

THE FIONA STANLEY TRANSIT ORIENTED DEVELOPMENT AND ACTIVITY CENTRE

The Murdoch Activity Centre includes the future Fiona Stanley Hospital site, St John of God Hospital, Challenger TAFE, Police and FESA site, future rail interchange at South Street and Kwinana Freeway and the eastern end of Murdoch University site. The site extends between South Street and Farrington Road and between Kwinana Freeway and Murdoch Drive.

In line with publicised policies such as Network City Framework and the State Sustainability Strategy, the Government has identified that the precinct around the South Street bus/rail interchange will ultimately be a planned Transit Orientated Development site (TOD). The City of Melville, the Health Department of WA, Murdoch University and Challenger TAFE also share this view.

The structure, extent and land use opportunities offered by the Activity Centre/TOD will significantly contribute to the viability and success of the Fiona Stanley Hospital Precinct. In turn the Activity Centre/TOD is expected to:

- Provide easy and safe access to the bus/rail interchange.
- Have the greatest intensity of activities within 400m from the railway station;
- Provide for medium and high-density residential use (R100-160).
- Provide for civic, retail, commercial and entertainment uses (including hotel and conference facility).
- Facilitate the genesis of a vibrant 'main street' that could link the railway station to Murdoch University via the Fiona Stanley Hospital precinct.
- Provide improved vehicular and pedestrian access and egress from the site and to the railway station and improved decked parking.
- Create a development at the pedestrian scale.
- Support ancillary and linked medical businesses, consulting rooms and commercial and retail opportunities along the new '*main street*'.

From an economic perspective, in the longer term, the future Activity Centre and TOD is expected to significantly re-vitalise the southern section of the City of Melville through the provision of an 'Urban Village' environment with land mark buildings, active street frontages, pedestrian and vehicular accessibility, supply of local and regional services (medical, educational and commercial). It is anticipated that the new public hospital will supply around 1000 beds, the TOD will provide approximately 860 residential units and mixed commercial use activity.

Development of the Activity Centre/TOD will be entirely over government owned land and can therefore be regulated by government although it is anticipated the Government, probably through LandCorp, will joint venture with private enterprise. The ideas are still conceptual and are yet to be comprehensively designed.

Draft Murdoch Activity Centre Structure Plan (Including Fiona Stanley Hospital and Health Precinct)

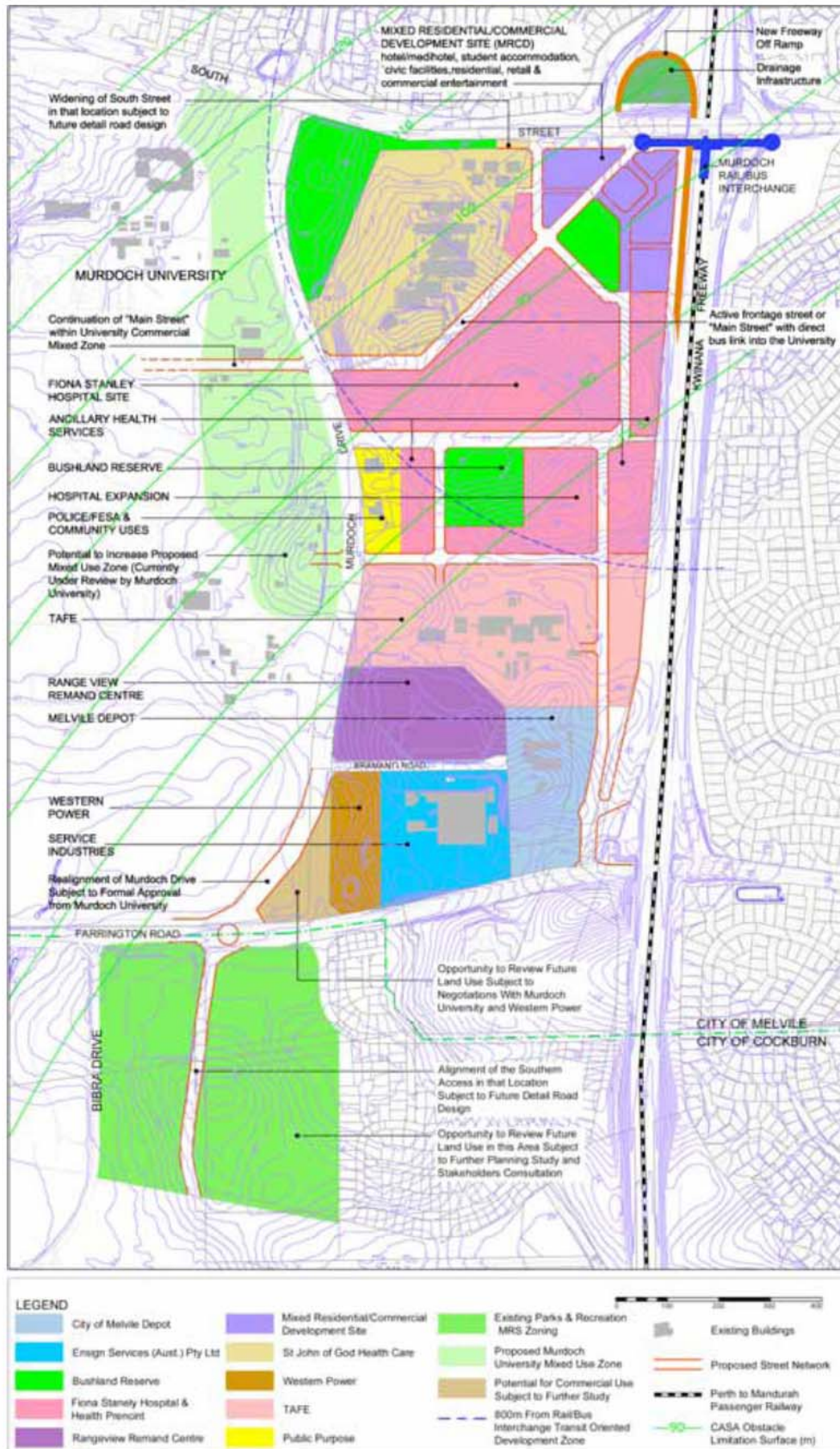


Figure 14: Murdoch Activity Centre Structure Plan – Proposed Land Uses