

# **4.0**

## **DEVELOPING THE STRATEGIES**



MARKET SQUARE

TOWN SQUARE

WOODLANDS SQUARE

CIVIC PLACE

TRANSIT SQUARE +  
TASSELS PLACE

CELEBRATION PLACE

**FIGURE 19: UDLS STRUCTURING  
ELEMENTS**  
LEGEND

- Site Boundary
- North South Connector
- East | West Lateral Links-  
Biophilic
- East | West Lateral Link  
- Urban
- Destination - Urban  
Spaces
- Destination - Parks

## 4.1 UDLS STRUCTURING ELEMENTS

### URBAN STRUCTURE

The urban structure is based on the relationship between public spaces, natural features and transport infrastructure, density and land uses and the community facilities the city provides.

At the city scale the urban structure is organised around landscape features, movement, and centres of activity. It consists of three main elements:

- A North South Connector along the Urban Stream Corridor that connects Herdsman Lake in the south with Lake Gwelup in the north of the study area;
- East West Lateral Links of a biophilic and urban character connecting the eastern and western precincts; and
- Destinations are multi functional urban spaces and parks located around retail, civic, community and residential centres and connected by the north-south and lateral links.

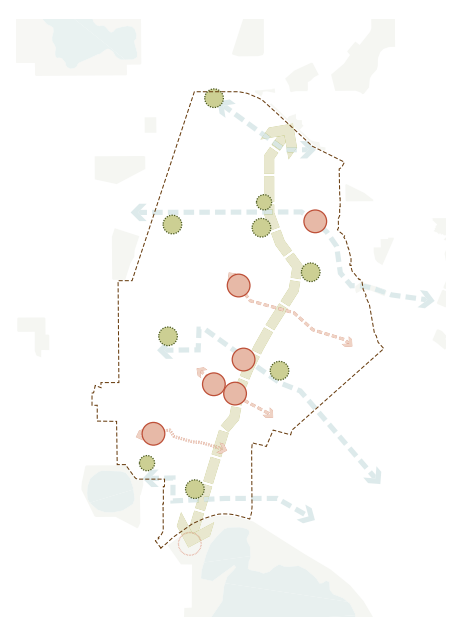
These elements are derived from an application of the underlying principles identified in *Part 2: Overall Direction* and respond to and expand on a set of pre-defined structuring elements that underpin the overall *Draft Structure Plan* (The Green - open space system, The Blue - the waterway system, The Red - regional transport network and linkages).



North South Connector



East | West Lateral Link



Destinations





## PRECINCTS, LINKS, DESTINATIONS + COMMUNAL SPACES

At a local level the urban structure is more complex, responding to an intricate range of relationships between use, scale, environment and activity.

The key urban design and landscape components identified are:

**Character Precincts:** recognising areas which share characteristics including land use, cultural heritage, environment and aspirations;

**Links + Connectors:** facilitating movement and connections;

**Destinations:** community focal points that bring people together; and

**Communal Spaces:** privately owned and managed spaces that contribute to the overall open space network; however, may vary in accessibility to the public.

Within each of the key structuring elements are a series of typologies which respond directly to the urban context.

This section describes each urban element and its typologies and provides:

- A description of its character;
- Objectives;
- Activities; and
- Indicative Plans and Sections describing key performance criteria and general arrangement.



**FIGURE 10: CHARACTER PRECINCTS**  
**LEGEND**

- Development Precincts
- Biophilic Character Precinct
- City Heart Character Precinct
- Civic Community Character Precinct
- Residential Community Character Precinct

## 4.2 UDLS CHARACTER PRECINCTS

### DEVELOPMENT PRECINCTS

The Stirling City Centre *Draft Structure Plan* identifies six development precincts, these include:

- Southern Precinct;
- Station Precinct;
- Northern Precinct;
- Osborne Precinct;
- Innaloo Precinct; and
- Woodlands Precinct.

Identifying these precincts for the Structure Plan area makes it possible to describe in more detail the qualities and characteristics that will give each precinct its distinctiveness within the whole centre, and allows for staged implementation and design development. The *Draft Structure Plan* establishes the general intent and vision for the precincts.

### UDLS CHARACTER PRECINCTS

Complementing these, the UDLS has identified four character precincts that relate specifically to development of the public realm:

- Biophilic Precinct;
- City Heart Precinct;
- Civic Community Precinct; and
- Residential Community Precinct.

These public realm character precincts respond to varying levels of urban intensity and a common composition of uses and are defined by their incremental proximity to the city heart. Each precinct will respond to key themes exploring the place's culture, history and environment.



Structure Plan Development Precincts

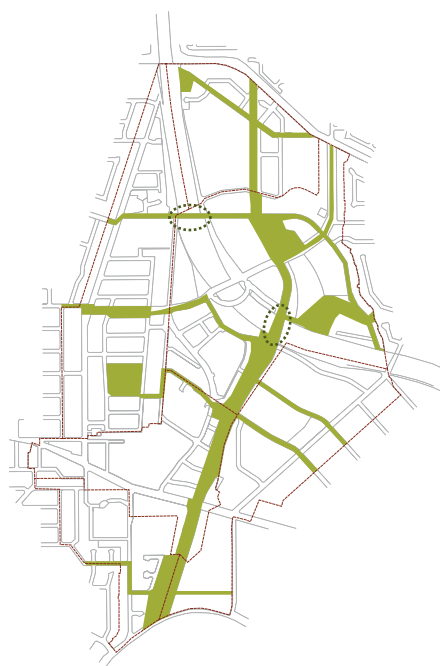


## BIOPHILIC CHARACTER PRECINCT

The Biophilic Character Precinct responds to the story of water and is defined by a network of spaces that infiltrate as tributaries into surrounding precincts.

The character is defined by a focus on palpable environmental initiatives and urban biodiversity.

These areas provide places that encourage a symbiotic interaction between people and nature and a culmination of environmental and cultural stories.



### LEGEND

- Development Precincts
- Biophilic Character Precinct
- Green Bridge



### Scene Setting

- Overlays part of the wetland chain of the Swan Coastal Plain;
- Characterised by central low lying depressions and water bodies, rising to elevated limestone ridges;
- Vegetation complexes of Herdsman complex through the central lower lying areas, characterised by woodland of *Eucalyptus rudis* and *Melaleuca* spp. over dense sedgeland, rising to Karrakatta complex on elevated topography of open forests of Tuart – Marri - Jarrah with understorey of *Banksia* spp. over various shrubs;
- Wetland chain forms path of indigenous travel. A place of plenty, trade and celebration - Plenty of “Kep” (sweet water) provides place to live, trade, and gather; and
- Central water body continues to provide defining core feature of the area for irrigation, agriculture and recreation.

### Land Use Influences

- Remediation of the main drain as Urban Stream and green corridor;
- Regional Distributor Network:
  - LRT;
  - Stephenson Avenue and Osborne Park; and
  - City Centre Connector Roads.
- POS:
  - Talia Wetland;
  - Osborne Reserve and Talbot Reserve;
  - Herdsman and Jackadder Lakes; and
  - La Grange Reserve.

Figure 21: Biophilic Character Precinct



### Built- Form Character Influences

- Built-form to draw from “living stream” and WSUD character; and
- Refer to city, civic and residential precincts for specific built form influences.

### Public Realm Drivers

- Unification - historic natural systems, ecologies and cultures;
- Celebration - abundance in water and biodiversity;
- Linkages - for water, biodiversity and people;
- Symbiosis - between urban elements and nature;
- Comfort - improved microclimate;
- Infiltration - natural assets that infiltrate into and out between neighbouring precincts and urban stream; and
- Innovation - distinctive elements within urban fabric.

### Public Realm Attributes

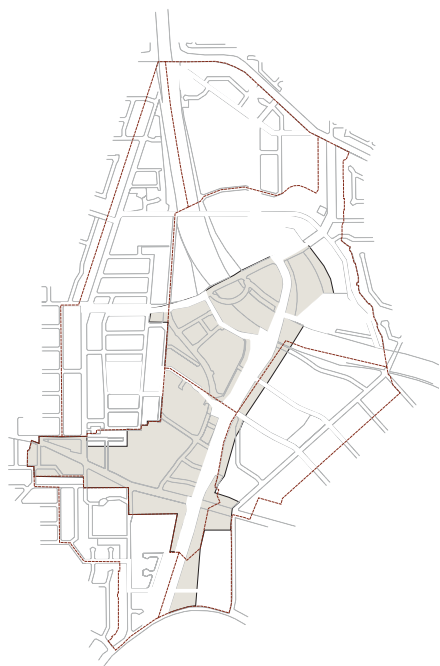
- Tangible and visible WSUD incorporated in streetscapes and POS;
- Streetscapes and POS with endemic and high biodiversity enhancement species;
- All trees and vegetation shall be locally native or native evergreen;
- Generous streetscapes to accommodate vegetation and people as priority;
- Water features and interactive water play;
- Built form incorporates green walls and roof gardens;
- Composition of urban elements responds to surrounding precincts character - from harder structured and formal city centre response through to a softer, more organic and intimate response in residential areas;
- Informality and structure in planting that responds to naturalistic character;
- Innovative and high sustainability rating materials;
- ‘Soft’ alternatives for roads, carparking and pathways where appropriate; and
- Green walls, green bridges, tree canopies, green roofs utilised to negotiate physical barriers and maintain visually continuous and unbroken vegetated links.

## CITY HEART CHARACTER PRECINCT

The City Heart Character Precinct responds to an environment of high intensity and activity that facilitates a constant and prolonged level of public interaction.

The heart provides a highly-activated public realm that encourages social gathering and also acts as extension of workers and residents internal environments.

The character is defined by a more urban, formal and structured spatial arrangement and detailing of spaces.



### LEGEND

- Development Precincts
- City Heart Character Precinct

Figure 22: City Heart Character Precinct



### Scene Setting

- Abundant flora and fauna provide Indigenous “supermarket”;
- Herdsman vegetation complex through the central lower lying areas, characterised by woodland of *Eucalyptus rudis* and *Melaleuca* spp. over dense sedgeland;
- Rich and fertile soils with abundant irrigation source provide prime agricultural land and draw people to the area;
- Market gardens form the heart of the area and create wealth from food productions;
- “The Plank Road” becomes a regional transport route. Scarborough Beach Road creates Innaloo as major destination from city to coast;
- Gradual clearance of woodlands and infilling of depressions and water bodies to accommodate increasing trade and housing. Big box retail cements site as a place of trade; and
- Transport divides and connects, moving up the wetland chain - A new form of travel on an old alignment, the Mitchell Freeway develops and dissects the area, Stirling train station reconnects the people to a place of trade and work.

### Land Use Influences

Southern:

- Mixed-use development with focus on retail, commercial and office;
- Westfield;
- Inner city high density housing ; and
- Night and day entertainment destination “24-7”.

Station:

- Major Transit Stops - Stirling Station, LRT / CAT stops;
- IKEA;
- Large government departments supplemented with commercial /office;
- Inner city high density housing; and
- Civic Gardens.





### Built- Form Character Influences

- Gradual increase in density and height of up to ~15 storeys;
- Contemporary buildings with high quality materials;
- Eclectic facades, offering textural variation and interest at a pedestrian level;
- Streetscapes defined by a continuous built edge, permeable frontages, active ground floor uses and continuous awnings;
- Upper stories set back to minimise overshadowing and visibility from street level; and
- Balconies above ground floors overlooking streetscapes.

### Public Realm Drivers

- Legibility - identifiable city heart;
- Diversity - meeting, gathering and trading;
- Sustained activity - day and night;
- Movement - arrival, departure and transition nodes;
- Attractors - regional draw card and destination point;
- Permeability - physical and visual; and
- Pedestrian priority - comfortable safe connections.

### Public Realm Attributes

- Formality and structure in planting, materiality and arrangement of landscape elements that reinforce city heart;
- High quality contemporary materials;
- Defined and distinct hubs and destinations that respond to city character building typology;
- High degree of amenity and facilities in streetscapes, public plazas and spaces that supports 24-7 activity;
- Active edges to public plazas and spaces surrounded by cafes and restaurants;
- Comfortable and convenient connections between buildings, public spaces and transport nodes;
- Continuous awnings, shade and weather protection to provide comfort and prolong activity on the streets;
- Pedestrian access ways through buildings to increase permeability and connect to urban stream; and
- Major retailers open to and interfacing with public realm to contribute to the activation of the streetscape (no "big box").

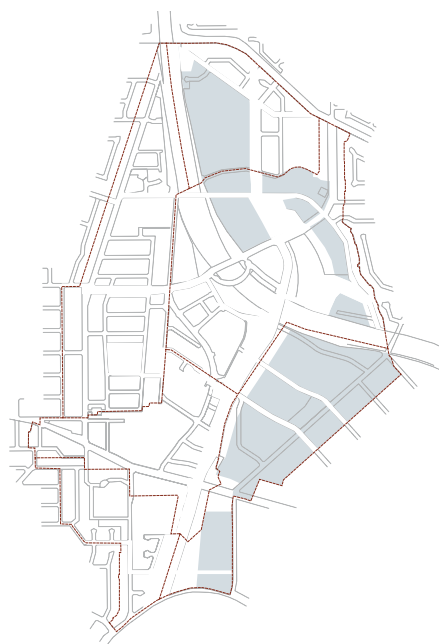


## CIVIC COMMUNITY CHARACTER PRECINCT

The Civic Community Character Precinct responds to key central catalysts with a community and civic focus and encourages people coming together for recreation, learning, and cultural interaction.

Areas within this character precinct will see fluctuating levels of public interaction, with a lesser degree of activation at night than the city heart.

The transformation over time from a predominately single land use composition to a higher degree of mixed use surrounding introduced catalysts will also define an evolving character.



### LEGEND

- Development Precincts
- Civic Community Character Precinct

Figure 23: Civic Community Character Precinct



### Scene Setting

- Herdsman vegetation complex characterise the lower lying areas of Osborne Park, Station, Civic Gardens and Centre. Characterised by woodland of *Eucalyptus rudis* and *Melaleuca* spp. over dense sedgelands;
- Elevated topography of Northern, Hospital area characterised by Karrakatta complex of open forests of Tuart – Marri - Jarrah with understorey of *Banksia* spp. over various shrubs;
- Gradual outstretch of settlers populate Osborne Park;
- Dairies, poultry and pig farming become prime industries;
- Industry gradually replaces agriculture and large format light industrial and commercial lots dominate the landscape;
- Osborne Park becomes place of industry and trade;
- Ground water and soil contamination requires remediation;
- Wetlands filled in to create tip and eventually becomes Hertha North Reserve. Groundwater and soil contamination restricts development - remediation required;
- Northern areas defined by the Civic Centre hospital and Civic Centre; and
- Separated by the freeway.

### Land Use Influences

#### Osborne Park:

- Light industrial legacy;
- Mixed use with medium density residential;
- Office Commercial with urban format retail buildings;
- Primary School; and
- District Open Space.

#### Station:

- Civic Centre and Council Offices;
- Consolidated community infrastructure;
- Civic Centre Gardens;
- Library;
- High School;
- Medium and high density apartments. Variety of household types; and
- District Open Space.

#### Northern:

- Osborne Park Hospital



### Built- Form Character Influences

- Gradual transition in scale down from City heart to adjacent residential suburbs;
- Built form provides strong relationship to the street edge, active ground floor uses and continuous awnings to provide shelter;
- Development focused around high quality amenity, permeability through development lots and pedestrian access;
- Campus style with clustered buildings within communal green space;
- Aesthetic of the landscape is to compliment the built form; and
- Public buildings co-located with urban squares and opportunities to demonstrate innovative new technologies.

### Public Realm Drivers

- Transformation - incremental change over time;
- Catalysts - economic, community, environment, cultural seeding projects;
- Community - recreation, health and education coming together;
- Innovation - centres of learning, new technologies and demonstration;
- Transition - city to suburb, open parks and gardens to dense built form;
- Permeability - public access and useability of built form;
- Restoration - ecological restoration and remediation; and
- Industrial heritage - materiality and form.

### Public Realm Attributes

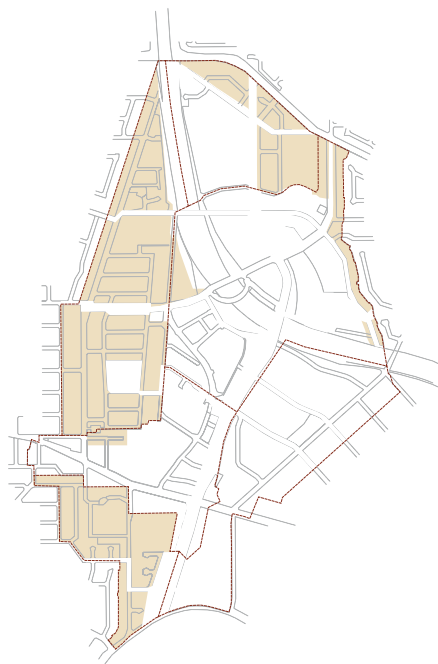
- Formality and structure in planting, materiality and arrangement of landscape elements that reinforce civic, community and educational heart;
- Scale, structure and formality of planting and materials to become more relaxed towards residential areas;
- High quality robust contemporary materials;
- Materials to reference industrial heritage through Osborne Precinct;
- Innovative and high sustainability rating materials;
- Active edges to public plazas and spaces surrounded by community infrastructure;
- High degree of amenity and facilities in streetscapes, public plazas and spaces; that promote socialisation;
- High amenity POS with increased functionality and profile that caters to multiple user groups and facilitates co-sharing;
- POS demonstrates ecological restoration;
- Strong physical and visual links through to urban stream and green corridor;
- Comfortable and convenient connections between buildings, public spaces and transport nodes;
- Continuous awnings, shade and weather protection to provide comfort and prolong activity on the streets;
- Pedestrian access ways through buildings to increase permeability and connect to urban plazas and POS; and
- "Healing Gardens" for use by patients and workers - relaxation, reflection.

## RESIDENTIAL COMMUNITY CHARACTER PRECINCT

The Residential Community Character Precinct is defined by a slower, quieter pace associated with established lower density residential areas.

They respond to a more local community and are areas of respite from areas of high intensity. The streets and parks offer green, safe, welcoming extensions to local residents homes.

The character is defined by a more relaxed informality in the spatial arrangement and detailing of spaces.



### LEGEND

- - - - - Development Precincts
- Residential Community Character Precinct

Figure 24: Residential Character Precinct



### Scene Setting

- Gently elevating topography of Innaloo area characterised by Karrakatta complex of open forests of Tuart – Marri - Jarrah;
- Elevated areas over limestone. Limestone used for construction of Plank Road;
- Demand for residential land after WWII marks end of primary industries in Innaloo;
- First subdivisions begin to define Innaloo;
- Herdsman vegetation complex characterises the lower lying areas of Woodlands;
- Abundant flora and fauna provide Indigenous “supermarket” - A place of plenty, trade and celebration;
- Chinese market gardens and dairies establish on the fringe of Herdsman Lake;
- Herdsman Lake drained to control flooding and allow acres of market gardens, however acid nature of peaty soils restricts plans;
- Metro drive-in moves in to the north and defines the area for years to come;
- Remnants of market gardens still remain today;
- Woodlands establishes as a leafy green garden suburb; and
- Herdsman Lake remains - “the Kings Park of the North” and remains a registered Aboriginal Heritage site.

### Land Use Influences

- Established residential community;
- Intensification of residential over-time within existing residential area (Private, strata titled + group dwellings); and
- Smaller areas of mixed use - transitional land use towards City centre and Scarborough Beach Road.





### Built- Form Character Influences

- Urban typology of Residential Gardens;
- Predominately 3-4 stories;
- Active frontages to all nonresidential ground floor buildings;
- Re-development is constrained physically through existing lot subdivisions and a well established street network;
- Developments that offer pocket parks to be encouraged through incentive schemes; and
- Outdoor space predominantly private open space, mix of private gardens and balconies, communal open space and roof gardens.

### Public Realm Drivers

- Community - life on the street, local centres and meeting points;
- Permeability - easy pedestrian connections through and across precincts;
- Comfort - safe, slow, green streets;
- Respite - quiet and relaxed pace; and
- Transition - gradual intensification of residential density over time.

### Public Realm Attributes

- Reinforced and enhanced existing residential character and identity;
- Stronger physical and visual links through to city centre, urban stream and green corridor;
- Shady, treelined streets to improve microclimate and encourage meeting and gathering;
- Slow speeds and safe road network, pedestrian orientated streets;
- Planting and landscape elements to slow traffic and provide places to sit and play;
- Intimate scaled pocket parks, widening of pedestrian zones within streetscape;
- Walkability improved with continuous footpaths on both sides of streets;
- Community parks upgraded to improve functionality and profile;
- Local parks consolidated and amenity improved; and
- Enhanced endemic and high biodiversity species within streets and parks.



