

# Gidgegannup Progress Association (Inc.)

Working with the Community – For the Community

In April 2002 the North Eastern Hills Settlement Pattern Plan was signed off. The NEHSPP set out guidelines for the development of the hills to accommodate approximately 12600 people in 2026. It was noted, however, that the final population would be dependant on a number of constraints and may ultimately be less than the projected figure. Gidgegannup's present population is @2500 with 200 of those living in the townsite.

In November 2007 Port Bouvard sent out a survey to 800 residents of Gidgegannup asking them their views on how they would like the townsite to develop and what amenities they would like. A response of (176 residents) was received. A survey sent to Morangup elicited a response of some 50 residents.

Those responses indicated that people moved to Gidgegannup for the country lifestyle, peace and quiet and space and privacy and to escape the city and suburbia (the "Hills Lifestyle"). A preference was also stated for 6-12 streets (Gidgegannup residents) and 6, 12, 20 streets (Morangup residents). Most residents cited a wish for improved facilities, amenities and infrastructure.

In May 2009 Port Bouvard issued their Masterplan with a projected density down to 300m2 blocks (majority 300m2-1000m2 predominantly less than 600m2) to accommodate a population of 4500 persons.

<http://www.choosegidgegannup.com.au/pdf/35851%20Master%20Plan.pdf>

The GPA has issued a Housing Density map to portray the projected density - available on line at <http://www.gidgegannup.info/pdf/gidgedev-gpa-densitymap-a4.pdf>

We would like your views on the development of the townsite now and would be grateful if you could answer the following questions and return to the GPA c/o P.O. Box 66, Gidgegannup, 6083 or complete the form on line at <http://www.gidgegannup.info>

Name and address (optional) .....

## Townsite

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.

1. Have you seen the plan of the proposed townsite?  Yes  No  
If so, what do you like about the proposal? .....  
What do you not like?.....
2. How many people do you feel should be accommodated in the townsite given a population per household of 2.6  
 <1000  1000-2000 ..  2000-3000  2000-3000  3000-4000  4000-5000 ...  >5000
3. The present proposal is for 1900 blocks to accommodate over 5000 people. Do you support this?  Yes  No  
If so why, .....  
If not, why not? .....
5. 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?  Yes  No
6. What size blocks do you think should be predominant in the townsite?  
 300m2-600m2.  600m2-1000m2  1000m2-5000m2  5000m2-10000m2 (1 hectare/2.47 acres)  
 10000m2-20000m2  Other .....
6. Do you support the strata residential subdivision proposed for the land east of the townsite?  Yes  No  
Reasons .....
7. Do you feel the "Orange Route" (bypass) should be expedited?  Yes  No  
Reasons .....

8. 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?  Yes  No

Reasons.....

9. 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  No concerns  Increased congestion  Increase in accidents  Other .....

10. Do you wish the existing commercial centre and townsite businesses to form the basis of the new commercial centre?  Yes  No

11. Do you think there should be a light industrial centre?  Yes  No  
If yes, where? .....

12. Do you wish the townsite to be as self sustainable as possible in terms of water, sewerage and power provision?  
Water  Yes  No Sewerage  Yes  No Power  Yes  No

### Hills Lifestyle and Environment

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

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

3. What services or conveniences are you willing to forgo to retain the "Hills Lifestyle". If retaining that lifestyle means a lower population level? .....

4. What services do you consider "essential"? .....

5. Do you believe the proposed townsite and population expansion will have a positive or adverse affect on the "Hills Lifestyle"?  Positive effect.....  Adverse effect  
Reasons.....

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

7. Do you think that the existing Pony Club land should be retained for recreational use of the community and for local events?  Yes  No

### Consultation and Community Engagement

1. Have you received information from Port Bouvard and/or their consultants SMR?  Yes  No

2. Are you happy with the community consultation process conducted by Port Bouvard and SMR?  
 Yes  No  
Reasons.....

3. Do you think that the Morangup community should be consulted on what is proposed for Gidgegannup?  
 Yes  No  
Reasons.....

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 and return it to us. 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 attach additional sheet/s to your response.