

Schedule of Submissions – Lathlain Precinct Redevelopment Project - Zone 1 Business Plan

Submission Type (officer assessed)	Quantity
Objections	1
Support	3
Change requested	12
No Position stated or neither support nor object	1
Total	17

No.	Do you have any comments about the proposed Business Plan?	Please select which applies to you	Officer Response	Officer assessment
1	Strongly support	Not selected	Supportive comment	Support
2	Leave the existing grandstand as is. The existing grandstand should be retained.	I live within a five minute walk of Lathlain Park, I am a Perth Football Club member	This comment is regarding the general idea of redeveloping the grandstand rather than the business plan detail.	Objection
3	Yes, Where are the attachments for viewing ? The six week period starts from the date all of the business plan documents are available to view. therefore the consultation period hasn't actually started as yet. Please update these documents as the start date of consultation and supply the attachments for public consultation.	I live in the Town of Victoria Park, I own property in the Town of Victoria Park	This comment relates to the engagement process and not the business plan content. The Business plan was originally published without the business plan attachments. This was corrected on the second day of the consultation period (22 February). The period has therefore been extended by one day.	Neither support nor objection demonstrated
4	I am generally supportive of the Business Plan however I do not agree that the rent paid by the PFC should be quarantined to a reserve fund only for the purpose of renewal or maintenance of the facility. While the rent should cover this, any excess should be available to fund other projects or services of the Town and reduce the burden on ratepayers. To do it as proposed runs the risk that one facility has	I live in the Town of Victoria Park	The Key Terms of a future rent to the PFC have been endorsed by council separately to the business plan. This rent was specifically calculated to only cover the Town's estimated costs for ongoing maintenance liabilities, therefore not to	Change requested

	<p>ample funds for renewals, maintenance and upgrades while other facilities may not. This is not equitable.</p>		<p>gain profit from the lease arrangement with the PFC. The holding of funds for this purpose in a “sinking fund” type arrangement is considered good practice for large scale facilities and allows the annual municipal budget to be spent on other Town needs rather than on this facility. It should be noted that the lease terms require the PFC to pay rates to the Town which will be included in the municipal rates base and not be held for maintenance of the facility.</p>	
5	<p>Zero parking will certainly help with Vic Park revenue raising. Yet it's the locals that have the hassles with the lack of parking. Unfortunately not everyone is able to utilise public transport.</p>	<p>I am a Perth Football Club member</p>	<p>This is an opinion that the parking provision in the design is inadequate, and the design should be changed. This relates to the design of the project and would be more appropriate at a development application stage.</p>	<p>Change requested to the design</p>
6	<p>Original plans for the redevelopment of the grandstand were to include a large community space that could be used by local groups, such as the Lathlain Primary P&C. The new 400m2 function room (with ability to run a bar for profit) presented a welcome opportunity for the P&C as there are no other spaces of this size available in the area.</p> <p>The latest design has removed access to this large function room and only provides an area of equivalent size to other ToVP and nearby spaces for hire. As a current member of the P&C and organizer of events, these other spaces have been used in past years and are now too small for our growing school community.</p> <p>Our community needs access to a large space with a commercial kitchen (with ability to run a bar for profit where appropriate) suitable for Quiz nights, children’s discos and other similar events. These events are important and key fundraisers for the P&C.</p> <p>The current business plan should be adjusted to allow community groups access the large 400m2 function room, at low cost rates, with the ability to run a bar.</p> <p>*NAME REDACTED* (current Lathlain Primary School parent and P&C member)</p>	<p>I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park</p>	<p>It is unclear what original plan this comment is referring to. Potentially, it was an interpretation that the PFC managed function space would have been managed by the Town.</p> <p>There are design elements of this feedback that imply the design of the community space does not meet the needs of this community group and would need to be much larger in size and contain a commercial kitchen for use by community groups hiring the space.</p> <p>The comment proposes community groups should be given the ability to book the PFC managed function space for a low rate and be able to operate the commercial kitchen and bar themselves as a fundraising activity.</p> <p>Including such a requirement in the lease arrangement with the PFC is likely to receive strong objection from the PFC. The objection would be on management</p>	<p>Change requested to the Business Plan and PFC lease terms</p>

			grounds given the operational challenges and risk it would involve. It is also likely to be challenged on commercial grounds given the need to operate the function space as a commercially to increase the Club's income to cover the additional expenses associated with the new facility and new lease arrangement.	
7	Given this project is funded by Local, State and Federal Governments, I believe that the large 403m ² function room (and bar facilities) should be available to hire by community groups at a subsidised rate, or a number of weekends per year should be set aside for community groups to use these facilities at low cost. Within the Town of Victoria Park, there are no council run venues that are larger than 250m ² . Lack of access to facilities with a larger capacity impacts on the ability of small, volunteer-led organisations to run large events to raise funds for the community. Hiring this venue space from the Perth Football Club at full commercial rates would not be financially feasible for these organisations. The community should have access to this space at a subsidised rate.	I live in the Town of Victoria Park, I own property in the Town of Victoria Park	Refer officer response above to comment 6.	Change requested to the Business Plan and PFC lease terms
8	The redevelopment of the current grandstand is being funded by Local, State and Federal Governments, and should become a wonderful asset for all of our community. The recent substantial development of Lathlain has so far delivered many useful and attractive outdoor spaces but no useful indoor spaces for flexible community use. The 228m ² community space included in the new plans for the grandstand is welcome, however it is not big enough to add value or provide additional facilities not already available in the local area. All the existing local council run venues available to hire are smaller than 250m ² . Our community needs access to a large space with a commercial kitchen suitable for P&C Quiz nights, Children's discos, or other similar community events. The current Business Plan should be adjusted to provide for community bookings of the large 403m ² function room at low-cost rates. It should not be built exclusively for the Perth Football Club to make money.	I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park	Refer officer response above to comment 6.	Change requested to the Business Plan and PFC lease terms
9	The current business plan should be adjusted to provide for community bookings of the large 403m ² function room at low cost	I live in the Town of Victoria Park	Refer officer response above to comment 6.	Change requested to the Business

	rates. It should not be built exclusively for the Perth football club to make money.			Plan and PFC lease terms
10	<p>It looks superb. I have been a Perth Demons supporter since I was a kid. My grandparent's home was on Raleigh Street Carlisle and I remember both sides of the street being aligned with cars and hundreds of people walking to and from Lathlain Park. I went to Lathlain Primary in grade 1.</p> <p>Great to see away supporters have a section assigned for them as it is important for home and away supporters to feel they have their own areas exclusive to them. What will happen to the space created by the demolition of the existing grandstand? It is very important to have a separate seated shelter stand for all supporters for example like the one at Leederville Oval next to the Subiaco clubrooms. A galvanized tin shed with timber seating. I would also.</p> <p>like to see one or two rows of seating around the ground including in front of the Eagles building. It creates a better atmosphere when supporters can sit all around the ground.</p> <p>Are there any new food and beverage canteen facilities being built? I assume the existing main gate and canteen and merchandise store will go. Will there be something to replace them?</p>	I am a Perth Football Club member	Supportive comment with questions. Suggestion of seating around the edge of the oval would be beyond the scope of this project and outside the zone 1 area.	Support
11	Yes, I request that the Town of Vic Park amend the business plan to allow community bookings of the 403m2 function room, and associated facilities such as the bar, at low-cost rates.	I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park	Refer officer response above to comment 6.	Change requested to the Business Plan and PFC lease terms
12	Concerns around support for local school and bring charged commercial rates for use of the premises. This is a local member of the community and would use this space for fundraising for the school. Charging commercial rates would make this pointless	I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park	Refer officer response above to comment 6.	Change requested to the Business Plan and PFC lease terms
13	Please consider amending the business plan to allow local community group bookings of the 403m2 function room, and associated facilities such as the bar, at low-cost rates.	I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park	Refer officer response above to comment 6.	Change requested to the Business Plan and PFC lease terms
14	As a local community member and parent at the local school it would be good to see the new function centre be available for use for local	I live in the Town of Victoria Park, I own	Refer officer response above to comment 6.	Change requested to the Business

	<p>community not for profit events at rates that would enable events to occur without cost.</p> <p>Examples include large scale P&C events such as a quiz night that due to school population numbers as unable to held anywhere else in the TOVP for a price that would make the event successful</p>	<p>property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park</p>		<p>Plan and PFC lease terms</p>
15	<p>I feel that the business plan should be adjusted to provide for community bookings of the large 403m2 function room at very low-cost rates. It certainly should not be built exclusively for the Perth Football Club to make money. There is a distinct lack of facilities in the Vic Park/Lathlain area for schools and other not for profit organisations to hold functions at very low costs which means that any money that is raised by the community group would go to the football club instead of their organisation - this seems wholly unfair. Perhaps Perth Football Club could do more in the community by offering events to raise money as opposed to underhandedly coercing the council to set an income stream diverting funds from not-for-profit organisations trying to do good for the community, such as schools where the future players of the football club will almost certainly come from. Not only should there be very low rates for community groups to hire the facility on a fair basis, but they should be able to also ensure funding comes from takings over the counter for food/drinks to be purchased throughout the functions they hold. I realise that the Vic Park community centre is available, but this space is simply not big enough for a large indoor function such as a school run quiz night, children's disco or similar.</p>	<p>I live in the Town of Victoria Park, I own property in the Town of Victoria Park, I live within a five minute walk of Lathlain Park, I work in the Town of Victoria Park.</p>	<p>Refer officer response above to comment 6.</p>	<p>Change requested to the Business Plan and PFC lease terms</p>
16	<p>I believe this is a great development and should be supported. I believe the Town of Victoria Park should borrow money for the shortfall in the cost. The Town borrowed money for the development of Aqualife which had little impact on the Towns rates. Also, I believe that the rates the Perth football club pay should start lower than the \$65000 until facility is gaining greater income from use of the new development.</p>	<p>I live in the Town of Victoria Park.</p>	<p>Supportive comment. Comment included regarding a stepped increase to rates paid by the PFC. The intent of comment could refer to rent rather than rates given future rates are unknown however are estimated as lower than \$65,000. The rent is expected to be above this figure, so the comment makes more sense if related to rent.</p>	<p>Support</p>
17	<p>EMAIL TO CEO:</p>	<p>Not Stated</p>	<p>Refer officer response above to comment 6.</p>	<p>Change requested to the Business</p>

	<p>Dear Chief Executive Officer</p> <p>I'm writing to you to provide feedback on the Perth Football Club redevelopment. Please amend the business plan to make the larger function room and associated facilities available for community events at a reasonable cost not full price as currently intended. This is important to our community to make the new facilities accessible.</p> <p>Much appreciate Regards. *NAME REDACTED *</p>			<p>Plan and PFC lease terms</p>
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