



Lathlain Precinct

REDEVELOPMENT PROJECT

Lathlain Park Management Plan

Draft for Public Consultation

May 2023

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We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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Contents

1	Introduction	5
1.1	Background	5
1.2	Vision for Lathlain Park	5
1.3	Purpose of the Management Plan	5
2	The Subject Site	5
2.1	Lease Agreements	5
2.2	Relevant Planning Decisions and Approvals	7
2.2.1	West Coast Eagles Administration and Training Facility	7
2.2.2	Playing of Competitive Matches	7
2.2.3	Additional Permitted Purpose	7
2.2.4	Lathlain Park Game Day Parking Restrictions	7
2.2.5	Town of Victoria Park Integrated Transport Strategy and Parking Management Plan	7
2.3	Site History and Context	8
2.4	Existing Site Development	8
2.5	Cultural Heritage	8
2.6	Contaminated Sites Act 2003	9
2.7	User Group Profile	9
3	Planning Context	10
3.1	Metropolitan Region Scheme	10
3.2	Draft Perth and Peel @ 3.5million	10
3.3	Central Sub-regional Planning Framework	10
3.4	State Planning Policies	11
3.4.1	State Planning Policy 3 Urban Growth and Settlement	11
3.4.2	State Planning Policy 7.0 Design of the Built Environment	11
3.4.3	State Planning Policy 3.5 Historic Heritage Significance	11
3.5	Development Control Policies	12
3.5.1	Development Control 1.2 – Development Control – General Principles	12
3.5.2	Development Control 5.3 - Use of Land Reserved for Parks and Recreation and Regional Open Space	12
3.5.3	Development Control 5.4 - Advertising on Reserved Land	12
3.6	Town of Victoria Park Parking Management Plan (2022)	12
4	Community and Stakeholder Engagement	14
5	Management Plan Principles	16
5.1	Permitted Uses and Development	16
5.1.1	Competitive Football Matches	16
5.1.2	Community Events	17
5.2	Development Requiring Approval	17
5.3	Zones	17
5.3.1	Zone 1: Perth Football Club and Community Centre	17
5.3.2	Zone 2: Community Activity	19
5.3.3	Zone 3: West Coast Eagles	20
6	Governance and Management	23
6.1	Monitoring and Review	23
6.2	Management and Stakeholder Responsibilities	23
6.3	Transport Strategies	25

Deleted: May 2023 LATHLAIN PARK MANAGEMENT PLAN
 Approved by the WAPC
 July 2017

- 1
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 - 1
 - 1
 - 1
- Contents

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Deleted: 12

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Deleted: 1 - Introduction -> 1¶

- 1.1 -> Background -> 1¶
- 1.2 -> Vision for Lathlain Park -> 2¶
- 1.3 -> Purpose of the Management Plan -> 2¶
- 2 -> **The Subject Site -> 3¶**
- 2.1 -> Lease Agreements -> 4¶
- 2.2 -> Relevant Planning Decisions and Approvals -> 5¶
- 2.2.1 -> West Coast Eagles Administration and Training Facility -> 5¶
- 2.2.2 -> Playing of Competitive Matches -> 5¶
- 2.2.3 -> Additional Permitted Purpose -> 5¶
- 2.2.4 -> Lathlain Park Game Day Parking Restrictions -> 5¶
- 2.2.5 -> Town of Victoria Park Integrated Transport Strategy and Parking Management Plan -> 5¶
- 2.3 -> Site History and Context -> 6¶
- 2.4 -> Existing Site Development -> 6¶
- 2.5 -> Cultural Heritage -> 6¶
- 2.6 -> Contaminated Sites Act 2003 -> 7¶
- 2.7 -> User Group Profile -> 7¶
- 3 -> **Planning Context -> 8¶**
- 3.1 -> Metropolitan Region Scheme -> 8¶
- 3.2 -> Perth and Peel @ 3.5million -> 8¶
- 3.3 -> Central Sub-regional Planning Framework -> 8¶
- 3.4 -> State Planning Policies -> 9¶
- 3.4.1 -> State Planning Policy 3 Urban Growth and Settlement -> 9¶
- 3.4.2 -> State Planning Policy 7.0 Design of the Built Environment -> 9¶
- 3.4.3 -> State Planning Policy 3.5 Historic Heritage Significance -> 9¶
- 3.5 -> Development Control Policies -> 10¶
- 3.5.1 -> Development Control 1.2 - Development Control - General Principles -> 10¶
- 3.5.2 -> Development Control 5.3 - Use of Land Reserved for [1]

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- 1
- <object>**Introduction -> 1¶
- <object>**The Subject Site -> 5¶
- Lease Agreements - 5¶
- Site History and Context -> 8¶
- Existing Site Development -> 8¶
- Cultural Heritage - 8¶
- Contamination Sites Act 2003 -> 8¶
- <object>**Planning Context -> 9¶
- Metropolitan Region Scheme -> 9¶
- Draft Perth and Peel @ 3.5million -> 9¶
- Draft Central Sub-regional Planning Framework -> 9¶
- State Planning Policies -> 11¶
- Development Control Policies -> 11¶
- <object>**Community and Stakeholder Engagement -> 13¶
- In-Fun-Mation Day -> 15¶
- Community Information Sessions -> 15¶
- Community Workshop One -> 15¶
- Community Workshop Two -> 16¶
- Community Workshop Three -> 17¶
- Community Reference Group (CRG) -> 18¶
- Online Engagement - 18¶
- Summary of Community Feedback -> 18¶
- <object>**Vision for Lathlain Park -> 21¶
- <object>**Planning and Design Principles -> 23¶
- Zone 1: Perth Football Club -> 24¶
- Zone 2: Community Activity -> 27¶
- Zone 3: West Coast Eagles - 29¶
- <object>**Transport Assessment -> 37¶
- User Groups and Profile -> 37¶

1 Introduction

[The Lathlain Park Management Plan \(Management Plan\) has been prepared to guide the development, use and management of Lathlain Park. The Management Plan builds upon past planning and previous initiatives that have been progressed for Lathlain Park to accommodate the needs of the Perth Football Club, the West Coast Eagles, and the local community.](#)

1.1 Background

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 [comprises three of eight zones identified in the LPRP \(referred to as Zone 1 – Perth Football Club and Community Centre; Zone 2 – Community Activities; and Zone 3 – West Coast Eagles\). 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. [The Master Plan envisaged redeveloped football club facilities, one oval, significant on-site and overflow car parking, and various community facilities and passive public open space.](#)

[Following endorsement of the Master Plan by Council, the West Coast Eagles and the Town commenced discussions on the potential relocation of the West Coast Eagles administration, training and community facility to Lathlain Park. A formal Heads of Agreement was executed in September 2013.](#)

[A Major Land Transaction Plan \(MLTP\) was subsequently prepared and endorsed by Council in 2013, which considered stakeholder and community needs, planning issues, and financial and managerial implications of the proposed redevelopment. The outcomes of this plan informed the Agreement for Lease between the West Coast Eagles and the Town, executed in August 2014, and which provided for:](#)

- [The shared use of the two ovals by the West Coast Eagles, Perth Football Club and the community, including the requirement for a minimum of 100 daylight hours of community access to Oval 2 per month.](#)
- [The requirement for both the Town and West Coast Eagles to work collaboratively towards the provision of an effective, but not excessive, number of parking bays within the lease area and vicinity.](#)
- [Community benefits to be delivered by the West Coast Eagles;](#)
- [Financial contributions to be made by the West Coast Eagles to both the Town and Perth Football Club; and](#)
- [The definition of 'Permitted Purposes' of the land.](#)

[The Western Australian Planning Commission \(Commission\), as the planning authority responsible for Lathlain Park, subsequently determined that a Management Plan be prepared to guide the future development and use of Lathlain Park.](#)

[The Lathlain Park Management Plan was prepared by the Town in 2016, and subsequently endorsed by the Commission in July 2017.](#)

[In the time since the Management Plan was approved, the redevelopment of Zones 2, 3, 4, 5 and 6 have been fully delivered. Only Zone 1 remains to be redeveloped. Several developments have also occurred which have increased the intensity of use of the park beyond that originally contemplated under the original Management Plan. These include the addition of West Coast Eagles AFLW and WAFL teams, the playing of competitive matches by the West Coast Eagles for crowds up to 6500 spectators, and the potential expansion of the Perth Football Club to include women's football.](#)

[A requirement of the Management Plan is that it be subject to a regular review every 5 years after its approval. In accordance with this requirement, the Town of Victoria Park Council in 2022 resolved to undertake a review of the Management Plan.](#)

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Figure 1 – Lathlain Precinct Redevelopment Project Zones

1.2 Vision for Lathlain Park

The established vision for Lathlain Park is to achieve an improved mix of recreation, sporting and community uses which aim 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.
- Provide administration and training facilities for the Perth Football Club and West Coast Eagles, and which incorporate facilities for the Waaitj Foundation, and local community.

1.3 Purpose of the Management Plan

The Metropolitan Region Scheme incorporates provisions which allow permitted development rights for works on land reserved 'Parks and Recreation' where these are in accordance with a Management Plan endorsed by the Commission. This Management Plan has been prepared to meet the requirements of the Commission with respect to Clause 16(3)(e) of MRS text.

The purpose of this Management Plan is to provide a framework for the development and management of Lathlain Park. This Management Plan 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.

Notwithstanding, the development approval of the Commission in addition to an endorsed management plan may be required at the discretion of the Commission.

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 Bishopgate Street to the south.

Refer to Figure 2 – Subject site.

The following table summarises the details of the lots comprising Lathlain Park:

Table 2.1: 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	4,393m ²	Town of Victoria Park

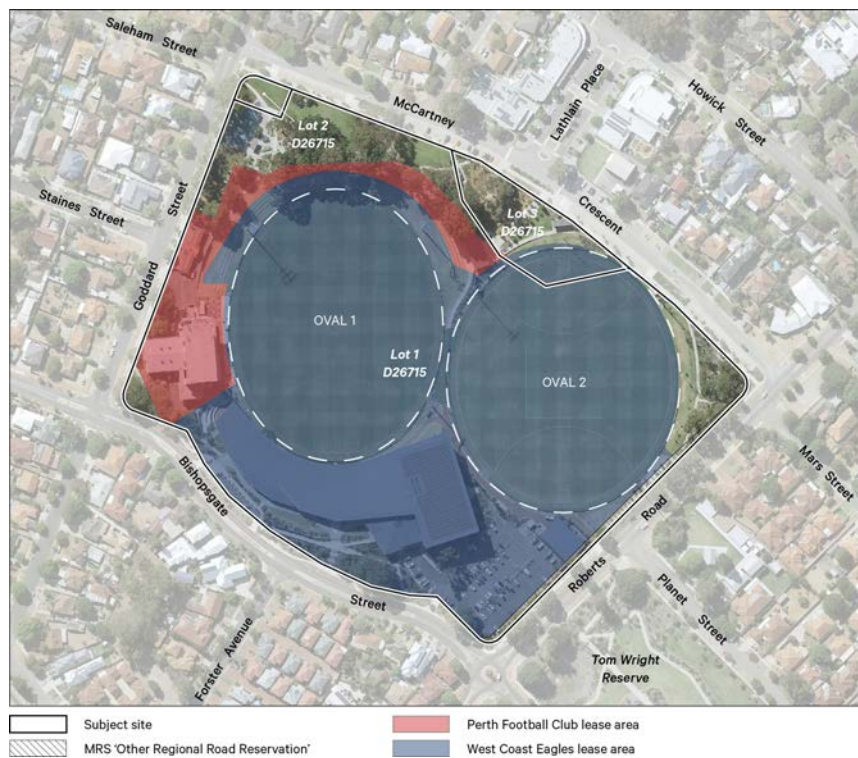


Figure 2 – Subject site. (Note: lease agreements may change upon finalisation of a future Perth Football Club Business Case).

Deleted: The following table summarises the Certificate of Title details:
 Table 1: Property and Landowner Details
 Lot

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, (2066), 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 leases set out](#) 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 [which are](#) outlined in the following tables:

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Table 2.2: 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 2.3: 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.			

2.2 Relevant Planning Decisions and Approvals

Since the original endorsed Management Plan in 2017, a number of planning approvals and initiatives have been progressed relating to the use and management of Lathlain Park. These are summarised below.

2.2.1 West Coast Eagles Administration and Training Facility

On 21 December 2016, the Metro Central Joint Development Assessment Panel approved a development application for the West Coast Eagles' Training, Administration and Community Facility at Lathlain Park. As well as providing for the training and administration requirements of the West Coast Eagles, the facility also incorporates various community accessible space including a café, museum, team store and the Waailijj Foundation.

2.2.2 Playing of Competitive Matches

On 22 December 2020, the Commission granted approval to the playing of competitive football matches at Lathlain Park for a period of three (3) years subject to the following conditions:

- No more than 6,500 spectators are to attend the site at any time. After that three year period, no more than 3,500 spectators are to attend the site at any time and the approval for 6,500 spectators shall lapse and be of no further effect.
- No more than 45 game days are permitted per year, of which no more than three are to be an Australian Football League (AFL) 'pre-season' men's games (currently called AFL Marsh Community series). Fixtures are to be provided to the Town prior to the commencement of each season.
- Prior to the commencement of the development a Transport Impact Assessment, Parking and Traffic Management Plan and a Travel Plan are to be submitted and thereafter implemented to the specifications of the Town of Victoria Park and the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.
- Prior to the commencement of the development an acoustic report demonstrating compliance with relevant environmental requirements is to be submitted and thereafter implemented to the specifications of the Town of Victoria Park and the satisfaction of the Western Australian Planning Commission on the advice of the Town of Victoria Park.

2.2.3 Additional Permitted Purpose

On 16 November 2021, the Town of Victoria Park Council granted approval to the Deed of Agreement with the West Coast Eagles to permit (amongst other matters) the playing of competitive football games by the West Coast Eagles and up to 45 game days (including AFL, AFLW and AFL pre-season football games) on Oval 1 at Lathlain Park.

This approval was further to the Commission's development approval of 22 December 2020 and subject to various agreed terms and criteria-based assessment.

2.2.4 Lathlain Park Game Day Parking Restrictions

On 16 November 2021, the Town of Victoria Park Council resolved to endorse community consultation regarding the broadening of game-day parking restrictions in the street network surrounding Lathlain Park and approve the implementation of restrictions where community support exceeds 50%, and conduct a parking occupancy survey on a full-capacity game day during 2022 to better understand the parking habits of game-day visitors.

2.2.5 Town of Victoria Park Integrated Transport Strategy and Parking Management Plan

On 12 April 2022, the Town of Victoria Park Council resolved to adopt a town-wide Integrated Transport Strategy and Parking Management Plan (PMP). The PMP sets out various interventions and actions that the Town will take to appropriately manage parking across the town generally, as well as for various localised precincts, including Lathlain Park.



Subject site

MRS 'Other Regional Road Reservation'

Deleted: 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

Section Break (Continuous)

2.3 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.

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.

[Lathlain Park enjoys excellent pedestrian and bicycle connectivity. Pedestrian footpaths exist to both sides of all streets bounding the park, as well as along Bishopsgate Street to the Victoria Park Train Station. Dedicated on-road bicycle lanes exist along Bishopsgate Street and Roberts Road, which form part of a broader designated bicycle network throughout the Town.](#)

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.

2.4 Existing Site Development

[Existing development on Lathlain Park is characterised by the Perth Football Club and the West Coast Eagles training and administration facilities which are generally located along the Goddard Street and Bishopsgate Street frontages, whilst the northern extents of Lathlain Park \(generally along McCartney Crescent\) comprise formalised landscaped areas and on-street car parking.](#)

[Existing buildings and structures within Lathlain Park include:](#)

- [Perth Football Club administration and grandstand building \(adjacent to the Goddard Street / Bishopsgate Street intersection\);](#)
- [Perth Football Club main entry gate building and VIP car parking area \(accessed via Goddard Street\);](#)
- [West Coast Eagles administration, training and community building;](#)
- [West Coast Eagles open air car parking facility, and maintenance building \(adjacent to Bishopsgate Street and Roberts Road intersection\); and](#)
- [Various ancillary structures \(scoreboard; kiosks; and lighting towers\).](#)

2.5 Cultural Heritage

[Lathlain Oval is listed under the Town of Victoria Park's Local Heritage Survey with a management category of '3' \(Some / Moderate Significance\) which states:](#)

"Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Maximum encouragement to the owner should be provided under the Town of Victoria Park's Town Planning Scheme to conserve the significance of the place. A Heritage Assessment and Impact Statement should be undertaken before approval is given for any major redevelopment. Incentives to promote heritage conservation should also be considered."

[The Statement of Significance for the listing is:](#)

"The place has historic and social value as it has been an important football venue for the Western Australian Football League since 1959. The place is associated with was named after Sir William Lathlain, a prominent Lord Mayor of Perth in the 1920s."

Deleted: 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:¹
Perth Football Club administration and grandstand building;¹
Main entry gate building;¹
Perth Football Club VIP car parking area (accessed via Goddard Street); and¹
Various ancillary structures (covered stands; ablution blocks; kiosks) and hardstand areas.¹
Situated on Lot 2 is an existing residential dwelling and detached garage accessed via McCartney Crescent.¹
A site feature survey plan is provided as Appendix 1.¹

[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.](#)

2.6 Contaminated 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.

2.7 User Group Profile

[The following table provides an overview of the user groups for each of the zones associated with Lathlain Park, together with their respective profiles. This analysis provides background to the nature and intensity of use associated with Lathlain Park and how it will vary at different times of the week and the year.](#)

Table 2.3. User Group Profiles

ZONE	USER GROUP	PROFILE INFORMATION
1 – Perth Football Club and Community Centre	<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 General public 	<ul style="list-style-type: none"> Approx. 25 competitive game days (WAFL, WAFLW) mainly on 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. Waaitj 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"> Approx. 20 competitive games (AFL pre-season matches, WAFL, AFLW) mainly on Fridays, Saturdays, Sundays and Public Holidays during March-November). 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 and Waaitj Foundation staff 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.

Deleted: 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:¹
 “endeavour to conserve the significance of the place through the provisions of the Town of Victoria Park Planning Scheme; a more detailed Heritage¹ Assessment/Impact Statement¹ 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.”¹
 The Statement of Significance for the listing is:¹
 “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.”¹
 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.¹
 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.

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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'.

~~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 Commission, obviate the need for any individual development approvals on the site (although building permits/licenses will still be required).~~

Deleted: Refer to Figure 3 – MRS Zones and Reservations.¹

~~Unless provided for under this Management Plan or where expressly determined by the Commission as being exempt, development, any use or development on Lathlain Park will require the approval of the Commission under the MRS.~~

3.2 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.

Deleted: 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, subject¹ 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).¹ This Management Plan has been prepared to address the requirement of clause 16 of the MRS.¹

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3.3 Central Sub-regional Planning Framework

The 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.

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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

3.4.1 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.

3.4.2 State Planning Policy 7.0 Design of the Built Environment

[This policy addresses design quality and built form outcomes in Western Australia. It seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State.](#)

[The policy applies to all levels of the planning hierarchy — from large-scale structure planning, and major public works projects to development applications and subdivision considerations. It also includes guidance for development that may impact on the public realm but not require planning approval.](#)

[This Management Plan embodies the principles in a broad sense through providing a framework to guide the redevelopment of the Perth Football Club in a contextually responsive manner that meets the needs of the Club and the local community. It is expected that a detailed assessment against the design principles of the policy will be undertaken for any redevelopment proposal as part of any application for development approval.](#)

3.4.3 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

3.5.1 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.

3.5.2 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.

3.5.3 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.

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

[3.6 Town of Victoria Park Integrated Transport Strategy, and Parking Management Plan \(2022\)](#)

[The Town's Integrated Transport Strategy \(ITS\) sets the strategic direction for managing the Town's transport network over the next 10 years. The ITS identifies a number of programs and associated initiatives which collectively serve to realise the Town's vision for its transport network "to provide an integrated, accessible and sustainable transport network which connects people to places and supports the Town as a liveable inner-city community".](#)

[A key plan to deliver this strategy is the Town's Parking Management Plan \(PMP\). The PMP seeks to provide a balanced approach to the management of parking that better matches the range and location of parking options to emerging trends. The PMP identifies various parking issues and challenges facing the Town, and sets out both a whole of town and precinct specific interventions and actions, that the Town will take to appropriately manage parking across the Town.](#)

[Relevant to Lathlain Park, the PMP details the following specific actions:](#)

- [Review the parking demands on event days to gather information to allow more efficient parking management for future events.](#)
- [Use the parking information gathered to provide education to visitors of the available and preferred parking locations.](#)

- [Encourage the West Coast Eagles management to provide incentives for catching the train to Victoria Park Station to attend Lathlain Park events such as including public transport travel costs in the ticket price.](#)
- [Improve the streetscape from Victoria Park Station to Lathlain Park to encourage the use of other forms of transport which removes the need for more parking in the area.](#)

[This Management Plan sets out requirements for the preparation of relevant traffic, travel and parking management plans to be prepared and approved prior to the undertaking of major development, competitive matches and/or community events where crowd numbers are anticipated to exceed certain thresholds. Where such management plans are required, it is expected they will have due regard to the PMP, the transport strategies outlined in this Management Plan and any other requirement of the Town.](#)

4 Community and Stakeholder Engagement

Extensive community and stakeholder engagement was undertaken as part of preparing the original Management Plan in 2016. This engagement included working closely with the Perth Football Club and West Coast Eagles, the Lathlain Precinct Redevelopment Project Team and Town of Victoria Park Elected Members.

The Town undertook a range of engagement opportunities with the community, which comprised of a series of community information sessions and workshops, online engagement (via the Lathlain Precinct website, 'Your Thoughts' web page and the Town's Facebook page), and the establishment of a Community Reference Group (CRG) which provided input and feedback into the Management Plan.

This engagement assisted in defining preliminary principles regarding community uses, the built form and landscaping elements within each of the zones. These principles formed the basis for the development of more detailed planning and design principles to guide the use and development of Lathlain Park.

The following tables outline the principles resulting from community and stakeholder engagement undertaken in preparing the original Management Plan.

Table 4.1: Zone 1 – Perth Football Club and Community Centre Preliminary Principles

ELEMENT	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.

Table 4.2: Zone 2 – Community Activity Preliminary Principles

ELEMENT	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.

Deleted: 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.¹ 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.¹ To outline the town planning and approval processes for development of the site.¹ 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.¹ 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.¹ Broadly, the program comprised the following widely publicised engagement opportunities:¹ An In-Fun-Mation Day;¹ Community Information Sessions (and advertising of the West Coast Eagles' Forward Works Development Application);¹ Community Workshops;¹ Establishment of the Community Reference Group (CRG); and¹ Online engagement (through the Lathlain Park Management Plan – Your Thoughts webpage).¹ The following diagram provides an overview of the engagement process:¹ Figure 4 – Community and Stakeholder Engagement Overview¹

Deleted: Zone 1 –¹ Perth Football Club

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Deleted: Zone 2 –¹ Community Activity

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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.
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Table 4.3: Zone 3 – West Coast Eagles Preliminary Principles

ELEMENT	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.

Deleted: Zone 3 – 1
West Coast Eagles

Deleted: Preliminary

5 Management Plan Principles

This section sets out principles and requirements with respect to the use and development of the three (3) zones that comprise Lathlain Park under the Lathlain Precinct Redevelopment Project (ie. Zone 1 – Perth Football Club; Zone 2 – Community Activities; and Zone 3 – West Coast Eagles).

The principles build upon original and more recent engagement, providing guidance around key design considerations including use; built form; environmental; and access (as applicable to each zone noting that the redevelopment of Zones 2 and 3 has been completed). The principles are intended to serve as a framework for which future proposals will be assessed against by the Town and the Commission.

In addition to the principles set out under this Management Plan, the use and/or development of land and/or buildings on Lathlain Park will need to address the relevant requirements of the planning framework (refer section 3) where applicable.

5.1 Permitted Uses and Development

The following land use and development is exempt from the requirement to obtain planning approval:

- (a) Competitive football matches on Oval 1 only in accordance with the requirements of section 5.1.1.
- (b) Community events in accordance with the requirements of section 5.1.2.
- (c) Other uses specific to each zone as listed under Tables 5.1, 5.2 and 5.3.
- (d) Minor structures (temporary or permanent) where they are incidental and integral to the predominant use of the land (eg: artwork; landscaped areas; uncovered spectator seating; play equipment; shed; shade structure; food stall/canteen; ablution block; secure bicycle facility).
- (e) Any change of use within an existing building footprint that does not generate new or additional net floor area and is a use listed in Tables 5.1, 5.2 or 5.3.
- (f) Any internal building works associated with a change of use which does not affect the external appearance of the building or introduce additional floor space.

New development, demolition and any other uses not listed above require planning approval from the Town to assess if they are compatible with the Reserve purpose and the provisions of the Management Plan.

5.1.1 Competitive Football Matches

This section sets out the requirements in relation to the playing of competitive football matches, to ensure potential off-site impacts are appropriately managed. Where competitive football matches occur in accordance with the requirements of this section, the approval of the Commission is not required.

The playing of competitive football games (on Oval 1 only) is permitted subject to the following limitations:

- (a) A maximum crowd capacity at any time of 6500 persons.
- (b) A maximum of 45 game days per year, with details of fixtures being provided to the Town prior to the commencement of each season. The maximum number of games is inclusive of the following:
 - i. A maximum of three (3) AFL pre-season men's games.
 - ii. A maximum of 20 matches played under lights.
- (c) Competition games to be played only on Friday, Saturday, Sunday and Public Holidays.
- (d) AFL men's Premiership Season games are prohibited.
- (e) Restrictions on the use of loudspeakers, PAs, music etc. to a level that is considered acceptable given the site context.

(d) Implementation of the Management Band C protocols specified in section 6.2 where expected crowd numbers will exceed 3,500 persons.

5.1.2 Community Events

This section sets out the requirements in relation to community events (such as grand final celebrations, community days, fetes, local community-based concerts (eg. Christmas Carols), street performances or sports carnival) to ensure potential off-site impacts are appropriately managed. Where events occur in accordance with the requirements of this section, the approval of the Commission will not be required.

- (a) Implementation of the Management Band protocols specified in section 6.2 in accordance with expected crowd numbers for the event.
- (b) Restrictions on the use of loudspeakers, PAs, music etc. to a level that is considered acceptable given the site context.

5.2 Development Requiring Approval

Unless otherwise specified in section 5.1 above, and where not in accordance with the requirements of this Management Plan, the approval of the Commission will be required. The Commission will consider all applications on its merits against the development criteria of the Management Plan, and upon advice from the Town and relevant referral agencies.

5.3 Zones

5.3.1 Zone 1: Perth Football Club and Community Centre

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.

Table 5.1: Zone 1 Planning Principles

PRINCIPLE	OBJECTIVES	PROVISIONS
1) 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. 	<p>(a) Uses accessible to the general public:</p> <ul style="list-style-type: none"> (i) museum; (ii) function rooms; (iii) community uses; (iv) administration office; (v) shop (merchandise store); (vi) café/kiosk; (vii) sports medicine and medical facilities; (viii) child care; (ix) private recreation; and (x) car parking. <p>(b) Uses subject to restricted access (ie. Perth Football Club):</p> <ul style="list-style-type: none"> (i) playing rooms and amenities; (ii) administration offices; (iii) sports bar; and (iv) staff/player car parking.
2) Built Form	<ul style="list-style-type: none"> • Ensure high quality development that appropriately responds to the site's physical and 	<p>(a) Development shall incorporate multi-purpose/shared spaces that can accommodate community events, activities and/or programs.</p> <p>(b) Provide for enhanced public and spectator amenities.</p> <p>(c) Buildings shall be designed to integrate with the existing site topography and</p>

Deleted: <#>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.

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

... [5]

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Deleted: 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:

- museum;
- function rooms;
- community uses; and
- car parking.

Uses subject to restricted access (ie. Perth Football Club):

- playing rooms and amenities;

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<p>social context.</p> <ul style="list-style-type: none"> Ensure 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. 	<p>generally orientated around the oval.</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>(f) Basement level development may be permitted.</p> <p>(g) 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.</p> <p>(h) <u>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.</u></p> <p>(i) The following minimum front setbacks apply:</p> <ol style="list-style-type: none"> 15 metres to Bishopsgate Street. 8 metres to Goddard Street. <p>(j) 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.</p> <p>(k) <u>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.</u></p> <p>(l) The interpretation of the heritage values of Lathlain Park within development is encouraged.</p> <p>(m) Simple, unifying roof forms are preferred. Roof forms should be articulated to assist with breaking up building bulk when viewed from the street.</p> <p>(n) 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.</p> <p>(o) <u>Development shall meet one of the following requirements identified under the Town's Climate Emergency Plan:</u></p> <ol style="list-style-type: none"> <u>A minimum 5 Star Green Star for New Buildings certification from the Green Building Council of Australia (GBCA) or equivalent, or</u> <u>Demonstrate that all minimum requirements under the Green Star for New Buildings Positive category from the GBCA have been met, or</u> <u>A minimum 5 Star NABERS Energy and Waste rating for the commercial office space.</u> <p>(p) <u>Appliances for major development shall be within 1.5 stars from the highest available utilising the FEE rating.</u></p> <p>(q) <u>Tenant 'logo' signage shall be a maximum dimension of 1.8 metres, integrated within the building design and to one location per facade. Tenant name signage shall be no more than 0.5 metres in height and located to the main building entry only. Advertising signage associated with club sponsorship shall be located to orientate to the oval, preferably integrated within boundary fencing. No billboards are permitted to be visible from the street. Signage shall be subject to the requirements of applicable Town of Victoria Park policies/local laws and WAPC Policy DC 5.4.</u></p> <p>(r) <u>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 one access point, consistent with the existing situation.</u></p> <ul style="list-style-type: none"> ▼.....
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<p>3) Environment</p>	<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. 	<p>(a) Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced.</p> <p>(b) Landscaping shall ensure the retention of existing mature trees where possible.</p> <p>(c) Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species.</p> <p>(d) Public art themed on football heritage is to be provided.</p> <p>(e) Shared (Perth Football Club/public) use of formal car parking.</p> <p>(f) Car parks should be of a high landscape quality, incorporating stormwater management measures such as permeable paving, drainage swales and rain gardens, together with appropriate levels of shading (tree canopies).</p> <p>(g) Ensure servicing infrastructure is integrated within landscaped areas and/or public art to minimise visual impact and enhance streetscape amenity.</p>
<p>1) 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. 	<p>(a) 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, and relevant Australian Standards.</p> <p>(b) Clear demarcation between the pedestrian and vehicle realms should be provided.</p> <p>(c) 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.</p> <p>(d) Lighting to be both functional and aesthetically appropriate, in terms of ensuring safety and emphasising the quality of the built form and architectural detailing.</p> <p>(e) 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</p> <p>(f) Floodlighting shall be automated, with the floodlights not being permitted to operate between 9pm and 7am on any day unless approval is given for special events.</p>

Deleted: <#>A low scale/discrete entry statement should be incorporated to the Goddard Street/Bishopsgate Street corner.

Deleted: 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

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5.3.2 Zone 2: Community Activity

This Zone encompasses the existing landscaped open space area along McCartney Crescent comprising multi-purpose spaces that facilitate passive recreational opportunities, pedestrian access through the precinct, and at-grade (on-street) car parking.

This zone is to be retained as a community accessible, recreational open space. Except for those uses and/or development listed under section 5.1, no further development is permitted within this zone.

The following principles provide for the ongoing use of the zone in accordance with previous community and stakeholder expectations.

Table 5.2: Zone 2 Planning Principles

PRINCIPLE	OBJECTIVES	PROVISIONS
<p>1) Use</p>	<ul style="list-style-type: none"> Provision of a passive recreational space, incorporating a high level of safe, universal pedestrian access. 	<p>(a) <u>Uses accessible to the general public:</u></p> <ul style="list-style-type: none"> i. <u>community events.</u> ii. <u>recreation and</u> iii. <u>limited car parking designed as multi-purpose spaces with minimal hardstand.</u> <p>(b) <u>Uses subject to restricted access (ie. Perth Football Club):</u></p> <ul style="list-style-type: none"> i. <u>limited car parking (VIP and overflow parking) designed as multi-purpose spaces with minimal hardstand.</u>

Deleted: 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:

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Deleted: Ensure the development of a passive recreational space, incorporating a high level of pedestrian access through the area

Deleted: 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: recreation; and limited car parking (VIP and overflow parking). Uses subject to restricted access (ie. Perth Football Club): facilities associated with the access and use of Oval 1 (ie. entry gatehouse/ablation block).

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5.3.3 Zone 3: West Coast Eagles

Precinct Statement: This Zone includes the West Coast Eagles new administration, training and community facilities. The Zone will also provide for the delivery of community benefit programs, such as the nationally acclaimed Waaliti Foundation that is currently accommodated within the facility, and which delivers a broad array of programs focusing on the wellbeing of Aboriginal and Torres Strait Islander people.

Development of the West Coast Eagles Administration and Training Facility (including associated car parking and landscaped areas) in accordance with the development approval issued in 2016 has since been completed. Except for otherwise provided for in section 5.1, no further development is permitted within this zone.

The following principles provide for the ongoing use of the zone in accordance with previous community and stakeholder expectations.

Table 5.3: Zone 3 Planning Principles

PRINCIPLE	OBJECTIVES	PROVISIONS
1) 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. 	<p>(a) Uses accessible to the general public:</p> <ol 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. <p>(b) Uses subject to restricted access (ie. West Coast Eagles and Waaliti Foundation):</p> <ol style="list-style-type: none"> administration offices; indoor and outdoor training, education aquatic, medical, rehabilitation and recovery activities; and staff/player car parking.

Deleted: 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 WirrpandaWaaliti Foundation, which delivers a broad array of programs focusing on the wellbeing of Aboriginal and Torres Strait Islander people

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Figure 5 – Key Principles Plan

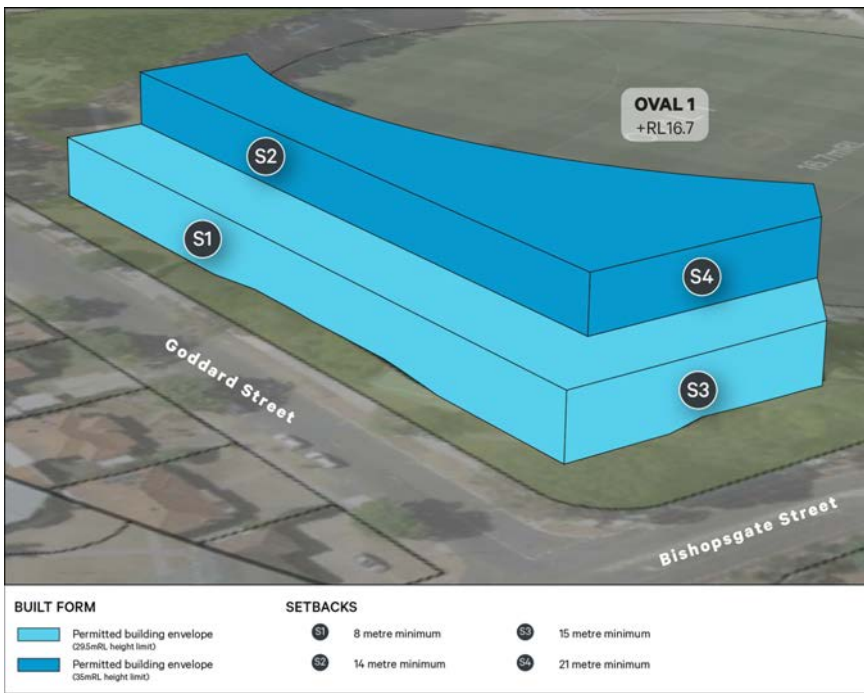
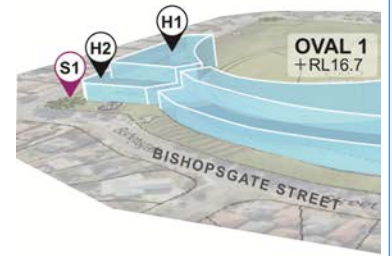
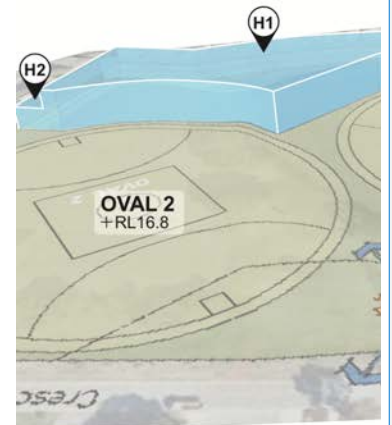


Figure 6 - Zone 1 Building Envelope



Indicative Massing Diagram - View



Indicative Massing Diagram - View

LEGEND

- H1: 35m RL height limit
- H2: 29.5m RL height limit

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6 Governance and Management

6.1 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.

6.2 Management and Stakeholder Responsibilities

As outlined earlier, existing lease agreements between the Town of Victoria Park and the Perth Football Club and the West Coast Eagles, set out requirements and responsibilities regarding 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.

Table 6.1: Competitive Football Match and Event Management Protocols

BAND	EXPECTED CROWD NUMBER	PROTOCOLS AND MANAGEMENT REQUIREMENTS
A	Equal to or less than 3,500 spectators.	<ul style="list-style-type: none"> Application of reciprocal parking between Perth Demons and West Coast Eagles.
B	Greater than 3,500 but less than 6,500 spectators.	<ul style="list-style-type: none"> Town of Victoria Park notification. Transport Plan. Measures and controls in accordance with an approved Parking and Traffic Management Plan.
C	Greater than 6,500 spectators.	<ul style="list-style-type: none"> Town of Victoria Park notification. Community notification. Additional facilities on-site. Implementation of an approved Transport Plan. Implementation of an approved Parking and Traffic Management Plan. Implementation of an approved Crowd Management Plan.

Additional Requirements for Competitive Matches:

- No more than 6,500 spectators are to attend at any one time.
- No more than 45 game days are permitted per year, of which no more than three (3) are to be Australian Football League (AFL) 'pre-season' men's games. Fixtures are to be provided to the Town prior to the commencement of the season.

Table 6.2: Management, Implementation and Stakeholder Responsibilities

ISSUE	OBJECTIVES	MANAGEMENT ASSURANCES	STAKEHOLDERS
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.	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. The Landscaping and Irrigation Management Plan shall include detail regarding the following: <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. All such landscape works shall be undertaken prior to initial occupation of new development, and maintained thereafter by the owner(s)/occupier(s). 	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.	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: <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
	Reduce impact of traffic on local street network.	A Parking and Movement Network Plan shall be prepared and submitted to the Town for approval prior to the initial occupation of any development requiring planning approval. The Plan will outline the approach and collaborative management to parking, ingress and egress from the land (by all modes of transport) and include: <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	A Construction Management Plan shall be submitted and approved to the specification of the local government and the	ToVP; WAPC; PFC; WCE

	be managed to minimise the impact on the surrounding area.	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.	
	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
Special Events (other than competitive football matches)	Ensure special events (other than competitive football matches) will be managed to ensure patron safety and security, and minimise the impact on the surrounding area.	An Event Management Plan to be approved by the Town of Victoria Park prior to the holding of any special events held at Lathlain Park, addressing (but not limited to) the following matters and requirements (as relevant to the event), to the satisfaction of the Town: <ul style="list-style-type: none"> • the event place, time and purpose; • the event manager and other key stakeholders; • insurance details; • event site plan; • potential hazards assessment; • traffic, car parking and pedestrian management; • Incident and Emergency Management Plan; • food and public health matters (food vendors, alcohol service (liquor licensing), waste management, noise, etc.); • infrastructure and facilities (toilets, shelter, videos, screens etc); • public safety and first aid (lighting, temporary structures, security, crowd control, etc); and • event promotion (ticketing, publicity materials, signage, etc). 	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. The program is to be subsequently reviewed every 5 years.	ToVP; WCE
Additional Uses and Operations	Ensure that the management plan can adequately provide flexibility for the consideration and operation of additional uses not specifically identified throughout the Management Plan.	Engagement with the Town of Victoria Park and the WA Planning Commission prior to lodging of any application seeking approval for an additional use or operation not currently identified in the Management Plan.	WAPC; ToVP; PFC; WCE

6.3 Transport Strategies

[As part of the preparation of the original Management Plan in 2016, a number of transport strategies were developed in conjunction with key stakeholders to support the future redevelopment and use of Lathlain Park. The strategies comprise a mix of statutory, design and strategic elements, derived from the initial stakeholder engagement process for the MLTP, discussions with organisations involved in the Lathlain Precinct Redevelopment Project and known statutory requirements.](#)

[This Management Plan sets out requirements for the preparation of relevant traffic, travel and parking management plans to be prepared and approved prior as part of any application for development, as well as for competitive matches and/or community events where crowd numbers are anticipated to exceed certain thresholds. Where these are required, it is expected they will have due regard to the following transport strategies together with the Town's Integrated Transport Strategy and Parking Management Plan, any other requirement of the Town.](#)

Table 6.3: Transport Strategies

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 set out in the Integrated Transport Strategy and Parking Management Plan. Require submission of detailed transport impact assessment with development applications for Zone 1. Require submission of travel plan with development applications for Zone 1. 	ToVP, MRWA, DoT, PTA, WCE, PFC
Off-Street Parking	Peak parking for football matches	All	Provide adequate parking for football matches and events. Manage parking impact on surrounding street network. Remove informal parking affecting amenity.	<ul style="list-style-type: none"> Apply 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. 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 as part of any development application. 	ToVP, PTA, WCE, PFC
	Peak parking for football matches	1	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. Examine areas for overspill parking at home games and events. Manage existing VIP area in Zone 2 onwards so that no more than 90 bays provided are used. Require Perth Football Club to develop parking management provisions within the construction management plan to illustrate how parking will be managed on-site. 	ToVP, PFC, WCE, contractors
On-Street Parking	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. 	ToVP, residents

Public Transport	Increasing use of public transport to and from Lathlain Precinct	All	Maximise 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 competitive matches and community events. • Examine use of other Park and Ride sites on Armadale Line for overspill parking for competitive matches and community events. • 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 and travel plan with development applications for Zone 1, competitive matches and community events where large crowds are anticipated. • Perth Football Club and West Coast Eagles to develop localised TravelSmart programme for Lathlain Precinct. 	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"> • Improve wayfinding between Lathlain Precinct to Victoria Park Station and existing bus stops. • Provide new pedestrian footpaths within Bishopsgate Street and Roberts Road. • 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
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. • Inclusion of end of trip facilities for Perth Football Club staff and players within new development. • 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	1	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 development in Zone 1. • Provide pedestrian facilities as set out above. 	ToVP, PFC, residents
Servicing	Adequate service access	1	Maintain required service access for existing and new developments.	<ul style="list-style-type: none"> • Incorporate servicing requirements into developments in Zone 1. • Set out servicing impacts in transport impact assessments submitted for new development in Zone 1. 	ToVP, PFC

Construction	Managing construction traffic impacts	1	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 new development in Zone 1. • 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, 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 set out in the Integrated Transport Strategy and Parking Management Plan. • Require submission of detailed transport impact assessment with development applications for Zone 1, and competitive matches and community events. • 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

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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.

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.

Section Break (Continuous)

Zone

... [9]