



TOWN OF  
VICTORIA PARK

## Special Council Meeting Agenda – 18 December 2023

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**WE'RE OPEN**  
VIC PARK

Please be advised that a **Special Council Meeting** will be held at **6:30 PM** on **Monday 18 December 2023** in the **Council Chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

**Mr Anthony Vuleta – Chief Executive Officer**  
14 December 2023

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# 1 Declaration of opening

## Acknowledgement of the traditional owners

*Ngany djerapiny Wadjak – Noongar boodja-k yaakiny, nidja bilya bardook.*

I am honoured to be standing on Whadjuk - Nyungar country on the banks of the Swan River.

*Ngany kaaditj Noongar moort kenya kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, 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.

*Ngany youngka baalapiny Noongar birdiya wer moort nidja boodja.*

I thank them for the contribution made to life in the Town of Victoria Park and to this region.

## 2 Announcements from the Presiding Member

### 2.1 Recording and live streaming of proceedings

In accordance with clause 39 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, as the Presiding Member, I hereby give my permission for the administration to record proceedings of this meeting.

This meeting is also being live streamed on the Town's website. By being present at this meeting, members of the public consent to the possibility that their image and voice may be live streamed to public. Recordings are also made available on the Town's website following the meeting.

### 2.2 Public question time and public statement time

As this is a Special Council Meeting, any public questions or statements must relate to the business of the agenda.

There are guidelines that need to be adhered to in our Council meetings and during question and statement time people speaking are not to personalise any questions, or statements about Elected Members, or staff or use any possible defamatory remarks.

In accordance with clause 40 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, a person addressing the Council shall extend due courtesy and respect to the Council and the processes under which it operates and shall comply with any direction by the presiding member.

A person present at or observing a meeting shall not create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

When the presiding member speaks during public question time or public statement time any person then speaking, is to immediately stop and every person present is to preserve strict silence so that the presiding member may be heard without interruption.

### **2.3 No adverse reflection**

In accordance with clause 56 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, both Elected Members and the public when speaking are not to reflect adversely on the character or actions of Elected Members or employees.

### **2.4 Town of Victoria Park Meeting Procedures Local Law 2019**

All meetings of the Council, committees and the electors are to be conducted in accordance with the Act, the Regulations and the *Town of Victoria Park Meeting Procedures Local Law 2019*.

### 3 Attendance

<b>Mayor</b>	Cr Karen Vernon
<b>Banksia Ward</b>	Cr Claire Anderson Cr Peter Melrosa Cr Lindsay Miles
<b>Jarraah Ward</b>	Cr Sky Croeser Cr Jesse Hamer Cr Daniel Minson
<b>Chief Executive Officer</b>	Mr Anthony Vuleta
<b>Chief Operations Officer</b> <b>Chief Community Planner</b>	Ms Natalie Adams Ms Natalie Martin Goode
<b>Manager Governance and Strategy</b> <b>Manager Development Services</b>	Ms Bernadine Tucker Mr Robert Cruickshank
<b>External Planning Consultant, Associate Taylor Burrell Barnett</b>	Ms Jesse Dunbar
<b>Secretary</b> <b>Public liaison</b>	Ms Tracey Wilson Ms Alison Podmore

#### 3.1 Apologies

#### 3.2 Approved leave of absence

<b>Banksia Ward</b> <b>Jarraah Ward</b>	Cr Peter Devereux Deputy Mayor Bronwyn Ife
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## **4 Declarations of interest**

### **4.1 Declarations of financial interest**

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees can continue to provide advice to the Council in the decision-making process if they have disclosed their interest.

### **4.2 Declarations of proximity interest**

Elected members (in accordance with Regulation 11 of the Local Government [Rules of Conduct] Regulations 2007) and employees (in accordance with the Code of Conduct) are to declare an interest in a matter if the matter concerns: a) a proposed change to a planning scheme affecting land that adjoins the person's land; b) a proposed change to the zoning or use of land that adjoins the person's land; or c) a proposed development (as defined in section 5.63(5)) of land that adjoins the persons' land.

Land, the proposed land adjoins a person's land if: a) the proposal land, not being a thoroughfare, has a common boundary with the person's land; b) the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or c) the proposal land is that part of a thoroughfare that has a common boundary with the person's land. A person's land is a reference to any land owned by the person or in which the person has any estate or interest.

### **4.3 Declarations of interest affecting impartiality**

Elected members (in accordance with Regulation 11 of the Local Government [Rules of Conduct] Regulations 2007) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

**5 Public question time**

**6 Public statement time**

**7 Presentations**

**7.1 Petitions**

**7.2 Presentations**

**7.3 Deputations**

**8 Method of dealing with agenda business**

## 9 Chief Community Planner reports

### 9.1 Development Application for Perth Football Club Facility Redevelopment and Community Space at No. 42 (Lot 1) Bishopsgate Street, Lathlain

<b>Location</b>	Lathlain
<b>Reporting officer</b>	Taylor Burrell Barnett (Planning Consultant)
<b>Responsible officer</b>	Manager Development Services
<b>Voting requirement</b>	Simple majority
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Development Application Report [9.1.1 - 26 pages]</li> <li>2. Development Application plans [9.1.2 - 19 pages]</li> <li>3. 3D Perspectives [9.1.3 - 4 pages]</li> <li>4. Landscape Plan [9.1.4 - 3 pages]</li> <li>5. Arborist Report [9.1.5 - 19 pages]</li> <li>6. Transport Impact Assessment [9.1.6 - 68 pages]</li> <li>7. Acoustic Assessment [9.1.7 - 5 pages]</li> <li>8. DRP Recommendation Sheet [9.1.8 - 2 pages]</li> <li>9. Schedule of Submissions [9.1.9 - 10 pages]</li> </ol>

<b>Landowner</b>	Town of Victoria Park
<b>Applicant</b>	Hames Sharley
<b>Application date</b>	28 September 2023
<b>DA/BA or WAPC reference</b>	5.2023.371.1
<b>MRS zoning</b>	Reserved Parks and Recreation – Restricted Public Access
<b>TPS zoning</b>	N/A
<b>R-Code density</b>	N/A
<b>TPS precinct</b>	Precinct Plan P7 'Lathlain'
<b>Use class</b>	N/A
<b>Use permissibility</b>	N/A
<b>Lot area</b>	8.3761ha
<b>Right-of-way (ROW)</b>	N/A



<b>Municipal heritage inventory</b>	Yes – Place No. 021 under the Town’s Local Heritage Survey – Management Category 3 ‘Some/Moderate Significance’
<b>Residential character study area/weatherboard precinct</b>	N/A
<b>Surrounding development</b>	Residential to the west; Lathlain Park carpark to the north; West Coast Eagles Training Facility, Administration & Community Facility to south; Lathlain Park ovals to the east.

## Recommendation

That Council

- A. Recommend to the Western Australian Planning Commission that the application for the Perth Football Club Facility Redevelopment (DA5.2023.371.1) on Lot 1 (42) Bishopsgate Street, Lathlain be approved subject to the following conditions:

### **Prior to the commencement of site works**

1. Prior to the commencement of site works, a Construction Management Plan must be submitted to and approved by the Western Australian Planning Commission, on the advice of the local government, and thereafter implemented to the satisfaction of the local government. The Construction Management Plan shall address the following matters:
  - a. How materials and equipment will be delivered and removed from the site;
  - b. How materials and equipment will be stored on the site;
  - c. Parking arrangements for contractors;
  - d. Construction waste disposal strategy and location of waste disposal bins;
  - e. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
  - f. How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
  - g. Construction traffic and pedestrian management;
  - h. Other matters likely to impact on the surrounding properties;
  - i. The location and size of a site laydown area;
  - j. Dust and vibration management.
  
2. Prior to the commencement of site works, a Construction Waste Management Plan prepared by a suitably qualified person, must be submitted to and approved by the Western Australian Planning Commission, on the advice of the local government. The plan must address, but not be limited to, the following matters:
  - a. Recycling of demolition materials including concrete;
  - b. Removal of hazardous materials and disposal at any approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;
  - c. Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Town prior to the removal of any hazardous materials.

3. Prior to commencement of site works, detailed plans and civil design drawings of all proposed works within the Goddard Street road reserve are to be submitted to the satisfaction of the Western Australian Planning Commission, on advice of the local government. All approved works shall be completed prior to occupation of the development, including installation, any relocation of underground and above ground services, drainage and line marking of all vehicle parking bays, and rectification of any damage within the road reserve, with all costs to be borne by the applicant/developer.
4. Prior to commencement of site works, photographic records being taken and provided to the Town for the purposes of recording the heritage significance of the existing buildings within the site.

**Prior to an application for a building permit**

5. Prior to lodging an application for a building permit, a detailed Landscaping and Reticulation Plan for the subject site and the adjacent road verge(s) must be submitted to and approved by the Western Australian Planning Commission, on the advice of Town, and must include the following:
  - a. The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
  - b. Any lawn to be established;
  - c. Any existing vegetation and/or landscaped areas to be retained;
  - d. Any verge treatments;
6. Prior to lodging an application for a building permit, a detailed Noise Management Plan is submitted to and approved by the Western Australian Planning Commission, on the advice of the local government (refer to related advice note).
7. Prior to lodging an application for a building permit, detailed plans being submitted to and approved by the Western Australian Planning Commission, on the advice of the local government, depicting a raised pedestrian crossing treatment across Goddard Street to the south of Staines Street.
8. As per the Town's Local Planning Policy 29 'Public Art Private Developer Contribution' a contribution of 1% of the estimated value of the building work is to be made towards public art.

Prior to the issuing of a building permit the owner/applicant is to stipulate whether they wish to proceed with either :

- (I) Option A - the Owner/Applicant provides the public art and co-ordinates the Public Art project themselves and engages a professional artist; or
- (II) Option B - the Owner/Applicant chooses to pay cash-in-lieu.

Prior to the issuing of an occupancy permit, either :

- Where Option A is proposed - The public art is to be approved by the Town, completed and installed to the satisfaction of the Town and be maintained thereafter by the owner/occupiers; or
- Where Option B is proposed - The cash-in-lieu contribution amount is to be paid to the Town.

9. Prior to lodging application for a building permit, documentation from a suitably qualified professional shall be submitted and approved stating that the development as designed, is capable of achieving the following, to the satisfaction of the Western Australian Planning Commission on the advice of the local government:
  - a. A minimum 5 Star Green Star for New Buildings certification from the Green Building Council of Australia or equivalent; or
  - b. All minimum requirements under the Green Star for New Buildings Positive category from the Green Building Council of Australia.

#### **Prior to occupation of the development**

10. Prior to the occupation of the development, written evidence is provided demonstrating compliance with the approved detailed Noise Management Plan. The noise amelioration measures must be fully implemented and maintained thereafter, to the satisfaction of the local government.
11. Within 12 months of the occupation of the new building (or a longer period agreed to by the Western Australian Planning Commission), the existing grandstand and associated buildings/structures on shall be demolished and the site be landscaped to the satisfaction of the Western Australian Planning Commission on the advice of the local government.
12. Prior to occupation of the development, a Parking Management Plan shall be submitted to and approved by the Western Australian Planning Commission, on the advice of the local government. The management plan shall include details regarding the allocation of car bays, bicycle bays, loading/servicing bays and other parking, the strategies to promote the use of alternative transport options such as bicycles, public transport, ride sharing or walking. The management plan shall thereafter be implemented for the duration of the development.
13. Prior to occupation of the development, documentation from a suitably qualified professional shall be submitted and approved stating that the development as constructed has achieved the following, to the satisfaction of the Western Australian Planning Commission on the advice of the local government:
  - a. A minimum 5 Star Green Star for New Buildings certification from the Green Building Council of Australia or equivalent; or
  - b. All minimum requirements under the Green Star for New Buildings Positive category from the Green Building Council of Australia.
14. Prior to occupation of the development, secure lockable bicycle parking must be installed onsite, designed in accordance with Australian Standard AS 2890.3, to the satisfaction of the Western Australian Planning Commission on the advice of the local government.
15. Prior to occupation of the development, a raised traffic calming treatment must be installed across Goddard Street to the south of Staines Street, incorporating a pedestrian link, to the satisfaction of the Western Australian Planning Commission on the advice of the local government.

#### **General**

16. The portion of the site notated as 'Future Development Site' is to be lawned and reticulated, and be accessible to patrons on game days to the satisfaction of the Western Australian Planning Commission on the advice of the local government. This is to be reflected in the detailed Landscaping and Reticulation Plan required by condition 5.

17. Existing trees located within the verge are a local government asset and as such must be retained except where otherwise approved for removal.
18. Existing trees identified on the approved site plan must be retained and protected in accordance with AS 4970-2009 and to the satisfaction of the local government.
19. The existing Jacaranda Mimosifolia and Agonis Flexuosa street verge trees, as marked in red on the approved plans, have been approved for removal.
20. At all times provision must be made onsite for the storage and collection of garbage and other solid waste. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the local government.
21. All stormwater drainage shall be designed and signed by a certified Hydraulic Engineer. An overland flow path is to be included in the design to ensure diversion of stormwater from the developments during storm events.
22. An Event Management Plan shall be submitted and approved to the satisfaction of the Western Australian Planning Commission, on advice of the local government. Once approved, events and functions (with the exception of 'special events' which are to obtain separate approval) shall operate in accordance with the Event Management Plan.
23. Any existing crossovers not part of the development are to be removed and the kerbing, verge, and footpath (where relevant) reinstated to the specifications of the local government and the satisfaction of the Western Australian Planning Commission.
24. The ACROD parking spaces shall be permanently marked and sign posted for the exclusive use of ACROD permit holders, and located so as to provide convenient access from the car parking areas to the main entries and lift accesses to the building, to the satisfaction of the Western Australian Planning Commission, on advice of the local government.
25. Any proposed external building plant, lift overruns, piping, ducting, water tanks, air conditioning units, vents, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the adjacent properties or buildings and shall be screened from public view, to the satisfaction of the Western Australian Planning Commission, on advice of the local government.

**Advice notes**

- AN1 This approval does not include the approval of any signage. Any signage for the development to be the subject of separate approval.
- AN2 A demolition permit is required to be obtained from the Town prior to the demolition of the existing building(s) and/or structure(s) on the site.
- AN3 A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.

- AN4 The public art contribution is to be made via either payment of an agreed sum to the Town of Victoria Park or via an agreement for the provision of public art, to an equal of greater value, within the development.
- AN5 Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia- Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.
- AN6 Plans are to be assessed by a practicing qualified Disability Access Consultant who is an accredited member of the Association of Consultants in Access, Australia Inc (ACAA) to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A Copy of the certified plans is to be provided as part of the building permit application.
- AN7 Please note it is the responsibility of the building owner/developer to ensure the development complies with the *Disability Discrimination Act 1992*. Further information may be obtained from Disability Services (WA).
- AN8 Unauthorised verge tree pruning or removal is subject to a penalty under the Activities on Thoroughfares and Public Places Local Law 2000, Division 1 – General, 2.1 General Prohibitions.
- AN9 The Town's street tree(s) are to be protected from damage during all phases of development. Pruning of any street tree affected by the development on the subject site is to be undertaken by the Town, at the owner/applicant's cost.
- AN10 All gates and doors are to be designed and constructed to swing into the property and not encroach over the Town's verge area.
- AN11 Prior to the occupation of the development, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the local government.
- AN12 The development is located on or within close proximity to an existing Water Corporation sewerage system. The owner/applicant is advised to contact the Water Corporation to confirm their requirements and if approval is required prior to works commencing. Refer to the Water Corporation's website or call 13 13 95 for further information.
- AN13 The development is located within close proximity to existing Western Power infrastructure. The owner/applicant is advised to liaise with Western Power prior to works commencing. Refer to the Western Power's website or call 13 10 87 for further information.
- AN14 Prior to the occupation of the development, any alterations, relocation or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the local government.
- AN15 A Work Zone Permit application is to be submitted to and approval issued the Town, prior to any works or temporary storage on a public thoroughfare (including roads, parking bays, footpaths or verges).

AN16 The applicant is required to submit a Food Business Registration/Notification form to Council's Environmental Health and Regulatory Services in order to register the food business under the *Food Act 2008*. Annual food risk assessment fees may apply. The form can be downloaded from the Council's website.

AN17 As this will be deemed a public building for the purposes of the *Health (Public Buildings) Regulations 1997*, the applicant is required to submit a Form 1 – Application to Construct, Extend or Alter a Public Building, together with floor plans to Environmental Health Services for approval, prior to commencing operation. For further information please refer to the Town's website or contact Environmental Health Services on (08) 9311 8111.

AN18 Sound levels created are not to exceed the provisions of the *Environmental Protection (Noise) Regulations 1997*.

AN19 The Event Management Plan is to address, but is not limited to:

- i. The event manager and other key stakeholders;
- ii. Insurance details;
- iii. Potential hazards assessment;
- iv. Traffic, car parking and pedestrian management;
- v. Incident and Emergency Management Plan;
- vi. Food and public health matters;
- vii. Infrastructure and facilities;
- viii. Public safety and first aid; and
- ix. The definition of 'special events' which is to be dealt with via separate Special Event Management Plans.

B. Request the CEO to engage with the Town's Access and Inclusion Advisory Group and Youth Leaders Group regarding the development plans.

## Purpose

For Council to consider and determine the Town's recommendation to the determining authority, the Western Australian Planning Commission (WAPC), on the development application for the proposed Perth Football Club (PFC) facility redevelopment at Lathlain Park.

## In brief

- A development application has been submitted to the Town for the redevelopment of the PFC facility at Lathlain Park. The application has been prepared by Hames Sharley on behalf of the Town of Victoria Park.
- The application area includes the present PFC building and immediate surrounds. The subject land is reserved 'Parks and Recreation – Restricted Public Access' under the Metropolitan Region Scheme (MRS).
- The determining authority for the application is the WAPC with the Town's role as a referral agency being to make a recommendation to the determining authority.
- The application was subject to 28 days of public consultation. 26 submissions were received with 1 submission objecting to the proposal, 23 submissions supporting and 2 submissions raising comments but not stating a position.

- The Town is seeking Council's endorsement of a recommendation to the WAPC to approve the application subject to conditions.

## Background

1. As a part of the development of the Lathlain Park Management Plan, an extensive community engagement body of work was completed to inform this guiding document for the management and delivery of infrastructure at Lathlain Park. This engagement assisted in defining preliminary principles for Zone 1 regarding community uses, the built form, the public realm and landscaping elements. These Principles are included below:
  - (a) Community Uses
    - (i) Opportunities for the provision of multipurpose/shared spaces that can accommodate community events, activities and programs are encouraged.
    - (ii) Ensure public access is designed to accommodate a range of users and incorporates universal access design principles.
    - (iii) Ensure the connection between development and the streetscape in terms of pedestrian access, views and vistas of the existing stadium are enhanced.
    - (iv) Integration of servicing infrastructure within landscaped and/or public art for the area is encouraged.
  - (b) Built Form
    - (i) Facilitate the interpretation of the heritage values of Lathlain Park
    - (ii) New development shall be designed to orientate around the oval and articulated to ensure building bulk is minimised when viewed from the street
    - (iii) Provide for the shared use of facilities where possible
    - (iv) Enhanced public and spectator amenities to Oval 1.
  - (c) Public Realm & Landscaping
    - (i) Landscaping shall ensure the retention of existing mature trees where possible
    - (ii) Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water-wise principles / native plant species
    - (iii) Landscaping elements (e.g. public art) themed on cultural heritage are encouraged
    - (iv) Reciprocal (Perth FC/public) use of formal car parking.
2. In August 2021, the vision and aspirations for the Zone 1 redevelopment project were supported by Council. 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 development application has been prepared and lodged on this basis.
3. Concurrently, the approved Lathlain Park Management Plan (LPMP) (2017 version) has been subject to review, as resolved by Council at its meeting in September 2021. The draft amended LPMP (2023) includes provisions allowing for the permanent ongoing playing of matches at Lathlain Park with crowds between 3,500-6,500, consistent with development approval granted by the WAPC for the PFC and West Coast Eagles (most recently on 27 November 2023).
4. At the June 2023 OCM, Council resolved to advertise the draft amended LPMP for public comments. The matter was then presented to Council in October 2023, where Council resolved to endorse the amended LPMP for forwarding to the WAPC for approval. Final approval of the amended LPMP is yet to be granted by the WAPC.



- At the August 2023 OCM, Council resolved to approve the lodgement of the development application and to negotiate with the West Coast Eagles (WCE) to resolve the matter of a small portion of the project footprint encroaching into WCE's lease area.

## Application summary

- The application seeks approval for the redevelopment of the PFC at Lathlain Park (Lot 1, 42 Bishopsgate Street, Lathlain). The proposed redevelopment seeks to achieve more multipurpose and community focussed outcomes, whilst meeting contemporary sporting needs. The building aims to fulfil a variety of roles including football administration, training, functions and spectator facilities, as well as the delivery of a community space that will be managed by the Town. It is positioned just north of the existing grandstand along Goddard Street. Seating capacity at the facility will reduce from 1,000 to approximately 800.
- Lathlain Park comprises three land parcels owned by the Town of Victoria Park, with an overall area of approximately 8.87ha. The land subject to this application is known as Zone 1 under the LPMP, located along Goddard Street, and includes the present PFC Gatehouse and immediate surrounds. The location of Zone 1 in the broader context of Lathlain Park is depicted in the following image from the LPMP:



- Specifically, this development application seeks approval for the following:
  - Construction of a new grandstand featuring new changeroom facilities, new members and non-members lounge/bar, new spectator ticket gate and toilet facilities, and a new community space.



- Demolition of the existing grandstand featuring outdated changeroom facilities, members lounge/bar, spectator ticket gate and toilet facilities and outdated Lathlain Function Centre.
- The new development will be accessed from Goddard Street, located just north of the existing grandstand. The building contains three distinct levels: oval level, Goddard Street level and an upper level.
- The new grandstand and community centre will replace the existing outdated grandstand and Lathlain Function Centre. The new grandstand will have 200 fewer seats than the existing grandstand and provide up to date modern changeroom facilities, spectator facilities and function space – replacing like for like outdated facilities in the existing old grandstand.
- It is proposed that there is a like for like replacement of existing PFC operational on-site parking bays (approximately 20 bays) with on-street parking bays along Goddard Street for the sole use of PFC staff.
- The redevelopment proposal is not expected to change the existing activity and events hosted at Lathlain Park, nor increase the number or scale of events hosted at Lathlain Park.
- The redevelopment proposal is effectively the replacement of like for like facilities for PFC, as well as the delivery of a community space to be managed by the Town.

9. Development details at each level of the facility are provided in the following table included in the applicant's development application report (see Attachment 1):

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 <sup>rd</sup> 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		

10. The subject site is reserved for 'Parks and Recreation – Restricted Public Access' under the Metropolitan Region Scheme (MRS) and reflected accordingly under the Town's Local Planning Scheme No. 1. As such,

the application requires determination by the Western Australian Planning Commission (WAPC) under the MRS.

## Applicants' submission

11. The applicant, in their development application report (see Attachment 1), provides the following justification for the proposal to be approved:
- *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.*

## Relevant planning framework

<b>Legislation</b>	<ul style="list-style-type: none"> <li>• <i>Planning and Development Act 2005</i></li> <li>• <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></li> <li>• Metropolitan Region Scheme (MRS)</li> <li>• Town of Victoria Park Local Planning Scheme No. 1 (LPS 1)</li> <li>• Town of Victoria Park Draft Local Planning Scheme No. 2 (LPS 2)</li> <li>• LPS 1 Precinct Plan P7 – Lathlain</li> </ul>
<b>State Government policies, bulletins or guidelines</b>	<ul style="list-style-type: none"> <li>• State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)</li> <li>• WAPC Development Control Policy 1.2 – Development Control (General Principles) (DC 1.2)</li> <li>• WAPC Development Control Policy 5.3 – Use of Land Reserved for Parks, Recreation and Regional Open Space (DC 5.3)</li> <li>• WAPC Development Control Policy 5.4 – Advertising on Reserved Land (DC 5.4)</li> </ul>
<b>Local planning policies</b>	<ul style="list-style-type: none"> <li>• Local Planning Policy No. 3 – Non-Residential Uses In or Adjacent to Residential Areas (LPP 3)</li> <li>• Local Planning Policy No. 23 – Parking (LPP 23)</li> </ul>

	<ul style="list-style-type: none"> <li>Local Planning Policy No. 29 – Public Art Private Developer Contribution (LPP 29)</li> <li>Local Planning Policy No. 39 – Tree Planting and Retention (LPP 39)</li> </ul>
<b>Other</b>	Lathlain Park Management Plan (LPMP) Local Heritage Survey

## General matters to be considered

<b>TPS precinct plan statements</b>	<p>The following statements of intent contained within the precinct plan are relevant to consideration of the application.</p> <ul style="list-style-type: none"> <li><i>Safe and accessible movement for pedestrians, cyclists, people using public transport and other vehicles is an important aim for the precinct. Public places, such as parks, reserves and streets will be enhanced and maintained so that they contribute to its pleasant environment.</i></li> </ul>
<b>Local planning policy objectives</b>	<p>The following objectives of Local Planning Policy No. 3 – Non-Residential Uses In or Adjacent to Residential Areas are relevant in determining the application.</p> <ul style="list-style-type: none"> <li>To ensure non-residential uses are compatible with the residential character, scale and amenity of surrounding residential properties.</li> <li>To provide for non-residential uses which serve the needs of the community.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p>The following objectives of Local Planning Policy No. 23 – Parking are relevant in determining the application.</p> <ul style="list-style-type: none"> <li>To ensure the adequate provision of parking for various services, facilities and residential developments and to efficiently manage parking supply and demand.</li> </ul> <p>The following objectives of Local Planning Policy No. 29 – Public Art Private Developer Contribution are relevant in determining the application.</p>

- To increase the amenity provided to the existing or future occupants of new or refurbished developments through the provision of public artwork on the development site or within the surrounding locality.
- To enhance the visual amenity, vibrancy and character of the Town's built environment.
- To improve way-finding and legibility of streets, open spaces and buildings, including landmark treatments where appropriate.

The following objectives of Local Planning Policy 39 – Tree Planting and Retention are relevant in determining the application.

- To promote and facilitate development that enables existing trees to be preserved.
- 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.

**Deemed Provisions clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015**

The following matters have been considered as relevant and adequately addressed as part of assessing the application.

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
- (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;
- (c) any approved State planning policy;
- (f) any local planning strategy for this Scheme endorsed by the Commission;
- (g) any local planning policy for the Scheme area;
- (k) the built heritage conservation of any place that is of cultural significance;
- (m) the compatibility of the development with its setting, including —
  - (i) the compatibility of the development with the desired future character of its setting; and
  - (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
- (n) the amenity of the locality including the following —
  - (i) environmental impacts of the development;
  - (ii) the character of the locality;
  - (iii) social impacts of the development;
- (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (s) the adequacy of —
  - (i) the proposed means of access to and egress from the site; and

	<p>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</p> <ul style="list-style-type: none"> <li>• (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</li> <li>• (u) the availability and adequacy for the development of the following —</li> </ul> <p>(i) public transport services;  (ii) public utility services;  (iii) storage, management and collection of waste;  (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);  (v) access by older people and people with disability;</p> <ul style="list-style-type: none"> <li>• (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</li> <li>• (w) the history of the site where the development is to be located;</li> </ul>
<p><b>Lathlain Park Management Plan</b></p>	<p>The following matters are relevant:</p> <ul style="list-style-type: none"> <li>• The LPMP, which requires the approval of the WAPC under the MRS, 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 Zone 1 Planning Principles apply to this application.</li> <li>• Precinct Statement: Zone 1 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 multi-purpose and community focussed outcomes than is possible from the existing building.</li> </ul> <p>The proposed development broadly complies with and adequately addresses the Zone 1 Planning Principles set out under the current LPMP (2017 version) and draft LPMP (2023 version).</p>
<p><b>Urban forest strategy</b></p>	<p>This application has the following impacts in regards to the Town's Urban Forest Strategy:</p> <ul style="list-style-type: none"> <li>• The majority of existing trees within the site, except two, are proposed to be retained as part of the proposal, however, an additional seven trees are proposed to be planted, resulting in an overall gain in total tree numbers and canopy coverage.</li> </ul>
<p><b>Integrated transport strategy</b></p>	<p>This application has the following impacts, in regards to the Town's Integrated Transport Strategy:</p> <ul style="list-style-type: none"> <li>• The proposal seeks to redevelop a key destination within the walkable catchment of Victoria Park train station, and supports modal shift to walking, cycling and public transport.</li> </ul>

<b>Local planning strategy</b>	<p>This application has the following impacts in regards to the Town's Local Planning Strategy:</p> <ul style="list-style-type: none"> <li>The PFC redevelopment has the potential to provide a catalyst for further engagement and review of the adjacent Lathlain Future Investigation Area identified under the Town's Local Planning Strategy.</li> </ul>
<b>Local Heritage Survey</b>	<p>Lathlain Oval is identified as Place No. 021 under the Town's Local Heritage Survey, as Management Category 3 'Some/Moderate Significance'.</p> <p>The significance of the place will be retained through the ongoing use of Lathlain Oval as a football venue for the Western Australian Football League, as it has done since 1959. A condition of approval is recommended requiring photographic records of the existing PFC buildings.</p>

## Strategic alignment

Environment	
Community Priority	Intended public value outcome or impact
EN3 - Enhancing and enabling liveability through planning, urban design and development.	The proposal is of a high visual standard and responds appropriately to its context.
EN5 - Providing facilities that are well-built and well-maintained.	The proposal includes high quality facilities to accommodate the needs of the Perth Football Club and the local community.

## Engagement

Internal engagement	
Engineering (Street Improvement)	<p>Do not object.</p> <p>Provided comments with respect to stormwater design, disabled access, lighting, emergency service vehicle access, traffic calming on Goddard Street, public art and car parking. Standard conditions recommended to address relevant matters.</p>
Parks	<p>Do not object.</p> <p>Raised concerns regarding artificial turf to player entry areas, however, given the minimal extent of artificial turf proposed, and based on feedback from the Town's Design Review Panel, the artificial turf is found to be acceptable in this instance. Standard conditions recommended to address landscaping and street trees.</p>
Building	<p>Do not object.</p> <p>Recommended a condition requiring demolition of the existing grandstand following practical completion of the new facility.</p>
Waste	<p>Do not object.</p> <p>Confirmed no waste management plan. Recommended standard condition regarding storage and collection of waste onsite.</p>

Parking & Rangers	Do not object. Noted the Parking and Rangers team actively monitors the streets surrounding Lathlain oval on game days for parking compliance. While parking is frequently used, it has not been a significant source of complaints or violations.
Environmental Health	Do not object. Recommended standard noise related conditions.
Place Planning	Do not object. Provided comments with respect to sustainability, bike parking, community space management and on transport assessment. Matters have been addressed through further information from the applicant, or through the imposition of appropriate conditions.
Mindeera Advisory Group	The project was presented to the Mindeera Advisory Group in November 2021, prior to progressing to development application design.
Access and Inclusion Advisory Group and Youth Leaders Group	Neither the project or the development application design have been considered by these groups. Part B of the Officer's recommendation is for engagement to occur.

Public consultation/community engagement was undertaken by the Town as part of its assessment of the application. A summary of the key details and outcomes is provided below.

<b>External engagement</b>	
Stakeholders	Landowners and occupiers generally within a 200m radius of the site.
Period of engagement	29 days from 9 November 2023 until 8 December 2023
Level of engagement	Consult
Methods of engagement	<ul style="list-style-type: none"> <li>Written submissions (via email)</li> <li>Online survey</li> </ul>
Advertising	<ul style="list-style-type: none"> <li>Advert in local papers</li> <li>Letters to landowners</li> <li>Online advertising</li> <li>Physical copies of development application plans and technical reports at Town's Administration building</li> </ul>
Submission summary	<p>26 submissions received in total; 22 online surveys and 4 written submissions. 1 submission objected, 23 submissions supported and 2 provided comments but did not state a position.</p> <p>See Attachment 9 for a full Schedule of Submissions.</p>



## Key findings

- Broad support for the proposal, with the facility seen as a positive addition to the area.
- Support for the existing facilities to be upgraded and amenity improved as part of the redevelopment.
- Desire for community space to be made available for a range of uses and by residents.
- Support the improvement of disabled access, citing issues with the existing facility.
- Concern with previous engagement on the proposal and costs affecting rate payers.
- Concern with existing speed/traffic issues along Goddard Street.

It is noted that engagement with State Government agencies is being coordinated by the WAPC, as the determining authority.

## Design Review Panel consideration

12. The proposal was referred to the Town's Design Review Panel (DRP) on four occasions prior to lodgement of the application, with a range of feedback provided which ultimately guided the submitted development proposal and landscaping plans.
13. A final review of the plans by the DRP took place on 8 November 2023, and the DRP provided its supportive recommendation of the proposal on 5 December 2023. In its recommendation, the DRP highlighted the proposal's strengths, weaknesses and provided general comments.
14. Strengths of the design were listed as:
  - a. 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.
  - b. A positive termination of the vista along Staines Street.
  - c. Retention of some existing trees and consolidation of street tree planting.
  - d. 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.
  - e. A bold and sculptural roof form that enables good protection and sightlines to the oval from the stadium seating.
  - f. A bold and expressive composition of the major architectural elements.
  - g. A well-articulated and visually interesting architectural response to the street.
  - h. Logical and efficient internal planning with discreet back of house areas.
  - i. Discreetly located services (AC units etc).
  - j. Modest parking provision using highly efficient on-street parking, thus placing an emphasis on pedestrians.
  - k. A focus on sustainability with commitments to energy efficiency, low impact material selection, water efficiency and a high capacity (100 kW) solar PV system.
  - l. A clearly articulated and prominent main entrance to the facility.
  - m. Clear internal circulation routes.
  - n. Incorporation of the community hall to enhance the sense of the development being a community asset.
  - o. Decorative feature brickwork to the community hall.
15. Weaknesses of the design were listed as:
  - a. Lack of clarity around the adjacent future development site.
  - b. Over-reliance on a grey colour palette.
  - c. Understated public side entrance to the stadium seating.



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

16. With respect to the weaknesses identified by the DRP, while these matters are noted, the DRP consider that most of these items can be either further resolved through the detailed design phase or are acceptable on balance. The applicant has indicated that items (c), (d) and (e) will be further considered during the detailed design stage. In relation to item (b) it is understood that varied seating colours is not favoured due to potential fading. In relation to item (a), the DRP consider the proposed treatment of the 'future development site' as being a lost opportunity. This matter is discussed further below.

17. Overall, the DRP was of the view that the design review process 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.

18. It is recommended that the public art component is well integrated into the project from an early stage in the detailed design phase. Similarly, it was noted that the roof detailing is a very important component of the project, both in the water resolution and the exposed truss design, and requires resolution at the detailed design phase.

### Risk management considerations

Risk impact category	Risk event description	Consequence rating	Likelihood rating	Overall risk level score	Council's risk appetite	Risk treatment option and rationale for actions
Financial	Not applicable.					
Environmental	Not applicable.					
Health and safety	Not applicable.					
Infrastructure/ ICT systems/ utilities	Not applicable.					
Legislative compliance	Application not determined within statutory timeframes.	Insignificant	Unlikely	Low	Low	For Council to decide upon its recommendation at the Special Council Meeting.
Reputation	Applicant and/or community dissatisfaction with outcome.	Moderate	Unlikely	Medium	Low	Ensure all relevant planning matters and public submissions are considered in determining the development application.

Service delivery	Not applicable.
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## Financial implications

<b>Current budget impact</b>	Nil (in relation to the assessment of this development application).
<b>Future budget impact</b>	Nil (in relation to the assessment of this development application). Funding of the project is not a relevant planning consideration.

## Analysis

19. The following relevant matters have been identified for consideration in determining the application:

- Impact on surrounding residential area
- Built form
- The future development site
- Traffic and parking
- Landscaping
- Noise
- Sustainability

### Impact on surrounding residential area

20. The surrounding context and character of the site is varied. It includes low density single dwellings (predominantly single storey) along its Goddard Street frontage, with mature existing street trees, juxtaposing with the West Coast Eagles modern training, administration and community facilities on the southern side of the oval.

21. The proposal responds to this by limiting the height of development on the Goddard Street frontage to essentially single storey (5.35m building height) with the taller roof structure setback from the street frontage and opening out toward the oval. The mix of materials seeks to echo the vernacular of the surrounding residential area, through the use of red brick and cladding reflective of residential galvanized roof sheeting.

22. The LPMP includes a range of provisions which aim to ensure an appropriate interface with existing residential development along Goddard Street, setting out height limitations, setback requirements, façade design elements, car parking and landscaping requirements, which are appropriately addressed as part of this application.

23. Other impacts such as fumes, odours, dust, vibration, electrical interference and wastewater are not anticipated to be generated by the proposal.

### Built form

24. The LPMP seeks to ensure the delivery of high quality new development that appropriately responds to the site's physical and social context, is of a scale that is sympathetic to, and appropriately interfaces with adjacent residential areas, and that car parking and servicing infrastructure do not dominate the streetscape and impact on the amenity of the residential area.

25. The development integrates with the existing site topography, spanning across three levels. The main entry is roughly level with Goddard Street, and the lower level with player facilities having direct access

to the oval. Elevated spectator seating spans up from the oval to Goddard Street level and is orientated toward the oval.

26. The ground floor level fronting Goddard Street extends to a height of 25.70mRL, with the building setback 8m from the front lot boundary. Level 1 is setback a further 7m, and the development reads as two storeys when viewed from Goddard Street. The overall development is within the 35.0mRL maximum height limit set out under the LPMP, with the highest point of the stadium roof structure sitting at approximately 33.6mRL. With the oval/basement level included, the development reads as three storeys when viewed from the oval. The roof structure and any services are contained within the 35mRL height limit and integrated into the design of the building. The roof form is of a simple nature, which angles up towards the oval to minimise the impact of bulk when viewed from the street.
27. In accordance with LPMP requirements, the development achieves an 8m setback to Goddard Street. The main entry roof and colonnade along the frontage extend into the setback area.
28. Building bulk is minimised through the use of vertical columns to the colonnade along the front façade, feature roof elements, setback of the upper level, varied materials/colours/textures and the use of landscaping to soften the appearance of the development. The proposal does not include extensive blank walls and façades facing the street.
29. The proposal is considered to achieve a high standard of architectural design, with a mix of materials reflective of the local character, and a built form outcome combined with extensive landscaping to positively contribute to the streetscape and minimise impacts on nearby residential properties. The selection of materials and colours is intended to reflect the heritage values of Lathlain Park. In accordance with LPMP requirements, public art themed on football heritage is to be provided.
30. The main public entrance to the development is located just south of the existing public gates (which are to be demolished as part of this development). The entrance is defined through the use of a prominent roof structure above double doors that open into the main lobby. Landscaping and hardscaping elements are also employed to assist with wayfinding, guiding visitors toward the main entrance and external access along the southern side of the building.
31. Building services, plant and equipment are appropriately integrated into the building design and are concealed from the streetscape. Their placement seeks to minimise any potential noise impacts on the street or adjacent residential areas.

#### The future development site

32. The new building is located to the north of the existing building. It is intended that following occupation of the new building, the existing building will be demolished. A period of 12 months is recommended for this to occur, although some flexibility is provided in the recommended condition in recognition that the existing telecommunications infrastructure on the existing building are the subject of a lease until mid-2025 and negotiations will need to occur with the relevant carriers. The portion of land resulting from the demolition of the existing building is identified on the plans as a 'Future Development Site.' Future decisions are to be made in relation to the use and built form for this portion of land.
33. In the interim, it is proposed that the 'future development site' will be enclosed by a fence so as to not be publicly accessible, and in lieu of being landscaped, the soil will be stabilised. It is understood that this treatment is proposed from both a cost management perspective, and to minimise any public attachment to the space which is intended to be developed at some future time.
34. Both the Design Review Panel and the assessing Officer consider this to be a lost opportunity and not a good outcome. It would be a much better outcome for the space to be landscaped (lawn as a minimum) and be publicly accessible, even if only for an interim period until the land is developed.

35. Accordingly a condition of approval is recommended requiring the 'future development site' to be lawn and accessible to patrons on game days.

### Traffic and parking

36. The proposal is supported by a transport assessment which addresses the movement related impacts of the proposal.

37. As the redevelopment proposal is effectively a replacement of like for like facilities, the proposal will generate few, if any, additional vehicle trips on the local road network than is currently generated by the PFC facilities and activities hosted.

38. The one exception is the new community space, which will be managed by the Town. Whilst the space will be available for hire throughout the week, it is anticipated the space is likely to be hired out predominantly on weekday evenings outside of core game day activities at Lathlain Park. It is expected that any increase in visitation to the community space would not be significant, and can be accommodated through existing available weekday evening on-street parking around the Lathlain Precinct, including the Goddard Street carpark to the north of the new venue.

39. The proposal is not expected to have a significant impact on existing operations of the transport networks within the Precinct or those networks that provide access to the Lathlain Precinct. Notwithstanding, in accordance with the recommendation of the applicant's submitted Transport Assessment, together with comments provided by the Town's Engineering (Street Improvement) team, a condition of approval is recommended for the proponent to install a raised traffic calming measure across Goddard Street, to the south of Staines Street. This treatment would incorporate a pedestrian link to cross Goddard Street to access the new football club facilities and community centre. The raised treatment would slow vehicles passing the proposed on-street parking bays and loading zone to ensure a safe road environment.

40. There are no scheme or planning policy requirements relating to the provision of car parking for such a facility. The LPMP refers to limited, discrete car parking being provided within the Goddard Street setback area. The proposal includes 16 x 90° parking bays for the sole use of PFC, 1 x ACROD parking bay, 2 x parallel parking bays for short stay passenger drop-off or pick-up and 4 x parallel bays allocated as the servicing and loading zone for PFC.

41. Wall mounted bike parking is provided at the basement level for staff and players. The proponent has indicated that secure lockable bicycle parking is proposed to be provided on Goddard Street for use by the public, and a condition of approval ensuring its delivery is recommended accordingly.

42. A condition of approval is also recommended to require a Parking Management Plan, to address the allocation of car bays, bicycle bays, loading/servicing bays and other parking, and any strategies to promote the use of alternative transport options such as bicycles, public transport, ride sharing or walking.

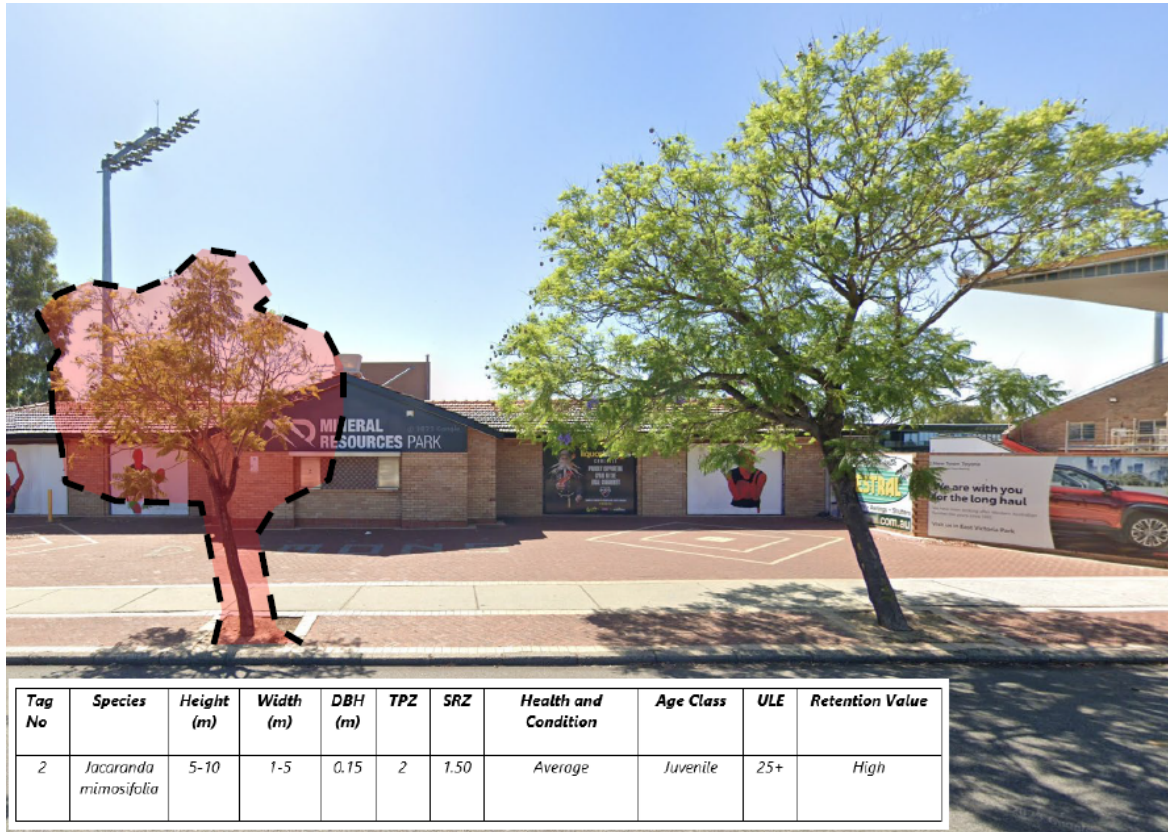
### Landscaping

43. The proposal is supported by a high-quality landscaping proposal as depicted below. The landscape concept plan addresses the interface to Goddard Street and the oval, and proposes a mix of hard and soft landscaping elements focussed primarily along the Goddard Street frontage. The indicative planting palette includes water hardy, locally sourced native plant species.

44. Existing trees are to be retained and protected for the most part, with the exception of two trees which are earmarked for removal to accommodate the development, as depicted below. Planting of an additional seven trees is indicated along the proposed parking bays, with garden beds with low shrubs and groundcover proposed along the building frontage and to highlight the main entrance to the stadium.

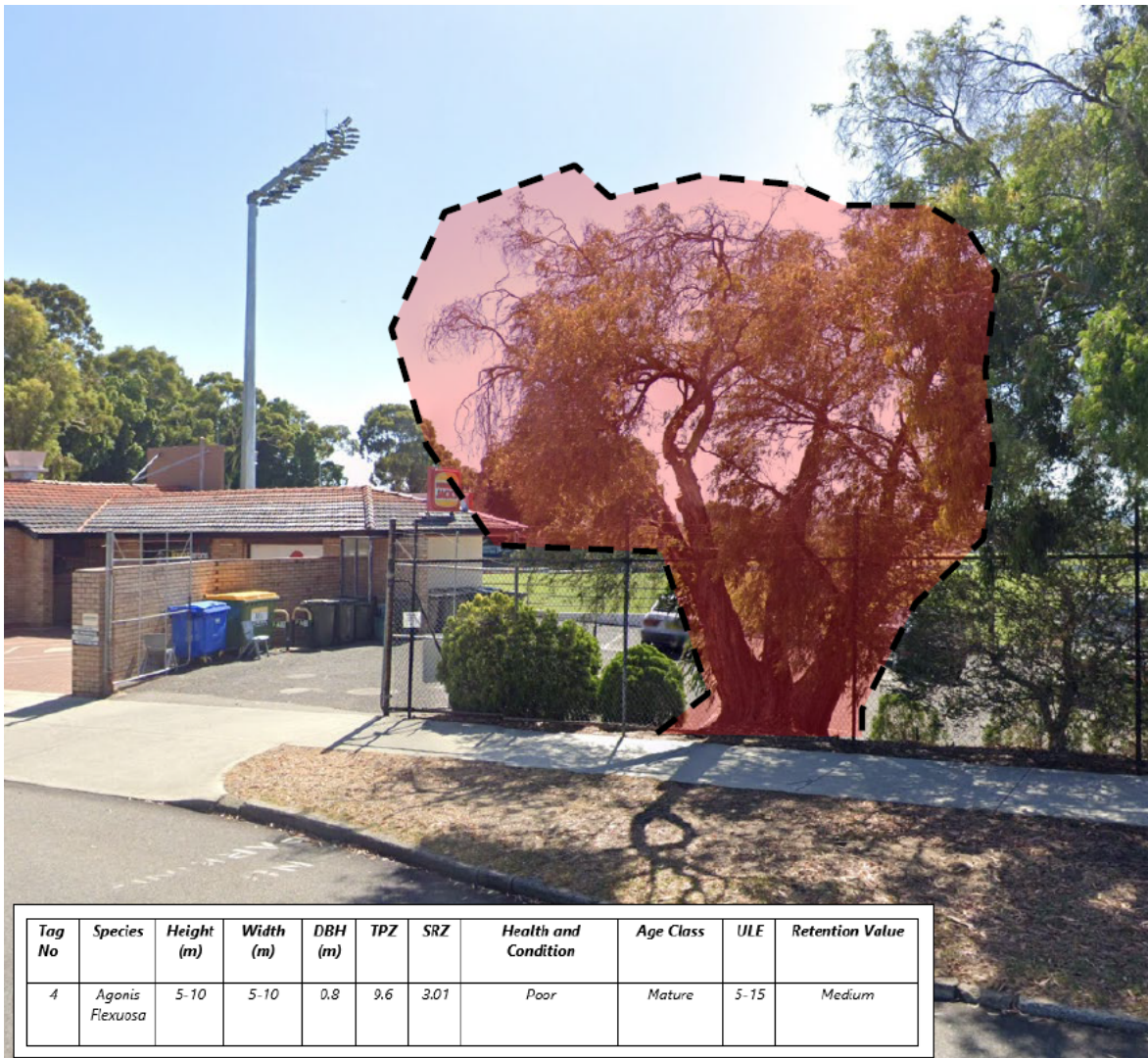
45. A small Jacaranda Mimosifolia is intended to be removed, to enable clear sightlines to the main entrance of the new building, particularly when viewing down Staines Street. The removal of an Agonis Flexuosa in poor

condition is necessary to accommodate the proposed parking bays on Goddard Street. For these reasons and given the extent of additional trees proposed to be planted, the removal of two trees is considered to be acceptable in this instance.



Tag No	Species	Height (m)	Width (m)	DBH (m)	TPZ	SRZ	Health and Condition	Age Class	ULE	Retention Value
2	<i>Jacaranda mimosifolia</i>	5-10	1-5	0.15	2	1.50	Average	Juvenile	25+	High





46. The landscaping outcome is considered appropriate for the context of the site, with the extent of existing and proposed tree planting providing a level of screening to soften the bulk of the development and enhancing the streetscape. Overall, an increase in the number of trees within/adjoining the site is proposed.
47. Feature materials and the potential for an art inlay provide visual appeal to the footpath along the frontage of the development and assists with wayfinding. The area along the oval interface is predominantly turfed, with artificial grass to the player entries, as is typical for this form of development.





concrete with optimised mixes that reduce cement usage by over 30%, coupled with incorporating lightweight plant floors.

53. 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.
54. 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.
55. The draft LPMP requires the development to achieve one of the following requirements identified under the Town's Climate Emergency Plan:
  - a. A minimum 5 Star Green Star for New Buildings certification from the Green Building Council of Australia (GBCA) or equivalent, or
  - b. Demonstrate that all minimum requirements under the Green Star for New Buildings Positive category from the GBCA have been met, or
  - c. A minimum 5 Star NABERS Energy and Waste rating for the commercial office space.
56. All minimum requirements under the Green Star for New Buildings Positive category have been met under item (b) above. This is achieved through:
  - a. Credit 21 Upfront Carbon Emissions: The buildings upfront carbon emissions are at least 10% less than those of a reference building
  - b. Credit 22 Energy Use: The building's energy use is at least 10% less than a reference building.
  - c. 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).
  - d. 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).
57. Through these comprehensive measures, the project aims to embrace sustainability across multiple fronts, from minimising carbon emissions to enhancing energy efficiency and water conservation. A condition of approval is recommended to ensure the Green Star requirements are ultimately achieved by the development.

## Conclusion

58. Having regard to the LPMP Zone 1 Planning Principles, Clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Town's broader planning framework, the proposed PFC redevelopment is considered to be appropriate and satisfies relevant orderly and proper planning considerations.
59. In light of the above, it is recommended Council recommend to the WAPC that the application be approved subject to conditions.

## Relevant documents

[Lathlain Park Management Plan \(2017\)](#)

[Draft amended Lathlain Park Management Plan \(2023\)](#)



**10 Public question time**

**11 Public statement time**

**12 Meeting closed to the public**

**13 Closure**