APPENDIX 1: WORKSHOP PROCEEDINGS
Appendix 1: Workshop Proceedings

A. RECORDED COMMENTS

**Questions (Start of Session):**

Q: Is Lewis Rd included? A: Porous boundaries, comprehensive view then refined.
Q: What is the ultimate goal of the workshops? Is climate change included? A: Exercise is to determine the aspirations of the group. More opportunities for community involvement. Findings advertised to community.
Q: What role does democracy play? (Want a plebiscite/vote) A: Opportunity for discussion fed through to elected representatives. There is a need for trust, to confront issues, robust debate, compromise.
Q: Can we vet the report? A: 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.

**Community comments:**

- Community member wanted the right to develop the same as Fontano Rd (i.e. to be able to divide up lots).
- Community member stated they wanted ‘planning for the future’

<table>
<thead>
<tr>
<th>Station 1: Streets, Open Spaces and Interface</th>
<th>Station 2: Housing and Development</th>
<th>Station 3: Business and Community Uses</th>
<th>Station 4: Sustainability and Environment</th>
<th>Station 5: Land Use and Spatial Planning</th>
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<tbody>
<tr>
<td>Scope to include tiny homes on private property – larger lot sizes; tiny house community/village type development → Mixed views because it’s never been done in the area before. Risk of hundreds on one property which may not suit area.</td>
<td>Like the nature of the existing area</td>
<td>Miniscule amount of commercial. We already have a lot of businesses in the area [green dot]</td>
<td>Community member was concerned that in the past, Council cleared trees for ‘bushfire protection’ – LG clarified that only shrubs and understorey are now cleared ‘the new best practice’</td>
<td>Existing industrial uses on Brentwood Rd → defining area from the rest of area</td>
</tr>
<tr>
<td>Consider Main Roads upgrades to Tonkin Hwy</td>
<td>Larger lots</td>
<td>Not enough people in the area to warrant the facilities/uses being discussed</td>
<td>Protect major part of the site, only clear what is required for the permitted buildings → Rewilding/ revegetating → ‘Common sense’ not to clear the land for development only to need to replace the vegetation afterwards</td>
<td>Don’t change anything</td>
</tr>
<tr>
<td>Parkland should be located near public spaces e.g. library</td>
<td>Mature trees/larger trees</td>
<td>Anything that disturbs your neighbours is ‘unacceptable’</td>
<td>Offset/multiplier replacement on same site not elsewhere → LG agree, not the same vegetation complex elsewhere</td>
<td>Endless growth can’t keep happening: → Climate emergency and commercial areas → More blocks, more carbon → Limits to growth</td>
</tr>
<tr>
<td>Will POS be located under powerlines?</td>
<td>Cottages/older style homes</td>
<td>Minimal discreet businesses [green dot]</td>
<td>Fire resistant trees? Not eucalypts? – this suggestion was challenged by all others in the group</td>
<td>Greasing existing commercial spaces (near Hwy)</td>
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<td>The area lends itself to a mixture of dwelling densities – anything from rural composite to residential</td>
<td>Country property</td>
<td>Wineries/breweries → We already have this in Carmel → You wouldn’t like to live next door to that [noise]</td>
<td>Fire hazard requirements: → Consulting with experts – scientific advice → Climate change and water shortages add to the complexity</td>
<td>Peppermint Grove to Wattle Grove</td>
</tr>
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<td>‘I don’t like the idea of everything being cleared’</td>
<td>Very few/distant neighbours</td>
<td>Even if you tripled the population it wouldn’t warrant commercial/mixed use [green dot]</td>
<td>Materiality: → Passive house option → Concern about keeping housing affordable → Suggestion made that sustainable technology/design may have a lower cost in the future</td>
<td>Low density community housing on large properties (2500m² per resident)</td>
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<td>Keep what vegetation you can but also consider thoughtful development</td>
<td>Spaciousness</td>
<td>We have plenty of empty shops in Kalamunda &amp; Forrestfield, no need to create more</td>
<td>Surrounding the facilities/uses being discussed</td>
<td>Unique place</td>
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<td>Change is occurring now, let’s make future change sensible</td>
<td>Green spaces/lakesides</td>
<td>‘We’re in a recession’ [green dot]</td>
<td>Fire resistant trees? Not eucalypts? – this suggestion was challenged by all others in the group</td>
<td>Sustainable housing – principle on new development sites should be adopted – policy for the retention of valued trees</td>
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<td>Underground powerlines preferable [green dot]</td>
<td>Rural road base e.g. gravel</td>
<td>‘When the recession ends people’s buying patterns have changed</td>
<td>Fire hazard requirements: → Consulting with experts – scientific advice → Climate change and water shortages add to the complexity</td>
<td>Unique opportunity to do something different – new sustainable planning model</td>
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<td>Renewable energy sources for public lighting [green dot]</td>
<td>Large separation distances</td>
<td>‘We’re in a recession’ [green dot]</td>
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<td>City already installed nesting boxes for fauna – good if that continued</td>
<td>Bandicoots and birds</td>
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<td>More choices to use the land as we currently want to [red dot]</td>
<td>Community title model</td>
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<th><strong>Environmental strategy with compliance e.g. clear firebreak standards</strong></th>
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<td>Land adjacent to waterway has determined boundaries, quality of water is high, need to manage effectively.</td>
<td>Solar, water tanks, grey water – capture, store and reuse</td>
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<th><strong>Person by person vote on preferences – defined by area?</strong></th>
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<td>Natural pathways, nature walking trails, biodiversity and habitat for bandicoots, walking tracks along the brook</td>
<td>Nothing below 2000m² – like Fontano Rd</td>
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<td>Public art appropriate to the local area ‘no plastic crap’</td>
<td>Rural residential in most areas</td>
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<td>Traffic on Crystal Brook Rd is hazardous from Kelvin Rd to Welshpool Rd East. Is used as a shortcut – could cul-de-sac.</td>
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<td>Existing bike avenue to go up the hill but no path down so there’s often accidents at the hairpin bend</td>
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<th><strong>Winding roads around the trees</strong></th>
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<td>Beautiful houses set back from the street</td>
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<td>Need humpies to keep traffic calm</td>
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<th>Comments</th>
<th>New products are not always appropriate in the residential context, but if they suit the area, they can be developed in a biophilic manner.</th>
<th>New industrial estates don’t look like the example provided.</th>
<th>Don’t want to need to replace vegetation afterwards.</th>
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<td>A lot of ‘green’ wanted.</td>
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<td>The tree takes precedent over the road</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
<td>There are new examples of new warehouses that are covered in greenery and well away from residential.</td>
<td>Water tanks:</td>
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<td>Don’t think you need more parks when you have Hartfield and the golf course already.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
<td>There are no examples of new warehouses that are covered in greenery and well away from residential.</td>
<td>Local, secure water supply.</td>
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<td>People need to be correctly compensated if their land is assumed for open space development.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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<td>Linked this to fire protection measures.</td>
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<td>Integration of trees in commercial space is possible and should be encouraged – how it is done in balance is important.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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<td>‘Choices’ wanted.</td>
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<td>Consideration given to public art – local artists. End product appropriate to the environment. From the heart.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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<td>Select blocks with less trees for more development.</td>
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<td>Comments that open space should be under powerlines – that is my block ad like the current use of the property.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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<td>Don’t think you need more parks when you have Hartfield and the golf course already. A terrific and well used open space.</td>
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<td>Select blocks with less trees for more development.</td>
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<td>The concentration of people in the area might not be enough to justify lots of public spaces or support the use.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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<td>I don’t think there should be an ‘IF’ – as in ‘if’ there is development.</td>
<td>Modern housing ok if greenery is incorporated in façade treatments</td>
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**Questions (End of Session):**

**Q:** Can we have feedback on tonight before the co-design workshop?  
**A:** Method to be determined. Will do in some form.
APPENDIX 1: WORKSHOP PROCEEDINGS

B. STATION PHOTOGRAPHS

Station 1: Streets, Open Spaces and Interface
APPENDIX 1: WORKSHOP PROCEEDINGS
Station 3: Business and Community Uses
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

LIKE
- nature of the existing area
- larger lots
- mature trees / large trees
- cottages / older style homes
- country property
- very few / distant neighbours
- spaciousness
- green spaces / landscapes
- rural road base e.g. gravel
- large separation distances
- bird nesting / bird life
- community fire models

- well designed infrastructure
- open to commercial / retail use
- but they need to fit in with the area
- Australian contemporary architecture
- off chief roads
- more multifamily
- happily with a mix of different dwelling types / densities
- design guidelines to ensure
- machinery is stored / yards
- grey water recycling
- building / energy efficiency
- in housing design
- don’t mind density but more
- country rural aesthetics
- don’t mind two-story as long as it has a country rural feel.

- carefully placing housing to avoid removal of existing trees.
- knowing your neighbours even
- though you’re further apart
- “ours, a community”
- multiple dwellings on one
- work for multifamily living
- auxiliary dwellings (1000 sq)
- journey to the heart of the
- attractive to tourists
- sustainability e.g. passive solar
- housing creating a sustainable
- precinct
- “houses like Appledore Grove”
- return existing dwellings but
- not to be Repeat sustainable e.g. rainwater tanks,
- solar panels
- clustered housing to consider
- core

- modern housing ok if greenery
- is incorporated in front yard
- months.
APPENDIX 1: WORKSHOP PROCEEDINGS
Station 3: Business and Community Uses

GROUP A

- We are already in the area so we don’t need new businesses in the area.
- Not enough people in the area to support the businesses we propose.
- Anything that damages your neighbours is unacceptable.
- Minimal direct businesses.
- Businesses already there for in-car use.
- Grocery stores (you wouldn’t go to town for these).
- Even if you expand the population it wouldn’t support new commercial mixed use.
- We have plenty of empty shops in Westmead, no need to create more.
- "Use it or lose it".
- When the recession ends, peoples buying patterns have changed.

GROUP B

- If you had any commercial, it would need to leave due to the current conditions.
- "Use it or lose it". Is this the case for in-car use?
- Can you imagine having to leave due to the current conditions?
- What businesses can come can be considered - grocery?

GROUP C

- We have encouraged shops in areas already have or plans to keep them.
- It would need to be a large area to get people interested.
- I work in town and prefer the place up - but I can also see the value of businesses to serve the community.
- Where the plan in talking about it if we don’t find it appropriate.

GROUP D

- Traffic in a rural context with some of these uses.
- The area is already having "business" no supermarkets etc.
- A lot of suburban is okay, but "this" (commercial use) is not.

GROUP E

- Without employment you have nothing to build the economy.
- In increasing people don’t like the "older" businesses, it was a nice commercial feel to town people.
- It needs to fit into the rural situation (eg. high street, takeaway).
- Often a shop/shopping not a commercial destination.
- Not keen on a "supermarket" (for employment/business).
- What size "centre" is appropriate?
- How much land would we use now? (for employment/business).

GROUP F

- How industrial estates don’t seem like the original purpose.
- Some uses aren’t appropriate in the residential context - bars, being many such a main rd (high-street rd etc).
- Must be developed in a biophysical manner (green).
- Uses need not be main rd; pet shop, deli/station.
- Farmers markets would be fantastic.
- There are no appropriate uses of new businesses that are started in grocery/well.
- It can’t fit in the post because there comes a point where (long road) needs to change, not permanent.
- There is already commercial. Just get in the rd and dart (Forrestfield, Haddington).
- There is café in no space - we want an economy.
- We can use it as borders.
- "It" would be nice.
- Do we want commercial as it brings tourism.
- No commercial, it will destroy the ambience of the area.
- It would be nice to be able to get out of the house and get a coffee at a café.
- We need to come together and find a outcome where we don’t lose all the links and wildlife. How the café + houses can fit together and give people that "warm feeling".
APPENDIX 1: WORKSHOP PROCEEDINGS
Station 4: Sustainability and Environment

- Solar, water tanks, grey water
- Waste - composting inc. toilets
- A chance to do something different = right sustainability
- Envir. Strategy w. compliance - chart feedback standards
- AS4970 being adopted - retention of wil trees.
- Closed loop waste management inc. sewage
- Larger blocks / smaller population
- Solar grids - community hallides
- Not back to electrical co.
- Tree canopy, reduce heat & power use
- Not cleared by developers
- Don’t want to re-grow after.
- More trees, more trees - share relationships within the city
- Beyond yards to whole area.
- Closed loop waste management inc. sewage
- Parks + trees - creating them (Turf farms potential)
- Trees to protect Crystal Creek, trees, wildlife habitat, wildlife corridors.
- Needs to be an understanding that something matters more than money.

- Fire resistant trees? Not easily?
- Consult experts - scientific advice
- Fire, drought. Water shortages
- Cost Burns not burnt, no clearfell, holistic approach
- Protect structural trees
- Large trees a native trees for wildlife.
- Grey water.

- Deep belt sewage - pros - cons - allow dollar type of development.
- Fire retard, housing
- Keep trees - shouldn’t be removed for fire risk, some bush.
- Aboriginal fire management - consult
- Rainfall
- Replant - rural
- No change, no clearfell, holistic approach
- ‘Bushfire ready yrs’

- Needs to be an understanding not everything can be retained
- Trees and fire hazard?
- Need trees - soil degrades otherwise
- Large blocks, more potential for some sustainable practs.
- Avoid prevent wholesale clearing of land.
- Revalued housing to suit the bushfire risk.
- Road the burn. No change a nasty housing.
- Can’t allow loss of tree canopy
- Opportunities for natural recovery
- Tree rows, establishment of works, management of works
- Protect waterways, systems and water restrictions
- Solar, waste - best practs. Optum to go off grid
- Energy efficient housing - pushing the boundaries
- Carbon sinks.
- Sustainable population.

- Only 3% like water recycling - big challenge.
- L9 want to see this! Need support, clarify about what is allowed
- Off-grid future.
- Mobility - friendly homes
- Suburbia style - low, active transport walk/cycle
- Don’t clear everything when developing!
- Don’t want to need to replace after develop.
- A lot of green wanted.
- Black tanks, local, secure water supply.
- Linked to fire protection.
- ‘Choices’ wanted.
APPENDIX 1: WORKSHOP PROCEEDINGS
Station 5: Land Use and Spatial Planning

- Existing industrial area, contamination site - decline area
  - Area has been fenced, no further development
  - Evolve into residential, climate change
  - Limited to water
- Increasing walking and cycling spaces
- Potential to be the sixth plank
- Pedestrian access
- Leafy area
- Promote higher density and active living
- Low-density community housing on large properties (2,500m² per residence)

- Unique Place
  - Sustainable housing - principles on new, non-existing areas
  - Increase cycling ways and no dedicated on-lot bike lanes

- Bike lanes - on cars
- Charge point - satellite permanent access

- Unique opportunity to do something different - new sustainable planning model

- Area along Lark Road - similar
- Land use, mixed use, various area
- Area that needs change, future, medium term

- Max 2,000m²
- Mix of 1,500-2,500m²
-一事当前，务必尽责
- Super valuable - something different airport
- Smaller lots - including - bigger
- Add the urban side - here design a residential response
- Other ideas, similar
- Ponds, the water side
- Existing area - existing parks

- In future, we need to think about
- Areas that are good for one outcome and not good for another outcome

- Free sustainable strategies - good sustainable

- Street commercial area along Lark Road / Clarence

- Crystal Brook is a gateway to the hills make it beautiful - drive up to the hills