

Flora Terrace Local
Centre Parking &
Urban Design Study

Design
Workshop
Summary Report

25 February 2017

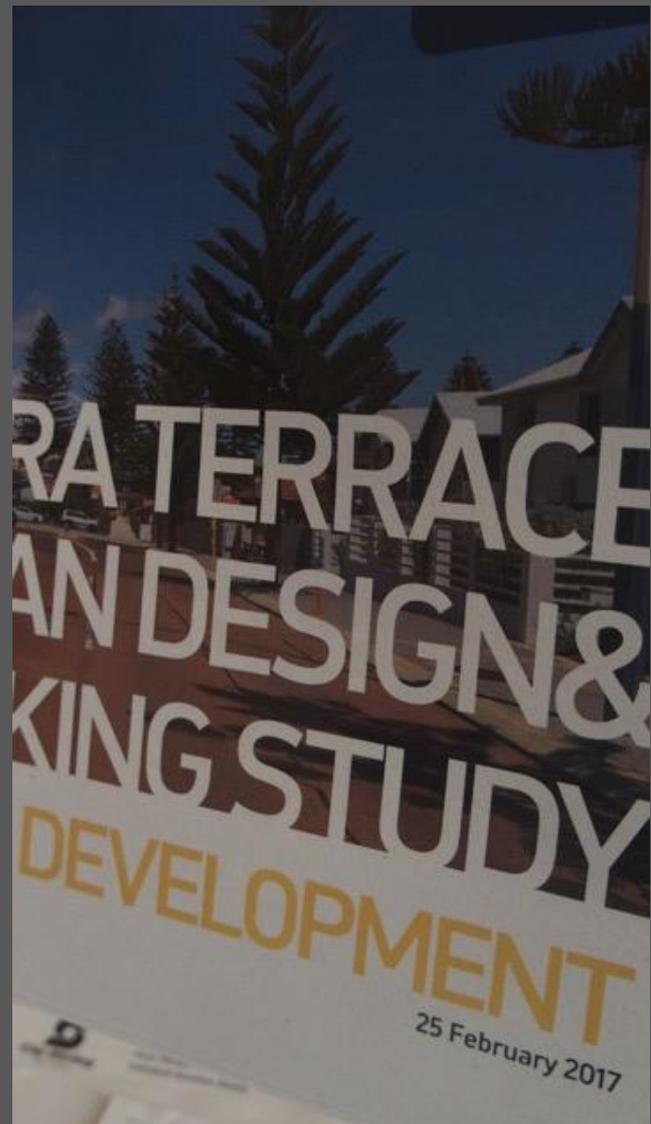


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Executive Summary

The Design Workshop for the Flora Terrace Local Centre Parking & Urban Design Study was attended by over 80 local residents, landowners and business representatives. It represented the second opportunity for the community to be involved in the planning for the future of the precinct.

At the Design Workshop, three options were presented for consideration – Option 1 (Do Nothing), Option 2 (Short Term Upgrades), and Option 3 (Long Term Redevelopment). The two workshop sessions focussed on Options 2 and 3, and are summarised below:-

Session 1 – Option 2 (Short Term Upgrades)

The main outcomes of Session 1 were:

- Opportunities for additional on street parking bays were fully supported;
- Modification of the internal access way to “one way” was fully supported;
- Opportunities for improved pedestrian connectivity were supported;
- Introduction of timed parking management was supported;
- Reducing the speed limit to 40km/hr was supported, with a preference to reduce further, down to 30km/hr; and
- Mixed opinions on the introduction of “parklets”.

Session 2 – Option 3 (Long Term Redevelopment)

The main outcomes of Session 2 were:

- Majority were supportive or conditionally supportive of the comprehensive redevelopment option. However, most support was on the basis that further consideration of this option would be necessary once details regarding likely development outcomes, including building height, were available;
- Those against believed a redevelopment of this large scale would be out of character for this centre and would compromise the amenity and local “vibe” of the precinct.
- The rezonings on the eastern side of Flora Terrace received considerably more support than the rezonings on the western side, with the western rezonings considered by many to be unnecessary.

Introduction

This report has been prepared by ConsultWG Pty Ltd on behalf of the City of Stirling. The report provides a summary of the discussions and outcomes of the Flora Terrace Local Centre Parking & Urban Design Design Workshop that was held at the North Beach (Charles Riley) Community Centre, Kitchener Street, North Beach on Saturday 25th February 2017 from 10.00 am – 12.00 pm.

Context

Flora Terrace is a local centre in the City of Stirling, servicing the Trigg, North Beach and Watermans Bay areas. Recent developments within and surrounding Flora Terrace have raised concerns among the local community in regards to the impact on the area. City of Stirling engaged ConsultWG to independently facilitate the community consultation process. Hames Sharley led discussion on urban design, with City of Stirling contributing locally specific knowledge.

Workshop Format

The workshop followed the following format:

1. Welcome.
2. Review of Project Outcomes.
3. Recap of the Vision Workshop Outcomes - 3 December 2016
4. Options Development - Review of Concept Options 1, 2 and 3.
5. Questions, Next Steps and Workshop Close.

The agenda can be found at **Attachment 1**.

Workshop Purpose

To engage with community members and gain their feedback on concept options for the future of Flora Terrace.

Workshop Objective

To inform the development of a final concept plan to guide future development and management of parking, traffic and pedestrian movements.

Welcome | Cr Karen Caddy



Cr Caddy welcomed and thanked all attendees. Cr Caddy reflected on the 3 December 2016 Vision Workshop, acknowledging the commitment by the local community to this ongoing process.

Cr Caddy reminded participants that the workshops are being held in response to local community concerns surrounding recent developments in and around Flora Terrace. Cr Caddy informed attendees that since the first visioning workshop, feedback had been incorporated to develop the design options to be discussed at this workshop. It was also advised that Council is beginning its budget deliberations for 2017/18 and the next five years and this project and its outcomes may be considered during this budgeting process. Participants were encouraged to make their voice heard and enjoy the consultative process.

Workshop Introduction | Warren Giddens



Warren Giddens of ConsultWG provided a brief introduction emphasising to attendees the aim to truly listen and engage with the information provided. Participants were thanked for their attendance at both the December 2016 workshop and again in February 2017.

Project Overview | Daniel Heymans

Daniel Heymans, City of Stirling Coordinator of City Planning, provided a project overview of Flora Terrace. The presentation incorporated aims and objectives, timelines, and a review of feedback from the December 2016 visioning workshop. He also reminded attendees that while parking continues to be an issue, it is a good sign, as it means the local centre is alive and thriving.

A copy of the full presentation can be found at **Attachment 2**.

Group Workshop Sessions | Concept Development

The Concept Development Workshop comprised of two sessions, facilitated by Warren Giddens.

Participants were divided into ten groups to work through a variety of questions. A short presentation introduced participants to each design concept, followed by an opportunity to give feedback. Group worksheets encouraging discussion were provided to participants along with aerial maps of the study area, annotated maps, and session questions. Option 1 was a “do nothing” option, and was not discussed in depth, as it is clear the community desires some degree of change for Flora Terrace. Option 2 (Short Term Upgrades) and Option 3 (Long Term Redevelopment) were discussed in Session 1 and Session 2, respectively.

Session 1 – Option 2 (Short Term Upgrades)

Shannon O’Shea, Senior Urban Designer at Hames Sharley, provided a short presentation on Option 2. Short term and mid term opportunities for Flora Terrace were discussed. Plans for activity, movement and character were outlined for the North and South areas of Flora Terrace. The community was requested to identify their Interest in responses to parking and parklet ideas.

Responses generated by the workshop participants on each of the ten tables (i.e. group consensus) is provided below:

Question	Responses								
<p>Do you support the additional 11 on-street parking bays on the eastern side of Flora Terrace, south of Castle Street?</p>	<table border="1"> <thead> <tr> <th data-bbox="732 1435 962 1514">Yes</th> <th data-bbox="962 1435 1192 1514">No</th> <th data-bbox="1192 1435 1422 1514">Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td data-bbox="732 1514 962 1559">90%</td> <td data-bbox="962 1514 1192 1559">-</td> <td data-bbox="1192 1514 1422 1559">10%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Majority supportive • A positive short term win • Should be done in conjunction with a reduced speed limit • Query whether the entire median can be reconstructed to enable angled parking • Subject to no adverse impact on traffic flow (i.e. cars still able to travel in both directions) 			Yes	No	Maybe / Conditional	90%	-	10%
Yes	No	Maybe / Conditional							
90%	-	10%							

Question	Responses						
<p>Do you support the additional 4 parking bays to be provided by relocating the bus stop currently outside 99 Flora Terrace (old squash courts) to north of Castle street?</p>	<table border="1" data-bbox="732 293 1418 416"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>80%</td> <td>-</td> <td>20%</td> </tr> </tbody> </table> <ul data-bbox="732 427 1433 562" style="list-style-type: none"> • Majority supportive • Existing and future use of bus stop should be investigated prior to making any permanent changes to ensure residents aren't disadvantaged 	Yes	No	Maybe / Conditional	80%	-	20%
Yes	No	Maybe / Conditional					
80%	-	20%					
<p>Do you support the provision of a continuous footpath along the building on the eastern side of Flora Terrace by removing the 4 car parking bays in front of Lawley's?</p>	<table border="1" data-bbox="732 584 1418 707"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>80%</td> <td>20%</td> <td>-</td> </tr> </tbody> </table> <ul data-bbox="732 719 1366 887" style="list-style-type: none"> • Majority supportive • Yes - Will improve pedestrian safety • No – because the space should be able to function as a shared zone for pedestrians and vehicles 	Yes	No	Maybe / Conditional	80%	20%	-
Yes	No	Maybe / Conditional					
80%	20%	-					
<p>Do you support the introduction of "parklets"? NOTE: This could result in up to 4 less additional car bays being provided?</p>	<table border="1" data-bbox="732 909 1418 1032"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>40%</td> <td>20%</td> <td>40%</td> </tr> </tbody> </table> <ul data-bbox="732 1043 1426 1473" style="list-style-type: none"> • Mixed opinions • Two parklets not necessary • Query who would be responsible for maintenance • Concerns regarding loss of parking, maintenance, management, pests • If located in front of Tropico, should facilitate a wider unobstructed pedestrian thoroughfare • Not necessary given proximity of Apex Park – the park should be upgraded instead • Concern that public land would be used for private benefit • Space should be used for bicycle parking instead 	Yes	No	Maybe / Conditional	40%	20%	40%
Yes	No	Maybe / Conditional					
40%	20%	40%					
<p>Do you support the restriction of the internal access way, in front of the shops on the eastern side of Flora Terrace, to one way only? (direction TBC)</p>	<table border="1" data-bbox="732 1496 1418 1619"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <ul data-bbox="732 1630 1437 1796" style="list-style-type: none"> • All supportive of one way, although mixed opinions existed on whether the access should be from north or south • Subject to appropriate sightlines being provided and sufficient signage being installed 	Yes	No	Maybe / Conditional	100%	-	-
Yes	No	Maybe / Conditional					
100%	-	-					

Question	Responses						
<p>Do you support the introduction of timed parking restrictions of all public parking bays on Flora Terrace between Lawley Street and Malcolm Street? (side streets to remain unrestricted).</p>	<table border="1" data-bbox="732 293 1418 416"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <ul data-bbox="732 427 1437 768" style="list-style-type: none"> • Will need to be enforced • Some recommended restrictions should be a minimum of 2 hours • Some also suggested that short term bays (for pick-ups / deliveries) should be available • Suggested that restrictions only apply during peak periods (9am – 5pm) • Support for varied restrictions • A minority thought that restrictions should apply to all streets 	Yes	No	Maybe / Conditional	100%	-	-
Yes	No	Maybe / Conditional					
100%	-	-					
<p>Do you support the introduction of a 40km/hr. speed limit?</p>	<table border="1" data-bbox="732 801 1418 925"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <ul data-bbox="732 936 1430 1099" style="list-style-type: none"> • Majority supportive of lower speeds - down to 30km/hr • Suggested that traffic calming measures such as speed bumps or crosswalks be added to facilitate further speed reductions 	Yes	No	Maybe / Conditional	100%	-	-
Yes	No	Maybe / Conditional					
100%	-	-					
<p>Other Group feedback?</p>	<ul data-bbox="732 1115 1437 1720" style="list-style-type: none"> • Underutilisation of the community centre parking bays should be revisited as this car park is often empty • Disabled bays on Samuel Way could be converted to standard as these bays are also underutilised and not suitable for the disabled • Investigate whether additional on-site parking can be accommodated for the City of Stirling's Community Services office workers • Parking bays in close proximity to street corners should be reviewed to ensure sightlines are always maintained • The 3 parking bays on the west side of Flora Tce, close to the southern intersection with Malcolm St, should also be formalised (line marked) as part of this project • Additional bicycle parking should be provided in addition / separate to any proposed parklets 						

Session 2 – Option 3 (Long Term Redevelopment)

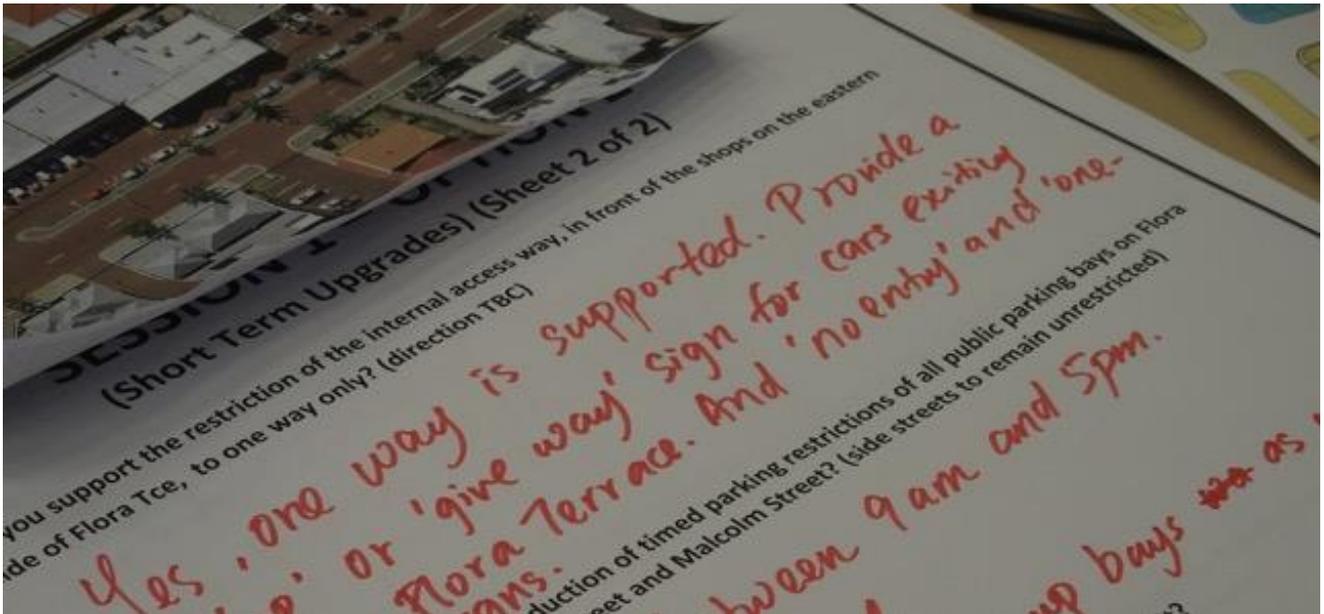
Shannon O'Shea and Daniel Heymans offered a short presentation on Option 3. It was introduced by acknowledging that further feasibility analysis and concept development is needed before this plan can be considered. Option 3 is a long-term redevelopment concept with plans to create an integrated mixed-use Flora Terrace. As with Option 2, plans for rezoning, activity, movement and character were outlined for the North and South areas of Flora Terrace. Furthermore, ideas for landscape, pedestrian links and spaces and built form were presented.

Responses generated by the workshop participants on each of the ten tables (i.e. group consensus) is provided below:

Question	Responses						
<p>Do you generally support the medium to long term redevelopment of the community centre lot in conjunction with the adjoining commercial lots in order to achieve:</p> <ul style="list-style-type: none"> • New community centre • Additional undercroft parking • Buildings to the street edge to create a new 5m footpath for alfresco and promenading • A public space linking Flora Terrace to Apex Park • Town Square • Are there any other things you'd like to see included as part of the coordinated development? 	<table border="1" data-bbox="684 855 1370 978"> <thead> <tr> <th data-bbox="684 855 914 931">Yes</th> <th data-bbox="914 855 1142 931">No</th> <th data-bbox="1142 855 1370 931">Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td data-bbox="684 931 914 978">40%</td> <td data-bbox="914 931 1142 978">20%</td> <td data-bbox="1142 931 1370 978">40%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Those who answered "Yes" liked this option as it represented a "net gain" for the community by enabling a coordinated response to the parking issues while facilitating a new community centre, town square, activated street frontages and improved linkages between Flora Tce and Apex Park • Those who answered "No" did not see the need for a redevelopment of this scale, as it would only contribute further to parking issues and have an adverse impact on the character and amenity of the local centre • Those who answered "Maybe/Conditional" generally wanted to reserve their opinion until further details were available • Concerns were expressed about the impact such a significant redevelopment would have on the character of the local centre • Any redevelopment should be designed to incorporate 'human scale' buildings • Such a redevelopment should only be undertaken if it supports the needs of the <u>local</u> community • Suggested that the City of Stirling land could be developed separately from the existing commercial lots 	Yes	No	Maybe / Conditional	40%	20%	40%
Yes	No	Maybe / Conditional					
40%	20%	40%					

Question	Responses						
<p>If you support redevelopment, would you consider development bonuses to assist and encourage the redevelopment? i.e. heights, plot ratio</p>	<table border="1" data-bbox="684 293 1370 416"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>30%</td> <td>60%</td> </tr> </tbody> </table> <ul data-bbox="639 427 1422 898" style="list-style-type: none"> • Majority of tables were willing to consider some form of development bonus, however it would need to be strictly enforced and incapable of being varied • Car parking should not be capable of being reduced/varied as part of any development bonus • Many tables still felt that 2 – 3 storeys was the maximum height they would be willing to entertain, although some tables said that “hidden” storey/s above this may be reasonable • Development bonuses should not conflict with the need for human scale in development • Further consultation would be required once it is understood what bonuses would be necessary to make the redevelopment feasible 	Yes	No	Maybe / Conditional	10%	30%	60%
Yes	No	Maybe / Conditional					
10%	30%	60%					
<p>Do you support the rezoning to ‘Local Centre’ of the properties identified in Option 3?</p>	<table border="1" data-bbox="684 929 1370 1052"> <thead> <tr> <th>Yes</th> <th>No</th> <th>Maybe / Conditional</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>10%</td> <td>60%</td> </tr> </tbody> </table> <ul data-bbox="639 1064 1422 1597" style="list-style-type: none"> • Question whether the rezonings of the residential lots on the western side of Flora Terrace are necessary. Concerns were also raised about the impact the western rezonings would have on ocean views as a result of increased building height potential • Some viewed the rezonings as an opportunity to provide more on site parking, whereas others saw it as a potential future contributor to further parking issues • No specific objections were raised to the rezonings on the eastern side. It was generally accepted that rezoning of these lots would be necessary to allow for implementation of the redevelopment anticipated by Option 3 • Direct consultation should occur with the owners of the land the subject of the potential rezonings • Concern that extensive rezonings such as those proposed will change the character of the centre 	Yes	No	Maybe / Conditional	30%	10%	60%
Yes	No	Maybe / Conditional					
30%	10%	60%					
<p>Other group feedback</p>	<ul data-bbox="639 1619 1422 2045" style="list-style-type: none"> • The priority should be the provision of additional parking • Housing diversity should be encouraged • Sufficient ongoing consultation with all landowners • Improvements in cycling amenity should also be included • Query whether there will be a wind tunnel issue for the proposed town square • Plan should take into account existing and future population demographics • The feasibility of Option 3 needs to be reviewed • “Lucky to live where we do – don’t want change!” • Apex Park should be rezoned to Public Open Space to protect it from future development 						

Questions and Next Steps



Cr Caddy and Daniel Heymans closed the workshop by thanking all participants for their contribution. Attendees were advised that the project team would now consider the workshop feedback and develop a preferred concept design. The preferred concept design would be presented at a Community Open Day in April 2017. Individual feedback forms were available for all participants to fill out, in addition to the group worksheets provided at the workshop.

Attachment 1 | Workshop Agenda

Agenda - Flora Terrace Concept Development Workshop 25 February 2017

10:00am	Opening Outline	
(5 mins)	<ul style="list-style-type: none"> Introduction 	Daniel Heymans , Coordinator City Planning
	<ul style="list-style-type: none"> Cr Caddy's Welcome Speech 	Cr Karen Caddy
	<ul style="list-style-type: none"> Workshop Agenda and Format 	Warren Giddens , Facilitator
10:05	Review of Project Outcomes	Warren Giddens , Facilitator
(5 mins)	<ul style="list-style-type: none"> Project Aims & Objectives Project Timelines 	Daniel Heymans , Coordinator City Planning
10:10	Recap of the Vision Workshop Outcomes	Warren Giddens , Facilitator
(10 mins)	<ul style="list-style-type: none"> What You Said - Activity What You Said - Movement What You Said - Character 	Shannon O'Shea , Senior Urban Designer, Hames Sharley Daniel Heymans , Coordinator City Planning
10.20	Options Development	Warren Giddens , Facilitator
10:20 (10 mins)	<ul style="list-style-type: none"> Option 1 – Do Nothing Option 2 – Short Term Upgrades 	Shannon O'Shea , Senior Urban Designer, Hames Sharley Daniel Heymans , Coordinator City Planning
10:30 (40 mins)	Workshop Session 1 – Option 2 <ul style="list-style-type: none"> Facilitated Group Session Group Feedback 	Warren Giddens , Facilitator
11:10 (10 mins)	<ul style="list-style-type: none"> Option 3 – Long Term Redevelopment 	Shannon O'Shea , Senior Urban Designer, Hames Sharley Daniel Heymans , Coordinator City Planning
11:20 (35 mins)	Workshop Session 2 – Option 3 <ul style="list-style-type: none"> Facilitated Group Session Group Feedback 	Warren Giddens , Facilitator
11:55am	Closing	Warren Giddens , Facilitator
(5 mins)	<ul style="list-style-type: none"> Next Steps Thanks and Close 	Daniel Heymans , Coordinator City Planning

Attachment 2 | Workshop Presentation

Available to download at www.stirling.wa.gov.au/floraterracestudy

(File Size approx. 26MB)