

## DESIGN REVIEW PANEL (DRP)

### RECOMMENDATION ON PLANNING PROPOSAL

<b>Application type:</b>	JDAP application
<b>Proposed development:</b>	New building, grandstand and facilities for Perth Football Club, and community facility
<b>Address:</b>	No. 34 Goddard Street, Lathlain

#### 1. What are the strengths of the design?

- The intuitive response to the brief and the context with a building that utilises the topography to present an appropriate scale to the street and the oval.
- A positive termination of the vista along Staines Street.
- Retention of some existing trees and consolidation of street tree planting.
- The new landscape plan provided in the Concept Plan indicates a suitably green response to the Goddard Street frontage, which is also in keeping with the new built form proposed.
- A bold and sculptural roof form that enables good protection and sightlines to the oval from the stadium seating.
- A bold and expressive composition of the major architectural elements.
- A well-articulated and visually interesting architectural response to the street.
- Logical and efficient internal planning with discreet back of house areas.
- Discreetly located services (AC units etc)
- Modest parking provision using highly efficient on-street parking, thus placing an emphasis on pedestrians.
- A focus on Sustainability with commitments to energy efficiency, low impact material selection, water efficiency and a high capacity (100 kW) solar PV system.
- A clearly articulated and prominent main entrance to the facility.
- Clear internal circulation routes.
- Incorporation of the community hall to enhance the sense of the development being a community asset.
- Decorative feature brickwork to the community hall.

#### 2. What are the weaknesses of the design?

- Lack of clarity around the adjacent future development site.
- Over-reliance on a grey colour palette.
- Understated public side entrance to the stadium seating.



- Unresolved details in respect to the main roof structure and the management of stormwater from that roof.
- Prominence and close proximity of the bin enclosure to the pedestrian path on the oval side.
- Not convinced about the need to remove the small Jacaranda tree in front of the main entrance.

**3. Any specific items you wish to be revised or addressed through conditions?**

Nil

**4. Any other comments?**

The design review process has resulted in a very good design outcome that has delivered a building that will be a local landmark and a community asset. A high level of design quality has been achieved on a tight budget and demonstrates that sometimes less can be more.

Ensure the public art component is well integrated into the project from an early stage in the detailed design phase.

The roof detailing is a very important component of the project, both in the water resolution and the exposed truss design.

**RECOMMENDATION:**

Support / ~~do not support~~

**Date: 5/12/2023**