

STIRLING CITY CENTRE

*A sustainable 21st Century city
A place for everyone*

VISION

Stirling Centre - the hub for a diverse and prosperous community, offering well-being for all.

The vision statement seeks to encapsulate the following key points;

- *Strong relationships through exchange and places for people*
- *Pleasant*
- *Liveable*
- *Appealing*
- *Walkable, safe and accessible community.*
- *Community ownership*
- *There is sufficient lifestyle amenity to attract and retain people to live in, work in and enjoy the city centre to realise its full potential*
- *Carbon neutrality*

Guiding Principles

The following Guiding Principles will be used to assess the resulting plans from the workshops. The statement in bold is the Guiding Principle and the points underneath offer measurable components that will be used to determine how well the plans meet the principle.

COMMUNITY

C1 COMPATIBLE, VIBRANT AND DIVERSE LAND USES AND COMMUNITY FACILITIES.

Proposed land uses are compatible and integrate well into existing land use and transport. Proposed land uses allow for the transition to vibrant land uses in the future.

Diverse range of community facilities to enhance community benefit;

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| <ul style="list-style-type: none">• Music in the Park• Speaker's corner• Markets• Recreation/swimming pool/gymnasium/Outdoor exercise and fitness area• Cultural Centre/Museum/Performing arts space.• Consolidate education facilities – primary, secondary, adult, tertiary, TAFE.• Provision for service delivery – Police, FESA, health, etc with appropriate access.• Outputs of earlier Community Needs Assessment eg Library and Community Centre. |
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Active land uses at street level where appropriate

Allowing flexibility (resilient) of use over time

Land uses are diverse and mixed with residential included in all precincts

C2 HIGH LEVEL OF ACCESSIBILITY WITHIN AND AROUND THE CITY WITH AN EMPHASIS ON ALTERNATIVE TRAVEL MODES

The regional movement network is legible, safe and efficient and reflects the earlier long term planning solution.

Traffic speeds and volumes are managed to suit the local community and environment

An accessible safe and walkable city centre

Local residential street connectivity does not encourage rat runs though local areas and separates the different needs of local and regional traffic.

Car free areas are established in appropriate locations.

Adopt a green travel accessibility and priority hierarchy:

1. Pedestrians
2. Cyclist
3. Public transport
4. Private vehicles

Improved alternative transport facilities that are safe, universally accessible and increase public transport usage

C3 AFFORDABLE LIVING AND SOCIAL DIVERSITY

Housing diversity and mix for a full range residents – 1 bed, 2 bed, family. (reduced car dependency may reduce housing costs e.g. no garage)

Provide social, community and cooperative affordable housing

Spaces for community/farmer's/municipal markets

C4 BUILT FORM (BUILDINGS AND OTHER STRUCTURES) IS HIGH QUALITY.

Building relates to the street and has human interface

Limit impacts of overlooking, overshadowing and noise

High quality aesthetically pleasing architectural style (precinct based)

Appropriate height, scale and setback of buildings to suite context

Not over-prescriptive allowing for organic development

Provides intensive built form and increase in density

Is viable and robust

High-rise developments to be set back behind low rise facades to maintain human scale streetscapes

ENVIRONMENT

ENV1 RESOURCES ARE USED EFFICIENTLY

Accordance with sound Water Sensitive Urban Design principles including water harvesting (to limit negative impacts on natural water resources)

Transport energy consumption is minimised

Make maximum use of land around the train station to ensure a high level of resident and employment populations in the area

Energy – renewable and self sufficient green energy

Food – self sufficiency and local capacity (market gardens with rate relief)

Providing affordable ongoing maintainability to an acceptable standard.

Waste re-use including;

- Water – grey and black
- Building materials
- Green
- Household

ENV2 ENVIRONMENTAL RESTORATION

Former unlined tip is safely remediated

Restoration of the Osborne Park Main Drain

Potential for air pollutants is minimised through appropriate land uses

Exposure to Acid Sulphate Soils is avoided or safely managed

The plan is sympathetic with the natural topography

Enhance the flora and fauna habitat values of the area to promote greater bio-diversity

Provides and re-establishes natural environments that are accessible for people

Avoiding the metropolitan norm of over fertilisation

ENV3 HIGH QUALITY AND SAFE STREETScape, PUBLIC SPACES AND PARKLANDS

Safe and accessible public spaces offer a range of potential uses:

- School and co-located sporting fields
- Green space for public performances including Anzac day
- Small pocket parks
- Community gardens
- Urban space for public performances – public square
- Fountains
- Urban stream

Preservation of the historical and cultural values of the area and contribution to the new sense of place

Provides an accessible, safe and appealing environment in accordance with “Crime

Protection Through Environmental Design” (CPTED) principles
High quality themed streetscapes
Greening of all streets, public spaces, walls and buildings with plants and trees
The amount of currently provided and maintained public open space is retained and where possible increased
A green corridor is provided between Herdsman Lake and the northern precinct

ENV4 ENVIRONMENTALLY SENSITIVE BUILT FORM (BUILDINGS AND STRUCTURES)
Design and location of buildings to reduce noise implications
Solar orientation
Green building designs guidelines, insulation, double glazing, green roof
Green building technologies

PROSPERITY

EC1 THE CITY CENTRE IS ECONOMICALLY SIGNIFICANT, DIVERSE, SELF-SUFFICIENT AND VIABLE.

Ensure range of suitable developable land packages

Increases the value of economic activity and results in a net economic benefit

Offers sustainable economic viability and significantly accelerates the renewal and development process over time

Offer a diversity of activities to reinforce self containment and capture synergies

The associated infrastructure provided is viable and justifiable

Allows for economies of scale in the provision of green infrastructure (solar power, water reuse) for residents and business

Consistent with the prevailing social economy

Population and employment targets are met

Provides for flexible economic synergy

Themed as a sustainable city

EC2 TIMELY DELIVERY OF THE RESULTANT PLAN

Implementation can be staged to occur in an orderly and timely way

Advanced notification of the timing and process proposed as part of well defined transitional arrangements for affected communities

EC3 MINIMISE NEGATIVE ECONOMIC IMPACT ON THE EXISTING COMMUNITY

The requirement for land acquisition is minimised without compromising the plan

Community severance and implementation impacts on privately owned land are minimised and manageable

Reduce the need for development contributions in areas where contributions have already been made

Preserving or enhancing economic value and amenity

Encourage and facilitate group schemes to enable economies of scale to be realised

IMPLEMENTATION PROCESS

The following points were seen as important components of the implementation process and not measurable outcomes of the current planning process.

The enabling technological and communications infrastructure is available for business needs

Funding is available in a timely way from multiple sources

The project successfully attracts significant private investment

Appropriate (fair, equitable and timely) compensation is available to disaffected landowners

Earlier contributors to Scheme 38 are not penalized by this project

Advanced notification of the timing and process proposed as part of well defined transitional arrangements for affected communities

Intelligent traffic management systems

Allows for innovative solutions and enterprise to flourish

Business portability and transferability (transfers of liquor licences and business operations – small bars, existing businesses)

Minimising impacts for existing adjoining land uses in transition – win-win or cap the pain