opportunity to:

- Re-introduce what's happening with the Lathlain Precinct Redevelopment Project;
- Provide a detailed outline of the works proposed in the Development Application;
- Provide an opportunity for community members to ask questions on the Development Application and the broader project;
- Provide information to community members on how to submit a response to the Development Application;
- Provide an opportunity for community members to register to be involved in future community engagement on the project (please refer to page 11 for a full list of those who registered); and
- Gather any community feedback in relation to forward works (and the project more broadly) prior to the submission of the Development Application (please refer to page 8 for further details regarding the feedback).

A total of 9 community members attended Saturday's information session and a total of 20 community members attended Thursday evening's information session.

4.3 Community Workshop One

August 14th 2016

The first workshop focused on the Lathlain Precinct Zones: Zone 1 Perth Football Club Zone, Zone 2 Community Activity Zone, Zone 3 West Coast Eagles Zone, Zone 7 Equitable Access Zone. The workshop also discussed the former bowls club site and Tom Wright Park.

The workshop was held at the Perth Football Club on Sunday 14th August (between 10am – 2pm) 2016. Representatives from the Town, West Coast Eagles and Realm Studios (landscape Architect engaged by the Town to design the community zones of the project) were also in attendance.

An objective of this workshop included the clear articulation of the elements that the community could have input in, and the elements that would not be included as part of the engagement. The workshop provided an opportunity:

- to present details regarding the Management Plan and for community members to ask questions;
- to outline the Management Plan process, and to articulate how community members can be involved in the process;
- to outline what issues relating to the Management Plan that the community can engage on, and aspects that they cannot;
- to ask community members to provide high level value statements for Zones 1, 2, 3, 7 and the former bowls club site and Tom Wright Park, which will inform Design Principles in the Management Plan; and
- to gather ideas (and an early prioritisation of these ideas) from community members on Zones 1, 2, 3, 7 and former bowls club site and Tom Wright Park.

A broad range of ideas were brainstormed and discussed throughout the workshop, the most popular ideas focusing on:

- No roundabout Goddard Street/McCartney Crescent – solid mid-line barrier instead to stop E/W traffic;
- Demolish existing stand – not accessible, non compliant, keep demon emblem, stand is old;
- Vic Park/Lathlain Bowling Club/Croquet Club/ Tennis courts on former bowling club site;
- Zone 1 - Soft fencing and soft boundaries – retain green boundaries;
- Zone 2 - Parking on site minimised;
- Zone 2 - Dog park (including trees); and
- Architecture of Zones 1 and 3 should be complementary.

The feedback from this workshop will be used to inform the Management Plan and landscape designs for Zone 2 and the former bowls Club. The next workshop will be used to further develop these ideas with the community.

A total of 42 community members indicated an interest in attending the workshop, and a total of 25 community members attended on the day.

4.4 Community Workshop Two

August 28th and August 31st 2016

The second stage of workshops focused on providing information and asked for community feedback on issues relating to the Lathlain Park Management Plan. This stage included a weekend workshop that was held at the Perth Football Club on Sunday 28th August (between 10am – 2pm) 2016, and an additional ‘summary’ workshop which was held at the Town’s Administration Offices on Wednesday 31st August (between 6 – 8pm) (in response to community requests for an additional workshop).

These workshops focused on Lathlain Precinct Zones: Zone 2 Community Activity Zone, Zone 7 Equitable Access Zone and the former bowling club site (and Tom Wright Park) and touched on the Lathlain Precinct Zones: Zone 1 Perth Football Club Zone and Zone 3 West Coast Eagles Zone.

Representatives from the Town, West Coast Eagles, Perth Football Club and Realm Studios (landscape Architect engaged by the Town to design the community zones of the project) were also in attendance at the weekend workshop.

The workshops provided an opportunity to:

- introduce the Community Reference Group’s (CRG) role in the project;
- outline what we heard at the previous workshop;
- present the initial design principles for Zone 1, 2, 3, 7, and the former bowls club site (and Tom Wright Park) and invite feedback from community members; and
- present the initial landscape ideas for Zone 2 and the former bowls club site (and Tom Wright Park) and invite community feedback.

Some general themes of discussion that emerged throughout the workshops included a general desire:

- to focus on sustainability;
- for tree retention and planting (advanced/ mature trees preferred) – with a focus on native landscaping;

- to minimise carparking on the community zones;
- for permeability across the site and for the zones to “work together” effectively;
- for traffic calming initiatives;
- for both passive (shaded seating areas) and active (tennis courts and dog parks) in the community areas;
- for nature based play; and
- for ongoing, accessible community engagement on the project.

The feedback from these workshops will be used to further refine the draft Management Plan and landscape designs for Zone 2 and the former bowling club site (and Tom Wright Park).

A total of 38 community members attended the weekend workshop, and a total of 6 community members attended the evening ‘summary’ workshop. This ‘summary’ workshop was scheduled in response to community requests, and it covered a summarised version of the content discussed at the weekend sessions.

4.5 Community Workshop Three

September 25th and September 28th 2016

The third stage of workshops focused on presenting the key information in the Management Plan; seeking feedback on the design principles for Zone 2 Community Activity Zone the former bowls club site and Tom Wright Park; and presenting the landscape concept plans for Zone 2 Community Activity Zone the former bowls club site and Tom Wright Park and asking for feedback.

This stage included a weekend workshop that was held at the Perth Football Club on Sunday 25th September (between 10am – 2pm) 2016, and an additional ‘summary’ workshop which was held at the Town Offices on Wednesday 28th September (between 6 – 8pm). The evening workshop was scheduled in response to community requests for an additional workshop, due to the Sunday workshop being scheduled on a long weekend.

The workshops provided an opportunity to:

- provide an update on the progress on the Management Plan;
- outline what we heard at the previous workshop;
- provide clarity on a few key project issues;
- present the draft design principles in the Management Plan and ask for feedback on Zone 2, the former bowling club/Tom Wright Park; and
- present the draft concept plan(s) for Zone 2, the former bowling club/Tom Wright Park and ask for feedback.

A broad range of ideas were brainstormed and discussed throughout the workshops, with some general themes including:

- a focus on sustainability;
- a general desire for tree retention and planting (of advanced/mature trees) – with a focus on native landscaping;
- a general desire to minimise car parking on the community zones;
- a general desire for permeability across the site and for the zones to “work together” effectively;
- a general desire to keep Zone 2 as a ‘football-free zone’ and expand upon other activities on the site, including non-sporting activities
- a general desire for both passive (seated/shaded spaces) and active (tennis courts and dog parks) in the community areas;
- a general desire for nature based play; and
- the general desire for ongoing, accessible community engagement on the project.

The feedback from these workshops will be used to further refine the draft Management Plan and landscape designs for Zone 2 and the former bowling club site (and Tom Wright Park).

A total of 32 community members attended the weekend workshop, and a total of 9 community members attended the evening ‘summary’ workshop.

4.6 Community Reference Group (CRG)

A Community Reference Group (CRG) was established during the development of the Lathlain Park Management Plan. The purpose of the Community Reference Group was to:

- Provide an opportunity for the community to collaborate with the Lathlain Park Management Plan Team and to provide input into the preparation of the Lathlain Park Management Plan;
- To provide feedback on the community engagement approach; and
- Provide feedback on key issues and approaches being developed for the Management Plan.

The CRG Members included:

Brooke Gowles	Margaret Redfern
Geoff Robinson	Peter Melrosa
Simon Mead	Colleen Hanlon
Jodi Castle	Alana Dowley
Maxine Petty	Patrice Duffy
Pat Brewer	Sue Coltrona

4.7 Online Engagement

The community had the opportunity to share their thoughts on the Lathlain Park Management Plan – Your Thoughts webpage. There was a total of 960 visits to the site, and a total of 66 community members actively contributed ideas to the site. These ideas were similar in theme to the issues discussed during the workshops, including:

- car parking and traffic management;
- trees;
- construction issues;
- community facilities;
- services; and
- project management and programming.

4.8 Summary of Community Feedback

The following tables outline the design principles developed through the community and stakeholder engagement program. These principles have been incorporated within, and complement more detailed planning and design principles prepared to guide future use and development of the Lathlain Park (outlined under the 'Planning and Design Guidelines' section).

Zone 1 – Perth Football Club	Preliminary Principles
Community Uses	<ul style="list-style-type: none"> • Opportunities for the provision of multi-purpose/shared spaces that can accommodate community events, activities and/or programs are encouraged. • Ensure public access is designed to accommodate a range of users and incorporates universal access design principles. • Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced. • Integration of servicing infrastructure within landscaped and/or public art for the area is encouraged.
Built Form	<ul style="list-style-type: none"> • Facilitate the interpretation of the heritage values of Lathlain Park. • New development shall be designed to orientate around the oval and articulated to ensure building bulk is minimised when viewed from the street. • Provide for the shared use of facilities where possible. • Enhanced public and spectator amenities to Oval 1.
Public Realm & Landscaping	<ul style="list-style-type: none"> • Landscaping shall ensure the retention of existing mature trees where possible. • Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species. • Landscaping elements (eg. public art) themed on cultural heritage is encouraged. • Reciprocal (Perth FC/public) use of formal car parking.

Zone 2 – Community Activity	Preliminary Principles
Community Uses	<ul style="list-style-type: none"> • Car parking shall not dominate this zone. • Create multi-purpose landscaped spaces that facilitate passive recreational opportunities as well as pedestrian access through the precinct.
Built Form	<ul style="list-style-type: none"> • Development shall be limited to lightweight shade structures (ie. gazebos) and toilet facilities designed to integrate within the overall landscaping theme for the precinct. • Landscaping treatments shall promote and enhance the connection between Lathlain Place and Lathlain Park in terms of pedestrian access, views and vistas.
Public Realm & Landscaping	<ul style="list-style-type: none"> • Landscaping shall primarily incorporate walk trails, natural landscaped areas and areas for passive recreational opportunities. • The Goddard Street/McCartney Crescent corner shall be developed as a landscaped entry statement to the precinct. • Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species and local WA materials. Existing trees are to be retained.

Zone 3 – West Coast Eagles	Preliminary Principles
Community Uses	<ul style="list-style-type: none"> • Provide for activities incidental to the West Coast Eagles Football Club (i.e. Club store, museum) to be available to the public. • Enable public access between the two ovals. • Retaining to Oval 2 shall be of a low height, and designed to facilitate ease of access by general public to the Oval, whilst ensuring the priority use requirements of the Perth Football Club and West Coast Eagles can be maintained. • Ensure public access is designed to accommodate a range of users and incorporates universal access design principles.
Built Form	<ul style="list-style-type: none"> • New development designed to integrate with the existing site topography (i.e. facing the oval), and be visually appropriate to the street. • Built form shall be contemporary in design, and incorporate high quality materials and finishes to contribute positively to the character of the local area. • Front setbacks areas should incorporate a strong landscape treatment to facilitate the provision of a soft, visual interface to adjacent residential areas. • Lighting should ensure overspill to residential areas is minimised.
Public Realm & Landscaping	<ul style="list-style-type: none"> • Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species. • The reuse of salvaged timber from the Forward Works DA is encouraged in hard landscape elements (e.g. street furniture). • Existing mature trees are to be retained within landscaped areas. A tree replacement strategy that provides for 6 new trees for every 1 existing tree removed shall form part of any landscaping approach. • Oval 2 shall be readily accessible.

5. Vision for Lathlain Park

The overall vision is to redevelop Lathlain Park to achieve an improved mix of recreation, sporting and community uses at the site specifically aiming to:

- Utilise the redevelopment of Lathlain Park as a revitalisation and enhancement project that acts as a catalyst for the wider Lathlain Precinct.
- Develop passive and active recreation facilities and infrastructure improvements for the community.
- Construct a new training, administration and community facility for the Perth Football Club, at the site of the existing Perth Football Club facility.
- Develop an administration, training and community facilities complex for the West Coast Eagles and Wirrpanda Foundation, with limited community access to facilities.

The Major Land Transaction Plan prepared subsequent to the Heads of Agreement envisages the redevelopment of the site comprising the following key elements:

- Two AFL standard ovals with a synthetic running track around one oval;
- Multiple parking nodes around the Park to meet weekday user demand;
- Substantial on street, on-site and verge parking for Perth Football Club games and West Coast Eagles special events;
- As much community access to the site as possible;
- Perth Football Club to remain on-site in their current location;
- West Coast Eagles lease, for a 50 + 49 year term, including financial contributions to the Perth Football Club new club buildings, to Town for new community infrastructure, and a host of localised community and business benefits.

This page has been left blank intentionally.

6. Planning and Design Principles

This section outlines guiding principles and requirements with respect to the future use and development of Lathlain Park (being the land reserved 'Parks and Recreation – Restricted Public Access' under the MRS). Guiding principles have been defined for each of the precincts under the Lathlain Precinct Redevelopment Project (LPRP), being:

- Zone 1 – Perth Football Club;
- Zone 2 – Community Activities; and
- Zone 3 – West Coast Eagles.

The guiding principles are structured around four (4) elements of design consideration, being:

- Use;
- Built Form;
- Environment; and
- Access, Safety and Security.

The principles are intended to serve as a framework for which future proposals for the use and development of Lathlain Park will be assessed against by the Town and the Western Australian Planning Commission. The principles build upon those developed through the community and stakeholder engagement program, providing more detailed planning and design principles to guide future use and development of the Lathlain Park.

Figures identifying the key principles are also provided.

Refer to Figure 5 – Key Principles Plan, and Figure 6 – Building Envelope

In addition to the guiding planning and design principles, the use and/or development of land and/or buildings within any zone is to comply with relevant WAPC Policies including Policy DC 1.2, 5.3 and 5.4.

Development

- All development within the Lathlain Park Management Plan area not provided for within the endorsed Management Plan will require the development approval of the WAPC. The WAPC will consider all applications on its merits against the development criteria of the Management Plan, and upon advice from the relevant referral agencies.
- Notwithstanding the above, minor development that is considered (by the Town) to be incidental to the predominant use of the land (eg: art work; walking trails; landscaped areas; seating; signage; play equipment etc) and consistent with the intent of the Management Plan, will not require development approval from the WAPC.

Change of use

- Any change of use within an existing building footprint that does not generate new or additional net floor area, and is a use that is described in section 6.1 of the Management Plan will not require the development approval of the WAPC.
- Additionally, any internal building works associated with a change of use which do not affect the external appearance of the building or introduce additional floor space, does not require development approval from the WAPC.

Uses not listed

Uses that are not described in Part 6.1 of the Management Plan may not be considered compatible with the MRS reservation. These uses will be assessed by the Town, and if considered appropriate, will sign the application form as the owner enabling the lodgement to the WAPC for determination.

6.1 Zone 1: Perth Football Club

Precinct Statement: This Zone includes the present Perth Football Club building and immediate surrounds. The building fulfils a variety of roles including football administration, training, functions and spectator facilities. The building was built in the mid-late 1950's and is now out-of-step with contemporary facilities of its kind across metropolitan Perth. An opportunity exists to redevelop the site to complement the overall LPRP redevelopment, achieving more multi-purpose and community focussed outcomes than is possible from the existing building.

Planning Principles:

Principle	Objectives	Strategies
Use	<ul style="list-style-type: none"> Ensure the provision of multi-purpose spaces for use by both the Perth Football Club and the local community. 	<ul style="list-style-type: none"> New development shall incorporate multi-purpose/shared spaces that can accommodate community events, activities and/or programs. Uses available for access by the general public: <ul style="list-style-type: none"> - museum; - function rooms; - community uses; and - car parking. Uses subject to restricted access (ie. Perth Football Club): <ul style="list-style-type: none"> - playing rooms and amenities; - administration offices; - sports bar; and - car parking.
Built Form	<ul style="list-style-type: none"> Ensure high quality new development that appropriately responds to the site's physical and social context. Ensure new development is of a scale that is sympathetic to, and appropriately interfaces with adjacent residential areas. Ensure car parking and servicing infrastructure do not dominate the streetscape and impact on the amenity of the residential area. 	<ul style="list-style-type: none"> Provide for enhanced public and spectator amenities within new development. Buildings shall be designed to integrate with the existing site topography and generally orientated around the oval. The maximum height of new development shall generally be limited to 29.5mRL (and should read as two (2) storeys when viewed from either Goddard or Bishopsgate Street). Higher elements to a maximum height of 35.0mRL (and which should read as three (3) storeys when viewed from either Goddard or Bishopsgate Street) is permitted where it is setback from the front building line and located adjacent to the ovals. Basement level development may be permitted. Limited minor projections (eg. roof forms, lift overruns, communications infrastructure) above the height limits may be permitted where they are to be designed to integrate with and match the colours and materials of the overall development. The following minimum front setbacks apply: <ul style="list-style-type: none"> - 15 metres to Bishopsgate Street. - 8 metres to Goddard Street.

Principle	Objectives	Strategies
		<ul style="list-style-type: none"> • Building facades shall be articulated to assist in breaking up the horizontal appearance and ensure building bulk is minimised when viewed from the street. This can be achieved through varied setbacks, the design and location of main public entrance/plaza spaces, the shape and placement of windows/openings and the innovative use of building materials, colours and textures. Extensive blank walls and facades facing the street are not permitted. • New development shall be of a high standard of architectural design that offers a contemporary aesthetic, incorporating high quality materials and finishes to contribute positively to the local streetscape and adjoining residential properties. • The interpretation of the heritage values of Lathlain Park within new development is encouraged. • Simple, unifying roof forms are preferred. Roof forms should be articulated to assist with breaking up building bulk when viewed from the street. • The main public entrance to new development should be located adjacent to the existing public gates. Entrances shall be clearly defined and articulated to provide a strong relationship with the street, and accessibility to, within and around the building. • Building servicing areas, plant and equipment (eg. air conditioners, telecommunications structures) should be designed and located to minimise visual and noise impact upon the street and adjacent residential areas. • Tenant signage shall be integrated within the building design and limited to the extent necessary to have no undue adverse effect on the amenity of the locality. Advertising signage associated with club sponsorship shall be located to orientate to the oval, preferably integrated within boundary fencing. Signage shall be subject to the requirements of applicable Town of Victoria Park policies/local laws and WAPC Policy DC 5.4. • Limited, discrete car parking and lay down areas for staff, visitors and delivery vehicles may be permitted within the Goddard Street front setback area (adjacent to the Perth Football Club). Crossovers to car parking areas shall be limited to the minimum extent necessary so as to not dominate the streetscape.

Principle	Objectives	Strategies
Environment	<ul style="list-style-type: none"> • Ensure public realm and landscaped areas are of a high quality and protect the amenity of the residential areas. 	<ul style="list-style-type: none"> • Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced. • Landscaping shall ensure the retention of existing mature trees where possible. • Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species. • A low scale/discrete entry statement should be incorporated to the Goddard Street/Bishopsgate Street corner. • Public art themed on football heritage is to be provided. • Shared (Perth Football Club/public) use of formal car parking. • Car parks should be of a high landscape quality, with appropriate levels of shading (tree canopies). The number of crossovers shall be kept to a minimum and located to minimise the impact on existing intersections. • Ensure servicing infrastructure is integrated within landscaped areas and/or public art to minimise visual impact and enhance streetscape amenity.
Access, Safety and Security	<ul style="list-style-type: none"> • Enhance the sense of safety and personal security for users within the area. • Facilitate safe and appropriate levels of pedestrian access. 	<ul style="list-style-type: none"> • New development and public realm areas shall be designed to accommodate a range of users by incorporating universal access (aged and disabled) design principles and complying with the Town’s Disability Access Inclusion Plan. • Clear demarcation between the pedestrian and vehicle realms should be provided. • The location of fencing and access points to facilitate controlled access to Oval 1 for Perth Football Club match day games, and closed training sessions shall be located as shown on Figure 5: Key Principles Plan. Fencing should be visually permeable and constructed of high quality materials and finishes and provide opportunities for direct pedestrian access between Zone 2 and Oval 1. • Lighting to be both functional and aesthetically appropriate, in terms of ensuring safety and emphasising the quality of the built form and architectural detailing. • Light poles to the oval should be limited to the extent necessary and designed to ensure overspill to residential areas is minimised and compliant with relevant Australian Standards. • Floodlighting shall be automated, with the floodlights not being permitted to operate between 9pm and 7am on Sunday to Thursday, and 10pm and 7am on Friday and Saturday unless approval is given for special events.

6.2 Zone 2: Community Activity

Precinct Statement: This Zone encompasses the development of passive recreation facilities and infrastructure improvements on Lathlain Park for the community to use. Public facilities and equipment to be installed may include barbecues, toilets, playgrounds and exercise equipment with landscaping to create an attractive, user-friendly space for the whole community to enjoy.

Planning Principles:

Principle	Objectives	Strategies
Use	<ul style="list-style-type: none"> Ensure the development of a passive recreational space, incorporating a high level of pedestrian access through the area. 	<ul style="list-style-type: none"> Create multi-purpose landscaped spaces that facilitate passive recreational opportunities as well as pedestrian access through the precinct. Limited car parking, designed as multi-purpose spaces with minimal hardstand. Uses available for access by the general public: <ul style="list-style-type: none"> - recreation; and - limited car parking (VIP and overflow parking). Uses subject to restricted access (ie. Perth Football Club): <ul style="list-style-type: none"> - facilities associated with the access and use of Oval 1 (ie. entry gatehouse/ablution block).
Built Form	<ul style="list-style-type: none"> Ensure any development and/or structures are minimised and low in scale. 	<ul style="list-style-type: none"> Ancillary structures (eg. entry gate house and ablution blocks) shall be low in scale and designed to be sympathetic to the adjacent residential areas. Structures should incorporate high quality materials and finishes to integrate with, and match the overall development. Development within landscaped areas shall be limited to lightweight shade structures (ie. gazebos) and toilet facilities designed to integrate within the overall landscaping theme for the precinct.
Environment	<ul style="list-style-type: none"> Ensure public realm and streetscape are of a high quality and protect the amenity of the residential areas. 	<ul style="list-style-type: none"> Landscaping shall primarily incorporate walk trails, natural landscaped areas and areas for passive recreational opportunities. Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species and local WA materials. Existing trees are to be retained as much as possible. The Roberts Road/McCartney Crescent corner should incorporate a prominent entry statement, whilst a lesser scale/discrete entry statement should be provided to the Goddard Street/McCartney Crescent street corner. The location of on-site car parking shall be limited to the existing Perth Football Club car park (accessed via Goddard Street) at the north-western extent of the Zone. Overflow parking is permitted to the north of this car parking area (adjacent to McCartney Crescent) and shall be developed as a multi-purpose landscaped space capable of being used for car parking if required (ie. reinforced turf or similar). The Perth Football Club shall retain priority access to parking areas within Zone 2. Car parking areas are to be designed into a landscaped setting rather than dominating the area. Public art, themed on local heritage is to be provided.

Access, Safety and Security	<ul style="list-style-type: none"> • Enhance the sense of safety and personal security for users within the area. • Facilitate safe and appropriate levels of pedestrian access. 	<ul style="list-style-type: none"> • Landscaping treatments shall promote and enhance the connection between Lathlain Place and Lathlain Park in terms of pedestrian access, views and vistas. • The area and facilities shall be designed to accommodate a range of users by incorporating universal access (aged and disabled) design principles and complying with the Town’s Disability Access Inclusion Plan. • The location of fencing and access points to facilitate controlled access to Oval 1 for Perth Football Club match day games, and closed training sessions shall be located as shown on Figure 5: Key Principles Plan. Fencing should be visually permeable and constructed of high quality materials and finishes and provide opportunities for direct pedestrian access between Zone 2 and Oval 1.
------------------------------------	--	---

6.3 Zone 3: West Coast Eagles

Precinct Statement: This Zone includes the West Coast Eagles new administration, training and community facilities. Community accessible facilities within the zone include the Community Education Centre, the Events and Function Centre, and the Interactive Sports and Cultural Centre. The new Community Education Centre will provide facilities for the delivery of community programs in partnership with the Town of Victoria Park, other community agencies and groups. The Zone will also provide a new home for the nationally acclaimed Wirrpanda Foundation, which delivers a broad array of programs focusing on the wellbeing of Aboriginal and Torres Strait Islander people.

Planning Principles:

Principle	Objectives	Strategies
Use	<ul style="list-style-type: none"> • Provide for administration and related football activities associated with the West Coast Eagles Football Club. • Provide for activities incidental to the West Coast Eagles Football Club available to the public. • Provide spaces for use and access by the general public. 	<ul style="list-style-type: none"> • Enable public access to and between the two ovals. • Uses available for access by the general public: <ul style="list-style-type: none"> - function spaces; - museum; - shop (merchandise store); - café/kiosk; - sports medicine and medical facilities; - child care; - private recreation; - car parking; - Ovals 1 and 2 when not in use for football purposes. • Uses subject to restricted access (ie. West Coast Eagles and Wirrpanda Foundation): <ul style="list-style-type: none"> - administration offices; - indoor and outdoor training, education aquatic, medical, rehabilitation and recovery activities; and - staff/player car parking.
Built Form	<ul style="list-style-type: none"> • Ensure high quality new development that appropriately responds to the site's physical and social context. • Ensure new development is of a scale that is sympathetic to, and appropriately interfaces with adjacent residential areas. 	<ul style="list-style-type: none"> • Buildings shall be designed to integrate with the existing site topography and generally orientated around the oval. • The maximum height of new development shall generally be limited to 29.5mRL (and should read as no higher than two (2) storeys when viewed from Bishopsgate Street). Higher elements to a maximum height of 35.0mRL (and which should read as no higher than three (3) storeys when viewed from Bishopsgate Street) is permitted where it is setback from the front building line and located adjacent to the ovals. Basement level development may be permitted. • Limited minor projections (eg. roof forms, lift overruns, communications infrastructure) above the height limits are permitted and are to be designed to integrate with and match the colours and materials of the overall development. • The following minimum front setbacks apply: <ul style="list-style-type: none"> - 15 metres to Bishopsgate Street. - Nil to Roberts Road.

Principle	Objectives	Strategies
	<ul style="list-style-type: none"> • Ensure car parking and servicing infrastructure do not dominate the streetscape and impact on the amenity of the residential area. 	<ul style="list-style-type: none"> • Building facades and frontages to the street shall be articulated to assist in breaking up the horizontal appearance and ensure building bulk is minimised when viewed from the street. This can be achieved through varied setbacks, the design and location of main public entrance/plaza spaces, the shape and placement of windows/openings and the innovative use of building materials, colours and textures. Extensive blank walls and facades facing the street are not permitted. • New development shall be of a high standard of architectural design that offers a contemporary aesthetic, incorporating high quality materials and finishes to contribute positively to the local streetscape and adjoining residential properties. • The interpretation of the heritage values of Lathlain Park within new development is encouraged. • Simple, unifying roof forms are preferred. Roof forms should be articulated to assist with breaking up building bulk when viewed from the street. • The main public entrance to new development shall be clearly defined and articulated to provide a strong relationship with the street. • Building servicing areas, plant and equipment (eg. air conditioners, telecommunications structures) should be designed and located to minimise visual and noise impact from the street and adjacent residential areas. • Tenant signage shall be integrated within the building design and limited to the extent necessary to have no undue adverse effect on the amenity of the locality. Advertising signage associated with club sponsorship shall be located to orientate to the oval, preferably integrated within boundary fencing. Additional signage shall be subject to the requirements of applicable Town of Victoria Park policies/local laws and WAPC Policy DC 5.4. • At-grade car parking (for shared West Coast Eagles, Wirrpanda Foundation, Perth Football Club and public use) shall generally be located to the south-eastern corner (generally adjacent to the former bowling club) and accessed via Bishopsgate Street. • Limited discrete visitor car parking/drop-off area located to the western end (adjacent to the Perth Football Club) may be permitted within the Bishopsgate Street front setback area. Crossovers to car parking areas shall be limited to the minimum extent necessary so as to not dominate the streetscape. • Car parking shall be limited to no more than 250 bays in total, and incorporate reciprocal parking arrangements for use by the Perth Football Club.

Principle	Objectives	Strategies
Environment	<ul style="list-style-type: none"> • Ensure public realm and streetscape are of a high quality and protect the amenity of the residential areas. 	<ul style="list-style-type: none"> • Front setbacks areas should incorporate a strong landscape treatment to facilitate the provision of a soft, visual interface to adjacent residential areas. • Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species. • The reuse of salvaged timber from the Forward Works DA is encouraged in hard landscape elements (e.g. street furniture). • Existing mature trees are to be retained within landscaped areas. A tree replacement strategy that provides for 6 new trees for every 1 existing tree removed within Zone 3 shall form part of any landscaping approach. • The Roberts Road/Bishopsgate Street corner should incorporate a prominent landscaped entry statement. • Car parks should be of a high landscape quality, with appropriate levels of shading (tree canopies). The number of crossovers shall be kept to a minimum and located to minimise the impact on existing intersections. • Provision of public art, themed on football heritage is to be provided.

Principle	Objectives	Strategies
<p>Access, Safety and Security</p>	<ul style="list-style-type: none"> • Enhance the sense of safety and personal security for users within the area. • Facilitate safe and appropriate levels of pedestrian access. 	<ul style="list-style-type: none"> • Oval 2 shall be readily accessible. • New development and public realm areas shall be designed to accommodate a range of users by incorporating universal access (aged and disabled) design principles and complying with the Town’s Disability Access and Inclusion Plan. • Clear demarcation between the pedestrian and vehicle realms should be provided. • The location of fencing and access points shall be located as shown on Figure 5: Key Principles Plan. • Perimeter fencing to Oval 1 is permitted to facilitate controlled access to the oval for Perth Football Club match day games, and closed training sessions. Fencing should be visually permeable and constructed of high quality materials and finishes and provide opportunities for direct pedestrian access between Zone 2 and Oval 1. • Any fencing to Oval 2 shall be limited to the perimeter of the oval and be no higher than 1.2 metres, except where the fence abuts Oval 1 and is required for controlled access of that oval. Permanent goal line fencing or netting (designed to restrict the flight of footballs) is permitted. • Retaining to Oval 2 shall be of a low height, and designed to facilitate ease of access by general public to the Oval, whilst ensuring the priority use requirements of the Perth Football Club and West Coast Eagles can be maintained. • Lighting to be both functional and aesthetically appropriate, in terms of ensuring safety and emphasising the quality of the built form and architectural detailing. • Light poles to ovals should be limited to the extent necessary with the lighting being designed to ensure overspill to residential areas is minimised and compliant with relevant Australian Standards. • Floodlighting shall be automated, with the floodlights not being permitted to operate between 9pm and 7am on Sunday to Thursday, and 10pm and 7am on Friday and Saturday unless approval is given for special events.

PLAN 1: KEY PRINCIPLES

BUILT FORM

-  Permitted building envelope (29.5mRL height limit)
-  Permitted building envelope (35mRL height limit)

Setbacks

-  8 metre minimum
-  14 metre minimum
-  15 metre minimum
-  21 metre minimum

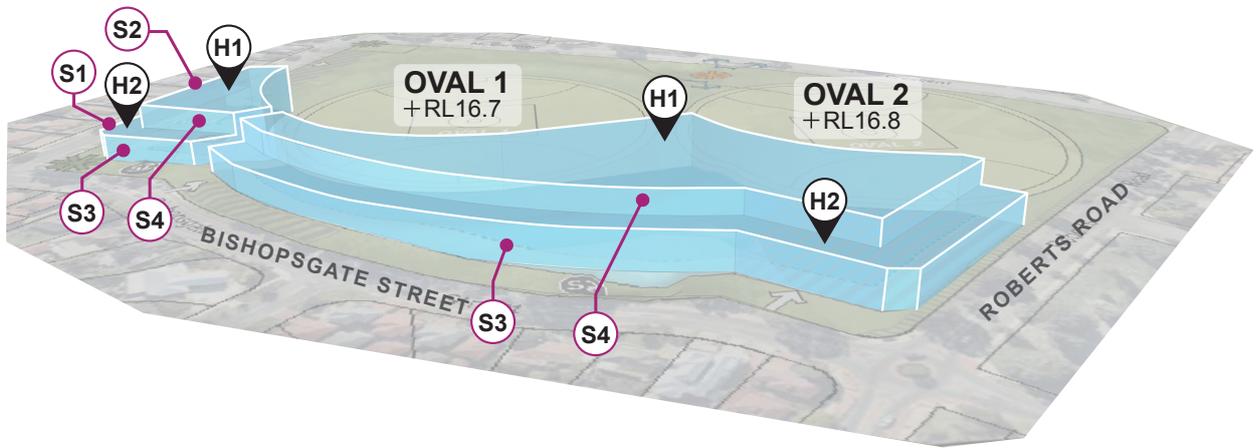
KEY

-  MRS 'Other Regional Road' Reservation
-  Landscaped open space
-  Entry statement
-  Landscaped entry statement - treatment to enhance views, vista and access between Lathlain Place and Lathlain Park
-  At-grade car parking area
-  Overflow at-grade car parking area (developed as a multi-purpose landscaped space)
-  Preferred vehicular access point
-  Perimeter fencing
-  Pedestrian pathway to oval perimeter
-  Pedestrian access point (controlled)
-  Pedestrian access point
-  Existing Perth Football Club buildings denoted as follows:
 -  Main entry gate
 -  Grandstand

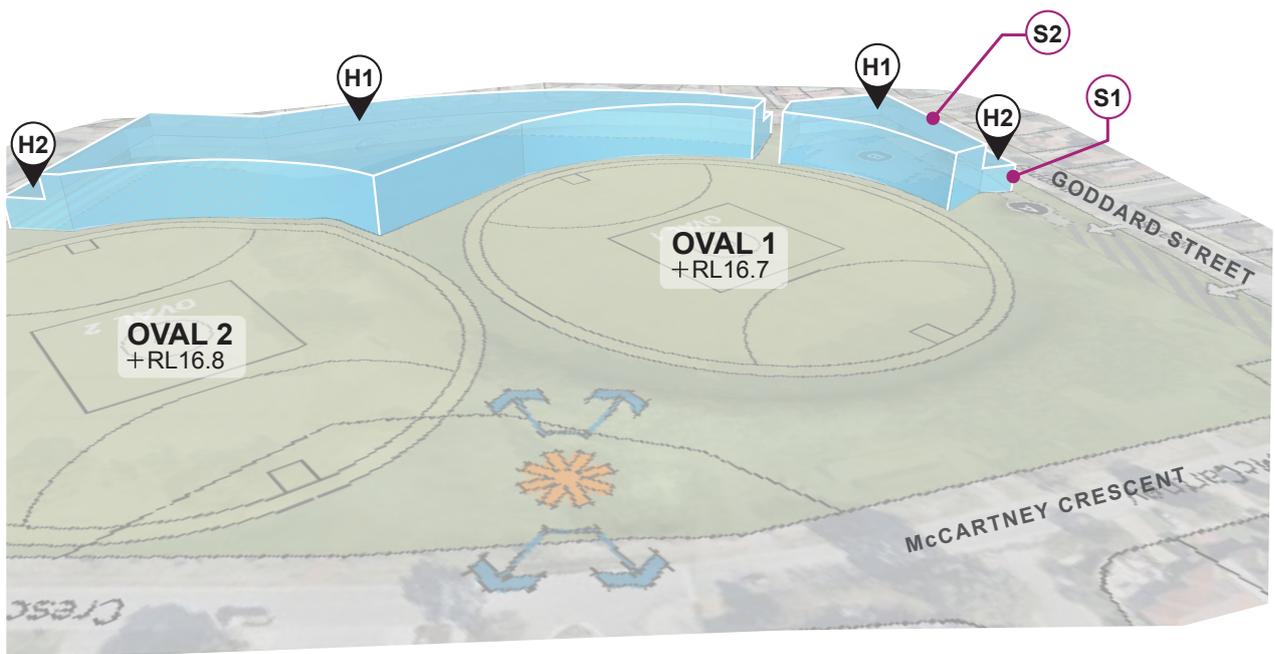


Figure 5 – Key Principles Plan

This page has been left blank intentionally.



Indicative Massing Diagram - View Looking North



Indicative Massing Diagram - View Looking South-West

LEGEND

- | | | |
|---|---|---|
|  35m RL height limit |  8m minimum setback |  15m minimum setback |
|  29.5m RL height limit |  14m minimum setback |  21m minimum setback |

Figure 6 – Building Envelope

This page has been left blank intentionally.

7. Transport Assessment

Flyt transport consultants were engaged by the Town to undertake an assessment on the transport network implications associated with the future redevelopment of Lathlain Park. A copy of Flyt's report is attached as Appendix 2.

The following sections represent the relevant findings of Flyt's report as they relate to Lathlain Park, including a profile of the future user groups and their anticipated transport characteristics, as well as strategies to address potential transport issues.

7.1 User Groups and Profile

The following table provides a breakdown of the user groups for each of the precinct zones associated with Lathlain Park, together with their respective profiles.

Zone	User Group	Profile Information
1 – Perth Football Club	<ul style="list-style-type: none"> • Perth Football Club players and admin • Attendees at games, functions, events and training • Visitors to the site • Service vehicle movements 	<ul style="list-style-type: none"> • Min. 10 games (mainly Saturdays during March-September) • Weekday afternoon and evening training sessions (30-50 people) • Weekday community events and evening social events in function centre (250 people) • Majority of arrivals by car for admin, training and games • Minimal use of public transport • Average crowds 1500-2000 per game
2 – Community Activity	<ul style="list-style-type: none"> • Local residents • Social groups • School and community groups 	<ul style="list-style-type: none"> • Usage primarily during non-working hours and weekends • Group gatherings within the capacity of the facilities • Potential for use by larger community based events • Local trips by walking, cycling and private vehicles
3 – West Coast Eagles	<ul style="list-style-type: none"> • West Coast Eagles Football Club players and admin • Wirrpanda Foundation staff and visitors • Attendees at functions, meetings, press gatherings, training events • General public visiting retail shop or museum • Service vehicle movements 	<ul style="list-style-type: none"> • Admin and support staff • Usage by playing group for training between October-February for pre-season activities • Usage by playing group for training between March-September for main season • Administration staff and Wirrpanda Foundation during normal working hours all year • Visitors to retail and museum facilities during Monday-Saturday • Attendees at training events • Attendees at meetings, press sessions, administration events during weekday working hours. • Attendees to Sports Medicine Clinic • Service vehicles for retail and operational requirements during weekday hours • Majority of arrivals by car but some use of public transport and cycling by staff

From the user group and profile information details, the general “peak” periods for the transport network around Lathlain Precinct will be:

- “Normal” weekday peak periods associated with general traffic movements nominally between 7.30 am and 8.30 am and then 4.30 pm to 5.30 pm;
- School run traffic between 8.15 am and 9.00 am and 2.45 pm and 3.15 pm during school terms;
- Perth Football Club home fixtures on Saturday afternoon between 2.00 pm and 5.00 pm; and
- One-off events (private functions, community events, gatherings, significant events at the Community Buildings etc.).

Outside of these peak periods for usage, the level of traffic, on and off-street parking usage, public transport usage, pedestrian activity and cycling trips would likely be as presently experienced given that the form or density of development in the remainder of Lathlain is not expected to be significantly different than today and the limited road network access points into and out of the area are unlikely to change.

7.2 Transport Characteristics

The use of the transport network in Lathlain Precinct will be driven by (in no set order):

- Existing predominantly residential development;
- Through traffic from other localities, primarily Carlisle, Victoria Park and East Victoria Park;
- Lathlain Primary School;
- Existing retail and developing community facilities in Lathlain Place (including minimal service vehicle volumes);
- Perth Football Club home games;
- West Coast Eagles administration and playing functions;
- Sports Medicine Clinic;
- Wirrpanda Foundation administration and community activities;
- Users of the community activities zone and Rayment Park; and

- Local residents and visitors using existing and planned footpaths and cycle infrastructure.

The majority of these trips will be made by private motor vehicle, as is presently the case. Strategies and infrastructure can be included within the plans for Lathlain Precinct to mitigate these issues and the Town has already undertaken the Lathlain Local Area Traffic Management Pilot Study to address existing issues on the local street network.

No modal split has been set for Lathlain Precinct in respect of encouraging use of non-private vehicle modes of travel in keeping with the Town’s Integrated Movement Network Strategy (IMNS).

7.3 Transport Strategy

Overall Principles

As set out in the MLTP for Lathlain Precinct, the Town’s Strategic Community Plan and Long Term Financial Plan identified regeneration of the Lathlain area and redevelopment of Lathlain Park as key priorities. The aim and deliverables of the project were:

“Aim of the Project – The aim of the project is to develop the Lathlain Precinct into a sport and community hub that services the broader community needs.

Project Deliverables:

- Upgrade, or rebuild, of existing football facilities to align with league standards
- A facility that promotes multipurpose facility sharing
- A facility that promotes community meeting and social places and spaces
- A facility that promotes community health and education
- A sense of place that is safe and inviting for the community”

Although these principles reflect the wider area of the Lathlain Precinct, specific principles in relation to the transport network have not been established. In order to inform the transport strategies, set out below, specific principles have been developed using the key issues raised in the public engagement for the MLTP, as well as stakeholder requirements for Lathlain Precinct. They are:

- Include transport network improvements that support the Lathlain Precinct Redevelopment;
- Prioritise local pedestrian and cycling trips to Lathlain Precinct;
- Develop and manage on and off-street parking facilities within Lathlain Precinct which provide for use by all user groups without dominating the Precinct;
- Include traffic and parking management outcomes that reduce the loss of amenity for local residents and users of Lathlain Precinct;
- Manage the impact of traffic movements generated by Zones 1 and 3; and
- Encourage use of non-motorised transport modes to access Lathlain Precinct, including use of Victoria Park Station.

Transport Strategies

Flyt's report identifies a number of transport strategies developed in conjunction with key stakeholders, and which are directly relevant to the precincts subject of this Management Plan. These strategies, which are presented below, comprise a mix of statutory, design and strategic elements which have been derived from the initial stakeholder engagement process for the MLTP, discussions with organisations involved in the Lathlain Precinct Redevelopment Project and known statutory requirements.

It should be noted that some elements of this section relate to areas outside the boundaries of Lathlain Park and therefore the scope of this Management Plan (e.g. 'Zone 7 - Equitable Access' comprising the surrounding streets). This information is presented for the purpose of providing context to the assessment undertaken for Zones 1, 2, and 3. Accordingly only these actions or strategies identified for Zones 1, 2 or 3 below would be implemented under the scope of this Management Plan.

User	Issue	Zone	Objective	Strategy	Stakeholder
Private Vehicles	Volume of traffic generated by development	All	Reduce impact of traffic on local street network.	<ul style="list-style-type: none"> Implement recommendations out of Lathlain Local Area Traffic Management Pilot Study. Require submission of detailed transport impact assessment with development applications for Zones 1 and 3. Require submission of travel plan with development applications for Zones 1 and 3. 	ToVP, MRWA, DoT, PTA, WCE, PFC
Off-Street Parking	Peak parking for Perth Football Club games	Zones 1, 2, 3, 4 and 7	<p>Provide adequate parking for home games and events at Perth Football Club.</p> <p>Manage parking impact on surrounding street network.</p> <p>Remove informal parking affecting amenity.</p>	<ul style="list-style-type: none"> Extend game day parking restrictions to surrounding street network including Rutland Avenue, Planet Street, Mars Street, Getting Street, Rayment Street, Howick Street, Keyes Street, Forster Avenue, Kessack Street and Staines Street by 2017. Encourage and promote use of public transport to access games at Lathlain Park to take advantage of Park and Ride facilities at other stations. Facilitate agreement of reciprocal parking rights between Zones 1, 2 and 3 developments. Require Perth Football Club to develop a parking management plan to illustrate how parking will be managed on-site. 	ToVP, PTA, WCE, PFC
	Peak parking for Perth Football Club games in 2017 and 2018	Zones 1, 2, 3, 4 and 7	Provide adequate parking for home games and events at Perth Football Club during construction phases.	<ul style="list-style-type: none"> Extend game day parking restrictions to surrounding street network including Rutland Avenue, Planet Street, Mars Street, Getting Street, Rayment Street, Howick Street and Staines Street by 2017. Examine areas for overspill parking at home games and events. Manage existing VIP area in Zone 2 from 2017 onwards so that no more than 90 bays provided are used. Require West Coast Eagles and Perth Football Clubs to develop parking management provisions within the construction management plan to illustrate how parking will be managed on-site. 	ToVP, PFC, WCE, contractors
	Parking for Zone 3	Zone 3	Provide for allocation of parking associated with West Coast Eagles Football Club and Wirrpanda Foundation	<ul style="list-style-type: none"> Provide for number of bays set out in lease agreements (absolute maximum of 250 inclusive of required ACROD parking as set out within Australian Standards). Set out mix of public and private parking within detailed transport impact assessment with development application. Focus access for main parking facilities off Bishopsgate Street to minimise impact on lower order streets. 	ToVP, WCE
	Parking for Zone 2	Zone 2	Provide for parking allocation associated with Zone 2 activities	<ul style="list-style-type: none"> Provide for off-street parking area of 90 bays (absolute maximum inclusive of required ACROD parking and motorcycle parking bays). Allocate and enforce unpaid parking restrictions to new off-street bays comprising 4 hour time limits on weekdays and unrestricted on weekends. 	ToVP, PFC

User	Issue	Zone	Objective	Strategy	Stakeholder
On-Street Parking	McCartney Crescent configuration	Zones 1, 2, 4 and 7	Utilise potential space on McCartney Crescent for on-street parking for Zone 2.	<ul style="list-style-type: none"> Implement recommendations out of Lathlain Local Area Traffic Management Pilot Study. Examine configuration of McCartney Crescent and formalise on-street parking layout. Allocate and enforce unpaid parking restrictions to new off-street bays comprising 4 hour time limits on weekdays and unrestricted on weekends. 	ToVP, residents
	Surrounding network on-street parking	Area adjacent to Lathlain Place	Manage wider area parking implications.	<ul style="list-style-type: none"> Extend game day parking restrictions to surrounding street network including Rutland Avenue, Planet Street, Mars Street, Getting Street, Rayment Street, Howick Street and Staines Street by 2017. 	ToVP, residents
Public Transport	Increasing use of public transport to and from Lathlain Precinct	All	Maximise potential use of public transport to assist in reducing impact of private vehicle traffic.	<ul style="list-style-type: none"> Examine co-funding of game tickets with public transport travel for Perth Football Club games. Examine use of other Park and Ride sites on Armadale Line for overspill parking for Perth Football Club home games. Examine potential for shuttle bus operating locally between Lathlain Park and external parking lot in the Town on game days. Improve wayfinding between Lathlain Precinct and Victoria Park Train Station. Require submission of detailed transport impact assessment with development applications for Zones 1 and 3. Require submission of travel plan with development applications for Zones 1 and 3. Perth Football Club and West Coast Eagles to develop localised TravelSmart programme for Lathlain Precinct as part of a condition of planning approval. 	ToVP, Transperth, PFC, WCE
Pedestrians	Prioritise pedestrian movements to and around Lathlain Precinct	All	Prioritise pedestrian movements so that all users can move to and around Lathlain Precinct safely and easily.	<ul style="list-style-type: none"> Install pedestrian footpaths on both sides of McCartney Crescent and Roberts Road. With redesign of McCartney Crescent, provide for high quality at-grade pedestrian crossing points. Improve wayfinding between Zones in Lathlain Precinct to Victoria Park Station and existing bus stops. Provide new pedestrian footpaths within Bishopsgate Street and Roberts Road. Provide new shared path facilities in Zone 2. Provide community facilities to support pedestrian movements including water fountains, public conveniences, shaded seating areas, effective lighting in keeping with CPTED principles and priority street crossings. 	ToVP, MRWA, residents

User	Issue	Zone	Objective	Strategy	Stakeholder
Cycling	Cycling access to, from and through Lathlain Precinct	All	Maximise opportunity for trips by bicycle to and from Lathlain Precinct	<ul style="list-style-type: none"> Provide publicly available secured cycle parking facilities at highly visible access points within the Precinct at key locations in Zone 1, Zone 2 and Zone 5 as well as improvement of those provided in Zone 4. Inclusion of end of trip facilities for staff and players within new structures in Zone 1 and 3. Examination of local street connections for Bicycle Boulevard treatments in keeping with planning projects being undertaken by the Department of Transport. Indicatively, Rayment Street, Saleham Street and Planet Street could be examined for more detailed design. Provision of shared paths through the Precinct to encourage community use and access to other facilities including the Lathlain Primary School. 	ToVP, PFC, WCE, residents, Department of Transport
Universal Access	Access for all transport network users	All	Ensure convenient access for all users of Lathlain Precinct transport network.	<ul style="list-style-type: none"> Provide requisite amount of ACROD parking bays for new developments in Zone 1 and 3. Provide requisite amount of ACROD parking bays for Zones 2 and 5. Provide pedestrian facilities as set out above. 	ToVP, PFC, WCE, residents
Servicing	Adequate service access	All	Maintain required service access for existing and new developments.	<ul style="list-style-type: none"> Incorporate servicing requirements in to developments in Zones 1 and 3. Set out servicing impacts in transport impact assessments submitted for sites in Zones 1 and 3. 	ToVP, PFC, WCE,
Construction	Managing construction traffic impacts	Zones 1, 2, 3 and 5	Minimise impacts on residents, businesses and other users of the street network resulting from construction traffic.	<ul style="list-style-type: none"> Require submission of detailed construction management plans for developments in these zones. Oversee contractor vehicle movements as per normal statutory requirements. Limit construction heavy vehicle movements to Roberts Road when accessing sites external to Lathlain Precinct. No use of local residential streets through Carlisle or Lathlain for construction traffic. 	ToVP, PFC, WCE, contractors, residents
Traffic Management	Manage impact of traffic in Lathlain Precinct	All	Manage traffic to support Lathlain Precinct Redevelopment	<ul style="list-style-type: none"> Implement recommendations out of Lathlain Local Area Traffic Management Pilot Study. Require submission of detailed transport impact assessment with development applications for Zones 1 and 3. Examine configuration of McCartney Crescent and formalise on-street parking layout. Implement 40 km/h speed zone within Lathlain Precinct. 	ToVP, PFC, WCE, residents, MRWA

8. Planning Assessment

Clause 30(1) of the MRS sets out the following factors when determining a development application:

1. The purpose for which the land is zoned or reserved under the Scheme.
2. The orderly and proper planning of the locality.
3. The preservation of the amenities of the locality.

An assessment against these factors is provided below.

8.1 Purpose of the reserve

The purpose of the 'Parks and Recreation' reservation is to protect open space of regional significance generally for recreation, landscape and/or conservation purposes. In this regard, this Management Plan will facilitate the redevelopment of Lathlain Park to achieve an improved mix of recreation, sporting and community uses at the site, consistent with the site's 'Parks and Recreation – Restricted Public Access' reservation under the MRS.

This Management Plan addresses the Commission's Policy DC 5.3 through the identification of principles and requirements in relation to the use, development, and management of the reserve for recreational purposes.

8.2 The preservation of the amenities of the locality

Situated adjacent to the Lathlain Place local neighbourhood centre and within a relatively low density residential neighbourhood, Lathlain Park is an established facility within the local urban fabric, having served as an important football venue for the West Australian Football League since 1959.

This Management Plan seeks to ensure the continued use and development of the site for recreational and community purposes into the future, and maintain the site's established relationship with the surrounding area. This Management Plan identifies various principles and requirements to ensure the future development of the site is to a high standard and sympathetic to the surrounding area, as well as ensure any potential off-site impacts on the amenity of the locality are minimised

through an agreed governance and approach to issue management.

8.3 The orderly and proper planning of the locality

Orderly and proper planning requires that planning is a logical and efficient extension of existing development, and is consistent with the current and future planning for the area. This Management Plan is consistent with this notion as follows:

- The Management Plan will facilitate land use and development consistent with the 'Parks and Recreation – Restricted Public Access' reservation under the MRS and ensure the future use of Lathlain Park for recreational purposes as is recognised under the State and local planning framework.
- The Management Plan builds upon previous planning, and public and private sector commitments for Lathlain Park, including the 'Lathlain Park Master Plan' (endorsed by Council in 2013), the 'Heads of Agreement' (executed by the Town, the Perth Football Club and the West Coast Eagles in 2013), the 'Agreement for Lease' (executed by the Town and the West Coast Eagles in 2014).
- Facilitates the enhancement and revitalisation of an existing, regionally important, recreational facility that will provide significant improvements and benefits to the visual amenity of the area, public access to open space and other community benefits.
- Facilitates a high quality built form and public realm, designed in a manner that is complimentary to the surrounding residential neighbourhood in terms of external appearance, design, height, scale and bulk.
- Capitalises on the site's excellent proximity and access to the Perth metropolitan major road network and public transport infrastructure.

This page has been left blank intentionally.

9. Governance and Management

9.1 Monitoring and Review

It is likely that new opportunities and challenges may arise over time which have the potential to impact on the use and development of Lathlain Park, for example, through changing needs and aspirations of key stakeholders and/or the local community.

In this regard it is important that the Management Plan is reviewed over time, to ensure its content remains relevant, and the potential of Lathlain Park as a community and sporting asset is realised.

Given the role of the Management Plan within the broader planning framework, a review of the Management Plan shall be undertaken every five (5) years after its approval, (possibly as part of a review of the Town's Local Planning Scheme), or other lesser timeframe as determined and agreed to by key stakeholders.

9.2 Venue Management / Agreements

As outlined earlier, the Town has entered into formal lease agreements with both the Perth Football Club and the West Coast Eagles, which set out a number of requirements and responsibilities with respect to the ongoing development, management and use of Lathlain Park.

This section outlines additional requirements and responsibilities, primarily in relation to ongoing implementation and management matters typically involving multiple stakeholders, and which are outside of the lease agreements.

Issue Management, Implementation and Stakeholder Responsibilities

Issue	Objectives/ Principles	Management Assurances	Stakeholders
Monitoring and Review	Ensure the Management Plan is subject to a process of review.	Undertake a review of the Management Plan no later than every 5 years following its approval, or such other lesser timeframe as determined and agreed to by key stakeholders.	ToVP; WAPC; PFC; WCE
	Community consultation to be undertaken as part of any review of the Management Plan.	Community consultation to be undertaken in regard to any future review of the Management Plan to the specifications of the Town of Victoria Park.	ToVP
Environment and Landscape	Landscaping treatments to be of a high quality and to provide clear delineation of public and private areas.	<p>A Landscaping and Irrigation Management Plan shall be submitted and approved to the specification of the local government and the satisfaction of the Western Australian Planning Commission prior to the commencement of site works.</p> <p>The Landscaping and Irrigation Management Plan shall include detail regarding the following:</p> <ul style="list-style-type: none"> • The retention of existing mature trees within landscaped areas; • A tree replacement strategy that provides for 6 new trees for every 1 existing tree removed; • The incorporation of water wise principles / native plant species within new landscaping; and • The reuse of salvaged timber from trees removed from the site in hard landscape elements (e.g. street furniture) where possible. <p>All such landscape works shall be undertaken prior to initial occupation of new development, and maintained thereafter by the owner(s)/occupier(s).</p>	ToVP; WAPC; PFC; WCE
	Stormwater Management	Stormwater is to be retained on-site and/or connected to the local drainage system to the specification of the local government and the satisfaction of the Western Australian Planning Commission.	ToVP; WAPC; PFC; WCE
Land Use and Development	Safe and equitable access and use of the Ovals and publicly accessible facilities.	<p>An Operational Management Plan shall be prepared and submitted to the Town for approval prior to the initial occupation of new development which outlines responsibilities and actions with regard to:</p> <ul style="list-style-type: none"> • Oval use and public access, having regard to existing lease arrangements; • The number and nature of special events in addition to that normally associated with scheduled football fixtures; • Traffic and crowd management associated with special events; • Management of, operating hours and access to community/shared use facilities; and • Waste management. 	ToVP; PFC; WCE

Issue	Objectives/ Principles	Management Assurances	Stakeholders
	Reduce impact of traffic on local street network.	<p>A Parking and Movement Network Plan shall be prepared and submitted to the Town for approval prior to the initial occupation of new development.</p> <p>The Plan will outline the approach and collaborative management to parking, ingress and egress from the land (by all modes of transport) and include:</p> <ul style="list-style-type: none"> • The development and implementation of a travel plan to facilitate public access to and egress from the Oval Areas, including by way of encouragement of public transport; • Approach and management to special event car parking; and • Exclusive use and reciprocal parking arrangements. 	ToVP; PFC; WCE
	The construction of new development will be managed to minimise the impact on the surrounding area.	A Construction Management Plan shall be submitted and approved to the specification of the local government and the satisfaction of the Western Australian Planning Commission, prior to the commencement of site works. Once approved, the Construction Management Plan is to be implemented in its entirety.	ToVP; WAPC; PFC; WCE
	Ensure signage does not detract from the amenity of the area.	Signage shall be subject to the preparation of a signage strategy for the approval of the Town.	ToVP; PFC; WCE
	Ensure development does not adversely impact on any of the stated values of significance.	A Heritage Impact Statement, prepared on advice from the Heritage Council, is to be prepared and submitted as part of any development application. New development shall be consistent with the recommendations of the Heritage Impact Statement.	ToVP; PFC; WCE
Community	Community programs which respond to the evolving health and wellbeing needs of the local community.	Implement a Community Benefits Delivery Program in accordance with the requirements of the Lease Agreement between the Town and the West Coast Eagles prior to practical completion of new development. The program is to be subsequently reviewed every 5 years.	ToVP; WCE

This page has been left blank intentionally.

Appendix 1

Feature Survey Plan

This page has been left blank intentionally.

Appendix 2

Movement Network Report

This page has been left blank intentionally.

Project Advisory Group - Lathlain Precinct Redevelopment Project Zone 1 Community and Sport Club Facility

Terms of reference

Purpose and objective

1. The purpose and objective of the Lathlain Precinct Redevelopment Project (LPRP) Zone 1 Project Advisory Group is;

supporting and advising the Council with the development of concept plans for the Community and Sport Club Facility by providing advice and guidance to Council through the Project, for the preparation by the Project of the Lathlain Park Management Plan compliant Design Concept Plan for the staged development of the LPRP Zone 1 community and sports club facility.

This advice is related to the following strategic outcomes:

- a) CL03 – Well thought out and managed projects that are delivered successfully.
- b) CL06 – Finance are managed appropriately, sustainably and transparently for the benefit of the community.
- c) EC01 – A desirable place for commerce and tourism that supports equity, diverse local employment and entrepreneurship.
- d) EC02 – A clean, safe and accessible place to visit.
- e) S01 – A healthy community.

Membership

2. The Group shall be comprised of two elected members who shall be appointed by Council.
3. The Group shall be comprised of four community members. This is made up of a Lathlain/ Carlisle resident, a Town resident, a West Australian Football Commission representative, and a Perth Football Club representative.
4. The criteria for respective community participant membership shall be their evidence for:
 - a) being a ratepayer and resident for a minimum of 5 years who has been part of the community Group they will represent (20% weighting);
 - b) having a project relevant qualification and expertise (Planning, Architecture, Engineering or similar) (15% weighting);
 - c) being able through experience, network or skill to broadly represent their relevant representation community Group (10% weighting);
 - d) the ability to work collaboratively with others holding differing opinions in a group (10% weighting);
 - e) willingness to equitably and fairly represent their relevant community group (30% weighting).
5. The Group shall be comprised of two Town officers. These officers hold the roles of Manager Development Services and Project Manager – Strategic Assets.
6. The Project will be represented to the Group by the Project Executive and the Project Manager. Secretarial support for the Group will be provided by the Town.

7. The Group will elect a presiding member and deputy presiding member.
8. Members appointed to the Group are not entitled to a sitting fee, or any such type of remuneration.
9. Elected Members not members of the Group may attend meetings as observers at their discretion.

Length of term

10. The Lathlain Precinct Zone 1 Community and Sport Club Facility Advisory Group will be an active Group until the endorsement of the design concept plan by Council which is anticipated to be by 30 June 2021. The term of this Group may otherwise be ended by resolution of Council.

Meeting

11. The schedule of meetings will be developed and agreed by the Group. The Group may change the meeting schedule by agreement.
12. The Group may invite meeting guests that may include, but not be limited to, staff and or external subject matter experts.

Delegation

13. This Group has no delegated authority to make any decisions for or on behalf of Council.

Quorum

14. The quorum for the Group is 50% of the participating members of the Group.

Reporting

15. The Group shall report to Council by way of its minutes.

Variations

16. Any variations to these Terms of Reference are to be endorsed by Council.

VER. 0 27/05/2020

