

**STIRLING CITY CENTRE**  
**Community Leadership Group #7**  
**Herdsmen Lake Wildlife Centre**  
**6:00pm – 8:30 pm, Wednesday 10 March 2010**  
**WORKSHOP SUMMARY**

**1. Welcome, Workshop Purpose and Process**

Linton Pike (workshop facilitator), welcomed participants and outlined the purpose and process of the CLG meeting. The objective of the meeting is to:

- Present project update;
- Workshop TravelSmart opportunities; and
- Further develop Draft PMP 9.

**2. Improving personal travel in the City centre**

Joanne Burgess, City of Stirling TravelSmart Officer, presented the following.

*Mode Share – What is it currently?*

	Tuesday	Monday	Sunday	Sat	Friday	Thur	Wed	Total	
Car 82%	8, 4, 2, 6, 2, 1, 4, 2,	6, 2, 2, 2, 2, 4, 2, 4, 2,	4, 2, 2, 6, 4, 2, 6, 4,	4, 1, 3, 4, 2, 3, 2, 8,	6, 2, 3, 2, 3, 2, 2,	6, 4, 2, 2, 2, 2, 1, 1, 4,	6, 1, 3, 2, 2, 2, 1, 2,	40, 16, 17, 24, 6, 20, 10, 26, 14	173
Walked 14%	2, 2,	1, 2, 2	1,	1, 2, 2, 2, 2,	2, 1,	1, 2,	2, 1, 2	2, 1, 8, 8, 2, 5, 2, 2,	30
Cycled 2%		1,		1,		1,	1,	4	4
Public transport 2%	1,			1	2,	1,		1, 4,	5
Total									212

**Our mode share:**

Car 82%                      Sustainable Transport 18%

**Stirling City Centre target mode share:**

Car 60%                      Sustainable Transport 40%

	Trip – Where did you go?		How did you travel?	Why did you travel?	What would need to change for you to be able to make this trip by .....			Comments	
	Suburb	Facility			Walking	Cycling	Public transport		

## Things that need to change in order for residents in Stirling City Centre to use sustainable transport more often: results of analysis of CLG's current travel patterns

- Residents would need to live closer to work
- Bike paths throughout and linking to the area
- Bike lockers and End of Trip facilities available at workplaces and public facilities (also parking for motorbikes, scooters and gophers!)
- Better bus services: more frequent, operate outside of core hours (e.g. maintain frequency at night, weekends and on public holidays), more direct routes (better network) and improved connections (less wait time).
- When buses get full, put on extra buses!!! And the same for trains too!
- More bus connections to train stations instead of more car parking
- Improve the safety, and perceptions of safety, of the public transport network.
- Improve the safety, and perceptions of safety, of the Stirling City Centre, to encourage people to walk/ cycle/ use public transport at night. Can be achieved through improved lighting, and by having 'people on the street' after dark.
- Get people on the street by having out of hours attractions! Late night shopping, cafés, restaurants, night-time activities (and day-time ones too!)
- Home-working supported and encouraged to become 'normal', not just for special circumstances
- Information about sustainable transport options to be more widely available and to be easy to come by. (Many people don't even know if there already *IS* public transport that would suit their needs, and assume that the journey time would be too long to make it attractive)
- Affordable meeting venues to be available for public hire, and to be close to public transport facilities.
- Affordable aged care (as well as senior-suitable housing) to be available within the Stirling City Centre, so that residents can access the housing and care options that they need without having to leave the area.
- Mobile food delivery vans to reduce the need to travel to supermarket (or maybe many small delicatessens so that all residents have one within easy walk?)
- Special parking bays for 'carpool shoppers' – e.g. people who assist seniors or elderly relatives with shopping.
- Home delivery service for groceries – can go shopping but someone else takes it home for you.

### 3. Project Management Plan 9 – Community Projects

Current Priority Deliverables:

#### The focus remains across five key areas

- **Deliverable 1** – Planning (MRS and Structure Plan)
- **Deliverable 1** – Program delivery funding
- **Deliverable 2** – Demonstration project
- **Deliverable 3** - Westfield negotiations
- **Deliverable 4** – EOI Government Owned Land
- AND
- **Deliverable 9** – Community Projects (The focus of this discussion)

The objective of Deliverable 9 is to identify and optimise opportunities to improve community wellbeing.

- Social
  - Fairness and opportunity
  - Safety
  - Timely information and participation in decision-making
  - Intergenerational families
  - Social cohesion and networks
  - Healthy lifestyles
  - Good neighbours
  - Trust and governance
  - Retention of existing community throughout life cycle
  - Lifelong learning
  - Catering and recognising the special needs of children, families, singles and seniors.
- Environmental
  - Improved landscapes, streetscapes,
  - Parks and recreation
  - Housing – diversity, whole of life, intergenerational, affordable, safe, homogenous,
  - Social infrastructure for all stages of life
- Economic
  - Improved prosperity
  - Local employment opportunities
  - Improved property values
  - Land development opportunities
  - Business development opportunities
  - Affordable housing
  - Affordable living
  - Improved working conditions
  - Re-localisation and production capacity

Options for achieving this objective:

- Landowners as owner developers or in partnership with other neighbours;
- Landowners supported by property industry, financing and building expertise;
- Banks, community housing providers as shared equity developers; and
- Street and landscaping improvements – underground power, parks upgrade.

Criteria for project selection:

- Improves project economic, social and environmental value;
- Assists in retaining existing community;
- Builds community trust, networks and social capacity; and
- Demonstrates application of Alliance principles and objectives.

CLG stays as is and spins off:

- Community Development Organisation - think tank and catalyst for living and working locally and improving community benefits. Help clubs, micro-finance etc.
- Support and enable registered precinct or community groups to undertake short-term specific development opportunities.

#### 4. Discussion and Questions

Discussion followed with a question and answer session summarised below.

<b>Q</b>	<i>What is the structure of the CLG?</i>
<b>A</b>	Retain its current form and pursue the opportunities and intent below.
<b>Q</b>	<i>What opportunities should the CLG pursue?</i>
<b>A</b>	<p>Promoting awareness of development opportunities and mechanisms available to existing land owners.</p> <p>We need to continue what we are doing now. Progress is slow but there are some observable changes to P5 and P7 as a result of community involvement.</p> <p>Could we develop a managed communications plan to promote Stirling as a second city and promote it through relevant media to encourage community contributions and comment.</p>
<b>Q</b>	<i>Should it be done at a local level or at a total project level?</i>
<b>A</b>	Local level initiatives to actively plan our communities.
<b>Q</b>	<i>What does the Alliance see as the way forward for community involvement?</i>
<b>A</b>	<p>We need to see community influenced decisions and action on the ground to generate heightened interest in the project with visible results.</p> <p>State and local government will continue to pursue local development opportunities for the Stirling City Centre. We are looking to do things in the best way with active community involvement.</p> <p>This group will continue to maintain City of Stirling as a good place to live.</p> <p>We could establish some form of Community Based think tank or planning group.</p> <p>There is a role for this group also to bring values and aspirations of the local community to the fore.</p> <p>Community based development opportunities exist for land owners to complete</p>

	their own developments and stay on as residents in a different living configuration – in the form of Community Homes. This applies to P5, P7, P6 and others potentially.
<b>Q</b>	<i>What role for the CLG?</i>
<b>A</b>	<ul style="list-style-type: none"> <li>• Input to decision making role as part of an Advisory Group or as part of a Working Group.</li> <li>• Partnering with Non Government Organisations to capture project specific and funding opportunities.</li> <li>• Raising awareness of the project and the emerging outcomes.</li> <li>• Identify community needs.</li> <li>• Inform Alliance decision making in an expeditious way.</li> </ul>
<b>Q</b>	<i>P5 is being taken over by developers. What can we do to get them to leave us alone? I can't buy something of similar value when I get built out.</i>
<b>A</b>	<p>Make your decision and advise them accordingly.</p> <p>The Alliance has anticipated this issue and discussions have been held to include local communities in planning for the future.</p> <p>There are mechanisms to bring together individual land owners to undertake their own developments should they wish to do so and not feel pressured or ill-informed in making a decision.</p>
<b>Q</b>	<i>Traffic congestion is always a problem.</i>
<b>A</b>	<p>We need to get people on buses, trains, bikes and walking to local jobs.</p> <p>Provide the services early to ensure convenience and accessibility - the trains are often full and there is no way to get there easily or park there.</p>
<b>Q</b>	<i>How influential is this and other groups?</i>
<b>A</b>	<p>Meeting minutes and considered as part of project development. Tangible examples include:</p> <ul style="list-style-type: none"> <li>• P5 and P7;</li> <li>• Current Structure Plan;</li> <li>• Community representative on management Board;</li> <li>• Community representative on Leadership Group.</li> </ul>

## 5. Project and Precinct Planning Updates

Phil Elliot, Stirling Alliance, presented the following:

Current Priority Deliverables:

### The focus remains across five key areas

- **Deliverable 1** – Planning (MRS and Structure Plan)
- **Deliverable 1** – Program delivery funding
- **Deliverable 2** – Demonstration project
- **Deliverable 3** - Westfield negotiations
- **Deliverable 4** – Government Owned land
- AND
- **Deliverable 9** – Community Projects (Considered earlier)

### Deliverable 1 – Planning

Status of studies commissioned

- **An Economic Development Strategy** – end March.
- **Cycling Strategy** - draft being finalised by mid March.
- **Parking & Access Strategy** - SKM and ARRB were appointed last week
- **Light Rail Financing & Patronage Study** - Final draft report received - light rail viable and further work is required.
- **Green infrastructure study** – identify technology options for the generation, storage and distribution of power, water and wastewater. End of May.
- **Road Designs** - completing road designs for SBR and Stephenson and the Freeway completion mid March.
- **MRS** – completed when road designs finalised.
- **Structure Plan** - Draft Structure Plan has been prepared, still waiting on the above inputs.
- **Precinct 5 Meeting** – A Detailed Area Plan will be finalised by March
- **Precinct 7 Meeting** - Half way through scoring land use options, approx 5 - 6 more meetings to finalise detailed area plan.
- **Stirling Alliance's Key Result Areas and Key Performance Indicators** - completed in the next 2-3 weeks.
- **DA by Georgiou Group** –with Minister for decision.

### Deliverable 1 – Funding

- **EERC** - The Alliance's request for funding to the EERC to run the Project Management Office and to undertake the required level of due diligence.
- **Commonwealth** - working group established and working on a number of funding opportunities from the Commonwealth including light rail.
- **Local Government** - Met with the Mayor, Deputy Mayor and CEO on 2.

### Deliverable 2

- **Building Management & Works** - Movement of government departments from the CBD to this Transited Oriented Development (TOD).
- **Department of Housing** is looking for 2,000 additional dwellings over the next 10 years in WA
- **Central TAFE** - a letter of intent to work with the Alliance for student accommodation within Stirling.

Westfield Negotiations

**Deliverable 3 – Westfield negotiations**

**Timeline**

- Pre-agreement by March
- If positive outcome from previous step, Business Case for Deliverable 3 by May –to both Westfield’s Board and PPCP’s Board
- If positive outcome from previous step, an Offer and Acceptance Framework by July
- Final agreement by late 2010

**Common facilitator**

**Deliverable 4 – Expression of Interest (EOI) for Government Owned land**

- Draft Business Case and Staging Strategy for Deliverable 4 will be sent to the Alliance Board for their consideration 26 May

**Possible scenario**

- Commence work on an overall EOI following the BC for Deliverable 4 to go to the market in early 2011 if Business case for Deliverable 4 recommends for this option to be pursued or negotiations with Westfield break down.

**Note: The business landowners** - meeting with the Premier next week to discuss the level of understanding, support and priority on the Stirling City Centre.

**7. Next Steps and Meeting Dates**

Meeting closed at 9:00pm

The next CLG meeting is 14 April 2010

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**AGENDA**

<b>START</b>	<b>ITEM</b>
6:00 pm	Light supper upon arrival
6:10 pm	Welcome, Process and Purpose
6:20 pm	Improving personal travel in the City centre
7:00pm	Project Management Plan 9 – Community Projects
7:15pm	Discussion and Questions
7:45pm	Project and Precinct Planning Update
8:00pm	Questions
8:25pm	Next Steps and Meeting Dates
8:30 pm	Close