FLORA TERRACE FEASIBILITY STUDY
19 May 2018
<table>
<thead>
<tr>
<th>START AT</th>
<th>ITEM</th>
<th>BY</th>
</tr>
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<tbody>
<tr>
<td>10:00</td>
<td>Welcome and introductions</td>
<td>Linton Pike</td>
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<tr>
<td>10.03</td>
<td>Welcome by His Worship the Mayor, Councillor Mark Irwin</td>
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<tr>
<td>10:05</td>
<td>History of the project so far</td>
<td>Daniel Heymans</td>
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<tr>
<td>10:15</td>
<td>Workshop purpose and process</td>
<td>Linton Pike</td>
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<tr>
<td>10:20</td>
<td><strong>Workshop session #1</strong> – Discuss and agree the assessment criteria</td>
<td>All</td>
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<tr>
<td>10:35</td>
<td>Present the land use planning options for consideration</td>
<td>Malcolm MacKay</td>
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<tr>
<td>10:50</td>
<td>How the options relate to the URBAN ENVIRONMENT criteria</td>
<td>Daniel Heymans</td>
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<tr>
<td>10:55</td>
<td><strong>Workshop session #3</strong> – Assess URBAN ENVIRONMENT criteria</td>
<td>Table discussion</td>
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<tr>
<td>11:10</td>
<td>How the options relate to the ACCESS criteria</td>
<td>Daniel Heymans</td>
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<tr>
<td>11:15</td>
<td><strong>Workshop session #4</strong> – Assess ACCESS criteria</td>
<td>Table discussion</td>
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<tr>
<td>11:30</td>
<td>How the options relate to the COMMUNITY WELLBEING criteria</td>
<td>Daniel Heymans</td>
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<tr>
<td>11:35</td>
<td><strong>Workshop session #5</strong> – Assess COMMUNITY WELLBEING criteria</td>
<td>Table discussion</td>
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<tr>
<td>11:50</td>
<td>How the options relate to the ECONOMIC HEALTH criteria</td>
<td>Daniel Heymans</td>
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<tr>
<td>11:55</td>
<td><strong>Workshop session #6</strong> – Assess ECONOMIC HEALTH criteria</td>
<td>Table discussion</td>
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<tr>
<td>12:10</td>
<td>Short break - consolidate feedback and complete sensitivity analysis</td>
<td>All</td>
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<td>12:30</td>
<td><strong>Workshop Session #7</strong> – Review option scoring, weighting sensitivity and preferred option</td>
<td>Table discussion</td>
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<td>12:45</td>
<td>Feedback from table discussion on preferred option</td>
<td>Table facilitator</td>
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<tr>
<td>12:55</td>
<td>What’s next and close</td>
<td>Daniel Heymans</td>
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Flora Terrace
Background

Oct-Nov 2016
- Site and context analysis
- Identify issues and opportunities

December 2016
- Community visioning workshop
- Draft concepts

February 2017
- Community concept review workshop
- Refine concepts

April 2017
- Community Open Day
- Final feedback on concept plans

June 2017
- Final concept plans and report to Council

We are here
Flora Terrace

Background
Flora Terrace

Background

Local Planning Scheme No.3 Zones:
- Special Control Area (Coastal Height Limit)
- Local Centre
- Business
- Civic
- Residential
- Projected area boundary

Current zoning

Proposed Local Planning Scheme No.3 Zones:
- Special Control Area (Coastal Height Limit)
- Local Centre
- Business
- Civic
- Residential
- Projected area boundary (revised)

Proposed zone changes
Flora Terrace

Background

Option 1 outlines short-term upgrades to Flora Terrace that could be achieved in the next 3-2 years, subject to Council approval and funding.

- Reduced traffic speed to 30 or 40 km/h within the centre (subject to Main Roads approval)
- Revised bus stops for bus stop
- New bicycle path
- New pedestrian crossing
- Additional pedestrian crossings
- Additional parking along Flora Terrace
- Bike parking
- Additional street car parking
- Safe pedestrian crossing
- Continuous footpath linking access along the western edge
The viability of Option 2 long-term redevelopment will be determined as part of further investigations including feasibility studies, community consultation and Council consideration.

**Flora Terrace**

**Background**

- Building edges brought forward to the boundaries existing the main street
- Central town square providing valuable space for the community to meet and gather
- Pedestrian lane linking the main street through to Apley Park
- Breakaway of area subject to potential integrated redevelopment
- 2.4m added to both north and south sides of Flora Terrace

Additional space for fitness, dining and landscaping

View through the lens of potential main street redevelopment

View through lens of potential pedestrian laneway

main street edge

linking spaces
Community objectives for long term plan

• Retail stores brought forward
• 2 – 3 story height limit (possibly higher)
• Links to Apex park
• More public parking
• New community centre – flexible space
• Piazza
**Value Management**

The value management process is conducted as a facilitated workshop involving a range of people to assess identified options against a set of key project criteria or objectives.

The Value Management Workshop informs the subsequent project development and decision-making process.

The key output of the Value Management Workshop will be a range of strategic options and a preferred option as the best value solution.

The purpose of this Value Management Workshop is to:
- Discuss and agree the Value Management assessment criteria;
- Complete the Value Management assessment to agree a preferred option for adoption; and
- Agree the necessary follow up actions.
### Value Management

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Weighting</th>
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<td><strong>Urban Environment</strong></td>
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<td>• Is likely to be broadly supported by interested stakeholders.</td>
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<td><strong>Economic Health</strong></td>
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<td>CRITERION</td>
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<td>Option 1</td>
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# Flora Terrace Feasibility Study

## Value Management

### CRITERIA and DESCRIPTIONS

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<th>OPTIONS</th>
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<tbody>
<tr>
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<td><strong>Access</strong></td>
<td>• Contributes to available public parking</td>
<td>• Establishes Flora Terrace as a main street</td>
<td>• Provides a convenient pedestrian link between Flora Terrace and Apex Park</td>
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<td><strong>Community Wellbeing</strong></td>
<td>• Results in appropriate and appealing public meeting places.</td>
<td>• Enhances community facilities.</td>
<td>• Is likely to be broadly supported by interested stakeholders.</td>
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<tr>
<td><strong>Economic Health</strong></td>
<td>• Can be delivered at no cost to CoS ratepayers and results in an improved community facility / council office, improved public space and improved public parking.</td>
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<td></td>
<td>• Is likely to deliver the targeted outcomes in an appropriate timeline</td>
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</table>
First question: Could the site developed as one development at the same time?

Answer: Realistically, no. It’s too big, too risky, has 3 different landowners, many trading businesses, and would require the relocation of all the City’s community infrastructure.
Second question: What would be the logic staging?

Answer: Site A, Site B, Site C, Site D.

Next question: What about the laneway?

Answer: It’s not a gazetted laneway but will continue to serve a function during a staged redevelopment.

Better to formalise it as enables servicing, car park access and helps to provide separation from apartments for privacy.
Next question: What are community’s aspirations and concerns?

Aspirations:
- Maintaining a City of Stirling community presence on site
- More car parking
- A public space (piazza, etc)
- Connectivity between Flora Terrace and Apex Park
- Improved streetscape

Concerns:
- "Over-development"
Option 1: A low intensity of development that may not deliver any change (status quo).

Option 2: A less intensive form of development in line with the community's concern about scale (but may not deliver all of the community’s aspirations).

Option 3: A more intensive form of development that funds the community’s aspirations (but may exceed the built form expectations of some community members).
Option 1
Option 1: Business as usual

Cost of terminating leases and redeveloping is prohibitive

City of Stirling property remains as it is

Some small-scale mixed-use infill

Grouped housing remains the easiest and most profitable form of redevelopment
Option 1: Business as usual

**Urban Environment:**
Limited change, so buildings generally stay where they are.
Limited change, so buildings generally remain the same. Where development occurs, it would generally be up to 3-4 storeys based on precedence.
Limited change means limited change in housing choice.
No upgraded main street or piazza spaces.

**Access:**
No change to public parking availability.
Flora Terrace likely to remain as it is.
No additional pedestrian link between Flora Terrace and Apex Park.

**Community Well-being:**
No change to public spaces.
Existing community facilities remain as they are with only essential maintenance.
Community support remains to be seen.

**Economic Health:**
No improvements and only maintenance costs.
Is unlikely to meet the broader range of expectations of the community, the City and landowners.
Option 2
Option 2: Less intensive development - Site A

- Commercial
- Community
- Community hall
- Residential
- Residential circulation

Second floor
First floor
Upper ground floor
Lower ground floor
Residents central courtyard
Upper level of community hall
Residents parking
Visitor parking

Flora Terrace
Feasibility Study – Option 2
Option 2: Less intensive development - Site B
Flora Terrace
Feasibility Study – Option 2

Option 2: Less intensive development - Site C

- Commercial
- Community
- Community hall
- Residential
- Residential circulation

Residents parking

Second floor
First floor
Ground floor

Millar Road
Castle Street
Option 2: Less intensive development - Site D

- Commercial
- Community
- Community hall
- Residential
- Residential circulation

Second floor

First floor

Ground floor

Residents parking

Millar Road

Castle Street

Flora Terrace

City of Stirling
City of Choice
Option 2: Less intensive development - Indicative building massing

Aerial view from the north west
Option 2: Less intensive development - Indicative building massing
Option 2: Less intensive development - Indicative building massing

Aerial view from the south east
Option 2: Less intensive development - Indicative building massing
Option 2: Less intensive development - 3-storey indicative building massing
Option 2: Less intensive development (3-storeys)

**Urban Environment:**
Reasonable potential for change, so new building can be built to the street.
Development limited to 3 storeys.
Some change means some change in housing choice.
Upgraded main street but no piazza spaces.

**Access:**
No change to public parking availability.
Flora Terrace upgraded for improved pedestrian access.
No additional pedestrian link between Flora Terrace and Apex Park.

**Community Well-being:**
Flora Terrace upgraded for improved pedestrian amenity (canopies, street trees, etc)
New community facilities (but at a $1m price tag) or remains the same if no budget available.
Community support remains to be seen.

**Economic Health:**
New community infrastructure cannot be paid for by development, and has to be funded by ratepayers.
Likely to meet only some of expectations of the community, the City and landowners.
Option 3
Flora Terrace
Feasibility Study – Option 3

Option 3: More intensive development - Site A

- Commercial
- Community
- Community hall
- Residential
- Residential circulation

Third floor

Second floor

First floor

Upper ground floor

Lower ground floor

Residents central courtyard
Upper level of community hall
Residents parking
Visitor parking
Option 3: More intensive development - Site B

- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor
- Upper basement
- Lower basement

Legend:
- Commercial
- Community hall
- Residential
- Residential circulation

- Residents courtyard
- Residents parking
- Resident parking for sites C and D
- Public parking
Option 3: More intensive development - Site C

- Commercial
- Community
- Community hall
- Residential
- Residential circulation

Piazza space with pedestrian link to the car parking and the park beyond

Fourth floor
Third floor
Second floor
First floor
Ground floor
Option 3: More intensive development - Indicative building massing
Option 3: More intensive development - Indicative building massing
Option 3: More intensive development - Indicative building massing
Option 2: More intensive development - Indicative building massing

Aerial view from the south west
Option 3: More intensive development - 5-storey indicative building massing
Option 3: More intensive development (5 storeys)

**Urban Environment:**
Strong potential for change, so new building can be built to the street.
Development limited to 5 storeys.
Significant change means greater housing choice.
Upgraded main street and a new piazza space.

**Access:**
Modest increase in public parking (26 bays).
Flora Terrace upgraded for improved pedestrian access.
Pedestrian link between Flora Terrace and Apex Park (through the car park).

**Community Well-being:**
Flora Terrace upgraded for improved pedestrian amenity and new piazza space created.
New community facilities.
Community support remains to be seen.

**Economic Health:**
New community infrastructure paid for by development (no cost to ratepayers).
Likely to meet many of the expectations of the community, the City and landowners, but may exceed the appetite for building height and scale.
### CRITERIA and DESCRIPTIONS

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**Urban Environment**
- Built form to street edge
- Building height is appropriate.
- Provides a mix of residential living options including ageing in place.
- Results in more environmentally friendly buildings and spaces.

**Access**
- Contributes to available public parking
- Establishes Flora Terrace as a main street
- Provides a convenient pedestrian link between Flora Terrace and Apex Park

**Community Wellbeing**
- Results in appropriate and appealing public meeting places.
- Enhances community facilities.
- Is likely to be broadly supported by interested stakeholders.

**Economic Health**
- Can be delivered at no cost to CoS rate payers and results in an improved community facility / council office, improved public space and improved public parking.
- Is likely to deliver the targeted outcomes in an appropriate timeline
Scoring Criteria – Urban Environment

- Built form to street edge
- Building height is appropriate.
- Provides a mix of residential living options including ageing in place.
- Results in more environmentally friendly buildings and spaces.
**Option 1**
- Buildings will stay where they are.
- No widened footpath on eastern side.
- No main street or piazza spaces.

**Option 2**
- Buildings bought to the street edge.
- Development limited to 3 storeys.
- Widened footpath on the eastern side.
- Upgraded main street.
- No piazza spaces.

**Option 3**
- Buildings bought to the street edge.
- Development limited to 5 storeys.
- Widened footpath on the eastern side.
- Upgraded main street and a new piazza space.
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Workshop Session
Urban Environment
Scoring Criteria – Access

- Contributes to available public parking
- Establishes Flora Terrace as a main street
- Provides a convenient pedestrian link between Flora Terrace and Apex Park
**Option 1**
- No change to public parking availability.
- Flora Terrace to remain as it is.
- No additional pedestrian link between Flora Tce & Apex Park.

**Option 2**
- Modest increase in public parking (35 bays).
- Flora Terrace upgraded for improved pedestrian access.
- No additional pedestrian link between Flora Tce & Apex Park.

**Option 3**
- Increase in public parking (26 bays).
- Flora Terrace upgraded for improved pedestrian access.
- Pedestrian link between Flora Tce & Apex Park (through the car park).
Flora Terrace Feasibility Study
Scoring Criteria - Access

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Workshop Session

Access
Flora Terrace Feasibility Study
Scoring Criteria – Community Wellbeing

Scoring Criteria – Community Wellbeing

- Results in appropriate and appealing public meeting places.
- Enhances community facilities.
- Is likely to be broadly supported by interested stakeholders.
Option 1
• No change to public spaces.
• Existing community facilities remain.

Option 2
• Flora Terrace upgraded for improved pedestrian amenity (canopies, street trees, etc)
• New community facilities provided.

Option 3
• Flora Terrace upgraded for improved pedestrian amenity and new piazza space created.
• New community facilities.
## Flora Terrace Feasibility Study

### Scoring Criteria – Community Wellbeing

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Option 1

Option 2

Option 3
Workshop Session
Community Wellbeing
Scoring Criteria – Economic Health

- Can be delivered at no cost to CoS ratepayers and results in an improved community facility / council office, improved public space and improved public parking.

- Is likely to deliver the targeted outcomes in an appropriate timeline
Option 1
• No improvements to facilities in the next ten + years

Option 2
• New community infrastructure cannot be paid for by development, and has to be funded by ratepayers ($2.7 million shortfall)
• No budget within the next ten + years.

Option 3
• New community infrastructure paid for by development (no cost to ratepayers).
• Development could occur within the next 5 years.
# Flora Terrace Feasibility Study

## Scoring Criteria – Economic Health

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### Option 1

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### Option 2

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### Option 3

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Workshop Session
Economic Health
## Flora Terrace Feasibility Study
### Sensitivity Scoring

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• Building height is appropriate.  
• Provides a mix of residential living options including ageing in place.  
• Results in more environmentally friendly buildings and spaces. |
| **Access**                | 25%       | • Contributes to available public parking  
• Establishes Flora Terrace as a main street  
• Provides a convenient pedestrian link between Flora Terrace and Apex Park |
| **Community Wellbeing**   | 25%       | • Results in appropriate and appealing public meeting places.  
• Enhances community facilities.  
• Is likely to be broadly supported by interested stakeholders. |
| **Economic Health**       | 25%       | • Can be delivered at no cost to CoS ratepayers and results in an improved community facility / council office, improved public space and improved public parking.  
• Is likely to deliver the targeted outcomes in an appropriate timeline |
Workshop Session Review Preferred Option
1. I support the preferred option identified as an outcome of the workshop.

2. What is the one inclusion from today that is absolutely critical for you?

3. If I could change the preferred option in one way what would you change?

4. What would you be prepared to forego in the plan to accommodate your suggested change?