

# Bushmead World Cafe

# Acknowledgement to Country

# Agenda

- Introductions
- Previous engagement
- Hopes for this session
- World café session
- Next steps
- Questions and other business



# Introductions

# Who are we?

- DevelopmentWA is the State Government's central development agency, operating across WA with a diverse portfolio of industrial, commercial and residential projects
- Formed through the merging of LandCorp and the Metropolitan Redevelopment Authority, our collective experience is delivering **sustainable communities**, prosperous industry and resilient regions right across WA.

## Bushmead Project Delivery Team

- Stuart Sinclair – Development Manager
- Jacob O'Reilly – Project Officer
- Consultant team – technical experts

# What are we doing?

- 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





# How do we want to do it?

- 'A connected community offering healthy lifestyles within a bushland setting'
- 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



# How long will it take?

Task	Duration	Forecast Start	Forecast Finish
<b>Local Structure Plan (LSP)</b>			
Preparation of LSP and supporting technical reports	10-12 months	Nov 2021	Sep 2022
Lodge with City of Swan, City of Swan review, advertising and approval	7 months	Sep 2022	Mar 2023
DPLH review and approval	6 months	Mar 2023	Sep 2023
<b>Environmental Protection and Biodiversity Conservation Act (EPBC)</b>			
DevelopmentWA submits referral to EPBC	-	Apr 2022	-
Full assessment and approval	12 months	Apr 2022	Apr 2023
<b>Development and Sales</b>	~5 years	October 2023	October 2028

*These times are our best estimate but are subject to change*



# Previous engagement

## LOT 912 BUSHMEAD COMMUNITY VALUES SURVEY - KEY FINDINGS

### BACKGROUND AND PURPOSE

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. The Survey was originally planned to be conducted face to face, however due to the impacts of COVID-19, it was adapted to be online. 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 THE HAVE YOUR SAY WEBSITE. THOSE WHO REGISTERED TO STAY INFORMED ON THE PROJECT RECEIVED AN EMAIL ON MONDAY 15 JUNE PROMOTING THE OPPORTUNITY TO COMPLETE THE COMMUNITY VALUES SURVEY.

For more information visit:  
[haveyoursay.developmentwa.com.au/lot912](https://haveyoursay.developmentwa.com.au/lot912)

### INSIGHTS

Of the ten people that responded to the survey:

**80%+**

believed to have a good understanding of the project;

**5 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;

**1** was 18-24;

**4** were 35-44 years of age,

**2** were 55-65 and

**3** were over 65,

**4** were in a couple living with children, **3** were in a couple with no children, **2** classified they were grandparents and **1** was single with no children.

The things respondents **MOST VALUE** about the Bushmead area today are:

**90%** The bushland and natural spaces

**80%** Semi-rural setting

**80%** Large block sizes

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

**90%** Retained bushland

**30%** Larger blocks

**20%** A mix of public open spaces

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 Brook 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

**NEXT STEPS** for Community Relations:

- Develop a community engagement plan for the Local Structure Plan process to inform the community on future development.

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.

# Hoped outcome for this session

- To check back in with community about:
  - Feedback on results – did we hit it or miss it
  - 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.

The background features a dark brown top section and a white middle section. The bottom section is dark brown with several overlapping rounded rectangular shapes in shades of orange and brown. The text "World Café time!" is centered in the white section.

# World Café time!

# How this works.

- Select a table to start at.
- Meet your host.
- Discuss, write, draw your feedback on the paper in front on the question at your table.
- In 15 minutes, we will rotate you to a new table, with a new question to discuss.
- Once everyone has been to every table, table host will do a review ok feedback captured.
- If anything comes up not related to the questions on the table, please feel free to note these on the “car parks” around the room.

# The key questions for our world café

# Questions to discuss

- 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?





# Start



Five minutes to go

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# Time to rotate!



# Start



Five minutes to go

The background features a dark brown top section and a white middle section. The bottom section is dark brown with several large, rounded, overlapping shapes in shades of orange and brown. The text "Time to rotate!" is centered in the white section.

# Time to rotate!





# Start



Five minutes to go

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# Time to rotate!



# Start



Five minutes to go

The background features a dark brown top section and a dark brown bottom section. The middle section is white. There are several abstract orange and brown shapes: a large orange circle in the top right, a large orange rounded rectangle in the bottom left, and a smaller orange rounded rectangle in the bottom right.

# Time to rotate!





# Start



Five minutes to go



# Time to rotate!

# Review time

# Where to from here?

- We will take all the feedback, including the car parks, and create a report that captures the feedback and actions to follow.
- We will present this to you in the following weeks and post online via our online engagement page.

*Shaping our State's future*

