

IMPROVEMENT PLAN NO. 36

STIRLING CITY CENTRE



WESTERN AUSTRALIAN PLANNING COMMISSION

August 2011

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Introduction

1. Under section 119 of the *Planning and Development Act 2005*, the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land within the Perth metropolitan region.
2. The Improvement Plan provisions of the *Planning and Development Act 2005*, provides for the WAPC, with the approval of the Governor, to:
 - Plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by it under the Act or enter into agreement with any owner of land not held by it within the Improvement Plan area;
 - Provide for the land to be used for such purposes as may be appropriate or necessary;
 - Make necessary changes to land acquired or held by it under the Act;
 - Manage the tenure or ownership of the land or any improvements to that land held by it under the Act or enter into agreement with other owners of land within the Improvement Plan area for the same purposes;
 - Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan 36 is enacted under section 119 of the *Planning and Development Act 2005* to advance planning for the Stirling City Centre (SCC), conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian State Government.

Background

4. Development of the SCC has progressed on an ad hoc basis since the 1940s. At that time the SCC was dominated by market gardens with limited residential development. In the 1980s the Mitchell Freeway was extended through the area, severely limiting access between the north and south parts of Stirling and impacting on the flow of ground and surface water. The Innaloo shopping centre (opened in 1967) was one of the first suburban shopping centres in Perth. The centre has expanded considerably, and additional retail development has taken place around this major shopping centre, including a significant amount of large-format retail and

showroom development along Scarborough Beach Road, which has had a significant impact on traffic movement and congestion in the area.

5. The Stirling City Centre has been the subject of ongoing development pressure over recent years. In addition there has been an ongoing expectation from the local community that some of the pressing local issues, in particular road congestion, will be resolved. However there are a number of key constraints that have limited the development potential of the area, including:
 - Planning for the area has been sub-optimal, with ad hoc development and limited integration and coordination among services and stakeholders;
 - The area suffers from significant traffic congestion that affects the broader region;
 - There are significant environmental contamination issues, including potential water contamination from the Hertha Road landfill site and the presence of Acid sulphate soils;
 - A lack of essential infrastructure (including power, potable water supply and sewerage);
 - Fragmented land ownership;
 - Segregated land uses; and
 - Poor visual and pedestrian amenity.
6. In 1994 the *Stirling Regional Centre Structure Plan* was prepared in an effort to resolve the constraints restricting development within the SCC and to identify:

Appropriate development incentives to guide the development of the Stirling Regional Centre into an integrated, attractive and accessible centre with a high development potential and a diversity of uses.

However the structure plan failed to adequately address many of the constraints facing the SCC and development continued to progress in an uncoordinated way. As a result the outcome on the ground leaves much to be desired and it is widely recognised that Stirling does not have a 'centre' or 'heart'. Rather the SCC is an amalgam of uses developed incrementally over time with little regard to the public realm and the civic qualities.

7. In September 2008 the Stirling City Centre Alliance agreement was formally signed by the WAPC, the Department of Planning, Main Roads WA, the City of Stirling, Public Transport Authority, LandCorp, and representation from the sustainability, business and community sectors. The intent of the agreement was to establish an effective and innovative working arrangement for the purpose of achieving a comprehensive review of the Stirling City Centre Structure Plan and to explore implementation options.
8. In 2009 the Stirling Alliance finalised the *Stirling City Centre Structure Plan Framework* as a first step in achieving an agreed vision for the future of the SCC. In 2009 a Festival of Ideas was held to build on the framework and to promote collaboration between state and local government, the local community and the

private sector. The Festival of Ideas explored the community's broad aspirations for the SCC and led in part to the development of the Stirling City Centre vision:

The 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.

9. Building on this work the Stirling Alliance has prepared the DRAFT *Stirling City Centre Structure Plan* which has been scheduled to be considered for adoption in early 2012. The structure plan will guide future planning and decision making for the Stirling City Centre and aims to deliver the following outcomes:

- A move away from traditional restriction based planning to opportunity/vision based planning;
- Minimising the demand for private motorised travel for people who live, work and visit;
- Delivery of an integrated transport and land use solution;
- Designing for interdependence and provision of locally produced power, water, food, community gardens, etc;
- Seeking enhanced net social, environmental and economic outcomes;
- Enhancing the natural environment, resource efficiency and adopting ecological restoration methods; and
- Creation of an activity centre that is more than just a retail centre by planning for a diverse employment, residential, civic, social and cultural centre.

10. In order to progress planning of the SCC *Metropolitan Region Scheme (MRS) Amendment 1173/57* has been initiated [Endorsement of the amendment is being sought from the WAPC at its meeting on the 23 August 2011]. The amendment proposes to:

- a. *replace the primary regional roads reservation within the Stirling city centre from just north of Jon Sanders Drive to the Mitchell Freeway with city centre zone;*
- b. *replace the primary regional roads and other regional roads from Cedric Street to city centre zone in the north and to city centre zone in the south to Ellen Stirling Boulevard with the remainder as urban; and*
- c. *rationalise the other regional roads reservation on Scarborough Beach Road to 42 metres from Odin Road to King Edward Road;*

11. In May 2010 Cabinet approved:

The transfer of all State lands within MRS Amendment 1173/57 to the Western Australian Planning Commission and the proceeds from the sale of land to be appropriated for the purposes of implementing infrastructure projects.

12. In October 2009 Cabinet resolved to:

Support engagement with Westfield to facilitate redevelopment of the Innaloo shopping centre and possible land exchange for the realignment of Ellen Stirling Boulevard

13. The WAPC intends to initiate this Improvement Plan to progress further detailed planning, including facilitating the transfer and potential exchange of land as described above.

Purpose

14. The purpose of Improvement Plan 36 is to:

- i. Enable the WAPC to undertake all necessary steps to advance the planning development and use of land within the Stirling City Centre, as provided for under Part 8 of the *Planning and Development Act 2005*; and
- ii. Facilitate the transfer of State lands to the Western Australian Planning Commission.
- iii. Facilitate land exchanges as required to achieve project objectives (e.g. realignment of Ellen Stirling Boulevard)

15. The Stirling City Centre project will be informed by the following objectives:

- a) To facilitate the development of the Stirling City Centre in a coordinated manner, recognising its significance as a Strategic Metropolitan Centre;
- b) To provide a strategy for the integrated development of public and private land to facilitate the creation of a safe, vibrant mixed use centre based on 'main street' design principles;
- c) To facilitate the provision of an effective, efficient, integrated and safe transport network which is accessible to pedestrians, cyclists and public transport users and motorists;
- d) To facilitate ensure there is a funding mechanism in place for the up front provision of light rail and other alternative transport infrastructure to ensure yields can be delivered;
- e) To facilitate the development of a diverse range of housing types (including affordable housing) in unique precincts that have high levels of amenity;
- f) To facilitate the development of a convenient network of public open space (including an urban stream) offering a wide range of high quality facilities tailored to the requirements of the local community;
- g) To facilitate the development of a range of commercial uses that will contribute towards economic development, local employment and the viability of the area as a commercial centre servicing residents, visitors and the local workforce;

- h) To facilitate the development of a range of community facilities that will service residents, visitors and the local workforce and contribute towards community wellbeing; and
- i) To facilitate the conservation and appropriate use of natural resources including (but not limited to) energy, water and land to enhance the sustainable management of finite resources.

Improvement Plan Area

- 16. Improvement Plan No 36 incorporates the subject area depicted on the attached Department of Planning Plan No. 36

Affected Local Governments

- 17. The City of Stirling will be affected by Improvement Plan No. 36.

Certificate

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the Planning and Development Act 2005. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed
In the presence of:

CHAIRPERSON

SECRETARY

DATE



THIS RECOMMENDATION IS ACCEPTED:

MINISTER FOR PLANNING

DATE

THIS RECOMMENDATION IS ACCEPTED:

GOVERNOR

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
IMPROVEMENT PLAN NO 36
CERTIFICATE AND RECOMMENDATION

Pursuant to part 8 of the planning and development act 2005 it is hereby

1. Certified that for the purpose of advancing the planning, development and use of all that land within the Stirling city centre area ('the land') should be:

- replanned, redesigned, developed, resubdivided, cleared, developed, reconstructed or rehabilitated; or
- provision should be made for the land to be used for such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces for those purposes, as may be appropriate or necessary

and

2. Recommended to the Minister for Planning and his Excellency the governor that the land should be so dealt with and used and made the subject of improvement plan no. 36 as depicted on Department of Planning plan numbered 1.7155 annexed hereto.

This certificate and recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on the 28 June 2011.

The common seal of the western Australian planning commission was hereunto affixed in the presence of:

CHAIRPERSON



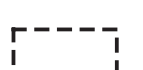
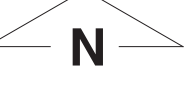
SECRETARY

DATE





Improvement Plan No. 36 - Stirling City Centre

 GOVERNMENT OF WESTERN AUSTRALIA	 Western Australian Planning Commission	 Improvement Plan No. 36	<p>Legend</p> <p>Project Manager: P. Elliott</p> <p>Draftsperson: T. Lynch</p> <p>Examined:</p> <p>Revised:</p> <p>Date: WAPC/1553 28 June 2011</p>	 N Scale 1:5000	<p>Plan number</p> <p>1.7155</p>	<p>File reference: 819/2/2015 - RLS/0200</p> <p>Plan reference: Perth 09.29 - 09.33, 10.29 - 10.33</p> <p>Metropolitan Region Scheme 1:25000 sheets 15</p>
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