

STIRLING CITY CENTRE
Community Leadership Group #12
369 Scarborough Beach Road Innaloo
6:00pm – 8:30pm, Wednesday 11 August 2010
WORKSHOP SUMMARY

1. WELCOME, WORKSHOP PURPOSE AND PROCESS

Linton Pike (workshop facilitator), welcomed participants to the meeting and outlined the purpose and process of the CLG meeting. The objective of the meeting is to increase community involvement in the overall process and in community led projects for development of the new Stirling City Centre and:

- Present a project update;
- Explain the Centre Plan, business case and future funding options;
- Provide a Precinct 5 and 7 planning update; and
- Encourage stakeholder involvement and discussions.

The meeting agenda is provided at Attachment One. A list of workshop participants is provided at Attachment Two.

2. PROJECT SCHEDULE AND UPDATE

Daniel Heymans of the Stirling City Centre Alliance provided a project schedule and update as shown in the following sub-sections

2.1 Program Delivery

Daniel noted that the focus this month has been on:

- Finalising the Business Case;
- Finalising the Structure Plan;
- Developing the KRA and KPI framework;
- Preparation of the Environmental tender;
- Preparing a response to BMW's EOI;
- Maximising the Federal election opportunities;
- Preparing a Memorandum of Understanding between City of Stirling and the WA Planning Commission;
- Recruitment of staff;
- Project reporting - parking strategy, green-infrastructure, PT options and Retail Needs Assessment;
- Detail Area Plans for Precincts 5 and 7;
- District Water Management Strategy;
- Infrastructure Australia submission; and
- Depending on securing funding the Alliance will implement all, or some, of the items above. The capability and capacity of the PPCP alliance model is also being reviewed in line with a potentially successful funding outcome.

\$3.5M in funding is available to the project in the current year with \$1.5M committed for next financial year from the state and we are seeking matching Council funding.

We need to educate people of the viability of an accessible public transport system that is not reliant upon private vehicles to get to the train stations. The train station car park to be constructed is temporary only. We already have around 70% of train users travelling to the station by bus or walking.

Could private development occur if consistent with the agreed plan if infrastructure funding is not available? Yes, but unlikely until key infrastructure and amenity is available.

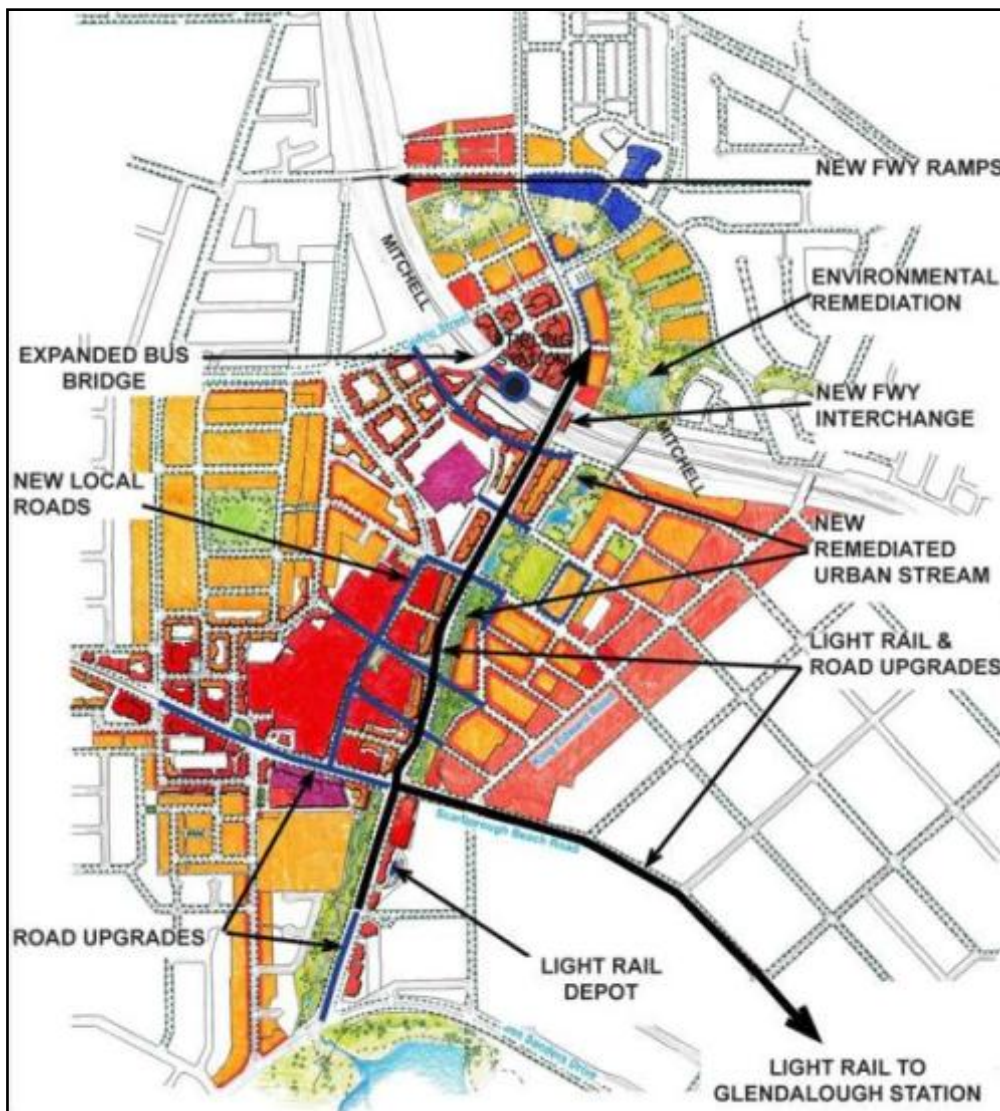
Prior to the infrastructure could office, commercial or residential buildings be built? Detailed planning in non dependent areas could proceed eg Precinct 2. Detailed Area Plans (DAP's) for Westfield development are unlikely to proceed pending funding of the supporting infrastructure.

Is the proposed development generally mixed use? Yes it is generally in the city centre.

Daniel identified that the key project deliverables are:

- At the District level
 - Securing over \$500m to design and deliver the required city scale infrastructure, including Stephenson, Ellen Stirling, Light Rail to Glendalough, moving the stream and all of the associated bridge, road and other items. This involves the:
 - Business Case, Development Strategy as well as full engagement with the three levels of Government;
 - The appropriate planning (MRS/SP) and environmental approvals;
 - Infrastructure – design challenges (e.g. building over a freeway), accurate costing, savings by packaging the work; and
 - Clear and strong alignment with other regional and nationally significant policies, strategies and plans.
- At the Precinct level
 - Detail area plans at Precincts 5, 7, 2 and 1;
 - A considerable amount of work was done on re-alignment of Ellen Stirling as part of Working Group number 1. As you know, this has been put a hold temporarily. We will pick this up again as part of the planning and as a result of hopefully a successful funding proposal; and
 - Additional work once the Light Rail to Glendalough was added to the scope of the alliance as part of the Business Case as well as alignment of planning approvals.
- At individual sites
 - 2.1 – that is, development of the site between SBR and Stephenson in the next 3 years;
 - 2.2 – response to BMW's EOI process as well as the overall activation of the whole site around the station as part of a TOD development;
 - Assisting PTA with their car park development as well as the DoH on the Osborne Park Hospital development;
 - Several Deliverable 9 initiatives by the Community including upgrading La Grange Park; and
 - Assisting with private sector DA.

The diagram over the page shows the possible Stage 1 Development 2012 – 2015 and the indicative project development schedule.



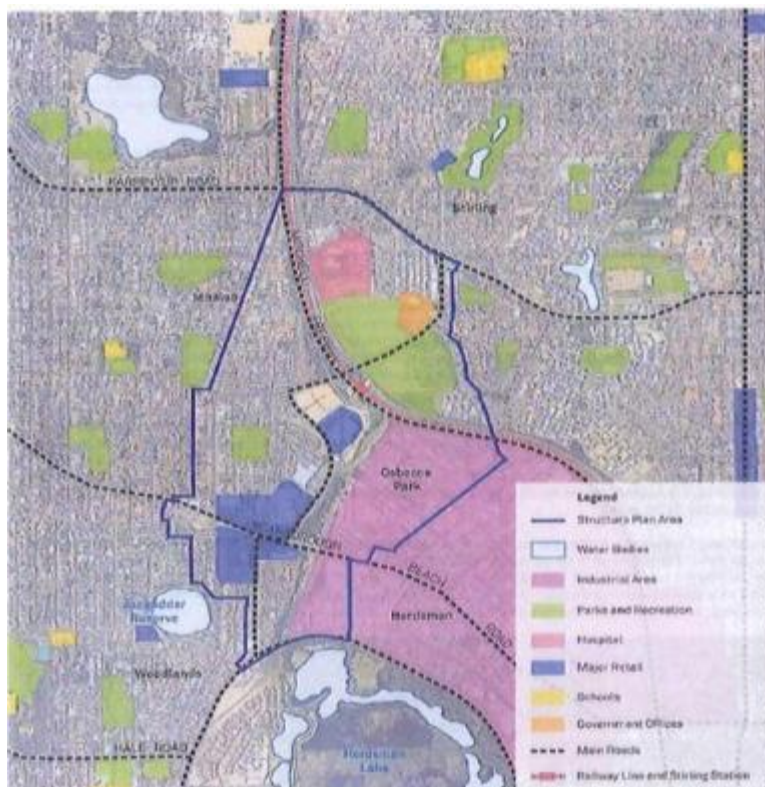
2.2 Structure / Centre Plan

Daniel explained that the City Centre structure and proposed centre plan noting that:

- The Place
- The Vision
- The Plan
- The Process

These elements are explained below.

The Place Describes the Stirling City Centre as it currently exists, and identifies the key challenges to be met and is shown below.



The Vision sets out the agreed vision for Stirling City Centre as defined below.

Stirling City Centre strives to become a sustainable 21st century city – a place for everyone. It will be a hub for a diverse and prosperous community, offering well being for all.



The Plan describes the proposals for Stirling City Centre, addressing the key challenges identified in Section 2.

The plan consists of four key structural elements will shape the future of the Stirling City Centre as shown below. These are:

- The Green, or open space system;
- The Blue, or waterway system;
- The Red, or transport linkages; and
- The Orange, or residential/mixed use areas



The project area is being developed across six scenarios as shown below.



The Process outlines the process of implementing the proposals using Detailed Area Plans (DAP's) for each precinct will be prepared progressively, and will detail:

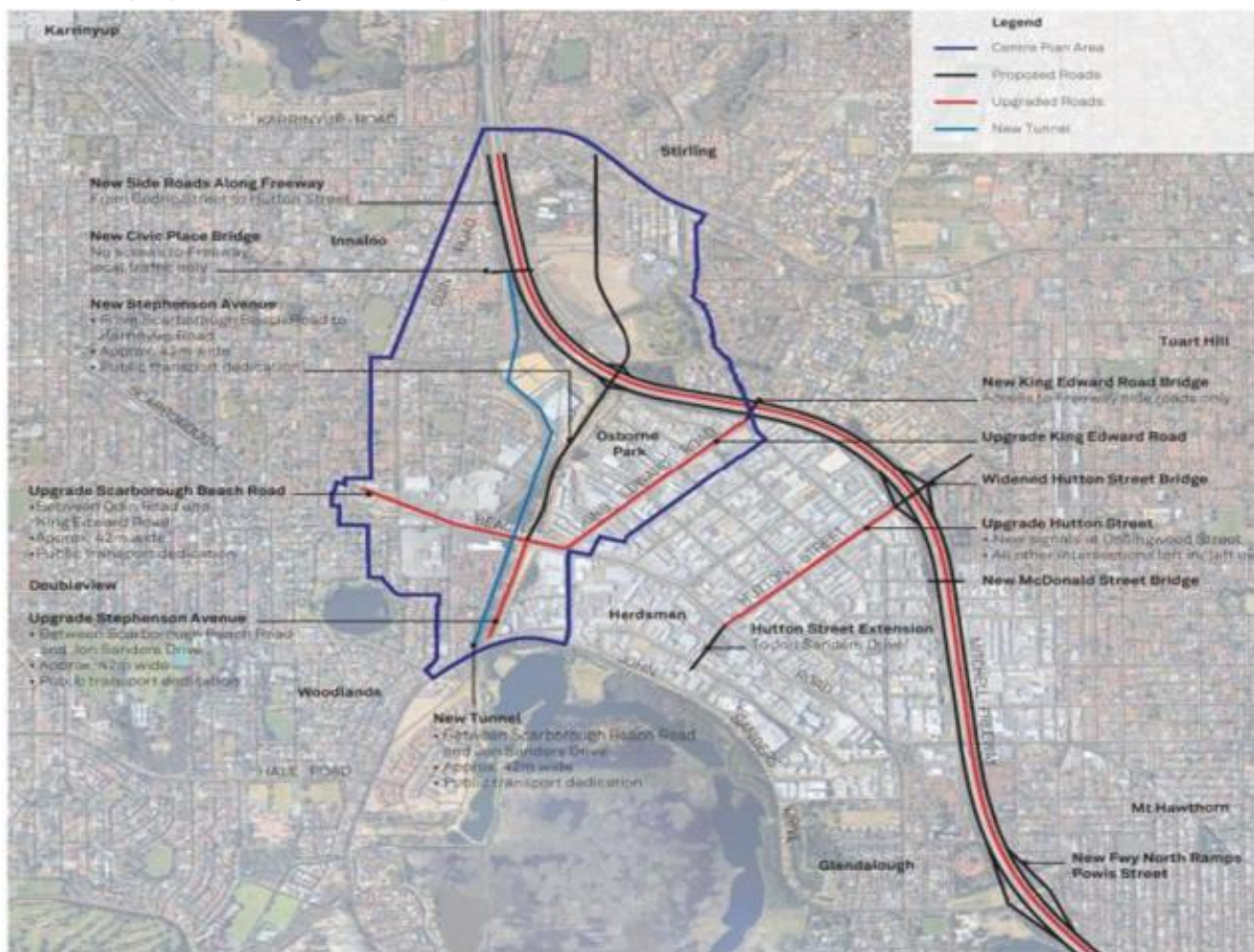
- Targets for housing and employment;
- How the DAP fits within the structure plan;
- Existing land uses and environmental and other values;
- Pattern of surrounding development, existing and future land use, existing transport network;
- Proposed land use;
- Proposed road layout and subdivision pattern;
- Proposed residential density;
- Building heights;
- Proposed movement network;
- Public open space;
- Drainage;
- Implementation staging;
- Servicing requirements;
- Statutory mechanisms; and
- Developer contributions.

Housing provisions envisage that Stirling City Centre will accommodate a minimum population of 25,000 people and 12,500 dwellings. Built form should generally incorporate the following design elements in order to encourage activation and interaction with the public realm:

- Provide entries, visually transparent shop and cafe frontages, windows and balconies fronting the street;
- Podium levels should incorporate human scale design elements such as balconies, windows and terraces;
- Provide awnings or colonnades adjacent to high trafficable public realm areas;
- Building frontages to the public realm must avoid the use of blank wall and service areas;
- Lobbies and entrances are to be clearly visible and legible as viewed from the street;
- Building facades adjacent the public realm should be finished with fine grain architectural elements;
- Fencing adjacent primary streets should be visually permeable; and
- Inactive uses at ground floor are to be avoided.

Transport provisions are shown over the page.

The proposed long term transport solution is shown below.



Proposed primary public transport links are shown below.



2.3 Precinct Planning Update

Daniel explained the current precinct planning status noting that:

Precinct 5

- Will be presented to the CLG, ALG and Board August 2010.
- Refer to Council September 2010.
- Advertise October 2010; and
- Adopt with the Structure Plan as amendment to LPS 3.

Precinct 7

- Community bar-b-que planned for 22 August 2010;
- Finalise plan September 2010;
- Refer to CLG, ALG and Board September 2010;
- Refer to Council October 2010; and
- Adopt.

Precinct 1&2

- Precinct 1 – Westfield pending; and
- Precinct 2 - Station precinct commences September 2010.

3. COMMUNITY LED PROJECTS - CITY AND COMMUNITY

Mark Da Silva, speaking on behalf of the Stirling Business Association, Stirling Small Business Centre and the Stirling Regional Business Development Centre presented "Local Business Opportunities" as summarised below.

Fast Facts

- Built in 2005
- COS granted the land
- Federal Government assisted with funding for the building
- 26 Offices
- Co-managed by the SBA and SBC

Stirling Business Association Inc

One of Western Australia's oldest and most prominent business associations in the state. Currently, boasts just under 300 paying members and seeks to become the "voice for business" in region. Brian Brewer is the current President of the organisation.

Small Business Centres WA

SBC is an organisation committed to assisting small business to grow and develop through one-to-one mentoring and or group training sessions and workshops.

Currently, trains or mentors close to 4000 individuals every 12 months.

2009 Statistics:

- Created 500 new jobs
- 4000 individuals attended our training sessions or sought advice from the centre

Stirling Regional Business Centre

SRBC is a board made up of the respective groups

- SBA - President and EO
- SBC - Chair and CEO
- Business Community Volunteers - (2)
- Independent Chair - Richard Broad

Mission:

To provide incubation facilities for business start-ups or existing business for a maximum of three (3) years.

Activity:

Each year the rent goes up in line with commercial rates.
 By the end of Year 3 the business is then asked to leave.
 Tenants need to attend three business development courses.

KAPP Engineering

Inaugural Tenant that has recently won the “Telstra State Small Business of the Year” award.

Trainwest

Local Training Company making it large with the Resource sector within WA.

Looking forward

To create a new incubator with increased training facilities to serve the increased population of Stirling and energise the business community.

Going Green - “Educating Small Business”

1. A totally green incubator – Flagship of Councils throughout Australia – the first of its kind.
2. Each business would need to meet the green philosophy
3. Solar panels, recycle water to the garden, low emission light bulbs etc

We would work closely with NRM Perth Region to assist this process.

We could form part of other actions prescribed for the area.

Eg.

- Library
- Community Hall
- Incubator

Our Goals are to:

- Develop a strong economic base
- Increase the employment prospects within the C.O.S.
- Consider the Environment
- Social development of the residents

With a commitment to Sustainability

4. QUESTIONS AND ANSWERS

A number of questions and answers were raised during the course of the meeting and are summarised below.

Q	What is planned for the Hertha Road tip?
A	Environmental assessment soon to be tendered with subsequent site works, drilling etc. Water quality and quantity is another consideration with significant ocean outfall.

Q	The Structure Plan will provide a focus for the city centre. What is the heart of the city from a spatial viewpoint?
A	There are 5 or more open space / civic space / squares proposed throughout the site along the main corridor. These will be established over the life of the project.
Q	Is there a proposed boulevard over the freeway?
A	Yes and possibly building over the Freeway to provide a walking “main street” corridor.
Q	What about facilities for young people?
A	There are many various strategies - walking, youth, green etc. Facilities and services will be included for youth. Eg. Cultural, art, drop in and other, music, public squares would also hold events.
	Two Planning Schemes currently exist (including TPS 38) and will be combined as a single entity. This will address zoning, parking and other limitations. The DAP will be a pre-requisite for any major development to be approved. Precincts 5 and 7 are nearing completion and will be finalised by mid 2011.
Q	What will happen in the Hertha Precinct?
A	Unlikely to change from the overarching Structure Planning Framework and still some time away from detailed area planning.
Q	Are the Precinct plans available?
A	Yes, via the Alliance web page and at open days. The Open Day for Precinct 7 will be held on 22 nd August 2010 at Warren Lake Hall. The project web address is www.stirlingcitycentre.com.au
Q	What is planned for the Industrial area?
A	The industrial area west of King Edward Street will be zoned City Centre and will become mixed use. The rest of the industrial land north of Scarborough Beach Road will remain industrial. The area south of Scarborough Beach Road will become mixed use. Each precinct will have mandatory residential component targets at a whole of precinct basis in a diverse range of housing styles.
Q	What is the capacity of the existing services and utilities?
A	Will be determined to reflect the resultant planning solution and the Alliance is working with all service providers.
Q	What is the vision for the Hospital?
A	It is one of expansion and growth planned as part of a reassessment process with private facility opportunities also. The existing Council depot will remain but Cedric St near Karrinyup Road will become mixed use.
Q	Is it possible to extend the proposed light rail to Scarborough Beach.

A	Not part of this project but planning provision for it. The Public Transport Plan shows high frequency rapid transit along Scarborough Beach Road.
Q	What will happen at the former tip site if the development of Stephenson Ave doesn't proceed?
A	Development can still occur but would be problematic and is not a priority with lots of work to do before development of this land can be considered.
Q	Will we still have traffic congestion and can we achieve the public transport proposed?
A	There will always be a level of congestion if not initially then over time. To achieve our vision we need to reduce the current behaviour of 80% of car based city centre trips to around 40% to make it work.
Q	What is the planning process from here?
A	<p>Process includes:</p> <ul style="list-style-type: none"> • Council briefing planned for 6th September and consistent with SP framework. • Structure Plan goes to Council on the 21st September; • Then advertising in October, probably 42 days. • Your comments and opinions are welcomed. • WAPC approval hoped for by y March 2011 then amendments and implementation.
Q	Is the MRS Amendment for freeway roads different to that previously approved by parliament?
A	It is the same amendment however there may be some minor changes to the finer detail.
Q	Is this just going to be lip service or will we see the changes?
A	<p>The Alliance is committed to making this work. There are many challenges that must be met so action is inevitable. These include:</p> <ul style="list-style-type: none"> • Congestion - lots done to address this; • Safety - being dealt with at agency level but little changes produce prolonged issues. A transformational approach is needed; <p>The aesthetic and safety issues alone need to be addressed as a priority. Our collaborative approach allows us to address this but there are no quick fixes.</p>
Q	What makes Scenario 3 cash flow positive?
A	Parking and other revenues are the key determinants. We are also seeking 75% federal funding, with e remaining 25% coming from state, local and private sources.
Q	Where is the Stirling Regional Business Centre (SRBC)?
A	It is on Delawney Street with people welcome to visit at any time. The SRBC operates as a not for profit group.

Q	The Alliance vision is to create a range of businesses and workforce entry opportunities. Is that of interest to the SRBC?
A	Yes and the SRBC is trying to work with local High School students and inform, educate and mentor various market segments.
Q	The transformation process will include considerable demolition - where is the salvage opportunity?
Q	There may be a business opportunity for the future.
Q	Is the SRBC able to offer business loan support to new businesses?
A	Yes, with National Bank micro loans available.
Q	Does the WA Planning Commission have any issues with the Structure Plan?
A	We have been working extensively with the Director General of Planning and Chairman of the WA Planning Commission included on the Alliance Board to ensure a high level of awareness and influence on the project.

6. NEXT STEPS

Daniel Heymans explained that the next steps in the process include:

- Finalise Precinct 5 Precinct Plan;
- Hold a Precinct 7 community bar-b-que on the 22nd August 2010;
- Finalise and submit the IA submission in October 2010;
- Finalise and advertise the Centre Plan during September/October 2010; and
- Hold our next CLG meeting on 8th September 2010.

Daniel thanked everyone for their involvement and explained that the next CLG meeting would be held on 8th September 2010 at the Alliance Office at 369 Scarborough Beach Road (near the intersection of Odin road).

The meeting closed at 8:30pm.

ATTACHMENT ONE - AGENDA

STIRLING CITY CENTRE
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AGENDA

START	ITEM	BY
6:00	Light meal on arrival	
6:10	Welcome, workshop purpose and process	Linton Pike
6:15	Project Schedule and Update <ul style="list-style-type: none"> • Program Delivery • Structure Plan/Centre Plan • Business Case, IA and Funding • Precinct 5 & 7 Update 	Daniel Heymans
7:00	Community Led Projects - City and the Community Guest Speaker and discussion session Local Business and the City of the Future	Mark De Silva All
7:45	Issues Arising Next steps	Daniel Heymans
8:00	Close	

ATTACHMENT TWO - WORKSHOP PARTICIPANTS

NAMES OF ATTENDEES – CLG 11/08/10	
Marie Verschuer	
Daniel Heymans	
Linton Pike	
Lawrence Ryper	
Kevin Williams	
Phylis Robertson	
Tim Manser-Smith	
Mark Davidson	
Leo Ottiger	
Chris Hatton	
Graeme Cooper	
Elizabeth Re	
Damian Day	
Chris Waddell	
Ron Tulliday	
Mark Da Silva	
Jeff Malcolm	
Norman Marchese	
Grantley Hart	
Jim Lyle	
Jeff Fogarty	
Peter Scales	
Ines Miotti	
Mark Nodwell	
John Kobelke	
Kathryn Broom	
Sam & Sandra Genovese	
Maxine Talbot	
Vince Furfaro	

