

STIRLING CITY CENTRE
Community Leadership Group #9
Herdsmen Lake Wildlife Centre
6:00pm – 8:00pm, Wednesday 12 May 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 meeting purpose is to:

- Present a project update;
- Present and discuss the Structure Plan elements;
- Identify, prioritise and plan community led projects; and
- Discuss CLG Terms of Reference.

The meeting agenda is provided at Attachment One.

2. PROJECT SCHEDULE AND UPDATE

Phil Elliott presented an overview of recent project activities as follows:

Deliverables

- Business Case for Stage 1
 - Recommend how Stage 1 could be funded across three levels of government and private sector; and
 - Community members (who attend ALG) will be invited to workshop sessions.

Key Milestones

- Board meeting 26 May
 - 80% endorsement of Business Case and Development / Delivery Strategy
- Board meeting 7 July
 - 100% endorsement of Business Case and Development / Delivery Strategy

Methodology

- Two projects identified as possible in early stage of project:
 - Government Hub by the station – Dept of Commerce already committed by 2014
 - Demonstration project at corner SBR & Stephenson
- Examine alternative plans for government land in between:
 - PPCP's Structure Plan
 - Westfield plan
- Identification of cash flow elements:
 - Who pays for what and when?
 - work required to contain or improve estimates – ongoing
- Identification of value capture mechanisms

Phil explained that on the Program Delivery front:

- Precinct planning well progressed.
- The Alliance is considering future land uses in a city centre context while still maintaining lifestyle.
- The Alliance is working with the community to develop an agreed Precinct Plan for broader comment in June 2010.
- Precinct 5 is progressing well.
- Precinct 7 is also progressing well with land owner involvement. Workshops planned for June to finalise the Precinct Plan based upon the preferred emerging solutions.
- Woodlands Doubleview Progress Association taking a lead role in planning future community based issues. Possible suggestions include power undergrounding (around \$3,000 per lot plus \$700 per connection) and improved streetscapes. Contact via community representative (Kevin Williams) and Marie Verschuer through the Alliance Office (www.stirlingcitycentre.com.au). A group has also formed to consider seniors and retirement housing with Marie as the contact for interested community members.
- Other community based functions are planned.

Prime Minister - Kevin Rudd visited WA recently and met briefly with Alliance members. Key considerations include:

- Recent discussions with Council explaining the vision for the future and the key elements – light rail, land uses, urban stream and the need for associated funding.
- The Alliance presented a summary of the project and raised the profile of the project at the federal level.
- A representative of federal Minister Anthony Albanese also attended with responsibility for Infrastructure Australia.

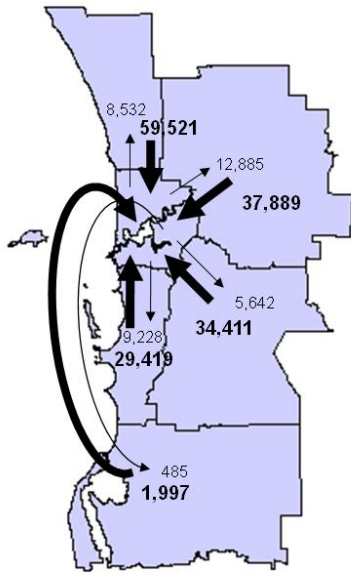
2.1 Economic Development Scoping Paper - Pracsys

What did we ask them to do?

Pracsys (local Economic planning and development firm) has been appointed to:

- Detail the scope and identify key considerations required to build an economic development strategy for the Stirling City Centre.
- Devise an economic positioning statement for the Stirling City Centre based on the DoP Activity Centres Hierarchy and any comparative advantage it has within the metropolitan network of Activity Centres.

Initial findings of the Pracsys work are provided below.



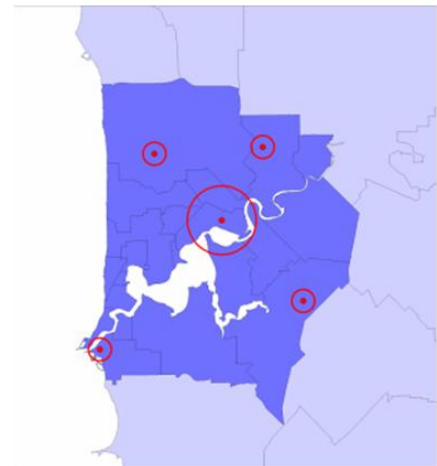
Central sub-region	Centre Count	Current Jobs		Future Jobs		Gap
Perth Central Area	4	104,490	34%	146,762	31%	42,272
Strategic Specialised Centre	4	28,572	9%	56,811	12%	28,239
Strategic Industrial Centre	1	24,767	8%	37,874	8%	13,107
Strategic City Centre	4	22,774	7%	56,811	12%	34,037
Regional Town Centre	10	37,349	12%	56,811	12%	19,462
Regional Industrial Centre	4	43,394	14%	61,545	13%	18,151
Regional Specialised Centre	1	3,823	1%	4,734	1%	911
District Town Centre	30	40,263	13%	52,077	11%	11,814
Total		305,432	100%	473,425	100%	167,993

Source: Pracsys Modelling (2010)

Central Sub-Region Commute Patterns Source: ABS Census 2006 and Pracsys

■ **Distribution of Required Employment Amongst Central Sub-Region Strategic City Centres**

Centre	Current	Weighting	Rank	Jobs	Gap
Stirling	5,199	33%	1	18,748	13,549
Fremantle	7,727	27%	2	15,339	7,612
Canning	4,834	23%	3	13,067	8,233
Bayswater	5,014	17%	4	9,658	4,644
All	22,774	100%		56,811	34,037



- **In order to support the Employment self sufficiency goals of Directions 2031, Stirling will need to generate a further 13,549 jobs.**

What about housing affordability as part of the economic outcome? The Pracsys report is about the economic outcomes. The Alliance is also looking at a Housing Strategy that offers diverse housing products to produce affordable solutions..

Mapping shows housing targets for each precinct and can be presented at a future meeting.

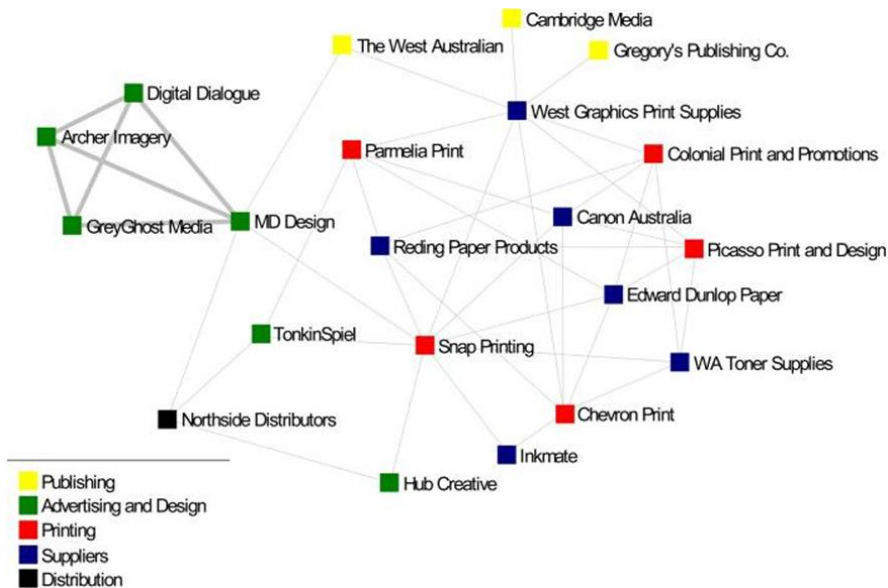
ACTION: Marie to arrange

Strategic City Centres

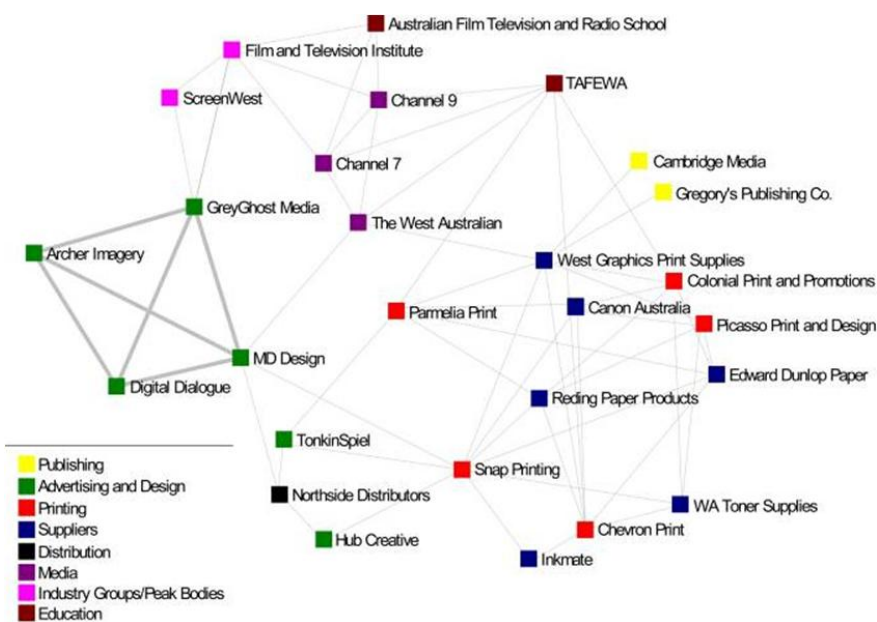
Pracsys has identified a number of Economic Development Principles including:

1. Maximise population-driven employment
2. Identify comparative advantages/existing agglomerations
3. Identify needs
4. “Sticky” jobs
5. Access funding streams
6. Guard against “cannibalisation”
7. Ensure links between agglomeration economies
8. Rigorous business case

“Agglomeration” or a gathering of like industries offers potential for this region as shown below for the current multi-media and communications industry.



A future multi-media and communications industry map may look something like this.



Economic Positioning Statement

“Stirling will be a high amenity, diverse, intense and highly accessible population-driven centre with a strong presence of high order employment concentrated around the extension of the already established Construction, and Multimedia/Communications networks”

District Water Management Strategy – Essential Environmental

Why do we need it?

District Water Management Strategies (DWMS) are required to ensure that appropriate water management strategies are identified at the appropriate time.

Working Group Vision

Deliver innovative urban design and development that ensures an enduring, natural water management system and environment, and encourages a new relationship with water that achieves well-being for all.

What did we ask them to do?

- Describe the study area;
- Propose water quantity and quality management objectives;
- Consider water sources for drinking water and other uses;
- Provide criteria for management of flooding consistent with local government requirements;
- Outline the proposed groundwater management strategy including separation requirements and strategies;
- Identify issues/areas likely to require specialised investigation and management at later stages of planning; and
- Propose an implementation framework.

Principles of the DWMS

1. Restore and enhance ecosystems in an urban context.
2. Maximise water harvesting, capture and reuse to provide fit-for-purpose water for all uses within the Stirling City Centre area.
3. Conserve all forms of water through improved water demand management and gains in efficiency of use.
4. Deliver an urban stream environment which provides aquatic habitat and biodiversity that is valued by the community and provides water quality benefits to the catchment and provides protection to life and property from flooding.
5. Achieve water sensitive landscapes (both public and private realm) which reflect the Western Australian climate.

Format – Example

PRINCIPLE: Maximise water harvesting, capture and reuse to provide fit-for-purpose water for all uses within the Stirling City Centre

STRATEGY: Explore alternative water source and supply options for fit-for-purpose use;

DESIGN CRITERIA: All new development to consider opportunities presented by the roof-top catchment.

CLG discussion identified that:

- The draft District Water Management Strategy is with DoW for review.
- Fire Brigade currently use scheme water for fire response. Could we establish rain water harvest for these sorts of purposes? These are opportunities for the future for the Stirling city Centre.

2.2 Declared Rare Flora – Cardno WA Pty Ltd

What did we ask them to do?

- Undertake a search for Declared Rare Flora (DRF) and priority flora between Mitchell Freeway and Jon Sanders Drive in Osborne Park along the alignment of Stephenson Avenue and part of the Osborne Park drain

What did they find?

- A search was conducted of the Department of Environment and Conservation's DRF and priority flora databases – Some species (all of which were orchids) were identified as potentially being located in the area;
- Orchids that are only observable or identifiable for a limited period of the year;
- The subject site was traversed on foot on the 10th October 2009 by a senior botanist;
- All areas of remnant vegetation were inspected for the presence of DRF or priority flora;
- The subject site was found to have been highly modified with few endemic plant species and almost complete loss of the original vegetation;
- No DRF or priority flora were recorded during the survey;.
- In summary, Cardno considers that no DRF or priority flora are present within the subject site; and
- Few of the original botanical values remain.



Plate 1: Degraded vegetation within the subject site (387021 mE; 6470436 mN looking south west)



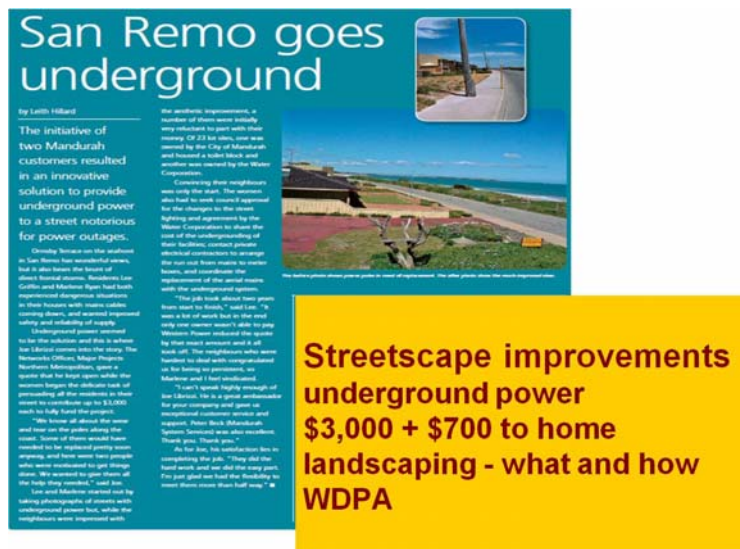
Plate 2: Remnant Eucalyptus rudis over introduced grasses (386813 mE; 6470062 mN looking south).

CLG feedback suggested that while the drain is degraded we can re-establish more appropriate flora and fauna over time to restore it.

3. WORKSHOP SESSION DELIVERABLE 9 – COMMUNITY LED PROJECTS

Marie Verschuer provided an overview of progress with regard to Community led projects:

- **Objective** – to undertake projects that will deliver tangible, on the ground outcomes that will:
 - enhance local amenity and community wellbeing;
 - assist to raise awareness of the project;
 - support community led development; and
 - help to develop the city’s cultural and economic identity.
- Examples
 - Markets;
 - Park and Streetscape improvements; and
 - What else? See ideas sheet.



Liege Street

- 800 m
- Mixed ownership
- 260 dwellings –
 - 180 in Parkland Villa,
 - 18 DoH,
 - 18 backing street,
 - 44 single homes,
- Other
 - 1 Childcare
 - 1 Physiotherapy
 - 1 hotel
 - 1 cinema
 - 1 ex TAB

Workshop Session - Community Led Projects

- Objectives
- Suggested initiatives
- Choosing priority projects and how to progress them? Who and How?

CLG discussion raised the following key points:

- Concern has been raised by small business that they will be under pressure to relocate as development progresses.
 - Small changes like access provision to the station shop impacted upon that business significantly.
 - We need to provide good opportunities for people to remain active including walking or cycling or other.
 - How do we create and maintain healthy communities that encourage people to go outside and do things, meet people and interact. A recent Current Affairs program discussed this issue and explained some of the good and bad examples of urban lifestyles.
 - We should seek to make natural assets like Herdsman Lake a more public and accessible asset for walking, cycling, jogging, etc.
 - Department of Sport and Recreation has recently announced initiatives to promote healthy and active lifestyles as a potential resource for this community and project. How do we make the most of opportunities such as this?
 - The project is seen as a work in progress with things emerging and changing over time as an ongoing plan and implementation process e.g. District Water Management Strategy will change as technologies emerge.
 - The main current community led initiatives are:
 - Liege Street upgrade
 - Precinct five open space improvements.
 - Opportunities exist to promote local boutique or other business in a market environment possibly near the City of Stirling offices in partnership with Rotary or other groups. We are seeking champions for this and other community led initiatives or as a business incubator as an extension of the Stirling Business Group. Leederville Markets are a good example of what could be done.
 - The City Centre Housing Strategy will be prepared over the next few months to guide the Structure Planning process.
 - Phil Elliott will contact Geoff to initiate discussion with regard to the cinema site as soon as Daniel returns.
- ACTION: Phil**
- We should also seek to leverage from the electoral cycle at the federal level to secure funding for this project.

4. NEXT STEPS

Future Meeting Dates:

- Precinct 5 BBQ June 20;
- Precinct 7 Workshop June 19, July 3, BBQ To be advised (tentative date August 1)
- Focus Group - Affordable Housing date to be advised;
- Liege Street project, POS Strategy, landscaping and propagation;
- Next meeting of the CLG is 9 June 2010;
 - Structure Plan Elements – Light Rail Study, Parking and Access, Housing
 - Business Case and Development Strategy
 - Scarborough Beach

The meeting closed at 8:00pm.

ATTACHMENT ONE - AGENDA

STIRLING CITY CENTRE Community Leadership Group #9 Herdsman Lake Wildlife Centre 6:00pm – 8:30 pm, Wednesday 12 May 2010

WORKSHOP PURPOSE

- Present a project update;
- Present and discuss the Structure Plan Elements;
- Identify, prioritise and plan community led projects; and
- Discuss CLG Terms of Reference

AGENDA

START AT	ITEM	BY
6:00pm	LIGHT MEAL ON ARRIVAL	
6:10pm	Welcome, workshop purpose and process	Linton Pike
6:15pm	Project Schedule and Update <ul style="list-style-type: none"> • Program Delivery • Structure Plan Elements – Economic Development Scoping Paper, District Water Management Strategy, Flora Study • Precinct 5 & 7 Update 	Peter Scales / Phil Elliott
8:00pm	Workshop Session <ul style="list-style-type: none"> • Deliverable 9 – Community Led Projects Update and Discussion 	All
8:00pm	Next steps <ul style="list-style-type: none"> • CLG Terms of Reference • Future Meeting Dates 	Steve Kovacs
8:30 pm	CLOSE	

ATTACHMENT TWO PARTICIPANT LIST

Philip Elliott
Sam Radis
Sally Burgess de Castillo
Marie Verschuer
Linton Pike
Nicole Davis
Paula Davis
Jade Lam Sin Cho
Gerry Downing
Jeff Malcolm
Jeff Fogarty
Stephen Kovacs