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PERTH FOOTBALL CLUB FACILITY REDEVELOPMENT

34 GODDARD STREET, LATHLAIN



Revision Letter	Date	Reason for Issue	INITIAL
A	18-08-2023	Draft For Review	TH
B	27-09-2023	Issued for DA	TH
C	03-10-2023	Issued for DA (Revised)	TH
D	03-11-2023	Issued for DA (Revised #2)	TH

Project No: 44789

Project Name: Lathlain Park Zone 1

Prepared for: Town of Victoria Park



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November 2023

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01

INTRODUCTION AND BACKGROUND



1.1 EXECUTIVE SUMMARY AND INTRODUCTION

This Development Application (DA) has been prepared by Hames Sharley on behalf of the Town of Victoria Park (the Town) for the redevelopment of the Perth Football Club (PFC) located at 34 Goddard Street, Lathlain (subject site / Lathlain Park).

The Lathlain Precinct has long been identified by the Town as an area for enhancement and revival. This has involved an overall project known as the Lathlain Precinct Redevelopment Project, which is a priority project in the Town’s Strategic Community Plan. The vision and aspirations for the redevelopment were approved by the Town of Victoria Park Council in August 2021. The vision was to develop a revitalised, contemporary, multi-purpose centre offering a dynamic place, that caters for the diverse needs of its community for generations to come.

The Lathlain Park Management Plan 2017 (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.

The subject site is located within Zone 1 of the Management Plan and includes the present Perth Football Club Gatehouse 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 the metropolitan area. An opportunity exists to redevelop the site, with the goal of achieving more multipurpose and community focussed outcomes than is possible from the existing building, whilst meeting contemporary sporting needs.

The proposed development is not exempt under the requirements of the Management Plan, and therefore requires the approval of the Western Australian Planning Commission (WAPC) on the merits of the development criteria of the Management plan, and upon advice from the Town and relevant referral agencies undertaken as part of the DA assessment. Please refer to Section 3 – DA Requirements for further information.

1.2 LAND DETAILS

Lathlain Park comprises three land parcels owned by the Town of Victoria Park. The subject site has a total area of 8.8710 hectares and is generally bound by Roberts Road to the east, McCartney Crescent to the north, Goddard Street to the West, and Bishopsgate Street to the South.

The subject site is not zoned under Local Planning Scheme 1, instead it’s reserved under the Metropolitan Region Scheme as “Parks and Recreation – Restricted Public Access”. The subject site is immediately adjacent to well established, low-density residential R20 dwellings along Goddard Street with R40 dwellings located along Bishopsgate Street.

Table 1: Land Details

LOT	VOLUME	DIAGRAM	AREA	LANDOWNER
1	1425 / 934	D26715	8.3667 Ha	Town of Victoria Park



Figure 1: Subject site

1.3 LATHLAIN PARK MANAGEMENT PLAN 2017

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 WAPC. The Management Plan has been prepared to meet the requirements of the WAPC with respect to Clause 16(3)(e) of Metropolitan Region Scheme.

The purpose of the 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.

The Management Plan provides a thorough and detailed insight into various facets of managing the Perth Football Club. It covers essential operational aspects such as resource allocation, facility maintenance, event coordination, and community involvement. This comprehensive framework ensures the club's activities are well-organised, resources are optimised, and its operations align with the broader goals of Lathlain Park and the local community.

1.4 VISION FOR LATHLAIN PARK

The vision for Lathlain Park Zone 1 is to be revitalised as a contemporary, multi-purpose centre. A dynamic place, that caters for the diverse needs of its community for generations to come.

A SYMPATHETIC, 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 multi-purpose 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 LOCAL STORY

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

THE TEST OF TIME

A venue that optimises building performance and limits maintenance costs (through climate responsive design and appropriate building materials), enables a quality design that locals can be proud of for generations to come.

The established vision for the subject site revolves around dynamic revitalisation, community-centred enhancements, and tailored support for sports and recreation. These interconnected elements aim to invigorate the Lathlain Precinct, creating an inclusive, vibrant, and thriving hub for both residents and the Perth Football Club.

1.5 SITE HISTORY AND URBAN CONTEXT

Lathlain Park emerged through urban design efforts during the 1940s, as the City of Perth undertook land reclamation to establish a dedicated public recreation area. The subsequent development phase began in 1958, focusing on transforming the space into a football venue. This encompassed extensive land clearance to accommodate the oval, grandstand, parking, and related facilities. By 1959, the Perth Football Club had transitioned to its new home at Lathlain Park, signifying a crucial milestone in the park's evolution.

Nestled within Lathlain's inner suburban area, the subject site strategically benefits from its proximity to key urban hubs. Situated 5 kilometres from the Perth Central District, 3 kilometres from Optus Stadium, and 6 kilometres from the Perth Airport, the subject site integrates well with vital urban infrastructure.

Transperth's rail and bus networks effectively service Lathlain Park, with a convenient distance of around 350 meters to the Victoria Park Train Station. This station operates along the Perth-Armadale / Thornlie rail line, maintaining a regular 15-minute service frequency. Complementing this, Bus Route 39 traverses the area, following Howick Street (located 100 meters north of the subject site). The bus service, facilitating connectivity from the Elizabeth Quay Bus Station to Redcliffe via Cloverdale and Belmont, operates at 15-minute intervals during peak hours and hourly intervals on Sundays.

Lathlain Park's design is thoughtful in its integration of pedestrian walkways and cycling paths. Pedestrian walkways line the park's periphery, and Bishopsgate Street serves as a pedestrian route to the Victoria Park Train Station. For cyclists, dedicated on-road bicycle lanes traverse Bishopsgate Street and Roberts Road, forming part of a broader cycling network throughout the local area.

Furthermore, Lathlain Park features direct access to the broader Perth metropolitan area through key arterial roads such as Orrong Road and Shepperton Road facilitated by well-connected routes such as Roberts Road and Miller Street. This intricate road network enhances the park's regional accessibility, underscoring its role as a hub for sports, recreation, and easy connectivity.

1.6 ENGAGEMENT SUMMARY

During the engagement period spanning from March 3 to March 24, 2022, stakeholders shared their valuable insights and preferences for the subject site. Among the 66 respondents who actively participated, several key sentiments emerged, highlighting the multifaceted requirements of the community:

FUNCTION ROOM VERSATILITY

Respondents expressed a strong desire for the function room to be a versatile space, adaptable to a range of occasions. Beyond celebrations and community activities, there is an evident interest in using the function room for informal social gatherings and passive sporting events. This underscores the importance of creating a dynamic and inclusive environment that caters to a diverse array of needs.

MEETING ROOM DIVERSITY

The demand for meeting rooms surfaced as a vital aspect of the new facility. Stakeholders indicated that these rooms should accommodate both formal and informal discussions, reflecting the varied nature of engagements that might occur. The versatility of these spaces is envisioned to foster open dialogue and collaboration on a wide spectrum of topics.

ART EXHIBITION SPACE

A noteworthy sentiment pertained to the establishment of exhibition space dedicated to the arts. This space could potentially serve as a platform for formal presentations of artistic creations, contributing to the cultural enrichment of the community and offering artists a venue to showcase their talents.

CLASSROOM AND WORKSPACE NEEDS

The desire for designated classroom and workspace areas suggests a keen interest in facilitating educational opportunities. These spaces could be utilised for workshops and training sessions, underscoring the commitment to skill development and knowledge dissemination within the community.

HEALTHCARE SUPPORT

Respondents emphasised the importance of incorporating medical consulting rooms into the new facility. Of particular note is the interest in offering support for mental health and addressing general medical requirements. This signals a responsive approach to the community's well-being, aligning with the growing recognition of holistic healthcare needs.

Some of these sentiments have been incorporated into the design as detailed in Section 2.1 – Design Evolution.



02



DEVELOPMENT DETAILS

2.1 DESIGN EVOLUTION

The Design Review Panel (DRP) is a panel providing expert advice to the Town in relation to development and other planning proposals. The DRP helps to improve design quality and are considered an important stakeholder for the DA.

The Design Team undertook four reviews with the DRP, prior to the submittal of this DA:

- + Design Review 1 was held on 9 March 2022.
- + Design review 2 was held on 8 February 2023
- + Design review 3 was held 29 March 2023 and built upon feedback from DRP 1 and DRP 2.
- + DRP 4 was held 7 June 2023, building upon feedback from DRP 3 and is summarised at a high-level below in **Table 2**.

Table 2: Design Review Panel Summary

DESIGN PRINCIPLE	DRP COMMENT	APPLICANT RESPONSE
Context and Character	+ No comment.	Noted.
Landscape Quality	<ul style="list-style-type: none"> + Future development site – soil stabilisation treatment has limited life – may be better to have a natural couch that could be a grassed bank or the like, that is accessible and would still be a usable informal area. Worst outcome would be a fenced off area that is not publicly accessible. + Need for reinforced grass at eastern (oval) end of driveway. + Inclusion of more landscaping between buildings and footpaths. + Landscaping adjacent to general public entrances seems to have been played down. + Re-emphasised need to limit bollard use in the landscape. + Provide detail of fencing to future development site. 	The Town has stipulated that until a future development approach is determined for this site portion, the area will be maintained as stabilised soil and enclosed by a full fence. In line with this, bollards have been removed and replaced by low, elongated seating to ensure ongoing safety, while road kerbing will be designed to be non-mountable. The fencing chosen will be chain link, matching the colour finish and height of the existing retained fencing. These measures reflect the Town's efforts to secure and manage the site appropriately while future development plans are finalised.
Built Form and Scale	+ No comment.	Noted.
Functionality and Build Quality	<ul style="list-style-type: none"> + Lobby design and community spaces looking good. + Roof sections don't appear to include guttering, noting the 2-3m drop between the upper roof and lower roof. + How do bins from the lower section get collected. + Provisions for bicycle parking / storage or EoT facilities. + Opportunities for EV parking. + NCC 2019 or 2022. + Clarity sought how the lower level change-rooms will be ventilated and whether there will be any natural light / ventilation for these areas 	In the future, guttering will be installed along the entire length of the building to reduce runoff. This development will be carried out during the documentation phase of the project. For waste management, bins located in the lower section will be transported up the ramp extending to Goddard Street. These bins are primarily used on game days and align with the existing collection process. The EOT facilities are positioned on the Oval Level Floorplan as outlined in the DA documentation. Electric vehicle (EV) charging provisions will be confirmed with the Town through the detailed design phase. Given the planned building license submission in early 2023, the 2022 National Construction Code will be applied to the project. Ground floor areas are ventilated horizontally using louvers on the ground floorplan and the roof of the main function space, ensuring fresh air circulation. Notably, natural daylight is generally not suitable for areas like changerooms, toilets, showers, and medical rooms. This approach aligns with current AFL changeroom standards, including those observed in the neighbouring development site occupied by the West Coast Eagles.

DESIGN PRINCIPLE	DRP COMMENT	APPLICANT RESPONSE
Sustainability	<ul style="list-style-type: none"> + Provisions for bicycle parking / storage. + Opportunities for EV charging. + ESD education component on public display (display of the solar PV contribution, a story about how the building is contributing to a sustainable future). 	Bicycle and EOT facilities are situated on the Oval Level Floorplan. Electric vehicle charging availability will be confirmed in coordination with the Town and during the detailed design phase. The inclusion of Environmentally Sustainable Design educational components will be finalised through collaboration with the Town during the detailed design stage.
Amenity	+ Opportunities to get natural light into the lower ground floor.	Noted.
Legibility	<ul style="list-style-type: none"> + Access to community space has been centred to the community space reflecting similar community facilities. This mitigates conflict between entry door and kitchenette / servery to community room. + Opportunity to delete L-shaped corridor and have more glazing to oval for office. 	The entrance to the community space has been strategically positioned at its centre, in line with the layout of similar community facilities. This arrangement effectively minimises conflicts between the entry door and the kitchenette/servery area within the community room. In regard to the upper floor planning, adjustments have been made due to the required placement of fire stairs and the lift. While considering these factors, it was determined that the initial plan adjustments are not suitable. Additionally, the separation of the office from gameday coaches' boxes and related spaces was deemed appropriate to reduce potential egress interactions. Notably, glazing extends along the full length of the office on the oval frontage, as outlined in the provided documentation. These design decisions reflect a thoughtful approach aimed at optimising functionality and spatial organisation while ensuring a conducive and safe environment.
Safety	+ No comment.	Noted.
Community	+ Supported integrated artwork – would be good to know the story that is being told.	The Town has not sought proposals for the percent for art. Once the DA is determined, the percent for art aspect will be expanded on with a design to be finalised and incorporated into the final design. This approach underlines the Town's commitment to artistic enrichment and ensures a comprehensive development of the percent for art component in alignment with the project's progress.
Aesthetics	<ul style="list-style-type: none"> + There is an absence of coloured elevations and it's unclear from the information provided how the building sits within the streetscape. + Supported repurposing of brickwork into the landscape. 	All elevations and perspectives are presented using a simplified material palette and have been submitted as part of the DA package.

2.2 DEVELOPMENT DETAILS

The development of the new football and community facility / PFC is strategically positioned just north of the existing stadium along Goddard Street. This space has been planned to cater to a wide range of functions and activities. From practice sessions to events and meetings, the new area is designed to be adaptable and accommodating for various purposes, ensuring that the PFC has a versatile home base for all its activities. The seating capacity will reduce from 1,000 down to about 800, minimising the local impacts on the nearby adjoining residential properties.

The new football and community facility will offer a dynamic and flexible space for various functions, practices, and events, ensuring that the club has a versatile hub for its operations.

The planned redevelopment involves significant changes to the existing facilities at Lathlain Park. The existing PFC includes outdated structures such as the grandstand, changeroom facilities, lounge/bar areas, ticket gates, and toilets. These facilities are set to be replaced by a new grandstand featuring modern amenities such as improved changerooms, lounges for both members and non-members, a new ticket gate, upgraded toilet facilities, and an additional community centre function room. As part of this redevelopment, the outdated grandstand and the Lathlain Function Centre will be demolished.

In terms of land use intensity, the proposed changes indicate a shift towards a more modern and functional use of the space. The new facilities are designed to be more efficient and accommodating, providing better amenities for both players and spectators. The redevelopment of the PFC could potentially lead to a more active use of the space during events and games, supporting the local economy.

From an amenity perspective, the proposed redevelopment signifies a commendable improvement, and will enhance the overall experience for players, members, and visitors. These improvements in amenities is akin to the uses already on-site, which is not anticipated to intensify the uses currently occurring to a level considered unsuitable within an established residential area.

A full list of development details included in the new football and community facility is detailed below in **Table 3**

REMOVAL OF EXISTING PFC, MAIN ENTRY GATE AND STAGING

The development of the new PFC incorporates a staged approach to ensure optimal utilisation of the site by both the PFC and the local community. The initial stage involves the removal of the existing gate, along with associated landscaping, hardscaping, paving, footpath, signage, bollards, brick walls, seating areas, and toilet block from the existing PFC facility to facilitate the ongoing development process.

Once stage 1 the new PFC is completed, the existing facility will be entirely demolished, with subsequent steps guided by a future development application aligned with the specifications outlined in the DA Drawings.

Please refer to **Appendix B – DA Drawings** for further information.

Table 3: Development Details

OVAL LEVEL	GODDARD STREET LEVEL	UPPER LEVEL
+ PFC warmup and gymnasium	+ Lobby	+ Home coaches box
+ PFC changeroom	+ Community space	+ Away coaches box
+ PFC wet area x 2	+ Members Lounge and Main Lounge separated by moving partition room divider	+ Champion data box
+ Away changeroom	+ Members bar	+ Commentary box
+ Away wet area	+ Main bar	+ 2 x radio box
+ First aid / medical room	+ Commercial kitchen	+ 3 rd umpire / time keeper box
+ Doctors / physio medical room	+ Kitchenette / servery	+ Away statistics box
+ Umpire changeroom	+ Dry room / cold store	+ Home statistics box
+ Umpire wet area	+ Chair and table storage	+ Media / boardroom
+ Staff male / UAT, female amenities and lockers	+ Male, female and UAT amenities	+ 1 x men / 1 x women / 1 x UAT amenity
+ Female / male WC and UAT patron WC	+ Parents room	+ Cleaning room
+ Prayer / sensory room	+ 784 standards seats	+ 2 x display cabinet
+ Drinks preparation room	+ 15 Universal seats	
+ Laundry		
+ Property storage		
+ Theatre (players)		
+ PFC office		
+ Storage / property storage cleaning storage		
+ Pumps and tanks		
+ Communications room		
+ Dry store		
+ Cold store		
+ Bin storage		

2.3 TRANSPORT AND PARKING

As part of the new football and community facility, the following car parking provisions are proposed:

- + 2 x media bays
- + 1 x ACROD parking bays
- + 16 x standard car parking bays
- + Retention of 4 x existing on-street parallel parking bays.

The project entails several features for improved functionality and accessibility. Firstly, the existing parallel parking area on Goddard Street, opposite Staines Street, will be retained, accommodating up to four vehicles for visitors. A gated vehicle access ramp within the Goddard Street car park, positioned north of the new grandstand, will provide essential access to the oval for ambulances, maintenance, and equipment vehicles. The development includes a pedestrian entry plaza for the new PFC, ensuring a welcoming and accessible entrance.

Additionally, a pedestrian breakout area in front of the community centre will provide an open space for relaxation and socialisation. There's also consideration for a secure lockable bicycle parking shelter, potentially located in the Goddard Street car park north of the new grandstand, promoting eco-friendly transportation options. These features collectively enhance the site's functionality, safety, and sustainability while providing improved amenities for visitors and club members alike.

An important consideration of the redevelopment is that the new grandstand will have approximately 200 fewer seats than the existing grandstand and will provide updated facilities which essentially replaces like for like the outdated facilities on-site. It is proposed that there is also a like for like replacement of existing PFC on-site parking bays along Goddard Street for the sole use of the PFC. In the context of this DA, the new PFC is not an intensification of operations, and is not expected to change the existing activities and events currently being hosted at lathlain Park to a level that will be considered unsuitable within an established residential area.

In summary the redevelopment is effectively the replacement of existing uses on-site which will generate few, if any, additional vehicle trips of the local road network than is currently generated by the Zone 1 facilities and activities being hosted.

TOWN OF VICTORIA PARK INTEGRATED TRANSPORT STRATEGY, AND PARKING MANAGEMENT PLAN

The Town's Integrated Transport Strategy (ITS) serves as a guiding framework that delineates the strategic trajectory for the management of the Town's transport network in the upcoming decade. This encompassing strategy lays out a set of programs and corresponding initiatives that collectively coalesce to actualise the Town's vision for its transport network. This vision aspires to cultivate an integrated, accessible, and sustainable transport system that effectively links individuals with destinations and contributes to the Town's status as a vibrant and liveable inner-city community.

The 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.

Please refer to **Appendix E – Transport and Parking** for further information on travel planning and parking management, detailing compliance with the ITS.

2.4 LANDSCAPING

The redevelopment of PFC involves substantial landscaping upgrades primarily located along Goddard Street. An important aspect of the PFC design is to enhance the Goddard Street streetscape by creating a buffer and softening the 'bulk and scale' the new PFC may have on the existing low-density residential housing. This is achieved by creating a 3.5m width pedestrian path extending from the northern parking entry through to the existing path along Bishopsgate Street, with seven (7) new 45L trees planted and the retention of mature vegetation, where possible.

Existing planting within the future development site is to be retained until the old PFC site is fully developed. This provides additional greenery to the subject site and softens the impacts on adjoining residential properties.

Please refer to **Appendix C – Landscaping Plans** for further information.

TREES

An Arborist was engaged to assist in the assessment of this DA to provide an independent Arboriculture assessment of all trees located at the subject site (redevelopment area). Arborite Tree Management Solutions has been employed to establish; tree details, health & condition, useful life expectancy & tree significance to assist with tree retention priorities.

Trees contribute significantly to the amenity of the area and should always remain a key consideration in future developments and urban renewal projects. The methodology for the the Arborists report focus primarily on the sustainability of the trees in the landscape as a way of determining its value for retention, thus a tree with high amenity value with a long remaining life expectancy is considered the best candidate for retention on a development site.

If the trees are found to have high significance plans may be altered or construction methods changed to accommodate tree retention. Excavation within the TPZ can be conducted in a non-intrusive manner that can dramatically reduce disturbance to the trees roots.

Currently two (2) trees are scheduled to be removed to accommodate the proposed redevelopment of the subject site. As detailed in the Arborists recommendations:

1. Arborist to review finalised plans to be included in the Tree Protection Plan (TPP)
2. Prepare draft TPP detailing measures required to protect tree marked for retention for the entirety of the consultation process
3. Prune necessary trees before the commencement of site works
4. Finalise and review the health and condition of all trees

Please refer to **Appendix C** for a copy of the Landscaping Plans and **Appendix D** for a copy of the Arborists Report

2.5 ACOUSTICS

Given the close proximity of surrounding residential land uses, an Acoustics Report was prepared by Gabriels Hearne Farrell. The noise sources requiring consideration include:

- + Amplified music within the Main Lounge and Members Lounge
- + Amplified music within the Community Space
- + Mechanical services, including air-conditioning plant, exhaust/extract plant, refrigeration equipment, fire-pumps.

NOISE BREAK OUT FROM THE MEMBER'S LOUNGE AND MAIN LOUNGE

The Member's Lounge and Main Lounge will be used for private events such as weddings in the evenings and at night. These events may include amplified music in the form of DJ entertainment or the like. The amplified music break-out from the function spaces requires a combination of the following, in order to comply with the assigned levels detailed in the Acoustics Report:

- + A building envelope construction with an appropriate level of sound reduction
- + Management of the volume or amplified music, particularly after 10:00pm.

NOISE BREAK OUT FROM THE MEMBER'S LOUNGE AND MAIN LOUNGE

The Community Space will be used for a variety of activities, including workshops, training sessions, presentations, meetings, and other community activities. The space will be used during the daytime and evenings, but it is not intended to be used after 10:00pm.

The majority of activities within the community space are not likely to generate noise levels of concern. However, noise break-out calculations have been undertaken to the maximum permissible music volume for the Community Space, based on a standard building envelope construction.

Please refer to **Appendix F – Acoustics Report** for further information.

NOISE EMISSIONS FROM THE MECHANICAL SERVICES

At this stage of the project, it is not possible to assess the noise emissions from the mechanical plant given that there is currently no mechanical design or equipment selections. However, compliance will be achieved with relevant 'Assigned Levels' by implementing common place noise control strategies, including:

- + Selection of the quietest condensing units / packaged units, incorporating variable speed drivers
- + Selection of quiet refrigeration units which incorporate variable speed drivers to achieve lower night noise emissions
- + Selection of quiet kitchen exhaust fans, or potentially selection of in-line fans with discharge attenuators if necessary

The proposed mechanical plant will be assessed prior to the lodgement of the building permit, in order to ensure that the selected equipment is compliant with the *Environmental Protection (Noise) Regulations 1997*.

For further information on all elements of acoustic considerations for the PFC, please refer to **Appendix F – Acoustics Report**.

2.6 WASTE

Hames Sharley understands that a Waste Management Plan has not been commissioned to be undertaken as part of this DA.

The new football and community facility will function in a similar way to the current PFC. Cleanaway will continue to handle waste collection on-site and maintain similar management processes and services that are currently in place.

Should the WAPC request a Waste Management Plan to be provided to support the new football and community facility, Hames Sharley understands the Town will engage an appropriate consultant to undertake the required works, either pre or post determination of the DA.

2.7 SUSTAINABILITY

The redevelopment of PFC has taken into account the following sustainability incentives. Additional sustainability measures can be integrated during the detailed design phase, as certain design aspects like internal fixtures are still subject to final selection. This approach ensures that the project continues to embrace eco-friendly principles and allows for flexibility in optimising sustainability as the design progresses.

CARBON EMISSIONS

The PFC's upfront carbon emissions are at least 10% less than those of a similar building. Achieving the minimum expectation requires a reduction in materials and products global warming potential total.

ENERGY USE

The PFC is projected to achieve a minimum energy consumption reduction of 10% in comparison to that of a comparable building, reflecting a commitment to enhanced energy efficiency and sustainable operational practices.

ENERGY SOURCE

The PFC presents a comprehensive zero-carbon action plan, supplemented by the incorporation of photovoltaic panels to further bolster its commitment to sustainable and environmentally friendly operations.

WATER USE

The PFC will be equipped with high-efficiency water fixtures, aiming to achieve a remarkable 15% reduction in water usage compared to a similar building. These fixtures encompass 5-star-rated taps, urinals, dishwashers, toilets, washing machines, showers, and other renewable water sources, further underscoring the PFC's commitment to sustainable resource management.

Additional sustainability considerations will be undertaken through the design phases of the project, and this will include the consideration around the demolition phase of the existing building/s and the potential re-use of existing materials on-site, the landscape design considering the selection of water hardy, locally sourced plant species and the built form materials selected to with the provision around locally sourced low embodied energy materials within the proposed budget allocation.

Please refer to **Table 7** for further details on how the PFC achieves compliance with item (ii) in the draft LPMP.



03



PLANNING FRAMEWORK

3.1 METROPOLITAN REGION SCHEME

The Metropolitan Region Scheme (MRS) stands as the governing statutory framework for land use planning within the Perth metropolitan region. Its principal roles encompass the reservation and zoning of land, along with the regulation of developmental activities on land categorised as reserved or zoned. 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 1,058m² portion along Roberts Road is reserved 'Other Regional Road'. Land surrounding the site is zoned 'Urban'.

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.

This framework encompasses overarching aims relating to urban morphology, economic vitality, employment, community well-being, social infrastructure, mobility and accessibility, service infrastructure enhancements, ecological harmony, landscape integration, and management of 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 subregions. Ideally, these should be co-located with other uses including libraries, education facilities and activity centres, requiring an integrated and collaborative across-Government approach to planning.

3.3 CENTRAL SUB-REGIONAL PLANNING FRAMEWORK

The Central Metropolitan Peel Sub-Regional Planning Framework (Framework) is a fundamental aspect of the planning documents encapsulated within the broader Perth and Peel@3.5million strategic suite. This Framework has been designed to steer subsequent planning activities and decision-making processes involving both State and Local Governments.

Five distinctive components are a key area of focus under the Framework. These include activity centres, corridors, station precincts, industrial centres, and the green network. Each plays a role in delineating the urban fabric and coordinating an amalgamation of land use and development.

Relating to Lathlain Park, the Framework highlights the significance of community and social infrastructure planning. It emphasises that land use planning should encompass a comprehensive exploration of innovative solutions to optimise social infrastructure. This involves considering alternative functions for buildings and facilities during periods beyond their primary operational hours.

The framework also underlines the importance of public open spaces within the urban fabric. It stipulates that these spaces should be seamlessly integrated into the urban structure, designed to offer diverse and secure environments. These spaces should be versatile in nature and be readily accessible through various modes of public transport, walking, and cycling.

The Management Plan seeks to secure the future utilisation and advancement of Lathlain Park as a versatile facility accommodating multiple users. This involves serving the requirements of the Perth Football Club, the West Coast Eagles, and the broader community. A pivotal focus of the Management Plan is to ensure that the park's development harmoniously interfaces with the surrounding area, aligning with the principles articulated in the aforementioned document.

3.4 METROPOLITAN REGION SCHEME

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

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

An assessment against these factors is provided in the Management Plan.

PURPOSE OF THE RESERVE

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

THE ORDERLY AND PROPER PLANNING OF THE LOCALITY

Orderly and proper planning requires that planning is a logical and efficient extension of existing development.

The Management Plan will facilitate land use and development consistent with the 'Parks and Recreation – Restricted Public Access' reservation under the MRS and ensure the future use of Lathlain Park for recreational purposes as is recognised under the State and local planning framework.

Facilitates the enhancement and revitalisation of an existing, regionally important, recreational facility that will provide significant improvements and benefits to the visual amenity of the area, public access to open space and other community benefits.

Facilitates a high quality built form and public realm, designed in a manner that is complimentary to the surrounding residential neighbourhood in terms of external appearance, design, height, scale and bulk.

Capitalises on the site's excellent proximity and access to the Perth metropolitan major road network and public transport infrastructure.

THE PRESERVATION OF THE AMENITIES OF THE LOCALITY

The Management Plan identifies various principles and requirements to ensure the future development of the site is to a high standard and sympathetic to the surrounding area, as well as ensure any potential off-site impacts on the amenity of the locality are minimised through an agreed governance and approach to issue management.

3.5 LATHLAIN PARK MANAGEMENT PLAN 2017

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

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 multipurpose and community focussed outcomes than is possible from the existing building, Perth Football Club and Community Centre.

A response to the Planning Principles identified within Table 5.1 of the Management Plan are addressed in **Table 4**. The principles are intended to serve as a framework for which future proposals for the use and development of Lathlain Park will be assessed against by the Town and the Western Australian Planning Commission. The principles build upon those developed through the community and stakeholder engagement program, providing more detailed planning and design principles to guide future use and development of the Lathlain Park.

Table 4: Assessment Against Zone 1 Planning Principles

PRINCIPLE AND OBJECTIVES	STRATEGIES	RESPONSE
<p>1. USE</p> <ul style="list-style-type: none"> + Ensure the provision of multi-purpose spaces for use by both the Perth Football Club and the local community. 	<ul style="list-style-type: none"> + New development shall incorporate multi-purpose/shared spaces that can accommodate community events, activities and/or programs. + Uses available for access by the general public: <ul style="list-style-type: none"> - museum - function rooms - community uses - car parking. + Uses subject to restricted access (i.e. Perth Football Club): <ul style="list-style-type: none"> - playing rooms and amenities - administration offices - sports bar - car parking. 	<ul style="list-style-type: none"> + The PFC integrates multi-purpose/shared spaces that cater to a wide array of community events, activities, and programs, reflecting a commitment to inclusivity and engagement. These spaces are designed with versatility in mind, allowing them to easily transform to accommodate various needs. The function space situated at the Goddard Street level serves as a central hub, providing an adaptable area where different functions can take place. Access to bar and other facilities enhances the space's utility for social gatherings and informal interactions. This dynamic environment caters to celebrations, workshops, meetings, art exhibitions, and more, ensuring a platform for diverse community initiatives. Additionally, the incorporation of these multi-purpose/shared spaces reflects the PFC's dedication to fostering an inclusive and vibrant community hub that adapts to the evolving needs and interests of its members. The community space will be managed by the Town and will be made accessible to the community through hire at all times, where as the football function room, which is managed by the club, will be available to the community via private hire (at commercial rates). + The uses available for access by the general public either through game days or through private functions. + The uses subject to restricted access will be managed through lockable doors and other security management detailed within the Management Plan.
<p>2. BUILT FORM</p> <ul style="list-style-type: none"> + Ensure high quality new development that appropriately responds to the site's physical and social context. + Ensure new development is of a scale that is sympathetic to, and appropriately interfaces with adjacent residential areas. + Ensure car parking and servicing infrastructure do not dominate the streetscape and impact on the amenity of the residential area. 	<ul style="list-style-type: none"> + Provide for enhanced public and spectator amenities within new development. + Buildings shall be designed to integrate with the existing site topography and generally orientated around the oval. + The maximum height of new development shall generally be limited to 29.5mRL (and should read as two (2) storeys when viewed from either Goddard or Bishopsgate Street). Higher elements to a maximum height of 35.0mRL (and which should read as three (3) storeys when viewed from either Goddard or Bishopsgate Street) is permitted where it is setback from the front building line and located adjacent to the ovals. Basement level development may be permitted. + Limited minor projections (e.g. roof forms, lift overruns, communications infrastructure) above the height limits may be permitted where they are to be designed to integrate with and match the colours and materials of the overall development. + The following minimum front setbacks apply: <ul style="list-style-type: none"> - 15 metres to Bishopsgate Street. - 8 metres to Goddard Street. + Building facades shall be articulated to assist in breaking up the horizontal appearance and ensure building bulk is minimised when viewed from the street. This can be achieved through varied setbacks, the design and location of main public entrance/plaza spaces, the shape and placement of windows/openings and the innovative use of building materials, colours and textures. Extensive blank walls and facades facing the street are not permitted. + New development shall be of a high standard of architectural design that offers a contemporary aesthetic, incorporating high quality materials and finishes to contribute positively to the local streetscape and adjoining residential properties. + The interpretation of the heritage values of Lathlain Park within new development is encouraged. + Simple, unifying roof forms are preferred. Roof forms should be articulated to assist with breaking up building bulk when viewed from the street. + The main public entrance to new development should be located adjacent to the existing public gates. Entrances shall be clearly defined and articulated to provide a strong relationship with the street, and accessibility to, within and around the building. + Building servicing areas, plant and equipment (e.g. air conditioners, telecommunications structures) should be designed and located to minimise visual and noise impact upon the street and adjacent residential areas. + Tenant signage shall be integrated within the building design and limited to the extent necessary to have no undue adverse effect on the amenity of the locality. Advertising signage associated with club sponsorship shall be located to orientate to the oval, preferably integrated within boundary fencing. Signage shall be subject to the requirements of applicable Town of Victoria Park policies/local laws and WAPC Policy DC 5.4. + Limited, discrete car parking and lay down areas for staff, visitors and delivery vehicles may be permitted within the Goddard Street front setback area (adjacent to the Perth Football Club). Crossovers to car parking areas shall be limited to the minimum extent necessary so as to not dominate the streetscape. 	<ul style="list-style-type: none"> + The PFC offers versatile shared spaces, featuring function spaces on Goddard Street level, complete with a bar and additional amenities. These spaces serve multiple purposes, catering to a range of functions and community activities beyond football-related events. The function spaces provides a hub for fans, players, and supporters to socialise and engage, while the inclusion of a bar and other facilities enhances the overall experience. The PFC elevates its engagement with the public and spectator communities through a dynamic approach, offering inclusive shared spaces that extend beyond traditional football-related activities. By establishing function spaces with a bar and diverse amenities on the Goddard Street level, the PFC creates a vibrant hub for fans, players, and supporters to interact and celebrate together. + By incorporating the design with the natural contours of the land, the facility enhances accessibility and visual coherence with the natural landscape and existing structures. Its strategic placement respects the oval's centrality while optimising spectator viewpoints and maintaining a seamless flow between the facility and playing field. + The western elevation from Goddard Street complies with the maximum 35.0mRL and due to the significant setback of the upper and sloping nature of the subject site, reads as two storeys when viewed from Goddard Street. + No minor projections are proposed above the maximum 35.0mRL height limit. Additionally, the design ensures all infrastructure elements of the PFC are carefully integrated into the design. + A 8m setback is proposed to Goddard Street. + The PFC's building façade exhibits a well-defined aesthetic achieved through the strategic application of vertical elements. These elements include Kingspan dri-design flat fixed panels, which contribute to a contemporary visual appeal while also serving functional purposes. The façade also incorporates community centre brickwork, featuring a pressed and tumbled finish. Through the arrangement of these vertical elements, the PFC achieves a well-balanced blend of modern design and timeless character, making a distinctive architectural statement that resonates with the facility's dual purpose as a sports hub and a community centre. + The additional setback of the upper level contributes to mitigating the perceived 'bulk and scale' of the PFC along Goddard Street by creating a visually pleasing transition between the building and the street. This design choice introduces a sense of depth and dimension, visually breaking down the mass of the upper level. This results in the building presenting a more and proportionate appearance within its surroundings. The implementation of windows and various openings demonstrates a well-thought-out approach aimed at minimizing blank façades, resulting in an engaging and contemporary architectural design. By carefully placing windows and openings throughout the structure, the design achieves a dynamic interplay of light, shadow, and visual interest. + The PFC promotes exceptional architectural design, seamlessly fusing contemporary aesthetics with premium materials to enhance the local streetscape and neighbouring residential properties. The careful selection of materials, such as Kingspan dri-design panels and pressed-tumbled finish community centre brickwork, not only creates an engaging façade but also aligns with the surrounding residential context. The strategic placement of windows and openings not only invites natural light but also adds a dynamic element to the exterior. Additionally, the upper-level setback reduces the building's apparent mass from street views, harmonising with the low-density residential surroundings. This holistic approach showcases the PFC's dedication to architectural excellence, resulting in a design that harmoniously integrates modernity, local aesthetics, and community engagement. + The subject site is not included on the State Heritage listing, however, is included on the Town's Local Heritage Survey 2022. This survey determines that Lathlain Oval of which Lathlain Park Zone 1 is a part of includes some/moderate heritage significance. The heritage survey notes that Lathlain Oval contributes to the heritage of the locality however does have a lower authenticity, but not necessarily detracting from the overall significance of the place.

PRINCIPLE AND OBJECTIVES	STRATEGIES	RESPONSE
<p>2. BUILT FORM (CONT.)</p>	<p>+ (see above)</p>	<p>Some examples of how the PFC reflects the heritage values of the subject site are described below:</p> <ul style="list-style-type: none"> + The PFC provides for gallery space fronting onto Goddard Street and is intended to reflect upon the historical and social value of the area. + A large percentage of the existing trees bordering Lathlain Park Zone 1 will be retained and added to building on the Urban Forest characteristics of the subject site. + The percent for art has the potential to reflect further the historical and social values of football and the wider Lathlain area, through imprints into footpaths along Goddard Street or the perforated screen to the community space to the northern portion of the development. + The PFC roof incorporates a straightforward yet effective staggered design. This uncomplicated approach not only provides a visually dynamic and articulated aesthetic but also introduces open spaces within the roof structure, effectively breaking up the overall design composition. + The public entrance to the PFC is positioned in the northern section of the development site, situated to the south of the existing entry gates, which are to be demolished as part of the redevelopment. This new entrance is characterised by prominent double doors that open into the main lobby. To facilitate intuitive wayfinding, a combination of carefully chosen materials and thoughtfully designed landscaping and hardscaping elements are employed, guiding both spectators and the general public toward the entrance. These include bricks repurposed from the existing grandstand and other areas of the subject site. These strategic design elements ensures a seamless and inviting access point while enhancing the overall experience for visitors. + The PFC ensures that building servicing areas are thoughtfully concealed from the streetscape, and their placement takes into account the minimisation of noise impact on neighbouring properties. Although further noise assessment is planned, it is expected that any potential effects on adjacent residential properties will be minimal, without causing any adverse impacts. + Tenant signage for the PFC will be integrated into the building's design, with a conscious effort to restrict its extent to what is essential. This approach aims to mitigate any potential impact on the neighbouring residential area while maintaining a harmonious visual presence. Additional signage as required will ensure compliance with the relevant planning framework. + 19 new on-street car parking bays along Goddard Street adjacent to the site which includes: <ul style="list-style-type: none"> - 16 90° parking bays - 2 parallel parking bays - 1 ACROD bay with adjoining + The car parking bays proposed are limited and are there primarily to support essential functions of the PFC. The proposed car parking is generally consistent with the existing use on the subject site and given the reasonable amount of parking provided will not dominate the streetscape.
<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. 	<ul style="list-style-type: none"> + Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced. + Landscaping shall ensure the retention of existing mature trees where possible. + Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species. + A low scale/discrete entry statement should be incorporated to the Goddard Street/Bishopsgate Street corner. + Public art themed on football heritage is to be provided. + Shared (Perth Football Club/public) use of formal car parking. + Car parks should be of a high landscape quality, with appropriate levels of shading (tree canopies). The number of crossovers shall be kept to a minimum and located to minimise the impact on existing intersections. + Ensure servicing infrastructure is integrated within landscaped areas and/or public art to minimise visual impact and enhance streetscape amenity. 	<ul style="list-style-type: none"> + The existing stadium will be removed as part of this DA. The inclusion of a 3.5-meter-wide pedestrian path from the northern parking entry to the existing Bishopsgate Street path demonstrates this commitment. Additionally, careful placement of the building's features, including generous windows and the distinctive staggered roof design, serves to optimise visual connections and viewpoints, both within and beyond the facility. Through these intentional design elements, the PFC ensures a seamless integration between its development and the streetscape, enhancing the overall urban experience. + Trees play an important role in the amenity of an area and has been a key design consideration for the PFC. Although the removal of two (2) trees is required to support the development of the PFC, seven (7) 45L trees are proposed along Goddard Street. It's also important to note that several of the trees identified within the Arborist Report are identified as average or poor quality, so removal is not anticipated to have a detrimental effect on the amenity. Additionally, 3 mature trees to the north of Goddard Street to be protected as well as four (4) mature trees on the corner of Goddard Street and Bishopsgate Street, and three (3) located within immediately to the south of the existing PFC. + Landscaping and hardscaping elements have been chosen to reflect the character of the area, including the reuse of bricks from the soon to be demolished existing PFC. Final selection of materials will be of high-quality, durable material to withstand the intense use of sporting facilities often receive. An indicative planting palette has also been provided on the Landscaping Plants which includes waterwise and local plants. + This new low scale discreet entrance is characterised by double doors that open into the main lobby. To facilitate subtle wayfinding, a combination of carefully chosen materials and thoughtfully designed landscaping and hardscaping elements are employed. + The PFC will incorporate Public Art in line with the requirements of the Town's Victoria Park Strategy. Currently, there are two public art options are proposed. + The first design includes an integrated art screen located on the building and fronting Goddard Street. This location is the most public and easily identifiable location with visual sightline from the Corner of Bishopsgate and Goddard Street, and at the culmination of Staines Street and Goddard Street. The second design proposes to engrave the paving directly outside the entry to the PFC along Goddard Street, with the public art extending along the footpath. This location is easily identifiable with visual sightline from the corner of Bishopsgate and Goddard Street, and at the culmination of Staines Street and Goddard Street.

PRINCIPLE AND OBJECTIVES	STRATEGIES	RESPONSE
3. ENVIRONMENT (CONT.)	<ul style="list-style-type: none"> + (see above) 	<ul style="list-style-type: none"> + Goddard Street parking will be utilised solely by members of the PFC. Details of specific management measures not detailed in the Management Plan can be provided post determination, if required. + The proposed car parking area along Goddard Street will exemplify high-quality standards and will feature the incorporation of seven (7) mature 45L trees strategically placed to provide shade for vehicles, enhancing comfort and protection from various weather conditions. These trees will be safeguarded from vehicular impact through the implementation of protective kerbing measures, ensuring their longevity and contributing to a sustainable and aesthetically pleasing parking environment. + Final details of servicing infrastructure are to be detailed post determination. Notwithstanding, all infrastructure required to support PFC will be carefully integrated to minimise impact on the public realm and streetscape amenity.
4. ACCESS, SAFETY AND SECURITY <ul style="list-style-type: none"> + Enhance the sense of safety and personal security for users within the area. + Facilitate safe and appropriate levels of pedestrian access. 	<ul style="list-style-type: none"> + New development and public realm areas shall be designed to accommodate a range of users by incorporating universal access (aged and disabled) design principles and complying with the Town's Disability Access Inclusion Plan. + Clear demarcation between the pedestrian and vehicle realms should be provided. + The location of fencing and access points to facilitate controlled access to Oval 1 for Perth Football Club match day games, and closed training sessions shall be located as shown on Figure 5: Key Principles Plan. Fencing should be visually permeable and constructed of high quality materials and finishes and provide opportunities for direct pedestrian access between Zone 2 and Oval 1. + Lighting to be both functional and aesthetically appropriate, in terms of ensuring safety and emphasising the quality of the built form and architectural detailing. + Light poles to the oval should be limited to the extent necessary and designed to ensure overspill to residential areas is minimised and compliant with relevant Australian Standards. + Floodlighting shall be automated, with the floodlights not being permitted to operate between 9pm and 7am on Sunday to Thursday, and 10pm and 7am on Friday and Saturday unless approval is given for special events. 	<ul style="list-style-type: none"> + Public Realm Areas have been designed to ensure inclusivity is achieved for all users of the PFC and surrounding facilities. For public realm areas, smooth, wide aggregate paths are proposed for pedestrians moving north-south along Goddard Street. This provides ample room for able-bodied and other forms of transport in the form of wheelchairs / gofers ease of access into the PFC. This is in line with response from members of the community regarding events for within the Town. All access inside the stadium will achieve compliance with the National Construction Code. + Clear demarcation is provided between the PFC and Goddard Street through a dedicated 3.5m width pedestrian path extending from the northern parking entry through to the existing path along Bishopsgate Street. Potential conflicts between pedestrians and vehicles is minimised through the use of landscaping, wheel stops and removable bollards. + All fencing is in accordance with Figure 5 of the Key Principles Plan. 1800mm chain link mesh fencing is proposed to match the existing fence used throughout the subject site. + Details of lighting for the PFC will be finalised through detailed design, aiming to seamlessly blend with the landscaping layout. The lighting will enhance safety and accentuate the innovative architectural improvements of the new facility. By thoughtfully incorporating lighting into the landscape and architectural detailing, the PFC will not only ensure a secure environment but also highlight the contemporary built elements of the PFC. + No new light poles are proposed as of the PFC redevelopment. + Floodlights will be managed in accordance with the requirements outlined in the Management Plan and/or through a condition of development approval.

KEY PRINCIPLES PLAN

The Key Principles Plan (Figure 2) serves as a comprehensive guideline dictating the specific planning criteria and requirements applicable to the redevelopment of land within Lathlain Park. This strategic document lays out the fundamental principles that need to be upheld to ensure that any development aligns with the overarching vision for the area. In this context, the assessment of the proposed PFC project has been meticulously conducted and documented in Table 5 of the application. This assessment serves as a systematic and in-depth examination of how the PFC project measures up against each of the key principles outlined in the plan.

Table 5: Assessment against key principles plan

KEY PRINCIPLES		RESPONSE
BUILT FORM	Permitted building envelope (29.5mRL height limit)	+ The PFC complies with the permitted building height limit of 29.5mRL fronting Goddard Street with an approximate height of 26.36m.
	Permitted building envelope (35mRL height limit)	+ The PFC complies with the permitted building height limit of 35mRL with an approximate height of 32.3mRL.
SETBACKS	8 metre minimum	+ A 8m setback is proposed to Goddard Street located in S1. + A 13m setback is proposed to Goddard Street located in S2. This represents a 1m variation, however, does not have any adverse impacts on the Goddard Street setback.
	14 metre minimum	
	15 metre minimum	
	21 metre minimum	
LANDSCAPING		+ Landscaping is proposed along the Goddard Street setback. Please refer to the Appendix C - Landscaping Plans .



Figure 2: Key Principles Plan

LATHLAIN PARK MANAGEMENT PLAN – DRAFT FOR PUBLIC CONSULTATION MAY 2023

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 undertook a review in 2022. At the time of preparing this development application, the Lathlain Management Plan – Draft for Public Consultation May 2023 (draft Management Plan) has yet to be endorsed by the WAPC and therefore the review against the relevant planning considerations have been undertaken on the adopted 2017 version.

A full assessment under the draft Management Plan is not warranted for the PFC as the planning parameters associated with the redevelopment inclusive of height, setback, and use have not changed. Notwithstanding, whilst the redevelopment of Zones 2 and 3 have since been fully delivered, the vision is still relevant to the future redevelopment of Zone 1 (subject site).

A response to the Visions for Lathlain Park is described below in Table 6.

Table 6: Response to Vision for Lathlain Park

LATHLAIN PARK VISION	RESPONSE
<i>Utilise the redevelopment of Lathlain Park as a revitalisation and enhancement project that acts as a catalyst for the wider Lathlain Precinct.</i>	The redevelopment of Lathlain Park through the PFC project acts as a catalyst for the comprehensive revitalisation of the subject site. By upgrading the space and creating modern, multifunctional facilities, the project achieves its immediate objectives but also seeks to finalise the overall vision of Lathlain Park. With innovative design, community-focused amenities, and sustainability commitments, PFC becomes an appealing destination, drawing residents and visitors alike and promoting increased social engagement. This success can encourage further investment, both public and private, fostering a cycle of improvements and enhancements that elevate the entire precinct into a vibrant and thriving hub.
<i>Develop passive and active recreation facilities and infrastructure improvements for the community.</i>	The PFC strategically incorporates a mix of active and passive recreation facilities alongside infrastructure upgrades to enrich the Lathlain community. The design of PFC ensures a balanced blend of spaces for both active engagement and relaxation. From new and improved landscaped areas and open areas for sports, the project caters to diverse preferences. Additionally, the introduction of improved infrastructure, including pedestrian pathways and cycling lanes, enhances accessibility and promotes safe movement, fostering a vibrant and inclusive environment that encourages community interaction, well-being, and a higher quality of life for Lathlain residents.
<i>Provide administration and training facilities for the Perth Football Club and West Coast Eagles, and which incorporate facilities for the Waalitj Foundation, and local community.</i>	The PFC project strategically integrates comprehensive administration and training facilities tailored to meet the specific needs of the PFC. These facilities are designed to cater to the administrative, coaching, and training requirements of the PFC. The project includes dedicated office spaces equipped with modern technology to support administrative functions, ensuring efficient management of club affairs. The facilities can be accommodated for Waalitj Foundation, and local community, where required.



04



PLANNING ASSESSMENT

4.1 STATE PLANNING ASSESSMENT

STATE PLANNING POLICY 7.0 – DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy (SPP) 7.0 – Design of the Built Environment became operational in 2019 and is the lead policy that elevates the importance of design quality in WA’s built environment. SPP 7.0 includes 10 principles for good design and establishes the framework for integrating design review as part of the evaluation process.

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.

The Management Plan outlines the requirement for a detailed assessment against SPP 7.0 to be undertaken for any redevelopment proposal as part of any application for development approval (Table 7).

Table 7: Response against SPP 7.0 Design of the Built Environment

PRINCIPLE	RESPONSE
<p>CONTEXT AND CHARACTER</p> <p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The development of the PFC is intricately attuned to and enriched by the distinctive character and surroundings of the Lathlain area. Seamlessly weaving together the tall existing trees situated to the north of Goddard Street and the sweeping roof design of the adjacent West Coast Eagles (WCE) building, the proposal serves as a harmonious juncture between these elements. This connection is visually established through a roof structure that extends to align with neighbouring trees and gently slopes toward the WCE building. Given the predominant single-story residential architecture in the western vicinity, the project’s roof design gracefully descends to match the height of the existing western built forms while simultaneously reaching outward and upward, mirroring the openness of the oval side and the presence of the Darling Scarp.</p> <p>The carefully selected material and colour palette draw inspiration from the inherent qualities of the built environment in Lathlain and its encompassing area. Lathlain’s post-war construction history, marked by red brick buildings with white verandas and galvanized roof sheeting, has influenced the design approach. This legacy is reflected in design choices such as the colonnade extending the building’s length, reminiscent of the white verandas in the vicinity. Additionally, the community space is adorned with red brick of varying sizes and bonds, a tribute to locally sourced materials. The absence of overhangs in this space is reminiscent of the nearby shopping district, accessible by foot. This nuanced design intent simultaneously honours the area’s heritage while embracing forward-looking design principles, symbolizing a bridge between the past and the future.</p>
<p>LANDSCAPE QUALITY</p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>On the oval level, a functional and player-oriented landscape approach is evident. Direct access is facilitated at ground level to the playing field, enhancing the experience for players. Synthetic grass and temporary fencing create a safety barrier between players and spectators, ensuring player security during field access. The majority of landscaping is executed with grass, in harmony with the existing landscape aesthetics surrounding the subject site. To enable direct access to the playing field, small sections of fencing are proposed to be relocated from their current positions.</p> <p>At the Goddard Street level, the existing landscape concept around the subject site is extended and enriched. Planned landscaping includes provisions for future 3.5m wide footpaths, parking areas, and a mix of soft and hard landscaping elements. The landscaping design is strategically orchestrated to accentuate the building entry point(s). Paving extends from the glazing line of the main entry, creating a formal and inviting pathway that leads out to Goddard Street. Similarly, the planned entry to the oval area is enhanced by the extension of footpaths in both northern and southern directions. This layout facilitates direct access to both the oval and the proposed function space.</p> <p>A staged approach to on-grade parking is applied along Goddard Street, in alignment with the requirements set by the Town of Victoria Park. This arrangement optimises parking efficiency while ensuring congruence with the surrounding urban context. Although the removal of two trees along Goddard Street is necessary for the development, the project demonstrates its commitment to enhancing the environment by significantly expanding the canopy cover from the northern area to the corner of Bishopsgate and Goddard street. Additionally, well-placed seating is thoughtfully integrated along Goddard Street, complementing the entry points to the oval, main building entry, and the Town community space to the north. This approach to landscaping on the Goddard Street level not only complements the visual aesthetics of the area but also enhances accessibility, community engagement, and overall outdoor experience.</p>

PRINCIPLE	RESPONSE
<p>BUILT FORM AND SCALE</p> <p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The built form and scale of the PFC responds to and builds on the character and context of the Lathlain area. With the tall existing trees to the north of the subject site and the sweeping roof form of the existing West Coast Eagles building to the south-east, the PFC acts as the juncture between these two areas by providing a roof form which extends up to the roof form to the neighbouring trees and down towards the West Coast Eagles facility. With the western existing built form consisting of single storey residential housing, the roof of the project extends down to match the height of the hips to the existing western built form whilst reaching outwards and upwards towards the sky to the oval side and the Darling Ranges.</p> <p>The Gallery Space is scaled appropriately with a lower ceiling height providing for a horizontal view over Goddard Street. The function spaces are suitably scaled for functions mitigating the compressive nature of lower ceiling height function spaces seen in other similar buildings. The colonnade and window framing to the gallery work as one providing a formal expression to Goddard Street in line with the importance and public nature of the buildings. Glazing to the main function spaces is separated vertically by a steel transom, this transom demarcated the external views below towards the oval with the views above the transom and the mullions provided framing the views of the sky. The transom also forms a functional requirement providing for mounting location for lighting, exit signage and potentially speakers.</p>
<p>FUNCTIONALITY AND BUILD QUALITY</p> <p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p>	<p>PFC aligns with the 2023 AFL Category 3 Standards, encompassing key amenities such as men’s and women’s changerooms, umpire changerooms, a theatre, coaches’ office, and additional football-oriented spaces. The design introduces adaptable areas that amplify space utilisation potential across different scenarios.</p> <p>Anticipating future growth, the expansion to the south of the oval level strategically accommodates potential expansion to the southern section, enabling additional changerooms and supporting facilities. This expansion initiative also envisions a broader concourse access for game day activities. The upper level’s office space is designed with versatility in mind, facilitating flexible workstation arrangements and future scalability as needs evolve.</p> <p>The coaches boxes on the upper level, although configured as individual offices during the week, transform into a multifunctional game day hub for coaches, statisticians, media, broadcasting, and more, thereby maximising space utility. The selection of external materials reflects a robust approach that minimizes upkeep requirements, suited to their respective locations and capable of withstanding the demands of game day events and large functions.</p> <p>The integration of services is a model of discretion, concealed from the public view. Most services are housed on the roof of the main function area, reachable from the upper level. The incorporation of grease traps and gas meter enclosures is well-considered, concealed behind perforated doors that harmonize with the external wall finish.</p> <p>Considering the project’s lifecycle and its implications for climate change, the report features its commitment to sustainability. The proposed initiatives are comprehensively addressed within the sustainability section of the report, signifying a thoughtful and proactive approach toward long-term impact mitigation.</p>

PRINCIPLE	RESPONSE
<p>SUSTAINABILITY</p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i></p>	<p>The PFC demonstrates a strong commitment to sustainability, aiming to reduce its environmental impact through various strategies. To mitigate upfront carbon emissions, the project plans to achieve a minimum 10% reduction compared to a reference building. This is achieved by utilising low carbon concrete with optimised mixes that reduce cement usage by over 30%, coupled with incorporating lightweight plant floors. In terms of energy efficiency, the project targets a 10% reduction in energy consumption by selecting low solar absorptance paint, integrating a 100kW solar photovoltaic (PV) system, and adhering to Section J 2019 standards for glazing and fabric.</p> <p>Additional efforts include heat pumps for the hot water system, reduced glazing window-to-wall ratios, improved mechanical units and fans, and advanced lighting designs exceeding NCC 2019 minimums with motion sensors and daylight dimming capabilities. The PFC also commits to a zero carbon action plan, paving the way for a fossil fuel-free operation, and incorporates water-efficient fixtures across various areas such as taps, urinals, dishwashers, toilets, washing machines, and showers.</p> <p>The PFC demonstrates that all minimum requirements under the Green Star for New Buildings Positive category have been met under item (ii) of the sustainability measures outlined in the draft LPMP. This is achieved through:</p> <ul style="list-style-type: none"> + Credit 21 Upfront Carbon Emissions: The buildings upfront carbon emissions are at least 10% less than those of a reference building + Credit 22 Energy Use: The building's energy use is at least 10% less than a reference building. + Credit 23 Energy Source: The building provides a Zero Carbon Action plan (which describes a timeline and upgrade pathway for the building to operate fossil fuel free). + Credit 25 Water Use: The building installs efficient water fixtures (WELS ratings of 5 star taps, urinals and dishwashers, 4 stars for toilets and washing machines, and 3 stars for showers). <p>Through these comprehensive measures, the project aims to embrace sustainability across multiple fronts, from minimising carbon emissions to enhancing energy efficiency and water conservation.</p>
<p>AMENITY</p> <p><i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive, and healthy.</i></p>	<p>The Goddard Street level of the proposal provides a range of spaces that can be utilised by the community and/or PFC. The Town community space has been designed to provide opportunity for a number of uses. The PFC Function spaces provide the opportunity to hold a range of uses and are equipped appropriately</p> <p>External outdoor spaces are located to the west of the Town community space and to the south of the PFC function spaces. Both external spaces are suitably sized, easy to use and accessible. The southern outdoor space will be shaded by the main built form. Additionally, the stadium seating is equitable for all with locations provided for wheelchairs across the full length of the stadium aligning with the current Australian Standards.</p> <p>All internal spaces meet the requirements of the current Australian Standards. Function spaces are sized to enable a number of seating options providing opportunity for large-seated lunch and dinner functions, conferences, presentations, and speeches. All public spaces are provided with an outlook of the Darling Ranges to the east, framed views from upper level over Victoria Park and the roof scape beyond and northern views towards the Lathlain Town Centre and existing mature vegetation. The main private areas in the proposal have been located to frame external views and define the space for public spaces. Storage space for all three function spaces is adequate for required seating and tables and located appropriately to enable function spaces to run independent of each other.</p> <p>The proposal mitigates the impact on the surrounding environment, the documentation provided outlines the extent of overshadowing with the overshadowing generally falling within the Lathlain Park Management Plan Building Envelope overshadowing requirements. Noise is mitigated through acoustic louvres on the Goddard side of the building above the function level as indicated in the attached Acoustic Report.</p>

PRINCIPLE	RESPONSE
<p>LEGIBILITY</p> <p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>	<p>The three entry points to the subject site include:</p> <ul style="list-style-type: none"> + The main entry defined by a large canopy extending vertically to mitigate the afternoon sun. This entry is finished in an alternative material to the rest of the building. + The oval access entry defined through by the extension of the colonnade south providing a wider walkway through. Both entry points provide clear views through and past the building to the view of the oval and the Darling Scarp. + The Town community space entry is defined by a brick colonnade providing a hierarchy to the entry sequence in keeping with similar community and public buildings. A footpath connecting all three entry points is provided enabling easy direct access. <p>Access through the main entry and oval entry provides direct connection with the main function spaces, lobby and gallery providing intuitive access. All entry points are clearly identified along Goddard Street and from the Corner of Goddard Street and Bishops Gate.</p> <p>More private spaces within the proposal are contained within building envelopes within the proposal ensuring a clarity around public and private space. These more private spaces are finished internally in a different colour and material scheme which will be darker as opposed to the more public spaces which are open, provided with views externally and easily accessible.</p> <p>At oval level, access is provided by one corridor crossing the entire building and providing direct access to the home changeroom spaces, PFC staff spaces and away team spaces. These areas are provided with secure access limiting access to specific users.</p>
<p>SAFETY</p> <p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>On the oval level, a deliberate segregation into three distinct areas is established, with specific access zones designated for PFC staff and players. External and lift access is granted solely to the away changerooms. This level also facilitates convenient parking areas for ambulances and property vehicles, ensuring direct, clear, and secure access between the changerooms and the Ambulance bay.</p> <p>Moving to the Goddard Street level, a clear demarcation is established between the Town community space and the PFC facility. Access is exclusively external, allowing entrance only into the Town community space. This separation is designed to mitigate any potential impact on the PFC facility and to encourage individuals to utilise the Town community space. To reduce access to the oval, the existing fence line surrounding the oval is extended into the northern and southern ends of the facility.</p> <p>The upper Level is divided into two distinct spaces - an open-plan office for the PFC and flexible coaches' boxes along with individual offices. This separation ensures that PFC staff in the open office can continue working during game days without external stakeholders having access. The flexible coaches' boxes and individual offices are furnished with restricted access, reinforcing the controlled environment.</p>

DEVELOPMENT CONTROL 1.2 DEVELOPMENT CONTROL GENERAL POLICIES

Development Control Policy 1.2 (DCP 1.2) deals with the general principles that will be applied by the WAPC in its determination of applications for approval to commence development for which it is the responsible authority. A requirement of the policy is that the WAPC, in determining applications for approval to commence development, is bound to have regard to the purpose for which the land is reserved.

The PFC is consistent with DCP 1.2 through the justification relating to land use, access, built form, public realm upgrades and management of the reserve.

DEVELOPMENT CONTROL 5.3 USE OF LAND RESERVED FOR PARKS, RECREATION, AND REGIONAL OPEN SPACE

Development Control Policy 5.3 (DCP 5.3) seeks to provide guidance on development which may be permitted, and the procedures for obtaining approval for the use and development of land reserved under the MRS for Parks and Recreation and/or Regional Open Space.

The PFC meets the objective of DCP 5.3 by supporting active sporting pursuits which will ultimately result in greater public access to the subject site being provided.

DEVELOPMENT CONTROL POLICY 5.4 ADVERTISING ON RESERVED LAND

Development Control Policy 5.4 (DCP 5.4) sets out the objectives and considerations considered by the WAPC in determining applications for the display of advertisements for the display of advertisements on land reserved under a region scheme.

Signage has yet to be determined, however will comply with DCP 5.4 through an appropriate condition of development approval.

4.2 LOCAL PLANNING ASSESSMENT

LPP 3 – NON-RESIDENTIAL USES IN OR ADJACENT TO RESIDENTIAL AREAS

Local Planning Policy 3 – Non Residential Uses in or Adjacent to Residential Areas (LPP 3) is to provide general guidance and development standards applicable to non-residential development in or adjacent to residential areas.

The relevant objectives to LPP3 are addressed below in **Table 8**.

Table 8: Response to LPP 3 Objectives

LPP3 OBJECTIVE	RESPONSE
a) <i>To ensure non-residential uses are compatible with the residential character, scale, and amenity of surrounding residential properties.</i>	The design of the PFC has been carefully considered to ensure compatibility with the residential character, scale, and amenity of the surrounding residential properties. The scale and proportion of the PFC are carefully managed to avoid any sense of overwhelming presence, with setbacks, building height, and roof design consistent with the local context. Aesthetics and materials are chosen on the neighbouring residential area, creating a seamless visual connection through consistent use of colours, materials, and architectural elements that resonate with the established residential area. Landscaping plays an important role in softening the transition between the PFC and the residential properties, through introducing green spaces, tree retention, and semi-mature plantings that complement the existing greenery of the Lathlain. Pedestrian access and streetscape integration ensure that entrances and pathways promote interaction with the surrounding area, enhancing the continuity between the facility and the neighbourhood, while maintaining a pedestrian-friendly environment. Architectural features, including setbacks, façade articulation, and visual breaks, are strategically used to disperse the visual mass, bulk, and scale of the building, ensuring it melds harmoniously with the residential surroundings. The design of the PFC takes into account both the building's functionality and its impact on neighbouring properties, respecting privacy, and preserving natural light and views, where possible. Through a comprehensive approach that encompasses scale, bulk and scale, aesthetics, landscaping, access, and community involvement, the PFC achieves a design that seamlessly integrates within its residential context, fostering compatibility and contributing to a unified and harmonious built environment.
b) <i>To provide for non-residential uses which serve the needs of the community.</i>	The PFC is designed to meet the diverse needs of the community, functioning as a versatile hub that promotes engagement, recreation, and community cohesion. Its shared spaces, including function spaces and community centre, offer a dynamic setting for a wide range of activities, from social gatherings to workshops. The inclusion of amenities like medical consulting rooms demonstrates an approach to well-being, while classrooms, workspace, and meeting rooms support a wide range of supporting uses. The PFC's design encourages integration with the surrounding neighbourhood, emphasising accessibility and interaction, while sustainable features reflect a commitment to responsible resource usage. The PFC serves as an inclusive and adaptable space that caters to the community's evolving interests, fostering connections, and enriching the local quality of life.
c) <i>To minimise the impacts of non-residential development through appropriate and sufficient management of car parking and traffic generation, noise, visual amenity and any other form of emissions or activities that may be incompatible with surrounding residential uses.</i>	The existing PFC has been in place for many decades and has been able to seamlessly integrate with the established residential area. The provision for 17 car parking bays has been provided along Goddard Street, however, there is also ample street parking available for patrons. It should be noted that the parking along Goddard Street is intended for the sole use of the PFC staff.

LPP3 OBJECTIVE	RESPONSE
e) <i>To ensure that the appearance and design of non-residential development is compatible with surrounding residential properties and the streetscape in terms of building size and scale, the provision of adequate landscaping treatments, the retention of existing mature trees and the suitable design and location of advertising signage.</i>	The PFC ensures that the appearance and design of its non-residential development harmoniously align with the neighbouring residential properties and the streetscape by carefully considering 'bulk and scale'. Through a mindful approach, the PFC's design adheres to appropriate building heights and proportions that seamlessly integrate with the surrounding residential context, in keeping with the requirements of the Management Plan. The scale of the building is managed to prevent any overwhelming presence, while setbacks and roof design contribute to a balanced and visually pleasing streetscape. Additionally, the choice of materials, colours, and architectural features is selected to create a cohesive visual transition between the non-residential development and the residential properties. By taking into account these factors, the PFC achieves a design that respects the established character of the area, ensuring a harmonious relationship between the non-residential facility and its surroundings.
f) <i>To maintain and enhance the amenity of residential environments through ensuring appropriate landscaping treatments, location of car parking and vehicular access legs, and the protection of visual privacy when considering applications for non-residential development.</i>	The integration of thoughtful landscaping treatments, characterised by carefully chosen local plant species, acts as a buffer between non-residential structures and neighbouring residential properties, enhancing both aesthetics and visual harmony. Attention is also given to the location and design of car parking and vehicular access points, strategically positioned to minimise disruptions to residential neighbourhoods and maintain a safe road network. Measures are also taken to ensure the safeguarding of visual privacy through carefully considered architectural design, evolving over many design reviews. This multifaceted approach underscores the PFC's unwavering commitment to nurturing a balanced and tranquil cohabitation between its developments and the residential surroundings, elevating the overall living experience within the community.

LPP 29 – PUBLIC ART PRIVATE DEVELOPER CONTRIBUTIONS

Local Planning Policy 29 – Public Art Private Developer Contributions (LPP 29) outlines the requirements for the provision of public art throughout the Town with an estimated development cost of \$2,000,000 or more. Hames Sharley understands the Town will be responsible for the design and implementation of public art in accordance with the policy requirements of LPP29.

It is respectfully requested an appropriate condition of development approval is recommended as part of the determination which requires public art to be developed in accordance with LPP 29.

LPP 39 – TREE PLANTING & RETENTION

Local Planning Policy 39 – Tree Planting and Retention (LPP 39) outlines the requirements for the provision of planting and retention of trees on private land and the street verge associated with the development of land in the Town.

The relevant objectives to LPP39 are addressed below in **Table 99**.

Table 9: Response to LPP 39 Objectives

LPP39 OBJECTIVE	RESPONSE
a) <i>To encourage the preservation of 'trees worthy of retention'.</i>	The preservation of trees has been a central focus in the development of the PFC. While the design has led to the removal of two (2) trees, the design highlights the retention of mature trees both to the north and south of Goddard Street. This commitment to preserving existing greenery aligns with the project's overarching goal of maintaining a harmonious balance between the PFC, existing residential development, and the natural environment, contributing to the overall aesthetic, ecological, and community value of the PFC.
b) <i>To ensure appropriate 'medium' or 'large' trees are planted which are suited to their environment and location where 'trees worthy of retention' have been removed or do not exist on private land.</i>	To enhance the local ambiance, the proposal includes the planting of seven (7) 45L semi-mature trees along Goddard Street. The landscaping strategy is intended to elevate the overall amenity of the area. The specifics of these landscaping features, including the selection and placement of trees, can be found in the comprehensive Landscaping Plan, ensuring a well-informed and aesthetically pleasing integration of greenery within the development.
c) <i>To promote and facilitate development that enables existing trees to be preserved.</i>	The PFC project facilitates the preservation of numerous well-established trees situated both to the north and south of its premises. This dedication to retaining these trees enhances the overall quality and attractiveness of the surrounding environment, bolstering the amenity of the area.
d) <i>Provide a diverse range of tree sizes and species to enhance visual interest and to assist with providing a more resilient urban forest.</i>	By integrating a variety of trees, including Jacaranda's which are visually aesthetic and suitable for urban environments, ensure a rich tapestry of textures, colours, and forms that contribute to the visual interest and overall charm of the facility.
e) <i>To assist with achieving the Town of Victoria Park's objective to increase tree canopy coverage to 20% by increasing tree canopy coverage on public and private land.</i>	While the PFC necessitates the removal of two (2) trees, the project's design takes a proactive approach to tree preservation and enhancement. A total of seven (7) 45L semi-mature trees are planned for planting, which serves as a positive step toward achieving the Town's overarching goal of attaining a 20% tree canopy coverage. The trees selected include Jacaranda's which are visually aesthetic and suitable for urban environments. This effort aligns with sustainable urban planning principles and supports the PFC's commitment to maintaining and enhancing the natural greenery within the Lathlain community.

LOCAL HERITAGE SURVEY 2021 – LATHLAIN OVAL

The Local Heritage Survey 2021 (LHS 21) is a survey of heritage places important to the history of the Town. The purpose of the LHS 21 is to identify and document culturally significant places, offering expert guidance to the local government to ensure decisions align with heritage values, maintaining a detailed historical record of the district, establishing a publicly accessible database of heritage sites, and assisting in the creation of official heritage lists for local planning schemes.

The subject site was developed by the Perth City Council in August 1959. In 2019, it was renamed the Mineral Resources Park and the precinct now contains administration and training facilities of the football clubs men's and women's football programs, merchandise store, cafe, and two AFL sized ovals. The subject site has historical and social value due to its pivotal role as an important football venue for the WA Football League. Under the LHS 21, the subject site has a management category of 3 and some levels of significance.

It is respectfully requested an appropriate condition of development is recommended as part of the determination which requires consideration of the LHS 21 during demolition and construction of the new PFC.



06

CONCLUSION



6.1 CONCLUSION

The PFC is a compelling project that warrants on its merit the approval by the WAPC. The PFC's design not only demonstrates a sympathetic understanding of the local context but also showcases a commitment to sustainability, community integration, and responsible development. By incorporating multi-purpose shared spaces, modern design features, the PFC exemplifies its compatibility with the surrounding residential properties. Additionally, the clever design of the development and its strong emphasis on landscaping treatments highlights its dedication to maintaining the charm and amenity of the residential environment.

The PFC's role as a dynamic community hub is supported by its versatile spaces that cater to a wide range of activities, promoting social interaction, education, and holistic well-being. Additionally, its proximity to existing servicing infrastructure and public transport aligns with urban planning goals, reducing potential traffic congestion and promoting accessibility. By addressing the specific requirements of sustainable development, community engagement, visual harmony, and amenity preservation, the PFC emerges as a model project that aligns with both local and broader planning objectives. Its comprehensive approach not only respects the existing fabric of the neighbourhood but also contributes positively to the overall urban landscape.

In conclusion, the PFC's proposed redevelopment stands as an opportunity to enhance the community's quality of life, promote sustainable practices, and foster a vibrant and cohesive living environment. It is with these merits in mind that approval by the WAPC is both warranted and beneficial for the community and the region at large.





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