

# minutes

## Joondalup Performing Arts and Cultural Facility Steering Committee

MEETING HELD ON **WEDNESDAY 9 APRIL 2014**

## TABLE OF CONTENTS

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
	<b>Declaration of Opening</b>	<b>3</b>
	<b>Declarations of Interest</b>	<b>4</b>
	<b>Apologies/Leave of absence</b>	<b>4</b>
	<b>Confirmation of Minutes</b>	<b>5</b>
	<b>Announcements by the Presiding Member without discussion</b>	<b>5</b>
	<b>Identification of matters for which the meeting may be closed to the public</b>	<b>5</b>
	<b>Petitions and deputations</b>	<b>5</b>
	<b>Reports</b>	<b>6</b>
1	Joondalup Performing Arts and Cultural Facility – Progress Report – [75577]	6
2	Joondalup Performing Arts and Cultural Facility – Architectural Design Competition – [75577]	17
	<b>Urgent Business</b>	<b>28</b>
	<b>Motions for which previous notice has been given</b>	<b>28</b>
	<b>Requests for Reports for Future Consideration</b>	<b>28</b>
	<b>Closure</b>	<b>28</b>

## CITY OF JOONDALUP

### MINUTES OF THE JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY STEERING COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON WEDNESDAY 9 APRIL 2014.

#### ATTENDANCE

##### Committee Members:

Cr Kerry Hollywood	North Ward	<i>Presiding Member</i>
Cr Liam Gobbert	Central Ward	
Cr Tom McLean, JP	North Ward	<i>Deputy Presiding Member</i>
Cr Sam Thomas	North-Central Ward	
Cr John Chester	South-East Ward	
Cr Russ Fishwick, JP	South Ward	
Mr Garry Hunt	Chief Executive Officer, City of Joondalup	
Mr Scott Henderson	Vice-President (Corporate Services), Edith Cowan University	
Mr Russell Coad	General Manager Training and Business Services, West Coast Institute	
Superintendent Alan Morton	Acting Principal, WA Police Academy	
Mr Alastair Bryant	Expert Specialist	
Ms Sharon Joseph	President, Joondalup Encore Theatre Society	
Ms Christine Evans	President, Endeavour Theatre Company	
Mr Bill Robinson	President, Joondalup Community Arts Association	

##### Officers:

Mr Blignault Olivier	Manager City Projects	
Mr Scott Collins	Senior Projects Officer	<i>Absent from 6.15pm to 6.17pm; and from 7.00pm to 7.02pm</i>
Mr Brad Sillence	Manager Governance	<i>Absent from 7.10pm to 7.12pm</i>
Mr John Byrne	Governance Coordinator	
Mrs Lesley Taylor	Governance Officer	

##### Guests:

Mr Rod Mollet	Competition Architectural Advisor	
Mr Andrew Lilleyman	Senior Design Director ARM Architecture	<i>from 6.17pm to 7.00pm</i>

#### DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6.00pm.

## DECLARATIONS OF INTEREST

### Disclosure of Financial Interest/Proximity Interest

Nil.

### Disclosure of interest affecting impartiality

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

<b>Name/Position</b>	<b>Cr Liam Gobbert.</b>
<b>Item No./Subject</b>	Item 1 – Joondalup Performing Arts and Cultural Facility – Progress Report.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Employees of the architectural design competition respondents are known to Cr Gobbert.

<b>Name/Position</b>	<b>Cr Liam Gobbert.</b>
<b>Item No./Subject</b>	Item 2 – Joondalup Performing Arts and Cultural Facility – Architectural Design Competition.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Employees of the architectural design competition respondents are known to Cr Gobbert.

## APOLOGIES/LEAVE OF ABSENCE

### Leave of Absence previously approved

Cr Geoff Amphlett, JP	27 March to 29 April 2014 inclusive;
Cr Mike Norman	5 April to 12 April 2014 inclusive;
Cr Kerry Hollywood	16 April to 4 May 2014 inclusive;
Cr Liam Gobbert	16 April to 17 May 2014 inclusive;
Cr Russ Fishwick, JP	29 April to 2 May 2014 inclusive;
Cr John Chester	1 May to 12 May 2014 inclusive;
Cr Mike Norman	4 May to 9 May 2014 inclusive;
Cr Brian Corr	20 May to 24 May 2014 inclusive;
Cr Russ Fishwick, JP	4 August to 23 September 2014 inclusive.

**CONFIRMATION OF MINUTES**

MINUTES OF THE JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY  
STEERING COMMITTEE MEETING HELD ON 3 APRIL 2014

**MOVED Cr Fishwick, SECONDED Cr Gobbert that the minutes of the meeting of the Joondalup Performing Arts and Cultural Facility Steering Committee held on 3 April 2014 be confirmed as a true and correct record.**

**The Motion was Put and**

**CARRIED (14/0)**

**In favour of the Motion:** Cr Hollywood, Crs Chester, Fishwick, Gobbert, McLean and Thomas, Mr Bryant, Mr Coad, Ms Evans, Mr Henderson, Mr Hunt, Ms Joseph, Supt Morton and Mr Robinson.

**ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

Nil.

**IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

In accordance with Clause 5.2 of the *City's Meeting Procedures Local Law 2013*, this meeting was not open to the public.

**PETITIONS AND DEPUTATIONS**

Nil.

## REPORTS

### Disclosure of interest affecting impartiality

<b>Name/Position</b>	<b>Cr Liam Gobbert.</b>
<b>Item No./Subject</b>	Item 1 – Joondalup Performing Arts and Cultural Facility – Progress Report.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Employees of the architectural design competition respondents are known to Cr Gobbert.

## **ITEM 1 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY – PROGRESS REPORT**

<b>WARD</b>	North
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	75577, 101515
<b>ATTACHMENTS</b>	Attachment 1 Joondalup Performing Arts and Cultural Facility Briefing Paper Attachment 2 Project Program
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

---

## PURPOSE

For Council to be updated on the progress of the project, specifically the process undertaken for the Joondalup Performing Arts and Cultural Facility (JPACF) - Architectural Design Competition (the Competition) and the People's Choice Award voting, and provide its support for progressing the project. Also provided is a summary of the findings from a report titled *Examining Perth's Performing Arts Infrastructure* (Committee for Perth, 2013) and an update on funding options for external contributions to the capital costs for the JPACF.

## EXECUTIVE SUMMARY

At its meeting held on 19 March 2013 (CJ04-03/13 refers), the Council in part authorised the initiation of an architectural design competition for the development of a conceptual design for the JPACF. The City commenced the two-stage competition through a request for Expressions of Interest (EOI) process in April 2013 (Stage One).

During Stage One of the competition, the City received 21 submissions from local and international architects, who expressed interest in competing in Stage Two. The City subsequently identified four suitably qualified and experienced architects to continue through to Stage Two of the competition.

During Stage Two of the competition the four architects were required to develop their conceptual designs in response to an architectural design brief provided by the City. An honorarium of \$10,000 was awarded to each of the four architects to contribute to the costs of preparing their submissions. The submissions were assessed by the Stage Two Evaluation Panel and the outcome of the evaluation process is presented in the report titled 'Joondalup Performing Arts and Cultural Facility: Architectural Design Competition'.

As endorsed by Council at its meeting held on 16 July 2013 (C46-07/13 refers), the City also undertook a public voting process for the People's Choice Award for the four submitted concept designs. The process and results of the People's Choice Award are provided in this Report.

In June 2013 the City reviewed a report titled *Examining Perth's Performing Arts Infrastructure* (Committee for Perth, 2013<sup>1</sup>). The report indicates a shortage of performing arts venues in Perth and a growing demand for facilities. This supports key findings of the City's JPACF Market Analysis and Feasibility Study undertaken in 2012 which also indicates a strong level of demand for performing arts venues, particularly from within the north-west metropolitan catchment area.

In accordance with Council's authorisation to pursue funding options (CJ040-03/13 refers) the City has explored several opportunities for external contributions to the capital costs of the JPACF. These included meetings and correspondence with state and federal government representatives and philanthropists exploring potential opportunities for external funding for the JPACF.

To further assist with raising the profile of the JPACF project it is suggested that Mr Jan Norberger MLA, Member for Joondalup, be invited to attend JPACF Steering Committee meetings as an observer.

The City is considering opportunities for establishing a Design Reference Group to assist the City with the detailed development of the conceptual design for the facility. The Design Reference Group would consist of community and specialist members with experience in the design, management, and general operations of performing arts and cultural facilities. The Design Reference Group would work with the project team, the project architectural advisor and the winning architect of the Competition to provide the City with design advice for the facility.

*It is therefore recommended that Council:*

- 1 *NOTES the conceptual design by Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the Peoples' Choice;*
- 2 *SUPPORTS progressing the Joondalup Performing Arts and Cultural Facility Project in accordance with the project program as detailed in Attachment 2 to this Report, including the undertaking of a social impact assessment of the Joondalup Performing Arts and Cultural Facility;*

---

<sup>1</sup> (2013) Examining Perth's Performing Arts Infrastructure, The Committee for Perth, Perth

- 3 *CONSIDERS the request to appoint Mr Jan Norberger MLA, Member for Joondalup, as an observer to the Joondalup Performing Arts and Cultural Facility Steering Committee;*
- 4 *NOTES the Chief Executive Officer will establish a Design Working Group and appoint members to the group to assist the City with the development of the conceptual design for the Joondalup Performing Arts and Cultural Facility.*

## **BACKGROUND**

At its meeting held on 20 February 2013 the JPACF Steering Committee recommended that Council notes the JPACF Market Analysis and Feasibility Study and supports the progression of the JPACF project.

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. The development of a concept design will enable a more accurate financial analysis to be undertaken, will contribute significantly to the required social impact assessment and allow the City to instigate negotiations with the relevant private and government funding sources.

At its meeting held on 19 March 2013 (CJ040-03/13 refers) it was agreed that Council:

- "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;*
- 3 *AUTHORISES the Chief Executive Officer to appoint a selection panel for the purpose of assessing respondents' submissions to a request for Expressions of Interest for the architectural design competition;*
- 4 *NOTES the proposal of \$10,000 being the amount of an honorarium to be paid to a maximum of four selected respondents' submissions; and*
- 5 *AUTHORISES the Chief Executive Officer to pursue funding options for external contributions to the capital costs of the Joondalup Performing Arts and Cultural Facility."*

The City commenced a two stage architectural design competition through an Expression of Interest process in April 2013.

The progress of the competition was considered by Council at its meeting held on 16 July 2013 (C46-07/13 refers) and it was resolved that Council:

- “1 *NOTES the Joondalup Performing Arts and Cultural Facility - Architectural Design Competition - Status Report;*
- 2 *ENDORSES the public voting process for the People’s Choice Award for the four submitted conceptual designs.”*

## **DETAILS**

### **Architectural Design Competition**

The competition commenced with a request for Expressions of Interest (Stage One) in April 2013. The City received 21 submissions from local and international architects and subsequently identified the following four suitably qualified and experienced architects to continue through to Stage Two of the Competition (in alphabetical order):

- Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture.
- Cook Robotham Architectural Bureau Ltd / Iredale Pedersen Hook Pty Ltd (CRAB/IPH).
- Cox Howlett & Bailey Woodland.
- Kerry Hill Architects Pty Ltd.

During Stage Two of the competition the four architects were asked to develop their conceptual designs in response to an architectural design brief provided by the City on 31 May 2013. The conceptual designs were received by the City on 10 July 2013.

In accordance with the evaluation process, the submissions were assessed by the Stage Two Evaluation Panel which consisted of the following people:

- Councillor Kerry Hollywood – Presiding Member of the JPACF Steering Committee.
- Mr Garry Hunt – Chief Executive Officer, City of Joondalup.
- Professor Simon Anderson – Dean, Architecture, Landscape and Visual Arts, University of Western Australia.
- Mr Thomas de Mallet Burgess – Coordinator Cultural Services, City of Joondalup.

The City also engaged an architectural advisor (Mr Rod Mollett) to assist with the evaluation process by providing the Stage Two Evaluation Panel with technical interpretation and other architectural advice as required. However, Mr Mollett was not a voting member of the Evaluation Panel.

The Evaluation Panel met on two occasions (25 July and 21 August 2013) to consider the submissions received during Stage Two of the competition. The outcome of the competition evaluation process is presented in the report titled ‘Joondalup Performing Arts and Cultural Facility: Architectural Design Competition’.

**People’s Choice Award**

The People’s Choice Award voting process was run concurrently with the Stage Two evaluation period in accordance with the process described in the report titled ‘Joondalup Performing Arts and Cultural Facility – Architectural Design Competition – Status Report’ (C46-07/13 refers).

The four conceptual designs were displayed electronically on the City’s website and visual displays were arranged in the City’s libraries, the Craigie Leisure Centre and the City of Joondalup administration building. The display for each of the four designs consisted of six individual artist impressions and a written concept description provided by each of the competitors. Detailed functional elements and the capital and operational costs of the proposed designs were not released to the community during the voting process.

The City received a total of 468 votes (51 in person and 417 online).

The results of the People’s Choice Award voting process are as follows:

	ARM Architecture	CRAB/IPH	Kerry Hill Architects	Cox Howlett & Bailey Woodland
Total votes received	156	125	94	93
Percentage of votes	33.3%	26.7%	20.1%	19.9%

The primary objectives of the Peoples’ Choice Award were to create an additional form of recognition for the work of the architects involved in the competition and to generate greater awareness of the JPACF project by ratepayers, residents and the general public. The winner of the People’s Choice voting process will be recognised by Council as the most popular conceptual design as voted by the general public, however no monetary prize is offered.

In the interests of probity and to prevent prejudice, the results of the People’s Choice Award voting process were not provided to the competition Stage Two Evaluation Panel during the evaluation process.

***Examining Perth’s Performing Arts Infrastructure<sup>2</sup>***

The above report was commissioned by the Committee for Perth to assist the Western Australian Government in planning for Perth’s future performing arts needs. The report also assists the Committee for Perth and other associated organisations in advocating for improved cultural infrastructure in Perth. The report examines the existing and likely future demand for performing arts infrastructure in Perth and identifies the likely performing arts infrastructure needed to make Perth a liveable and vibrant city into the future.

<sup>2</sup> (2013) Examining Perth’s Performing Arts Infrastructure, The Committee for Perth, Perth.

The key findings of the report are as follows:

- Perth has a slight undersupply of contemporary music venues.
- Perth appears to be relatively well served with dance and drama theatres, although stakeholder feedback indicates that theatre venues are hard to find, and there is a need for more (affordable) theatres with between 800 to 1,000 seat capacities.
- Performing arts infrastructure in the Perth region is primarily concentrated in inner and middle suburbs of Perth, with the only distinct cluster being in Northbridge.
- Cities that have invested in their performance venue infrastructure have developed reputations for being lively, culturally vibrant cities with a wide range of performance experiences on offer.
- Perth's arts and cultural sector is thriving. Attendance at performing arts events is increasing and there is significant evidence that the people of Perth not only have a growing appetite for arts and culture but that there remains untapped potential for audience growth.
- Perth's population is expected to increase by between 24% and 34% (from 2011 to 2021) which will increase very significantly the demand for performing arts in the region and place enormous pressure on existing arts and cultural infrastructure over the next decade.
- It is reasonable, in the longer term, to expect that Perth will need to cater for growth in population and associated arts and culture demand of between 80% and 100% by 2056 – meaning that the region will need to effectively double its infrastructure capacity in just 40 years.
- Evidence suggests that performing arts attendance has already increased in the past three years with three of the state's top performing arts companies reporting solid growth.
- The strong growth reported by the Black Swan State Theatre Company in 2011 coincided with the opening of the new State Theatre Centre, which significantly increased performance seating capacity.
- Continued growth of performing arts companies in the medium to longer term could be constrained by lack of seating capacity within existing venues.

These findings support the results of the City's Market Analysis and Feasibility Study undertaken in 2012 which indicated that there is a lack of suitable facilities in the primary catchment area, defined in the study as the Cities of Joondalup and Wanneroo.

From the consultation undertaken in the Market Analysis and Feasibility Study almost all stakeholders approached (producers, existing facilities, cultural groups) supported the idea of building a purpose-built performing arts centre within the primary catchment area, with a primary performance space of around 800 seats.

Results of the Market Analysis and Feasibility Study also indicated that local residents are either travelling outside of the primary catchment area for their cultural pursuits or the activity is not occurring at all due to lack of facilities.

### **Funding Opportunities**

The City recognises that it is not in a position to fund the construction of the facility in its entirety and that fund sourcing from the public or private sector will be required for part of the capital costs. In accordance with Council's authorisation to pursue funding options (CJ040-03/13 refers) the City has explored several opportunities for external contributions to the capital costs of the JPACF.

In June 2013 Mayor Troy Pickard and Chief Executive Officer Mr Garry Hunt met in Canberra with Australian Government representatives and provided a detailed briefing document (Attachment 1 refers) on the JPACF project. The discussions explored potential opportunities for the City and the Australian Government to collaborate in bringing the project to fruition. Feedback received from the meetings reaffirmed the notion that the Australian Government is not in a position to provide capital funding for the project and indicated that the City should concentrate on the Western Australian State Government and philanthropic avenues of funding.

Advice received by the City from philanthropic avenues indicates that ensuring the success of a project such as the JPACF requires the involvement of a local philanthropic champion who is prepared to lead by example with a substantial financial contribution. Advice also indicates that the JPACF project would benefit from support from broader advocates such as The Committee for Perth.

Awareness of the project at Western Australian State Government level is being maintained through correspondence with the Minister for Planning; Culture and the Arts the Hon. John Day MLA and representatives of the Department of Culture and the Arts and the Perth Theatre Trust.

The City is continuing to explore funding opportunities however further analysis of the ongoing operating contribution and the financing costs associated with the City's contribution to construct the facility is required as the project proceeds. This analysis is dependent on the design options being considered by the JPACF Steering Committee and Council and further research to be undertaken into management options for the facility.

In order to assist with raising the profile of the JPACF project and to provide a link between the wider community and the political environment it is considered appropriate for Mr Jan Norberger MLA, Member for Joondalup, to be appointed as an observer to the JPACF Steering Committee.

### **Design Reference Group**

To assist the City with the detailed development of the conceptual design for the JPACF it is considered appropriate to establish a Design Reference Group. The Design Reference Group should consist of community and specialist members with experience in the design, management, and general operations of performing arts and cultural facilities. The Design Reference Group would work with the project team and the project architectural advisor to provide the City with advice on the architectural and functional design elements, core components and design features of the conceptual design for the JPACF.

The City has previously identified performing arts and cultural facility specialists who may be interested in taking part in a Design Reference Group and has been approached by several members of the community with relevant experience in performing arts and cultural facility management and operations, who have indicated their interest in taking part in such a group.

It is proposed that the City seeks advice from the project architectural advisor in regards to the compilation and terms of reference of the Design Working Group.

### **Issues and options considered**

Not applicable.

### **Legislation / Strategic Community Plan / policy implications**

**Legislation** The City is governed by the requirements of the *Local Government Act 1995* in relation to dealings involving commercial undertakings and land development.

### **Strategic Community Plan**

**Key theme** Community Wellbeing.

**Objective** Cultural development.

**Strategic initiative** Establish a significant cultural facility with the capacity to attract a world-class visual and performing arts events.

**Policy** Not applicable.

### **Risk management considerations**

A comprehensive risk management assessment report outlining the risks apparent to the project will be prepared and updated as the project progresses.

### **Financial / budget implications**

#### Current financial year impact

<b>Account no.</b>	1-210-C1002.
<b>Budget Item</b>	Joondalup Performing Arts and Cultural Facility.
<b>Budget amount</b>	\$ 859,528.
<b>Amount spent to date</b>	\$ 89,289.
<b>Balance</b>	\$ 770,239.

The budget allocated for 2013-14 is for the engagement of consultants and other costs to assist with site assessment, feasibility plans, design concepts, social impact assessment and financial modelling.

#### Future financial year impact

The development of a performing arts and cultural facility will require a significant financial contribution towards the capital cost and a significant ongoing subsidy for the facility's operations. Future financial year impacts will be the subject of further investigations into the design and management structure of the facility.

The figure quoted below is taken from the current *20 Year Strategic Financial Plan 2011 - 2031*. The capital cost of \$51 million was determined prior to the development of conceptual designs based on the preferred 'Art Box' design model as endorsed by Council.

A review of the *20 Year Strategic Financial Plan 2011 - 2031* is currently in progress. The review will incorporate the latest costings based on the refined conceptual design for the facility. The estimated costings as reflected in the submissions for the Stage Two evaluation process indicate that the capital cost will be significantly more than the \$51 million reflected in the *20 Year Strategic Financial Plan 2011 - 2031*.

<b>20 Year Strategic</b>	\$51 million.
<b>Financial Plan impact</b>	
<b>Impact year</b>	2016-17.

All amounts quoted in this report are exclusive of GST.

#### **Regional significance**

The construction of the Joondalup Performing Arts and Cultural Facility will enhance the Joondalup City Centre as the major commercial, educational, recreational and arts and culture centre for the northern corridor of the Perth metropolitan area.

#### **Sustainability implications**

It is anticipated that detailed environmental sustainability implications will be considered during concept design development and during the preparation of a detailed design for the facility.

The engagement of the general community and bodies representing the arts community in the design and development stage of the project will cultivate a sense of ownership over the facility. This sense of ownership will provide the impetus for the ongoing sustainability of the facility by ensuring maximum use by a wide variety of individuals and groups.

#### **Consultation**

During the competition, ratepayers, residents and the broader community were given the opportunity to view the four conceptual design submissions and vote on their favourite design as outlined above.

Further community consultation is expected to be undertaken in accordance with the City's consultation guidelines at a later stage of the project.

## **COMMENT**

The JPACF project has received substantial levels of exposure and has gained much momentum since the last meeting of the JPACF Steering Committee. Through the competition, the associated People's Choice Award voting process and promotion of the project through state and federal government and philanthropic avenues, the JPACF project is now well acknowledged.

The high number of voters and comments received during the People's Choice Award voting process indicated high levels of support and interest from the community. The process was also an opportunity to acknowledge the work of the architects involved in the competition, all of which have spent a great deal of time and energy in the preparation of their designs. The close spread of the voting results is an indication of the high quality of the four conceptual designs.

It is proposed that the project continues in accordance with the project program (Attachment 2 refers), including:

- the undertaking of a social impact assessment to inform the business case for the JPACF
- further investigations of potential capital funding sources
- negotiations with key stakeholders
- the establishment of a Design Reference Group.

## **VOTING REQUIREMENTS**

Simple Majority.

*Senior Projects Officer left the room at 6.15pm and returned at 6.17pm.*

*Mr Andrew Lilleyman, Senior Design Director ARM Architecture entered the room at 6.17pm.*

## **OFFICER'S RECOMMENDATION**

That Council:

- 1 NOTES the conceptual design by Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the Peoples' Choice;
- 2 SUPPORTS progressing the Joondalup Performing Arts and Cultural Facility Project in accordance with the project program as detailed in Attachment 2 to this Report, including the undertaking of a social impact assessment of the Joondalup Performing Arts and Cultural Facility;

- 3 CONSIDERS the request to appoint Mr Jan Norberger MLA, Member for Joondalup, as an observer to the Joondalup Performing Arts and Cultural Facility Steering Committee;
- 4 NOTES the Chief Executive Officer will establish a Design Working Group and appoint members to the group to assist the City with the development of the conceptual design for the Joondalup Performing Arts and Cultural Facility;

**MOVED Cr Fishwick, SECONDED Cr Chester that Council:**

- 1 **NOTES the conceptual design by Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the Peoples' Choice;**
- 2 **SUPPORTS progressing the Joondalup Performing Arts and Cultural Facility Project in accordance with the project program as detailed in Attachment 2 to this Report, including the undertaking of a social impact assessment of the Joondalup Performing Arts and Cultural Facility;**
- 3 **CONSIDERS the request to appoint Mr Jan Norberger MLA, Member for Joondalup, as an observer to the Joondalup Performing Arts and Cultural Facility Steering Committee;**
- 4 **NOTES the Chief Executive Officer will establish a Design Working Group and appoint members to the group to assist the City with the development of the conceptual design for the Joondalup Performing Arts and Cultural Facility;**
- 5 **NOTES that the schedule forming Attachment 2 to this Report is the project program for the Expression of Interest stage of the project.**

**The Motion was Put and**

**CARRIED (14/0)**

**In favour of the Motion:** Cr Hollywood, Crs Chester, Fishwick, Gobbert, McLean and Thomas, Mr Bryant, Mr Coad, Ms Evans, Mr Henderson, Mr Hunt, Ms Joseph, Supt Morton and Mr Robinson.

*Appendix 1 refers*

*To access this attachment on electronic document, click here:*

[Attach1agnipac090414.pdf](#)

**Disclosure of interest affecting impartiality**

<b>Name/Position</b>	<b>Cr Liam Gobbert.</b>
<b>Item No./Subject</b>	Item 2 – Joondalup Performing Arts and Cultural Facility – Architectural Design Competition.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Employees of the architectural design competition respondents are known to Cr Gobbert.

**ITEM 2 JOONDALUP PERFORMING ARTS AND CULTURAL FACILITY - ARCHITECTURAL DESIGN COMPETITION**

<b>WARD</b>	North
<b>RESPONSIBLE DIRECTOR</b>	Mr Garry Hunt Office of the CEO
<b>FILE NUMBER</b>	75577, 101515
<b>ATTACHMENT</b>	Attachment 1 Stage One Expression of Interest document Attachment 2 Stage Two Architectural Design Brief Attachment 3 Project Program
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

---

**PURPOSE**

For Council to endorse the outcomes of the evaluation process undertaken on submissions received for the Joondalup Performing Arts and Cultural Facility (JPACF) Architectural Design Competition.

**EXECUTIVE SUMMARY**

At its meeting held on 19 March 2013 (CJ040-03/13 refers), Council authorised the initiation of an architectural design competition for the development of a conceptual design for the JPACF.

The competition was held over two stages with Stage One commencing in April 2013 with a request for Expressions of Interest (Attachment 1 refers) from suitably qualified and experienced architects interested in preparing a detailed conceptual design for the JPACF (Stage Two).

The City received 21 submissions for Stage One of the competition. These submissions were evaluated against compliance criteria and four finalists were chosen to develop a conceptual design during Stage Two of the competition.

The four finalists developed conceptual designs in accordance with the Stage Two architectural design brief (Attachment 2 refers). The four submissions were subsequently evaluated by the Stage Two Evaluation Panel in accordance with the evaluation criteria. The outcome of the evaluation process was:

Respondent	Qualitative Ranking
ARM Architecture	1
Kerry Hill Architects Pty Ltd	2
Cook Robotham Architectural Bureau Ltd / Iredale Pedersen Hook Pty Ltd	3
Cox Howlett & Bailey Woodland	4

*It is therefore recommended that Council:*

- 1 *ENDORSES Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the winner of the Joondalup Performing Arts and Cultural Facility Architectural Design Competition;*
- 2 *AUTHORISES the Chief Executive Officer to enter into negotiations with Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture to refine its preliminary conceptual design as required to enable the project to be progressed in accordance with the project program as outlined in Attachment 3 to this Report.*

## **BACKGROUND**

At its meeting held on 20 February 2013 the JPACF Steering Committee recommended that Council note the JPACF Market Analysis and Feasibility Study and support the progression of the JPACF project.

At its meeting held on 19 March 2013 (CJ04-03/13 refers), the Council considered the report titled 'Joondalup Performing Arts and Cultural Facility – Project Progression' and it was agreed that Council:

- “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;*
- 3 *AUTHORISES the Chief Executive Officer to appoint a selection panel for the purpose of assessing respondents' submissions to a request for Expressions of Interest for the architectural design competition;*

- 4 *NOTES the proposal of \$10,000 being the amount of an honorarium to be paid to a maximum of four selected respondents' submissions; and*
- 5 *AUTHORISES the Chief Executive Officer to pursue funding options for external contributions to the capital costs of the Joondalup Performing Arts and Cultural Facility."*

In accordance with the above decision and the process described in the report, the City commenced a two stage architectural design competition through an Expression of Interest process in April 2013 (Stage One).

A status report detailing Stage One of the architectural design competition was presented to Council at its meeting held on 16 July 2013 (C46-07/13 refers).

## DETAILS

The two-stage architectural conceptual design competition process was undertaken based on the process presented to Council at its meetings held 19 March and 16 July 2013 (CJ04-03/13 and C46-07/13 refer). The process was developed through research into architectural design competitions undertaken in Australia and worldwide, with regard to the Australian Institute of Architects – Guidelines for Architectural Design Competitions.

Mr Rod Mollett was engaged as the external architectural advisor to assist the City throughout the architectural design competition. Mr Mollett has previously served as the President of the Western Australian Institute of Architects and has experience with similar architectural competitions. He is also an independent member of the City's Design Reference Panel.

### Stage One

The City advertised for Expressions of Interest from suitably qualified and experienced architects in *The West Australian* on Friday 26 April 2013 (Attachment 1 refers).

The closing date for lodgement of a response to Stage One was Friday 10 May 2013 and the City received submissions from the following local and international architects:

	<b>Company</b>	<b>Location</b>
1	Woods Bagot Pty Ltd	Perth
2	Kerry Hill Architects Pty Ltd	East Perth
3	Santelli Architects Pty Ltd	South Perth
4	HOB EMTB Architects (WA) Pty Limited	Perth
5	Taylor Robinson / NH Architecture Pty Ltd	West Leederville/ Melbourne
6	Kelly Rattigan Architects Pty Ltd T/As Formworks Architects	North Fremantle

	<b>Company</b>	<b>Location</b>
7	Nomad Ink Studio	Perth
8	RAD Architecture Pty Ltd	Kensington
9	Cox Howlett & Bailey Woodland	Perth
10	T & Z Pty Ltd	West Perth
11	Fratelle Group Pty Ltd	Northbridge
12	Hassell	Perth
13	Ashton Raggatt McDougall Pty Ltd T/As ARM Architecture	Perth
14	Fracis-Jones Morehen Thor Pty Ltd / The Architecture Group Pty Ltd T/As Tag Architects	Sydney/Perth
15	Christou Design Group Pty Ltd	Claremont
16	Donaldson and Warn Architects / John Wardle Architects	Perth/Melbourne
17	BVN Donovan Hill / Coda Studio Pty Ltd	Sydney/Fremantle
18	Bollig Designn Group Pty Ltd ATF The BDG Trust	West Perth
19	Hames Sharley	Subiaco
20	Peter Hunt Pty Ltd T/As Peter Hunt Architect/Jackson Architecture	West Perth/ Melbourne
21	Cook Robotham Architectural Bureau Ltd/Iredale Pedersen Hook Pty Ltd	London/Perth

The 21 submissions were assessed by the Stage One Compliance Panel in accordance with the EOI document using the following qualitative criteria and weightings:

	<b>Qualitative Criteria</b>	<b>Weighting</b>
A	Practice Structure	25%
B	Relevant Experience	25%
C	Design Philosophy and Approach	25%
D	Timeline	25%

The Stage One Compliance Panel consisted of the following four members:

Name	Title	Voting / Non-voting Member
Danielle Elliott	Coordinator Contract Administration and Purchasing Services (Chairperson)	Voting
Blignault Olivier	Manager City Projects	Voting
Genevieve Hunter	Executive Officer City Projects	Voting
Rod Mollett	External Architectural Advisor	Voting

In accordance with the evaluation process, the Stage One Compliance Panel subsequently identified the following four suitably experienced and qualified architects to continue through to Stage 2 of the competition (the finalists):

Respondent	Qualitative Ranking
Ashton Raggatt McDougall Pty Ltd T/As ARM Architecture	1
Kerry Hill Architects Pty Ltd	2
Cox Howlett & Bailey Woodland	3
Cook Robotham Architectural Bureau Ltd / Iredale Pedersen Hook Pty Ltd	4

## Stage Two

The Stage Two Architectural Design Brief was based on the Art Box (as described in the Market Analysis and Feasibility Study) and was cognisant of the Project Philosophy and Parameters endorsed by Council at its meeting held on 22 June 2010 (CJ103-06/10 refers). The core facilities to be provided in the conceptual design included the following:

- An 850 seat lyric theatre with orchestra pit, proscenium and fly tower suitable for staging drama, dance and musical events.
- A 200 seat flexible black box theatre to accommodate a variety of performance types.
- Four rehearsal rooms, four practice rooms and other theatre support spaces.
- A single foyer serving both theatres designed to service as a reception and exhibition space.
- A dedicated art gallery and curatorial storage.
- A drawing and painting studio and craft studio.
- Food and beverage spaces.
- Conference and function facilities.
- Management offices.
- Undercroft parking for approximately 400 vehicles with the consideration of additional car parking opportunities adjunct to the facility.

Further, the building design and elevation should have significant architectural merit marking the southern gateway to the Joondalup City Centre. The finalists were also given the opportunity to consider the incorporation of the Jinan Garden into the overall design of the facility.

The Stage Two Architectural Design Brief was prepared in consultation with the City's external architectural advisor and provided to the finalists on 31 May 2013 (Attachment 3 refers). All the finalists submitted conceptual designs by the closing date of 10 July 2013.

The four conceptual designs were assessed in accordance with the Stage Two Architectural Design Brief using the following qualitative criteria and weightings:

	<b>Qualitative Criteria</b>	<b>Weighting</b>
A	Design Solution	30%
B	Urban Design	20%
C	Functionality	20%
D	Cost	20%
E	Traffic Management/Parking	10%

The Stage Two Evaluation Panel consisted of the following four members:

<b>Name</b>	<b>Title</b>	<b>Voting / Non-voting Member</b>
Garry Hunt	Chief Executive Officer (Chairperson)	Voting
Cr Kerry Hollywood	Presiding Member, Joondalup Performing Arts and Cultural Facility Steering Committee	Voting
Thomas de Mallet Burgess	Coordinator Cultural Services	Voting
Prof. Simon Anderson	Dean, School of Architecture, Landscape and Visual Arts, UWA	Voting
Rod Mollett	External Architectural Advisor	Non - Voting

To assist the Stage Two Evaluation Panel, the four finalists presented their conceptual designs to the panel prior to the formal qualitative ranking process. In addition, the external architectural advisor provided the evaluation panel with further comparative advice on the conceptual designs.

### **Qualitative Assessment Results**

The following is a summary of the assessments undertaken by the Evaluation Panel:

ARM Architecture was ranked first in the qualitative assessment. The submission provided an exciting design which captures the imagination of the user and patron and reflects the aspirations of the City. The design interfaces well with the streetscape and fits in with both Central Park and the Jinan Garden which is incorporated into the overall design. The concept is very functional with scope for mobile use and the internal spacial relationships are well considered. There are 342

car parking bays (predominately at-grade) provided and the design provides good vehicular access to the facility. The estimated cost is approximately \$90.7 million and the design demonstrates a good balance of material use against efficiency.

The submission from Kerry Hill Architects Pty Ltd was ranked second. The Kerry Hill design is well defined. The building presents similarly to other comparable Perth buildings with a good sized foyer and visually appealing main theatre. The inclusion of an outdoor auditorium is original. The design interacts well with the street frontages however interaction with Central Park is less defined and does not consider the Jinan Garden. The concept provides 283 car parking bays (with an option for an additional level) and has good access to both the set down area and car park. The estimated cost is approximately \$89 million excluding an additional level of car parking.

The joint submission from Cook Robotham Architectural Bureau Ltd / Iredale Pedersen Hook Pty Ltd was ranked third. The design was not considered reflective of the locality and little consideration of the City's aspirations was apparent. The concept is visually interesting however little attempt is made to address Central Park, the Jinan Garden or Grand Boulevard. Some of the design features and amenities are considered inadequate. A total of 310 car parking bays are provided however issues such as traffic flow are inadequately considered. The estimated cost is approximately \$78.5 million.

Cox Howlett & Bailey Woodland was ranked fourth. The concept has an abstract form with good visual appeal. However the design lacks detail and definition. There is limited interaction with the streetscape and the building is considered large and perhaps out of scale with the rest of the City. There is no exploration of the potential interaction with the Jinan Garden however the black box theatre and bars/restaurant overlooks Central Park. There are general concerns regarding maintenance of the building given the design and some important areas are ill defined. The concept delivers 200 car parking bays however it is unclear from the drawings how traffic management is addressed. The estimated cost of the design is approximately \$99.8 million.

### **Issues and options considered**

The acknowledgement of the winning design for the JPACF Architectural Design Competition will identify a preferred conceptual design for the facility. Notwithstanding the selection of a winning design by Council through the competition process, the City is under no obligation to use the winning design in any future development of the JPACF.

Any decision by the City to construct the JPACF using the winning design is at the absolute discretion of the City. Should the City decide to not use the winning design, the City shall be under no contractual or other legal obligation to the competition winner arising out of the competition.

If the City decides to proceed with the development of the JPACF based on the winning design, the City will enter into negotiations with the competition winner for the commissioning of the architectural services required for the completion of the JPACF at a later stage.

The identification of a conceptual design for the facility will enable the City to progress the project in accordance with community and Council expectations. A robust business case based on the Market Analysis and Feasibility Study, a completed social impact assessment, and a conceptual design, will allow the City to negotiate with the relevant private and government funding sources.

In developing the business case for the JPACF the City may engage with the winning architect in order to undertake further development of the conceptual design.

### **Legislation / Strategic Community Plan / policy implications**

**Legislation** The City is governed by the requirements of the *Local Government Act 1995* in relation to dealings involving commercial undertakings and land development.

### **Strategic Community Plan**

**Key theme** Community Wellbeing.

**Objective** Cultural development.

**Strategic initiative** Establish a significant cultural facility with the capacity to attract world class visual and performing arts events.

**Policy** Not applicable.

### **Risk management considerations**

A risk management assessment report outlining the risks apparent to the project will be prepared and updated as the project progresses.

### **Financial / budget implications**

#### Current financial year impact

<b>Account no.</b>	1-210-C1002.
<b>Budget Item</b>	Joondalup Performing Arts and Cultural Facility.
<b>Budget amount</b>	\$ 859,528.
<b>Amount spent to date</b>	\$ 89,289.
<b>Balance</b>	\$ 770,239.

The budget allocated for 2013-2014 is for the engagement of consultants and other costs to assist with site assessment, feasibility plans, design concepts, social impact assessment and financial modelling.

#### Future financial year impact

The development of a performing arts and cultural facility will require a significant financial contribution towards the capital cost and a significant ongoing subsidy for the facility's operations. Future financial year impacts will be the subject of further investigations into the design and management structure of the facility.

The figure quoted below is taken from the current *20 Year Strategic Financial Plan 2011 - 2031*. The capital cost of \$51 million was determined prior to the development of conceptual designs based on the preferred 'Art Box' design model as endorsed by Council.

A review of the *20 Year Strategic Financial Plan 2011 - 2031* is currently in progress. The review will incorporate the latest costings based on the refined conceptual design for the facility. The estimated costings as reflected in the submissions for the Stage Two evaluation process indicate that the capital cost will be significantly more than the \$51 million reflected in the *20 Year Strategic Financial Plan 2011 - 2031*.

<b>20 Year Strategic</b>	\$51 million
<b>Financial Plan impact</b>	
<b>Impact year</b>	2016-17

All amounts quoted in this report are exclusive of GST.

#### **Regional significance**

The construction of the Joondalup Performing Arts and Cultural Facility will enhance the Joondalup City Centre as the major commercial, educational, recreational and arts and culture centre for the northern corridor of the Perth metropolitan area.

#### **Sustainability implications**

It is anticipated that detailed environmental sustainability implications will be considered during the preparation of a detailed design for the facility.

The engagement of the general community and bodies representing the arts community in the design and development stage of the project will cultivate a sense of ownership over the facility. This sense of ownership will provide the impetus for the ongoing sustainability of the facility by ensuring maximum use by a wide variety of individuals and groups.

#### **Consultation**

Not applicable.

## **COMMENT**

The evaluation panel carried out the evaluation of the submissions in accordance with the City's evaluation process and concluded that the conceptual design submitted by Ashton Raggatt McDougall Pty Ltd T/As ARM Architecture is the recommended winning design of the JPACF Architectural Conceptual Design Competition.

Through the endorsement of Ashton Raggatt McDougall Pty Ltd T/As ARM Architecture as the winner of the JPACF Architectural Conceptual Design Competition, the JPACF project reaches a major milestone towards the development of a business case for the facility. A conceptual design will provide the basis for the City to undertake a social impact assessment while allowing for more detailed financial analysis of capital and ongoing management costs of the JPACF.

## **VOTING REQUIREMENTS**

Simple Majority.

*Mr Andrew Lilleyman, Senior Design Director ARM Architecture left the room at 7.00pm.*

*Senior Projects Officer left the room at 7.00pm and returned at 7.02pm.*

*Manager Governance left the room at 7.10pm and returned at 7.12pm.*

## **OFFICER'S RECOMMENDATION**

That Council:

- 1 ENDORSES Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the winner of the Joondalup Performing Arts and Cultural Facility Architectural Design Competition;
- 2 AUTHORISES the Chief Executive Officer to enter into negotiations with Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture to refine its preliminary conceptual design as required to enable the project to be progressed in accordance with the project program as outlined in Attachment 3 to this Report.

**MOVED Cr Fishwick, SECONDED Cr Gobbert that Council:**

- 1 ENDORSES Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture as the winner of the Joondalup Performing Arts and Cultural Facility Architectural Design Competition;**
- 2 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;**
- 3 REQUESTS the Chief Executive Officer to prepare a further report to Council on the project program and timelines once the negotiations with Ashton Raggatt McDougall Pty Ltd T/A ARM Architecture in relation to the modified designs have been agreed to;**
- 4 REQUESTS the Chief Executive Officer to provide a further report to Council on a new project program timetable in view of Part 2 above.**

**The Motion was Put and**

**CARRIED (14/0)**

**In favour of the Motion:** Cr Hollywood, Crs Chester, Fishwick, Gobbert, McLean and Thomas, Mr Bryant, Mr Coad, Ms Evans, Mr Henderson, Mr Hunt, Ms Joseph, Supt Morton and Mr Robinson.

*Appendix 2 refers*

*To access this attachment on electronic document, click here:*  
[Attach2agnipacf090414.pdf](#)

**URGENT BUSINESS**

Nil.

**MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Nil.

**CLOSURE**

There being no further business, the Presiding Member declared the Meeting closed at 7.25pm; the following Committee Members being present at that time:

Cr Kerry Hollywood  
Cr Liam Gobbert  
Cr Tom McLean, JP  
Cr Sam Thomas  
Cr John Chester  
Cr Russ Fishwick, JP  
Mr Garry Hunt  
Mr Scott Henderson  
Mr Russell Coad  
Superintendent Alan Morton  
Mr Alastair Bryant  
Ms Christine Evans  
Ms Sharon Joseph  
Mr Bill Robinson