

# Lathlain Park Zone 1 Redevelopment DRAFT Engagement Summary Report

Prepared by Hames Sharley for:



14 April 2022



# Contents

PROJECT OVERVIEW.....	4	VISION & ASPIRATIONS.....	15
MAKING SPACE FOR CULTURE SURVEY 2021.....	4	STRATEGIC COMMUNITY PLAN 2017-2032.....	16
LPZ1 COMMUNITY SURVEY 2022.....	6	TOVP SOCIAL INFRASTRUCTURE STRATEGY.....	18
PURPOSE & METHODOLOGY.....	6	CONCLUSION.....	19
RESULTS.....	7		
Quantitative Overview.....	7	Appendix – Qualitative Comments from LPZ1 Survey, 2022.....	20
Function Rooms.....	8		
Meeting Rooms.....	8		
Exhibition Space.....	9		
Classroom/Workshop Space .....	9		
Business Hub/Co-Working Space.....	10		
Medical Consulting Rooms.....	10		
Mapping Results to Concept Options.....	10		
Qualitative Overview.....	14		

## REVISION SCHEDULE

No.	Date	Details	Author
1	14/04/22	Draft report for client review	RD

P:\44150 Perth Football Club Facility Redevelopment\03 Production\06 Reports\Stakeholder Engagement\Engagement Summary Report - Lathlain Park Zone 1.docx

## DISCLAIMERS

The information contained in this report has been prepared with care by our company, or it has been supplied to us by apparently reliable sources. In either case, we have no reason to doubt its completeness or accuracy. However, neither this company nor its employees guarantee the information, nor does it or is it intended to form part of any contract. Accordingly, all interested parties should make their own inquiries to verify the information, as well as any additional or supporting information supplied, and it is the responsibility of interested parties to satisfy themselves in all respects.

This report is for the use only of the party to whom it is addressed, and Hames Sharley disclaims responsibility to any third party acting upon or using the whole or part of its contents.

This document has been prepared for the use of the Town of Victoria Park only. Copyright © 2022 Hames Sharley (WA) Pty Ltd. No part of this document shall be reproduced in any form without written permission of Hames Sharley.

## PROJECT OVERVIEW

As part of the Lathlain Park Redevelopment Project (LPRP), Hames Sharley have been engaged by the Town of Victoria Park (ToVP) to provide concept options for the redevelopment of Lathlain Park Zone 1 (LPZ1). LPZ1 is the final component of the \$70 million revitalisation project being partly delivered under a unique public-private partnership. The ToVP, West Coast Eagles (WCE), Waalitj Foundation (WF) and Perth Football Club (PFC) partnership aims to set new standards in the delivery of an active community sports complex together with lasting community benefits.

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

LPZ1 is home to the existing PFC Facility and Ticketing Office. It is bounded by Bishopsgate Street to the south, Goddard Street to the west, the existing parklands and on-grade parking to the north, Mineral Resources Oval and the WCE Headquarters to the east. The LPZ1 project involves the redevelopment of the Perth Football Club building and immediate surrounds. It is driven by the requirement to address current sporting code and accessibility standards and modernisation of the 63 year old grandstand to meet these and contemporary community desires.

In addition to future football infrastructure and the replacement of the grandstand the project will boost both WAFL football and enable the growth of women's football. Importantly, the project involves construction of future

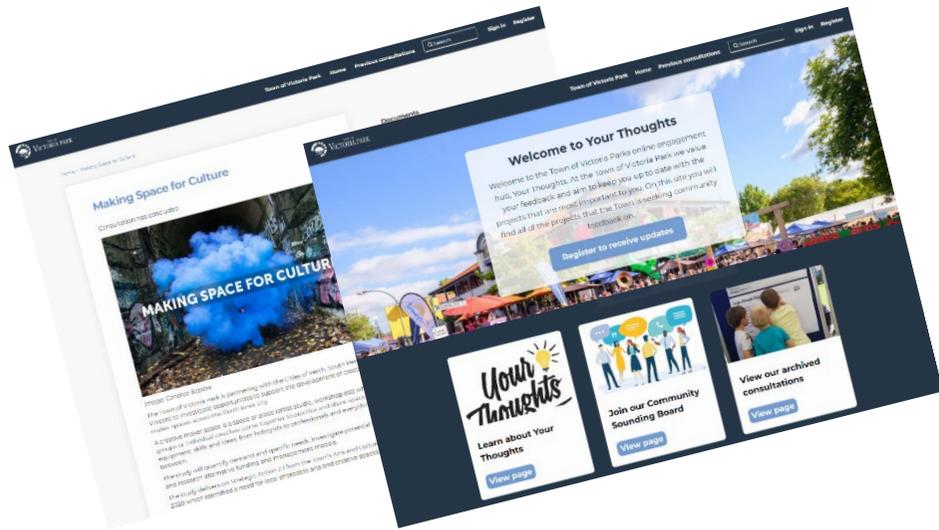
facilities that will enhance the local area with a variety of multipurpose spaces that will be available for wider community use such as function spaces, exhibition areas, meeting rooms and education spaces.

Concept Option 4 as outlined in the *Concept Design Report* (Hames Sharley, April 2022) is considered the recommended approach to the redevelopment of the LPZ1 as it responds best to the previous and current community needs and aspirations expressed.

The provision of these spaces within the future facility is based on a significant amount of community feedback stemming from several key projects including the Lathlain Park Management Plan informing the direction of the Lathlain Precinct Redevelopment Project, and the Social Infrastructure Strategy. These documents have helped identify the need for various types of community infrastructure throughout the Town, including Lathlain. Additionally, this report presents and analyses more recent, specific engagement feedback that has informed the process and outcomes.

## MAKING SPACE FOR CULTURE SURVEY 2021

In relation to the needs of residents and businesses for creative pursuits, the *Making Space for Culture Survey* (March 2021) was a joint initiative between the ToVP the Cities of Perth, South Perth, and Vincent. The project commenced by seeking information on the spaces and opportunities related to cultural activities to investigate opportunities to support the development of creative maker spaces across the Perth inner city.



- Studio/work space with public facing presentation space (e.g. shopfront or gallery space) (14% / 25 people)
- Studio/work space only (12% / 21 people)

In reviewing the survey results, several findings illustrate the responsiveness of the proposed concept Option 4 to these creative pursuits and community needs. The survey revealed that Visual Art (50% of respondents) was the dominant creative practice which could be well accommodated by the **exhibition space** in Concept Option 4. Further, the **classrooms and workshop rooms** within Concept Option 4 are possible locations where visual art such as painting, drawing/sketching and sculpture (top three modes) could be provided. Writing (7%) and Art Education (5%) would also be well accommodated by these spaces.

Additionally, the survey noted an interest in music and performance activities. These could be undertaken in the **function rooms** in all Concept Options, however aspects such as theatre style lighting and sound would be absent.

The survey included these Perth local government areas and of all respondents, 189 indicated they would be willing to locate in the ToVP. The survey respondents provided information about their creative practice and potential gaps in provision or barriers. Overall, the respondents were primarily young adults with 21% aged 16-29 years and a further 37% aged 30-39 years.

This survey demonstrated that East Victoria Park and Victoria Park were the most popular places to locate within the ToVP, though Carlisle and Lathlain were the next most favoured resulting in potential for LPZ1 to offer facilities that would also be attractive, flexible and meet creative sector needs.

The most popular types of spaces that creatives within the community were interested in are relevant to Option 4. These were:

- Collaborative workshop spaces (19% / 34 people)

The key requirements that respondents had for creative workspaces were:

- natural light
- high speed internet
- natural ventilation
- storage

The Concept Option 4 design prioritises these aspects and spaces and may achieve the desired workspace features.

Other key amenity requirements that creative sector respondents sought were:

- location near cafes/restaurants
- access to public transport, parking, and access

- public facing places to connect with audiences/customers
- proximity to parks, entertainment, and events areas

It is notable that each of these requirements would be met by the Lathlain Park location. Based on this previous engagement feedback from the *Making Space for Culture Survey* when considered relative to the concept design options, Concept Option 4 meets the majority of the above requirements and is therefore based on engagement considered the recommended option to proceed with.

## LPZ1 COMMUNITY SURVEY 2022

As detailed above, the Lathlain community has been engaged in the past and contributed to a variety of documents including the Strategic Community Plan 2017-2032 so the ToVP is well aware of the gaps, needs and ideas for facilities and activities. ToVP also undertook workshops with the community in August and September 2020 to guide the vision, aspirations, and opportunities. Hames Sharley's Lathlain facilities design responds to the vision and functional area briefings arising from workshops with community members.

As a final means of confirming that the design responds to the needs of the community, an online survey and open day were planned for March 2022 (however only the survey component has been able to be completed so far). The Open Day for additional feedback to complement the survey was scheduled for 19<sup>th</sup> March but was cancelled due to the COVID-19 peak in Perth. This event is planned to be rescheduled to sometime in May 2022. Details of the online community survey and the specific space related feedback received to inform the process is provided in the following pages.

## PURPOSE & METHODOLOGY

The online survey has been informed by previous feedback captured by ToVP both within the Lathlain Park Precinct, and through broader engagement as part of the Strategic Community Plan. The survey was created with the understanding that design concepts for the Lathlain Park Redevelopment are primarily being driven by key collaborative partners, with access to funding to ultimately guide final decisions. Therefore, the concepts presented in Hames Sharley's Concept Design Report provide for a series of spaces which will be made available to the community for use. Given the ability to influence the overall design is limited, the focus of the survey is to understand the profile of both who will likely use the spaces and how the different groups will do so.

The survey was available to the community online for three weeks via the [ToVP website](#) *Your Thoughts* page from 3 March to 24 March, 2022 and received a total of 66 responses. Community members were made aware of the survey through social media channels such as Facebook and the ToVP website through the *Consultations* page.

By providing the ToVP with a defined user profile, underpinned primarily by quantitative data the survey informs and refines the final design and operational considerations. Additionally, some qualitative (open ended questions) provide further detail to the user profile summary. This engagement report captures the survey results to highlight when and how many people are likely to use the facility spaces. Many are flexibly designed to permit several uses or types of activities and the survey indicates the sentiment of community members in relation to each space.

## RESULTS

### Quantitative Overview

#### Profile of respondents

Many respondents to the survey live in the ToVP (83%) and more than half close by (within a 5-minute walk of Lathlain Park). Additionally, 68% are property owners in the ToVP and 31% were either members, employees, or players at the PFC.

Broader community interest was shown for the development with 39% saying they visit the ToVP often. Four in five of the respondents do not currently use the PFC facilities often and most are responding to the survey as an individual rather than a representative of a group or organisation.

Almost two thirds of respondents were younger adults aged between 25-44 years and respondents were slightly more likely to be male (27 females and 35 males responded). The questions have varied numbers of respondents (indicated by n = x in the results summary) because it was not compulsory to respond on all types of spaces, only those of interest.

The LPZ1 Community Survey results revealed the following findings, segmented by each area within the proposed facility:

#### *Function Rooms*

- More than two thirds (69%) of respondents are interested in using **function rooms** at the future facility. n=64
- The most popular events that the **function rooms** would be used for are (in order from highest to lowest):
  - Celebrations (e.g. birthday party);
  - Community activities (e.g. fundraising events);
  - Informal social events; and

- Passive sporting activities such as yoga were also raised. n=44
- Highly valued amenities within the future facility **function rooms** are (in order from highest to lowest):
  - Space for social interaction;
  - Access to food preparation facilities;
  - Access to power and lighting;
  - Access to technology; and
  - Flexibility. n=44
- Individuals and not-for profit organisations or community groups were the main potential user groups of **function rooms**. n=44
- The frequency that respondents were most interested to use function rooms at the future facility was **most likely to be monthly, yearly or less than yearly** i.e. weekly and fortnightly users were far less represented.
- Weekends were the preferred time to use the **function rooms** (more than half respondents) in contrast to weekday usage. n=44
- Afternoons and evenings were by far the preferred time for using **function rooms** (85%) n=44

#### *Meeting Rooms*

- Two fifths (44%) of respondents are interested in using **meeting rooms** at the future facility (overall they are less popular than function rooms). n=64
- The most popular **types of meetings** that the rooms would be used for are (in order of preference):
  - Formal meetings
  - Informal meetings

- Video conferences  
n=28
- Highly valued amenities within the new facility **meeting rooms** (in order from highest to lowest) are:
  - Access to technology
  - Access to power and lighting;
  - Space for social interaction;
  - Access to food preparation facilities;
 n=28
- Not-for-profit organisations were the main potential user group of **meeting rooms** followed by commercial groups/organisations. n=27
- The frequency that respondents were most interested to use **meeting rooms** at the future facility was **most likely to be monthly**. n=28
- Weekdays were the overwhelmingly preferred time to use the **meeting rooms** which is in keeping with the work related nature of these activities in contrast to weekends which are favoured for social gatherings. n=28
- Mornings and evenings are almost equally preferred times for using **meeting rooms**, followed by afternoons as the next most preferred time. n=28.

### *Exhibition Space*

- Only one third (33%) of respondents are interested in using **exhibition space** at the new facility. This is understandable given this space is a more specific and niche opportunity in contrast to meeting and function rooms. n=62
- The most popular **types of exhibitions** that respondents would be interested in holding at the future facility are art based. With the next preferred being formal presentations. n=20

- Highly valued amenities within the future facility **exhibition spaces** (in order from highest to lowest) are:
  - Access to power and lighting;
  - Space for social interaction;
  - Flexibility;
  - Access to technology; and
  - Access to food preparation facilities.
 n=20
- Potential user groups of **exhibition spaces** are slightly more likely to be not for profit organisations or community groups, though individuals and commercial group/organisations were also represented n=20
- The frequency that respondents were most interested to use exhibition spaces at the future facility was **most likely to be infrequent i.e. either yearly or less than yearly**. The next most common frequency was monthly usage. n=20
- Weekends were a more preferred time to use the **exhibition spaces**, followed by weekday usage. n=20
- Afternoons and evenings (combined) were the preferred times for using **exhibition spaces**. n=20.

### *Classroom/Workshop Space*

- Only two in five (38%) of respondents are interested in using **classroom/workshop space** at the future facility. This is understandable given this space is a more specific space relative to meeting and function rooms. n=63
- The most popular **types of classes** that respondents would be interested in holding at the future facility are workshops. With the second preferred being training sessions. n=24

- Highly valued amenities within the future facility **classroom/workshop spaces** (in order from highest to lowest) are:
  - Access to power and lighting;
  - Access to technology;
  - Equal value was placed on: space for social interaction; access to food preparation facilities; and acoustic separation.
  - Visual separation was not considered as important for classrooms/workshop spaces  
n=24
- Not-for profit organisations or community groups comprised more than half of the potential user groups of **classroom/workshop spaces**. n=24
- The frequency that respondents were most interested to use **classroom/workshop spaces** at the future facility was **most likely to be monthly or yearly**. n=24
- Weekdays were the more preferred time to use the **classroom/workshop spaces**, though weekend usage was almost as popular. n=24
- Afternoons and evenings (combined) were the preferred time for using **classroom/workshop spaces**. Mornings and midday classes were second most preferred, with the classroom space likely usage patterns being most distributed over the day and evening, in contrast to the other spaces.  
n=24

### *Business Hub/Co-Working Space*

- Only one quarter (25%) of respondents are interested in using the **business hub/co-working space** at the future facility. n=63
- The most popular kinds of activities **co-working areas** would be used are:
  - Co-working space

- Informal meetings  
n=16
- Highly valued amenities within the new facility **business hub/co-working space** (in order from highest to lowest) are:
  - Acoustic separation
  - Equal value was placed on: access to technology; space for social interaction; and access to power and lighting.
  - Less important to **business hub/co-working space** respondents are visual separation and the ability to access food preparation facilities. n=16
- Individuals and commercial organisations were the main potential user groups of **business hub/co-working space**. n=16
- As would be expected of such a space (work related), users are likely to want to access the facilities frequently i.e. **daily, weekly or fortnightly**.
- Similarly, expected patterns of use are **concentrated on weekdays** rather than weekends.  
n=16
- Again, in keeping with the work-related use of the space, respondents are **morning/midday/afternoon focused** rather than evenings. n=16

### *Medical Consulting Rooms*

- **Medical consulting rooms** are the least likely facility that community members responding to the survey would use with just 17% interested.  
n=64
- Equally popular kinds of **medical consulting rooms** that respondents would use were:
  - Areas for mental health support
  - General medical rooms  
n=11

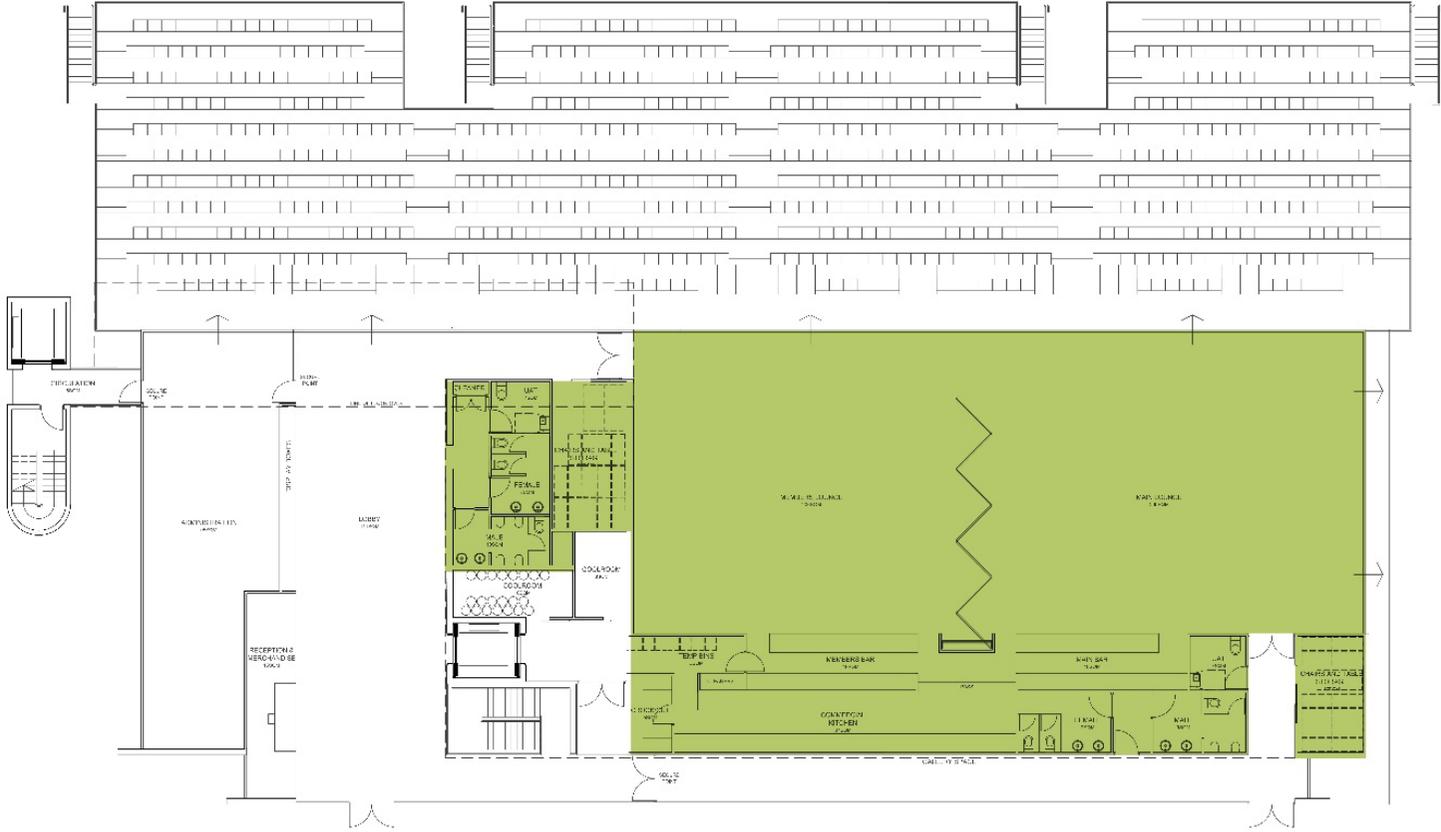
- Highly valued amenities within the new facility **medical consulting rooms** are:
  - Acoustic separation;
  - Visual separation;
  - And to a lesser extent access to technology; and access to power and lighting.  
n=8
- As would be expected given the nature of these spaces, individuals were the dominant potential user groups of **medical consulting rooms**. n=10
- Frequency of usage was equally spread between weekly, monthly, and yearly (reflecting the relatively unknown requirements for medical services by most people). n=9
- Expected patterns of use are **concentrated on weekdays** rather than weekends, also likely linked with typical consulting hours for medical practitioners.  
n=9
- No clear time of day usage patterns emerged (many said they were unsure, reflecting the relatively unknown medical services requirements of most people). n=10

### Mapping Results to Concept Options

In reference to the survey results above Hames Sharley has reviewed the community's expected usage of the spaces within the four concept options. In the mapping of the concepts in the following pages, **higher usage is represented by green shading (>66%), medium usage is orange (34-66%) and low usage is yellow (<33%)**. These represent the levels of interest in using each space as outlined in the results above.

This spatial representation of the survey usage patterns expressed illustrates that Option 4 demonstrates the LPZ1 will have a potential increased patronage by the community across the breadth of facilities included, rather than fewer facilities used at potentially lower levels.

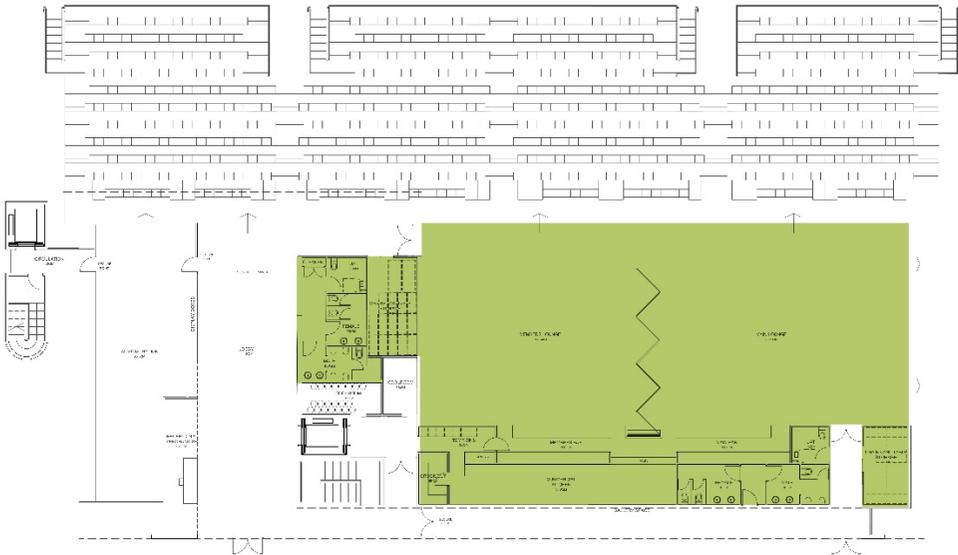
Option 1: Potential Community Usage results from 2022 Survey



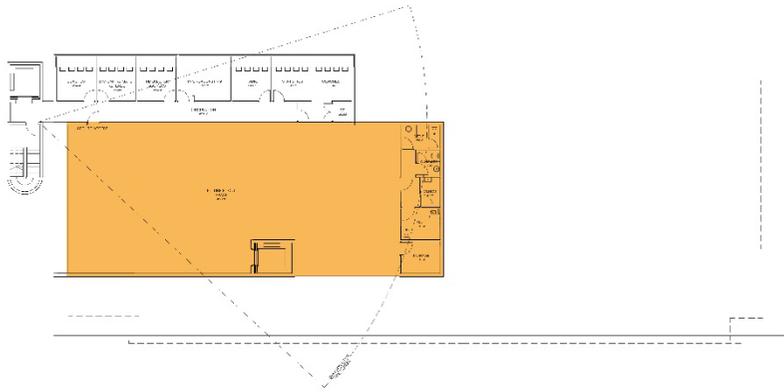
Goddard Street Floor plan



Option 2: Potential Community Usage results from 2022 Survey

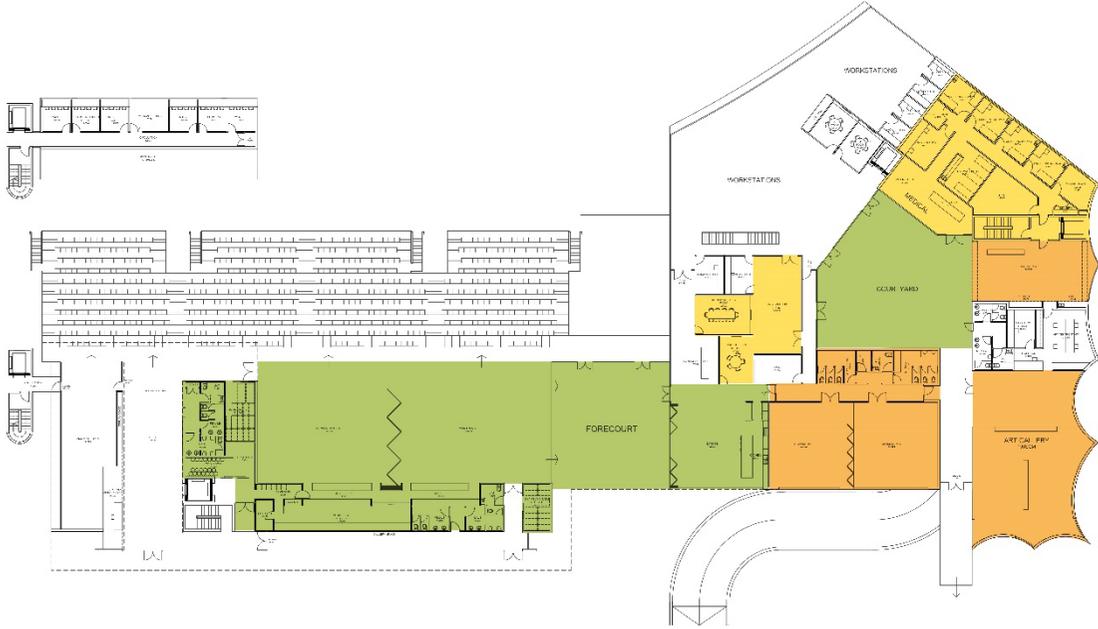


Goddard Street Floor plan

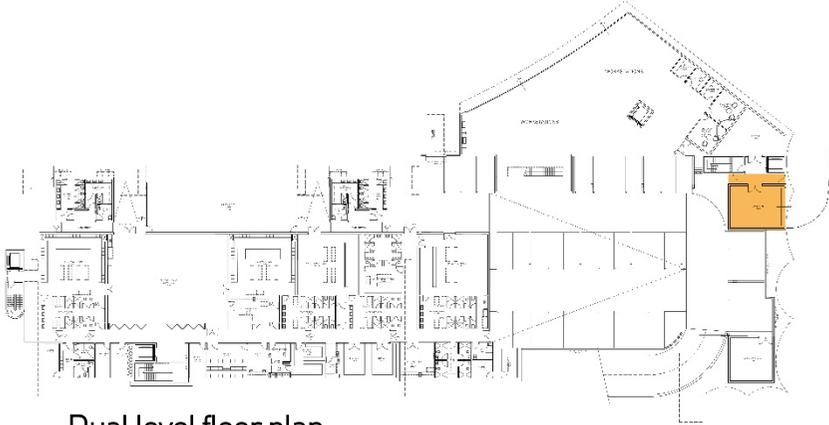


First Floor plan

Option 4: Potential Community Usage results from 2022 Survey



Goddard Street Floor plan



Dual level floor plan

## Qualitative Overview

In addition to the quantitative results reported by space type above, there was an open ended question at the conclusion of the survey seeking additional comments. Details of the individual comments made by respondents in addition to the quantitative results are included in the Appendix. The points raised have been grouped according to themes and interests. Most comments are supportive of the redevelopment concept. Some expressed interest in increased usage of PFC facilities and responsiveness to younger demographics and food & beverage outlets for the Lathlain area.

## VISION & ASPIRATIONS

The ToVP and the Lathlain Park Advisory Group (LPAG) are working closely with the Perth Football Club and other key stakeholders to deliver a modern, multi-functional facility for use by the whole community. The LPAG is made up of two elected members, two community members, two subject matter experts from the Town, plus representatives from the PFC and the Western Australian Football Commission (WAFC).

Setting the vision and objectives for LPZ1 with the LPAG was one of the early stage activities undertaken by Hames Sharley in 2021. In undertaking the design for LPZ1 the team and LPAG collaborated and refined the vision and aspirations below. In August 2021 Council endorsed the following guidance for the redevelopment of Lathlain Zone 1:

### Vision

Lathlain Park Zone 1 is revitalised as a contemporary, multipurpose centre. A dynamic place, that caters for the diverse needs of its community for generations to come.

## Aspirations

### *A sympathetic, but unique neighbour*

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

### *Flexible and ready for the future*

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

### *A place for everyone*

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

### *A place that tells local stories*

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

### *A place that stands the test of time*

A venue that optimises building performance and limits maintenance costs through climate responsive design and use of appropriate building materials.

In considering these aspirations in relation to the concept options the following table has been prepared to illustrate the alignment between the options and delivery of the LPZ1 vision and aspirations. Option 4 is preferred for its ability to provide a place for everyone.

Aspiration	Option 1	Option 2	Option 3	Option 4
<i>A sympathetic, but unique neighbour</i>	✓	✓	✓	✓
<i>Flexible and ready for the future</i>	✓	✓	✓	✓
<i>A place for everyone</i>				✓
<i>A place that tells local stories</i>	✓	✓	✓	✓
<i>A place that stands the test of time</i>	✓	✓	✓	✓

Source: ToVP, Hames Sharley 2022

leadership Strategic Outcomes defined by the ToVP in the *Strategic Community Plan 2017-2032* is provided in the table below prepared for this report.

Although some of the outcomes are not directly relevant to this options assessment, those that are, have been identified in the table below (predominantly social, economic and environmental aspects). Option 4 best meets the outcomes identified as relevant and in particular the Social strategic outcome *S4 A place where all people have an awareness and appreciation of arts, culture, education and heritage*.

## STRATEGIC COMMUNITY PLAN 2017-2032



Contributing to achieving the objectives that the ToVP sets for its community and organisations performance is an important indicator of the decisions made in progression of developments such as LPZ1. Therefore, a review of all concept options for alignment with the social, economic, environment and civic

Alignment with Strategic Outcomes:	Option 1	Option 2	Option 3	Option 4
<b>SOCIAL</b>				
S1 A healthy community	☑	☑	☑	☑
S2 An informed and knowledgeable community	☑	☑	☑	☑
S3 An empowered community with a sense of pride, safety and belonging	☑	☑	☑	☑
S4 A place where all people have an awareness and appreciation of arts, culture, education and heritage				☑
<b>ECONOMIC</b>				
Ec1 A desirable place for commerce and tourism that support equity, diverse local employment and entrepreneurship				☑
Ec2 A clean, safe and accessible place to visit	☑	☑	☑	☑
<b>ENVIRONMENT</b>				
En1 Land use planning that puts people first in urban design, allows for different housing options for people with different housing needs and enhances the Town's character				
En2 A safe, interconnected and well maintained transport network that makes it easy for everyone to get around				
En3 A place with sustainable, safe and convenient transport options for everyone				
En4 A clean place where everyone knows the value of waste, water and energy				
En5 Appropriate and sustainable facilities for everyone that are well built, well maintained and well managed	☑	☑	☑	☑
En6 Appropriate, inviting and sustainable green spaces for everyone that are well maintained and well managed				
En7 Increased vegetation and tree canopy	☑	☑	☑	☑
<b>CIVIC LEADERSHIP</b>				
Cl1 Everyone receives appropriate information in the most efficient and effective way for them				
Cl2 A community that is authentically engaged and informed in a timely manner				
Cl3 Well thought out and managed projects that are delivered successfully	☑	☑	☑	☑
Cl4 Appropriate information management that is easily accessible, accurate and reliable				
Cl5 Innovative, empowered and responsible organisational culture with the right people in the right jobs				
Cl6 Finances are managed appropriately, sustainably and transparently for the benefit of the community				
Cl7 People have positive exchanges with the Town that inspires confidence in the information and the timely service provided				
Cl8 Visionary civic leadership with sound and accountable governance that reflects objective decision making				
Cl9 Appropriate devolution of decision making and service provision to an empowered community				
Cl10 Legislative responsibilities are resourced and managed appropriately, diligently and equitably				

Source: Strategic Community Plan 2017-2032, ToVP, Hames Sharley 2022

## ToVP SOCIAL INFRASTRUCTURE STRATEGY (2021)



In addition to the alignment with strategic community objectives noted above, this project has responded to item 46 in the Lathlain Neighbourhood Hub Program, in that LPZ1 development has addressed the high priorities of:

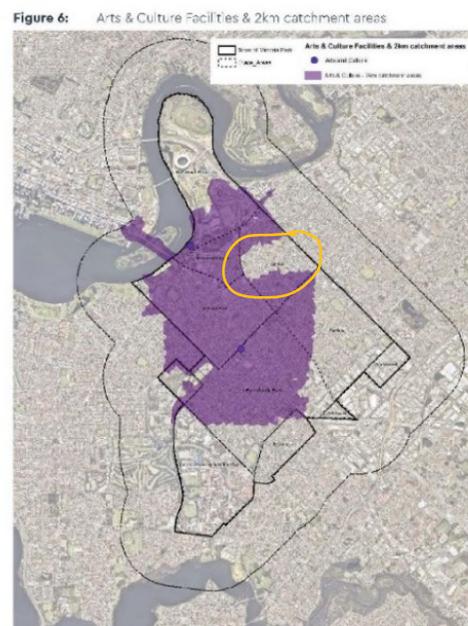
1. Provision of sporting and active recreation facilities that deliver both a community and strategic benefit.
2. 2. Efficient and diverse community meeting and community support offerings within the Lathlain local centre.

And in doing so, the team has collaboratively worked *with the West Coast Eagles, Perth Football Club and other stakeholders to improve community access to facilities at Mineral Resources Park / Lathlain Park*, as the Social Infrastructure Strategy (SIS) recommends.

## Arts Centres

The Social Infrastructure Strategy (SIS) 2021 assessment concludes that the ToVP is well serviced from a catchment perspective, primarily due to its proximity to regional facilities. However, regional facilities programming choices and accessibility do not offer the potential that a neighbourhood level facility can cater to early-career artists, hobbyists and locally-based creatives, plus provide activities and activity spaces for the local community. One way the LPZ1 redevelopment can contribute to this is by provision of flexible local-level spaces in hubs that are suitable for arts activities.

The map below from the Strategy illustrates how this facility could extend the current access (shaded purple) to facilities that support art based activities (refer yellow circled area).



## Community Meeting Spaces Infrastructure

Rather than considering and delivering infrastructure that is specific to demographic groups, the SIS is founded on the principle of flexible, multi-purpose facilities. Additionally, the report notes that there are advantages to having people from different backgrounds casually mixing within community spaces. This philosophy has likewise been adopted in the LPZ1 design process to future-proof and enable broad usage of facilities within the community.

Additionally, the SIS highlighted valuable amenities, and it is noted that all four concept design options in the LPZ1 redevelopment include furniture and access to food preparation / tea & coffee making facilities. These that will assist in attracting people to hire the spaces.

## CONCLUSION

This engagement report details several sources of engagement with the community undertaken both prior to and specifically for the LPZ1 redevelopment. This process and the responsiveness of the options to the needs expressed and aspirations for the project results in identification of Option 4 as the preferred concept design.

## Appendix – Qualitative Comments from LPZI Survey, 2022

The survey results included qualitative comments with each representing feedback received by one individual, with the exception gym accessibility, which was commented on by four people. These comments have been organised according to themes arising in the sentiments:

### General / Community Desires

“Build something that is aspirational (and) reflects the existing investment in the Lathlain precinct.”

“Please make it functional, and a sought-after venue that local businesses can hire and be proud to host training or functions within for years into the future. This is such a fantastic central location with so much potential, so I’d hate for it to be a wasted opportunity”

“A great idea - I fully support the redevelopment of the facility with a variety of purposes for community use.”

“Perth Footy Club is part of the future for this community and its longevity is built around a shared space with community. Ensure Perth and its partners are respected and successful.”

“For historical reason(s) keep the old logo that’s on the side of the grandstand and incorporate it into a room with historical of Perth football club.”

“Please endeavour to create a welcoming inclusive space. It is intimidating approaching the old men at the footy club.”

“The community would benefit by supporting and learning more about each other’s talents e.g. South Perth Learning Centre.”

“Doctors surgery medical centre would be useful as we lack these in Carlisle and Lathlain”

“Design should be visually consistent with Eagles facility.”

### Gym/More Access Desired

*Four people said something similar to:*

“It’d be great to have (a) gym which can be accessed by the public. Lathlain currently only has one public gym....and it’d be great to have something else.”

“Disappointed that there is not more exercise and fitness based social access such as gymnasium access or pool access to the community.”

“Very unfortunate and disappointing that the only community access is for meeting rooms and event spaces. Not many people in the community would utilize these. I’d rather have access to gym areas and other things already existing facilities within the space. Or better yet, a separate gym and access to equipment for the community at a discounted rate.”

“Would love to have shared use of facilities for local school and sporting clubs to use.”

“It would be beneficial if the Perth Football Club could open the dining room and bar so the Lathlain residents could say attend on Friday or Saturday nights for a meal and drink.”

### Activation / Food & Beverage

“More food and beverage outlets need to be incorporated around the oval for game days and if the entrances are opened (this would allow) the users to walk around the surrounds of the oval. The gates could be closed on game days and if the WCE were having a closed training session.”

"It would also be nice to have a regular community event like food trucks or limited menu cafe/restaurant a couple evenings a week at the area."

### **Younger generation, Storage**

"Could the new facility accommodate all ages – i.e. play groups, teenager zones or study zones, adult co working etc....the survey seems to be geared towards older generation use of the space."

"Easy access from hired rooms to nearby playgrounds (e.g. for child birthday parties) would be nice."

"Lathlain is growing with young families moving in and Lathlain Primary School is bursting full. But there is a lack of indoor community space available. In 2016 the community was assured that the Eagles building would include indoor and outdoor spaces that the community could use freely but ended up with none.

The Community Centre in Lathlain Place was...a massive, missed opportunity – it just needed a second story with function rooms, community spaces and some shared facilities.

Our Primary School has 600 students and this will continue to grow. Providing our families with a venue for whole school events, P&C meetings, parent fundraising events like quiz nights, discos for our students, parenting workshops, etc would be a huge benefit for the families in Lathlain. Please take this into consideration moving forward with the plans for the community space."

"Would there be space for organisations to have their own spaces? The biggest hurdle is regularly available space where we can store gear and equipment – and a space that is accessible to all."

"Must be a fully accessible and inclusive space, otherwise we'll look elsewhere."

### **Hire / operations considerations**

"Spaces need to be fair and equitable with regard to pricing"

"Hiring should not be managed by the football club."

"Please ensure the facility provides more than just corporate usage and local individual usage is considered."

"...a bar/restaurant open to local residents (possibly part of a Perth Football Club membership) so there is a Lathlain based location to socialise with residents."

"It would be great to allow local businesses to use the facilities to promote small business from a variety of industries."

"The current grandstand is 63 years old. The new one will.....need to accommodate watching football (and) to be a home for a football club. But it needs to accommodate the community as well... let's make it work for everyone."

The recent substantial development of Lathlain has so far delivered some stunning outdoor spaces but no useful indoor spaces for flexible community use. Despite initial promises the Eagles building has no provision for community use.

The Community Centre in Lathlain Place is a great home for early childhood groups but has no function rooms, community spaces, or shared facilities for any other groups or casual users.....a lost opportunity.

The current "Lathlain Function Centre".....is run by the Perth Football Club on a commercial basis and includes a bar and alcohol sales, making it unsuitable to be used by many community groups or the Lathlain Primary school. It is vital that redevelopment...includes substantial Community Facilities which are managed by the Council, not on a commercial basis.

Of the 11 Venues for Hire on the Town of Victoria Park website none are in Lathlain, six are in East Victoria Park. Lathlain is a suburb with a rapidly growing population, indicated by our very full primary school.

In my view this should include a large space with a commercial kitchen suitable for: P&C Quiz nights; Children's discos; or Other similar community events. It (should also have) at least two other meeting rooms suitable for: Community meetings; Community workshops; or Other small gatherings."

#### **Landscaping & Views**

"Please don't reduce any of the green space around the ovals, particularly for a mobile tower. If this can be incorporated into the new grandstand that would be ideal."

"The facility should take advantage of the city views. An outdoor platform or function room with city views could be used for weddings, functions or similar and should be available to the community to hire."

#### **Noise & Parking**

"Increased activity and use of the space is great - but please ensure you factor in parking and the impact on neighbouring residents, including noise restrictions on events / ensuring people leave and event in a quiet manner and don't hang around (for example after birthday parties)"

"Where are they all going to park?"

"The facility needs to incorporate more parking than currently exists as the proposal indicates that many more opportunities will be available for people to use, hence more cars."

#### **Football Club needs**

"It is very important that the facility is not just a football club. Added to that the needs of the club need to be taken account. The club must be able to be stay viable and continue its work in the community.

"PFC players, coaches, medical staff, life members should have a majority say. They will be using the space 80% of the time, they are THE number one focus of the redevelopment of THEIR spaces."

"I'm keen that the new facility provides good licensed and unlicensed spaces to view the game inside and outside and that the majority of outside seating (regardless if licensed) is covered."