

**STIRLING CITY CENTRE  
ALLIANCE  
CLG MEETING - 8**

14 April 2010  
Herdsman Lake Environment Centre  
6.00 pm to 8.30pm



# INTRODUCTION



# Purpose of Meeting

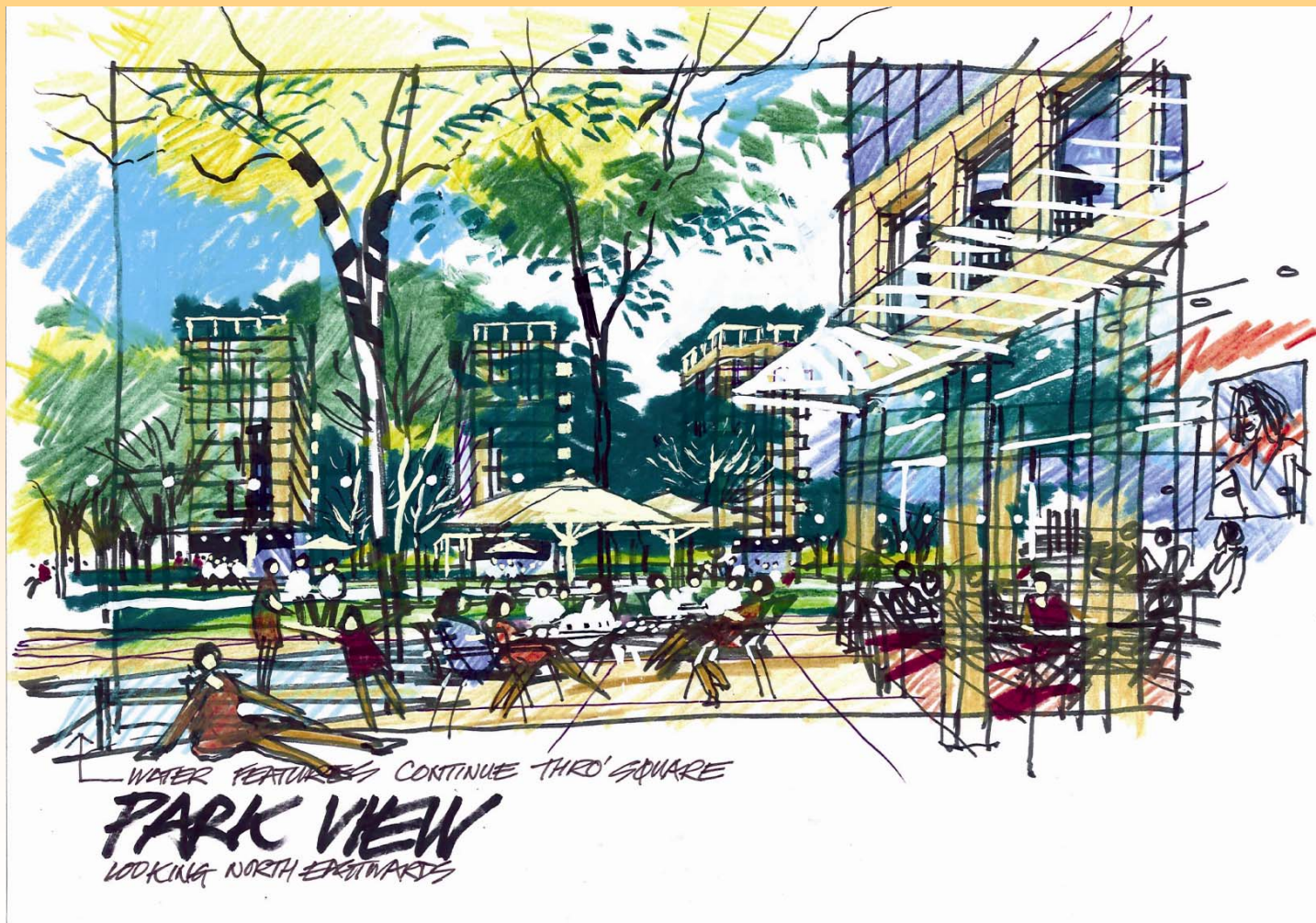
*The purpose of the meeting is to:*

- *Present a project update*
- *Present and discuss the Structure Plan elements*
- *Identify, prioritise and plan community led projects*

# Agenda

START AT	ITEM	BY
6:00 pm	LIGHT MEAL ON ARRIVAL	
6:10 pm	Welcome, workshop purpose and process	Linton Pike
6:15 pm	<b>Project Schedule and Update</b> <ul style="list-style-type: none"> <li>• Program Delivery</li> <li>• Structure Plan Elements</li> <li>• Business Case and Development Strategy</li> <li>• Goal Alignment Workshop Outcomes</li> <li>• Precinct 5 &amp; 7 Update</li> </ul>	Peter Scales / Daniel Heymans
7:15 pm	<b>Workshop Session</b> <b>Deliverable 9 – Community Led Projects</b> <b>Local Area Improvements Focus Group</b> <ul style="list-style-type: none"> <li>• Project: Liege Street Pilot Study</li> <li>• What does this mean?</li> <li>• Where else could this apply in the City centre?</li> <li>• Develop Draft Project Action Plan</li> </ul>	All
8:00 pm	<b>Next steps</b> <ul style="list-style-type: none"> <li>• Meeting Dates</li> <li>• Other Business</li> </ul>	Daniel Heymans
8:30 pm	CLOSE	

# PROJECT UPDATE

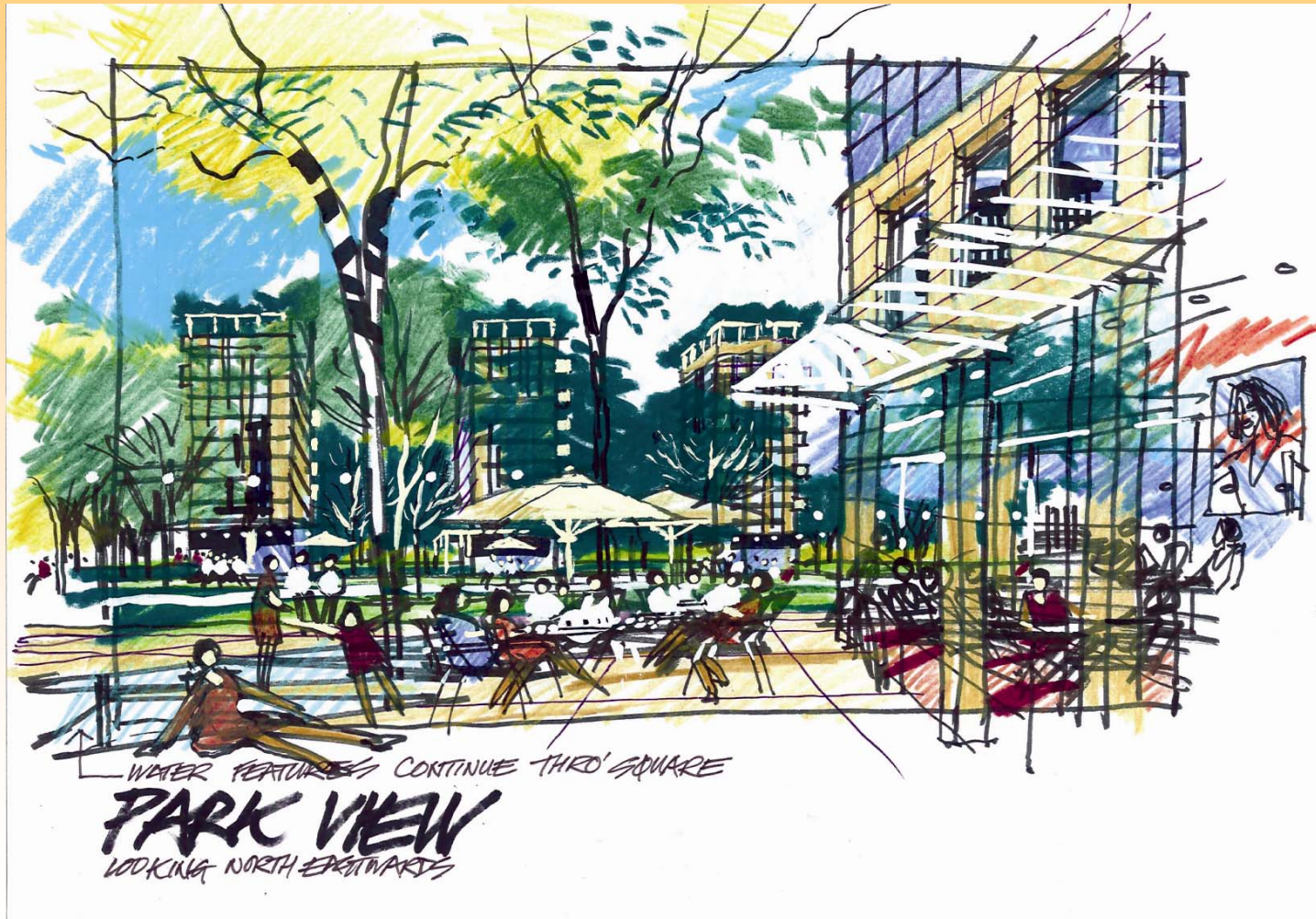


# Program & Project Update

## What's happening at PMO

- **Program Delivery** - handout
- **Business Case** and Development Strategy
- **Goal Alignment Workshop Outcomes**
- **Precinct 5 & 7 Update**

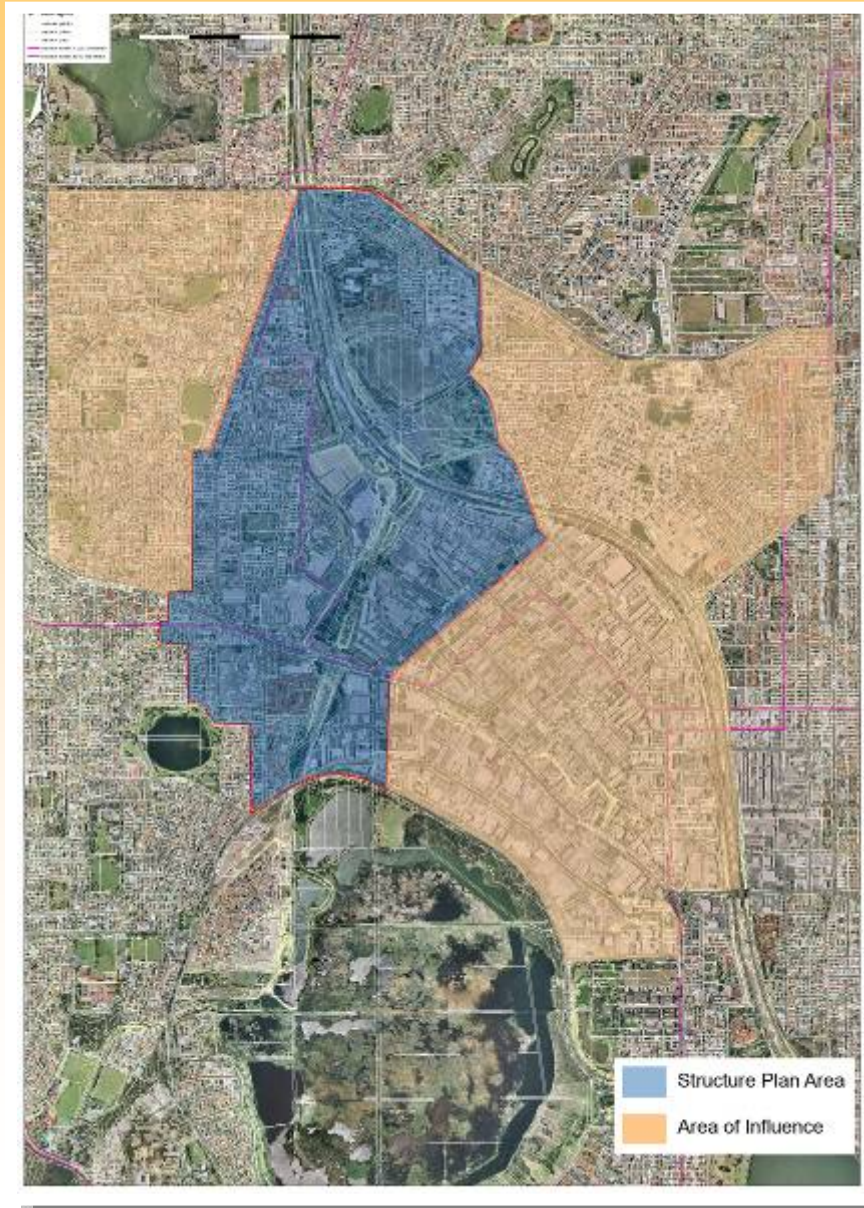
# PROGRAM DELIVERY



# Program delivery

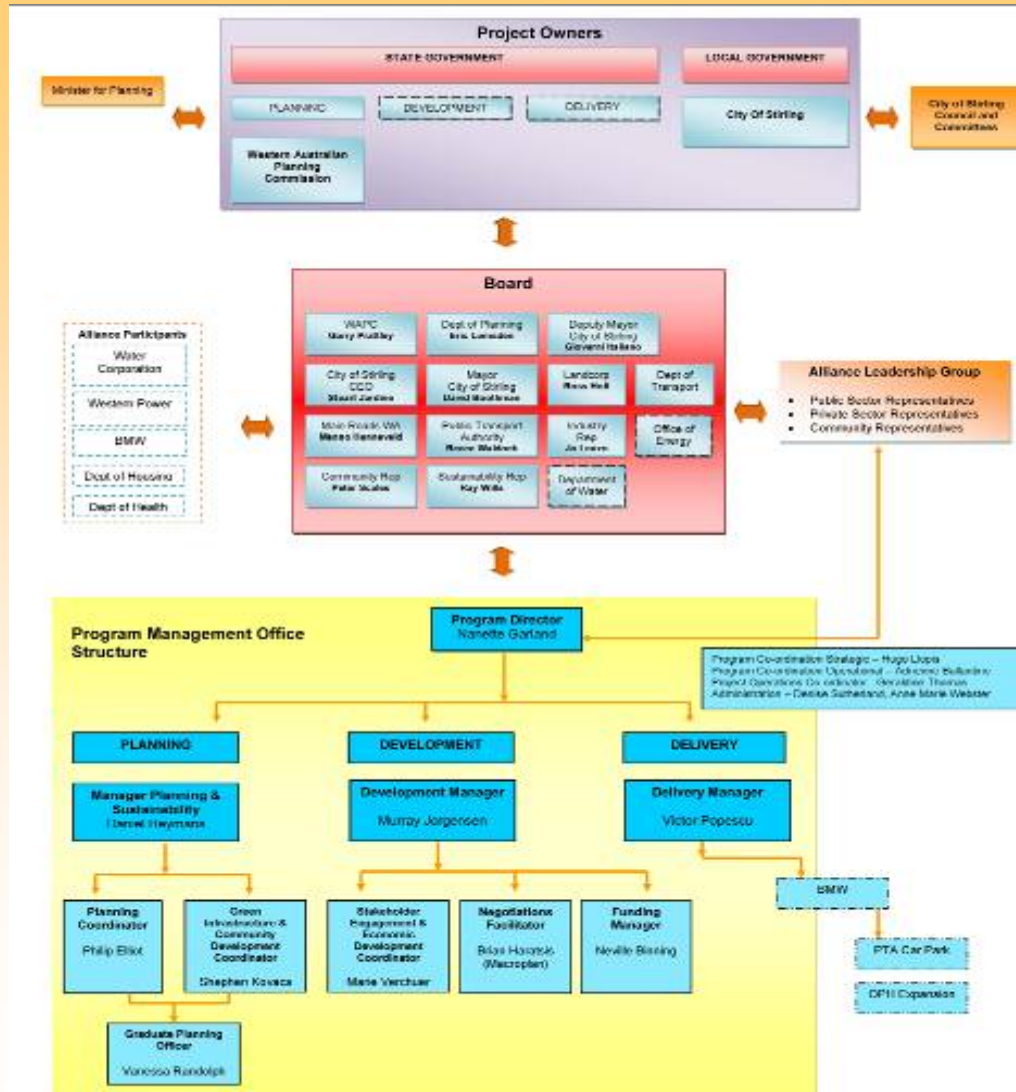
- Funding – 2010/11 and 2011/12

# Scope



- Accountability within the PPCP boundary (shaded blue)
- Involvement and influence around its boundary (shaded orange) - particularly on key land and transport issues

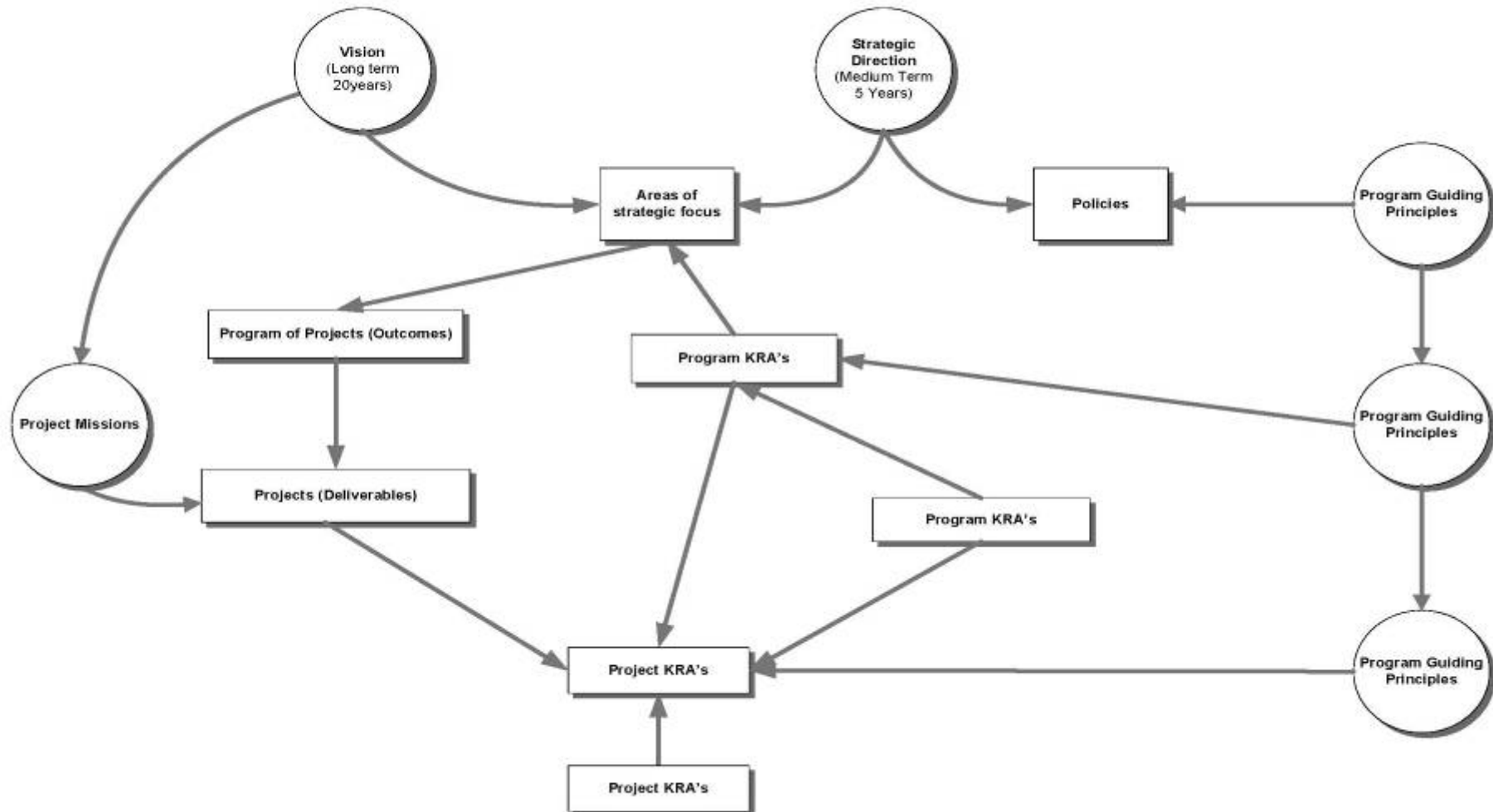
# Structure



- Additional owners
- Additional Board members
- New PMT staff

# Areas of Strategic Focus & KRAs

## Stirling Alliance Performance Management Framework

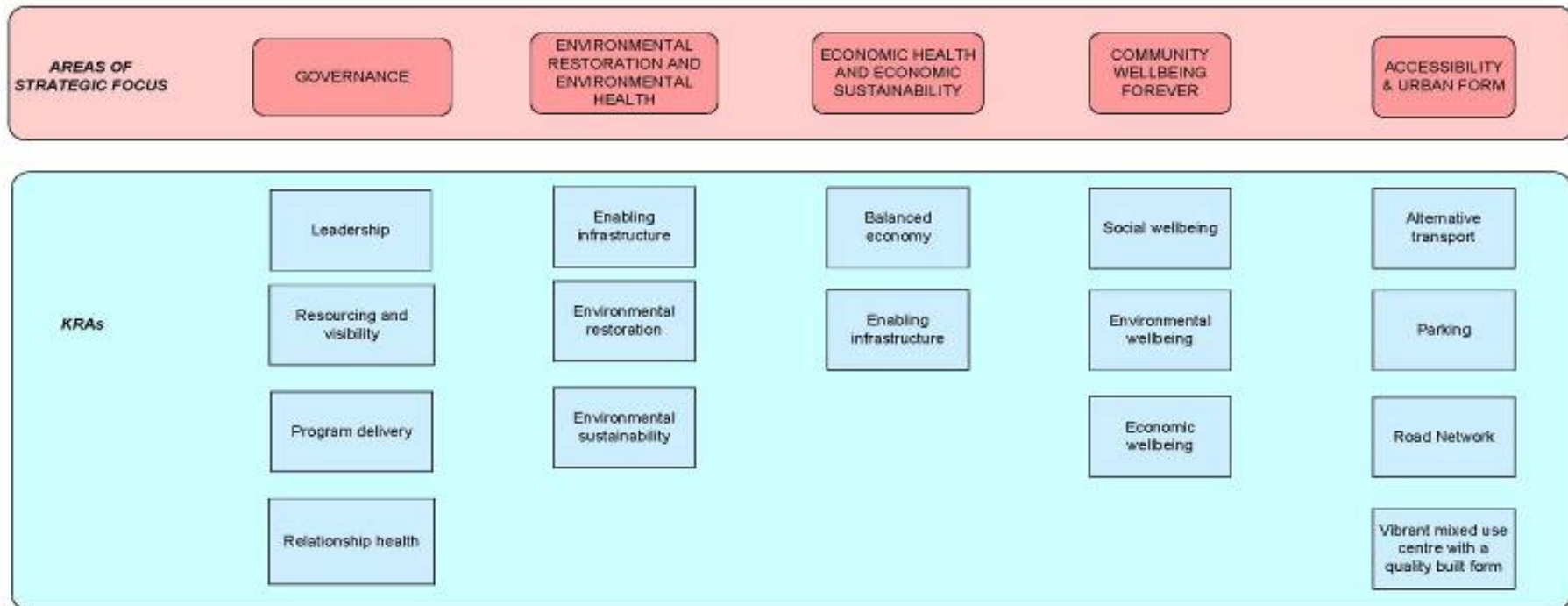


# Areas of Strategic Focus & KRAs

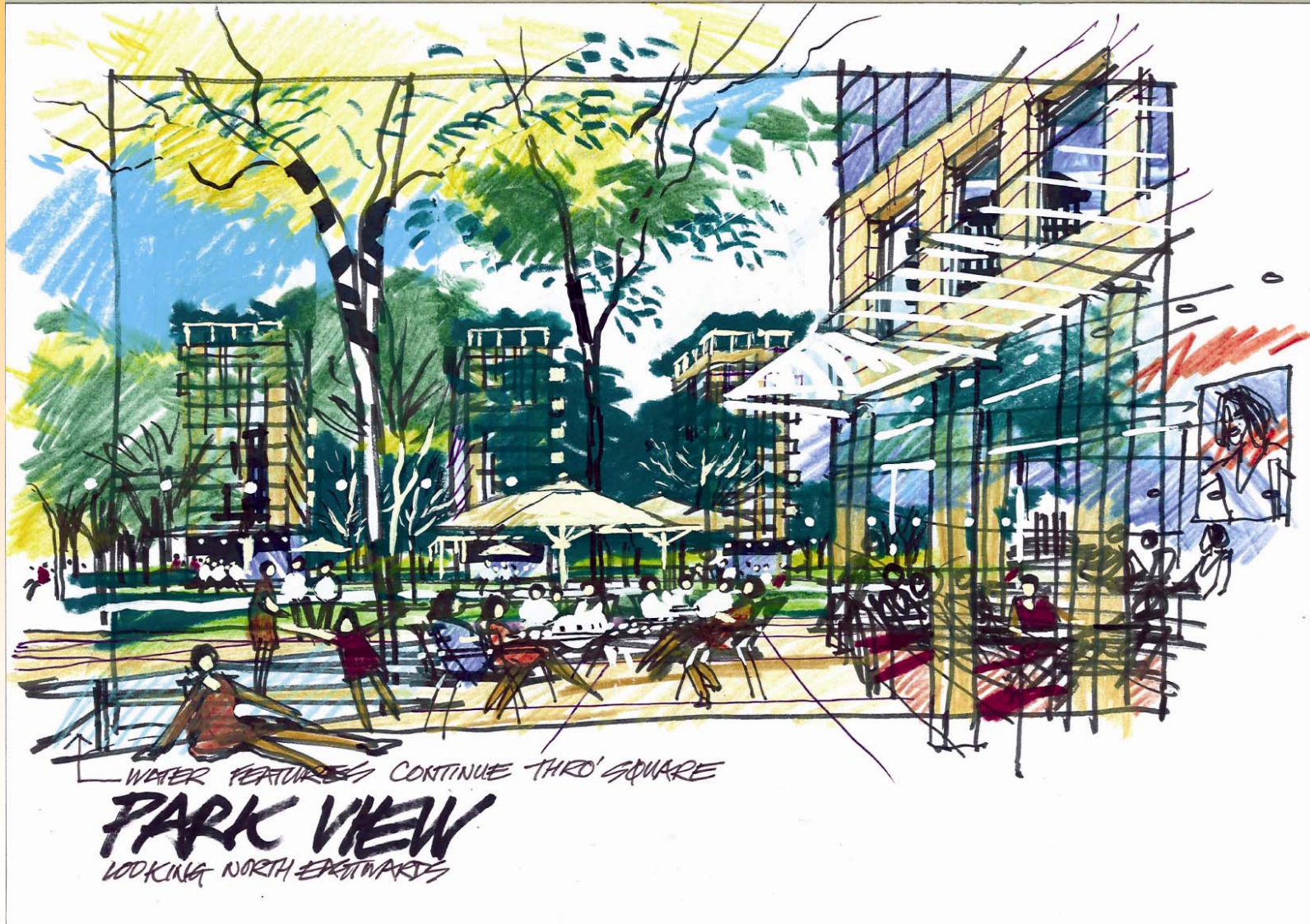
## Stirling City Centre Performance Framework Overview

### VISION

Create City of Stirling as sustainable 21<sup>st</sup> century city – a place for everyone. It will be a hub of diverse and prosperous community offering wellbeing for all.



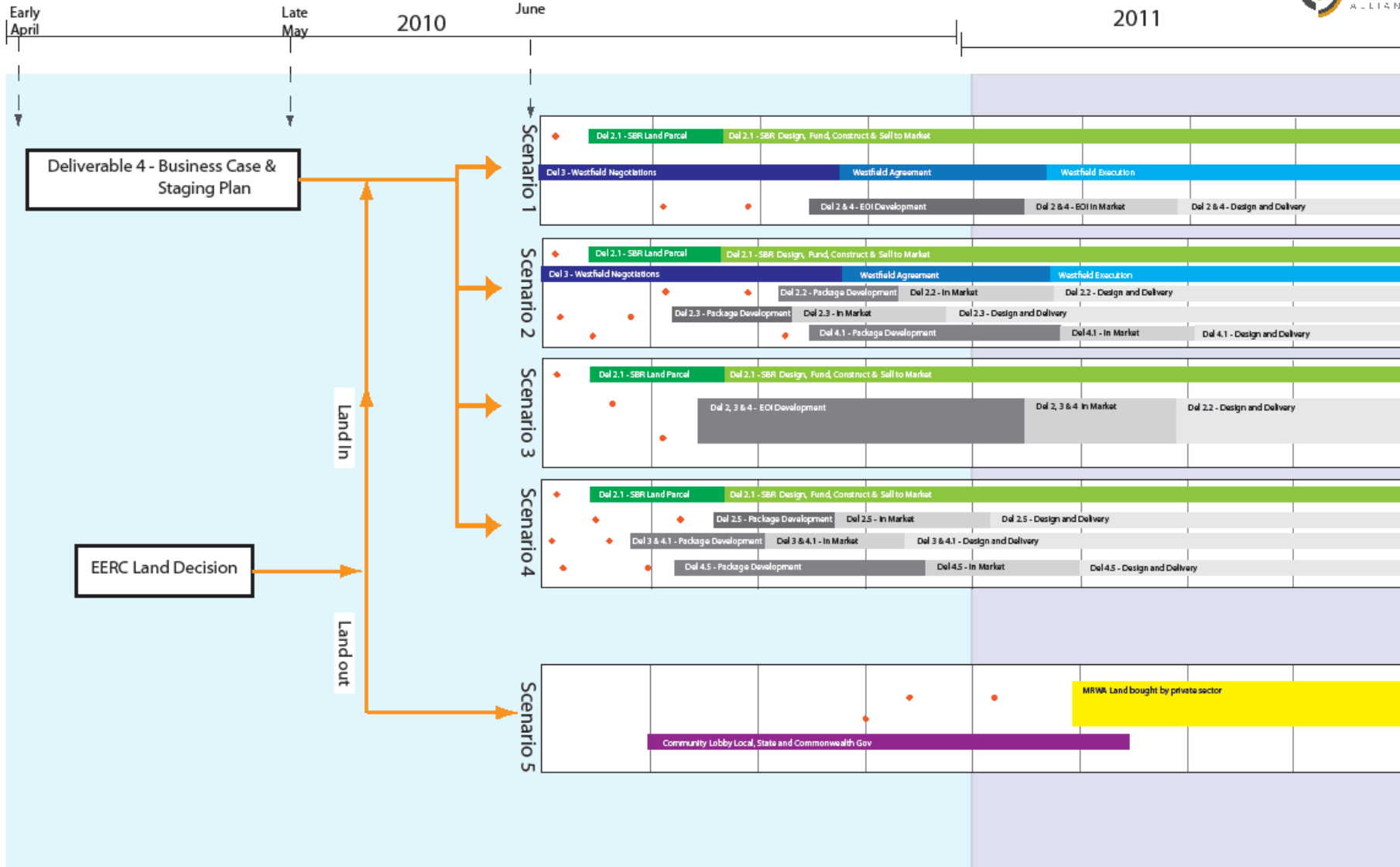
## Deliverable 4 – Business Case Development / Delivery Strategy



# Deliverables

- **Development / Delivery Strategy for Stage 1**
  - 5 year construction/foundation building phase
  - Recommend the preferred delivery scenario
- **Business Case for stage 1**
  - Recommend how Stage 1 could be funded across three levels of government and private sector

# PPCP Development & Delivery Scenarios 2010-2011



# Methodology

- Two book ends
  - Deliverable 2.2 - Government Hub by the station – Dept of Commerce already committed by 2014
  - Deliverable 2.1 - Demonstration project at SBR (DoH type RFT)
- Alternative plans and costs between the book ends
  - PPCP's Structure Plan
  - Westfield plan
- Identification of cash flow elements
  - timing and magnitude
  - work required to contain or improve estimates
- Identification of value capture mechanisms
- Consideration of Stage 2, particularly Deliverable 5 – “Air Rights” over PTA Car Park

# Information Requirements

- Urban Form - KRAs
- Costs & benefits on key elements that will form part of phase 1
  - Stephenson and bridge
  - Ellen Stirling realignment – key negotiation item with Westfield
  - Environmental – urban stream
  - Expansion of Bus Station – currently at capacity
  - Public Transport –
    - dedicated bus lane from Stirling Station to SBR
    - Other options, e.g. light rail from Stirling Station to Glendalough Station
  - Improved water and power services
    - Green-infrastructure measures
- Any constraints /opportunities on land packaging
  - 12 month on-going surface and ground water monitoring and modelling
  - Directions 2031, Public Transport Plan

# Key Milestones

- Today's Board meeting
  - sought 100% endorsement on deliverables, methodology, expectations
- 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

# Deliverable 3 – Westfield



# Exclusivity Deed

## **Purpose**

Work together to prepare concepts for redevelopment of Innaloo shopping centre – may include development over adjoining government land

## **Exclusivity**

Prevents WAPC from offering to sell, subdivide or lease the adjoining property during the period of the Deed. This allows Westfield to carry out due diligence and enter into discussions with State and local government on development over ALL Stage 1 govt land.

## **Exclusivity period**

Until 31 August 2010 or date of execution of Delivery Agreement

## **Conditions precedent**

Cabinet to approve the transfer of State land to WAPC  
Improvement Plan to be gazetted

## **Benefit to the PPCP**

Provides access to Westfield information on a confidential basis as one of the key inputs to the BC and Development/Delivery Strategy for Deliverable 4.



# Structure Plan Elements



# Stirling City Centre Alliance

Green Infrastructure Study

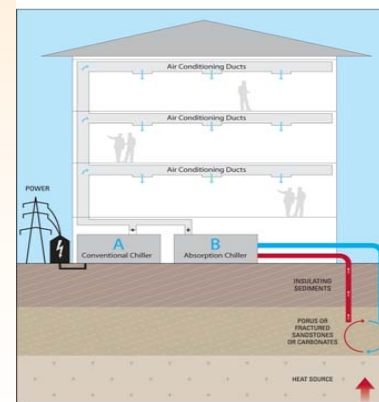
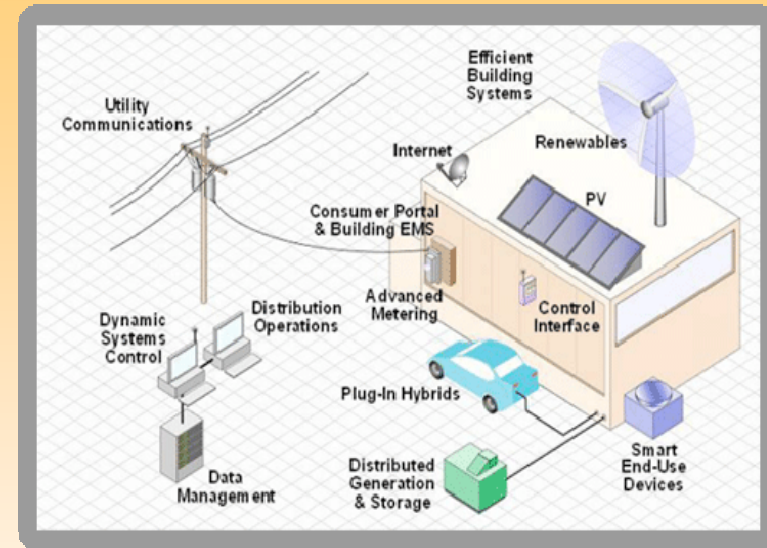
Stephen Kovacs



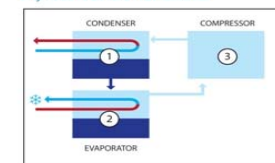
# What is Green Infrastructure?

- Green or Distributed Infrastructure systems are decentralised systems providing key utility services (electricity, potable and waste water, gas/bio-gas, solid waste, ICT, etc)
- They are designed to reduce our ecological footprints (impacts on the natural environment). E.g. reduce carbon emissions, protect natural environments, conserve precious resources such as fresh water.

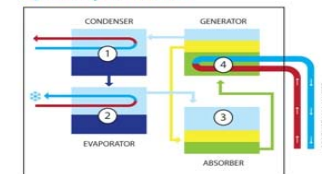
# Renewable technologies & smart grids



A) Conventional Chiller



B) Absorption Chiller



■ Vapourised Refrigerant  
■ Liquid Refrigerant  
■ Liquid Absorbent  
■ Combined Liquid Absorbent & Refrigerant  
❄️ Cold refrigerated water

# Australian Green Infrastructure Council (AGIC) Green Infrastructure Rating Tool

1. Project Management & Governance	<ul style="list-style-type: none"> <li>1.1 Purchase &amp; Procurement</li> <li>1.2 Reporting &amp; Responsibilities</li> <li>1.3 Climate Change Vulnerability</li> <li>1.4 Making Decisions</li> <li>1.5 Knowledge Sharing &amp; Capacity Building</li> </ul>
2. Economic Performance	<ul style="list-style-type: none"> <li>2.1 Value for Money</li> <li>2.2 Due Diligence</li> <li>2.3 Economic Life</li> </ul>
3. Using Resources	<ul style="list-style-type: none"> <li>3.1 Energy Use</li> <li>3.2 Water</li> <li>3.3 Material Selection &amp; Use</li> </ul>
4. Emissions, Pollution & Waste	<ul style="list-style-type: none"> <li>4.1 Greenhouse Gas Management</li> <li>4.2 Discharges to Air, Water &amp; Land</li> <li>4.3 Land Management</li> <li>4.4 Waste Management</li> </ul>
5. Bio-diversity	<ul style="list-style-type: none"> <li>5.1 Functioning Ecosystems</li> <li>5.2 Enhanced Biodiversity</li> </ul>
6. People & Place	<ul style="list-style-type: none"> <li>6.1 Health, Wellbeing, Safety</li> <li>6.2 Natural &amp; Cultural Heritage Values</li> <li>6.3 Participatory Processes</li> <li>6.4 Positive Legacy for Current &amp; Future Generations</li> <li>6.5 Enhanced Urban &amp; Landscape Design &amp; Aesthetics</li> <li>6.6 Knowledge Sharing, Shared Intellectual Property</li> </ul>
7. Workforce	<ul style="list-style-type: none"> <li>7.1 Safety, Health &amp; Wellbeing of Workforce</li> <li>7.2 Capacity Building</li> <li>7.3 Increased Knowledge of Applied Sustainability</li> <li>7.4 Equity</li> </ul>



# Background

- Environmental Workshop – May 2009
- Water and Energy Workshops
- Energy & Water Barriers Papers
- GI Study awarded to PB-CUSP
- Technology Options Workshop 13<sup>th</sup> April 2010

# What the Study Proposes

- 1 Technology Review & Evaluation Criteria
- 2 Conceptual Design  
Scenarios/Governance models
- 3 Identification of next steps

# Green infrastructure vision

- Low to zero footprint
- Reduce need for centralised services
- Optimum use of local services
- Reduce life-cycle costs
- Improve liveability



# SUSTAINABILITY ASSESSMENT FRAMEWORK

## Reduced Footprint

<b>Metabolism</b>	% Carbon in electricity <i>Zero to low</i>	% Scheme water supply <i>Zero to low</i>	% Main drainage of total storm water <i>Zero to low</i>	% Main sewerage of human waste <i>Zero to low</i>	% Solid waste to tip <i>Zero to low</i>
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## Reduced need for centralised services

<b>Systems operations – temporal</b>	Peak power from grid <i>Zero to low</i>	Draw on summer reserves (local & bioregional) <i>Zero to low</i>	Storm water in flood times <i>Zero to low</i>	Discharge at peak times <i>Zero to low</i>	Need for extra garbage trucks <i>Zero to low</i>
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## Optimum use of localised services

<b>Systems design – local</b>	Optimum use of local sun, wind and geothermal energy sources <i>% local to central</i>	Optimum use of local rain and ground water (shallow and deep). <i>% local to central</i>	Optimum use of local biophilic elements and soil (sand and peat). <i>% local to central</i>	Optimum use of local people's waste <i>% local to central</i>	Optimum use of household and business waste <i>% local to central</i>
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## Reduced costs

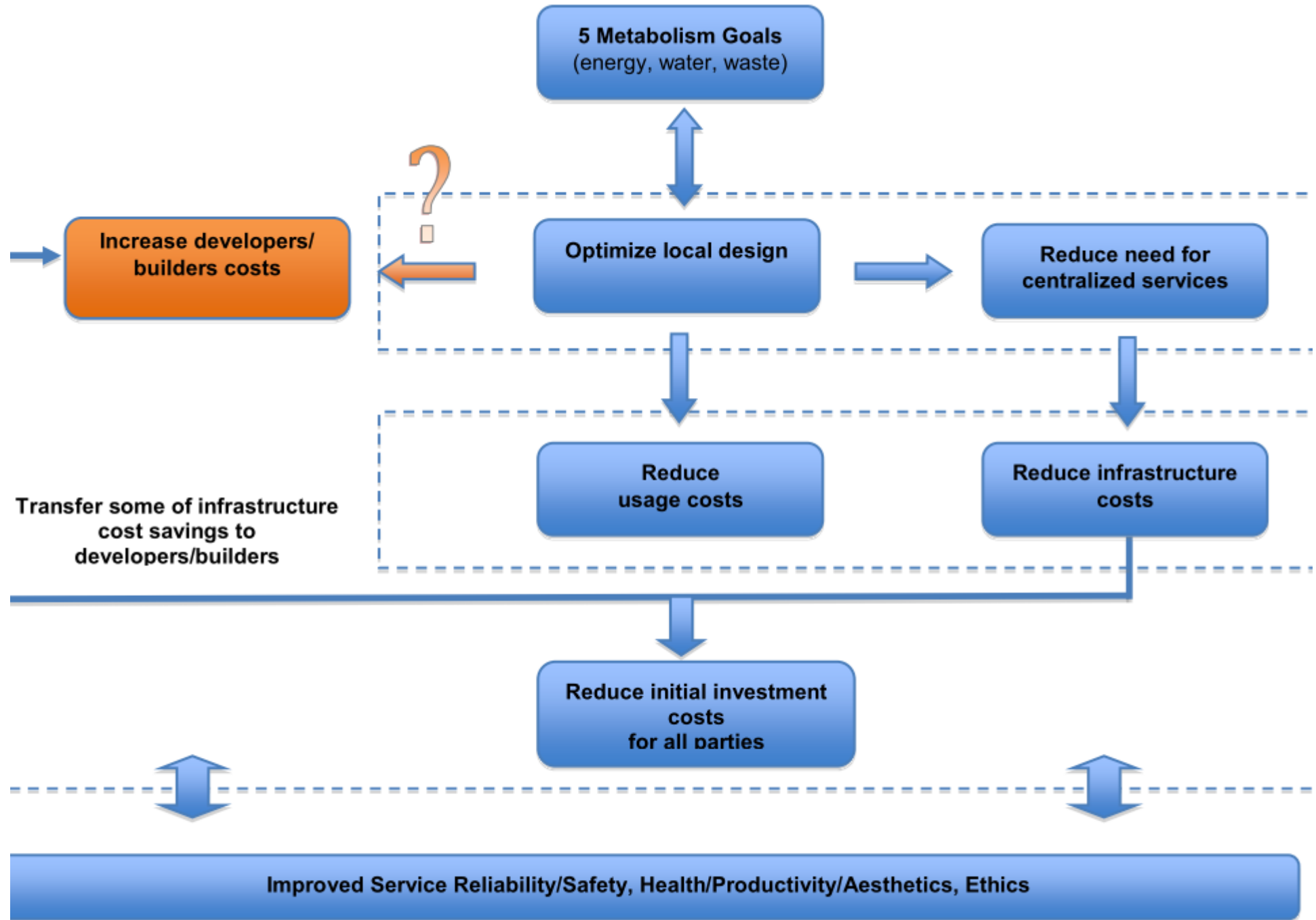
<b>Systems design – cost</b>	Least use of grid power charges <i>% cf to grid</i>	Least use of scheme water charges <i>% cf to grid</i>	Least use of main drainage charges <i>% cf to grid</i>	Least use of sewerage charges <i>% cf to grid</i>	Least use of solid waste tip site charges <i>% cf to present system</i>
	Least substation power charge. <i>% cf to grid</i>	Least use of headworks water charge <i>% cf to grid</i>	Least use of drainage charge <i>% cf to grid</i>	Least use of headworks sewerage charge <i>% cf to grid</i>	Least use of solid waste levy <i>% cf to present system</i>
	Most use of on-going power production revenue <i>\$ gained</i>	Most use of on-going water supply revenue <i>\$ gained</i>	Most use of on-going stormwater revenue <i>\$ gained</i>	Most use of on-going sewerage revenue <i>\$ gained</i>	Most use of on-going solid waste recycling revenue <i>\$ gained</i>

## Improved Liveability whilst Reducing Footprint

<b>Systems design and operations – human</b>	Reliable power <i>% cf to grid</i>	Clean and reliable water supply <i>Days meeting standard cf grid</i>	Creeks rather than drains. <i>% reduction</i>	Safe disposal of sewage <i>Days meeting standard cf grid</i>	Safe disposal of garbage <i>Days meeting standard cf present system</i>
	Contribution to reducing climate change <i>Ghg saved</i>	Contribution to reduced need for more dams, desal plants... <i>KI saved</i>	Healthy and cool landscaping <i>Degrees temp reduced/ % biophilic coverage of surfaces</i>	Contribution to reduced ocean outfalls of sewage <i>KI saved</i>	Contribution to recycling <i>Kg saved</i>

# Opportunities identified at workshop

- **Promote efficiency first: green buildings, social marketing**
- **Reduce electricity demand: district heating & cooling**
- **Flatten the peak: smart meters & appliances, smart grids, thermal cooling**
- **Find alternative sources: solar PV, water (rain & stormwater harvesting, grey water re-use), geo-thermal (offset electric demand and/or generate power) bio-gas from solid waste & waste water**
- **Energy Storage: lithium batteries in EV's and buildings (recycled from EV's) water pump stations**
  
- **Will feed into 3 design scenarios:**
  - **Conventional or BAU;**
  - **Stretched target;**
  - **World's best practice**
  
- **It was noted that visibility of infrastructure would celebrate sustainability as a place theme and that setting our sights higher would position us well for Commonwealth funding support**



# Where to from here?

- This work will feed into **3 design scenarios** supported by a **viable governance model**:
  - Conventional or BAU;
  - Stretched target;
  - World's best practice
- The designs will be spread across the building, precinct, and wider metropolitan/regional scales
- It was noted that *visibility* of infrastructure would celebrate sustainability as a place theme
- It is increasingly appreciated that setting our sights higher would position us well for Commonwealth funding support
- Study will be completed in June 2010 and will identify the next steps

# Structure Plan Elements



# Preliminary Investigation of Aboriginal Heritage

Philip Elliott

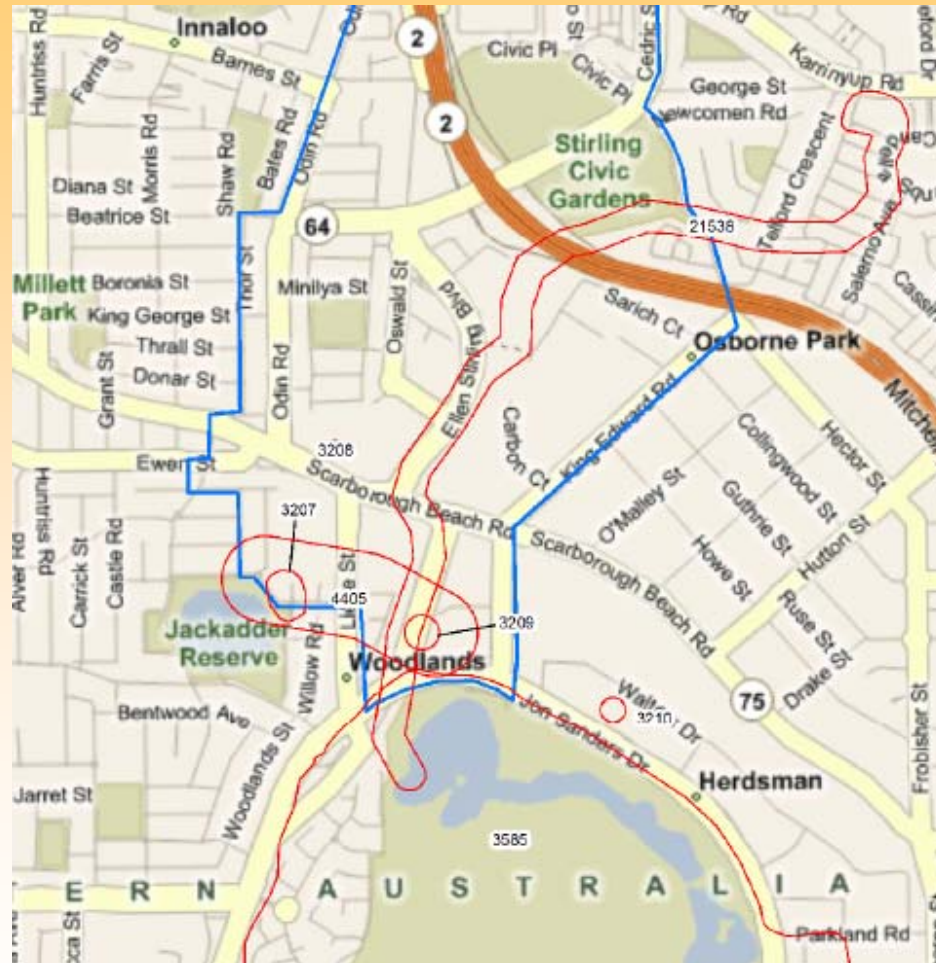
# Background

- Preliminary study to provide information for structure plan
- First step in the process

# Aboriginal association with Stirling area

- Nyungar people have close historical associations with the groundwater features of the Gnangara Mound including its lakes, rivers, swamps and springs.
- Groundwater features were the focus of camping, hunting, tool making, collecting plant resources, holding gatherings and ceremonies, and all other forms of human activity
- Contemporary Nyungars have close cultural attachment to groundwater features as almost everything their ancestors did took place at these locations.

# Identified sites in the project area



# Historical Images



Image Two: Photo by Daisy Bates of an Aboriginal camp at Herdsman's Lake

# Significance of Water

Of primary importance are the groundwater -related spiritual values of the Nyungar people which centre on the Waugal, but also involve other creatures from the Dreaming.

The Waugal, like similar rainbow serpents across Australia, is believed to have created most of the major rivers, smaller creeks, springs and lakes which drain the Swan Coastal Plain...Many Nyungars believe that the spirit of the Waugal still inhabits deep water and that its life force is present in flowing water.

The health and well being of the Waugal is directly connected to the vitality of the groundwater features, and both are intertwined with the health of Nyungar cultural identity (McDonald 2005: 1-2).

# Implications

- There is medium/high potential for the project area to contain further sites of aboriginal significance

# Way forward?

- Begin consultation with SWALSC (South West Aboriginal Land and Sea Council) and other Nyungar representatives as soon as practicable
- Conduct an Archaeological and ethnographic field survey of the City Of Stirling Structure Plan Area to re-record and verify the location of previously recorded Aboriginal sites, and to identify any previously unrecorded Aboriginal sites (Aboriginal Heritage Survey)
- Reporting of the results of the cultural heritage survey to the City of Stirling and the survey participants.
- Lodgement of any documentation that may be required under the *Aboriginal Heritage Act 1972* (if an Aboriginal site is identified in any field survey).
- Implementation of any on-ground heritage management practices during earthworks if warranted and recommended in the heritage survey process.

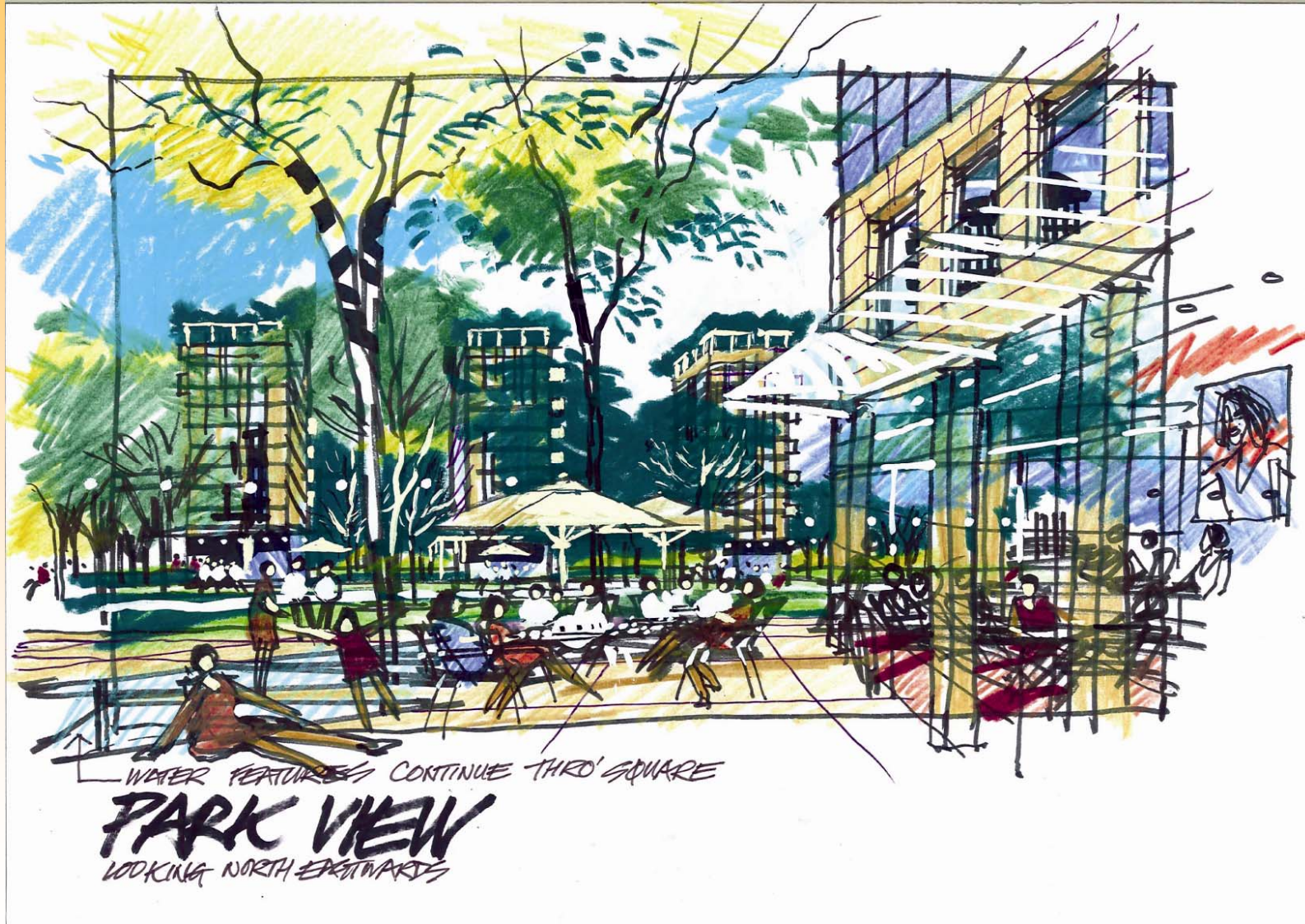
# Additional Initiatives

1. Investigate the possibility of renaming the Osbourne Park Branch drain to reflect the important aboriginal heritage of the local area
2. Interpretive trail along the revitalised waterway
3. Others yet to be determined

# Structure Plan Elements



# WORKSHOP SESSION – DELIVERABLE 9



# Deliverable 9

## 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 development
  - help to develop the city's cultural and economic identity.
- **Examples**
  - Markets
  - Park and Streetscape improvements
  - Tree propagation

# Deliverable 9 - Community Led Projects

## Workshop Session - Community Led Projects

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

# NEXT STEPS



# Next Steps

- Community Group membership on ALG – Jeff and Sally
- Focus Groups and Projects Work?
- Next meeting of the CLG 6 May 2010