



## Crystal Brook Engagement Report April 2020

Prepared for  
City of Kalamunda

Prepared by  
 **RobertsDay**  
*planning·design·place*

**Contact**  
Dan Pearce, Partner  
dan.pearce@robertsday.com.au  
+61 8 9213 7300

Level 2  
442 Murray Street  
Perth WA 6000

**Project Team**  
UDLA  
Stantec  
FAR Lane

### Acknowledgements

The Project Team thanks the Crystal Brook community for their valued contributions to the project.

VERSION	STATUS	AUTHOR	APPROVED BY	DATE ISSUED
1.0	Draft	K. Vizzutti	Z. Cameron	29/04/2020

#### DISCLAIMER

RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. Except where expressly stated, RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to RobertsDay by third parties. RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of RobertsDay.

# CONTENTS

1.0	Project Overview	4
2.0	Engagement Approach	6
2.0	Key Themes	8
3.0	Community Survey	10
4.0	Vision Workshop	17
5.0	Co-Design Workshops	28
6.0	Strategy Review	40

A1	Appendix 1: Survey Data	
A2	Appendix 2: Vision Workshop Data	
A3	Appendix 3: Co-Design Workshop Data	

# 1.0 PROJECT OVERVIEW

## 1.1 Introduction

This Engagement Outcomes Report has been prepared by RobertsDay on behalf of the City of Kalamunda as a summary and record of the community engagement process undertaken in support of the Crystal Brook Concept Plan.

The report provides an overview of the consultation process, key messages identified through this process and also provides a detailed overview of individual engagement exercise outcomes. Unabridged records of survey results, workshop proceedings and collateral and other recorded data is separately appended to this report.

## 1.2 Process

All aspects of the Concept Plan have been directly informed by detailed consultation and design collaboration with local members of the local community.

The consultation process was delivered consistent with best practice IAP2 principles with a focus on meaningfully including stakeholders in the design development and technical constraints resolution process.

This process spanned 4 months and included a detailed community survey, preliminary roundtables with key stakeholder groups, phone and email engagement, a principles-oriented visioning workshop and two design development workshops.

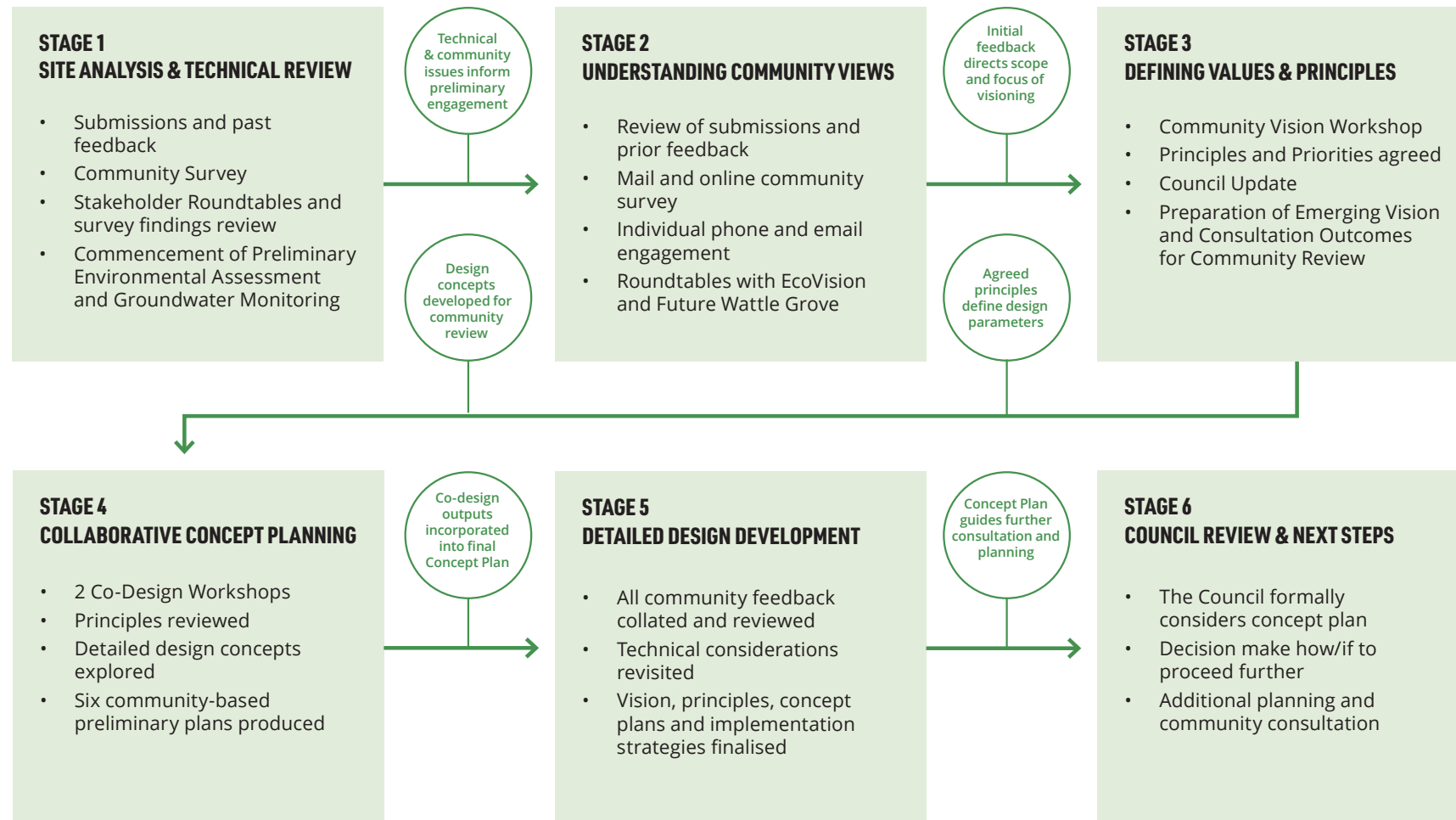
This document outlines the outcomes of these varied exercises, while the Crystal Brook Concept Plan adopts and progresses these findings into resolved planning and design concepts. Engagement outcomes have directly informed the Concept Plan in a number of key ways, including:

- The **Concept Plan Map** which incorporates six preliminary plans drawn by stakeholders with urban design and technical advisors at the Co-Design workshops;

- **Place Name, Vision and Principles** which were drawn directly from community contributions at the Vision Workshop as well as survey responses; and
- **Implementation Strategies** which reflect community priorities and were individually subject to review, feedback and voting by community members.







## 2.0 ENGAGEMENT APPROACH

### 2.1 Background

This project was preceded by a tumultuous period which culminated in strong and vocal opposition against a proposal to consider future industrial uses within the southern portion of Wattle Grove South.

In September 2017 the City appointed a consultant to undertake the Wattle Grove Feasibility Study. The Study was completed in May 2018 and recommendations were included in a draft Industrial Development Study, which was adopted by Council in June 2018, for public advertising. The Study identified a portion of Wattle Grove South as an 'Industrial Investigation Area', which sparked significant community concern in relation to the potential for Commercial / Light Industry uses within Wattle Grove South.

In response, the City undertook a community consultation process in late 2018 to gauge the community's views on future planning of the area. The process identified that the area is special to the community primarily

because of its environmental values, as well as the area's rural character.

In response to community feedback, Council resolved in February 2019 to restart planning for the area based on a series of progressive planning principles and allowing for creative input and ideas from the community to produce a vision that will be recognised as innovative and unique.

RobertsDay was subsequently appointed to prepare a comprehensive community consultation plan and prepare concept plans which investigate suitable land uses for Wattle Grove South and does not consider industrial land uses.

### 2.2 Methodology

Community Consultation for the project was delivered in line with a Communications and Engagement Plan prepared in line with IAP2 best practice principles.

Engagement was designed for transparency and inclusiveness through measured collaboration with the Wattle Grove community and project stakeholders. The engagement approach aimed to:

- Reach people who haven't previously participated or may not normally have their voice heard and capture all points of view;
- Incorporate and reflect feedback received to date through previous consultation;
- Ensure genuine and representative input and that local aspirations are taken into consideration and reflected in the final output and deliverables;
- Provide a transparent process

with consistent and targeted communications; and

- Provide various avenues and regular feedback to the community and key stakeholders to show progress.

A range of targeted engagement strategies and tools were employed, aligned to the 'Collaborate' and 'Empower' elements of the IAP2 Spectrum, which sought to meaningfully include stakeholders in the exploration of design options, encourage deliberative decision-making through facilitated co-design and ensure community direction informed all aspects of the concept plan from initial vision-setting through to detailed implementation strategies.

Implementation of the Engagement Plan was supported by a communications plan which included direct mail and online communication aligned to a project brand intended to maximise community awareness and participation.



### Co-Design Workshop

Expression of Interest Form

We're looking for local residents, businesses and community groups to take part in a Co-Design Workshop.

The Workshop will be held from 10:00am-1:00pm, Saturday 29 February 2020 (Location TBA)

We'll be running a hands-on community workshop to explore design ideas and develop plans, facilitated by RobertsDay. Please note applications must be fully completed to be considered.

Name

Business/Group Name (if relevant)

Address and Postcode

Contact Number

The Co-Design process involved a diverse group of residents who expressed interest in taking part



CITY OF KALAMUNDA

Let's reset the conversation about Wattle Grove South's future

## DRAFT SURVEY RESULTS

Survey results were made public early on in the process for residents to understand their neighbours' views



### Community Survey

#### Introduction

Our first step in this process is listening to you. By completing this survey, you'll provide valuable feedback that will inform our future plans for the area.

#### About you

How do you identify yourself?

Male

Female

How old are you?

18-24

25-34

35-44

45-54

55-64

65+

What is your occupation?

Employed

Unemployed

Retired

Student

Other

How would you describe your household?

Single person

Partnered

Family with children

Family without children

Other

Residents received introductory letters

Surveys were distributed by mail and online

## Reset Wattle Grove South

### STAY INFORMED

Subscribe for project updates

Your email address...

Subscribe

#### Project updates, key documents and FAQs were provided through a dedicated Engage Kalamunda project site



RESET WATTLE GROVE SOUTH

## 3.0 KEY MESSAGES

**Throughout the engagement process, local community members expressed a wide and diverse range of viewpoints. Across the community it is evident that a range of views exist with respect to the desirability and suitable scale of future growth. Despite these differences, residents were strongly aligned to a number of key themes relating to innovation, sustainability and the environment.**

### **Keep the Trees**

Residents strongly expressed that all trees have value regardless of their formal status under environmental expectation. They wish to see tree retention be the primary guide and focus of design and planning.

### **Prioritise Sustainability**

Residents are passionate about sustainability and wish to see innovative design strategies employed to protect the environment and address climate change. They expect new development to meet the highest standards of ecologically sensitive design.

### **Building Community**

Residents value the diverse and multi-age nature of their community and the bonds and relationships they have built. They also like the opportunities that spacious blocks afford to accommodate multiple generations on a single property and create new types of community.

### **Special Lifestyle**

Residents expressed that their lifestyle was valuable and has been intentionally cultivated through their management of their land over time. They wanted to see this maintained into the future and not destroyed by insensitive development.

### **Peace and Quiet**

The tranquil nature of the area and it's clear contrast with the surrounding City was a key attribute for many people who find it beneficial to their health and lifestyle. Ensuring development does not disrupt their quiet enjoyment of land.

### **Individual Choice**

Residents broadly acknowledge there will need to be change over the long term and are open to this being coordinated through the individual decisions of landowners, rather than being foisted upon them. Some residents are keen to develop and wished to see these entitlements provided in a responsible way.

### **No Commercialisation**

Preventing further commercialisation or industrialisation was a strong theme from a majority of participants. Many opposed any new retail, services or business activity whereas others supported this in a limited and controlled way.

### **Avoiding the Ordinary**

Residents aspire to achieve something unique and special in their area and don't want to see more of the same development found elsewhere. Lot sizes, greenery, road design and limiting commercial activity to acceptable levels were raised as extensions of this theme.

### **Direct Involvement**

Residents are passionate about their home and are willing to give their time and effort to taking part in detailed and complex planning tasks to ensure their aspirations are realised. They wish to be genuinely and meaningfully engaged into the future.



Keep lots at 2000m² @ 6000

people, encourage 2 more sustainable spaces, houses around

Live in a 5-10 year green pod of nature with life on top

2000m² Lot size

Use Tree Ties To facilitate trees within house form

People should be able to build the structure of house that might - like down to landscaping

and trees transition to landscape the whole garden - not back and forth

Live in a 5-10 year green pod of nature with life on top

5m

10m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

25m

30m

35m

40m

45m

50m

55m

60m

65m

70m

75m

80m

85m

90m

95m

100m

105m

110m

115m

120m

125m

130m

135m

140m

145m

150m

155m

160m

165m

170m

175m

180m

185m

190m

195m

200m

20m

[illegible]

10. What is your fondest memory about Wattle Grove?  
(Please share any stories about time with family, friends, the local community, special milestones or something else)

My family has owned this land since 193  
My Grandmother was the first teacher at  
Wattle Grove Primary  
We have had ~~the~~ four generations grow up on  
this property.

Community Survey

A hand-drawn map titled "Community Mapping" showing a neighborhood layout. The map is drawn on a grid and includes various labels and annotations. Key features include:

- Streets:** Labeled streets include "Main St", "1st St", "2nd St", "3rd St", "4th St", "5th St", "6th St", "7th St", "8th St", "9th St", "10th St", "11th St", "12th St", "13th St", "14th St", "15th St", "16th St", "17th St", "18th St", "19th St", "20th St", "21st St", "22nd St", "23rd St", "24th St", "25th St", "26th St", "27th St", "28th St", "29th St", "30th St", "31st St", "32nd St", "33rd St", "34th St", "35th St", "36th St", "37th St", "38th St", "39th St", "40th St", "41st St", "42nd St", "43rd St", "44th St", "45th St", "46th St", "47th St", "48th St", "49th St", "50th St", "51st St", "52nd St", "53rd St", "54th St", "55th St", "56th St", "57th St", "58th St", "59th St", "60th St", "61st St", "62nd St", "63rd St", "64th St", "65th St", "66th St", "67th St", "68th St", "69th St", "70th St", "71st St", "72nd St", "73rd St", "74th St", "75th St", "76th St", "77th St", "78th St", "79th St", "80th St", "81st St", "82nd St", "83rd St", "84th St", "85th St", "86th St", "87th St", "88th St", "89th St", "90th St", "91st St", "92nd St", "93rd St", "94th St", "95th St", "96th St", "97th St", "98th St", "99th St", "100th St".
- Buildings:** Labeled buildings include "City Hall", "Police Station", "Fire Station", "Court House", "Post Office", "Library", "Museum", "Park", "School", "Church", "Synagogue", "Mosque", "Hindu Temple", "Buddhist Temple", "Jewish Synagogue", "Islamic Mosque", "Christian Church", "Protestant Church", "Catholic Church", "Anglican Church", "Lutheran Church", "Methodist Church", "Presbyterian Church", "Episcopal Church", "Anglican Church", "Lutheran Church", "Methodist Church", "Presbyterian Church", "Episcopal Church".
- Green Spaces:** Labeled green spaces include "Central Park", "Riverside Park", "Lincoln Park", "Madison Park", "Grant Park", "Washington Park", "Jefferson Park", "Madison Park", "Grant Park", "Washington Park", "Jefferson Park".
- Other Features:** Other features include "City Hall", "Police Station", "Fire Station", "Court House", "Post Office", "Library", "Museum", "Park", "School", "Church", "Synagogue", "Mosque", "Hindu Temple", "Buddhist Temple", "Jewish Synagogue", "Islamic Mosque", "Christian Church", "Protestant Church", "Catholic Church", "Anglican Church", "Lutheran Church", "Methodist Church", "Presbyterian Church", "Episcopal Church".



# 4.0 COMMUNITY SURVEY

The Engagement process began with a preliminary community survey to better understand community concerns and priorities and identify the range of differing views across the community.

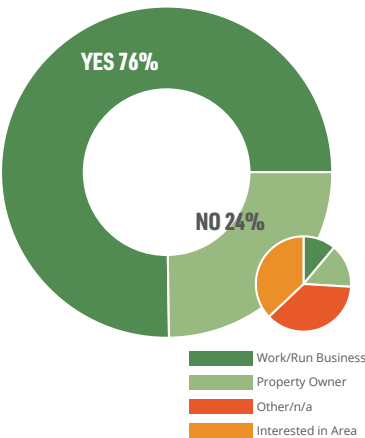
Following the survey, two roundtables with key stakeholder groups were held to review survey results and discuss project direction.

**Reach**  
109 completed surveys were received via Engage Kalamunda and return mail, an increase on the 93 surveys previously completed. 76% of respondents were residents of the area. Of the 24% of respondents not residing in Wattle Grove, one quarter maintained a property or business interest in the area.

**Outcomes**  
The survey identified a wide diversity of views with respect to the future of the area (as summarised opposite). Within this range of views, two clear and contrasting views were evident with regard to wanting or not wanting to sell or develop their property at some point in the future.

Despite these contrasting positions, there was shared support for protection of natural vegetation, promoting sustainability and maintaining a spacious character which avoided conventional suburban development. Survey results in their entirety are provided at Appendix 1.

Are you a resident of the area?



What do you value most about the area today?



## 4.1 A Spectrum of Different Views

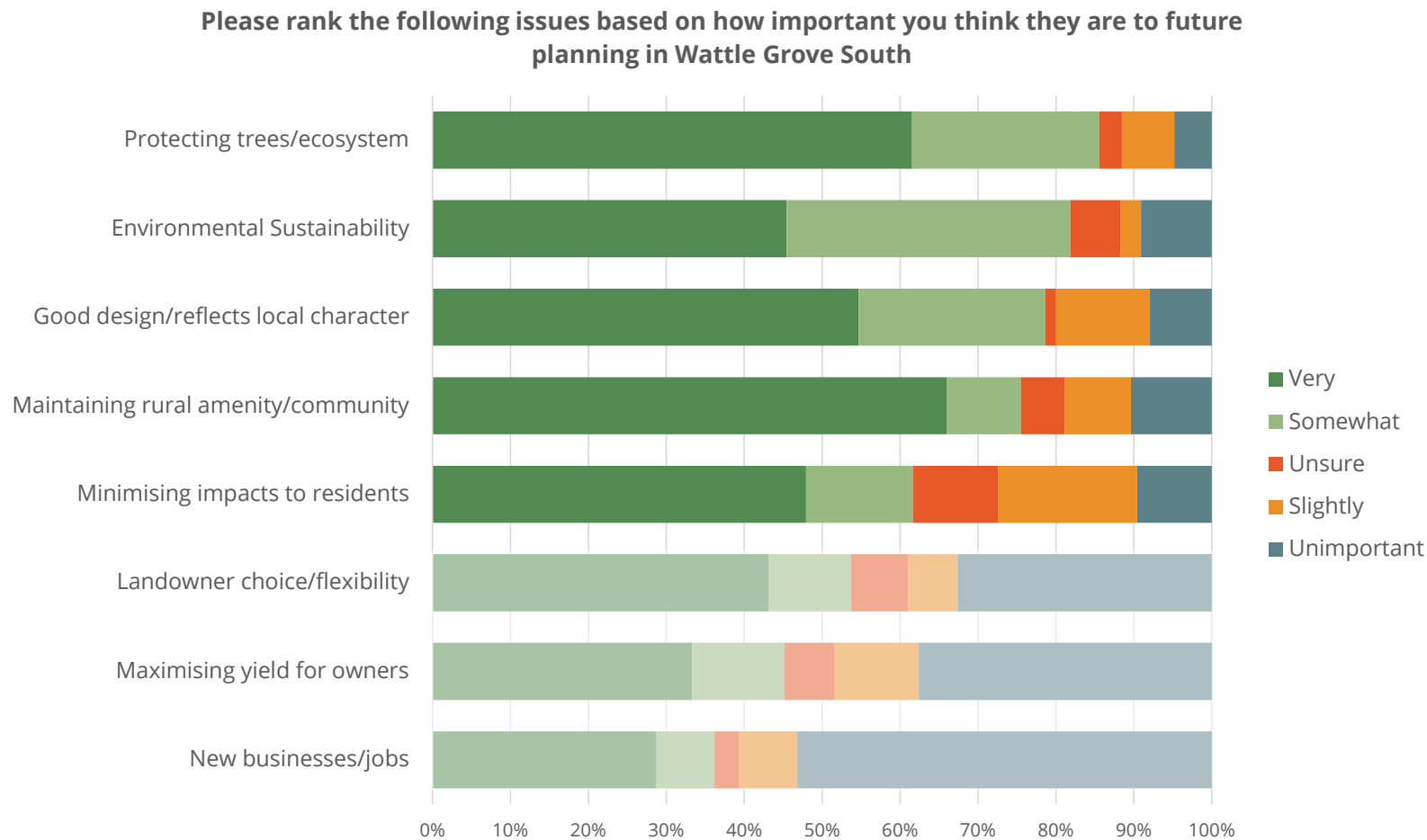


CITY OF KALAMUNDA

RESET WATTLE GROVE SOUTH

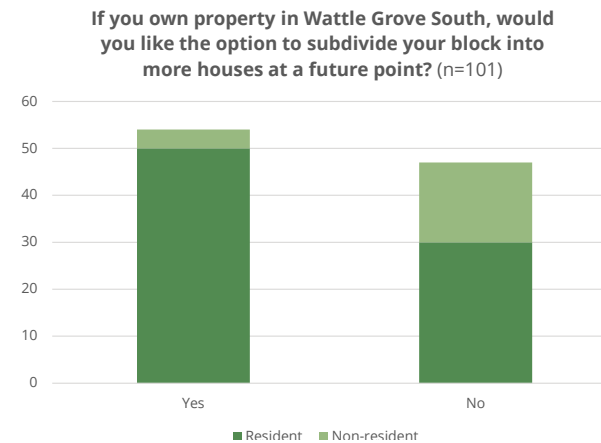
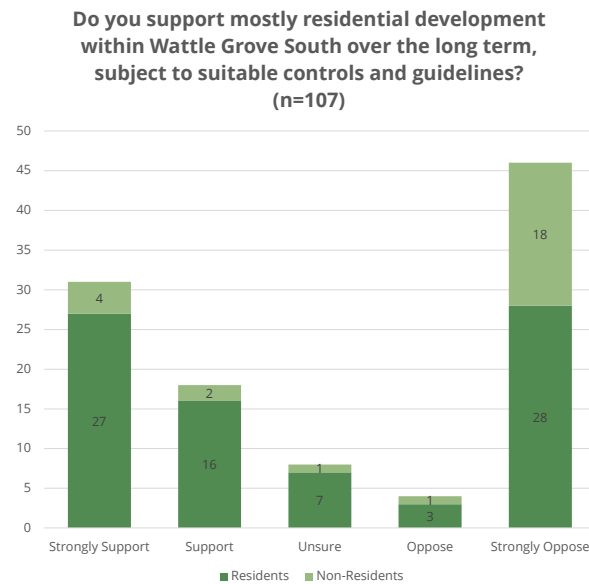
11

4.2 Shared Values for the Future

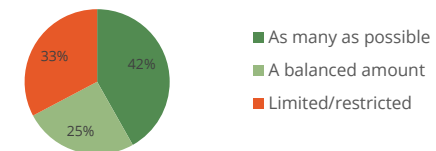


### 4.3 Mixed Views on Residential Development

- Range of views supportive or not supportive of residential development
- Support includes specific qualifications and conditions e.g. 1 acre or 2000sqm minimum
- Significant interest in being able to subdivide at a future point, however there is a wide range of views on what is a suitable outcome
- Many do not wish to subdivide their property
- Balancing with environmental constraints and restricting/limiting future growth strongly supported (58%)



**If yes, what level of subdivision would you like to have an option for in the future? (n=59)**



## 4.4 Qualified Support and Common Concerns

- Most who indicated support for residential development specified clear limits/restrictions
- 2ha, 1ha, 2000sqm or 1000sqm minimum lot sizes suggested
- Others keen to see change and to be able to do more with their property e.g. tourism or higher density housing
- Strong desire to keep the area the same and not see any change
- Concerns about vague question and status quo development
- 2000sqm rural residential the most common qualification

"My first preference is to have no further development of Wattle Grove South, however if development must occur, I support residential development over industrial or commercial development, with an emphasis on maintaining the quiet, spacious, rural feel of the area."

"I only support residential development for block sizes over 2000 square metres where the rural amenity of the area and tree canopy is maintained."

"I would like changes so the land can be used for many options. Residential, commercial, retail, warehousing, tourism, aged care. I would like to see change in the short term, not the long term."

**"We support residential development in future planning."**

"How can we decide if we support residential development within Wattle Grove South when we don't know what residential development means for this area. We need the creative plan to make any judgement."

"I support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy."

"Question is vague and not sure precisely what is meant but I'm in favour of keeping Wattle Grove South as is and not lose trees and natural spaces to become yet another bland sterile brick-and-tile blast furnace suburb"

**"I strongly oppose residential development within Wattle Grove South. It is perfect the way it is."**



## 4.5 A Unique and Special Place

Lack of traffic, strong sense of community, the big trees, the bandicoots, the birds. I had the best childhood - I could play in nature and feel safe. Growing up here has given me strong ecological values"

Our children learnt how to look after livestock and to care for the environment; collect the eggs, milk goats and grow vegetables all within 25 minutes of Perth City. How many children have that opportunity today?

"My family owned this land since 1931. My grandmother was the first teacher at Wattle Grove Primary School. We have had four generations grow up on this property"

"Magnificent majestic trees, an abundance of birds and other animals, nature at its best"

"We enjoy the luxury of not having neighbours right on our doorstep - just close enough to know they're nearby!"

"Raising our children in this beautiful, open and healthy place"

"Neighbours who are more like family than friends"

"Being able to have a place where I have room for my hobbies on a larger block. The peacefulness when we come home at night away from the hustle and bustle"

"It is like we live on a farm. A space for our children to run free and where we can relax and unwind from working in the City"

### 4.6 Place Name

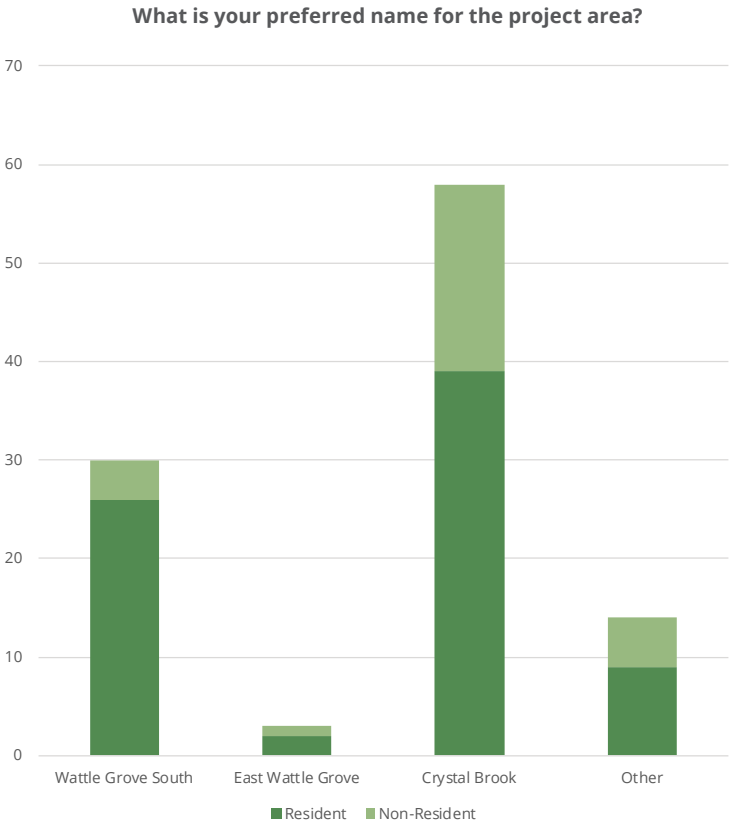
The name ‘Crystal Brook’ arose from a question in the community survey and was subsequently presented for endorsement at the Vision and Co-Design Workshops that followed.

Establishing a special project name for the area is important as it helps to communicate that expectations are different from the usual. It also draws attention to the strong community presence in the area with a keen interest in managing the area over time.

A frequent comment we heard is that residents don’t like the name “Wattle Grove South”. Some view it is geographically inaccurate while others feel that it is not a name supported by those who live there. We asked the survey participants how they felt about this and took suggestions on possible names. Crystal Brook seemed to be a popular

alternative. Another alternate name suggested was Crystal Brook Valley to further distinguish the area.

The name Crystal Brook captures two significant features that are unique to the area: the winding stream that is a quintessential part of the Foothills environment and also the landmark Crystal Brook Road which runs through the area, connecting all streets and houses together as a community.



## 5.0 VISION WORKSHOP

**A Vision Workshop open to all in the community was held brainstorm ideas and develop high level guidance for the future planning of the area consistent with the views expressed in the community survey.**

**The workshop included an explanatory presentation and Q&A and 'Ideas Market' comprising 5 themed stations at which key issues were discussed and precedent image boards assembled.**

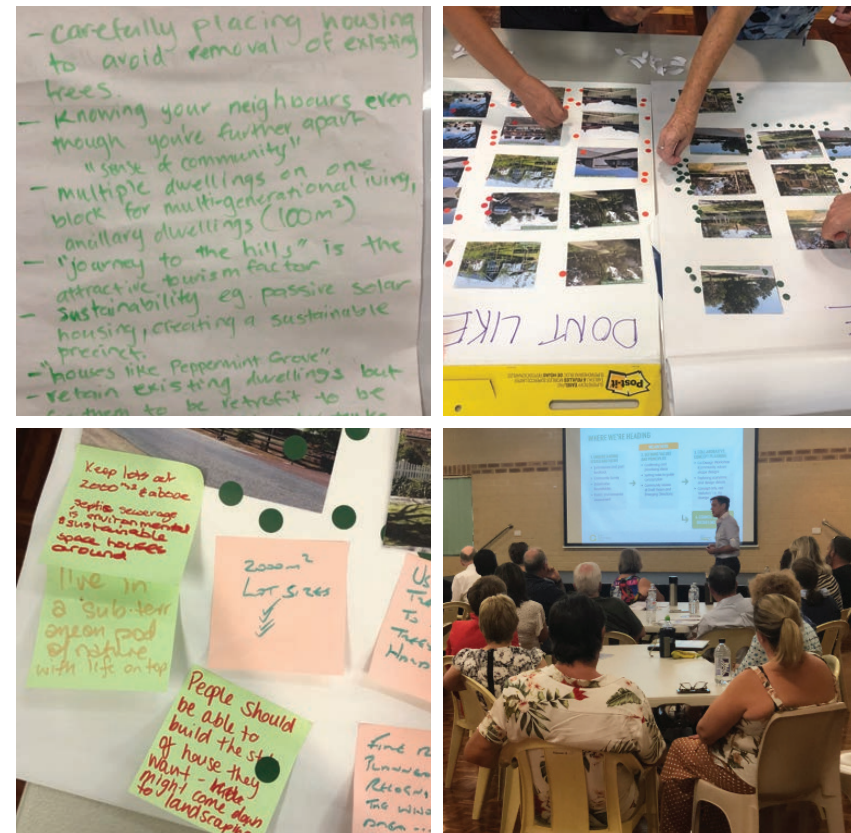
### Reach

53 community members attended the 2-hour Vision Workshop held on a weekday evening (5 February 2020). Attendees included a mix of residents from throughout the study area in addition to other interested parties and representatives of community groups.

### Outcomes

The workshop format was developed following preliminary meetings with stakeholder groups and was informed by the results of a community survey mailed to local residents. The workshop was designed to canvas as many community-raised concerns and opportunities as possible and identify key issues and priorities that will be further explored at the forthcoming co-design workshops.

The results of each of the five exercises held during the vision workshop are outlined over the following pages. The full and unabridged record of all workshop proceedings is included at Appendix 2.



## 5.1 Theme 1: Streets & Open Spaces

Through the vision workshop, we asked community members to identify the character and function of streets and spaces they want to see in the area in the future. This section summarises what we heard from the community and how we think this should inform the final concept plan.

Key questions explored included:

- The qualities of streets in the area today and other streets in different communities and what is good and bad about these
- What considerations can be put in place to assist with the separation of different types of uses and intensity of uses if this is required
- Types of open spaces and other public assets like walking trails that would benefit the area in the future
- How the creation of open space can benefit local ecology and preserve vegetation

We heard that people like the natural, low-impact and “un-engineered” look and feel of existing streets in the area. People were also concerned with the amount of heavy truck and bypass traffic using Crystal Brook road and its impact on local amenity. People also had a range of ideas for public spaces they’d like to see added to the area with a focus on walking trails and other amenities, noting that many people had plenty of open space on their own properties. A key focus was identifying ecologically rich or well-treed areas that could be set aside as environmental reserves or parks.

### FEEDBACK SUMMARY

#### Opportunities and Ideas

- Retention of mature vegetation where it exists on site
- Protecting fauna such as installation of nesting boxes and provision of additional habitat, creation of movement corridors
- Streets follow nature rather than typical grid
- Delivery of new natural pathways and nature walking trails
- Existing street design practice (winding streets around trees) should be supported and continued - the tree takes precedent over the road
- Expanding public art - appropriate to the local area
- Ensuring public spaces and streets (e.g. lighting) are sustainable
- Identifying well-vegetated/sensitive areas which could be large parks/reserves

#### Issues and Concerns

- Major traffic impacts, including freight traffic through Crystal Brook Rd
- Risk of disruptive Main Roads works/upgrades to Tonkin Highway and new housing generating significant traffic
- Lack of cycling infrastructure and risk of accidents – particularly at hairpin bends
- Clearing of vegetation as a consequence of commercial/residential development
- Addressing use and function underneath powerlines – should this be public or private?

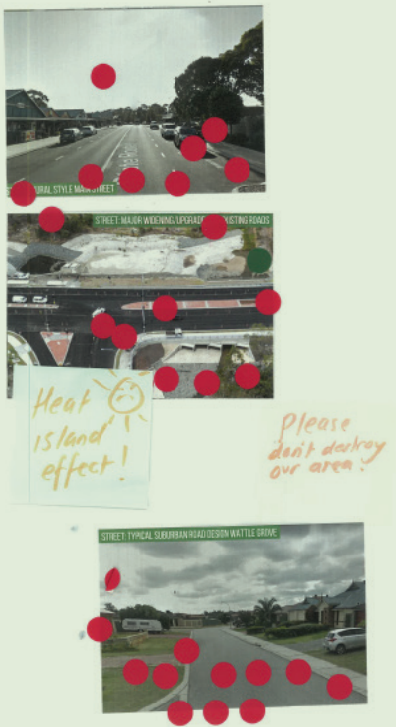
#### Other Considerations

- Questionable need for more parks and open spaces for sports space given access to surrounding amenities such as Hartfield Park. Parks should be sympathetic the existing vegetation.
- Understanding any conflict between tree retention and bushfire risk and ensuring this is managed
- Fair compensation for people if their land is identified for open space

Like



Dislike



Mixed Views





## 5.2 Theme 2: Housing & Development

Through the vision workshop, we worked with the community to identify suitable housing styles, typologies, design expectations and importance guidance controls for housing design.

Key questions explored included:

- How housing in the area could be different and unique
- How should new houses look and feel, what typologies of houses are a good fit for the area and what types are not acceptable
- How should new houses be designed and constructed in relation to existing properties and avoid negative impacts

We heard that people like the generous, custom-design homes currently in the area and wished to see this premium character built upon and maintained into the future rather than seeing small, homogeneous and mass-produced homes common in new developments being introduced. Having a minimum lot size of 2,000sqm appeared to be strongly supported, alongside other alternatives like 'purple title' clustered eco-communities and other alternative development outcomes in limited areas.

Another clear theme was sustainability, with high standards being implemented for power, water, waste and materials to support sustainable development.

### FEEDBACK SUMMARY

#### Opportunities and Ideas

- Minimum lot sizes to preserve rural character, 2000sqm or larger 1 hectare and above. Others wish to look at 450 – 1000sqm.
- Management of building placement to avoid removal of existing trees
- Preserving the feel, nature and housing style of the existing area
- Promoting cottages and older style homes or contemporary Australian architecture with a country rural aesthetic instead of generic designs
- Maintaining sense of spaciousness and separation from neighbours
- Scope to include tiny homes and alternate tenure arrangements (community title model). However, we need to make sure this doesn't dominate the area.
- Opportunities for intergenerational living arrangements on properties, ancillary dwellings
- Incentivising/encouraging existing dwellings to be retrofitted to be sustainable
- Energy efficiency and carbon neutral construction encompassing water recycling, power generation, sustainable wastewater management and greenery/biophilia

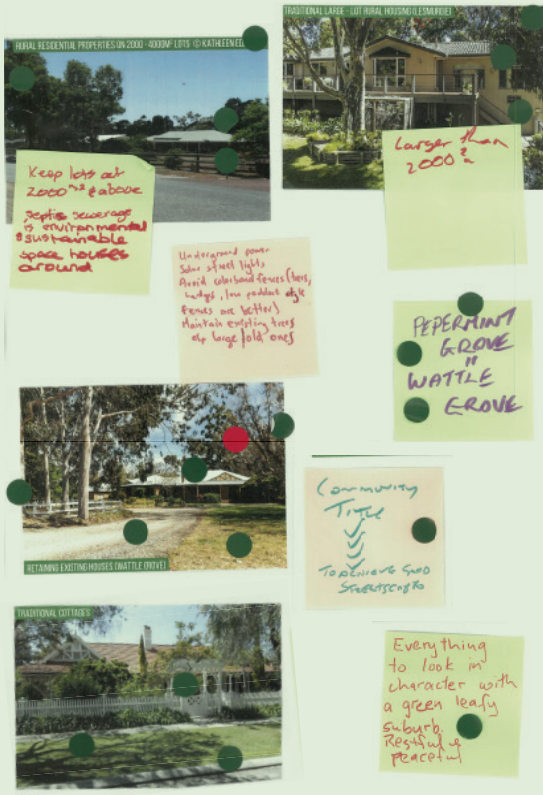
#### Issues and Concerns

- Ensuring a suitable mix of different dwelling types and densities
- Avoiding inappropriate housing design or typologies that aren't suited to the area – high density, small lots
- Consideration of alternate housing needs e.g. Aged Care and how this should be designed to be consistent with the area

#### Other Considerations

- Cost and feasibility implications of high design/sustainability standards and how this is managed
- Ensuring planning rules are easy to understand and effectively implemented not ignored

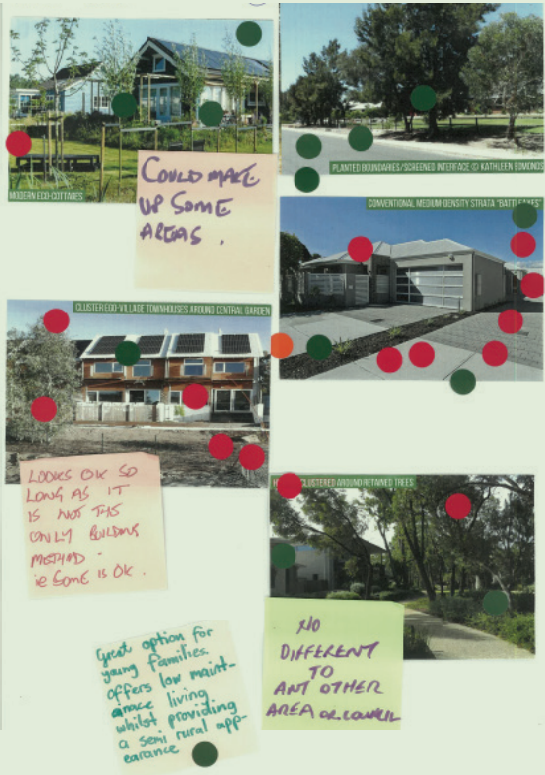
Like



Dislike



Mixed Views



## 5.3 Theme 3: Business & Community Uses

This area of interest was explored at the Vision Workshop to address whether business and community uses/activities are suited, or inappropriate for the area. Key questions explored included:

- Whether businesses, community uses, and rural-style activities are right for the area and what kind should or should not be allowed
- How existing and future non-residential uses should be designed and managed to fit into the area
- Types of screening and interfaces controls that could be put in place to improve amenity and improve aesthetic appearance
- Whether rural activities should be allowed to continue throughout the area or concentrated in particular places

We heard that there are numerous small scale and home businesses and several larger operations like farming, agistments, nurseries currently in the area. While we heard that some people want to do more with their properties, there is a heightened concern amongst many of the participants about the potential for large scale “commercialisation” of the precinct. Many also suggested that non-residential uses should not be permitted. Others suggested a range of potentially compatible uses and ways of sensitively integrating these with the area.

### FEEDBACK SUMMARY

#### Opportunities and Ideas

- Limit the amount of commercial development to the minimum
- Establish a principle that anything that disturbs your neighbours is unacceptable
- Only accept certain kinds of minimal and discreet business such as wineries, boutique businesses if noise and impacts managed
- Ensuring commercial activity fits into the local (rural style) environment both in character and function (suggestions included café, nurseries)
- Build on the 'Journey to the Hills' as an attractive tourism factor and opportunity
- Set guidelines for rural-style activities to manage impact e.g. ensure machinery is stored in sheds
- Consider where different uses may be more or less suitable such as within the residential area versus along Welshpool Road

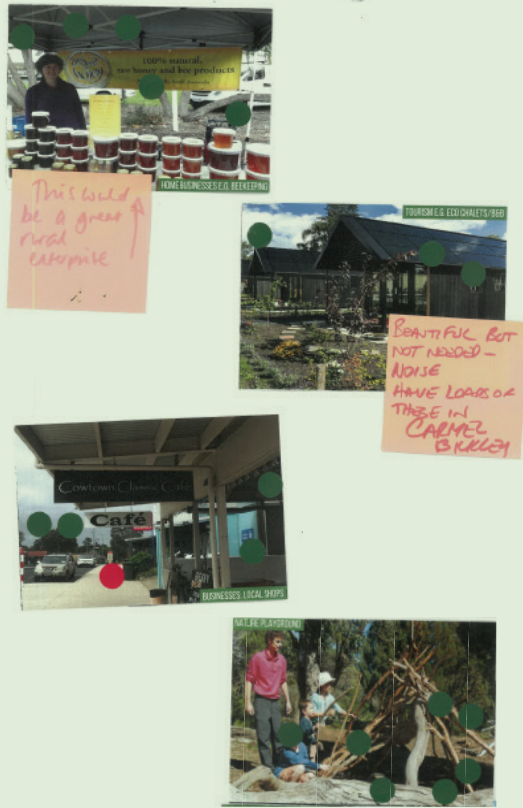
#### Issues and Concerns

- No need for any commercial development at all - existing commercial services are available in surrounding suburbs like Kalamunda and Forrestfield where residents can access these services
- Heavy Commercial/Service uses might not technically be industrial but that is a distinction without a difference in terms of aesthetic and environmental impact
- Design and negative impact of existing rural businesses in the area, and how improvements can be encouraged
- Potential parking and traffic issues if commercial activity occurs
- Risk that allowing commercial results in poor big box shopping centre (like in Cell 9) or negatively impact the ambiance of the area and environment

#### Other Considerations

- Any services need to respond to the number of people in the area, low population may not warrant services, this needs to be understood to inform concept design
- Determine whether it's more suitable to put any commercial activity in a small spot or blend it in with residential/rural

Like



Dislike



Mixed Views





## 5.4 Theme 4: Sustainability & Environment

This important issue was workshopped with the community to identify and prioritise measures that protect and conserve the natural environment and ensure new development is sustainable and self-sufficient. Key questions raised included:

- What aspects of the existing natural environment need to be protected and enhanced and what strategies should be employed to conserve and enhance local biodiversity
- What unique environmental and cultural characteristics ought to be reflected into the future
- How to reconcile conservation and tree canopy with bushfire risk, clearing for required development and other practical constraints
- Finding the right balance for sustainability standards in new development and setting aspirations in terms of status-quo or best-practice waste, water and power delivery and management

A Level 1 environmental assessment has identified that the area is home to a variety of native flora, including several Cockatoo species and marsupials. There are also areas of threatened and ecologically sensitive flora such as smoke bush that have been found.

We heard that protection of these areas is a high priority for the community. On the built form side, there was strong support for pushing the envelope and adopting a range of progressive, best-practice measures relating to power generation, waste management, water cycling and servicing. Exploring the potential to avoid deep sewer, and the environmental and cost implications of this, was also strongly supported.

### FEEDBACK SUMMARY

#### Opportunities and Ideas

- Unique opportunity to do something different – adopt leading practices in renewable energy, construction standards, waste treatment, water storage and recycling.
- Establish as a first principle not to clear land for development and restore any disrupted environment afterwards
- Rewild and revegetate areas that don't have a use to increase biodiversity of understorey and extend tree canopy
- Protect vegetation from clearing related to bushfire risk through building construction standards and alternative land management practices
- Protect waterways and systems including groundwater e.g. Crystal Brook
- Promote and incentivise option of going 'off-grid' and 'closed loop' systems over conventional servicing (don't rely on deep sewer and other heavy services)
- Identify and protect sensitive flora and fauna species from development (reserves)
- Break reliance on cars and encourage walking and cycling, electric car charge points

#### Issues and Concerns

- Suggestion that the most sustainable outcome is less people. We need to plan for a suitable population and acknowledge limits to growth.
- Risk of climate change impacting water availability and damaging trees
- Potential for sustainability standards to be too extreme/not feasible
- Policy barriers that make some objectives unrealistic e.g. current regulations that stop blackwater recycling

#### Other Considerations

- Learn from people in Wattle Grove who are already living sustainably to understand realities of achieving goals, specific actions that can be taken/ lessons learnt
- Understanding cost and feasibility issues of sustainability standards
- Ensure sustainability objectives are realistic and comply with other standards e.g. tree retention and bushfire hazard
- Need to consider how sustainability standards are set and implemented - do we incentivise/encourage versus mandate?



Like



CITY OF KALAMUNDA

Dislike



RESET WATTLE GROVE SOUTH

Mixed Views



25

## 5.5 Theme 5: Spatial & Land Use Planning

Applying ideas to the site spatially was explored in a preliminary way to understand community views on where and how different uses and lot sizes could be arranged on site. Key concepts and questions posed included:

- How and where the residential, commercial and natural land uses types could be put in the area, based on case studies and precedent communities identified from around the world
- What range of lot sizes should be acceptable and where would they go
- How a balanced range of housing types and non-residential activities can be delivered to achieve diversity and self-sufficiency while remaining sympathetic to the area
- What controls need to be put in place to manage the interface between different areas

We heard a lot of discussion about lot size and scale which will form an important part of the final plan. There were a number of design and density considerations raised that need further consideration, along with how these different scales are varied and positioned within the area. These issues will be explored further through the co-design workshops before conclusions are drawn.

### FEEDBACK SUMMARY

#### Opportunities and Ideas

- Unique opportunity to do something different – new sustainable planning model
- Existing industrial uses on Brentwood Rd define area from the rest of area
- Green existing commercial spaces near the Highway
- Low density community housing on large properties (2000sqm+ per resident)
- Minimum individual lot size of 2000sqm, some of the view that in appropriate areas there could be other alternatives such as 1000sqm
- Increase cycleways and connections to surrounding areas
- Areas that are good for one outcome and areas good for another outcome
- Commercial activities and canopy cover can be compatible – it requires controls
- Crystal Brook is a gateway to the hills – make it a beautiful drive up to the hills
- Family needs, servicing needs, ability to manage block

#### Issues and Concerns

- No to traditional development and small lots (i.e. conventional suburbs – Bushmead)
- Leave it how it is today
- Not just big blocks if it means clearing all vegetation
- Not just the block size – it is the house design and spatial response which matters

#### Other Considerations

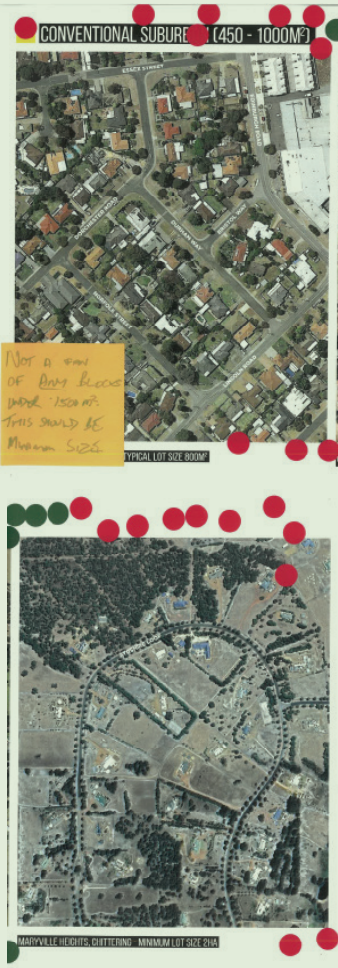
- Direct democracy - person by person vote on preferences – defined by area
- Look not just 10 years down the track, but further into the future – needs long term planning
- What should the interface be with aged care look like (that's already been approved), as well as the response to smaller lots?

Like



CITY OF KALAMUNDA

Dislike



RESET WATTLE GROVE SOUTH

Mixed Views



27

## 6.0 CO-DESIGN WORKSHOPS

**The Engagement process culminated with two concurrent Co-Design Workshops which brought together a team of technical and design experts with a Working Group of nominated community members.**

**Together, participants reviewed key planning strategies developed from Vision Workshop outputs and collaboratively shaped concept designs for the entire site and an example property. Through this process, the community directly shaped the physical structure and strategic direction of the final Concept Plan.**

### Reach

42 members of the public took part in the Co-Design Workshops following their successful Expression of Interest to participate in the Working Group.

The Co-Design workshops were held on a weekend morning and weekday evening (11 and 14 March 2020) in order to accommodate a diverse cross-section of community members.

### Outcomes

The Co-Design process yielded a broad range of feedback and design outputs which were ultimately incorporated into the final concept plan.

Planning strategies developed following the Vision Workshop were presented and reviewed individually by the Working Group who provided a score and comments to guide their finalisation. Participants were able to provide further feedback following the workshop.

Conceptual designs for key sites based on the planning strategies and relating to the most commonly occurring lot sizes in the study area were then presented and workshopped in detail, with key design refinements and qualifications identified.

Finally, a collaborative drawing exercise provided an opportunity for community members to directly guide the design team in the preparation of 6 separate community concept plans. These plans were developed through a pre-planned sequence of key issues including landscape, streets and connectivity, lot sizes and commercial activity. The practicality of each concept plan was assured by the presence of subject matter experts who provided engineering, landscape and economic advice as required.

At the conclusion of each workshop, participants were asked to score the session based on their satisfaction with the process and their support for the concept plans presented and prepared.

Scoring was based on a 1 to 5 scale with 1 being highly dissatisfied and 5 being highly satisfied. The combined average score across both sessions was 4.4 out of 5, reflecting general satisfaction with the process and draft materials reviewed and developed at the workshops.



## 6.1 Site Scenarios

Through the Co-Design Workshops, 3 pre-prepared draft site scenarios were presented and workshopped with the stakeholder group to explore and confirm how the draft vision and strategies should be resolved at the scale of an individual property.

This uncommon level of detail was warranted given the prevailing strategy of the Concept Plan which is to support decentralised, site-based development rather than centralised coordination through an overall master plan. Three example sites were selected as the base for these scenarios:

- Scenario 1: 1 hectare lot(s)
- Scenario 2: 2 hectare lot
- Scenario 3: 4 hectare lot

The sites were selected as they reflect the most commonly occurring lot types in the area today, in terms of total area and perimeter dimensions.

The co-design process included a sketch of each site in its current form, and potential future form incorporating the vision and principles, for discussion. Feedback from community members was recorded and annotated on sketches where suitable.

Consideration of how urban growth aligned to the draft vision could manifest at a small scale was considered before broader precinct planning to provide all participants with a detailed understanding of potential development outcomes before considering their application at a macro scale.

Based on the Co-design participant satisfaction score recorded, stakeholders were broadly satisfied with the site scenarios as presented.

**Scenario 1: 4ha lot**

**Scenario 2: 2ha lot**

**Scenario 3: 1ha lot**

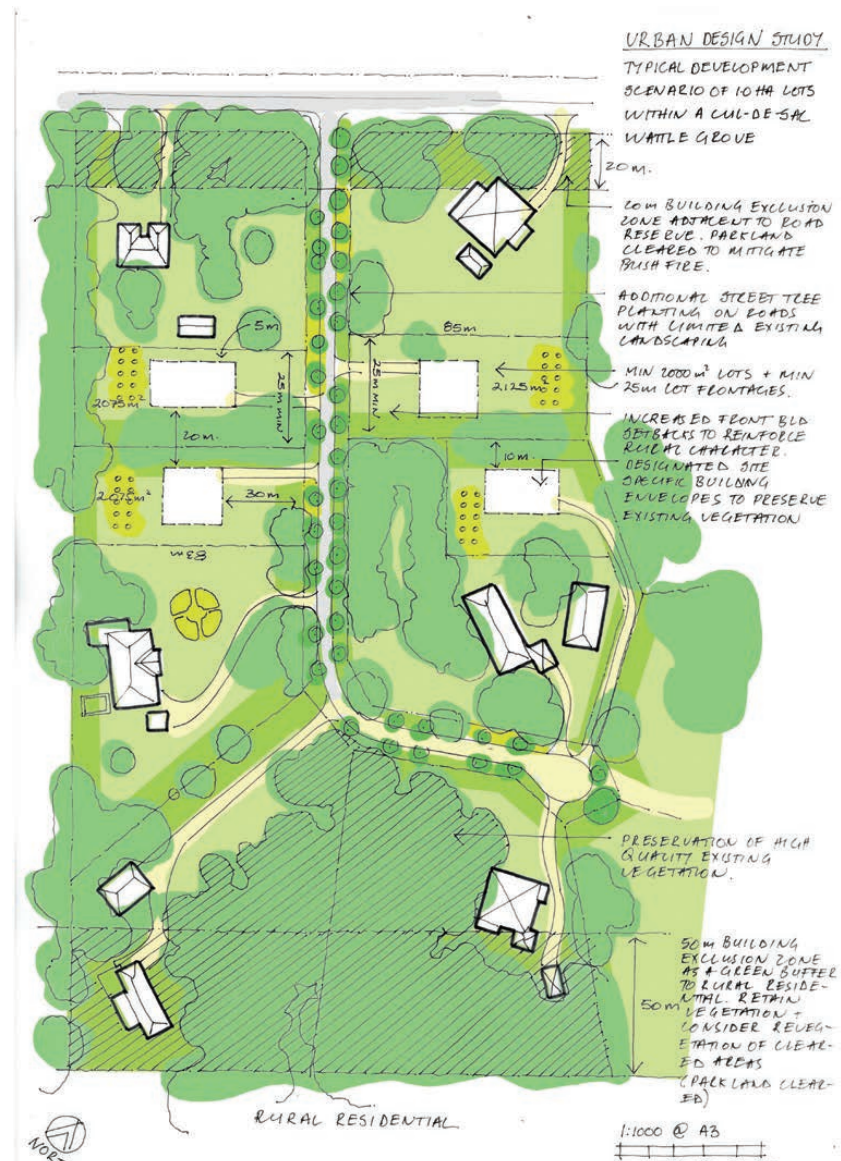


### 6.1.1 Scenario 1

#### FEEDBACK SUMMARY

##### 1 ha Site Scenario

- Consider how to manage bushfire risk while providing for vegetation corridors and ensure two access routes are provided
- Manage distance between new houses to maintain character and amenity
- Retention of existing vegetation is important, significant trees should be mapped and put on register
- Minimum lot size is important but so are building design standards
- High quality development attracts purchasers and maintains value – design guidelines support this
- Consider fairness and equity of those who have significant conservation grade vegetation on their properties
- Consider more organic lot shapes with variable boundaries
- Support clear building envelopes which maintain frontage separation and vegetation retention
- Consider retention of vegetation through title restrictions (caveats etc) rather than creating POS
- Minimise driveway lengths and hard surface areas
- Promote additional planting where development is occurring
- Ensure detailed site surveys are undertaken as part of development

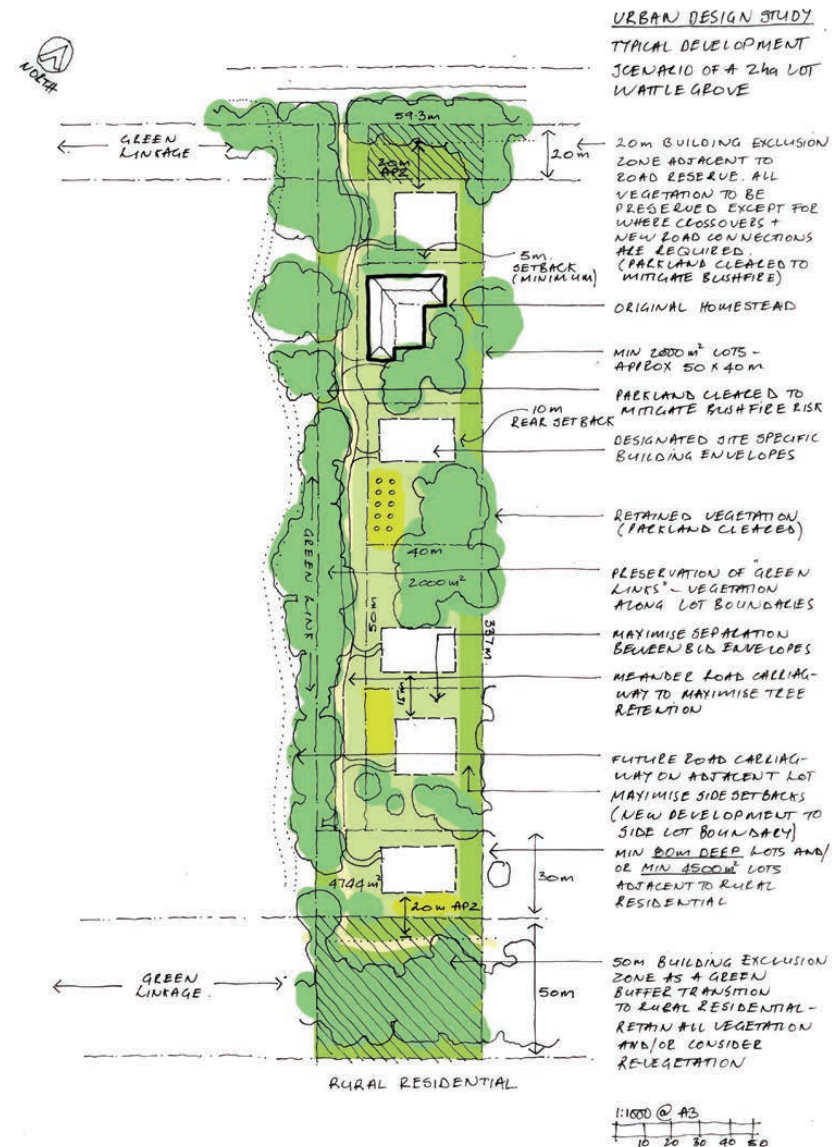


## 6.1.2 Scenario 2

### FEEDBACK SUMMARY

#### 2 ha Site Scenario

- Focus on retention of significant trees – managed understorey/ parkland cleared
- Revegetation and conservation should be a focus as not all landowners have vegetation on lot
- House planning to take into account bushfire safety with specific standards to facilitate desired outcomes (e.g. sprinklers, water tanks, etc)
- Consideration of servicing and sewer limitations where 2000sqm lots are provided
- Provide different lot sizes for different areas that have differing levels of servicing and accessibility
- Consideration of public open space, where it should go and how it should be managed (community title or public)
- Find balance between being profitable without having hundreds of houses
- Consider 2 storey development to reduce building footprint and impact on environment
- Support ageing in place and provide for accessible housing design (wheelchairs etc)
- Consider how impact of giving up land for roads/utilities is born between landowners
- Consider financial implications of rules and standards
- Consider land use focus appreciating that in some areas it may be more feasible for a commercial use (e.g. medical centre) than residential depending on location and constraints

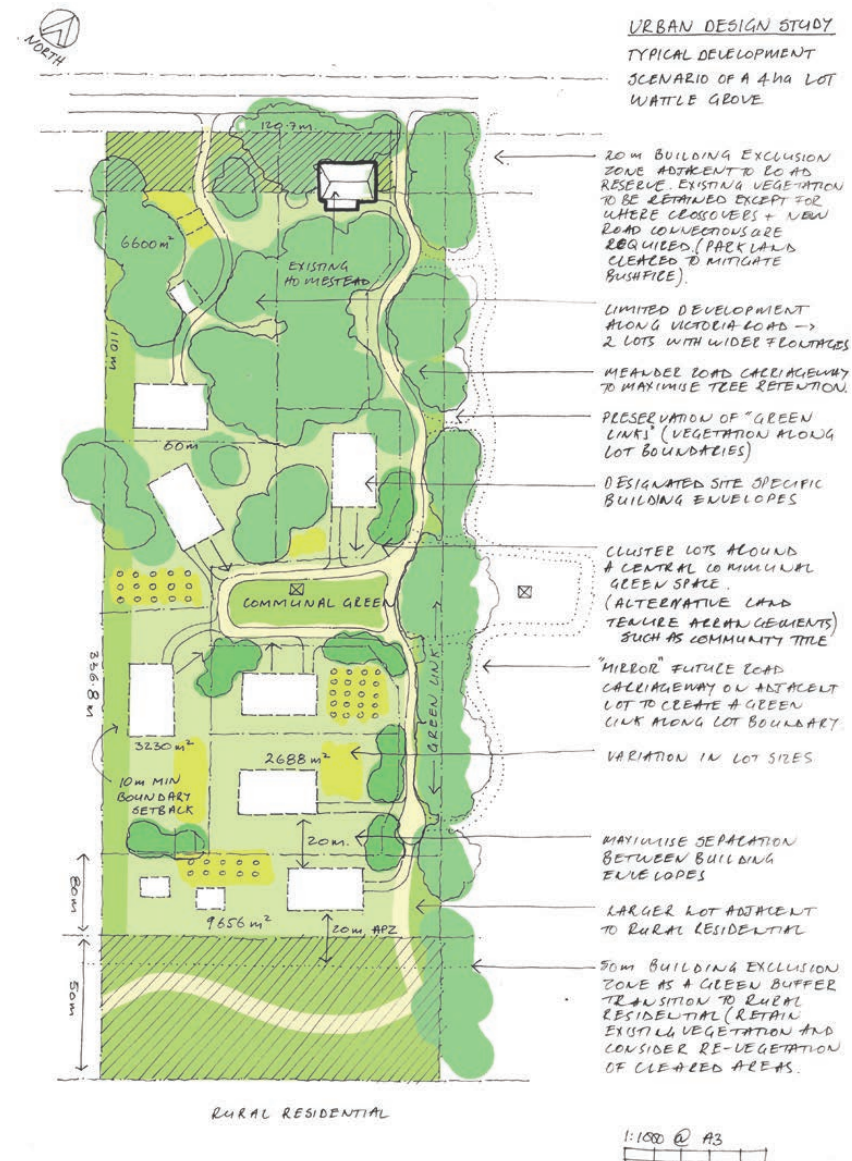


### 6.1.3 Scenario 3

## FEEDBACK SUMMARY

## 4 ha Site Scenario

- Promote green links and/or wildlife corridors
- Vegetated buffers at front, rear and sides of properties is key to maintain character of the area
- Consider impact of 2,000sqm lots on semi-rural character
- Consider how infrastructure will be funded and how existing residents will be impacted
- Public Open Space and/or communal space requirements to be considered
- Support high quality design aesthetic without overly restrictive guidelines
- Flexibility to provide private roads as opposed to public reserves
- Pragmatic approach to retention – some removal may be required but should be offset and some trees are not endemic or unsuitable
- Provide for environmental protection through open space or other means
- Consider bushfire impacts through design process
- Consider a minimum frontage size
- Provide for a variety of lots sizes where lots are developed





## 6.2 Community Concept Plans

Through the Co-Design process, 6 community concept plans were prepared across both workshops by participating stakeholders with guidance and input from a team of urban designers and specialist advisors spanning economics, landscape architecture and engineering.

Stakeholders were tasked with preparing overall plans for the site area which extend the design principles explored at a site scale, with regard for macro planning constraints such as the road network, environmentally sensitive areas and variations across different precinct areas.

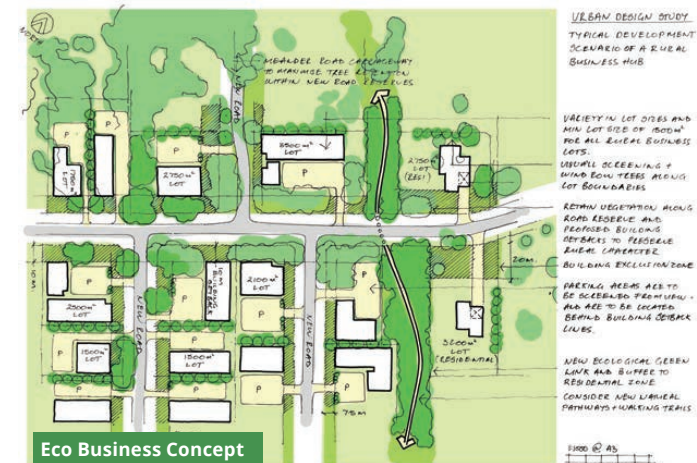
Development of the community concepts was guided by three challenge statements to which each design needed to respond:

- Balancing Development and Environment
- Accommodating new roads and infrastructure
- Managing Rural and Commercial Activity

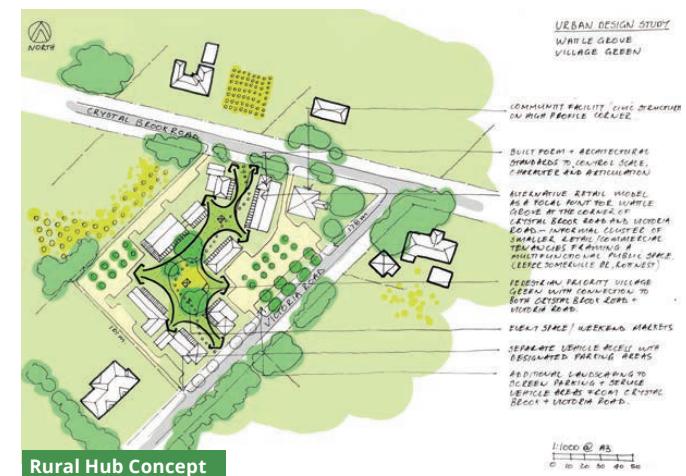
A broad and interactive process focused on a range of key questions which were then applied to the community concept plans:

- How should environmental assets be protected and connected?
- How should distribution of Residential
- How should Tonkin Highway interface be managed
- How should new roads be designed and where should they be accommodated
- How should servicing be managed
- How can the existing road network be retrofitted to improve connectivity and permeability?
- What commercial services are needed and where should they be accommodated?
- How should existing composite areas be treated? Should highway areas be Residential or 'Green Business'?

Detailed questions about commercial land uses were supported by additional concepts as shown opposite.



Eco Business Concept



Rural Hub Concept

### 6.2.1 Group A1



#### KEY FEATURES

##### Urban Structure

- Transition zone adjacent to Gosnells rural, minimum half ha to 1 ha
- Parcels of 2000sqm offset from road
- Transition zone adjacent to crystal brook
- Public access to crystal brook within privately owned land, no further development

##### Connectivity

- East-west road connection to south between key roads
- Connecting culdesacs to improve permeability
- Upgrades to Welshpool intersection
- Slowing speed along crystal brook, while maintaining existing rural character

##### Land Use

- Possible commercial node at intersection of Welshpool and Crystal brook



## 6.2.2 Group A2



### KEY FEATURES

#### Urban Structure

- Green links that connect existing high value vegetation together, mix of reserves and larger lot sizes
- Green network connects the power easement, creek and vegetated areas
- Identifies key significant tree clusters for further protection
- 2000sqm development cells within green network
- Crystal Brook POS with walking trails

#### Connectivity

- Landscaped buffer and character protection along key existing streets
- Indicative connections east-west parallel to Tonkin Hwy
- Traffic calming to reduce rat-running

#### Land Use

- Possible rural hub and business corridor west of Welshpool Rd

### 6.2.3 Group A3



#### KEY FEATURES

##### Urban Structure

- POS reserve protecting Crystal Brook
- Recreational uses through powerline easement
- Reservation of high value pockets of vegetation throughout site
- Limited servicing but sewer extended to area south of Crystal Brook Road

##### Connectivity

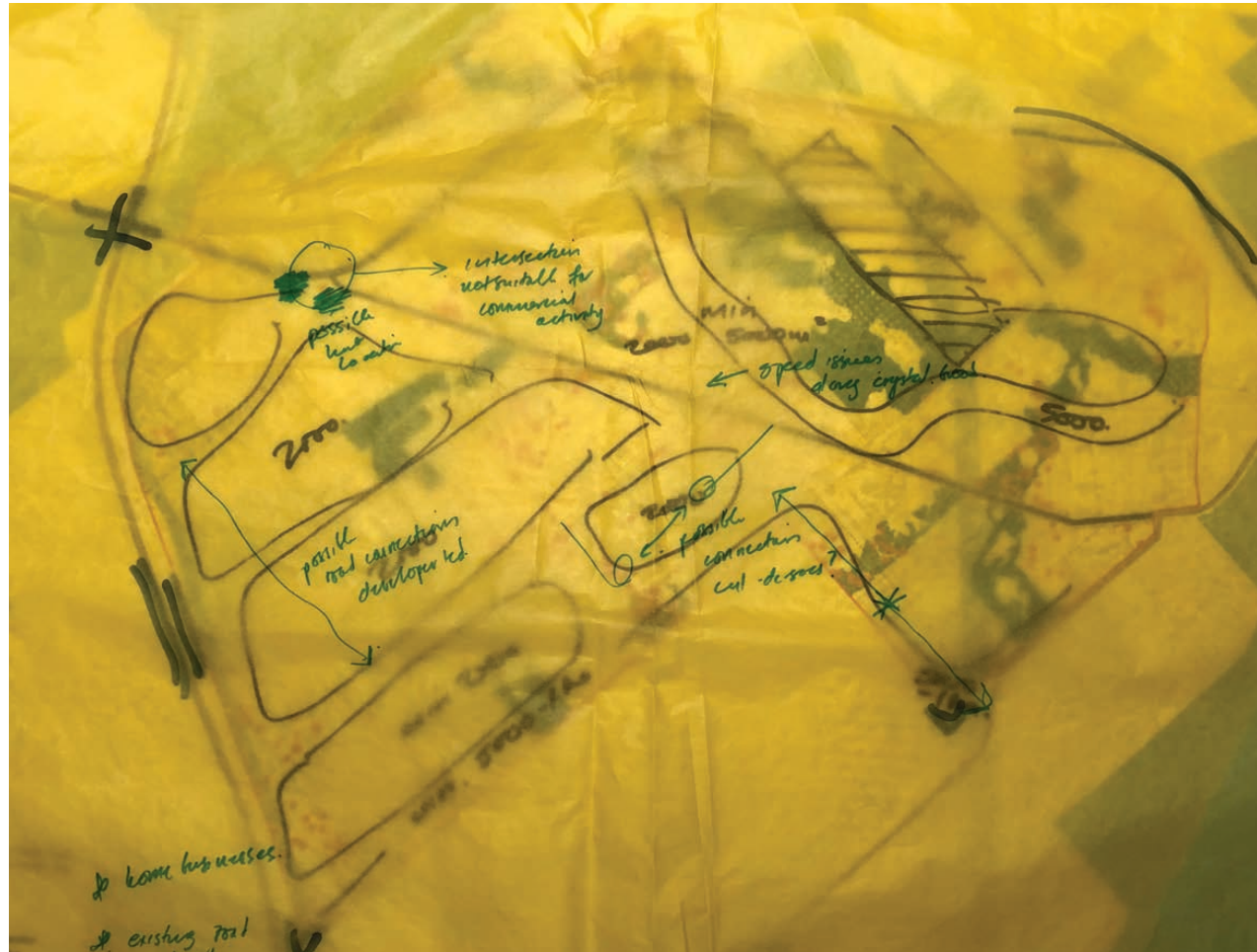
- Speed reduction and traffic calming along Crystal Brook Road
- Character of existing rural streets maintained
- Enhanced/dedicated cycling infrastructure throughout site and along Crystal Brook
- Rural retail or more intensive residential extended along Tonkin interface with road link

##### Land Use

- Composite area populated with tourism services, farmers markets, coffee, grocer, pub, etc.
- Commercial hub at Crystal Brook Rd intersection



## 6.2.4 Group B1



### KEY FEATURES

#### Urban Structure

- Lot size transition at Gosnells boundary to 5000sqm
- South of Crystal Brook, differing residential densities with median 2000sqm becoming smaller 500-2000sqm
- Larger 2000sqm lots to east moving up hill and buffering Tonkin Hwy
- High quality vegetation connected through ecological linkages

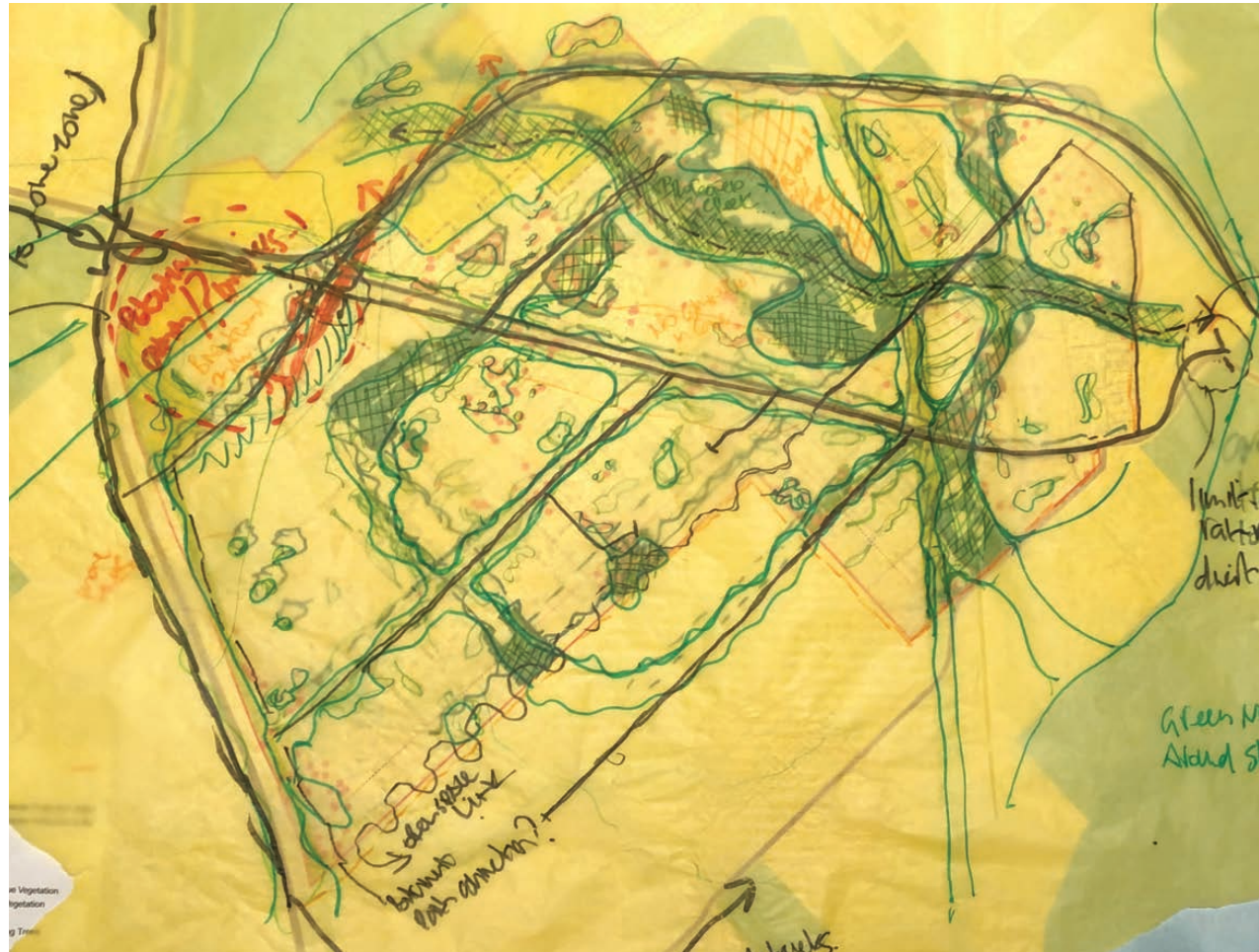
#### Connectivity

- Dead ends connected along Tonkin Hwy
- Intersection upgrades at Welshpool Rd and northern intersection considered
- Rural character along streetscapes preserved

#### Land Use

- Rural hub at intersection of Welshpool and crystal brook road
- Potential for smaller boutique or commercial type uses; small deli scenario in centre of site 1.5 ha in size

### 6.2.5 Group B2



## KEY FEATURES

## Urban Structure

- Buffered roads form connected green network
- Revegetation and greening across site
- Larger lots in environmentally constrained areas with 2000sqm lots elsewhere
- Powerline easement as key divide, with developed focused to west
- Potential servicing along southern boundary if needed

## Connectivity

- Unconnected road network maintained with feeder roads added
- New streets kept to minimum
- Traffic calming design along Crystal Brook Rd

## Land Use

- Upgrading and greening Welshpool Road with minor commercial areas behind the vegetated buffer (Rural)
- Small people-focused retail south of Crystal Brook Rd aligned to Brentwood Rd







6.3 Strategy Review

Through the Co-Design process, participating stakeholders independently reviewed and voted on suggested implementation strategies related to the project vision and principles.

Each strategy was presented and described with questions raised and answered where necessary. Feedback was also requested in relation to the project vision, key principles and suggested name of “Crystal Brook”.

Feedback was recorded on individual forms on which participants were able to classify their support for strategies as “I love this”, “I like this”, “I could live with this” or “I don’t like this”.

Following the workshops, forms were emailed to attendees (where requested) to allow for further reflection and additional feedback as required.

In total, 36 completed forms were recieved from the Co-Design participant group.

Review of feedback indicates broad support for the majority of recommended strategies contained in the final Concept Plan, with the plurality of votes for each strategy being allocated as follows:

- “I love this” - 15 Strategies
- “I like this” - 19 Strategies
- “I could live with this” - 2 Strategies
- “I don’t like this” - 4 Strategies

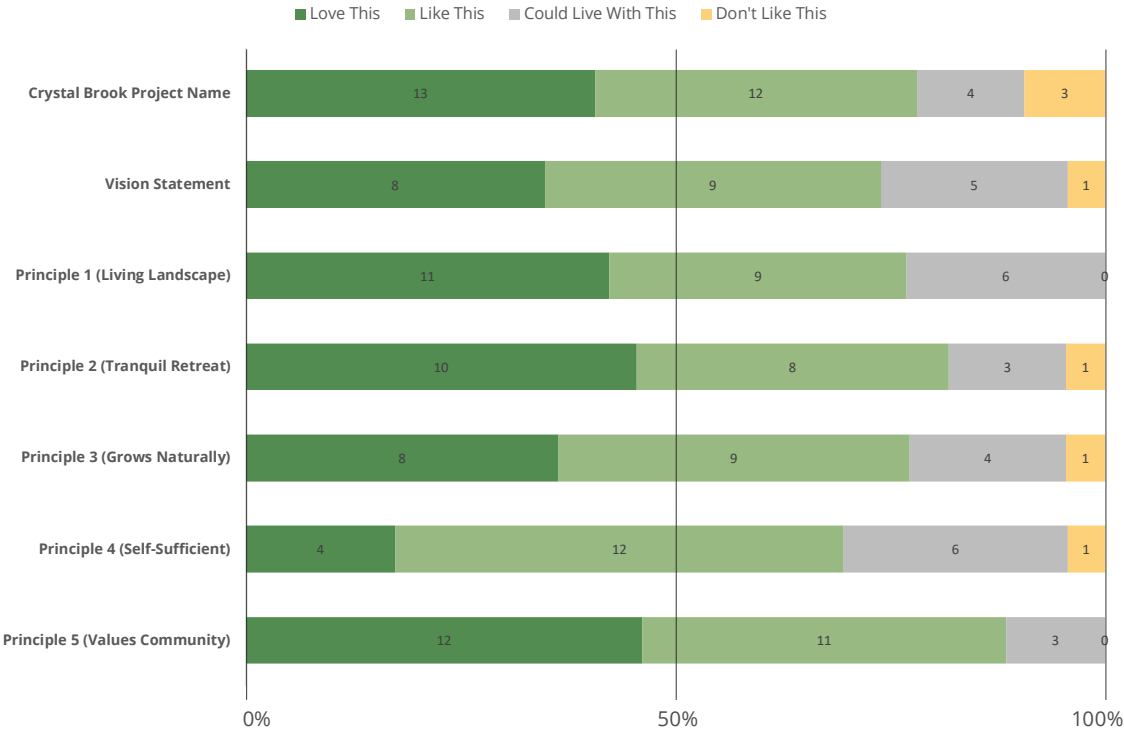
“Loved” and “Liked” strategies spanned a broad range of subjects with particularly strong support for vegetation protection, maintaining rural character and aesthetics, calming traffic and protecting Crystal Brook creek.

Strategies relating to rural business, commercial and services recieved a mixed response with widely shared concerns as to the appropriateness and necessity of such activity (either existing or additional).

6.3.1 Vision Feedback

Stakeholder feedback relating to the project vision and principles was highly positive. Received comments indicated a high level of support for the 'Crystal Brook' Name, although appending 'Valley' was also commonly suggested. The Vision statement itself received broad support and all supporting Principles were confirmed to be aligned with community expectations.

Principle 4, focused on environmental sustainability and self-sufficient living, was the least popular Principle whilst Principle 5, focused on involving the community in the planning process, local placemaking and neighbour-to-neighbour collaboration, was the most popular.



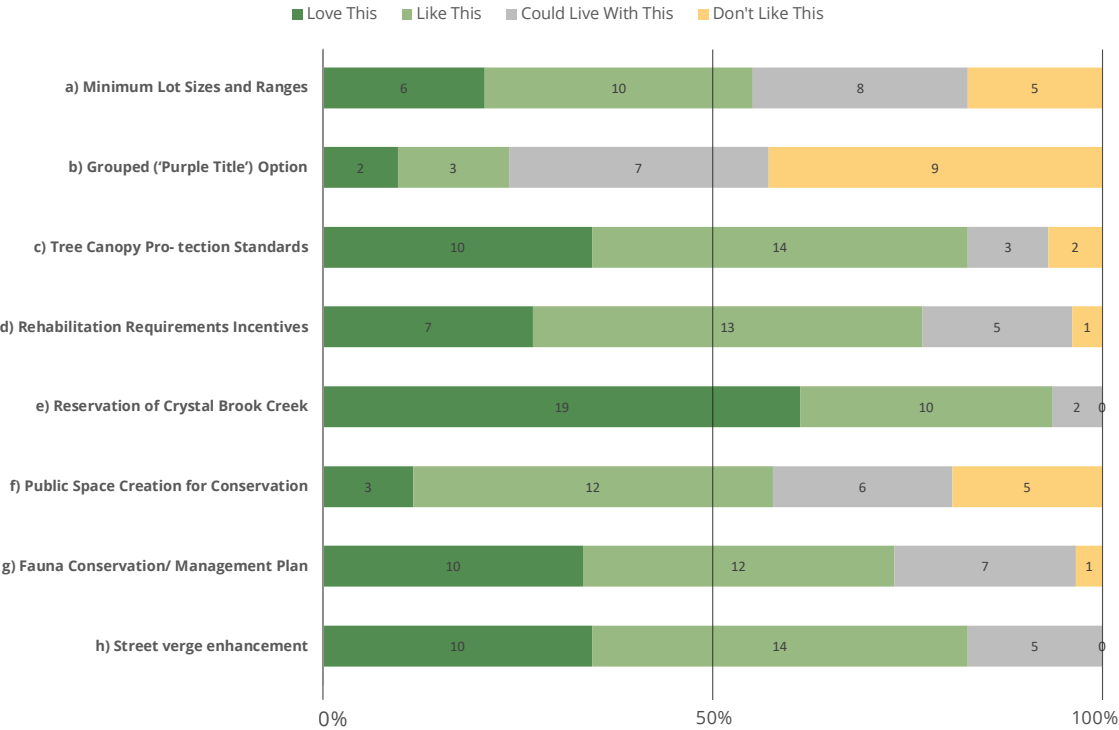
6.3.2 Strategy Feedback (Crystal Brook is a Living Landscape)

Stakeholder feedback on implementation strategies aligned to Principle 1 - Crystal Brook is a Living Landscape were broadly positive.

This principle is focused on enhancing the natural environment through development, preserving vegetation and fauna habitat and mitigating development impact through site and building controls.

Grouped titling was the least popular strategy and was queried by some stakeholders with concerns including the potential for misapplication and a lack of specificity in terms of how many dwellings might be accommodated on a single lot.

Protection and enhancement of Crystal Brook creek, potentially including the creation of a POS reserve, was the most popular strategy.



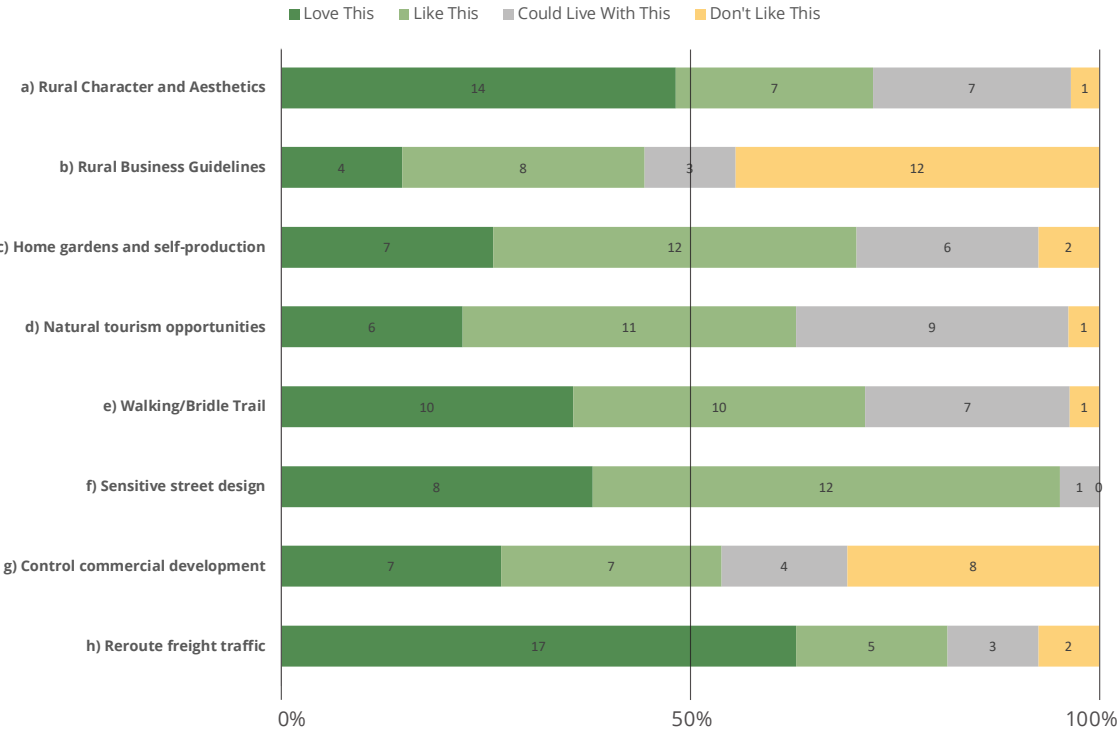
6.3.3 Strategy Feedback (Crystal Brook is a Tranquil Retreat)

Stakeholder feedback on implementation strategies aligned to Principle 2 - Crystal Brook is a Tranquil Retreat were highly positive.

This principle is focused on maintaining the existing rural character, lifestyle and urban structure of the area, whilst accommodating new growth, through strategies including rural design guidelines, maintaining rural productivity and small business and reducing external impacts.

Strategies focused on controlling but permitting small rural business and commercial activities received mixed feedback, with some supportive of this activity and those not supportive concerned about potential amenity impacts.

Establishing guidelines for rural aesthetics in built form and street design as well as rerouting freight traffic were the most popular strategies.





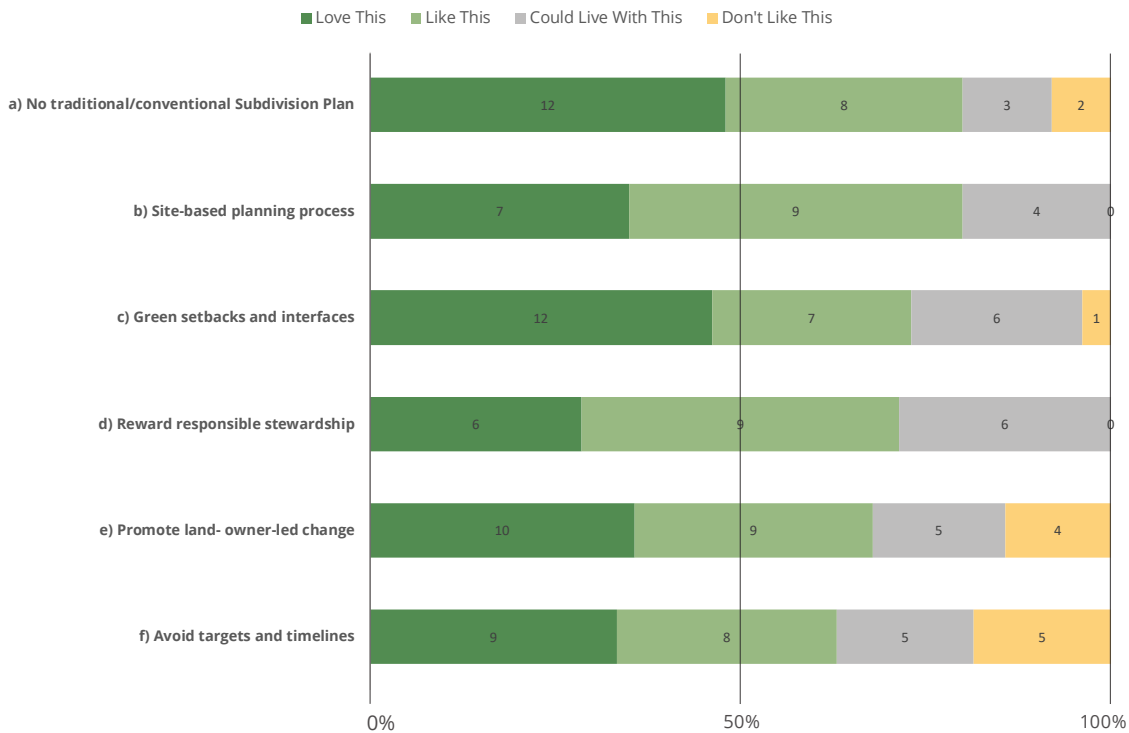
6.3.4 Strategy Feedback (Crystal Brook Grows Naturally)

Stakeholder feedback on implementation strategies aligned to Principle 3 - Crystal Brook Grows Naturally were highly positive.

This principle is focused on establishing an alternative development model to conventional planning which provides for gradual and organic growth at a lot-by-lot basis, compared to the standard masterplanning approach.

Strategies to deliver this outcome were supported, including not preparing a traditional subdivision plan and requiring green buffers at property boundaries.

Some concerns were raised regarding not setting fixed targets and timeframes and resulting impacts on investment certainty, however this remained popular.



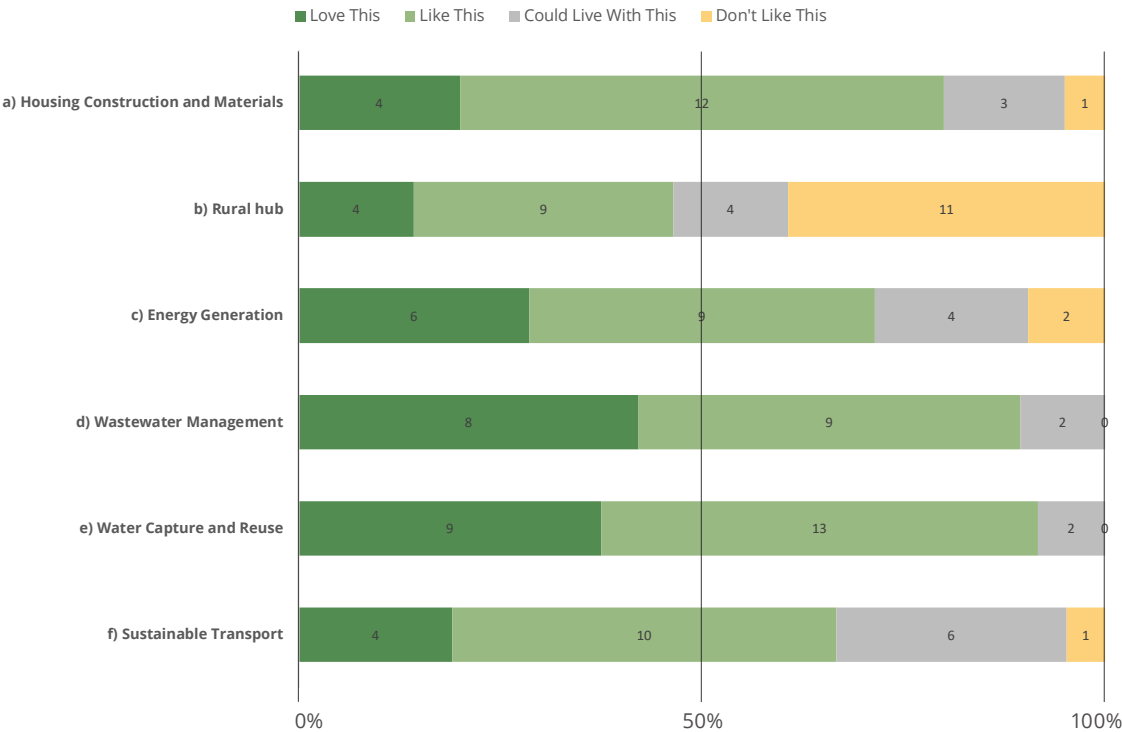
6.3.5 Strategy Feedback (Crystal Brook is Self-Sufficient)

Stakeholder feedback on implementation strategies aligned to Principle 4 - Crystal Brook is Self-Sufficient were broadly positive.

This principle is focused on establishing the area as a sustainability exemplar through innovative energy, water and transport systems which reduce carbon emission and mitigate environmental impact.

Setting standards for wastewater recycling and water capture were strongly supported, as were localised energy generation.

Views regarding the establishment of a commercial/service-oriented Rural Hub to reduce vehicle miles travelled and encourage sustainable transport were mixed with concerns raised regarding the viability and necessity of such a facility.

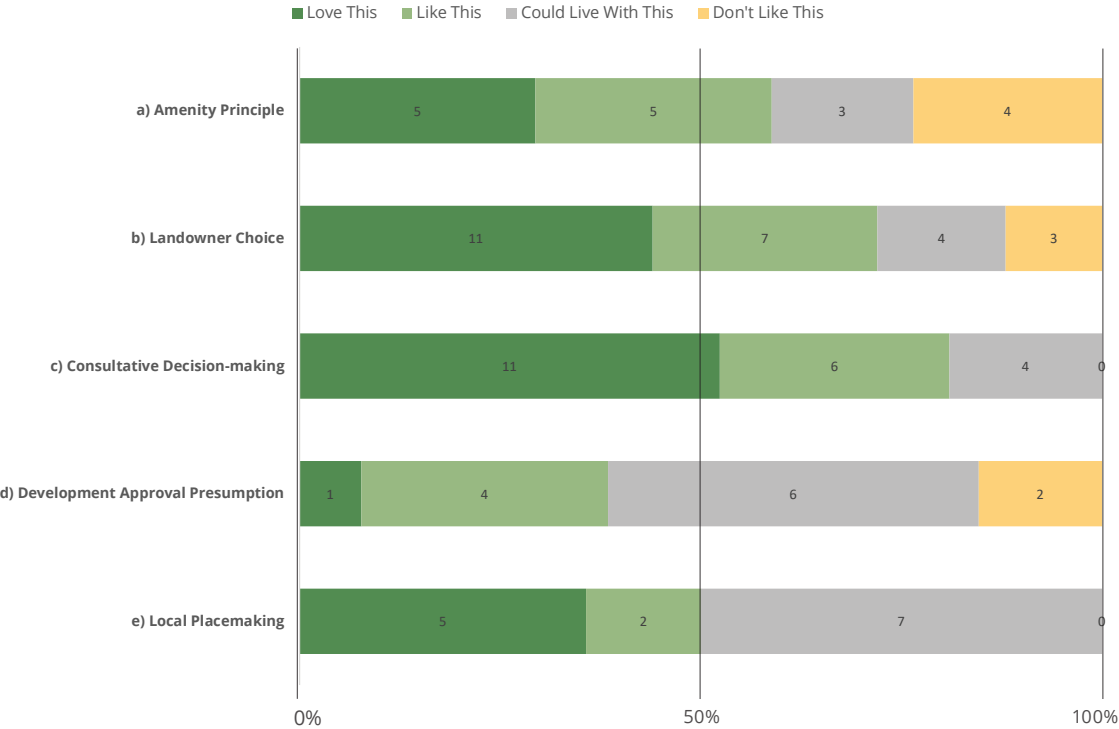


6.3.6 Strategy Feedback (Crystal Brook Values its Community)

Stakeholder feedback on implementation strategies aligned to Principle 5 - Crystal Brook Values its Community were broadly positive.

This principle is focused on prioritising community development, improving participation in the planning process and encouraging neighbour-to-neighbour collaboration in the development process.

Key strategies including consultative planning, giving landowners choice whether or not to develop and establishing a principle of maintaining existing resident amenity were broadly supported. A presumption that all development require development approval was the least popular suggestion. Investing in local placemaking initiatives such as events and public art did not receive an enthusiastic response.



# APPENDICES





 [engage.kalamunda.wa.gov.au](https://engage.kalamunda.wa.gov.au)  
 [wattlegrove@robertsday.com.au](mailto:wattlegrove@robertsday.com.au)  
 PO Box 7348 Cloisters Square WA 6820  
 RD: 9213 7300 CITY: 9257 9999

Prepared for the City of Kalamunda  
March 2020

## Survey Report

11 September 2017 - 28 April 2020

# Community Survey - Wattle Grove South

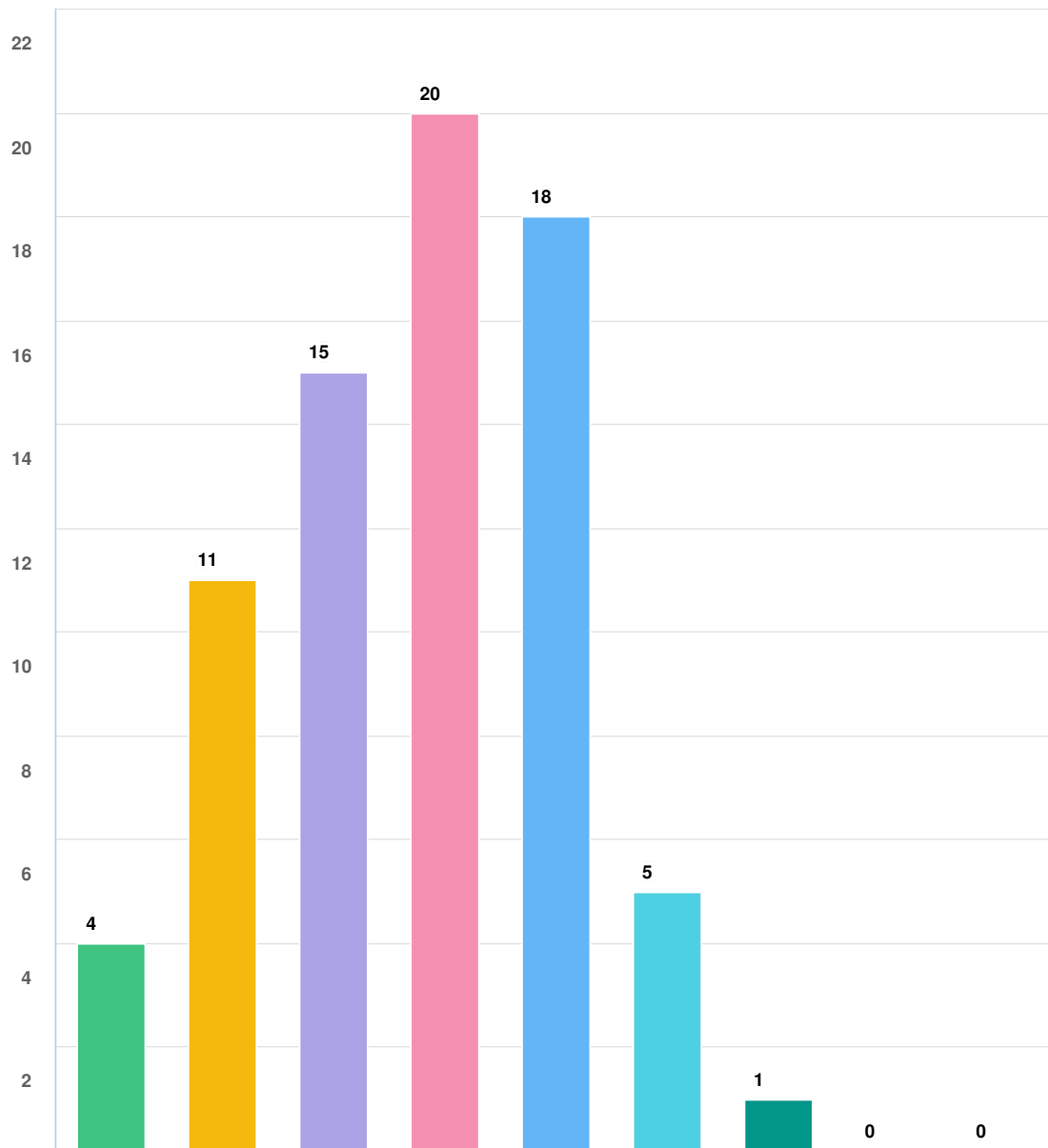
PROJECT: Reset Wattle Grove South

**Engage Kalamunda**



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

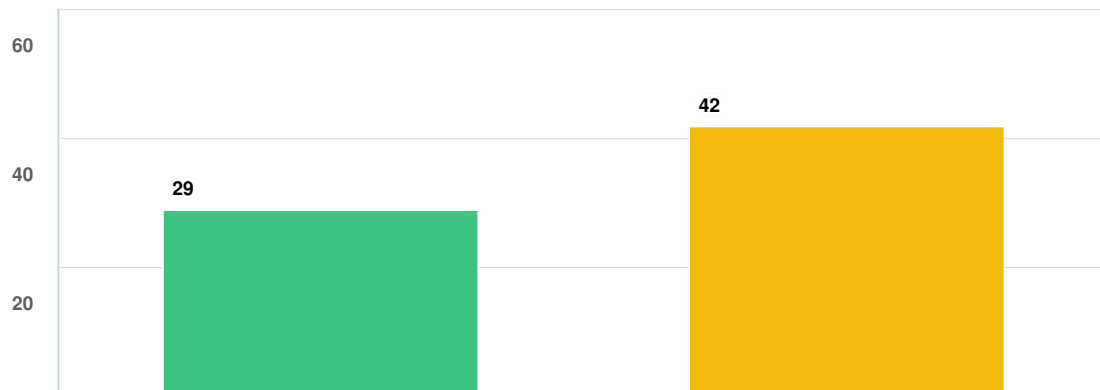
## Q1 What is your Age?



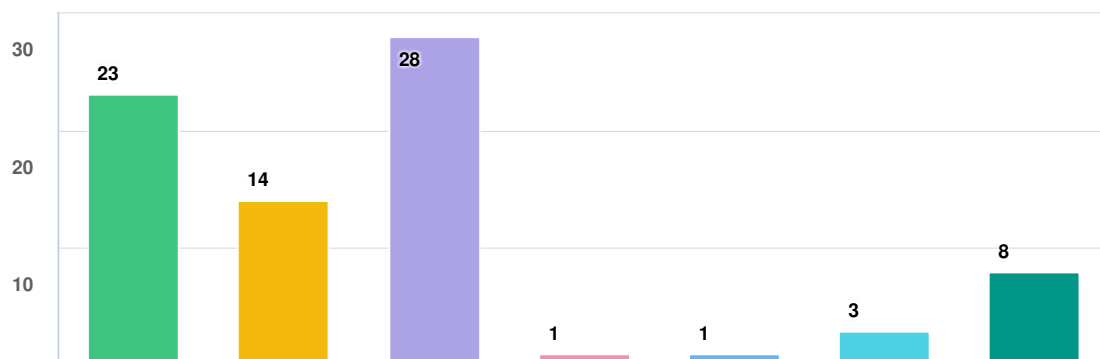
## Question options

25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85 and over 14 or under  
15 - 24

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q2 What is your Gender?****Question options**

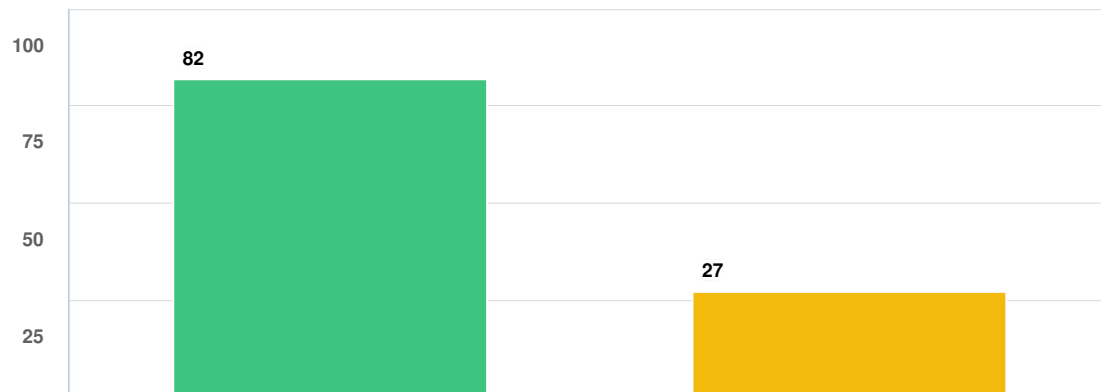
● Female ● Male

**Q3 How would you describe your household?****Question options**

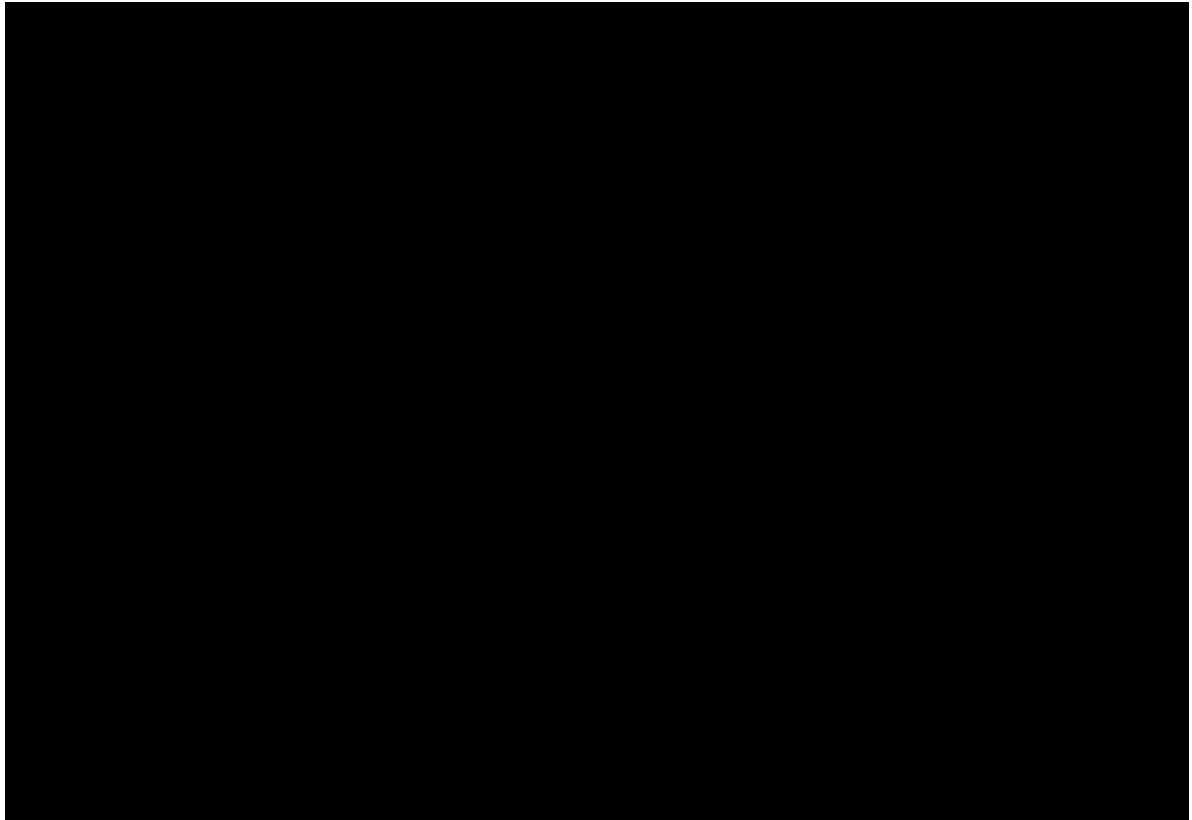
● Couple – kid/s at home ● Couple – young adult/s at home ● Couple – living alone ● Single – kid/s at home  
 ● Single – young adult/s at home ● Single – living alone ● Other



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q4** Are you a current resident of Wattle Grove South?**Question options**

● Yes ● No

**Q5** If yes, what is your street address?

of 86

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89</											

[illegible]



[illegible]

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---

1/17/2020 12:03 PM

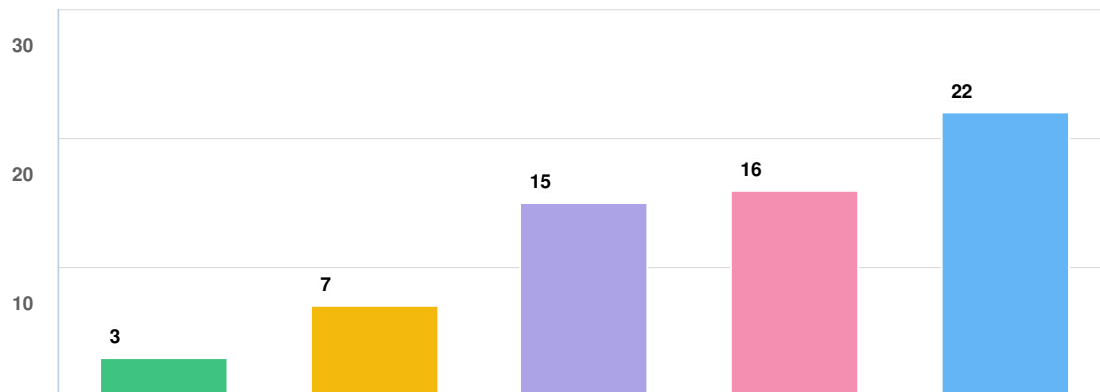
[REDACTED]  
[REDACTED]

[REDACTED]

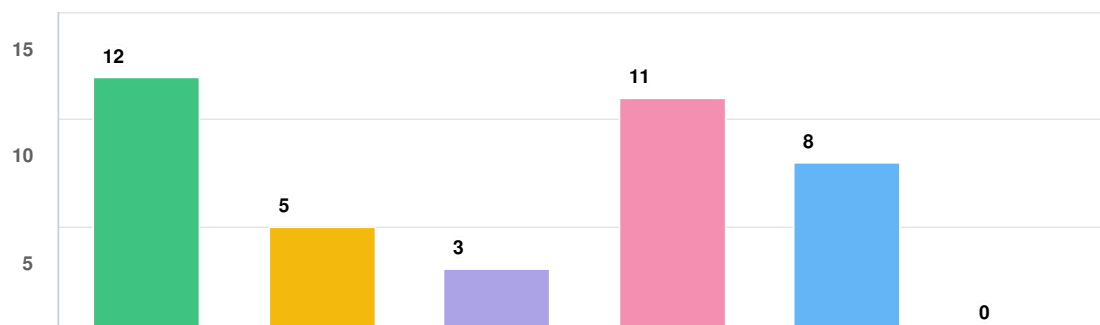
[REDACTED]  
[REDACTED]

[REDACTED]

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q6 How long have you lived here?****Question options**

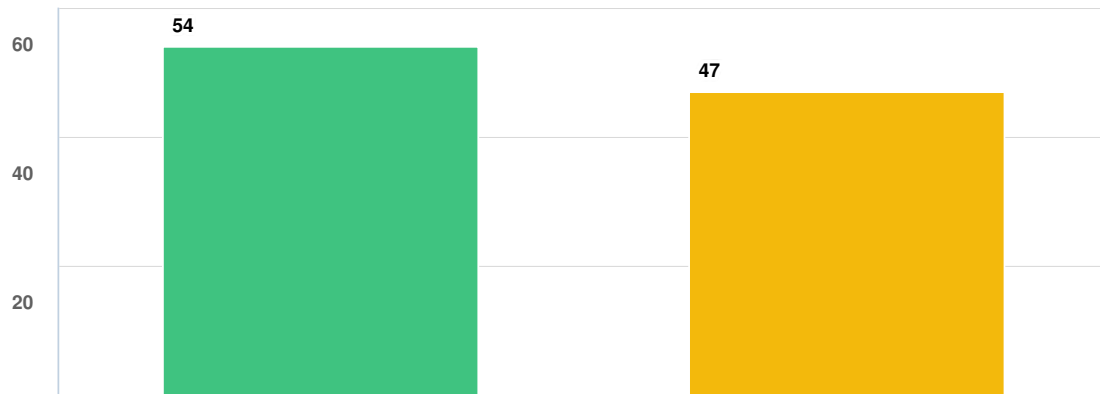
● Less than 2 years
 ● 2-5 years
 ● 5-15 years
 ● 15-30 years
 ● 30+ years

**Q7 If no, what is your interest in Wattle Grove South?****Question options**

● I live in the surrounding area
 ● I'm an investor/property owner in Wattle Grove South, but live elsewhere
 ● I work/run a business in Wattle Grove South
 ● I live elsewhere in Perth but am interested in the area's future
 ● I work/run a business in the surrounding area
 ● Other

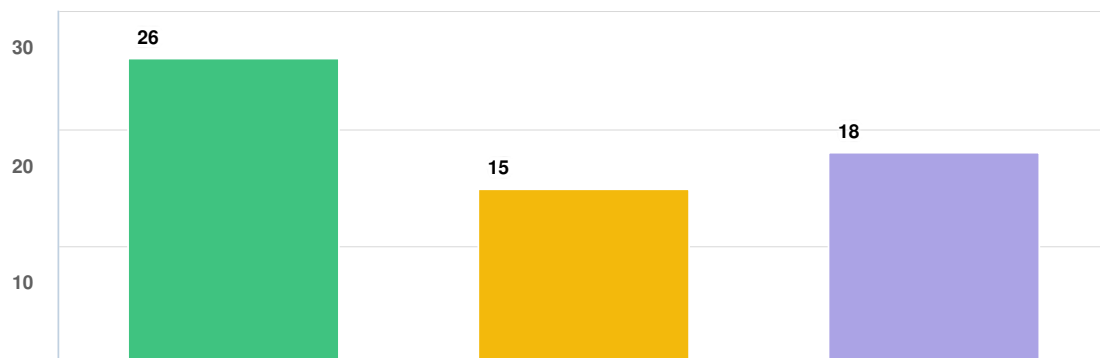
## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q8** If you own property in Wattle Grove South, would you like the option to subdivide your block into more houses at a future p...

**Question options**

● Yes ● No

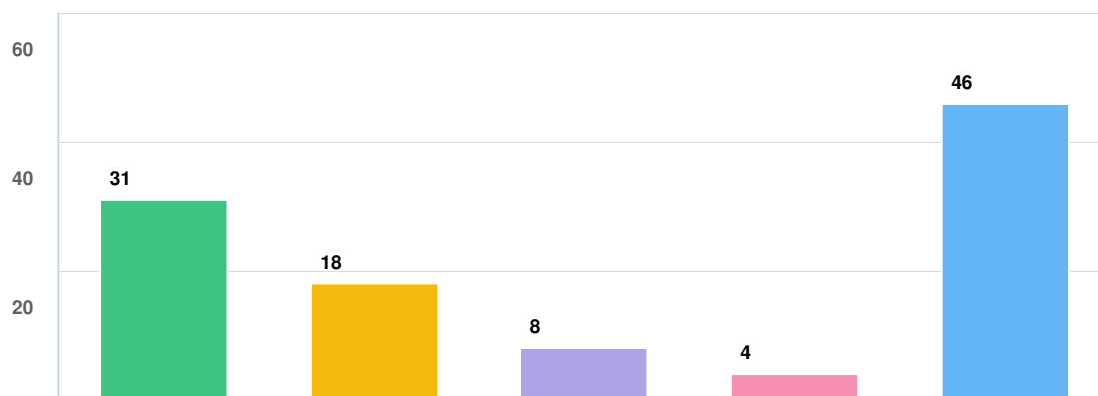
**Q9** If yes, what level of subdivision would you like to have an option for in the future, noting related impacts to your proper...

**Question options**

● As many houses as possible to maximise land value ● A suitable number of houses balanced with environmental constraints  
● A limited/restricted number of houses to maintain rural character

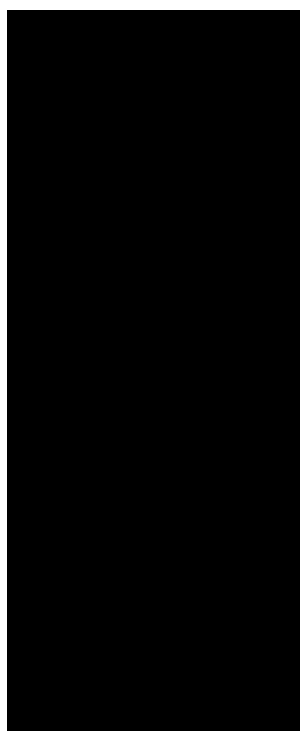
## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q10** Do you support mostly residential development within Wattle Grove South over the long term, subject to suitable controls an...

**Question options**

● Strongly Supportive 
 ● Supportive 
 ● Unsure/ Neutral 
 ● Opposed 
 ● Strongly Opposed

**Q11** Please explain your answer to the above and any other comments you might have.



Do not want high density residential housing. Keep to no smaller than 2.5 acre blocks. Only rural residential - no businesses or industrial

I don't understand the question the way it is worded. It is not clear if you are asking about increased development, or residential development. In any case I am opposed to increased density, whether residential, commercial or industrial. Any development e.g. building a home on a vacant lot should be subject to normal planning approvals.

Insufficient roads to handle any development in this area. Changes to Tonkin Hwy will make Welshpool Rd East a car park! It is bad enough now and also at the Industrial Park at Hale/Welshpool Rd East. You cannot keep putting large trucks and other vehicles onto roads that cannot accommodate them. 3x the current density would be reasonable for services etc while still allowing the maintenance of the current very special character. There are so many mature trees, and native animals around, it would be very sad to see them go.

I would rather have residential development than industry.

This question is vague and misleading you have not provided any information on what "residential development" means in this context (it could mean 180sqm blocks, highrises or units) or what would be classed as suitable



---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

controls and guidelines. Controls and guidelines are not legal requirements and not be enforced at a local gov level. This survey does not provide any mapping - including protection areas, State gov planning framework and the like. The Foothills structure plan clearly shows areas included in this survey are not going to be reviewed for any changes till 2050 and to ask this question is misleading and may cause some people to be confused about where they stand. This question is deliberately non specific in nature. I strongly support rural residential development with blocks sizes no smaller than 2000sqm with requirement to preserve and enhance the tree canopy. Maintaining a minimum block size of a half acre.

Residential encourage community feeling and doesn't require those who don't want to subdivide to lose that rural feel

I support development and think a short term approach should be adopted

Wattle Grove South is a rural nature corridor and high density housing will raze that

I would prefer residential development of larger block sizes to maintain the rural feel of the area

I am strongly opposed to development of this unique area, there are very few if any residential blocks of this size so close to the city and when its gone its gone for ever.

I would like to see at least one part of the foothills of the City of Kalamunda to remain as semi-rural & not be swallowed up by unsightly over-development. I'm sure the Tourists from all regions of Perth & overseas appreciate a welcoming Green Gateway to the Perth Hills as I myself have for the past 45 years. Otherwise they will just go to the Swan Valley, Mundaring, Araluen, Serpentine or head further South instead. It instantly works as a stress-reliever which you don't truly appreciate when you see it everyday. It will be a great travesty if this is lost.

I strongly oppose to Q6 due to the non-specific nature of the question. I strongly support rural residential development with block sizes of no less than 2000sqm and a requirement to preserve and enhance the tree canopy. Subdivision should be a mixture of residential and commercial, but SUBDIVISION IS A MUST!!

These are terrible questions and totally loaded in how your able to give answers. I'm totally committed to a well thought out green sustainable urbanization of Wattle Grove South. This is the exact type of question the City was asking when they openly admitted they messed everything up some 18 months ago. If I was to hazard a guess they have again influenced these questions. Your question above has no mention of Tourism, Commercial and retail type development options which have been on the table since Light Industrial was excluded. It is imperative that rezoning is carried out with

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

different options in different areas. My area which is North of Welshpool road East is way more suitable for Tourism and retail as opposed to residential and commercial which is more favorable in other areas. If I have to tick a box I've gone for maximum but in the light of day with detailed discussion I may have a different opinion. I reiterate this is a bad question with not enough choices to box tick.

The area suits residential development being 6 km from the airport, 14 km from the city, 6 km from major shopping precinct (westfield carousel), direct access to major roads, close to existing community area (Hartfield park, etc) and has existing services like NBN, power, water, etc. It has a topography that is more suited for development compared to other areas in the city of Kalamunda.

I would not like to see wall to wall houses like Ellenbrook spoil our rural environment and tree canopy. No blocks less than half acre. We have a very close knit community in our area where we know all our neighbours personally. We also have a unique flora and fauna in this area and to lose it would be disastrous.

Fed up with greedy developers turning this beautiful suburb into a cottage block vista, removing trees and open space to cram as many tiny blocks into it as they can .... and let's face it what for ??? greed and money.

Population growth

I only support residential development for block sizes over 2000 square metres (where the rural amenity and tree canopy is maintained)

Proximity to the CBD and transport routes makes it a high demand for residential development.

Developers clear all the trees and destroy all native wildlife both plants and animals and don't leave any open space for children to play or explore their environment. We already have a shortage of green belt land around Perth. Have you heard of climate change and what is Kalamunda Shire doing to offset and carbon emissions is any development going to be carbon neutral? I strongly oppose residential development within Wattle Grove South. It is perfect the way it is.

The question is vague.

Wattle Grove should be a place preserved nature. It's what the name itself implies!

Light Industrial is no longer an option. As a business and house and land owner in Wattle Grove South, I currently have many restrictions on the use of my properties. I would like changes so the land can be used for many options. Residential, commercial, retail, warehousing, tourism, age care. I would like to see change in the short term, not the long term.

Vague question. What density? What are "suitable" controls and guidelines?

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

12/17/2019 04:16 PM

I prefer to keep it rural- with good tree coverage. dime a dozen suburbs are everywhere- Wattle grove is unique as it is!

I strongly oppose residential development within Wattle Grove South. it is a beautiful area at present and provides a healthy and unique lifestyle. This should be conserved by keeping all the trees, rare native vegetation types and wild flowers of the area and not cramming in more buildings. It is one of the "leafy" Perth suburbs synonymous with high land values in Perth that is much prized by its residents and envied by other suburbs. Please keep it as it is.

The area is unique, has abundant native flora and fauna and should be protected. we share boundaries with the subject area, we are in the City of Gosnells, see my submission. I believe CoK should follow the lead of CoG and the state government directive for metro rural land to become rural residential zoned. CoG is protecting the boundary sharing properties to 2050 for any other use.

It is fine the way it is.

I strongly oppose residential development with Wattle Grove South because it is perfect the way it is. Further (mostly) residential development will destroy what makes Wattle Grove South special. Wattle Grove South needs to be preserved as is.

preserve and enhance tree canopy. there is enough development in Perth.

I feel residential development should be allowed for local residents to realise the potential of their properties, especially those properties which are in serious negative equity at the moment/ worth much less than the purchase price, due to the major housing market down turn we are experiencing /struggling with. Development maybe the only answer/route out of this desperate situation for some home owners, given the current state of the housing market and its lack of signs of recovery. Also, if we have more property in the area we have more shire rates and associated taxes being paid which will hopefully mean improved local facilities and infrastructure.

I strongly oppose residential development within Wattle Grove South. The area is fine the way it is. More trees not more buildings are needed. We need to preserve and enhance the tree canopy.

Wattle Grove South is perfectly positioned with major roads airport,industry,public transport and the city within 16 km

Wattle grove south is perfectly positioned with major roads, airport, industry,up coming public transport and city within 16 km.

Question is vague and not sure precisely what is meant but I'm in favour of keeping Wattle Grove South as is and not lose trees and natural spaces to become yet another bland sterile brick-and-tile blast furnace suburb through

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

reckless development and subdivision - this has happened too often in other suburbs of Perth. The remaining semi-rural suburbs are now even more precious, even to people living in surrounding areas. Trees and natural places should be protected, rehabilitated and enhanced, not degraded, fragmented and removed.

Development will mean more options to use my land in ways currently not permitted. It will give me an option to expand my business in the future if it is required. It will give me more potential of buyers should I wish to sell my property. It could give me the option to subdivide my land.

not sure what is meant by 'residential development'. I don't support 180-250 sq m blocks. I like our unique lifestyle sized land. I strongly support rural residential, blocks no smaller than 2000m2 to preserve and enhance the tree canopy.

This is a leading question. Shouldn't it ask Do you want any development?

And if so, what type? Why is further development required? Land can already be subdivided.

I would like to see residential and medium level commercial growth in the area.

it is good as it is. Leave it this way. Enough development already. More trees, less houses.

The controls need to be stringent and R Codes conducive to maintaining the rural ambience of the area. Also all environmental attributes must have priority by maintaining the tree canopy and biodiversity of the area. Any future changes must be in harmony with the current rural ambience.

My first preference is to have no further development of Wattle Grove South, however if development must occur, I support residential development over industrial or commercial development, with an emphasis on maintaining the quiet, spacious, rural feel of the area

i support residential development to the extent where 10000sqm blocks could be divided into 4 blocks, for the purpose of building residential properties, properties to have there own eco sewer system, i have no issue with shops, bed and breakfast, garden centre, throughout certain parts of the area, but no trucks or industry, Not sure what you mean long term, the sooner the better , i would envisage that if i was able to subdivide as suggested i would be underway in the next 3-5 years. whatever is decided on i wish to be able to subdivide my own land at my will, mitigate my own risks and not to be dependent on selling out to developers, i wish to maintain the semi rural character, which is important to the changes.

As my preferred, light industrial is not available, then choices include high density, retail, commercial n tourism to provide employment for local residents and kids growing up in the future. Infill homes with close proximity to transport infrastructure and to support local businesses

The controls need to be stringent and R Codes conducive to maintaining the rural ambience of the area. Also all environmental attributes must have priority by maintaining the tree canopy and biodiversity of the area. Any future changes must be in harmony with the current rural ambience.

---

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

Need to keep areas of nature and conservation strong and joined up

This is my Superannuation and needs to be developed sooner NOT Later.

re: above - as we can't include light industrial among our options we would like the choice of many others including high density residential, commercial, tourism, retail, commercial and business park. Why long-term and not sooner? Infill homes close to transport infrastructure to prevent urban sprawl making Perth even longer and wider than it is already. More clients and customers for existing businesses in the City of Kalamunda such as Wattle Grove, Forrestfield, Lesmurdie Road, Sanderson Road, Kalamunda, Goosberry Hill, Maida Vale, High Wycombe, Carmel and Pickering Brook shops, food outlets and tourism facilities. To provide new shopping and commercial facilities for employment: as it is currently required to travel several kilometres to access goods or services, having sufficient housing in this area will provide for suitable shops. To provide services as required to the area. re: Interest in WGS - This wasn't part of the City of Kalamunda's brief - which was widely understood to be concerned only with the landowners of Wattle Grove South eligible for rezoning. re: Subdivision - combined with Biophilic principles, urban zoning can still be a good option environmentally and encourage community interaction as well as walking and cycling, maximizing health benefits and reducing pollution. I want no change. It's perfect as it is.

- As we can't include light industrial among our options, we would like the choice of many others, including high density residential, commercial, tourism, retail, commercial and business park...Where a commercial hub has a strong emphasis on the inclusion of buffer zones that can accommodate large scale trees and the retention of worthwhile trees that already exist using the latest in arboricultural technologies and evidence based science(refer Arbor Centre for more information). - Why long-term and not sooner? - Infill homes close to transport infrastructure to prevent urban sprawl making Perth even longer and wider than it is already - Infill that also incorporates arboricultural technologies that enable high canopy cover with the infill and its adjacent streets and medians (refer Arbor Centre for more information). - More clients and customers for existing businesses in the City of Kalamunda, such as Wattle Grove, Forrestfield, Lesmurdie Road, Sanderson Road, Kalamunda, Gooseberry Hill, Maida Vale, High Wycombe, Carmel and Pickering Brook shops, food outlets and tourism facilities - To provide new shopping and commercial facilities for employment: as it is currently required to travel several kms to access any goods or services, having sufficient housing in this area will provide for suitable shops - To provide services as required in the area  
Victoria road has been stagnant and repressed from progress and value for over a decade due to inconsistent council decisions and urgently requires



---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

progress to allow owners who are advanced in age and need to move on.  
Block sizes should be no less than one hectare

As light industrial is off the table due to external pressure outside of this area, even though it would have reduced peak hour traffic and added local employment. Alternatively, with extra housing in the area will provide for establishing suitable shops and services, facilities, etc in this area. this is one of the few areas left to Perth that has large properties and because of that closeness as much of the natural environment should be retained. the minimum sized properties should not be less than 5000m2. High density residential housing would destroy this beautiful area. There is a considerable area of land that is currently on the market in Brentwood rd and there are other properties in that area who are prepared to move out provided they get their price. It is known that the CoK does not have a cemetery and it has been suggested that the area for sale in Brentwood rd could be used as such, styled in the Pinaroo format. This would be trees with parkland and ground cover to provide habitat for the local fauna. It would provide an acoustic buffer to traffic noise from Tonkin Hwy and as such a facility would fit into the surrounding residential areas. The land use in the area is inefficient (particularly in my location and neighbouring properties) where the land is not used. The area is also in close proximity to the CBD and other commercial areas and can address the urban sprawl of the Perth metro area by appropriate infill development. Also, the opportunity exists to amalgamate large properties to enable an appropriate residential development that can meet the needs of future residents. We support residential development in future planning.

I love the area the way it is. It would be my worst nightmare for the area to become another soulless, boring suburb.

I support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy.

I support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy.

I support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy.

I strongly support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy.

I support residential development with block sizes no smaller than 2000m2 with a requirement to preserve and enhance the tree canopy.

this question is deliberately vague. The term residential development can refer to single homes on 180m blocks to multi story apartments, or anything in between. Even WALGA states that the current 'suitable controls and

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

guidelines' are totally inadequate in protecting the natural environment. Along with the majority of residents in the study I rely on the EcoVision submission forwarded to RobertsDay by way of articulating my view of future planning in this area. Essentially, residents support rural residential land zoning's with block sizes no smaller than 2000m<sup>2</sup> with a consequential requirement to preserve all trees and native vegetation. I view this as being the most environmentally sustainable land use possible in an urban area which will benefit the whole of Perth.

This question is deliberately vague. The term residential development can refer to single homes on 180m<sup>2</sup> blocks to multi story apartments or anything in between. Even WALGA states that the current 'suitable controls and guidelines' are totally inadequate in protecting the natural environment. Along with the majority of residents in the study I rely on the EcoVision submission forwarded to RobertsDay by way of articulating my view of future planning in this area. Essentially residents support rural residential land zonings with block sizes no smaller than 2000m<sup>2</sup> with a consequential requirement to preserve all trees and native vegetation. I view this as being the most environmentally sustainable land use possible in an urban area which will benefit the whole of Perth.

We have property on North side of Welshpool Rd East and would support a rezoning to potentially run a business from it and split the 2.5 acres we have into two Lots.

Limited/restricted housing development to maintain the peace and tranquillity of the rural setting. Also keeping in mind the environmental factors/impact of the resident wildlife population; i.e. Bandicoots, Redtailed and Whitetailed Cockatoos, Pink and Grey Galahs, willy wagtails (Chiti Chiti's) to name just a few – Find FOOD and WATER on our property and that of others.

Limited/restricted housing development to maintain the peace and tranquility of the rural setting. Also keeping in mind the environmental factors/impact of the resident wildlife population; i.e. Bandicoots, Redtailed and Whitetailed Cockatoos, Pink and Grey Galahs, willy wagtails (Chiti Chiti's) to name just a few – Find FOOD and WATER on our property and that of others.

We strongly support rural residential development with block sizes no smaller than 2000m<sup>2</sup> with a string requirement to preserve and enhance tree canopy.

I strongly oppose to question 6 (Do you support mostly residential development within Wattle Grove South over the long term, subject to suitable controls and guidelines?) due to the non-specific nature of the question. I support only rural residential development with block sizes no smaller than 2000m<sup>2</sup> with a requirement to preserve and enhance the tree canopy.

Leave Wattle Grove as it is - rural residential lifestyle, it is a truly unique place and should be conserved. There is enough ordinary without adding to the bunch.

Residential density is still very low and I believe increasing population will provide support for business in the area.

I like the suburb as it is - semi rural & rural (where applicable)

---

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

1/15/2020 11:33 AM

How can we decide if we support residential development within Wattle Grove South when we don't know what residential development means for this area. We need the creative plan to make any judgement.

I see Wattle Grove South as a gateway to the Kalamunda Hills/Lesmurdie precinct it is our opportunity to create an "open and incitive" exterior "affluent appeal of country int he City" for visitors and overseas visitors to want to be coerced into being a part of this community for futures to come once it is established correctly it will only enhance part of this great state!

I believe a mixture of urban and 4000m2 blocks would be best based on the size of land available and existing house layout.

Keeping the area prestigious with minimum block sizes maybe one acre or even half.

Areas close to CBD most suitable for new residential development and industry is required to create jon creation near living areas. eg. goods and services, tourism opportunities.

I accept the need to ensure suitable housing is made available within the city.

I respect the unique environmental aspects and rural lifestyle so close tot he city but also ACCEPT the necessity for the city to plan for further financial health. finally, I would like where possible to be able to add value in respect of a sellers financial future for myself and my sons.

This area is in dire need of development. At present it has become almost valueless and no property is selling. As a long term resident I see it as wasting away with no parks or places to meet out imagined close knit community. More likely to be attacked by dogs when trying to walk up Crystal Brook rd. A visual tour of the area indicates many blocks are overgrown and just a fire waiting to take hold. Please do something to reduce the fire load.

Infill required close to city, also industry to support employment and job creation int he area! Agricultural, goods and services, travel and tourism.

Business in the area would be good!

Development of 'messy' properties 'Trees A Green' needs to be cleaned up, such a waste of space and magnet to vandalism. This could be a lovely area for a children's park, school or properties!

Leave Wattle Grove South as it is.

Would like to see the area urban/residential as it is a good central location fto the city, Midland, Canning, Armadale, etc.

I need to know the 'suitable controls and guidelines' before I could support them.

I need to know the 'suitable controls and guidelines' before I could support them.

Time frames and progress/development

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

1/17/2020 10:49 AM

I believe a mixture of urban and 4000m2 Blocks would be best based on the size of land available and existing house layout.

The area has a unique quality of rural lifestyle highly sought after so close to the Perth city. It should be retained for future generations to enjoy just as we have. Everyone has their own reason for wanting a larger property, for me it is a sense of space allowing for my mind to unwind and enjoy my pursuit of hobby farming, still in it's infancy at my property because I do not wish to invest in too many trees if you insist on urbanising the area. People already have the ability to subdivide into 1ha lots just like my parents did.

Need more detail on plans to be able to make an informed decision to support/oppose. Need clear long term time frames.

Supportive providing block sizes are 2000m2 or more.

Supportive providing block sizes are 2000m2 or more.

I do not want airplanes flying over South Wattle Grove and if so would destroy my property value!... So if residential is approved than I hope the airport will not be preceding cause I don't think anybody will be in a hurry to buy land in South Wattle Grove.

Where 20 minutes from the city we live on a main road ,access to city is great we have a great opportunity for business with traffic passing. Also not able financially support property with rural composite zoning Lets look to keep growth in Kalamunda /Wattle groove instead of extending Ellenbrook or Baldivus

Limited Development Rural Residential minimum block sizes 2000m2.

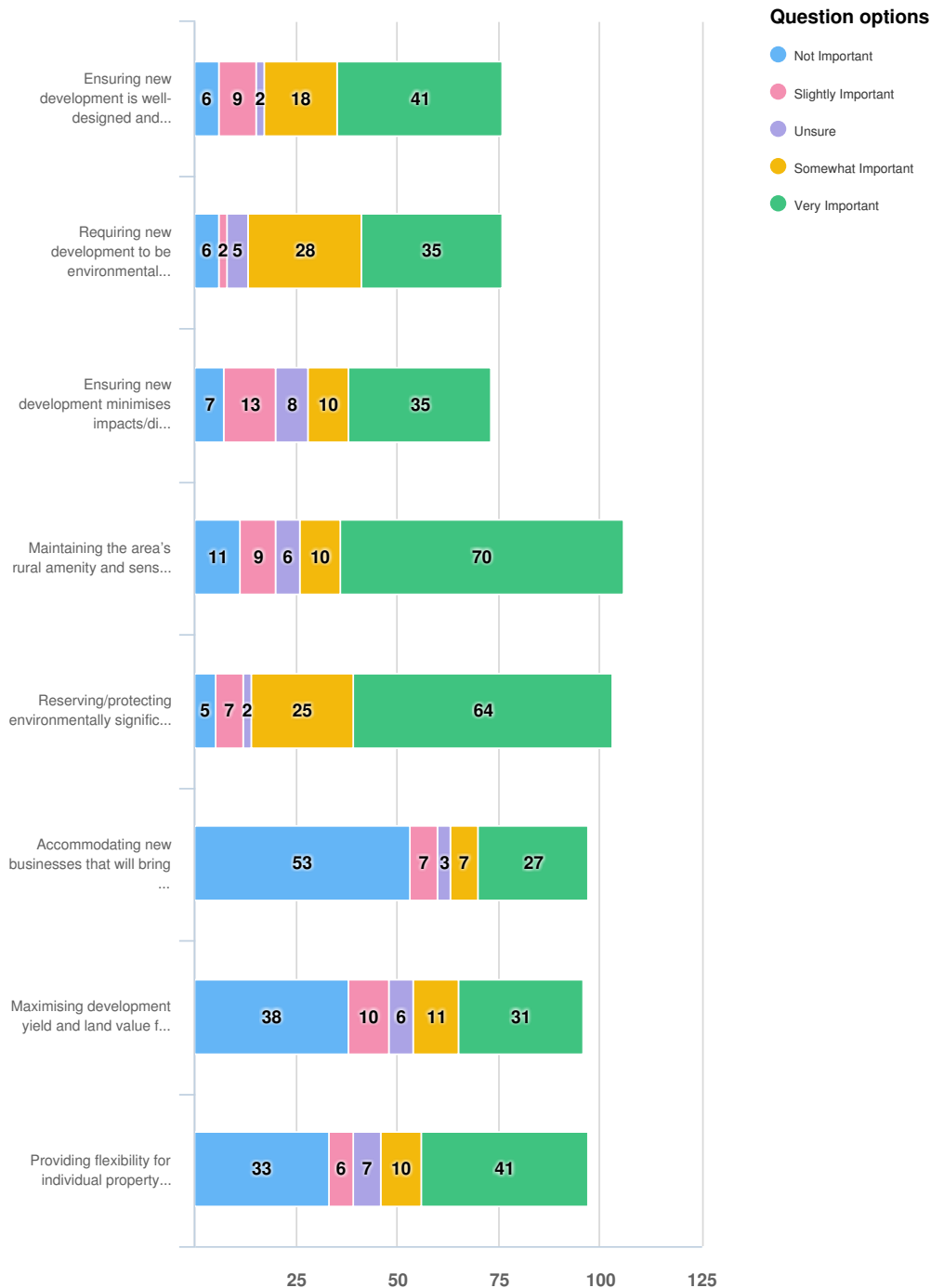
Preservation current environments/habitats/ecology

this area is dead and needs shops and a service station instead of driving several km's to get anything.

Preferred no development. Residential min block size 2000m2. this is the Gateway to Kalamunda! Preserve the unique environment.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q12** Please rank the following issues based on how important you think they are to future planning in Wattle Grove South.

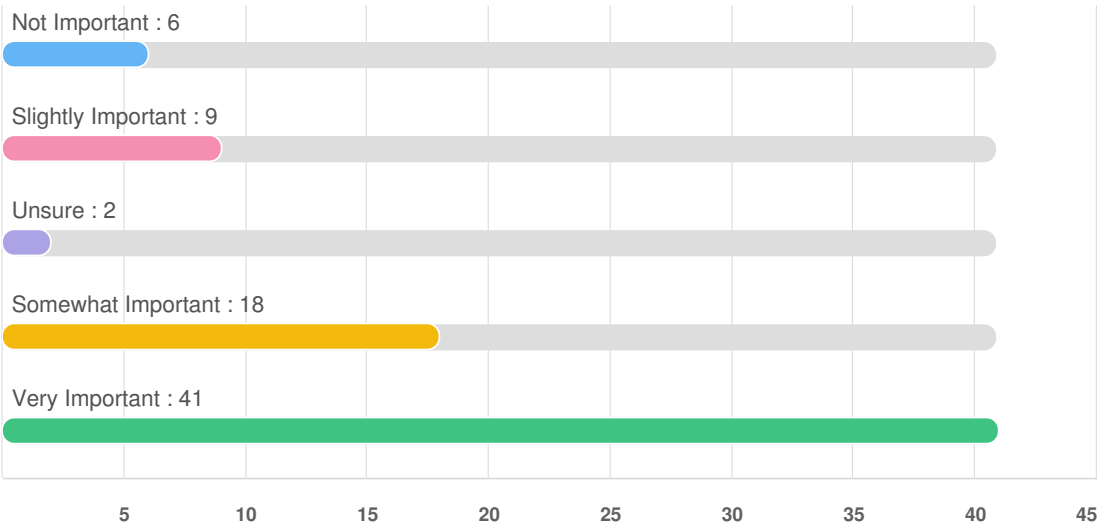




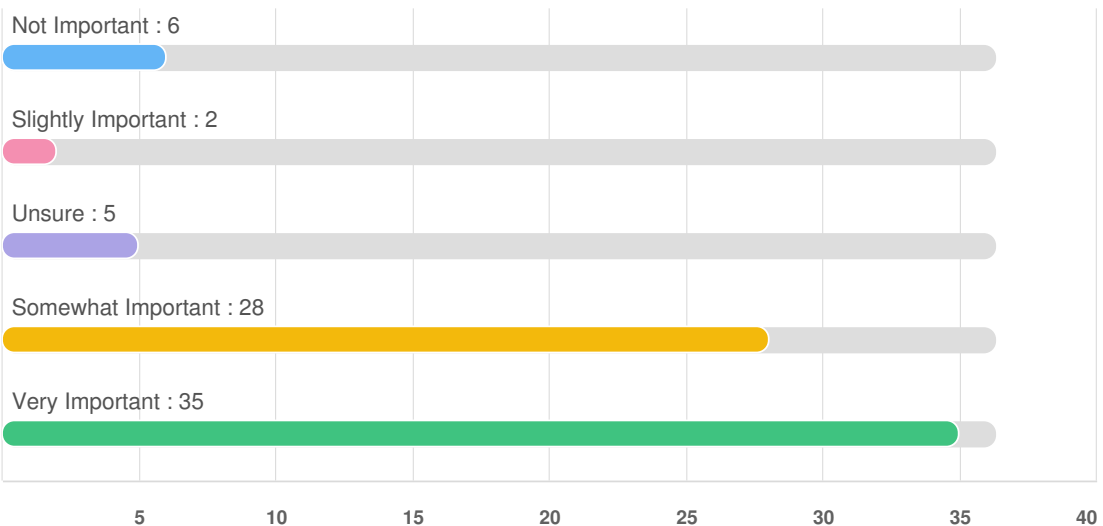
## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q12 Please rank the following issues based on how important you think they are to future planning in Wattle Grove South.**

**Ensuring new development is well-designed and reflects local character**

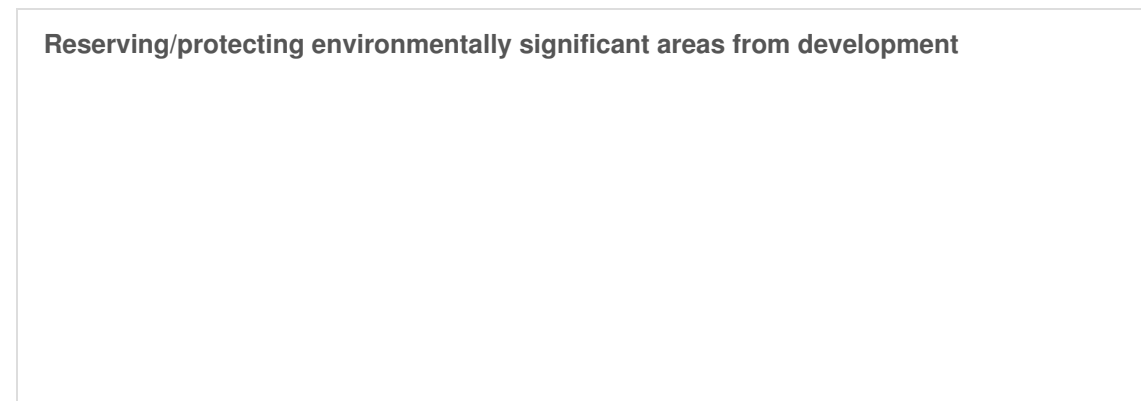
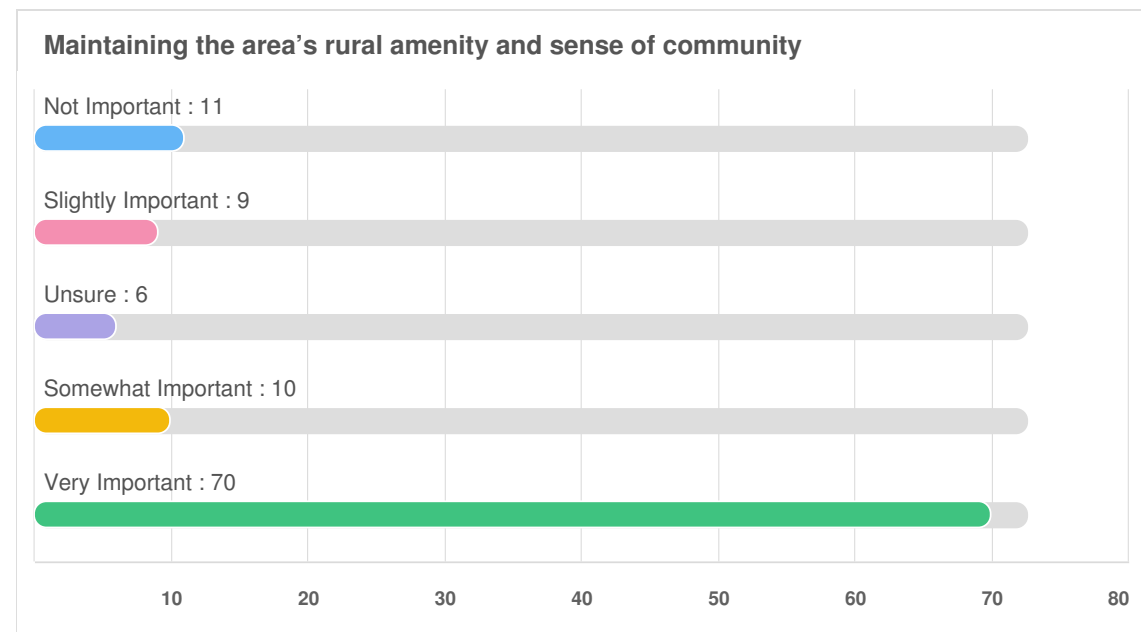
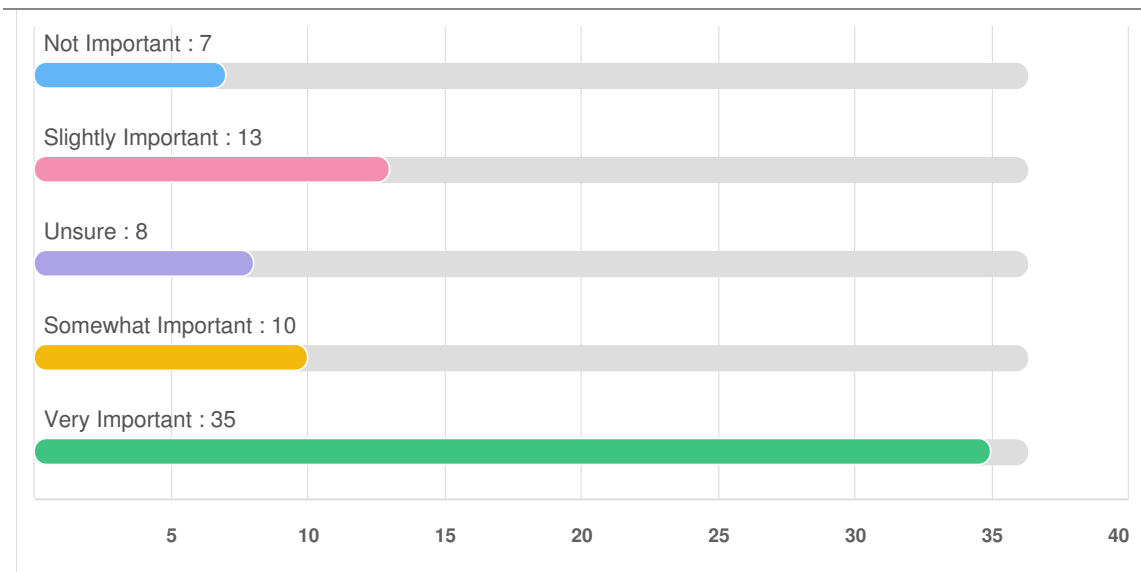


**Requiring new development to be environmentally sustainable**

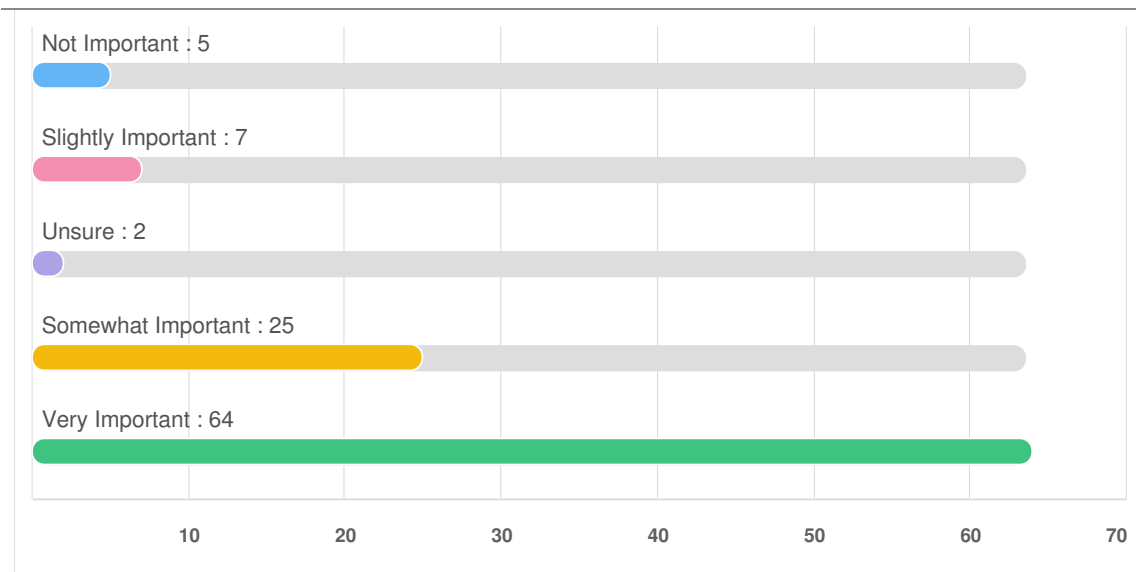


**Ensuring new development minimises impacts/disturbance to existing residents**

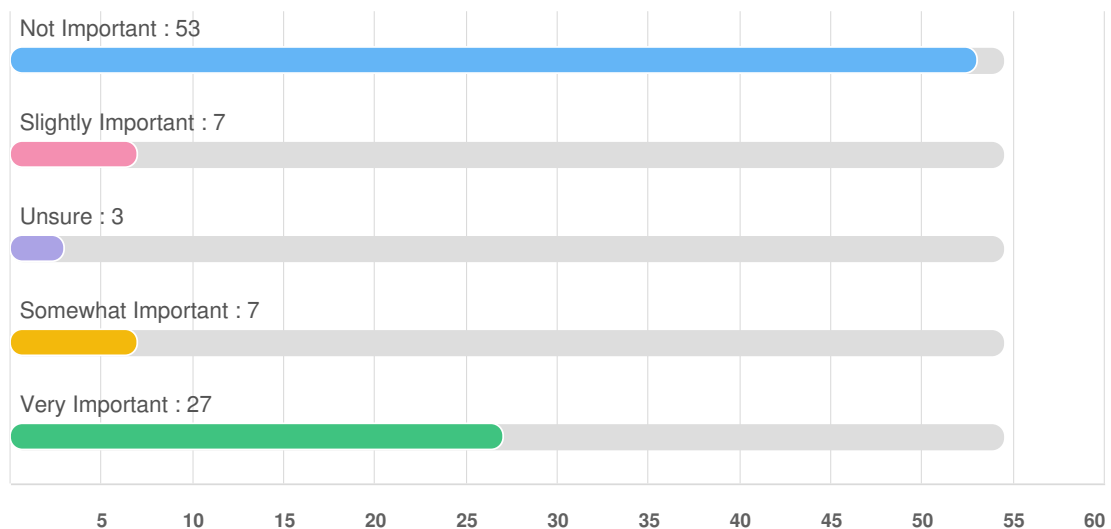
## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

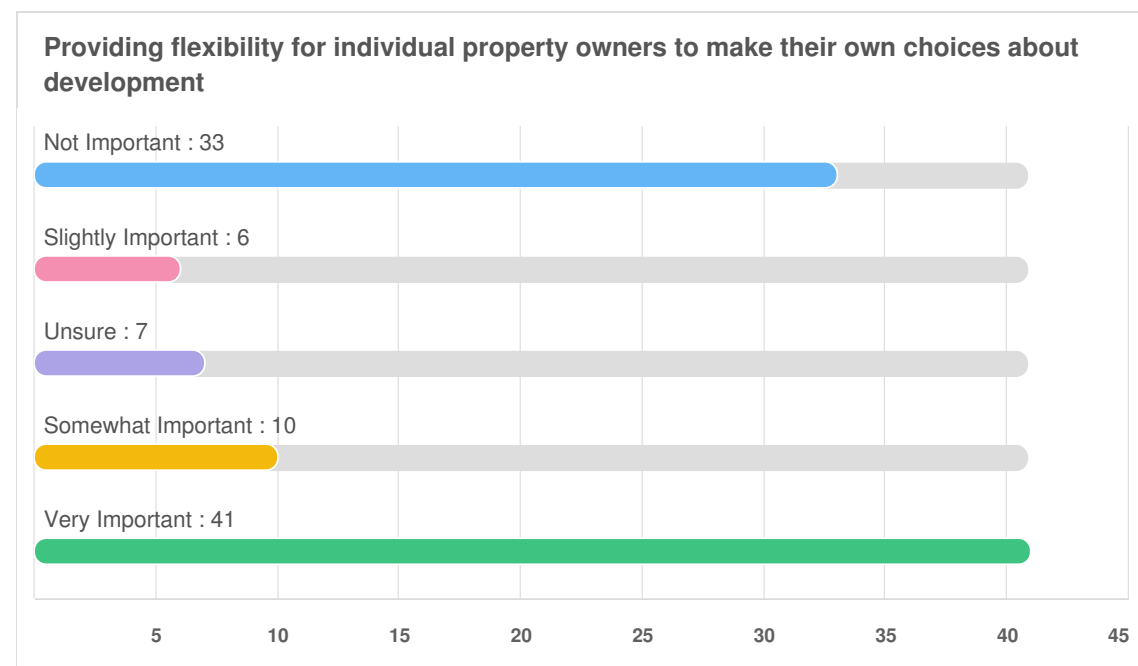
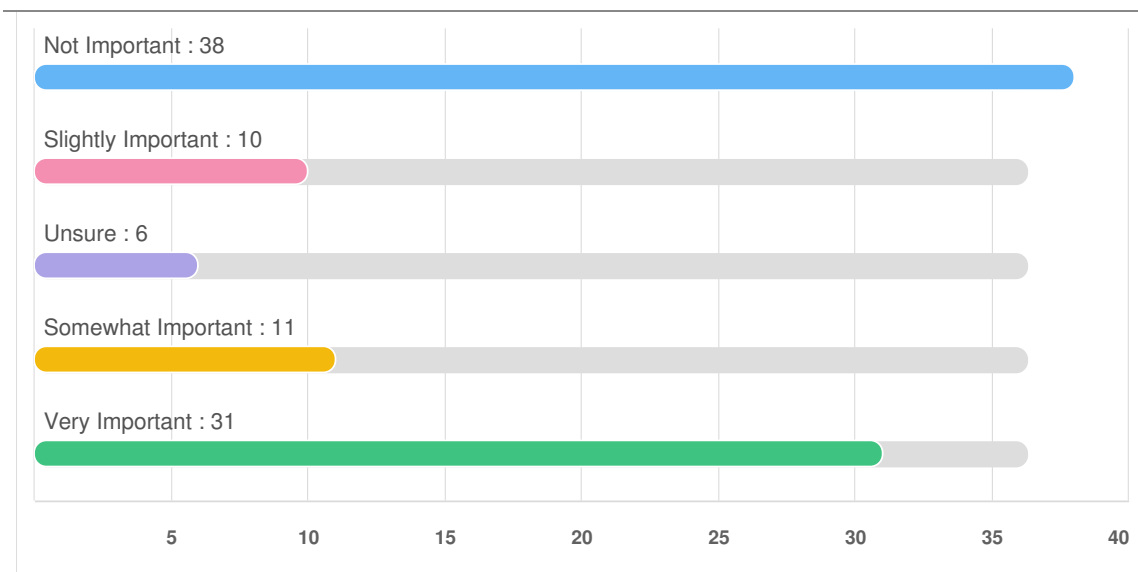


## Accommodating new businesses that will bring jobs and services to the area



## Maximising development yield and land value for residents/property owners

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q13 What are the most important aspects of Wattle Grove's existing character? (Rank 1 - 5)**

OPTIONS	AVG. RANK
Spaciousness, privacy and tranquillity	2.08
Connection to nature (remnant bush, creek, nature trails)	2.33
Rural activities (gardening/rural pursuits/space for animals)	2.42
Other	3.23
Strong community feeling/spirit	3.39

**Q14 Other (please specify)**

No commerical or industrial

I would prefer to rank them all as number 1.they are all equally important

All of Equal status - your question is poorly framed as you have not provided detail on the scale. Any non resident answering this should not be included as they would have no idea what is important to the residents in the subject area

All of the above are of equal importance

NEEDS TO BE SUBDIVIDED!!

I'm very sorry but yet another almost unanswerable question without compromising my real feelings as to what should happen. The community has without doubt been divided over this rezoning. This is the problem of living in a progressive society  
I do not know which way these rankings go so can't answer the question.

All are of equal importance.

all are important



---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---



All equally important

All are important.

All of the above are of equal importance to me and my family.

Is the ranking 1 highest or 5 highest? Absurd questions, as with previous study trying to make people give answers that can be manipulated. Remain Rural is the option that should be there.

All are of equal of importance.

All options are highly important and cannot be ranked above one another.

All of these things are equally important

Due to long periods of indecision, much of wattle grove south does not have any character and is in decline. The stagnation is frustrating, as is the lost potential

Due to long period of indecision much of wattle Grove South does not have any character and it's in decline. The stagnation is frustrating, as it's the lost potential.

All are important

I would like to rank all 4 of these existing characteristics equally highly.

A unique area with amazing natural beauty and amenity

All are important

As the survey fails to state what the rankings mean then this cannot be answered according to 1-5. However, all of the criteria above I would rank to be highly significant in maintaining the existing character of the area  
Preservation of native species of flora and fauna

The above question makes sense but ratings 1-5 do not as I do not know which is the highest or lowest rating.

This area due to years of indecision has very little existing character left and is in decline as time passes. Actual being of the area is neither rural (horse properties) (fruit or vegie production) (chickens, etc) and more home

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

workshops and businesses

As the survey fails to state what the rankings mean then this cannot be answered according to 1-5. However, all of the criteria above I would rank to be highly significant in maintaining the existing character of the area they are all equally important

All the above ranked 1 - due to the long period of indecision, much of WGS does not have any character and is in decline. This stagnation is frustrating as is the lost potential  
Keep it as is - all options above equally important

Recognising that Wattle Grove is part of a broader region; and that the Northwest portion (between Boundary Rd and Brentwood Rd) is well suited to unique commercial opportunities that can serve the surrounding community needs as well as complement the area  
South end of Victoria Rd needs to change

Due to the long period of indecision, the south end of Victoria Rd does not have any character and is in decline.

All are of equal ranking

Much of Wattle Grove South lacks character and is looking shabby and in decline.

All are equally important

All are of equal importance

all are of equal importance

All are of equal importance

All are equally important (\*assuming that 1 is high and 5 is low?)

All are of equal importance

All are ranked equally. No indication is given as to whether 1 or 5 is the highest ranking.

All are ranked equally. No indication given whether 1 or 5 is the highest ranking.

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

Proximity to Perth CBD - Is has nothing else

These are all very important. Ranking them really is a problem and all these factors interlink.

All very important. Ranking is a problem really as all these factors interlink

All of these are equal.

All four are of these aspects are equally high in importance. \*Assuming 1 is highest?

Space to move and breathe.

Is 1 the best or 5? Explain.

access to nearby facilities and transport networks

It has very little community feeling - just fenced property with dogs and gates. We hardly know our neighboursnames!

Assuming 1 = most important

Sharing our property. With the native animals.

All are equally important

All are equally important

composite zoning, road networks, proximity to CBD/airport

Being able to plant trees (real trees birds can sit in)

Lifestyle

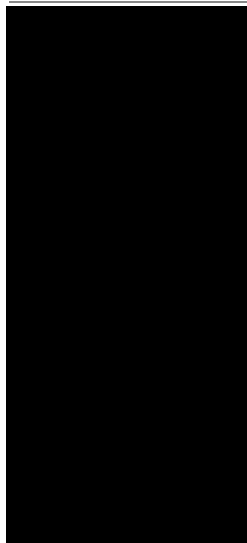
\*Assuming 5 is the highest ranking: 5-Rural activities (gardening/rural pursuits/space for animals) 5- Connection to nature (remnant bush, creek, nature trails) 5-Spaciousness, privacy and tranquillity 3-Strong community feeling/spirit

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---



\*Assuming 5 is the highest ranking: 5-Rural activities (gardening/rural pursuits/space for animals) 5- Connection to nature (remnant bush, creek, nature trails) 5-Spaciousness, privacy and tranquillity 3-Strong community feeling/spirit

Land is big enough that we have the opportunity to create something different That we can give back for others to enjoy as well

\*5 is inferred as highest rating - all options ranked as 5.

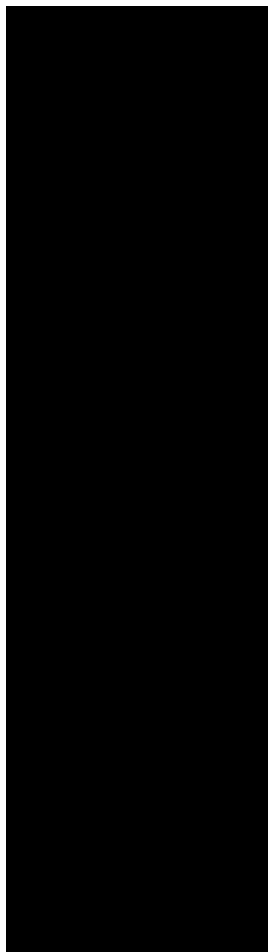
None so far

Assuming 5 is maximum - 5 to all

---

**Q15 | What is your fondest memory about Wattle Grove? (Please share any stories about time with family, friends, the local community, special milestones or something else)**


---



Bringing my children up on a large block so they can feel close to nature and the peace it brings to us as a family. We brought this land because it was special rural - dont destroy this for the people who brought here  
Planting native trees and shrubs to rehabilitate land and satisfaction arising from this work.

The rural feeling. The ability to have animals and space for kids to run freely.  
No industry, quiet surrounds.

working in the garden surrounded by the sights and smells of nature;  
knowing everyone on the street, and street parties; a place of family and reunions ; A place with room for as many as want to come; connection to nature  
Having our children grow up in this environment.

What an insulting and patronizing question but let go with it. Our community banding together to stop our beautiful community becoming industrialized  
Our community wanting to work together to stop our unique area becoming another heat impacted, barren suburban run of the mil shite hole with houses crammed on top of each other.  
Street parties and great neighbors.

Community, kids playing at Park, Christmas street party

na

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

12/08/2019 08:17 AM

There are so many as our friends and family love coming to our house and enjoying the lifestyle we have here. The children (and adults) can kick a footy, play tennis or a game of cricket, or go for a ride on the horses, feed the animals (livestock) and wildlife that they just don't get in the middle of suburbia. It allows them to run around and explore which is so lovely to watch. There are so many things to do here. We love it and they love and always comment on this beautiful area that Perth has. We needed a bigger block and that is why we moved here as this is what Wattle Grove has to offer. The peacefulness when we come home at night away from the hustle and bustle.

Subdivision!!

I fail to see any relevance of this question at all. All this will do is feed the ego of people who don't want to see change of any sort. Fact is change is coming whether they like it or not. Once developers move in our area will change forever. The best we can do is embrace the change and let all benefit out of it. Residents should not be picked off by greedy unsympathetic developers.

Our whole family grew up in this area, 3 generations. It's where our children learnt how to look after their environment and partake in community to help out neighbours etc .

When entering the suburb heading up the hill having that sense of rural tranquility and leaving the city behind, not a sea of houses and development

My family lives in special rural Wattle Grove Family and community get together out in nature on special rural blocks Kids running around and climbing trees Walking amongst the bush on a family property  
Move on.

The semi rural environment the abundance of wildflowers and tranquility and close community spirit

Enjoying the serenity of nature, the shade of the large established trees in the area and the lack of traffic.

Family gatherings where the size and beauty of the surroundings allow kids to run free and adults to relax in the serenity of knowing that that they are far away from the rat race.

Visiting the tranquil area with friends.

When I bought my first property in 1978. When my children commenced school at the Wattle Grove Primary School

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

Enjoying the natural treed areas with friends who live in the area.

-Family gatherings where the size and beauty of the surroundings allow kids to run free and adults to relax in the serenity of knowing that that they are far away from the rat race.

My family often have picnics & birthdays in the area (like my parents did when I was a child). We go on hikes & take photographs of orchids, trees & landscape views. In fact, I first learnt to use a camera on these picnics with my parents. We also play music (guitar & violin) in these pleasant surroundings. So good to get away from the pollution, heat & noise of the built-up suburbs! Removes the stress & sets me up for a busy working week to spend time here on weekends.

Again an absurd question, what have our regular family gatherings, christenings, weddings etc. got to do with how the area is zoned? The area has rural ambience, a wonderful lifestyle for all age groups and is largely like-minded residents who live here because it is rural.

My fondest memory of Wattle Grove was of enjoying the beautiful, natural surroundings with my family, and relaxing in the serenity and peaceful environment.

My fondest memory about Wattle Grove South, was enjoying my time with my family amongst the large trees - i.e. the forest. In fact this was a time when the council actively promoted the Kalamunda shire area as "our home in the forest". Where did that council go?  
the trees!

Gatherings with family and friends in beautiful spacious surroundings where kids could safely play and run around. While the grown-ups could enjoy the serenity of nature without traffic under the shade of the beautiful big established trees.

I don't think this is a suitable question

N/A

Time spent visiting friends and relaxing in the quiet area, its like a haven from stressed living where you can just go and chill, clear your head and start thinking clearly again without constant distraction and stress from the noise, pollution and busy life in other areas. Thus I have found that time spent here with friends often ends up being more productive because insight can be gained and decisions can be made with a clearer mind.

I have enjoyed spending time with my family outside riding motorbikes, kicking football, playing cricket in the large space the blocks at wattle grove offer. I have enjoyed the easy and quick access to perth events Wattle Grove allows with its proximity to the CBD and great road networks. I have enjoyed the opportunity to develop part of my property to start a rural



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

composite business which the large block size and location allows for. Irrelevant.

Where do i start. I feel that i already answered these questions a year ago.... My husband and I purchased our land 21 years and built our home to raise a family with room for horses, sheep and chickens. It is like we live on a farm. A space for our children to run free and where we can relax and unwind from working in the city. Absolutely wonderful to bring our children home from hospital, birthday parties celebrated every year, the children wishing to have them at home with all their friends. Intentions of celebrating graduation parties, engagement and weddings. This is our home with beautiful memories.

The beautiful and peaceful environment. Spending time outside in nature and seeing quendas in the wild for the first time. The warm community gatherings every Xmas.

Tranquility, nature, orchards. Perth does not have many rural communities left. The ones still there must be preserved.

I attended Wattle Grove Primary School from 1988-1995 and have many fond childhood memories of outdoor play at my own home and at the homes of my school friends; climbing trees, exploring surrounding bush land and waterways, catching tadpoles and paddling in the creek, interacting with pets, livestock and wildlife, building crude bridges over ditches and having all kinds of grubby fun. I feel that my peers and I were blessed to grow up in an era where there was little cause for our parents to be concerned if they didn't see or hear from us for hours at a time

The sense of community; togetherness; street parties; neighborliness; neighbours who are more like family than friends; freedom for kids to 'be kids'; fabulous wildlife..... too many to mention!

My wife and I were married in the gardens of her parents' house in Wattle Grove South. Our children have grown up there playing in the large open garden and bushland and freely mingling with other children in the neighbourhood

by chance i visited the area for a family get together over 20 years ago, i immediately loved the location for its trees and tranquility, it was special, on the same day i noticed a vacant block of land, i liked it so much i did a title search and located the owner and asked them if they would sell it, they did and i just bought it. i developed the land, immediately and built the house shed etc. brought up my family here, etc. As a local community we have always helped each other, building repairing and maintaining, we are a good community the street xmas party was occurring well before i arrived in 1999/2000 and still does, this has grown considerably as the community has developed, as a community we have stuck together, and still do, supporting local business has always been a priority for me, magic garden centre, the nursery and turf farms, we have had our horses on the property, that have brought much enjoyment. my children and others from the community have bush walked together with the horses and attended pony club nearby etc The

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

trees and the tranquility of the area has always been special and we enjoy walk trails etc.

After 70 years of residence (my husband) 40 years (myself) there are many memories which are now irrelevant as this survey is in reference to advise on future change not past history. Past history was the gradual subdivision of properties from 20 acres down to present 2 1/2 acres which has made it possible for the current and new residents to live here and the future further subdivision into urban estates for more residents to come and enjoy this beautiful area so close to the city of Perth.

The sense of community; togetherness; street parties; neighborliness; neighbours who are more like family than friends; freedom for kids to 'be kids'; fabulous wildlife..... too many to mention!

The name says it all- nature, trees freedom

Not relevant

No change

Due to this survey being to advise preferences for change, this is not relevant

?

My family owned this land since 1931. My grandmother was the first teacher at Wattle Grove Primary school. We have had four generations grow up on this property.

Due to this survey being to advise preferences for change, this is not relevant.

It is where our children grew up and it is similar to living in the bush but with schools and convenience within cycling distance. Our children learnt how to look after livestock and to care for the environment; collect the eggs, milk goats, and grow vegetable all within 25 minutes of Perth city. How many children have that opportunity today? It is the greed of developers that is destroying our environment. We have to maintain the tree canopy to help preserve the environment. The month of November was the hottest and driest on record. It has just been reported on the news that Perth is heading to the earliest heat wave ever. We have to have a new approach to all forms of development else the world will not survive. We have to think of our grandchildren's future and what legacy we are going to leave them.

The area near my property had largely remained unchanged over the 20 years that I have owned the property. My feelings are the the area has stagnated over this time with little or no improvements.

Privacy, peaceful, quiet and tranquillity.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

Lack of traffic, strong sense of community, the big trees, the bandicoots, the birds, etc. I had the best childhood - I could play in nature and feel safe.

Growing up here has given me strong ecological values and a desire to protect the natural environment for future generations.

- Fighting alongside my neighbours to ensure destroying our community with industry doesn't happen. - Enjoying the space and beauty of our surroundings.

- Fighting alongside my neighbours to ensure destroying our community with industry doesn't happen. - Enjoying the space and beauty of our surroundings

Fighting alongside my neighbours to ensure destroying our community with industry doesn't happen. Enjoying the space and beauty of our surroundings.

A rural space where family and friends can gather in green and open spaces away from the rat race.

Fighting alongside my neighbours to ensure destroying our community with industry doesn't happen. Enjoying the space and beauty of our surroundings.

Family and friend social get togethers which allow kids to run free and adults to forget the urban hustle and bustle.

Family and friend social get togethers which allow kids to run free and adults to forget urban hustle and bustle.

We only have a property with no dwelling on it yet.

What is this? Playschool?

Fun times with family and friends. Space to run and play safely (children and grandchildren). Natural environment (Flora and Fauna) Enabling 'imaginative play for young ones. Community/street get togethers.

Fun times with family and friends. Space to run and play safely (children and grandchildren). Natural environment (Flora and Fauna) Enabling 'imaginative play for young ones. Community/street get togethers.

this area and the land on which we live have been our home for nearly 60 years! We have raised a family of three here! Our grandchildren have enjoyed visiting and have freedom to move here! We are settled here and really don't want to move away from here. We enjoy the luxury of not having neighbours right on our doorstep - just close enough to know they are nearby!

The area 'As Is' is why we moved here. the old saying - if it aint broke, why change it!!

Enjoying time spent with family and friends on our block where the kids can run around, kick a footy, have a game of cricket, just like we used to be able to when we were growing up. Our visitors love coming here too because they feel this is such a beautiful area surrounded by horses, livestock, wildlife and

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

the lifestyle that we have here on our larger blocks. Being able to have a place where I have room for my hobbies and this is why we moved here as we need a larger block. The streets are often walked by horses and other wildlife, as well as the local residence and visiting bike riders along Crystal Brook Road. The peacefulness when we come home at night away from the hustle and bustle.

Discovering the place existed!

30 plus and good living amongst good neighbours and in nice surroundings.

\*The flowing of the creek in mind-winter and flooding of Johnson Place!!

N/A

The waterfall on the top of Crystal Brook Road when the rain comes a wallowing the strength of the water rush down from the Hills. The history of the area in the early 1900's was that "wattle trees" lined Welshpool rd and the district was described by visitors and settlers: "where the groves of Wattles are"

Being able to ride my ponies anywhere in the area as a kid, also enjoying my children's primary school years at the tiny Wattle Grove Primary School. a sense of community. My worst nightmare was when my new neighbours cut down three very old Liquid Amber trees that were close to our boundary for NO PARTICULAR REASON other than the leaves made a mess in 2019. Absolutely hate the influx of new people who are only interested in how much money they will get when development comes and are ruining this beautiful part of the world.

We have many indelible memories of our life here in Wattle Grove these past 40 years, however this question is really not applicable with regards to the future of Wattle Grove. (Local wildflower areas that we once enjoyed have disappeared water tables have dropped - no frog puddles, less trees locally). Enjoying the amenity of nature on my doorstep.

Large fairly empty wastelands many with more rubbish on them than green or brown pasture.

Not applicable! Area in decline!

magnificent majestic trees, and abundance of birds and other animals, nature at its best.

Rural surroundings, spacious and privacy for all who have chosen to live in their FOREVER home, spending time with family, close to amenities!

We have lived here for 60 years. My fondest memory is raising our children in this beautiful, open and healthy place. All the children in the area were cared for by the community as a whole. Our children were treated as a part of

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

the family by our neighbours and likewise with their children. We also had the pleasure of sharing this experience with our grand children and now our great grand children!

Walking in the local area with our children, then grandchildren in later years, playing in the creek/Crystal Brook, in either Gavour Rd or the intersection of Judith & Fontano rds. Many hours spent observing and patting the cows opposite our house in Gavour rd. Family and friends enjoy visiting a property so close to the city where the children can do the things mentioned above.

Walking in the local area with our children, then grandchildren in later years, playing in the creek/Crystal Brook, in either Gavour Rd or the intersection of Judith & Fontano rds. Many hours spent observing and patting the cows opposite our house in Gavour rd. Family and friends enjoy visiting a property so close to the city where the children can do the things mentioned above.

Being a member of Wattle Progress Ass, Firrestfield, and Lesmurdie Districts Ratepayers Association over the years. Please find enclosed for perusal/Reference - your office can retail this copy all/o landowners survey to Kalamunda City: hard copy given to all councillors, CEO and Planning Managers

Growing up in the area as a child and having the ability to explore the bush with the other kids in the area. We could ride our bikes on the road, even run go-carts down the road without fear of heavy traffic. This is something my daughter is enjoying now, so why not preserve this little area for future kids. We grew our own fruits and vegetables and there was always a choice amongst all the neighbours.

Lifestyle

Great place for kids to grow up able to run free and a related lifestyle for adults

Great place for kids to grow up able to run free and a related lifestyle for adults

Bonfire night during winter and family and friends / being able to watch the wildlife on our property.

At the moment enjoy a beer around a small fire in winter

Freedom/space Natural environment and wildlife

Freedom. Great Space

**Q16 Share an example of another place with attributes you would like to see in Wattle Grove South in the future. Where possible describe the place and why it's relevant.**

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---

Better footpaths - Kalamunda Shire is hopeless in providing footpaths!!

Shaded bus stops - also council crap at providing this!

Wattle Grove as it currently stands is the best example I can provide. I don't want it to look like any other place.

The Bridle Paths and open spaces left in Darling Downs!

we don't need anything else

Nowhere comes to mind as this area is unique

Your question is rather leading - your seem to be assume that residents want to turn our homes and lifestyles a copy of another suburb.

Seattle, strong community driven and controlled areas. Self determined how the rates are sent, community gardens and facilities, pools ovals etc

Pickering Brook - relevance rural with bushland... Wattle Grove has better mix right now

.

Whiteman Park, Tomatoe Lake, Kent St Weir. These parks and picnic areas are in keeping with their areas and the natural habitat which could quite easily be adopted here. Many visit these places daily and especially on weekends because people are drawn to these beautiful spots.  
Subdivision!!

The obvious choice is Swan valley for it's Tourism values. Personally the hills and foothills has way more potential than the Swan valley but planning and rezoning needs to be carried out in the correct way to make this an unbelievable gem in Perth's overriding Tourism Crown. Buffer zones for bigger Commercial businesses and retail business parks are paramount when neighboring high quality residential development. I have supplied a photo of my back yard showing how my wedding business and our environment complement each other.

I don't see another place with the uniqueness that Wattle Grove has and it would be a shame to see it destroyed for the sake of the mighty dollar.

Think the Bushmead estate on Old Midland Rd is a good example ... housing but also leaving the majority of land in its natural state

I would like to see it retain its rural character like Lesmurdie and Bickley. I would not like to see it developed like Cell 9 residential Wattle Grove where there is no tree cover and tiny blocks. It is so hot in the residential Cell 9 area

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

of Wattle Grove.

It's not that complicated. The proximity to the city makes the area unsustainable in its current form.

Adelaide has a good green belt and rural belt around the city

Nature reserves, with the wide abundance of native flora and fauna. But really Wattle Grove South is unique and should be left as is.

Wattle Grove South is unique, it should stay the same

Wattle Grove currently allows living amongst nature. Perhaps something like King's Park comes to mind when it comes to attributes.

It is a unique area and doesn't need to replicate other areas.

-environmentally beautiful places. For example, a Pinnaroo style cemetery, Tomato Lake etc, kings park -Wattle Grove South is unique - It should stay the same.

It pretty much perfect as is but a guided walking trail following a Mobile phone App that teaches you about the flora, fauna & indigenous heritage of the area might be good. A memorial grove for deceased loved ones like the Bowra & Odea Grove down by the Canning River at Beckenham ( replant degraded areas with local trees in memory). A Friends Group area where locals can do guided bush care and regeneration activities eg weed control (great exercise and social outing) to conserve the bush.

Do not want any development, we have deli type shops on Kelvin Road and at the intersection of WPool Rd East & Crystal Brook Rds, doctors and every other facility is available within a couple of km - including Maddington train station. Don't want the area spoilt.

Wattle Grove is unique and really can't be compared to anywhere else. It is perfect that way it is and should stay the same.

Wattle Grove South is perfect the way it is. If anything it needs more tree canopy and no new development. Currently there are no places I can think of like that (unfortunately most places are losing their tree canopy these days, which is not good at all).  
kings park!

Other environmentally beautiful places. For example, a Pinnaroo style cemetery, Tomato Lake etc, kings park. Wattle Grove South is unique and should stay the same.

[www.bushmead.com.au](http://www.bushmead.com.au) Well thought out development Wattle grove south has even more potential than that

Bush mead.

---



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

12/18/2019 11:19 PM

There are many peaceful places with a mixture of semi rural, rural and trees and nature in the South West, such as around Walpole that can act as an escape and haven from stressful modern life. Wattle Grove South shares some of the feel of these places, but is much closer and more accessible, especially to surrounding areas.

The Hales Forrestfield is a modern new development that has capitalised on the location similar to Wattle Grove South. It has a creek, parks and is well landscaped. It fits well into the area and provides lots of family the opportunity to buy new affordable housing in a great location. Wattle Grove South has greater potential than The Hales with options such as housing development plus commercial and tourism development. Development will provide needed services and jobs to our area.

Tomato Lake Reserve in City of Belmont.

Stirling square and the Kings meadows in Guildford. The foresight of previous leaders to set aside significant areas as commons for all, to be protected for future generations. Along with the tree lined streets with massive sugar gums. Wattle Grove is even more amazing given the trees are native and not an introduced species.

I have lived in Subiaco for 25 years and enjoyed Kings Park. Wattle Grove South is unique and must be preserved.

This special pocket of Wattle Grove is unique and should remain so. We don't need to emulate another area, rather, we should be pioneers and lead the way for others to follow US! Why not be trend setters rather than followers with a unique and above all environmentally sustainable approach to future development while maintaining the rural character, sense of community and spirit.

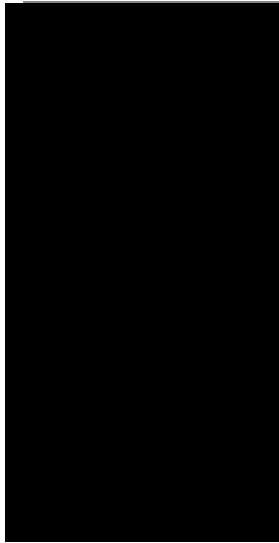
I'd like to see a development which preserves as many trees as possible, rather than bulldozing all the trees then trying to grow trees again from scratch. The tree canopy not only preserves the flora and fauna but reduces the temperature and therefore reduces the cost of electricity to keep homes cool in hot weather. Streets need to have adequate footpaths for pedestrians, cyclists, wheelchairs, electric scooters for the elderly and prams. Street lighting should be solar powered (such as development exists in Monarch Way, Wattle Grove). Builders should be encouraged to incorporate existing trees into the building design rather than cutting them down (see photos attached). Public open spaces should be preserved to allow people to exercise, children to play and people to meet. I do not know of any developments that incorporate all these features- this gives the Wattle Grove South development the opportunity to become a leader and an inspiration to others by being one of the first to incorporate all these elements.

I would like to see some public open space, park/garden with a facility (City owned) could be used for public events, clubs may utilise the land, facility, other than that, more houses maintaining rural appeal.

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---



Bushmead- lots of greenery, Crestwood - parks, with a quiet country atmosphere but within a busy area. Best possible outcome for inevitable progress and development for an area so close proximity to city with airport, train station buses and the future of expanding population

This special pocket of Wattle Grove is unique and should remain so. We don't need to emulate another area, rather, we should be pioneers and lead the way for others to follow US! Why not be trend setters rather than followers with a unique and above all environmentally sustainable approach to future development while maintaining the rural character, sense of community and spirit.

Any bushland area that is undeveloped

It would be great if Wattle Grove South were developed in a way where existing, new and future businesses were well-supported to grow, giving locals and tourists more choices for shopping and other leisure activities (also, providing jobs). Anyone with small children may have an idea how popular a pet and pet supply shop on the corner of Welshpool Road East and Lewis Road can be in keeping them occupied and amused. It's also a handy shop for pet owners. Taken further, we now have a wedding venue/Bed and Breakfast on Welshpool Road East, whose proprietor has established many community links, among them with leading advocates involved with this venture: [www.dplh.wa.gov.au/pickeringbrook](http://www.dplh.wa.gov.au/pickeringbrook). The close proximity of Wattle Grove South to the airport; the crossing of two bus routes where Crystal Brook Road and Welshpool Road East meet at the bottom of the hill (and the status of Welshpool Road East as a major road artery to hills' venues) raise an inevitable question. Could Welshpool Road East and possibly nearby Wattle Grove South properties play a part in welcoming tourists to Perth's foothills and hills? Check out

<https://www.facebook.com/Rothwoodaccommodationandvenuegarden/> Along with other ventures such as a forthcoming venue for people who will retain their current lifestyle to purchase hay, chaff and other stockfeeds, these businesses provide much to our community and more support to their owners and the encouragement of further growth and more businesses will help our area earn money and employ people. Our area can retain a homestead lifestyle for those who wish it, and accommodate those who naturally seek change in an area 16km from the Perth CBD. Plus, the imminent opening of the Forrestfield North train station, linked to the airport and Perth CBD; and an increase in population will possibly bring forward the development of a Wattle Grove train station. It is understood that a Wattle Grove station will be capable of providing users with journeys to the airport, Perth CBD, Ellenbrook, Cockburn, Mandurah, Armadale and eventually Fremantle by direct route, which will further increase the potential of Wattle Grove South as a well-located place to live, work, play and stay. These examples below of development are all inspiring, and some residents may wish to sell to them or stay and become a part of the new communities and businesses they create: Bushmead - lots of greenery, close to Perth CBD, Kewdale and Welshpool

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

business areas, shops in High Wycombe, Forrestfield, Kalamunda and Gooseberry Hill, major transport infrastructure (road, passenger and freight rail, airport) [www.bushmead.com.au](http://www.bushmead.com.au) Witchcliffe Ecovillage - A thriving and prosperous village needs a wide variety of local employment opportunities to provide livelihoods and engage residents in community life Providing economic opportunities within the Witchcliffe Ecovillage will be an essential part of creating a sustainable community, reducing the need for people to travel elsewhere for work and allowing more time for people to take part in family and community activities. Working locally also gives residents the added benefit of reducing their travelling costs, energy use and pollution, along with the great benefit of being able to charge their electric vehicle (the way of the future) within the Ecovillage direct from PVs during sunlight hours [www.ecovillage.net.au/business/](http://www.ecovillage.net.au/business/) [www.ecovillage.net.au](http://www.ecovillage.net.au) - The Witchcliffe Ecovillage is a unique residential development that is set to become one of the world's first fully integrated villages to be self-sufficient in renewable energy, water, and fresh food produce. [www.crestwood.org.au](http://www.crestwood.org.au) - Parks where children can play, visit any one of their friends without crossing a street, just by walking the footpaths and going through the parks. The system keeps children off the streets and allows children and adults alike to move and play freely throughout the entire area, including to and from school without ever crossing a roadway. Crestwood Estate is a quiet country haven set within the heart of a bustling city. [www.vasse.com.au](http://www.vasse.com.au) [www.vasse.com.au/business-park/](http://www.vasse.com.au/business-park/) - Vasse is one of the region's most significant developments. It's currently in the early stages of a major growth phase, strongly backed by: • A masterplan that includes 7,500 residents and 1,000 jobs. • The City of Busselton's population that has tripled in 30 years. • A rapidly expanding Business Park and Vasse Village As an added dimension to make a suburb more inclusive and sustainable, long-term: As many universally accessible homes as possible would be a wonderful consideration ... please see this post from [www.facebook.com/FutureWattleGrove/](https://www.facebook.com/FutureWattleGrove/) dated November 18th, 2019 "City of Kalamunda has a high proportion of ageing residents, but being able to stay in your own home as long as possible is something most of us want, right? To not have to move because of an accident or medical condition, either? Wouldn't it be a great thing if new dwellings were encouraged to be built to be universally accessible? This would help people age in place. And also lessen their chances of having to deal with moving/dramatically modifying their existing home should something change with regard to their health. How would you feel about having to spend extra time in hospital, an aged care facility or elsewhere because your physical circumstance change but have a home which doesn't allow for reduced mobility?" After so many decades of treading water, let's get on with it, offering landowners as many choices as possible.

No change

It would be great if Wattle Grove South were developed in a way where existing, new and future businesses were well-supported to grow, giving

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

locals and tourists more choices for shopping and other leisure activities (also, providing jobs). Anyone with small children may have an idea how popular a pet and pet supply shop on the corner of Welshpool Road East and Lewis Road can be in keeping them occupied and amused. It's also a handy shop for pet owners. Taken further, we now have a wedding venue/Bed and Breakfast on Welshpool Road East, whose proprietor has established many community links, among them with leading advocates involved with this venture: <https://www.dplh.wa.gov.au/pickeringbrook>. The close proximity of Wattle Grove South to the airport, the crossing of two bus routes where Crystal Brook Road and Welshpool Road East meet at the bottom of the hill (and the status of Welshpool Road East as a major road artery to hills' venues) raise an inevitable question. Could Welshpool Road East and possibly nearby Wattle Grove South properties play a part in welcoming tourists to Perth's foothills and hills? Check out <https://www.facebook.com/Rothwoodaccommodationandvenuegarden/> Along with other ventures such as a forthcoming venue for people who will retain their current lifestyle to purchase hay, chaff and other stock feeds, these businesses provide much to our community and more support to their owners and the encouragement of further growth and more businesses will help our area earn money and employ people. Our area can retain a homestead lifestyle for those who wish it, and accommodate those who naturally seek change in an area 16km from the Perth CBD. Plus, the imminent opening of the Forrestfield North train station, linked to the airport and Perth CBD; and an increase in population will possibly bring forward the development of a Wattle Grove train station. It is understood that a Wattle Grove station will be capable of providing users with journeys to the airport, Perth CBD, Ellenbrook, Cockburn, Mandurah, Armadale and eventually Fremantle by direct route, which will further increase the potential of Wattle Grove South as a well-located place to live, work, play and stay. These examples below of development are all inspiring, and some residents may wish to sell to them or stay and become a part of the new communities and businesses they create: Bushmead - lots of greenery, close to Perth CBD, Kewdale and Welshpool business areas, shops in High Wycombe, Forrestfield, Kalamunda and Gooseberry Hill, major transport infrastructure (road, passenger and freight rail, airport) [www.bushmead.com.au](http://www.bushmead.com.au) Witchcliffe Ecovillage - A thriving and prosperous village needs a wide variety of local employment opportunities to provide livelihoods and engage residents in community life Providing economic opportunities within the Witchcliffe Ecovillage will be an essential part of creating a sustainable community, reducing the need for people to travel elsewhere for work and allowing more time for people to take part in family and community activities. Working locally also gives residents the added benefit of reducing their travelling costs, energy use and pollution, along with the great benefit of being able to charge their electric vehicle (the way of the future) within the Ecovillage direct from PVs during sunlight hours [www.ecovillage.net.au/business/](http://www.ecovillage.net.au/business/) [www.ecovillage.net.au](http://www.ecovillage.net.au) - The Witchcliffe Ecovillage is a unique residential development that is set to become one of the world's first fully integrated villages to be self-sufficient in renewable

---

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

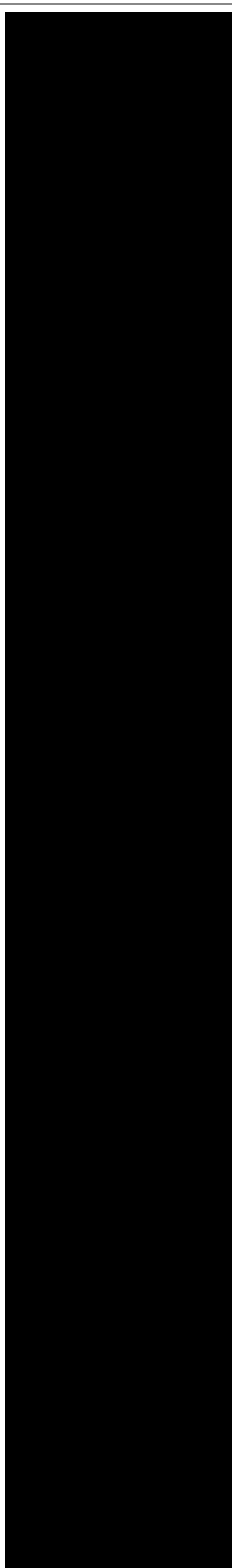
energy, water, and fresh food produce. [www.crestwood.org.au](http://www.crestwood.org.au) -Parks where children can play, visit any one of their friends without crossing a street, just by walking the footpaths and going through the parks. The system keeps children off the streets and allows children and adults alike to move and play freely throughout the entire area, including to and from school without ever crossing a roadway. Crestwood Estate is a quiet country haven set within the heart of a bustling city. [www.vasse.com.au](http://www.vasse.com.au)[www.vasse.com.au/business-park/](http://www.vasse.com.au/business-park/)-Vasse is one of the region's most significant developments. It's currently in the early stages of a major growth phase, strongly backed by: • A masterplan that includes 7,500 residents and 1,000 jobs. • The City of Busselton's population that has tripled in 30 years. • A rapidly expanding Business Park and Vasse Village. View the current businesses and shops here. As an added dimension to make a suburb more inclusive and sustainable, long-term: As many universally accessible homes as possible would be a wonderful consideration...please see this post from <https://www.facebook.com/FutureWattleGrove/> dated November 18th, 2019 "City of Kalamunda has a high proportion of ageing residents, but being able to stay in your own home as long as possible is something most of us want, right? To not have to move because of an accident or medical condition, either? ...wouldn't it be a great thing if new dwellings were encouraged to be built to be universally accessible? This would help people age in place. And also lessen their chances of having to deal with moving/dramatically modifying their existing home should something change with regard to their health. How would you feel about having to spend extra time in hospital, an aged care facility or elsewhere because your physical circumstances change but have a home which doesn't allow for reduced mobility?" After so many decades of treading water, let's get on with it, offering landowners as many choices as possible

Bushmead development has good access with paths and leisure areas and suitable housing

Bushmead estate is an excellent example.

Personally I have not come across anything worth putting forth as an example. Planners and developers are always driven by the big dollars and do as little as possible above and beyond what they need to do. Closing Comment (as there is not other place for it): This survey appears to be an off the shelf format which is completely inappropriate for this situation. Why were the residents not consulted in the formulation of this questionnaire? This is another example of a don't care approach by a Consultant. Let's push our ideas and give the client the outcome it wants. The CoK tried that approach and got egg on its face and a change in councillors who were not listening. Listen to the people who this is affecting. If you don't take the people's wishes into consideration and consult with them you will have a battle on your hands. The Wattle Grove residents know what they want and it is not industrialisation or commercial enterprise. Please listen to the people or this project may well become a prison challis.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

	No industrialisation. Keep it green. A place to raise a family.
	Kings Park - more trees. More nature. More serenity. In other words - more of the good stuff.
	I don't want our suburb to be like any other suburb.
	I don't want our suburb to be like any other suburb.
	I don't want our suburb to be like any other suburb.
	Trees with birds. Paddocks with horses and other stock. Wide driveways with trees. Big open gardens.
	I don't want our suburb to be like any other suburb.
	Kings Park; Tomato Lake; Canning Eco Centre.
	Kings Park; Tomato Lake; Canning Eco Centre; Pinaroo style Cemetery.
	Wattle Grove has all the 'attributes' it needs already, as previously mentioned above 'Natural Environment', Flora & Fauna, Space, Peace, Tranquility.
	Wattle Grove has all the 'attributes' it needs already, as previously mentioned above 'Natural Environment', Flora & Fauna, Space, Peace, Tranquility.
	More of the same environmentally beautiful trees and green.
	Whiteman Park, Tomatoe Lake. These areas are in keeping with their areas and the natural habitat. The visitors they draw daily and especially on weekends are enormous because people love these beautiful spots.
	N/A
	Like it as it is now
	Peppermint Grove.
	Corner of Welshpool rd and Tonkin Hwy opening a Gateway to the Perth Hills - for tourists, for journey out of the CBD and the airport.
	A mixture of different size size land block

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

the Witchcliffe Ecovillage, Bussel Highway Witchcliffe in WA is an example of an environment whereby industry and home businesses can operate near residential areas that best conserves and regenerates resources for future generations.

Perry Lakes

when driving down Tonkin Hwy across this future flyover on Welshpool road. I would expect to see a hive of redevelopment and industry.

I would like to think we could achieve a good lifestyle development creating a mix of housing and industry along side of each other (housing and employment coexisting creating jobs in the area close to homes!). No current example!

- Park and playgrounds, so young families like ourselves don't need to travel to Stirk Park, we can enjoy our suburbs play areas. - More schools to be build in our suburb!!

We like the layout of Stirkwood in Lesmurdie I think the blocks should be smaller than this but the homes are the quality I would like to see in W.G. South.

Ellis Brook Reserve: Rushton rd Martin - natural walk trail with waterfall & views.

Ellis Brook Reserve: Rushton rd Martin - natural walk trail with waterfall & views.

1. Bibra Lake Business Park - bust centre, impressive layout 2. Malaga Business Area - As above reasons including employment opportunities

A mixture of different sized land blocks

Why? I like Wattle Grove South. It is Unique!

There is no place like Wattle Grove

There is no place like Wattle Grove

Mandoon winery and brewery. Open vineyards that you drive through. Leading down to a grassed area that has open bar and function area Restaurant all with the feel of the country

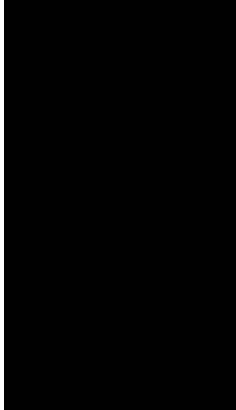
Areas of same values Pinaroo Tomato Lake \*This was designed as a buffer between City/National Park "Gateway to Hills"

churchmans Brook some parts of Swam Valley Tomato Lake Kings Park



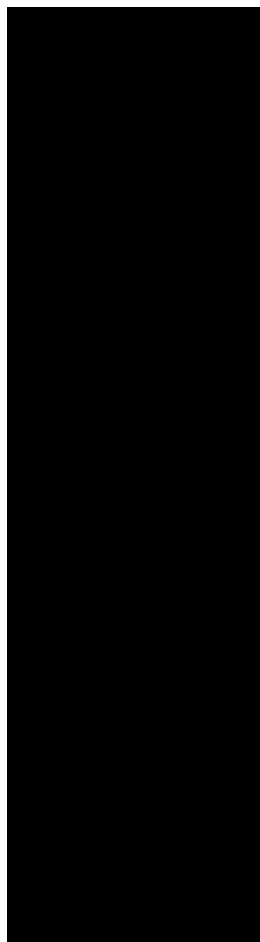
## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q17** If you have one, please upload a photo of your example place described above



|  
|  
|  
|

**Q18** How can we make sure new development maintains Wattle Grove South's Rural Vibe and Character? Provide up to 3 ideas.



Dont develop the blocks. Keep them at 2.5 ares or above. Keep a significant tree registry so people don't just clear blocks.

Maintain existing minimum lot size of 1 Ha. Maintain trees and bush. Maintain setbacks from side and front boundaries.

: No development Hills side of Tonkin Hwy. : Each and every property sold must make a Change Of Use Application and ALL landowners within 5kms of the proposed development must agree. : Council MUST listen to the Landowners.

specify a percentage for green zone on the block. Mark some mature trees as not for chopping; keep noise restrictions; not for industrial use.

LEAVE IT AS IT IS TIMES 3

HAHAHAHA once again you seem to be assuming that residents want to develop and your questions does not state what a "new development" means in this context - is it high rises, large scale commercial developments, small blocks with units?? The rural vibe and character of the subject area is best maintained by ensuring that the area remains rural residential with no block sizes smaller than 2000sqm and none or at the very least minimal commercial development than what currently exists. And that the city requires any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property if needed to ensure that is is compatible with the rural vibe and character of the area. Larger block sizes. Minimal disturbance to local plants and animals.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

Community gathering spaces Aboriginal heritage information Keeping nature

Rural Vibe and Character? , Dont think nthere is one ,sure its rural , the only vibe I get from all my neighbours is that we are all getting old and would like to profit from the sale of our properties

Sounds like we don't have the choice of "dont develop".... I would copy Wattle grove east - minus the "over 55" style mess that Ross Leighton got in.

Maintain larger block sizes, include paths/tracks/bridal paths for access to bushland

Leave as is special rural, and allow people with large land holdings to subdivide to special rural? keep the unique qualities as they are now there is more than enough ordinary without adding to the collection.

By keeping the area Rural Residential. Not allowing small block development - blocks should be no less than 2000sqm in size. Keeping commercial development to an absolute minimum. Any existing commercial blocks should be required to maintain a natural rural ambiance.

Subdivision!! Subdivision!! Subdivision!! Subdivision!!

Incentives in the form of quicker planning approvals for retaining mature trees . Incentives in the form of quicker planning approvals for sustainable, green, and environmentally friendly design. Incentives in the form of quicker planning approvals for business that is Tourism, Commercial, retail and high quality residential in nature. You see the pattern here! The list of questions below are again bordering on ridiculous. Whilst a green sustainable development is preferable we also have to consider the financial cost of development in this way. Nobody is going to install a wind farm to run their shop! We live in an area where you need a car please don't skirt around these serious issues with trying to suggest people should walk and cycle. I have live in the city of Kalamunda for over 14 years and been a resident of the wattle grove south area for nearly 2 years. I haven't seen a rural character of the area. There are property's that have horses and gardens but the area doesn't have any rural vibe. With the area being 5 minutes from shops, services such as NBN, mains water and power, major roads and businesses, the area is like many other areas in perth that have large undeveloped block. The rural character is more suited to suburbs like Carmal and Bickly. Wattle grove south is more of a gateway between the city and the hills. It would be more suited to people who want to be close to the hills and the city, being able to go bush walking around lesmurdie falls during the day, and then going to perth stadium to see a football match at night. No blocks less than half acre No industrial development. Take trucks off Crystal Brook road and decrease speed to 60 to help prevent road kill to our native animals. Police it better instead of giving greedy developers free rein. Ensure there is an abundance of natural bushland throughout the suburb left and included in

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

any development...not just a sea of houses.

By making 5 acre lots down to half and acre

Keep block sizes large (at least 2000 square metres) Ensure plenty of street trees with large canopies are required as part of any development Restrict commercial development

You can't. Either develop an urban environment or leave it as it is.

You cannot maintain the rural character as any development will destroy the ambience of the area. Stop being at the mercy of developers and show some backbone and genuinely listen to your rate payers.

Minimize new developments (ideally zero) and maintain the area as rural residential. Keep the area as is!

-Minimise new developments as much as possible (ideally zero) - Maintain the area as rural residential -Keep block sizes at least 2000 square metres or bigger, with minimal commercial development (zero ideally) -Keep the rural vibe and character of the area. -Keep the area as is!

- leave things as-is (e.g. regulations on blocks sizes, etc) - preserve the bush feel and rural vibe - minimum new developments

Keep as many safe trees along the main roads, such as Welshpool Road East. Remove any dangerous trees and replace them with trees that will not drop their limbs.

Do not carry out new development. Large block sizes. more treed areas

-Minimise new developments as much as possible (ideally zero) - Maintain the area as rural residential -Keep block sizes at least 2000 square metres or bigger, with minimal commercial development (zero ideally) -Keep the rural vibe and character of the area. -Keep the area as is!

\*NO more commercial or industrial development. \*Keep it as rural residential with large blocks ( no less than 0.5 ha but pref. larger). \* Indigenous rangers to manage reserves.

1 acre properties. Limited land clearing for building envelope.

Don't want new development. Protect block size to no less than 2,000 square metres. Mainly retain acreage properties. QUESTIONS NOT ANSWERED ARE BECAUSE AS STATED EARLIER THEY ARE ATTEMPTING TO GAIN RESPONSES USING AN ASSUMPTION OF DEVELOPMENT. HARDLY AN OPEN REVIEW OF THE AREA.

Keep new development to zero, maintaining the area as rural residential, and keeping the block sizes at least 2000 square meters or bigger (with no commercial development).

- First and foremost keep block sizes to at least 2000 square meters or above, with zero commercial development. - Second, keep the area zones as

---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

rural residential. - Third, keep new developments to zero so as to maintain the character of Wattle Grove South. It ain't broke don't fix it! Don't mess with it!

keep it as is, keep the blocks large and the tree cover

1. By having development which is not too dense. No tiny blocks 2. Traditional looking developments

- Minimise new developments (ideally zero) - Maintain the area as rural residential - Keep block sizes at least 2000 square metres or bigger, with minimal commercial development (zero ideally)  
Street art Wide streets Lots of trees

Wide streets, lost of trees and parks

Protect, rehabilitate, and enhance any woodlands, forested areas, brooks, wetlands or other natural spaces, and keep and increase the number of trees in public spaces. Facilitate and encourage small scale household permaculture activities. Keep the area largely as is.

Planned landscaping to provide a safe environment with a reduced fire risk. Planning the best balance with maintaining Flora and Fauna, and maintaining best development potential. Planned road networks that are safe and provide easy access.

We strongly support rural residential development, with block sizes no smaller than 2000 square meters. With a requirement to preserve and enhance the tree canopy.

To not have blocks smaller than 2000 sq m, remain rural residential; No commercial or very minimal commercial development; Any properties currently running commercial activities to improve upon their aesthetics, keep with the rural vibe and character of the area.

Minimize and restrict development, especially inappropriate industrial and ad hoc scheme amendments. Maintain the area as rural residential or special rural. Maintain and Protect large block sizes (1/2 acre etc.)

No new development. The whole of Perth is already overdeveloped. Keep this area as it is.

Maintain tree canopy and environmental biodiversity. Ensure all future development adheres to this rural hills/foothills charm and character. Ensure that this area remains residential and attractive without the negative impact of inappropriate commercial development

1. Provide a mandatory quota of trees that must be preserved on any given parcel of land, particularly the largest trees 2. Preserve trees on verges to provide shade to the roads and privacy for housing 3. Things such as streetside fruit/honey/olive oil/ etc stands where people sell homegrown produce encourages foot traffic, tourists and provides an opportunity for people to stop and talk to each other. The "little libraries" have similar

---

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

	<p>benefits</p> <p>by not making changes where large developers will control the market by ensuring commercial and industry enterprises are kept at bay. by committing, our actions should be louder than our words, maintain and encourage the the rural amenity</p> <p>Parks with water feature areas for wildlife. Wide roads and good pathways for kids, bike riders and people and dog walkers, alike. Green growth of selected safe vegetation not the white gum trees that presently are a safety hazard when they drop their limbs, known as killer trees as they have in fact done just that.</p> <p>Maintain tree canopy and environmental biodiversity. Ensure all future development adheres to this rural hills/foothills charm and character. Ensure that this area remains residential and attractive without the negative impact of inappropriate commercial development</p> <p>Keep rural residential and dont allow subdivision or development</p> <p>1. As much as we love the beautiful gum trees, with the ever-increasing fire risk in the area this area must consider environmentally suitable and SAFE designs 2. No blind street corners; with art on the intersections to reflect the area's once-rural lifestyles 3. Wide streets with very wide paths for cyclists and walkers to reserves, BBQ areas and exceptional community spaces</p> <p>No change</p> <p>1.No blind street corners; with art on the intersections to reflect the area's once-rural lifestyles 2. Wide streets with very wide paths for cyclists and walkers to reserves, BBQ areas and exceptional community spaces</p> <p>Bike and walking paths to BBQ areas. Good street design.</p> <p>No industrial area. Keep larger block sizes - one hectare.</p> <p>1. As much as we love the introduced Gum trees, with the ever increasing fire risk int his area, we must consider an environmentally suitable and safe layout and design. 2. No bling street corners, having a suitable rural street art position. 3. Suitable bike and walking paths to reserves/BBQ areas.</p> <p>1. Maintain a minimum property size of 0.5 ha. 2. Maintain the tree canopy. or better still, increase it. 3. Keep the trucks off Crystal Brook Road which is being used as a rat run by the quarry operators. 4. Prevent further encroachment of the Gosnells quarries to Wattle Grove to avoid noise and dust.</p> <p>1. Reserved area for parks/trees/community spaces/playgrounds 2. wide streets and cycle friendly cycleways/spaces. 3. Community art that reflects on the former rural lifestyle or pieces reminiscent of the area.</p> <p>no industrialisation. Keep trees where possible.</p>
--	---

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

no new development. Keep the area rural.

The rural vibe and character of Rural Wattle Grove is best maintained by making sure that the survey area is left as rural residential and special rural with blocks no smaller than 2000m2 and none - or at the very least minimal commercial development that what currently exists and that the City of Kalamunda require any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property in need to ensure that it is compatible with the rural vibe and character.

The rural vibe and character of Rural Wattle Grove is best maintained by making sure that the survey area is left as rural residential and special rural blocks no smaller than 2000m2 and none - or at the very least minimal commercial development that what currently exists and that the City of Kalamunda require any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property if need to ensure that it is compatible with the rural vibe and character.

The rural vibe and character of Rural Wattle Grove is best maintained by making sure that the survey area is left as rural residential and special rural with blocks no smaller than 2000m2 and none – or at the very least minimal commercial development that what currently exists and that the City of Kalamunda require any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property if need to ensure that it is compatible with the rural vibe and character.

The Rural Vibe and Character of foothills Wattle grove is best maintained by ensuring that the area remains rural residential with no block sizes lower than 2000 square metres and none or, at the very least, minimal commercial development than what currently exists . Further we would ask that the City require any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property if needed to ensure that it is compatible with the rural vibe and character of the area.

The rural vibe and character of Rural Wattle Grove is best maintained by making sure that the survey area is left as rural residential and special rural with blocks no smaller than 2000m2 and none – or at the very least minimal commercial development that what currently exists and that the City of Kalamunda require any properties currently engaged in commercial activities to be required to improve upon the aesthetics of the property if need to ensure that it is compatible with the rural vibe and character.

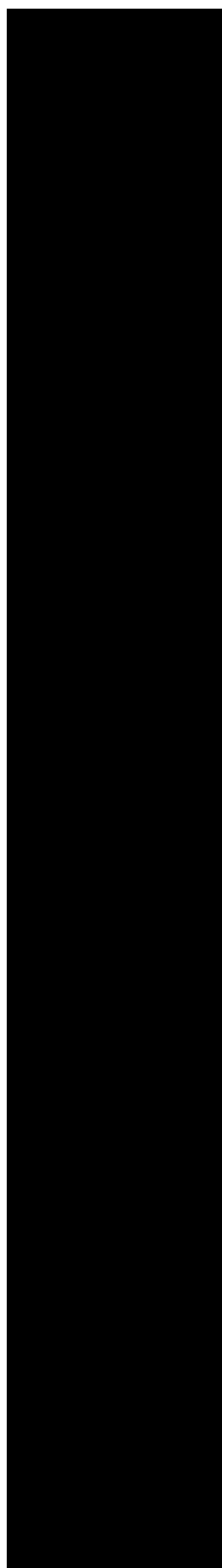
this is a loaded question which assumes that the survey respondent had accepted the concept of 'new development' however it may be defined.

This is a loaded question which assumes that the survey respondent has accepted the concept of 'new development' however it may be defined.

Earlier you asked if this suburb has one (rural vibe and culture). Any High density?

1. Maintain the treescape/canopy (wildlife homes) 2. No not overpopulate 3.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020



Do not come in with bulldozers and clearing equipment.

1. Maintain the treescape/canopy (wildlife homes) 2. No not overpopulate 3. Do not come in with bulldozers and clearing equipment.

Leave it as it is.

The City of Kalamunda to recognise it for the unique area it is an retain the same as there are so very few of these areas left in Perth metro.

By keeping the area Rural Residential. Do not allow small blocks and development, blocks will need to be a minimum of 2000m2. Also keeping minimal commercial development. A few blocks that are commercial should be required to maintain a rural outlook in keeping with the area.

N/A

1. Leave it alone as it is now 2. Rural and semi rural properties 3. No developers involved

By constructing a creative planning system that will enhance what we have already. A creative planning involved as promised.

"Native bushland and wildflowers". If we look at Araluen Estate in Roleystone and observed the creative model on their internet page it would pave the way for Wattle Grove South to become visually inticive.

Protecting existing large islands of trees and increased verge planting and beautification

In our particular area (e.g. area bordered by Tonkin Hwy, Welshpool Rd and Brentwood Rd) we don't have a "rural vibe or character" - heavy traffic less trees, traffic noise and pollution. For further afield maybe: 1. sound barriers near busy roads 2. more trees and more thoughtful house design would help. Retail significant tree cover, create parks and lakes for fauna, avoid high (too high density), provide various zonings to suit a mix of housing styles from terrace to small apartment block to single detached on larger blocks (various sizes), and aged care. Avoid matchbox ugly villas everywhere.

Don't want rural! When I do I'll go to a rural area! THIS IS NOT 1970 We are 50 years ahead now and need to CHANGE.

Regards rural vibe & character in our area it does not qualify in rapidly degrading.

Prohibition of businesses other than rural ones. No further division of blocks of land. No shopping centres - there are already enough in the surrounding suburbs. No clearing of land - removal of shrubs/trees.

1. Nature - plants, trees & wildlife 2. Colour scheme selections! 3. Outdoor use of spaces!

1. Maintain Plants or Trees if possible 2. Maintain creek running through

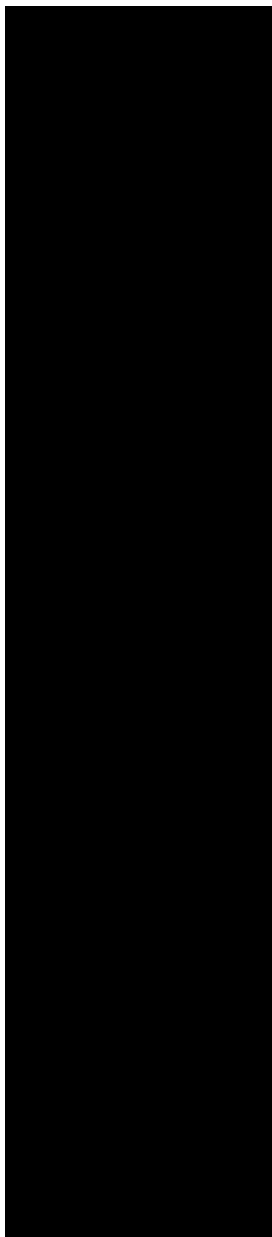


---

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**


---

1/17/2020 10:23 AM



Wattle Grove. Maybe have the availability of slightly larger blocks for e.g. 1000m2

1. No commercial development 2. Current commercial properties must ensure natural vegetation is at least maintained or preferably improved. 3. Minimum block size of 2000m2

1. No commercial development 2. Current commercial properties must ensure natural vegetation is at least maintained or preferably improved. 3. Minimum block size of 2000m2

Many land owners express wishes for change so as to include progress

Protecting existing large islands of Trees and increased verge planting and beautification

The further I progress though the questionnaire it appears you have already made the decision to develop it. LEAVE IT ALONE!!

We need a clear schedule. People who buy this lifestyle have a reasonable expectation to enjoy that lifestyle during the time that they own their property. change in character can occur in a clearly advised and realistic time frame. Maintain rural character by maintaining block sizes large enough (2000m2 plus) with no commercial development

Maintain rural character by maintaining block sizes large enough (2000m2 plus) with no commercial development

Not changing the current flight path of airplanes would be a great start.

1. Plot ratio of building to land 2. Minim amount of landscaping 3. The wright type of land use for rezoning

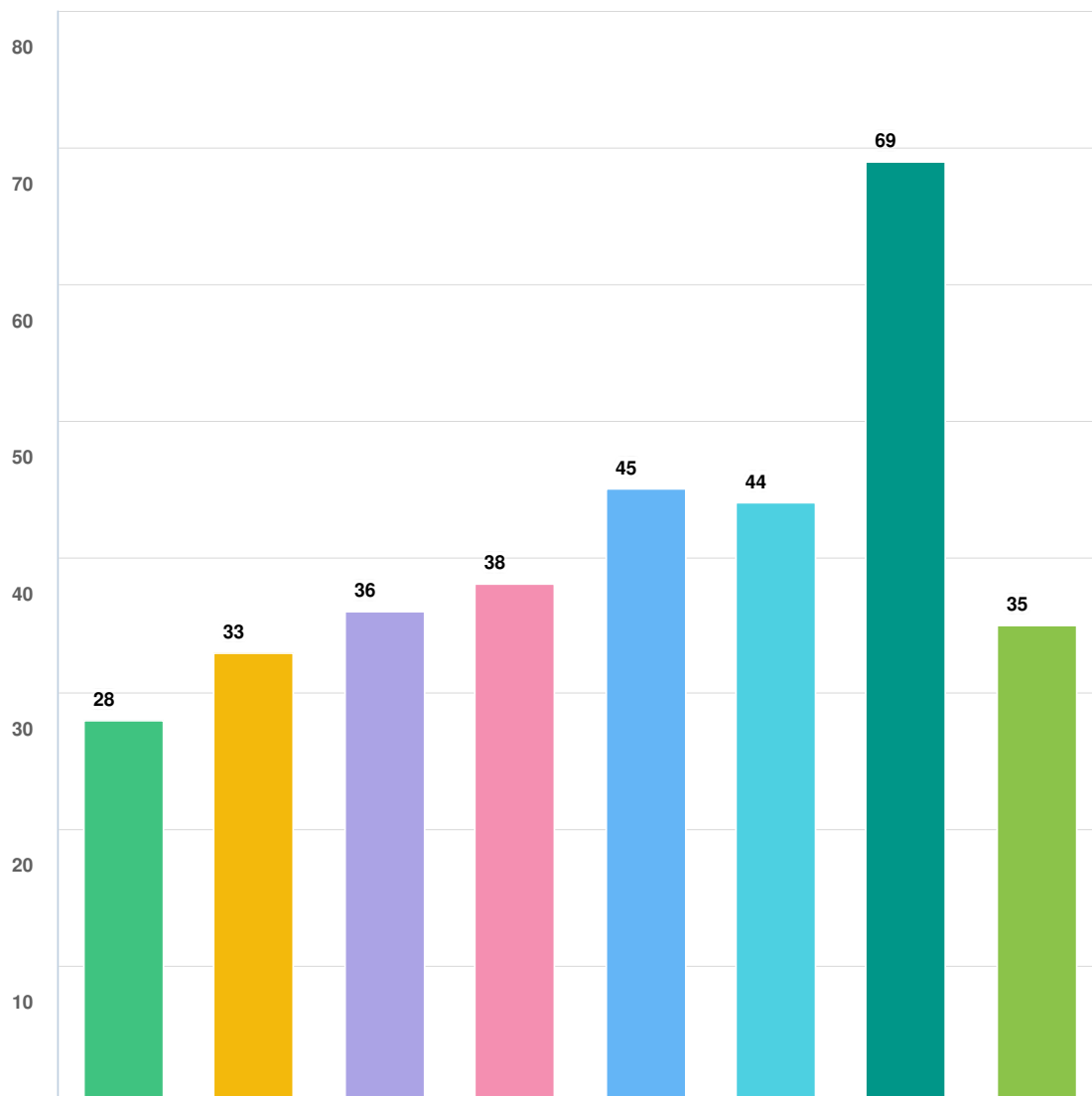
Limited development if a all!! Block size 2000m2 MINIMUM Very limited/no commercial development

Park and riding paths.

Limited if any development Block size 2000m2 MINIMUM No commercial development

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q19** How can we ensure new development is sustainable? Select as many of the following ideas that you would be supportive of.

**Question options**

- Other
- Setting requirements to retain/protect significant trees and plant new ones
- Sustainable transport that promotes walking, cycling and public transport
- Smart/efficient water, waste and energy networks
- Design guidelines for high quality/traditional houses
- Generating and storing power locally through solar/wind
- Enforcing high sustainability standards for new buildings/infrastructure
- Making space for urban agriculture/community gardening

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

## Q20 Other (please specify)

rural residential with a requirement to preserve trees and to allow preservation of native wildlife.

Ensure there are correctly designed, wide nature corridors - no "bulldoze everything"

We must preserve the tree canopy, flora and fauna. We are a buffer zone and this is critical for all of Perth. This is having detrimental effects on our environment. Blocks size absolute minimum of 2000sqm would be suitable, no smaller.

FUTURE DEVELOPMENT OF INDIVIDUAL HOMES ON ACREAGE LOTS ONLY. Councils already enforce sustainable building standards, we just spent an extra 7,000 on glazing on a new build house because that is what CoK insist on.

Some of these ideas could be applied to existing infrastructure, but there needs to be more stringent guidelines eg rooftop solar and energy and water efficiency measures applied such that there is no clearing of trees or natural vegetation

Rural residential must be given priority with respect to future planning for the area.

All the above sound good, but are meaningless if inappropriate/unsustainable dense urban development is rammed through.

Environmentally sustainable/attractive tourism/equestrian initiatives in keeping with local environment

Allowing groups of neighbouring homes to produce and share their own electricity

Allowing facilities for opportunities for employment of local and future residents.

Ensure there are suitable opportunities for employment

No change

Design guidelines for high quality houses Include POS ratio from 10% to 20% and incorporate modern arboricultural practices into new tree planting and urban design (refer Arbor Centre for further information). Ensure there are opportunities for employment

Ensure there are suitable employment opportunities

We have all the services we need. Life is great! I am satisfied. Keep it the same.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

As Rural Residential with the preservation of our flora and fauna is the most environmentally sustainable option, land use option being given priority with respect to future planning.

As Rural Residential with the preservation of our flora and fauna is the most environmentally sustainable option, land use option being given priority with respect to future planning.

As Rural Residential with the preservation of our Flora and Fauna is the most environmentally sustainable option, land use option being given priority with respect to future planning.

As Rural Residential( with a requirement to preserve trees and to allow the preservation of native wildlife) is the most environmentally sustainable option of all residential development , that this land use option be given priority with respect to future

As Rural Residential with the preservation of our Flora and Fauna is the most environmentally sustainable option, land use option being given priority with respect to future planning.

Rural residential land use is the most preferred and sustainable land use options in this foothills suburb.

Rural residential land use is the most preferred and sustainable of land use options in foothills suburb.

to be sustainable we need to preserve the tree canopy & local flora/fauna. We are in a buffer zone, it is crucial this be maintained for our future. Only residential blocks with a minimum size of 2000m2 would be suitable for future planning.

N/A

By engaging a Creative Planner who can guide us with options.

small commercial & aged care/retirement

Employment and tourism

Priority must be given to maintaining the 'rural' atmosphere

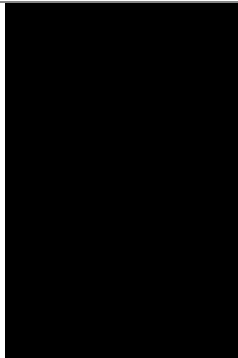
Priority must be given to maintaining the 'rural' atmosphere

Progressive Scheme Text 3 of development

Leave it alone

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



All of the above appear to be contrary to a rural lifestyle

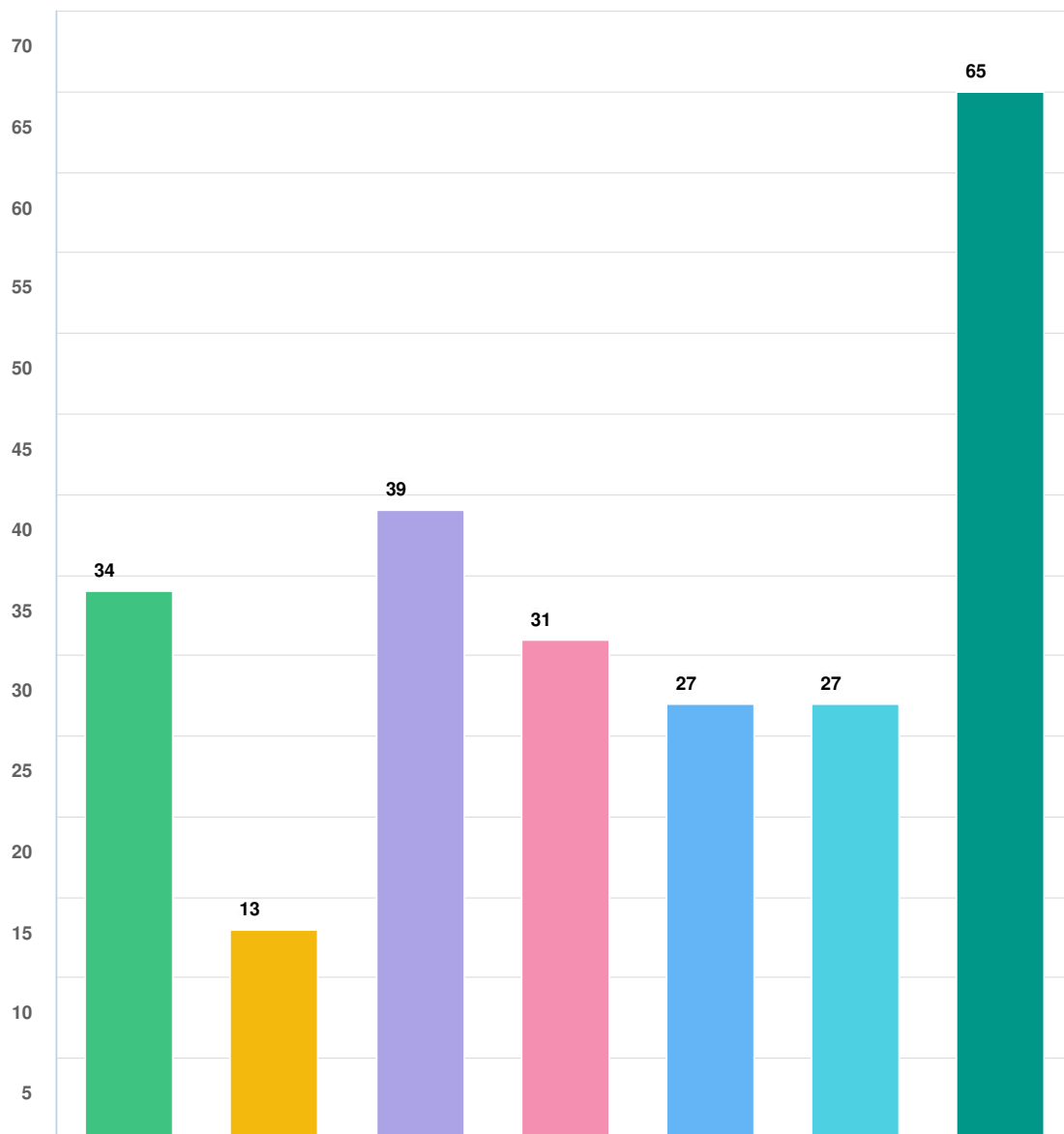
All of the above appear to be contrary to a rural lifestyle

Rural residential

Rural residential only option - reserve the unique area for all.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q21** What scale and type of retail / commercial businesses do you think would be appropriate to accommodate in Wattle Grove South? (Select as many as relevant)

**Question options**

- Other
 ● Agricultural/rural businesses
- Neighbourhood shopping centre with speciality stores (i.e. the Glades – Canning Road, Kalamunda)
 ● Local tourism operators
- Home-based / sole-operator businesses
 ● Quaint / rural main street
 ● Corner store / small scale retail shops

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

## Q22 Other (please specify)

Leave the area as it is!

NONE - this area already has access to all of the above and more.

Keep it completely residential. Plenty of shops already in the area.

We don't need any as we have all of the above in very close proximity already.

Mix of Residential and Commercial SUBDIVISION!!

The pink area has been proposed for Tourism , Retail and Commercial. Whilst the list you have suggested above would help in creating these buffer zones which I mentioned before. The above suggestions alone would be grossly inadequate.

This area already has great access to all the retail and commercial businesses it needs. It does not need to change.

This area already has access to all the retail and commercial facilities that residents need.

Seems unnecessary. Residents seem satisfied.

Trades people working from the area with on site workshops. Retail businesses.

Not necessary to add more businesses.

This area already has access to all the retail and commercial facilities that residents need. -Keep this area the same -Do not change this area.

The area already has ample and easy access to all the retail and commercial facilities that residents require. Conservation of the existing natural environment should be top priority not more development.


Agricultural&rural not permitted in TPS in Spec Rural zone!!! Don't need businesses; many owner operators already live here, have landscaping, bobcat businesses, sole trader tradiesworking off-site. DON'T WANT ACTUAL BUSINESSES HERE

Keep the area as is. It does not need any more retail or commercial business.

Don't change the area, keep it the same to maintain its rural residential characteristics.



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

	its fine as is
	This area already has access to all the retail and commercial facilities that residents need.
	There is already access to retail and commercial facilities - instead residents should be enabled and encouraged to recycle and repair - community based facilities for these could be developed as long as no more land or trees are cleared.
	The area is already well serviced by all of the options in nearby Wattle Grove, Forrestfield Lesmurdie.esmurdie and Maddington.
	this area already has easy access to nearby retail/commercial businesses.
	Existing is sufficient
	This area already has access to all the retail and commercial facilities that residents need.
	We have all the local shops/service stations etc that we need already in Wattle Grove/Forrestfield/Lesmurdie
	business shops, local trades and services
	Environmentally sustainable/attractive tourism/equestrian initiatives in keeping with local environment
	This area already has all the retail and commercial facilities that residents need
	Typical service providing businesses, ie local trades, services and shops
	No change
	Typical service providing businesses, ie local trades. The inclusion of commercial & demonstration hub's green infrastructure and modern arboricultural measures hat also provide water & energy savings, improve air quality, enhance precinct amenity,improve Typical service providing businesses i.e. service station, etc.
	Aged care facilities.
	Keep it the same please.

### Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

1/14/2020 02:24 PM

Our suburb already has easy access to all of the retail and commercial facilities that residents require.

our suburb already has easy access to all the retail and commercial facilities that residents require.

Our suburb already has easy access to all of the retail and commercial facilities that residents require.

This area already has easy access to all the retail and commercial facilities that residents need

Our suburb already has easy access to all of the retail and commercial facilities that residents require.

The study area has not been identified by the Dept of Planning as requiring any form of commercial development and therefore the lack of regulatory justification for asking such a question is concerning.

The study area has not been identified by the Dept of Planning as requiring any form of commercial development and therefore the lack of regulatory justification for asking such a question is concerning.

Happy with Wattle Grove as it is. All necessary amenities already close by.

All necessary facilities are already accessible nearby; i.e. Wattle Grove, Forrestfield, Lesmurdie, Kalamunda, Maddington.

None of the above

We already have suggested options close to area

We are already adequately close to all of these facilities

N/A

None

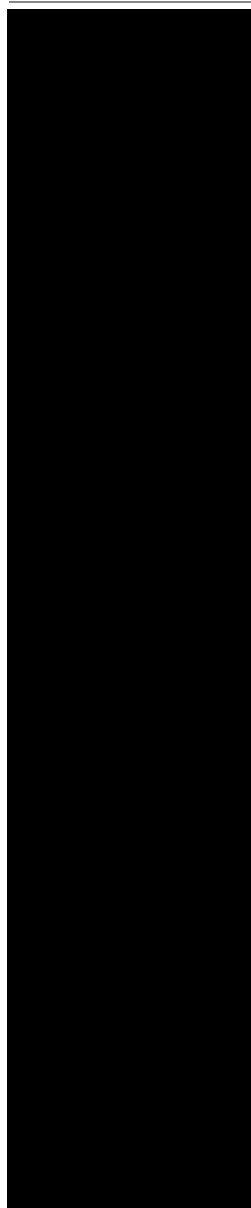
Without a plan, NO IDEA!

medical facilities

Business buffer along Tonkin Hwy needed (light industry).

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



Attractive light industry

School

All commercial needs are met already

All commercial needs are met already

Commercial/General industries

Bed and Breakfast

Art

Already has handy access to retail etc

Already has handy access to retail etc

Bunnings/Good Guys/JB HiFi etc

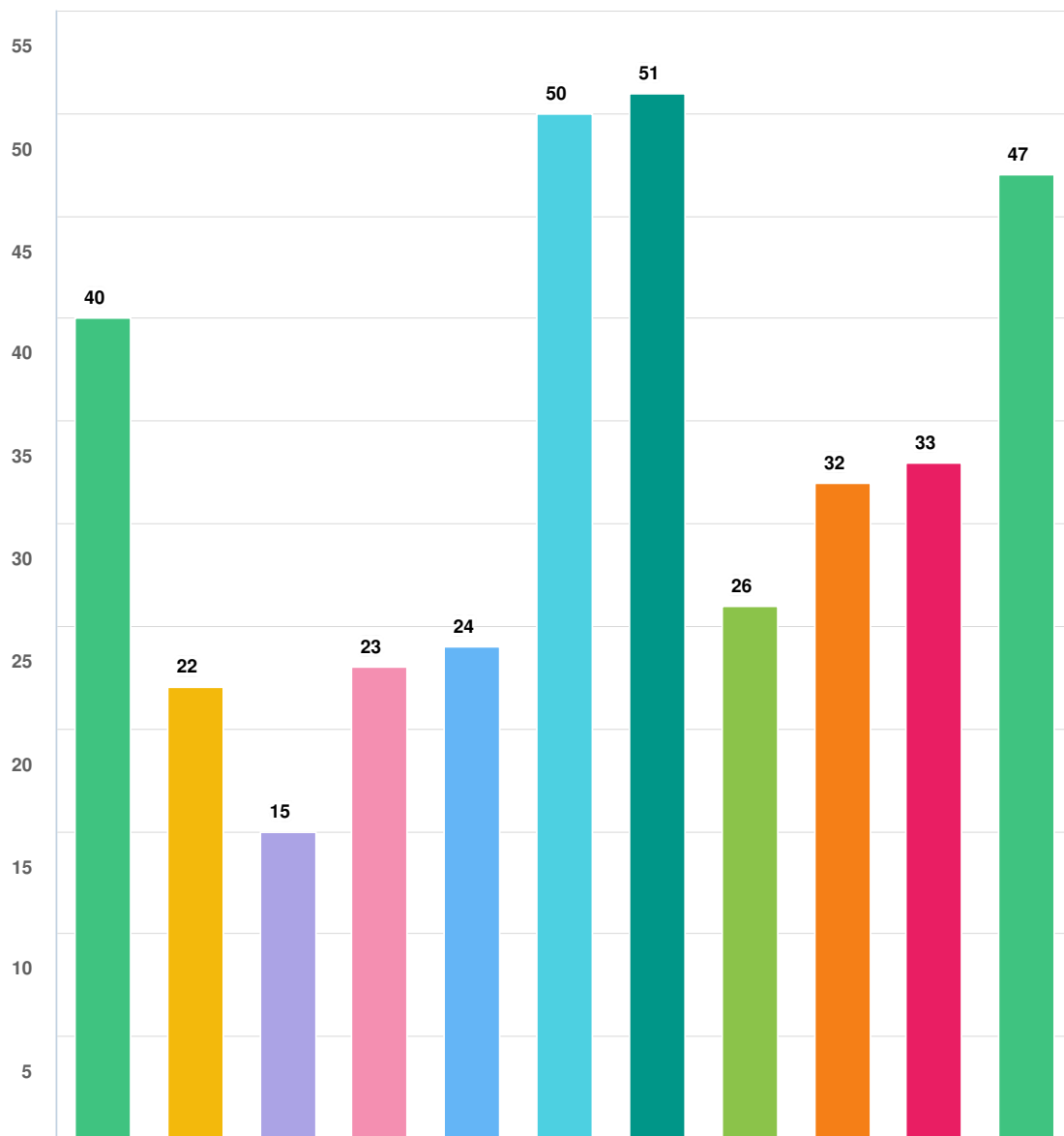
Similar to Swan Valley

Has easy access to all amenities

close access to all above amenities

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q23** What community facilities will be important to support residents in the future? (Select as many as relevant)



**Question options**

- Other
 ● Tourism attractions / facilities
 ● Aged Care
 ● Medical facilities
 ● Walking, cycling & nature trails
- Parks and open spaces
 ● Playing fields
 ● Schools / Daycare
 ● Library
 ● Community Centre
- Improved public transport (bus routes)

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q24 Other (please specify)**

This question presupposes that growth will occur which is premature i cannot answer without projected population figures.. Non residents responses should not be taken into account.

Pool

sounds very much like this is pre-decided

Without a projected population I am unable to respond to this question appropriately.

These questions will unfold further down the development track and are just a distraction as of now.

Unable to respond without projected population figures

Unable to respond without projected population figures

Unsure. Need demographics and related figures projected into the future to properly answer

unsure due to lack of projected population growth figures

Not certain how the population may fluctuate in the future.

All these questions assume urban development, this is meant to be seeing what people want! Want to remain as is - where's that in Q's?

Can not respond to this question with out future population figures (need more information).

I am unable to answer this questions as I would need to know the future (i.e. who the future residents are? How many people? What the state of environment, rain fall, economy, global warming etc. is). Please provide more information for me to answer with.

Unable to respond without projected population figures

This question is difficult to answer without knowing what the future population is projected to be and the demographic (age) profile

unable to respond without projected population figures.

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

Emergency fire bunker in case of future catastrophic fire events (e.g. over east and forecast to increase, given lack of action on climate change by all levels of government)

Cannot respond without receiving estimated population figures

Aquatic centre with facilities adjoining i.e. Hartfield Park

Unsure without projected population figures

For a local aquatic facility to be built and that it be part of a design to include parks/POS/playing fields/library/schools/daycare/transport links and facilities all together/near each other for practicality, convenience and sustainability  
No change

refer Arbor Centre for more information

The residents of Wattle Grove are basically catered for with the exception of aged care. We are not looking to build a new town - simply maintain what we have with the opportunity of future subdivision of properties down to a minimum size of .5 ha.

this question is vague. Without projected population figures I cannot answer this.

Unable to respond without projected population figures

Unable to respond without projected population figures.

Unable to respond without projected population figures.

Unable to respond without projected population figures

Unable to respond without projected population figures.

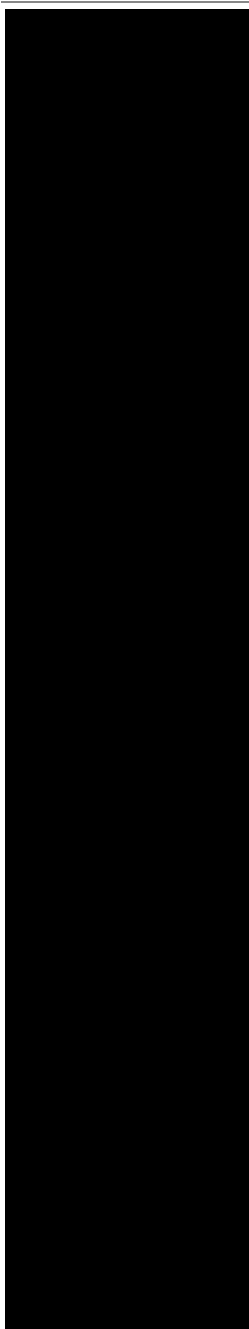
This question presupposes the growth in the number of residents but without knowing the expected level of growth the question is premature and of questionable validity.

This question presupposes the growth in the number of residents but without knowing the expected level of growth the question is premature and of questionable validity.

All necessary facilities are already accessible nearby; i.e. Wattle Grove, Forrestfield, Lesmurdie, Kalamunda, Maddington.

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



Give the exact population growth to answer the above

Unable to respond without projected population

N/A

No idea until creative plan has been developed.

Make the Brook natural open park with lakes along it's course.

Light industrial business. Agricultural business.

Unable to comment without projected population figures

Unable to comment without projected population figures

Security Services, Medical Services, Religious Venue

Leave it alone

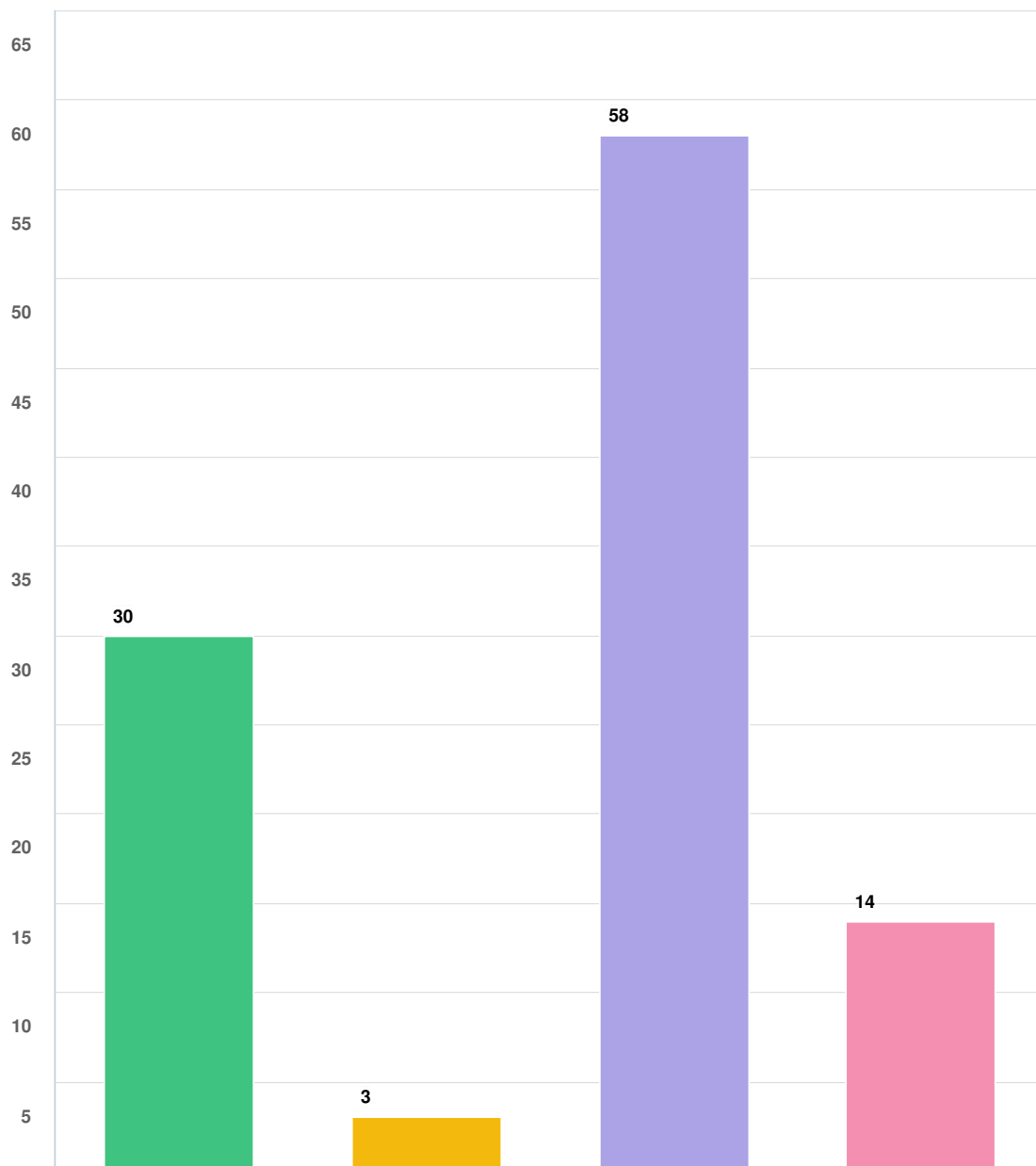
Would depend on actual population

Would depend on actual population

Unable to respond without projected population figures

Need projected population growth to answer

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

**Q25** What is your preferred project name for the Wattle Grove South area?**Question options**

Other Crystal Brook East Wattle Grove Wattle Grove South



## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

## Q26 Other (please specify)

Wattle Grove

Why not just good old Wattle Grove. The name it has always been!

Foothills Wattle Grove; Wattle Grove (Crystal Brook Region)

In consultation with local elders, an indigenous name (e.g. the original name or relevant natural feature)

Smokebush Estate (this was the original vegetation in this area 70 years ago when my husband arrived)

Wattle Grove (No change!)

Wattle Grove

Crystal Brook Valley

Wattle Grove

'Wattle Grove Country Living' 'Wattle Grove Rural' 'Foothills Wattle Grove'

'Wattle Grove Country Living' 'Wattle Grove Rural' 'Foothills Wattle Grove'

Crystal Brook Valley

Crystal Lakes

Wattle Up

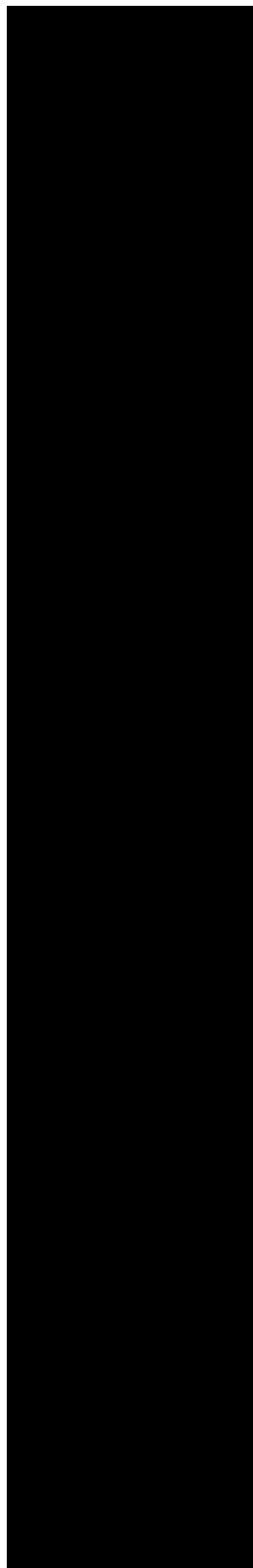
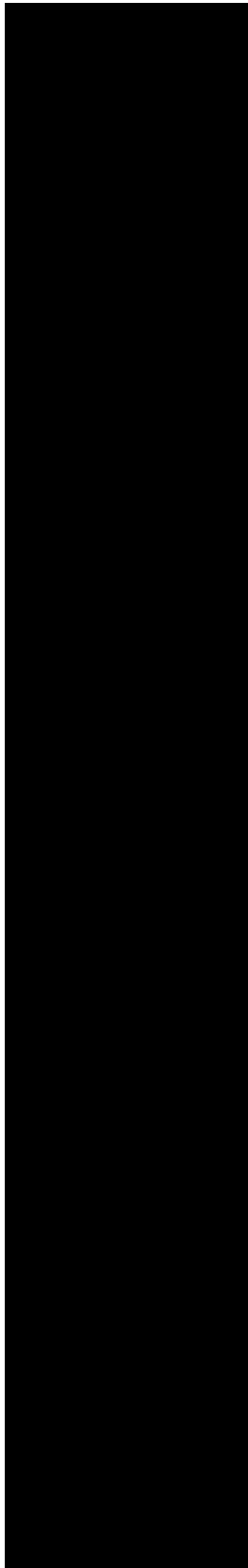
## Q27 Name

[REDACTED]

[REDACTED]

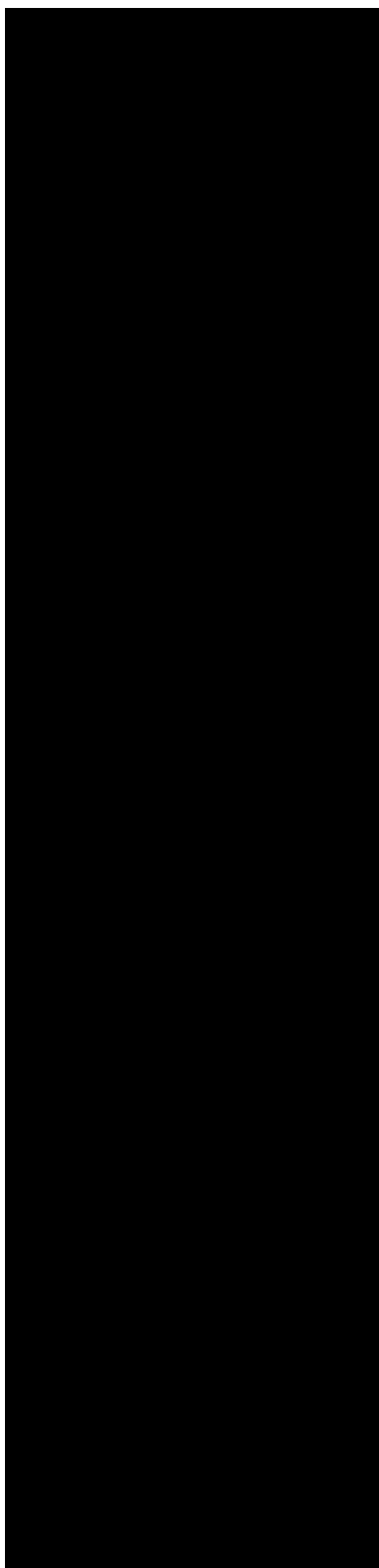
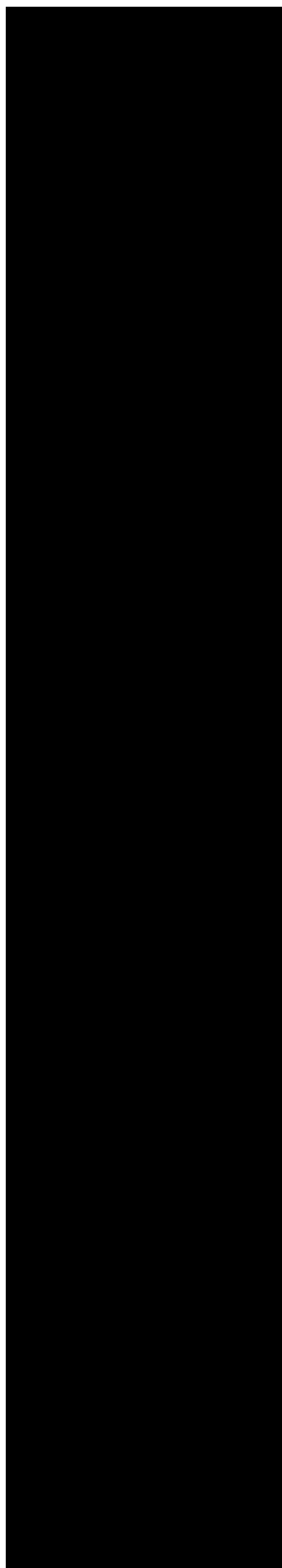
**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

---



190

of 86

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

1/17/2020 11:06 AM

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

**Q28 Email**

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

12/08/2019 08:17 AM

[illegible]



[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89</											

[illegible]

**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

1/17/2020 11:06 AM

[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	

**Q29 Phone Number**

[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	

## 12/09/2019 08:37 PM

[REDACTED]

[REDACTED]

██████████

██████████  
██████████

\_\_\_\_\_

[REDACTED]

[REDACTED]

11/11/2016

[REDACTED]

[REDACTED]

██████████

[REDACTED]

[REDACTED]

114

\_\_\_\_\_

\_\_\_\_\_

██████████

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

██████████

\_\_\_\_\_

\_\_\_\_\_

██████████

[REDACTED]

[REDACTED]

██████████

[REDACTED]

[REDACTED]

\_\_\_\_\_

[REDACTED]

[REDACTED]

██████████

[REDACTED]

[REDACTED]

██████████

[REDACTED]

[REDACTED]

██████████

114

[REDACTED]

[REDACTED]

114

██████████

[REDACTED]

[REDACTED]

114

[illegible]

[illegible]

[illegible]



**Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020**

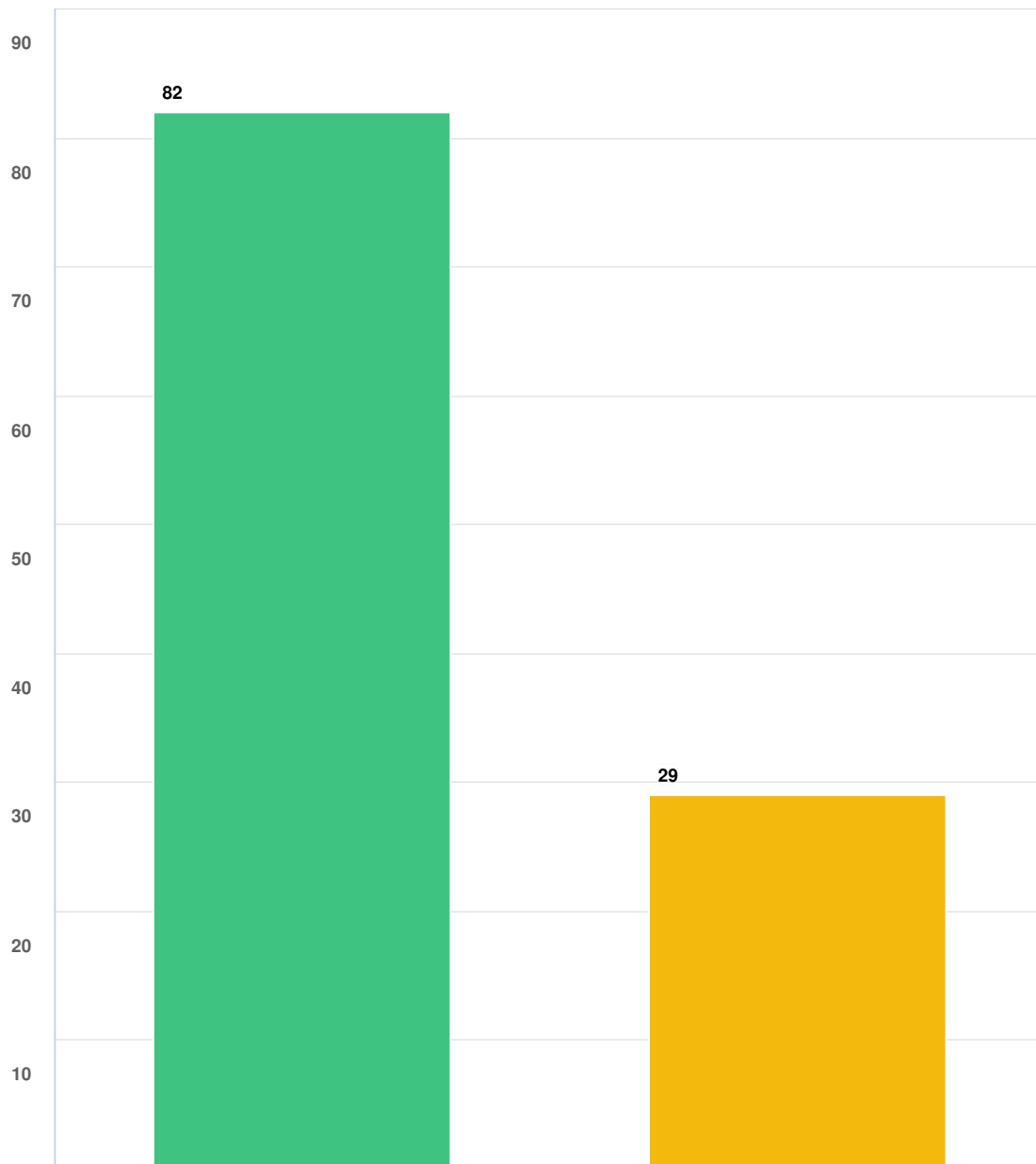
---

1/17/2020 11:15 AM

[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	

## Community Survey - Wattle Grove South : Survey Report for 11 September 2017 to 28 April 2020

## Q30 Please keep me informed about



## Question options

- Information about services and activities in the City of Kalamunda ● Any developments regarding Wattle Grove South

**APPENDIX 1: WORKSHOP PROCEEDINGS****Appendix 1: Workshop Proceedings****A. RECORDED COMMENTS**

<p><b>Questions (Start of Session):</b></p> <p><b>Q:</b> Is Lewis Rd included? <b>A:</b> Porous boundaries, comprehensive view then refined.</p> <p><b>Q:</b> What is the ultimate goal of the workshops? Is climate change included? <b>A:</b> Exercise is to determine the aspirations of the group. More opportunities for community involvement. Findings advertised to community.</p> <p><b>Q:</b> What role does democracy play? (Want a plebiscite/ vote) <b>A:</b> Opportunity for discussion fed through to elected representatives. There is a need for trust, to confront issues, robust debate, compromise.</p> <p><b>Q:</b> Can we vet the report? <b>A:</b> Will endeavor to get to the point where community sees themselves reflected in the results. 'Iterative process:' will go to Council and then to community. Not the beginning of the statutory process.</p> <p><b>Community comments:</b></p> <ul style="list-style-type: none"> <li>Community member wanted the right to develop the same as Fontano Rd (i.e. to be able to divide up lots).</li> <li>Community member stated they wanted 'planning for the future'</li> </ul>				
<b>Station 1: Streets, Open Spaces and Interface</b>	<b>Station 2: Housing and Development</b>	<b>Station 3: Business and Community Uses</b>	<b>Station 4: Sustainability and Environment</b>	<b>Station 5: Land Use and Spatial Planning</b>
<ul style="list-style-type: none"> <li>Scope to include tiny homes on private property – larger lot sizes; tiny house community/village type development               <ul style="list-style-type: none"> <li>Mixed views because it's never been done in the area before. Risk of hundreds on one property which may not suit area.</li> </ul> </li> <li>Consider Main Roads upgrades to Tonkin Hwy</li> <li>Parkland should be located near public spaces e.g. library</li> <li>Will POS be located under powerlines?</li> <li>The area lends itself to a mixture of dwelling densities – anything from rural composite to residential</li> <li>'I don't like the idea of everything being cleared'</li> <li>Keep what vegetation you can but also consider thoughtful development</li> <li>Change is occurring now, let's make future change sensible</li> <li>Underground powerlines preferable [green dot]</li> <li>Renewable energy sources for public lighting [green dot]</li> <li>City already installed nesting boxes for fauna – good if that continued</li> <li>More choices to use the land as we currently want to [red dot]</li> </ul>	<ul style="list-style-type: none"> <li>Like the nature of the existing area</li> <li>Larger lots</li> <li>Mature trees/ larger trees</li> <li>Cottages/ older style homes</li> <li>Country property</li> <li>Very few/ distant neighbours</li> <li>Spaciousness</li> <li>Green spaces/ landscapes</li> <li>Rural road base e.g. gravel</li> <li>Large separation distances</li> <li>Bandicoots and birds</li> <li>Community title model</li> </ul>	<ul style="list-style-type: none"> <li>Miniscule amount of commercial. We already have a lot of businesses in the area [green dot]</li> <li>Not enough people in the area to warrant the facilities/ uses being discussed</li> <li>Anything that disturbs your neighbours is 'unacceptable'</li> <li>Minimal discreet businesses [green dot]</li> <li>Wineries/breweries               <ul style="list-style-type: none"> <li>We already have this in Carmel</li> <li>You wouldn't like to live next door to that (noise)</li> </ul> </li> <li>Even if you tripled the population it wouldn't warrant commercial/mixed use [green dot]</li> <li>We have plenty of empty shops in Kalamunda &amp; Forrestfield, no need to create more</li> <li>'We're in a recession' [green dot]</li> <li>'When the recession ends people's buying patterns have changed'</li> </ul>	<ul style="list-style-type: none"> <li>Community member was concerned that in the past, Council cleared trees for 'bushfire protection' – LG clarified that only shrubs and understory are now cleared 'the new best practice'</li> <li>Protect majority of the site, only clear what is required for the permitted buildings               <ul style="list-style-type: none"> <li>Rewilding/ revegetating</li> <li>'Common sense' not to clear the land for development only to need to replace the vegetation afterwards</li> </ul> </li> <li>Offset/ multiplier replacement on same site not elsewhere               <ul style="list-style-type: none"> <li>LG agree, not the same vegetation complex elsewhere</li> </ul> </li> <li>Fire resistant trees? Not eucalypts? – this suggestion was challenged by all others in the group</li> <li>Fire hazard requires:               <ul style="list-style-type: none"> <li>Consulting with experts – scientific advice</li> <li>Climate change and water shortages add to the complexity</li> </ul> </li> <li>Materiality:               <ul style="list-style-type: none"> <li>Passive house option</li> <li>Concern about keeping housing affordable</li> <li>Suggestion made that sustainable technology/design may have a lower cost in the future</li> </ul> </li> <li>Capture the current canopy cover and then plan to increase it               <ul style="list-style-type: none"> <li>Identify sensitive flora/fauna species</li> <li>Identify and protect significant trees (AS4970 Protection of Trees on Development Sites should be adopted – policy for the retention of valued trees)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Existing industrial uses on Brentwood Rd – defining area from the rest of area</li> <li>Don't change anything</li> <li>Endless growth can't keep happening:               <ul style="list-style-type: none"> <li>Climate emergency</li> <li>More blocks, more carbon</li> <li>Limits to growth</li> </ul> </li> <li>Greening existing commercial spaces (near Hwy)</li> <li>Peppermint Grove to Wattle Grove</li> <li>Low density community housing on large properties (2500m<sup>2</sup> per resident)</li> <li>Unique place</li> <li>Sustainable housing – principle on new minimum lot size 2000m<sup>2</sup></li> <li>Increase cycleways and be included in Tonkin interchange</li> <li>Break reliance on cars</li> <li>Charge point [electric cars?] Kalamunda and commercial areas</li> <li>Unique opportunity to do something different – new sustainable planning model</li> </ul>

## APPENDIX 1: WORKSHOP PROCEEDINGS

			<ul style="list-style-type: none"> <li>• Solar, water tanks, grey water – capture, store and reuse</li> <li>• Waste – composting toilets, green household waste composting stations/options</li> <li>• A chance to do something different – high sustainability</li> <li>• Environmental strategy with compliance e.g. clear firebreak standards</li> </ul>	
<ul style="list-style-type: none"> <li>• Already have great nature and open space</li> <li>• Areas which could be large parks would be good</li> <li>• Natural pathways, nature walking trails, biodiversity and habitat for bandicoots, walking tracks along the brook</li> <li>• Public art appropriate to the local area ‘no plastic crap’</li> <li>• Traffic on Crystal Brook Rd is hazardous from Kelvin Rd to Welshpool Rd East. Is used as a shortcut – could cul-de-sac</li> <li>• Great lookout from top of Crystal Brook Rd – people already picnic there. Good to connect with walking trails</li> <li>• Existing bike avenue to go up the hill but no path down so there’s often accidents at the hairpin bend</li> <li>• We don’t need more parks and open spaces – we’ve easy access to Hartfield Park.</li> <li>• We want to see a green sustainable pocket</li> </ul>	<ul style="list-style-type: none"> <li>• Carefully placing housing to avoid removal of existing trees</li> <li>• Knowing your neighbours even though you’re further apart</li> <li>• ‘Sense of community’</li> <li>• Multiple dwellings on one block for multigenerational living, ancillary dwellings (100m<sup>2</sup>)</li> <li>• ‘Journey to the hills’ is the attractive tourism factor</li> <li>• Sustainability e.g. passive solar housing, creating a sustainable precinct</li> <li>• ‘Houses like Peppermint Grove’</li> <li>• Retain existing dwellings but for them to be retrofitted to be sustainable. E.g. rainwater tanks, solar panels.</li> <li>• Clustered housing, to consider aged care</li> </ul>	<ul style="list-style-type: none"> <li>• If you had any commercial it would need to have its own spot, not blended in with residential</li> <li>• ‘Commercial? Where customers can come can be consolidated or sprawling?’</li> <li>• ‘We have Forrestfield shops 3 mins away and Sanderson Rd shops 2 mins away’ [comment that all agree]. ‘We also have a caravan park to get milk and bread’</li> <li>• ‘I want to stay here and green the place up . . . but I can see the value of business that serves the community’</li> <li>• ‘What’s the point of talking about it if we don’t find it appropriate?’</li> <li>• ‘Parking and traffic is a real concern with some of these uses’</li> <li>• ‘The area is already heavily sustainable – no pesticides etc.’</li> <li>• ‘A bit of subdivision is ok, but ‘this’ commercial uses is not’</li> </ul>	<ul style="list-style-type: none"> <li>• Needs to be an understanding not everything can be retained (this was challenged by others)</li> <li>• Trees and fire hazard <ul style="list-style-type: none"> <li>→ Challenged by all others in the group, discussed the complexity of fire hazard reduction and need to maintain trees, soil etc.</li> </ul> </li> <li>• Bigger blocks = more potential for some sustainable practices</li> <li>• Revised housing standards to suit the bushfire risk</li> <li>• Standards which prevent ‘wholesale’ clearing of land</li> <li>• Standards which ‘raise the bar’ – no ‘cheap and nasty’ housing/ development</li> <li>• Concern about loss of tree canopy <ul style="list-style-type: none"> <li>→ Desire to maximise opportunities for natural revegetation</li> </ul> </li> <li>• Protect waterways and systems <ul style="list-style-type: none"> <li>→ Yule Brook</li> <li>→ How to manage effectively when land adjacent to waterway has fragmented ownership?</li> <li>→ Need for ground water restrictions</li> </ul> </li> <li>• Solar, waste – want best practices</li> <li>• Option to go off-grid</li> <li>• Energy efficient housing – pushing the boundaries, quality</li> <li>• Carbon sinks</li> <li>• Sustainable population</li> </ul>	<ul style="list-style-type: none"> <li>• Person by person vote on preferences – defined by area?</li> <li>• Nothing below 2000m<sup>2</sup> – like Fontano Rd</li> <li>• Rural residential in most areas</li> <li>• 1ha whole area</li> <li>• Big dead lots – people need an option to develop (along border of Tonkin)</li> </ul>
<ul style="list-style-type: none"> <li>• Winding roads around the trees</li> <li>• Beautiful houses set back from the street</li> <li>• Need humpies to keep traffic calm</li> <li>• Cycle paths along main roads e.g. Crystal Brook Rd</li> <li>• Parks to facilitate animal movement, in conjunction with walking trails.</li> <li>• Green corridors should capture protected flora</li> <li>• Need to consider bushfire risk</li> </ul>	<ul style="list-style-type: none"> <li>• Well-designed outbuildings</li> <li>• Open to commercial/ retail uses but they need to fit in with the area</li> <li>• Australian contemporary architecture e.g. blade roofs</li> <li>• Biophilic urbanism</li> <li>• Happy with a mix of different dwelling types and densities</li> <li>• Design guidelines to ensure machinery is stored in sheds</li> <li>• Grey water recycling</li> <li>• Bauhaus/ energy efficiency in housing design</li> </ul>	<ul style="list-style-type: none"> <li>• ‘Without employment you have nothing to feed the family’</li> <li>• ‘It is interesting people don’t like the Bindoon Bakehouse; it has a nice rural feel, it is well kept’</li> <li>• ‘It needs to fit into the rural situation style wise’</li> <li>• A coffee shop/ bakery is also a tourism destination [tick]</li> <li>• Not keen on a structured/consolidated box shopping center</li> <li>• What size center is appropriate?</li> <li>• How much land should be set aside?</li> </ul>	<ul style="list-style-type: none"> <li>• Grey and black water recycling <ul style="list-style-type: none"> <li>→ Current regulation challenges get in the way</li> <li>→ Want it to be possible</li> <li>→ Need support, clarity about what is allowed</li> <li>→ Desire an off-grid future</li> </ul> </li> <li>• Mobility friendly homes</li> <li>• ‘Subiaco style’ – leafy, active transport options, encourage walking and cycling, café, retail</li> <li>• Don’t clear everything when developing</li> </ul>	<ul style="list-style-type: none"> <li>• Shouldn’t have to flatten and raise subdivisions</li> <li>• Need to have more sustainable practices – water tanks etc.</li> <li>• Areas that are good for one outcome and areas good for another outcome</li> <li>• Freo sustainable estate – great sustainable outcomes</li> <li>• ‘Semi-commercial’ area along Welshpool/Brentwood – a clear divide</li> <li>• Interface with aged care – smaller lots?</li> <li>• Development respecting existing trees</li> </ul>

**APPENDIX 1: WORKSHOP PROCEEDINGS**

	<ul style="list-style-type: none"> <li>• Don't mind density but more country rural aesthetics</li> <li>• Don't mind two-story as long as it has a country/ rural feel</li> </ul>		<ul style="list-style-type: none"> <li>→ Don't want to need to replace vegetation afterwards</li> <li>• A lot of 'green' wanted</li> <li>• Water tanks: <ul style="list-style-type: none"> <li>→ Local, secure water supply</li> <li>→ Linked this to fire protection measures</li> </ul> </li> <li>• 'Choices' wanted</li> </ul>	<ul style="list-style-type: none"> <li>• Select blocks with less trees for more development?</li> <li>• Preserving land adjacent to Crystal Brook</li> <li>• Develop land adjacent to Tonkin Hwy</li> <li>• Traffic – more intense development</li> <li>• Commercial activities and canopy cover can be compatible – it requires controls</li> </ul>
<ul style="list-style-type: none"> <li>• Consideration given to public art – local artists. End product appropriate to the environment. From the heart.</li> <li>• Comments that open space should be under powerlines – that is my block ad like the current use of the property.</li> <li>• The tree takes precedent over the road</li> <li>• Don't think you need more parks when you have Hartfield and the golf course already. A terrific and well used open space</li> <li>• The concentration of people in the area might not be enough to justify lots of public spaces or support the use</li> <li>• I don't think there should be an 'IF' – as in 'if' there is development</li> <li>• People need to be correctly compensated if their land is assumed for open space development</li> <li>• Integration of trees in commercial space is possible and should be encouraged – how it is done in balance is important</li> </ul>	<ul style="list-style-type: none"> <li>• Modern housing ok if greenery is incorporated in façade treatments</li> </ul>	<ul style="list-style-type: none"> <li>• New industrial estates don't look like the example provided</li> <li>• Some uses aren't appropriate in the residential context . . . however, they may suit a main road/ Welshpool road etc.</li> <li>• Must be developed in a biophilic manner (green)</li> <li>• Uses that suit a main road – pet shop, petrol station</li> <li>• Farmers' Market would be fantastic</li> <li>• There are no examples here of new warehouses that are covered in greenery and well away from residential.</li> </ul>	<ul style="list-style-type: none"> <li>• Deep reticulated sewerage – group debated the pros and cons. One of the cons raised was higher density development.</li> <li>• Grey water</li> <li>• Fire retardant housing</li> <li>• Keep trees – shouldn't be removed for fire risk</li> <li>• Aboriginal fire management practices should be embraced <ul style="list-style-type: none"> <li>→ Need to consult</li> <li>→ Need experts (Kingsley Dickson from Curtin University was mentioned)</li> <li>→ Cool burns not hot burns</li> <li>→ Holistic approach</li> <li>→ 'Bushfire ready groups' which play an education role in the community</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Noise issues with smaller lots e.g. aircons</li> <li>• Health and wellbeing considerations – trees</li> <li>• Corridors for nature</li> <li>• Importance of protecting wildlife</li> <li>• Land use remain rural – retain mature trees</li> <li>• Henry George Drive – smaller subdivision, protect trees, beautiful streets and houses</li> <li>• Streets follow nature rather than typical grid</li> <li>• Council has a unique opportunity to create a sustainable pocket in this small area – water, housing, rubbish</li> <li>• Crystal Brook is a gate way to the hills – make it beautiful drive up to the hills</li> </ul>
		<ul style="list-style-type: none"> <li>• You can't stay in the past forever. There comes a point you need to move on/ forward.</li> <li>• There is already commercial – just get in the car and drive (Forrestfield, Maddington, Kalamunda)</li> <li>• There is coffee in our house and we visit friends</li> <li>• Café up at Lion's lookout</li> <li>• A nursery would be nice</li> <li>• We don't want commercial as it brings trucks</li> <li>• No commercial, it will destroy the ambiance of the area</li> <li>• It would be nice to be able to get out of the house and get a coffee at a café</li> <li>• We need to come together to find an outcome where we don't lose all the birds and wildlife. That the cafes and houses can fit together and give people that warm feeling</li> </ul>	<ul style="list-style-type: none"> <li>• Larger blocks and a smaller population</li> <li>• Solar grids – community batteries. Don't want to be selling and buying with electrical co.</li> <li>• Tree canopy – reduces heat and power use</li> <li>• Do not want trees cleared by developers – don't want to revegetate afterwards</li> <li>• Verge trees, more trees <ul style="list-style-type: none"> <li>→ A positive comment was made about the LG efforts to do this</li> </ul> </li> <li>• Restoring the area to an ecosystem which includes understory – not just the trees</li> <li>• Moving beyond verges to the whole area</li> <li>• Closed loop waste management – including sewerage</li> <li>• Parks with trees – want to create them. Turf farm was raised as just one potential site.</li> <li>• Regulations to protect Crystal Brook – the trees, wildlife, habitat and wildlife corridor</li> <li>• Needs to be an understanding that some things matter more than money</li> </ul>	<ul style="list-style-type: none"> <li>• Area along Lewis Rd – similar to Wattle Grove South – should be considered within project boundary</li> <li>• Look not just 10 years down the track, but further into the future – needs long term planning</li> <li>• Market for rural lifestyle</li> <li>• Min 2000m<sup>2</sup></li> <li>• Look at 400-1000m<sup>2</sup> [this had a tick]</li> <li>• Land is the value</li> <li>• Traditional urban is readily available</li> <li>• Super valuable – something different/ special</li> <li>• Smaller lots with backyards – 1000m<sup>2</sup></li> <li>• Not the block size – it is the house design and spatial response which matters</li> <li>• Choices in block size</li> <li>• Room for natural environment – plants, animals</li> <li>• Family needs, services needs, ability to manage block</li> </ul>
<b>Questions (End of Session):</b> <b>Q:</b> Can we have feedback on tonight before the co-design workshop? <b>A:</b> Method to be determined. Will do in some form.				



## B. STATION PHOTOGRAPHS

[illegible]



APPENDIX 1: WORKSHOP PROCEEDINGS  
Station 2: Housing and Development





## APPENDIX 1: WORKSHOP PROCEEDINGS

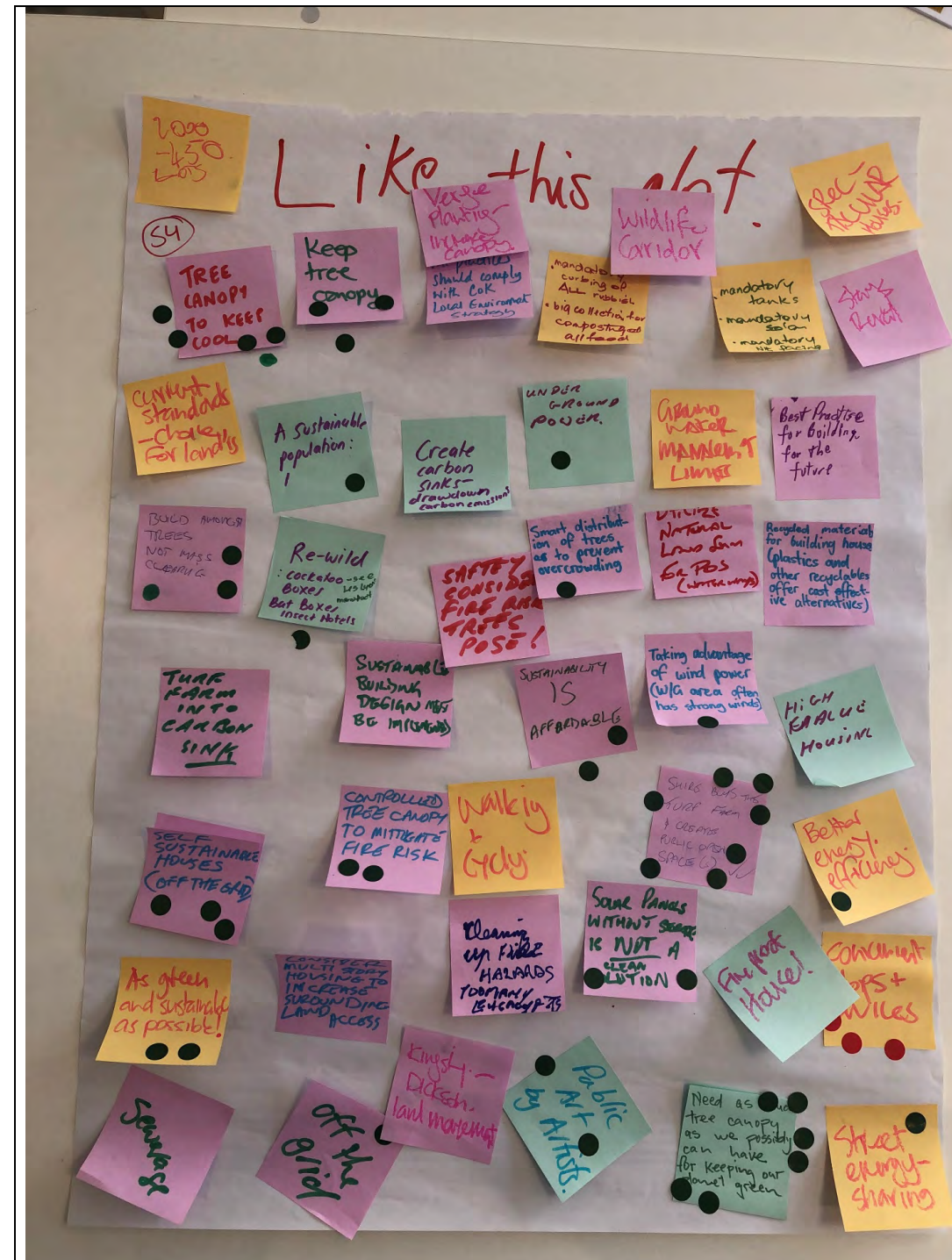
### Station 3: Business and Community Uses





## APPENDIX 1: WORKSHOP PROCEEDINGS

### Station 4: Sustainability and Environment





## APPENDIX 1: WORKSHOP PROCEEDINGS

### Station 5: Land Use and Spatial Planning





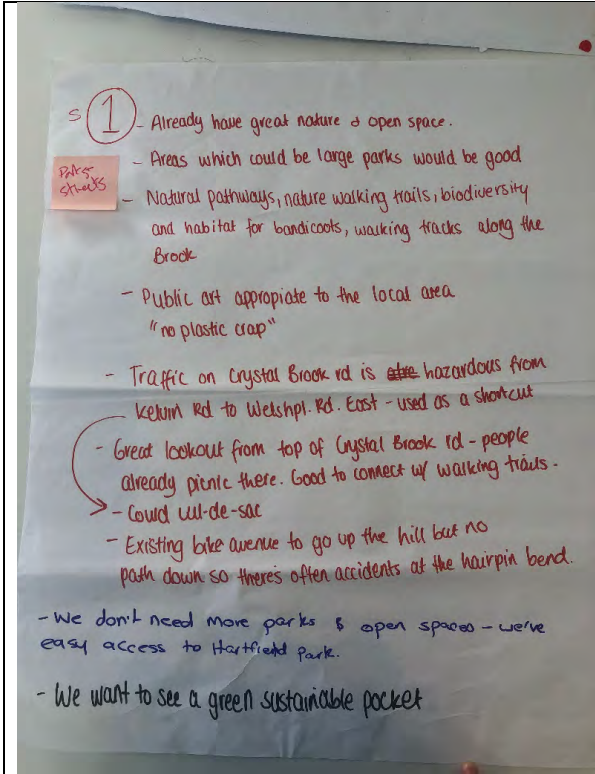
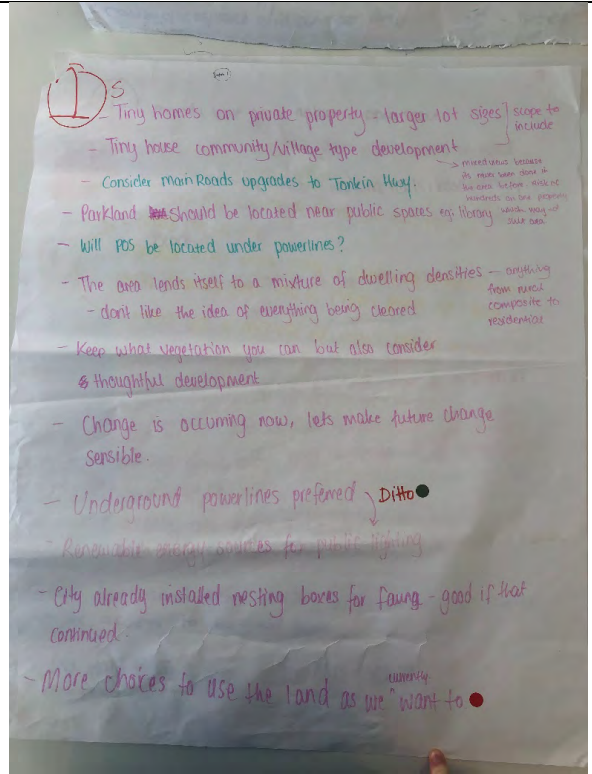
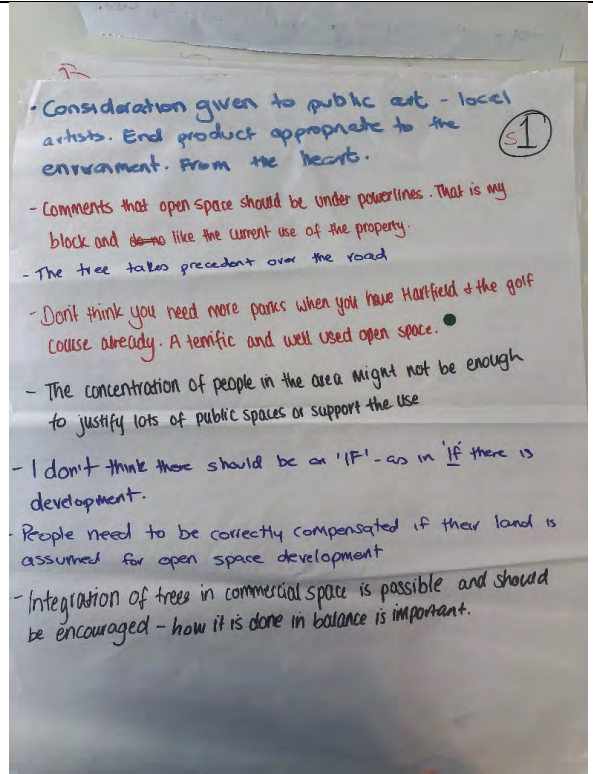
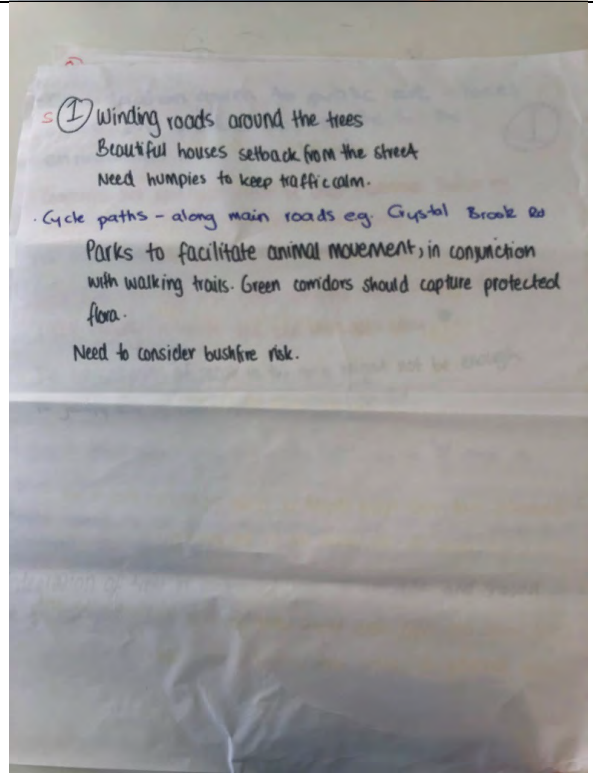
APPENDIX 1: WORKSHOP PROCEEDINGS



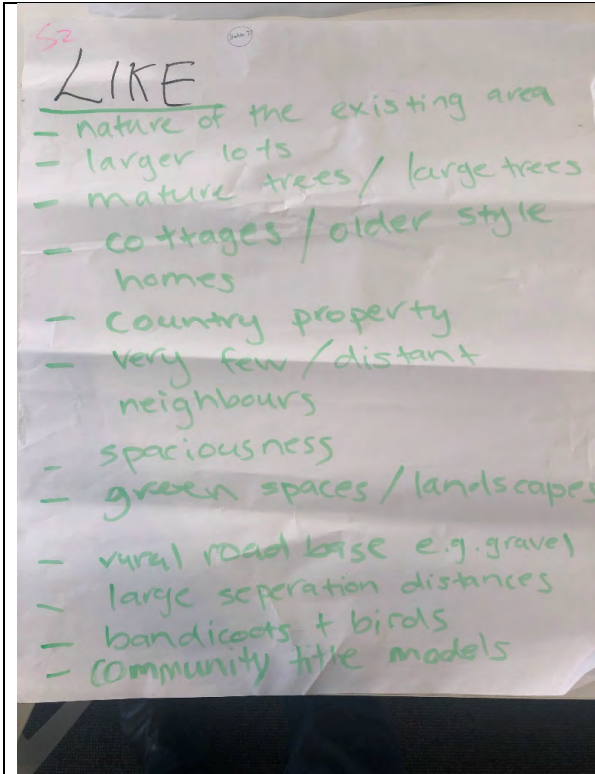
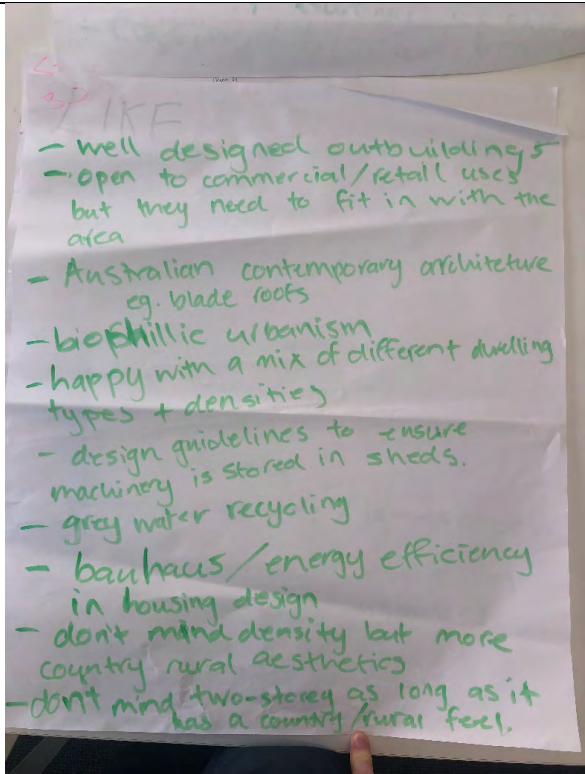
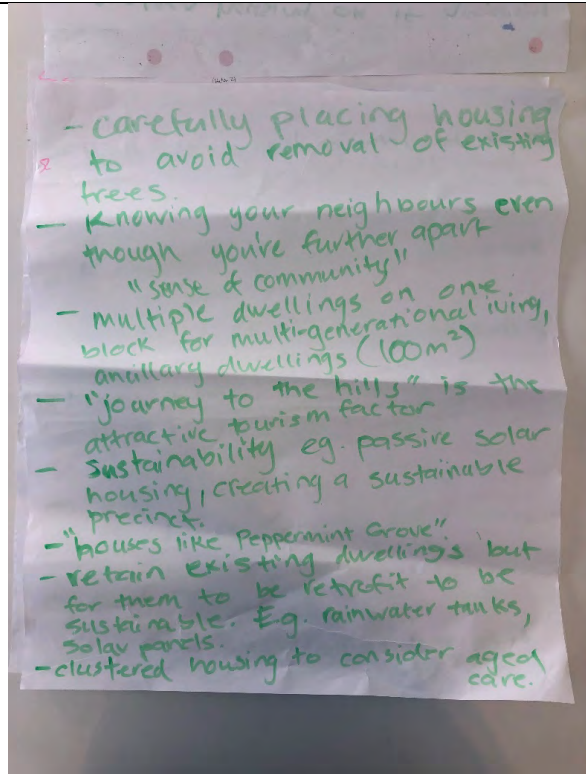
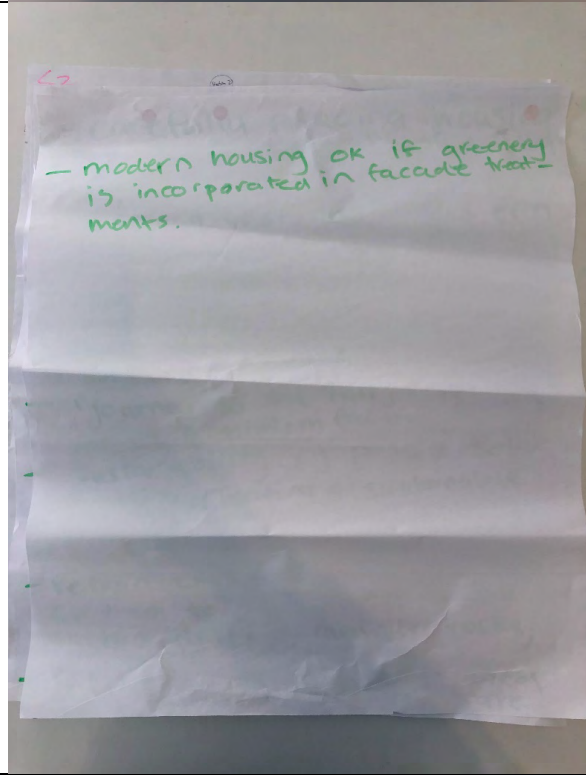


APPENDIX 1: WORKSHOP PROCEEDINGS  
C. PHOTOGRAPHS OF RECORDED COMMENTS

Station 1: Streets, Open Spaces and Interface

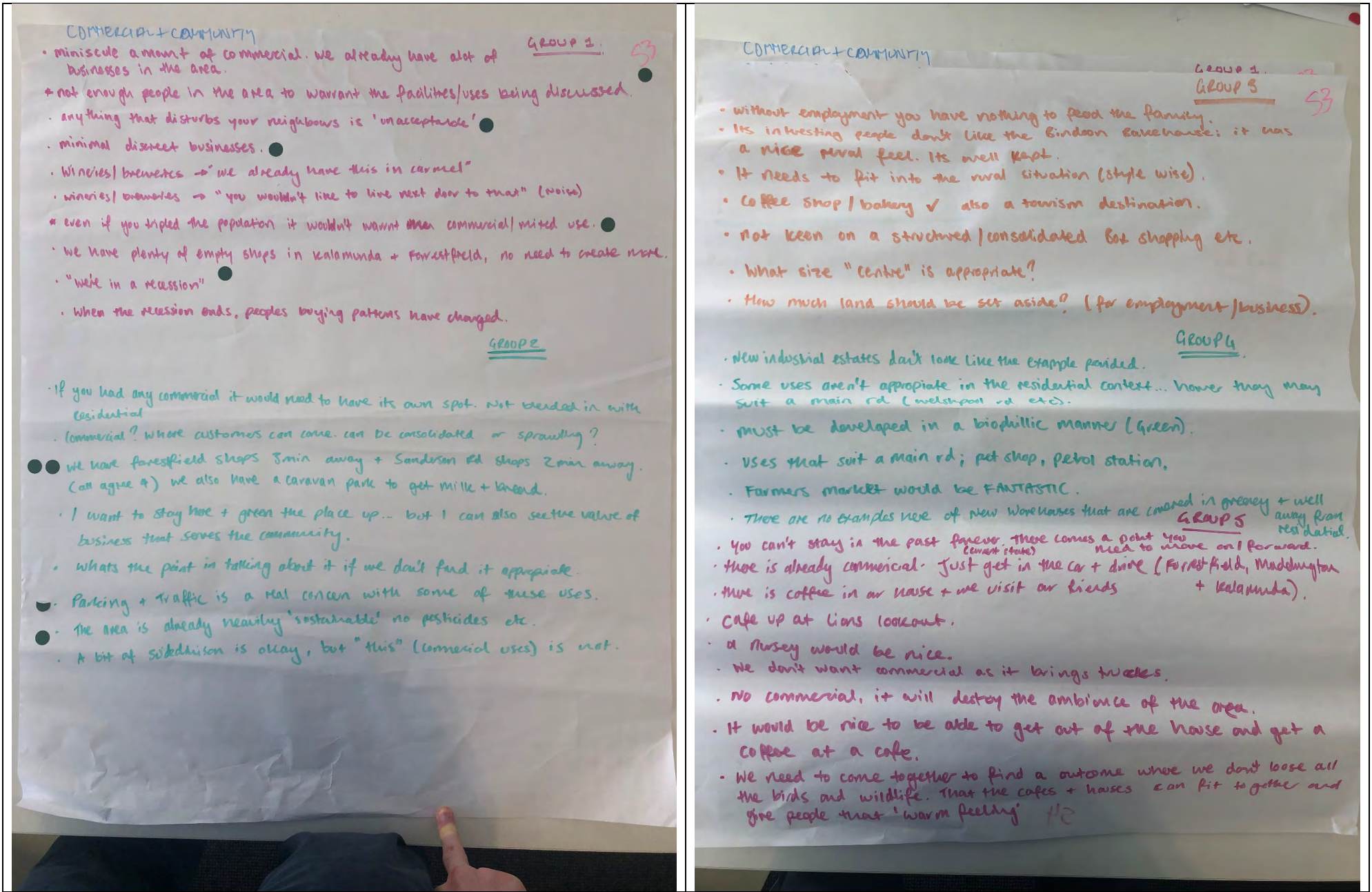
		
		

APPENDIX 1: WORKSHOP PROCEEDINGS  
Station 2: Housing and Development



APPENDIX 1: WORKSHOP PROCEEDINGS  
Station 3: Business and Community Uses





APPENDIX 1: WORKSHOP PROCEEDINGS  
Station 4: Sustainability and Environment

<p>Clearing trees for bushfire protection (Council) (Past: Council) (Gp1 Sust.)</p> <ul style="list-style-type: none"><li>- clarification from <del>the</del> only shrub/under.  ↳ current status  ↳ the new. best practice</li></ul> <p>Protect majority of the site, only clear what is required for the permitted buildings. 'Common Sense'</p> <ul style="list-style-type: none"><li>- rewilding / revegetating</li></ul> <p>Offset / multiplier replacement on same site not elsewhere</p> <ul style="list-style-type: none"><li>- <del>consent</del> agree - not the same 'complex' elsewhere</li></ul> <p>Fire resistant trees? Not eucalypts?</p> <ul style="list-style-type: none"><li>- consult experts - scientific advice</li><li>- Climate change, water shortages</li></ul> <p>Materiality - passive house \$\$\$ raised... affordability</p> <p>Capture canopy cover &amp; increase</p> <ul style="list-style-type: none"><li>- Sensitive flora/fauna species</li><li>- Significant trees - protect</li></ul>	<p>Solar, water tanks, gray water,  capture, store &amp; reuse  \$ of current (Gp1 Sust.) but perhaps not in future.</p> <ul style="list-style-type: none"><li>Waste - composting inc. toilets.</li><li>A chance to do something different → high sustainability</li><li>Envir. Strategy w. compliance.  - clear firebreak standards.</li><li>AS4970 Being adopted - retention of val. trees.</li></ul>	<p>Grey &amp; blk water recycling - reg. challenges (Gp3 Sust.)</p> <ul style="list-style-type: none"><li>↳ want to see this! get in the way at present.  need support, clarity about what is allowed  ↳ off grid future.</li><li>Mobility friendly homes.</li><li>'Subiaco style' leafy, active transport  cafe, retail.  encourg. walk &amp; cycle.</li><li>Don't clear everything when developing!  - don't want to need to replace after devel.</li><li>A lot of 'green' wanted</li><li>Water tanks. Local, secure water supply.  ↳ linked to fire protection.</li><li>'Choices' wanted</li></ul>
<p>Deep retic. sewerage - pros (Gp4 Sust.)  cons - allows differ. type of devel.</p> <p>Fire retard. housing.</p> <p>Keep trees - shouldn't be removed for fire risk  Kingsley Curtin- Aboriginal fire man. practices - consult  Dickson uni</p> <p>Retain rural  ↳ no change, no clear fell.  ↳ protect species  ↳ cool burns. NOT hot burns.  ↳ wholistic approach.  ↳ 'Bushfire ready gps'</p> <p>Large trees &amp; native trees for wildlife.</p> <p>Greywater</p>	<p>Needs to be an understanding not everything can be retained (Gp2 Sust.)</p> <ul style="list-style-type: none"><li>Trees and fire hazard?  - Need trees - soil degrades otherwise.</li><li>Bigger blocks more potential for some sustainable pract.  ↳ avoid/prevent wholesale clearing of land.</li><li>Revised housing to suit the bushfire risk.  ↳ raise the bar. No cheap &amp; nasty housing.</li><li>Concern about loss of tree canopy  ↳ opportunities for natural reveg.  ↳ Yule brook mentioned - managing when ownership fragmented.</li><li>Protect waterways &amp; systems. And water restrictions.</li><li>Solar, waste - best practices. Option to go off grid.</li><li>Energy efficient housing - pushing the boundaries quality</li><li>Carbon sinks</li><li>Sustainable population.</li></ul>	<p>Larger blocks / smaller population (Gp5 Sust.)</p> <ul style="list-style-type: none"><li>Solar - grids - community batteries  ↳ not back to electrical co.</li><li>Tree canopy. Reduce heat &amp; power use.  ↳ not cleared by developers  don't want to reveg after.  ↳ Verge trees. More trees. - Strong relationships w. the city.  ↳ Restoration to ecosystem (understorey)  ↳ Beyond veges to whole area.</li><li>Closed loop waste management → inc. sewerage.</li><li>Parks w. trees - creating them. (Turf farm potential)</li><li>Regs. to protect Crystal Brk, trees, wildlife habitat &amp; wildlife corridor.</li><li>Needs to be an understanding that somethings matter more than money.</li></ul>



APPENDIX 1: WORKSHOP PROCEEDINGS  
Station 5: Land Use and Spatial Planning

<p>⑤</p> <ul style="list-style-type: none"><li>Existing 'Industrial' uses' Brookwood Rd - defining area for rest of area</li><li>Don't change anything</li><li>Endless growth can't keep happening - Climate Emergency</li><li>More blocks more carbon</li><li>Limits to Growth</li><li>Greening existing commercial spaces (near HWY)</li><li>Peppermint Grove to Wattle Grove</li><li>Low density community housing on large properties (2500m<sup>2</sup> per residence)</li><li>Unique Place</li><li>Sustainable housing - principle on new min lot size 2000</li><li>Increase cycle ways and be included in Tonkin Interchange</li><li>Break reliance on cars</li><li>Change point - Kalamunda / commercial areas</li><li>Unique opportunity to do something different - new sustainable planning model.</li></ul>	<p>④</p> <ul style="list-style-type: none"><li>Person by person vote on preferences - defined by area?</li><li>Nothing below 2000m<sup>2</sup> - like Fontano Rd</li><li>Rural residential in most areas</li><li>The whole area</li><li>Big dead lots - people need an option (out) to develop (along bond of Tonkin)</li></ul>	<p>⑥</p> <ul style="list-style-type: none"><li>Noise issues with smaller lots e.g. aircons</li><li>Health and wellbeing considerations - trees</li><li>Corridors for nature</li><li>Importance of protecting wildlife</li><li>Land use remain rural - retain mature trees</li><li>Henry George Drive - smaller subdivision - protect trees, beautiful streets, houses. Streets follow nature rather than typical grid</li><li>Council has a unique opp. to create a sustainable pocket in this small area</li><li>Every aspect: water / housing / rubbish</li><li>CRYSTAL BROOKER IS A GATEWAY TO THE HILLS MAKE IT BEAUTIFULL DRIVE UP TO THE HILLS</li></ul>
<p>①</p> <ul style="list-style-type: none"><li>Area along Lewis Rd - similar to 'Wattle Grove South' - should be considered within project boundary</li><li>Look not just 10 years down track, but further into future - needs long term</li><li>Market for rural lifestyle</li><li>Min 2000m<sup>2</sup> ?</li><li>Look at 450-1000m<sup>2</sup> ?</li><li>Land is the value</li><li>Trad. urban readily available</li><li>Super valuable - something different / special</li><li>Smaller lots - backyards - 1000m<sup>2</sup> ✓</li><li>Not the block size - house design + spatial response</li><li>Changes in block size</li><li>Room for nature! env. - animals, plants</li><li>Family needs, services needs, ability to manage block</li></ul>	<p>②</p> <ul style="list-style-type: none"><li>Shouldn't have to flattened and raise subdivisions</li><li>Need to have more sustainable practices - water tanks etc.</li><li>Areas that are good for one outcome and areas good for another outcome</li><li>Free sustainable estate - great sustainable outcome</li><li>'Semi-Commercial area along Kestral / Brookwood' Clear divide</li><li>Interface with aged care - smaller lots?</li><li>Development respecting existing trees</li><li>Blocks with less trees - more development?</li><li>Preserving land adjacent to Crystal Brook</li><li>Develop land adjacent to Tonkin Highway</li><li>Traffic - more intense development</li><li>commercial activity + canopy cover can be compatible - it requires controls</li></ul>	



## Appendix 3: Co-Design Workshop Data

### Exercise 1: Key Considerations Room Feedback)

Co-Design Workshop A	Co-Design Workshop B
<ul style="list-style-type: none"> <li>• Crystal Brook “Valley”</li> <li>• Purple title – concerned about opportunity for ‘high density’</li> <li>• Do not agree with resumption of land (Conservation reserves)</li> <li>• Driveway access (cul-de-sacs) – key consideration</li> <li>• Funding obligations for how rehabilitation is undertaken</li> <li>• Landscape ‘protected’ status</li> <li>• Concerned ‘Rural’ guidelines implies <b>more</b> commercial operations. Existing operators to improve facilities <ul style="list-style-type: none"> <li>◦ Compliance needs to be <b>entered</b></li> </ul> </li> <li>• Rural (productive land) need to be specific about what activities are</li> <li>• Tsp + roads capacity in the future</li> <li>• Development that is “sensitive”. What does it mean?</li> <li>• Concern about oversupply of <b>commercial space</b> for the broader area</li> <li>• Water capture / Re-use current and new homes.</li> <li>• Documentation + compliance <b>important</b></li> <li>• Fire compliance considerations (City policies)</li> <li>• Who pays?</li> <li>• Explain community Title</li> <li>• “More sensitive development opportunities” – clarify</li> <li>• Rural hub – detracting from other town centres / commercial areas</li> <li>• Need additional commercial?</li> <li>• Existing commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Purple title &gt; old term (Community title)</li> <li>• Rural Hub</li> <li>• Living landscape <ul style="list-style-type: none"> <li>◦ Landscape Protected Areas</li> </ul> </li> <li>• What is commercial – what will you like?</li> <li>• Roads</li> <li>• Cyclists <ul style="list-style-type: none"> <li>◦ Cycling – defining different area with different uses</li> <li>◦ 30 ha site – large area</li> </ul> </li> <li>• Public open space</li> <li>• Gradient based sewerage approach (lot sizes based on gradient)</li> </ul>

<ul style="list-style-type: none"><li>• Bird + fish cattery place and rural composite</li><li>• Trucks don't come through WGS, they use Welshpool Rd</li><li>• Compliance need to be effective – re. commercial uses</li><li>• Day care – there is family day care on larger lots</li></ul>	
---	--

## Exercise 2+3: Lot and Precinct Design

	Activity 2: Designing a Lot	Activity 3: Designing the Precinct
<b>Workshop 1 &gt; GROUP 1</b>		
	<p><b>4ha</b></p> <ul style="list-style-type: none"> <li>• Green links – “animal corridor”</li> <li>• Green title – access to street and services</li> <li>• Where does 2,000m<sup>2</sup> leave the semi-rural character</li> <li>• Who will pay for the infrastructure and intensification?             <ul style="list-style-type: none"> <li>_ Will special rural people who don't change have to pay/contribute?</li> </ul> </li> <li>• Non-conforming use rights</li> <li>• Rates: will our rates increase if we don't develop out others around us do?</li> <li>• Public open space requirements</li> <li>• Less than 2,000m<sup>2</sup> - POS contributions + 2,000m<sup>2</sup></li> <li>• <b>No</b> restrictive guidelines for housing e.g. color palette, materials, etc.</li> <li>• “Pretty design”</li> <li>• Combination of community title + green title?</li> </ul>	<ul style="list-style-type: none"> <li>• Cleared areas still hold environmental significance</li> <li>• Look at surrounding uses – not just WGS</li> <li>• Leave how it is</li> <li>• Up to people's own opinion if they want to subdivide/ develop</li> <li>• No commercial – non-conforming use rights</li> <li>• Managing POS + larger lot sizes</li> <li>• 15 lots per ha would destroy the flora + fauna</li> <li>• Minimum lot size 2,000m<sup>2</sup></li> </ul> <p><b>New Roads + Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Crystal Brook Rd – not desirable for heavy traffic but desirable for residents</li> <li>• Leave as is, currently network is sufficient</li> <li>• Keep roads for rural / Local</li> <li>• Maintain Crystal Brook Rd but re-route heavy traffic</li> <li>• Stay off Kelvin Rd</li> <li>• Crystal Brook Road + Welshpool Rd – dangerous intersection             <ul style="list-style-type: none"> <li>o Unsuitable for commercial traffic</li> </ul> </li> <li>• Speeding on Crystal Brook Rd – traffic calming</li> <li>• Crystal Brook Rd - Beautiful Rd – entry point to WGS</li> <li>• Most other roads are dead ends but are safe for pedestrians</li> </ul> <p><b>Commercial Activity / Spaces</b></p> <ul style="list-style-type: none"> <li>• Servicing the needs of the local community</li> <li>• No large-scale commercial</li> <li>• Concerns about detracting from current businesses</li> <li>• Already a lot of vacant commercial lots</li> <li>• Brentwood road – appropriate due to existing commercial uses</li> </ul>

		<ul style="list-style-type: none"> <li>• Walkability – not a priority would live elsewhere if wanted to walk to shops</li> <li>• Higher density – more complaints less freedom</li> <li>• Wall maintained commercial com</li> <li>• Home businesses</li> </ul>
<b>Workshop 1 &gt; GROUP 2</b>		
	<ul style="list-style-type: none"> <li>• Vegetation buffers – what about fire risk?</li> <li>• What happens? Deep sewer + waste water management</li> <li>• No problem with design on slides. Bushfire! <ul style="list-style-type: none"> <li>◦ 2 access routes</li> </ul> </li> <li>• Distance between houses only 10m <ul style="list-style-type: none"> <li>◦ Want more separation</li> </ul> </li> <li>• Looks like other development – not unique</li> <li>• Maintaining access is important</li> <li>• Existing remnant vegetation is important</li> <li>• Future landowners developing without vegetation relocation – issue</li> <li>• Minimum size important and building development</li> <li>• High quality development attracts purchasers</li> <li>• 'Pidgeon House – read design guidelines to maintain quality</li> <li>• Will attract diversity of people living there based on variable lot sizes (shown on plan)</li> <li>• Concern about non-compliance with guidelines – landowners</li> <li>• General agreement that this subdivision should be able to happen if quality of development is maintained (referring to plan)</li> <li>• Concern about people clearing before planning has been established</li> <li>• Remnant vegetation on one lot is traded off with a lift in value on other lots</li> </ul>	<ul style="list-style-type: none"> <li>• All trees should be protected whether native or not (protected under legislation or not) <ul style="list-style-type: none"> <li>◦ Need to be realistic about what is important 'Save what you can save'</li> </ul> </li> <li>• What about 1 important tree in the middle of a lot?</li> <li>• Cluster of trees more important than 1 tree</li> <li>• Offsets should exceed removal 8:1</li> <li>• Clear guidelines about areas (clusters) of vegetation</li> <li>• Percentage cover of trees / under storey</li> <li>• As 4970. Manage how tree removal occurs</li> <li>• Significance of vegetation needs to be considered on case by case</li> <li>• Retain and protect areas of vegetation</li> <li>• Ensure compliance procedures for clearing improve</li> <li>• Environmental corridor concept "good" values surrounding waterway</li> <li>• Corridor could be Managed on private land</li> <li>• Compensation for land, for broader env and community benefit. Agree with POS for walk trials, use POS.</li> <li>• Protect, improve env corridor</li> <li>• Roads should also function as env corridors</li> <li>• Repurpose high voltage power corridor - improve.</li> <li>• Clear requirements to landowner on Title protect corridors</li> <li>• Network of corridors</li> <li>• More trees for cleared areas</li> </ul>

	<ul style="list-style-type: none"> <li>• Not fair to those who need to retain large area of conservation (Debate on this issue), Superfunds etc</li> <li>• How does the design protect wildlife?</li> <li>• Organic lot shaped supported</li> <li>• Alternative 'greenways could be better option'.</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li>• Divert heavy traffic. Use Regional Roads</li> <li>• Why upgrade Crystal Brook Road?</li> <li>• Crystal Brook – design for local traffic</li> <li>• Crystal Brook is a 'rat run' from Tonkin - could close off top end</li> <li>• Buses should be allowed throughout</li> <li>• Mixed opinion on road design – investigate</li> <li>• There used to be bitumen treatment Bridle paths - linking opportunity</li> <li>• Opportunity to revisit road functionality for improved public transport</li> <li>• Connecting paths</li> <li>• Staging should allow for connecting roads</li> <li>• Could be informal linkways for horses, pedestrians</li> <li>• Water management in road reserves</li> <li>• Management of drainage and vegetation retention issues (Blocked drains)</li> <li>• Culverts under driveways</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Medical Centre – People already use other centres</li> <li>• Business look like a house – not offices</li> <li>• Visual impact needs to consider existing visual character</li> <li>• If commercial looks commercial, this would not be ok</li> <li>• Walkable catchments – does it need to be contrast</li> <li>• Could restrict operating conditions</li> <li>• Should go into existing composite area – near noise light</li> <li>• Need to consider next generation needs</li> <li>• Rural composite development outcomes poor</li> <li>• Put commercial new highway</li> <li>• No commercial in central WGS</li> <li>• Aged care needs – commercial would possible be large development</li> </ul>
--	--	--

		<ul style="list-style-type: none"> <li>Regulations can be tight. Simple Layout</li> </ul>
<b>Workshop 1 &gt; GROUP 3</b>		
	<ul style="list-style-type: none"> <li>½ acre blocks – too big? - 700 m<sup>2</sup> blocks</li> <li>Small commercial hub @Crystal Brook / Brentwood Rd similar to Hale Rd</li> <li>What are the timeframes for development?</li> <li>What is currently happening: <ul style="list-style-type: none"> <li>Developers buying land</li> <li>developing high density</li> <li>Landowners missing out on true potential</li> </ul> </li> <li>Land lost during subdivision for roads / access?</li> <li>Which landowner should give up their land for roads / utilities?</li> <li>Sewerage system – provide for under 2000m<sup>2</sup></li> <li>Type of vegetation?</li> <li>Strata title requirements? # properties</li> <li>Is this a viable option for development (1ha lots)</li> <li>Unique shapers for different blocks</li> <li>Financial implications of rules/ regulations</li> <li>Financial viability</li> <li>2000m<sup>2</sup> may suit some landowners</li> <li>Not all landowners have vegetation on lot</li> <li>Some landowners – may be more feasible to go commercial (i.e. medical centre) rather than residential in certain areas depending on constraints</li> <li>More flexible about where different types of lot sizes are applied</li> <li>700m<sup>2</sup> because...: <ul style="list-style-type: none"> <li>Land shapes and existing house location</li> <li>May not be viable if limited by lot sizes</li> </ul> </li> </ul>	<p><b>Challenge 1</b></p> <ul style="list-style-type: none"> <li>Some trees worth protecting, not all – need to determine which ones</li> <li>Perfect as it</li> <li>Equity of maintained vegetation</li> <li>Habitats of animals / wildlife corridors</li> <li>Some landowners want the ption to develop, other don't – Flexibility is needed</li> <li>Proximity to Airport / constraints on development</li> <li>Constraints: <ul style="list-style-type: none"> <li>Power lines</li> <li>Water</li> </ul> </li> <li>People don't have to develop if they don't want to</li> <li>Encouraging garden verges</li> </ul> <p><b>Challenge 2</b></p> <ul style="list-style-type: none"> <li>Sewerage planning for the area? <ul style="list-style-type: none"> <li>Extending sewer possible \$10 mil (anecdote)</li> </ul> </li> <li>Underground power</li> <li>Redirecting heavy vehicles from Crystal Brook Rd onto arterial road network</li> <li>Any upgrades to water / power headworks required? What's the trigger? Number of lots</li> </ul> <p><b>Challenge 3</b></p> <ul style="list-style-type: none"> <li>Get on front foot or planning / developer will dictate terms</li> <li>Green hubs – tourist attraction? / Tourism zones</li> <li>Central point for cyclists – capture on Crystal Brook? (Cafes)</li> </ul>



	<ul style="list-style-type: none"> <li>○ Some lots were ex-farms – have no significant trees vegetation</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Existing composite zones seems to be logical place for commercial activity <ul style="list-style-type: none"> <li>○ The rural hub is here</li> <li>○ Is providing current services to the community</li> </ul> </li> <li>• Opportunity for pub/microbrewery</li> <li>• Small shopping centre / Bunbury Farmer's Market (low scale / more community hub hike)</li> <li>• Large lot residential benefits from semi – rural composite zone (services provided)</li> <li>• Opportunities for non-residential properties altered by power line easements</li> </ul>
<b>Workshop 2 &gt; GROUP 1</b>		
	<p>2 ha lots – 2,000m<sup>2</sup> building envelopes</p> <ul style="list-style-type: none"> <li>• Vegetation to focus on to be retained <ul style="list-style-type: none"> <li>○ Trees</li> <li>○ Not scrub</li> </ul> </li> <li>• Re-vegetation – 100% conservation</li> <li>• Housing planning to take into account bushfire safety</li> <li>• Housing planning + standards to prepare for bushfire registration – e.g. sprinklers, water tanks, etc</li> <li>• Trees as a priority do need to bend to residential planning</li> <li>• Consolidate private rd + Emergency Access</li> <li>• Use of bores for Emergency / bushfire and consideration for community use</li> <li>• Future WG train station – consideration for town planning</li> <li>• Misinformation about fire breaks</li> <li>• 2,000m<sup>2</sup> based on not having to have retic-sewer</li> <li>• How do smaller lot gains access to the sewer</li> <li>• There needs to be different lot sizes for different kand that us capable of being serviced by a sewer</li> <li>• Consideration for Public Open Space <ul style="list-style-type: none"> <li>○ Where does it go?</li> </ul> </li> </ul>	<p><b>Concept Planning</b></p> <ul style="list-style-type: none"> <li>• Min tree retention or replacement standards per building envelopes</li> <li>• Us the streets for increasing tree canopy</li> <li>• Connecting Open Spaces into a network including MKSEA-inc fauna crossings</li> <li>• Community Hall + playground in Open Space</li> <li>• Using foreshore reserve to the creek and powerline easement as Public Open Space areas</li> <li>• Green corridor</li> <li>• Sound – absorbing material along Tonkin Hwy which can potentially be storage units</li> <li>• Cycle way from railway station</li> <li>• Developer contribution system to compensate landowners for vegetation retention quotas</li> </ul> <p><b>Roads</b></p> <ul style="list-style-type: none"> <li>• Tree retention on road reserves helps with mitigating wind damage</li> </ul>

	<ul style="list-style-type: none"> <li>○ Who provides it</li> <li>○ On lot or communal?</li> <li>• Housing accessibility, e.g. wheelchair</li> <li>• Variety of housing</li> <li>• Waste management</li> <li>• Still needs to be profitable (without having 100s of houses)</li> <li>• Don't want to lose the 'local aspect'</li> <li>• Aging in place</li> <li>• 2 story reduces building footprint</li> </ul>	<ul style="list-style-type: none"> <li>• Need to reduce freight traffic on Crystal Brook Rd – should consider design interventions</li> <li>• Winding roads not straight roads</li> <li>• Road should be dictated by the way the block is being used</li> <li>• Roads to be more “connected – concern over the existing amount of cul-de-sacs as long as they remain quiet</li> <li>• Connection could be path – not necessarily Rd</li> <li>• Traffic volumes on Crystal Brook Rd</li> <li>• Not current access to the areas of Open Space that have been identified <ul style="list-style-type: none"> <li>○ Right to roam</li> <li>○ Easements</li> <li>○ Access to open Space for common use</li> </ul> </li> </ul> <p><b>Rural and Business Activity</b></p> <ul style="list-style-type: none"> <li>• What is an appropriate size of shopping centre (those that meet needs on critical mass <ul style="list-style-type: none"> <li>○ Coles</li> <li>○ IGA</li> <li>○ General Store</li> </ul> </li> <li>• Rural Hub would be located on Welshpool Road</li> <li>• Tech facilities /campus in a rural and backdrop</li> <li>• Traffic consideration for entering and exiting Rural Hub</li> <li>• Access to Rural Hub – road, cycle path, footpath, etc</li> <li>• Encourage IT commercialisation wanted by interstate and overseas coming from the airport – facility / campus will lift the area – create a 'status' location</li> <li>• Any business that uses a lot of water will not last</li> <li>• Limited tourism accomm = positive</li> <li>• Consideration for developing 'efficient industries'</li> <li>• Wind is a negative impacting factor for market gardens and orchards as a viable activity</li> </ul>
--	---	--

<b>Workshop 2 &gt; GROUP 2</b>	
	<p><b>1ha scenario</b></p> <ul style="list-style-type: none"> <li>• Sewerage likelihood?             <ul style="list-style-type: none"> <li>◦ Heavy clay min lot size 4000m2</li> <li>◦ Secondary treatment 2000m2</li> <li>◦ Gravity sewers fall east to west</li> </ul> </li> <li>• Will there be land acquisition for POS?</li> <li>• Building envelope minimum frontage (i.e. 20m) veg retention – jarrah and main woodland</li> <li>• Retention of veg even if property is sol on statutory protection or in title etc</li> <li>• People in the street should get to have or people within proximity) the say in the configuration using local knowledge for best access.</li> <li>• Street frontage buffer is good. Species should be endemic.</li> <li>• Housing is not the dominant factor, should be setback to keep character.</li> <li>• Minimising driveway lengths.</li> <li>• Like additional planting while development is occurring - potential for an offset plan (i.e. ration 2:1)</li> <li>• City should have a register of significant trees on private property as well as public</li> <li>• Detailed site surveys would be needed for most properties</li> <li>• Owner driven flora surveys for properties that have not been captured.</li> <li>•</li> </ul>
	<p><b>Concept Planning</b></p> <ul style="list-style-type: none"> <li>• Larger blocks to east – gradient of lot sizes</li> </ul> <p><b>Housing + Environment</b></p> <ul style="list-style-type: none"> <li>• Biodiversity, social and cultural value, cooling effect of trees along major roads. Roadside Veg.</li> <li>• Friends of Crystal Brook could help with restoration</li> <li>• Keeping of vegetation in addition to flora survey veg is important. i.e. road buffers, under powerlines, on private property.</li> <li>• Need for further environmental investigation on properties not captured</li> <li>• Need for protected environmental corridors/wildlife corridor - should they be in public ownership? POS? - Fencing so wildlife can move through landscape</li> <li>• Not much appetite for a DCP</li> <li>• Set aside scheme (from UK) – can access a grant to fence and rehabilitate areas identified for conservation</li> <li>• Public access to conservation areas might degrade it</li> <li>• If POS then land should be acquired when the person wants to go</li> <li>• Walking trails through private land in UK, potential in this area? Public / private partnership</li> <li>• Extension of footpaths for continued connection</li> <li>• Walking trail next to creek</li> <li>• Huge tree buffer along Tonkin</li> <li>• Clever design to retain sig. veg.</li> <li>• Throwing out traditional stock standard</li> <li>• Landscape protection areas</li> <li>• Larger lots adjacent to veg.</li> </ul> <p><b>New Roads + infrastructure</b></p>

		<ul style="list-style-type: none"> <li>• No high-rise wall buffers to Tonkin. Use trees instead.</li> <li>• If walls put in should be designed, camouflaged or coloured so aesthetically pleasing on both sides of wall</li> <li>• Buffers landscape before housing</li> <li>• Concerns about trucks on Crystal Brook Rd. Traffic calming in residential areas. Truck restricted to certain areas i.e. quarry trucks</li> <li>• <u>Action:</u> write to east side concreting/ quarry to address truck traffic</li> <li>• No through roads to restrict traffic – may impact bushfire evacuation</li> <li>• Not happy with Burgess road design approach</li> <li>• No resumption of land for roads unless its on your own land</li> <li>• Traffic calming or roundabouts to slow trucks</li> <li>• Hooning along Kelvin Rd and Crystal Brook – need safety controls</li> <li>• Fontano Road needs safe way to turn at intersection from Crystal Brook Rd coming down hill speed. Discuss revision speed.</li> <li>• Engineering responses to safety concerns (reassess speed limits too)</li> <li>• 70km along Crystal Brook causes danger for cars turning right</li> <li>• Water and power in road reserves</li> <li>• Minimise intersections along Crystal Brook Rd</li> <li>• Like organic growth of ex 2 where roads start of as private and become public as development progress</li> <li>• Existing veg has priority over roads and infrastructure. i.e. roads me be curved /meandering</li> <li>• Roads around houses not houses around roads</li> <li>• Natural road treatments like gravel instead of bitumen</li> </ul> <p><b>Rural and Business Activity</b></p>
--	--	---

		<ul style="list-style-type: none"> <li>• Is there need for a new school due to pop and increase 1,500 lots = 1 primary school</li> <li>• Brentwood road most suited for rural hub/commercial</li> <li>• Vast open grassed space – POS or a school on Brentwood Rd.</li> <li>• Rehabilitation of contaminated site</li> <li>• School with playground, creche, café and nature play space in hub. Related uses clustered</li> <li>• Add greenery, buffer and landscaping</li> <li>• Keep it along through fare with feeder lane, buffer and parking and houses behind. Along Crystal Brook Rd, west of bird and fish place</li> <li>• Nursery with café where you can take your dog. Or wildlife park for kids</li> <li>• Utilise existing rural business areas</li> <li>• Don't need a shopping centre or deli – local ones already struggling</li> <li>• Coffee shop</li> <li>• Bakery</li> <li>• Community Centre</li> <li>• Owner-run local business – e.g. packing shed</li> <li>• Tourism/weekender style business</li> <li>• Need a landowner who is keen</li> <li>• Locate Rural Hub near future school, complimentary uses. Could operate 24/7</li> <li>• Businesses need to be easily accessible, safe to access, improved greening, located safe distance from intersection</li> <li>• Slip lane, private driveway for access</li> </ul>
<b>Workshop 2 &gt; GROUP 3</b>		
	<b>4ha</b> <ul style="list-style-type: none"> <li>• Variety of existing lot sizes – 1ha, 2ha, 4ha, etc</li> </ul>	<b>Concept Planning</b> What is the trigger point for sewer?

	<ul style="list-style-type: none"> <li>• Don't have to retain all trees – can plant new trees in their place?</li> <li>• Do not have to retain new trees? Only endemic env significant trees</li> <li>• Some trees are a nuisance</li> <li>• Impact and viability of development – existing veg</li> <li>• Public Open Space provide for environmental protection</li> <li>• Priority on front of lot veg. – screening</li> <li>• Walking trail networks</li> <li>• What controls can be put in place for veg? <ul style="list-style-type: none"> <li>◦ Existing controls: <ul style="list-style-type: none"> <li>▪ Protected species</li> <li>▪ Veg compliance</li> </ul> </li> </ul> </li> <li>• Bushfire considerations</li> <li>• Fire ratings at subdivision stage</li> <li>• City needs to introduce policy / controls to protect trees</li> <li>• Individual lots can introduce their own trees after development <ul style="list-style-type: none"> <li>◦ Hard to protect trees prior to development</li> </ul> </li> <li>• Depends on lot sizes and inc lots. Some will be easier to protect trees than others</li> <li>• Key priority - protecting buffers at front, rear, sides to capture the character of area</li> <li>• Minimum frontage size – consider 8 – 10m</li> <li>• Shared road between lots</li> <li>• Provide for a variety of lot sizes on a developed lot – 100sqm, 1500, 2500, etc to accom. Veg.</li> <li>• 800-1500 sqm lots</li> <li>• Provide a variety</li> <li>• Best way to preserve vegetation? <ul style="list-style-type: none"> <li>◦ Buffers to streets, rear property, side of property</li> <li>◦ Each vantage point has a rural feel</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Yields</li> <li>• Long term planning by Water Corp</li> <li>• WA fund 450 mm, rest funded by developer</li> <li>• WG – future railway station</li> </ul> <p><b>Housing and Environment</b></p> <ul style="list-style-type: none"> <li>• Crystal Brook Rd – green link</li> <li>• Crystal Brook – green link</li> <li>• Pathways – Crystal Brook – public benefit</li> <li>• Cede land for POS</li> <li>• Powerline – link</li> <li>• Power line -restrictions on development and veg restrictions</li> <li>• Protection of medium – high values</li> <li>• Establish key env links</li> <li>• Protection could be mix of public and private measures</li> <li>• There should be some Public Open Space – gathering points, BBQs</li> <li>• Communal space for activity – located with Crystal Brook</li> <li>• Buffer with Tonkin Hwy</li> <li>• Smaller lots South Crystal Brook Rd</li> <li>• Large lots towards Hills</li> <li>• Varying views – some min 2000 m2. Some 500 – 2000m2</li> <li>• WAPC realities – may require smaller lots</li> <li>• Adjacent to Crystal Brook – larger lots</li> </ul> <p><b>Roads and Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Connect dead end roads</li> <li>• Utilise battle-axe legs / private roads</li> <li>• Coordinated linkages between lots/ developments</li> <li>• Better intersection response for Crystal Brook Rd / Benchwork Rd intersections – traffic lights? <ul style="list-style-type: none"> <li>◦ Safety concerns</li> </ul> </li> </ul>
--	--	--

	<ul style="list-style-type: none"> <li>• Greening is great but hard to be practical and viable otherwise won't happen.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Intersection/ Rd upgrades required based on TIA – dependant + on traffic yield, road standards</li> <li>• Footpaths both side of Crystal Brook</li> <li>• Minimum width roads for different order roads</li> <li>• Cede road for land</li> <li>• Avoid losing houses</li> <li>• Internal roads dictated by individual developers</li> <li>• Retain aesthetics of the 'rural roads'</li> <li>• Buffers in road reserves / aesthetics rather than large block setbacks</li> <li>• Current footpaths along Crystal Brook Rd can't accommodate bikes – too dangerous</li> <li>• Retain green feel</li> <li>• More buses – have bus bays?</li> <li>• 2000m2 – flexibility to develop and retain trees, respect others</li> </ul> <p><b>Rural and Business Activity</b></p> <ul style="list-style-type: none"> <li>• School considerations – Adding population = adding demand – existing surrounding schools under pressure</li> <li>• Existing composite – businesses</li> <li>• Composite should stay the same</li> <li>• Keep traffic away from central area</li> <li>• 'Rural Hub' – Brentwood Rd precinct – near main road</li> <li>• Don't want to impact traffic congestion by providing commercial development – greater activity</li> <li>• Central hub – greater walkability</li> <li>• Hub should be near greater density housing</li> <li>• Community garden, community style commercial use <ul style="list-style-type: none"> <li>◦ Promote sustainable practices – local fruit and veg</li> <li>◦ Promote community feel</li> </ul> </li> <li>• Rural Hub - 1.5 ha</li> <li>• Cap rural hub site to prevent large development, such as Bunnings</li> </ul>
--	--	---



		<ul style="list-style-type: none"> <li>• Rural hub away from central area to mitigate traffic</li> <li>• Café would be goal centralised</li> <li>•</li> </ul>
--	--	---

### Community Concept Plans

Co-Design Workshop A	Co-Design Workshop A
Group 1	Group 1
Group 2	Group 2
Group 3	Group 3

### Exercise 3: Strategy Review (Worksheet Data)

Principle/Strategy	I LOVE THIS	I LIKE THIS	I COULD LIVE WITH THIS	I DON'T LIKE THIS	Comments
<b>Vision and Principles</b>					
Project Name	13	12	4	3	<ul style="list-style-type: none"> <li>• Separate from the other side of tonkin Hwy</li> <li>• Crystal Brook Valley</li> <li>• Maybe add valley to it I've heard there's another estate in Maida Vale</li> <li>• Crystal Brook Valley?</li> <li>• Crystal brook waters?</li> <li>• Add "valley"</li> <li>• Valley</li> <li>• Why change from Wattle Grove?</li> <li>• Perhaps Valley</li> <li>• Subdivision in maida vale with same name will this create confusion?</li> <li>• Wattle Grove should be W.G. rename suburb if name change required</li> <li>• The area is the original wattle grove. The new development area should change their name maybe Forrestfield South. Also there is a crystal brook estate already.</li> <li>• Wattle Grove has Developed and evolved as Wattle Grove</li> <li>• Crystal Brook Estate</li> <li>• Crystal brook VALLEY already an estate in Maida Value descriptive name reflecting area</li> </ul>
Vision Statement	8	9	5	1	<ul style="list-style-type: none"> <li>• Provided it has a suitable mix of uses and services</li> <li>• The vision statement is good but not keen on any commercial development</li> <li>• Development is coming but develop this as a unique area close to the City</li> </ul>

					<ul style="list-style-type: none"> <li>• Harmony with nature</li> <li>• Brilliant Vision Statement</li> <li>• My thoughts are we as a community desperately need to keep control of this area</li> <li>• Great</li> </ul>
Principle 1	11	9	6	0	<ul style="list-style-type: none"> <li>• Must be practicable in reaching a minimum population to sustain a vibrant community</li> <li>• Definitely works as a place where people and flora and fauna co-exist extremely well with wonderful benefits for the people and nature</li> <li>• No purple title</li> <li>• Min lot size 2000sqm - confirmed no resumption of land residents</li> <li>• But a major issue will be cost pressures on homeowners - a tick for creativity and welcoming Protect all environmental attributes</li> <li>• Street verge idea is great</li> </ul>
Principle 2	10	8	3	1	<ul style="list-style-type: none"> <li>• Sounds perfect as long as it is not made into a tourist escape</li> <li>• Landscape Protected</li> <li>• Stick to the Vision and tranquility</li> </ul>
Principle 3	8	9	4	1	<ul style="list-style-type: none"> <li>• This will mean that different areas will be fully developed by developers as they become feasible</li> <li>• Not sure what this means</li> <li>• Crystal brook has been fractured by roads e.g. welshpool rd and tonkin</li> </ul>
Principle 4	4	12	6	1	<ul style="list-style-type: none"> <li>• It is important that the area ends up with a full community mix of services</li> <li>• As long as it doesn't involve development</li> <li>• Need small commercial development</li> <li>• No</li> <li>• We are smashed by easterlies in summer, some way to convert the extreme wind into energy would be terrific</li> </ul>
Principle 5	12	11	3	0	<ul style="list-style-type: none"> <li>• Important to establish suitable bike and walk paths and bbq areas e.g. under power lines and along Crystal Brook</li> <li>• Yes</li> </ul>

					<ul style="list-style-type: none"> <li>• However the existing community is very fractured</li> </ul>
a) Minimum Lot Sizes and Ranges	6	10	8	5	<ul style="list-style-type: none"> <li>• There should be range of lot sizes allowed ranging from 550sqm to 2000sqm in suitable areas</li> <li>• Flexibility for blocks but 2000sqm is my preference, work around trees</li> <li>• Minimum lot being 2000sqm</li> <li>• 2000sqm</li> <li>• 2000sqm smallest</li> <li>• Should only be 2000sqm</li> <li>• No less than 2000sqm</li> <li>• 2000sqm metres</li> <li>• Range of lot sizes suitable, protect as much of tree cover</li> <li>• 2000sqm minimum</li> <li>• Minimum 2000/2500</li> <li>• 2000sqm min</li> <li>• Size and ranges apply and whereabouts</li> <li>• Totally impractical property developers would run away I would like to see 700sqm and smaller blocks</li> <li>• Don't think we should restrict ourselves to only large lot sizes</li> <li>• Minimum lot size of 2,000sqm</li> <li>• 2000sqm</li> <li>• 500sqm</li> <li>• 600-700</li> <li>• Min 2000sqm no less</li> <li>• 2000sqm is getting too small</li> </ul>
b) Grouped ('Purple Title') Option	2	3	7	9	<ul style="list-style-type: none"> <li>• Self-subdivide opportunity no developers</li> <li>• Not sure what is involved by purple title</li> <li>• Not sure about this, it can be too complicated</li> <li>• Granny flats</li> <li>• No high density housing</li> </ul>

					<ul style="list-style-type: none"> <li>• Protect area or property - need to clarify purple title</li> <li>• Needs clarification - too many potential loopholes</li> <li>• Good idea for some areas</li> <li>• Retirees option for downsizers</li> <li>• Not sure - a strata type set up with larger lot sizes (2000sqm)</li> <li>• Shared common property creates problems.</li> <li>• Have to have drive in and out for bushfire controls</li> <li>• Can be open to abuse</li> </ul>
c) Tree Canopy Protection Standards	10	14	3	2	<ul style="list-style-type: none"> <li>• This should be determined by the owners to suit each area of subdivision considering all trees in some areas are introduced</li> <li>• Who pays?</li> <li>• Not a blanket ban on removal of trees, some trees can be removed if essential to construction</li> <li>• Needed for the flora and fauna</li> <li>• AS 4970 - focus on maintaining tree types on evidence based science</li> <li>• Realistic Ones</li> <li>• Where possible</li> <li>• A must: CSIRO report 2009-2016 is horrendous. We must protect trees.</li> <li>• Tree canopy must be protected</li> </ul>
d) Rehabilitation Requirements Incentives	7	13	5	1	<ul style="list-style-type: none"> <li>• The brook is a large asset which can be developed to be a envy of other areas</li> <li>• Who pays?</li> <li>• Who would pay for this?</li> <li>• If subdivided - must not be cleared developers should not totally clear blocks</li> <li>• Net improvement</li> <li>• Absolutely</li> <li>• Can be intrusive</li> <li>• Depending on application for various circumstances</li> </ul>

					<ul style="list-style-type: none"> <li>• A must: All land currently degraded must be rehabilitated. Easily visible on aerial footage, Near Maps, etc.</li> <li>• More trees but fire resistant</li> </ul>
e) Reservation of Crystal Brook Creek	19	10	2	0	<ul style="list-style-type: none"> <li>• In a practical sense to suit the housing and fire considerations</li> <li>• Providing that this means doing everything to protect it</li> <li>• Make a pathway around the creek</li> <li>• Absolutely</li> <li>• A must: Protect the creek banks and wildlife habitat. Get rid of bamboo - there's lots!!</li> <li>• Protect waterways</li> </ul>
f) Public Space Creation for Conservation	3	12	6	5	<ul style="list-style-type: none"> <li>• Not go over the top but 1 or 2 areas with bbqs etc plus brook and power line areas</li> <li>• Not at the expense of someone's property</li> <li>• No resumption of private land - let landowners protect</li> <li>• We really have this on our own properties</li> <li>• What land?</li> <li>• Needs to be clarified and areas identified landowners need to be compensated adequately</li> <li>• What does it mean?</li> <li>• Without forced resumption</li> <li>• Not sure</li> <li>• Wildlife corridor rather than one whole area</li> <li>• Not super necessary if landowners have to comply with conservation management rules</li> <li>• Not sure</li> <li>• Already have thousands of hectares of national park (enter corner of Kelvin Rd and Crystal Brook Rd)</li> <li>• But who pays</li> </ul>

g) Fauna Conservation/ Management Plan	10	12	7	1	<ul style="list-style-type: none"> <li>• In a limited base to allow for owners to maximise their own interests</li> <li>• Management meaning really looking after our native animals</li> <li>• No resumption of people's land we already have and do this on our own land</li> <li>• Corridors for animals to move</li> <li>• Without impact on existing properties</li> <li>• Yes</li> <li>• If suitable to subdivision of area.</li> <li>• Diversity of subdivision is essential.</li> </ul>
h) Street verge enhancement	10	14	5	0	<ul style="list-style-type: none"> <li>• Allow for bike friendly paths with sensible street friendly trees</li> <li>• Owners are quite happy to do this</li> <li>• Yes</li> <li>• Tree planting</li> <li>• Don't want Kerbs, footpaths on side roads. Roads should be made narrower with traffic calming</li> <li>• Again who pays</li> </ul>
a) Rural Character and Aesthetics	14	7	7	1	<ul style="list-style-type: none"> <li>• Cycleways</li> <li>• It should remain as it is now</li> <li>• Must be maintained</li> <li>• But open to other ideas</li> <li>• Tell the planes overhead</li> <li>• Maintain at all costs</li> </ul>
b) Rural Business Guidelines	4	8	3	12	<ul style="list-style-type: none"> <li>• Include areas that can accommodate mixed use properties</li> <li>• For old business not new - no new business</li> <li>• Don't think this fits in with the area no commercial. Small [unknown] working from home ok. Enforce compliance - Go to MKSEA.</li> <li>• Guidelines for existing business only</li> <li>• Small individual old businesses and enforce guidelines</li> </ul>



					<ul style="list-style-type: none"> <li>• None - commercial type totally not acceptable. Guidelines needed for existing business</li> <li>• Concept is fine but need to know what is allowed</li> <li>• Compliance</li> <li>• Welshpool Rd</li> <li>• This is very loose? What is and what isn't and the slow erosion of the area</li> <li>• Need to know what this involves it's already to hard without more rules and red tape</li> <li>• As to allow rural business</li> <li>• Strongly support rural business in the area</li> <li>• No businesses COK does not control this already and compliance/non is not enforced. LG 21 Kelvin road COK says OK 17 Crystal Brook Rd COK says no business and there is a business.</li> <li>• Don't want pure business on 2000sqm blocks too small for that</li> </ul>
c) Home gardens and self-production	7	12	6	2	<ul style="list-style-type: none"> <li>• Allow for cottage industries</li> <li>• Don't dictate verge gardens etc encourage only - dictate native</li> <li>• We already have that</li> <li>• Encourage not force</li> <li>• Don't get this as already exists</li> <li>• We need opportunity to be self-sufficient</li> </ul>
d) Natural tourism opportunities	6	11	9	1	<ul style="list-style-type: none"> <li>• Where practicable</li> <li>• Encourage people to venture to the country (green environment)</li> <li>• Promote history of the area, cycle and walking paths</li> <li>• In keeping with area</li> <li>• Honey producers, selling eggs from keeping a few chooks etc</li> </ul>
e) Walking/Bridle Trail	10	10	7	1	<ul style="list-style-type: none"> <li>• Limited to maybe the tip area in Gosnells</li> <li>• Walking is fine don't need to make it horse specific</li> <li>• Walking and cycling, some areas for large lot and horses (but not total)</li> </ul>

f) Sensitive street design	8	12	1	0	<ul style="list-style-type: none"> <li>• Design at intersections for safe clear vision at corners</li> <li>• Retain Character</li> <li>• Remain as is</li> <li>• Safety is important</li> <li>• Not sure what is meant by this</li> <li>• Rural, natural look - no engineered kerbs, footpaths other than on crystal brook rd. Streets controlled to follow land levels. Winding roads around vegetation. Narrow roads. No kerbs or footpaths.</li> <li>• Keep Streets as they are but more the trucks to the highway</li> </ul>
g) Control commercial development	7	7	4	8	<ul style="list-style-type: none"> <li>• There should be a suitable shopping centre</li> <li>• No commercial - there is a commercial area over tonkin Hwy</li> <li>• No commercial</li> <li>• No commercial development at all!</li> <li>• We don't need it, as we are close to all amenities within 5 min max</li> <li>• Don't encourage commercial development other than existing ones</li> <li>• Somewhat but must meet new community needs</li> <li>• None of this would be best</li> <li>• City needs commercial development</li> <li>• The greenies will stop it completely</li> <li>• Areas should be identified for commercial development and support</li> <li>• Home businesses no employees incl. other family members.</li> <li>• No commercial at all!</li> <li>• No further commercial development</li> </ul>
h) Reroute freight traffic	17	5	3	2	<ul style="list-style-type: none"> <li>• The current traffic is acceptable</li> <li>• No heavy vehicles</li> <li>• Absolutely no freight traffic</li> <li>• Move heavy freight from Crystal brook Rd</li> <li>• Make Crystal Brook Rd a cul de sac</li> <li>• No freight traffic through here</li> <li>• It is a nightmare today!</li> </ul>

					<ul style="list-style-type: none"> <li>• Stick to turning at welspool road</li> <li>• Stop the trucks from using Crystal Brook Rd</li> <li>• Major regional roads allow for freight traffic</li> <li>• Improve the road</li> <li>• Welshpool Rd East is a major road which could not be rerouted</li> <li>• No boral Trucks! Restrict by weight</li> <li>• Keep trucks off the local road as it is used as a rat run</li> </ul>
a) No traditional/conventional Subdivision Plan	12	8	3	2	<ul style="list-style-type: none"> <li>• There should be a range of subdivisions</li> <li>• Case by case</li> <li>• No coming in and clearing all in path</li> <li>• Environmentally friendly development - no clearing of land</li> <li>• We don't want condensed housing</li> <li>• What is traditional?</li> <li>• Re-imagine innovative subdivision plan</li> <li>• No subdivision</li> <li>• Not sure what is meant by this</li> <li>• Formalise so we don't have to wait and wait with delaying tactics</li> <li>• Should be organic change by each property owner per lot level</li> <li>• Require vegetation belts or linking areas together for animal traffic</li> </ul>
b) Site-based planning process	7	9	4	0	<ul style="list-style-type: none"> <li>• There should be a range of subdivisions</li> <li>• Case by case</li> <li>• Need to maintain trees and vegetation at all costs</li> <li>• Subject to a master plan and guides</li> <li>• Not sure what this means</li> </ul>
c) Green setbacks and interfaces	12	7	6	1	<ul style="list-style-type: none"> <li>• In suitable areas</li> <li>• Frontage easements to support green infrastructure</li> <li>• Development of various superlots</li> </ul>

d) Reward responsible stewardship	6	9	6	0	<ul style="list-style-type: none"> <li>• So long that they are logical people that make a fair guidance for everyone</li> <li>• Don't understand this</li> <li>• No force to change</li> <li>• Needs to be clarified</li> </ul>
e) Promote land- owner-led change	10	9	5	4	<ul style="list-style-type: none"> <li>• A steady development as demand dictates</li> <li>• However what does more sensitive development mean</li> <li>• Depending on whether unfair expense to landowner</li> <li>• Costs to community?</li> <li>• The landowner should be involved at each process</li> <li>• Must be some control</li> <li>• Unsure about it being mandatable</li> <li>• Keep developers out</li> <li>• Provided it is within set standard</li> </ul>
f) Avoid targets and timelines	9	8	5	5	<ul style="list-style-type: none"> <li>• A steady development as demand dictates</li> <li>• Let people decide. Not havin to make a decision.</li> <li>• Without targets and timelines there is no certainty re future</li> <li>• Let people do what they want in their own timelines</li> <li>• Formalise so we don't have to wait and wait with delaying tactics</li> <li>• I think landowners need some solid time lines to plan for the future</li> </ul>
a) Housing Construction and Materials	4	12	3	1	<ul style="list-style-type: none"> <li>• With aircraft noise in this area there should be designs to suit</li> <li>• Leave to responsible landowners - eco-friendly</li> <li>• Not total control like some subdivisions</li> <li>• Environmental housing - quality homes regulated house minimum size</li> <li>• Only basic guidelines</li> <li>• Not retrospective</li> <li>• Reasonable standard - suited to area (not western suburbs)</li> </ul>
b) Rural hub	4	9	4	11	<ul style="list-style-type: none"> <li>• Small shopping centre with service station</li> </ul>

					<ul style="list-style-type: none"> <li>• No - don't want to have it, not good for the City of Kalamunda as a whole - threatens existing businesses</li> <li>• No need for commercial.</li> <li>• I don't think 1100 homes requires commercial, cafes, shops, etc.</li> <li>• No commercial development</li> <li>• Small development</li> <li>• We don't need any more commercial areas throughout the area</li> <li>• Pattern delineation of commercial zones and other zones - keep it simple</li> <li>• A meeting place - a traditional hall (community)</li> <li>• With small shopping/commercial facilities</li> <li>• We have already areas of amenities</li> <li>• Kalamunda is our rural hub.</li> <li>• There is no need to establish another when the ones we have are already failing due to economics. Plenty of amenities in close proximity.</li> <li>• No need - many failing centres already within 2 kms</li> <li>• Rural/commercial/tourism hub</li> <li>• With a good mix of housing and business to support people's needs in the area</li> <li>• Restricted to 1.5ha size in MSR</li> <li>• Unviable with population, don't want services, too suburban.</li> <li>• Tonkin hwy end only because of noise</li> <li>• No not required as we have enough in the area</li> </ul>
c) Energy Generation	6	9	4	2	<ul style="list-style-type: none"> <li>• Solar and small wind turbines considering the amount of easterly wind in this area</li> <li>• Community? Do we have to join this</li> <li>• How?</li> <li>• Promote not mandate</li> <li>• But needs appropriate planning</li> <li>• Especially wind power would be amazing</li> <li>• Depends - on an individual property level OK.</li> <li>• While this is commendable I don't believe it is practical</li> </ul>

d) Wastewater Management	8	9	2	0	<ul style="list-style-type: none"> <li>• Greywater recycling</li> <li>• No sewerage!! Environmental septic</li> <li>• Promote not mandate</li> <li>• Septic and greywater system only</li> <li>• New homes only</li> <li>• This is manageable on 2000sqm blocks</li> </ul>
e) Water Capture and Reuse	9	13	2	0	<ul style="list-style-type: none"> <li>• Greywater recycling</li> <li>• Implement at owner's discretion</li> <li>• Funding?</li> <li>• Promote not mandate</li> <li>• Include into rural design within the easement zones with opportunity</li> <li>• What type - new homes only</li> <li>• Where possible</li> </ul>
f) Sustainable Transport	4	10	6	1	<ul style="list-style-type: none"> <li>• Increase to suit population growth</li> <li>• No bicycle transport just norml car and winding road</li> <li>• Transport okay as is</li> <li>• Buses great, cycleways area a great idea Pipe dream for real future</li> <li>• Cycle ways</li> <li>• Not sure</li> </ul>
a) Amenity Principle	5	5	3	4	<ul style="list-style-type: none"> <li>• Make clear guidelines enforced by the City about permitted and not permitted uses</li> <li>• Protect the environment though</li> <li>• Be obvious to all residents and developer</li> <li>• If this all means progress I can live with it</li> <li>• Rural Amenity</li> <li>• Landowners need to agree only</li> <li>• This can become a dog's dinner</li> </ul>
b) Landowner Choice	11	7	4	3	<ul style="list-style-type: none"> <li>• Costs to everyone?</li> <li>• We do not want forced change</li> <li>• With neighbours approval</li> </ul>

					<ul style="list-style-type: none"> <li>• Compliance - avoid non-consistent directions</li> <li>• We have people that have already made their choice and have commercial operations</li> <li>• So long as it doesn't allow people to make messy decisions: Constraints must be in place</li> <li>• Choice needs to be they follow suit i.e. beautiful home next to battleaxe block</li> </ul>
c) Consultative Decision-making	11	6	4	0	<ul style="list-style-type: none"> <li>• Be nice if it happens</li> <li>• Between those affected</li> </ul>
d) Development Approval Presumption	1	4	6	2	<ul style="list-style-type: none"> <li>• As long as clearly stated then consequently understood</li> <li>• Who reviews and approves it - what is the process?</li> <li>• Need to know the process</li> <li>• Not sure of meaning</li> </ul>
e) Local Placemaking	5	2	7	0	<ul style="list-style-type: none"> <li>• Yes to honey</li> </ul>