



Withers Regional Renewal Project

Information and

Frequently Asked Questions



The Department of Communities, South West Development Commission and City of Bunbury are working together to highlight the potential within the Withers community.



Department of **Communities**
Department of **Primary Industries
and Regional Development**



Background

The suburb of Withers is located 4.5 kilometres south of the City of Bunbury's CBD. Withers is close to the beach, Maidens Reserve, regional sporting facilities and schools, community infrastructure and neighbourhood shopping.

There has been a long-standing history of commitment to enhancing the Withers community. Between 2001 and 2008, the State Government's "New Living" program provided significant investment into the refurbishment and private sale of 201 social housing properties, and the refurbishment and retention of another 163 homes for social housing. Additionally, the former Department of

Housing, now Department of Communities (Communities), funded new infrastructure and streetscape improvements at Hudson Street, Parade Road and Westwood Street, and the City of Bunbury (the City) and South West Development Commission (SWDC) implemented measures to address community safety. Measures included parkland upgrades, new street lighting, closures of public access ways and the refurbishment of Withers Community Library which now includes the community garden.

In 2021, the State Government committed a further \$5 million to renewal works in Withers through the Regional Renewal Project (the Project). This project is being delivered in partnership by Communities, the City and the SWDC.



What has happened in the Project so far?

Residents may have noticed some changes already underway within the community. In the background, the Project group has been working towards the delivery of new housing, access roads and plan for public open spaces. Old properties requiring significant investment and maintenance have been demolished to make way for new dwellings and road connections, and the refurbishment of existing social dwellings has commenced.



Frequently Asked Questions

The following section seeks to provide answers to questions that community members may have regarding the Withers Regional Renewal Project.

What are some of the community benefits that could be achieved through the Withers Regional Renewal Project?

There are a number of benefits that will result from the Withers Regional Renewal Project including:

- increased accessibility within and around Withers through improved road pedestrian connections;
- housing refurbishments that will help improve the look and feel of the area;
- new homes will be developed to a gold standard of accessibility;
- street beautification may increase the sense of community ownership in Withers;
- improved community parks; and
- new grants or funding opportunities for community groups.

What funding has the State Government committed to the Project?

In July 2021, State Government approved \$20m for Regional Renewal initiatives. Of this, \$4.87m was allocated to the Withers Regional Renewal Project.

What works are included in the Project?

This includes support for:

- demolition of six unsustainable social dwellings;
- refurbishment of 18 social homes;
- demolition of older homes to allow for construction of five new road connections; and
- suburb beautification work, including improved streetscapes.

What upcoming works can I expect to see in the coming months?

Residents may have started to notice some changes within the community, including:

- the demolition of older homes;
- external refurbishment of existing social housing properties;
- the commencement of works on first road connection, which is due for completion by the end of 2022.

When is the Withers Regional Renewal Project expected to be completed?

This Project is part of a long-term plan to rejuvenate Withers. The partnership between Communities, the City and SWDC will remain as the project continues.



Housing

Why were existing houses in the area knocked down in the last year?

Some existing houses were demolished to enable the construction of new connector roads. These changes to roads mean that travel within and around Withers will be easier and quicker for community members.

Communities' Regional Officers worked closely with each of the tenants to find suitable alternative accommodation.

The construction of new houses removes the significantly high ongoing maintenance costs required for those properties. The new houses will be built to a gold standard of accessibility.

What will the new housing be like?

The new social dwellings being constructed will be built to a gold standard of accessibility. This means the house will be easier to enter and navigate through, and can be easily modified to accommodate a residents' changing needs. By making the homes more accessible, more people with various needs have the opportunity to remain in the area and live close to friends, family, work, schools and services.

Will these newly built properties be used for social housing?

The nine new units will be provided for social housing.

The long-term aim of the Project is to increase the diversity of community members in Withers. It is expected that the Project will lead to more families and young people in the area.

Road and Pedestrian Connections

What road connections are planned as part of the Project?

There are five new road connections planned as part of this Project. These road connections aim to increase the connection within Withers.

The five road connections planned are:

- Jacaranda Crescent to Hudson Road (via Whitley Place)
- Davenport Way to Rand Court
- Hooper Place to Stallard Place
- Mawson Place to Reynolds Way

As part of these works, there will be complimentary landscape works and improved pedestrian connectivity in parts of Des Ugle Park.

What is the timeframe for the road connection work?

The road connection work is expected to be completed over the next 1-2 years.

Work on the first road connection commenced in September 2022 and will connect Jacaranda Crescent and Minninup Road. This new street will be called Kookaburra Way.

The City will be going to tender for the construction works for the remaining roads in Oct/Nov 2022. Further information on more specific construction timelines can be provided once contractors are appointed and labour/material resource availability is better understood.



Did you know?

It's currently a 1.7km drive to get from Jacaranda Crescent to Hudson Road? When complete the new road connection will reduce the travel distance to 90m!

How will these road connections impact the community?

The road connections aim to increase the connection around Withers.

In the short term there may be some disruption to the area with construction works. It is always the aim to minimise the impact of construction on the community. The construction, and any disruptions, will be communicated with residents before they occur.

Community Impact

How will this Project impact the trees, landscape and parking within Withers?

The preservation and retention of trees is a priority of the Project. Each of the plans presented aim to maintain as much of the mature trees as possible.

There should be minimal impact on existing parking arrangements. There will be some on-street parking provided as part of the works near Des Ugle Park.

How will the Project impact the safety and security within Withers?

The Project aims to increase community safety within Withers. The redevelopment works are aligned with the principles of Crime Prevention Through Environmental Design (CPTED). This means that the suburb design aims to decrease the opportunities for crime and anti-social behaviour.

By increasing road connections and public open space, the Project will increase passive surveillance within Withers. Increasing passive surveillance means that by having more residents out and about in the community, there are more eyes on the street and, therefore, less likely to be anti-social behaviour.

Local police have been included within the stakeholder engagement for this Project.



Keeping You Informed

The Department of Communities, South West Development Commission and City of Bunbury are committed to keeping the community informed about the Withers Regional Renewal Project.

What community engagement has already been completed for the Project?

The Project objectives and priorities are based on the extensive community consultation carried out from 2001-2019. This includes community feedback on the Draft Local Structure Plan, Withers Urban Renewal Strategy, "New Living" Project and the City Vision Action Plan. This feedback highlighted the strength and potential of the Withers community.

Communities has worked in partnership with the City and the Withers Progress Association throughout the Project. The project team intend to continue working together as the Project progresses.

There will be future opportunities to share your thoughts and aspirations for the Project at future workshops and consultation sessions. To be the first to hear about these workshops email Jesika at Jesika@creatingcommunities.com.au

How can I stay up-to-date with the latest activities and events?

The Project team will produce a bi-monthly Project Update that will share the latest project news and highlights. Opportunities for the community to have a say or be involved in workshops and activities will also be included in the update.

You'll find hard copies of the update at the key locations listed below, or you can receive a copy via email.

- Hudson Road Family Centre, Hudson Road
- Maidens Park Primary School, Westwood Street, Withers
- Withers Community Library, Hudson Road, South Bunbury
- Withers Community Heart Centre, Wilkerson Way, Withers
- City of Bunbury Administration Building, 4 Stephen Street Bunbury

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online updates,
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QR code:**

