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## Stirling City Centre

I have visit the open day at Saturday 20<sup>th</sup> September 2008 at Stirling Civic Centre and would like to make the following commends to the Stirling City Centre Alliance Survey:

- a) Station Precinct
- b) Innaloo Shopping Centre



Figure 1 Original design sketch

### a) Station Precinct

Unfortunately the information on the website is not so wide-ranging as the displays of the 'Open Day' at the Stirling Civic Centre.

As far as I remember the original design for the city center as shown in the opposite sketch, hat a land bridge of extensive size over the freeway and distinctive urban square with buildings on the periphery including easy access to transport (Station & busses).

The website 'POSSIBLE STATION PRECINCT - AUGUST 2008' shows a densely build up area on both side of the freeway and there is no indication of the connection other than that little 'POSSIBLE LAND BRIDGE OVER FWY'.



Figure 2 reduced size land bridge

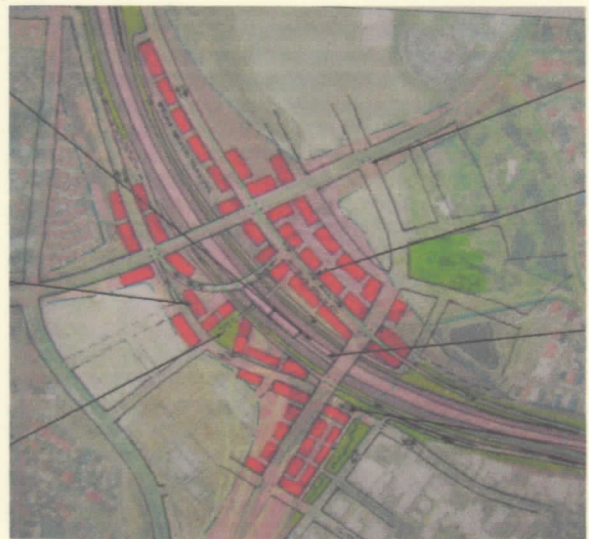


Figure 3 POSSIBLE STATION PRECINCT



The design in Figure 3 will suit the developer (\$,\$) but is not of great benefit to the community. (I also believe urban planning should avoid building residential housing along freeways without appropriate buffer zones (barrier for reduced sound transmission & CO<sub>2</sub>-pollution)

Ian Robson (name uncertain) discussed the original design with a group of people who showed great interest in the land-bridge that extended from Cedric Street to Stephenson Avenue. However, in Figure 3 is no indication of a land bridge which would unite both sides of the station precinct..

I have heard a lot of complains at the open day about the difficulty for pedestrians and cyclists to cross roads. In my opinion too much emphasis is placed on cars, roads and not enough on recreational facilities for people living in the Stirling City Centre area. I'm not sure whether there are adequate parks and open spaces in the proposed planning area.

The size of the urban square (Figure 3) is much too small. The square should be a focal point of the development with maybe a sculpture or water-feature in the center and surrounded by cafés & restaurants and small retail shops

(see [http://en.wikipedia.org/wiki/List\\_of\\_city\\_squares\\_by\\_size](http://en.wikipedia.org/wiki/List_of_city_squares_by_size))

### **b) Innaloo Shopping Centre**



**Figure 4**

Figure 4 shows the extend of the Innaloo Shopping Centre and the Greater Union Innaloo Megaplex Cinemas. Most elderly people were concerned about crossing Leach Street and Scarborough Beach Road. The area shown in Figure 4 is ill designed and oddly configured.



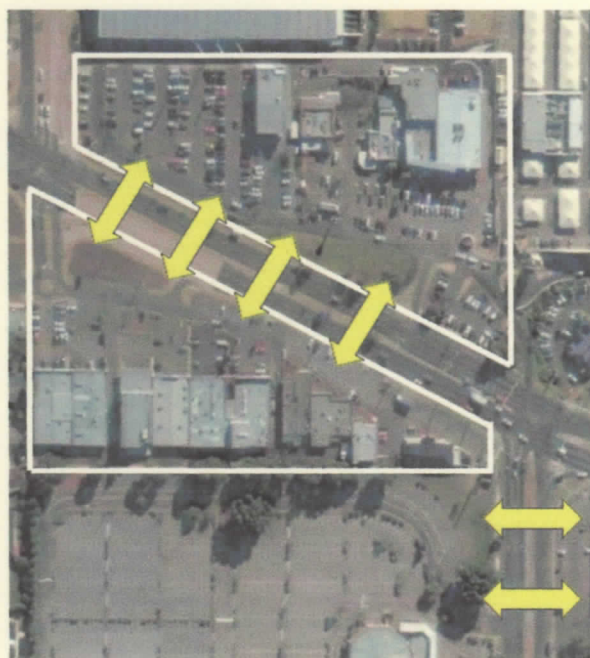
Streets crossing is awkward and not easy especially for the elderly. The development of area in Figure 4 should taken into consideration for redevelopment.

The existing design is fragmented and may reflect the particular circumstances of the time but an enhanced development is needed. Circumstances have been changed and the council should now make the best use of present community needs and the current environment. I believe this area has something unique to offer and this uniqueness should then be reflected in a redevelopment of whole complex..

Also in my opinion there is too much emphasis placed on cars (see figure 5). If private car ownership is bound to decline as seems likely with the decline of oil as fossil fuel and the likely increase in petrol price a different approach to this development is needed.



Figure 5 Streets & Cars dominating the area



#### Section Shops south of SBR and Bunnings carpark

This area should be made more assessable for pedestrian and cyclists. I believe there is a good reason for a narrowing of the Scarborough Beach road to connect the small shops at south of SBR with Bunnings as shown in Figure 6.

Car parking of the whole area (Figure 4) need to be addressed. (Lowering of the SBR at crest would offer to build a wider connection bridge.

Special attention to the redevelopment design

Would be appreciated by the community.

Figure 6



Also the area shown in Figure 7 should be taken into account for redeveloped.

I am not sure whether this area is included in Westfield development application but the council should also consider to this area to be part of the development of the Innaloo shopping complex.

Figure 7

Other factors that needs to be considered are forecast of future economic and population growth. However, behind every existing planning decision there are issues that I am not aware of..

Lastly, a question which concerns all of us is the funding for the projects. Who has the greatest say about this development?

Will it be the developer, the government or the community or all on equal terms?

I touched only on two aspect of the Stirling City Centre Structure. I have an interest for the ongoing involvement in the project.

The scheme is nevertheless an important demonstration of involving the community in this a visionary urban planning scheme.

Karl Boeing