

JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY - PROJECT HISTORY – 4 May 2020



The need for a performing arts and cultural facility for the Joondalup region was first identified and defined in the 1992 Joondalup Cultural Plan. Throughout the period 1996 – 2006 significant progress was made towards achieving this ambition including the establishment of a dedicated reserve for the facility in 2000 (JSC29-08/00 refers) and the 2006 purchase of the site at Teakle Court, for \$595,000, for the purpose of developing an arts facility.

During this time several studies and reports identified the need for a cultural facility in Joondalup and indicated support from community and other stakeholders for the concept of a centrally-located performing arts centre containing a range of venues and facilities.

At its meeting held on 22 June 2010 (CJ103-06/10 refers), Council endorsed the Project Philosophy and Parameters for the JPACF as:

“

(a) *Philosophy/Project Vision*

- *Provide a world class, state of the art facility; incorporating innovative and sustainable design, symbiotic with the existing natural and built environment that is a place for the pursuit of activities such as performing arts, visual arts and crafts, film and media and cultural events for the community of Perth's northern corridor;*
- *Provide a facility that can host a mixture of commercial and community activities that creates an inclusive environment that becomes a place to celebrate imagination and creativity, inspiring individuals and the community to take part in culture and the arts and raise the aspirations of all users;*
- *Reinforce the Joondalup City Centre as the creative and educational centre of the northern corridor.*

(b) *Development Parameters*

Governance

- *Incorporation of high ethical standards;*
- *Probity, legal and legislative compliance;*
- *Appointment of suitably qualified consultants;*
- *Consistency with adopted Council strategies and plans.*

Land Use and Built Form

- *Adherence to the special conditions of the land purchase of Lot 1001 Kendrew Crescent;*
- *Utilisation of design principles that create clear and defined linkages to the established educational precinct, the City Civic Centre and other City Centre locations;*
- *Utilisation of contemporary architecture reflecting innovation in design and materials that create a civic presence with a strong sense of arrival that will add considerable value to the public domain;*
- *Provision of a wide range of highly adaptable and flexible facilities incorporating latest design principles including digital technologies;*
- *Inclusion of complementary components which aim to increase the Facility's capacity and usage;*

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- *Provision of adequate car parking (in accordance with the relevant City policies).*

Fiscal Responsibility and Commerciality

- *Recognition that the development of the Facility will require State and/or Federal Government financial support;*
- *Consideration of a range of management options in recognition that the Facility is a commercial operation and the preparation of a Business Plan;*
- *Recognition that the facility may not always operate in a cost neutral environment and that an operating subsidy may be required that identifies the value of the contribution by the City towards the groups/organisations that utilise it;*
- *Operation of the facility on a “user pays” basis wherever possible and practical with provision for an element of subsidised community use;*
- *Utilisation of the facility for activities not principally recognised as “cultural” and consideration of the facility as a home base for suitable entities;*
- *Assurance of equitable access by all users and a guarantee that no one group or entity has exclusive use of the entire facility.*

Sustainability Considerations

- *Achievement of best practice in environmentally sustainable design principles whilst maintaining a contemporary, cultural ambience;*
- *Implementation of architectural and construction techniques that show leadership in environmentally sustainable developments.*

Liaison Protocol

- *Identification of, and ongoing liaison with, strategic user groups and a strong understanding of the requirements of individual user groups;*
- *Development of a public participation strategy in accordance with the City’s Public Participation Policy and Strategy”.*

At its meeting held on 11 October 2011 (CJ200-10/11 refers), at the recommendation of the then JPACF Steering Committee, Council agreed in part to support the undertaking of a market analysis and feasibility study for the project. In March 2012 consultants were engaged by the City to undertake a market analysis and feasibility study for the JPACF.

At its meeting held on 19 March 2013 (CJ034-03/13 and CJ040-03/13 refers) Council noted the JPACF Market Analysis and Feasibility Study. This study reinforced the notion that there is a significant under provision of performing arts and cultural facilities within the northern corridor of Perth. It was identified that one of the key stages of the JPACF project was the progression of a concept design for the facility based on the “Art Box” model as outlined in the JPACF Market Analysis and Feasibility Study.

It was considered that the Art Box concept responded to the project Philosophy and Parameters by providing a world class, state of the art facility, incorporating innovative design and providing a mix of commercial and community activities. Upon consideration of the two reports it was agreed in part that Council:

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- "1 APPROVES the "Art Box" as the preferred model for the basis of an architectural design competition for the development of a refined conceptual design for the Joondalup Performing Arts and Cultural Facility;*
- 2 AUTHORISES the Chief Executive Officer to initiate an architectural design competition for the development of a refined conceptual design for the Joondalup Performing Arts and Cultural Facility;"*

A design brief, based on the Art Box concept from the Market Analysis and Feasibility Study, was prepared with the assistance of expert consultants and the City commenced an architectural design competition in April 2013, receiving 21 submissions from local and international architects. As part of the design competition, a community survey was also completed, which indicated strong community support for the project.

At its meeting held on 15 April 2014 (CJ060-04/14 and CJ061-04/14 refer) Council considered two reports relating to the JPACF project progress and the Architectural Design Competition and resolved in part:

"That Council:

- SUPPORTS progressing the Joondalup Performing Arts and Cultural Facility Project in accordance with the project program as detailed in Attachment 2 to Report CJ060-04/14, including the undertaking of a social impact assessment of the Joondalup Performing Arts and Cultural Facility;*

And:

"That Council:

- ENDORSES Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the winner of the Joondalup Performing Arts and Cultural Facility Architectural Design Competition;*
- AUTHORISES the Chief Executive Officer to enter into negotiations with Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture to determine the architectural fees and project program to get to a modified conceptual design as required to enable the project to progress."*

At its meeting held on 15 December 2015 (C77-12/15 refers), Council considered a report entitled Joondalup Performing Arts and Cultural Facility Business Case and Progression Options. The report provided a draft Business Case for the JPACF and options to progress the project through a schematic design stage at a cost of approximately \$1.45 million. The report also included details on the capital costs for the project of \$94 million (which was included in the 20 Year Strategic Financial Plan at the time), plus details of additional costs for the integration of the JPACF with the Jinan Garden, traffic treatments and architectural treatments of the existing services buildings and forecourt area. Upon consideration of the report it was resolved that Council:

- "1 NOTES the Business Case, at this point in time, for the Joondalup Performing Arts and Cultural Facility as detailed in Attachment 1 to Report C77-12/15;*
- 2 REQUESTS the Chief Executive Officer to proceed with the schematic design stage of the Joondalup Performing Arts and Cultural Facility project and NOTES Ashton*

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Raggatt MacDougall Pty Ltd T/A ARM Architecture will undertake the schematic design based on the scope of works and fee proposal as outlined in Report C77-12/15;"

At its meeting held on 1 August 2016 the then Major Projects Committee considered a report entitled Joondalup Performing Arts and Cultural Facility Project Status Report (Item 1 refers). The report provided the results of the schematic design process, including a revised project cost of \$99.7 million and after consideration of this report it was resolved in part that the Major Projects Committee:

- "2 *REQUESTS the Chief Executive Officer to review and refine the Business Case for the Joondalup Performing Arts and Cultural Facility taking into account the outcomes of the schematic design stage and the assessment of social and economic impacts, and a further report be presented to the October meeting of the Major Projects Committee with the intention of making the information available for public comment following Council's consideration of this item.*"

At its special meeting held on 1 February 2017 (JSC01-02/17 refers), Council considered details of the proposed business case for the JPACF and resolved in part to endorse the business case for the purpose of advertising for public comment.

Following the public comment period, on 27 June 2017 a report entitled Joondalup Performing Arts and Cultural Facility – Business Case Community Consultation Results and Project Progression Options (CJ101-06/17 refers) was considered by Council. After due consideration of the report Council resolved in part:

- "2 *DOES NOT initiate the design development phase of the Joondalup Performing Arts and Cultural facility at this time*".

The City then commenced a project review process and at its meeting held on 16 July 2018 the Major Project and Finance Committee considered an interim status report on a design review process and resolved as follows:

"That the Major Projects and Finance Committee NOTES the review process initiated for the JPACF project".

Council, at its meeting held on 21 August 2018 considered a report on the Draft 20 Year Strategic Plan 2018 (2017-18 to 2036-37) (CJ152-08/18 refers). Upon consideration of the report it was resolved that Council:

- "1 *ADOPTS the draft 20 Year Strategic Financial Plan for the period 2017-18 to 2036-37 as at Attachment 2 to Report CJ152-08/18 subject to:*
- 1.1 *the completion date for the Joondalup Performing Arts and Cultural Facility being 2027-28 in lieu of 2022-23;*
 - 1.3 *the City's capital contribution for the Joondalup Performing Arts and Cultural Facility being limited to \$30 million;*
 - 1.4 *the City's capital contribution in part 1.3 above is not to be funded with loan funds;"*

At its meeting held on 12 November 2018 the Major Projects and Finance Committee considered a report detailing a review of the JPACF project (Item 9 refers). The report included

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details of alternative concept designs. Upon consideration of the report it was resolved that the Major Projects and Finance Committee:

- "1 NOTES the review process undertaken to date for the Joondalup Performing Arts and Cultural Facility project;*
- 2 NOTES the concept design options and associated capital costs as detailed in this Report;*
- 3 NOTES the preliminary condensed concept design described as 'Option 2' in this Report (Attachment 1 refers) will form the basis for further design refinement and cost analysis;*
- 4 NOTES that the Chief Executive Officer will continue to investigate funding opportunities for the project;*
- 5 NOTES the Chief Executive Officer will review the Project Philosophy and Parameters and present a further report to the Major Projects and Finance Committee at a later date".*

At its meeting held on 21 May 2019 (CJ066-05/19 refers) Council considered a report on the progress of the JPACF project review. The report included capital and operating cost details and concept design plans for a refined design and resolved in part as follows:

- 1. "NOTES the refined concept design and associated capital and operating cost estimates as detailed in this report and shown in Attachment 1 and ADOPTS this concept design for further progression of the JPACF project, including:*
 - a. further refinement of capital and operating costs;*
 - b. funding opportunity investigations and grant applications;*
 - c. further refinement of the concept design;*
 - d. preparation of a business case.*
- 6. NOTES that the Chief Executive Officer will present further status reports on the Jinan Garden and JPACF projects to the Major Projects and Finance Committee at a later date".*