

TPG CONVERSATIONS

Town of Victoria Park
Lathlain Precinct Redevelopment
Lathlain Park Management Plan

Community Workshop No.1 Feedback Report

August 2016

Document ID: [afp://tpg-fs-01.tpgwa.com.au/Planning/PG 2016/716-405 Lathlain Park Management Plan-Tender/Fee Letter/6 Draft Documents/1 Draft Report/Workshop 1 Outcomes Report/VictoriaPark-_Lathlain Park Workshop1_DRAFTCommunityFeedbackReport.docx](http://tpg-fs-01.tpgwa.com.au/Planning/PG%202016/716-405%20Lathlain%20Park%20Management%20Plan-Tender/Fee%20Letter/6%20Draft%20Documents/1%20Draft%20Report/Workshop%201%20Outcomes%20Report/VictoriaPark-_Lathlain%20Park%20Workshop1_DRAFTCommunityFeedbackReport.docx)

Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
2	22.8.16	Final	Jessica Black	JEB	Cath Blake-Powell	CBP
1	22.8.16	Draft	Jessica Black Naomi Blackman Linda Noble Suzanne Sheehy	JEB NB LN SS	Cath Blake-Powell	CBP

This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').

TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.

In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.

TPG cannot be held accountable for information supplied by others and relied upon by TPG.

Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.

Contents

1. INTRODUCTION	4
Project Background	5
Project Engagement Objectives	6
2. WORKSHOP PROMOTION	8
3. SUMMARY OF COMMUNITY FEEDBACK	9
TABLE TASK ONE: Why Are You Here	9
TABLE TASK TWO: Design Principles Development	11
TABLE TASK THREE AND FOUR: Ideas Development and Workshop Vote	15
Additional Questions/Comments	20
Registration Forms	21
4. WORKSHOP PARTICIPANT FEEDBACK.....	22
5. CONCLUSION.....	22
6. APPENDICES.....	23
Appendix 1 – Workshop PowerPoint Presentation	23
Appendix 2 – Table Task Two: Ideas Development Drawings & Notes	24
Appendix 3 – Table Task Three and Four: Ideas Development Drawings & Notes	25

1. INTRODUCTION

The Town of Victoria Park (Town) and its project partners West Coast Eagles (WCE) and Perth Football Club (PFC) are seeking to prepare a Management Plan for the redevelopment of Lathlain Park.

The purpose of this report is to collate and review feedback gathered at the first of a series of community workshop, hosted by the Town, for the purposes of providing information and receiving community feedback on issues relating to the Lathlain Park Management Plan. This workshop focused on the Lathlain Precinct Zones: Zone 1 Perth Football Club Zone, Zone 2 Community Activity Zone, Zone 3 West Coast Eagles Zone, Zone 7 Equitable Access Zone. The workshop also discussed the former bowls club adjacent to the site (please refer to Figure 3 for further details).

The workshop was held at the Perth Football Club Sunday 14th August (between 10am – 2pm) 2016. TPG Town Planning, Urban Design and Heritage (TPG) carried out the preparation and facilitation of the workshop, with assistance from Town of Victoria Park staff. Representatives from WCE and Realm Studios (landscape Architect engaged by the Town to design the community zones of the project) were also in attendance.

The workshop provided an opportunity:

- to present details regarding the Management Plan and for community members to ask questions;
- to outline the Management Plan process, and to articulate how community members can be involved in the process;
- to outline what issues relating to the Management Plan that the community can engage on, and aspects that they cannot;
- to ask community members to provide high level value statements for Zones 1, 2, 3, 7 and the former bowls club, which will inform Design Principles in the Management Plan; and
- to gather ideas (and an early prioritization of these ideas) from community members on Zones 1, 2, 3, 7 and the former bowls club.

A total of 42 community members indicated an interest in attending the workshop, and a total of 25 community members attended on the day.

Project Background

The Lathlain Precinct has long been identified by the Town as an area for enhancement and revival. The Lathlain Precinct Redevelopment Project (LPRP) is now in the Town's Strategic Community Plan as a priority project and will be delivered with key partners including West Coast Eagles, Perth Football Club and local community groups including Scouts, Toy Library, and Playgroup. There are eight project zones that make up the LPRP. These eight zones will undergo redevelopment and revitalisation.

This workshop focused on the Lathlain Precinct Zones in (or adjacent to) Lathlain Park: Zone 1 Perth Football Club Zone, Zone 2 Community Activity Zone, Zone 3 West Coast Eagles Zone, Zone 4 Lathlain Place Zone, Zone 5 Rayment Park Zone, Zone 6 Community Building Zone, Zone 7 Equitable Access Zone, and Zone 8 Scouts Building Zone.



Figure 1: Map Showing Lathlain Precinct Zones

Lathlain Park is reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS), although is owned in freehold title by the Town.

For 'Parks and Recreation' Reserved land under the MRS, Clause 16 enables the preparation of a Management Plan. A Management Plan, once endorsed by the WA Planning Commission, supersedes the need for any individual development approvals on the site (however, Building Permits / Licenses will still be required).

Due to the programming of works, a development application was developed concurrently to the Management Plan and submitted to the Western Australian Planning Commission (WAPC) for the forward works associated with the two ovals. The outcome of this development application was unknown at the time of this workshop.

Project Engagement Objectives

The Town is eager to facilitate a robust community and stakeholder engagement program associated with the Management Plan, noting the significant scale and scope of development proposed across the site. This workshop was part of a larger community engagement process, which includes:

- An In-Fun-Mation Day (already held);
- x2 Community Information Sessions (already held - for the Development Application);
- Establishment of the Community Reference Group (CRG) (ongoing); and
- Online engagement (ongoing).

The community engagement objectives for the project are:

1. To proactively and collaboratively engage with the community and stakeholders regarding the future form of development and ongoing operations at Lathlain Park.
2. To outline the town planning and approval processes for development of the site.
3. To develop an urban planning instrument which will drive integrated development and operational outcomes across a number of discrete sub-precincts within and adjoining Lathlain Park.
4. To ensure that future development of the site is consistent with orderly and proper planning and that the construction and ongoing use / operation is well managed and considers local amenity issues.

Overall the Town envisage this project as an opportunity for organisational learning and growth by the Project Team; continuing a seamless succession of input from previous staff training towards embedding the IAP2 principles into the Town's way of doing business.

An objective of this workshop included the clear articulation of the elements that the community could have input in, and the elements that would not be included as part of the engagement. This was captured in the information pamphlet shown in figure 3.



Figure 2: Image of Workshop



We Need Your Involvement

Some decisions have already been made about each of the project zones on Lathlain Park and are therefore not up for discussion. We welcome your input into the elements listed on the right.



MANAGEMENT PLAN

Zone 1 Perth Football Club Zone

✓ Decision Made

- Building footprint/s

🗨 We Need Your Involvement

- High-level design principles
- Community spaces v commercial return
- Heritage interpretation

Zone 2 Community Activity Zone

✓ Decision Made

- Extent of zone
- Recreation use

🗨 We Need Your Involvement

- Generate & prioritise inclusions, such as:
 - Dog exercise area
 - High level design principles
 - Future of bushland
 - Scoreboard location
 - Location and number of public tennis courts
 - Onsite parking
 - Children's playground
 - Landscaped areas with BBQs
 - Multi-function building – entry gates, ablutions, kiosk
- Layout of Goddard Street, incl. parking
- Layout of McCartney Street, incl. parking

Zone 3 West Coast Eagles Zone

✓ Decision Made

- Move to Lathlain
- Location of buildings
- Number/orientation of ovals
- Building height
- Removal of trees

🗨 We Need Your Involvement

- High-level design principles
- Landscape integration
 - Selection of plant species
 - Street furniture
 - Zone connection
- Scoreboard location
- Spectator facilities
- Entrance statement
- Tree replacement/relocation strategy

Zone 7 Equitable Access Zone

✓ Decision Made

- Layout of Bishopsgate St Layout & access to Victoria Park Station
- Outcomes from Lathlain Local Area Traffic Management Pilot Study

🗨 We Need Your Involvement

- Street treatments for McCartney Cres, Goddard St, Bishopsgate St and Rutland Ave
- On-street parking locations and management
- Pedestrian and cycling facilities
- Landscaping improvements

Former Bowls Club Site

✓ Decision Made

- Site to be public open space
- Temporary car park use during construction of Lathlain Oval
- Funds aren't currently allocated this site

🗨 We Need Your Involvement

- What could go on this site
 - Tennis courts, dog exercise area, enhanced public open space

OTHER AREAS

Figure 3: Information Provided at Workshop (identifying what aspects of each zone will be included in the community engagement)

2. Workshop Promotion

The workshop was widely advertised in the local area with the town using the following measures to promote the workshop:

Online

- Lathlain Precinct - <http://lathlainprecinct.com.au/lathlain-park-community-workshop-1>
- Sponsored Facebook post - <https://www.facebook.com/TownofVictoriaPark/photos/a.409954775708375.81405.237372226299965/1063365603700619/?type=3>
- Twitter - <https://twitter.com/townofvicpark/status/760680110718615553>
- Instagram - <https://www.instagram.com/p/BlocQe4BFWn/?taken-by=townofvicpark>

Other information was circulated by the following methods:

- Advertisement in the Southern Gazette 9 August – page 4
- A5 flyer and A3 poster distributed to businesses along Albany Highway for customer information.
- DL postcard delivered to residential letterboxes in the suburbs of Burswood, Lathlain, Carlisle, Victoria Park and East Victoria Park by Australia Post Unaddressed Mail.

3. Summary of Community Feedback

The workshop was designed to provide an opportunity for the community to obtain information and provide feedback regarding the Lathlain Precinct Development Project (and more specifically the Management Plan).

The workshop followed the following Agenda:

1. Welcome and Introductions
2. TABLE TASK ONE: Why Are You Here?
3. Workshop Ground Rules and Housekeeping
4. Project Background
5. What is a Management Plan and Why Develop One?
6. Management Plan Engagement Process
7. How We Need Your Help (Zone Based)
8. TABLE TASK TWO: Design Principles Development (Zone Based)
9. TABLE TASK THREE: Ideas Development (Zone Based)
10. TABLE TASK FOUR: Group Vote on Early Ideas
11. What's Next – Project Process
12. Workshop Participant Feedback (*Participant Survey*)

TABLE TASK ONE: Why Are You Here

At the commencement of the workshop, participants were asked to share why they had decided to attend the workshop and what they wanted to achieve from the session. The responses were grouped into the below theme areas and then a summary was presented back to the group:

Interested in the Engagement Process

- Community LEFT OUT. Not represented.
- Just interested in the project for my assignment. I'd like to know how is the workshop go to process?
- Urban and Regional Planning student from Curtin – gain experience. West Coast Eagles Support - Interest what will the new train ground looks like and would love to get involved.
- I am interested in this project to get to know about more planning knowledge and discuss with other people about (how to) develop the project.
- Ensure there is collaboration not just consultation to ensure community voice heard.

Interested in Contributing to the Management Plan Process

- Acquire knowledge about future plans for Vic Park. Contribute if possible.
- Curious about what is happening
- To have input into ensuring the community achieves maximum benefit from this project. The project is for the community not the WCE and Perth Footballs total requirements.
- To ensure the Lathlain Park development is the best it can be for the community.
- Keith – I want achieve integrated sporting recreation and community based facility.
- Margot – Listen, contribute to discussion.
- I live in Lathlain, I would like to know how will change. I'm also an Urban & Regional planner (in Italy) and I'm curious how in Australia this system works.
- To know how the proposal of developments in the area are going to benefit the existing businesses and residents.
- Help make the site the best possible for the community and give my input on its use regardless of whether the Eagles go ahead or not.
- Good amenity, open space native vegetation, value for ratepayers money, natural rather than artificial environment, i.e. minimal artwork.
- To learn about what opportunities there are for Zone 2 and 7 and to get a sense of community wants and needs.

- Long term resident of the town interested in the community outcomes of this project. Urban & Regional Planning student interested in the process.
- Interested in how the development will impact and enhance our suburb.
- Interesting the community workshop, want to know how the public community workshop works and listen (sic) different opinions.

Concerned About Issues Regarding the Development Application

- Because I am a neighbour and I am interested in my community concern about loss of trees and impact
- Good planning outcome community based outcomes
 - Save trees
 - No second oval
 - Community walkways
 - Preserve native birdlife

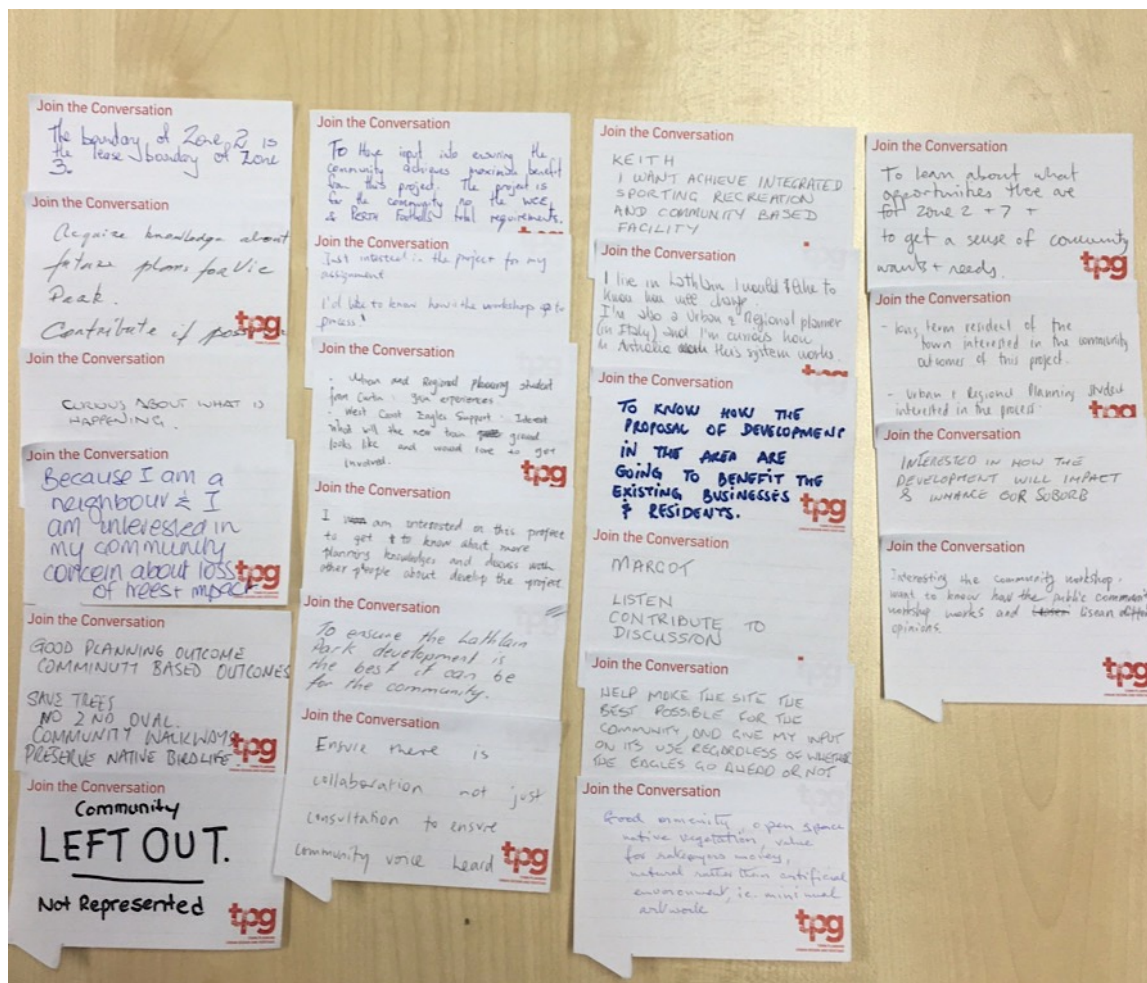


Figure 4: Image of Responses to Table Task One

TABLE TASK TWO: Design Principles Development

Each table was then asked to define some value statements regarding Zone 1, 2, 3, 7 and the former bowling club site. These value statements (which were organised into desired character and design outcomes) will be used to inform the design principles in the Management Plan. The purpose of the design principles is to provide high-level guidance on the future design of each of the zones. The below table lists the outputs from this exercise. It should be noted that some of the elements listed below were not elements that the community could have input in – these will not inform the Management Plan. These elements are shown in an italic font in the tables below.

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - Retain character of suburb - Natural materials sustainable - Pedestrian path around - Multipurpose - Widely/universally accessible - Existing character and built form retained - Retain lines of stadium - Semi-synthetic turf 	<ul style="list-style-type: none"> - Community access - Memorabilia space - Indoor cinema - Youth engagement space - Enough for bike, prams, walking - Improved connections to streetscape - Mobile phone towers to be designed as art/ sculptures
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> - Keep grandstand - Reuse ex structure – heritage values - If rebuild then connect physically and visually with Eagles building - Maintain traditional building - Efficiency for gyms etc. - Historical aspects - Design profile to be step from one storey to higher - Easy parking within – not impacting outside areas (underground) 	<ul style="list-style-type: none"> - Shared facilities for both clubs - Demand (?) back on wall; frontage is to be low - Heritage of area maintained, merge with remainder of gate - Inline with Lathlain design principles
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - No parking - Natives - Height restriction - Maintain Demons emblem - Represent history - Unique and standout; landmark - Water wise - Mature/retention - Not necessarily native; longevity - Appropriate for needs - Cohesive - Fencing to be visually permeable - Focus on natives 85/15 blend - Trees to be personified 	<ul style="list-style-type: none"> - Facilities for bike rides - Seating - Water - All football club parking in 2.3

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - Fencing – open and not strict for oval 2 – not solid. - Access key discussion (interface) - Community access b/w ovals desired even during game and training - Yes, more dogs to Tour Wright 	<ul style="list-style-type: none"> - No tennis – move to P.O.S. - Kids play – not needed (Raymont Park) - Walking paths - Dog exercise area (both bowling and Zone 2) - Bike facilities

Zone 2 – Community Activity	Desired Character	Design Outcome
	<ul style="list-style-type: none"> reserve - Keep the house - Passive/limited - Balance of facilities and ages - Maintain dog exercise area in this zone - No car parks in community space - A bird park 	<ul style="list-style-type: none"> - Scoreboard as art piece - Don't keep tennis court and dog park (FMR) - Want them, but not in this area - Should be multi-use - As many community benefits - No parking or zone
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> - Modern - Possibility to reuse ex house for community use? Coffee shop? - Construction traffic management - No parking on site - No retail business (ie café) - Entry statement - Connectivity to Lathlain Place - Welcoming and inclusive - Consistent - Potential to reuse old house as community facility 	<ul style="list-style-type: none"> - None, except for absolutions associated with coffee shop - No car parking - Small meetings toilets - All Street on McCartney full verge - Build in Zone 1 for club operation only - Restore and upgrade old house with return veranda to address both street frontages
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - Natural environment – horticultural interest. - Ex trees reform where possible. - Remnant – fence and reveg. No dogs. - Indigenous to area and food for fauna. - Sump removed and fenced - Sunk underground - Fence line on the boundary - Retain trees – selected shade - Retention of bushland - No trees removed - Create an arboretum environment no tree removal 	<ul style="list-style-type: none"> - “Understanding Garden” habitat. - Not a place for kids; no play - Entrance statement/ connection to Lathlain Place. - Integrated water management – water feature, permanent water - Natives - Water feature - Walk trails - Not in public (Zone 2) - Don't worry about scoreboard - Native species - Use of WA material e.g. stone and wood.

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - Recycled materials - Public access through the two ovals - Public parking - WAFL circa 1960 grandstand style taller building, less footprint - Easy public access - Locate museum near to Lathlain Place - Easy access by public - Maintain heritage of WAFL/football - No duplication of resource 	<ul style="list-style-type: none"> - Obvious access to community - Club store - Fan experience - Higher building, less footprint - Retain the trees - Locals to have 24 hour access - No café; use existing resources ie Kettle - Museum - renovate Lot 69, give more space back
Built Form (Relates to external environment &	<ul style="list-style-type: none"> - Usually minimal – from north especially - Lower building – set into the grade 	<ul style="list-style-type: none"> - 2 to 3 storeys maximum - Well greened; lots of trees and canopy around the building. - Lighting

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
key design elements)	<ul style="list-style-type: none"> - Aesthetically considered from all sides - Integrated - Limited windows facing Bishopsgate Street. - Car park – underground - Small and unobtrusive - Consistency between buildings - Iconic (not shared by whole group) 	<ul style="list-style-type: none"> - Safety for traffic and public - Visual and soft barriers - Underground car park - Use caretakers hut as museum back - Easy access (only if getting equivalent space back)
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - Refarm timber for reuse in furniture/play equipment etc. - Tree replacement strategy – get the right species and size, 6 to 1 replacement. - No fence on oval 2 - Green fencing options - Park underground - Adhere to value of trees, Tuart tree reserve and lemon scented gum <p>Note, the below notes were beyond the scope of the community engagement and will not be used to inform the design principles:</p> <ul style="list-style-type: none"> - <i>Fully consultative – IAP2 Empower (collaborative) for all zones</i> - <i>60 year trees to be retained; focus on natives</i> - <i>No second oval; will drain our bores</i> - <i>Trees on second oval space</i> 	<ul style="list-style-type: none"> - Canopy trees – replace Chinese Tallows and other poor performing street trees in the local area - Build around the trees - Tree lighting - Create an arboretum - Natives as mature trees - Assessment by endangered species before any development is done

Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - Keep ex junction McCartney/Salon - Traffic calming 40k/hr to connect with Lathlain Place - Safety accesses. - Public transport attraction - Street car park consideration - Street wider - Car park amount - Nose in parking - Restrictions to be reviewed - Greening - No roundabout - Improved crossover to bowls site (Roberts) - Bike infrastructure - Part of landscape - Bird attractions - Native fruits - No jacarandas or olive trees 	<ul style="list-style-type: none"> - Effective transport - Grass verge parking; maximise space between trees - Trees to parking bays - Safety at Saleham/ McCartney - Underpass - Safety from station to bridge at Howick - Blend in with area - Create biodiversity - No loss of equitable access.

Former Bowling Club Site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - Dogs and tennis - Must be decided on when no longer in use by West Coast Eagles - Swimming pool. 	<ul style="list-style-type: none"> - Shouldn't be considered with this process
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> - Yes, potentially ablutions 	
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - Natives 	<ul style="list-style-type: none"> - Natives

TABLE TASK THREE AND FOUR: Ideas Development and Workshop Vote

Each table was asked to brainstorm some initial ideas for Zone 1, 2, 3, 7 and the former bowling club site. Some tables listed their ideas and drew on the site plans and other tables simply listed their ideas, and one table only drew a plan. The notes from this exercise are typed up below and images of the drawings and notes have been included in the Appendix 2.

These initial ideas will be used to inform the landscape designs for Zones 2, 7 and the former bowling club and the Management Plan. Additionally, these initial ideas will be used inform the Management Plan for Zones 1 and 3.



Figure 5: Photo of Voting Process

Each participant was then asked to look at all of the ideas generated and to vote on the ideas that they liked the most. The most popular ideas included:

- No roundabout Goddard/McCartney – solid mid-line barrier instead to stop E/W traffic
- Demolish existing stand – not accessible, non compliant, keep demon emblem, stand is old
- Vic Park/Lathlain Bowling Club/Croquet Club/Tennis courts on former bowling club site
- Zone 1 - Soft fencing and soft boundaries – retain green boundaries
- Zone 2 - No parking on site.
- Zone 2 - Dog park (including trees)
- Architecture of Zones 1 and 3 should be complementary.

The below table lists the outputs from this exercise, and have been organised into the individual Zones discussed. The number of votes recieved for each idea has also been included. It should be noted that some of the elements listed below were not tabled as part of the engagement exercise – these will not inform the Management Plan. Please refer to Appendix 3 for the original notes and drawings from this exercise.

TABLE ONE

Zone	Vote No.
Zone One	
- Preserve 'Demon' in Zone One	1
- No desire to retain scoreboard	1
- Retain low profile at street front	
- Shared facilities with WCE (e.g. gym) - efficiency	
- Retain split levels of surrounds	
- Shading of grass banks and more flexible seating arrangements (e.g. grand stand)	
- Soft fencing and soft boundaries – retain green boundaries	3
Zone Two	
- Retain boundary trees (selected).	
- No parking on site.	3
- Retain house – toilets, meeting rooms.	
- Multi-purpose courts (tennis, basketball, volleyball, 4 total?).	
- Dog park (including trees)	3
- Barbecues, picnic facilities, playground – in shaded and tree area.	2
- Separate seat spread around the zone (and incorporated into hard landscaping, e.g. Lathlain Place)	
- Retain McCartney/Robert vegetation (with seeding) or alternatively edible forest)	1
Zone Three	
- Incorporate parking into built structure in Zone Three - leave max green in 'open space'.	1
- Incorporate landscaping and public access into built form - make publicly accessible parks inviting	1
- Zone One parking to be accommodated within Zone Three	1
- Soft and green fencing or boundaries wherever possible (oval two no fence).	1
Zone Seven	
- Pedestrian and cycle paths around entire perimeter	1
- No parking (disabled access accepted) on Zone Two site	
- Street (nose-in) a long length of McCartney	
- Safe crossing at Roberts roundabout	
- No roundabout Goddard/McCartney – solid mid-line barrier instead to stop E/W traffic	8
Bowling Club	
- Urban forest	
- Separately funded (not Zone 2)	
- Vic Park/Lathlain Bowling Club, Croquet Club, Tennis courts.	3
- Green parking	
- Safe access – Roberts Road	
- Seating and tables in green/tree space near playground	
- Community garden	
Raymond Park	
- Skate park - future provision.	

TABLE TWO

Zone	Vote No.
- Water features (to all zones)	
Zone One	
- Keep current clubrooms/refurbish and consider the relationship with social outcomes.	1
- High level design principles; include function space for casual use and include universal access (keeping 60's architecture).	
- Any other construction to keep in with era of original build (keep the demon!).	
- Keep current scoreboard.	
Zone Two	
- No trees to be removed.	2
- No car parking in Zone two	

- Water sump to be refurbished into water sensitive urban design.	
- Lighting to be considered.	
- Barbecues, gazebos.	1
- Principles of co-design be properly considered and undertaken	
Zone Three	
- Community sharing on land not used	
- Social outcomes to be considered	
- Water sump to be refurbished into water sensitive urban design	1
- Activity to fit with current zoning, Lathlain Precinct P7.	
- Ficus trees near scoreboard – replant can be done.	
- Look at sustainable design elements in redevelopment.	
- No surface level car parking.	
- Better universal access.	
- Any fencing to be attractive and transparent, and incorporate landscaping (similar to Lathlain Place) - plans and heritage aspects.	
Zone Seven	
- Include planning/parking on roads – Goddard, Forster and Rutland.	
- Need to look at Bishopsgate from Archer to Rutland.	
- Clarity of parking in area – not just immediately around oval.	
Bowling Club	
- Look at better ways to connect to other zones, especially to Lathlain Place and Forster, Rutland and Goddard Roads.	
- Crossing of Robert Road to be addressed, including any future widening, in a creative way.	
- Look to transform into a proper park (arboretum) that includes space for dogs (off lead) similar to original plan (Lathlain Masterplan).	
- Tennis courts include gazebos.	
Across All Zones	
- Endemic vegetation to be preserved – any replanning to be local endemic 85%, 15% to be suited to area (more focus – key landmark trees, character of area).	
- Look to naming of trees to recognise past and future generations.	
- Include element of fun for kids.	

Graphic only, as shown below

18

- Café?/toilet facilities	
- Recreation centre – community group use	
- Junior bike training course	

TABLE FIVE

Zone	Vote No.
Zones One, Three and Seven	
- Zone Seven extended to include streets that currently feed into Zone 7 (i.e. Forster) and Goodard and Rutland.	2
- More information on widening of Roberts Road	
- Not a major route (Bishopsgate). How many people will actually use it?	
- Should have good connection to train station.	
- End of trip facilities (lockup) and bike racks in zones one, three and two.	
- Cycle path unobstructed on the road (all way round).	
- Demolish existing stand – not accessible, non compliant, keep demon emblem, stand is old	4
- Upgrade existing – history??	1
WCE – Height and bulk	
o Score board: double sided	
o Attractive	
o Minimal branding	1
- Architecture of Zones 1 and three should be complementary.	3
- Has own entry statement (Zone Three).	
- Water run off from buildings in zones one and three saved and reused.	2
- Water management; retained on site.	
- Tree replacement – onto bowling green site	1
o Prefer 100L tree	
o In immediate surrounds	
o Theme	
Zone Two and FMR Bowling Club Site	
- Don't keep caretaker building (not fully agreed).	
- People walking through - access should be open	
- Entry statement at bookend of Lathlain Place (in Zone Two)	
- Connectivity to Lathlain Place	
- Locate parking not adjacent to residential building (not affect resi outlook)	
- Fencing on inside of trees/lease for 3 – trees in community space	1
- Parking to remain off street (accommodated by land use Zone One and Zone Three. Tenant should accommodate. No land loss as much as possible).	
- Barbecues are a must have.	2
- Tennis courts, dog park – relocate to bowls club. Don't – not agreed to.	
- Common area – open as possible, not crowded	
- Bushland – enhance (more trees, seating, viewing to oval, understorey).	
- Supportive of cockatoos and native fauna	1
- Dog walk – whole area (dog friendly) and not fenced.	1
- Toilet facilities	
- Drink fountains, fog fountains, ablutions and amenities (rubbish).	1
- Safety and security, good lighting.	
- Retention of trees in Zone Two	
- No children's playground – minimal. (Family friendly) integrated into environment - not plastic.	
- Sustainable technology, solar wind.	
- Comms facilities – mobile towers built in/integrated with design (zones one and three)	
- Water feature – integrate with stormwater management (possible)	
- Ticketing booth not in zone two (in zone one and three).	2

Additional Questions/Comments

Some additional questions were raised throughout the workshop, these included:

- Scout Building – how do we get information regarding the Scout Building?
- Former Bowling Club – when will the site be available for parking?
- Green waste collection – will it be today?
- What are the funding breakdowns for this project?
- What is the history of the bowling club funding?
- Can we get the other side (Bishopsgate and up the hill) included in Zone 7?
- The boundary of Zone 2 is the lease boundary of Zone 3?
- Find out why a workshop on a plan that has not been approved is being held?
- Bowling club is in the Development Application.
- Isn't bowling club in DA for construction vehicles?
- How can we discuss an unapproved zone?
- To find out where it was being held!
- How the storm water drain will be included when inaccessible.
- Why trees outside of lease are being removed?
- What this is planned to change or deliver?
- A clear understanding of what the community:
 - Has access to.
 - Can have changed.
 - Has the power to influence.
- Why fencing is outside of lease area?
- Why other areas are (bowling club) "now" included?
- Where and how this workshop is being recorded and information supplied.
- What the real amount of community land is actually available?
- What material will be created as a result of the workshop?
- Which zone is the bowling club in and land size.
- Anita Treasure – If activity centre on old bowling alley was almost funded at \$14m, where did that funding go?
 - Old scoreboard to be removed, only keeping the façade.
 - Are we getting the WCE activity centre instead of promised bowling club activity centre?
 - Community consultation.
 - No address on any website, FB page or email response.
 - No location in letterbox drop.
 - Excessive use of community time.
 - Inclusion in planning.
 - Bowling club included or not.
 - Not in funding.
 - Will this be used this community feedback?

Participants were asked how we could spread the word better for future workshops, responses include:

- How to get the message out – local primary school – posters at local primary school.

4. Workshop Participant Feedback

At the end of the workshop, participants were asked to fill out a brief feedback survey as part of TPG's standard quality control procedures. Most participants indicated that by attending the workshop, they felt that they were able to contribute to the future of the Lathlain site, with most participants rating the workshop as very good – excellent. When asked to provide more details, respondents included comments such as:

- *“Having an input at an early stage: the fact that the community were able to contribute to Zones 2 and the former bowls club before any plans had been developed.”*
- *“The fact that community members were able to meet project representatives.”*

When asked how we could improve community engagement in the future, participants requested that additional workshop times be made available for those community members who aren't able to attend the Sunday sessions. There was also confusion as to the workshop's location, and this will be clearly articulated for the future workshops.

5. Conclusion

During the workshop the community were able to ask questions and voice their opinions about the zones effected by the Lathlain Park Managment Plan (and the former bowling club site).

A broad range of ideas were brainstormed and discussed throughout the workshop, the most popular ideas focusing on:

- No roundabout Goddard/McCartney – solid mid-line barrier instead to stop E/W traffic
- Demolish existing stand – not accessible, non compliant, keep demon emblem, stand is old
- Vic Park/Lathlain Bowling Club/Croquet Club/Tennis courts on former bowling club site
- Zone 1 - Soft fencing and soft boundaries – retain green boundaries
- Zone 2 - No parking on site.
- Zone 2 - Dog park (including trees)
- Architecture of Zones 1 and 3 should be complementary.

The feedback from this workshop will be used to inform the Management Plan and landscape designs for Zone 2 and the former bowls Club. The next workshop will be used to further develop these ideas with the community.

6. Appendices

Appendix 1 – Workshop PowerPoint Presentation



Lathlain Precinct
REDEVELOPMENT PROJECT



Welcome

Community Workshop No 1

Lathlain Park Management Plan

Sunday 14th August



Introductions

- Town of Victoria Park
- West Coast Eagles
- Perth Football Club
- Subject Matter Experts: Flyt (Parking and Traffic) & REALM Studios (Landscape)
- TPG+Place Match: Management Plan and Engagement

Why are you here today?

What do you want to achieve from today's community workshop?

Workshop Agenda...

1. Welcome & Introductions
2. Workshop Ground Rules and Housekeeping
3. Project Background
4. What is a Management Plan and why develop one?
5. Management Plan engagement process
6. How we need your help (zone based)
7. Design Principles (zone based)
8. Ideas Development (zone based) and early 'likes'
9. What's next, and
10. Workshop process feedback

Workshop Ground Rules...

- Our focus is the Lathlain Park Management Plan;
- Some decisions have been made about Lathlain Park, these are not up for discussion (expand on these later);
- One speaker at a time;
- We are all different so lets respect each others views;
- Need to adhere to the timeframes set;
- No side conversations;
- Lets keep on topic;
- No suggestions are wrong, all ideas will be considered; and
- The more you put in the more you will get back – *guaranteed!*

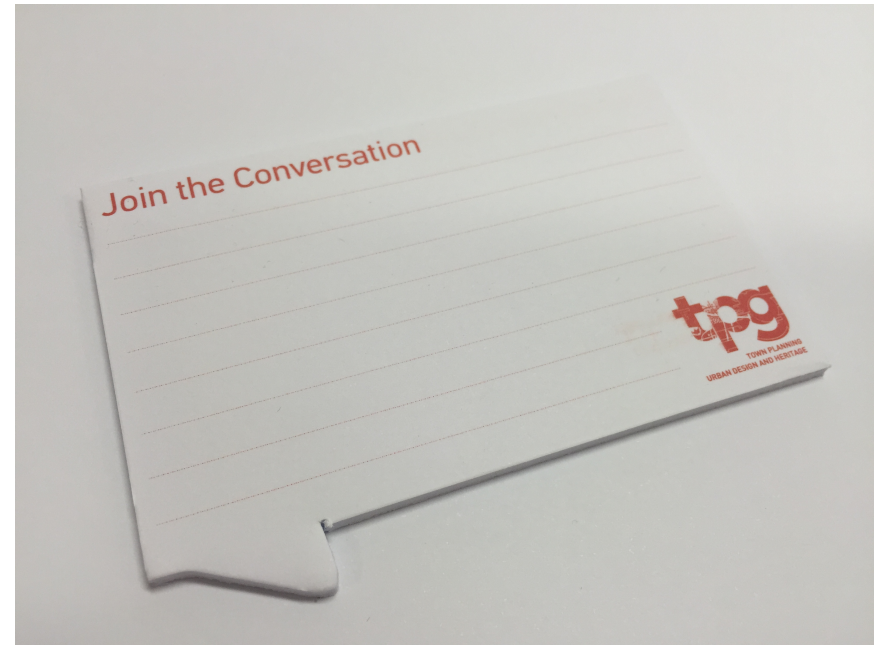
Housekeeping...

- Facilities are located...
- We will have a 'comfort' break about 10:30am
- Please turn your phones to silent or vibrate.



Questions & Parking Lot

- Note questions that occur to you during the presentations on the TPG sticky notes,
- If time permits we will answer these,
- Otherwise if we can't answer them all, we will follow up with responses after the workshop.



Project Background Overview

- **2013** (Sept) – Heads of Agreement executed by WCE and the Town
- **2013** (Oct – Dec) – Major Land Transaction Plan process undertaken
- **2014** (May) – “Community Open Day” on Lathlain Park
- **2014** (Aug) – Formal Lease Agreements executed between WCE and Town
- **2014** (Nov) – Business Case: “Redevelopment of Lathlain Park” developed
- **2015** (May) – “Light Up Lathlain” community event
- **2015** (Aug) – Federal Government announce \$10M grant funding for Lathlain Precinct Redevelopment Project
- **2016** (May) – State Government announce \$10M grant funding for Lathlain Park Redevelopment
- **2016** (May) – “In-fun-mation Day” on Lathlain Park
- **2016** (May) – Development Application submitted by NS Projects on behalf of WCE
- **2016** (August) – Lathlain Park Management Plan preparation commences

May 2013: Council resolve to commence the “Lathlain Precinct Redevelopment Project”

LPRP – ZONE	COMPLETION DATE	ESTIMATED COST	STATUS	COMMENT
Zone 1 – Perth Football Club and Community Facility	TBC	\$15M	Commenced – Project planning and design	Business Case developed, awaiting outcome of National Stronger Regions Fund grant application (\$7.5M)
Zone 2 – Community Amenities	Est. 2018	\$3.5M	Commenced – Project planning and design	To be undertaken in conjunction with Zone 3
Zone 3 – West Coast Eagles	Est. 2018			
Zone 4 – Lathlain Place	2015	\$1.2M (actual)	Complete	
Zone 5 – Rayment Park	2017	\$600k	Commenced – Public consultation	Final design the subject of public consultation – to be finalised July 2016
Zone 6 – Community Building	2016	\$1.4M	Commenced – Under construction	Practical completion expected July 2016
Zone 7 – Equitable Access	Est. 2018	\$2.5M	Commenced – Under construction	Bishopsgate Road streetscape works complete; McCartney Crescent parking complete; further design work on-going
Zone 8 – Scouts Building	Est. 2016	\$185k	Commenced – Design agreed, development approval sought	Under consideration



TOWN OF
VICTORIA PARK



The various zones for the Lathlain precinct



What is a Management Plan?

A guiding document for how Lathlain Park will be used and developed, which will include:

- Regional and Local Planning Context
- Community and Stakeholder Engagement
- Vision for Lathlain Park
- Management Plan Precincts
 - Key Principles (high level precinct guidance statements)
 - Community Uses (land uses, community facilities, public and private access)
 - Built Form (massing, footprints, interfaces, key design elements)
 - Public Realm & Landscaping (high level design direction)
- Cultural Heritage
- Servicing
- Planning and Transport Assessment
- Governance and Management

Why develop a Management Plan?

- Sets the overall 'plan' for development at the site in one document.
- Ensures integrated and consistent development, rather than ad hoc development.
- 'Locks-in' the type and form of development at an early stage.
- 'Locks-in' the management arrangements for the site at an early stage.

Management Plan engagement process

How community can be involved in the preparation of the Management Plan



For more information visit:
lathlainprecinct.com.au



victoriapark.wa.gov.au
CONNECT WITH US




TOWN OF
VICTORIA PARK



<http://yourthoughts.victoriapark.wa.gov.au/>

Lathlain Park Management Plan



The Lathlain Precinct Redevelopment Project (LPRP) consists of eight separate project zones that will undergo redevelopment and/or revitalisation, transforming Lathlain into a vibrant place for community, sport and recreation.

Several of the project zones are already complete, or underway.

The redevelopment of Lathlain Park is made up of three of the zones.

Zone 1 - Perth Football Club
Zone 2 - Community Activity Zone
Zone 3 - West Coast Eagles Zone

Lathlain Park is reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS) which enables the preparation of a Management Plan to guide the overall vision for the space.

Since 2013 the Town has been engaging with the community and providing as much information as possible at every stage of the LPRP and is keen to maintain a high level of engagement, and community input to help develop the Management Plan.


This page is where you can have a say online and find information about how you can be involved.

NEWS

HOW CAN I BE INVOLVED?

Community Workshops

16 days ago



As part of the management planning process for Lathlain Park, we're inviting the community to get involved in a series of workshops that will help define how the park is developed and managed into the future - particularly the Community Activity (zone 2).

The three workshops will be held in the Perth Football Club Function Room, at Lathlain Park. You can register to attend one, two or all three workshops.

Lunch and refreshments will be provided, and parking is available in the VIP car park at Lathlain Park.

Workshops dates:

14 August, 10am - 2pm
28 August, 10am - 4pm...

[Continue reading](#)

Comment

FAQ

[What is this project all about?](#)

[What is this page for?](#)

[What is a Management Plan?](#)

[Why develop a Management Plan?](#)

[more...](#)

Important Links

[Lathlain Precinct Website](#)

Important Documents

[Community Reference Group Terms of Reference \(767 KB\) \(pdf\)](#)


Milestones

[Community Workshop Three](#)
11 September 2016

[Community Workshop Two](#)
28 August 2016

[Community Workshop One](#)
14 August 2016

SME wrap-up and Lathlain Park Ma...



www.lathlainprecinct.com.au



TOWN OF
VICTORIA PARK



Community Reference Group

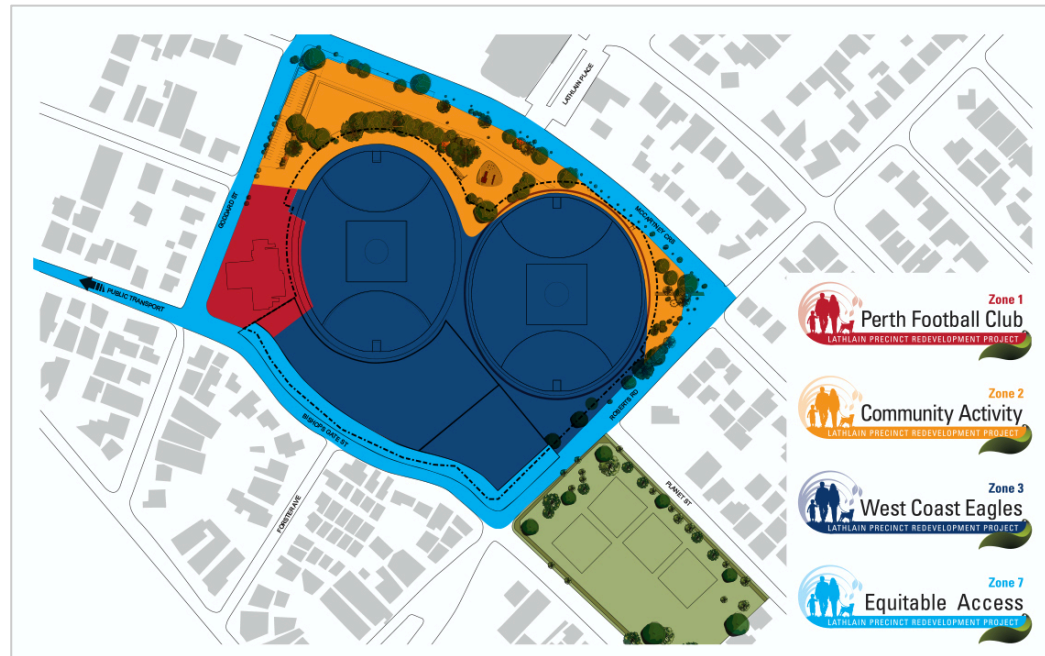
Purpose of the Community Reference Group (CRG) is to:

- Provide an opportunity for community to collaborate with the Lathlain Park Management Plan Team (LPMPT) and to provide input into the preparation of the Lathlain Park Management Plan;
- To provide feedback on the community engagement approach; and
- Provide feedback on key issues and approaches being developed for the Management Plan.

How we need your help...



Zone 1.



Zone 1 Perth Football Club Zone

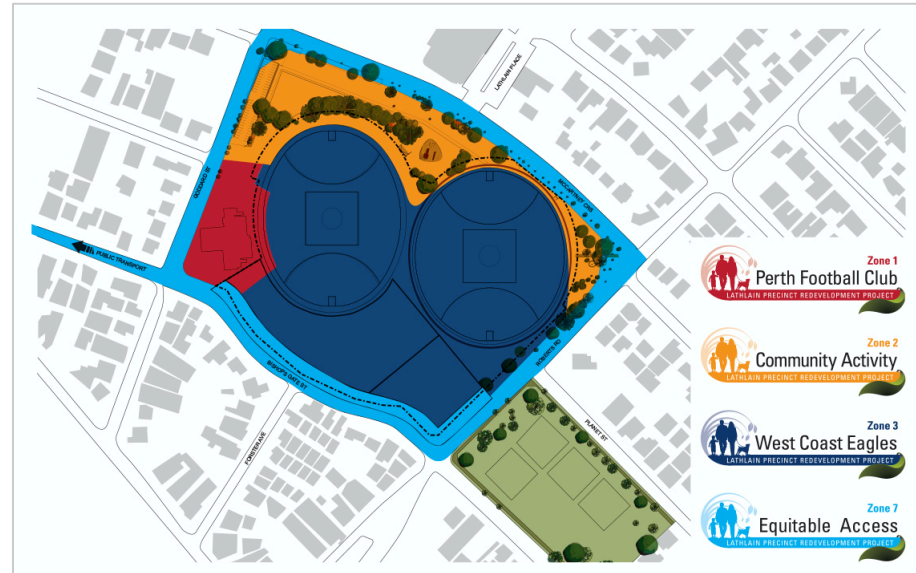
✓ Decision Made

- Building footprint/s

💬 We Need Your Involvement

- High-level design principles
- Community spaces v commercial return
- Heritage interpretation

Zone 2.



Zone 2 Community Activity Zone

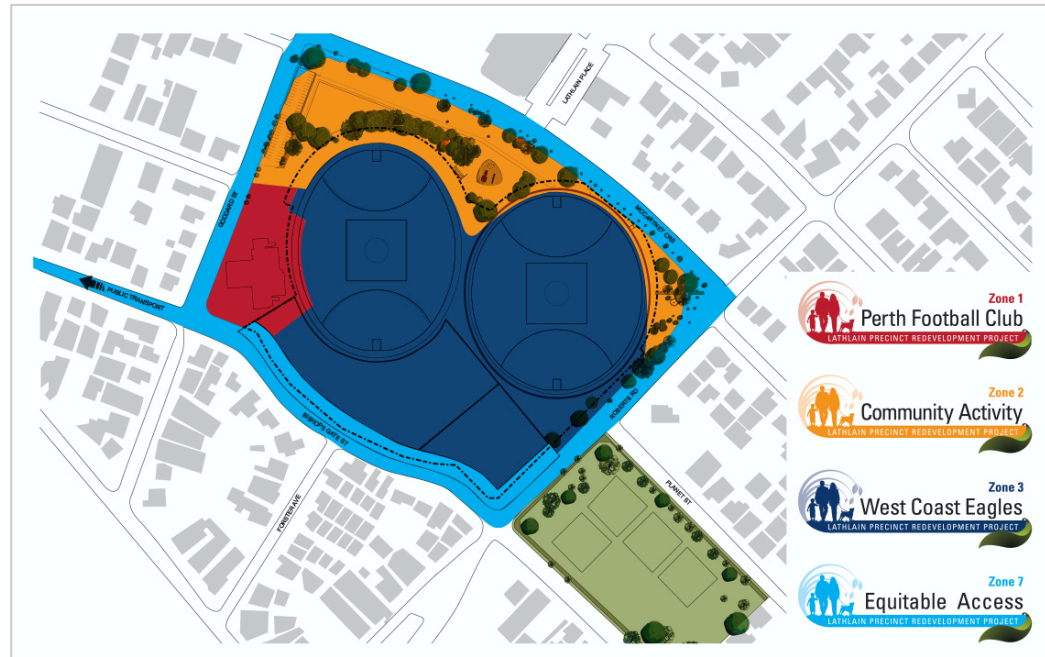
✓ Decision Made

- Extent of zone
- Recreation use

💬 We Need Your Involvement

- Generate & prioritise inclusions, such as:
 - Dog exercise area
 - High level design principles
 - Future of bushland
 - Scoreboard location
 - Location and number of public tennis courts
 - Onsite parking
 - Children's playground
 - Landscaped areas with BBQs
 - Multi-function building – entry gates, ablutions, kiosk
- Layout of Goddard Street, incl. parking
- Layout of McCartney Street, incl. parking

Zone 3.



Zone 3 West Coast Eagles Zone

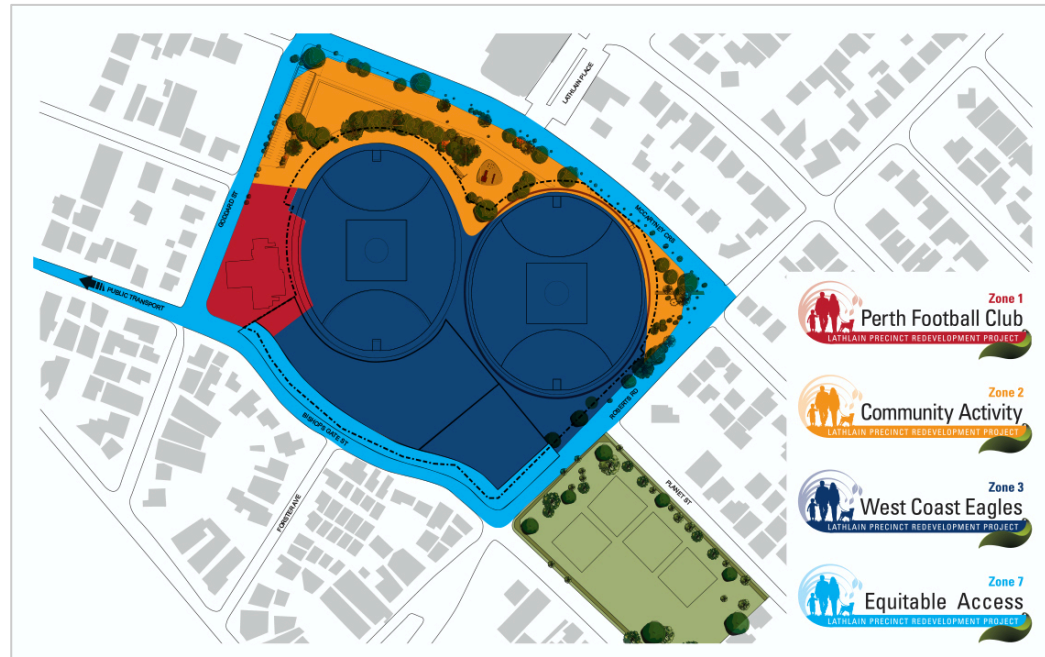
✓ Decision Made

- Move to Lathlain
- Location of buildings
- Number/orientation of ovals
- Building height
- Removal of trees

🗨 We Need Your Involvement

- High-level design principles
- Landscape integration
 - Selection of plant species
 - Street furniture
 - Zone connection
- Scoreboard location
- Spectator facilities
- Entrance statement
- Tree replacement/relocation strategy

Zone 7.



Zone 7 Equitable Access Zone

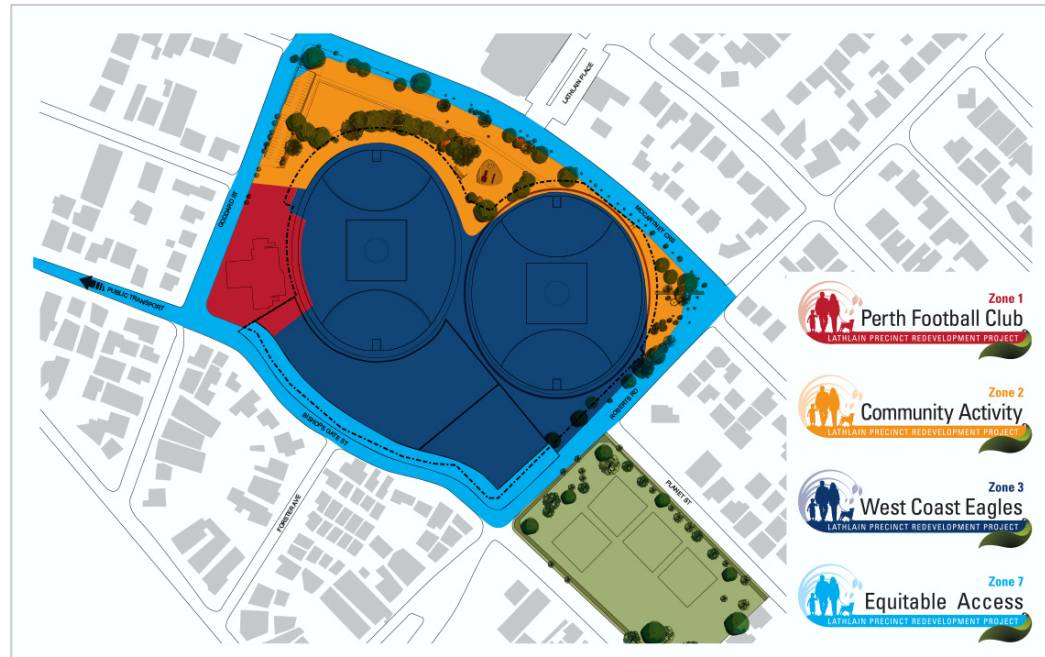
✓ Decision Made

- Layout of Bishopsgate St Layout & access to Victoria Park Station
- Outcomes from Lathlain Local Area Traffic Management Pilot Study

💬 We Need Your Involvement

- Street treatments for McCartney Cres, Goddard St, Bishopsgate St and Rutland Ave
- On-street parking locations and management
- Pedestrian and cycling facilities
- Landscaping improvements

former
bowling club
site



Former Bowls Club Site

✓ Decision Made

- Site to be public open space
- Temporary car park use during construction of Lathlain Oval
- Funds aren't currently allocated this site

💬 We Need Your Involvement

- What could go on this site
 - Tennis courts, dog exercise area, enhanced public open space

Help us develop Zone based design principles



Zone based design principles

What are one or two words that best describes the
desired character or design outcome
for each of the zones

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (community facilities, public private access)		
Built Form (relates to external environment & key design elements)		
Public Realm & Landscaping (design elements)		

Ideas development...

Ideas Development...

Half the room will work on Zones 1, 3 and 7

The other half will work on Zones 2 and former
bowling club site

Then the room will swap...and repeat

Lets have lunch!



**Lets review the preliminary ideas
and 'like' them**

What's Next?

<http://yourthoughts.victoriapark.wa.gov.au/>

Community Workshop No. 2 Sunday 28 August, 2016

10.00am
Perth Football Club

Purpose of Workshop No. 2

Finalise design principles for each zone;

Review ideas and develop these further (focus on Zones 2 and former bowling club); and

Commence discussion on preliminary costing's

Workshop Feedback Survey



Thank you for your help!

**Look forward to seeing you at the
next workshop**



Appendix 2 – Table Task Two: Ideas Development Drawings & Notes

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)	Keep ground stand. • Reuse ex. structure - heritage values • If rebuild then connect - <u>physically</u> + visually with Eagles building.	
Public Realm & Landscaping (Design elements)		

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)	• visually minimal - from north especially. • lower building - set into the grade. • aesthetically considered from all sides	• 2 storeys - 3 max. • Well greened - lots of trees + canopy around the building
Public Realm & Landscaping (Design elements)	• Reclaim timber for reuse in furniture / play equip etc. • Tree replacement strategy. - Get the right <u>species</u> + size 6 trees to 1. - Canopy trees	- replace Chinese <u>Tulou</u> + other poor performing street trees in the local area

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> • fencing – open + not strict for oval 2. – not solid. • Access key discussion (interface) • Commonly access b/w ovals desired even during game + training. • Yes, move dogs to Tow Wright reserve. 	<ul style="list-style-type: none"> • No tennis → move to P.O.S. • Kids play – not needed – Raymont • Walking paths. • trails
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> • Possibility to repurpose ex. house for community use ?? Coffee shop? • Construction traffic management. 	<ul style="list-style-type: none"> • None – except for Abolitions • -assoc. w coffee shop? • state • No car parking.
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> • Natural environment – Horticultural interest. • Ex. trees return – where possible. • Remnant – fence + reveg. No dogs. • Tiding to area + food for fauna. 	<ul style="list-style-type: none"> • "Understorey garden" – habitat. • Not a place 'for kids' – no play. • Entrance statement / connection to 'Lathlain Place'. • Integrated water management. • Seating.
Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> • Keep ex junction McLachlan / Salom. • Traillor caraway 40kph to connect w Lathlain Place. • -safety access. 	<ul style="list-style-type: none"> - water feature - permanent water.

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	Dogs + tennis	
Built Form (Relates to external environment & key design elements)	House Yes - potentially Abultons	
Public Realm & Landscaping (Design elements)		

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - retain character of suburb - natural materials - sustainable 	<ul style="list-style-type: none"> - community access - at memorabilia space - indoor cinema - youth engagement space
Built Form (Relates to external environment & key design elements)	maintain traditional building	
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> - natives 	<ul style="list-style-type: none"> - Facilities for bike riders - seating - water

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> - recycled materials 	^{obvious} <ul style="list-style-type: none"> - access to community - club store - fan experience
Built Form (Relates to external environment & key design elements)	integrated	lighting.
Public Realm & Landscaping (Design elements)		

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		- Day Exercise area (both bowling and zone 2) - passive recreation - scoreboard as art piece - bike facilities
Built Form (Relates to external environment & key design elements)	- modern	
Public Realm & Landscaping (Design elements)		- natives - water feature - walk trails

Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)	- Public transport attraction . - Street car park consideration . - Street width . - Car park amount .	- Effective transport

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	Pedestrian Path Round	Enough for Bike, PRAM, Walk.
Built Form (Relates to external environment & key design elements)	Efficiency for Gyms ect: Historical Aspects Design Profile to be one Step from 1 storey to Higher.	Shared facilities for Both Clubs. Demand Back on Wall Frontage is to be Low!
Public Realm & Landscaping (Design elements)	NO PARKING NO FENCE ON OVAL 2.	All F.C PARKING in Z.3

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	Public Access through the 2 ovals. Public Parking	
Built Form (Relates to external environment & key design elements)	limited windows facing Bishopsgate St. CAR PARK-UNDERGROUND	Safety for traffic & Public. Public areas to be inviting
Public Realm & Landscaping (Design elements)	GREEN FENCING OPTIONS PARK UNDERGROUND.	Visual & Soft Barriers.

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	KEEP THE HOUSE .	SMALL MEETINGS toilets .
Built Form (Relates to external environment & key design elements)	NO PARKING . ON site . NO RETAIL BUSINESS ie (cafe) .	All Street on McCartney / Full Verge . – BUILD IN ZONE 1 for Club operation only.
Public Realm & Landscaping (Design elements)	Sump Removed & Fenced Sunk underground . FENCE LINE ON THE BOUNDARY . RETAIN TREES – SELECTED SHADE	(NOT in public ZONE 2.)

Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)	* NOSE IN PARKING . * Restrictions to be Reviewed . * Greening : * NO ROUND ABOUT .	GRASS VERGE PARKING . MAXIMISE SPACE BETWEEN TREES Trees to parking Boys . Safety at Saleham / McCartney

Improved Crossover to
Bowls Site (Roberts)
Bike inferstructor →.

| Under pass
Safety from Station to
Bridge at Howick .

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> • Inner Edge • Multipurpose. • Widely / Universal Accessible 	
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> • Easy parking within -not impacting • height restriction. • Maintain demons emblem/eq • represent history. • Unique & Standout -landmark 	outside areas (underground)
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> • WATERWISE. • MATURE /RETENTION • Appropriate for needs • Cohesive 	<ul style="list-style-type: none"> • Not necessarily Native • longevity.

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> • Small and unobtrusive. • Consistency between building • iconic iconic. (not shared by whole group) 	
Public Realm & Landscaping (Design elements)		

* Fully Consultative. – LAP2. = Empower (collaborative)
– For all zones

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	<ul style="list-style-type: none"> passive./limited BALANCE OF FACILITIES & AGES 	don't keep tennis court & dog park. (FMR). (not agreed to whole group) <ul style="list-style-type: none"> WANT THEM, BUT NOT IN THIS AREA SHOULD BE MULTI USE
Built Form (Relates to external environment & key design elements)	<ul style="list-style-type: none"> Entry statement Connectivity to Lathlain Place. Welcoming & inclusive. Consistent. 	
Public Realm & Landscaping (Design elements)	<ul style="list-style-type: none"> Retention of bushland. 	<ul style="list-style-type: none"> Don't worry about scoreboard.


Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)		

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	existing character + built form retained. retain lines of stadium Semi Synthetic Turf.	improved connections to streetscape. mobile phone towers - make a statement or lose them
Built Form (Relates to external environment & key design elements)	site to give feel/sense of aboriginality. (ARBORETUM) maintain heritage of whole area	heritage of area maintained. merge with remainder of site mobile phone towers to be designed as art/sculptures
Public Realm & Landscaping (Design elements)	Fencing to be visually permeable Focus on natives 85/15 blend Trees to be personified	native landscaping - should encourage create a better biodiversity. Inline with Latham Design principles

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	WAFL circa 1960 grandstand style Taller building, less footprint easy public access *locate museum near to Lathlain Place	higher building, less footprint, retain with the trees locals to have 24 hr access No cafe - we existing resources ^{ie} battle Museum - renovate lot 69, give more space
Built Form (Relates to external environment & key design elements)	loose massive car park easy access by public. maintain heritage of WAFL/football no duplication of resources	underground car park we caretakers have as museum back - easy access (only get for equivalent room space back)
Public Realm & Landscaping (Design elements)	60 year trees to be retained focus on natives *No 2nd oval - will drain our bones - Trees on 2nd oval space	no build around the trees * tree lighting * create an the Arboretum. * native a native trees

- adherence to value of trees
 - Tuart tree reserve
 - Lemon scented gum
 * and assessment by Endangered species before any development done.

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	Maintained dog exercise area in this zone No car parks in community space A BIRD PARK 	as many community benefits no parking or zone
Built Form (Relates to external environment & key design elements)	potential to re-use old house as community facility	restore + upgrade old house with return verandah to address both street frontages
Public Realm & Landscaping (Design elements)	No tree removal CREATE AN ARBORETUM ENVIRONMENT NO TREE REMOVAL.	Native species use of W.A. material eg stone + wood.

Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)	* part of landscape * bird attractions * native plants * no jacarands or olive trees	* blend in with area * create biodiversity * no loss of equitable access

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)	Must be decided on when it no longer in use with by WCE Swimming Pool.	Shouldn't be considered with this process.
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)	Niches	Niches

Zone 1 – Perth Football Club	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 3 – West Coast Eagles	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 2 – Community Activity	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

Zone 7 – Equitable Access	Desired Character	Design Outcome
Public Realm & Landscaping (Design elements)		

former bowling club site	Desired Character	Design Outcome
Community Uses (Community facilities, public private access)		
Built Form (Relates to external environment & key design elements)		
Public Realm & Landscaping (Design elements)		

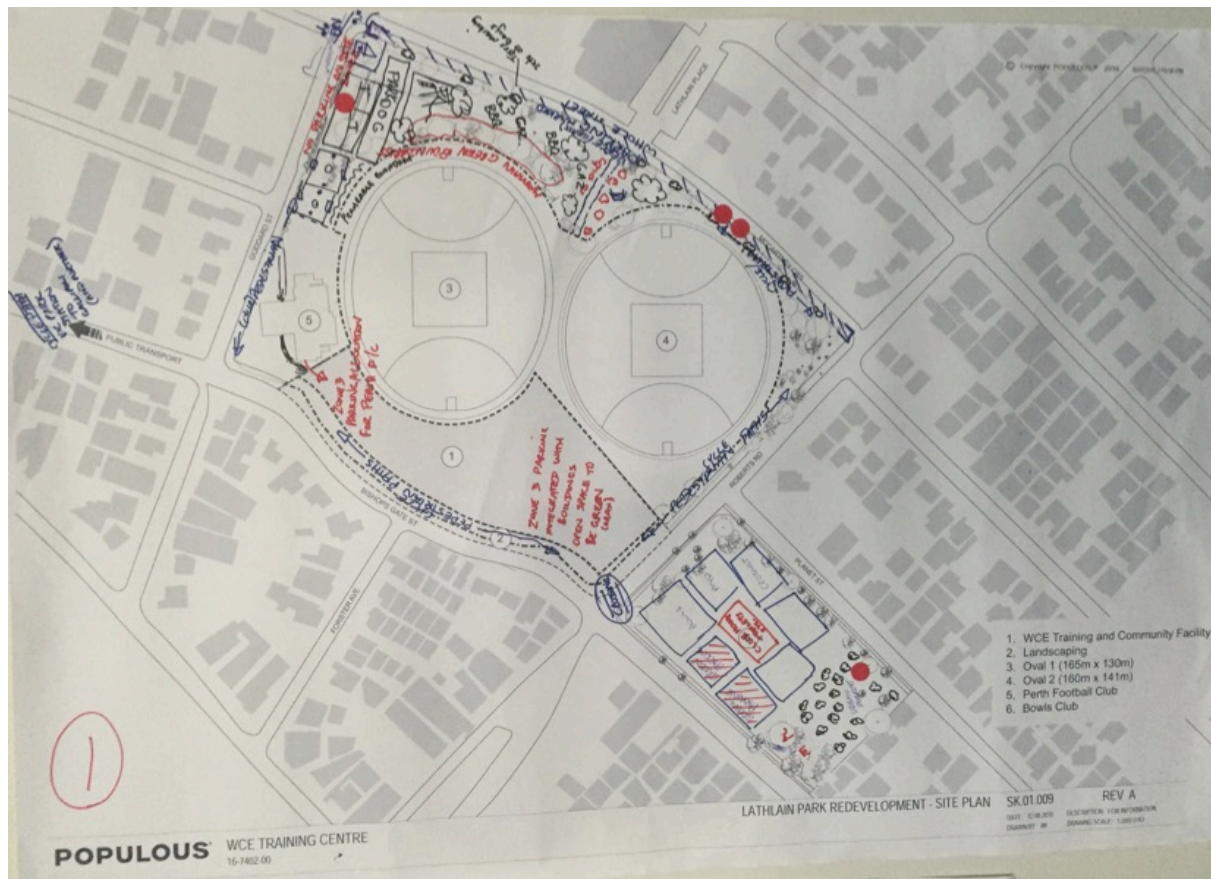
Appendix 3 – Table Task Three and Four: Ideas Development Drawings & Notes

TABLE 1	Zone 7
<p><u>ZONE 1</u></p> <ul style="list-style-type: none"> - Preserve 'Demon' in Zone 1. - No desire to retain scoreboard - Retain low profile at street front - Shared facilities with WCE (eg gym efficiency) - Retain split levels of surrounds - Shading of grass banks and more flexible seating arrangements (eg grandstand) - Soft fencing and soft boundaries - retain green boundaries 	<ul style="list-style-type: none"> - Pedestrian & cycle paths around entire perimeter - No parking (disabled access excepted) on zone 2 site - Street (noise) - along length of McCartney McCartney - No roundabout Goddard/McCartney - solid midline barrier instead to stop E/W traffic. - Safe crossing at Roberts roundabout
	<p><u>Zone 3</u></p> <ul style="list-style-type: none"> - incorporate parking into built structure in zone 3 - leave max green in 'open space' - incorporate landscaping and public access into built form - make publicly accessible parts moving - Zone 1 parking to be accommodated within Zone 3 - soft and green fencing or boundaries wherever possible (goal 2 no fence)

TABLE 1	BOWLING SITE
<p><u>ZONE 2</u></p> <ul style="list-style-type: none"> - RETAIN BOUNDARY TREES (SELECTED) - NO PARKING ON SITE - RETAIN HOUSE - TOILETS - MEETING ROOMS - MULTI-PURPOSE COURTS (TENNIS, B/BALL, VOLLEYBALL, NETBALL 4 TOTAL?) - DOG PARK. (INC. TREES) - BBQs - picnic facilities - playground - in shaded + tree area - SEPARATE SEAT SPREAD AROUND THE ZONE (AND INCORPORATED INTO HARD LANDSCAPING eg Lathlain Plaza) - RETAIN MCCARTNEY/ROBERTS VEGETATION (with seating) (Alt. edible forest) 	<ul style="list-style-type: none"> - URBAN FOREST - SEPARATELY FUNDED (NOT ZONE 2) - UK PARK LATHLAIR BOWLING CLUB - CROQUET CLUB - TENNIS COURTS? - GREEN PARKING - SAFE ACCESS - ROBERTS ROAD - SEATING + TABLES IN GREEN TREE SPACE NEAR PLAYGROUND - COMMUNITY GARDENS.

RAYMOND PARK

- SKATE PARK - future provision



Zone 1	Zone 3 comm sharing on land not used	Zone 7
<ul style="list-style-type: none"> Keep current clubrooms/ refurbish & consider the relationship with social outcomes High level design principles include function space for casual use & include universal access (keeping 40s architecture) and Any construction to keep in with & era of original build (keep the demon!) Keep current scoreboard. 	<ul style="list-style-type: none"> social outcomes to be considered water sump to be refurbished into water sensitive urban design Activity to fit with current zoning - Lathlain Precinct P7 Ficus trees near scoreboard - replant - can be done. Look at sustainable design elements in redevelopment. No surface level carparking better universal access any fencing to be attractive & transparent & incorp landscaping (similar to Lathlain Place) plants & heritage aspects 	<ul style="list-style-type: none"> include planning/ parking on roads - Oxbald, Foster + Rutland - need to look at Bishopsgate for Archer to Rutland. - clarity of parking & in area - not just around oval.

Table 2

water features all zones

Bowling Club

look at better ways to connect
to other zones esp. Lamiah Place

crossing of Road Rd to be
addressed - including any
future widening - in a creative
way.

and Forster
rural and
pastoral
landscape

~~dog park~~

look to transform into proper
park (arboretum) that includes
space for dogs ^(offroad) similar to original
plan (main plan)

Tennis courts include gazebo

Zone 2

• NO trees to be removed

no carparking in zone 2
town
water sump to be refurbished into
water sensitive urban design

lighting to be considered

• BBQs, gazebo

Tennis courts

Zone 3/4

across All zones

Indemic vegetation to
~~be preserved~~

be preserved -

any replanning to be
local indemic spp
to be suited to
area

(more focus - key landmark
trees - character of area)

look to naming of
trees to recognise
past & future
generations - incl.

include element
of fun for kids

ZONE 2

- passive recreation
- bry, landscape - natives
- dog exercise area
- maintain bushland
- flow of movement from Latham Place
- remove carpark - street parking focus
- bike parking.

ZONE 1

- maintain ^{character} history of suburb
- sustainable focus ●
- recycled materials
- community access

ZONE 3

- minimise light spill
- modern
- Team culture/value.
- fans expensive.
- culturally aware
- grass banks for spectators

LAWN BOWLS SITE

- active recreation
- multi-use courts
- skate park
- cafe? / toilet facilities
- for recreation centre - community group use
- junior bike training course

ZONE 7

- maximise on-street parking
- promote walkability

Table 5

Zone 1 & 3 & 7.

- * Zone 7 extendend to include. streets that currently feed into zone:
Lie. Forster) & GODDARD & RUTLAND
- * MORE INFO ON WIDENING OF ROBERTS ROAD
- * SHOULD HAVE GOOD CONNECTION TO TRAIN STATION.
- * NOT A MAJOR ROUTE (BISHOPSGATE). HOW MANY PEOPLE WILL ACTUALLY USE IT?
- * END OF TRIP FACILITIES (LOCK UP) & BIKE RACKS IN ZONE 1 & 3. & 2.
- * CYCLE^(PATH) UNOBSTUCTED ON THE ROAD. (ALL WAY AROUND.)
- * DEMOLISH EXISTING STAND. - NOT ACCESSIBLE
- NON COMPLIANT
- KEEP DEMON EMBLEM.
- STAND IS OLD.
- * UPGRADE EXISTING. - HISTORY. ???
- * WCE - HEIGHT & BULK.
 - Scoreboard - Double sided.
 - ATTRACTIVE
 - MINIMAL BRANDING.
- * ARCHITECTURE OF ZONE 1 & 3 should be COMPLEMENTARY.
- * HAS OWN ENTRY STATEMENT (ZONE 3).
- * WATER RUN OFF FROM BUILDINGS IN ZONE 1 & 3 saved and re used.
WATER MANAGEMENT, RETAINED ON SITE.
- * TREE REPLACENT - ONTO BOWLING GREN SITE.
 - Prefer 100L TREE.
 - in immedadiate surrounds.
 - THEME

