


**STRUCTURE PLAN
FOR
ARENA JOONDALUP PRECINCT**

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**This Structure Plan is prepared under the provisions of Part 9 of the City
of Joondalup District Planning Scheme No. 2**


CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 8)

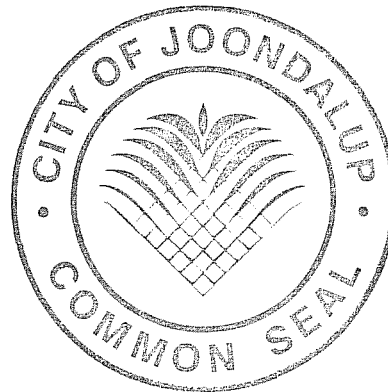
CERTIFIED THAT MODIFIED AGREED JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 17 MAR 2008


.....
being an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005*

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON 19 FEBRUARY 2008 AND THE SEAL OF THE CITY OF JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF


.....
Mayor


.....
Chief Executive Officer



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PART 1: PROPOSED STRUCTURE PLAN

1.0 STATUTORY PROVISIONS

1.1 The Structure Plan

The provisions of section 9 of the City of Joondalup District Planning Scheme No. 2 (hereinafter called “DPS 2”) apply to this Structure Plan.

1.2 The Planning Scheme

Unless provided for by specific requirements of this Structure Plan, all requirements shall be in accordance with the DPS 2.

1.3 Relationship to Existing Structure Plan

The subject land is zoned “Centre” and the Joondalup City Centre Development Plan and Manual (hereinafter called “JCCDPM”) has been adopted as the Structure Plan for this area. The existing Structure Plan provides the planning framework for the Northern Recreation District defined within the JCCDPM.

Refer to Figure 1.

The area covered by this Structure Plan (hereinafter referred to as Arena Joondalup Precinct Structure Plan) refers to the part of the Northern Recreation District known as Arena Joondalup and covers approximately 30 hectares. It is described as Lot 101 Kennedy Drive Joondalup. The area is generally bounded by Moore Drive to the north, Joondalup Drive to the east, Kennedy Drive to the south and the freeway/ railway to the west. **Refer to Figure 2.**

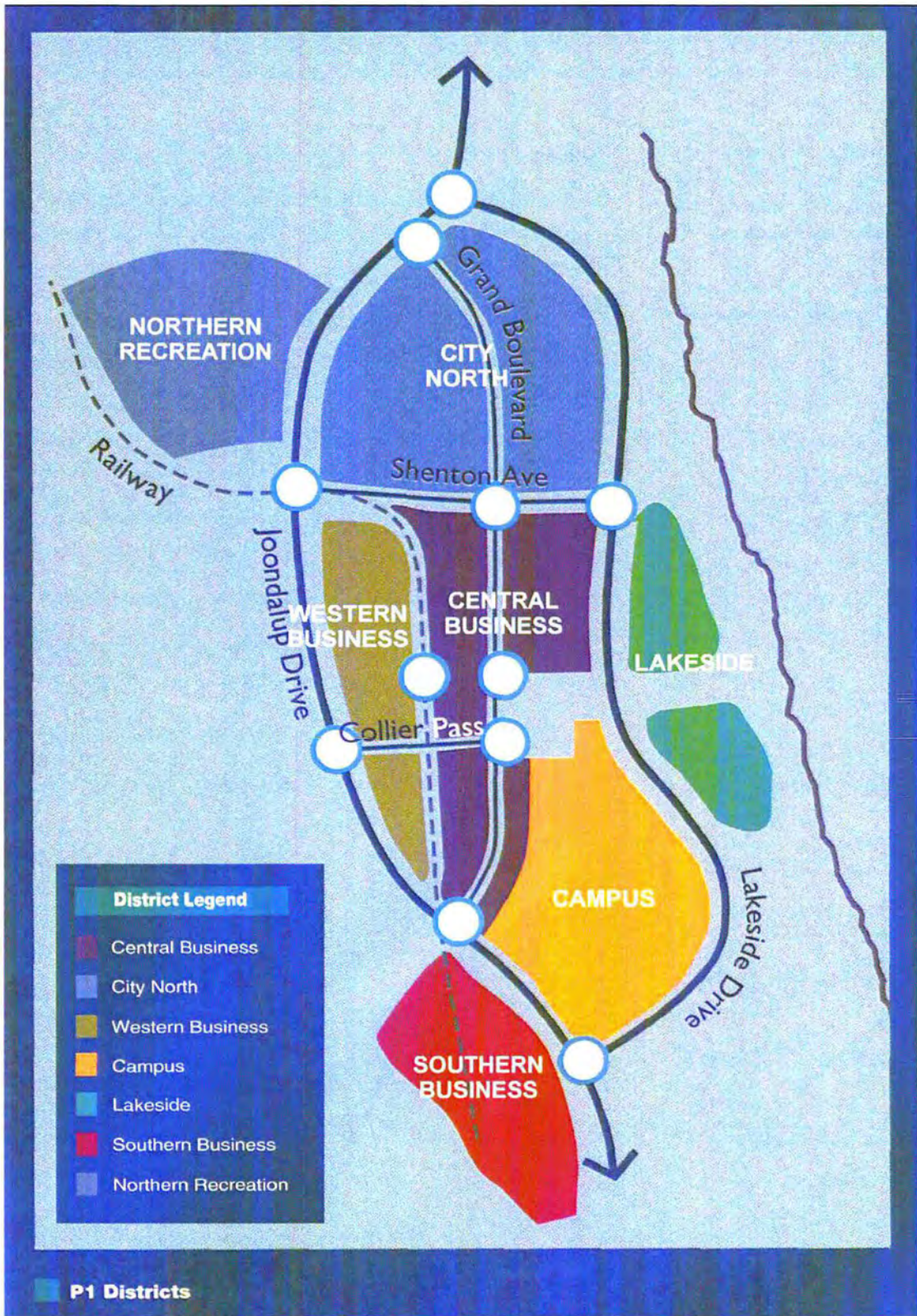


FIGURE 1: JOONDALUP CITY CENTRE DISTRICTS

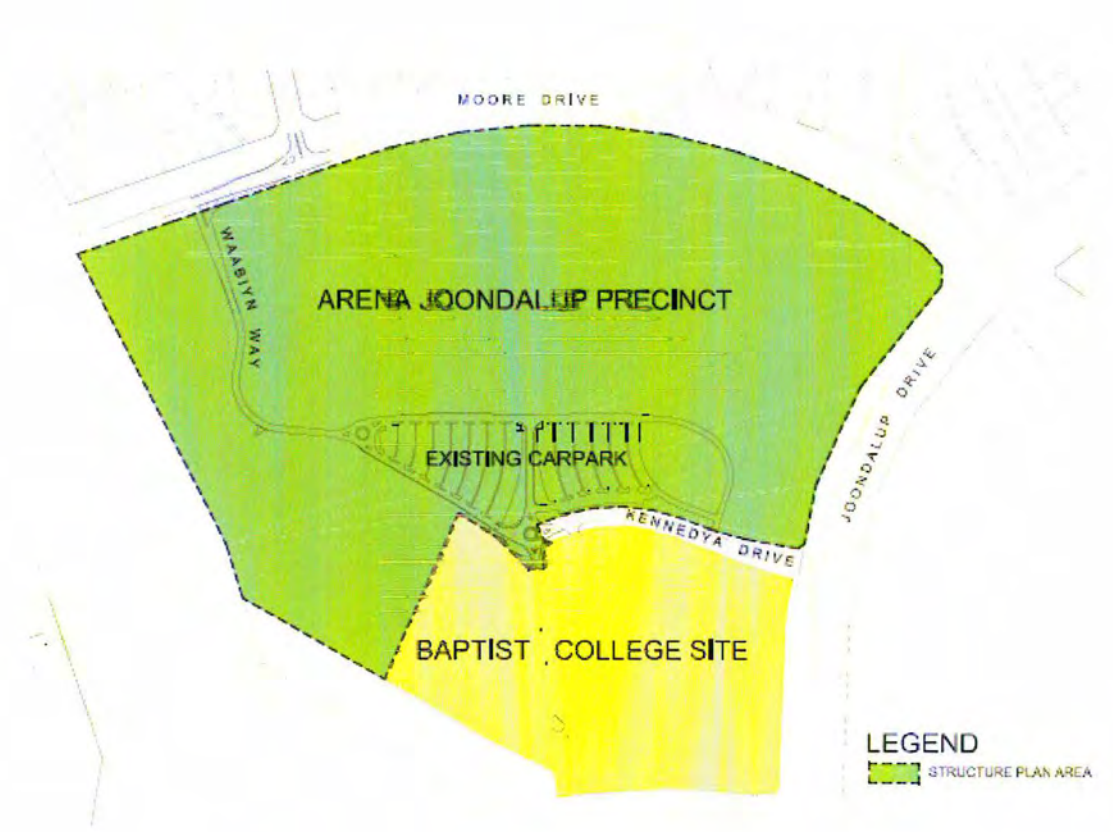


FIGURE 2: ARENA JOONDALUP PRECINCT STRUCTURE PLAN

2.0 OBJECTIVES

The Structure Plan refers to an area intended to be the major sport and recreational complex for the region. The objectives of the Arena Joondalup Precinct Structure Plan are:

- To provide services and facilities that will make the Precinct the focal point for sporting and recreational activities and organisations in the region;
- To provide a wide range of services and facilities to encourage public participation in sporting and recreational activities for all ages and all abilities;
- To be multifunctional, servicing entertainment, leisure, cultural, social and business functions in addition to the sports programme; and
- To provide support services and facilities that will encourage retention of existing sport and recreational users and the participation of new users
- To promote opportunities for accessibility to the CBD and public transport.

3.0 INTERPRETATIONS

Interpretations in this Structure Plan are in accordance with DPS 2. Where not listed, the following shall apply:

3.1 “Architectural Elements” means elements, limited in size by a maximum floor area of 80 square metres, built into the design and construction of a building to enhance its style, presentation and variety and may include tower elements, spines, mouldings, gables, awnings, verandahs, etchings and any other built form element.

3.2 “Sporting Academy” means accommodation and / or educational facilities and services for athletes, sports and recreational officials and support staff where academy courses may run over periods ranging from days to years.

4.0 LAND USE

4.1 Land Use Principles

Land use is consistent with the land use description for Sport and Recreation described in the JCCDPM.

4.2 Permitted Uses

The following uses are permitted:

- Art gallery (subject to note 1)
- Beauty parlour (subject to note 2)
- Caretaker’s flat/house
- Child Care Centre
- Cinema (subject to note 1)
- Club (non residential)
- Equestrian Activity
- Hairdresser (subject to note 2)
- Hall
- Medical centre (subject to note 3)

- Office (subject to note 3)
- Place of assembly
- Private recreation
- Public exhibition facility
- Reception centre
- Recreation centre
- Restaurant
- Shop (subject to note 2)
- Special place of assembly
- Sporting academy
- Sports ground
- Theatre (subject to note 1)

NOTE 1: Land Uses subject to Note 1 are to be Incidental Uses.

NOTE 2: Land Uses subject to Note 2 are restricted to a maximum total area of 400 square metres net lettable area with no individual tenancy exceeding 150 square metres net lettable area.

NOTE 3: Land uses subject to note 3 are to be related to and / or supportive of sport and recreational activities.

5.0 GENERAL PLANNING PROVISIONS

5.1 Setbacks

In general, setbacks shall be appropriate for the scale and form of buildings. Setbacks to Joondalup Drive shall be a minimum of 10m. Setbacks to Moore and Kennedy Drive shall be a minimum of 6 metres.

5.2 Building Height

Buildings and structures directly related to sporting activities such as stadiums, grand stands and halls are to be of a height appropriate for the use.

All other buildings within 25m of Moore Drive shall have a maximum building height of 10m from natural ground level other than landmark architectural elements which may be up to a maximum 14m in height.

5.3 Building Form, Materials and Finishes

The building form, materials and finishes of all new buildings shall complement the existing buildings on the site.

5.4 Car Parking

Car parking shall be provided in accordance with Table 2 of the DPS 2.

PART 2 - EXPLANATORY REPORT:

1.0 INTRODUCTION

The Arena Joondalup Precinct Structure Plan has been prepared for the Western Australian Sports Centre Trust to guide future development of the Precinct. This explanatory report provides the context for the Structure Plan.

2.0 TOWN PLANNING CONTEXT

The site is located in the City of Joondalup's Centre Zone. The Zoning table of the Scheme specifically excludes the Centre Zone. Land uses and other planning requirements are determined by the JCCDPM.

2.1 Existing Structure Plan

Planning Requirements for the Centre Zone are described in the Structure Plan for the Centre Zone: the JCCDPM.

The Arena Joondalup Precinct is wholly contained within the Northern Recreation District of the Joondalup City Centre Development Plan and Manual.

Whereas Structure Plans have been prepared for most of the Districts within the City Centre, there is at this stage no Structure Plan or any other specific guidelines for the development of the Arena Joondalup site.

The only specific reference to the site / locality is in section 4 of the JCCDPM. Under the heading, "Land Use and Community Facilities" it states:
"The major regional sporting complex is located in the north-west (sic) district of the City Centre. The complex is intended to be multifunctional, servicing entertainment, leisure, cultural, social and business functions in addition to the sports programme.

The ultimate range of facilities are planned to include;

- *Outdoor facilities including a main football oval, hockey pitches (2), athletics track, soccer pitch, tennis/netball courts (4) and an oval for further rugby and soccer pitches.*
- *Indoor facilities including a three court multipurpose hall seating up to 2000 spectators, further one court and two court halls, aquatic facilities for competition and for leisure activities, further rooms for gymnastics and aerobics/dance activities.*
- *Indoor social facilities including restaurant, bar, kiosk, function rooms, tenancy space, crèche and administrative facilities."*

The existing infrastructure, design and traffic management for the Arena Joondalup site have proceeded in accordance with the general guidelines of the JCCDPM.

2.2 Other Planning Requirements

The JCCDPM does not provide any planning requirements for matters such as setbacks, heights and so on for the Arena Joondalup Precinct. The planning requirements set in this Structure Plan have been determined by reference to DPS2, JCCDPM, other Structure Plans with the Joondalup City Centre and with particular reference to the scale of the site, its locality, land uses and relationship to adjoining zones.

2.3 Zoning Table

The Centre zone is specifically excluded from the zoning table of DPS 2. However, for reasons of planning consistency, the Zoning Table is significant reference material when considering land uses in the Structure Plan for the Arena Joondalup Precinct. The relevant zone is Private Clubs / Recreation. The philosophy has been to use both the land use description in the JCCDPM (which is very broad) and the more narrowly defined land uses in the Zoning Table.

When assessing permitted land uses in this Structure Plan there were no planning reasons (with two exceptions) to exclude uses that are permitted in the Private Clubs / Recreation. The exceptions were to exclude a group of permitted uses that are inappropriate in a regional centre and a group of permitted uses that would hinder the development of the site for its primary use: sport and recreation.

2.4 Policies

A review of Council / City Policies and WAPC Policies was carried out. There are no apparent inconsistencies between this Structure Plan and the Policies.

The Objectives of this Structure Plan are consistent with Council Policy 1.1 – Leisure.

3.0 CURRENT SITUATION ON SITE

The Arena Joondalup site has been partially developed. A current Master Plan shows likely developments in the short to medium term. All infrastructure is in place together with major buildings and facilities. Arena Joondalup is a focal point for the community,

3.1 Existing Operations

At the beginning of 2006 after over a decade of operations, Arena Joondalup is a major sporting and recreational complex.

- On a typical weekday (with no special events) over 6000 people use the Arena Joondalup's facilities and services.
- Arena Joondalup offers programs to suit all members of the community. Users range from toddlers to the dedicated professional athlete, junior netball through to senior basketball and small business social clubs to large corporations. Events range from school dances to swimming carnivals to international entertainment and sporting events.
- Arena Joondalup is home to in excess of 30 sporting clubs, 2,500 Health & Fitness members, 1000 Learn to Swim members and 150 community sporting teams.

- In addition, Arena Joondalup manages the biggest locally produced outdoor rock concert in WA, ROCK iT, which attracts in excess of 25,000 people each year.
- Tenants include many local sporting organisations; a Health and Beauty Studio, Physiotherapy Services, Nutrition Services, an Entertainers Theatre School, West Coast College of TAFE, Tiny Tots Tennis, Prime Movers, Barking Gecko, West Badminton, a Modelling and Casting Agency, and a Ticket Selling Agency.
- In addition to the Swimming Pool, Gym and other sporting facilities, services operated by Arena Joondalup include a Sports Shop and a Café.
- The Arena offers extensive programs for Children, including sporting and recreational programmes for 2 to 13 year olds, toddlers' gym, learn to swim classes, dance sport, a wide range of licensed child care services, birthday parties and special holiday programmes.
- The Arena also offers special sporting and recreational programmes for seniors.

3.2 Trends

The trends are for increasing patronage and demand for more supporting services and facilities. Arena Joondalup will need to respond to increasing population as well as lifestyle changes. The existing tenants and services on site are a response to demands from the community. The Structure Plan needs to retain the flexibility to respond to changing future needs.

With increasing size, presence and identity, Arena Joondalup will continue to be the focal point in this part of the City for sport and recreational activities and organisations. Although it is not possible to predict all future needs there are indications of some future needs.

There are indications of a demand for administrative facilities for local sporting and recreational organisations.

There are also indications of a need for possible sporting academy facilities and services. The Sporting Academy facilities may range from formal structured year long courses by national or state sporting / recreational organisations to weekend camps for sporting teams. Included may be courses for sports officials such as level 1 or 2 coaching or umpiring courses. Facilities may include accommodation and lecture rooms.

3.3 Need for Clear Planning Guidelines

The JCCDPM provides very broad guidelines by words such as: "*The complex is intended to be multifunctional, servicing entertainment, leisure, cultural, social and business functions in addition to the sports programme*". It also refers to provision of tenancy space and administration facilities.

This Structure Plan provides clarity for existing and future tenants, services and land uses. One example of the need for clarity is Arena Joondalup has facilities to show a motion picture on a screen (for example during holiday programmes for children). Technically, this activity is a "cinema" land use.

Therefore “cinema” has been included in the Structure Plan as a permitted “incidental use”. The inclusion of “cinema” provides clarity while retaining flexibility and reasonable control for current and future activities.

The intention of this Structure Plan is to provide clearer guidelines, but without removing the flexibility to respond to changing lifestyles.

4.0 OPPORTUNITIES AND CONSTRAINTS

There are few active constraints and opportunities affecting the Arena Joondalup Precinct site due to the completion of infrastructure services to the site and the development of substantial buildings. The constraints and opportunities are only relevant to further development of the site.

4.1 Constraints

There are limited constraints to the future development of the site.

- The site is relatively isolated from the major services of the Centre Zone. It is likely the users of Arena Joondalup will use cars to travel between the Arena and other Districts in the City Centre.
- An opportunity was missed to use the Baptist College as a buffer between the adjoining residential zone and the more intensely used Arena Joondalup Precinct. As a consequence, any future develop of facilities on the Moore Drive side of the Arena Joondalup site will need to comply with appropriate planning requirements to minimise amenity conflict between the land uses on the Arena Precinct Site and the residential zone.
- The site is large and development of relatively small structures (such as facilities for possible sporting academy facilities, child care services, extended tenancy spaces and administrative facilities for sporting / recreational organisations) should be easy. However, they will need careful location because facilities such as sporting halls and ovals require large amounts of space on relatively level ground.

4.2 Opportunities

The location of the site, existing infrastructure and the existing Arena Joondalup facilities provide opportunities for further development.

- The site has good access for public transport, cars, pedestrians and bicycles.
- There are provisions for a special events train station. The train line adjoins the site.
- The site is large with significant areas of undeveloped land to accommodate additional built facilities, ovals and car parking.
- Arena Joondalup already offers a substantial range of services to the community and is the home of many sporting and recreational organisations. It has the potential to continue to develop its role as the major regional sporting and recreational complex in this part of the Metropolitan Area of Perth.

5.0 CONCLUSION

The Arena Joondalup Precinct has grown to be a major focal point in the Joondalup Region for Sporting and Recreational Activities supported by a range of commercial and business services. The growth has occurred within the very broad parameters of the JCCDPM but without any specific planning regulations.

The purpose of this Structure Plan is to overcome some of the uncertainty of current and future services and facilities while retaining the flexibility of the existing JCCDPM. This Arena Joondalup Precinct Structure Plan provides for the future while being consistent with Council Policies, DPS 2 and the JCCDPM.