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PLACE MATCH

TPG CONVERSATIONS

Bunbury Racecourses Local Area Plan

Scenarios Outcomes Report

September 2017

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1. Introduction

1.1. Report Purpose

The purpose of this report is to collate and review feedback gathered during the second phase of community and stakeholder engagement for the Bunbury Racecourses Local Area Plan.

TPG+Place Match (TPG) have been appointed by Calibre to carry out the engagement activities as well as assist in preparing the design scenarios and draft masterplan for the site.

1.2. Project Background and Scope

The Bunbury Racecourses precinct is situated in the suburb of Carey Park, Bunbury. Located on the east side of Blair Street, of which is a continuation of the Bussell Highway, and Brittain Road, the study area is strategically located within the broader urban landscape (refer Figure 1: Study Area).



Figure 1: Study Area

As part of its local area planning program, the City of Bunbury is developing a Local Area Plan (LAP) for the Bunbury Racecourses precinct. The purpose of the Racecourses LAP is to establish, as a policy position, the vision and desired developmental and environmental outcomes for the local area. In doing so, the LAP provides the context and framework for more detailed local structure planning and consequential amendment of the City of Bunbury Local Planning Scheme.

The Racecourses study area qualifies by the City of Bunbury as a priority local area planning project due to:

- The regionally significant socio-economic community services provided by the Bunbury Turf Club and Bunbury Trotting Club, which are both assuming a greater level of state significance;
- Bunbury is strategically important for the thoroughbred industry in WA as it is the major thoroughbred training facility outside of Perth;
- Its unique historical development pattern as an un-sewered residential stables area made up of comparatively larger lot sizes of around 2,000m² to 3,000m²;

- Lower standard of provision of infrastructure services relative to new and contemporary medium and higher density residential neighbourhoods;
- It is experiencing shifting demographic and economic trends and pressures with an aging community and falling levels of hobby trainer participation in the horse racing industry; and
- It is facing changing and relatively complex development issues that are best addressed in a comprehensive manner.

Given the significant importance of the site at both a regional and local scale, understanding community and stakeholder issues experienced onsite and their values and priorities for change is a key component in developing the draft Local Area Plan to satisfy needs and expectations.

1.3. Project Engagement Methods

Initial engagement for the project took place at two key stages during the planning process, both prior to and after the preparation of the scenario concepts. This two-part process enables the community and stakeholders to be informed of the process and for the consultant team to seek their views and inputs prior to the preparation of a draft LAP.



Figure 2: Project timeline

This report encapsulates the responses received during the second stage of engagement, including stakeholder meetings, online engagement and community scenario workshops. The variety of engagement activities that were employed during this phase are expanded upon below:

Stakeholder Meetings

Progress meetings were conducted for both the Technical Working Group and the Project Reference Group. These meetings were held to gain feedback on the outcomes of the visioning engagement activities and to give general updates on the project to community and project partner representatives. Please refer to Section 2 for an outline of the key issues discussed at these meetings.

Community Workshops

Two (2) scenario workshops with the community and stakeholders were held on Thursday 20 July with a total of 98 community members in attendance. Both afternoon and evening sessions were offered to allow flexibility to community and key stakeholders.

Community Survey (online)

At the conclusion of the scenario workshops an online survey was launched via Survey Monkey. This survey allowed those who could not make it to the workshop to view the presentation and provide feedback (although some who attended the workshops chose to also complete the online survey).

1.4. Engagement Promotion

As part of the communications plan, the Project Team leveraged off a number of existing communication channels managed by the City, project partners and key stakeholders. The following is a summary of the methods used to promote involvement in the project:

TRADITIONAL MEDIA

- **City of Bunbury Website** - Ongoing updates and information provided via the City's community engagement page.
- **Newspaper advertisements** - Newspaper advertisements of the project and workshops in the Bunbury Herald.
- **Posters** - A3 posters advertising the workshops distributed to Civic administration building customer service area and the City and Withers Libraries.
- **Letter invitations** - 1,184 hardcopy letters inviting owners, occupiers and other key stakeholders to both the prior visioning workshop and also the scenario workshop were distributed. See Appendix A for a copy of the letter invitation.
- **Email invitations** – 42 email invitations were distributed to key stakeholders informing them of the project and requesting promotion of the workshops through communication channels. Key stakeholders including Bunbury Turf Club, Bunbury Trotting Club, South West Development Commission (SWDC), Department of Planning, Racing and Wagering WA, Bunbury Geographe Chamber of Commerce and Industry, Tourism Council of WA, state and federal politicians, South Regional TAFE and ECU, amongst others.
- Ongoing indirect promotion via key stakeholder and project partner member networks and websites.

SOCIAL MEDIA

- Ongoing promotion via the City's Facebook page.
- Advertising the workshops through the Bunbury Turf Club and Bunbury Trotting Club Facebook pages.

2. Community Engagement Outcomes Summary

2.1. Summary of Engagement Feedback

The scenario stage of community and stakeholder engagement included two community workshops and an online survey. The key issues identified during this stage of community and stakeholder engagement are summarised as follows:

- **Understanding consequences of housing densities.** There continues to be division within the community about the degree of change that people would be happy to see within the precinct. This is centred on the question of how low, medium or high-density development would shape the precinct in relation to its demographics, activity, lifestyle and amenity. Based on feedback from the scenario workshops, arguments for and against the addition of higher density appear fairly even. Those that favoured lower densities had concerns regarding impacts on personal lifestyle choice, the ability to keep and train horses in the stables precinct and safety concerns regarding horse interactions. Those that favoured higher densities were concerned regarding missed economic and social opportunities, bringing new investment and businesses into the area and the provision of housing choices.
- **Viability of the Bunbury Turf and Trotting Clubs.** A significant amount of both community members seeking limited development/change and also 'pro-development' community members recognised the benefit of keeping the racing clubs viable regardless of the final outcome of the local area plan. This ranged from a desire to see little to no change within the stables precinct to discussing the merits of a higher population contributing to increased revenue and vibrancy in the area. There was a general sentiment to prevent significant disruption to key services and facilities that the clubs provided to trainers, the racing industry and the wider community. Some participants noted that there needed to be some consideration of operational strategies for the long-term future of the clubs, such as stabling and horse movement across the site. Several community members liked the addition of new equine services and uses.
- **Providing a range of intergenerational housing options.** Across the range of community members, many people liked the option of a retirement village/aged care facility within the community to address an aging demographic. For those who liked the concept of aged housing there was a split in keeping it at the proposed location of the jog track or moving it elsewhere in the project area.
- **Investing in the public realm.** The community was united in the desire to see a general improvement in the study area public realm, including cleaning up the streetscape, setting aside space for quality public open space, beautiful landscaping, restore the Ecclestone Street wetland and install lighting and seating. Providing a safer, quality pedestrian experience was favoured to deter crime and increase community cohesiveness.
- **Timeline of development changes.** For many community members seeking little development there was a strong sentiment that choice of housing options would be significantly reduced should a decision to significantly increase density ensue. This was due to the nature of incompatibility of horses in standard residential density. This concern tended to be based on a perception of near future/drastring change. Conversely, during consultation, the scenarios were presented to the community as long term (20+years), concepts.

3. Community Scenario Workshop

3.1. Community Scenario Workshop Participation

Prior to the scenario engagement workshop the community had access to the Visioning Outcomes Report which detailed the engagement activities, community values, issues and opportunities investigated during phase 1 of the engagement process.

In light of the high interest from the Visioning phase, and to accommodate as many people to attend a scenario workshop, two workshops were held on Thursday 20th 2017 July at the Bunbury Trotting Club.

The Workshop 1 was held in the afternoon from 1pm to 4pm and attracted 39 community members. The Workshop 2 was held in the evening from 6pm to 9pm. Interest in this workshop was also significant with 64 attendees. Five people attended both Workshop 1 and Workshop 2. Overall the scenarios workshops attracted 45 new individuals since the visioning workshops.

For the purposes of the continuity of this report and identical nature of the process for Workshop 1 and Workshop 2, the feedback from each engagement activity will be combined as per section 3.2 below.



Figure 3: Scenario workshop (evening session)

3.2. Community Visioning Workshop Feedback

Prior to the scenario workshop the consultants in collaboration with the City prepared four different local area plan scenarios for the Bunbury Racecourse Precinct. These scenarios were based upon feedback received from the Visioning Workshop and the online survey conducted over late June/early July and preliminary technical investigations.

The aim of the scenario workshops was to present findings from the visioning phase of the engagement process, to examine the four scenarios produced by the consultant team and to gain feedback from the community of what they liked and improvements and preferences moving forward. Refer Appendix B for a copy of the workshop presentation.

It was important to explain to participants that the four scenarios were indicative of ideas and concepts gleaned from the visioning process and did not represent any final decision of what the draft Local Area Plan would be or the future of the site. Participants were told that the draft LAP and the final plan may look very different and could comprise of an amalgamation of elements across the proposed scenarios and/or incorporate new elements as a result of the engagement feedback and technical work by the consultant team.

Scenario elements were based on opportunities for the site in relation to the four key themes used throughout the engagement process:

- **Activity** - The range and intensity of activities on site and also in the surrounding area that economically and socially support the precinct;
- **Movement** - Movement of people in and out of the site and beyond the boundary;
- **People** - How people live, work and relate to the site; and
- **Setting** - What the streets, landscapes, natural environment, buildings look and feel like.

The scenarios in turn were also influenced by the following design principles that were developed following the visioning workshop:

1. Envisage a range of scenarios that illustrate different directions in which the precinct could grow.
2. Ensure that there is compatibility between differing land uses as they evolve over time.
3. Understanding that there is likely to be real disruption of our land planning system into the future.
4. Encouraging local employment and economic activity where practical.
5. Ensuring the retention and enhancement of the precinct's natural assets.
6. Providing scenarios that enable the enhancement and development of a sense of place.

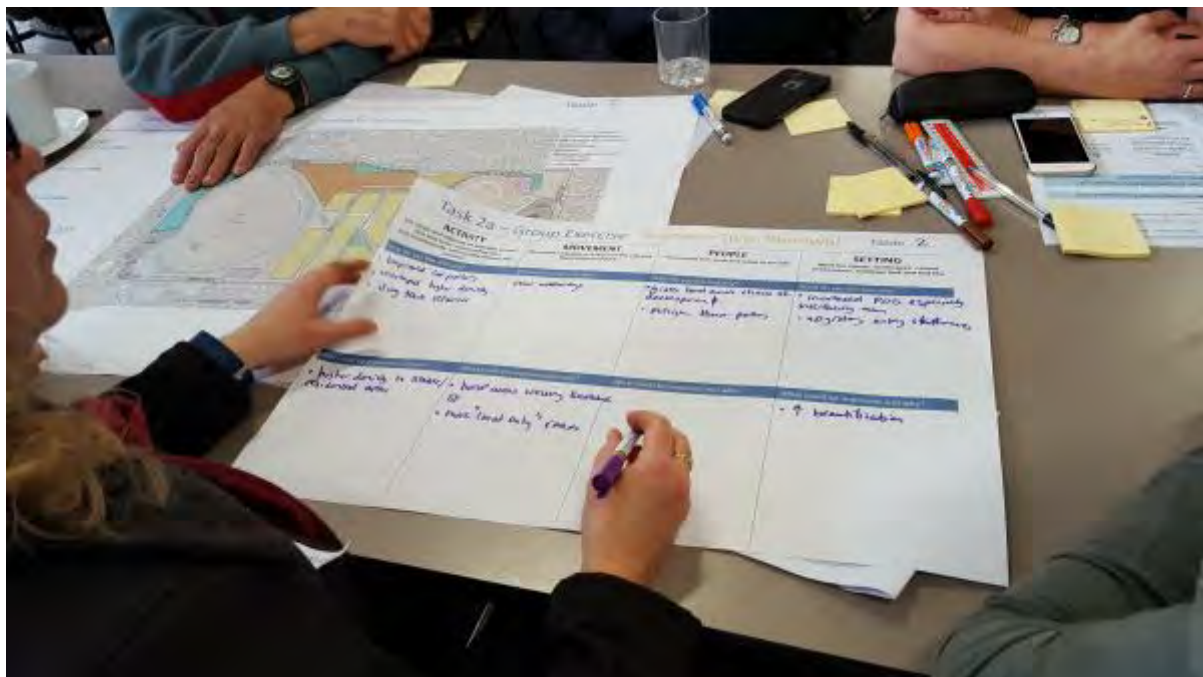


Figure 4: Table facilitation, scenario workshops

The initial workshop activities were divided based upon the four scenarios as follows:

- TASK ONE - Scenario One Likes and Improvements
- TASK TWO - Scenario Two Likes and Improvements
- TASK THREE - Scenario Three Likes and Improvements
- TASK FOUR - Scenario Four Likes and Improvements

Refer to Appendix C for a copy of the worksheets provided.

Each task was divided into two parts, with table facilitators acting as scribes for groups of between 6 and 9 community members. Table groups were first asked to note down all Likes and Opportunities for Improvements on a sheet divided under the four themes of *Activity, Movement, People* and *Setting*. Participants were also encouraged to draw and notate on the scenario maps provided.

Tables were then asked to negotiate and select their top three Likes and top three Opportunities for Improvement and why, and to then record their responses on their worksheets. Refer to Appendix D for a copy of the community workshop feedback sheets received by the project team.

Results of these workshop activities are summarised below. Refer to Appendix E for a full list of comments from workshop participants for tasks 1-4.

Note for the 'Table Comment Count', these were single comments negotiated and written on behalf of a group of between 6 and 9 people. The number of counts for a theme do not necessarily equal the number of tables, as each table was encouraged to write at least three likes and three improvements.

TASK ONE – Scenario One Likes and Opportunities for Improvement



SCENARIO ONE - TOP LIKES	Table Comment Count
Many people spoke about the enhancement of public open space and an increase of access to recreation areas. In particular, people highlighted the opportunity to enhance the Ecclestone wetland and bring wildlife into the area. A few tables said that more public space leads to civic and community benefits for the area.	14
Participants valued a retention and/or addition of equine services and facilities on the site. This included the bridle trail and the jog track, as well as the potential of land dedicated to	10

SCENARIO ONE - TOP LIKES	Table Comment Count
equine businesses on the scenario plan. People stated that having these services and facilities onsite enabled the Turf and Trotting clubs to continue to be viable in the future and also provided economic opportunities for the area (jobs, trainers, supporting businesses).	
Mixed use land area offers greater interest and economic opportunity for the site, contributes to the sustainability of the clubs and increases vibrancy to the area.	3
Single comments included: <ul style="list-style-type: none"> - Potential for development to occur within the precinct - Unique lifestyle - Potential for short stay accommodation - This scenario provides a good balance between uses and nature; doesn't mix houses and horses 	

SCENARIO ONE - TOP IMPROVEMENTS	Table Comment Count
Some tables noted that there is more development potential within the stables precinct and would like to see density increase in the area to give choice for people for future development.	5
Suggestions to improve the streetscape including lighting, footpaths and cycleway to better connect the community in and around the precinct.	4
People wanted to see more community facilities available such as playgrounds and an equestrian centre.	3
Suggestion that the mixed-use land activity along Blair Street should be moved as there is a perception of enough activity in the vicinity currently.	2
Close off internal road (i.e. Barr Road) to reduce crime and traffic.	2
One table noted that they would like to see the location of the float parking at the turf club reconsidered as the shape and size would make ingress difficult, as well as it detracting from the amenity of the main entry (unsightly). Conversely, another table said they would like to see more parking within the turf club boundary.	1/1
Single comments included: <ul style="list-style-type: none"> - Improve the location/management of the bridle trail to reduce horse/car conflicts - Relocate the mixed-use activity area - Move the reserve to Barr Road to provide a buffer for horses - Increase economic activity Though outside of the scope of what was presented in this scenario plan, people said that they would like to see more beautiful streetscapes/landscaping, notifications on titles about living in a stable complex area to prevent complaints, increase signage to advertise clubs and ensure the stables precinct is sewered.	

TASK TWO – Scenario Two Likes and Opportunities for Improvement



SCENARIO TWO - TOP LIKES	Table Comment Count
Several tables indicated that they liked the introduction of density (R40/R60) across the site and also an increase of density within the stables precinct. Reasons for this were to provide options for those living onsite for future development opportunities and supporting economic and community activity (e.g. school, Parks Centre).	6
The addition of equine businesses on site as well as ensuring the facilities of the two clubs remain viable.	5
Connectivity across the site is increased in the form of roads, cycle links and serviced roads. The formalisation of laneways in particular will reduce dust and improve amenity of the area.	5
Improved and increased public open space within the project area, including retention of the wetland, improved landscaping and better walkways/bridle path. Improve POS improves amenity, encourages friendly communities and attracts wildlife.	4
The potential for a new community to flourish in the area with similar interests, lifestyle and the draw of the location.	3
A number of participants liked the addition of the mixed-use precinct as a way to provide future, viable opportunities for the area.	3
Clubs retain the car parking, float car parking and/or jog track.	2
<p>Single comments included the possibility of:</p> <ul style="list-style-type: none"> - Aged housing - Multi-use access opportunities - Retaining the area as a horse area, with options to further develop the bridle trail and the training area (with the requirement for R10 housing to support it). <p>One table commented that they did not like anything about the scenario.</p>	

SCENARIO TWO - TOP IMPROVEMENTS	Table Comment Count
Separation of horses from traffic and houses and increase the ability of horses to access turf and trotting club facilities. Suggestions include a dedicated horse crossing/s at key road points and employing a separation distance between horses and stables, similar to Ascot. People cited safety reason for this improvement.	6
Some groups spoke about their dislike for higher densities, both across the site and, in particular for areas such as south of the Council depot and adjacent to Barr Road. People cited reasons for an aversion for medium to high densities as not keeping with the character of the area and potential for land use conflicts (such as horses).	5
A number of participants valued the higher density opportunity to build more intergenerational living on the site, such as over 55's lifestyle village or an aged care/retirement facility. This type of facility could be concentrated at the depot site. People felt this would benefit the area to take into account the aging demographic and the proximity to services.	5
A number of participants spoke about the benefits of improving the area with higher densities. This included increasing the density of Barr Road (R40/multi storey) to overlook the Turf Club and rezoning the depot and stables to R20/R30 for compatibility with surround area. Benefits cited for higher density were creating a more diverse housing stock, creating interest (such as views and aspect) and providing opportunities for investment in the future.	5
Relocation of the stables to the trotting club for onsite stabling.	2
Reduce the size of car parking – waste of space and too large for the area.	2
Including facilities that cater to children to attract more families into the area (e.g. park and active POS).	2
<p>Single comments included:</p> <ul style="list-style-type: none"> – Closure of Barr Road to address crime and safety issues – Improve maintenance of Barr Road – Provide a level of certainty of what the land can be used for – Ensure that road networks can accommodate projected increase in population – Fix the drain to beautify the area – Replace any decommissioned equine facility elsewhere in the precinct to protect people's livelihoods – Create more 'local only' roads with no bus routes – Concern regarding the demise of the horse training centre 	

TASK THREE – Scenario Three Likes and Opportunities for Improvement



SCENARIO THREE - TOP LIKES	Table Comment Count*
<p>The increased density options for the precinct with a mixture of low, medium and high densities. Reasons cited were adding to a diversity of community/people, diversity in housing development options and an increase in passive surveillance.</p>	8
<p>Several table groups liked the addition of a dedicated retirement village concept for the site. Reasons cited were addressing demands of an aging population, proximity to services, aging in place and different options for development.</p> <p>For those that liked the aged living concept there was a division on whether the jog track site was the appropriate location or whether there was somewhere else this type of housing could be located within the precinct.</p>	7
<p>Increased amenity of the public realm and public open space, including footpaths and cycleway. Increased amenity to the area.</p>	6
<p>Single comments included:</p> <ul style="list-style-type: none"> - Keep higher densities away from the horse people on the periphery - Density at turf club positive as long as not contingent on high density elsewhere - Like that the race clubs are still in the precinct - Like the car parking in the centre of the Turf Club, efficient use of land - Mixed use along Blair Street - Parking for Milligan House 	

SCENARIO THREE - TOP IMPROVEMENTS	Table Comment Count*
Improve the offer for aged living/retirement facility by relocating closer to the Park Centre, relocating to the depot site (to save jog track), including lifestyle village components with recreation facilities and/or installation of 'elderly infrastructure' (e.g. gopher trails).	6
A number of groups noted the reduced amount of equine facilities and concern for the future of stabling horses in the area. Comments included to keep the jog track (i.e. relocate indicative residential development), the concern that increased R-codes represents a threat to club viability, concern for the lack of a bridle path and access points and ensuring that no equine facilities are lost within the precinct (i.e. relocate do not decommission all together).	7
Concern that the location of the float parking for both clubs is not feasible due to proximity of the stables and 'water issues'. Suggestion to design a 'co-existing' relationship of float parking and landscaping.	5
Traffic management considerations to move to local traffic only to mitigate safety issues experienced by residents.	3
Reduce density particularly along Barr Road. R80 considered too high.	3
Concerns about complaints from residents living close to the stables area. Suggestion that local regulations stipulate minimum distances from different land uses to accommodate those who stable horses and those that do not.	2
Remove residential stables and increase the density in the stables precinct.	2
<p>Single comments included:</p> <ul style="list-style-type: none"> - Allow more POS in residential areas - Maintain R5 or allow R10 density to allow horse facilities to remain - Ensure that R-codes at the depot and stables are consistent with the surrounding area - Improve connectivity to Park Centre for pedestrians - Do not use the stables precinct as infill area 	

TASK FOUR – Scenario Four Likes and Opportunities for Improvement



SCENARIO FOUR - TOP LIKES	Table Comment Count*
The community liked the improvements to public open space and the public realm for this scenario as it adds to the overall amenity of the areas and gives a sense of 'openness' within the residential area.	8
Several groups liked the higher density development options and the mix of housing options. Comments that higher densities mean greater development options, more people-friendly communities, walkable and balanced with POS.	8
Like the mixed use along Brittain Road and Blair Street, represents an extension of the Parks Centre as well as adding vibrancy.	3
Like the additional roads and improved movement connections across the site, including pedestrian access.	3
Single comments included: <ul style="list-style-type: none"> - Keeping the equine/vet businesses - Like plan overall, well-designed and thought out - Activity centre zone allows Turf Club alternative income stream 	

SCENARIO FOUR - TOP IMPROVEMENTS	Table Comment Count*
Keep the horse training facilities in the Turf and Trotting clubs, such as the stables, float parking, jog track and club houses. Important to keep horses in the precinct.	6

SCENARIO FOUR - TOP IMPROVEMENTS	Table Comment Count*
Concerns regarding the potential volume of through-traffic in the scenario. Suggestions included remove the Nuysia Ave and Barr Rd connection, remove the mews and install a cul-de-sac on Barr Road. Reduce the potential for 'rat runs' caused by mixed-use development.	6
Move the retirement village closer to the Park Centre.	4
Ensure there is parking and float parking available at both the Turf and Trotting clubs.	2
<p>Single comments included:</p> <ul style="list-style-type: none"> - Concerns regarding the local centre land use, considered not practical - Identified potential conflict of Turf club and activity centre - Build more facilities (e.g. medical) due to limited Park Centre capacity - Remove commercial along Brittain Road - Local centre needs to serve a function, will not work with the Turf and Park Centre - Increase densities to overlook the trotting track - Equine business could be used for something else if not viable (e.g. POS) - Concern regarding dual drainage as it is a hill - Do not like the excess POS areas, underutilisation of space - Deal with POS on jog track 	



Figure 5: Scenario workshop (afternoon session)

TASK FIVE – Scenario Preferences

For the fifth and final task, participants were each given a postcard, as shown in Figure 6 below. The purpose of this exercise was to ask people to select their top preference scenario and to briefly explain their overarching reasons why.

Figure 6: Post card given to workshop participants for Scenario workshops

My preferred concept is...

CIRCLE ONE CONCEPT ONLY!

1 2 3 4

REVITALISE RENEW REDEVELOP ACTIVITY

because...

Table 1 below outlines the count and percentage of people who selected which scenarios. Refer to Appendix F for a full list of reasons why people chose their preferred scenario.

Note that, where people selected more than one or no scenario they are represented in 'Other'. Not all participants filled in the post card (left early, choice not to contribute).

Table 1: Count of first preferences at scenario workshops

	Scenario 1 - Revitalise	Scenario 2 - Renew	Scenario 3 - Redevelop	Scenario 4 - Activity Centre	No Vote/Other
Workshop 1	1	5	17	6	1
Workshop 2	21	15	7	6	2
TOTAL COUNT	22	20	24	12	3
TOTAL %	27%	25%	30%	15%	4%

From the Table above, Scenario One, Scenario Two and Scenario Three are fairly even with 27%, 25% and 30% respectively of those who participated in the activity selecting their preferred option. Scenario Four was notably the least popular with only 15% preference.

4. Online Community Survey

4.1. Online Survey Participation

An online survey was available for those in the community that were unable to attend the community workshop. Several attendees to the workshops also stated that they wanted to additionally take the survey in order to provide detailed individual responses. The survey was available for comment between Monday 24 July to Sunday 6 August 2017. Refer to Appendix G for the survey outline.

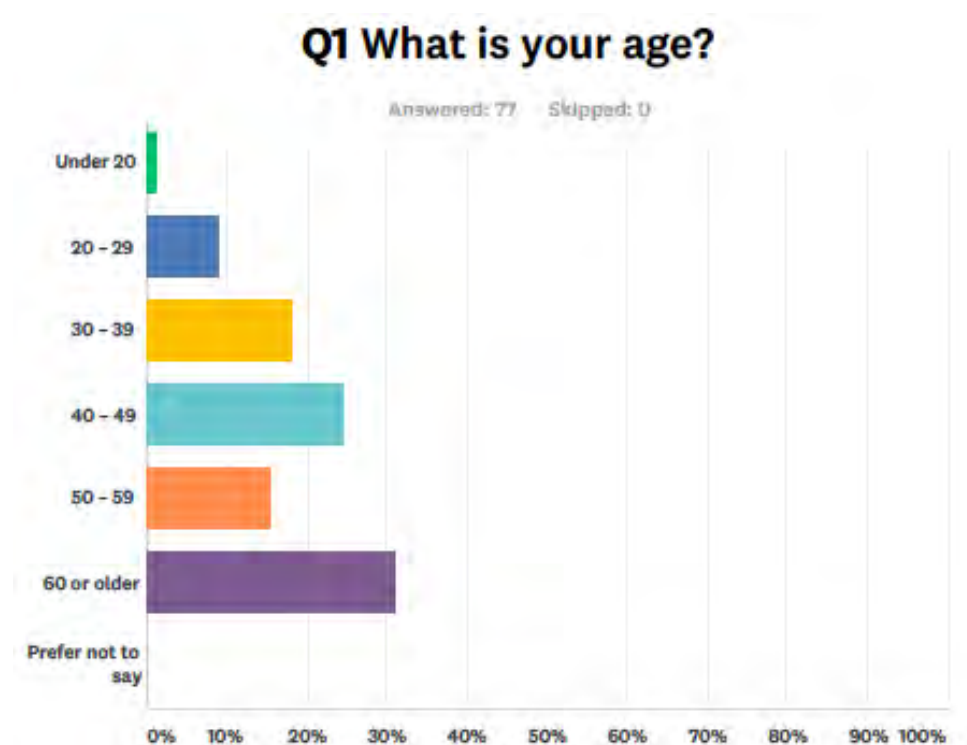
In total, 77 people either completed or partially completed the survey. Of the people who logged onto the survey, 31 completed all questions, notably following the demographic questions at the beginning of the survey. It appears that, of the 46 people that did not complete the survey, a significant portion logged online on 1 August, which coincided with a Facebook post promoting the survey. It was later confirmed that the link to the scenario presentation was not working for respondents for several hours, and so this accounted for the majority of partial responses collected. It is thought that a number of respondents would have been amongst the 31 respondents who later successfully logged on and completed the survey.

As a result, the data pertaining to detailed survey feedback is gathered from 31 individuals unless otherwise stated in this report. Refer to Appendix H for a copy of the scenario presentation available in the survey.

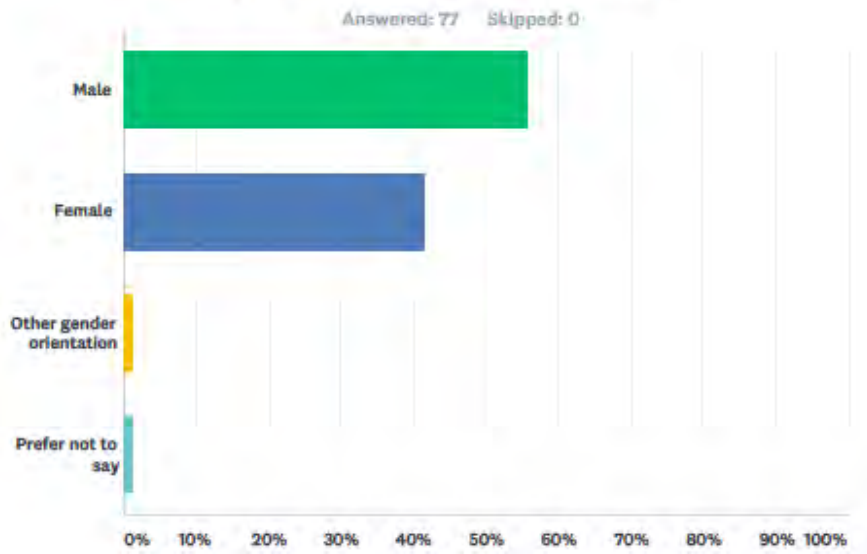
4.2. Online Survey Feedback

SECTION ONE: RESPONDENT DEMOGRAPHICS

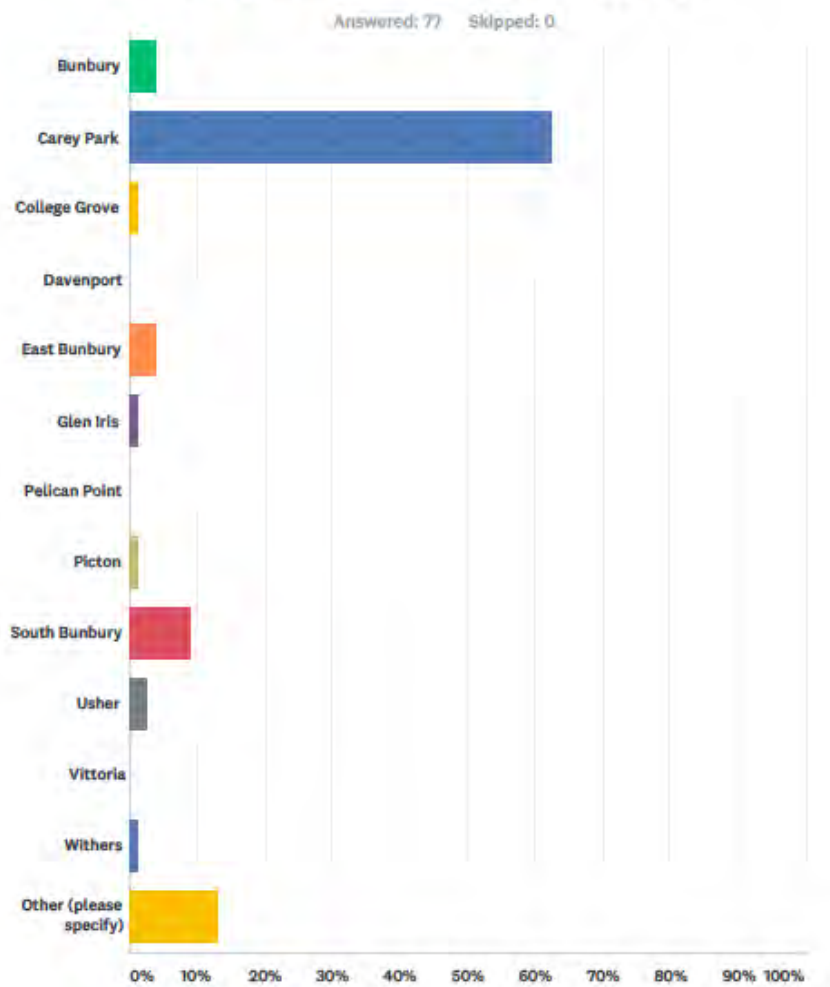
Refer to Appendix I for a copy of the raw data collected from the survey.



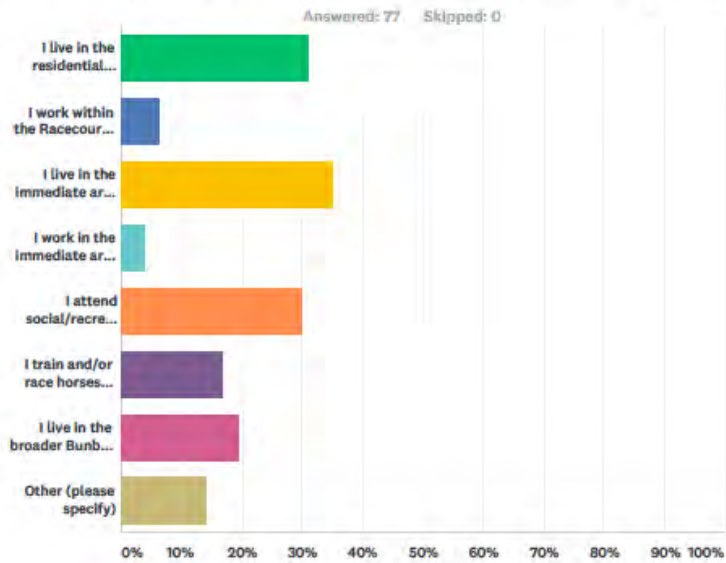
Q2 What is your gender?



Q3 Which suburb do you live in?



Q4 How would you describe your association with the Bunbury Precinct project area? (you can choose as many as you like)



SECTION TWO: SCENARIO FEEDBACK

The following feedback summarises the key points collected for each of the qualitative questions below. For a more detailed list of responses received please refer to Appendix I.

For SCENARIO ONE REVITALISE, please list your Top 3 Likes of the plan and WHY.

- Maintaining an open feel for the site, country feel. Bring amenity to the area
- Separation of horses from incompatible land uses for safety reasons
- Low density suitable for the training and stabling of horses
- Retention of identity of the site as a training and racing precinct
- Enhancing the Ecclestone St wetland
- Like the low density
- Equine businesses
- Simple improvements that retain the ability to train horses
- Like the retention of the jog track and improved bridle trail to keep horses in the residential area.
- Do not like this scenario option (not 'forward thinking')

For SCENARIO ONE REVITALISE, please list your Top 3 Improvements of the plan and WHY.

- Car parking inadequate for Trotting club for major events
- Limit traffic flow for movement of horses around the site
- Encourage more businesses and commercial opportunities to the site
- Increase density in stables precinct
- Move horses offsite or onsite stabling at the racing clubs

- Implement a general tidy up of the whole precinct, improve landscaping
- Create a buffer between the depot residential site and horses
- Fencing around the wetland area to protect wildlife
- Develop vacant land at the rear of Barr Road
- More seating and pedestrian footpaths, more landscaping
- Develop a lifestyle village within the precinct
- Nothing

For SCENARIO TWO RENEWAL, please list your Top 3 Likes of the plan and WHY

- Retention of the jog track
- Good mix of low to medium density
- Land uses and activities that cater for a range of stakeholders and community
- Milligan House overflow parking
- Pedestrian, cycle paths and bridles trail – a mix of horses and humans
- New activities for youth
- More parking
- Upgraded streets and landscaping
- Higher density through stable area
- Do not like Scenario Two

For SCENARIO TWO RENEWAL, please list your Top 3 Improvements of the plan and WHY

- Medium density impacting upon horse movement and training across the site
- Increase zoning to a minimum of R40 in stables area, more people to bring in revenue for local businesses
- Mixed use along Blair Street
- Move horses to onsite stabling
- Build high-rise to look over the racecourse
- Develop rear of stables area to retirement living
- Develop shire land at rear of Barr, Ecclestone and Brittain roads
- Develop the jog track into residential
- Nothing

For SCENARIO THREE REDEVELOP, please list your Top 3 LIKES of the plan and WHY

- Inclusion of the retirement village, inclusive of an aging demographic
- Increased density for residential stables area
- Zoning reflects the future of Bunbury demographics
- Reasonable consideration for parking
- Increase local economy

- Using all available space at the Trotting Club
- Keeping equine businesses onsite
- High quality landscaping
- Better traffic movement, addressing safety issues
- Do not like Scenario Three, too much development

For SCENARIO THREE REDEVELOP, please list your Top 3 Improvements of the plan and WHY

- Too much residential development, reduce the density
- Increase car parking inside the race course
- New access road may encourage unwanted traffic
- Move retirement village to elsewhere onsite e.g. rear of stables precinct
- Increase the density further
- Scenario does not benefit horses, loss of horse-related activities
- Retain history of the site, modernise
- Better walkways to the Park Centre
- Promote more investment into the community
- Nothing

For SCENARIO FOUR ACTIVITY CENTRE, please list your Top 3 LIKES of the plan and WHY

- More public open space, incorporating remnant vegetation
- Like the higher density, better relationship to schools and shops
- Modern development, bringing more people into the area, desirable place to live
- Balance of residential, businesses and landscaping
- More mixed use
- Horses are moved out of the area
- Better traffic movement, addressing safety issues
- Do not like Scenario Four, too much high density

For SCENARIO FOUR ACTIVITY CENTRE, please list your Top 3 Improvements of the plan and WHY

- Greater proportion of open space
- Inadequate parking for Trotting Club, unless open space is considered overflow parking
- Develop rear of stable complex / move retirement village to this area
- The new access road could encourage crime in the area due to lack of surveillance
- More mixed use and more parking
- Could be over-capitalising on frontages, may not add value
- Restrict traffic through lot 471/501

Table 2 below gives a summary of first preferences given by survey respondents.

Table 2: Count of first preferences for online survey

	Scenario 1 - Revitalise	Scenario 2 - Renew	Scenario 3 - Redevelop	Scenario 4 - Activity Centre
FIRST PREFERENCE	12	0	5	14
TOTAL %	39%	0%	15%	45%

Scenario 1 and Scenario 4 were fairly similar with 39% and 45% respectively. Scenario 2 was the least preferred first preference at 0%.

The following table contains comments from the respondents as why they chose their selected top preference:

REASONS FOR FIRST PREFERENCE - SCENARIO ONE REVITAISE (n=12)	
<ul style="list-style-type: none"> • Like to see improvements made but not to the extent of drastically changing the dynamics of the community that currently reside there, and I see it very important to keep the local racing industry strong. I want to see things done which are going to benefit those utilising the facilities which the racing clubs provide. • I wish the area to remain as it was intended. A stable complex. • Love the area my wife and I live in. Important for Greater Bunbury, South West and especially Carey Park both economically and socially. • Just modernise existing stables precinct, it would be a shame to see it totally disappear. • Scenario One is an introduction of change that considers reasonable adjustment of residents and is not an over-investment of the existing infrastructure. • There is still opportunity for 'soft' development in terms of open space and landscaping that doesn't require a lot of investment but could improve the feel of the site before other developments proceed. 	<ul style="list-style-type: none"> • Personally, I'd like to see more natural parklands restored that are not labour intensive and costly to maintain. If future developments are considered, parklands could be established well in advance without the need to raze the landscape for housing (which is usually what happens). Then, with an existing parkland environment in place, building development would feel less intrusive and an established environment would be more welcoming to residents and visitors alike. All looking a bit tired. • Protecting the future of the racing industry. • I would like the area to be improved for aesthetic and recreational uses, keeping the wide open space, once lost never regained. • Retain the history of the area. • It is a horse training facility. • Retention of training precinct and hence future viability for both trains and racing of horses.
REASONS FOR FIRST PREFERENCE - SCENARIO TWO RENEW (n = 0)	
No first preferences	
REASONS FOR FIRST PREFERENCE - SCENARIO THREE REDEVELOP (n= 5)	
<ul style="list-style-type: none"> • It's unfair that other suburbs (i.e. Carey Park) can develop their land and areas in the same suburb with bigger development potential are unable to at the moment to develop their land. • Shire cost?? Sewage installation cost? We find this unfair, unreasonable and discriminatory to the current land owners. 	<ul style="list-style-type: none"> • Great density but not too much. Will activate the Carey Park race course area. Add quality homes, increase City's rate base, become a destination location. • Because it benefits all parts of the community within the horse complex and surrounding areas it also betters the City of Bunbury.

<ul style="list-style-type: none"> • Something new out of something old. 	<ul style="list-style-type: none"> • Progress and redevelopment should be an option like other parts of Carey Park.
REASONS FOR FIRST PREFERENCE - SCENARIO FOUR ACTIVITY CENTRE (n = 14)	
<ul style="list-style-type: none"> • I have no interest in horse racing. I believe we should be rid of it altogether. More open space and parks would be beneficial to Bunbury in the long term. • Needing to bring all communities together, and what a great location. • Great plan with vision. • What is needed keep up times. • The use of open space incorporated. • Area needs developing to tidy whole area up make it safer. • We need to think of the future. all of this land needs to be utilised and it is time to move forward. • City of Bunbury may at last be getting with the times and doing what is right for Bunbury and its rate payers. 	<ul style="list-style-type: none"> • The vision to live overlooking the race track would be a great place to live and high-rise living would enhance the city feel for Bunbury. • Being with the times. • City of Bunbury appears to be finally listening. • The high-density housing would bring a lot more people to the area, the close proximities to the city all the facilities would be utilised more, this can make this area an exciting new concept in Bunbury, having the high-density housing would also bring a boost to the economy of the race and trotting tracks. • We need to get with the times and make this area great. • Better for all concerned, clubs, shopping centre, schools, medical centre etc.

5. Additional Community Feedback

In addition, the structured process of gathering community and stakeholder feedback, members of the community submitted a number of supplemental materials to the project team for consideration.

Refer to Appendix J to view this additional information.

6. Conclusion

When observing community and stakeholders' preferences there was a noticeable difference between the overall preferences between those who attended the workshops and those who undertook the survey. As a means to define the most preferred scenario/s there are inherent considerations regarding the quantitative results, namely;

- Several people attended both the afternoon and evening workshops;
- It is likely that a number of individuals who attended the workshops also filled in the survey;
- Some people experience a technical difficulty when the survey was initially put online and it is uncertain how many of them were subsequently the 31 respondents who completed the survey or if some chose not to complete the survey; and
- Based on the similar results, IP addresses and attributes of raw survey data, some people are likely to have taken the survey more than once (though this also was likely a result of the link availability issues).

Based upon the combined individual preferences (see Table 3 below) there is a fairly even split between Scenario One, Scenario Three and Scenario Four. With Scenario Two the least preferred option it can be surmised that members of the community have a clear, strong image of their future precinct based in the notion of low density/horse centric or medium to high density/activity centric.

Table 3: Combined individual preferences form workshops and online survey

	Scenario 1 - Revitalise	Scenario 2 - Renew	Scenario 3 - Redevelop	Scenario 4 - Activity Centre
Workshops	22	20	24	12
Survey	12	0	5	14
TOTAL SUM	34	20	29	26
TOTAL PREFERENCES	109			
TOTAL %	31%	18%	27%	24%

In guiding the next stage of design and planning, there needs to be consideration of the qualitative responses coming from the community and the context to which they apply their answers. A common thread that was apparent across the community was providing a level of certainty of the future. There is a sense of inertia holding back the next positive change to the precinct, be they subtle beautification/public safety initiatives, or implementing iconic change that enhances the current identity.

When considering the scenarios themselves, people who preferred Scenario 3 and Scenario 4 liked them for similar reasons, that is, higher densities, more scope for business investment and a broader connection to the surrounding communities. Therefore, close to half of individual respondents were in favour of some increase of density within the precinct.

As aforementioned, the success of the draft LAP for the majority community and stakeholders would be one that enables the strategic future of the two clubs and incorporates the desire to keep horses as an integral brand of the precinct.

It was clear during the engagement phase that the Bunbury community is committed to the future of the Racecourses Precinct.

The significant interest in the future local area plan has resulted in a rich set of data and feedback. As the project continues it will be imperative that the City of Bunbury maintain and build on the good lines of communication that this project has bought about with its community and key stakeholders. The engagement activities undertaken for this project have offered a comprehensive and balanced process for the precinct to date which has aimed to consider all views and opinions of the community in a non-confrontational and objective manner. As the draft LAP progresses, there will be further opportunities for input, where appropriate, as the precinct elements are further refined to meet community and stakeholder needs.