



TOWN OF  
VICTORIA PARK



# Lathlain Park Advisory Group Notes – 14 July 2021



**WE'RE OPEN**  
VIC PARK

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# 1 Opening

## Acknowledgement of country

*Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaadijin, moort, wer boodja ye-ye.*

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

The meeting opened at 6.03pm

## **2 Attendance**

**Jarrah Ward**

Cr Brian Oliver (*Presiding Member*)

**Town Representative**

Paul Kellick (*Deputy Presiding Member*)

**Mayor**

Mayor Karen Vernon

**Perth Football Club**

Russ Clark

**West Australian Football Commission**

Tom Bottrell

**Lathlain/Carlisle representative**

Timothy Botica

**Chief Operations Officer**

Mr Natalie Adams

**Strategic Projects Manager**

Mr Andrew Dawe

**Coordinator Communications and Engagement**

Simon Duffecy

**Meeting secretary**

Ms Alex Louise

**Presenters**

Ryan – Hames Sharley

**Observers**

Fraser McInnes

Samantha Crawford

**Apologies**

Samantha Crawford

Josh Bowler (away until December 2021)

Fraser McInnes

### 3 Presentations

#### 4 Items for discussion

##### 4.1 Lathlain Advisory Group Zone 1 Update

<b>Reporting officer</b>	Andrew Dawe
<b>Origin of request</b>	Strategic Project
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. CONFIDENTIAL REDACTED - LPRP 2021 07 09 Lathlain Park Zone 1 Advisory Group Project Update [4.1.1 - 11 pages]</li> <li>2. CONFIDENTIAL REDACTED - FIRST AND SECOND FLOOR PLAN - GODDARD STREET LEVEL ( A) [4.1.2 - 1 page]</li> <li>3. CONFIDENTIAL REDACTED - GROUND FLOOR PLAN - OVAL LEVEL ( A) [4.1.3 - 1 page]</li> </ol>

#### Purpose of the item

To provide the Lathlain Park Zone Advisory Group with a project update and current status on key elements of the project.

#### Outcome

To ensure all group members are across the key issues for the project before progressing to a more detailed concept plan development phase.

#### Discussion points

Key points to be presented on and for further discussion will include:

- Confirming the Preliminary Principles and set a clear vision and set of aspirations for the project.
- Confirming the functional brief and schedule to set the baseline spatial requirements to be delivered within the budget.
- An in-principle management model that clearly delineates responsibility for the management of the facility and the ongoing maintenance
- Resolving existing Telecommunication lease agreements that do not have redevelopment clauses and proposing future security of tenure to the telecommunication companies.
- Confirmation of expression of interest from Wirrpanda Foundation and REVO Fitness to pay commercial rates for tenancy space and within the new precinct.

#### Strategic outcomes

<b>Civic Leadership</b>	
Strategic outcome	Intended public value outcome or impact
CL01 – Everyone receives appropriate information in the most efficient and effective way for them	Advisory Group to receive the most up to date information at each meeting.
CL02 - A community that is authentically engaged and informed in a timely manner.	Council's long-term commitment to delivering these projects is demonstrated.
CL03 - Well thought out and managed projects that are delivered successfully.	The project will be delivered using the Town's Project Management Framework to ensure accountable and transparent project delivery for the community.
CL06 - Finances are managed appropriately,	External funding will contribute to the development

sustainably and transparently for the benefit of the community.	and the required Town funding is captured in the LTFFP, distributed over successive financial years. The projects focus is on multiuse community spaces that are sustainably viable.
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<b>Economic</b>	
Strategic outcome	Intended public value outcome or impact
EC01 - A desirable place for commerce and tourism that supports equity, diverse local employment, and entrepreneurship.	The development will replace an obsolete, dilapidated, high maintenance, no longer fit for purpose structure and provide accommodation that will support community groups and broader activation of the locality.

<b>Social</b>	
Strategic outcome	Intended public value outcome or impact
S02 - An informed and knowledgeable community.	Once constructed, the facility will provide a safer and more inviting space as conceptualized by the community, creating a sense of community pride within the space.

## Next steps

This end goal is to present a Business Case to the August Ordinary Council Meeting for Council Approval. Within this Business Case, the key items that will be seeking approval are:

- Schedule, Functional Brief and Budget
- The Overarching Principles, Vision and Aspirations for the Development
- 'In-Principle' management model

It is envisioned the business case will be work shopped at the July Concept Forum with elected members, with any amendments made to be included in the August OCM item.

## Outcomes

Andrew Dawe - recognised concerns around the brief and that the management model needed to be firmed up, and to clarify the vision. The last meeting was quite robust and provided good information. Project Update provided via a PowerPoint presentation.

Andrew Dawe - Lotterywest funding model may now provide funds - specifically through Wirrapunda Foundation.

Andrew Dawe - REVO fitness - using a model at the Claremont Football Club, floated the ground lease idea.

The Group advised that Option 1 is within budget range but also looking at Option 2 and what it could be achieved.

Andrew Dawe - Next steps - concept forum 27 July working toward August Council meeting.

Andrew Dawe - Telco towers are a risk - conversations occurring since March - Telstra is okay with constructing a new tower, the preferred location is to relocate within 50 metres and a potential space has

been found. Vodafone has been pushed back and wanted ToVP to cover the cost which has been indicated to them is not the preferred option. Telstra provided photos for 4G and that they will be future-proofed.

Andrew Dawe - The management model has an existing hold over lease by the PFC who received 50k a year for maintenance. The Town has provided several models based on another club model. City of Mandurah model appears to be a good model. The Town is working toward ensuring that relationship between ToVP and PFC. Initial meetings have been held to sustainability community and flexibility.

Andrew Dawe - The original engagement as part of the LPMP did a lot of the heavy lifting.

Paul Kellick - if Wirrapunda gets funding from Lottery West do they then assume zero rent?

Andrew Dawe - they are prepared to pay commercial rates, the applicant to be Wirranpunda via Lottery West

Paul Kellick- option for no towers?

Andrew Dawe - no not an option

Mayor Vernon - Wirranpunda they are looking for 200 sqm

Andrew Dawe - looking for 100 sqm for 10 full-time employees, the additional not yet determined

Mayor Vernon - Lotterywest Funding what is it for? fitout, build, contribution for rental?

Andrew Dawe - still to be fleshed out but assume it is toward the overall infrastructure and that they access the space and pay rent

Mayor Vernon- do we have any indication as to the commercial rent amount? and time of access?

Andrew Dawe - finer details have not been worked through

Mayor Vernon - 300K

Andrew Dawe - yes, very high-level figures

Cr Oliver - Wirranpunda replacement option will not be held up

Andrew Dawe - application cycle is 4 months, progression of a concept plan for option 1 will be pushed along

## Actions

Nil

## 4.2 Lathlain Park Advisory Group Zone 1 Workshop

<b>Reporting officer</b>	Andrew Dawe
<b>Origin of request</b>	Strategic Project
<b>Attachments</b>	Nil

### Purpose of the item

For the Advisory Group to set the Principles, Vision and Aspirations for the future facility development.

### Outcome

Clear direction on the Principles, Vision and Aspirations for the future facility development.

## Discussion points

As a part of the development of the Lathlain Park Management Plan (LPMP) extensive community engagement took place. This engagement assisted in the definition of preliminary principles with regards to community uses, the built form and the public realm and landscaping elements. This engagement took place in 2016. Below are the LPMP approved Zone 1 Preliminary Principles.

Community Uses	<ul style="list-style-type: none"> <li>• Opportunities for the provision of multi-purpose/shared spaces that can accommodate community events, activities and/or programs are encouraged.</li> <li>• Ensure public access is designed to accommodate a range of users and incorporates universal access design principles.</li> <li>• Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas to the existing stadium is enhanced.</li> <li>• Integration of servicing infrastructure within landscaped and/or public art for the area is encouraged.</li> </ul>
Built Form	<ul style="list-style-type: none"> <li>• Facilitate the interpretation of the heritage values of Lathlain Park.</li> <li>• New development shall be designed to orientate around the oval and articulated to ensure building bulk is minimised when viewed from the street.</li> <li>• Provide for the shared use of facilities where possible.</li> <li>• Enhanced public and spectator amenities to Oval 1.</li> </ul>
Public Realm & Landscaping	<ul style="list-style-type: none"> <li>• Landscaping shall ensure the retention of existing mature trees where possible.</li> <li>• Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species.</li> <li>• Landscaping elements (e.g. public art) themed on cultural heritage is encouraged.</li> <li>• Reciprocal (Perth FC/public) use of formal car parking.</li> </ul>

Additionally, the architects as a part of their brief and informed by members of the Advisory Group developed the below draft Vision and Aspirations for the project.

### VISION

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

### ASPIRATIONS

#### **A sympathetic, but unique neighbour...**

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

#### **Flexible and ready for the future...**

A highly functional and 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 place that tells local stories...**

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

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

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

These principles, vision and aspirations need to be tested and confirmed this advisory group meeting. Once confirmed they will inform the business case that will go to the August OCM. At each milestone (Concept stage, Schematic design etc) these principles, vision and aspirations will be referred to ensure they are still being adhered to and met.

**Members are encouraged to read the above closely and come to the meeting prepared to provide feedback and input. Does the above capture the thoughts of the group.**

**Strategic outcomes**

<b>Civic Leadership</b>	
Strategic outcome	Intended public value outcome or impact
CL01 – Everyone receives appropriate information in the most efficient and effective way for them	Advisory Group is informed on all key aspects.
CL02 - A community that is authentically engaged and informed in a timely manner.	Council's long term commitment to delivering these projects is demonstrated.
CL03 - Well thought out and managed projects that are delivered successfully.	The project will be delivered through the use of the Town's Project Management Framework to ensure accountable and transparent project delivery for the community.

<b>Economic</b>	
Strategic outcome	Intended public value outcome or impact
EC01 - A desirable place for commerce and tourism that supports equity, diverse local employment and entrepreneurship.	The development will replace an obsolete, dilapidated, high maintenance, no longer fit for purpose structure and provide accommodation that will support community groups and broader activation of the locality.

<b>Social</b>	
Strategic outcome	Intended public value outcome or impact
S03 - An empowered community with a sense of pride, safety and belonging.	Once constructed, the facility will provide a safer and more inviting space as conceptualized by the community, creating a sense of community pride within the space.

## Next steps

These principles, vision and aspirations need to be tested and confirmed this advisory group meeting. Once confirmed they will inform the business case that will go to the August OCM. At each milestone (Concept stage, Schematic design etc) these principles, vision and aspirations will be referred to ensure they are still being adhered to and met.

### Outcomes

Ryan of Hames Sharley lead the workshop. From the last meeting broken down to a vision and 5 aspirations underneath that.

#### Slido by Hames Sharley

##### **do you support the proposed vision for Lathlain Park Zone 1**

Strongly support 50%  
support 50%  
not sure  
oppose  
strongly oppose

##### **Do you support aspiration 1?**

Strongly support 50%  
support 50%  
not sure  
oppose  
strongly oppose

##### **Do you support aspiration 2?**

Strongly support 88%  
support 13%  
not sure  
oppose  
strongly oppose

##### **Do you support aspiration 3?**

Strongly support 50%  
support 50%  
not sure  
oppose  
strongly oppose

##### **Do you support aspiration 4?**

Strongly support 50%  
support 50%  
not sure  
oppose  
strongly oppose

##### **Do you support aspiration 5?**

Strongly support 100%  
Support  
not sure  
oppose  
strongly oppose

**Any comments?**

Cr Oliver - overall supportive but with some wordsmithing

Russ Clark - from a club point of view, the challenge is to get the community to use it why use it? It is a community facility that houses the PFC.

Mayor Vernon- agrees that is a challenge

Mayor Vernon - make sure delivering unique without being a financial burden

Natalie Adams - wording around the aspirations, especially the parking

Mayor Vernon - did not include parking

Andrew Dawe - will work through the parking with parking guys

Tim Botica - no comment

Paul Kellick - concerned about the comms as 2016 was a while ago, when do we start recommunicating

Andrew Dawe - in terms of Comms we are conscious of going to the community until we actually have something to present to them, so we definitely will go to the community.

Mayor Vernon - have things changed, the sentiment would be quite positive, but the parking is the largest issue given the WCE influence

Mayor Vernon - suggest only via email circular unless a pressure point arose

Andrew Dawe - to approve option 1, to incorporate Wirrapunda, to workshop a 3rd option on the feedback received tonight - Council will receive concept plans

Mayor Vernon - approve option 1 with an exploration of 2 other options coming back in November

Andrew Dawe will propose this 1 option and ask for permission to explore further 2 options

Cr Oliver concept forum, then to council, group will only meet if exceptions otherwise via a circular.

**The accommodation schedule has been gone through rigorously and comparison from before and now was shown.**

Mayor Vernon - the plans received today do not match what is being shown.

Andrew Dawe - advised that these have been updated since the previous version provided.

Mayor - Gallery Is the 2.5 meters wide enough?

Hames Sharley - advised yes, very conscious that it needs to be accessible. The turning circle of a wheelchair is 1.5sqm.

Mayor Vernon - access via function to seating?

Hames Sharley - yes the access is there

Mayor Vernon - with seating of 1st-floor plan, there will be level access via Goddard straight in? Can public members access the seating without going through the clubhouse? Universal access through the clubhouse?

Hames Sharley - yes, Patron's access stairs outside whereas universal access goes through the foyer.

Mayor Vernon - tiered seating yes? With disability access at the top?

Hames Sharley - yes, but they are spread out and stuck in one area.

Mayor Vernon - weather protection how will it operate?

Hames Sharley - 2 approaches roof on left higher on the right high and rake downs - the effect is that the function spaces will have higher ceilings.

Mayor Vernon - HBF arena in Joondalup has outdoor seating, is it your intention that all seats will be covered

Hames Sharley an - no all seats are covered

Russ Clark - said the coverage is important to encourage people to attend

Mayor Vernon - an outside area near ticketing for further seating is that being considered

Paul Kellick- would be useful in a concept plan

Mayor Vernon - mentioned the risk to councils not providing enough shade for spectators

Andrew Dawe - capture for future-proofing the "additional" seating for away clubs

Hames Sharley advised Height wise will be lower.

Mayor Vernon - coaches/media boxes - accessible by lift or stairs

Hames Sharley - 153 sqm and accessible by lift and stairs with a fire escape

Mayor Vernon - 153 sqm in terms of future-proofing this site if the space was bigger that was just an open space is that feasible

Hames Sharley - yes that has potential

Mayor Vernon - how much different would that be for Wirrapunhda/Revo, cost-wise where does that site, also use of the roof as a function space

Natalie Adams concerns around reflection - if the roof was in use it would be alleviated

Hames Sharley - screening of air-cons etc could be provided if the roof was in use

Mayor Vernon - climate action plan solar panels do they have to be on the roof

Hames Sharley - all those considerations are being considered, especially the building itself

Mayor Vernon - could they be on the roof of the grandstand?

Hames Sharley - feasibly

CR Oliver - important to capture the Mayor's ideas of future-proofing for expanded 3rd-floor space and use of the roof.

## Actions

Nil

## 5 General business

Nil

## 6 Actions from previous meetings

Nil

## 7 Close

There being no further business the meeting closed at 8.30 pm