

[Help](#)

## Townsite Survey

It is important to get as many responses from the community as possible, so we would really appreciate you taking the time to complete this questionnaire. Your responses will form the basis of our submissions to Local and State Government. It is important for the community to express their opinion on this significant issue that will affect us all. If you wish to make further comments or respond to a question in more detail, please feel free to email us: [gpa@gidgenet.com.au](mailto:gpa@gidgenet.com.au)

### Townsite

**1. The Townsite land is some 240 ha of which we are told 23% is environmentally unacceptable to develop. We are talking of a developed area of 185 ha including amenities and infrastructure. Have you seen the plan of the proposed townsite?**

Yes		85.0%	(136)
No		13.8%	(22)
<b>TOTAL</b>		<b>98.8%</b>	<b>158 (160)</b>

**2. If so, what do you like about the proposal?**

#### # Response

1 "Centralises" high density living

1 A retirement village

1 Absolutely NOTHING

1 Am still looking

1 An effort has been made to have sizes of blocks radiating out to the rural residential land. Unfortunately there is not enough area available to cram in the amount of blocks the Developers plan. This has led to an unacceptable density.

1 At least it's planned by one group instead of being piecemeal, but by bit, everyone subdividing effort.

1 Brings more residents into the area which will increase the services available and the quality of existing services will improve due to competition.

1 Disgusted Noting to like

1 Does not appeal in a rural area

1 Doesn't appeal to me

- 1 Everything except the small blocks
- 1 Extra schools, extra parking area for original school
- 1 Fine except no retirement plans proceeding into low and high care facilities
- 1 Haven't studied it too closely as assume it is a first attempt.
- 1 Honestly, there was not much to recommend the proposal to me.
- 1 I do not like anything about the proposal, although the plan drawn up by Greg Rowe & Associates is quite clever - designed to deceive. Nice soft colours, rounded corners and no detail!!!
- 1 I do not like it at all!
- 1 I don't like anything about the proposal. It is totally inappropriate for the area.
- 1 I don't like anything.
- 1 I like the alteration of the intersection of Bunning & Toodyay road to vest more land to the school drop off/pick up area.
- 1 I like the idea of mixed urban/rural density. There should be some higher density areas in a well planned town to cater for more environmentally friendly living (reduced footprint) and for the elderly etc.
- 1 I like the idea of the shops, doctors and maybe public transport.
- 1 I think some development in Gidgegannup is necessary
- 1 Improved amenities
- 1 It makes a more viable town of Gidgegannup
- 1 it would develop the town into more metro precinct
- 1 Its pretty nice colouring in
- 1 Lots of footpaths etc to allow residents to walk around the area rather than using cars all the time
- 1 Lots of open parks and walkways
- 1 More amenities and retail old peoples' home community orchard
- 1 MORE INFRASTRUCTURE, IE SHOPS
- 1 need to view plan
- 2 Nil
- 1 No likeable attributes
- 1 Not a lot
- 1 Not a lot - density is far too high for Gidgegannup
- 7 Not much
- 1 Not much as it is

- 1 NOT MUCH, SOUNDS GOOD BUT IN REALITY IT IS NOT GOING TO WORK OUT
- 1 Not very much
- 33 Nothing
- 1 NOTHING AT ALL
- 1 Nothing At all Leave Exactly how it is
- 1 Nothing really - lot sizes are mostly way too small apart from anything else.
- 1 Nothing really.
- 1 Nothing to like
- 1 Nothing we don't need a new townsite
- 1 Nothing! We came here to get away from suburbia!!!
- 1 only the possibility of further infrastructure ie shops
- 1 Plan includes necessary infrastructure for population estimates
- 1 Plan to increase local amenities such as GP surgery etc htough this will be dependent on actualy getyting developer to build premises and attract Drs
- 1 SHOPPING CTR
- 1 The Commercial Centre
- 1 The cul de sac at Bunning Road entry to Toodyay Road
- 1 The fact that the 'townsite' is at the designated site.
- 1 The Outer edges
- 1 The proposal seem fine. So far I like the proposal as it is
- 1 The safety cul de sac on Bunning Road next to the school
- 1 There are certain aspects about the development of the townsite which are appealing such as the development of more shops and some housing too. This would bring more people to the area in a suburban type capacity which will help the town survive long term.
- 1 Toodyay Road restructuring
- 1 Totally opposed to the development of townsite
- 1 Variety of living options presented together.
- 2 Very little
- 1 Very little it is not a plan it is a purely conceptual
- 1 Walk trails/bridle trails and transitional blocks to the existing 5 acre properties

1 What is there to like!!!

### 3. What do you not like about the proposal?

#### # Response

1 A building of population and traffic

2 All of it

1 All of it!

1 All too small (Block sizes etc.)

1 Block size too small for rural setting

1 Block sizes are ridiculously small, even for City standards

1 block sizes enviromental impact on the area

1 Blocks too small, too many residents

1 Blocks too small. Government will buy and put State housing

1 Concentration of development in an area where this is incompatible with the immediate environment (fire, heat cell, nutrient impacts), unacceptable impacts on the broader community (traffic noise, road congestion, increased road crash risk, light pollution) and failure to address water and sewage issues with likely increased costs to service this in future (borne by townsite residents).

2 Density

1 Density of proposed housing. Commercial Centre, no Pony Club

1 Density too high

1 Density, lack of open space, no pony club

1 density, traffic, clearing bush "suburbia"

1 Development of wetlands and strata blocks, population density

1 Do not like the Density and small nature of blocks. Do not like the fact that some of the land which is owned by existing residents is ignored as residential and proposed as commercial. Infrastructure appears to be on other people's land than the developers. Proximity of dwellings to the Reserve compromises wetlands and is also a fire risk. All vegetation appears to have been cleared. Existing vegetation needs to be preserved. WWTP is situated in proximity to wetlands. Not happy with Bunning Road becoming a dual carriageway, bisecting the townsite, the townsite will now have two busy roads bisecting it. Toodyay Road needs to bypass townsite. The plan does not produce a comprehensive united townsite but is already divisive and presenting a danger to pedestrians. The Planners give a reason for the density as making this townsite acceptable for pedestrian and cyclist traffic. This is not the case with two busy roads bisecting the area. The school will also be situated on a busy junction with associated dangers, pollution and noise. In my opinion the planners have tried to cram as many blocks in as possible, with roads situated where they are now thus needing as little funding spent as possible. The design does not

make for a hills lifestyle, sustainability, pedestrian or cyclist friendly, it is a high density housing estate. No thought has been given as to how wildlife is going to traverse this concrete jungle.

**1** Does nothing for the creation of a town centre as such - The town centre seems to be a side issue for the developers and no energy has been spent on its design. The development is not a townsite - it is a subdivision and all amenities are internally focussed.

#### **4** EVERYTHING

**1** Everything - we love our Gidge!

**1** Everything else. The plan is awful. People squashed in like rabbits. Double storey, dense housing

**1** Everything especially population density

**1** Everything. I do not want an Ellenbrook right next door. Overcrowding, noise & air pollution from traffic, increased fire risk, etc.

**1** Far too dense a population and small blocks. Nobody would want to move to Gidge to live on a block this size. It would be a hot concrete ghetto.

**1** High Density

**1** High density housisng

**1** High density suburban style

**1** High density. Low quality

**1** Housing density and the fact that THEY will not be putting any amenities and infrastructure on their land. This plan is a money making venture only. Maximum possible returns on house blocks only. Someone else can foot the bill for services.

**1** Housing density!! Lot size; too many too small, no infrastructure.

**1** How high the density has grown from original volume

**1** I can't think of anything positive - all that is already existing doesn't get acknowledged or included in the "new Gidge"

**1** I do not like the proposal to have high density housing within the townsite. I also am definitely not in favour of the the use of the pony club cross country course to build a light industrial area. This could be better placed somewhere else and preserve the cross country course as it is. In fact if the course was enhanced and the show ground further developed it could become a much higher value to the horse fraternity who are always looking to upgrade and become better at providing top class facilites for all to use.

**1** I do not like the size of the blocks, they are far too small.

**1** I Don't like density bringing more people.

**1** I don't like the density of housing. I don't like further Primary and Middle school facilities.

**1** I moved to Gidge with my family in Sept last year and came for the rural outlook, I love driving to work until I hit Roe Hwy. I moved away from Parkerville to have more space and the feeling of openness. With the developement I am going to have

what down on the flats have clutterness to many people and dare an increase in crime (hopefully not) since being up here I have not lock my house or my car, ask how many people can do that down in suburbia.

**1** I moved to Gidgegannup to get away from precisely this sort of 'urbanisation'. The housing density is far too high. People who moved here would not experience the 'Hills Lifestyle' since this would no longer exist. We are a long way from services, work, schools, doctors and dentists and the plan would not have the pleasures of space, freedom and quiet to balance out these negatives.

**1** I would like to see more consideration of bushland corridors - particularly creating protection buffer zones around the wetlands.

**1** Im not opposed to development but the block sizes are far too small, there is nothing wrong with 1 acre lots and keep the feel semi-rural

**1** increase in size

**1** Increased Traffic on Toodyay Road. Blocks too small, not appropriate for rural town.

**1** is it needed

**1** It is not in keeping with a rural lifestyle.

**1** It is transported suburbia and destroys the treasured "Hills Lifestyle".

**1** It looks like Ellenbrook. The buildings definately don't suit our environment. There will be too many people moving to Gidge. Our quiet, relaxed lifestyle will change.

**1** It overpopulates and fails to support the "Hills Lifestyle". It will lead to unsuitable infrastructure and urban decay due to the lot sizing being far too small.

**1** It seems to be ignoring the existing facilities and developing independently rather than inclusively. It also is developing wetlands which I don't think should be done and is clearing a large tract of native vegetation. I think it should be working around existing vegetation and only developing what is already cleared.

**1** It will completely change the nature of Gidgegannup and hence the reasons I moved here.

**1** It's suburbia!! Way too large in scope. Environmentally - impacts unacceptable. Frightening scale of development!

**1** It's too big and not rural

**1** Its sheer size and density is overwhelming

**1** LOCATION OF SENIORS VILLAGE, VILLAGE #4, VILLAGE CTR #12, STRATA BLOCKS & SIZE OF BLOCKS

**1** Looks too dense with the shopping area moved away from the current area. The top website wasn't accessible.  
(choosegidgegannup)

**1** Loss of trees. Affect red tail and Carnaby cockatoos habitat

**1** Lots

**1** Mimics housing already available in urban areas

- 1 Minimum block size too small
- 1 more house and more people
- 1 MORE TRAFFIC, IE MORE POTENTIAL FOR ACCIDENTS AT TURN OFF FROM TOODYAY ROAD INTO STANLEY ROAD, ALREADY A VERY HAIRY AND SCARY PLACE
- 1 need to view plan
- 1 Number of small properties
- 1 OVER CROWDED, INFRINGEMENT ON LIFE SYLE HERE
- 1 Prefer top see Gidge remain a rural village
- 1 Proposed realignment of roads, small lot sizes
- 1 Rabbit hutch houses in rural setting
- 1 Residential development, no open space, no pony club (the list goes on)
- 1 Small Block Sizes
- 1 Small Blocks
- 1 small blocks are not suitable for gidgegannup and bad design
- 1 small blocks high density residence
- 1 Small blocks, high density housing
- 1 Small lot sizes
- 1 Small lots - totally inappropriate for Gidgegannup
- 1 Small Residential Blocks
- 1 Some blocks too small
- 1 Spreads out too far engulfing rural land
- 1 That it disrupts the serenity of Gidgy
- 1 The 'small' area for retirees
- 1 The concept of a placing a rownsite in an area where residents have specifically chosen to live ina rural community
- 1 The density of the blocks
- 1 The density proposed - ways tooo high. The idea of a second village away from what is already in existence. Building round swamp land. This will contaminate waterways. (Would like to see this area turned into a regional park). Possibility of a sewer being situated on the swamp land. No Industrial area peiod and certainly not to be situated on the Pony club lands and on land that is not owned by Port Bouvard. The idea of a community garden sited on low land where fertilizer use is likely to contaminate the waterways. All the trees in the townsite area will be removed. Most traffic is directed onto Bunning Road. If Bunning Road gets blocked due to a fire it could be a disaster - need more through roads so there is no chance of

people getting trapped in the event of a fire. The rural residential buffer zone designed to shield existing residents from the impact of development is too small. Realigning Bunning Road is likely to cause more traffic hazards than it is supposed to solve as the realignment will have the intersection closer to the bend and crest of a hill. Guess that's where the traffic lights will go.

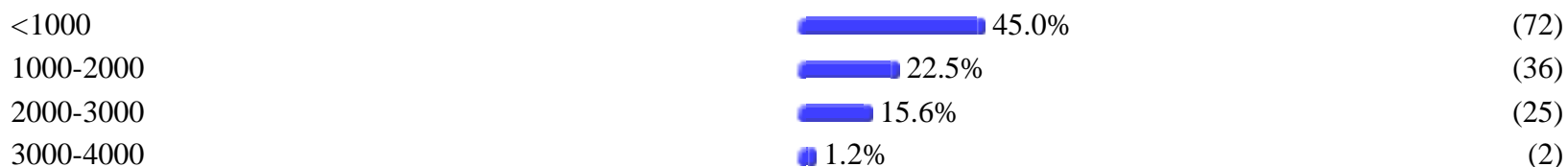
- 1 The density, lack of vegetation. Not rural.
- 1 The development of swamp land for housing The lack of infrastructure to service people living there ie. transport routes
- 1 The entire proposal
- 1 The extreme high density in environmentally sensitive zone
- 1 The fact that it is totally contrary to the lifestyle that people live there to enjoy.
- 1 The High density of the majority
- 1 The housing density and development
- 1 The number of lots and density of the townsite proposal is way too high for Gidgegannup. This appears to be driven by the price Port Bouvard has agreed to pay for the land and still try to make a lot of money.
- 1 The over population
- 1 The overall size, the density & the instant intensive urbanisation
- 1 The population density is much too much. I do not like the idea of the lot size and believe Gidgegannup should be a model of self sustainability when it comes to water. Why have a Startton type development that will totally change the culture of the area when we can have population growth in an environmentally friendly way
- 1 The proposed residential density is too high. This will result in small lot sizes and
- 1 The size and density of subdivision
- 1 The small block allocations
- 1 The small lots, high density
- 1 The small size of the blocks and have 2 storey buildings
- 1 The whole proposed concept
- 1 The whole thing
- 1 This does not seem to be a viable proposal for Gidgegannup. There is currently no supporting infrastructure such as scheme water and public transport - what will be done to address this? I'm also confused as to why anybody would move to Gidgegannup to live on a small suburban block - surely most people live in the area to be on larger blocks, either to generate income (eg. agricultural) or for the "lifestyle". Further, Gidgegannup seems like a strange place for a seniors village - again, the absence of public transport and also the lack of medical facilities.
- 1 This is Gidgegannup not Ellenbrook or any of those over populated townsites these developers are interested in. We didn't come to live in suburbia when we moved up here and I'm sure not happy that these enterprisers are trying to change our






landscape not to mention the affects this will have on our environment. We already have Mundaring for industrial or residential development. You may have run out of coastal development areas for now but leave us Hill Billies alone.

- 1 This would be a souless, high density development - totally inappropriate for Gidgegannup. Gidge should be allowed to develop organically - NOT HYSTERICALLY1
- 1 To Dense to many people, Shops not in the same location. This number of people will increase transit times to work with the current road system.
- 1 Too condensed not in harmony with the ambience
- 1 Too dense, too many people, environmental impact particularly the wetlands and the reserve. A little Ellenbrook, not fitting our lifestyle.
- 1 Too high density, amlost "toy-town" and ironically too planned.
- 1 Too intensive
- 1 Too large
- 1 Too large and far too densely populated
- 1 too many blocks increased fire danger
- 1 Too many blocks too close together; negative impact on environment
- 1 too many blocks, not taking into account the environmental impact on the area
- 1 Too many small blocks, high density will cause traffic problems on Toodyay Road
- 1 Too much focus on schooling
- 1 Toodyay Rd should continue to run through the town or else town will be dead and existing businesses will suffer.
- 1 Ubanization in a semi-rural area.
- 1 Way too complex, involved and complicated
- 1 We already have a townsite which should be expanded north of Toodyay Road bounded by the proposed bypass
- 1 We do not ned a big town site.
- 1 WE don't want any development
- 1 WE would lose our rural community spirit.
- 1 Whole Townsite Proposal

**4. How many people do you feel should be accommodated in the townsite given a population per household of 2.6?**



4000-5000	 1.9%	(3)
>5000	 2.5%	(4)
<b>TOTAL</b>	 <b>88.8%</b>	<b>142 (160)</b>

**5. The present proposal is for 1900 blocks to accommodate over 5000 people. Do you support this?**

Yes	 3.8%	(6)
No	 93.8%	(150)
<b>TOTAL</b>	 <b>97.5%</b>	<b>156 (160)</b>

**6. If so, why?**

**# Response**

**1**

1 5000 is acceptable any would not be

1 At least it is planned and not ad hoc development by everyone.

1 Definitely not.

1 Everybody is having children. Where do you want them to live? If you desire low density stop breeding!

1 I do not support this

1 I notice everyone is for development as long as its there blocks being developed I also notice most people want me to be the barrier to urban creep i don't think this is an equitable agreement, but note i will not develop my block as the land is special and needs protection, although I note that this experience should be shared as well

1 I query the 2.6

1 It is better to plan for this than have different developers come along and add to the development hickety pickety, this will happen soon or later. We need a proper and decent plan put in place now.

1 Mixed feelings - the town needs enough people to support infrastructure and local business, but obviously not at the expense of the character of the township.

1 N/A

1 Not supported

1 Stoneville Pop 2050 Parkerville 1600

1 too many people foe this rural area

1 With people comes infrastructure, i.e. transport, etc. Also feel it best to have a townsite rather than a rural sprawl

**7. If not, why not?**

**# Response**

1 2.6 seems very low, but urban living is not rural!!!

**1** A larger townsite would only be a satellite to the city, with most people being employed outside of town. A population of 5000 only begins to start providing enough of a critical mass to support local employment. We need to consider Mundaring and how large this has had to get to support local employment (with many people still working out of the town, indeed the Shire). Creating a larger town would impact upon the surrounding landscape and lifestyles through more traffic on Toodyay Rd towards Perth, more noise from the road, light pollution and modification of the hills environment by introducing a heat cell (resulting from the concentration of bricks, concrete and tar inevitable with a larger town).

**1** All the reasons above

**1** An increase in crime and our bores will dry up.

**1** Apart from points made in question 4, traffic on Toodyay Road already appears to be steadily increasing. The addition of 5,000 people will significantly add to congestion on what is already a dangerous road (as is evidenced by the regular fatalities that occur).

**1** As above

**1** As above, plus the transport, road and water issues

**1** As previously mentioned the culture of the area will change totally away from an environmentally friendly area to a Stratton type environment. We need lot sizes that enable self sustainability for water- Do not bring scheme to Gidgegannup- Make Gidgegannup a national model for water sustainability

**1** Because it will look and feel like suburbia i.e. (Ellenbrook) and that is what we have escaped from

**1** Because it will ruin the rural nature of the area

**1** Because the infrastructure needed won't happen for years and our present infrastructure re roads, schools, etc would not be adequate

**1** Because there will be more traffic, crime and people, and impact on the environment.

**1** Because we come to the hills for the more "rural" lifestyle, not small blocks like the city!

**1** Block Size

**1** block size environmental impact hills life style

**1** Blocks are too small - keep Gidge semi rural

**1** Blocks too small. Total clearing causes erosion.

**1** CITY LIFE BRINGS LOW LIFE VANDALS BURGLARIES ETC. I moreve up hear to get away from the suburbs and its noise, crowds, excess people hurring here hurrying there. All they may bring to us - more people - more noise - more traffic - higher rates - higher building costs - water rates even if you don't use the water; we have to pay for the privilege for it to pass our letter box. Not to mention low life, vandals, burglaries, etc that go with suburbia. We have already lost about 20% of our water catch-ment due to urban sprawl. One of the biggest problems in Perth is the shortage of water. With all of the land you are proposing to clear and build houses on messes with the land formation therefore makes it harder for the water to collect naturally.

- 1 Concerns regarding increase in traffic, no guarantee new schools will be built and general lack of amenity to support this size community
- 1 Crime, traffic and general destruction of way of life in Gidgy
- 1 Definitely no more country living then. May as well move to Stratton or Ellenbrook
- 1 Density inappropriate for rural lifestyle
- 1 Density is inappropriate for this rural area. It's like an inner city suburb.
- 1 Density is too high. Pt Bouvard's proposal equates to Suburbia in the hills. Not conducive to the "Hills Lifestyle". If this proposal goes ahead it will be the ruination of both Gidgegannup and the Hills. It will increase the pressure to further subdivide land in surrounding areas. The environment will be the loser. Where will the wildlife go?? - ultimately to their deaths as there will be nowhere for them to go as more and more of the "Hills" is swallowed up by development. Gidgegannup is unique - being one of the last remaining rural hamlets close to the metro area and the lifestyle is supports should be preserved for future generations and for the wildlife. Just for once - the environment needs to come first!!!
- 1 Density too high, land area too small per block
- 1 Density too high, water and sewage limited
- 1 Density too high. Does not "reserve" Hills Lifestyle
- 1 Doesn't look like country town
- 1 Don't want such a dense population in a rural area
- 1 Environmental disaster. Trees on the Ranges protect water in the Gnamara Mound
- 1 Far too high a density. In no way reflects the hills lifestyle. North Eastern Hills Settlement Pattern Plan required around 4000 people if that was sustainable. That figure is not sustainable, particularly as 23% of the land is environmentally unacceptable for development.
- 1 Far too large
- 1 Far too many people for a fire prone environment & totally incompatible with HILLS LIFESTYLE
- 1 Far too many people in a small area for a rural location like Gidgegannup. Infrastructure will not support this population and it would not be practical to supply water and sewerage in the concentrated area.
- 1 Far too many, no infrastructure or services - these are needed first.
- 1 GIDGEGANNUP CANNOT SUSTAIN THAT NUMBER OF PEOPLE UNLESS THE ENTIRE CHARACTER OF THE VILLAGE CHANGES. TOO MANY CARS ON TOODYAY ROAD - TOO MUCH STRAIN ON UNDER GROUND WATER SUPPLY - SEWERAGE PROBLEMS - VILLAGE LOSES ITS UNIQUE RURAL ASPECT
- 1 Gidgegannup is not and should not be high density living
- 1 Happy with Gidgegannup as it is now! Which is why we bought land and built!!

- 1 Having so many people in such small blocks will change the whole lifestyle in Gidgegannup. This will be more like Stratton and Ellenbrook. We have always thought Gidgegannup would develop more like Mt Helena, Stoneville or Parkerville.
- 1 High density. Low quality
- 1 Hills Lifestyle would be compromised for old and new residents
- 1 I do not want an Ellenbrook right next door. Overcrowding, noise & air pollution from traffic, increased fire risk, etc.
- 1 I don't think 185 ha is enough to accommodate that many
- 1 I live here because I don't want high density. Stoneville, Mundaring and Mt. Helena fill this void.
- 1 I live in Gidge not Stratton
- 1 i think we are too far down the road now to argue this
- 1 I wouldn't like the town to lose its rural aspect as that is one of its features
- 1 If we wanted to live in Ellenbrook, we would be.
- 1 Infrastructure and roads are not sufficient to cope with the extra people
- 1 It is totally out of character for the Gidgegannup lifestyle, a charming rural hamlet in a natural environment.
- 1 It will be like living back in the City
- 1 It would negate the "Hills Environment" and lead to urban sprawl.
- 1 It's suburbia
- 1 Its too big - if I wanted to live near the suburbs I could move to Perty
- 1 Let population growth be at a more natural pace
- 1 Loss of 'Hills Lifestyle'
- 1 MORE POTENTIAL FOR MORE TRAFFIC, HOONS, ANTI-SOCIAL BEHAVIOUR
- 1 Much too small and reliant on scheme water
- 1 No infrastructure, electricity, water, roads, no work for the residents or families, most of which will not be after a rural lifestyle at all, therefore expecting a mini suburban existence.
- 1 No infrastructure (Transport!)
- 1 No infrastructure to support it, it is supposed to be a rural area with space.
- 1 No longer rural in area or character.
- 1 Not at all - roof to roof development - yuk!. The density is not in keeping with that already existing. It should try and enhance what is there and add to and improve - IT DOESN'T
- 1 Not in accordance with Hills Lifestyle
- 1 Not in keeping with the current lifestyle that Gidge residents enjoy. Increase in fire risk? crime rates etc with such an

increase in population in a relatively small area

1 Only supportive of larger blocks

1 over populated - live in ellenbrook!

1 please, Gidge would lose its rural feel. To many young teenagers isolated and even if there was public transport it wouldn't be suitable Gidge children need space.

1 Pollution. Traffic congestion. What are all these people going to do out here?

1 Present infrastructure cannot cope with this, particularly Toodyay Road

1 Roads and infrastructure do not support this, too dense. It will ruin the present lifestyle

1 Same reason as above

1 See 4 above

1 see above

1 Small blocks, high density, inadequate infrastructure

1 Small crowded blocks totally out of character with country living. You would only move here for cheapness, not lifestyle.

1 Social problems escalate due to over populating areas

1 Such high density would destroy the rural environment of the area and the already stressed wildlife

1 Take a look at "Stratton" - High density = problems!

1 That it disrupts the serenity of Gidge

1 The appeal of the current structure of Gidgegannup is a small rural community - keep it that way!

1 the block size is too small would be a lot better having 2.5 acre blocks

1 The blocks are too small for a rural tree change subdivision. The 1900 lots is way too high and will vastly exceed proposed levels.

1 The blocks are too small. Increased crime rate is inevitable.

1 The blocks shouldn't be any smaller than 1 hectare, (would prefer 2 hectare), there are plenty of areas that have little boxes jammed in on top of each other, why have them here, that type of housing always has problems, do we need them here.

1 the environment and eco system will not support it

1 The need for an 'opened up' suburbia NOT like sardines

1 The proposal will result in "suburbia in the hills" and thus destroy the rural aspect of the region which attracted existing residents in the first place. Additionally, the proposed level of population will create problems associated with traffic congestion on Toodyay Road, lack of employment opportunities. limited leisure outlets or facilities for children and youths confined to a 'ghetto like' existence.

- 1 The roads do not support such an increase in population and I can't see that changing, Main Roads don't seem very responsive to concerns about the roads in this area
- 1 the semi rural environmnet is being errored and if they want to live so close go back to suburbia
- 1 The terrain and infrastructure will not support the density proposed. It would be better to go for greater sustainability on larger lot sizes. I don't think it is feasible for water and sewerage to be brought in/out and therefore larger lot sizes would allow this to be accommodated on site. There will be massive erosion problems if the townsite is developed as proposed. I have seen what has happened to other developments and this one is way more lacking in environmental consideration.
- 1 This amount of people equates to a TOWN!!! The land and surrounding areas cannot support this over development.
- 1 This density of population not appropriate in semi rural area
- 1 This is a rural area not urban
- 1 This is a rural community. I am worried about water and electricity
- 1 This is an urban development - no Ellenbrook here. All lots should be large enough to house a 30 gallon tank and no pipeline - such a need is unsustainable on limited resource.
- 1 This is too dense for the area and will create too much impact on surrounding and local residents
- 1 This leads to an unacceptable housing density and small lot sizes which do not conform with the "hills" lifestyle.
- 1 This population would turn Gidgegannup into a high density suburb. Roads would not cope with traffic.
- 1 This will ensure the lifestyle and country community we currently have is lost. The current infrastructure does not support the current population and will not support 5000 people even with significant additions.
- 1 Too big and not rural
- 1 Too dense we will lose the rural feel
- 1 Too dense. Gidge is a rural area. No infrastructure to support it
- 1 Too densely populated for a rural/residential area.
- 1 Too high a density to remain rural lifestyle
- 1 Too High density. It would lose its country/rural atmosphere
- 1 Too high desnity for the area. Each house should be made to supply own water and possibly power.
- 1 Too intensive
- 1 Too many blocks
- 1 Too many I moved here for the rural life not live in a city
- 1 Too many people
- 1 Too many people - this will create noise/lighting disturbances to the existing rural community; it will add stress to what is a currently peaceful and natural environment. It will create more traffic on Toodyay Road which is not able to cater for this.

- 1 Too many people keep Gidgegannup as is!!!!
- 1 Too many people, too much change. Too much social upheaval
- 1 Too many people. Blocks too small. Destroys the qualities that make Gidge so pleasant. It's small town feel, quietness and our rural idyll.
- 1 Too many residents will make Gidgegannup a suburb, rather than the farm and rural corridor planned by Stephenson.
- 1 Too many small blocks
- 1 Too much at once needs staged development over a much longer period (20-30 years).
- 1 Too much impact on land - need to spread out more
- 1 Too much like suburbia
- 1 Too much natural flora will be destroyed. Rocky site not suitable for small lot sizes.
- 1 Too much strain upon resources, i.e. power, water, roads, environment, etc.
- 1 Too much traffic, noise, pollution, etc.
- 1 Toodyay Road will need to be upgraded to cope with the increased traffic
- 1 Totally against this scheme
- 1 Totally unsuitable area for suburbia. Constant noise pollution for the next 10 years, rock breakers every day.
- 1 Transported suburbia, a good chance of becoming an urban ghetto
- 1 Turns the area into just another suburb
- 1 Unsustainable
- 1 We already have too many City people here
- 1 We are talking country living here! Get real.
- 1 We came to Gidgegannup for bush, peace and quiet
- 1 We do not want the City in the Hills
- 1 We want to continue to live in Gidgegannup - NOT STRATTON IN THE HILLS! The development is totally out of keeping for Gidgegannup - a rural village.
- 1 Will be bad for the feel of Gidgegannup as a country environment. I moved out here for peace and quiet and there will be more activity, more cars, more noisy motorbikes that authorities can not control now. I do not want to listen and see the extra disruption. There is enough Perth people touring around here on the weekends disturbing our quiet.
- 1 Will become like Mundaring
- 1 Will create suburbia in the hills, concerns over bushfire control, evacuation, increased crime, non-hills thinking people.
- 1 With more people brings in crime, pollution, litter etc etc.



1 Won't be able to support traffic infrascture eg water, sewerage, insufficient.

**8. The developer's proposal of 1900 blocks includes a high percentage of blocks between 300m2-600m2. Do you think this density of development is appropriate for Gidgegannup?**

**# Response**

1 Absolutely no

1 ABSOLUTELY NOT!!!!!!

4 Absolutely not.

1 Absolutely not. The developer has presented the average block size data in a way which obscures the very high number of blocks which will be only 300m2 in size.

1 Definately not, absolutely insane. Will have no relationship to the Rural environment we currently have. It will destroy the community as we know it in regards to being open and friendly and considerate of others. If Toodyay Road is not 4 lane to the bottom what will happen?

1 Definitely not.

1 In small cluster groups and tightly planned and controled - yes. But that is not possible with the City of Swan.

1 Many of the blocks are much too small for the area and density is too high.

**112 NO**

1 No as I said before we should not become suburbia and those that want that to occur should not be living here. There are plenty of other areas if they feel a little isolated.

1 No I think blocks should not be under 1 acre.

1 no it destroys the hills life style

1 No problem if developed properly. Good for older folk who want to stay in the area.

1 NO!

1 No! Any development should be in keeping with the rural aspect of the region. The high density proposal simply reflects the greed of the developer to maximise profits and does not add to the amenity of the region or provide any real benefits to the existing residents.

1 NO!!

1 NO!!!!!!!



























1 No, as I stated before I moved from Jane Brook to Parkerville and was only there for 3 years and then we moved to Gidge. The reason was to have the open areas and the rural feel





1 No, high density is for urban areas, and not sustainable in this area (Hills), either economically (ie infrastructure required) or environmentally.

- 1 NO, NOT AT ALL!!
- 1 No, the terrain is too steep, too wet, too rocky. It would create huge amounts of erosion and soil degradation.
- 1 No, this high density housing is not suitable for a rural-urban fringe town.
- 1 No, too dense
- 1 no, too small
- 1 No. What about the wildlife they need somewhere to live. They will be getting squeezed out as normal with overpopulation by the human race.
- 1 No. Gidgegannup is a rural community. I appreciate the need for more housing but surely we have enough room for a more sparsely populated development.
- 1 No. I cite the reasons above and emphasis that it is not possible to accomodate a large population without negative impacts on the surrounding lifestyle of the existing community. If people wish to have services at their door step, I suggest they move to where these are no move to an area where these are absent and expect the services to be provided. I would also re-iterate that the proposal is a satellite town with little likelihood of being self sustaining and requiring people to live in a "McSuburb" whilst selling the image of a country lifestyle. The two are not compatible.
- 1 Not at all. Nothing less than 5 acres should be permitted.
- 1 Not at that level
- 1 See 4 above
- 1 There could be a very small area of this density for retirement homes but this should be capped at a maximum of say 20 blocks.
- 1 They tout TREE CHANGE, with blocks this small nothing will be able to grow as the size of home on this size block will only leave enough room for a coutyard, to maximise the cost of the land people will build the largest home they can on the block.
- 1 Totally inapropriate. Reminiscent of an "Ellen Brook" or "Jane Brook" - fringe-dwelling suburbia.
- 1 would the the developer like to live close buy
- 4 Yes
- 1 Yes and No
- 1 Yes as long as only the 'townsite' has blocks that size
- 1 yes, I live in maylands which is high density it has a good community feel, you have to get along with each other as you are very close and it is enviromentally sustainable, big blocks give big problems,

**9. What size blocks do you think should be predominant in the townsite?**

300m2 - 600m2	1.9%	(3)
600m2 - 1000m2	8.8%	(14)

1000m2 - 5000m2	 25.0%	(40)
5000m2 - 10000m2 (1ha / 2.47 acres)	 27.5%	(44)
10000m2 - 20000m2	 13.1%	(21)
Other: a variety	 0.6%	(1)
Other: 10 acre blocks would allow sufficient clearing for the building zone to be cleared for fire protection while retaining habitat for wildlife.	 0.6%	(1)
Other: 1000m2 to 10000m2 Toodyay is a nice blend of large and larger blocks	 0.6%	(1)
Other: 100m2 in townsite increasing as they move outwards	 0.6%	(1)
Other: 2,000m2 minimum	 0.6%	(1)
Other: 20000m2 or larger	 0.6%	(1)
Other: 2000m2	 0.6%	(1)
Other: 2500m2 - 5000m2	 0.6%	(1)
Other: 5 acre blocks only!	 0.6%	(1)
Other: 5 acres (2 ha) +	 0.6%	(1)
Other: 5 acres or more size blocks	 0.6%	(1)
Other: 600m2-5000m2	 0.6%	(1)
Other: Above 10 acres	 0.6%	(1)
Other: approx quarter acre	 0.6%	(1)
Other: half acre to one acre	 0.6%	(1)
Other: Mainly 2000-4000 m2	 0.6%	(1)
Other: Minimum 1000m2	 0.6%	(1)
Other: Mix of all	 0.6%	(1)
Other: N/A re-read answer 8	 0.6%	(1)
Other: No small size blocks, just farms	 0.6%	(1)
Other: None	 0.6%	(1)
Other: NOT ANY	 0.6%	(1)
Other: nothing below 5 acres	 0.6%	(1)
Other: The current law of 5 acres minimum	 0.6%	(1)

<b>TOTAL</b>	 <b>91.2%</b>	<b>146 (160)</b>
<b>10. Do you support the strata residential subdivision proposed for the land east of the townsite?</b>		
Yes	 9.4%	(15)
No	 83.1%	(133)
<b>TOTAL</b>	 <b>92.5%</b>	<b>148 (160)</b>
<b>11. Reasons for the above:</b>		
<b># Response</b>		
1 2.47 acres should be development size		
1 Absolutely not. Fire Hazard, enviro vandalism, strata not appropriate to Gidgegannup		
1 Again we got away from the suburbs so we can live in a rural area.		
1 Aged care, retirement villages Yes. Normal strata no.		
1 Area not suitable for this type of development		
3 As above		
1 As Above. I do not want people everywhere out here.		
1 As at 4 above		
1 As before too many people in the area - keep as is!!!		
2 As for question 8		
1 As per my comments above.		
1 As stated before Gidge is a rural area		
1 Block Size		
1 Blocks too small. Total clearing causes erosion.		
1 Concerns regarding this density of population affecting local streams and native habitat		
1 Do we want every bit of landscape zoned land in Gidge turned into strata subdivision? This would set a great precedent.		
1 Don't know the are so can't comment on the suitability		
1 Don't want development and more people		
1 Don't want over populated townships		
1 Environmentally fragile, fire risk, management difficulties		
1 Environmentally unacceptable for development		
1 Extreme fire risk. Pollution of waterways. It will result in loss and degradation of habitat and wildlife which as a result of continuing urban expansion are becoming a scarcity in the Hills. It could ultimately lead to the extinction of the cockatoo.		

- 1 FIRE!! FIRE!! FIRE!! These people are sitting ducks.
- 1 Gidge Lifestyle will change
- 1 Gidge was/should be rural.
- 1 High density living is not a "hills lifestyle"
- 1 High density residential property not appropriate to country living
- 1 High density. Low quality
- 1 Housing proposed is likely to become a problem after the developer goes (Busselton marina etc.)
- 1 I believe it will dry up the bores in Gidgedales.
- 1 I have no objections
- 1 I haven't seen the proposal so cannot comment, however "strata residential" subdivision, are not development words I'd care to adopt to Gidgegannup, so anticipate that I will not be agreeance with the proposal.
- 1 I think strata in this size of development is totally inappropriate. It puts all the onus for infrastructure back on the land holders rather than the shire/ authorities who are collecting rates/taxes to do this. In a small developments where it is predominantly the local driveway and a bit of garden, ok, but when you are essentially looking at a huge development with what would be the equivalent of public roads, it is not appropriate.
- 1 I wish to maintain the current lifestyle in Gidgegannup, most people moved here to escape suburbia and all it's negative influences.
- 1 If done so in an appropriate way
- 1 If used for a retirement village over 55s or similar, i.e. if people wish to stay in the area as they get older then may need smaller manageable blocks
- 1 Inappropriate for a rural lifestyle, City only
- 1 Inappropriate. People need to know "their boundaries"
- 1 It will cause too much damage to fragile environment and fire risk.
- 1 It will never be a rural area
- 1 It would ruin the hills way of life
- 1 It's just a deveious way around the zoning
- 1 It's landscape zoned - not appropriate for development of this type
- 1 It's wasted land at the moment.
- 1 Its a Rural Village!!
- 1 Its suburbia. It's not semi rural.
- 1 Keep it rural

- 1 Land is not suitable. Too steep and high fire risk. No need for strata titling.
- 1 Land not suitable for development - steep - fire.
- 1 Land unsuitable for subdivision
- 1 Landscape zoning - strata titling should not be allowed otherwise could be considered as subdivision
- 1 Leave the current situation as is!
- 1 Loss of vegetation
- 1 No Problem with this
- 1 No way Strata is for Subiaco or East Perth not in the hills
- 1 Not a fan of strata title - not appropriate for Gidge
- 1 Not appropriate for rural town.
- 1 Not appropriate land use in this area
- 1 Not in a rural area
- 1 Not needed in a rural environment-keep that for the areas closer to built up areas
- 1 Not rural in character
- 1 Not sure about how I feel about this. Pass on this question
- 1 Not sure but unlikely
- 1 Not sure haven't heard much about it
- 1 Once again strata type housing is not suited to rural
- 1 People don't understand the limitations of strata titles and what they are buying. Is there a fire plan?
- 1 People's lives will be put at risk due to extreme fire hazard of surrounding bush and extensive bush to the North East.
- 1 Rather than building on the tangible community spirit and identity that currently exists within Gidgegannup the strata subdivision will result in a fragmented community within a community.
- 1 retirement - controlled amenity - Fire Management
- 1 same
- 1 Same as above - too many people, too suburban
- 1 Same as above - we are not in the suburbs and don't want to be
- 1 See 8 above
- 1 see above
- 1 Similar to other reasons already mentioned. HANDS OFF GIDGEGANNUP. There are very many areas, which can be developed, which have all the facilities to hand. Along the Roe Hwy, from the servo on Toodyay Rd back to the Gt Eastern

Hwy, is ONE good example.

**1** Size of blocks too small, far too small

**1** Some properties for aged population are helpful

**1** Spreads the townsite too much.

**1** Strata developements always have their own set of problems.

**1** Strata titles always present problems down the track - after the developer has gone.

**1** Stratas don't work in the long run as they are too easily captured by one or two strong individuals (residents) who can radically change the nature of the development. There is no way to ensure the ideals the development was based on, will continue in the future.

**1** Such high density would not be in keeping with the current rural lifestyle enjoyed in Gidgegannup

**1** Takes away the rural aspect

**1** The land is currently zoned "landscape" and characterised by steep slopes. Access is and will be limited leading to safety concerns especially in the case of bushfire. Management of "common" land has been shown to be unwieldy and ineffective due to the range of issues involved, the differences of opinion amongst stakeholders as to the correct management processes, and due to a minority generally being prepared to put in any actual effort.

**1** The land is not suitable to develop and clear.

**1** The shops should be together and the schools

**1** The strata titles are on landscape zoned land, and state and local guidelines deem strata titles not to be permitted.

**1** There are too many residential blocks, infrastructure will not cope.

**1** there is no need for high density residence's in Gidgegannup

**1** This circumvents existing zoning for this land

**1** THIS IS COUNTRY LIFESTYLE "NOT" INNER CITY SHOE BOXES

**1** This is Gidgegannup not the suburbs

**1** This land is zoned Landscape it would be environmentally unacceptable. A huge fire risk and erode the buffer zones for the townsite.

**1** Too close to apartment like blocks. Too many people

**1** Too dense

**1** Too dense, blocks too small. We do not want a retirement village in gidgegannup.

**1** Too many people, too small an area

**1** Too smaller blocks - need to be 1 acre or more

1 Too urban, not rural in nature, Ellenbrook like, not suitable for such development - environmental - dieback, topography, clearing, drainage, water supply - no pipeline unsustainable.

1 water supplies, roads, other infrastructure

1 We assume this means the lake Retreat? If so this would be an attractive place to live.

1 We like it the way it is

1 where does the country start

1 would be a good spot for an LIA or other town need

1 Would prefer a more densely developed town site, with protection of the rural areas surrounding.

**12. Do you feel the “Orange Route” (bypass) should be expedited?**



**13. Reasons for the above:**

**# Response**

1 A more realistic population level than that proposed will obviate the need to bypass the townsite and will continue to provide exiting businesses with passing trade. If (God forbid) development does proceed as proposed then Yes! the Orange Route bypass will be essential.

1 Affect local shops turnover

1 already have the great eastern hwy that has been recently fixed up and no need to upgrade toodyay rd

1 An increase in the population in Gidgegannup and Toodyay will mean that current roads are not adequate.

1 As above

1 At this stage no real need & money would be better spent elsewhere.

1 Bypassing of local businesses

1 Can use Great Eastern Highway

1 can't see it happening! We seem to be unimportant in the scheme of things

1 Complete and total waste of hundreds of millions of dollars for no gain and little heavy traffic. Great Eastern Highway redevelopment to Northam should continue.

1 Could provide a bypass for the township & allow existing businesses to be included in a new townsite development

1 Currently travel up/down Red Hill is becoming excessively dangerous due to the volume of large trucks, quality of current road, and the increasing volume of impatient car drivers.



- 1 Depends on whether the development proceeds and how much traffic increase there is. It's enough to continually have quarry trucks passing through the town site now.
- 1 Diversion of heavy traffic from Gt Eastern Hwy will more than outweigh the benefits of transport route upgrade through Gidge.
- 1 Don't believe it will ever happen
- 2 don't care
- 1 Don't know enough about this to make any judgement
- 1 Don't need it
- 1 Don't need it here. Toodyay Road is fine for the way things are now
- 1 Don't think it will happen
- 1 Don't want more highways thank you!
- 1 Existing road should be upgraded and widened and speed limit reduced
- 1 For a safe and convenient townsite to form the "ribbon of death" (Toodyay Rd) which slices through the present town must be removed. Also stops strip development along a main road which prevents an effective townsite nucleus from establishing.
- 1 For safer heavy haulage roads and quicker emergency access.
- 1 Free up Toodyay Road
- 1 Get heavy trucks out of existing town centre, away from school
- 1 gidge will die if bypassed
- 1 Great Eastern Highway still has potential to carry more traffic
- 1 Hasten development
- 1 How many deaths on Toodyay Road so far this year?
- 1 I believe there is enough traffic between Gidge and Midland
- 1 I do know what the orange route is but cannot find out where it is proposed to go. I have tried to access this information and cannot find it.
- 1 I feel it could bring more development
- 1 i would rather see Red Hill up graded
- 1 I'm not sure on this one. If it will remove traffic from the Toodyay Road (which is already introducing significant noise pollution to Gidgegannup) then perhaps it will be a good thing. However, if it does not do that, and simply adds even more traffic, then it will be a bad thing.
- 1 If development took place it would have to but who will pay

- 1 If the development goes ahead, despite most people's in Gidgegannup's objections to it, then the traffic caused by the influx of people will be hugely problematic. A bypass would become even more essential. Plus, if more long distance traffic is to be sent down the Toodyay Road then this will require a bypass.
- 1 If the development is on the south side, access to Toodyay Road should be from behind the Shopping Centre across the front of the reserve to minimise traffic in the main communal area.
- 1 If the development occurs it would move to be surely
- 1 If we are going to have 5000 more people living here Toodyay Road is going to be very busy
- 1 Increase safety on Red Hill
- 1 Increased traffic including interstate traffic and much more from that which is currently using the Northam Rd.
- 1 INCREASING TRAFFIC CONGESTION, MOTORISTS NOT WANTING TO SLOW DOWN FOR DRIVERS TURNING OFF, VERY DANGEROUS AT HIGH SPEEDS. TOODYAY ROAD IS A POORLY MAINTAINED ROAD NOT SUITED TO MORE TRAFFIC THAN IT ALREADY HAS.
- 1 It is like any thing as time goes by and things get busier then planning needs to take place but if issues are forced people start making mistakes because everything is upon us before it should be.
- 1 It will come past our house
- 1 It will go through anyway, the trucks are already a nuisance
- 1 It will increase traffic problems and it will bypass local business
- 1 It will reroute traffic from local roads
- 1 It won't help Gidge - only increase traffic and wannabee hobby farmers
- 1 It would give certainty to the location of the roadway, remove the traffic from the middle of town and enable the centre of the existing town to be developed because the traffic would be elsewhere. It would also accommodate the increased traffic density that would come with the townsite development. The significant increase in trucks now using Toodyay Rd would also be accommodated better, making the road a safer place.
- 1 It's not only the amount of traffic that already flows up & down Toodyay Rd but also the amount of future traffic and in particular the quantity of trucks now using this rd has increased significantly. When I first moved up here 10 years ago you saw very little traffic to the point we would wave to one another. Now it's one long stream of traffic and you want to make it worse.
- 1 Its not needed at this time
- 2 Keep traffic away from school
- 1 less traffic
- 1 Let them develop Great Eastern Highway and keep Gidge quiet!
- 1 Loss of business for townsite

- 1 Loss of Pony Club, open spaces, community area
- 1 more people = more cars....simple really.
- 1 More people more traffic more noise through Gidgegannup
- 1 Moves E-W trucks to rural Gidgegannup
- 1 N/A to the development
- 1 Needs to go through town to keep town alive.
- 1 Neither State nor Federal Government is going to pay for it. For the developers to do it it is going to cost \$11mn. If any part of the Orange Route is to be fast tracked it should be Red Hill.
- 1 No good reasons for this to happen
- 1 No reason for a bypass if the development doesn't go ahead.
- 1 Not at this time
- 1 Not concerned either way
- 1 Not necessary if townsite does not go ahead
- 1 Not needed yet
- 1 Not sufficient traffic movements at present and to do now would "kill" the retail businesses.
- 1 Not sure about this one. Maybe it might be a good idea.
- 1 Not until the rest of the orange route is planned to exist and developed
- 1 Only if it doesn't go through the cross country course but around it
- 1 Only necessary if excessive population growth allowed
- 1 Only to minimise truck traffic through Gidge townsite
- 1 Reduce traffic by removing heavy trucks, etc.
- 1 Safety
- 1 Safety for townsite business operations and streamlining of traffic around the township.
- 1 Safety, ease of exiting neighbouring streets on to Toodyay Road
- 1 SHOPS RELY ON THROUGH TRADE
- 1 Shops rely on trade from truck drivers. Utilise existing Great Eastern Highway.
- 1 Smaller population doesn't need it
- 1 Takes volume of traffic away from school area etc.
- 1 The big trucks
- 1 The council have said this is not a priority, lets have them fix the patchwork quilt road we use now.

- 1 The Great Eastern Highway is already appropriate don't need another and personally it will cut into my house and land on corner of Springs and Toodyay Road. The valley echoes enough of car, truck noise it would be horrific noise
- 1 The less traffic, i.e. trucks going through Gidge the better
- 1 The Orange
- 1 The Orange Route should be fast tracked, especially the Red Hill area. This area is already a danger zone and with the expansion of the quarries, the development of subdivisions in Roland Road and the proposed development at Gidgegannup it is set to become a nightmare.
- 1 The Orange route should never have come through Gidgegannup townsite, it should have followed the Cameron Road path and joined Toodyay road at Redhill.
- 1 The school is too close to a very busy road and with many more trucks using the road it adds to the danger.
- 1 The town would be bypassed leaving less traffic and therefore business for local people and those with land allocated for the orange route would be disadvantaged.
- 1 There are already two highways through the area - Great Eastern and Toodyay Road - if more roads are needed to accommodate more traffic then both of these roads should be upgraded. The Orange route will destroy more wildlife habitat and impinge on properties that are not currently subject subject to
- 1 There are more important areas to be done first, such as Red Hill.
- 1 There is no point putting 5000 people up here if we don't have a road to cater for them.
- 1 this has been talked about for 20 yrs and nothing has happened. In the mean time Gt Eastern Hwy and been widened and improved. There is no need to push more volume and heavier traffic down Toodyay Rd
- 1 This is urgently needed to handle the increasing number of truck movements through town with the expansion of extractive resource activities east of the townsite (clay, gravel). The route is also needed to handle the growing daily traffic volume from Morangup and Toodyay (with growth in these areas).
- 1 This money can be better spent elsewhere, eg Hospitals, etc. It is not "essential" and can wait.
- 1 TO GET THE TRUCKS OFF TOODYAY ROAD
- 1 To give better cohesiveness to the townsite.
- 1 To reduce the amount of trucks using Toodyay road now without the added ones soon re the new quarry. The Red Hill expansion will not be going ahead for many years to come and it's already bumper to bumper down that hill in the mornings now without any more population.
- 1 Too costly will ruin the showgrounds and a population of red tailed black cockatoos which frequent this bush.
- 1 Toodyay Road does not suit such a proposal
- 1 Toodyay Road in the townsite is far too busy now. If it is to be a shopping precinct, you don't need trucks doing 90 km hour through the middle of it.

1 Toodyay Road is already getting very noticeably busy. Very seldom that you get a clear run with the amount of trucks on it. Cannot imagine what it would be like with a great population growth in Gidgegannup

1 Town business need passing trade.

1 Traffic of both domestic and heavy commercial is already increasing and any townsite development will only add to this.

1 Uncertain

1 Unlikely to go ahead given monies spent on Gt Eastern Hwy in recent times

1 Unsure about Orange Route

1 Waste of taxpayers money

1 We don't need it

1 We will have double the traffic which can cause more accidents. We have already had a lot of fatalities on Toodyay Rd. We will get more pollution, noise and the bypass takes traffic away from the existing townsite so they will lose business.

2 What for?

1 When population increase, needs for improved roads

1 Why is it necessary to expedite it?

1 Will be needed at a later time to cater for increased through traffic

1 Without question!!

1 Won't have to slow down for town/school.

1 Would assist in Town development North

1 Would take piece of our property, too much traffic, too dangerous.

1 Yes To remove traffic. No because of Adverse Impact on existing businesses

**14. Do you think that converting Bunning Road to a cul de sac and diverting traffic to Little Bunning Road will assist traffic flow and safety?**



**15. Reasons for the above:**

# Response

1 ?

1 An increase in traffic will also destroy the lifestyle.

1 As above

1 As I am totally opposed to the current plan - this is not a relevant question

- 1 As per above answer for Q3.
- 1 Away from the school entrance, slowing traffic
- 1 because it moves traffic problems somewhere else
- 1 Because of the school - need to put in traffic lights to slow down the Toodyay Road traffic
- 1 Because there is more housing in that area already!
- 1 Bunning Road appears to be the logical main road. Forcing the new residents to drive away from the city and towncentre is not smart planning. A safe intersection can be designed for the bunning road connection.
- 1 Bunning Road is fine as it is
- 1 Bunning Road is most direct route between Gidgegannup and Mt. Helena
- 1 But diverting through traffic away from the existing Primary School entrance makes sense.
- 1 Can't imagine the residents of Little Bunning Road being too happy about that!
- 1 Can't see a problem now so why change!?
- 1 CAN'T SEE THE BENEFIT. TOO MUCH TRAFFIC THROUGH GIDGEDALES
- 1 Concens that this will bring little Bunning out further down the hill with issues of incresing traffic flow
- 1 Create traffic congestion
- 1 Cul-de-sacs always cause more traffic to other roads.
- 1 Current route provides little contact with housing and is safer
- 1 Depends upon where traffic will come out on Toodyay Road
- 1 DIRECTING A MAJOR RD THROUGH RESIDENTIAL IS IRRESPONSIBLE
- 1 Diverting away from school
- 2 Don't know
- 1 DON'T KNOW ENOUGH ABOUT THIS
- 1 Don't know enough about this problem
- 1 Don't live near area mentioned so can't answer
- 1 Don't think so
- 1 Drivers will find alternate routes
- 1 Easy access to Mt. Helena
- 1 Especially around school
- 1 Examine roundabout instead
- 1 Expense not necessary small deviation roundabout all that is required

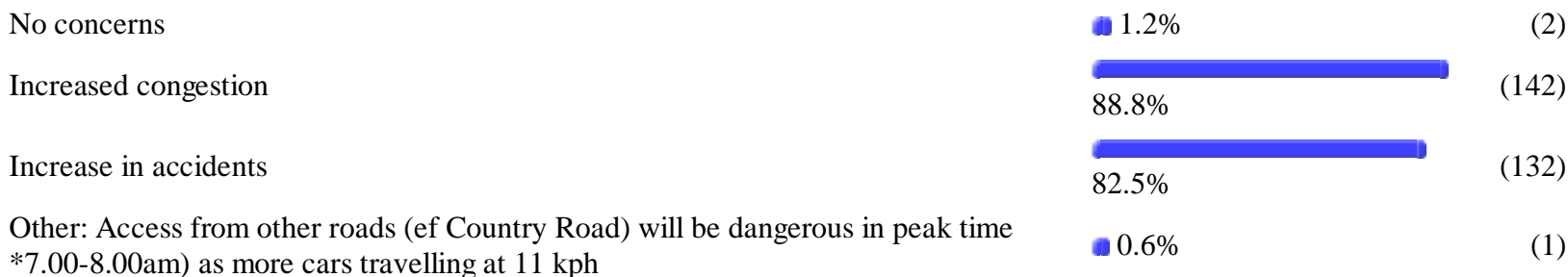
- 1 Help with school children road safety
- 1 How and why!!
- 1 How will this assist traffic flow?
- 1 I am unaware of this
- 1 I cannot see any reason to do this except to make Bunning more twisty than it currently is, and therefore more dangerous.
- 1 I do not feel cul de sacs have a place in fire prone areas
- 1 I don't know where little bunning road is
- 1 I don't see any problems there at the moment except for visibility to the west which could be easily rectified
- 1 I don't use these roads enough to have an opinion.
- 1 I would go up Lilydale Road and miss Gidgegannup altogether.
- 1 If the population is increased as proposed Bunning road would need to be a dual carriageway its entire length.
- 1 It is more likely to create traffic flow problems and associated safety.
- 1 It is only a means of opening more land for development
- 1 It remains to be seen
- 1 It will just divert the problems furthe east and this section of the Toodyay Road is too dangerous for an intersection
- 1 It will just move the intersection not alter it
- 1 It will just send the traffic problem to another corner. Safety will not improve until the Orange Route is installed
- 1 It's ok as it is
- 1 its only the idiot drivers that cause the problem, changing roads is not the way to correct the problem
- 1 Its the manipulation of developers for their financial gain
- 1 Just another road (more complicated) in a different place.
- 1 Less direct route
- 1 Likely to cause more problems than it solves
- 1 Mainly because of the school
- 1 Need easy access to Toodyay Road. Speed limit will be lower
- 1 No change needed if a more modest development carried out.
- 1 No comment
- 1 No idea really - just party of the plan??
- 1 No idea, happy to leave this to the experts.
- 1 No opinion

- 1 no point its fine as it is
- 1 No real comments
- 1 No to cul de sac - roundabout prior to school
- 1 Not clear on the logic of this proposal...
- 1 Not if we can stay as we are, we won't need to!
- 1 not sure
- 1 Not sure on this one. First I've heard of converting Bunning Road to a cul de sac. If this would make the area around the primary school safer for kids then perhaps it would be a good thing in that way. On the other hand it seems very unfair on anyone living in Little Bunning Road. If the idea is to increase school safety then might it be better to leave these roads as-is, but put up traffic lights where Bunning Road meets Toodyay Road? On the subject of traffic lights, how about putting some on Toodyay Road either side of Gidge crossing, to prevent lorries from speeding through the way they do now?
- 1 Not sure why it would make it safer or better flowing - would the exit to Toodyay Rd be safer? It seems ok at the moment, so unless it gave better access to the Orange Route, not sure why you would do this.
- 1 Not sure.
- 1 Pass on this one also as I'm really not sure
- 1 People to speed on such roads
- 1 Perhaps direct behind school and shops. Eg Toodyay via shops. This gives a separate exit
- 1 put in a roundabout to slow traffic on Toodyay Road
- 1 Ridiculously convoluted way around
- 1 Same as 14.
- 1 School Safety
- 1 School through traffic won't change
- 1 sorry don't know
- 1 stop through traffic past the school entrance
- 1 Stupid Idea
- 1 That just makes no sense.
- 1 The flow of traffic along Bunning Road works fine.
- 1 the intersection will be closer to the crest of a hill and in my opinion a more dangerous spot
- 1 The only benefit is to keep traffic away from the school and allow for safe parking etc.
- 1 The present traffic movements would be dangerous - more than at present
- 1 There is no flow of traffic - too many turns and junctions



- 1 There is no logic in it
- 1 This is all part of convincing us residents that it's a good idea. Always driven by the total GREED of the FAT PIG developers
- 1 This is the primary set-down place for the Primary School. It is also the safest (compared with Toodyay Rd). Given likely inaction on the Orange Route, closing Bunning Rd is a preferred interim option.
- 1 This will direct traffic into and through residential sub divisions. A more logical solution is to split Bunning Rd at Inthanoona Rd creating a western bypass down next to the fire station between Percy Cullen reserve and the shops.
- 1 This will help in the short term with the school, the intersection is very hard to get out onto the main road as it is.
- 1 This will merely transfer the problems associated with the intersection further east along Toodyay rd
- 1 Throw out the plan and start again.
- 1 Traffic problems are moved not mitigated
- 1 Unnecessary cost and clearing of Forest and threat to wetlands.
- 1 Unsure
- 1 Unsure I have no view on this
- 1 Vehicles will fly along Little Bunning Rd which is residential.
- 1 Where will the junction onto Toodyay Road be? It is at the moment in the safest spot, anywhere east is a death trap.
- 1 Will assist the safety of the children at the school
- 1 Will make absolutely no difference
- 1 With the amount of lots proposed, there is going to be traffic all over the place, so it will make little difference.
- 1 Would make no difference
- 1 You will still have the same amount of traffic no matter what
- 1 zlike it how it is

**16. The Proposed townsite population will probably yield an extra 20000 vehicle movements per day on Toodyay Road and local roads. What concerns do you have on the impact of this?**



Other: An this is supposed to be a lifestyle village!	0.6%	(1)
Other: At that time the 'Orange' bypass should happen	0.6%	(1)
Other: But infrastructure would eventually follow	0.6%	(1)
Other: Deaths	0.6%	(1)
Other: delays	0.6%	(1)
Other: Further deterioration of existing road surface	0.6%	(1)
Other: Further truck impact	0.6%	(1)
Other: Get a life	0.6%	(1)
Other: higher crime rate	0.6%	(1)
Other: inadequate roads	0.6%	(1)
Other: increase in pollution	0.6%	(1)
Other: increase risk of bush fire	0.6%	(1)
Other: Increased damage to Toodyay Road	0.6%	(1)
Other: Increased noise pollution	0.6%	(1)
Other: Increased pollution	0.6%	(1)
Other: Increased pollution from run-off and air pollution	0.6%	(1)
Other: Increased travelling time	0.6%	(1)
Other: Long delays on Red Hill and other sections with no overtaking lanes. Difficult to exist surrounding streets on to Toodyay Road	0.6%	(1)
Other: Loss of ability to enjoy the drive	0.6%	(1)
Other: Lunatics on road now why make this worse	0.6%	(1)
Other: MASSIVE DELAYS	0.6%	(1)
Other: Massive increase in traffic	0.6%	(1)
Other: Might be a good thing to force changes to Toodyay Road for safety.	0.6%	(1)
Other: More deaths on Toodyay Road	0.6%	(1)
Other: more fire risk	0.6%	(1)
Other: More idiots on the road!	0.6%	(1)
Other: More Infrastructure - road and traffic management construction and maintenance costs.	0.6%	(1)
Other: more litter	0.6%	(1)

Other: more theft	0.6%	(1)
Other: Need to stop school access from Toodyay Road	0.6%	(1)
Other: Noise	0.6%	(1)
Other: noise	1.9%	(3)
Other: Noise pollution from Tooday Rd to all properties within 1km of the road between the townsite and Midland.	0.6%	(1)
Other: Noise pollution	0.6%	(1)
Other: noise, pollution	0.6%	(1)
Other: Noise/Safety	0.6%	(1)
Other: not appropriate	0.6%	(1)
Other: pollution	2.5%	(4)
Other: Pollution	0.6%	(1)
Other: Pollution and road kill	0.6%	(1)
Other: poor road surface already	0.6%	(1)
Other: Pulling out of driveways onto Toodyay Road	0.6%	(1)
Other: Red Hill would in no way cope with that amount of traffic.	0.6%	(1)
Other: reduction of speed limits all the way to Perth	0.6%	(1)
Other: Road not adequate	0.6%	(1)
Other: Road requires significant upgrade with current traffic load. Townsite would no longer be safe to cross the road	0.6%	(1)
Other: roads not built for this level of traffic	0.6%	(1)
Other: rubbish	0.6%	(1)
Other: safety	0.6%	(1)
Other: school children	0.6%	(1)
Other: spoils rural character	0.6%	(1)
Other: Time to get anywhere. Increased animal deaths on the road	0.6%	(1)
Other: too busy	0.6%	(1)
Other: Too congested	0.6%	(1)
Other: Toodyay Road won't be able to handle the extra stress on its surface	0.6%	(1)
Other: TRUCKS	0.6%	(1)

- Other: Very dangerous now. Also proposed more trucks at gravel pit site at Red Swan (opp. Dryandra Road) 0.6% (1)
- Other: When I turn into my property on Toodyay Rd, I always have cars overtaking me on the right hand side or the gravel (verge). 0.6% (1)
- Other: Wildlife can be injured plus drivers. Uncaring and speed 0.6% (1)
- Other: Will need dual carriageway to Midland 0.6% (1)

**17. Do you wish the existing commercial centre and townsite businesses to form the basis of the new commercial centre?**

- Yes 73.8% (118)
- No 18.8% (30)
- TOTAL 92.5% 148 (160)**

**18. Do you think there should be a light industrial centre?**

- Yes 30.6% (49)
- No 66.2% (106)
- TOTAL 96.9% 155 (160)**

**19. If yes, where?**

**# Response**

- 1 ??
- 1 Absolutely Not - Leave the commercial centre alone
- 1 Anywhere off the main Orange Route out of the way.
- 1 Appropriate distance from residential useage
- 1 At Red hill or away from Gidgegannup townsite Note Q.21 - communal lakes Q.23 - wind or solar
- 1 Away from townsite, on south side between Bunning and REc Club roads
- 1 But I don't want a new commercial centre. And I don't want the whole development
- 1 Close to the existing centre
- 1 cnr of bunning rd
- 1 Corner Reserve and Toodyay Road
- 1 DON'T KNOW ENOUGH TO COMMENT
- 1 Flat land if any East of town
- 1 I am unsure but do not want to see it go in the current proposed area at the cross country course west of the showgrounds
- 1 I have no idea what land is available, from the look of the proposal they want most of the land to for high density residence

- 1 If land is available - inbetween Gidge Rural and the Townsite.
- 1 In close proximity to the townsite
- 1 In Midland where such things belong, near people who can work in the centre and the resources that it will need (including a train line and bus services).
- 1 In Midland with the rest of it. Do not bring more pollution out here. It is only 20kms to Midland.
- 1 In Mundaring
- 1 It would be good to see a few more shops in the existing centre. Maybe a chemist or IGA.
- 1 Moot point - very emotive
- 1 Mundaring is close
- 1 Mundaring is close enough
- 1 Mundaring is good enough
- 1 Near BP
- 2 Near Gidge Rural
- 1 New show grounds
- 1 Next to showgrounds
- 1 No preference
- 1 No sure, but my answer yes also comes with this, only if there is a need and people are trying to set up businesses, if they are not then don't do it.
- 1 None whatsoever Note Q.23 Not sure this is possible
- 1 North or East but should not impact on showgrounds or pony club Note Q. 21,22,23 Must be covered by Government
- 1 Not sure but close flat land would be good
- 1 Not sure where. Just thinking of employment for locals including some of the children here (when they grow up).
- 1 Note 23 - Feed back to grid/solar
- 1 Note Q. 18 yes and No complementary An option to have a designated area, but also satellite on large blocks. Note Q.23 - totally green and independent wind power and solar etc.
- 1 Note Q.21 - will never be on scheme in the area, too much rock.
- 1 Note Q.21 We don't want any development
- 1 Note questions 21,22,23 - not relevant if development is opposed
- 1 Note re. 21 - respondee feels that the townsite is already self sustainable except in power.
- 1 Notes. Q18 - because of the investment made by businesses supporting the community for a long time Q.21 - not enough

wanter in the area to sustain it Q.22 - bio cycle or similar Q.23 - if economically possible

1 Off Toodyay Road on the western side of Gidgegannup.

1 On my land at Lot 501 Stock Road

1 On the most degraded sections of land - to be assessed by independent environmental consultancy.

1 Preferably at least 1 km away from town Note Qs. 21,22,23 - All within sensible reason

1 Small area of services would help the area. I don't know where it should go - needs to be a proper structured Township Place Planning Process

1 somewhere in the centre of the current townsite

1 The proposed land is already used by the equestrian clubs and this is the heart and soul of Gidgegannup. People don't move here to work in factories.

1 There's one in Mundaring close enough

1 To raise local employment opportunities

1 To the west of present townsite

1 Unsure but should not impact on existing homes or effect Pony Club grounds

1 Up Reserve Road close to Toodyay Road

1 We already have one

1 We are 20 mins. away for light industry

1 we are too close to midland to be effective

1 were the proposed east townsite is planned

1 West of Town

1 West of Town centre

1 Where there is existing cleared land, away from dwellings and existing activity centres. Where it can have minimal impact environmentally.

1 Why is it needed?

1 WILL LEAVE THIS UP TO TOWNSFOLK TO SUGGEST




**20. Do you wish the townsite to be as self sustainable as possible in terms of water provision?**

Yes  81.9% (131)




No  10.6% (17)

**TOTAL**  **92.5%** **148 (160)**

**21. Do you wish the townsite to be as self sustainable as possible in terms of sewerage provision?**

Yes		81.9%	(131)
No		9.4%	(15)
<b>TOTAL</b>		<b>91.2%</b>	<b>146 (160)</b>

**22. Do you wish the townsite to be as self sustainable as possible in terms of power provision?**

Yes		66.9%	(107)
No		23.8%	(38)
<b>TOTAL</b>		<b>90.6%</b>	<b>145 (160)</b>

**Hills Lifestyle and Environment**

**23. What environmental assets and features of Gidgegannup appeal to you most?**

**# Response**

**1 ABSOLUTELY ALL OF IT**

**1 Aesthetics, ambience, clean air, clean water ways**

**1 Clean, quiet, beautiful bushland, love seeing the echidna's**

**1 Cleanliness, quietness, beauty, not overcrowded like Mundaring.**

**1 Cleanliness. Privacy - distance between residences**

**1 Community spsirit**

**1 Community, Village life style and no development**

**1 Country Feel**

**1 country feel trees bird life**

**1 Country life style. Preserve wetlands, creeks etc. and forest.**

**1 Country living**

**1 Environment**

**1 Farming and bush near to Perth, advantageous to Gidge and Perth residents.**

**1 Few people, peice and quiet. The wildlife.**

**1 Flora and fauna, peace & quiet, rural lifestyle**

**1 Forest areas**

**1 Freedom of space**

**1 FRESH AIR, REDUCED NOISE POLLUTION, LIKE MINDED PEOPLE, LESS HOON-TYPE PEOPLE THAN IN OTHER SUBURBS, SPACE TO MOVE WITHOUT BUMPING INTO OTHERS**

**1 Fresh Air, tranquillity, natural environment, biolife, black cockatoos**

- 1 Gidge is an attractive, unspoilt, peaceful and delightful area to live - don't let it be spoilt!
- 1 Green open space, flora and fauna. The appeal of the Hills Lifestyle is that you can live a rural life as we do, surrounded by our horses, dogs, kangaroos, black cockatoos, blue wrens, robin redbreasts etc. etc. as well as jarrah and redgum forests.
- 1 Green zones
- 1 hills and trees
- 1 It is a rural setting whose people can get away from the City with their kids and horses, etc.
- 1 It's rural. Trees, rivers, starlit skies, quiet nights and vegetated!
- 1 iTS FINE AS IT IS
- 1 Its rural Q.25 It is not designed correctly
- 1 Its size lack of high density housing
- 1 Lack of development and high density living spaces. Existing tracts of natural bushland - both privately owned and publicly owned.
- 1 Lack of noise, crime, unoccupied youth, knowing all our shopkeepers, being surrounded by nature
- 1 Large Block creating semi/rural aspect
- 1 Large blocks acreages. Neighbours at a distance - close to metro - wide open spaces and natural bush
- 1 Large blocks, relatively low population, reatively undeveloped.
- 1 Lifestyle as is - Friendly and not cluttered
- 1 Lifestyle. Escape forom suburbia. Peace and Quiet
- 1 Lots of bushland and wetland areas
- 1 Low density housing enabling bush and natural fauna to exist among us - Landscape of trees, etc. not house rooves
- 1 Low level of Development, rural setting
- 1 Low population density
- 1 Low population,density, peaceful lifestyle
- 1 Native flora and fauna, tranquillity
- 1 Natural Bush
- 1 Natural bush, waterways
- 1 natural bush,wildlife,clean air, slow pace, personal connection to nature
- 1 natural bush/quietness and privacy
- 1 Natural bushland providing habitat for native animals.
- 1 Natural bushland, wildlife and space.



- 1 No light pollution at night, Gidge Reserve, remnant bush areas, road verges of native vegetation, rural landscape.
- 1 Noble falls
- 1 Not living next door to Alan! Space, Clean air
- 1 Not many people. Few people to mess up way of life.
- 1 Nothing
- 1 One of the things my family enjoys on living up here in the hills is being able to watch the birds and the wildlife pass through and stay around in the bush. You came here and cram all of these houses in and leave no trees for the wildlife to live. Did you tell us that at your meeting in your little booklet.....NO I didn't think so. By putting all those houses in it restricts the nature and the wildlife and make the country into another fuel burning suburb that encourages the wildlife to move away, the reason we move to Gidge was to APPRECIATE the WILDLIFE and LIFE WITH IT NOT RUN IT AWAY
- 1 OPEN COUNTRYSIDE, NATURAL BUSH (& FEW PEOPLE)
- 1 Open land, spaces. Big blocks not living on top of one another. Private, secure.
- 1 Open land. No small residential blocks, country lifestyle.
- 1 Open space, natural bushland
- 1 Open woodland, semi-rural lifestyle, tranquility, absence of continuous background traffic noise, absence of light pollution.
- 1 openness and general lifestyle
- 1 Our farm
- 1 Peace & quiet, fresh air, safety, beautiful surroundings.
- 1 Peace and quiet, community spirit, flora and fauna, in the country but still close enough to facilities.
- 1 Peace and quiet, natural landscape, low density population
- 1 Peace and quiet, Open spaces, less people
- 1 Peace and quiet, Rural lifestyle, relaxed community feel
- 1 Peace and tranquillity
- 1 Peace, quiet, low housing density, open spaces
- 1 Peace, Quiet, Privacy
- 1 Peaceful and quiet. Natural Bushland. Birdlife, wildlife
- 1 People Friends Communities
- 1 Population density
- 1 Pristine bush, tall trees, visible and plentiful wildlife. Clean air and water and soil. Peace and Quiet. Can see stars at night.
- 1 Privacy. Living in a beautiful setting without neighbours, noise of suburbia and its associated problems - eg. crime

**1 Quiet and Beautiful****1** Quiet lifestyle in a low populated area with a pristine environment**1** Quiet nature of the area.**1** Quiet, flora and fauna, wildlife**1** Quiet, peaceful life. Wildlife we get on our land is incredible and these will suffer with influx of people and cars.**1** Quiet, peaceful, not living on 500 sqm blocks**1** Quiet, picturesque lifestyle**1** Quiet, small, friendly rural community where dwellings are self-sustained and relatively pollution free.**1** Quiet, slow life, kangaroos in the back yard.**1** RELaxed, quiet lifestyle**1** rural character**1** Rural feel, i.e. many operating farms, large properties, reduced traffic on side roads.**2 Rural Lifestyle****1** rural lifestyle and ability to keep livestock / hobby farms**1** Rural look**1** Rural peace, quiet and attractive landscape**1** Rural setting and local landscape**1** Rural setting without high density living**1** Rural, close to Midland, quiet, peaceful**1** Rural, Open Countryside, 'space'**1** Semi rural lifestyle, natural bush, quiet, native plants and animals**1** Serenity, sparse house density, not over commercialised, minimal welfare type residents**1** Small size - close community - rural setting**1** Small town feel,**1** Space, birds, quiet roads, lack of pollution (both light, noise and air pollution). Sense of community.**1** Space, bushland and the wildlife it supports, clean air, the night sky, lack of people and traffic, peace and quiet, less pollution, the ability to keep livestock and chickens, grow your own vege, community spirit, less litter.**1** Space, flora, fauna, Reserve**1** Space, natural landscape, no overcrowding, peaceful**1** Space, natural vegetation, little development

- 1 Space, peace, quiet
- 1 Space, quiet, trees, wildlife
- 1 Space, wildlife, minimal 'noise' pollution
- 1 Space. Still scope for rural activities
- 1 Space/wildlife
- 1 The bush and the life style
- 1 The country feel and lifestyle
- 1 The diverse bird life, the occasional native mammals i.e. chuditch, bandicoots and the peace and quiet, also the wetlands in winter are awesome.
- 1 The feeling of living in the bush and a small community
- 1 The fresh air, small amount of population, rural lifestyle, low crime
- 1 The isolation and rural life aspect
- 1 The large blocks and freedom/space
- 1 the large blocks, rural lifestyle and the showgrounds
- 1 the lifestyle and not the business of suburbier
- 1 The native flora and fauna
- 1 The native flora, forrestation and mature fauna and bird population
- 1 The natural environment, open spaces and friendly atmosphere.
- 1 The open free environment. Trees. Little traffice. No traffic lights or roundabouts. Friendly people who care.
- 1 The open land, not densely populated, country lifestyle.
- 1 The openness of the area and the retention of bushland
- 1 The preponderance of larger rural style properties and low population density. The presence of large tracts of mainly natural bushland. The number of working agricultural properties, granted that most of these represent a part time activity.
- 1 The rural aspect
- 1 The rural aspect and country town feel
- 1 The rural atmosphere but its close proximity to Mundaring and the city, ie having the benifits of city living without having all the negatives on our doorstep
- 1 The rural atmosphere where people are all different but we respect each other as we are not each others doorstep.
- 1 The rural lifestyle and local wildlife.
- 1 The rural setting and abundant wildlife. Room to move and not impact on neighbours

**1 THE RURAL SETTING, THE BEAUTIFUL BUSHLAND, THE SPARSE POPULATION**

1 The space

1 The sweeping forest, the natural waterfalls, country feel

1 The trees, less people

1 Trees and the beautiful vistas of vegetation (any season), the fresh air.

1 trees, bushland, wild animals, space, space, space, more trees

1 Trees, keep as many trees as possible

1 Trees, natural bushland environment and the rural mix.

1 Unspoiled natural bushlands Low density housing Farming community Sense of community that can only be found in the country Bridle trails

1 Vegetation - divides City from country beginning of rural feeling

1 Vegetation, space, water courses and sense of freedom

1 Village atmosphere with real trees

1 We like our rural and reserve setting just the way it is.

1 We live here because it is a rural setting with some uncleared land

1 We love the trees, the peace and tranquility, the wildlife that we are lucky to have.

1 What is here in Gidge is perfect. The way it is

1 Where else can you have a genuine rural lifestyle but still be within an 1 hour drive of a major city?

1 Wildlife, lack of traffic, peace and quiet, bushland

1 Wildlife. Rain Water collection. Peace and quite. Community looking after Community. Freindly people. Open spaces. Large sized blocks. Rural feel. Privacy.

**24. Do you think the proposed townsite will positively or adversely affect our unique environmental assets? (e.g. wetlands, creeks, the Reserve, wildlife)**



**25. What services or conveniences are you willing to forgo to retain the “Hills Lifestyle” if retaining that lifestyle means a lower population level?**

**# Response**

1 We could still have a hills lifestyle with increased amenities, we just need a sensible balance.

2 All

- 1 All - bitumen is a waste of tax payers money - I have a 4WD
- 1 All am happy with the way things are but understand needs of population growth through Breeding people
- 1 All amenities
- 1 All of the services & conveniences that I currently forgo.
- 1 All of the. We have very few any way. That is the reason we choose to live up here!
- 2 All of them
- 1 All of them!
- 1 All of these are available in Midland - 20 minutes away and with a "love a car" attitude this should not be a problem
- 1 ALL SERVICES
- 1 All services that we don't have now. We are only 15/20 minutes away from every available convenience we may need.
- 1 all those missing at the moment
- 1 Although it would be handy being able to drive around the corner for a grocery store or it is only 20 minutes to 2 main shopping centres. If people don't like that then they shouldn't move here.
- 1 Am happy to stay as is
- 1 An industrial area
- 1 Any service not currently available
- 1 any.
- 1 As is we came here 10 years ago from Mundaring to escape developement
- 1 Buses, scheme water, sewerage. Midland is so close for any major shopping, public libraries and medical centres. We all have rain water tanks and because our environment has not been spoiled with a lot of people our water is beautiful.
- 1 Can live with what is now available.
- 1 Close proximity to shopping and other urban styled services
- 1 commercial area/light industrial Can always travel to Mundaring/ Sawyers
- 1 Commercial retailer for grocery shopping, cafes, pubs, etc.
- 1 Current level of services is satisfactory
- 1 Current services are adequate in my opinion to cater for our needs.
- 1 Current services satisfactory
- 1 Deep sewerage, scheme water supply
- 1 Don't need shopping centres etc, as they exist nearby and local shops provide what else we need. Medical services can be served from nearby. Providing your own water, sewerage disposal we have been doing successfully for years, no problem. It

would be good if more houses were putting more electricity back into the grid but this won't help our supply unless we have a sub station and better grid.

**1** Don't require any further services or convenience we are all well provided for.

**3** Everything

**1** Everything. I like Gidge the way it is.

**1** Happy the way it is. Don't want to see further growth

**1** Happy to travel to Midland for whats needed

**1** Happy with current facilities

**1** Have to go to Midland for Doctor, big shops such as Woolworths, chemist.

**1** Health, police & shopping (supermarket)

**1** High school, medical centre, shopping centre, hair dressers

**1** I already have "Hills Lifestyle" and don't need more services or conveniences. I could happily live without anything extra.

**1** I AM HAPPY THE WAY IT IS

**1** I currently manage to get through life without a Gidgegannup Coles or McDonalds and believe that I will continue to survive without them. There are ample services and "conveniences" in Midland and Mundaring.

**1** I do not have electricity, I have my own windmill and I shop in Mundaring, where my friends live.

**1** I like it the way it is

**1** I live in Morangup so my family is used to having minimum services and conveniences

**1** I will forgo most services as these are already available in Mundaring or Midland. It is unlikely that a village development would attract major services anyway.

**1** I've lived here over 40 years and the services etc. are fine as they are

**1** it should be left as it is as we knew what it was like when we moved here that is why we are here

**1** It's nice just as it is!

**1** Large shopping centre, doctor, dentist, all the 'trappings' of suburbia.

**1** leave it as is but maybe a food shop

**1** Less light industrial. No Shire facilities like library, pool etc. Public transport

**1** Library, doctors surgery, cafes, retail stores, i.e. clothing, video hire etc.

**1** Light Industrial area, major retailers, corporate fast food chains, library, hospital, swimming pool.

**1** Light industrial, professional services, extra food outlets. Would encourage more small sustainable cottage outlets for unique rural atmosphere.

- 1 Mains water
- 1 Mains water/sewerage, public transport, major shopping facilities
- 1 Medical, Dental, Government agencies, the luxury items and retail
- 1 Most
- 1 Most services are a short drive away as are all of the problems associated with suburbia. That's the way we like it.
- 1 Most. Midland is only 20 minutes away
- 1 Mundaring provides well
- 1 No additional services required. What Necessity to forgo?
- 1 No changes
- 1 No extra services are needed. We moved up here because of this way of life
- 1 No light industrial (Mundaring and Midland are close enough). Bigger fast food outlets, professional services.
- 1 No medical facilities, no industrial area, no public transport
- 1 No need to forgo any Lifestyle. Hills Lifestyle is fine and it is "that why we all live here"!
- 1 No need to lower any services and conveniences, keep things as they are now
- 1 No public transport
- 1 none
- 1 Not sure what we need that we don't already have in our little community
- 1 Note Pt. 25 If South of Toodyay Road We, having been here for fifty years, still manage quite well
- 1 Note Q. 25 However, with proper planning this should be minimal
- 1 Nothing to forgo - just leave things as they are.
- 1 Own water services, gas, larger blocks
- 1 Pharmacy, medical practice (there are highly suitable 24hr services in Midland. Mundaring has problems attracting medical practitioners why would this be different in Gidgegannup), supermarkets with 24hr shopping (still on the urban political agenda).
- 1 Property Development of this Magnitude. Industrial Area Fast Food
- 1 Public transport Fast food outlets
- 1 Public transport to and from Midland and Mundaring.
- 1 Public Transport, Medical/dental, Shopping, childcare.
- 1 public transport, shops, medical centre (all available in Mundaring or Midland)
- 1 Quite happy to manage without big supermarket chains etc

- 1 REduced town population and shopping facilities
- 1 Rubbish collection, street lighting, mains water and sewage supply, even regularity of power supply
- 1 Rubbish pick up, bus service, medical services
- 1 Scheme water Sewerage services Most retail premises Most service premises
- 1 Scheme Water
- 1 Scheme water, public transport, sewerage, street lighting, kerbs
- 1 Services and conveniences are adequate
- 1 Sewerage and Water
- 1 shopping
- 1 Shopping centre, doctor, dentist
- 1 Shops, doctor, dentist, schools, cinemas, - all these services are in Midland and Mundaring some 20 minutes away
- 1 shops, schools, doctor, dentist
- 1 Shops, supermarkets, chemist, medical centre, clothes
- 1 specialty shops
- 1 The conveniences currently here are very sufficient - we are not here for the 'shopping'.
- 1 The existing is fabulous - no change wanted/needed
- 1 The ones I already forgo, quite happily thank you.
- 1 The question is irrelevant
- 1 The same ones we don't have now
- 1 There are few services in Gidge to "forgo".
- 1 THERE ARE VERY FEW SERVICES OR CONVENIENCES UP HERE COMPARED TO MORE HIGHLY POPULATED AREAS, IT'S A CHOICE BETWEEN AMENITIES OR HIGH POPULATION. THERE ARE NO MORE TO FORGO BECAUSE THERE ARE NONE IN THE FIRST PLACE!
- 1 There is a small level of industry there already so all that needs to happen is to see that level rise to support whatever population is going to be there
- 1 Variety in retail stores
- 1 Wait for the trail bikes. I cannot conceive of a service or "convenience" that is not in either Mundaring or Midland - just a few kms.
- 2 Water
- 1 Water and sewage



- 1 Water, garbage collection
- 1 Water, sewage, I am self sufficient and one day I hope to have solar power connected
- 1 Water, Sewerage
- 1 WE already chose to forgo those things to enjoy this lifestyle, e.g. water (only need rain water)
- 1 We already have all the amenities we need, we dont forgo anything. If a service is not available in Gidge, then Midland is only 15 minutes away.
- 1 WE already have everything we need!
- 1 We already have everything we need. Midland/Mundaring are close enough already.
- 1 WE are happy as we are now.
- 1 We are happy with Gidgegannup as is!
- 1 We are so close to Mundaring & Midlan which offer all amenities needed.
- 1 We can get all we need now from either Gidge or Mt. Helena/Mundaring
- 1 We do not need supermarkets or morvies or a shopping centre. Midland & Mundaring are close enough.
- 1 WE DON'T HAVE A LOT AT THE MOMENT. SO WHAT CAN WE FORGO - I SEE NOTHING
- 1 We have all we need at the moment.
- 1 We have no services anyway
- 1 We have problems with electricity but overcome this. Not too far to Midland or Mundaring for shopping. Doctors in Mundaring. Ambulance in Midland.
- 1 We supply our water and sewerage and are happy to continue
- 1 What a stupid question! We already forgo as you like to put it services to maintain our "Hills Lifestyle"
- 1 what conveniences do we have now???
- 1 What is there to forgo? All necessary services and conveniences are currently 20 minutes away in Midland or Mundaring so nothing else is needed.
- 1 What kind of leading question is this?
- 1 What services?
- 1 What we already have is sufficient
- 1 What we don't have now
- 1 What we have now is satisfactory
- 1 Whatever it takes, eg scheme water, sewage etc. We don't need it
- 1 Whilst happy for things just to stay as they are I understand that we need to contribute to the population growth in the metro

area but it must be done with water self sustainability as a priority

**1** Yes and colour coding of buildings and houses. Will affect the rural lifestyle appearance.

**1** You appreciate what you have when you drive back to your home after shopping, work or errands, so I suppose most things.

**26. What services do you consider “essential”?**

**# Response**

**1** -

**1** a better convenience store and cheaper petrol

**1** a deli, rural supplies, petrol

**1** Bakery, Fuel

**1** Bakery, Service Stations, stock produce, deli takeaway, nursery, school, kindy, coffee shop, restaurant

**1** Broadband

**1** Convenient stores for bread and milk, fruit and vegetables. Schools. Post Office. Petrol Station. Hardware. Feed for animals.

**1** Current level

**1** Current services fine.

**1** Dining Facilities/shopping complex/garage/children's playground/pool complex

**1** Doctor's surgery, public transport

**1** Doctor, home nursing and help, public transport (of some form), parkland, small supermart.

**1** Doctors Practice, Woolworths, etc. a Australian Post Post Office

**1** Doctors, dentis, shopping, schools, community centre, sporting facilities, properly set up roads, parking, accessible street

**2** Electricity

**1** Electricity & phone

**1** Electricity and Broadband

**1** Electricity and phone

**1** electricity and roads

**1** Electricity is essential as most water provision relies on this.

**1** electricity(an improved service would be desirable!!!!!!!!!!!!!!)roads

**1** electricity, phone

**1** Electricity, postal delivery - a supermarket would be great.

**1** Electricity, Telephone

**1** Electricity.

- 1 Emergency - Police, Fire, Ambulance
- 1 Existing
- 1 Fine as it is
- 1 Fire Brigade, sporting facilities, more recreation and lifestyle areas
- 1 Fish and Chip Shop
- 1 Food/fuel,fire brigade/ Emergency Services
- 1 For the townsite sewerage and rubbish collection
- 1 fuel station
- 1 fuel station, post office,general store,produce store- all of which gidge already has
- 1 Fuel stations/roadhouse Hardware Feed store & agricultural supplies Delicatessan and small scale grocery store Part time doctor's surgery
- 1 Fuel, education, shopping centre
- 1 FUEL, POST OFFICE, PHARMACY, VETERINARY, REASONABLY PRICED GENERAL STORE
- 1 fuel, post office, reliable mobile.
- 1 Fuel, stockfeed
- 1 God takes care of us
- 1 Good internet and phone services. Safe roads
- 1 Grocer, butcher, pharmacy, news agent, post office, medical centre/dentist
- 1 hardware store, Gidge Rural, supermarket, petrol
- 1 Health & police
- 1 Health and education amenities
- 1 I think it would be great if the Shire would put in a skate park for the kids. The tennis courts at the showgrounds are old and not used and rather than looking messy could be made into a nice area for our kids. The Bakery, deli, newsagent, BP. What we already have.
- 1 In addition to what we already have - tavern / restaurant
- 1 It's enough for us
- 1 Lifestyle
- 1 local PO and newsagent, service station, convenience store and liquor store!
- 1 Local produce market, restaurant
- 1 mail delivery, Post office, Primary school

- 1 Maintained roads Public transport Schools Emergency services eg. Volunteer Fire brigade
- 1 Medical centre, not enough doctors any where in the hills for the current population.
- 1 Medical, Public transport
- 1 Newsagency/Petrol
- 1 Newsagent, Feed Merchant, Hardware, Small Cafe, Bakery, Petrol Station, Post Office.
- 1 Nil. We have enough here.
- 3 NONE
- 1 None actually they're in Midland or Mundaring
- 1 None other than roads and police, mobile phone and fast internet access
- 1 None! Obviously it would be nice to have a local Doctor, public transport or even a rubbish collection but I will happily forgo everything to keep the "Lifestyle".
- 1 none.
- 1 nothing is essential
- 1 Nothing really, perhaps Medical no further than 50 kms away.
- 1 Nothing than we have already
- 1 Nothing wrong with what we have. Everything else is just a short drive for us Hilly's.
- 1 Petrol and beer
- 1 Petrol station, Sanga Jacks, Bakery, Newsagent, Booze shop.
- 1 Phone and power
- 1 phone, power
- 1 Post Office
- 1 Post Office - lotto? Recycling.
- 1 Post Office and Petrol Station
- 1 Post office, fire brigade, recreational areas
- 1 Post Office, fuel/general store, Produce and Bakery
- 1 Post Office, mobile coverage, reliable power.
- 1 Post Office, Newsagency, small grocer, petrol station, PUB!
- 1 Post office, Produce store, general store
- 1 Post Office, produce, fuel, general store.
- 1 post office, service station, stock feed supplier, liquor store :), fast food (Sanga Jacks), Nursery,

- 1** Post Office. Fuel. Transport services would be nice, but I would forgo them if that means keeping the population to sustainable (i.e. low) levels.
- 1** Post Office; Ability to buy petrol and basic groceries. Primary School.
- 5** Power
- 1** Power - hasn't been upgraded enough to service the amount of people living here now.
- 1** Power and a shop like IGA
- 2** Power and communication
- 1** Power and fire protection
- 2** Power and Phone
- 1** Power and Roads and Fire Brigade
- 1** Power and telephone
- 1** power supply
- 1** Power, communications, Newspaper shop existing businesses.
- 3** Power, phone
- 1** Power. Police. Bush-Fire Brigade.
- 1** Pretty much what we have already. Fuel, bakery, deli, hardware, take away food and liquor store. Much else is going to require very major population increases and no guarantee they would survive anyway.
- 1** Primary school, local small shops (deli/newsagency/postal agency/fuel station), local fire service, ambulance service (depending on response time from Midland).
- 1** primary school,service station, newsagency with full services, fast food outlets as at present, small businesses that find enough trade e.g. all credit to the baker
- 2** Public Transport
- 1** Reliable electricity supply
- 1** Roads, Public transport
- 1** School
- 1** School, fuel, sports ground
- 1** Service Station Supermarket Doctor Vet
- 1** Service station
- 1** Service Station, Bakery, Newsagent/Post Office Agency, Hardware Store/Garden Centre, Stockfeed Supplier.
- 1** Some level of supermarket and health surgery ie doctor

- 1 Stable Electricity supply and 'good' telecommunications
- 1 Stock feed store/petrol station, general store, newsagency/P.O
- 1 supermarket
- 1 SUPERMARKET & DOCTOR + WHAT WE ALREADY HAVE
- 1 supermarkets as Mundaring is offering too little capacity to deal with the existing population size in the area
- 1 Telephone
- 1 telephone , power
- 1 That which is now available
- 1 Those we already have.
- 1 Transport
- 1 Transport to Mundaring and Midland
- 1 Transport, I have 4 children and 2 are now at high school at LaSalle, a bus service would be nice.
- 1 Water and electricity
- 1 Water, power, emergency services, mobile phone coverage
- 1 Water, sewerage, public transport
- 1 We do need a bus service as was 12-13 years ago!!! Bus Service.
- 1 WE have everything we need now in the way of essential services
- 1 What are there now
- 1 What we already have
- 1 What we already have is fine
- 1 What we have - this has been the result of true organic growth!
- 1 What we have at the moment is about right. Maybe, a more reliable power supply system and also fixed telephone line systems.
- 1 What we have here more than fulfills my needs
- 1 What we have now
- 1 Working ATM or banking facility. Transport for the young adults.

**27. Do you believe the proposed townsite and population expansion will have a positive or adverse effect on the “Hills Lifestyle”?**

Positive effect	 8.1%	(13)
Adverse effect	 86.9%	(139)

**TOTAL****95.0%****152 (160)****28. Resons for the above:****# Response**

- 1** (Reasons) IF the development is done well, with unbiased environmental consultation and planning the township could definitely be vastly improved. Development is inevitable - much better that it is planned and coordinated, rather than people gradually selling of their land in subdivisions.
- 1** A modest population creates and allows small business to exist.
- 1** All of above and will become a "Stratton" style suburb
- 1** Already stated
- 1** Always advantages and disadvantages to any change. Adverse effects on environment unless managed carefully. Positive infrastructure to enhance our lifestyle.
- 1** Apart from everything listed so far, it will create a dormitory town with people sleeping here but really living here.
- 1** As in Mundaring and Kalamunda the new people want suburban services
- 1** As the State Government agrees (NEHSPP) for "Hills Lifestyle" lot sizes should be 1,000m2 minimum.
- 1** based on the current proposed townsite, I believe overall it will detract from the rural lifestyle most of us have moved further into the hills for. If I wanted light pollution, noise pollution, environmental impact/pollution, increase in crime, traffic, etc... I would have purchased property elsewhere. I love the fact that there is very little crime, you can guarantee you'll meet someone you know in town, there is a **STRONG** community bond, **NO LIGHT POLLUTION**, you can count on your neighbours although they'll always respect your privacy.
- 1** Because it is turning it into suburbia
- 1** Because those people who move there, wont have in most cases have the proper reasons for living in the country.
- 1** city buyers will expect city services
- 1** Creates an urban environment excessively close.
- 1** Crowding, noise, congestion, pollution, accidents, increased crime
- 1** Current community is based around vehicular travel. A larger population that interacts with their surroundings by walking/riding to services encourages a vibrant town centre environment.e.g. Toodyay.
- 1** Degradation of environment, loss of wildlife, increased stress.
- 1** Detract from current lifestyle
- 1** Development too intense - that is not hills lifestyle
- 1** **DISAPPEARING WILD LIFE AND VEGETATION AIR POLLUTION**
- 1** Do not want Gidge to be a populated country town.

- 1 Do not want this type of development in rural Gidgegannup
- 1 Do NOT want to be like Perth
- 1 DON'T KNOW
- 1 Environmental degradation caused by over developing fragile environment. Too many people who will be wanting more facilities will cause more development. Lack of public transport will mean difficult for those without transport will not be able to come and go easily.
- 1 Far too many people for this type of location (obviously).
- 1 High density populations generate a higher crime level, we will lose the "Friendly Neighbourhood feel", mixing the sardine housing concept in with the rural lifestyle aspect, will cause friction because of the opposite requirements of the individuals.
- 1 High Density, bushland clearance, traffic density
- 1 Higher Crime
- 1 How can you have a "Hills Lifestyle" on a 500m2 block!!! Destruction of bushland and thus habitat for wildlife, more noise, more crime, more traffic, more pollution, more people, light from townsite will mar the night sky, heat island effect could increase temperature for those close to the townsite. Those living near the townsite might experience increased wind speed as the trees that mitigate the effects of the wind are cut down, more illegal dumping of rubbish in bushland, more hoons, more motorbikes.
- 1 How can you have a rural setting in a sea of roofs
- 1 I think I have already explained that one.
- 1 If done as is being proposed. Too high a density in people/housing - we will lose the rural lifestyle
- 1 If done properly and moderately it will allow more business services to be viable
- 1 If it isn't broken, don't try to fix it.
- 1 If people want a high density rural lifestyle that already exists along Gt. Eastern Hwy
- 1 Increase in crime, graffiti, undesirable people
- 1 Increase traffic, increase crime, bringing urban problems to Gidgegannup
- 1 Increased crime comes with more people unfortunately
- 1 Increased density of housing brings "suburban" people who don't respect environment, bush; and loss of community feeling
- 1 Increased noise pollution and vehicle movements
- 1 Increased noise pollution to all properties within 1km of Toodyay Rd. Increased local traffic congestion and crash risk from car movements to and from main work centres in Perth. Increased light pollution Increased heat concentration (and micro-environment effects of this during warmer summers) Increased off-site nutrient and stormwater impacts from runoff Increased impacts from nutrients from on-site sewage (depending on how this is managed) Increased pressure on local groundwater supplies



**1 Increased population**

**1** Increased population causes increased demand for local infrastructure and services such as roads, stores, electricity, water and waste services and supplies.

**1 Increased traffic and noise**

**1** Influx of low socio economic residents, higher crime

**1** It could have a positive effect if done to complement the Hills Lifestyle

**1** It is all about you and your little ideas NOT what I would like in my backyard. You come up here and impose your lifestyle onto us then you move on to your next project. We are left with something we did not want and didn't have a say in the process. And before you say what about the meeting, who in Gidge agreed on shoe box blocks on top of each other.

**1** It is the exact opposite of the lifestyle we chose

**1** It makes another suburban town

**1** It will assist with population expansion housing, although this needs to be tempered to suit the rural life style

**1** It will become a suburban development, e.g. Ellenbrook

**1** It will destroy what we have come up here for

**1** It will make the area too busy and crowded

**1** It will not be a hills lifestyle if remove the trees and put in houses, it will be suburbia.

**1** It will provide jobs to the locals

**1** It will put us into the fast land. Expect more crime, graffiti and social discord.

**1** It will urbanise Gidge totally.

**1** It would turn Gidgegannup into a city suburb

**1** Lack of any guarantee that appropriate amenities will be made available to community

**1** Listed above

**1** More people - more rubbish - traffic - crime and less community spirit

**1** More people = higher fire risk, more environmental damage, more cats, more noise, pollution.

**1** More people may mean a medical centre, hence retirement facilities

**1** more people more money more services

**1** More people, crime, traffic, accidents - loss of rural lifestyle

**1** More people, more problems

**1** More population equals decimation of environment!

**1** More traffic, pollution mainly crime and overcrowding in our school.

- 1 Obvious from previous answers
- 1 Obvious reasons already outlined above
- 1 Obviously it won't be Hills Lifestyle - Stratton in the Hills.
- 1 One does not need to be Einstein to work that out
- 1 over populating
- 1 Over population and associated effects - drugs, dole bludgers, crime, feral cats, homeswest houses
- 1 Overall negative, although the improved infrastructure could bring with it services as above.
- 1 Overcrowding, Inner City suburbia at odds with rural aesthetic. Inner City Attitudes and lack of neighbourliness. Light/Noise/Smog pollution.
- 1 Planting suburbia within the Gidgegannup environment would be disastrous to the "Hills Lifestyle". The amount of clearing necessary would be destructive to flora and fauna; traffic would increase inordinately; anti-social problems would undoubtedly increase throughout the area, including vandalism, burglary and even more motor bikes thrashing their way through the bush. The lack of public transport would inhibit teenagers and suburban boredom would create problems. The whole character of Gidgegannup would change forever, for the worse. The only people to benefit would be the developers.
- 1 population
- 1 Population density & numbers are totally incompatible with Hills Lifestyle
- 1 Population density of this kind is NOT in keeping with the "Hills Lifestyle"
- 1 Population explosion, social problems, loss of respect for rural lifestyle
- 1 Port B's proposal is only suitable for inner city. High density would destroy "Hills Lifestyle"
- 1 Port Bouvard Plan goes quite well with Hills Lifestyle
- 1 Positive and Adverse Increased traffic - Toodyay Road a disgrace in areas!!
- 1 Residential density too high to conform to "hills" lifestyle. Impact on other properties, especially close by - small lot holders are likely because of inconsideration or envy to cause this, either themselves or due to children and pets. Safety concerns including due to increased traffic flow and fire risk
- 1 Roads cannot cope now.
- 1 Rural atmosphere at present will be degraded.
- 1 SAME
- 1 See previous answers - noise pollution, increased fire risk, increased crime rate, etc. etc.
- 1 See responses to other questions.
- 1 So it remains Hills Lifestyle

- 1 Social problems - due to lack of amenities, which suburban dwellers seem to need. Destruction of the already stress wildlife. Overuse of ground water causing stress to the remnant native vegetation. Pollution from vehicles, wood burning fires. Congestion on the road to Perth, causing travel delays for those of us working in the city and making it impossible to live our rural lifestyle and travel to and from work.
- 1 The Gidge "Hills Lifestyle" will be gone forever.
- 1 The Hills Lifestyle is about small communities who look after each other - How will this occur with 5000+ townies
- 1 The Hills lifestyle is polar opposite to high population density
- 1 The Hills Lifestyle will disappear with the urbanization
- 1 The Hills lifestyle will disappear. A proposal such as this is ridiculous
- 1 The numbers and lot sizes they are talking will change the type of people that move to Gidgegannup and will increase things like crime rate. Keep focused on have self sustainability for water and the lot sizes will need to increase and people will not have to live on each others doorstep.
- 1 The proposed population increase will create an urban suburb
- 1 The proposed townsite encourages a lot of high density living and brings a lot of people who normally would not come to Gidgegannup. We will suffer the anti social behaviour Stratton and other suburbs experience.
- 1 The trees will go and the residents will be urban minded and not like minded with the Hills Lifestyle.
- 1 There is always positives and negatives in any development
- 1 There will be development and this limits it to a smaller area
- 1 There would be no hills lifestyle for residents here any more. Imagine just listening to years of rock breakers beforehand!
- 1 This is not what any of us came to live here for in the first place, we all aquired land through subdivision, controlled appropriate land release is required to grow at a sustainable rate.
- 1 To have a built out area so close to our Rural activities would see endless complaints re privacy that we have come to value.
- 1 Too big.
- 1 Too dense for Hills Lifestyle
- 1 Too high population density
- 1 Too many blocks
- 2 too many people
- 1 Too many people and congestion
- 1 Too many people with not enough to do. Crime, traffic, congestion.
- 1 Too many people. Too much traffic.
- 1 Too much constraints on power/water and sewage provision

- 1 too much impact on the eco system
- 1 Too much traffic, noise, pollution
- 1 Traffic increases, road stress, residents with conflicting lifestyle choices.
- 1 Traffic, crime, noise, pollution
- 1 Traffic, Noise, Pollution, insufficient area for population
- 1 Tranquillity and natural habitats
- 1 Urban problems - law and order
- 1 We don't need heaps more people, with the attendant problems of traffic, hoons, arson problems etc
- 1 We don't need to be "citified" so slickers can have their "Green Change"
- 1 We live here because of environment
- 1 we moved here for the pease & quiet & to get away from the rat race & to be with nature
- 1 Why not develop closer to Perth from scratch??? Leave Gidge alone.
- 1 Will have more crime and noise
- 1 will increase the strain on the environment. More clearing, more residents petrified of bushfires decimating the bushland.  
More presure on the area to become suburbanised.
- 1 will turn it into straton

**29. How do you see your family being personally affected by the proposed development?**

**# Response**

- 1 (Single) Worries me how children in area will be adverseley affected by population explosion.
- 1 adverseley
- 1 Adverseley as per item 29 above. Traffic congestion, strangers.
- 1 Almost in ALL areas. I like Gidge as it is!!
- 1 Apart from over development - threat to our small farming
- 1 As I live a long way from the townsite the effect will be less than for most Gidge residents
- 1 At this stage my main concern is the increase in traffic on Toodyay Road.
- 1 Badly. We sacrifice a lot for our lifestyle. We have unclockable sheds and low fences, chainsaws and other dangerous rural machiner
- 1 Be rushed more, be more guarded
- 1 Being a female I am concerned about safety issues
- 1 Being forced to move further out and start all over again

- 1 Better off with improved services (retail).
- 1 By turning the quiet surrounds into a busy, populated suburb.
- 1 Crime and disgruntled neighbours fighting
- 1 Destroy rural/semi rural lifestyle, urbanise Gidge, loss of valued environmental assets, increase cost of living
- 1 Devastated
- 1 Do not live in the townsite but it will make for traffic congestion, crime, fire danger and all the negative effects of urbanisation without any upside.
- 1 Do not want this type of development
- 1 Forced off land due to elevated rates, land tax, trespassers and dog attacks.
- 1 Fortunately we live a fair way from the proposed development but not far enough. Traffic, increased crime, fire risk, rubbish, noise, light pollution
- 1 Greater restrictions on our rural activities but an increase in land values when we move off.
- 1 Harmed
- 1 HIGHER RATES, WATER RATES, HIGHER BUILDING COST, MORE TRAFFIC, MORE NOISE MORE PEOPLE
- 1 Higher Shire rates and Land tax
- 1 hopefully I'm far enough away that it isn't me I'm concerned for
- 1 Hopefully we're far enough away
- 1 I believe crime rate will go up based on the small lot sizes and the type of people it will bring
- 1 I guess we would have to consider moving if the plans go ahead as is.
- 1 I like to feel safe in my home without locking doors on the house and car but if we have 2000 more people then that will definately change.
- 1 I live 8 km from townsite. Incredased traffic on Toodyay Road will cause problems
- 1 Importation of undesirable aspects of suburbia. Vastly increased traffic density
- 1 Increase in facilities, won't have to travel as far, increase work opportunities closer to home.
- 1 Increase in land value, loss of everything else
- 1 Increase of more trucks and machinery/road damage
- 1 Increase traffic on Toodyay road. Less likely to visit the Township. Increased crime and antisocial behaviour in what is now a quiet rural area.
- 1 Increased background traffic noise throughout the day from Toodyay Rd as people rush into town and rush back again (we are 0.5km from the road), increased stress from local road congestion (Roland Rd and Toodyay Rd), increased risk of accidents posed by greater traffic volume and likely frustrations of people believing the "selling line" that they live 20

- minutes from Midland when they move to the townsite. Greater danger to children in town due to increased traffic activity
- 1 Increased criminal activity and traffic problems
  - 1 Increased noise, traffic and travelling time. More crime.
  - 1 Increased traffic flow and pollution of local streams
  - 1 Increased traffic on Toodyay Road.
  - 1 Increased traffic will make it harder to get to school across Toodyay Road.
  - 1 Increased traffic, loss of country lifestyle, increased theft and crime.
  - 1 Increased traffic, loss of hills lifestyle, theft, crime.
  - 1 Increased traffic. Social problems of lack of activities/transport for kids. Note 31 - We don't have horses or kids but the pony club/horses are a huge part of Gidgie.
  - 1 IT JUST WONT BE THE SAME EVER AGAIN. SOME PROGRESS IS A GOOD THING BUT THIS IS GOING OVERBOARD ( ALL FOR THE SAKE OF P/B'S INCREASED PROFIT.
  - 1 It may attract more visitors
  - 1 It will change the environment to which we moved
  - 1 It will have an adverse affect on the family
  - 1 It will ruin our perfect rural lifestyle forever
  - 1 It's the opposite to what we came here for - a rural environment
  - 1 Lack of privacy. Problems re traffic flow.
  - 1 longer to get to school, meeting families of suburbanites who don't get the big outdoors.
  - 1 Loss of freedom
  - 1 Loss of lifestyle we came here to have
  - 1 Loss of use of facilities, e.g. Pony Club grounds!! Increase noise, traffic, loss of security
  - 1 Maybe save a trip down the hill. Downside more traffic
  - 1 More convenient shopping
  - 1 more crime, more traffic and less peace and quiet
  - 1 More people will bring increased likelihood of Crime and delinquency. There are no more recreation facilities than what we currently have - so nothing to keep young people entertained. It will impact on the noise and lighting levels we currently experience - we enjoy the peace and quiet of our property. More traffic up and down Toodyay Road will increase travel time to work and potential for accidents.
  - 1 More people, more dogs, more burglaries, more fires
  - 1 More stress and less attractive place to live

- 1 More stress, less enjoyable life. May as well live in Midland
- 1 More traffic - increased risk on roads as we ride horses, bikes, etc.
- 1 more traffic on roads
- 1 More traffic, more people, more noise, more pollution
- 1 My block is adjacent to proposed development areas and my rural amenity will be degraded.
- 1 My family are grown up and will not be affected. This type of move will affect future generations by either providing a positive place to live or one that is a replica of suburbia which is not the direction I feel we should be taking
- 1 My family does not want this type of development
- 1 My rates have gone up by 250% in the last 10 years, I suspect they will go even higher to cover the increased costs associated with the 'development'. Loss of tranquility. Increased competition for resources (like sporting facilities).
- 1 No immediate for self, but worrying for children.
- 1 No longer part of a country community
- 1 No point remaining in the hills. Ambience destroyed
- 1 noise more traffic more crime
- 1 Noise on Toodyay Road, more traffic to contend with
- 1 Noise, traffic, crime
- 1 Noise, traffic, losing all benefits of rural living
- 1 Noise. Traffic on road. Crime
- 1 none
- 1 Not greatly - just normal human adaption to changing times
- 1 Not having to drive distances for shopping and medical
- 1 Only as far as the extra traffic on the road
- 1 Only in the loss of the easygoing atmosphere of the present structure. I reside well out of town.
- 1 Our entire lifestyle will be affected. This development has nothing to do with community better services, lifestyle or improving Gidgegannup. It's all about money and Big Business moving into a low populated area and throwing their weight around to get what they want. Don't believe for one second this will improve your Hill's lifestyle. It may sound good now but it will only turn our lovely and relatively crime free, unpolluted village lifestyle into everything that we up here, live here in order to avoid. We will soon have to lock our houses and cars and worry about our kids going down to the local shop. Bouvard and all the people involved in "snowballing" Gidgegannup will make oodles of money and that's the best outcome for them. But is it the best outcome for us??
- 1 Our house is very close to the new townsite and we will have more risk of crime, our peace will definitely be affected.

- 1 Positive impact - increased services locally, improved property values Negative impact - more traffic, less of the natural aspects of Gidgegannup remaining.
- 1 Prior to moving to Gidgegannup from Wanneroo we experienced the destruction of our rural lifestyle due to the encroachment of urbanisation and all its ills.
- 1 Reen Road will probably lose its feeling of isolation (but may be improved from a safety perspective!)
- 1 See previous answers - noise pollution, increased fire risk, increased crime rate, etc. etc.
- 2 severely
- 1 Simply increased traffic Note Q.31 Some could be put to better continued use. It's not all about horses! We have Percy Cullen Oval.
- 1 The family may not be personally affected, but what it does do is shatter all those dreams you have when you finally get into a position to be able to come to Gidge and live.
- 1 The reason that we moved here will cease to exist ie country living and the crime rate will go up
- 1 The traffic
- 1 They may have employment opportunities closer to home.
- 1 To be honest we would really have to consider whether we will stay, because the reasons we settled here would be taken away.
- 1 Too many people - Change in lifestyle
- 1 Too much traffic, too many demands for "City things", increased crime
- 1 too much vehicle traffic on Toodyay Road
- 1 Toodyay Road is already too busy! Security.
- 1 TRAFFIC ALONG OUR ROAD WOULD BE SUBSTANTIALLY INCREASED, AS IT IS DRIVERS DRIVE TOO FAST AND SPEED HUMPS WOULD BE GREAT TO INCREASE SAFETY
- 1 Traffic congestion at 7.30 am and 5.30 pm, increase in anti-social behaviour including robberies.
- 1 Traffic congestion, speeding drivers on Reserve Road and Toodyay Road
- 1 Traffic on roads (dangerous when pulling into and out of our driveway)
- 1 Traffic problems as well as all those caused by an overblown population. I have no doubt we would be subject to anti-social behaviour. We are there for the Hills Lifestyle - to get away from suburbia and to live a rural lifestyle. We don't want 'modern conveniences' and fancy shops - if we did we would stay in the suburbs.
- 1 Traffic, inadequate infrastructure, scheme water, rural lifestyle loss
- 1 traffic, too much pressure on phone and electricity and more fire danger
- 1 Traffic. Toodyay road cannot cope. Lack of privacy. Small blocks. Too many people. Security. Theft. Not a country village



- 1 Transport will be available for teens so they can be semi-independent. Reliable banking (even if it is just an ATM), better education (with numbers comes demand for better education) - Gidge is a lovely school but we scored below average on nearly every subject in years 3, 5 & 7. Other education options may lift the standard.
- 1 Type of people likely to buy 'little' plots
- 1 We are on the buffer really. Noise issues, having to drive thru development. Impact on the reserve which we help look after.
- 1 WE came here for the country life so it would be like living in suburbia (yuk).
- 1 We came here to get away from "so called" development and quietness
- 1 WE do not want to live in a new town/city type environment - with roof to roof developments
- 1 We live far enough away that the development itself will not directly affect us but there will be some spin-off that over time will impact on us. Traffic congestion, more noise, mar the night sky. Emotional trauma with the loss of wildlife. Possibility of more subdivision in our immediate area.
- 1 We live next to the proposed development, and don't fancy the years of noise and the amount of light that will be generated. Stars are beautiful from our home.
- 1 We live off Bunning Road. Increased traffic and accidents. Less Peace and Quiet
- 1 We will be closer to services
- 1 We will be looking out onto roofs not farm/bushland from our home. We will be surrounded with what we moved away from to live here.
- 1 We will have to assess it, but a move away is on the cards
- 1 We will lose current lifestyle benefits
- 1 We will suffer from more noise, visual impact, less bird/wild life, damage to Percy Cullen walking trails from cats, etc.
- 1 We won't want to live here
- 1 We would feel overrun by people & suburbia, more dogs attacking sheep, more kangaroos displaced to our property.
- 1 We would likely move somewhere quieter. Note Q.31 All existing facilities should be retained and upgraded, not replaced.
- 1 We would seriously consider leaving Gidgegannup if it goes ahead since we would no longer be living in the sort of environment that we actively sought when we moved here.
- 1 We'll be surrounded by more traffic, pollution, noise and less trees!
- 1 Well we moved from suburbia to enjoy this lifestyle you want to change.
- 1 Will be affected by constant noise of cars. We get hoons occasionally but will increase.
- 1 Will Port Bouvard provide 24hr security?
- 1 Would have to see us being forced to accept town water
- 1 Years and years of resentment toward the developers

3 Yes

1 Yes more boredom leading to burglaries, drug problems, vandalism



1 Yes we are small farmers and also have bush land fenced off which we maintain. Inevitable rate increases would be detrimental.

1 YES!! Absolutely.

1 Yes. Increased traffic

1 Yes. Peace, quiet, country feel gone - I could live in Midland.

**30. Do you think that the existing Pony Club land should be retained for recreational use of the community and for local events?**

Yes		94.4%	(151)
No		1.2%	(2)
<b>TOTAL</b>		<b>95.6%</b>	<b>153 (160)</b>

**Consultation and Community Engagement**

**31. Have you received information from Port Bouvard and/or their consultants SMR?**

Yes		71.2%	(114)
No		20.6%	(33)
<b>TOTAL</b>		<b>91.9%</b>	<b>147 (160)</b>

**32. Are you happy with the community consultation process conducted by Port Bouvard and SMR?**

Yes		18.8%	(30)
No		75.0%	(120)
<b>TOTAL</b>		<b>93.8%</b>	<b>150 (160)</b>

**33. Reasons for the above:**

**# Response**

1 "Political manipulation" approach is annoying - unwanted dishonest.

1 A callous, cynical marketing strategy.

1 Although extensive, numbers attending were constrained and I don't think Port Bouvard have the Gidge residents best interests at heart.

1 And don't really want to be involved

1 As above

1 As is always the case in these matters they do what they can get away with for maximum financial return

- 1 AT meetings they report what they want in their reports
- 1 At the meeting last year they tried to railroad the meeting without listening to community concerns.
- 1 Because they appear determined to have small blocks and bring in town water and sewage
- 1 Because they are still considering and not hearing our concerns
- 1 Because they asked how did we want it to proceed not if we wanted it to proceed. I trust that we do not lose sight of the fact that this is purely about money. Port Bouvard took a commercial risk. I cannot see why they have to win.
- 1 Biased and selective
- 1 Biased selection of participants in consultation process. Stage management of consultation which did occur Manipulation of results from consultation sessions Heavy handedness with individuals and organisations which representing any opposing views
- 1 Brochures etc biased toward developer
- 1 Community locked out of meeting
- 1 Consultation appeared to be trying to present development as "going ahead you can't change it"
- 1 Consultation has been regular, accessible and well organised.
- 1 Deliberately misleading - Port Bouvard continues to promote the impression that the development is widely supported by Gidgegannup residents when clearly the opposite is true. For example, distributing a newsletter called "Gidgegannup Village News" (or words to that effect), obviously designed to come across as a genuine community newsletter but is in fact an extended advertisement for the Port Bouvard development.
- 1 Every part of the process is loaded to achieve their own (Port Bouvard's) commercial ends.
- 1 Hardly any information
- 1 Has been exclusive and not willing to be moved on key issues.
- 1 Have always kept us informed of proposal
- 1 Have been reasonably kept up-to-date. Far better than many a two bit developer who have previously ravaged Gidge, leaving the residents with a raft of problems.
- 1 Have not heard any positive comments re. consulting
- 1 Heavy Handed
- 1 I am not even aware of any consultation going on!
- 1 I attended one seminar and the information given was informative however worrying in as much as I felt that it would be a fete'accomple
- 1 I attended the Equine session at the Rec centre. At the time I was naive enough to think they did want community input into the design of the town and thought they were listening. I ticked the appropriate boxes to say I thought I had been listened to. Port Bouvard painted a rosy picture of a village, retention of vegetation, large buffer zones, bridle trails, etc. -

you get the picture. Wouldn't mention block sizes though. Everyone in the room was totally against an Ellenbrook style residential estate and everyone in the room wanted the Pony Club grounds retained intact for the community. Do the plans reflect the residents' wishes - not even close!!! An industrial estate sited on Pony club grounds and a housing density to rival Subiaco. An do I see any bridle trails??? I now realise that Port Bouvard already had an agenda and the community consultation process was just an exercise in ticking boxes - community consultation tick. I feel totally cheated!!!

**1** I believe that it has always been too important for Port Bouvard's survival that they get this through whichever way they can. They paid much too much and now need to create these little lots to get a return. With this pressure on them how can they really be concerned except for the outcome they need.

**1** I found the process disingenuous. In particular, the quoting of statistics which supposedly support the development but which seek to obscure the truth about the plans were deeply offensive to me. As a scientist I was able to decode these statistics and explain what the true average block sizes were to be. Most people I talked with had not understood what the numbers really meant.

**1** I have been informed but not participated. I am in Morangup

**1** I have not received anything for about a year now. I think we are pretty much being kept in the dark, apart from what I might happen to hear on the news. All the consultation has been stage managed to give the appearance they are looking for. They have not actually really consulted and taken on board what people are saying, only what they want to hear. Everything is directed to the outcome they want and ensuring exclusion of anything they don't want to hear.

**1** I haven't received any information.

**1** I only know about this development because of 'Gidgie Gazette'

**1** Instead of consulting we have told what would be happening.

**1** insufficient

**1** Intimidating

**1** Is this what you call a consultation?

**1** It appears to be biased

**1** It has a certain bias. For example, questions in this survey presume the townsite is a foregone conclusion and therefore I do not think the statistical results will be valid and reliable

**1** It has been a charade. Disgracefully biased & rigged towards the outcome they desire. As a result the statements they make arising from their process are largely inaccurate or false & misleading.

**1** It hasn't been open and hasn't been honest or legitimate. Riding rough shod.

**1** It is biased towards Port Bouvard

**1** It is not consultation. They don't know how to consult - just bully to get the ends they want.

- 1 It is very narrow in its consultation process and omits essential information to allow the community to make any informed decision
- 1 It just continues to pretend we like it! We don't!
- 1 It seems to be very one sided - they talk, we listen = no consultation
- 1 It was very orchestrated and left no room for or tolerance of an opposition opinion.
- 1 ITS ALL ABOUT CITY LIFESTYLE ONLY. Additional comment to Port Bouvard. So do you like living in the suburbs? If so good for you but don't bring that to us because is NOT WANTED! Instead fo putting houses in the hills why don't you go back to teh suburbs and make the houses better there or how about you go and GET A LIFE because if you get a kick out of screwing with peoples lives then you have some sort of a mind damaging, brain screwing "s\*\*t" steering problem.
- 1 Lack of consultation direct from PB
- 1 Lack of opportunity to give an opinion and lack of information when asked.
- 1 Limited opportunities to get the table's concerns to the top. More a "feel good" exercise than real addressing of concerns.
- 1 Lip service only
- 1 Manipulative and restrictive community consultation
- 1 Meetings were carefully manipulated to only present and have open discussion that supported PB's views.
- 1 Meetings were designed to sell their development
- 1 My 2000 North Eastern Hills Settlement Pattern Plan puts Bailup and Willowbrook ahead of Gidge as potential settlement focus areas.
- 1 N/A
- 1 Need more rallies against it
- 1 No comment
- 1 No consultation with Progress Association
- 1 No One contacted us
- 1 Not at all!!!! They have manipulated the community into ticking their boxes from the start, well minded people have been conned into thinking anything they contributed into the mix would be used to the benefit of Gidge, how wrong they have been. Not once have PB or SMR listened to the community, come up with a viable plan and people may look at it.
- 1 Not being open minded/listening to community that live/have lived in Gidge for years
- 1 not everyone included in consultation process
- 1 Not sure haven't been involved
- 1 Note Q.32 Gentle PR Manipulation It is not consultation it's a softening up process. They are developers, they are not interested in our views

- 1 Note Q.32 Only when I've asked, not recently Too biased and selective in their favour; ignoring any negative comment
- 1 Numbers allwed to information sessions were small and land linked. Did not cater for all residents
- 1 One-sided load of pfaff.
- 1 Opposition to the plan appears to be ignored
- 1 Our opposition has been ignored. We have not been consulted by Port Bouvard at all
- 1 Port Bouvard have their own agenda which does not include the interests & views of current residents.
- 1 Port Bouvard sent out 800 surveys. People of Gidgie returned 176 of them. People of Gidge have had chance on say but don't seem to care.
- 1 Process seems transparent
- 1 Pt Bouvard seems to have collapsed, land is being sold privately, its a mess!!!
- 1 REally only a rubber stamp process. Shire support for extra rates
- 1 Seem to be wanting to talk - but not in reality. Very heavy handed and deceptive. No details re. water, sewerage.
- 1 Selective
- 1 SMR and PB are arrogant, out of touch, rude, reluctant to disclose any but basic information. Full of Hype, spin, hot air. They care only about the Money.
- 1 SMR and Port Bouvard (PB) have been extremely rude and failed to address my questions. My questions on the development were posed in response to the "answers" provided to previous community questions, where these are more bluff and smoke-screens than truthful answers. To my own questions, PB provided a very delayed response (5 months later) effectively stating that all issues have been addressed at community information sessions (they have not) and other details are commercial in confidence. PB also claims that it is working with state agencies on many issues, which is plainly bending the truth when state government agencies would only respond to formal submission of a proposal and not "ideas" or concept plans. Finally, both SMR and Port Bouvard have conducted their activities in an underhand way by seeking to carry out a background check on myself - I can see for no other reason than to find "leverage" or "dirt".
- 1 SMR meetings were the worst examples of manipulated answers I have ever seen
- 1 Surveys were largely multichoice without my chosen answers. Consultation at meetings was non existent
- 1 The entire process was designed to obtain the answers they required to support the development notwithstanding strong community objection
- 1 The impression I have is, that they expected to just do what they want regardless and now are annoyed because some of us don't want a Ghetto next door. One would have thought that before buying the land they would have asked every land owner in the area if we wanted our way of life destroyed. Unfortuntly they are finding out the hard way Steam Rollers don't always work. They made a bad business decision why should we be made to pay for it.

- 1 the information received has been lacking in detail. the meetings are by invitation only and are divided into various interest groups using the "divide and rule" tactic to gain support.
- 1 The Shire of Swan has abrogated it's planning responsibility and abandoned the previous development plan in favour of this private sector developers greedy proposition. This proposal is not in the best interest of the existing residents, but for the developer and any others who may profit from it.
- 1 The TLG was selected by PB not the community. The TLG is just to tick boxes on community consultation. Nothing more. No public meeting or GPA meeting as requested.
- 1 Their 'workshops' were token 'consultations' where each person was allowed one question which wasn't answered! Their claim that the results supported PB were incorrect. Their press releases are misleading along with their continuing claims that the Gidgegannup community are behind their proposal. They obviously subscribe to the 'divide and conquer' approach by having selective meetings. Their whole process has been a farce.
- 1 Their consultation is manipulative and restrictive. They have not delivered the true facts about what they intend.
- 1 Their interest is self seeking and undemocratic
- 1 There has been no open consultation. The meetings and information sessions have all been tightly structured and controlled by SMR to promote the PB Development and minimise any objections to the proposal. They have restricted access to sessions and aggressively attacked anyone who objects to any aspect of their planned development.
- 1 They are greedy fat pigs that only think of profit!
- 1 They are just greedy developers. They don't care about Gidgegannup.
- 1 They are not being open and honest - they just "SAY" they are - they are looking after their commercial interests and profit margins
- 1 They assume we all agree with them
- 1 They can push their development all they want but we don't want them here!!
- 1 They con people and pronounce Gidge: Gidji
- 1 They did a fair job - although they did seem to operate with a preconceived agenda at times.
- 1 They had a cross reference of the community
- 1 They had a cross reference of the community unreasonable to have everyone there.
- 1 they have been informative but i dont agree with there plans
- 1 They have not held public meeting to 1. explain what they propose and 2. what the people want or would like
- 1 They have sent information but it has been confusing
- 1 They just go through the motions of the consultation process they want to make \$\$\$\$
- 1 They only put forward what they want to get the answer they want
- 1 They seem to be trying hard to address all the issues but I feel blindsided that most decisions are made with re-consulation

- 1 they seem to be upfront of what they want
- 1 They will do what they want anyway and so will the government regardless of what locals want.
- 1 This is a developer technique used to "Pretend Consultation has been undertaken"
- 1 This is a hard one to answer as we have only moved to the area recently
- 1 Token effort to subdue opinion against developers
- 1 TOO SELECTIVE IN PEOPLE ATTENDING THE MEETINGS
- 1 Town blocks too small. Haven't heard from them for months
- 1 Very one sided
- 1 We have been fully informed of all plans
- 1 We have not been able to express our negative views about the townsite as Port Bouvard and SMR have made sure the questionnaires are worded that way. The consultation process has been very selective and not everyone has been able to have a say.
- 1 We have not been consulted
- 1 WE have not been consulted AT ALL!
- 1 What more could be expected at this stage with so much uncertainty about the project
- 1 When I first contacted them and spoke about the development I voiced my disapproval and since then I have been removed from their mailing list and have never rec and correspondence re meetings etc. If you don't agree they don't want you there
- 1 When I see meaningless statistics presented in a way that purports to support Port Bouvard I become very sceptical about unbiased representation.
- 1 Yes and No
- 1 you could not speak your mind on anything that was put in front of you or be negative with the proposal
- 1 You have only targeted the local Gidgegannup residence and there are others affected by such proposals also.

**34. Do you think that the Morangup community should be consulted on what is proposed for Gidgegannup?**



**35. Reasons for the above:**

**# Response**

1 ?

1 A large majority of Morangup heads down the hill for work and shopping. Gidge development will change where and what we do. Our kids go to P.S



- 1 All part of the Hills Lifestyle.
- 1 All surrounding communities will be affected by an increase in population
- 1 Although they will share in any infrastructure, they do not live next to the development or input shire rates to its costs.
- 1 Apart from traffic congestion, in which case perhaps we ought to ask the folks out in Toodyay as well, Morangup is close enough to benefit from any increase in amenities but far enough away for things not to effect their day to day life.
- 1 As it will become their closest commercial centre.
- 1 As our nearest neighbours, this will impact on them.
- 1 because it will happen to them next. The shire doesn't care about the people who live here. All they can see is more money coming in from rates, hence the support for the small blocks. I have not seen very much happen up here re facilities in relation to the rates paid by the people in the area
- 1 Because many choose to use the Gidgegannup facilities
- 1 But up to the town site.
- 1 Children attending school and closest conveniences for them, e.g. fuel, liquor, general store, bakery.
- 1 Close proximity
- 1 Consider Morangup people as Gidge.
- 1 Consider part of Gidge
- 1 Consulted yes because they will be affected by traffic. But not given the weighting because they won't have to live in or adjacent to the new suburbia.
- 1 Different area
- 1 Different Shire
- 1 Do not understand
- 1 Don't really know much about Morangup area
- 1 Everyone should have a say
- 1 Everything to gain nothing to lose
- 1 Fore warned is fore armed.
- 1 Gidge is their nearest centre.
- 1 Gidgegannup is the closest shopping / service area to Morangup, despite being in a different shire, so should have some input into an overall development. However this needs to be considered carefully as they will of course want more services and will not be as concerned about density as their lifestyle will not be as directly affected.
- 1 Haven't considered this yet?
- 1 Huge increases in local population impact all surrounding areas.

- 1 I consider Morangup to be part of greater Gidgegannup, they probably do too!
- 1 I feel they should be interested to know what is happening
- 1 If they want a shopping centre and small blocks have them at Morangup and leave Gidge alone. Perhaps Port Bouvard might like to consider that or even further out - say Meekatharra.
- 1 It does not affect them as they are a fair distance away
- 1 It is a separate area
- 1 IT IS THEIR NEAREST COMMUNITY
- 1 It is their nearest townsite/community
- 1 IT WILL ADVERSELY AFFECT THEM.
- 1 It will affect them indirectly or long term
- 1 It would be unfair for them to want to build up Gidge townsite as it is closer for them but at the same time they are far enough away not to be bothered by it.
- 1 It's not happening in their backyard
- 1 It's of a similar life style
- 1 Many of the services will effect the Morangup community.
- 1 Maybe they could develop Morangup
- 1 Morangup community uses Gidgegannup for services and would like improved services, but they do not suffer the negative impact of the proposed development.
- 1 Morangup is 10 kms away and they will only get the benefits not the negative effects.
- 1 Morangup is not Gidge, they are part of Toodyay. Deliberate strategy to dilute the views of Gidge people. They do not have to live with the consequences of PB development.
- 1 Morangup people are not living right next to the development and for them a big shopping centre and development etc would be very convenient as it would be as far as Midland is to us and Midland is far enough away not to affect our standard of living.
- 1 Morangup residents go to Gidgi for School, for fuel, for all that Gidgi now provides, we never go to Toodyay always Gidgi.
- 1 Morangup residents probably chose their place of abode for the same reasons that Gidgegannup residents chose to live in Gidgegannup - space, away from it all etc. As the proposed plan doesn't impact on their existing quality of life I don't feel they should have a say in what happens in Gidgegannup. If the residents of Morangup want more amenities I suggest they lobby their Shire and get them built close to them on land that is probably more suitable for development.
- 1 Morangup residents use Gidgie services as much as Gidgie Residents
- 1 Morangup residents would be affected by increased traffic conjection and accident risk through the townsite and on Toodyay Rd towards Midland

- 1 Morangup shouldn't have been developed. Too far from any services.
- 1 More facilities and education options
- 1 Most services are closer than Toodyay in Gidge
- 1 Most Services are in Gidgegannup
- 1 N/A
- 1 no comment
- 1 Not in their Shire or close to them
- 1 Not part of City of Swan.
- 1 Not sure about this one, but I assume they will be similarly affected by increased traffic etc.
- 1 Not sure if they want to.
- 1 Obviously, because it will affect them too.
- 1 Only in a limited fashion as their lifestyle is not being impacted negatively by this development
- 1 Opinions from Morangup should be collated separately
- 1 Part of the area and will use the town/schools/amenities if they happen.
- 1 Residents too far away from townsite - won't be adversely affected by density of housing.
- 1 Shouyld have no bearing on small Gidge community
- 1 stakeholder engagement!
- 1 Still considered Gidgegannup, traffic would be worse for them.
- 1 the are part of the hills community
- 1 The development would effect them and besides their community may be the next target.
- 1 The same things that affect us will happen to them
- 1 The townsite proposal impacts on them to.
- 1 Their lifestyle will be damaged also.
- 1 There's power in numbers to stop this development
- 1 These people do not live in Gidgegannup.
- 1 They also use Toodyay Road and Gidge Primary School
- 1 They also want the "Hills Lifestyle" and would be affected by the traffic and congestion.
- 1 They are affected by the increase in traffic on Toodyay Road
- 2 They are in the Toodyay Shire
- 1 They are in Toodyay Shire

- 1 They are in Toodyay Shire and will not be affected by any of the negative aspects of the proposals.
- 1 They are not far from town and could benefit from the services provided
- 1 They are not part of "our" community- only drive thru. They are not even in our Shire. What happens to us will only benefit them, i.e. development
- 1 They are our neighbouring community
- 1 They are part of Gidgegannup and could reasonably be expected to use the facilities and be part of the community, just like the bloke next door to the main drag in town. It is their town too.
- 1 They are part of hills and share traffic and share Gidge.
- 1 They are part of our community
- 1 They are part of our community too!
- 1 they are part of the area and most probably drive through it and use the facilities in Gidgegannup
- 1 They are part of the catchment area and their views should be taken into consideration
- 1 They are part of the Gidgegannup community. I believe this survey should be posted to every member of the Gidgie community.
- 1 They are shire of Toodyay
- 1 They are the next townsite
- 1 They are too far away to be affected by what is proposed and they will be swayed to agree with all proposals by Pt Bouvard because of the benefits of new shops and schools, etc.
- 1 They could be next; any changes will affect them too as they must travel through this way, and probably use the shops.
- 1 they have to drive through gidgie to get to the city
- 1 They have to put up with all the extra traffic
- 1 They live in another Shire. They should ask for their own townsite, instead of inflicting it on someone else. Morangup will not have to live with the consequences of development. They only want the convenience of not having to travel to Midland.
- 1 They need to be informed
- 1 They too will have to drive through and put up with all the changes
- 1 They use Gidge facilities as much as we do.
- 1 They will be able to retain their rural lifestyle
- 1 They will be affected by increased traffic on Toodyay Road.
- 1 They will be affected too.
- 1 They will be effected also.
- 1 They will be next?

- 1 They will be very affected by any development due to increased traffic density and availability of services in the townsite
- 1 They will design their own town. Also they are in Toodyay Shire.
- 1 They will develop their own town. Not same shire.
- 1 They will not be directly affected by direct impact
- 1 They would be greatly affected by the traffic, but ultimately they retain 5 acres hills lifestyle but with closer services, etc.  
But we are left with high density suburb.
- 1 They're our nearest neighbours.
- 1 THIS CONCERNS THE PEOPLE OF GIDGEGANNUP FOREMOST. THEIR LIFE STYLE WILL CHANGE, NOT FOR THE PEOPLE IN MORANGUP
- 1 This development will affect their community.
- 1 This will affect their travel the loss of their Pony Club and riding areas. And this WILL HAPPEN. Not to mention other reasons they might like to express.
- 1 This would impact on them and they are part of Gidgegannup.
- 1 Too far away to affect them significantly
- 1 Toodyay Road congestion will affect them as well.
- 1 Unlike Gidge people to the east of town, Morangup Folk use the facilities in Gidge. This is there last stop before home and appreciate what we offer them.
- 1 We are more a part of Gidgegannup than Toodyay. We shop there and drive through.
- 1 We don't use Toodyay 60 k round trip. Shire lines change we could end up in Swan. Our mail is delivered from Gidgi.  
Thanks Alan
- 1 We live in the hills for a reason. We don't want suburbia.
- 1 We need to maintain amicable ties with Morangup and cooperation in our activities
- 1 why not
- 1 Why not Mundaring, Parkerville, Mt Helena, Chidlow? They are all in the same radius. The Morangup community is far enough away to not suffer any of the potential downside of development, and close enough to enjoy all the benefits of the same development.
- 1 Why????? It's Morangup. Why not ask Mount Helena, Stoneville, Chidlow or Sawyers Valley if you propose this...their closer.
- 1 With limited say on outcomes
- 1 Within the direct vicinity and residents drive thru Gidge
- 1 Yes on overall plan No on townsite

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