

BUSHMEAD ENGAGEMENT SUMMARY REPORT

11/11/2021

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ACKNOWLEDGMENT OF COUNTRY

DevelopmentWA wishes to acknowledge the Traditional Owners and Custodians of the land that we work, live and grow, that of the Whadjuk People of the Noongar Nation and the wider First Nations people that make up the state of Western Australia. We pay our deepest respects, thanks and gratitude for being able to conduct work on their collective nations, and are committed to walking hand in hand with them now and into the future.

PROJECT DETAILS

DevelopmentWA are proposing to develop Lot 912 into a residential community that celebrates the site's heritage and is sensitive to its surrounding bushland and semi-rural setting. Lot 912 is a 23.9ha site and is expected to yield 200-250 lots.

Bushmead is situated in the traditional homelands of the Whadjuk Noongar people, and is home to many significant sites, including Kadina Brook. It is also home to residents, who represent a varied age, social and cultural diversity, in which are critical to engage with, in hopes to create this future development, given our vision for Bushmead is 'A connected community offering healthy lifestyles within a bushland setting'.

The main key performance indicators to achieve this with the design of the development, as set out by DevelopmentWA are:

- Protect and enhance Kadina Brook
- Careful retention and management of trees and vegetation
- Connect residents to environmental assets through the site and surrounds
- Unique environmental values and surroundings of the site present an opportunity to differentiate from typical greenfield developments
- Celebrate Aboriginal and European heritage.

PREVIOUS ENGAGEMENT – THE LOT 912 BUSHMEAD COMMUNITY VALUES SURVEY 2020

The Lot 912 Bushmead Community Values Survey was launched to gain insights from the local community about what is valued in the area and to better understand what is important to community.

The consultation was originally planned to be conducted face to face, however due to the impacts of COVID-19, the consultation was adapted to be an online survey. The survey was launched on 29 May 2020 and closed on 5 July 2020 with 10 responses in total.

Local residents were sent a letter notifying them of the public comment period for the MRS amendment and encouraged to sign up for project updates through Have Your Say. Those who signed up to stay informed on the project received an EDM on Monday 15 June promoting the opportunity to complete the community values survey.

Of the ten people that responded to the survey:

- More than 80% believed to have a good understanding of the project;
- Five live immediately opposite the site, four live in the surrounding neighbourhood and one person was a former employee of the rifle range;
- 40% of respondents were male, and 60% were female;
- Four were 35-44 years of age, three were over 65, two were 55-65 and one was 18-24;
- Four were in a couple living with children, three were in a couple with no children, two classified they were grandparents and one was single with no children.

The things respondents most value about the Bushmead area today are:

1. The bushland and natural spaces (90%)
2. Semi-rural setting (80%)
3. Large block sizes (80%)

The things respondents would like more of in the Bushmead neighbourhood in the future include:

1. Retained bushland (90%)
2. Larger blocks (30%)
3. A mix of public open spaces (20%)

The Environmental considerations that are most important to the community are:

1. Protecting flora and fauna
2. Retaining significant trees and bushland on site
3. Creating a 'buffer' / sensitive interface between Kadina Brooke and natural bushland
4. Ensuring the public can access Kadina Brook and natural bushland
5. Design of open spaces that complement the established surroundings.

The design considerations that are most important to the community are:

1. Vegetation buffers between new and established development areas
2. Neighbourhood design to complement the established surrounding semi-rural setting and promoting connections to the natural environment
3. Safe streets, pedestrian and cycle routes that are interesting, active and safe
4. Creating public open spaces for community to enjoy and that recognise the cultural heritage and history of the site
5. Mitigating bushfire risk in the design of streets, homes and connections.

The community considerations that were identified as being most important are:

1. Areas for exercising, outdoor activities and nature play
2. Parks and public spaces that encourage people to meet and interact
3. A choice of housing types and lot sizes for new community members but with larger blocks preferred
4. A natural buffer between existing residents in Sadler Drive and the development.

CURRENT ENGAGEMENT

On the 11th of November 2021, DevelopmentWA recommenced its engagement with previous and new members of the Bushmead community, to address the following:

- Review and discuss the feedback on previous results.
- A chance for more people to share their feedback on the same questions.
- Provide any other feedback or comments that DevelopmentWA need to capture going forward to inform the next steps for the Bushmead project.

This was held at the Zig Zag Cultural Center in Kalamunda from 6pm to 7:30pm. There were 29 attendees, ranging from landowners, business and interested parties aligned with the area.

ENGAGEMENT METHOD – WORLD CAFÉ SESSION 2021

This session facilitated by the Bushmead and Community relations team, utilised a World Café format. The World Café methodology is a simple, effective, and flexible format for hosting large group dialogue and utilised in interactive engagement.

The world café space is set up like an actual café with food, decorations and music. This world café had five tables for participants to comment on five different questions that matched the previous online consultation. The questions presented were:

- “What do you most value about the Bushmead area today?”
- “What would you like more of, in the Bushmead neighbourhood in the future?”
- “What are the environmental considerations that are most important to you?”
- “What are the design considerations that are most important to you?”
- “What are the community considerations we need to be aware of?”

Each table and question had a ‘table host’ to assist the discussion staying on track with the question at the designated table. These hosts were members of the Bushmead Project Team. We also had technical experts from our Element to ‘float’ around the room to answer specific questions people may have.

Each table had ten minutes to discuss, write or draw their feedback. After the ten minutes had lapsed, questions were rotated to a new table. This was to ensure each table and persons had a chance to contribute to each question presented during the session.

During the session, if a participant had anything they wanted to have noted for consideration, not related to the questions on the table, a “car park” or space on the white board at the front of the room was offered for then to do so. This was also reviewed at the end of the session, and data included in the below report.

Once all tables have discussed each question, the table hosts provided a review of main points captured, and were asked to suggest three main points, summarising the feedback noted.

KEY RECOMMENDATIONS FROM WORLD CAFÉ SESSION 2021

Below are the key recommendations for each question asked, to factor into the design guidelines of the Bushmead project.

Question one:

"What do you most value about the Bushmead area today?"

The design needs to consider and implement where possible the preservation of existing bushland, including the present flora and fauna.

Question two:

"What would you like more of, in the Bushmead neighbourhood in the future"

Participants requested that the design should consider and implement where possible, the retention of trees along and within the development boundary. There is also a strong preference for larger lots, however there was support for diversity including smaller lots. Equally, there is a considerable amount of request to consider only low-rise housing throughout the estate.

Question three:

"What are the environmental considerations that are most important to you?"

Participants requested that the design consider and implement, where possible, the protection and preservation of existing bushland, including the present flora and fauna (particularly the local kangaroo population), and Kadina Brook.

Question Four:

"What are the design considerations that are most important to you?"

Participants had a strong preference for the design to consider, and implement where possible, a wider width of roads due to safety concerns of existing commuters and traffic in the area. There is also a request to ensure that lot frontage is not too narrow and that the design guidelines reflect and ensure sustainable development and maintain a high aesthetic standard

Question five:

"What are the community considerations we need to be aware of?"

Participants suggested that the design needs to consider an increase in proposed block sizes, or a variation of larger and smaller blocks. It will also be crucial for traffic flow to be considered and well as a strong sense of community in design.

Other issues raised by the community included:

- Request for the implementation of nature, play as part of the design.
- To ensure the project design facilitates an appropriate transition from rural area to new development.
- To be mindful of issues with safety, particular around roads and access.
- To work with local government and other parties to ensure community is heard and considered as part of the other deliverables associated with the project.
- To investigate the implementation of buffers between Sadler Rd and construction.
- That the impact of development to the area has changed the landscape and the retention of the "bush feel" is very important to the community.
- To minimise the environmental impact through flora and fauna and mitigation strategies.
- Ensure that multiple pronged engagement occurs (online, letterbox drops, newspaper and other media advertising etc) to ensure community is aware of any further opportunities to engage and be informed are implemented.
- To note that some participants were not satisfied with the Neighbouring Cedar Woods development process.
- There is a varied level of trust in this process, therefore keeping the community informed and engaged is important for this project.
- Some community would rather the area be kept it as it is.

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