



# City of Stirling Karrinyup Activity Centre Engagement Outcomes Report

March 2022 | 21-609

We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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# 1. Introduction

## 1.1 Project Overview

The City of Stirling undertook a series of community engagement activities, with assistance from **element** and Mackay Urbandesign, to determine the future vision of the Karrinyup Activity Centre ('KAC'), acknowledging that the shopping centre expansion is nearing completion. Subject to the outcome of this 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 within Figure 1 below. Note that this boundary may be 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 for the activity centre, 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

#### Vision Workshop (27 October 2021)

The purpose of the Vision Workshop was to gather high level ideas and aspirations from the community about what they want the Karrinyup Activity Centre to look like and what it should include, in terms of land uses.

#### Community Reference Group Meeting #1 (2 December 2021)

Following the Visioning Workshop, the Community Reference Group (CRG) was advertised and established. CRG membership is made up of 15 community members from diverse backgrounds. The first meeting was held on Thursday 02 December 2021. The purpose of the CRG is to provide feedback to the consultants on the design direction acting as representatives for their wider community.

#### Design Workshop (8 December 2021)

Following the Vision Workshop and the first CRG meeting, The Design Workshop was held to present the draft design direction to the community based on previous feedback and gather some finer grain detail on what is to be included in the Karrinyup Activity Centre.

#### Community Group Reference Group Meeting #2 (10 February)

Following the Design workshop and prior to the Open Day drop in session, a second CRG meeting was held to test the emerging final direction for the Karrinyup Activity Centre and collect feedback from the group.

#### Open Day Drop-in Session (moved online due to Covid-19, from 23 Feb 2022)

Upon completion of the final draft of the Karrinyup Activity Centre, the City hosted an online format for engagement, including providing a summary presentation of the strategy alongside a survey to capture final feedback from the community. The survey closed for comment on Friday March 11 2022 and was open for just over two weeks.

Please refer to the engagement methodology diagram below.



Figure 2. Timeline of engagement methods

## 2.2 Communications channels

The online information format and the survey was advertised widely through the following channels:

- A newsletter snippet sent to 722 emails of people who registered to be informed about development in the Karrynyup area or participated in the previous workshops
- 4x Facebook posts
- A letter sent to 3200 residents living within 2km of the site.

### 2.2.1 Newsletter



You are receiving this email as you have recently commented on a project relating to the Karrynyup area or the initial engagement stage of the Karrynyup Activity Centre.

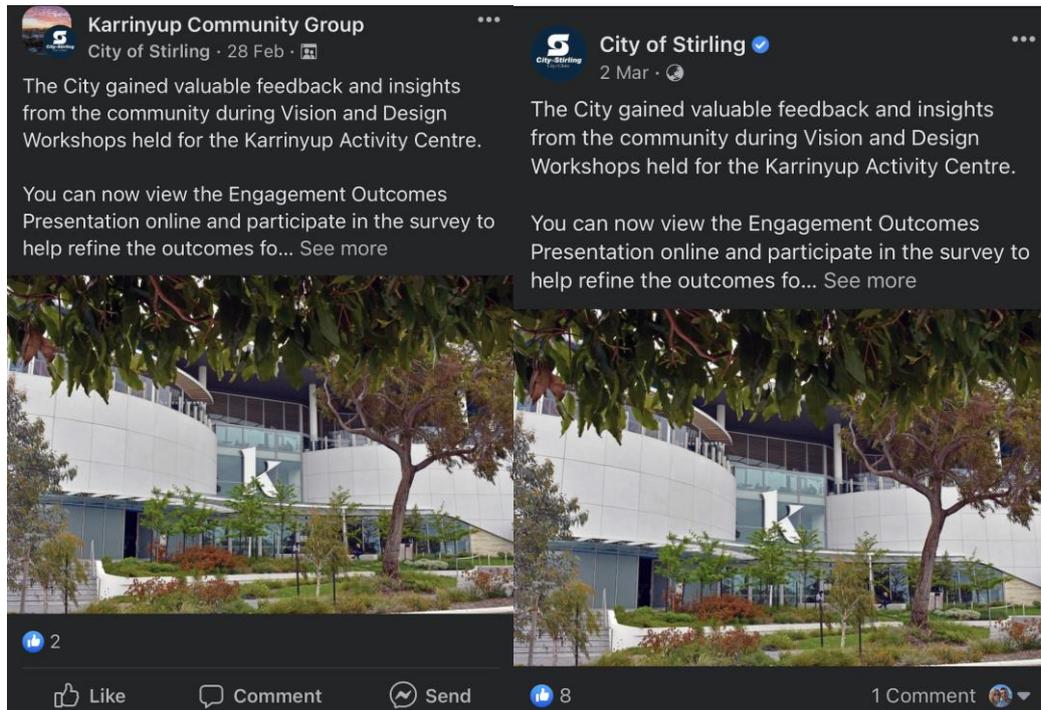
The City of Stirling held a Vision Workshop on 27 October 2021 and a Design Workshop on 8 December 2021 for the Karrynyup Activity Centre.

The City of Stirling originally intended to hold an Open Day at Stirling Community Centres - Karrynyup on 23 February 2022 to present the outcomes of the Workshops. However, the evolving nature of Covid-19 and the potential impact of the State Government's Safe Transition Plan resulted in changes to this format.

The Karrynyup Activity Centre Engagement - Outcomes Presentation and Consultation Survey is available now online by visiting the City's dedicated project page via the below link or on request at Stirling Libraries - Karrynyup and the City Administration Building, 25 Cedric Street, Stirling.

### 2.2.2 Facebook posts

The following post was published on 28 February 2022, 2 March 2022, 10 March 2022 and 11 March 2022 to the City of Stirling Facebook page and the Karrinyup Community Group Facebook page.



### 2.2.3 Letter to residents

A copy of the letter to residents can be found in the appendices.

## 3. Key findings

### 3.1 Previous engagement

Prior to the online 'Information Session' and survey, there had been two workshops open to the public and 2 Community Reference Group meetings. All draft options for the Karrinyup Activity Centre (KAC) had received feedback from participants, which shaped the content provided in this recent round of engagement including the KAC boundary, the centre boundary, street design, building types, development controls and other features of the KAC.

To view summaries of the Vision and Design Workshops held in late-2021, please head to the project webpage: <https://www.stirling.wa.gov.au/your-city/shaping-our-city/search-all-projects/karrinyup-activity-centre>

### 3.2 Overview

The final engagement activity was an online format of a 'Drop in Session', which was supplemented with an online presentation of display poster collateral due to COVID concerns at the time. The presentation was complemented by a survey to capture final feedback. The presentation and survey was available to the public from 23 February 2022 and closed 11 March 2022. This engagement concluded the primary community engagement activities ahead of formalising the appropriate planning mechanism pathway yet to be determined.

Overall, there was moderate support for the proposed KAC strategy direction. A summary of high-level findings is presented below.

Of the 61 survey participants:

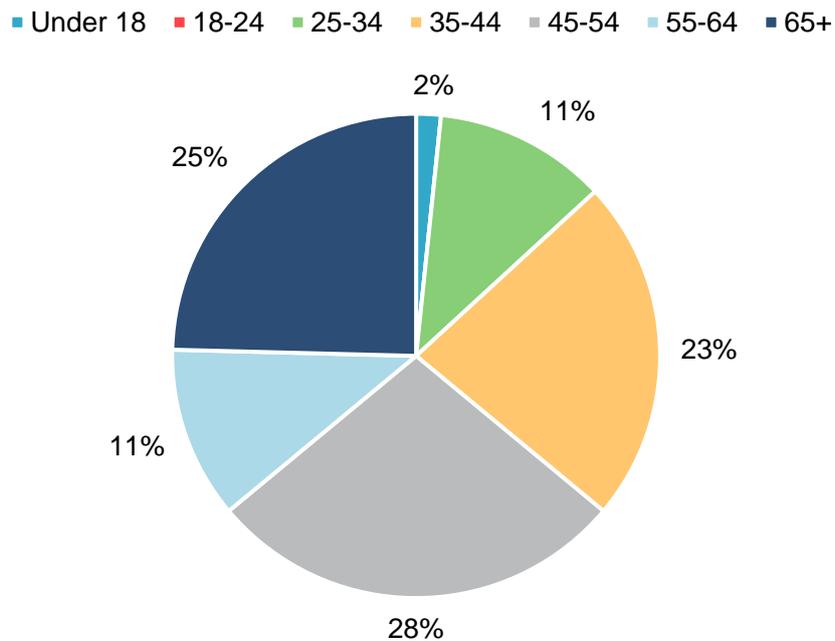
- 66% (n=30) of survey participants felt the proposed Karrinyup Activity Centre Objectives reflect the community aspirations of the centre
- 57% (n=26) of survey participants agree with proposed Centre boundary
- 64% (n=29) of survey participants agree with the proposed extent of the centre zone
- 72% (n=31) of survey participants agree with the proposed building types for the centre areas
- 72% (n=31) of survey participants agree with the main development controls proposed
- 76% (n=33) of survey participants agree with the main development controls proposed for residential type development
- 76% (n=33) of survey participants support the proposed street cross sections
- 83% (n=35) of survey participants agree with pedestrian and cycle routes

It is acknowledged that 52% of participants of the survey had not been involved in previous consultations.

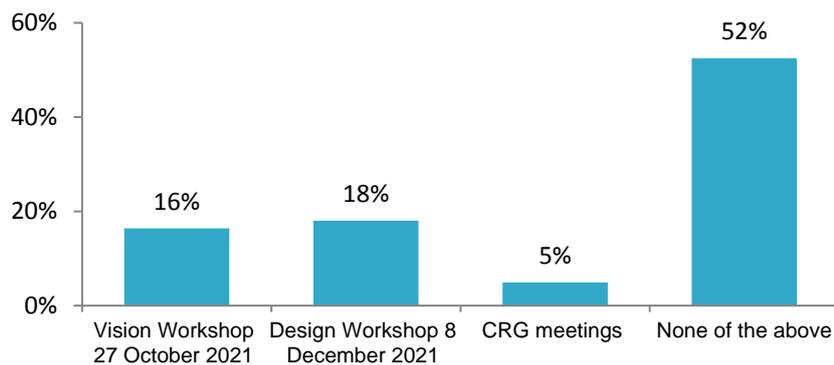
### 3.3 Who were the participants?

Survey participants were mostly Karrinyup locals (81%) with others being from nearby suburbs within the City of Stirling. Most of the respondents (n=53, 87%) were aged 35 years or older. Over half (n=32, 52%) had not undertaken any of the previous engagement activities.

What is your age group? (n=61)



Have you been involved in the previous consultations?  
Choose as many options as required. (n=45)



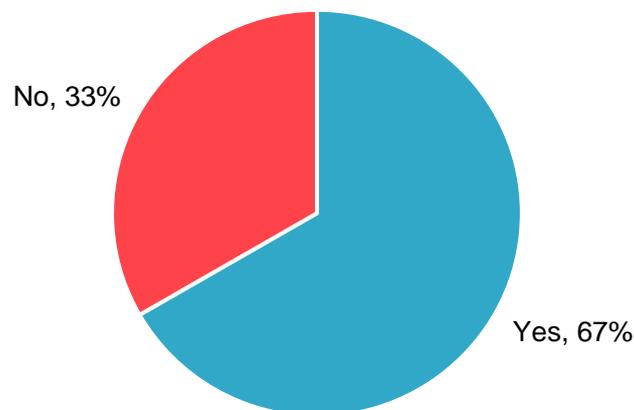
### 3.4 Karrinyup Activity Centre Objectives

**Question: Do you think the proposed Karrinyup Activity Centre Objectives reflect the community aspirations for this centre?**

Response rate = 45/61

Around two thirds of respondents (n=30, 67%) felt the proposed objectives of the KAC reflected community aspirations.

Do you think the proposed Karrinyup Activity Centre Objectives reflect the community aspirations for this centre?  
(n=45)



Of the 33% (n=15) that disagreed, reasons cited were as follows:

- Observations that there has been significant development in recent years with concerns of 'overdevelopment' of the immediate area (n=8).
- Concern that greater apartment heights will further impact established residents (traffic, parking, noise) and that the high towers are not in context with the lower adjacent housing stock (n=5)
- Were in favour of expanding the boundaries for greater tiered development (n=1)
- Concern that there is an imbalance to commercial and retail outcomes, lack of commitment to investing in community benefit projects (e.g. Library) (n=4).

What's missing / suggestions:

- Safe drop off zones.
- Objective that new developments are maintained for community use.
- Provisions for small businesses.

## 3.5 KAC boundaries

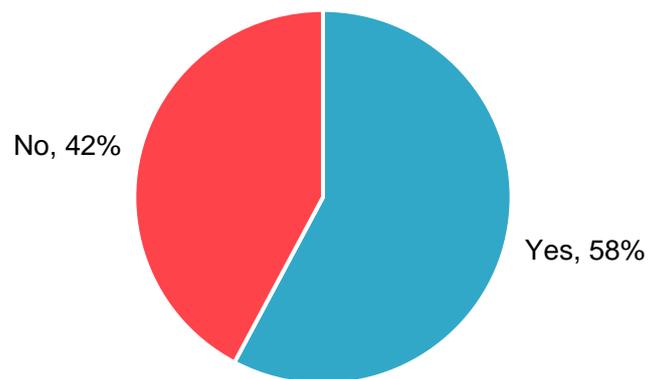
### 3.5.1 Whole boundary

**Question: Do you agree with the proposed Centre boundary?**

Response rate = 45/61

Over half of participants (n=26, 58%) were in favour of the proposed centre boundary.

Do you agree with the proposed Centre boundary? (n=45)



Of the 42% (n=19) that did not agree, comments are summarised below.

- Preference to see the boundary expanded, to rezone for higher densities, achieve streamlined streetscape and to accommodate additional parking areas. Comments to extend north and east (n=5).
- Concern that there is already too much development occurring, the boundary should be narrower. Concern about devaluing properties, impacting residents negatively particularly along Francis and Davenport (n=8)
- Split sentiment amongst respondents that the extension should extend past Francis Street vs. the boundary goes too far to Francis Street.
- Concern that the boundary does not extend South on other side of Karrynup Road, give these residents the option to redevelop if rezoned from R20 (n=1).

Many comments reflected the high proportion of respondents that hadn't been involved in previous engagement.

What's missing / Suggestions:

- Integration and enhancement of the boundary with local parks (n=1).

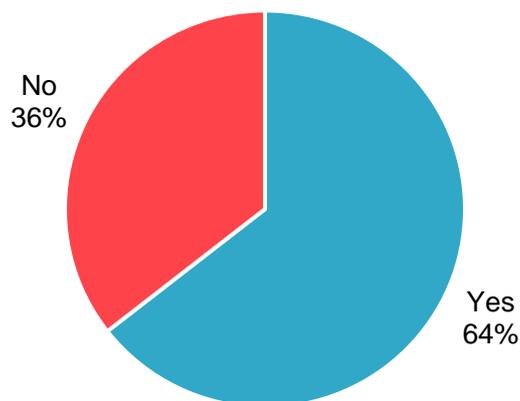
### 3.5.2 Shopping centre boundary

**Question:** Do you agree with the proposed extent of the centre zone around the shopping centre?

Response rate = 45/61

Almost two thirds of respondents (n=29, 64%) agreed with the proposed centre zone boundary around the shopping centre.

Do you agree with the proposed extent of centre zone around the shopping centre? (n=45)



Of the 36% (n=16) that did not agree, comments are summarised below.

- Concern that strategies to manage parking are not strong enough to lessen impact to residents adjacent to the centre zone. (n=2)
- In favour of extending the centre zone even further, particularly north. (n=3)
- Concern that there is too much development already at the shopping centre, allowance for more businesses will be detrimental / not warranted. (n=4)
- Concern that the zone does not extend south as these disadvantage residents who want the choice to viably redevelop their properties. (n=3)
- Concern about congestion and traffic movement. (n=4)

## 3.6 Building and development controls

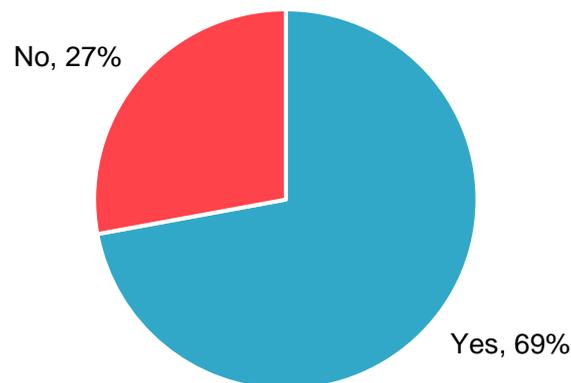
### 3.6.1 Building types

**Question:** Do you agree with the proposed building types identified for the centre areas?

Response rate = 43/61.

The majority of respondents (n=31, 69%) agree with the building types proposed.

Do you agree with the proposed building types identified for the centre areas? (n=43)



For those that did not agree, their comments are summarised below:

- Concerns that building height of three storeys is too high and not appropriate for the area. (n=4)
- Traffic concerns (increased traffic due to increased density) (n=2)
- Concern that the amenity and friendly neighbourhood atmosphere along the adjacent street will be negatively impacted to mitigate increased security and noise concerns (e.g. gates and security), impact pedestrian experience. (n=2)
- Do not want further development in the area. (n=4)

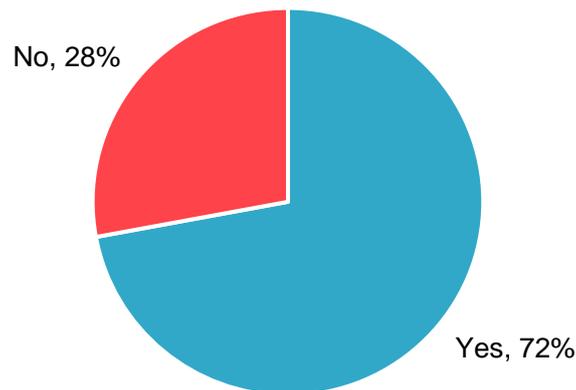
### 3.6.2 Development controls

**Question:** Are the main development controls proposed for centre type buildings appropriate?

Response rate = 43/61.

The majority of participants (n=31, 72%) agree with the development controls proposed for the centre type buildings..

Are the main development controls proposed for centre type buildings appropriate? (n=43)



For those that did not agree their concerns included:

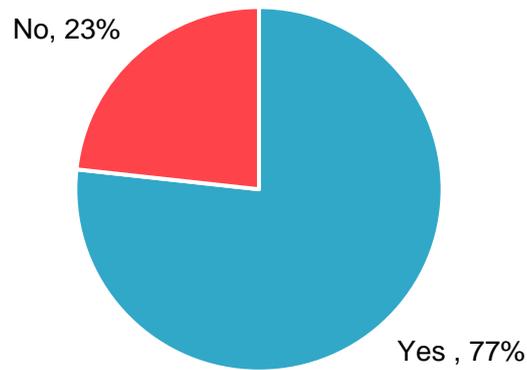
- Concern that three storeys is too high, prefer two storeys maximum. (n=4)
- Disagree with nil setback proposed, there is no room for green canopy to grow. Prefer a narrow setback. (n=5)
- Development next to the centre should be increased from 2 to 6 storeys. (n=1)
- Concern that higher density living will lead to antisocial behaviour. (n=2)
- Support for more commercial buildings within the centre. (n=1)

**Question: Are the main development controls proposed for residential type buildings appropriate?**

Response rate =43/61.

Majority of respondents (n=33, 77%) agree with the development controls for residential type buildings.

**Are the main development controls proposed for residential type buildings appropriate? (n=43)**



For those that did not agree their concerns included:

- Support for a maximum height of two storeys. (n=6)
- Concern that the rear setback is inappropriate. (n=1)
- Concern there is a lack of amenities of the north side to accommodate the higher densities proposed. (n=1)

## 3.7 Streetscape

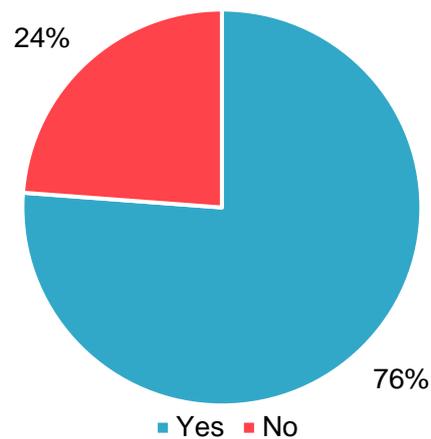
### 3.7.1 Cross sections

**Question: Do you support the proposed street cross sections?**

Response rate = 42/61.

The majority of respondents (n=32, 76%) supported the street cross sections proposed.

Do you support the proposed street cross sections?  
(n=42)



For those that did not support the cross sections their responses included:

- Concern about an increase of traffic in the immediate area. (n=3)
- Request that more on-road cycling infrastructure and road design be incorporated to separate vehicles and bikes. (n=3)
- Suggestion to sink pedestrian access over the road (or over the road) for pedestrian safety from busy roads. (n=1)
- Concern that single lane roads coming into the shopping centre will cause congestion and increase safety concerns from travellers. (n=2)
- Not in favour of light rail / not sure of the need when buses can do the job. (n=1)
- Suggestion for traffic lights at Burroughs Road. (n=2)

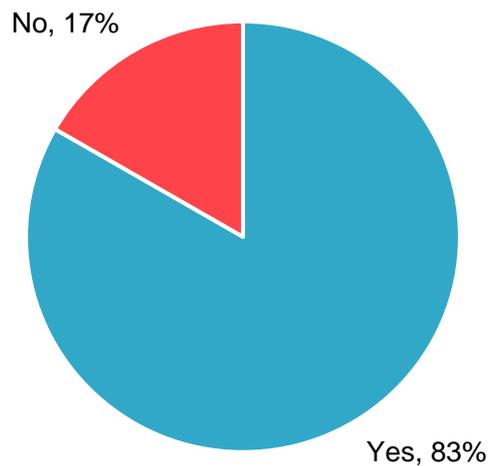
### 3.7.2 Pedestrian and cycle routes

Question: Do you agree with the key pedestrian and cycle routes?

Response rate = 42/61.

The majority of respondents (n=35, 83%) agree with the pedestrian and cyclist routes.

Do you agree with the key pedestrian and cycle routes?  
(n=42)



Respondents that disagreed submitted comments including:

- Observations that scale of the development contradicts pedestrian and cyclist safety. (n=3)
- Concern that there is no priority or tangible commitment to improving pedestrian and cycling environment, priority is cars. (n=3)
- Concern that cycle paths moving towards and through Gwelup Park with encourage fast cyclists through a slower-pace area that attracts the elderly and families with young children. (n=2)
- Concern that eases of using these new bike networks will mean shoppers will park in outer residential areas to park and then walk into the centre. (n=1)
- Concern where the traffic 'hotspots' will be once development is completed. (n=2)

What's missing / Suggestions:

- More entry points for bikes to the centre (n=1)
- Build separate share paths or dedicated cycle paths (concern of safety without physical barriers). (n=3)
- Query where is the increased frequency bus/light rail link between the Centre and Scarborough beach via Jeanes Road. (n=1)

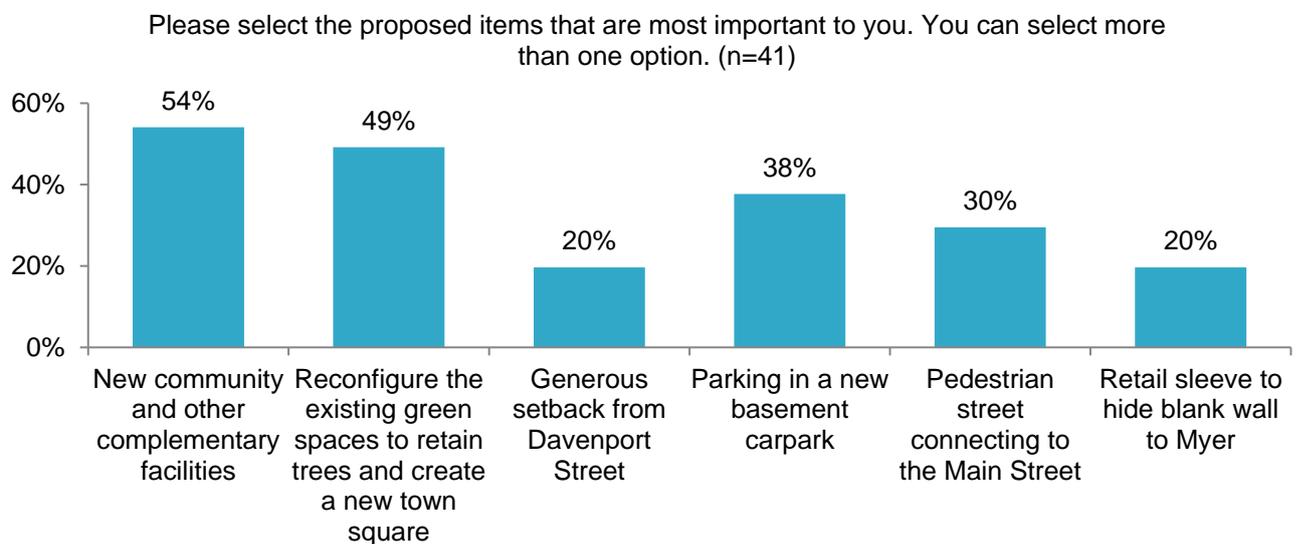
### 3.8 KAC inclusions

Question: Please select the proposed items that are most important to you. You can select more than one option.

Response rate = 41/61

Respondents could select one or up to all of the six options presented. The most popular KAC inclusions were **new community and other community facilities** (n=33, 54% selection rate) closely followed by **reconfigure the existing green spaces** (n=30, 49% selection rate). The third most selected proposed item was parking in a new basement carpark (n=23, 38% selection rate).

The top two sections in particular suggests strong desire to favour assets and outcomes for the broader community for recreation and wellbeing.

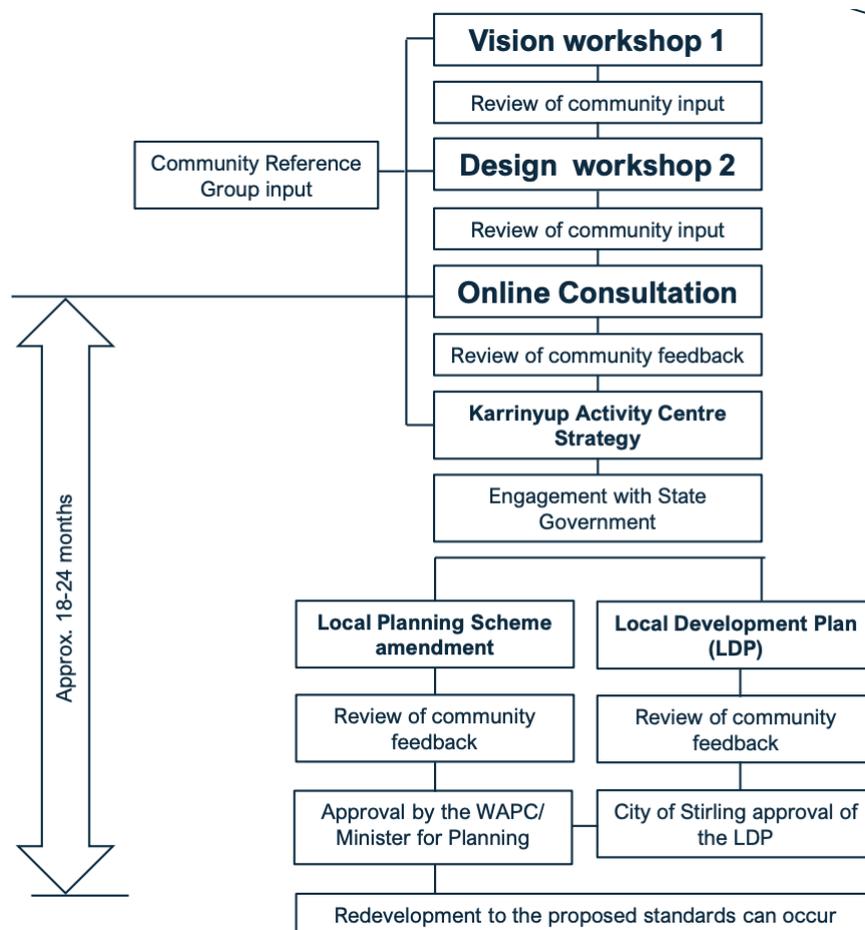


## 4. Next steps

This concludes the broader engagement with the community for the KAC project. All feedback received will be considered by the Urban Design consultants to produce the final KAC strategy. The framework for the next steps can be viewed below.

Once this has been completed, a final meeting with the project's Community Reference Group will be held on Thursday 31 March 2022 to inform them of the outcomes.

Overall, there has been majority support for the KAC design intentions.



# Appendices

## Appendix A – Letter to Residents

Enquiries: City Future – (08) 9205 8555

24 January 2022

«Owners»  
«ServAddrLine1»  
«ServAddrLine2»  
«ServAddrLine3»

Dear Sir/Madam,

KARRINYUP ACTIVITY CENTRE FUTURE

You may be aware the City of Stirling held a Vision Workshop on 27 October 2021 and a Design Workshop on 8 December 2021 for the Karrinyup Activity Centre. The City of Stirling originally intended to hold an Open Day at the Stirling Community Centre – Karrinyup on 23 February 2022 to present the outcomes of the Workshops. However, the evolving nature of Covid-19 and the potential impact of the State Government's Safe Transition Plan has resulted in changes to this format.

The Open Day material and feedback survey will be available from the 23 February 2022, online by visiting <https://www.stirling.wa.gov.au/KAC>, or scanning the QR code, and on request at Stirling Libraries – Karrinyup and the City Administration Building, 25 Cedric Street, Stirling.

The Open Day material includes:

1. Plans outlining:
  - Extent of the centre
  - Building heights/Zoning of land
  - Street cross-sections
  - Infrastructure improvements
  - Transport plan
2. Survey to provide feedback on plans

The Open Day material builds on both Vision Workshop and Design Workshop outcomes. The City is seeking your input before formal documents are presented to Council for advertising in later 2022. We look forward to receiving your comments on the Karrinyup Activity Centre by Friday 11 March 2022. If you require further information, please contact the City on the number above.

Yours sincerely



Daniel Heymans  
**COORDINATOR CITY FUTURE PROJECTS**

