



TOWN OF
VICTORIA PARK



Lathlain Park Advisory Group

Notes 22 March 2023



WE'RE OPEN
VIC PARK

Table of contents

1 Opening.....	3
2 Attendance	4
3 Presentations	5
4 Items for discussion	5
4.1 LPRP Zone 1 - Pre DA design review	5
4.2 Review of LPAG terms of reference.....	8
5 General business.....	10
6 Actions from previous meetings	10
6.1 Actions for previous meetings.....	10
7 Close	10

1 Opening

Acknowledgement of country

Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.

I acknowledge the traditional custodians of this land the Whadjuk Nyungars from the Nyungar nation and pay my respects to past present and emerging leaders, their cultural heritage, beliefs and relationship with this land which still continues today.

The meeting opened at 6:36pm

2 Attendance

Town Representative

Mayor

Paul Kellick (*Presiding Member*)

Mayor Karen Vernon (*Deputy Presiding Member*)

Banksia Ward

Cr Peter Devereux

Perth Football Club

Russ Clark

West Australian Football Commission

Steven Rose

Lathlain/Carlisle representative

Timothy Botica

Chief Operations Officer

Mr Natalie Adams

Strategic Projects Manager

Mr Pierre Quesnel

Coordinator Communications and Engagement

Simon Duffecy

Meeting secretary

Ms Alex Louise

Presenters

Observers

Apologies

3 Presentations

Nil

4 Items for discussion

4.1 LPRP Zone 1 - Pre DA design review

Reporting officer	Pierre Quesnel
Origin of request	ToVP
Attachments	<ol style="list-style-type: none">1. LPAG Presentation 22 March 2023 pre DA [4.1.1 - 17 pages]2. Engagement Summary Report - Lathlain Park Zone 1 [4.1.2 - 22 pages]3. 230320 Pre DA presentation Rev A RFS [4.1.3 - 24 pages]

Purpose of the item

To present the updated LPRP Zone 1 design for review prior to seeking approval from council to lodge a Development Application.

Outcome

Feedback on the design progression of LPRP Zone 1 and the proposed method for further resolution of the the "ToVP future Fit out space".

Discussion points

- Building Design
 - Landscape Plan
 - Oval level (Football Operations)
 - Goddard Street Level (Public) – Goddard street interface
 - Upper Level (Football administration)
- ToVP Future Fit Out space
 - Design of space
 - Use of space

Strategic outcomes

Environment	
Community priority	Intended public value outcome or impact
EN3 - Enhancing and enabling liveability through planning, urban design and development.	Delivering the Lathlain Park Redevelopment Project and improving the amenity and experience of local and national football.
EN5 - Providing facilities that are well-built and well-maintained.	Required redevelopment of a key Town asset.

Next steps

- Post meeting survey to be sent
- DA approval to Council – May 2023
- Construction tender approval to council – Dec 2023
- Construction commencement - Jan 2024

Outcome

Email from Steven Rose 20 March 2023

Hi Pierre,

Unsure if I will be able to get online while I am in Kalgoorlie due to a clash with another meeting there.

Have reviewed the plans and just wanted to flag a couple of things regarding the game day boxes on the third level.

I have attached the AFL/AFLW 2023 venue guidelines for reference.

The aim for this facility should be to meet Category 4/AFLW standard.

This document will also be useful with reference to OB Compounds and power requirements, etc.

Also the TV/Broadcast should be more central on the ground, especially if this is to be used for the main camera. If used for the camera, there will also need to be a way to open the window.

Alternatively a separate, central, weather proof camera deck will be needed.

Regards,

[2023 Venue Guidelines](#)

Response Email from Ryan Dunham 20 March 2023

All,

Thankyou Steven and Pierre,

In relation to the notes:

- We have aligned the requirements currently to 2022 Cat4/AFLW but will review the latest document for alignment, thank you for sending this through, the majority from my quick scan are consistent with 2022 but no doubt there are some smaller items throughout the document probably more so for our documentation phase also.
- The media area has an openable window which drops down to form a balustrade (like the current arrangement at Claremont, I note that the requirement is now 1.5m for side glazing so will increase this from the current 1m we have now.
- There is potential if required to provide a raised area for second media/camera area closer to the centre line of the field if required and will look at moving the media space closer to the centreline of the field as well as you have pointed out.

- Our electrical consultant has the 2022 version however will send this to them also if anything has changed so that we can incorporate this now.

Thanks again for sending this through it is much appreciated.

Additionally, if you have any contact details for specific providers from a media/radio etc side for AFL/AFLW/WAFL/WAFLW that can further provide specifics on the requirements it would be much appreciated, we have spoken to West Coast in relation to this the other week and also waiting to hear back from them.

During the meeting – 22 March 2023

The construction timeline of 18 months was discussed, and the group was advised that the Town has received advice that the timeline is doable and contains a four-month buffer.

The sublease versus lease variation was discussed. The Mayor expressed her concern that the sublease option seemed messier and that the new lease boundary option was cleaner and a better long term outcome. She stated she didn't consider it a much longer process. It was explained to the group that the sublease is quicker due to the inability to amend a Landgate registered lease and the requirement to cancel the existing one and create a new lease. It was also advised that West Coast Eagles would not seek money for the sublease.

The group expressed concerns over the minimal toilet facilities servicing the function room.

The group questioned the use of brick in the community facility entry facade.

The group questioned the size of the lobby as being too large, and that the entry off the lobby goes past a service corridor.

The group questioned the entry to the right hand side of the function area as not being fit for purpose if it is meant to be entering the presidents area or to service special functions as it is a narrow corridor going past toilets.

General concerns over lack of drop-off space for vehicles along Goddard street and the traffic management impacts.

Concerns over vehicle access to change rooms for property van.

PFC expressed concern over the lack of wall space to hand large screens.

Group concerned over the side wall glazing and its position. Suggestion to move closer to the ground side of the building vs the current middle positioning.

Suggested that the cover over the side entrance be explored where the game day entrance is for weather protection.

Substantive discussion concerning vehicle access for property van drop for game day events and traffic management with the community facility sitting directly on the intersection.

Mayor - suggesting a covered car park at Goddard, with a roof top garden with parking underneath that can be charged for.

For the community space, group agreement for a small kitchen (less than 25sqm with a potential serving place), storage room and the rest of the room with a room divider. It was also be Town of Victoria Park managed.

Actions

ACTION: In relation to the use of brick, the SPM will revert back to the group with further clarification on its use or alternatives.

ACTION: SPM to find out what happened to the old scoreboard and see if it is going to be incorporated into the design.

ACTION: SPM to find out about bike parking

ACTION: SPM to discuss the toilet ratio standard with the architects and advise the group.

ACTION: SPM the storage rooms for the chairs and tables - an explanation as door locations do not make sense

ACTION: PFC concerned over lack of wall space and inability to hang screens. SPM to discuss with Architect and advise.

ACTION: SPM can the bifold doors be moved closer to the ground side of the building?

ACTION: explore the cover to the side (or roof) where the game day entrance is for weather protection.

ACTION: SPM what is the vehicle access way and how is traffic management to occur given the community access point is at the intersection.

ACTION: SPM to organise a workshop in early April with the Architect.

4.2 Review of LPAG terms of reference

Reporting officer	Pierre Quesnel
Origin of request	LPAG Meeting November 2022
Attachments	1. 200928- V 1- Terms-of- Reference- Lathlain- Park- Advisory- Group- REFERRED [4.2.1 - 4 pages]

Purpose of the item

At the November Lathlain Park Advisory Group Meeting the ongoing suitability of the Terms of Reference was raised. This item will provide a chance for review and discussion by the group itself.

Outcome

Feedback from the group on the suitability of the Terms of Reference.

Discussion points

The Term of the group is stated as until the endorsement by council of concept design. However, this context has been questioned given the development potential of the southern portion of the site.

Should the group continue until a concept design is endorsed by council for the southern portion of the site? or is the intent and focus of the group the combined PFC and Community Facility and therefore should cease upon council approval to submit the development application?

Strategic outcomes

Civic Leadership	
Community priority	Intended public value outcome or impact
CL2 - Communication and engagement with the community.	Ensuring ongoing suitability of the Lathlain Park Advisory Group's Terms of Reference will maximise the benefit of community engagement to this project.

Next steps

If amendment is recommended by the group this could seek approval from council.

Outcome

Zone 1 - northern and southern site, however, the project is the facility.

Does the group continue to the end of Zone 1 or is the mission complete once the concept is adopted?

The community representatives are comfortable that their job is done and that it might be a different group going forward.

Group settled that it will continue but put it on hiatus and reconvene at the end of this year. The

Town to put a report to Council to reflect this.

Actions

ACTION: put up a report to Council to extend the terms of reference until the end of the year. Then toward the end of the year see if the terms of reference need to be expanded. Review the Working and Advisory group policy to ensure alignment.

5 General business

Nil

6 Actions from previous meetings

6.1 Actions for previous meetings

7 Close

There being no further business the meeting closed at 8:42pm