

APPENDIX 1: WORKSHOP PROCEEDINGS

Appendix 1: Workshop Proceedings

A. RECORDED COMMENTS

| <p>Questions (Start of Session):</p> <p>Q: Is Lewis Rd included? A: Porous boundaries, comprehensive view then refined.</p> <p>Q: What is the ultimate goal of the workshops? Is climate change included? A: Exercise is to determine the aspirations of the group. More opportunities for community involvement. Findings advertised to community.</p> <p>Q: What role does democracy play? (Want a plebiscite/ vote) A: Opportunity for discussion fed through to elected representatives. There is a need for trust, to confront issues, robust debate, compromise.</p> <p>Q: Can we vet the report? A: Will endeavor to get to the point where community sees themselves reflected in the results. ‘Iterative process:’ will go to Council and then to community. Not the beginning of the statutory process.</p> <p>Community comments:</p> <ul style="list-style-type: none">• Community member wanted the right to develop the same as Fontano Rd (i.e. to be able to divide up lots).• Community member stated they wanted ‘planning for the future’ | | | | |
|---|---|---|--|---|
| Station 1: Streets, Open Spaces and Interface | Station 2: Housing and Development | Station 3: Business and Community Uses | Station 4: Sustainability and Environment | Station 5: Land Use and Spatial Planning |
| <ul style="list-style-type: none">• Scope to include tiny homes on private property – larger lot sizes; tiny house community/village type development<ul style="list-style-type: none">→ Mixed views because it’s never been done in the area before. Risk of hundreds on one property which may not suit area.• Consider Main Roads upgrades to Tonkin Hwy• Parkland should be located near public spaces e.g. library• Will POS be located under powerlines?• The area lends itself to a mixture of dwelling densities – anything from rural composite to residential• ‘I don’t like the idea of everything being cleared’• Keep what vegetation you can but also consider thoughtful development• Change is occurring now, let’s make future change sensible• Underground powerlines preferable [green dot]• Renewable energy sources for public lighting [green dot]• City already installed nesting boxes for fauna – good if that continued• More choices to use the land as we currently want to [red dot] | <ul style="list-style-type: none">• Like the nature of the existing area• Larger lots• Mature trees/ larger trees• Cottages/ older style homes• Country property• Very few/ distant neighbours• Spaciousness• Green spaces/ landscapes• Rural road base e.g. gravel• Large separation distances• Bandicoots and birds• Community title model | <ul style="list-style-type: none">• Miniscule amount of commercial. We already have a lot of businesses in the area [green dot]• Not enough people in the area to warrant the facilities/ uses being discussed• Anything that disturbs your neighbours is ‘unacceptable’• Minimal discreet businesses [green dot]• Wineries/breweries<ul style="list-style-type: none">→ We already have this in Carmel→ You wouldn’t like to live next door to that (noise)• Even if you tripled the population it wouldn’t warrant commercial/mixed use [green dot]• We have plenty of empty shops in Kalamunda & Forrestfield, no need to create more• ‘We’re in a recession’ [green dot]• ‘When the recession ends people’s buying patterns have changed | <ul style="list-style-type: none">• Community member was concerned that in the past, Council cleared trees for ‘bushfire protection’ – LG clarified that only shrubs and understory are now cleared ‘the new best practice’• Protect majority of the site, only clear what is required for the permitted buildings<ul style="list-style-type: none">→ Rewilding/ revegetating→ ‘Common sense’ not to clear the land for development only to need to replace the vegetation afterwards• Offset/ multiplier replacement on same site not elsewhere<ul style="list-style-type: none">→ LG agree, not the same vegetation complex elsewhere• Fire resistant trees? Not eucalypts? – this suggestion was challenged by all others in the group• Fire hazard requires:<ul style="list-style-type: none">→ Consulting with experts – scientific advice→ Climate change and water shortages add to the complexity• Materiality:<ul style="list-style-type: none">→ Passive house option→ Concern about keeping housing affordable→ Suggestion made that sustainable technology/design may have a lower cost in the future• Capture the current canopy cover and then plan to increase it<ul style="list-style-type: none">→ Identify sensitive flora/fauna species→ Identify and protect significant trees (AS4970 Protection of Trees on Development Sites should be adopted – policy for the retention of valued trees) | <ul style="list-style-type: none">• Existing industrial uses on Brentwood Rd – defining area from the rest of area• Don’t change anything• Endless growth can’t keep happening:<ul style="list-style-type: none">→ Climate emergency→ More blocks, more carbon→ Limits to growth• Greening existing commercial spaces (near Hwy)• Peppermint Grove to Wattle Grove• Low density community housing on large properties (2500m² per resident)• Unique place• Sustainable housing – principle on new minimum lot size 2000m²• Increase cycleways and be included in Tonkin interchange• Break reliance on cars• Charge point [electric cars?] Kalamunda and commercial areas• Unique opportunity to do something different – new sustainable planning model |

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|---|--|---|---|--|
| | | | <ul style="list-style-type: none"> • Solar, water tanks, grey water – capture, store and reuse • Waste – composting toilets, green household waste composting stations/options • A chance to do something different – high sustainability • Environmental strategy with compliance e.g. clear firebreak standards | |
| <ul style="list-style-type: none"> • Already have great nature and open space • Areas which could be large parks would be good • Natural pathways, nature walking trails, biodiversity and habitat for bandicoots, walking tracks along the brook • Public art appropriate to the local area ‘no plastic crap’ • Traffic on Crystal Brook Rd is hazardous from Kelvin Rd to Welshpool Rd East. Is used as a shortcut – could cul-de-sac • Great lookout from top of Crystal Brook Rd – people already picnic there. Good to connect with walking trails • Existing bike avenue to go up the hill but no path down so there’s often accidents at the hairpin bend • We don’t need more parks and open spaces – we’ve easy access to Hartfield Park. • We want to see a green sustainable pocket | <ul style="list-style-type: none"> • Carefully placing housing to avoid removal of existing trees • Knowing your neighbours even though you’re further apart • ‘Sense of community’ • Multiple dwellings on one block for multigenerational living, ancillary dwellings (100m²) • ‘Journey to the hills’ is the attractive tourism factor • Sustainability e.g. passive solar housing, creating a sustainable precinct • ‘Houses like Peppermint Grove’ • Retain existing dwellings but for them to be retrofitted to be sustainable. E.g. rainwater tanks, solar panels. • Clustered housing, to consider aged care | <ul style="list-style-type: none"> • If you had any commercial it would need to have its own spot, not blended in with residential • ‘Commercial? Where customers can come can be consolidated or sprawling?’ • ‘We have Forrestfield shops 3 mins away and Sanderson Rd shops 2 mins away’ [comment that all agree]. ‘We also have a caravan park to get milk and bread’ • ‘I want to stay here and green the place up . . . but I can see the value of business that serves the community’ • ‘What’s the point of talking about it if we don’t find it appropriate?’ • ‘Parking and traffic is a real concern with some of these uses’ • ‘The area is already heavily sustainable – no pesticides etc.’ • ‘A bit of subdivision is ok, but ‘this’ commercial uses is not’ | <ul style="list-style-type: none"> • Needs to be an understanding not everything can be retained (this was challenged by others) • Trees and fire hazard <ul style="list-style-type: none"> → Challenged by all others in the group, discussed the complexity of fire hazard reduction and need to maintain trees, soil etc. • Bigger blocks = more potential for some sustainable practices • Revised housing standards to suit the bushfire risk • Standards which prevent ‘wholesale’ clearing of land • Standards which ‘raise the bar’ – no ‘cheap and nasty’ housing/ development • Concern about loss of tree canopy <ul style="list-style-type: none"> → Desire to maximise opportunities for natural revegetation • Protect waterways and systems <ul style="list-style-type: none"> → Yule Brook → How to manage effectively when land adjacent to waterway has fragmented ownership? → Need for ground water restrictions • Solar, waste – want best practices • Option to go off-grid • Energy efficient housing – pushing the boundaries, quality • Carbon sinks • Sustainable population | <ul style="list-style-type: none"> • Person by person vote on preferences – defined by area? • Nothing below 2000m² – like Fontano Rd • Rural residential in most areas • 1ha whole area • Big dead lots – people need an option to develop (along border of Tonkin) |
| <ul style="list-style-type: none"> • Winding roads around the trees • Beautiful houses set back from the street • Need humpies to keep traffic calm • Cycle paths along main roads e.g. Crystal Brook Rd • Parks to facilitate animal movement, in conjunction with walking trails. • Green corridors should capture protected flora • Need to consider bushfire risk | <ul style="list-style-type: none"> • Well-designed outbuildings • Open to commercial/ retail uses but they need to fit in with the area • Australian contemporary architecture e.g. blade roofs • Biophilic urbanism • Happy with a mix of different dwelling types and densities • Design guidelines to ensure machinery is stored in sheds • Grey water recycling • Bauhaus/ energy efficiency in housing design | <ul style="list-style-type: none"> • ‘Without employment you have nothing to feed the family’ • ‘It is interesting people don’t like the Bindoon Bakehouse; it has a nice rural feel, it is well kept’ • ‘It needs to fit into the rural situation style wise’ • A coffee shop/ bakery is also a tourism destination [tick] • Not keen on a structured/consolidated box shopping center • What size center is appropriate? • How much land should be set aside? | <ul style="list-style-type: none"> • Grey and black water recycling <ul style="list-style-type: none"> → Current regulation challenges get in the way → Want it to be possible → Need support, clarity about what is allowed → Desire an off-grid future • Mobility friendly homes • ‘Subiaco style’ – leafy, active transport options, encourage walking and cycling, café, retail • Don’t clear everything when developing | <ul style="list-style-type: none"> • Shouldn’t have to flatten and raise subdivisions • Need to have more sustainable practices – water tanks etc. • Areas that are good for one outcome and areas good for another outcome • Freo sustainable estate – great sustainable outcomes • ‘Semi-commercial’ area along Welshpool/Brentwood – a clear divide • Interface with aged care – smaller lots? • Development respecting existing trees |

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| | | | | |
|--|--|--|--|--|
| | <ul style="list-style-type: none"> Don't mind density but more country rural aesthetics Don't mind two-story as long as it has a country/ rural feel | | <ul style="list-style-type: none"> → Don't want to need to replace vegetation afterwards A lot of 'green' wanted Water tanks: <ul style="list-style-type: none"> → Local, secure water supply → Linked this to fire protection measures 'Choices' wanted | <ul style="list-style-type: none"> Select blocks with less trees for more development? Preserving land adjacent to Crystal Brook Develop land adjacent to Tonkin Hwy Traffic – more intense development Commercial activities and canopy cover can be compatible – it requires controls |
| <ul style="list-style-type: none"> Consideration given to public art – local artists. End product appropriate to the environment. From the heart. Comments that open space should be under powerlines – that is my block ad like the current use of the property. The tree takes precedent over the road Don't think you need more parks when you have Hartfield and the golf course already. A terrific and well used open space The concentration of people in the area might not be enough to justify lots of public spaces or support the use I don't think there should be an 'IF' – as in 'if' there is development People need to be correctly compensated if their land is assumed for open space development Integration of trees in commercial space is possible and should be encouraged – how it is done in balance is important | <ul style="list-style-type: none"> Modern housing ok if greenery is incorporated in façade treatments | <ul style="list-style-type: none"> New industrial estates don't look like the example provided Some uses aren't appropriate in the residential context . . . however, they may suit a main road/ Welshpool road etc. Must be developed in a biophilic manner (green) Uses that suit a main road – pet shop, petrol station Farmers' Market would be fantastic There are no examples here of new warehouses that are covered in greenery and well away from residential. | <ul style="list-style-type: none"> Deep reticulated sewerage – group debated the pros and cons. One of the cons raised was higher density development. Grey water Fire retardant housing Keep trees – shouldn't be removed for fire risk Aboriginal fire management practices should be embraced <ul style="list-style-type: none"> → Need to consult → Need experts (Kingsley Dickson from Curtin University was mentioned) → Cool burns not hot burns → Holistic approach → 'Bushfire ready groups' which play an education role in the community | <ul style="list-style-type: none"> Noise issues with smaller lots e.g. aircons Health and wellbeing considerations – trees Corridors for nature Importance of protecting wildlife Land use remain rural – retain mature trees Henry George Drive – smaller subdivision, protect trees, beautiful streets and houses Streets follow nature rather than typical grid Council has a unique opportunity to create a sustainable pocket in this small area – water, housing, rubbish Crystal Brook is a gate way to the hills – make it beautiful drive up to the hills |
| | | <ul style="list-style-type: none"> You can't stay in the past forever. There comes a point you need to move on/ forward. There is already commercial – just get in the car and drive (Forrestfield, Maddington, Kalamunda) There is coffee in our house and we visit friends Café up at Lion's lookout A nursery would be nice We don't want commercial as it brings trucks No commercial, it will destroy the ambiance of the area It would be nice to be able to get out of the house and get a coffee at a café We need to come together to find an outcome where we don't lose all the birds and wildlife. That the cafes and houses can fit together and give people that warm feeling | <ul style="list-style-type: none"> Larger blocks and a smaller population Solar grids – community batteries. Don't want to be selling and buying with electrical co. Tree canopy – reduces heat and power use Do not want trees cleared by developers – don't want to revegetate afterwards Verge trees, more trees <ul style="list-style-type: none"> → A positive comment was made about the LG efforts to do this Restoring the area to an ecosystem which includes understory – not just the trees Moving beyond verges to the whole area Closed loop waste management – including sewerage Parks with trees – want to create them. Turf farm was raised as just one potential site. Regulations to protect Crystal Brook – the trees, wildlife, habitat and wildlife corridor Needs to be an understanding that some things matter more than money | <ul style="list-style-type: none"> Area along Lewis Rd – similar to Wattle Grove South – should be considered within project boundary Look not just 10 years down the track, but further into the future – needs long term planning Market for rural lifestyle Min 2000m² Look at 400-1000m² [this had a tick] Land is the value Traditional urban is readily available Super valuable – something different/ special Smaller lots with backyards – 1000m² Not the block size – it is the house design and spatial response which matters Choices in block size Room for natural environment – plants, animals Family needs, services needs, ability to manage block |
| Questions (End of Session): Q: Can we have feedback on tonight before the co-design workshop? A: Method to be determined. Will do in some form. | | | | |

B. STATION PHOTOGRAPHS

WE DO LIKE

Greg + black water recycling

PARKS & W/WAY TRAILS/ BBQ AREAS
UNDER THE POWER LINE & ALONG
THE BROOK. ~~THE BROOK~~

Roads that are large enough for 2 car to pass each
other. Cycle paths.

SHARED COMMUNITY GARDEN

CRYSTAL BROOK PUBLIC OPEN SPAN

AND PLANE TREES ALONG ITS COURSE

Educational
signage
re: on wildlife
flora in
the area
by Kings park

Cycle paths
required to
reduce car/
dependence
on cars.

THE NATURAL WATERS COURSES

MAKES, WARMER LANDSCAPE
WALKING TRAILING

AMPLE BIKE PATHS

Well checked
Looking for
wildlife
White trails are good
for exercise
and tourism

Well shaded
biket + skate
+ blade paths
as wide as
roads, maybe
away from roads

Great for
community spirit
Could be good for
fund trusts, markets
for selling local
produce
+ tourism

Village green
idea with
reduce play
space and
community
area

Photo
Crystal
Rural
not like
it changed
It is too
Don't know if
any other
suburb that
has an entry
like it

Verge
paths:
Local
Native

Presented by
Sally Smith, City
of Perth
There are several
ways to get
to the park

(S1) /

(H)

CLEC TANKS
ROAD TO
CENTRAL BLOCK
ROAD & OTHER
DRIVE HANDS -

There
existing roads.

Ruan Age 8

to con-
sider
highways,
the ability
have
them!

ROAD UPGRADES
ON MAJOR HIGHWAYS/RDS

Taking H'Ding
Highway Rd.
Taking Highway/Hike Road.

that large rural private
provide adequate
open space with
many native trees!
As I said now!

Artwork
on the
bus stops

Cycle path
Consideration
PLEASE

Need more
Wildlife corridors
between properties
opportunity

The fact is that
change is inevitable.
Why not make W/Gs
the leaders in sustainable
living. With a growing
population it is important
that we consider maximizing
efficient use of land ~~and~~ as to
avoid the complete loss of a
rural living environment.

We already have
open spaces

W.G.R. has a small meadow at
the bottom of a comfort visitable slipdown
we could add housing tracks + 40
wedge 1 way, 30 km energy + 40 m

Who defines
sustainable living?

WE DO LIKE DITO ABOVE

Hand
since the
power poles

(S1)

WE DON'T LIKE

I don't like all the work looking after the land that I no longer use, and thought the land too run a recreation on.
I don't like the trees that hang over the road + might break off pieces + cause trouble.

Absolutely Terrible

Please don't destroy our area.

No Trees!!
We have an Environment Crisis! For which all people must be taken responsibility.

Heat island effect!

TREES ALONG ROADS THAT LEAVE A SERIOUS FIRE PATH.

NO SEWERAGE SYSTEM.

STARK CLEARING OF ALL VEGETATION WHEN DEVELOPING.

Not too many gum trees planted along roadsides, - ie: limbs gum leaves.

Fire retardant trees
We need trees!!

Dont like any photo that looks like we live in Maryland.

I don't like treeless areas
Don't like asphalt & concrete. (heat)

Like houses on main roads since it's better than winding rural roads

Natural Environment is a must to retain (No cement parking!)
We don't like crowded places

(S1) / 11

Crystal Brook should not be touched

Peoples homes should not be changed to suit developers wanting a park for their high density crapholes

WE HAVE HART FELD PARK VERY CLOSE
DON'T NEED ANOTHER IN NATTLE GROVE

YOU SHOULDN'T TAKE OUR HOMES FOR DEVELOPERS

Ditto!

YES Sir!

AS DENSITY OF HOUSING
PROGRESS MORE PUBLIC OPEN SPACE
IS NECESSARY!


an open shared garden to develop community spirit. we can have in the blocks but also a community garden.

NO HIGH DENSITY

High density ok if only in designated pockets.

we have big blocks & we don't need community gardens

7 Hart field residents



MIXED VIEWS

ROAD UPGRADES ARE A NECESSARY IF WE HAVE AN INCREASE IN POPULATION.
No dense living in Wattle Grove.

AFFORDABLE HOUSING FOR OUR CHILDREN
SO SMALLER HOUSING MAY BE REQUIRED

Some where else!
Not Wattle Grove.
Somewhere else
at an already selling the large block

NO CHEAP + NAUGHTY LITTLE HOUSES

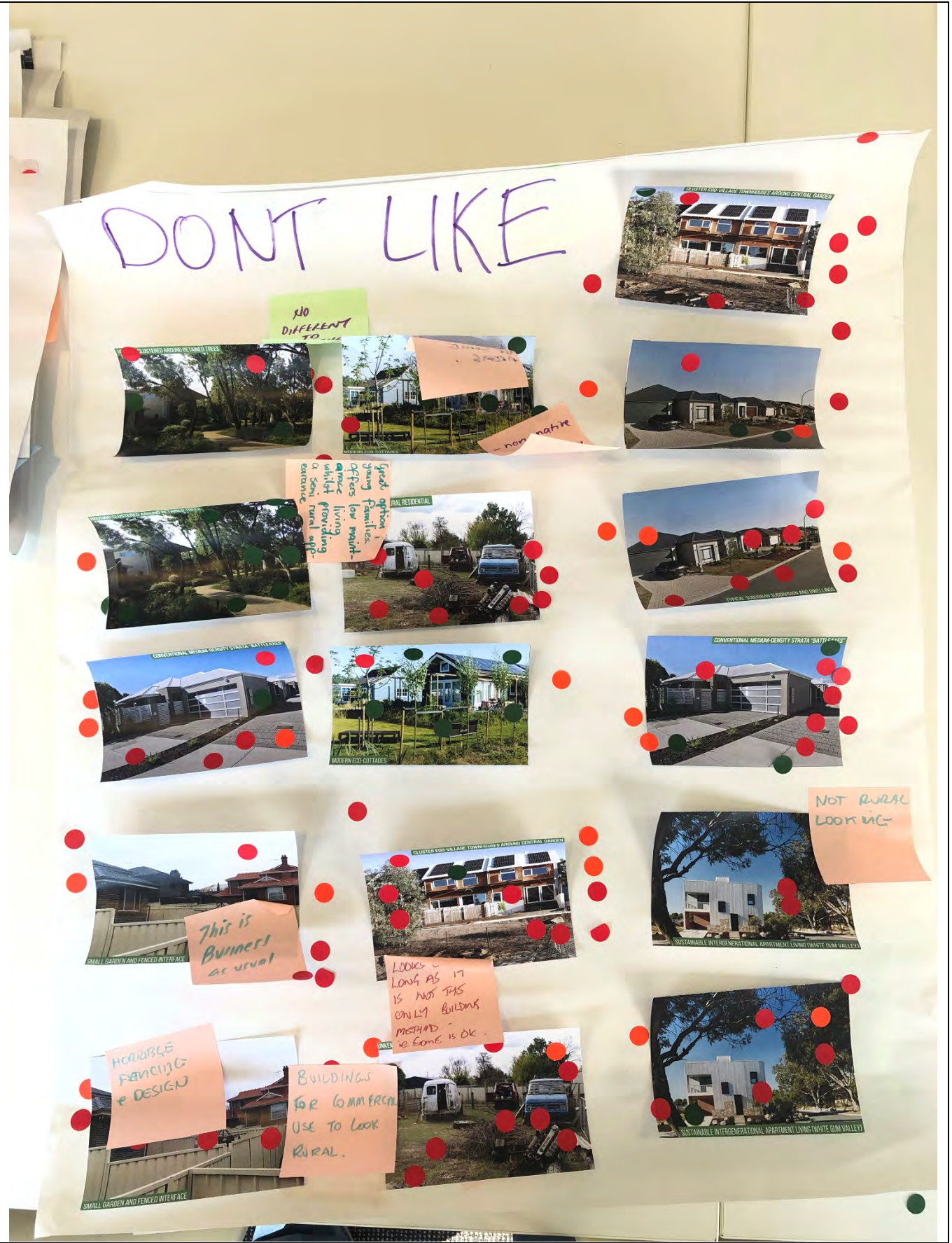
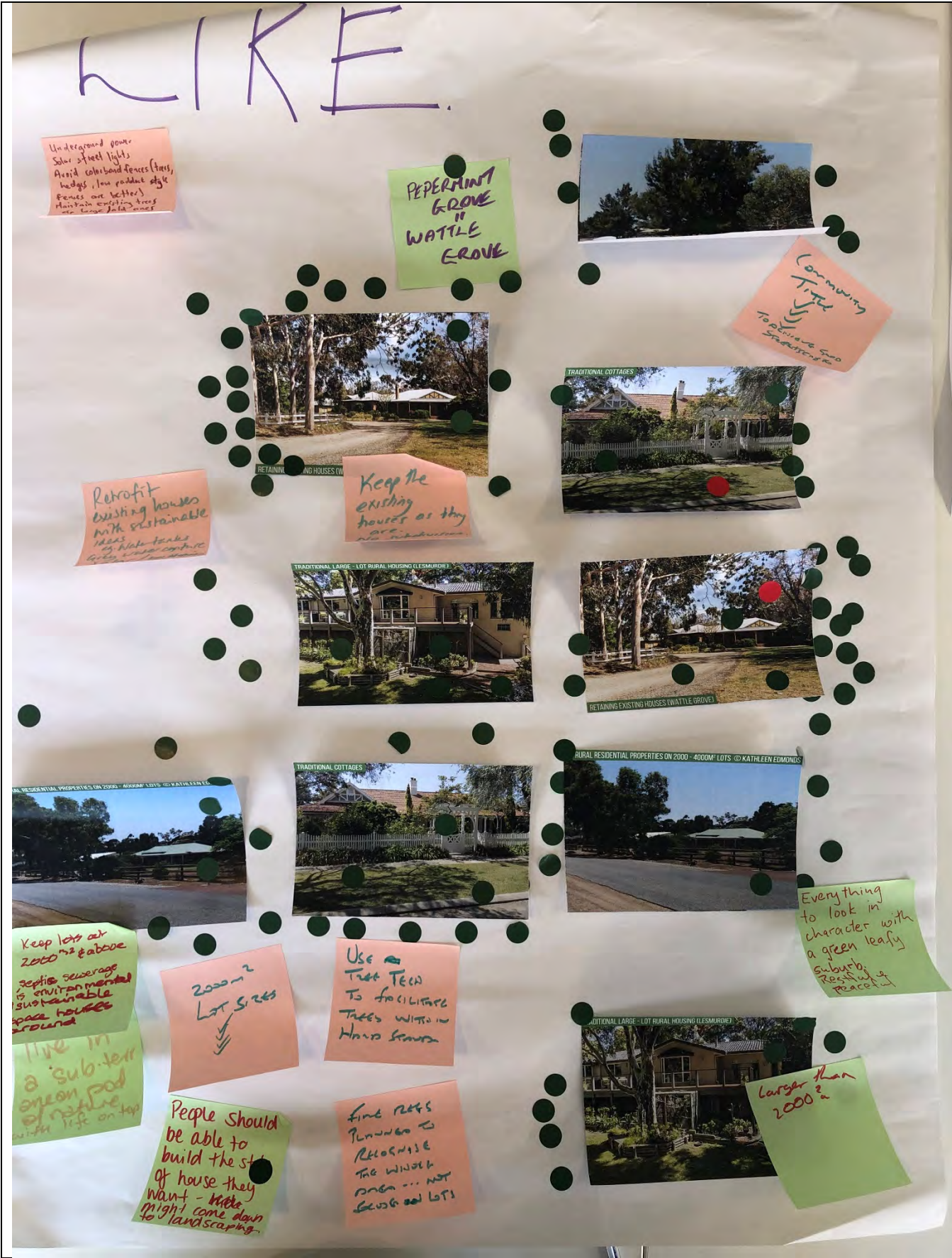
Don't Like
British - we have by blocks for gardens

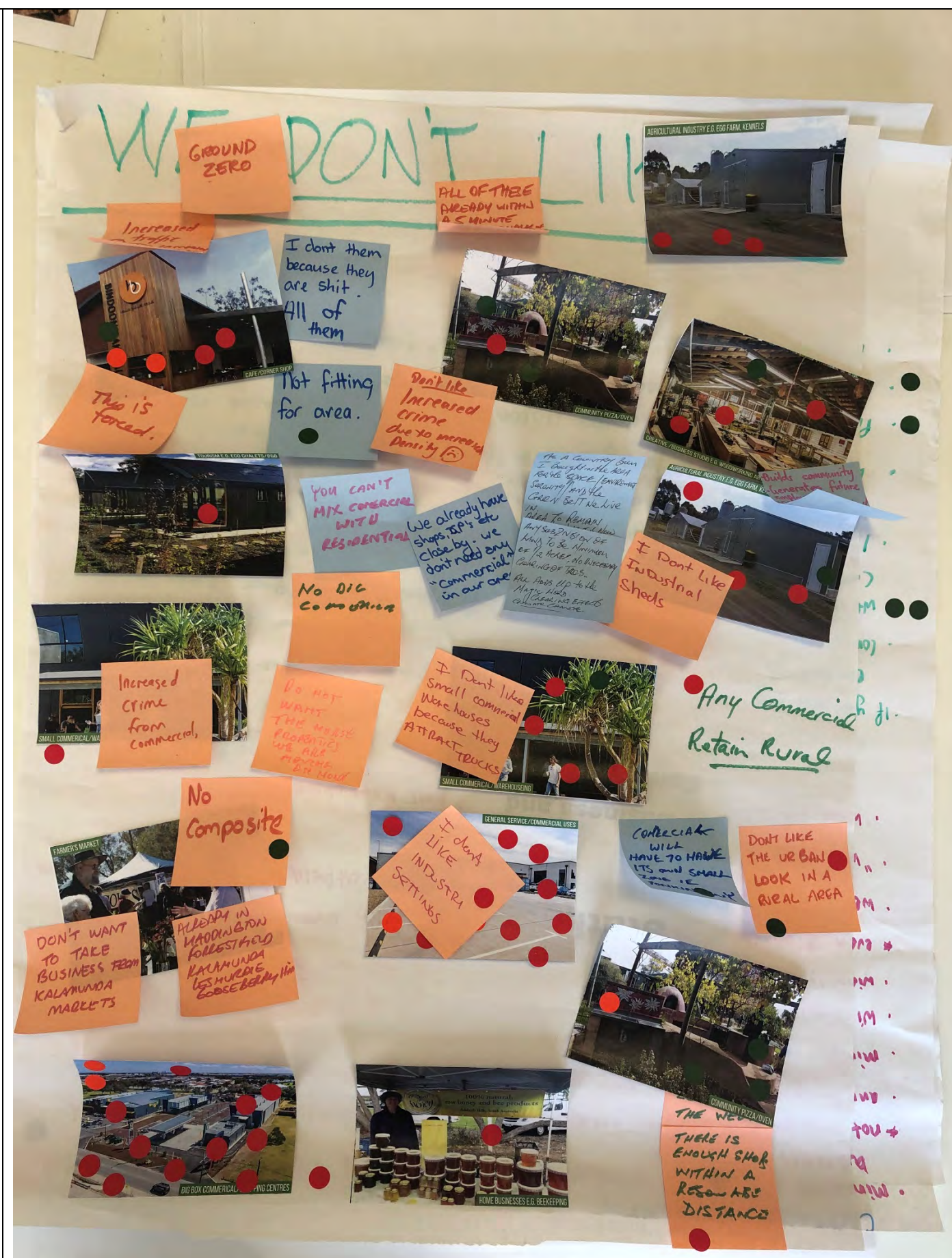
MIXED VIEW, AS HAVE LITTLE KNOWLEDGE EXAMPLES OF TINY HOMES, SETTINGS AND DENSITY.

IF WE HAVE TO HAVE SMALLER LOTS THEN PLANNING SHOULD ALLOW FOR AMPLE RURAL + BUSH POS THAT CAN BE USED FOR RESIDENTS. BUSH WALKS, HORSE RIDING TRAILS, OPEN AREAS FOR DOGS + KIDS,

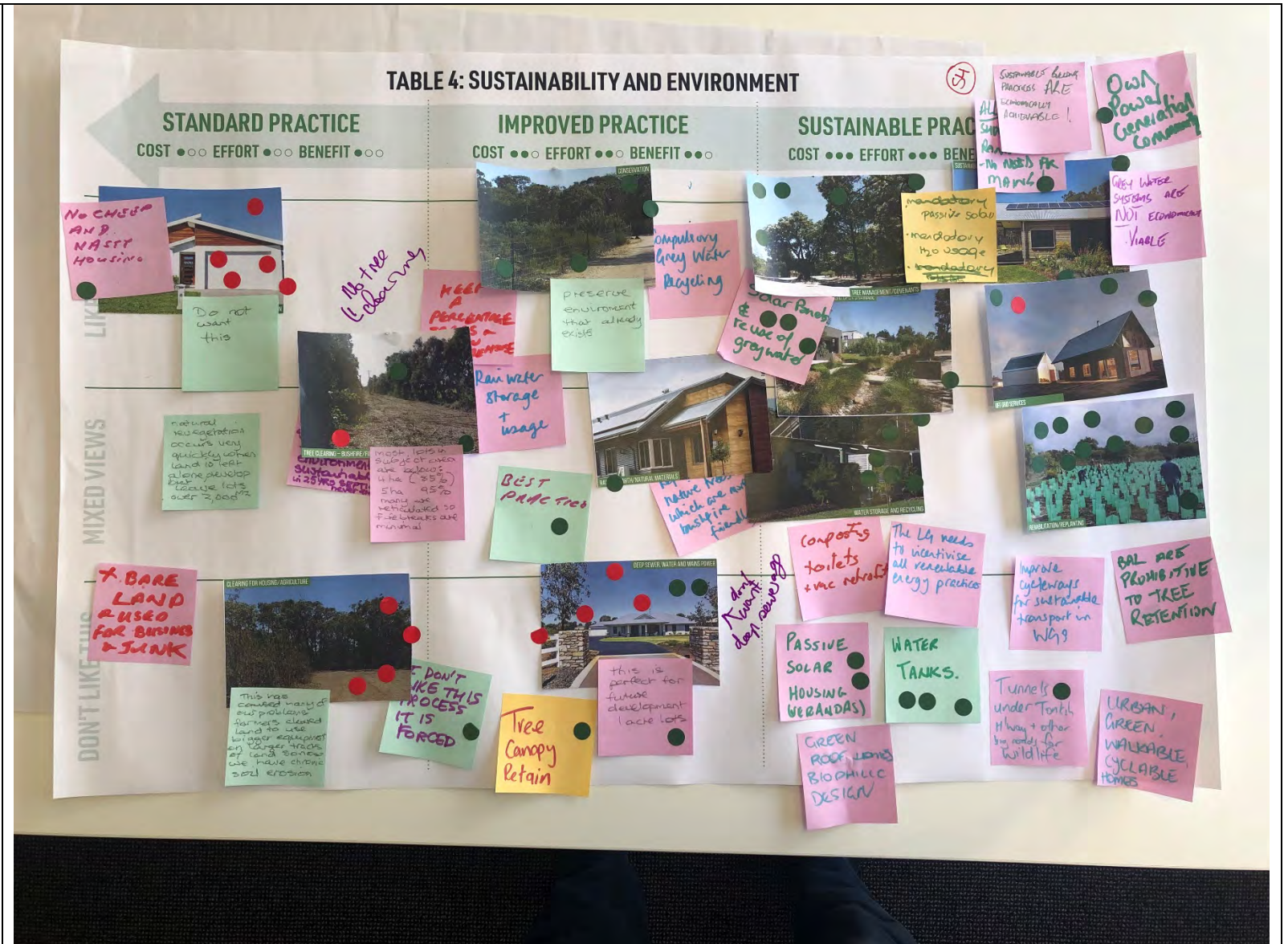
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Station 2: Housing and Development





Station 4: Sustainability and Environment



APPENDIX 1: WORKSHOP PROCEEDINGS
Station 5: Land Use and Spatial Planning

LARGE LOT RESIDENTIAL (2000-5000M²)



MIN 2500sq blocks

11 MIN 2500

Not a row of 400 blocks and 1500sq. This should be minimum 5000

CONVENTIONAL SUBURBAN (1450-1800M²)



Who benefits? This can't possibly create community. How can there be good standards? 1 maddness.

Not a row of 400 blocks and 1500sq. This should be minimum 5000

We need larger blocks

No standard landscape

TRADITIONAL URBAN (<450M²)



Who benefits? This can't possibly create community. How can there be good standards? 1 maddness.

Not a row of 400 blocks and 1500sq. This should be minimum 5000

Consider for Animals Throughout.

more: trees wild life.

RURAL RESIDENTIAL (0.5-5 Ha)



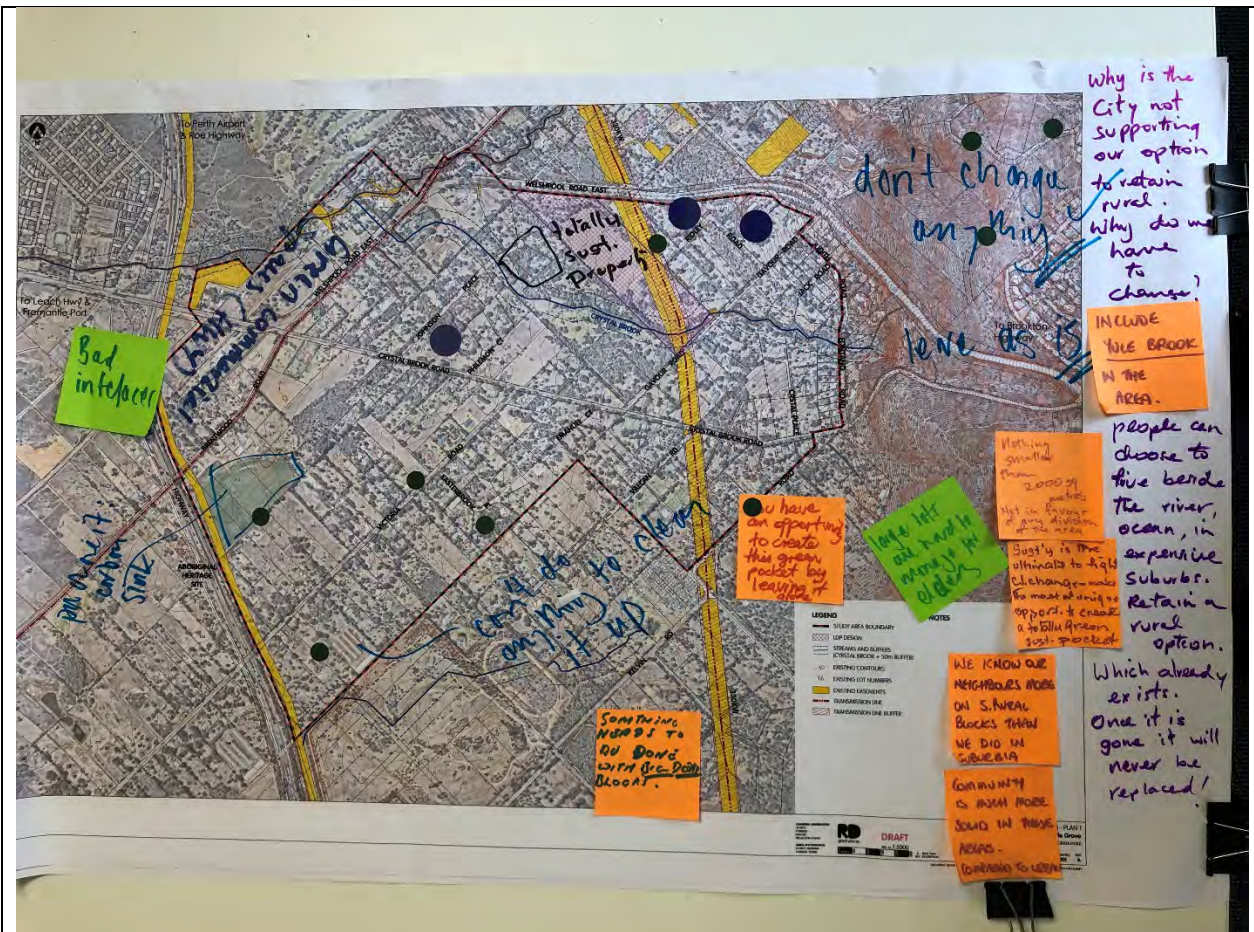
Leave it as is!

Want it to stay the same

SOMETHING DIFFERENT?

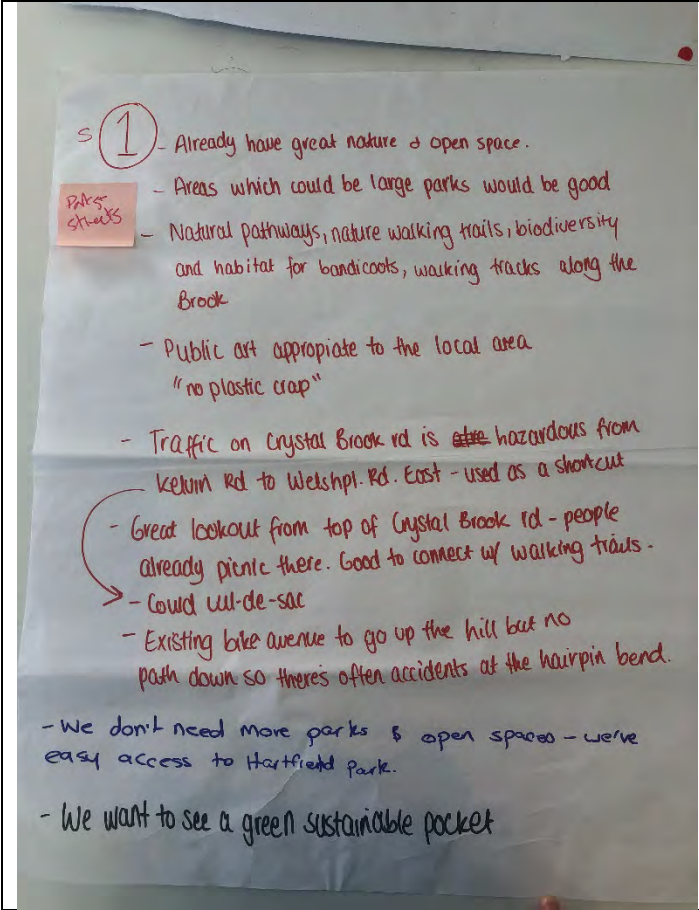
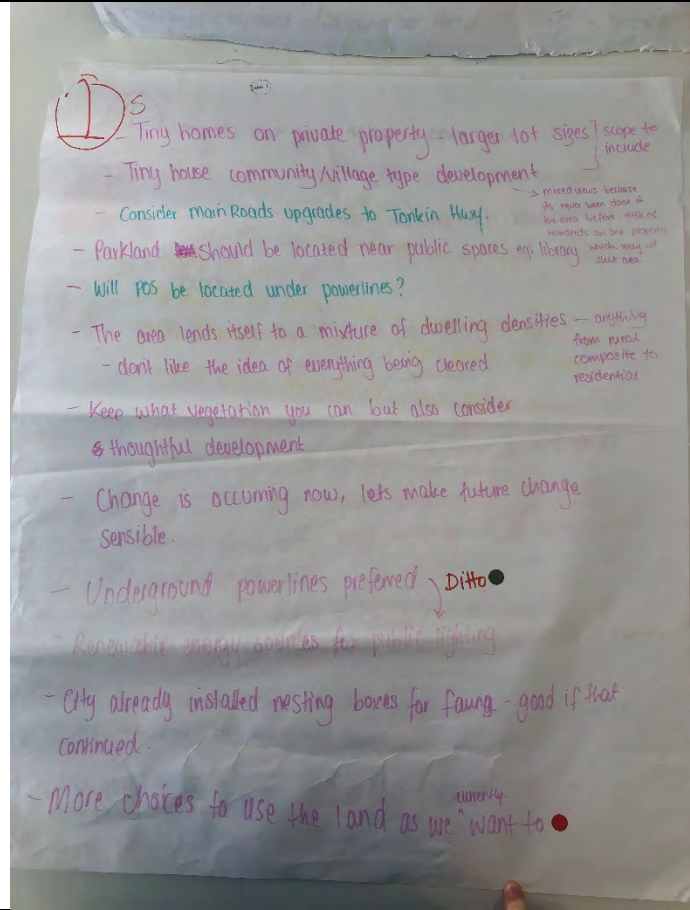
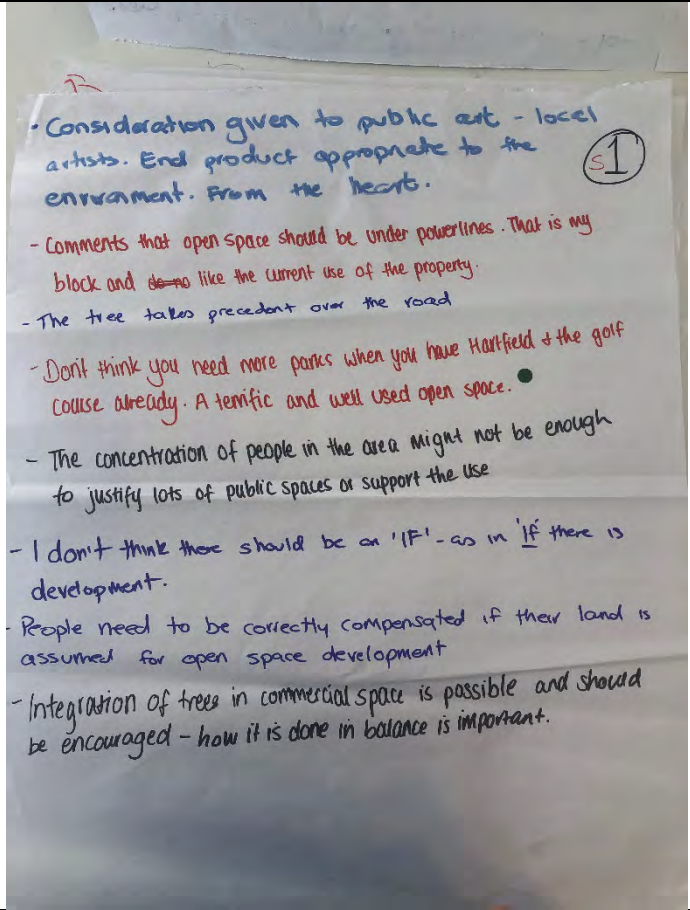


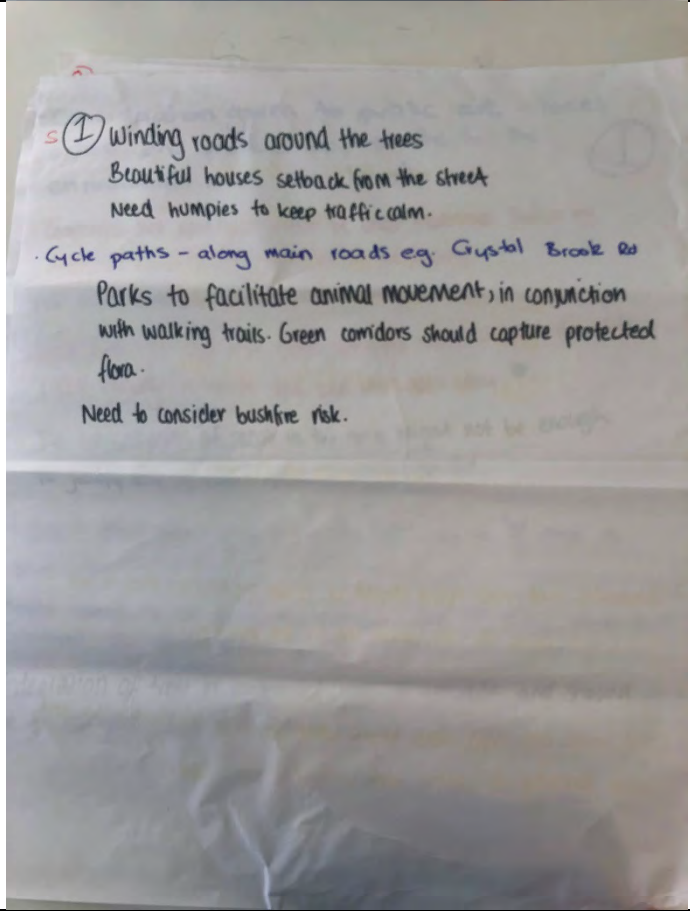


Keep the trees and foura foura



APPENDIX 1: WORKSHOP PROCEEDINGS
C. PHOTOGRAPHS OF RECORDED COMMENTS

Station 1: Streets, Open Spaces and Interface

| | | |
|--|--|---|
|  <p>S ① - Already have great nature & open space.</p> <p>Parks & Streets</p> <ul style="list-style-type: none">- Areas which could be large parks would be good- Natural pathways, nature walking trails, biodiversity and habitat for bandicoots, walking tracks along the Brook- Public art appropriate to the local area "no plastic crap"- Traffic on Crystal Brook rd is also hazardous from Kellum Rd to Welshpl. Rd. East - used as a shortcut- Great lookout from top of Crystal Brook rd - people already picnic there. Good to connect w/ walking trails.- Could cul-de-sac- Existing bike avenue to go up the hill but no path down so there's often accidents at the hairpin bend.- We don't need more parks & open spaces - we've easy access to Hartfield Park.- We want to see a green sustainable pocket |  <p>D S</p> <ul style="list-style-type: none">- Tiny homes on private property - larger lot sizes } scope to include- Tiny house community/village type development- Consider main roads upgrades to Tonkin Hwy. } <small>intersection between the roads were done in the area before - didn't have boundaries on the property which may not suit them</small>- Parkland also should be located near public spaces eg. library- Will PDS be located under powerlines?- The area lends itself to a mixture of dwelling densities - anything from rural composite to residential- don't like the idea of everything being cleared- Keep what vegetation you can but also consider thoughtful development- Change is occurring now, lets make future change sensible.- Underground powerlines preferred - Ditto- Renewable energy sources for public lighting- City already installed nesting boxes for fauna - good if that continued.- More choices to use the land as we ^{currently} want to |  <p>S ①</p> <ul style="list-style-type: none">- Consideration given to public art - local artists. End product appropriate to the environment. From the heart.- Comments that open space should be under powerlines. That is my block and also like the current use of the property.- The tree takes precedent over the road- Don't think you need more parks when you have Hartfield & the golf course already. A terrific and well used open space.- The concentration of people in the area might not be enough to justify lots of public spaces or support the use- I don't think there should be an 'IF' - as in 'if' there is development.- People need to be correctly compensated if their land is assumed for open space development- Integration of trees in commercial space is possible and should be encouraged - how it is done in balance is important. |
|  |  |  <p>S ①</p> <ul style="list-style-type: none">- Winding roads around the trees- Beautiful houses setback from the street- Need humpies to keep traffic calm.- Cycle paths - along main roads eg. Crystal Brook Rd- Parks to facilitate animal movement, in conjunction with walking trails. Green corridors should capture protected flora.- Need to consider bushfire risk. |

52
LIKE

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

53
LIKE

- well designed outbuildings
- open to commercial/retail uses but they need to fit in with the area
- Australian contemporary architecture eg. blade roofs
- biophilic urbanism
- happy with a mix of different dwelling types + densities
- design guidelines to ensure machinery is stored in sheds.
- grey water recycling
- bauhaus / energy efficiency in housing design
- don't mind density but more country rural aesthetics
- don't mind two-storey as long as it has a country/rural feel.

54
LIKE

- carefully placing housing to avoid removal of existing trees.
- knowing your neighbours even though you're further apart "sense of community"
- multiple dwellings on one block for multi-generational living, ancillary dwellings (100m²)
- "journey to the hills" is the attractive tourism factor
- sustainability eg. passive solar housing, creating a sustainable precinct.
- "houses like Peppermint Grove"
- retain existing dwellings but for them to be retrofit to be sustainable. Eg. rainwater tanks, solar panels.
- clustered housing to consider aged care.

55
LIKE

- modern housing ok if greenery is incorporated in facade treatments.

COMMERCIAL + COMMUNITY

- miniscule amount of commercial. we already have alot of businesses in the area.
- not enough people in the area to warrant the facilities/uses being discussed.
- anything that disturbs your neighbours is 'unacceptable'
- minimal direct businesses.
- Wineries/breweries → "we already have this in Carmel"
- wineries/breweries → "you wouldn't like to live next door to that" (noise)
- even if you tripled the population it wouldn't want then commercial/mixed use.
- we have plenty of empty shops in Kalamunda + Forestfield, no need to create more.
- "we're in a recession"
- when the recession ends, peoples buying patterns have changed.

GROUP 2

- If you had any commercial it would need to have its own spot. Not blended in with residential
- Commercial? where customers can come. can be consolidated or sprawling?
- we have forestfield shops 3min away + Sanderson Rd shops 2min away. (all agree &) we also have a caravan park to get milk + bread.
- I want to stay here + green the place up... but I can also see the value of business that serves the community.
- What's the point in talking about it if we don't find it appropriate.
- Parking + traffic is a real concern with some of these uses.
- The area is already heavily 'sustainable' no pesticides etc.
- A bit of subdivision is okay, but "this" (commercial uses) is not.

COMMERCIAL + COMMUNITY

- without employment you have nothing to feed the family.
- Its interesting people don't like the Bindoon Bakehouse: it has a nice rural feel. Its well kept.
- It needs to fit into the rural situation (style wise).
- Coffee shop/bakery ✓ also a tourism destination.
- not keen on a structured/consolidated lot shopping etc.
- What size "centre" is appropriate?
- How much land should be set aside? (for employment/business).

GROUP 4

- New industrial estates don't look like the example provided.
- Some uses aren't appropriate in the residential context... however they may suit a main rd (Welshpool rd etc).
- must be developed in a biophilic manner (green).
- Uses that suit a main rd; pet shop, petrol station.
- Farmers market would be FANTASTIC.
- There are no examples here of new warehouses that are covered in greenery + well away from residential.
- You can't stay in the past forever. There comes a point you need to move on / forward.
- there is already commercial. Just get in the car + drive (Forestfield, Mandurah + Kalamunda).
- there is coffee in our house + we visit our friends
- Cafe up at Lions lookout.
- a musey would be nice.
- We don't want commercial as it brings trucks.
- No commercial, it will destroy the ambience of the area.
- It would be nice to be able to get out of the house and get a coffee at a cafe.
- We need to come together to find a outcome where we don't lose all the birds and wildlife. That the cafes + houses can fit together and give people that 'warm feeling'

APPENDIX 1: WORKSHOP PROCEEDINGS
Station 4: Sustainability and Environment

- GP1 Sust.
- Clearing trees for bushfire protection (Council)
 - clarification from ~~Council~~ - only shrub/under.
 - ↳ current status
 - ↳ the new best practice
 - Protect majority of the site, only clear what is required for the permitted buildings. 'Common Sense'
 - rewilding / revegetating
 - Offset / multiplier replacement on same site not elsewhere
 - ~~Council~~ agree - not the same 'complex' elsewhere
 - Fire resistant trees? Not eucalypts?
 - consult experts - scientific advice
 - Climate change, water shortages
 - Materiality - passive house \$ raised ... affordability
 - Capture canopy cover & increase
 - Sensitive flora/fauna species
 - Significant trees - protect

- GP1 Sust.
- Solar, water tanks, grey water,
 - capture, store & reuse
 - Waste - composting inc. toilets.
 - A chance to do something different → high sustainability
 - Envir. Strategy w. compliance.
 - clear firebreak standards.
 - AS4970 Being adopted - retention of val. trees.

- GP3 Sust.
- Grey & blk water recycling - reg. challenges
 - ↳ want to see this! get in the way at present.
 - need support, clarity about what is allowed
 - ↳ off grid future.
 - Mobility friendly homes.
 - 'Subiaco style' leafy, active transport
 - encourg. walk & cycle.
 - cafe, retail.
 - Don't clear everything when developing!
 - don't want to need to replace after devel.
 - A lot of 'green' wanted
 - Water tanks. Local, secure water supply.
 - ↳ linked to fire protection.
 - 'Choices' wanted

- GP4 Sust.
- Deep retic. sewerage - pros
 - cons - allows differ. type of devel.
 - Fire retard. housing.
 - Keep trees - shouldn't be removed for fire risk
 - Kingsley Curtin-Aboriginal fire man. practices - consult
 - Dickson uni
 - Retain ~~ret~~ rural
 - ↳ cool burns. NOT hot burns.
 - ↳ no change, no clearfell.
 - ↳ protect species
 - ↳ whdistic approach.
 - ↳ 'Bushfire ready gps'
 - Large trees & native trees for wildlife.
 - Greywater

- GP2 Sust.
- Needs to be an understanding not everything can be retained
 - Trees and fire hazard?
 - Need trees - soil degrades otherwise.
 - Bigger blocks more potential for some sustainable pract.
 - ↳ avoid/prevent 'wholesale' clearing of land.
 - Revised housing to suit the bushfire risk.
 - ↳ raise the bar. No cheap & nasty housing.
 - Concern about loss of tree canopy
 - ↳ opportunities for natural reveg.
 - ↳ Yule brook mentioned - managing when ownership fragmented.
 - Protect waterways & systems. And water restrictions.
 - Solar, waste - best practices. Option to go off-grid.
 - Energy efficient housing - pushing the boundaries quality
 - Carbon sinks
 - Sustainable population.

- GP5 Sust.
- Larger blocks / smaller population
 - Solar - grids - community batteries
 - ↳ not back to electrical co.
 - Tree canopy. Reduce heat & power use.
 - ↳ not cleared by developers
 - don't want to reveg after.
 - ↳ Verge trees. More trees. - strong relationships w. the city.
 - ↳ Restoration to ecosystem (understorey)
 - ↳ Beyond veges to whole area.
 - Closed loop waste management → inc. sewerage.
 - Parks w. trees - creating them. (turf farm potential)
 - Regs. to protect Crystal Brk, trees, wildlife habitat & wildlife corridor.
 - Needs to be an understanding that somethings matter more than money.

⑤ SS

- Existing 'Industrial uses' Brentwood Rd - defining area from rest of area
- Don't change anything
- Endless growth can't keep happening - Climate Emergency
- More blocks more carbon
- Limits to Growth
- Greening existing commercial spaces (near Hwy)
- Peppermint Grove to Wattle Grove
- Low density community housing on large properties (2500m² per residence)
- Unique Place
- Sustainable housing - Principle on new min lot size 2000
- Increase cycle ways and be included in Tonkin Interchange
- Break reliance on cars
- Charge point - Kulamunda / commercial areas
- Unique opportunity to do something different - new sustainable planning model.

④

- Person by person vote on preferences - defined by area?
- Nothing below 2000m² - like Fontano Rd
- Rural residential in most areas
- The whole area
- Big dead lots - people need an option (out) to develop. (along board of Tonkin)

③ SS

- Noise issues with smaller lots e.g. aircons
- Health and wellbeing considerations - trees
- Corridors for nature
- Importance of protecting wildlife
- Land use remain rural - retain mature trees
- Henry George Drive - smaller subdivision - protect trees, beautiful streets, houses. Streets follow nature rather than typical grid
- Council has a unique opp. to create a sustainable pocket in this small area
- Even aspect: water / housing / rubbish
- CRYSTAL BROOK IS A GATEWAY TO THE HILLS MAKE IT BEAUTIFUL DRIVE UP TO THE HILLS

①

- Area along Lewis Rd - similar to 'Wattle Grove South' - should be considered within project boundary
- Look not just 10 years down track, but further into future - needs long term
- Market for rural lifestyle
- Min 2000m² ? ✓
- Look at 450-1000m² ? ✓
- Land is the value
- Trad. urban readily available
- Super valuable - something different / special
- Smaller lots - backyards - 1000m² ✓
- Not the block size - house design + spatial response
- Choices in block size
- Room for nature! env. - animals, plants
- Family needs, services needs, ability to merge block

②

- Shouldn't have to flattened and raise subdivisions
- Need to have more sustainable practices - water tanks etc.
- Areas that are good for one outcome and areas good for another outcome
- Free sustainable estate - great sustainable outcome
- 'Semi-commercial area along Helstrop / Brentwood Clear divide
- Interface with aged care - smaller lots?
- Development respecting existing trees
- Blocks with less trees - more development?
- Preserving land adjacent to Crystal Brook
- Develop land adjacent to Tonkin Highway
- Traffic - more intense development
- commercial activity + canopy cover can be compatible - it requires controls