7.0 Annexure

Withers LAP - Community Engagement Calendar of Events

WITHERS COMMUNITY ENGAGEMENT _ CALENDAR OF EVENTS						
Stakeholder / Community Entity	**Contact**	**Project Phase**	**Date**	**Time**	**Engagement Method**	**UDLA representatives**
Site Visit 25th of February						
Project Control Meeting (PCG)	James Hayward (Cr CoB), Thor Farnworth (CoB), Amanda Taylor, Anna Oades (SWDC), Richard Elliot, Mendo Stepanovski (DoH), Matthew Whyte (LandCorp), James Shepard (CoB), Steph (Police), Jenny Page (WA Country Health), Neil Milligan (DoE)	Phase 1 - Inception	25/02/2015	10.30 - 12.00pm	Presentation and group discussion	Greg Grabasch, Dan Firns, Fiona Hurse
Perth based meetings						
Department of Housing	Richard Elliot, Mendo Stepanovski	Phase 1 - Inception	11/03/2015	2.00 - 3.00pm	One on one meeting At Des Ugle Park	Greg Grabasch, Fiona Hurse, Rosie Halsmith
Site Visit 16th and 17th of March						
Department of Housing	Richard Elliot, Kath Roberts	Phase 1 - Inception	16/03/2015	9.00 - 9.45am	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Progress Association & Residents	Ken Warnes, Ron Fitch	Phase 1 - Inception	16/03/2015	10.00 - 11.30am	One on one meeting	Greg Grabasch, Fiona Hurse
PCG Meeting	James Hayward (Cr CoB), Amanda Taylor (SWDC), Richard Elliot (DoH), Matthew Whyte (LandCorp), James Shepard, Yaana (CoB), Bob Karaszkewych (Director Planning, Development and Regulatory Services COB), Jana Joubert (Strategic Urban Planner COB)	Phase 1 - Inception	16/03/2015	1.30 - 2.30pm	Presentation and group discussion	Greg Grabasch, Fiona Hurse
City of Bunbury Council	Cr James Hayward	Phase 1 - Inception	16/03/2015	2.30pm - 3.00pm	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Action Group / Resident	Ben & Laurine Kempts	Phase 1 - Inception	16/03/2015	7.00pm	Phonecall	Greg Grabasch
Goomburrup Aboriginal Corporation (GAC)	Paul O'Neill	Phase 1 - Inception	17/03/2015	9.30 - 10.30am	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Community Library	Mellissa Zimmerman	Phase 1 - Inception	17/03/2015	11.00 - 11.30am	Introduction	Greg Grabasch, Fiona Hurse
Neighbourhood Watch	Mellissa Howard, Steven Lindley (Westwood Street) and John Gardyne (Ocean Drive)	Phase 1 - Inception	17/03/2015	12 - 1.00pm	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Action Group	Glen Willetts	Phase 1 - Inception	42080	2.00 - 4.00pm	One on one meeting and walk through Withers	Greg Grabasch, Fiona Hurse
Perth based meetings						
Member for the South West Region Australian Labor Party	Hon. Adele Farina	Phase 1 - Inception	7/04/2015	4.00pm	One on one meeting	Greg Grabasch, Dan Firns
Site Visit 13th and 14th of April						
Maidens Park Primary School	Judy Chitty	Phase 2 - Design Facilitation (Analysis and Design	13/04/2015	9.00am	One on one meeting	Greg Grabasch, Fiona Hurse

Katherine Chauhan Reserve	Margaret Teremoana	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	13/04/2015	11.00am	One on one meeting	Greg Grabasch, Fiona Hurse
PCG Meeting	James Hayward (Cr CoB), Amanda Taylor (SWDC), Mendo Stepanovski (DoH), Matthew Whyte (LandCorp), Phil Harris (CoB), Bob Karaszkewych (Director Planning, Development and Regulatory Services COB), Jana Joubert (Strategic Urban Planner COB) Jessica Hackett (CoB)	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	13/04/2015	1.30 - 3.30pm	Presentation and group discussion	Greg Grabasch, Fiona Hurse
Withers Progress Association	Ken Warnes, Mary Dunlop, Wayne Mayor, Len	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	13/04/2015	3.30 - 5.00pm	One on one meeting	Greg Grabasch, Fiona Hurse
Resident	Joanna Hughes-Dit-Ciles	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	13/04/2015	5.30pm	One on one meeting	Greg Grabasch, Fiona Hurse
Resident	Doug Fimister	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	14/04/2015		*Telephone call - TBC*	
WA Country Health	Kelly Mennen	Project Update and understanding of Withers Community Garden and nutritional programs	14/04/2015	9.30am	One on one meeting	Greg Grabasch, Fiona Hurse
SWDC	Amanda Taylor, Phil Harris	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	14/04/2015	10.00 - 11.00am	One on one meeting	Greg Grabasch, Fiona Hurse
Goomburrup Aboriginal Corporation (GAC) - Elders reference Group	Gloria Dann Joyce Dimer Greg Little Yvonne Garlett Melba Wallam	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	14/04/2015	11.30 - 1.00pm		Greg Grabasch, Fiona Hurse
Withers Action Group / Residents	Glen Willetts, Ben & Laurine Kempts	Phase 2 - Design Facilitation (Analyais and Design Scenarios)	14/04/2015	2.00pm	One on one meeting	Greg Grabasch, Fiona Hurse
Site Visit 11th and 12th May						
PCG Meeting	James Hayward (Cr CoB), Amanda Taylor (SWDC), Mendo Stepanovski (DoH), Matthew Whyte (LandCorp), Phil Harris (CoB), Bob Karaszkewych (Director Planning, Development and Regulatory Services COB), Jana Joubert (Strategic Urban Planner COB) Jessica Hackett (CoB)	Phase 3 - Design Facilitation (Draft LAP)	10/05/2015	1.30pm	Presentation and group meeting	Greg Grabasch, Fiona Hurse
Resident	Doug Fimister	Phase 3 - Design Facilitation (Draft LAP)	10/05/2015	3.30pm	One on one meeting	Greg Grabasch, Fiona Hurse
Landowners Bunbury	Byron Albrey, Cindy Bloor, Gillian Alexander, Ken and Lyn Warnes	Phase 3 - Design Facilitation (Draft LAP)	10/05/2015	5.00 - 6.00pm	One on one meeting	Greg Grabasch, Fiona Hurse

Newton Moore High School	Susan Kerr, Penny Nunn	Phase 3 - Design Facilitation (Draft LAP)	11/05/2015	9.00 - 10am	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Progress Association	Ken Warnes, Mary Dunlop, Wayne Mayor, Len	Phase 3 - Design Facilitation (Draft LAP)	11/05/2015	11 - 12.30pm	One on one meeting	Greg Grabasch, Fiona Hurse
Withers Action Group	Glen Willetts, Ben & Laurine Kempts	Phase 3 - Design Facilitation (Draft LAP)	11/05/2015	1.00 - 2.30pm	One on one meeting	Greg Grabasch, Fiona Hurse
Resident	Joanna Hughes-Dit-Ciles	Phase 3 - Design Facilitation (Draft LAP)	11/05/2015	3.00 - 4.00pm	One on one meeting	Greg Grabasch, Fiona Hurse
Landowners Greater Bunbury Region	Princie Read, Anne Crittendon, Cheryl Robinson	Phase 3 - Design Facilitation (Draft LAP)	27/06/2015	3.30 - 5.00pm	One on one meeting	
Maidens Park Primary School	Judy Chitty, Simon Bartlett, Shona Studdert, Owen Preston, Waylon Hill, Silas Saw, Nada Saleh, Maya Hume, Liam Maher, Kevin Dickie, Joshua Marsh, Jessica Adams, Jade Collard, Honey Voller, Hannah Copper Evan Hill, Grace Horan, Dana Marsh, Cheyenne Clough, Beshaun, Aaliyah Farmer Samuel, Brenton	Phase 3 - Design Facilitation (Draft LAP)	May-15		Site Walk and following letters, photos and ideas mailed to UDLA	Greg Grabasch, Fiona Hurse
MLA Member for the Bunbury Liberal Party	John Castrilli	Overview of project	18/06/2015	12.30pm	One on one meeting	Dan Firns, Fiona Hurse

Community Engagement Material

Phase 1 - Literature Review

WITHERS LITERATURE REVIEW

Phase 1 - Project Inception

16 & 17/03/2015

INTRODUCTION

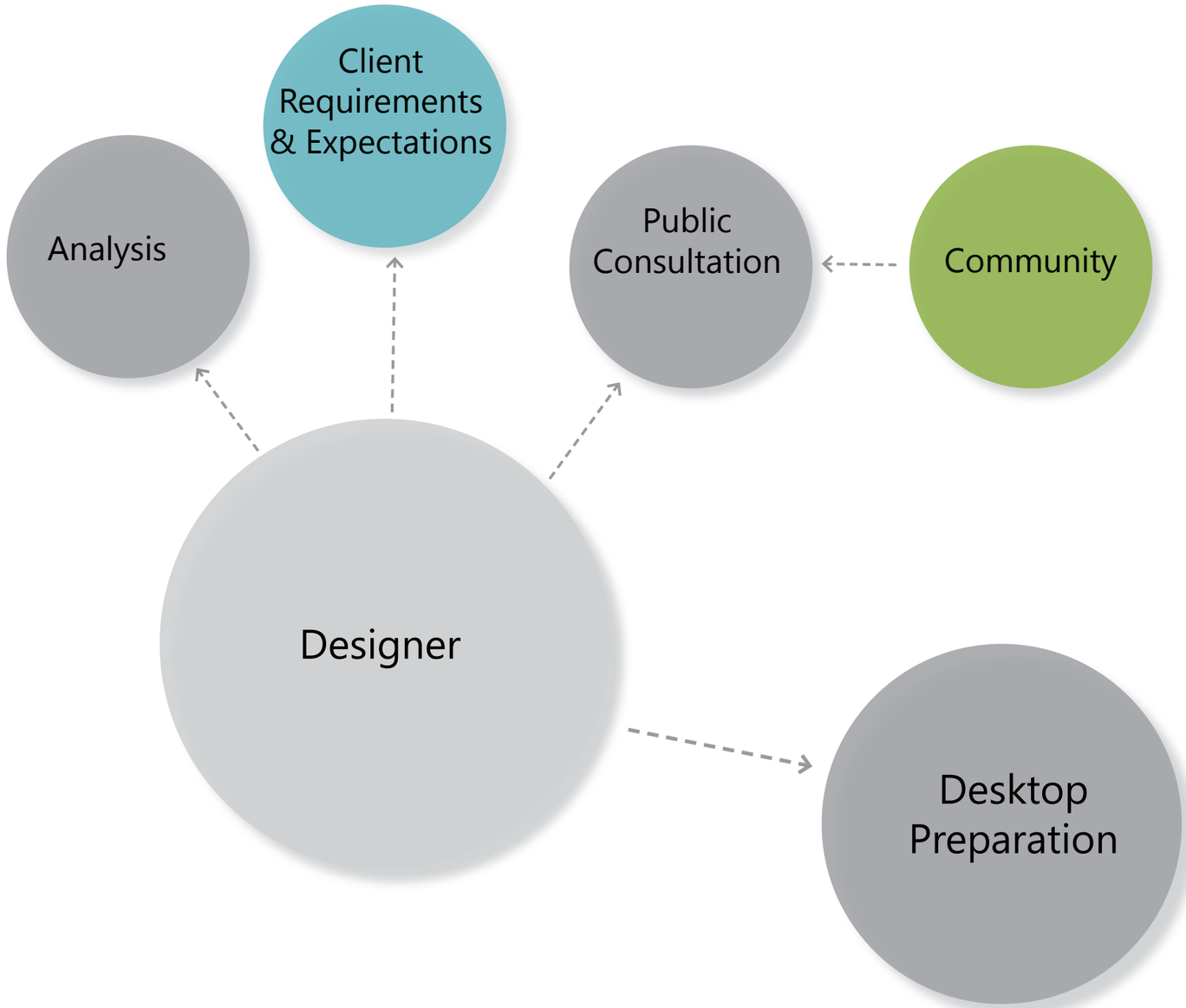
The development of all great places does not just happen, as it requires constant:

- **goal setting,**
- **alignment and intervention over time,**
- a **resetting of directions** to address the **changing uses and needs of stakeholders, visitors and the community.**

A place will best succeed if it is allowed to be **locally activated**, animated with its own **distinct personality.**

BACKGROUND

Upon a **desktop review** of the **previous studies,** it is assumed that there has been a **limited opportunity for participants to be engaged in the planning process.** Therefore much of the engagement has been a request for input on already prepared plans. This could be still taken as a **top down approach rather than a two way learning exchange.**

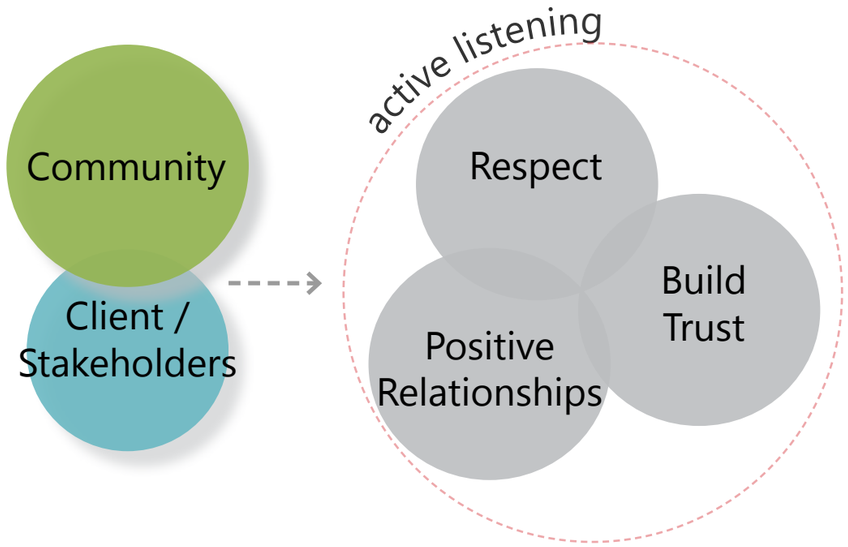


DESIGN OUTCOME

Minimal understanding of the value of peoples relationship with landscape & opportunity to build local capacity

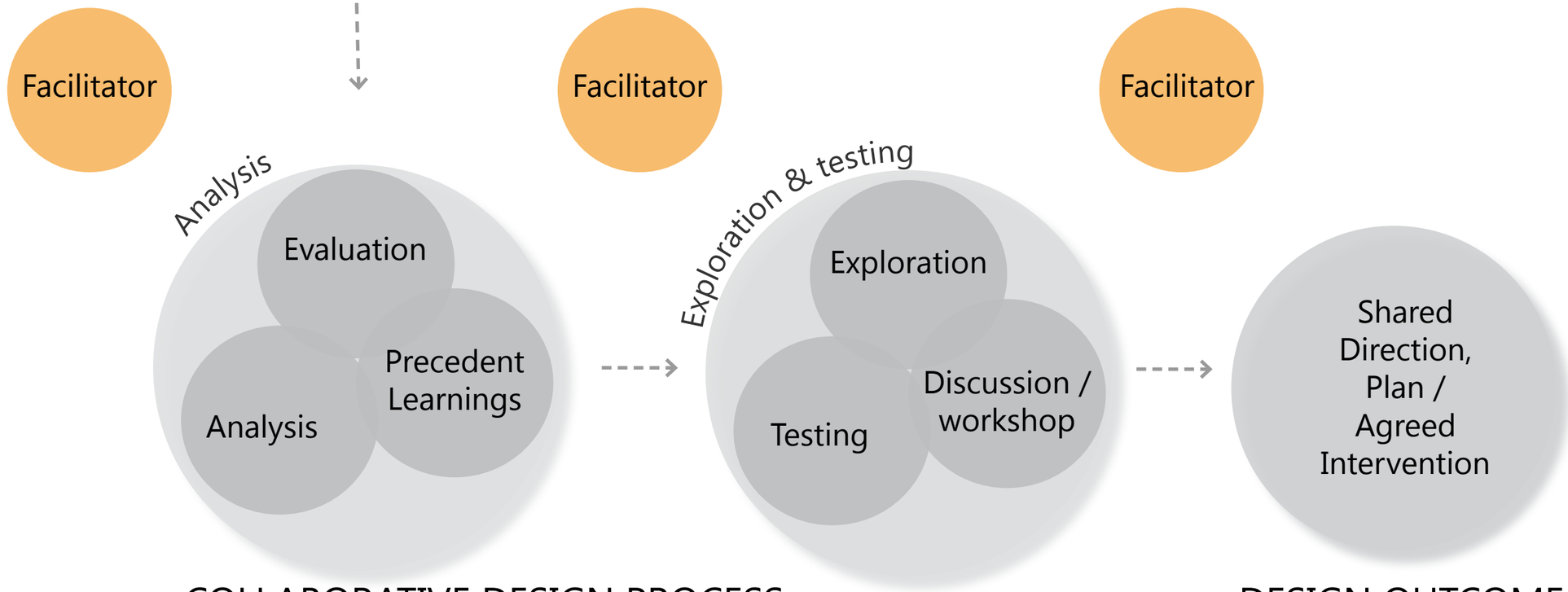
APPROACH

PHASE 1



ACTIVE LISTENING

PHASE 2



COLLABORATIVE DESIGN PROCESS

DESIGN OUTCOME

PHASE 1: AIM
ACTIVE LISTENING

The Withers Communication Strategy aims to initially;

- undertake an **active listening approach.**

Successful outcome of active listening will provide **ground for the community to vent past positives** and **concerns** and **develop trust between the collective team.**

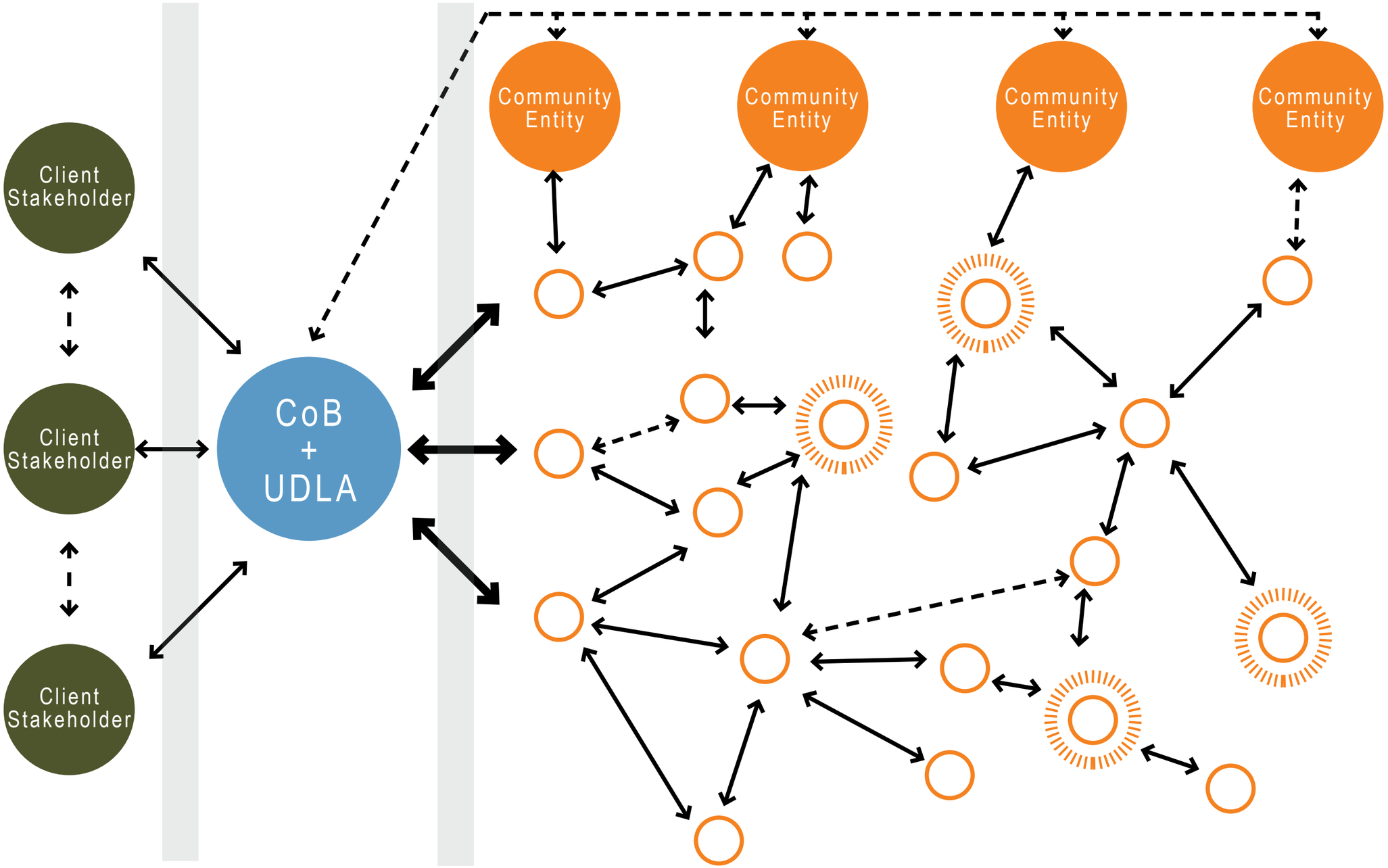
PHASE 1: OBJECTIVES

- To **build trust, respect and positive relationships**;

- To **understand the current social capital** of the Withers Community. (*Social capital is defined by the OECD as 'networks together with shared norms, values and understandings that facilitate co-operation within or among groups');*

- To demonstrate and uphold **open, transparent** and **inclusive communication** with the collective team throughout the design process **(no hidden agendas);**

‘FINE GRAIN’ COMMUNICATION STRATEGY



Depending on the outcome of the initial active listening phase, our team will commence design planning facilitation.

LITERATURE REVIEW - FILTRATION PROCESS

INITIAL INPUT

• Review of 294 documents received from City Of Bunbury

294

FILTER 1 - Relevance

• 67 documents of importance compiled in to a database

• Additional documents added through independent research

67

FILTER 2 - Chronology

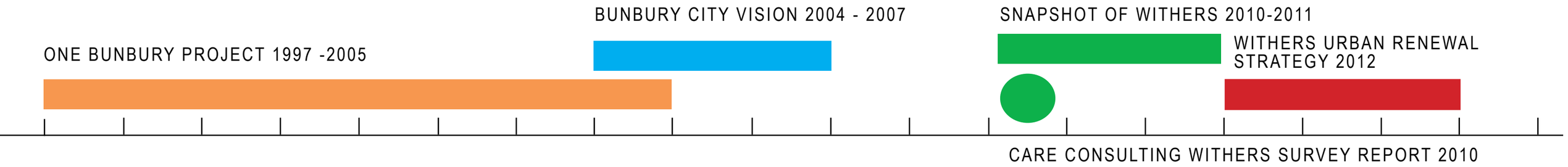
• Distillation of 18 reports, plans and community consultations most relevant to recent history of Withers

18

WHAT'S THE RECENT HISTORY OF WITHERS?

?

TIME LINE



Total of 18 years

2001 to 2008

WITHERS ‘NEW LIVING’

Pindan and Department of Housing

PROJECT DESCRIPTION: Land subdivision and refurbishment of Department of Housing owned dwellings for sale and retention.

COMMUNITY INPUT

- No reference to community consultation being undertaken

↓

PROJECT OUTCOME

- 200 DoH dwellings refurbished and sold
- 163 DoH dwellings refurbished and handed back for public rental
- 4 DoH vacant lots sold
- Streetscape enhancements
- $236,000 allocation for public art
- $1.4 million spent on the enhancement of infrastructure across both Withers and Carey Park

↓

RESULT

Withers Pindan Report to be sourced and cover image Added

2001

WITHERS OUTLINE DEVELOPMENT PLAN (ODP) + PLANNING AMENDMENT 236

Roberts Day, on behalf of Pindan

PROJECT DESCRIPTION: As a part of the One Bunbury Project, the purpose of this Outline Development Plan was to act as a structure plan to guide the redevelopment of the former State Housing Commission estate. (Refer to clause 5.9.13 Structure Plans of the Scheme)

COMMUNITY INPUT

- ODP advertised for public comment only

↓

PROJECT OUTCOME

- ODP rejected due to community objections
- Planning Amendment 236 adopted through Town Planning Scheme No. 7 (TPS7) in order to:
  - Change portions of land form 'Parks and Recreation Reserve' to 'Residential Zone'
  - Provision in scheme text that prior to further subdivision and / or development that an ODP for Withers be adopted along with the construction of the road links as depicted in the plan

↓

RESULT

- Though planning amendment has been adopted, changes in Withers are yet to be implemented without support of community

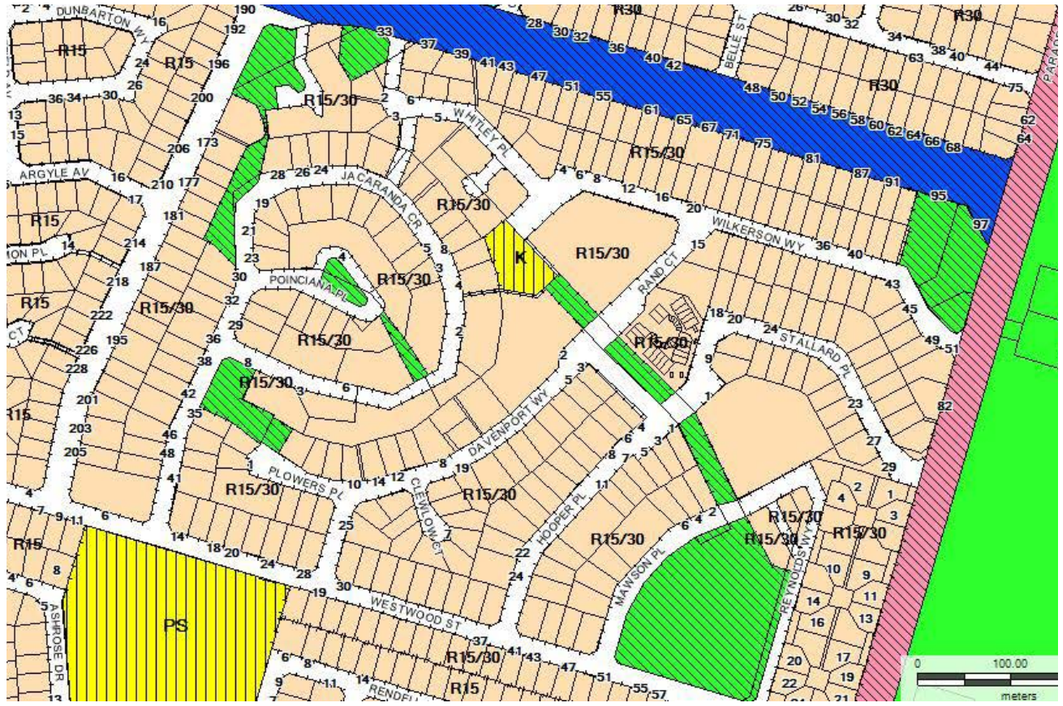


Figure: Subject area zoning under TPS7

ONE BUNBURY PROJECT 1997 - 2005

2003

WITHERS OUTLINE DEVELOPMENT PLAN (ODP) - REVISED

Paul L. Davies Town Planning and Development, on behalf of Pindan

PROJECT DESCRIPTION: Revision of previous ODP which had been rejected by the Withers community

COMMUNITY INPUT

- ODP advertised for public comment only

PROJECT OUTCOME

- ODP rejected due to community objections
- One Bunbury Project concluded 2005, it is understood that the DoH will no longer be pursuing the finalisation of the ODP

RESULT

- No further development of the ODP with the conclusion of the One Bunbury Project.

Paul L. Davies ODP image to be added

ONE BUNBURY PROJECT 1997 - 2005

2005

BUNBURY CITY VISION
CITY VISION STRATEGY - WITHERS-MINNINUP PRECINCT PLAN

City Vision Taskforce, Koltasz Smith

PROJECT DESCRIPTION: One of four Precinct Plans prepared as part of the City Vision Strategy, which aimed to provide a vision for land use planning and development for the following 25 years (Withers Precinct Plan Report)

COMMUNITY INPUT

- Assumption: no community input received during the design process. Input sought after the plan had been developed.

↓

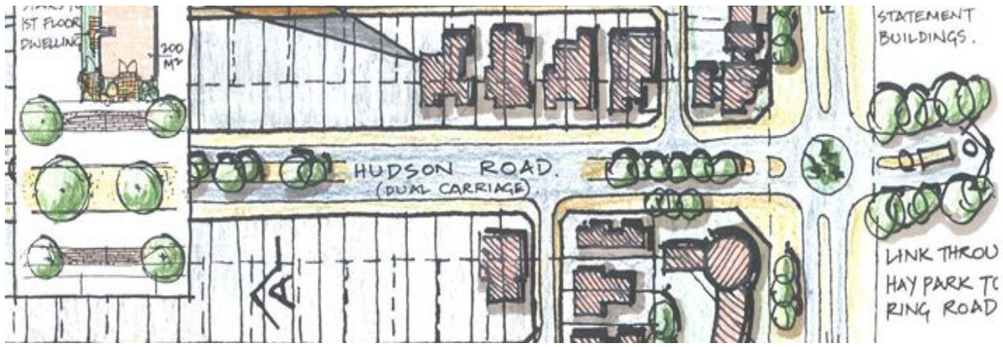
PROJECT OUTCOME

- Plan was not finalised due to community objections

↓

RESULT

Understanding of main community objections? who are the key people who responded?



BUNBURY CITY VISION 2004 - 2007

2005

City Vision Action Plan - Withers-Minninup Recommendations

City Vision Taskforce

PROJECT DESCRIPTION: The Bunbury City Vision document was developed by the City Vision Taskforce and adopted by Council in 2007 as the principle plan for the sustainable development of Bunbury's whole community for the next 25 years. (Bunbury City Vision). The strategy was adopted in principle by Council on 12 December 2006 and fully endorsed with the completed Action Plan on 18 September 2007. (http://www.bunbury.wa.gov.au/Pages/City-Vision-Strategy.aspx)

COMMUNITY INPUT

- Assumption: no community input received during the development of the Withers/Minninup strategies and subsequent recommendations.

↓

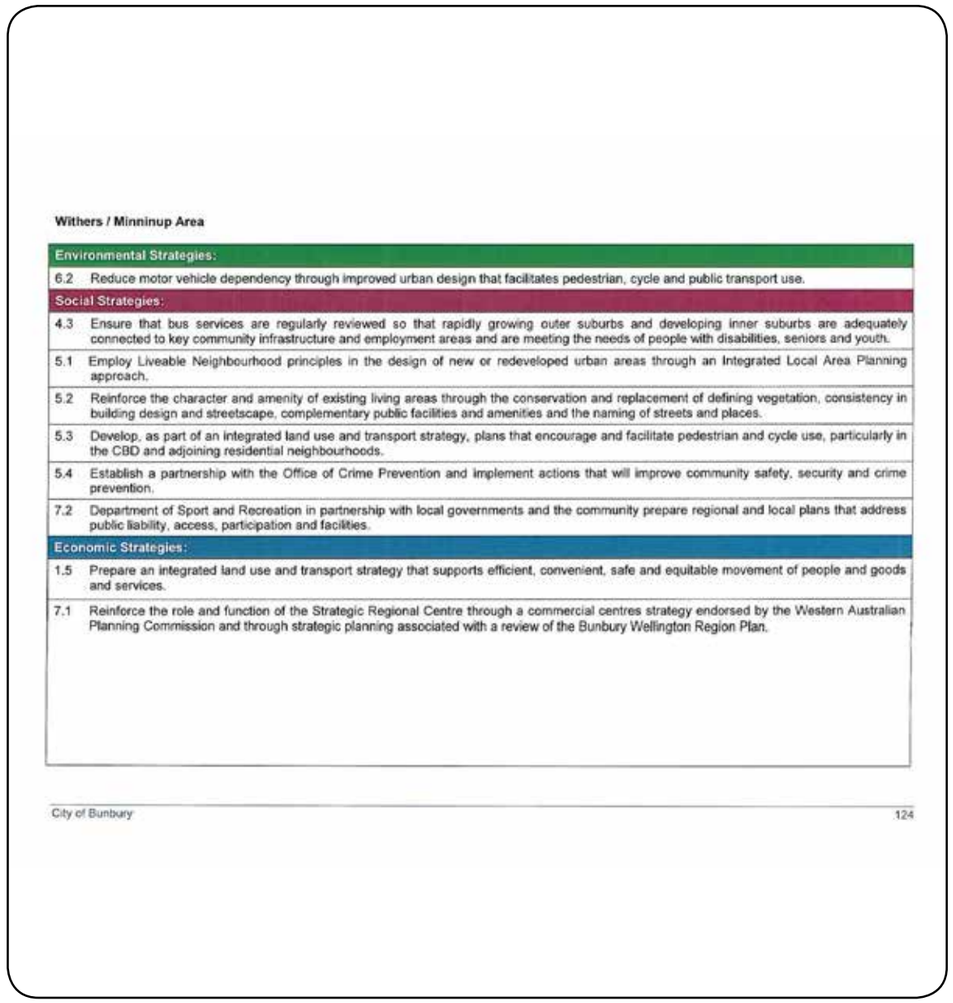
PROJECT OUTCOME

- City of Bunbury Withers and Minninup Environmental, Social, and Economic Strategies
- Trade off analysis

↓

RESULT

- City of Bunbury Withers and Minninup recommendations (3 recommendations for the Withers Minninup area)
- These include that Withers be planned and redeveloped to facilitate a greater sense of community through improvements in urban design, housing choice, commercial and community facilities and pedestrian, cycle, public transport and vehicle facilities and systems



Withers / Minninup Area

Environmental Strategies:	
6.2	Reduce motor vehicle dependency through improved urban design that facilitates pedestrian, cycle and public transport use.
Social Strategies:	
4.3	Ensure that bus services are regularly reviewed so that rapidly growing outer suburbs and developing inner suburbs are adequately connected to key community infrastructure and employment areas and are meeting the needs of people with disabilities, seniors and youth.
5.1	Employ Liveable Neighbourhood principles in the design of new or redeveloped urban areas through an Integrated Local Area Planning approach.
5.2	Reinforce the character and amenity of existing living areas through the conservation and replacement of defining vegetation, consistency in building design and streetscape, complementary public facilities and amenities and the naming of streets and places.
5.3	Develop, as part of an integrated land use and transport strategy, plans that encourage and facilitate pedestrian and cycle use, particularly in the CBD and adjoining residential neighbourhoods.
5.4	Establish a partnership with the Office of Crime Prevention and implement actions that will improve community safety, security and crime prevention.
7.2	Department of Sport and Recreation in partnership with local governments and the community prepare regional and local plans that address public liability, access, participation and facilities.
Economic Strategies:	
1.5	Prepare an integrated land use and transport strategy that supports efficient, convenient, safe and equitable movement of people and goods and services.
7.1	Reinforce the role and function of the Strategic Regional Centre through a commercial centres strategy endorsed by the Western Australian Planning Commission and through strategic planning associated with a review of the Bunbury Wellington Region Plan.

City of Bunbury 124

BUNBURY CITY VISION 2004 - 2007

2010

Community Consultation: Care Consulting

CARE Consulting

PROJECT DESCRIPTION: Community survey responses collected at community activities in Withers at Des Ugle Park Christmas Picnic and Moorditj Moort Koorliny Community Festival

COMMUNITY INPUT
- A total of 76 community members were surveyed by the City of Bunbury on community facilities, safety, circulation and parks in Withers.

↓

PROJECT OUTCOME
- Demographic information of the community survey participants and their responses to the above categories were recorded, as well as specific feedback on the Des Ugle Christmas Picnic and Moorditj Moort Koorliny Community Festival events.

↓

RESULT
The main feedback responses to the survey were:
- Upgrade and diversify community facilities
- Improve safety with more police patrols and reduce the amount of crime and graffiti
- Circulation including driving, walking and cycling is reasonably easy to use in Withers
- Upgrade and maintain park facilities and play equipment

CITY OF BUNBURY

WITHERS SURVEYS - SUMMARY RESULTS

Prepared for the City of Bunbury

by

Dr Robyn Morris

Corporate and Regional Enterprise (CARE) Consulting

Corporate and Regional Enterprise (CARE) Consulting

May 2011

2011

Community Consultation: A Snapshot of Withers

City of Bunbury

PROJECT DESCRIPTION: In January of 2011, City of Bunbury staff compiled a report which was a “snapshot” of local, state and federal Government services, as well as services provided from non-government agencies and charitable groups in Withers at that time.

COMMUNITY INPUT

- Community groups from the Withers area were asked to attend two facilitated workshops to present their key priorities and concerns to Council. In reply, CoB undertook a consultation process with the community of Withers.

PROJECT OUTCOME

- 90 community members during the initial workshop identified their main concerns as the improvement of access and mobility, improvement in safety and reduction of crime and anti-social behaviour, the upgrade of facilities and maintenance of public open space, the importance of a name change for Withers, activities for youth and the replacement of culturally inappropriate art.

RESULT

- The community of Withers identified 33 Key Priorities to be considered by the City of Bunbury in the initial workshop.
- These 33 Key Priorities were distilled into 13 Key Priorities (Access, safety and crime, POS, Neighbourhood centre, Withers Identity & Community Development)

CITY OF BUNBURY

A Snapshot of Withers: Services, Projects and Resources in 2010/2011

Version #	Date of Issue	Brief Description of changes
1	January 2011	First version

Related Documents:
Corporate Strategic Plan
City Vision
Crime Prevention Strategy
City Life 5 Year Strategic Plan
City Life Annual Business Plan

SNAPSHOT OF WITHERS 2010-2011

2012

Withers Urban Renewal Strategy

TPG in collaboration with Placematch, Pracsys,

PROJECT DESCRIPTION: The South West Development Commission (SWDC), in partnership with the City of Bunbury (CoB) appointed TPG Town Planning Urban Design and Heritage (TPG) to develop an urban renewal strategy for Withers (WURS). The overarching project aim was to deliver a community and place-led approach to urban renewal of the area, resulting in a comprehensive community and government owned action plan for the ongoing development of the area. (WURS Executive Summary)

COMMUNITY INPUT

- As a part of the WURS, engagement was undertaken by Placematch including surveys, focus group meetings, targeted meeting with GAC, two youth workshops and an open street event.

↓

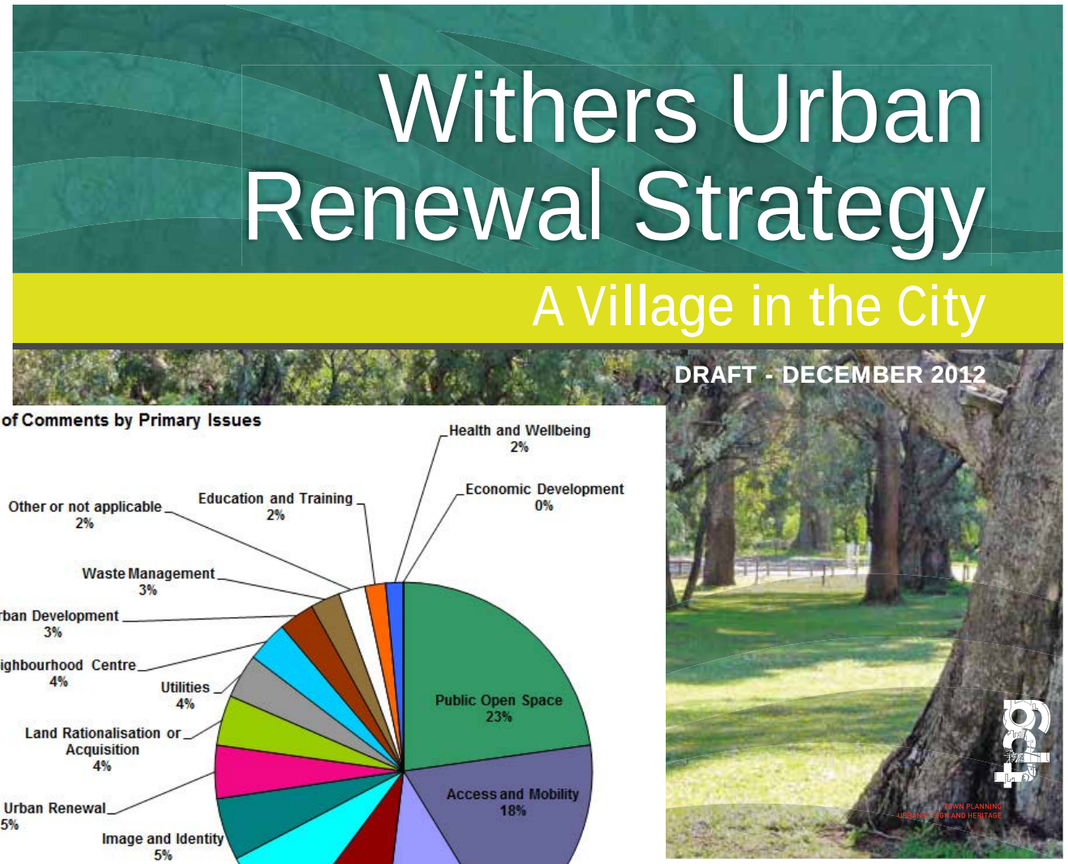
PROJECT OUTCOME

- Report clarifying key issues.
- In response to these issues 6 ‘big ideas’ were formulated , each supported by specific strategies and an implementation plan.

↓

RESULT

- In response to WURS, COB collected WURS Submission & Project Analysis (see feedback summary right) and the Hon. Adele Farina MLC submitted a document on behalf of the Withers Action Group.



WITHERS URBAN RENEWAL STRATEGY 2011 - 2012

THIS PAGE IS INTENTIONALLY LEFT BLANK

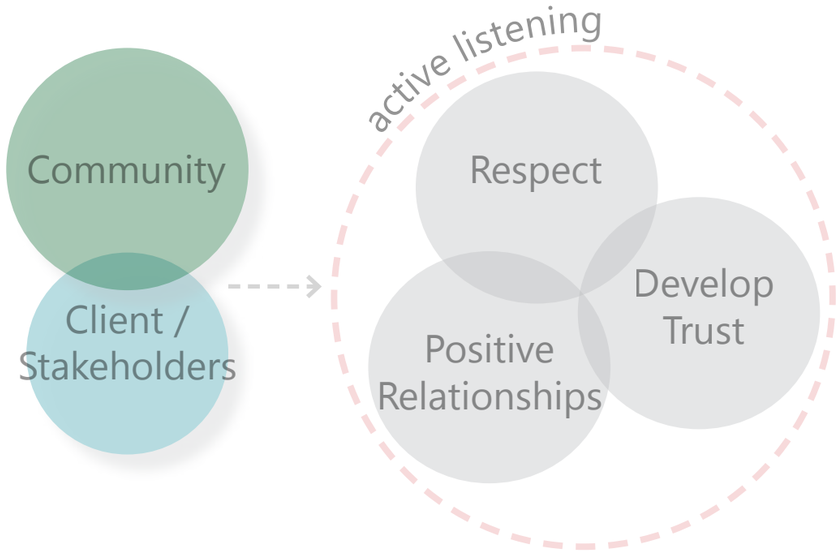
Community Engagement Material

Phase 2 - Opportunities, Directions & Design Scenarios

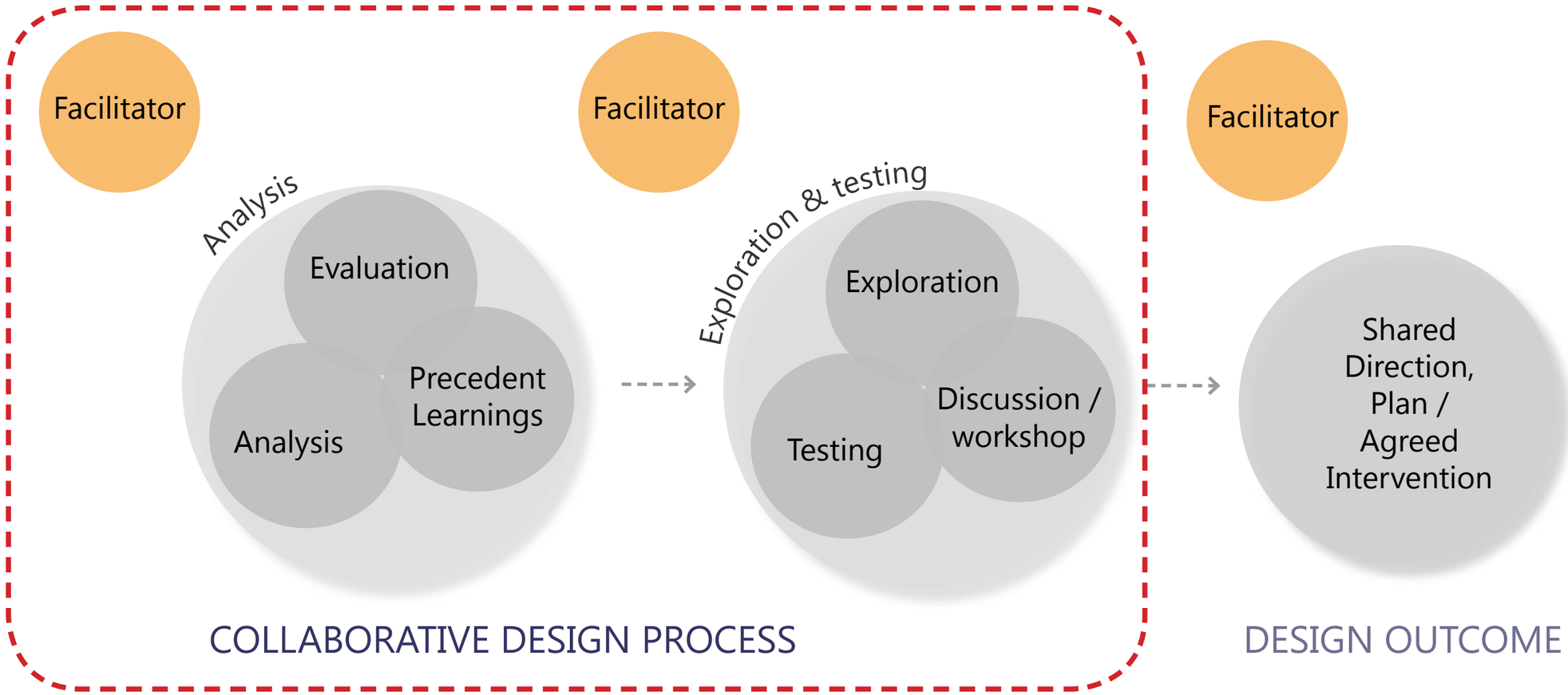
WITHERS // SKETCH SCENARIOS // 10/04/2015

WITHERS SKETCH SCENARIOS // design process

PHASE 1:
ACTIVE
LISTENING



PHASE 2:
DESIGN PROCESS



WITHERS SKETCH SCENARIOS // contents

1. ANALYSIS - UNDERSTANDING WITHERS

2. ANALYSIS - SPATIAL MAPPING

3. EXPLORATION & TESTING - DESIGN SCENARIOS

HISTORY // sense of place

ABORIGINAL HISTORY

- Noongar people occupied the area of Withers;
- College Grove has been identified as an old hunting and camping area, providing access to the **Preston River** and adjacent **swamplands for fresh water supplies** and hunting;
- The **woodland areas** in Dalyellup, Shearwater and College Grove were **important corridors** used for **hunting and accessing the coast for fishing.** (Source: Preston River to Ocean Regional Park);
- To be continued through stories with Goomburrup

EUROPEAN HISTORY

- The suburb of Withers is named after Rev Joseph Withers who was a colonial Chaplain in Bunbury from 1863 - 1893;
- Joseph's son Edward 'Ted' Withers played a very important role by diarising many of Bunbury's early events including writings on local Aboriginal population, convict working parties involved in road and bridge building and construction of the Bunbury railway line;
- Ted's son, Fred was the Member for Bunbury from 1924 to 1947, and then the Mayor of Bunbury from 1951 - 1953;
- Construction of Withers started in 1959;

Maidens Reserve

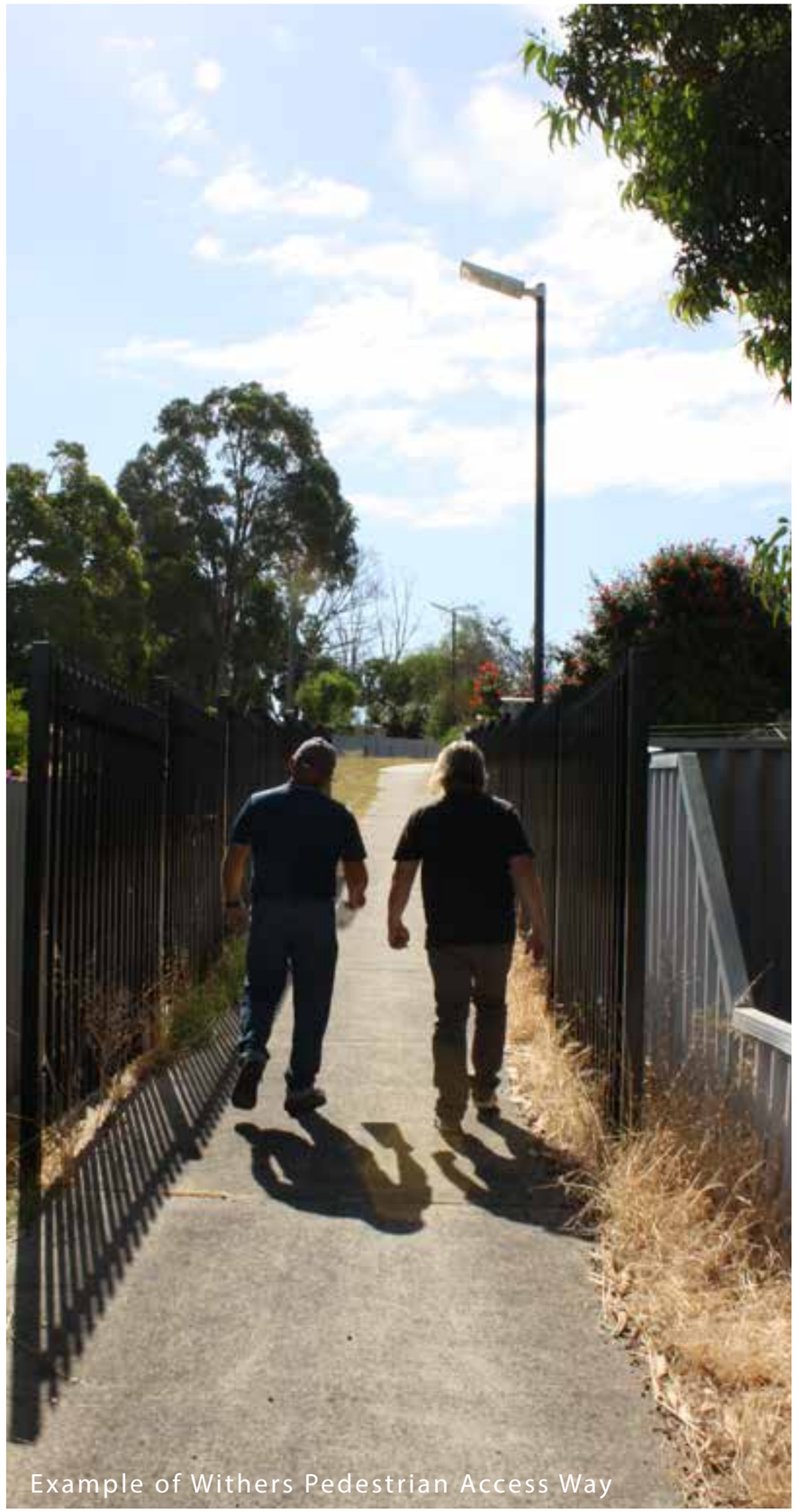
RADBURN PLANNING PHILOSOPHY //

RADBURN PLANNING

- Withers suburb started construction in **1959**;
- Radburn planning is a **philosophical idea** where public open space is a ‘social saviour’.
- Radburn neighbourhood is designed around the **separation of pedestrian and vehicles**;
- The **rears** of the allotments should **abutt the road** with an area for visitor parking;
- The **fronts** of the allotment should **abutt a linear park,** including a pedestrian path;
- In **reality** in Withers, the **opposite** has been applied - the houses front onto the road, and do not provide **passive surveillance** to the adjoining **public open space**.
- Radburn planning continued to be applied in Perth through to the late 1970’s.

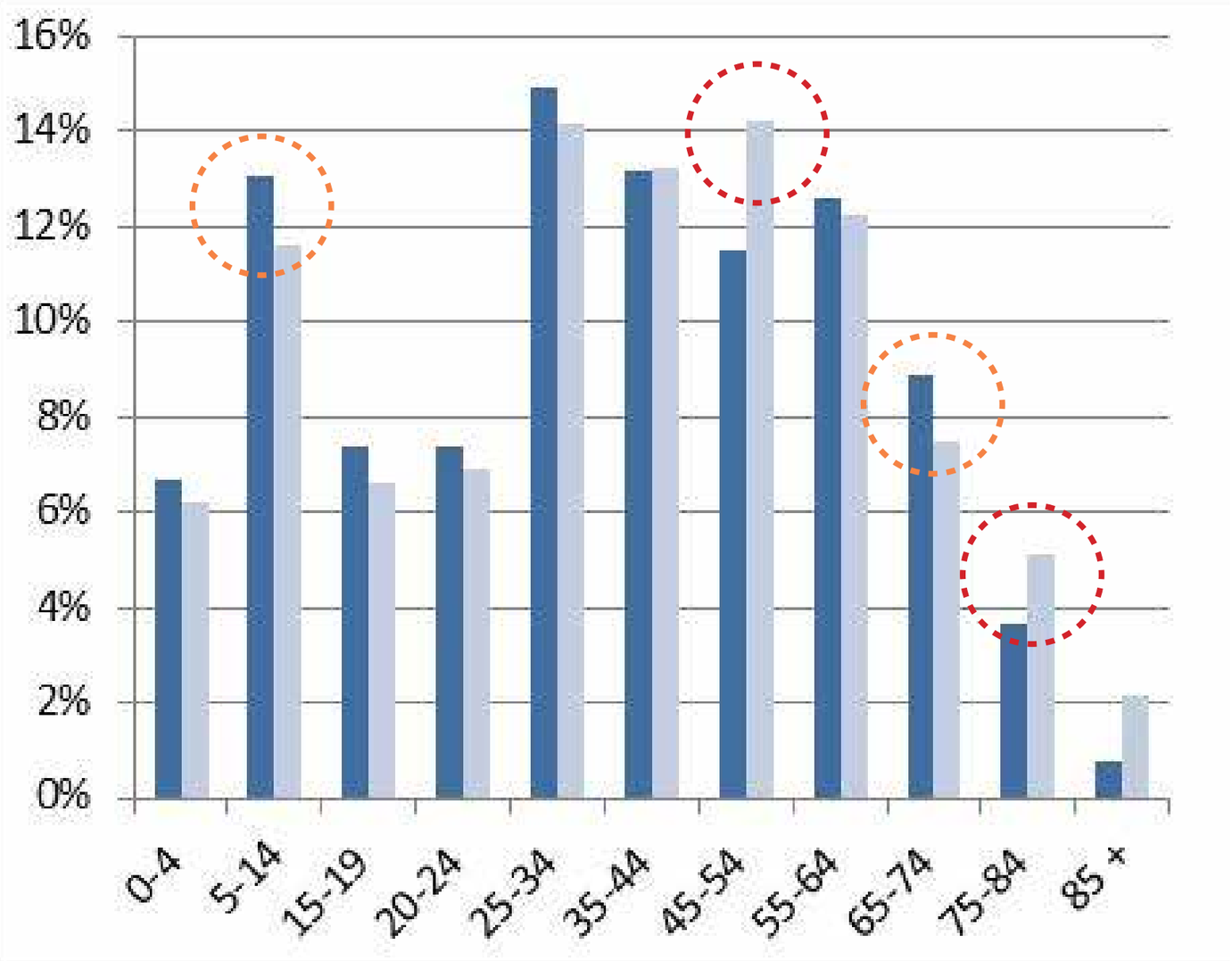
Concept of Radburn planning

- Other examples of Radburn planning include **Karawara, Creswood, Booragoon, Kardinya, Karratha** and **South Hedland**.



Example of Withers Pedestrian Access Way

DEMOGRAPHICS // population



WITHERS AND CITY OF BUNBURY AGE POPULATION % COMPARISON

- WITHERS
- CITY OF BUNBURY

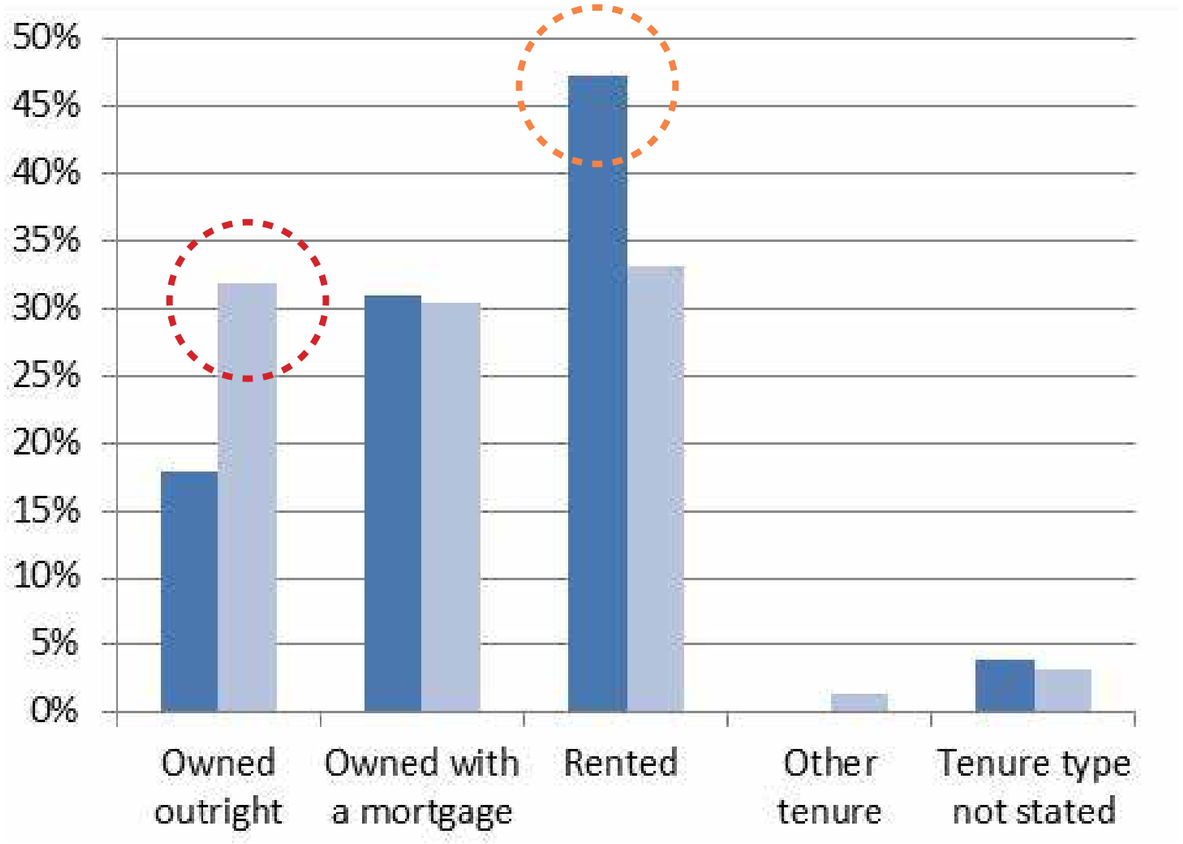
KEY AGE GROUP TO NOTE - WITHERS

KEY AGE GROUP TO NOTE - CITY OF BUNBURY

- Withers has a local population of **3,112**;
- The age profile shows that compared to Bunbury there are higher than average numbers of Withers residents aged between **0 - 34 years old** & **56 - 74 years old age group;**
- There are fewer residents aged over 75 years old in withers, which may be a reflection of the lack of aged care facilities in the area;

Source: ABS Census 2011 & WURS Appendix 2

PROPERTY OWNERSHIP // tenure



TENURE (PROPERTY OWNERSHIP) COMPARISON

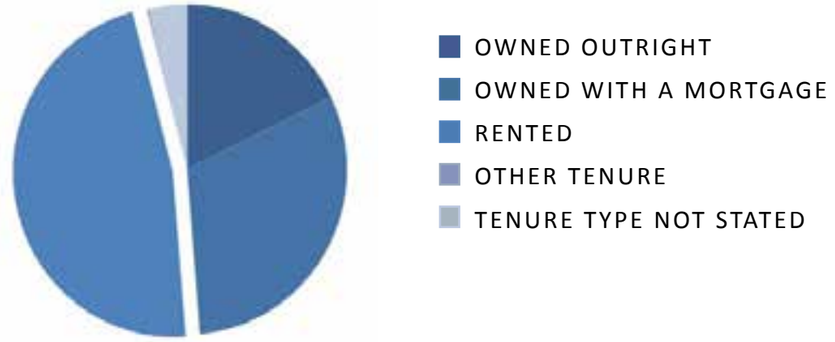
- WITHERS
- CITY OF BUNBURY

KEY TENURE TO NOTE - WITHERS

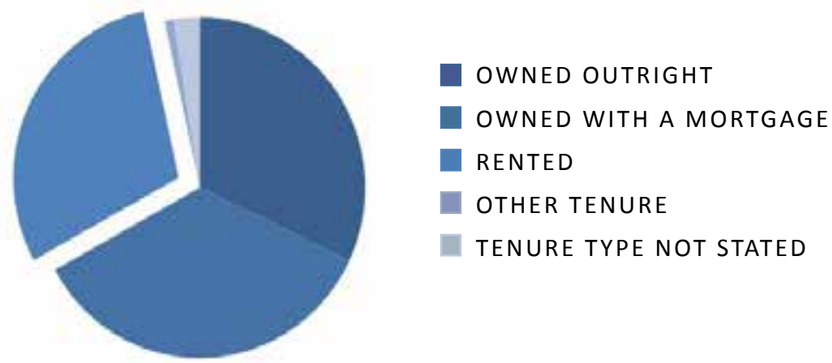
KEY TENURE TO NOTE - CITY OF BUNBURY

Source: ABS Census 2011 & WURS Appendix 2

WITHERS SUBURB RENTAL = 47%

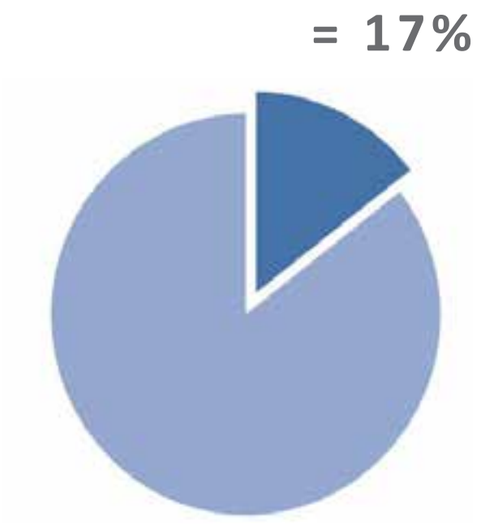


NATIONAL AVERAGE OF RENTAL = 30%

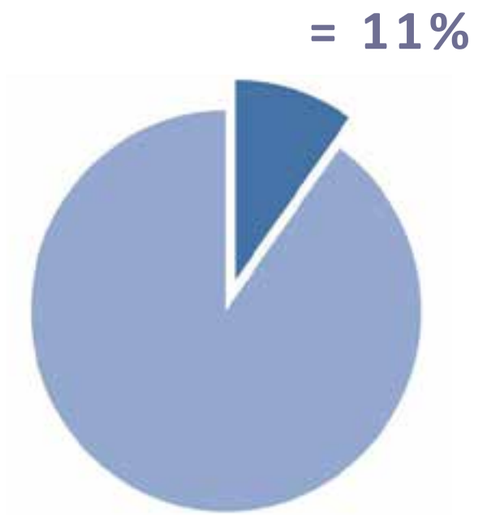


PROPERTY OWNERSHIP // Department of Housing (DoH)

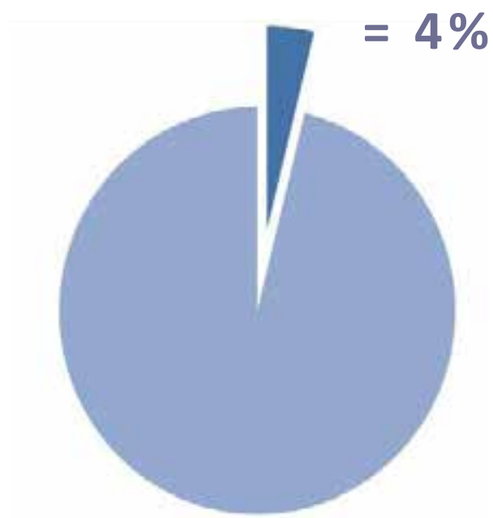
WITHERS DoH Current Housing Stock



WITHERS DoH Future Housing Stock



National Average



DoH has identified **Withers** as a **priority for revitalisation** through **redevelopment** and rationalisation of its housing stock, aiming to **gradually reduce** housing presence from **17 % to 11%**;

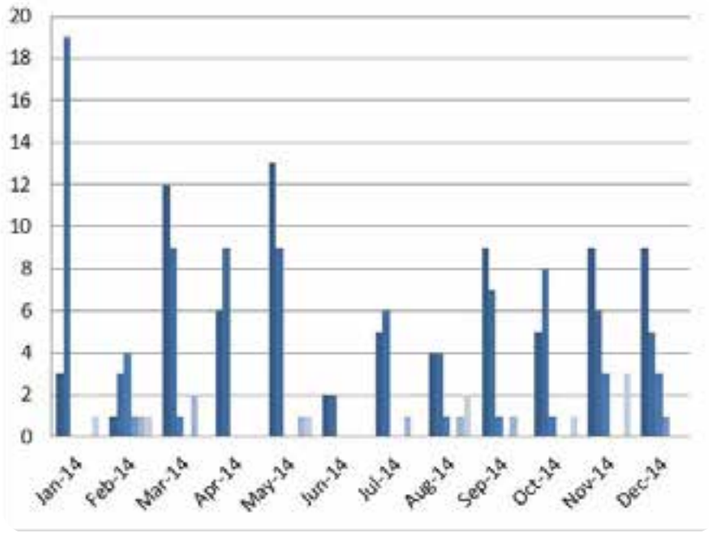
Department of Housing policy is to have no more than **1 in 9 properties in a suburb or approx. 11% presence.**

Factors which favour housing priority include:

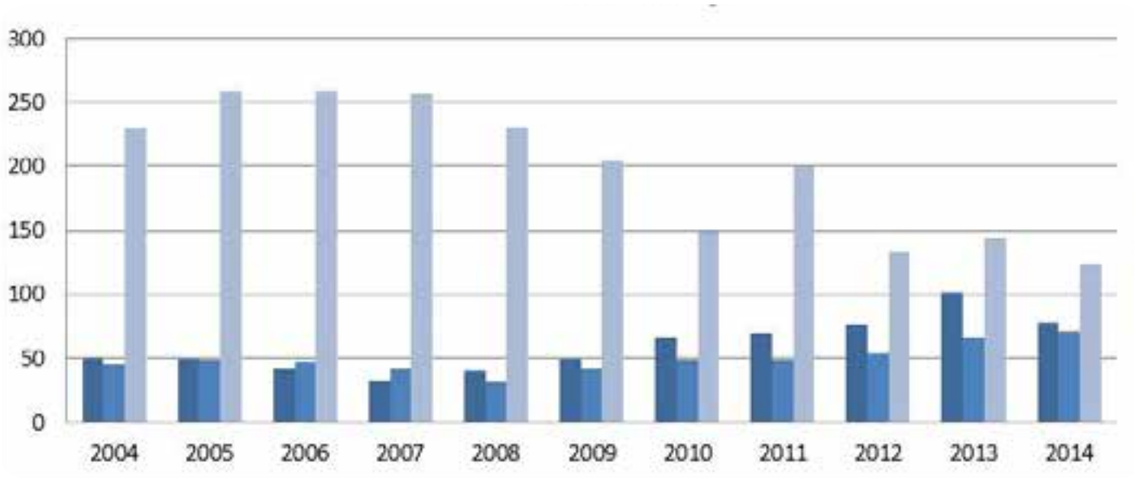
- **age** of housing stock;
- **Concentrations** of housing stock;
- the **affordable** housing profile of the locality;
- Opportunity to **redevelop** underutilised land;
- Potential to **improve** social and physical amenity;

Source: Department of Housing

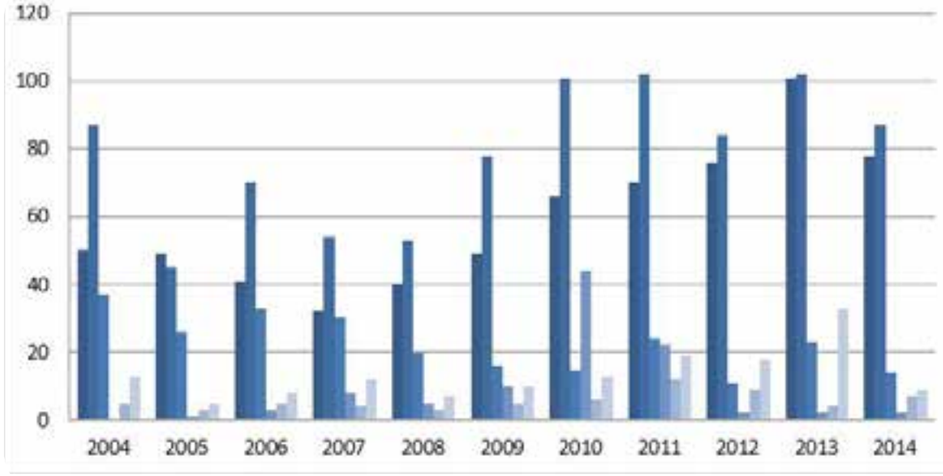
SAFETY AND SECURITY // reported crime statistics



WITHERS CRIME STATISTICS 2014

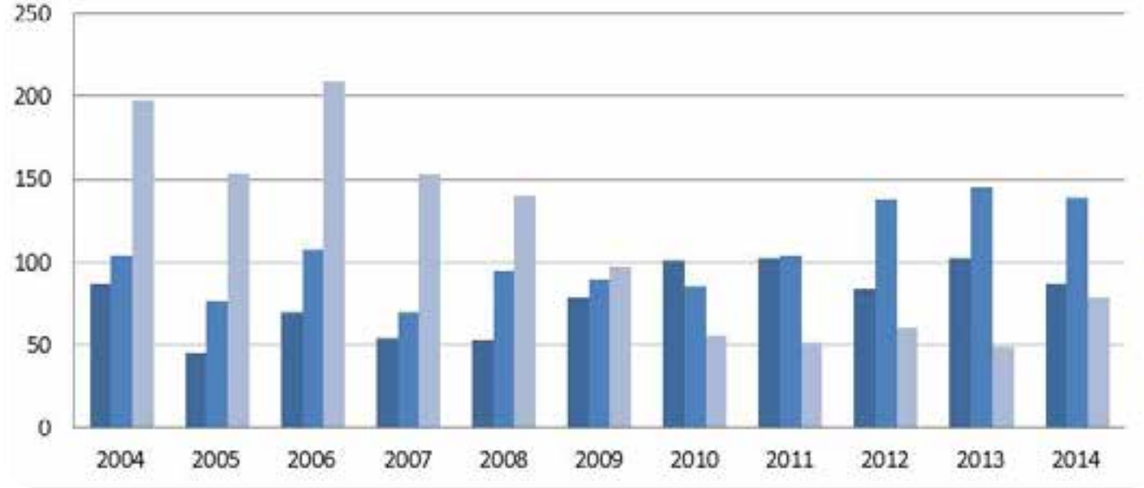


ASSAULT COMPARISON 2004 - 2014 WITHERS, CAREY PARK AND BUNBURY



WITHERS CRIME STATISTICS 2004 - 2014

- ASSAULT
- BURGLARY (DWELLING)
- BURGLARY (OTHER)
- GRAFFITI
- ROBBERY
- STEAL MOTOR VEHICLE



BURGLARY (DWELLING) COMPARISON 2004 - 2014 WITHERS, CAREY PARK AND BUNBURY

- WITHERS
- CAREY PARK
- BUNBURY

SUMMARY //

- POPULATION | catering for the specific needs of **active families and seniors;**

- TENURE | Significant portion of **Withers housing ownership is rental 47%.** Important to engage with the landowners as part of the process and encourage ways to lift the profile of housing stock (maintenance, upkeep etc);

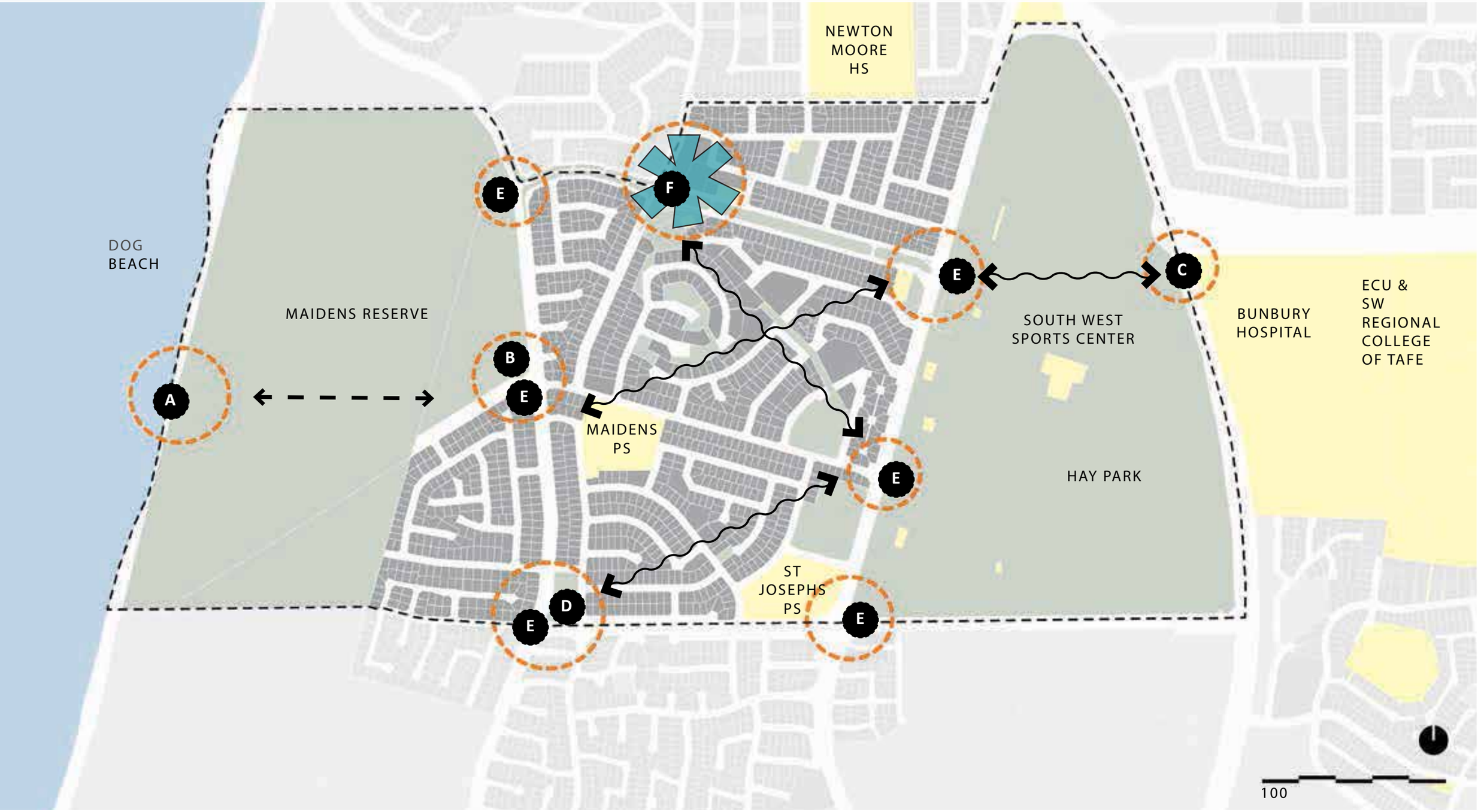
- SAFETY AND SECURITY | Whilst there are **positive communications** from the community and stakeholders that there is a 'perceived' safety issue and negative stigma associated with Withers, WA crime statistics indicate that there are still **high levels of crime** occurring, based on the levels of reported incidents;

CONTEXT // connections

LEGEND

- PARKS & RECREATION
- PUBLIC PURPOSE
- COMMERCIAL
- RESIDENTIAL SURROUNDING SUBURBS
- RESIDENTIAL WITHERS
- OCEAN

ONTEXT // improving connections



GEND

- A — IMPROVE CONNECTION TO BEACH
- B — IMPROVE PARKING AT MAIDENS PARK
- C — STRENGTHEN CONNECTION TO HOSPITAL, ECU, TAFE
- D — OPPORTUNITY FOR LANDMARK BUILDING ON INTERSECTION AND PARK UPGRADE
- E — IMPROVE PEDESTRIAN CROSSING AT MAJOR ROADS
- F — STRENGTHEN COMMERCIAL AND CIVIC AREA & CREATE A ‘GATEWAY’ TO WITHERS

LAND USE // residential precincts

LEGEND

- MAIDENS RESERVE
- OCEAN DRIVE
- WITHERS CENTRAL
- WITHERS NORTH
- ARMSTRONG WAY & HUDSON ROAD SUB PRECINCTS

Withers is comprised of distinct precincts.
What are the key characteristics of each precinct?
Is the community / stakeholders preference to accentuate or dissolve distinct precincts?

LAND USE // property value

SOUTH BUNBURY
Median House Value | $435,000
Median 3BR House Value | $400,000
Median Rent | $350 p/w

CAREY PARK
Median House Value |$265,000
Median 3BR House Value | $270,000
Median Rent | $300 p/w

COLLEGE GROVE
Median House Value | $361,000
Median 3BR House Value | n/a
Median Rent | $380 p/w

WITHERS
Median House Value |$260,000
Median 3BR House Value | $255,000
Median Rent | $290 p/w

USHER
Median House Value |$327,000
Median 3BR House Value | n/a
Median Rent | $290 p/w

100

Source:
https://www.realestate.com.au/neighbourhoods
Price based on March 16th 2015 data

‘Withers is the most affordable beach-side suburb in WA’
Source: Bunbury Mail 7/1/2015

LAND USE // property value

Median Weekly Rent
(Source: nearmaps)

- 0 - $169
- $170 - $278
- $279 - $325
- $326 - $380

Average Household Size
(Source: nearmaps)

- 0 - 2.2
- 2.3 - 2.5
- 2.6 - 2.7
- 2.8 - 3

Vacancy Rate
(Source: nearmaps)

- 0.0627 - 0.0899
- 0.09 - 0.1199
- 0.12 - 0.1703

Sales Price
(Source: nearmaps)

- $25,000 - $358,118
- $358,119 - $463,000

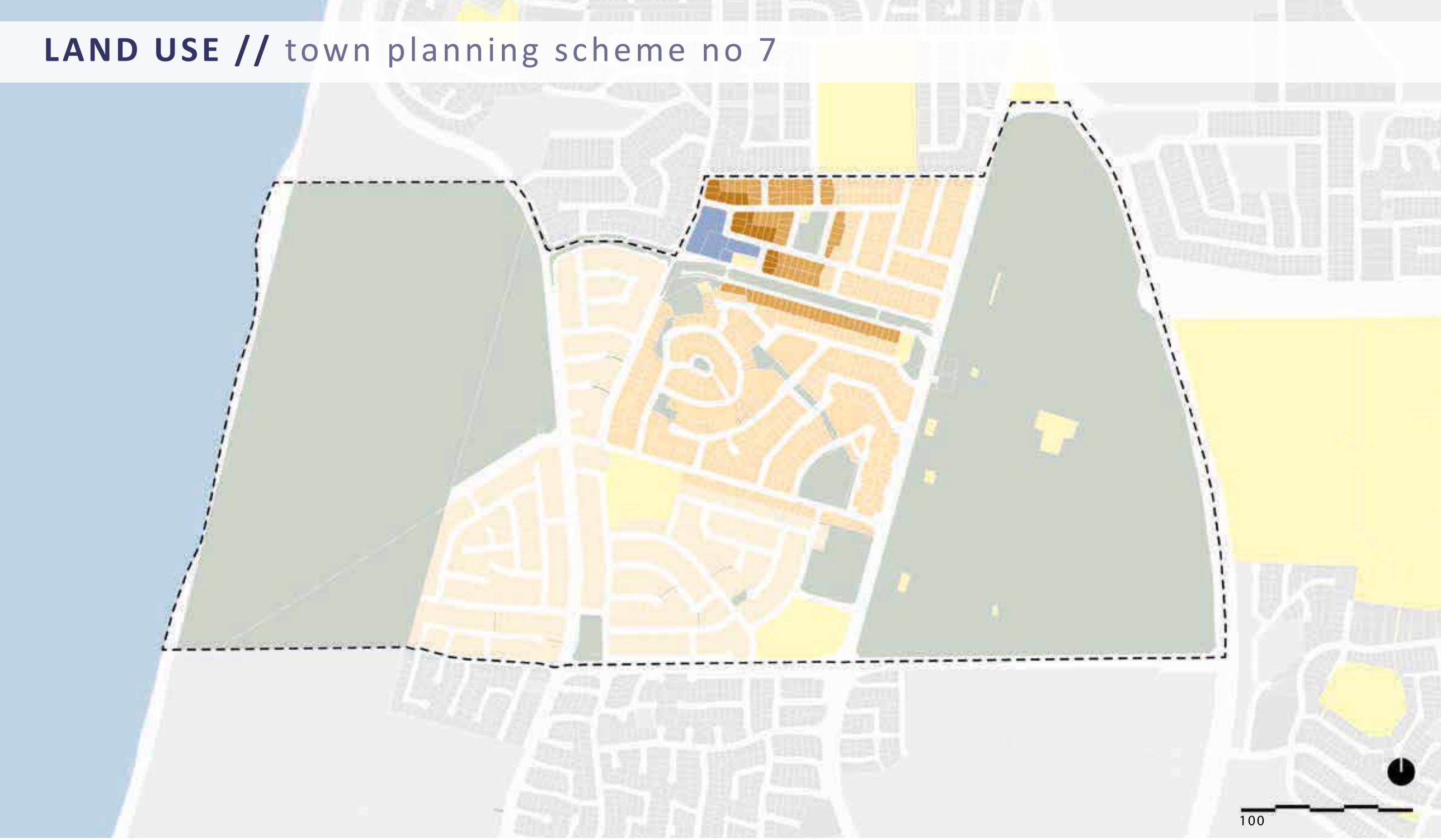
LAND USE // existing land use

LEGEND

- PARKS & RECREATION
- PUBLIC PURPOSE
- COMMERCIAL
- RESIDENTIAL R12/R15

Similar to many established residential areas, Withers has a typical existing density code of between R12 - R15.

LAND USE // town planning scheme no 7



LEGEND

- PARKS & RECREATION
- PUBLIC PURPOSE
- COMMERCIAL
- RESIDENTIAL R40/60
- RESIDENTIAL R20/40
- RESIDENTIAL R20/30
- RESIDENTIAL R20

LAND USE // R-Code summary

WHAT ARE RESIDENTIAL DESIGN CODES (R-CODE)?

- State Planning Policy 3.1 Residential Design Codes (R-Codes) regulates residential development throughout WA;
- Councils, with the approval of the Western Australian Planning Commission (WAPC) apply the appropriate residential density coding through their Local Planning Scheme;

WHAT DOES THE RESIDENTIAL DENSITY CODE (R-CODE) NUMBER MEAN?

- The R-Code number can be found on the Scheme Map;
- R15 density code roughly means 15 dwellings per hectare. Therefore, land coded R15 can be subdivided down to an average lot size of 666m2;

LAND USE // Split Coding

WHAT IS SPLIT CODING?

- A key issue is how to accommodate more infill development within already established suburbs. One approach to solving this is through **'split coding' or 'dual coding'**

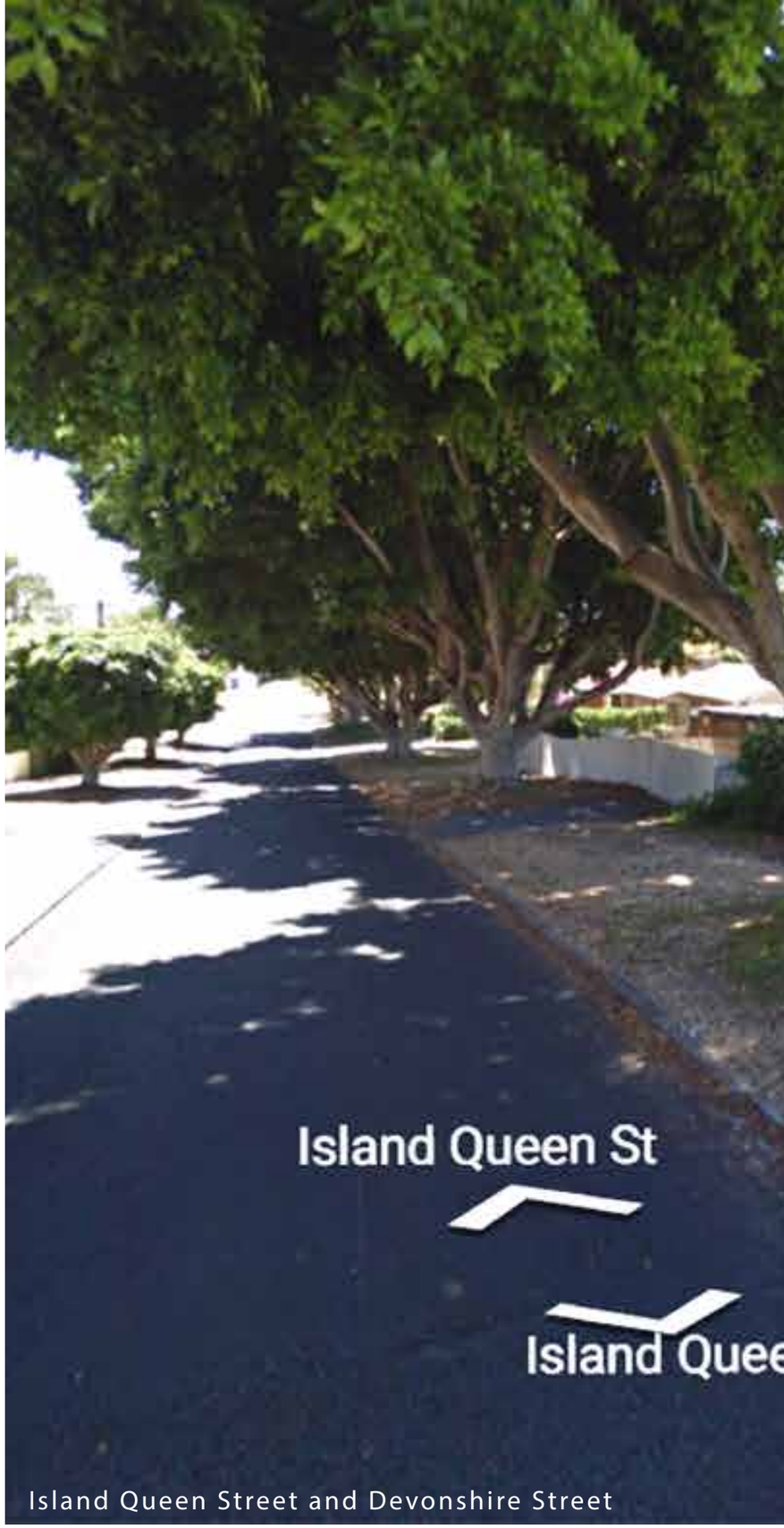
- Split coding (e.g. R20/R30) is a technique for facilitating the transition from presently low density established neighbourhoods into medium or even high density neighbourhoods through infill development;

WHY TRANSITION THROUGH SPLIT CODING?

Bunbury's established neighbourhoods have a well defined sense of character and a good standard of amenity. Key factors that contribute to **character and amenity** include;

- The style and condition of houses;
- Block sizes and density of housing;
- Quality of landscaping in front setbacks (private gardens);
- Walk-ability and quality of landscaping in road verges (streetscapes);
- Connectivity of streets and sense of personal safety and security; and,
- Proximity to usable and attractive open spaces and vibrant centres of activity;

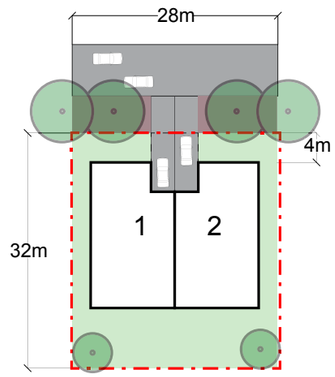
Source: City of Bunbury - Dual Coding Fact Sheet



Island Queen Street and Devonshire Street

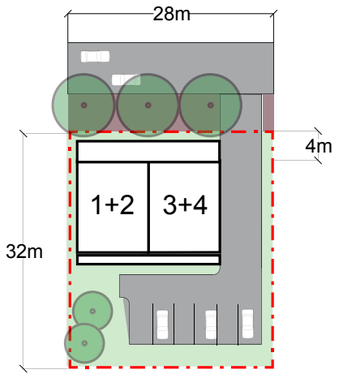
LAND USE // What do different R-Codes look like?

R-CODE	DWELLING TYPE	SITE AREA PER DWELLING (m2)
R15	Single house or grouped dwelling	Min 580 / Average 666
R20	Single house or grouped dwelling	Min 350 / Average 450
R30	Single house or grouped dwelling	Min 260 / Average 300
R40	Single house or grouped dwelling	Min 180 / Average 220
R60	Single house or grouped dwelling	Min 120 / Average 150



Up to 2 dwellings
Single storey
Average dwelling size: 212m2
Minimum 50% open space
1 x single driveway per dwelling

SCHEMATIC EXAMPLE :
R25 SINGLE LOT & MAX DEVELOPMENT



Up to 4 dwellings
2 levels
Dwelling size: 120m2
Minimum 45% open space
1.5 x car bays per dwelling

SCHEMATIC EXAMPLE :
R40 SINGLE LOT & MAX DEVELOPMENT

Existing home within Withers at code of R12

Precedent example of R25

Precedent example of R50

LAND USE // senior living

Senior living within Withers

Senior living within Withers

Vacant land between Des Ugle Park and former Kindergarten site

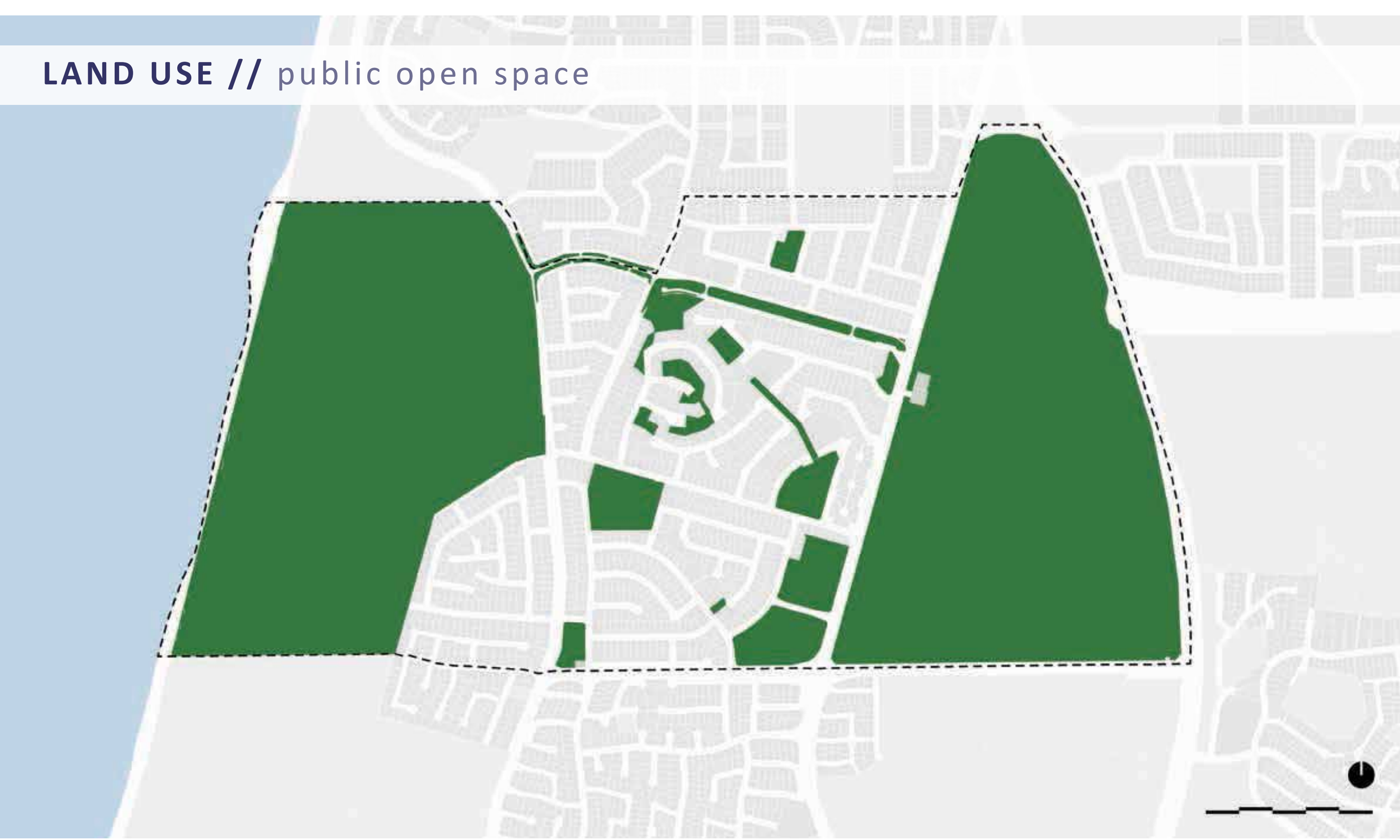
SENIOR LIVING

- DoH have quite a large stock holding for aged people within Withers including **136 units**;
- This stock is very different to aged care or retirement style villages, and includes **complexes** and **duplexes** and some under occupied family accommodation;

SURROUNDING AGE CARE FACILITIES

- **Bethanie** - **Dalyellup** (104 units) offers a retirement village type of complex with communal facilities, an on-site worker etc.;
- **Regis - Forrest Gardens, Bunbury** delivers aged care including a low and high care (nursing home). It is a 95 bed facility offering ageing-in-place and specialist dementia care in single rooms with en suite;
- **Wattle Hill Care - Bunbury** is the only stand alone, non-denominational and not-for-profit retirement village and residential aged care facility in the Bunbury area offering Independent Retirement Living, Residential Aged Care and Respite Care;

LAND USE // public open space



LEGEND

All Public Open Space within Withers

LAND USE // hierarchy of public open space

LEGEND

- Reserve
- Active areas (ovals, playground etc.)
- School

LAND USE // public open space walk-ability

LEGEND

Reserve

Active areas (ovals, playground etc.)

200 / 400m Pedestrian walking catchment

LAND USE // community facilities

LEGEND

- PARKS & RECREATION
- PUBLIC PURPOSE
- COMMERCIAL
- RESIDENTIAL SURROUNDING SUBURBS
- RESIDENTIAL WITHERS
- OCEAN

Opportunity to strengthen the commercial and civic area on the intersection of Hudson Road and Minninup Road.

LAND USE // community facilities walk-ability

LEGEND

- PARKS & RECREATION
- PUBLIC PURPOSE
- COMMERCIAL
- RESIDENTIAL SURROUNDING SUBURBS
- RESIDENTIAL WITHERS
- OCEAN

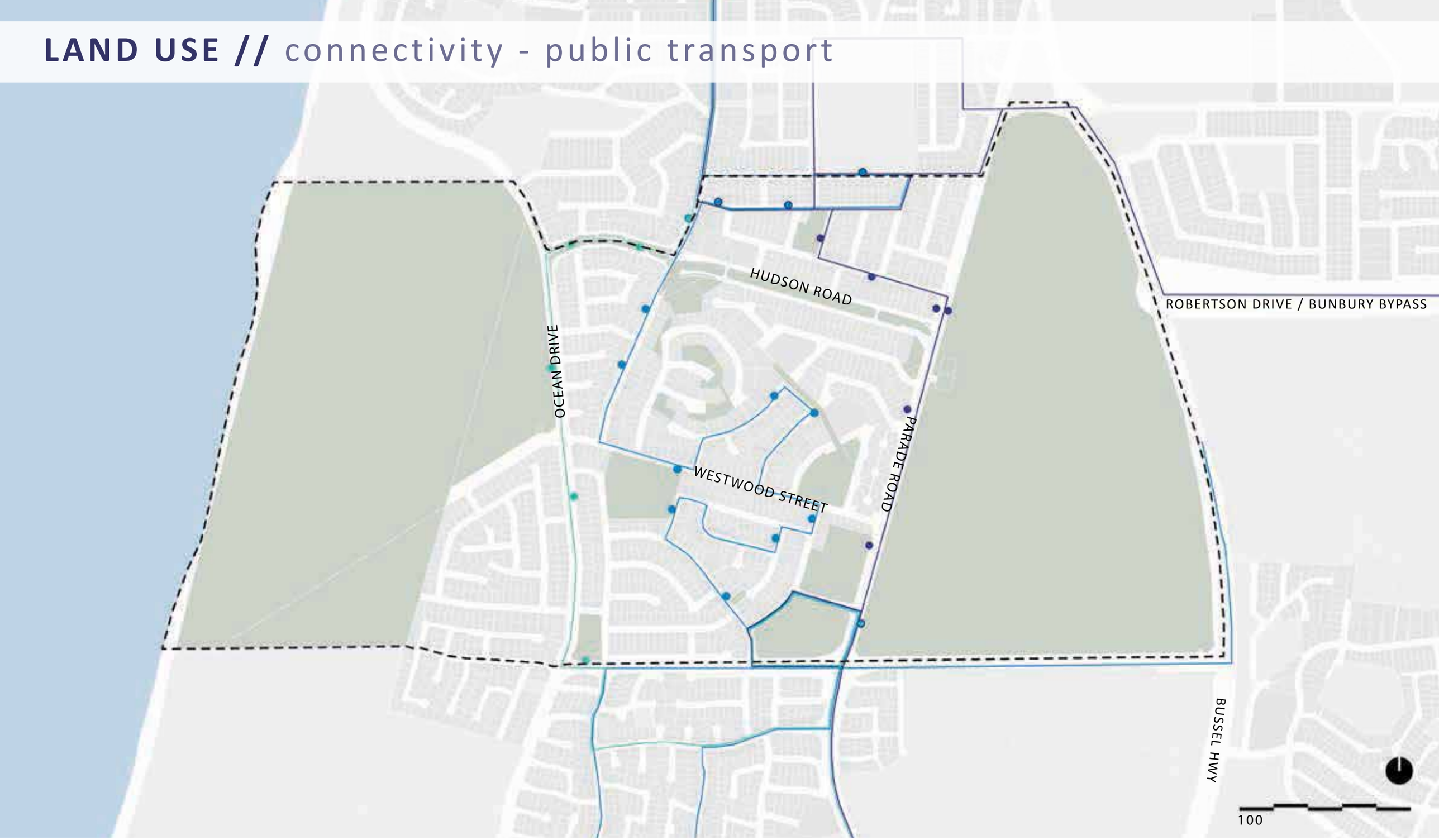
LAND USE // connectivity - roads

LEGEND

- PRIMARY REGIONAL ROAD
- DISTRICT DISTRIBUTOR ROAD
- LOCAL ACCESS ROAD

Opportunity to improve road connections particularly in the Central and Southern Precincts of Withers

LAND USE // connectivity - public transport

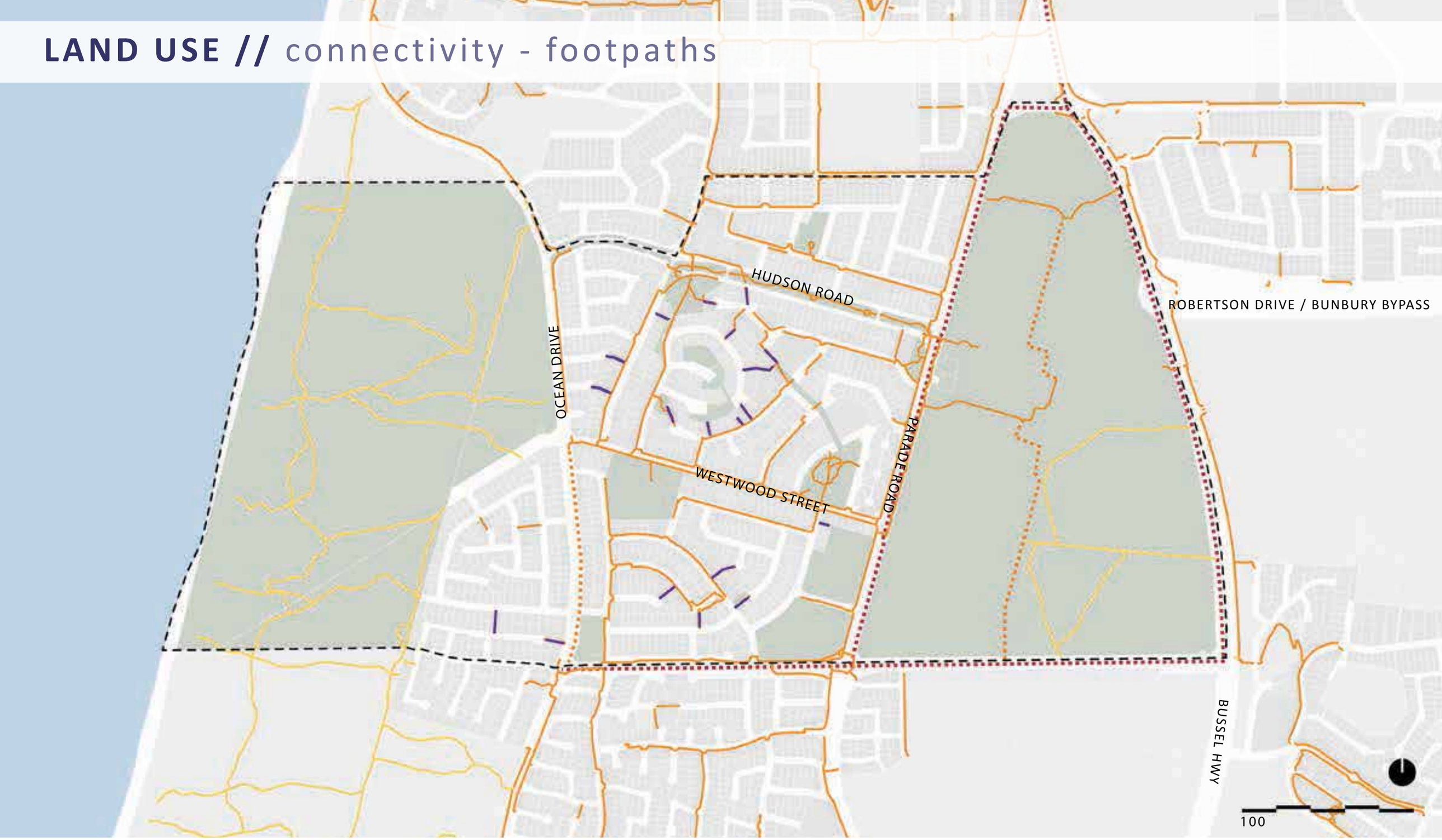


LEGEND

- PARKS & RECREATION
- RESIDENTIAL WITHERS
- RESIDENTIAL
- BUS ROUTE 843
- BUS ROUTE 832
- BUS ROUTE 831

Three Bus Routes run through Withers;
843 takes 15min to get to Bunbury Bus Station
832 takes a scenic route and takes 25min minutes to get Bunbury town centre
831 takes 20min to get to Bunbury town centre

LAND USE // connectivity - footpaths



LEGEND

- PARKS & RECREATION
- RESIDENTIAL WITHERS
- RESIDENTIAL SURROUNDING
- BUSH TRACK
- FOOTPATH
- FUTURE SHARED PATH
- FUTURE BIKE PATH
- PUBLIC ACCESS WAY

LAND USE // connectivity - pedestrian access ways

LEGEND

- PAW Contains Drainage Infrastructure
- PAW Closed with MOU
- PAW Remaining to be actioned
- PAW Open

Source: Letter correspondence from City of Bunbury to Hon. Adele Farina MLC dated 20th November 2014

LAND USE // Asset expenditure

Withers Action Plan Projects prior to the establishment of the Withers Advisory Committee as per Council Resolution to form the Withers Reserve

Year	Project	Expenditure ($)
2011/12	Wilkerson Way Footpath	$44,004
2011/12	Davenport Way Footpath	$89,684
2011/12	Hooper Place Footpath	$35,773
2012/13	Hewison Street Footpath	$44,467
TOTAL		**$214,028**

Withers Action Plan Projects since establishment of the Withers Advisory Committee

Year	Project	
Ongoing	Close Laneways	$80,000
	Paths	
2013/14	Footpath - Littlefair Drive	$65,426
2013/14	Footpath - Hudson Road	$12,846
2014/15	Footpath - Devonshire Street	$178,650
Ongoing	CCTV*	$257,000
2013/2014	Install PAW Lighting	$25,646
2012/13	Upgrade Maidens Reserve	$24,752
2013/14	Upgrade Des Ugle Park**	$308,290
2013/14	Upgrade Moriarty	$85,695
2013/14	Upgrade DC Foster	$69,592
2013/14	Install Bus Shelters	$28,206
2013/14	Water Supply Welcome Park	$1,903
2014/15	Lighting Maidens Reserve	$22,000
2014/15	Footpath Rendell Elbow	$29,000
2014/15	Footpath Lockwood Way	$47,000
2014/15	Footpath Sweeting Way	$84,000
Ongoing	Review Street Lighting	$2,500
TOTAL	COMPLETED PROJECTS	$1,320,006
Ongoing	Review Speed Zone	$2,600
Ongoing	Solar Lighting Rendell Laneway	$4,800
Ongoing	Pedestrian Crossing Ocean Drive	$60,000
TOTAL	ONGOING PROJECTS	$67,400

*Note SWDC provided $100,000 for PR-3618 CCTV
**Note SWDC funded $300,000 of this project

The following projects have been requested over the past 3 years and remain in planning stages at present, either due to differences of opinion (re Hooper Place road extension) or requirements for traffic and engineering feasibility studies in the case of the remaining items.

Year	Project	Expenditure	Funding ($)
Ongoing	Extend road Hooper Pl Withers	0	COB $142,205
Ongoing	Close 10 public access ways in Withers - Withers Action Plan	26,980	COB $60,000
Ongoing	Install crosswalks - Withers Action Plan	0	COB $30,000
Ongoing	Install traffic calming devices Jacaranda Crescent Withers - Withers Action Plan	0	COB $80,000
14/15	Review of Lighting on Washington Ave	0	COB $2,500
TOTAL			314,705

Source: Source CoB Expenditure and projects i Withers 2011-12 to 2014-15

LAND USE // Further Asset expenditure

A list of CoB expenditure and projects in Withers over the past 3 years as at 11.12.14

Year	Project	Expenditure	Funding
2011/2012	Upgrade Loins Park	$18,000	CoB
2011/2012	Welcome Park upgrade	$56,183	CoB
2012/2013	Welcome Park upgrade	$6,629	CoB
2012/2013	Withers Library Extension	$344,610	CoB $94,610 R4R $250,000
2012/2013	Parade Road Hall Refurbishment	$95,525	CoB
2012/2013	Parade Road Hall Kitchen upgrade	$12,890	CoB
2012/2013	Construct car park Hay Park BMX	$108,303	CoB
2012/2013	Upgrade Electrical Cabinet Hay Park Athletics / Netball	$15,455	CoB
2012/2013	Install electronic access gates to Athletics Track	$4,591	CoB
2012/2013	Replace Bore & Pump Hay Park Athletics / Netball	$61,652	CoB
2012/2013	Replace fencing Hay Park Nth (Bussell Hwy)	$9,232	CoB
2012/2013	Reseal Netball Car Park	$67,759	CoB
2012/2013	Reseal Netball Courts	$133,165	CoB $67,759 CSRFF $67,759 Netball Assoc $67,759
2014/2015	Parade Road Hall Reroof	$26,775	CoB
2014/2015	SWSC Tilling to Pool	$718,800	CoB
2013/2014	SWSC Lift Upgrade	$110,000	CoB
2013/2014	Hay Park North Toilet Block	$300,000	CLGF
2013/2014	Upgrade Des Ugle Park	$308,290	CoB $8,290 SWDC $300,000
2013/2014	Upgrade drainage Hay Park Premier Pitch	$71,780	CoB
2013/2014	Replace Bore, Pump and mainline Hay Park Hockey / Croquet irrigation	$118,911	CoB
2013/2014	Upgrade DC Foster & Moriarty Park*	$37,386	CoB

Withers Action Plan Projects prior to the establishment of the Withers Advisory Committee as per Council Resolution to form the Withers Reserve

Year	Project	Expenditure
2011/2012	Wilkerson Way Footpath	44,004
2011/2012	Davenport Way Footpath	89,684
2011/2012	Hooper Place Footpath	35,773
2012/2013	Hewison Street Footpath	44,467
2012/2013	Extend Davenport Way Footpath	259

Withers Action Plan Projects since establishment of the Withers Advisory Committee

Year	Project	Expenditure
Ongoing	Close Laneways	80,000
	Paths	
2013/2014	Littlefair Drive	65,426
2013/2014	Hudson Road	12,846
2014/2015	Devonshire Street	178,650
Ongoing	CCTV*	257,000
2013/2014	Install PAW Lighting	25,646
2013/2014	Upgrade Moriarty & DC Foster *	76,194
2013/2014	Install Bus Shelters	28,206
2013/2014	Water Supply Welcome Park	2,500
Ongoing	Lighting Maidens Reserve	22,000
Ongoing	Footpath Rendell	29,000
Ongoing	Footpath Lockwood	47,000
Ongoing	Footpath Sweeting Way	84,000
Ongoing	Review Street Lighting	2,500
Ongoing	Review Speed Zone	2,600
Ongoing	Solar Lighting Rendell Laneway	4,800
Ongoing	Pedestrian Crossing Ocean Drive	60,000

*Note SWDC provided $100,000 for PR-3618 CCTV

*Note CoB contribution $37,386 WAP contribution $76,194 Total Project cost $113,580

SUMMARY //

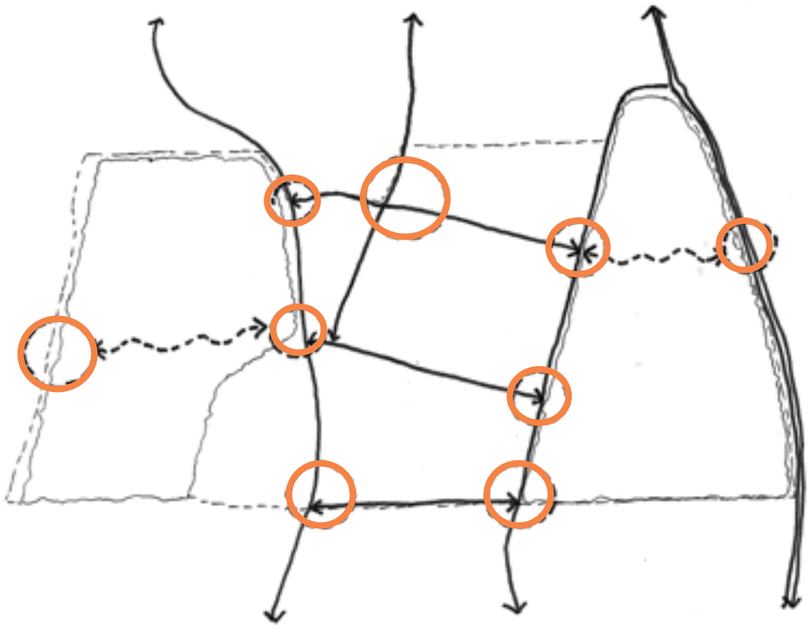
SAFETY |

CONNECTIVITY |

LAND RATIONALISATION |

COMMUNITY |

CIRCULATION // Improving connectivity



Improve surrounding connections

IMPROVE SURROUNDING CONNECTIONS

- Provide a connection to foreshore
- Improve pedestrian crossovers at major road crossings
- Improve pedestrian crossover and connection to commercial area, Minninup Forum

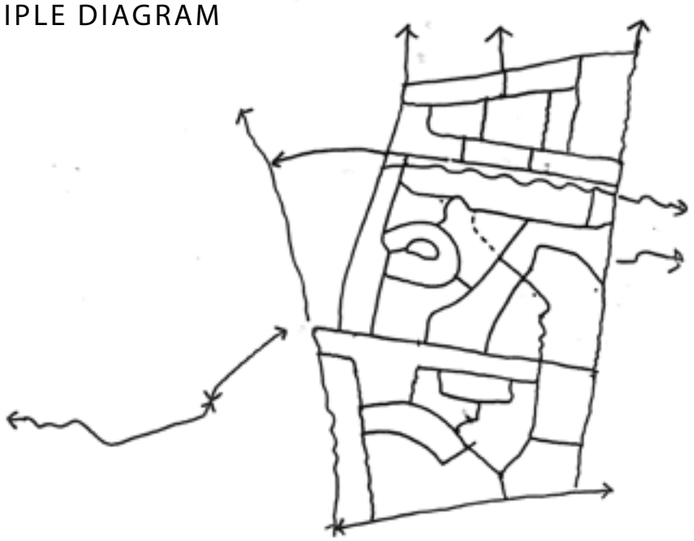
Principal movement diagram

IMPROVE CIRCULATION WITHIN WITHERS SUBURB

- Review road connectivity particularly within Central and Southern Withers Precincts;
- Review pedestrian and cyclist circulation and ensure legible and well connected system that aligns with bus stops, key destination points etc;

LAND USE // improving connectivity

PRINCIPLE DIAGRAM



HUDSON

OCEAN DRIVE

WESTWOOD STREET

PARADE ROAD

LEGEND

- PAW Contains Drainage Infrastructure
- PAW Closed with MOU
- PAW Remaining to be actioned
- PAW Open

- Improve pedestrian connectivity through ‘missing links’;
- Provide well connected circulation for pedestrian, cyclists and public transport that allows clear ledgibility across the suburb and to surrounding destination points (see principle diagram);
- Ensure the closure of PAWs doesn’t hinder circulation;

CIRCULATION // One way street (partial road opening)

Existing Roads

ONE-WAY ROAD (PARTIAL ROAD CLOSURE)

- One-way system to reduce through vehicle and traffic volumes
- Commonly used for turn restrictions and left in / left out islands
- Partial closure allows emergency vehicle access
- Potential future upgrade to a two way road when appropriate

TRAFFIC CALMING TECHNIQUES

- Directional and pavement signage
- Avenue and median tree planting (under pruned)
- Low groundcovers
- Raise pavement level through partial closure point
- Textured paving or rumble strips
- Narrow road carriageway
- Building frontages close to the road

POTENTIAL IMPACTS

- Cars may disobey signage and use as a two way street

(Source: Planning and Design for Pedestrians: Guidelines Version 5 – 12/03/2012 p211)

Precedent Example:
Chelmsford Street, Mount Lawley

View along through direction

View from no entry direction and car disobeying signage

CIRCULATION // One way street - longer example

Existing Roads

Precedent Example:
Wittenoom Street, Bunbury

View towards to the exit

View down the throat of the one way street

View of the entry from Stirling Street

CIRCULATION // Chicanes (two way road opening via single lane)

Existing Roads

CHICANES (DEVICE TO LOWER CAR SPEEDS)

- Chicanes is a series of narrowing or kerb extensions that alternate from one side of the street to the other forming S - Shaped curves (single lane)
- Allows two way access along single lane. Car waits for the car in chicane to move through before entering

TRAFFIC CALMING TECHNIQUES

- Appropriate for mid block locations
- Landscape and traffic calming techniques as above

POTENTIAL IMPACTS

- Considerations given to parking and driveway access
- Limited data available on effect on speed, volume and collision

(Source: Planning and Design for Pedestrians: Guidelines Version 5 – 12/03/2012 p211)

Precedent Example:
Steven Street, Fremantle

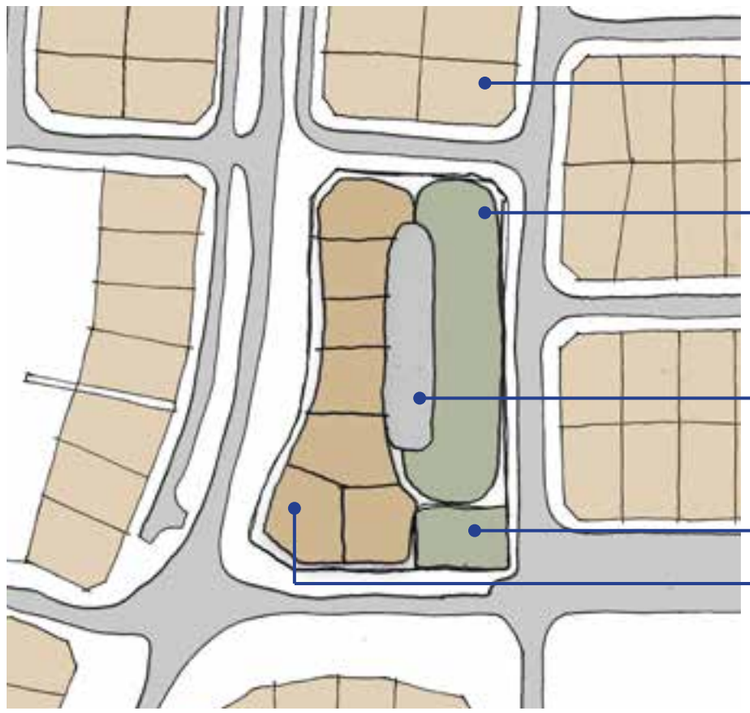
View along Steven Street

CIRCULATION // Land Rationalisation

Context

View from Pain Way

Public Open Space North of Hudson Road - Opportunity for residential infill



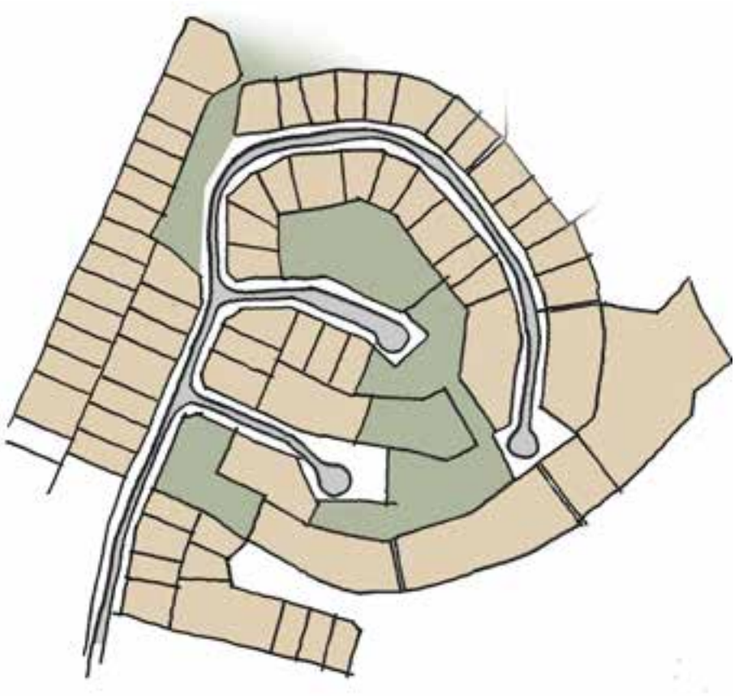
Pain Way Infill - Sketch scenario

CIRCULATION // Land Rationalisation

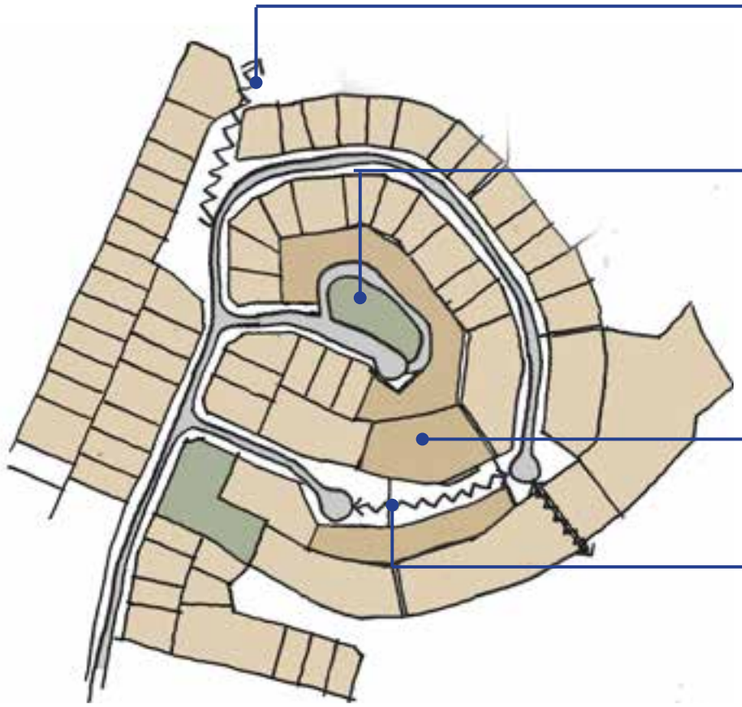
Context

Lower areas of vacant land and views across residential area

View towards highest point



Existing



Possible retention of highest point and infill development in lower vacant land areas

Potential road connection

‘Park for the people’ at the highest point including possible lookout

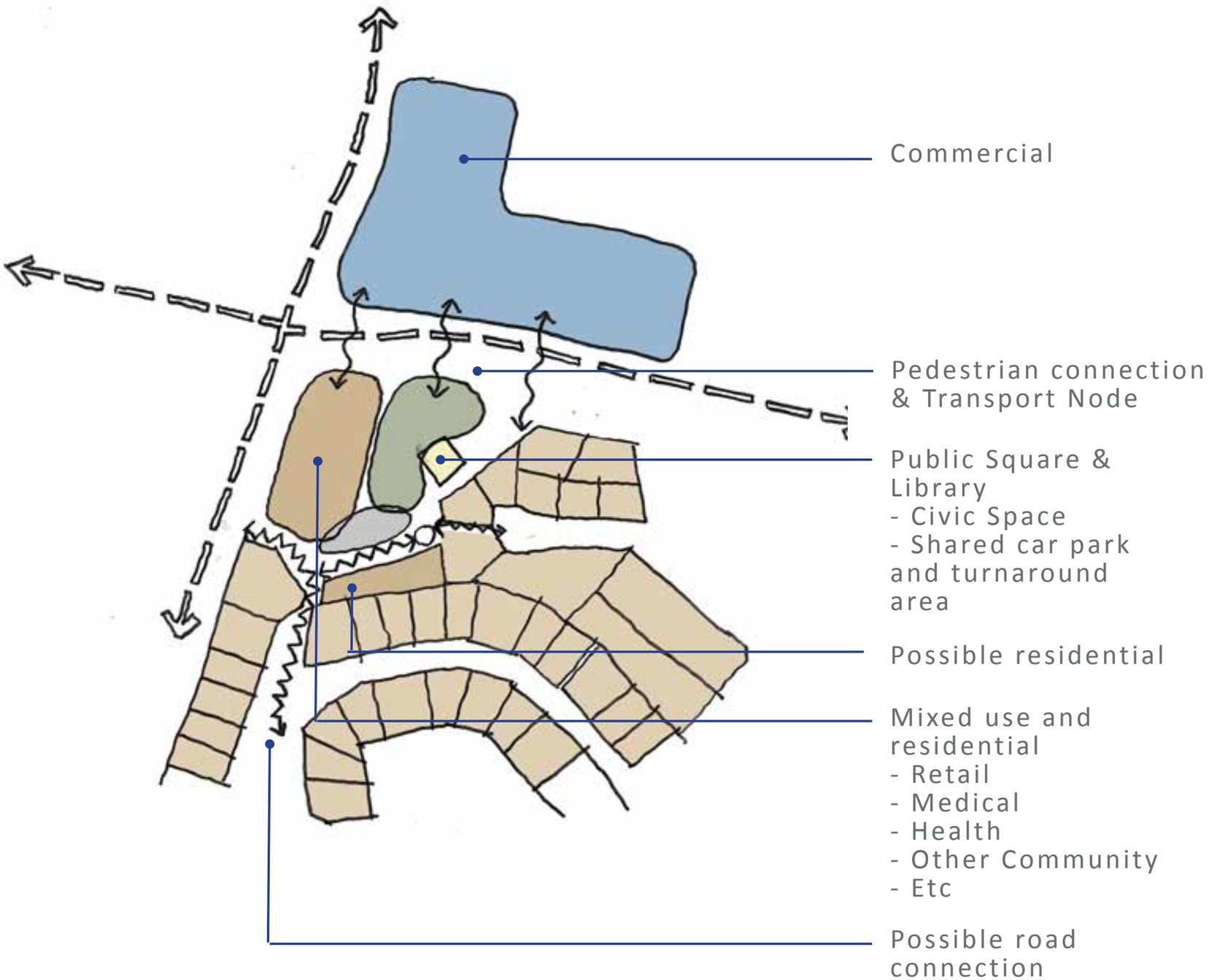
Residential Infill opportunities

Potential road connection

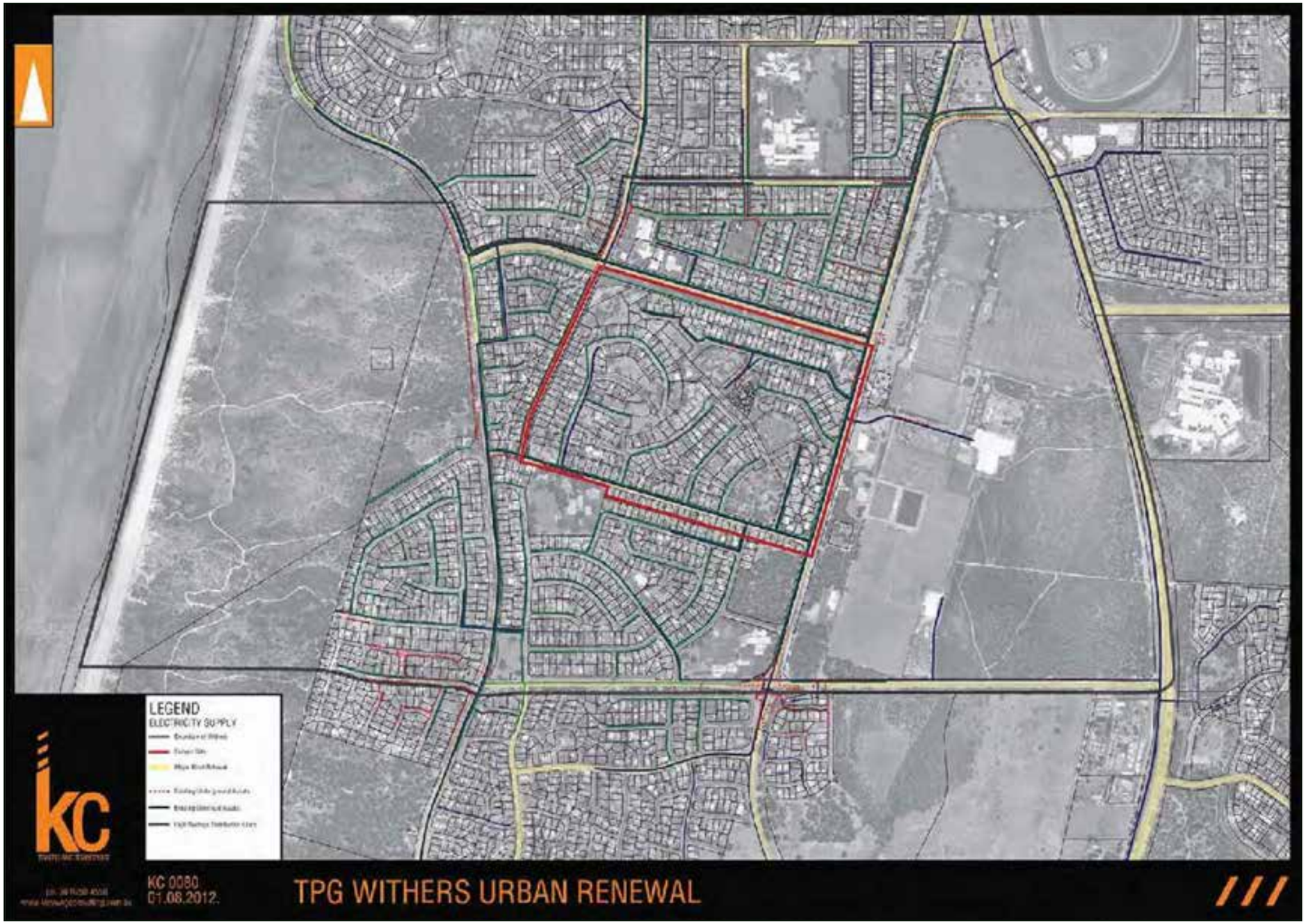
CIRCULATION // Community

Context

View towards highest point within Withers



INFRASTRUCTURE // existing electrical network



LEGEND

- Existing underground assets
- Existing overhead assets
- High voltage distribution lines

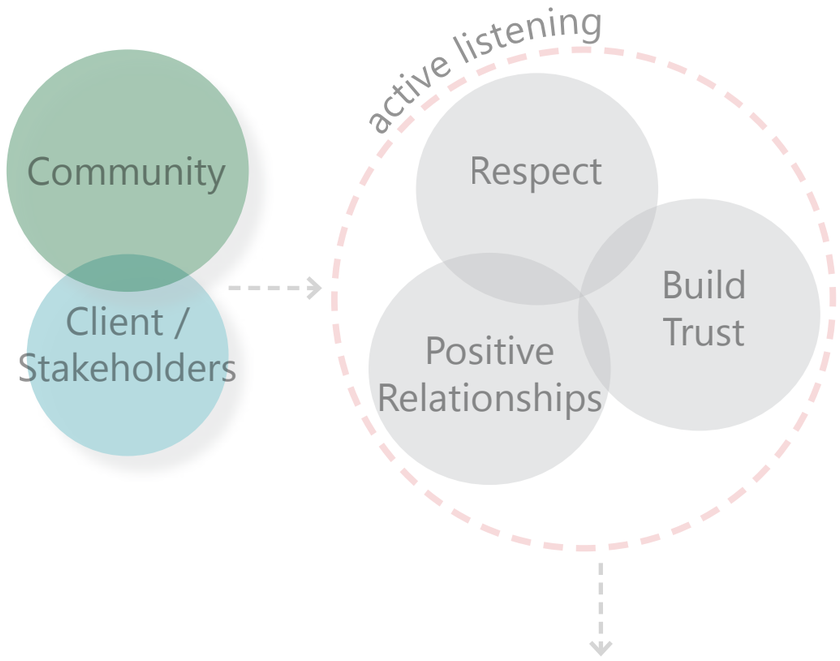
WURS APPENDIX 3

- Existing Western Power assets are mainly overhead assets;
- Based on the Western Power Practical Spare Capacity tool there is practical spare capacity at the min category -< 5 MVA;
- It can be expected by 2017 the practical spare capacity will increase to 15 <= x >20 MVA;
- Worthwile noting that Western Power will require undergrounding of any assets should development proposals be forwarded for consideration;

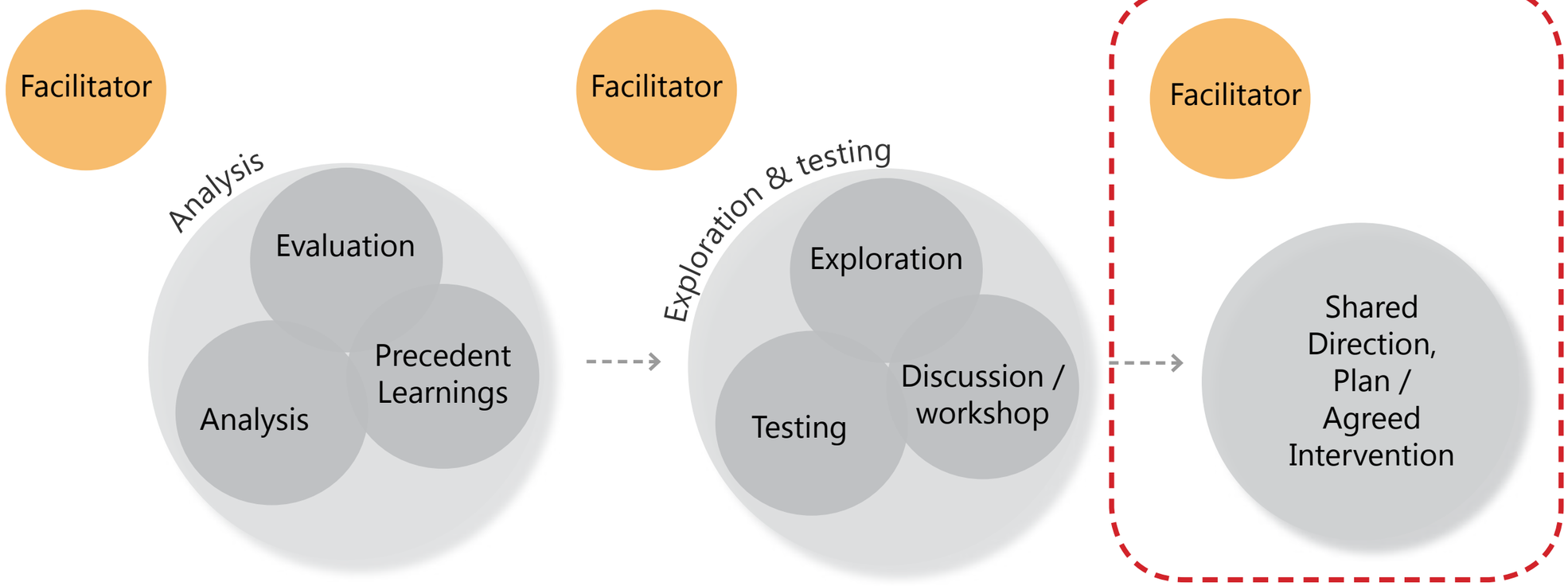
Source: WURS Appendix 3, Infrastructure and traffic engineering report

WITHERS SKETCH SCENARIOS // design process

PHASE 1:
ACTIVE
LISTENING



PHASE 2:
DESIGN PROCESS



COLLABORATIVE DESIGN PROCESS

DESIGN OUTCOME

THANK YOU //

THIS PAGE IS INTENTIONALLY LEFT BLANK

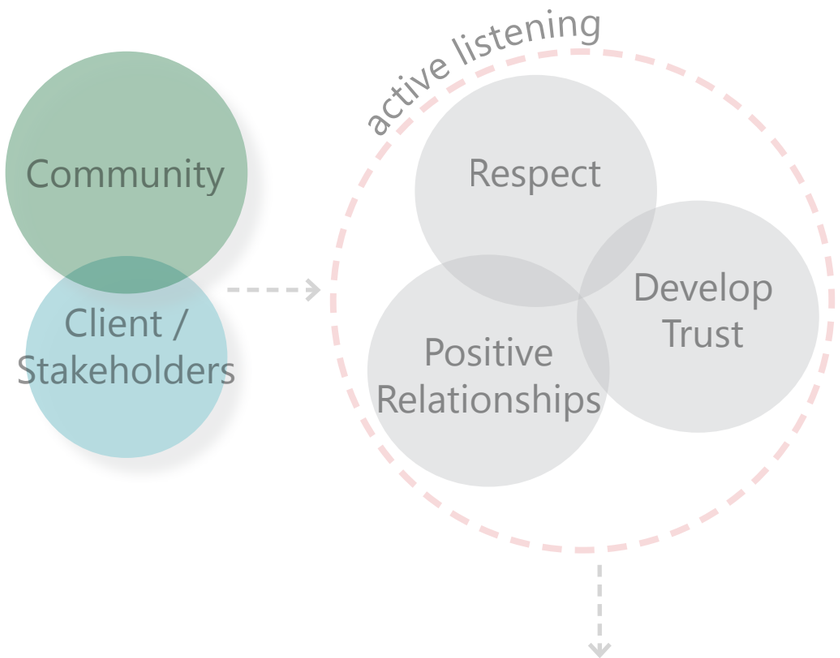
Community Engagement Material

Phase 3 - Draft Withers LAP

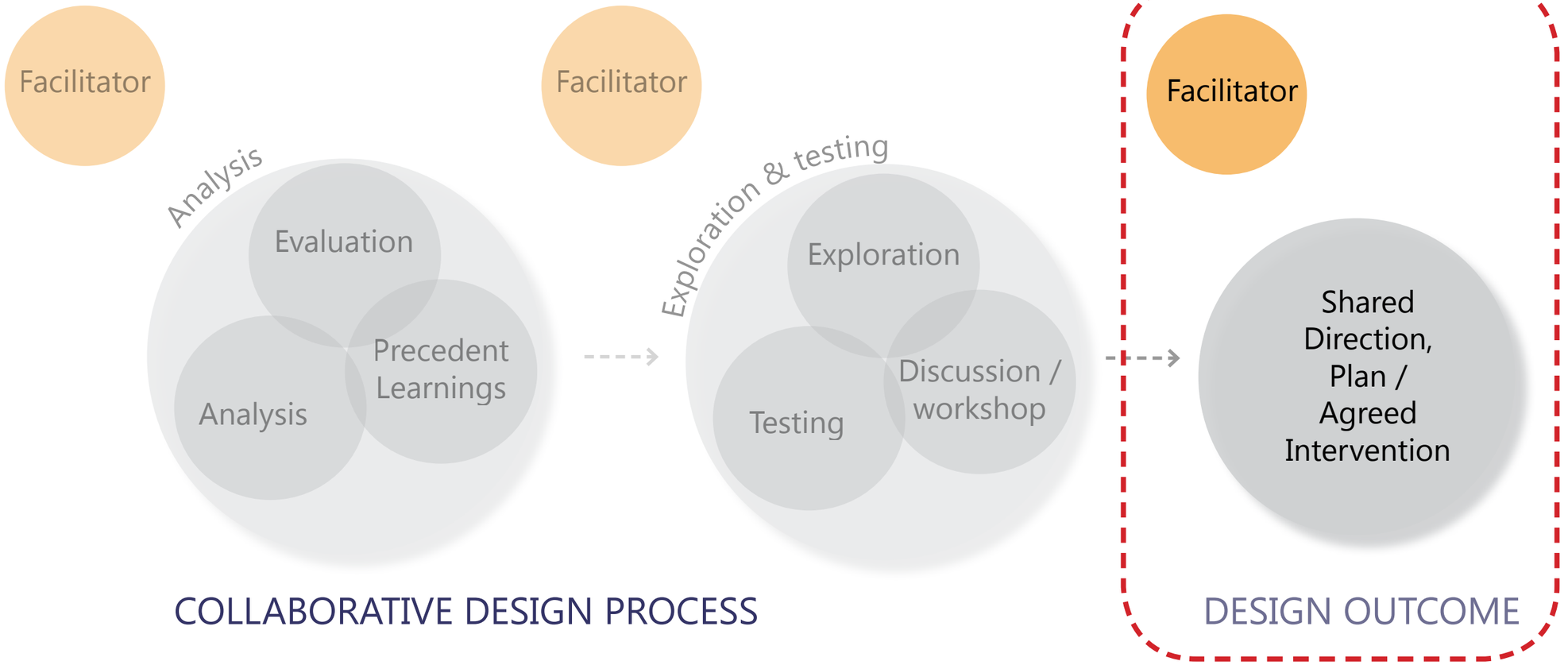
WITHERS //
DRAFT LOCAL AREA PLAN (LAP) PRESENTATION
// 11th & 12th of May 2015

WITHERS SKETCH SCENARIOS // design process

PHASE 1:
ACTIVE
LISTENING



PHASE 2:
DESIGN PROCESS



COLLABORATIVE DESIGN PROCESS

DESIGN OUTCOME

SHARED VISION //

A ‘shared vision’ for the future direction of the Withers suburb is to be formed through engagement and discussion between the City of Bunbury, stakeholders and the Withers community.

‘Withers will continue to evolve into a ***safe****, vibrant and active neighbourhood that serves the day to day needs of a* ***‘healthy and balanced community’****. Withers shall be well* ***connected*** *to surrounding regional assets allowing the suburb to support a growing and* ***diverse*** *population (inclusive of youth and elderly), with access to a range of employment* ***opportunities,*** *public transport and amenity.’*

WITHERS LOCAL AREA PLAN (LAP) //

Withers LAP is:

- Framework for community based intervention
- 10 - 15 year plan

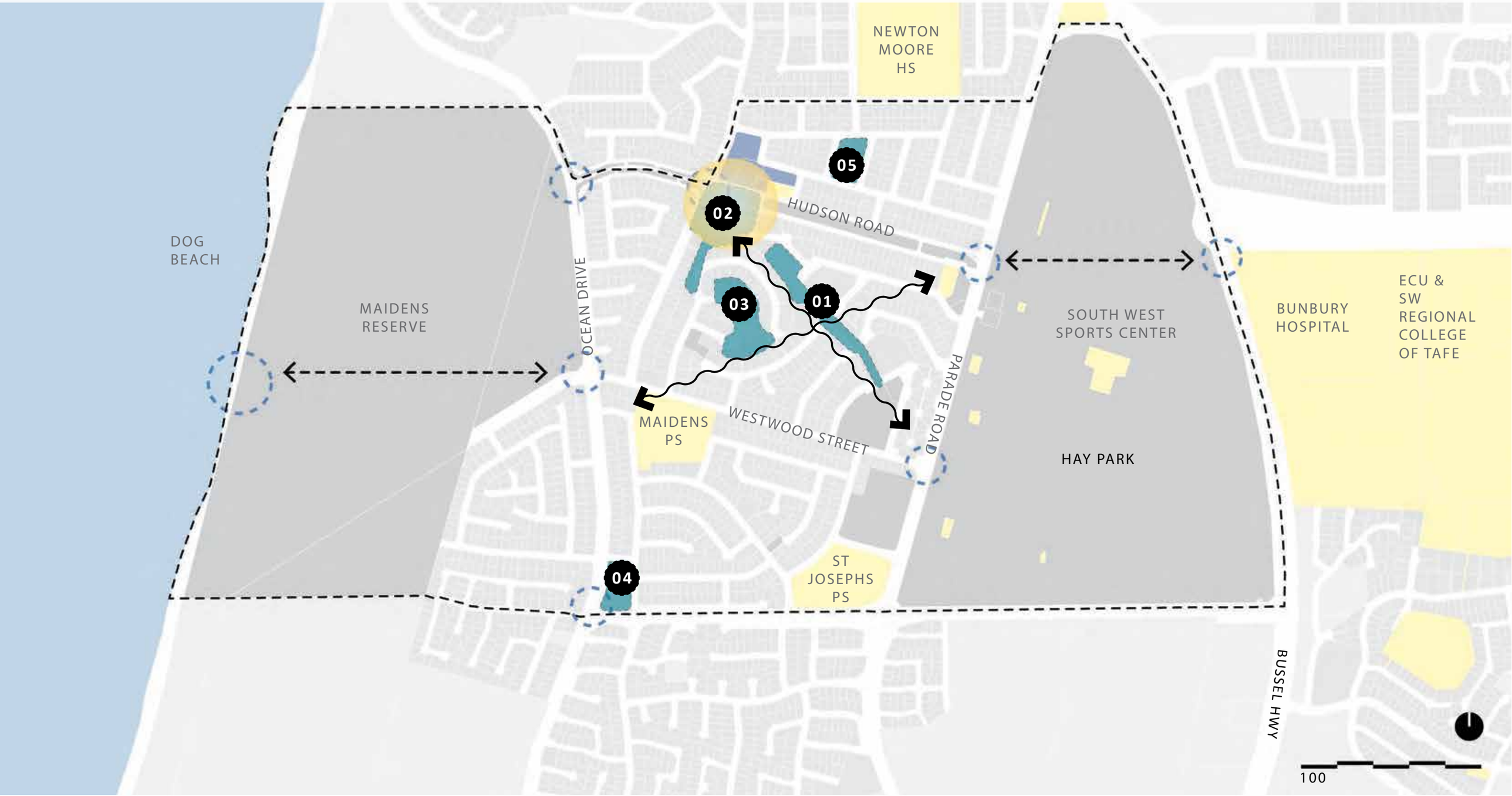
Withers LAP may include:

- the ‘key planning moves’
- development options to fund community amenity
- intervention that addresses safety
- opportunities for connectivity

Building capacity

- Understanding where people are at and what is the local capacity
- what are the next moves to raise this capacity

DRAFT LOCAL AREA PLAN (LAP) // the 'key moves'



LEGEND

- 01 Whitley Place to Des Ugle Park
- 02 Withers Community Hub
- 03 Poinciana to Hester Place
- 04 Ashrose Reserve
- 05 C Forster Park

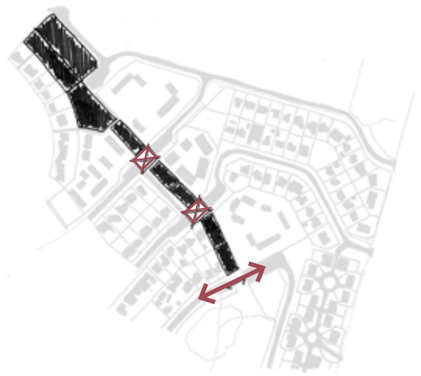
Improve internal connectivity

Improve pedestrian connection and accessibility to foreshore and across Hay Park to Hospital, ECU, TAFE etc.

Improve pedestrian crossings at major intersections

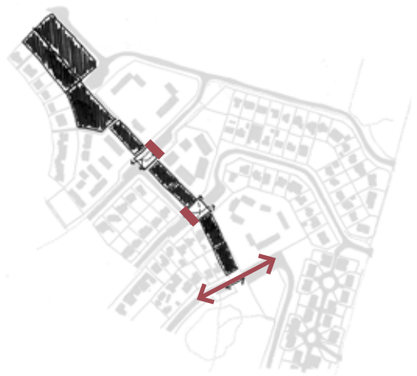
// SHARED DIRECTION - OVERALL PLAN

PRECINCTS // Whitley Place to Des Ugle Park



OPTION 1 - THE PLUG

- The principle of this option is to stop cars and pedestrians moving through intersection at the end of the cul de sacs;
- This could be achieved by installing a temporary measure e.g. police sub station, community support centre or development display office that could be removed at a later date allowing future road opening;

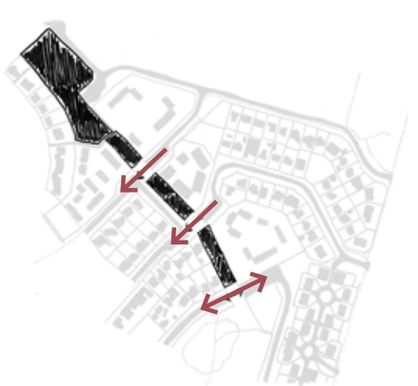


OPTION 2A - DEVELOP POCKET PARK - WITH WALL

- This option includes infill development, accessed off the end of the cul de sac;
- The intersection of the cul de sacs includes a pocket park which could be 'walled' to stop pedestrian traffic;
- The detailed design of this pocket park and what the wall is e.g. half basket ball court, vegetation screen etc should be further developed with ongoing community engagement;

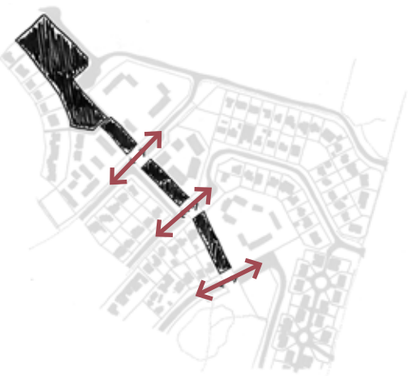
OPTION 2B - DEVELOP POCKET PARK - OPEN

- This option includes infill development, accessed off the end of the cul de sac;
- The intersection of the cul de sacs includes the development pocket park which is open (as is) allowing pedestrians to move through;



OPTION 3 - ONE WAY ROAD CONNECTION

- One-way system to reduce through vehicle and traffic volumes;
- Partial closure allows emergency vehicle access;
- Potential future upgrade to a two way road when appropriate;



OPTION 4 - TWO WAY ROAD CONNECTION

- Proposed two way road connection between cul de sacs;
- Allows improved connectivity through the suburb for all forms of transport;
- Traffic calming techniques used to slow traffic speed to ensure it doesn't become a 'rat run';

LIMITED CONNECTIVITY & PERMEABILITY

HIGHEST CONNECTIVITY & PERMEABILITY

// SHARED DIRECTION - PRECINCTS

PRECINCTS // Withers Community Hub - Scenario 1

CONTEXT PLAN

KEY FEATURES

Withers Community Hub | Create a Withers Community Hub which can become the heart of Withers.

Key functions of the community hub include;

- Youth Centre
- Senior Citizen Centre
- Meetings Rooms for Community Groups
- Function opportunities
- Civic square

Road Connections |

- Connection to Minninup Rd
- Connection to shared parking between the mixed use and civic square
- One-way connection to Whitley Place with future option to convert to two way
- North connection to Hudson Road

PRECINCTS // Withers Community Hub - Scenario 2

CONTEXT PLAN

KEY FEATURES

Withers Community Hub |

- Separate community facility which connects mixed use, civic square, open space and existing library
- Possible expansion of the existing library to the north with interface onto civic square

Road Connections |

- **No road connection to Minninup Road**
- Two way road connection to Whitley Place and Hudson Road

PRECINCTS // Poinciana and Hester Place - Scenario 1

CONTEXT PLAN

KEY FEATURES

Retain Existing Trees | Retain significant existing trees as best possible. Particular attention to the two significant trees near the high point (highlighted left);

Retain topography and views | Preserve the high point for the people. Retain views to Maidens Reserve and distant views across greater Bunbury;

Infill residential | Provide infill residential development, which is sensitive to the natural features (topography, views, trees etc) and opportunity for high quality, well designed town houses to help balance the demographic of Withers;

Road Connections |

- One way road connection between Hester and Jacaranda Pl
- Retain turning circle at Poinciana Pl with two way access

PRECINCTS // Poinciana and Hester Place - Scenario 2

CONTEXT PLAN

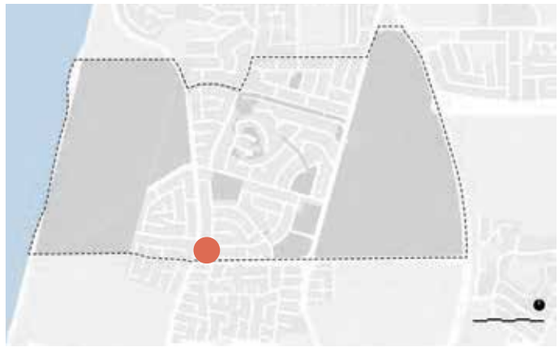
ALTERNATIVES:

Retain Existing Trees |
Inclusion of additional open space between Jacaranda and Hester Place to retain significant tree

Road connections |

- Two way road connection between Hester Place and Jacaranda Cres
- Single one way loop around high point at the top of Poinciana Pl

PRECINCTS // Ashrose Reserve - Scenario 1



CONTEXT PLAN

KEY FEATURES

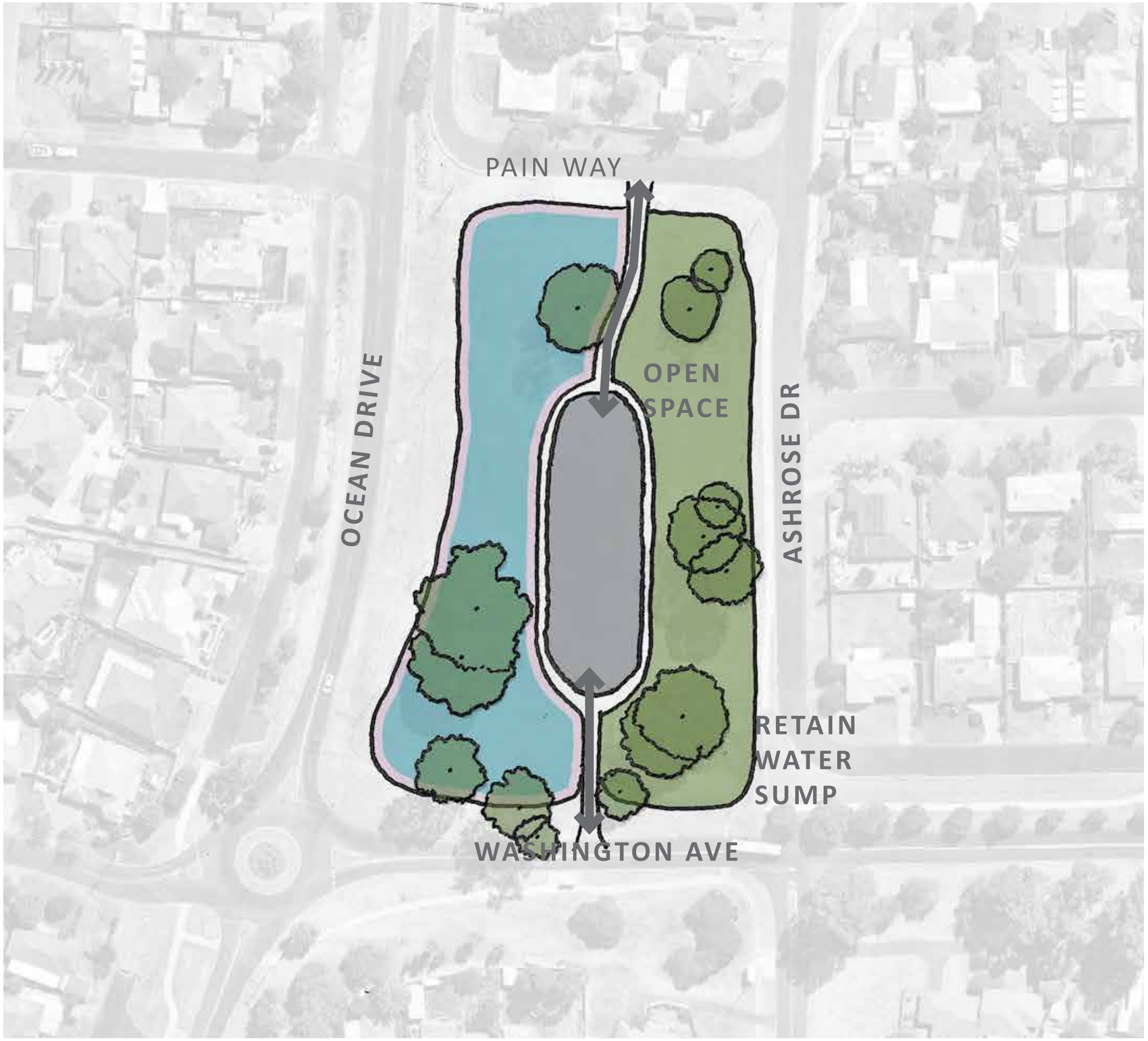
Open Space | Opportunity to provide higher amenity open space, offset from 'mixed use development'. Key features of open space include;

- retain the existing water sump and convert to open swale vegetated with clumpings of native plants;
- mass planting as entry statement;
- nature play;
- covered gathering space;
- links to bus stops;

Mixed use development | Opportunity for mixed use development along Ocean Drive which may include;

- medical;
- offices;
- hair dresser etc;
- private retirement units;

PRECINCTS // Ashrose Reserve - Scenario 2



CONTEXT PLAN

KEY FEATURES

Open Space |

- Opportunity to provide higher amenity open space, offset from 'mixed use development' with similar features to Option 1. Open space could run parallel with Ashrose Drive

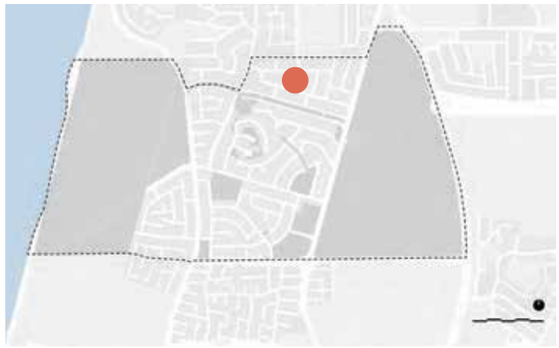
Intersection |

- Infill development configuration in Option 2 provides a buffer between open space and Ocean Drive & Washington Ave intersection.

Shared parking |

- Shared parking between mixed use development and open space with access from both Pain Way and Washington Ave

PRECINCTS // C Forster Park



CONTEXT PLAN

KEY FEATURES

Residential Infill |

- Opportunity for residential infill in north east corner of the site

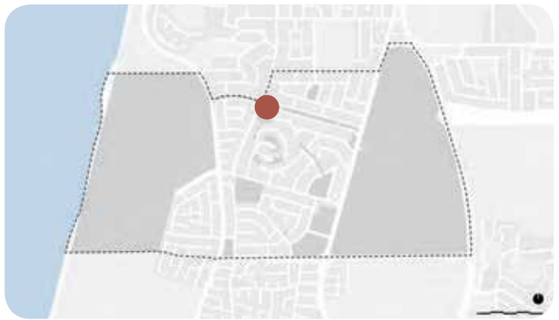
Open Space |

- Opportunity to build upon existing amenity and provide high quality open space.

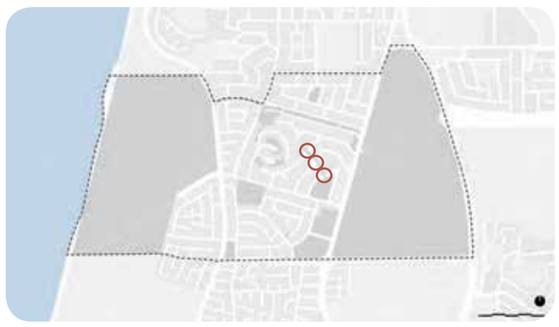
Proposed Road |

- Opportunity to split open space and residential infill with road connection between Vixen and Thistle St. This provides an active edge along the open space and increased surveillance.

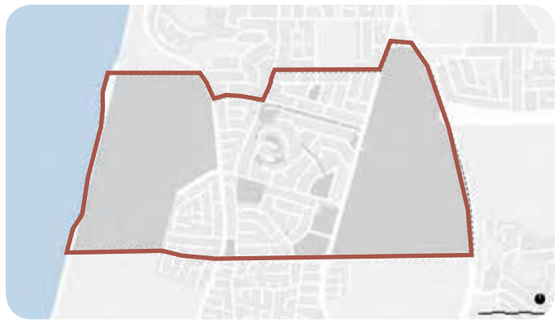
IMPLEMENTATION // Identifying the top 10 priorities



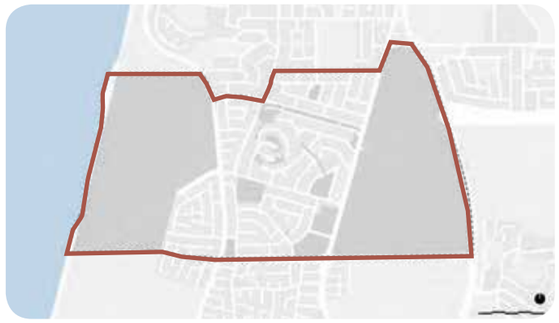
PRIORITY	ITEM
1	Provide a **Withers Community Hub** (Youth, Seniors, Community Civic Hub) which becomes the **heart and 'gateway' to Withers** on the corner of Minninup and Hudson Rd;



2	**Improve connectivity** and ease of access across the suburb of Withers by **upgrading connections** between; 1) Mawson & Reynolds Way 2) Hooper Place & Stallard Pl 3) Davenport & Rand Ct; 4) connection north between Jacaranda Cresent and Hudson Road

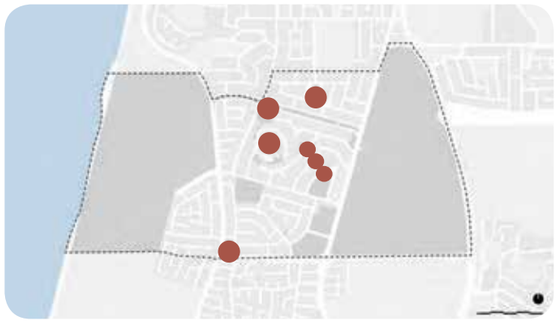


3	**Provide age care facilities** within Withers to allow people to age gracefully within Withers (including independent, on-site care, rental and private ownership options);



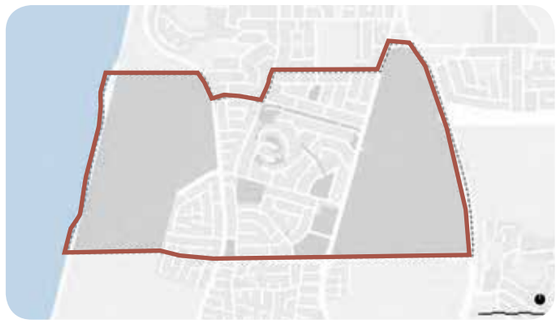
4	Allow **Withers to become a 'balanced and healthy' community** by normalising ratios of ownership/renters/state housing/community support housing;

IMPLEMENTATION // Identifying the top 10 priorities

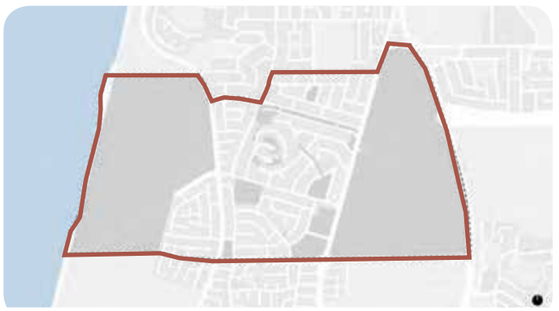


PRIORITY	ITEM
5	**Rationalise vacant public open space** within precinct areas for infill development, with offsets used as incentives to provide high quality open space amenity within Withers; • Poinciana to Hester Place • Withers Community Hub • Ashrose Reserve • D C Foster Park • Des Ugle to Kindergarden Site

6	Create Withers **external pedestrian links** to the Withers Foreshore and Hay Park;



7	Establishment of **underground power**



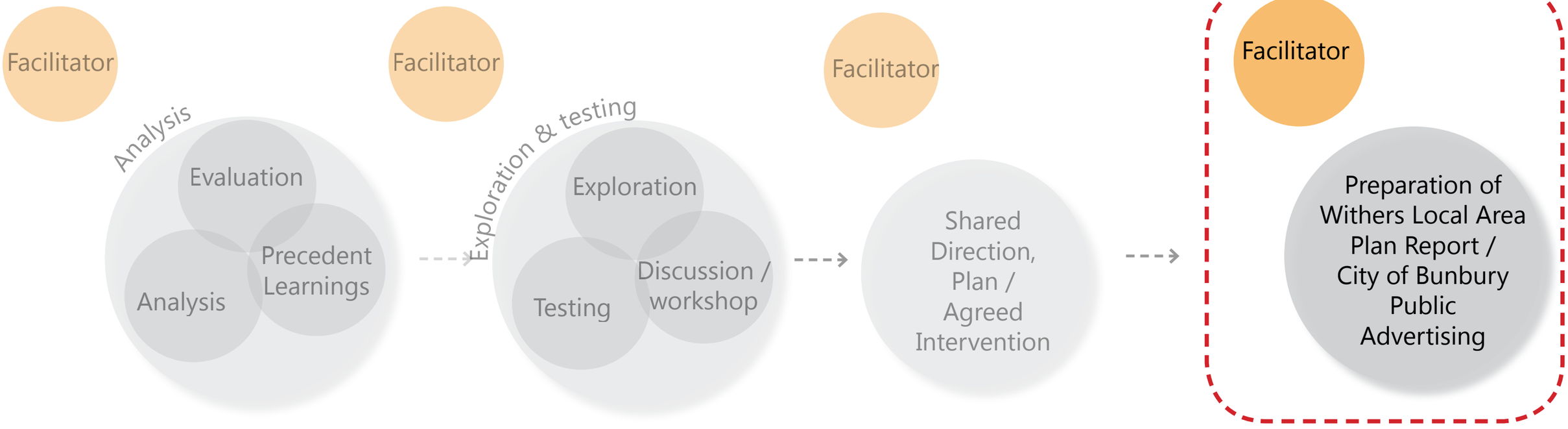
8	Encourage and **create incentives for landowners** including DoH, investors, owner occupiers to **improve upkeep and maintenance of houses**;

IMPLEMENTATION // Identifying the top 10 priorities

PRIORITY	ITEM
9	**Improve internal pedestrian connectivity** (footpaths and crossings at major intersections) and align with public transport, bike network, key destinations points etc

10	**Undertake greening of the parks and reserves** (including recognition of Hudson Road Reserve) including reticulated lawn ‘kick about areas’, native planting, review and refurbishment of amenity;

PHASE 2:
DESIGN PROCESS



COLLABORATIVE DESIGN PROCESS

DESIGN OUTCOME

REPORTING

THANK YOU //

THIS PAGE IS INTENTIONALLY LEFT BLANK

Community Engagement Material

Millars Well Primary School Students Letters

Shona Studdert

Maidens Park Primary School

Westwood Street

Bunbury 6230

Dear Greg and Fiona,

We have been walking around Withers, Jacaranda and Whiteman park

When we walked behind the library there was a big green space and I thought

We should put a memorial because Mr Bartlett said that the aboriginal men

Used to camp while the women had their babies and until they came back.

So I thought there should be a statue of a aboriginal man.

At Moiety Park there should be more equipment for older kids and some BBQ

And toilets and maybe another drink fountain. Also there is a big green space

So I thought we could make that a place for elderly people because it is quiet.

Owen Preston

Maidens Park Primary School

Westwood street

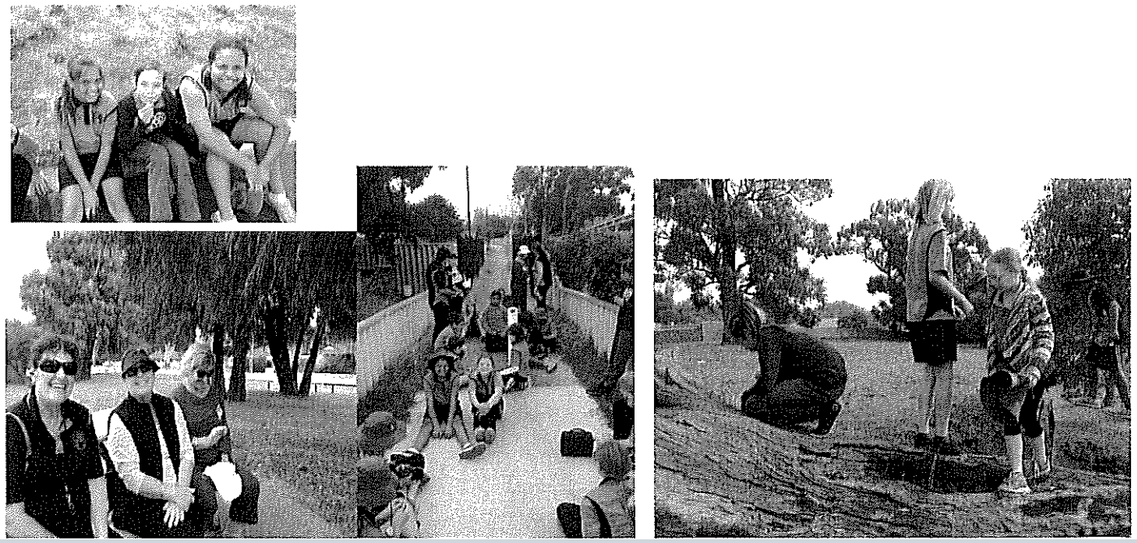
Bunbury 6230

Dear Greg and Fiona , We have been walking on Jacaranda Crescent. We have a Green spot near the Moriarty park. We think it could be used for a skate park, Elderly people homes, Café, remote control car track.

We looked behind library. We think a community garden and Shops would be good.

We went to the end of Jacaranda Crescent. We went down an alley way where I live.

We went back up it again and went back to school.



Waylon Hill

Maidens Park PS

Westwood St

Bunbury 6230

Dear Greg and Fiona

My class has been walking around Withers. We went and walked around the library and Jacaranda Crescent and we talked about Moriarty park.

At the library there should be an Aboriginal memorial, playground and Remote control car race track.

At Jacaranda green space there should be aged care homes.

The big green space on Ashrose Drive needs a Deli.

Thank you for listening to me.

SILAS.SAW

MAIDENS PARK PS

WESTWOOD STREET

BUNBURY

DEAR GREG AND FIONA

MY CLASS HAVE BEEN WALKING AROUND WITHERS AND JACARANDA CRESCENT .

AT THE BACK OF THE LIBRARY THERE SHOULD BE ROOM FOR CLUBS LIKE GAMES CLUB OR DANCING, SINGING, SCIENCE CLUBS.

FROM SILAS

Nada Saleh

Maidens park primary school

Westwood street

Withers

Dear Greg and Fiona,

We have been walking around withers looking at the open green spaces. We saw the library, jacaranda Cres and Moriarty park.

I think there should be a skate park by the library.

We went for a walk down Ashrose Drive and I think there should be a park with a fish pond and some play equipment.

We then went to Whiteman Park to play, the slide is old and needs to be changed also there needs to be a drink fountain.

From

Nada

Maya Hume

Maidens Park PS

Westwood St

Bunbury 6230

Dear Greg and Fiona,

We walked to the Library, Jacaranda Crescent and Moriarty Park.

At the library there should be a skate park, aged care homes, Aboriginal memorial.

At Jacaranda green space there should be a playground, Learn to ride your bike park, Remote control car race track Buildings for Dance club and commando course.

From Maya

Liam Maher

Maidens Park PS

Westwood St

Bunbury 6230

Dear Greg and Fiona

We Walked to the library and Jacaranda Crescent.

I want a Skatepark and somewhere for little kids to ride their

Bikes at the Library.

Liam.

Kevin Dickie

Maidens Park PS

Westwood St

Bunbury

Dear Greg and Fiona

We have been walking around Withers, the library, Jacaranda Crescent and Moriarty Park

At the library I think we need paint ball factory.

At Jacaranda Crescent we need a skate park .

Down Ashrose Drive we need an old people home.

From kevin

Joshua Marsh

Maidens Park PS

Westwood St

Bunbury 6230

Dear Grey and Fiona,

Our class walked around the Library, Moriarty park and Jacaranda Crescent.

At the Library we need a skate park.

At Ashrose Drive we need shops and homes for the elderly.

From

Joshua

Jessica Adams

Maidens Park Primary School

Westwood St

Bunbury

Dear Greg and Fiona

We have been around Withers. We have been to the Library and Jacaranda Cres. We have been at the back of green space. I think we could make a Sunday school for the ANZAC to Learn about the War and I think at the back of the library we can build a PCYC dance class.

At Jacaranda we can a build a Learn to ride your bike park and little café for the mums, dads to eat while they wait for they kids.

At the back of the Library we can build an Aboriginal memorial and a commando course and also a skate park.

Thank you for listening

Jessica

Jade Collard

Maidens Park Primary School

Westwood St

Bunbury 6230

Dear Greg and Fiona,

Me and my class room have been walking around the back of the library and there is a long lot of green space and then we walked around Jacaranda Cresecent and there was some more space and we went to Moriarty park and Whiteman park. Then there was space there too and then we went down Ashrose Drive and we have been making some thing up to put there. We have come up with shops, community buildings, community, parks, gardens, skate park, drink fountain, bike path for little kids, equipment for older kids.

From jade

Honey Voller

Maidens Park Primary School

Westwood Street

Bunbury 6230

Dear Greg & Fiona

We have been walking around Withers over green spaces. You could build a track for little kids to learn to ride their bikes and I think that's a good idea.

I think we should build a homeless shelter at the back of the library .

Hannah Cooper

Maidens park primary

Westwood street

Bunbury 6230

Our class went for a walk and it was fun. We went to Jacaranda park and saw a park and we need a toilet there and two drink fountain there .

Then we went to the library.

Evan Hill

Maidens Park Primary School

Westwood Street

Bunbury 6230

Dear Greg and Fiona,

We walked to the library , Jacaranda and Moriarty Park.

I THINK BEHIND THE LIBRARY SHALD

Thank you for Listening by Evan Hill.

Dana Marsh

Maidens Park PS

Westwood St

Bunbury 6230

Dear Greg and Fiona

We've been waking around Withers. We have been to the Library and Jacaranda Crescent and been to Moriarty park. We have been at the back of Jacaranda Crescent We saw A los of green space. I want a Dance club at the Back of the library. We can build A pcyc dance class and we should build A Big rock Aboriginals. To remember the camp ground.

I Don't like Moriarty park because they don't have toilets and there is not enough drink fountains. I think there should be better playgrourd equipment have a path to back of Usher it was a fun waik.

From Dana

Cheyenne clough

Maidens Park Primary School

West wood St

Bunbury

Dear Greg and Fiona,

We went walking to the Library, Jacaranda Crescent and Moriarty Park.

At the Library we need elderly people homes.

At Jacaranda we need a skate park.

FROM CHEYENNE

Beshaun

Maidens Park PS

Westwood St

Bunbury 6230

Dear Greg and Fiona,

We have been walking around Withers and Jacaranda Crescent. We have been looking 4 green space.

Behind the library we can put a memorial for the indigenous people. We can also put a skate park, remote control car race track.

At Jacaranda Crescent we should put aged care houses.

Down Ashrose Drive there should be a pond, some shops and a play-ground.

From BESHAUN.

Samuel and Brenton

Maidens Park Primary School

Westwood Street

Bunbury 6230

Dear Greg and Fiona,

The kids walked to the library along Jacaranda Crescent and Moriarty park.

I think behind the library there are old people's houses.

At jacaranda I think there should be a skate park.

At Moriarty park I think there should be a free pool.

From Samuel & Brenton

Aaliyah Farmer

Maidens Park Primary School

Westwood Street

Bunbury 6230

Dear Greg & Fiona,

Our class has been walking around Withers including Jacaranda Cres and we have been walking behind the Library and the Moriarty Park as well.

At the Library there's a big green space and I think we should turn it into an Aboriginal Memorial so when they walk past they can read the sign about the Bibbilup Hills where the pregnant women have their babies and the men will make a camping spot at the back of the Library and stay there the night until their wives come back with their babies.

At Jacaranda there's another big green space and I thought that we should use the green space for a Skate Park for children to have fun and practise stunts for challenges against their friends and for fun . Also they should put some toilets next to the Skate Park just in case the children want to go to the toilet so they don't have to run home and then come from the toilet .

At Ashrose Drive my class has been walking around Ashrose green space and thought about putting more things in the big green space. Then some kids thought of putting in some ponds with Koi fish so the kids can look in there so they can have fun looking at the fish in the pond.

Over the road at Whiteman park there should be more things for big kids and someone should be taking off the graffiti under the tunnel where the play-ground is but underneath it .

And that is the end of my story Thank you for listening and I hope you put in the things in the green space.

Thank you for listening From Aaliyah.

THIS PAGE IS INTENTIONALLY LEFT BLANK

Community Engagement Material

Newton Moore High School Letter of Support

Michael Douglas
c/o Level 19
1 William Street
PERTH WA 6000

0432 619 630
(08) 9288 6914
michael.douglas@lavanlegal.com.au

24 January 2013

Withers Urban Renewal Strategy Feedback
City of Bunbury Administration Building
4 Stephen Street
BUNBURY WA 6230

To Whom It May Concern

Feedback on Withers Urban Renewal Strategy: Newton Moore Senior High School (School)

1 Please find below a brief response to the Withers Urban Renewal Strategy – A Village in the City (**Strategy**).

2 We share in the community's call for a renewal of Withers, and appreciate the response to that call evident in the Strategy. However, we must express our disappointment at the lack of communication with schools across this area of the city, including our School.

3 As you would no doubt agree, schools (and education generally) play a pivotal part in the development of society, and have a particular impact on their neighbourhood population precincts. As the School is the lead provider of education to the children of Withers, we believe that it would have been appropriate to have a strong education presence involved in this report, which would be predicated on deeper engagement with the School, and its Principal, Susan Kerr.

4 Given the short time frame to develop a comprehensive response to this report, our School Board has put together a series of points which you may wish to use as the basis for a more detailed conversation with our School.

Achievements of the School

5 Given the School's position in Withers, the Strategy is conspicuously silent on the role it plays, and the recent achievements of the School community.

6 Countless Withers residents have worked extremely hard to ensure that the School meets the needs of its community, and that it continues to achieve excellent results. We note that the School has consistently ranked in the top 50 senior high schools in this State. It has a very impressive record in other areas such as providing outstanding opportunities for Indigenous students (we note your reference to our Clontarf Academy) and being the home for nationally recognised science programs.

The need for a focus on schools in the Strategy: developing partnerships between schools and the broader community

7 Schools reflect the spirit of their local community and are the places where young men and women are exposed to programs and processes that are pivotal in shaping their future role in their community and society in general.

8 Research shows that student learning and the health, wellbeing, safety and economic security of all community members can be enhanced when communities have close links with their schools.

9 An imperative of the reshaping of this area of the City of Bunbury must be the development of sustainable partnerships between government schools and their communities. Schools should become "real" community hubs, ensuring that their substantial resources and facilities are made available to the whole community and so value-add to the community.

Sharing facilities

10 There are many opportunities for the Withers community and the School to work together and share in the use of school facilities. These include the following:

10.1 using school premises for community meetings and gathering;

10.2 opening school facilities up for use as community recreation facilities;

10.3 spaces to support school-aged holiday, before-and after-school programs;

10.4 sharing libraries/resources centres;

10.5 sharing performing arts spaces; and

10.6 becoming an "out of hours" community education facility.

11 There are enormous opportunities for this area using education/training as a building block that could well underpin the revitalisation of this suburb. An example of this would be for the Withers community and the School to work together to develop a modern trade training facility that is available to both students and the wider community. We plan to develop a new multi-faceted Technology Centre that can provide skills and expertise to meet the technology needs of a new generation.

The benefits of sharing facilities

12 There are considerable financial and social benefits to be derived from maximising the use of modern facilities such as those available on the School campus. These include:

12.1 strengthening social networks between schools and communities;

12.2 improved availability of sports, arts and other facilities in local communities;

12.3 more positive perceptions of local schools and communities because they are seen to be taking more pride in their local environment;

12.4 greater community involvement in school activities and student learning;

12.5 improved school security and reduced vandalism as a result of the increased use of school premises out of school hours;

12.6 gym fitness facility;

12.7 use of school cottage for playgroup mums; and

12.8 a Performing Arts Centre which could be utilised to enhance the cultural development of the area.

13 The shared use of the School's facilities can be used to enhance community members' skills in key industries. For example, School facilities can be used by students and the wider community to build skills in science and engineering (areas which the School currently specialises in), as well as in child care.

Comments on a partnership between the School and the broader Withers community

14 Schools and communities develop partnerships in a style that suits their needs. Experience to a date shows that successful partnerships have a number of characteristics. These include:

14.1 strong cooperative relationships between partners;

14.2 entrepreneurial local leadership and a willingness to make things happen;

14.3 a clear understanding among all partners of how the facility will be managed;

14.4 a sound knowledge of the legal and financial aspects of managing and maintaining shared facilities; and

14.5 integration of the partnerships with the long-term planning of both the school and the community partner.

15 When considering partnerships for the community use of school facilities, schools and community partners should ensure that the sharing of school facilities will:

15.1 meet an identified need in the local community;

15.2 offer benefits to both the school and the community;

15.3 make the most of school and community resources; and

15.4 strengthen relationships and social networks between schools and communities.

We need bigger thinking

16 The opportunity to revitalise this area of the City of Bunbury represents a once in a lifetime opportunity. With the role that schools play in communities, and that the School plays in Withers, it is vital that any strategy for revitalisation recognises the value of that relationship, and lays plans of a scale appropriate for that value.

17 In our view, the current Strategy is deficient in its treatment of schools, including the School. Our School already plays an integral role in the Withers community. That role can be enhanced through sharing facilities. It can be enhanced, further, by enhancing the School's facilities. We provide the following as examples of the sort of facilities that could transform the relationship between our School and the broader population of Withers.

<u>A multi-purpose, trade training facility</u>

18 Why don't we plan for a multi-purpose trade training facility, to be built on our site, that can meet the needs of our population into the future? The School community has a vision for a Centre that reflects our specialisation in technology, engineering and science - which ultimately are the education building blocks for future generations. Withers should be afforded the very best of education facilities and opportunities; the proposed Centre would allow our suburb to grow and prosper, and would allow it to become the role model for other suburban renewal projects nationally and overseas.

<u>SciTech facility</u>

19 Why don't we plan for a multi-million dollar offshoot of the Perth based SciTech facility, built on our site? Just imagine what it would do for the economy of the area, the impact it would have on the education of our children, and the opportunities it would provide for training and employment.

Conclusion

20 It is this level of thinking that needs to be employed if a true revitalisation is to occur. If education is really as important as we seem to agree that it is, then public schools like our School require a significant commitment to facilities, and an innovative approach to their development.

21 Our School has already achieved a lot, with comparatively limited resources. Our results have been outstanding. This is due to an enormous effort from students, parents and teachers. It is also due to a proactive, innovative approach to leadership on the part of the School's administration. We are ready to extend that approach to engagement with the wider community through the Strategy.

22 Our School is ready to become a pivotal player in making Withers the most vibrant village in the City of Bunbury. We are ready to be a key player in this exciting urban renewal initiative.

If you wish to discuss these matters further, please do not hesitate to contact me on the details above.

Yours sincerely

Michael Douglas
Chair
Newton Moore Senior High School Board

THIS PAGE IS INTENTIONALLY LEFT BLANK

Withers LAP | Engineering Feedback

The Withers LAP recognises the engineering feedback as outlined in the email attached, dated 22/10/2015 and 23/10/2015.

As majority of the feedback relates to detailed design, this has been included as an appendix to ensure this valuable input isn’t lost and can appropriately inform the next stage of works.

From: James Shepherd
Sent: Friday, 23 October 2015 9:22 AM
To: Kyle Daly; Thor Farnworth
Cc: Bradley Brooksby; Nigel Archibald
Subject: Re: Engineering Comments - Draft Withers LAP

Thanks Kyle

Thor we will also benefit from getting an approximate indication of the value of infrastructure gifted to the City resulting from any development works identified in the LAP as this will allow us to forecast future lifecycle costs into the current 15 year plan if applicable or beyond.

Cheers

James

James Shepherd
Manager Assets & Projects
City of Bunbury

T: 9792 7305
M: 0407 445052
E: jshepherd@bunbury.wa.gov.au

Hi Thor

Please see feedback on some of the engineering aspects of the draft Withers Local Area Plan:

P.64 DC Foster Park – There is a substantial drainage project planned in future years (tbd) on Island Queen Street / Trusty Street / Sulphur Street / Otway Street that drains into the Five Mile Brook drain. Any residential infill will have a substantial direct impact on the City's drainage network. Stormwater modelling will be required at a later stage to determine the extent of this effect and any additional works required due to development.

The Seniors computing club is currently located on the Northwest corner of DC Foster Park. Consideration for relocation is required; Possibly to the SWSC or PCYC which would support the notion of improving linkages between Withers and Hay Park.

P.76 – Please confirm the cul-de-sac bulb at the end of Whitley place is to be removed so as to not cause confusion for driver priority. Ideally the conceptual drawing should show the cul-de-sac bulb removed for clarity.

P.77 – States 'Provide appropriate traffic management measures including high treatment decorative paving'. Cobbles or brick paving across the full stretch of road is likely to generate an unacceptable level of tyre noise. Brick paving is to be limited to intersection areas only if used.

P.82 – The proposed road link between Davenport Way and Jacaranda Crescent is ONE WAY. It is likely that vehicles would 'rat-run' through this road in the wrong direction. It would be preferred if the road link being created was for TWO WAY traffic. There is an existing drainage pipe running through this PAW with the route possibly providing an overland stormwater route which requires further consideration.

Again, the connection between Hester Place and Jacaranda Crescent retains the two existing cul-de-sac heads. The cul-de-sacs are to be removed and illustrated on the plans accordingly. Further to this, the linkage is identified as being a 5m wide two way road. Consideration should be given that this road will be directly fronting proposed independent living aged care and will need to cater for waste services and possibly buses. A suggestion would be to create the link as a 6.0m wide road, footpath identified adjacent to the road for better accessibility and potential for traffic calming treatments such as a single lane slow point (can incorporate a pedestrian crossing into this type of treatment) to deter excessive vehicle speeds.

The extension of Poinciana Place would be best served as a ONE WAY link.
There is existing piped drainage under the proposed area of residential infill at Hester Place which again requires further consideration and modelling at a later stage (to be identified at LAP stage).

P.84 – Proposed short and longer-term road connections are supported and it is acknowledged that there is a political factor to the installation of these connections.

P.86 – Proposed low residential infill of Des Ugle Park conflicts with existing drainage line running through northern edge of all the park area. An easement may be a solution to retain the drainage. Again, modelling will be required to determine effects on the City's drainage infrastructure. Will pedestrian connectivity be maintained through this area where residential infill is proposed?

P.92 Ashrose Reserve – Any development here will require the existing compensation basin to the Southwest of the reserve remaining.

The proposed intersection of Washington Avenue and Ashrose Drive would likely be best served by a roundabout, however, the West side of Hewison Street would need to be blocked off or possibly left-in / left-out only due to its proximity to this proposed intersection.

It is anticipated there will be an increase in traffic movements and volumes if a mixed use development is in place. A traffic impact assessment would be required at structure plan stage but consideration should be given to possibility of traffic using Pain Way and the Ocean Drive service Road which is very narrow and in place to service local residents. A potential solution could be to remove the Pain Way road completely.

General Comments - Some of the development areas are proposed to be located over existing drainage lines / potential overland stormwater flows. Any future development needs to review the existing drainage network and increase its capacity or storage for the change in use. Typically parkland may have coefficient of runoff of 0.2 – 0.3 whereas high density housing may be 0.8 – 0.9. This additional stormwater, particularly in the larger events, has to be catered for.

Has the Public Transport Authority had input as to whether the proposals would result in changes to the bus routes. Again, some of the proposed narrow road connections need to be modified to cater for these movements if so.

Will the proposed road connections have footpaths? If so, then this should be illustrated / noted. If no path connections are to be proposed then pedestrians will continue to walk down the road.

Who is to pay for the proposed road connections and infrastructure upgrades that will be required? Will this all be subject to developer contributions / undertaking the work or will the City of Bunbury have to contribute in some way or put certain projects into our forward program of works?

If you wish to discuss any of these issues further, please let me know.

Regards,
Kyle

<image001.jpg>

Kyle Daly BEng (Hons) Civil with Arch.
DEVELOPMENT ENGINEER

4 Stephen Street Bunbury WA 6230 – Po Box 21 Bunbury WA 6231
T: (08) 9792 7067 **TTY:** (08) 9792 7370 **F:** (08) 9792 7184
E: kdaly@bunbury.wa.gov.au **W:** www.bunbury.wa.gov.au

THIS PAGE IS INTENTIONALLY LEFT BLANK

Withers Structure Plan

Engagement Report