

AK RESERVE REDEVELOPMENT PLAN

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Department of Sport and Recreation

On behalf of the:
AK Reserve Minister



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Part 1 - Context and Proposal

1.0 Overview

1.1 Structure of Document

This AK Reserve Redevelopment Plan (hereafter referred to as the “Redevelopment Plan”) has two sections. Part 1 describes the planning context for the proposed basketball, athletics and rugby facilities (Figure 1.1). Part 2 is the planning assessment tool for future development and subdivision in the AK redevelopment area.

Part 1 provides an overview of the background and context, the relevant requirements of the Perry Lakes Redevelopment Act 2005 (hereafter referred to as the PLRA 2005) and the work undertaken to establish a planning context for the wider sporting precinct. It explains the role and function of this Redevelopment Plan, and describes the evolution of the proposals for the three sporting facilities. Part 2 provides the planning provisions to guide future development within the AK redevelopment area.

A number of studies have been completed to properly advise the redevelopment planning process. These studies have been attached and a summary of the supporting documents is provided in (Figure 1.2).

1.2 Redevelopment Plan - Purpose Statement

The PLRA 2005 applies to the Perry Lakes Stadium site at Floreat within the Town of Cambridge (“the Perry Lakes land”) and to nearby land on the southern side of Underwood Avenue (“the AK Reserve land”) also in the Town of Cambridge (TOC), and is able to be applied to land outside the TOC.

The AK Reserve Minister has responsibility on behalf of the State to ensure that three sporting facilities (for basketball, athletics and rugby) are constructed “wholly or partly on the AK Reserve land or on land in the AK redevelopment area or on land outside the AK redevelopment area, as the Minister decides, but not on the Perry Lakes land”; see sections 12(1) and 12(2) of the PLRA 2005. Section 19(2) of the PLRA 2005 requires the AK Reserve Minister to prepare a draft redevelopment plan for the AK redevelopment area. The purpose of this Redevelopment Plan is:

“To facilitate the orderly and proper planning and development of three sporting facilities and associated infrastructure in the AK redevelopment area, in accordance with the Perry Lakes Redevelopment Act 2005 and Perry Lakes Redevelopment Regulations 2006.”

1.3 Background

The proposed relocation of the existing three sports facilities from the Perry Lakes land to the area south of Underwood Avenue creates the opportunity to establish a sports precinct. Proposals for the development of a Regional Sports Precinct have been contemplated for several years.

A number of studies and initiatives have examined the precinct concept, the most pertinent of which are:

- Shenton Park Study (1989)
- Shenton Park/Mt Claremont Land Use Study and Structure Plan (2001–4); and
- Mt Claremont Sports Precinct Structure Plan (2005)

1.3.1 Shenton Park Study (1989)

In 1989, Planwest completed the Shenton Park Study for the then State Planning Commission (SPC) and the City of Nedlands, in association with other agencies. It identified long-term land use strategies for the area including consideration of sporting facilities in the Mt Claremont area.

1.3.2 Shenton Park Mt Claremont Land Use Study and Structure Plan (2004)

In 2001, the Department for Planning and Infrastructure (DPI) engaged consultant practice Hames Sharley to prepare a Structure Plan to review the Shenton Park Study (1989). The Structure Plan was prepared with a considerable amount of stakeholder and community involvement, including a workshop.

The Structure Plan (2004) recommended the development of a regional sports complex centred around Challenge Stadium, the University of Western Australia (UWA) Sports Park, and the John XXIII playing fields. It identified the possibility of an east-west road link from Brockway Road to Stephenson Avenue, and the desire to identify and protect remnant bushland. It was recommended that a management structure and Master Plan for a regional sporting complex be established.

1.3.3 Town of Cambridge Redevelopment of Perry Lakes Stadium

The Town of Cambridge (TOC) had been developing plans for the redevelopment of the Perry Lakes site for housing and relocation of the athletics, basketball and rugby facilities to the AK Reserve land since 1998. The existing Perry Lakes Stadium had been built for the 1962 British Empire and Commonwealth Games and upgrading it to modern standards was deemed uneconomical. Whilst the TOC's proposals sought to relocate the three facilities to the AK Reserve land it was recognised that this would require the acquisition of adjoining land, including that owned by UWA.

1.3.4 Mt Claremont Sports Precinct Structure Plan (2005)

The Mt Claremont Sports Precinct Structure Plan was prepared by consultants led by Chris Antill on behalf of DPI and the Department for Sport and Recreation (DSR) in February 2005. The aim was to provide a more detailed planning framework for a regional sports complex in anticipation of the TOC's plans for the relocation of the three sporting facilities to the AK reserve and adjoining land.

The key principles on which the Mt Claremont Structure Plan was based included:

- accommodation of the current and future sporting and sports-associated needs of existing land owners and users;
- minimisation of the spread of building locations to specific nodes to allow for efficiency of service provisions and to maximise the area of grassed playing fields;
- maximisation of the area of contiguous level grass locations to allow flexibility of sporting location options and to facilitate care and maintenance of the grassed areas;
- provision of sufficient parking in close proximity to major spectator and participant sports and activities;
- provision of a safe internal road network designed to connect all sporting locations and major landholdings and designed to avoid commuter through-traffic;
- provision of an internal road network that allows good penetration by public transport and passenger coaches;
- provision of a safe entry and exit road to the Sports Precinct of sufficient capacity to cater for the various forms of traffic generated by large events;
- preservation of as much vegetation land in the north-west corner of the Sports Precinct as possible (within the constraints imposed by the requirement to provide for three major sports facilities and associated infrastructure) so as to maintain a natural vegetation link between Bold Park and the Shenton Park Bushland adjacent to Underwood Avenue;
- allowance of land of sufficient area for the possible future expansion of Challenge Stadium if required;
- allowance for the possible future development of UWA administration / commercial buildings and infrastructure on Brockway Road, to reflect similar development planned for the eastern side of the road;
- protection of the major public utilities located in the south-east corner of the Sports Precinct (pp48-49).

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The Mt Claremont Sports Precinct Structure Plan is shown in (Figure 1.3). Recommendations in the Structure Plan were made relative to the general road pattern, shared parking principles, and changes suggested to the local government boundaries.

The Mt Claremont Sports Precinct Structure Plan was also accompanied by two, more detailed development concept plans. (Vol. 3 Figures 3.6 and 3.7). The first scenario examined the prospect of locating the three sporting facilities substantially on the AK Reserve land as envisaged by the TOC. This involved a substantial loss of flora, provided inadequate car parking, and required the acquisition of UWA land. The second scenario was essentially the same but located only athletics and basketball facilities on AK Reserve land, with rugby relocated elsewhere - onto UWA land at the north-eastern end of McGillivray Oval. The Structure Plan recognised that the second scenario requires negotiation with UWA.

The Western Australian Planning Commission (WAPC) considered the consultants' report at its meeting on 24 May 2005. The WAPC resolved to refer copies of the study to stakeholders and other relevant government agencies and groups for comment for a six week period and to make copies available for community information and comment at the offices of the DPI (Albert Facey House, Perth) and the DSR, the State Reference Library and the offices and libraries of the TOC, the Town of Claremont and the Cities of Nedlands and Subiaco.

UWA elaborated on its two alternative conceptual development scenarios in its submission. It expressed support for the general direction and principles of the Mt Claremont Sports Precinct Structure Plan whilst clarifying UWA's future accommodation requirements. UWA's Scenario 1 confirmed the conclusions drawn by the consultants in the Structure Plan recognising that the AK Reserve land was too small to accommodate all three sporting facilities. UWA favoured Scenario 2, which located basketball and athletics facilities on the AK Reserve land, with rugby on Crown Reserve 41504. In this scenario, development of the Athletics Stadium was partly on UWA and Main Roads WA land, with the Rugby Facility positioned in the southern portion of the Sporting Precinct (a positioning reflected in this Redevelopment Plan).

1.3.5 Report on Submissions - Mount Claremont Sports Precinct Structure Plan (2005)

A Report on Submissions by the WAPC considered the 13 comments received on the Mt Claremont Sports Precinct Structure Plan study. On 20 December 2005, the WAPC considered the submissions and resolved to note both the study and those comments that had been received up until that date. It did not formally endorse the Mt Claremont Sports Precinct Structure Plan report but noted it as an information resource for more detailed planning and for the assessment of applications within the area.

1.4 Perry Lakes Redevelopment

In December 2005, State Parliament passed the Perry Lakes Redevelopment Bill 2005 transferring responsibility for the Perry Lakes and AK Reserve land redevelopment to the State. By this time it was reconfirmed that the three proposed sporting facilities could not be accommodated on the AK Reserve land whilst protecting existing flora. Further master planning would be required working closely with UWA to optimise the location of the facilities.

2.0 AK Reserve Land/UWA Sports Park Master Plan

2.1 Master Plan 2006

The Mt Claremont Sports Precinct Structure Plan proposed a number of key principles across the proposed Sports Precinct and evaluated the implications of relocating the three sporting facilities currently at the Perry Lakes site onto the AK Reserve land and the Mt Claremont Precinct. This work highlighted the need for the State to work closely with UWA and other stakeholders to ensure that the development of the three sporting facilities could be integrated into the wider precinct. It was recognised that planning for the Sports Precinct would continue beyond the operation of the PLRA 2005.

To progress the planning for the Sports Precinct the DSR and UWA jointly commissioned consultants Chappell Lambert Everett (CLE) to review and refine the previous planning studies into a Master Plan.

The resulting AK Reserve land/UWA Sports Park Master Plan 2006 (see Volume 3) provides a broad land use and transport framework as a guide to the future use, development and location of the new sporting facilities in the precinct. The study process provided a forum for the key stakeholders to evaluate the ingredients necessary to create a sporting precinct of regional, national, and international significance.

2.2 Vision

The vision statement for the wider sports precinct is to create:

“A sports hub of regional, national, and international significance which builds social capital and bridges all levels of sport.”

2.3 Principles

The Master Plan identified a number of principles for the planning of the Sports Precinct. The following principles have relevance to this Redevelopment Plan and provide a context for the future planning of the wider Sports Precinct:

1. To retain and enhance an east-west flora corridor in a broadly east-west direction whilst locating as much sporting infrastructure as possible on the AK Reserve by:
 - identifying an existing east-west flora corridor
 - proposing that this be enhanced and extended with additional planting
 - locating basketball and the majority of the athletics facilities on the AK Reserve land.
2. To provide clear and strong linkages to unify precinct activities by:
 - identifying a north-south “main street” to act as a focal point for precinct activities, with a robust built form linking as many sport uses as possible
 - proposing additional east-west vehicle, cycle and pedestrian linkages to assist in providing for permeability
 - providing a legible movement network to assist easy movement, link car parking areas and disperse traffic.
3. To provide for Challenge Stadium expansion by:
 - identifying future expansion paths to the north, south, east and west to allow for the upgrading and extension of Challenge Stadium to meet future sporting needs.

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4. To make provision for public transport by:
 - maximising the potential for public transport and passenger coach penetration into the precinct to service sporting facilities
 - establishing a management structure to coordinate public transportation to major events.
5. To plan for well-distributed shared car parking by:
 - identifying “hard” bituminised car parking for regular operational use close to facilities, and areas of “soft” grassed car parking towards the periphery for event parking
 - distributing car parking areas evenly around the precinct to allow for reciprocal use
 - providing for on-road parking to increase efficiency of infrastructure provision and increase visual surveillance and security for parking areas
 - establishing a management structure to coordinate car parking for events.
6. Provide for UWA's future needs by:
 - affording opportunities in the future for UWA to realise development value and so generate income to reinvest in the precinct
 - providing for UWA research and education needs to the east of the precinct on the CSIRO site, and on Brockway Road, and McGillivray Road.
7. To allow for the staged implementation of the Sports Precinct in accordance with these principles by:
 - the State contributing infrastructure necessary to meet the provisions of the PLRA 2005 for the three sporting facilities
 - other relevant landowners contributing to the necessary infrastructure as development proposals come forward.

3.0 Statutory Context

3.1 Perry Lakes Redevelopment Act 2005

The Perry Lakes Redevelopment Act (PLRA 2005) came into operation on 19 December 2005 except for Part 3 which came into effect on 3 February 2006, and section 53 which came into operation on 9 April 2006. The aims of the PLRA 2005 include enabling the State Government to:

- resume ownership of the Perry Lakes land and AK Reserve land formerly owned by the TOC. (Resumption occurred on 3 February 2006 and compensation to the TOC of \$1.7 million for the AK Reserve land has been paid)
- construct, on the AK Reserve land and any other land added to the AK redevelopment area by the regulations, athletics, basketball and rugby facilities to replace those currently situated on the Perry Lakes land (to be undertaken by the “AK Reserve Minister”)
- subdivide and sell part, or all, of the Perry Lakes land (to be undertaken by the Western Australian Land Authority - WALA), with the proceeds of the sale to fund the construction of the three sporting facilities, less a State Government committed contribution to upgrading the regional athletics facility to a State level. (A guarantee of \$50 million return to the TOC is specified in the Act).
- establish a Perry Lakes Trust Fund under section 41 of the PLRA 2005 for the benefit of the TOC, where surplus land development funds would be placed for return to TOC and where any undeveloped land can be returned to TOC in lieu of cash. (DPI has established the trust fund).
- prepare separate “redevelopment plans” for the Perry Lakes redevelopment area (by WALA) and for the AK redevelopment area (by the AK Reserve Minister) following a process similar to that of a local planning scheme amendment. (However, once these plans are approved by the Minister for Planning and Infrastructure, development control would be with the WAPC rather than with the Local Authorities, as would be the case with a local planning scheme, although normal subdivision approval requirements by the WAPC would otherwise apply).

This Redevelopment Plan has been prepared to fulfill the requirements of the PLRA 2005. It forms the basis for determining development and subdivision applications for the three sporting facilities and associated infrastructure in the AK redevelopment area for the redevelopment period.

The PLRA 2005 requires that certain matters must be addressed or considered in this Redevelopment Plan. In particular, subsection 12 (2) of the PLRA 2005 states:

“The sporting facilities must be constructed wholly or partly on the AK Reserve land or on land in the AK redevelopment area or on land outside the AK redevelopment area, as the Minister decides, but not on the Perry Lakes land.”

Subsection 12(3) requires that the AK Reserve Minister must have regard to certain principles of environmental design and construction for the new sporting facilities.

Subsection 12(4) provides that the AK Reserve land must not be developed for a purpose that is inconsistent with the purpose (Parks and Recreation) for which it was reserved under the Metropolitan Region Scheme (MRS) immediately before coming into operation of that section.

Also, subsection 27(4) of the PLRA 2005 requires that the Planning Minister must not approve a draft redevelopment plan unless satisfied it contains provisions that ensure:

- a) that as much of the existing flora on the AK Reserve land as possible is conserved in a corridor running in a broadly east-west direction; and
- b) that the corridor is enhanced with flora that is indigenous to the land so as to create a continuous belt of such flora.

References are made and footnotes are provided in this document to demonstrate where the above mentioned aspects of the PLRA 2005 have been incorporated or addressed.

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3.2 Perry Lakes Redevelopment Regulations (2006)

On 31 October 2006, the Perry Lakes Redevelopment Regulations (as amended) were gazetted. The Regulations were prepared under Section 51 of the PLRA 2005 (see Vol. 2 Report 2.1). The Perry Lakes Redevelopment Regulations 2006 (“the Regulations”) provide for:

- the extension of the AK redevelopment area southwards to include the land required to accommodate all three sporting facilities;
- the prescription of a form for applications for development approval to be made to the WAPC; and
- the prescription of fees for the WAPC to charge applicants for development applications.

This Redevelopment Plan is made for the AK redevelopment area as extended by the Regulations. It is noted that the Planning Minister through the DPI is currently progressing a minor amendment to the Regulations to clarify the deposited plan.

On 31 July 2007 the Governor approved a minor amendment to the regulations which altered the boundary of the AK Redevelopment Area at two places by two metres in order to implement a surveying adjustment.

3.3 Responsible Authority

3.3.1 Preparation

Section 12 (1) of the PLRA 2005 provides that the AK Reserve Minister is responsible for ensuring the following sporting facilities are constructed:

- a) facilities for athletics that will serve the people of the whole state;
- b) facilities for basketball of such a size and standard as are determined by the Minister; and,
- c) facilities for rugby of such a size and standard as are determined by the Minister.

To do this the AK Reserve Minister must prepare a draft redevelopment plan for the AK redevelopment area.

3.3.2 Endorsement


The Planning Minister is responsible for the approval of the Redevelopment Plan in accordance with Part 3 Division 4 of the PLRA 2005.

This Redevelopment Plan has been referred for comments and/or approvals to the relevant local governments, and state agencies including the Environmental Protection Authority (EPA) and WAPC, and from the public in accordance with the PLRA 2005. A simplified outline of the determination process of this Redevelopment Plan is provided in Figure 1.4.

3.4 Relationship with Related Statutes and Regulations

3.4.1 Environmental Protection Act 1986

As with a local planning scheme or a scheme amendment, the PLRA 2005 requires the Redevelopment Plan to be submitted to the EPA for a decision as to whether environmental review is required under the Environmental Protection Act 1986 (EP Act).



3.4.2 Local Planning Schemes and Metropolitan Region Scheme

On 3 February 2006 (resumption day), the existing TOC local planning scheme and the Metropolitan Region Scheme (MRS) ceased to apply to the Perry Lakes land and the AK Reserve land. The PLRA 2005 provides that any planning scheme that applies to land thereafter declared by the Regulations to be part of the AK redevelopment area, ceases to apply to that land and to any development on that land.

On 31st October 2006, the Regulations came into effect extending the boundaries of the AK redevelopment area onto land in the City of Nedlands, thereby suspending the affected portions of its local planning scheme as well as the MRS.

The AK redevelopment area is defined in Vol. 2 Report 2.1 and shown on Figure 1.1. The basis of planning control in the AK redevelopment area is set out in this Redevelopment Plan.

The existing local planning schemes and the MRS will be re-instated on “completion day”, which is a date fixed under section 4 (2) of the PLRA 2005.

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4.0 Proposed Sporting Facilities

4.1 Proposals

The proposals in this Redevelopment Plan refer to two discrete precincts described hereafter as the “North West” and “Southern” Precincts (see Figure 1.5).

North West Precinct

It is proposed to locate the Basketball and Athletics Stadiums within the North West Precinct substantially on the AK Reserve land.

Southern Precinct

It is proposed to locate the Rugby Facility on government owned land (Crown Reserves) within the Southern Precinct.

This is broadly consistent with the previous planning undertaken for the overall precinct described in section 1 and 2 above. The following section outlines the considerations that have led to the current proposals.

4.2 Master Plan

On behalf of the AK Reserve Minister and in conjunction with UWA, DSR completed a Master Plan for the wider Sports Precinct that consolidates a number of stakeholder aspirations into broad planning principles (see section 2.3). Although the PLRA 2005 did not specifically require it, the Master Plan provided a planning framework within which to develop proposals for the three sporting facilities and, in doing so, established a vision for the creation of a sporting precinct of regional, national and international significance. It also showed how — given various stakeholder aspirations — the three sporting facilities might integrate with Challenge Stadium, UWA Sport Parks, school playing fields and potential future development to the south.

4.3 Consultation

Subsection 19 (3) of PLRA 2005 states that the agency (DSR) preparing the Redevelopment Plan must:

‘(a) make reasonable endeavours to consult such public authorities and persons as appear to the agency would be likely to be affected by the plan (Redevelopment Plan) if it were approved.’

Comprehensive consultation has been conducted by DSR on behalf of the AK Reserve Minister prior to, and during the preparation of the Master Plan and Redevelopment Plan. The consultation undertaken is summarised in Vol. 2 Report 2.2. In addition, during the formal public notification period briefing sessions were provided for the following groups:

- Stakeholders and landowners
- Sporting groups
- Environmental Groups
- Rate Payers Associations
- Public Presentations

At the close of the submission period, 81 individuals had taken the opportunity to comment in one form or another on the Draft Redevelopment Plan for AK Reserve. This Redevelopment Plan takes these comments into account.

4.4 Parks and Recreation Reservation

Subsection 12(4) of the PLRA 2005 states:

‘The AK Reserve land must not be developed for a purpose that is inconsistent with the purpose for which it was reserved under the Metropolitan Region Scheme immediately before the coming into operation of this section’.

The AK Reserve was reserved for Parks and Recreation under the Metropolitan Region Scheme.

WAPC Policy No. DC 5.3 – ‘Use of Land Reserved for Parks and Recreation’ sets out the Commission’s position on the use and development of land reserved for Parks and Recreation in the Metropolitan Region Scheme.

The policy states that:

‘The use and development of land reserved for Parks and Recreation under the MRS shall be restricted to that which is consistent with further enhancement of the reserve and facilitating its use for recreational or conservation purposes’ (para 3.1).

Notwithstanding that the PLRA 2005 extinguishes the application the Metropolitan Region Scheme and local schemes to the AK redevelopment area, the construction of sporting facilities and the protection of a flora corridor in the AK Reserve are consistent with the original intent of the Metropolitan Region Scheme ‘Parks and Recreation’ reservation and WAPC policy.

4.5 Redevelopment Plan Formulation

The Master Plan process allowed all relevant stakeholders to contribute to the creation of site development principles for the precinct. It also provided UWA with some certainty as to the Sports Precinct’s ability to accommodate its future educational, research and sporting needs. Site investigations and more detailed sporting facility design have ensured that the resulting Master Plan can be used as a basis for proceeding with this Redevelopment Plan.

4.5.1 North West Precinct

In the North West Precinct, tasks that followed the completion of the Master Plan included:

- a flora and fauna survey and report making recommendations on an east-west flora corridor;
- a series of workshops undertaken with environmental groups to review the proposals and consider the siting of buildings and protection of flora;
- consultation undertaken with indigenous groups on the significance of the flora;
- additional traffic assessments of the access and car-parking requirements, and
- further development by the architectural teams of their concepts for basketball and athletics following a closer study and clarification of likely footprints and sporting requirements.

This work led to the following refinements to the Redevelopment Plan proposals that build on the Master Plan for the North West Precinct:

1. The Basketball Stadium is to be located in the cleared area of AK Reserve land to maximise the protection of existing flora in a broadly east west direction.
2. The location of the Athletics Facility is adjusted to allow additional important flora outside the AK Reserve land to be retained and protected and additional planting to take place to the north.
3. Day-to-day car parking¹ for basketball is provided to the east of the north south access road to improve safety, and to maintain the integrity of the north south spine. This has resulted in the provision of car parking under the building.

¹ Day-to-day car parking refers to the level of parking required to cater for the every day uses of a development.

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4. The proposed athletics warm-up facilities are to be located between the Basketball and Athletics Stadiums to the west of the entrance road. This will allow children and other athletes safe and convenient access to the facility, will obviate the need to cross busy roads, and will provide for marshalling and an events parking area for athletics or basketball as required.
5. The number of road accesses that cross the Flora Corridor has been reduced relative to the Master Plan, and access to the Athletics Stadium is provided away from protected flora to allow a continuous corridor of flora.
6. The orientation and location of the Athletics Stadium has been refined following wind impact assessment to optimise the orientation for athletes and minimise land acquisition.
7. A forecourt is proposed in front of the Athletics Stadium to provide a civic space framed by buildings to activate the space and create a more attractive urban setting.

4.5.2 Southern Precinct

Among the requirements under the PLRA 2005 is the construction of a rugby facility.

The Master Plan confirmed that it is not physically possible to locate all three sporting facilities on the AK Reserve land and meet the PLRA 2005 requirements. Given the respective siting requirements for the three sports, it was concluded that another location had to be found for the Rugby Facility. During the preparation of the Master Plan, proposals were put forward at a workshop by Rugby WA and the Western Australian Cricket Association (WACA) for the co-location of cricket and rugby with shared strength, conditioning and rehabilitation facilities with the Western Australian Institute of Sport (WAIS). There is no current commitment by the parties to progress the joint concept, nor is there funding available to achieve it.

The Rugby Facility is nevertheless proposed in the Southern Precinct in a location consistent with that identified in the Master Plan. The land was previously part of the Brockway Landfill site and is an unused Crown Reserve. Further site investigation will be required to confirm the geotechnical feasibility of this development, and a broader area has been included in the Southern Precinct to allow the location to be optimised as additional site information becomes available.

The subsequent co-location of cricket or other playing fields and facilities could still be accommodated should funding and proposals be brought forward at a later date.

4.5.3 Amendments Following Public Submissions

During the public comment period confirmation was reached with UWA on the extent of land available for the athletics facility and supporting road network in the North West Precinct. This required some subsequent redesign of the athletics access road, car parking, and athletics forecourt having regard to significant trees as follows:

- **Amended North-West Precinct Boundary:** to align with available UWA land.
- **Realigned Access Road:** The athletics access road was realigned south of the athletics stadium to follow the amended site boundary.
- **Proposed new roundabout access to Challenge Stadium:** a new roundabout is proposed at the junction of the Challenge access road and the new east-west athletics access road.
- **Event Access from Stephenson Avenue:** The event access from Stephenson Avenue will utilise the existing gated access, and will not be sealed.
- **Location of Car Parking:** The car parking area south of the athletics stadium has been reconfigured and relocated onto MRWA Lot 14. It has been necessary to split this car parking into two sections. Operational parking is provided in the form of a car park to the south of the athletics forecourt. The remainder has been moved to the south west to allow a significant stand of existing trees to be retained. The balance is shown on the access road to the east of the athletics forecourt.

- **Car Parking Provision:** Car parking provision was further refined in the North-West Precinct. The operation parking needs are fully met for both basketball and athletics. An additional 157 permanent car parking spaces are provided in the North-West Precinct towards event parking. Another 450 spaces are provided on grassed areas in NW precinct in accordance with car parking strategy. The Precinct Management Committee will manage access and car parking for major events.
- **Athletics Stadium Forecourt:** The realigned project area boundary has required some minor redesign to the south side of the athletics forecourt.
- **Shared Paths for Pedestrians and Cycling:** The proposals for the NW Precinct have been amended by extending the shared path south of the athletics stadium forecourt to link the two car parking areas, and then link back to Challenge Stadium. In addition a further shared path link is proposed from the eastern end of the athletics forecourt to connect the car parking area on the access road back to the boardwalk through the flora corridor.
- **Flora Corridor and Tree Protection:** The Flora Corridor remains unchanged but at the eastern end of the basketball stadium there has been a need to provide an access road for fire fighting vehicles to access the rear of the building in the corridor. There is a significant isolated mature Marri tree (*Corymbia calophylla*) to the north of the basketball stadium that will be retained. Following arborist advice the car parking layout around this tree has been adjusted to protect this tree which has resulted in some additional car parking spaces provided at the eastern end of the car park, and the eastern end of the building.

At its meeting on 24 July 2007 the Statutory Planning Committee of the WAPC accepted the above and recommended a shared path be provided on the north side of Underwood Avenue between the proposed crossing point to the basketball facility and Meagher Drive.

On 31 July 2007, the Planning Minister, after considering the recommendation of the WAPC, accepted the above amendments and required the following additional amendment prior to approval being granted to this plan:

- **Shared Path Underwood Avenue:** A shared path approximately 250m in length is to be provided on the north side of Underwood Avenue between the proposed crossing point to the basketball facility and Meagher Drive.

These changes are included into Volume 1 – AK Reserve Redevelopment Plan, but not reflected in Volume 2 - Supporting Reports, or Volume 3 – Master Plan and Supporting Documents is unchanged.

4.6 Plan Proposals for the North West and Southern Precincts

The composite proposals for the three sporting facilities are set out on two plans, the Plan Proposals for the North West Precinct and the Plan Proposals for the Southern Precinct (Figures 1.6 and 1.7).

The proposals have been prepared following extensive consultation and technical advice. This work has resulted in a series of topic-based supporting reports and plans that provide a comprehensive account of the considerations acknowledged in the formulation of the Redevelopment Plan (see supporting reports in Volume 2 of the attachments). These topics include:

- Sustainable Development
- Environment
- Landscape
- Transport
- Infrastructure
- Tenure
- Site / Building layout

The following section summarises this background work.

Part 1 - Context and Proposal

4.6.1 Sustainable Development

Subsection 12(3) of the PLRA 2005 requires the AK Reserve Minister to have regard to a series of sustainable development principles in the construction of the sporting facilities. These sustainable development principles are being explored as the project proposals are progressing. Detailed reporting on the manner in which these have been addressed will be provided at the development application stage.

The following objectives indicate the range of initiatives that are being explored in consideration of subsection 12(3) of the PLRA 2005:

- a) Minimise the consumption of non-renewable resources²
It is envisaged that works contract documentation will contain clauses stipulating a variety of controls for the minimisation of the consumption of non renewable resources.
- b) Maximise the use of recycled and recyclable construction materials³
Opportunities will be explored to recycle some of the existing materials from the existing sporting facilities at Perry Lakes, together with the specification, where appropriate, of the use of recycled material from elsewhere.
- c) Minimise the use of hazardous materials or substances during the construction and operation of the facilities⁴
The design will seek to minimise the use of hazardous materials during the construction and operation of the facilities through a range of measures such as the use of low toxicity materials, selection of environmentally safe refrigerants, encapsulation of loose fibrous materials, and high efficiency air filtration.
- d) Maximise natural ventilation and light⁵
Within the context of meeting the technical requirements of each of the sporting facilities, opportunities will be sought to take advantage of siting, building orientation and local climatic factors to maximise the natural light and ventilation.
In regards to the Athletics and Basketball Stadiums, mechanical and ESD consultants will review initiatives to maximise natural ventilation opportunities with mechanical systems based on review of room type, location and usage. The design solution will aim for the major habitable spaces to achieve natural cross ventilation and day lighting when conditions are conducive.
- e) Minimise noise and light emitted from the facilities⁶
The design and specification of the facilities and the selection of materials will be undertaken to minimise noise and light emittance. Careful placement of flood lighting and the selection and placement of sound reinforcement systems will be undertaken to ensure adequate separation distance between the facilities and residential properties to minimise noise and light emitted from the facilities.
- f) Incorporate passive solar design principles⁷
The siting restrictions within the precinct and the technical nature of the sporting requirements place limits on the potential to incorporate passive solar design principles. Within this context opportunities will be sought to take advantage of siting, building orientation and local climatic factors to incorporate passive solar design principles.

² As required by Section 12(3)(a) of the PLRA 2005

³ As required by Section 12(3)(b) of the PLRA 2005

⁴ As required by Section 12(3)(c) of the PLRA 2005

⁵ As required by Section 12(3)(d) of the PLRA 2005

⁶ As required by Section 12(3)(e) of the PLRA 2005

⁷ As required by Section 12(3)(f) of the PLRA 2005

g) Minimise energy consumption⁸

The consultant teams are currently reviewing opportunities for the use of fittings, fixtures, plant and equipment that address the minimisation of energy consumption. These may include low energy light fittings, equipment motor type, control and zoning of building services to reflect building usage and consideration of building fabric to complement the above. Client and user group involvement will be required to ensure that low energy efficiency appliances are selected.

h) Minimise water consumption⁹

A number of initiatives are currently under consideration to minimise water consumption. These initiatives include the installation of waterless urinals and water-efficient fixtures and appliances, capturing and collecting rainwater, collecting and recycling irrigation water, setting up shared collection and use of site stormwater, and exploring options to recharge the subterranean aquifer. The availability of recycled waste water within the precinct also provides additional opportunities to utilise and extend this for irrigation purposes. Landscaping throughout the entire Sports Precinct will also maximise the use of native vegetation.

i) Minimise material disposed of in landfill sites during the construction process¹⁰

The contracting procurement process will ensure contractors meet strict requirements with regard to the separation and recycling of waste materials to minimise disposal to landfill.

j) Design the facilities in accordance with the Department of Housing and Works sustainability requirements¹¹

The contracting procurement process, as spelt out in the tender documentation, will require consultants and contractors to meet specified sustainability conditions across all of the above requirements in the PLRA 2005.

4.6.2 Environment

Consultants ATA Environmental provided environmental advice which included an assessment of the AK redevelopment area and a detailed assessment of the AK Reserve land flora and fauna (see Figure 1.8 and Vol. 2 Reports 2.5 and 2.6). The environmental advice assisted in identifying the environmental issues relative to the AK redevelopment area and formed the basis for progressing the planning of the sporting facilities.

North West Precinct

The assessment confirmed that no threatened ecological communities occur in the survey area, nor are there any declared rare or protected flora. Although the AK Reserve land is recognised in Bush Forever, its environmental value is as an ecological link between Bold Park and adjacent bushland areas that can contribute to the movement of fauna, particularly birds.

The report identified an area containing good quality vegetation to be set aside as a Flora Corridor to address the PLRA 2005 (see Figure 1.8). The Redevelopment Plan reflects this advice by identifying a continuous belt of flora for protection and rehabilitation, with areas of additional planting to the north of the Athletics Stadium to create a link to Bold Park. These proposals address subsections 27(4)(a) and (b) of the PLRA 2005.

⁸ As required by Section 12(3)(g) of the PLRA 2005

⁹ As required by Section 12(3)(h) of the PLRA 2005

¹⁰ As required by Section 12(3)(i) of the PLRA 2005

¹¹ As required by Section 12(3)(k) of the PLRA 2005

Part 1 - Context and Proposal

Southern Precinct

The assessment of the AK redevelopment area highlighted the following considerations with regard to the proposed Rugby Facility:

- Landfill cover and subsidence
- Landfill gas
- Landfill leachate
- Groundwater quality and irrigation

A separate report by consultants RPS BBG (see Vol. 2 Report 2.7) has examined these issues in more detail and confirmed that the implications for the proposed sporting facilities are manageable and will be addressed in environmental management plans to be submitted at the development application stage.

4.6.3 Landscaping

A landscaping plan for the AK redevelopment area has been completed by Tract Consultants (see Vol. 1 Figures 1.9, 1.10 and 1.11 with further explanation in Vol. 2 Report 2.8). In preparing the landscaping proposals, consideration has been given to the development of a design language for the road infrastructure that will unify the broader Sports Precinct, enhance the landscaped setting, and provide visual connectivity throughout the Sports Precinct.

North West Precinct

The landscaping treatment of the Flora Corridor has two key components. Firstly, significant weed management is proposed along with dedicated footpaths and fencing to ensure the understorey regenerates. Discreet informative signage is proposed that will also enable the Flora Corridor to function as an educational experience. Secondly, it is proposed that the Flora Corridor will be further enhanced and rehabilitated with plant types that exist either in the AK reserve land or in surrounding areas such as Bold Park as required by section 27(4)(b) of the PLRA 2005.

Southern Precinct


The landscape of the Southern Precinct will be predominantly playing fields, surrounded by native trees, with an understorey of grass and, in limited areas, of shrub planting to complement and blend into the adjacent landscape.

The landscaping approach will be sensitive to the site conditions as the gas filtering through the soil cover can drive the oxygen out of the soil and suffocate plant roots. Plants that grow in oxygen-starved soils such as Melaleuca and or Swamp Gum are therefore likely to dominate the new plant species.

4.6.4 Transport

Road access to the existing Precinct is very limited. The Redevelopment Plan has therefore proposed the development of a new network of roads to unite the Sports Precinct that continues the theme established in previous structure planning (see section 1.3). Further assessment was undertaken by consultants Riley Traffic Engineers initially as part of the Master Plan process, and then developed in more detail with additional work on:

- traffic generation and distribution
- traffic impacts
- access and parking
- event traffic and management
- pedestrians, cyclists and public transport



The detailed traffic assessment is contained in Figures 1.12 and 1.13 and Vol. 2 Report 2.9. The proposed movement network facilitates efficient and safe traffic movement and also encourages sustainable transport options including bus, cycle and pedestrian access. The proposed roads represent the first two stages of what will be an integrated road hierarchy for the broader Sports Precinct. It is proposed that those aspects required to service the three sporting facilities be funded by the Perry Lakes Trust Fund (PLTF) in accordance with the infrastructure contributions table in the Infrastructure Report in Vol. 2 (Report 2.10 Appendix C).

Car parking assessments have been undertaken to identify day-to-day car parking requirements, and potential event parking needs within a 400m radius.

Provision for the better penetration of public transport into the Sports Precinct will be made by the construction of key access roads capable of supporting public transport.

Separate plans have been prepared to illustrate roads and car parking, and pathways for pedestrians and cycling to ensure it is clear which of these forms of access are proposed to be built as part of the development of the three sport facilities, and which will be progressed by others in the future.

North West Precinct

Access to the North West Precinct will be from a new access from Underwood Avenue. The proposals will include provision of a crossing point from the northern side of Underwood Avenue to link to the internal footpath and cycle network, which continue through to Challenge Stadium and Stephenson Avenue. The proposals encourage cycling on precinct roads which will be a slow speed environment. In addition shared paths have been provided to provide a safe and attractive cycling route through the site. The proposals do not preclude dual-use paths in the future in surrounding road reserve that may provide for commuter cyclists.

Access from Underwood Avenue will form the northern section of a new north-south spine road to serve the wider precinct. It will provide vehicular access to the Basketball Stadium, deviating to the west to connect to the Athletics Stadium and parking areas and to a new roundabout at the existing Challenge Stadium access from Stephenson Avenue.

Car parking assessments have distinguished between everyday needs and event parking. The traffic consultants' assessment has identified a requirement for 250 car parking spaces for the Basketball Stadium. Approximately 264 bays can be provided partly in the form of a car park under the building (127 bays), with the remainder at grade to the north and west of the building (137) with access from Underwood Avenue. The 50 car parking spaces required for the day-to-day needs of the Athletics Stadium will be easily accommodated in the 34 bay parking area to the south-west, and the 39 bay parking area to the east of the Athletics Stadium forecourt. An additional 120 parking bays will be provided to the south-west of the Athletics Stadium. A total of approximately 907 spaces can be provided for events within the North West Precinct with any balance required for major events found through the reciprocal parking arrangements to be determined in the precinct management process.

Access to the Athletics Stadium is at grade from a point to the south of the main stand. Additional event access and egress points will be provided from the athletics warm-up area to Underwood Avenue, and from the existing event access to the south of the Athletics Stadium.

In summary, the following parking areas are proposed in the North West Precinct of the AK redevelopment area:

- Basketball 264 bays (some of which are for events)
- Athletics parking areas (34 bays and 39 bays – some of which are for events)
- Event parking 120 bays (south of athletics)
- Event parking 290 bays (warm-up area)
- Event parking 160 bays (southern grassed area)

Part 1 - Context and Proposal

Southern Precinct

Access to the proposed Rugby Facility will be from a new road access from Brockway Road to the rugby car park. This will form part of a new east-west road proposed to serve the Southern Precinct. Cyclists will be able to safely use the proposed access road to reach the Rugby Facility.

Day-to-day car parking for the proposed Rugby Facility will require 100 spaces. It is proposed to provide car parking for 200 bays. For events, 960 parking spaces can be provided within 400 metres of the Rugby Facility, assuming there will be verge parking.

In summary, the following parking is proposed in the Southern Precinct:

- Rugby 200 bays
- Event parking 300 bays (west of facility)
- Event parking 500 bays (east of facility)
- Event parking possible 160 bays on street (depending on road width)


4.6.5 Servicing

An Infrastructure Study was completed by SKM consultants in conjunction with representatives of UWA and the Western Australian Sports Centre Trust to examine the future servicing needs of the whole precinct. Details are contained in Vol.1 Figures 1.14, 1.15, 1.16, 1.17 and Vol.2 Report 2.10. The existing Precinct was found currently to contain limited services. The Infrastructure Plan was prepared to ensure that the proposed infrastructure and servicing has regard to the future requirements of the Sports Precinct including:

- Earthworks
- Roadworks
- Stormwater
- Water Supply
- Sewerage
- Underground Power
- Telecommunications
- Natural Gas
- Landscaping and Reticulation
- Pedestrians and Cyclists

The Infrastructure Study, in considering the staging of infrastructure distinguished between that required for the development for basketball, athletics and rugby, and that relating to development proposals by others that may follow in the future. Suggested infrastructure contributions are provided in Appendix C of the Infrastructure Report in Vol.2 Report 2.10.

Subsections 12 (h) and (j) of the PLRA 2005, identify principles that should be taken into account when considering infrastructure provision. These include the utilisation of grey water to minimise water consumption, and the sharing of infrastructure to be shared amongst facilities. The UWA Sports Park currently has access to reticulation water, primarily recycled waste water from the Subiaco Waste Water Treatment Plant (SWWTP) located immediately to the east of Brockway Road. To address subsection 12 (h) and (j) of the PLRA 2005, investigations are being made to establish the viability of utilising this water source for the three sporting facilities. This would involve an extension of this system northwards into the



North West Precinct. It is also understood that there are two grey-water injection bores located within the CSIRO landholding that inject grey water into the deep aquifer. As part of the concept development, it is intended that investigations be made as to the possibility of extending the grey-water injection bores and obtaining credits for the drawing of ground water for the precinct.

North West Precinct

The supply of electricity, water and gas is proposed from Underwood Avenue to service the Basketball and Athletics Stadiums in a form that will allow subsequent development to the south to continue the network along the north-south road. Sewer connections are proposed to an existing sewer pump station at the western end of McGillivray Road to be bored underground to minimise impact on sensitive flora together with recycled waste water.

Southern Precinct

Electricity to the Rugby Facility will be via a new underground connection to Challenge Stadium. Water and gas will be from a new connection to existing services in Brockway Road. A new sewer will be provided from the Rugby Facility northwards to connect to an existing sewer serving Challenge Stadium.

4.6.6 Tenure

A Tenure Plan has been completed by McMullen Nolan Surveyors and is contained in Figure 1.18.

North West Precinct

The North West Precinct includes four ownership groups:

1. Lot 713 (the AK Reserve Land) owned by State of WA
2. Lot 14 owned by Commissioner of Main Roads
3. Portion of Lot 2103 owned by UWA
4. Portions of the road verge of Stephenson Avenue and Underwood Avenue

It is proposed to acquire the land necessary for the siting of the Athletics Stadium from UWA and the Commissioner of Main Roads and have it transferred to the State. It is likely that this Precinct will be consolidated as a single Reserve with a Management Order vested in an appropriate body.

Southern Precinct

The Southern Precinct includes three ownership groups:

1. Reserve 33985 controlled by DPI – State Land Services
2. Reserve 29320 controlled by the Electricity Corporation
3. Reserve 41504 controlled by DPI – State Land Services

All three Reserves are encumbered by an easement for a drainage pipeline that traverses through the Southern Precinct for the benefit of lot 10629 on Deposited Plan 216298 (John XXIII College). Reserve 33985 is a Reserve for Public Utilities and has services in the ground, including the main ocean outfall sewer from the Subiaco Waste Water Treatment Plan (WWTP) as well as overhead electricity transmission lines.

These services will need to be taken into account in the siting of development proposals.

Caveat F 629233 lodged by the Western Australian Sports Centre Trust claims an interest on the land by virtue of a Licence Agreement that initially expired on 7 January 2003, but with an option to renew for a further term of 5 years. This Licence Agreement will be clarified with the Trust.

Caveat H827682 lodged by the Landfill Gas and Power Pty Ltd claims an interest in the land by virtue of a deed granting a sub-license to enter the land for a term that expired on 7 January 2003, but with an option to renew for a further term of 5 years. This Licence Agreement will be clarified with the Trust.

Part 1 - Context and Proposal

It is proposed that the Crown Reserves in this Precinct will be consolidated with appropriate Management Orders once the proposals have been confirmed and managers identified. Dedication of portions of Reserve 33985 and Lot 12 (owned by the Commissioner of Main Roads) should also occur.

4.6.7 Site / Building Form

At the time of preparing this Redevelopment Plan architects for the Basketball and Athletics Stadiums have prepared conceptual designs for these sporting facilities sufficient to complete the site planning phase. Further design development will continue during the consideration of the Redevelopment Plan. Initial concepts have been prepared for the Rugby Facility, but with less detail; further development of the Rugby Facility concepts will take place at a later date pending future work on site conditions.

The Sustainable Development principles in subsection 12(3) of the PLRA 2005 will form an important part of the design process to be outlined in greater detail at the development application stages.

North West Precinct

Basketball Stadium

The proposed Basketball Stadium is positioned in the cleared area at the north-east of the AK Reserve land (see Figure 1.19 and Vol 2 Report 2.11). Its position allows for the retention of as much of the existing flora corridor as possible, without compromising movement, safety or the sporting requirements.

Underground parking has been incorporated into the proposal to maintain all day-to-day parking onsite, to protect as much of the existing flora as possible and to create a Flora Corridor.

The building contains three areas including a showcourt, and a six-court practice hall, all linked by a central social core.

Athletics Stadium

The overall design philosophy for the Athletics Stadium is that it should be a low-impact facility, 'nestled' into an existing bush setting with the Flora Corridor and Reabold Hill as the backdrop (see Figure 1.20 and Vol. 2 Report 2.12).

Road access from either the south or the north will bring spectators and competitors into a forecourt plaza in front of the grandstand. A footpath from the Basketball Stadium will be provided to allow easy pedestrian access from the Basketball Stadium, whilst providing managed spectator movement through the Flora Corridor. A perimeter fence is proposed to enclose and secure the venue at all times.

The footprint of the Athletics Stadium is of a size to comply with the Institute of Australian Athletic Federation standards relative to various sporting events, and the grandstand includes 2000 fixed seats. The architecture is modest in scale and emphasises a structurally expressive steel roof form with a simple robust masonry base.

Southern Precinct

Rugby Facility

The Rugby Facility is currently proposed on Reserve 41504 which is located to the south of the UWA Sports Park (see Figure 1.21 and Vol. 2 Report 2.13).

The Rugby Facility is yet to proceed to schematic design. However, some initial design sketches have been completed to validate the scope of the facility. It is proposed that the building be a multi-level facility, rectangular in shape and organised in such a way as to separate different uses such as office and administration space from player amenities. It is also proposed that the grandstand for 500 spectators be located in front of the office and administration facility, the two linked by a covered walkway.

5.0 AK Redevelopment Area Development Provisions

This Redevelopment Plan provides the planning context for development and subdivision proposed in the AK redevelopment area as defined in Regulations (see Vol. 2 Report 2.1). The provisions in section 5.0 of this Redevelopment Plan are applicable to all developments and subdivision proposed in the AK redevelopment area.

In considering an application for a development approval made under section 32, subsection 34 (1) of the PLRA 2005 states that the WAPC must have regard to:

- “(a) the approved redevelopment plan that relates to the land;
- (b) any submissions received from a person notified under section 33(1);
- (c) the requirements of orderly and proper planning; and
- (d) the preservation of the amenities of the area”.

5.1 Sustainable Development

Development applications relevant to the three sporting facilities need to demonstrate how the proposed development has regard to the following sustainable development principles¹²:

- the consumption of non-renewable resources in the construction and operation of the facilities should be minimised;
- the use of recycled and recyclable materials in the construction of the facilities should be maximised;
- the use of hazardous materials or substances in the construction and operation of the facilities should be minimised;
- the use of natural ventilation and natural light by the facilities should be maximised;
- the noise and light emitted from the constructed facilities should be minimised;
- the facilities should where possible incorporate passive solar design principles and be designed with regard to the local climate;
- the consumption by the facilities of energy generated from non-renewable resources should be minimised by measures such as using appliances, plant and equipment that minimise energy consumption;
- the consumption by the facilities of water from the public water supply system and from underground should be minimised by measures such as reusing grey water, capturing rain water, and using appliances and landscaping with plants that minimise water consumption;
- the amount of material, resulting from the construction of the facilities, that is disposed of in landfill sites should be minimised;
- the facilities should be designed in accordance with the sustainability initiatives in clause B.4.1 of the Tender shell for the modified qualification-based selection process, version dated 9 March 2005, published by the Department of Housing and Works.

Annotated plans and a report which demonstrates how proposals have regard to the above are required as part of a development application submission.

¹² As required by subsection 12(2) of the PLRA 2005

Part 2 - Planning Controls

5.2 Landscaping

5.2.1 Development Requirements

Landscaping treatment in the AK redevelopment area is to be generally consistent with Vol.1 Figures 1.9, 1.10 and 1.11 and the following landscaping guidelines.

5.2.2 Landscaping Guidelines

- Retain existing vegetation and rehabilitate with native vegetation represented on the site or found in close proximity.
- Strengthen the direct flora connection between Bold Park and the east-west Flora Corridor.¹³
- Incorporate Crime Prevention through Environmental Design (CEPTED) elements to ensure a safe environment.
- Control tree canopies and shrub heights to retain clear sightlines.
- Provide shaded walkways, recreation, viewing, and parking areas.
- Minimise water usage by planting indigenous plants.¹⁴
- Where possible, utilise grey water to areas requiring irrigation.¹⁵
- Provide for multi-functional use of grassed areas.
- Reinvigorate the existing bushland by minimising access, controlling, and eliminating weeds where possible.
- Keep supplementary planting to a minimum.
- Plant new bushland vegetation when conditions are most favourable (May – July).
- Plant vegetation over an extended period to provide the broadest possible range of plant ages and ensure a succession of trees throughout the area.
- To ensure planting minimises fire risk to built structure

5.3 Movement

5.3.1 Development Requirements

The movement network in the AK redevelopment area should be generally consistent with Vol.1 Figures 1.12 and 1.13 and the following transport guidelines.

5.3.2 Movement Network Guidelines

Car Parking

- Encourage shared parking facilities whilst ensuring that each facility has the necessary parking in proximity to meet day-to-day needs.

Pedestrian/Cycle

- Develop path networks between the Basketball and Athletics Stadiums;
- Permit on-street cycling where it is appropriate, i.e. where low traffic volumes and a slow speed environment exists.

¹³ As required by subsection 27(4)(a)&(b) of the PLRA 2005

¹⁴ As required by subsection 12(3)(h) of the PLRA 2005

¹⁵ As required by subsection 12(3)(h) of the PLRA 2005

Part 2 - Planning Controls

Public Transport

- Provide an internal road network infrastructure that will contribute to good penetration by public transport and passenger coaches

Management

- Set up a Management Committee to coordinate major events including traffic management, car parking and suitable public transport access

5.4 Infrastructure

5.4.1 Development Requirements

Infrastructure provision in the AK redevelopment area should be generally consistent with Figures 1.14, 1.15, 1.16, 1.17, and Vol. 2.10 Appendix C and the following infrastructure guidelines.

5.4.2 Infrastructure Guidelines

Sharing

- Maximise the infrastructure shared by the facilities with one another ¹⁶

Sustainability

- Apply sustainable development principles in the provision of infrastructure

Staging

- Design infrastructure for the Sports Precinct which enables infrastructure to be provided in a staged manner.

¹⁶ As required by subsection 12(3)(j) of the PLRA 2005

Part 2 - Planning Controls

6.0 North West Precinct Guidelines

6.1 Statement of Intent

It is envisaged that the North West Precinct will include the Basketball and Athletics Stadiums which should be designed to meet the State's sporting requirements. It represents an important gateway to the wider Sports Precinct and development should therefore be visually appealing. The built form should be of high quality and be positioned within a landscaped setting. The sporting facilities should be located to allow for the retention and enhancement of the identified east-west Flora Corridor.

6.2 Plan Proposals for the North West Precinct

Development and subdivision proposals should generally be in accordance with the Plan Proposals for the North West Precinct as identified in Figure 1.6.

6.3 Environment

6.3.1 Flora Conservation and Enhancement

Except where necessary for road works or other infrastructure, development should not occur on the land defined as the Flora Corridor in Figures 1.6 and 1.10, with the aim to ensure that as much of the existing flora on the AK Reserve land is retained as possible.¹⁷

6.3.2 Rehabilitation

The Flora Corridor is to be enhanced with flora indigenous to the land in general accordance with Figure 1.10 – Landscaping Plan.¹⁸

6.3.3 Environmental Management

Whilst Section 27(4) of the PLRA 2005 provides for the conservation and enhancement of a Flora Corridor, it is important that a Flora Corridor management strategy is in place prior to the development of the land.¹⁹

On completion of the rehabilitation of the site to the satisfaction of the WAPC, management control of the Flora Corridor will be determined.

¹⁷ As required by subsection 27(4)(a) of the PLRA 2005

¹⁸ As required by subsection 27(4)(b) of the PLRA 2005

¹⁹ As provided for by subsection 19(3)(b) of the PLRA 2005

6.4 Basketball Facility

6.4.1 Building Form and Layout

Facilities for basketball must be of the size and standard determined by the AK Reserve Minister.²⁰

Development application for the Basketball Stadium should be in general accordance with Figure 1.19.

6.5 Athletics Facility

6.5.1 Building Form and Layout

The AK Reserve Minister must ensure that facilities for athletics be developed that can serve the people of the whole State.²¹

Development application for the Athletics Stadium should be in general accordance with Figure 1.20.

7.0 Southern Precinct Guidelines

7.1 Statement of Intent

Subject to the findings of detailed geotechnical investigations relative to the former tip site (Reserve 41504), it is envisaged that the Southern Precinct will include a Rugby Facility accessed via an east-west road from Brockway Road.

7.2 Plan Proposals for the Southern Precinct

Development and subdivision proposals should generally be in accordance with the Plan Proposals for the Southern Precinct as identified in Figure 1.7.

7.3 Reserve 41504

Development and / or subdivision proposed on land identified as the former Brockway tip site should not be implemented until such time as the EPA is satisfied that the environmental issues and the potential health risks have been addressed.

7.4 Rugby Facility

7.4.1 Building Form Layout

Facilities for rugby must be of the size and standard determined by the AK Reserve Minister.²²

Development application for the Rugby Facility should be in general accordance with Figure 1.21.

²⁰ As required by subsection 12(1)(b) of the PLRA 2005

²¹ As required by subsection 12(1)(a) of the PLRA 2005

²² As required by subsection 12(1)(c) of the PLRA 2005

Part 2 - Planning Controls

8.0 Other Areas

8.1 Statement of Intent

The remaining areas within the AK redevelopment area outside of the North West and Southern Precincts should be developed in a manner that ensures orderly and proper planning, development and management. The intent is that developments in these areas complement the development proposals for the North West and Southern Precincts contained within this Redevelopment Plan.

8.1.1 Development Requirements

Development proposed in the areas that fall within the AK redevelopment area, but outside of the North West and Southern Precinct, should generally accord with the Redevelopment Plan and are subject to the provisions of Division 5 of the PLRA 2005.

Part 2 - Planning Controls

9.0 Implementation Provisions

9.1 Development Process

Development applications are subject to Division 5 – Development Control of PLRA 2005. In the AK redevelopment area, section 32 of PLRA 2005 requires:

- An application for a development approval must be made to the WAPC in the prescribed form with any fee prescribed by the Regulations.
- An application must be accompanied by plans and specifications of the proposed development.
- The applicant must provide any information or documents relating to the proposed development that the WAPC may reasonably require.
- An application cannot be made under that section on or after completion day.

9.2 Subdivision Process

Subdivision applications are to be made to the WAPC in the usual way in accordance with Part 10 of the Planning and Development Act (PDA) 2006.

If any owner of land within the AK redevelopment area does not proceed with the subdivision and development of that owner's land in accordance with the provisions of the Redevelopment Plan and the owner's failure to do so will in the opinion of the AK Minister unduly delay or impede the implementation of the Redevelopment Plan or the subdivision or development of part of the AK redevelopment area, the AK Reserve Minister may acquire so much of that owner's land as is reasonably necessary to facilitate the development and subdivision of the AK redevelopment area in the manner contemplated by section 9.3 of the Redevelopment Plan.

9.3 Acquisition and Purchase of Land

The AK Reserve Minister may acquire land for the carrying out of the Redevelopment Plan either by agreement or compulsorily under the powers conferred by section 191 of the Planning and Development Act 2005.

9.4 Management Structure

A Sports Precinct Management Structure is proposed which will ensure that protocols are established with the UWA as landowner, and between key stakeholders concerning matters such as traffic management, shared parking facilities, event management, and funding for public transport to the Sport Park. The aim of setting up this management structure is to encourage a collaborative approach to the operation of the precinct sporting facilities, resulting in economic, social and environmental benefits.²³

²³ As required by subsection 19(3)(b) of the PLRA 2005

PREPARATION OF THE AK RESERVE REDEVELOPMENT PLAN
PURSUANT TO SUBSECTION 19(2) PERRY LAKES REDEVELOPMENT ACT 2005

Endorsement of the AK Reserve Redevelopment Plan
by the AK Reserve Minister for submission to Planning Minister in accordance with
the Perry Lakes Redevelopment Act 2005

AK Reserve Minister

Date

Certification that the AK Reserve Redevelopment Plan
is approved by the Planning Minister pursuant to
subsection 27 (1) Perry Lakes Redevelopment Act 2005

Minister for Planning and Infrastructure

Date

*AK RESERVE
REDEVELOPMENT PLAN*

FIGURES
August 2007



*Prepared by:
Department of Sport and Recreation*

*On behalf of the:
AK Reserve Minister*



Department of Sport and Recreation
Government of Western Australia

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