



21-609 Karrinyup Secondary Centre Vision Workshop

Engagement Outcomes Report

October 2021

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Introduction

1.1 Project Overview

The City of Stirling is undertaking a community engagement exercise, with assistance from **element** and Mackay Urbandesign to determine the vision of the centre, acknowledging that the shopping centre expansion is nearing completion. Subject to the outcome of the community engagement, the City may undertake a scheme amendment and/or update the existing Local Planning Policy to assist in achieving the new vision for Karrinyup. In addition a high-level strategy document may be produced to guide planning for the centre.

1.2 Study area

The project study area is defined in the boundary below. Note: this boundary is subject to change, based on the results of the Visioning and Design workshops.



Figure 1 - Karrinyup Activity Centre

1.3 Project Aim

The key aim for this project is to undertake an urban design and planning study, with the inclusion of community engagement in order to:

- Develop a vision for the area;
- Determine the extent of the area;
- Identify development and built form options; and

- Identify appropriate planning instruments to ensure the vision is implemented.

2. Engagement Methodology

2.1 Methods of Engagement

The diagram below identifies the timeline of the project. At this stage, only the Visioning Workshop has been undertaken. This outcomes report will be updated as the engagement progresses.

Please refer to the engagement methodology diagram below.

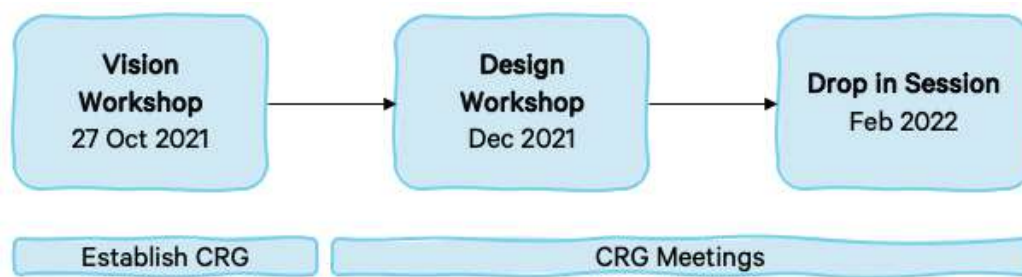


Figure 2. Timeline of engagement methods

2.2 Communication Channels

An invitation was distributed to the immediate residents in a 1000m radius of the Karrinyup Shopping Centre.



Figure 3 Invitation letter sent to nearby residents

3. Key Findings

3.1 Overview

The Vision Workshop was held on Wednesday 27 October 2021 from 6pm – 8pm with over 95 attendees, predominantly nearby residents to the Karrinyup Activity Centre. 125 people registered for the workshop.

The workshop was opened by the Mayor and structured into four sections, where Mackay Urbandesign gave some theoretical context followed by an activity facilitated by **element**:

- Background and Current Context
- Factors Affecting Karrinyup
- Urban Design Consideration
- Transport

A full workshop agenda can be viewed in the Appendices.



Figure 4 Photos from the Vision Workshop

3.2 Activity 1 - Background and Current Context

Following the urban design presentation on the background and current context of the Karrinyup Activity Centre, participants were asked to work in their group to answer:

- What are the things that concern you in the Karrinyup Activity Centre?
- What are the things you like in the Karrinyup Activity Centre?

A summary of the findings are as follows.

What are the things that concern you in the Karrinyup Shopping Centre?

Workshop participants provided a range of qualitative responses to this question, which have been themed into similar discussion points, illustrated in the table below by number of mention (n=).

'Access and movement' was the most common theme in response to what concerned participants about Karrinyup Shopping centre. This is further explained in the theme summaries below.

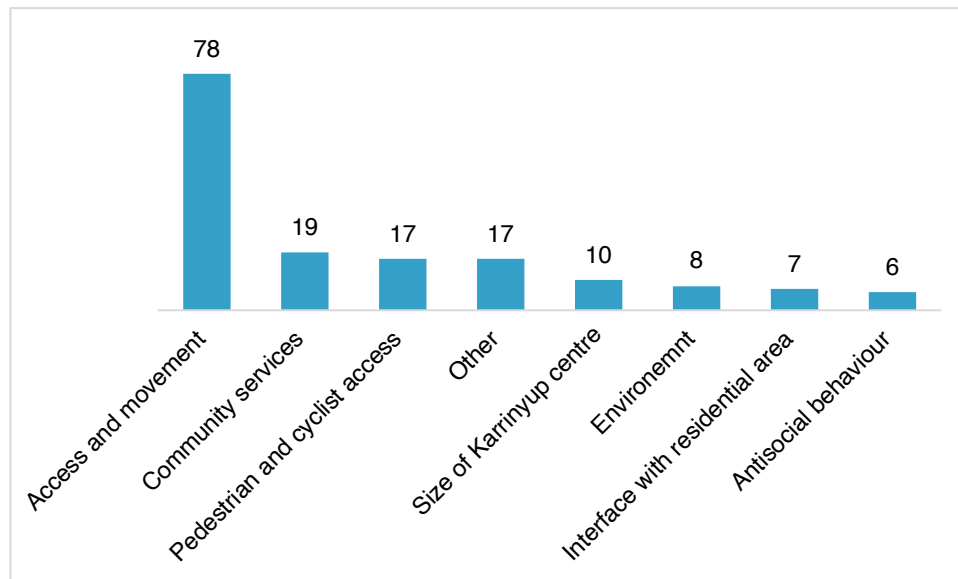


Figure 5 Concerns for the Karrinyup Shopping Centre

Access and movement (n=78)

Access and movement was the biggest concern in the minds of the workshop participants. Comments from this theme included concerns of increased and busy traffic around the centre, poor access to parking spaces, lack of parking spaces and lack of public transport or alternative transport modes connecting to the Shopping centre. Voicing these concerns largely centred around not only the centre expansion but also derived from the recent application to increase the number of residential apartments, particularly at the western end of the site

Community services (n=19)

This theme was the second most mentioned, with the key concerns being related to out-dated community facilities or lack of community facilities such as schools, playgrounds, youth facilities, age friendly facilities and the existing library and community centre.

Pedestrian and cyclist access (n=17)

Another key concern coming through the feedback was pedestrian and cyclist access to, from and throughout the centre such as lack of adequate cycle and pedestrian pathways, lack of safety,

Other (n=17)

A portion of the comments were categorised as 'other', meaning they did not relate to the question being asked or did not have enough similar comments to make a theme of their own. These can be viewed in the appendices.

Size of Karrinyup centre (n=10)

These comments related to height and density, with some participants being concerned over increases to the height and density of residential apartments within the centre.

Environment (n=8)

A small portion of the participants comments were concerns for the environment including lack of trees, removing green space impacting existing parks near the centre.

Interface with residential area (n=7)

Participants also expressed some concern around the interface of the centre with the immediate residential area the location of the activity centre boundary and the impacts between the centre and residential properties.

Antisocial behaviour (n=6)

A small portion of comments were also concerned with the possibility of antisocial behaviour at the centre, such as discarded shopping trolleys, hooning and a general lack of safety.

What are the things you like in the Karrinyup Activity Centre?

The next part of the activity was to determine what positive aspects participants currently like about the Karrinyup Activity Centre. The most common response was the range of activities and commercial offering at the centre, as illustrated in the graph below.

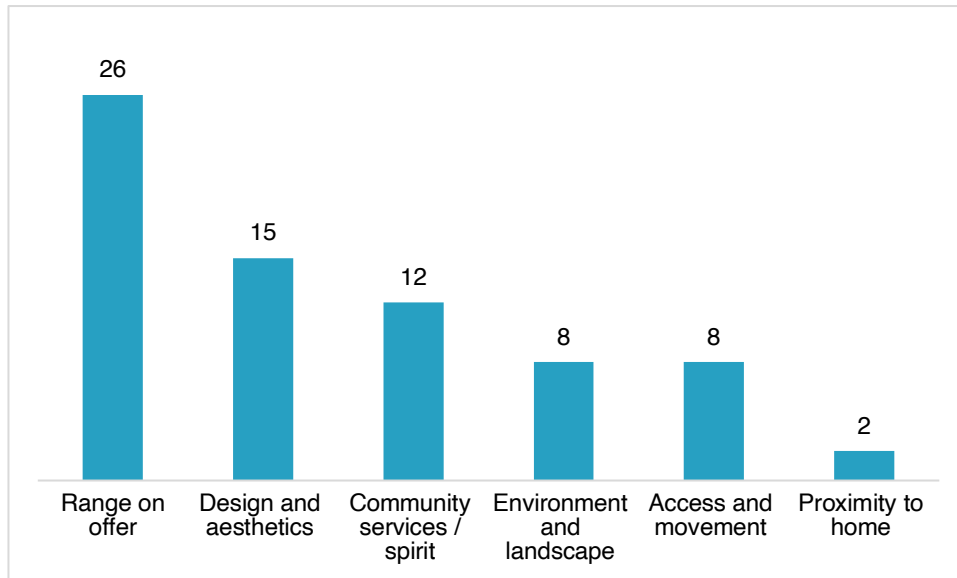


Figure 6 Aspects participants like in the Karrinyup Activity Centre

Range of activities / commercial offering (n=26)

A large portion of the responses to this question were appreciative of the range of activities and commercial offerings at the Centre. This included the range of hospitality and retail venues.

Design and aesthetics (n=15)

Workshop participants were supportive of the new renovations to the shopping centre including the indoor and outside spaces and the general design of the building and new apartments.

Community services / spirit (n=12)

A portion of the responses were also in support and appreciative of the existing community facilities, such as the library and community centre, while also referencing the 'community feel' of the centre.

Environment and landscape (n=8)

This theme referred to positive mentions of the parks, trees, greenery and beautiful landscaping at the centre. These comments were in reference to the north west corner of the site.

Access and movement (n=8)

Some made positive comments about access and movement, including improved bike paths, public transport, e-vehicle charging stations and below ground parking.

Proximity to home (n=2)

A couple of the responses included noting that the centre was close to where participants lived.

3.3 Activity 2 – Factors Affecting Karrinyup

Following the conclusion of the first activity, Mackay Urbandesign presented on the next topic of the night, which explained information about Karrinyup Centre. Following the presentation was the second activity, to

understand what activities participants would like to see at Karrinyup Activity Centre and what they would like to see on the City-owned land.

What activities do you want or need at the Activity Centre?

Community facilities and services were the most desired activities, followed by open spaces and retail and hospitality variety, as illustrated in the figure below.

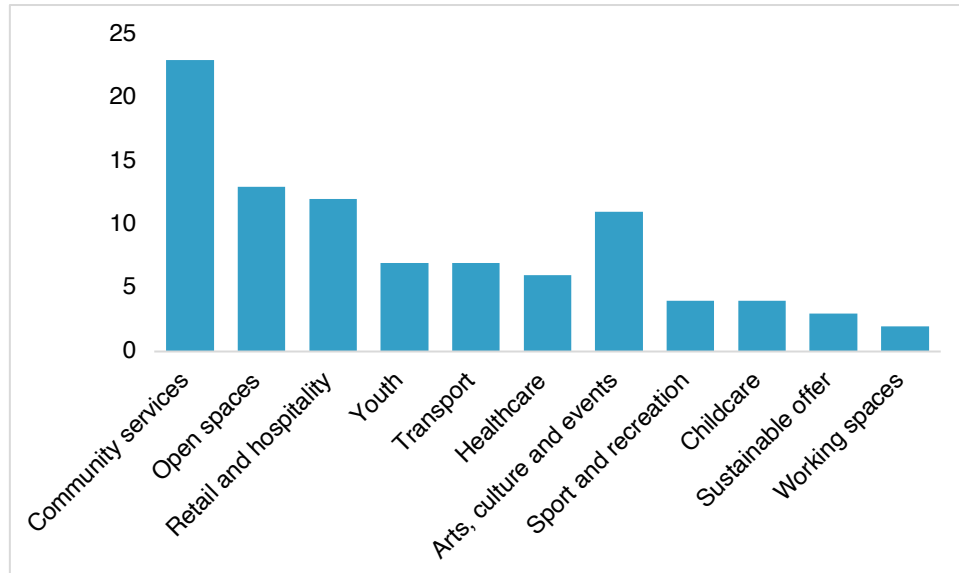


Figure 7 Desired activities in the Activity Centre

Community Facilities and Services (n=23)

A larger portion of the qualitative comments were in support of seeing more community facilities and services at the Centre, including updating the current facilities (library and community centre).

Open spaces (n=13)

Green spaces, trees and connection to the nearby parkland were mentioned in this theme. Comments showed a participant desire for green open spaces in and around the centre.

Retail and hospitality (n=12)

Participants mentioned they would like to see a variety of retail and hospitality options, including high-end and more affordable options.

Transport (n=7)

The transport theme encompasses better access, improved pedestrian and cyclist networks, pick-up/drop-off zones and an under or overpass.

Youth (n=7)

Playground and youth facilities were mentioned amongst participant feedback.

Healthcare (n=6)

This theme includes medical facilities and wellness facilities.

Arts, culture and events (n=11)

Participant feedback included market spaces, performing spaces, entertainment venues and public art.

Sport and recreation (n=4)

Bike shops and recreation spaces were mentioned in this theme.

Childcare (n=4)

Childcare, day care and creches were mentioned in this category.

Sustainable offer (n=3)

References to sustainability were mentioned a handful of times within the feedback.

Working spaces (n=2)

A working / rent space was mentioned which could be an addition to the library or community centre.

What would you like to see on the City's land?

Multi-age facilities, such as childcare, playground and facilities for seniors were the most popular comments for this question, as illustrated in the diagram below. The other themes and what they entail have been summarised below.

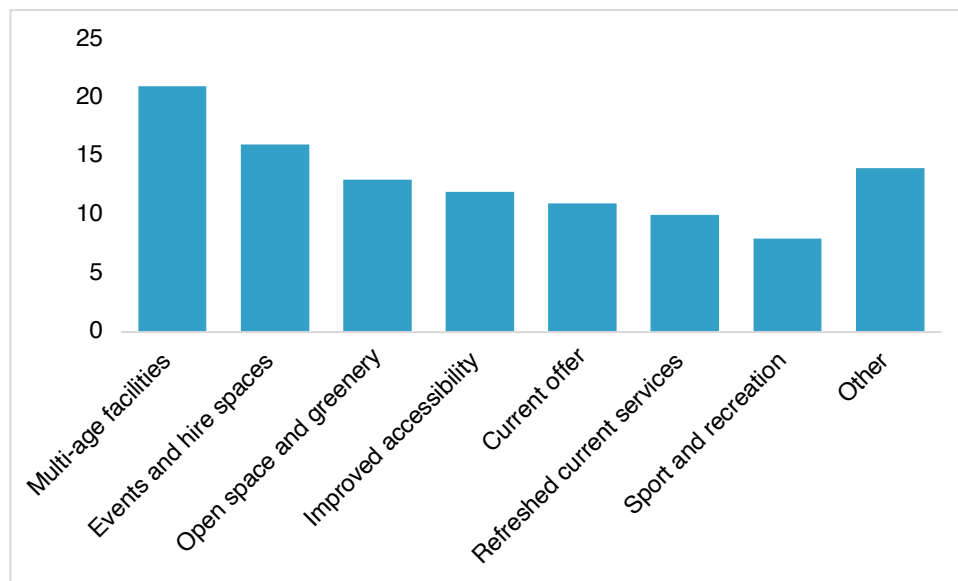


Figure 8 Desired activities for the City-owned land

Multi-age facilities (n=21)

This includes youth facilities, playgrounds, childcare, senior citizen facilities and information.

Events and hire spaces (n=16)

This theme includes comments for events, markets, amphitheatre spaces, workshop and seminars.

Open space (n=13)

Greenery and open spaces were frequently mentioned. This includes shady places to sit and relax, have a picnic, or view gardens.

Improved accessibility (n=12)

Improved accessibility captured various comments regarding parking and cycling facilities.

Current offer (n=11)

This theme related to keeping the current library and community hall.

Refreshed current services (n=10)

This included mentions of updating the building architecture, or just updating the community services in general.

Sport and recreation (n=8)

Sport and recreation services were mentioned including a swimming pool, exercise areas and a games room.

Other (n=14)

These comments didn't fit with another theme category and included, arts and craft spaces, keeping the design to two-storeys, health facilities, alfresco dining and other retail/hospitality opportunities.

3.4 Activity 3 – Urban Design Considerations

After a short break, the workshop reconvened with a presentation from Mackay Urbandesign, this time on the various urban design considerations that need to be made when planning an activity centre, with some examples of other Australian shopping centre activity centres. Following this presentation, participants delved into the third activity.

Should heights and density transition into the residential areas? If yes, how far?

Slightly more comments were in support of height and density transitioning to the residential area. A handful of comments were neither in support or objection, but more concerned with transport and traffic.

- Yes (n=18)
- No (n=13)
- Transport/traffic concerns – neither provided a 'yes' or 'no' stance (n=4)
- Other, additional comments that didn't relate to the question (n=5)

Should the centre be extended? If yes, how far?

Comments recorded indicated that the centre should not be extended, with additional comments received about concerns over traffic and transport.

- Yes (n=7)
- No (n=10)
- Transport/traffic concerns (n=5)
- Other (n=2)

Should the centre have retail on Davenport St, Burroughs Rd, and Francis Ave? If yes, where should it be located?

Participants were slightly in favour of including retail on Davenport St, Burroughs Rd and Francis Ave. For the comments that said 'yes' to retail in the surrounding streets, they referenced small-scale retail and services. There was no clear preference for location.

Yes (n=16)	No (n=11)	Mixed views (n=6)
<ul style="list-style-type: none"> • Burroughs Road = possible retail, starts to balance out multistorey buildings, don't want shops • Business Enterprise (SME) - share walking/office space, eg start ups, Men's shed, multistorey residential. • See Centre Plan Illustration G5 - pink markings on map. Limited to 2 stories, mixed commercial and retail. • Potential for quick access to services - ie. Café, deli, laundromat, IGA, Post office • Scaling density of retail to additional streets • No food outlets only office space and existing houses in Davenport Street to be rezoned to add value to the properties 	<ul style="list-style-type: none"> • Francis Street = no • No • Not without major redesign of road layout • No retail on these streets • Further retail will increase traffic - need more facilities for pedestrians/cyclists • Wider streets to allow better streetscapes • Pedestrian only areas to develop • No - what about parking? 	<ul style="list-style-type: none"> • Need more lights • Access behind Burroughs Road • More employment opportunities • Mixed use • Mixed opinions • NB- need dedicated path for bicycles - City of Stirling is trying to encourage cycling but we need the facilities

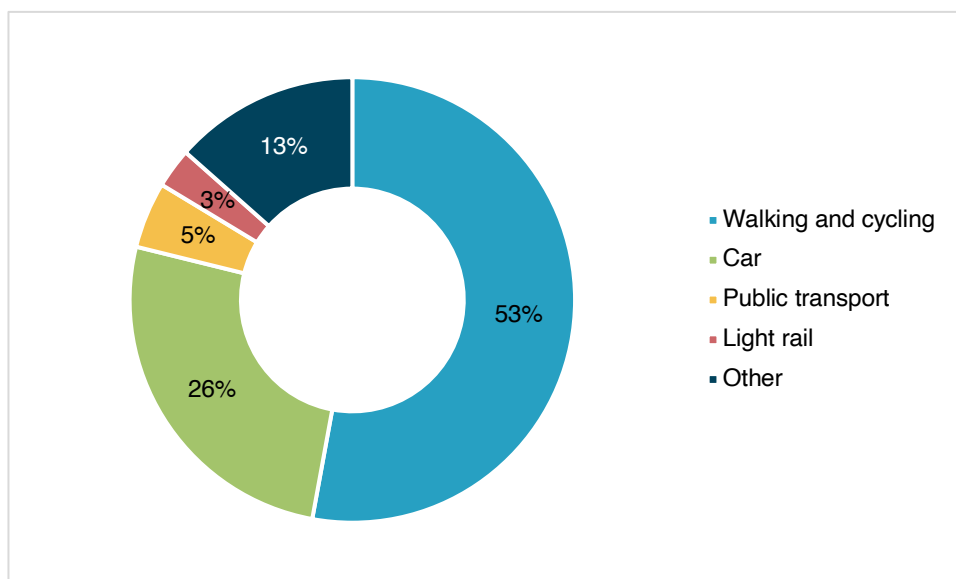
<ul style="list-style-type: none"> • If centre to expand each commercial should provide its own off-street parking • Davenport - Yes • Probably yes to Francis and Burroughs • Should be located anywhere among these roads • Should service residents eg. Medicare, physio, tax accountant, offices, mixed use • Cater to existing demographic • Treatment of uses complement existing residents • Yes, all around where the proposed apartments are - makes things interesting for residents (similar to Flora Terrace) • Yes, if it includes a park for the apartment community. There is no activity area at present • Yes, refer to question 1 - only one block in as per map and maximum of two storeys - must be low density and height 	<ul style="list-style-type: none"> • No. If it is to change then make it gardens! • Need more streetscape & power underground • Already enough - plenty of opportunities for retail fronting Karrinyup Road 	
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3.5 Activity 4 – Transport

The final part of the workshop included one last presentation from Mackay Urbandesign on transport, including transport modes, sustainability and accessibility in Karrinyup. Following the presentation, the last activity was held about transport priorities in and around the centre.

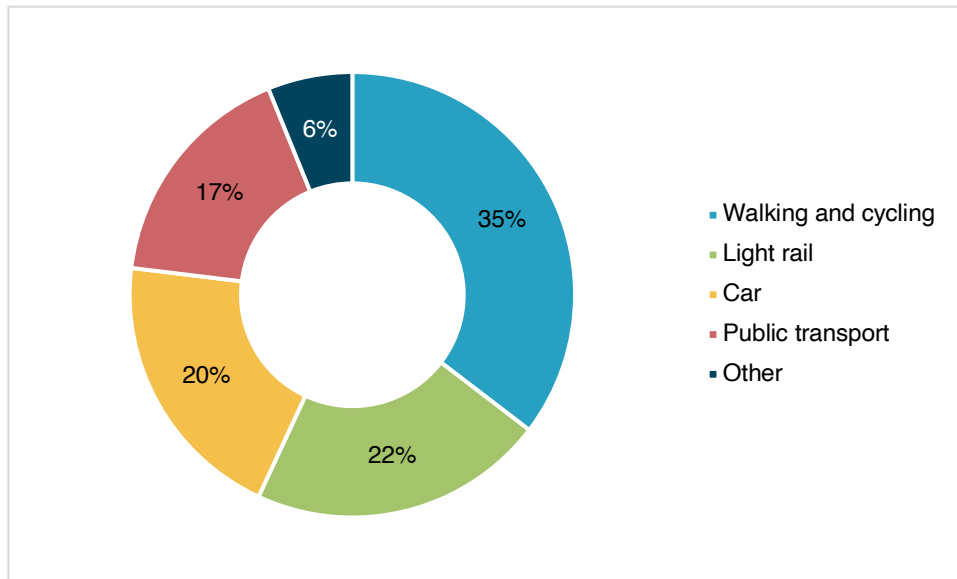
What should be the transport priority for the streets in the centre?

Workshop participants had a preference for walking and cycling as the transport priority for the streets in the centre, followed by car. See the pie chart below for a breakdown of the supported transport priorities.

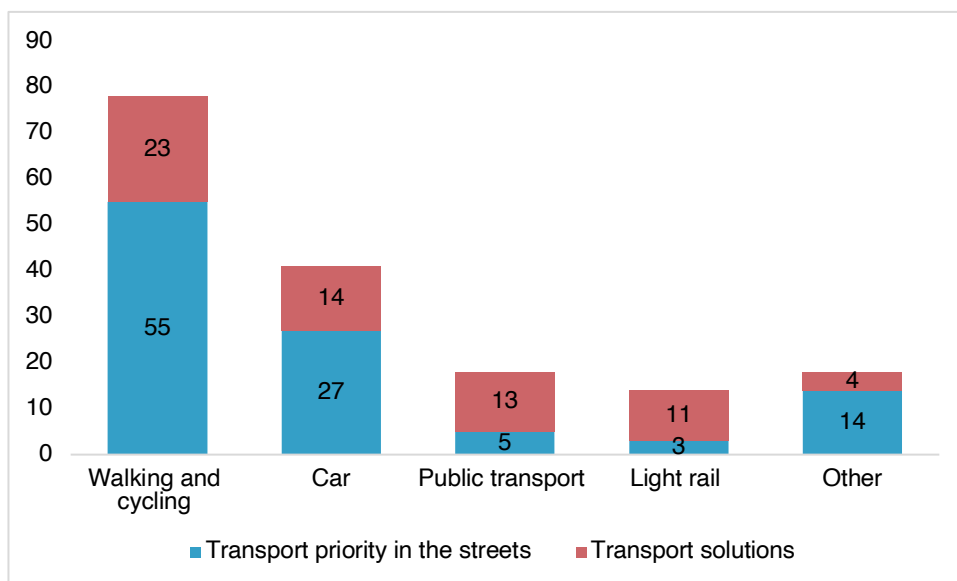


What transport solutions would you support for the centre?

Walking, cycling and light rail were the most popular options for transport solutions supported at the centre, with a combined total of 36 mentions (or 57% of total mentions). See the pie chart below for a breakdown of the supported transport solutions.



Overall, walking and cycling was the first transport priority for workshop participants, followed by car. See graph below.



element and the City thanked all attendees for their input at the session and outlined next steps, including the Community Reference Group expression of interest period.

4. Next Steps

The next steps for this project are to:

- Establish the Community Reference Group, based on the expressions of interest received at the Visioning Workshop
- Meet with the Community Reference Group
- Hold the Design Workshop to test the scenarios developed by Mackay Urbandesign
- Meet with the Community Reference Group
- Prepare the draft 'Preferred Centre Vision'
- Meet with the Community Reference Group
- Hold Community Open House to present the Preferred Centre Vision
- Hold final Community Reference Group meeting



Appendix A. Engagement Collateral

Vision Workshop Agenda and Activity Questions

1	Welcome and introductions	6:00 – 6:05
2	Housekeeping, etiquette and parking lot	6:05 – 6:10
3	Background & Current Context	6:10 – 6:20
4	<p>Table Based Activity #1 – What concerns you and what positives are there, right now in the Centre?</p> <p>Q1: What are things that concern you in the Karrinyup Activity Centre?</p> <p>Q2: What are the things you like in the Karrinyup Activity Centre?</p>	6:20 – 6:35
5	Factors Affecting Karrinyup	6:35 – 6:45
6	<p>Table Based Activity #2 – What do you think is the most appropriate size and purpose for the Centre? (including City facilities).</p> <p>Q1: Should the Centre grow beyond its current boundary? If yes, by how far?</p> <p>Q2: What activities do you want or need at the Centre?</p> <p>Q3: What would you like to see on the City's land?</p>	6:45 – 7:05
7	Urban Design Considerations	7:05 – 7:15
8	<p>Table Based Activity #3 What design elements are important in the Centre?</p> <p>Q1: Should heights and density transition into the residential areas? If yes, how far?</p>	7:15 – 7:30

	Q2: Should the Centre have retail on Davenport St, Burroughs Rd and Francis Ave. If yes, where should it be located?	
9	Transport	7:30 – 7:40
10	<p>Table Based Activity #4 What transport elements are important?</p> <p>Q1: What should be the transport priority the streets in the Centre?</p> <p>Q3: What transport solutions would you support for the Centre?</p>	7:40 – 7:55
11	Next Steps	7:55 – 8:00

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