

Smiths Beach – Community Consultation

2003 - 2006

Creating Communities Australia Pty Ltd
February 2006

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1. Executive Summary

The aim of the consultation process for the Canal Rocks Pty Ltd Smiths Beach development was to give local residents and stakeholders a sense of ownership in the project by providing a forum for their input into the draft design plans.

The consultation process began in May 2003 with 66 one-on-one meetings with local residents, agencies and stakeholders. This was augmented in July by the creation of the Smiths Beach Reference Group, which had several meetings with as many as up to 30 people attending each meeting.

In 2005, a further 114 community consultation meetings occurred in tandem with a campaign of phone calls, emails and eight Powerpoint presentations to community groups. In that same year, following recommendations from the community, a Community Development Group was established, attracting 24 attendees to its first meeting.

Four presentations were also delivered by the development's project team to the Smiths Beach Action Group.

From this extensive consultation there are four main community perceptions regarding the proposed development.

These are:

- The development will bring to the area economic, business, employment, lifestyle and social benefits;
- while not necessarily against the project, some sections of the community are wary until they see what eventuates, following community input;
- concern over the possible scale and negative visual impact it may have on the area; and
- against the Smiths Beach proposal, or any other development along the South-West coast.

2. Introduction

In May 2003, Canal Rocks Pty Ltd launched a community consultation strategy for the Smiths Beach Project.

Still in operation today, the process involves a broad cross-section of the community and included establishing the Smiths Beach Reference Group and the Smiths Beach Community Development Group.

The developer considers community input to be of paramount importance and the community consultation strategy was initiated to ensure that local knowledge, views and perceptions are incorporated into all aspects of the planning process.

This strategy included presentations to key stakeholders, residents, the local Shire, key interest groups and local members of State Parliament. In addition, advertising, newspaper stories and interviews with community and local business groups, landowners and other developers also formed part of the project's consultation strategy.

During the consultation process people spoke openly about the development, the Canal Rocks area and coastal development in the South West. This report documents this process.

3. Community Consultation Process

The method adopted for the Smiths Beach consultation process was multi-faceted and comprehensive in order to canvas as wide a community cross-section as possible. Table 1 provides a summary of the activities conducted during this process.

Table 1: Community Consultative Activities

Consultation Activity	Community and Stakeholders Involved
One-on-one interviews	180 one-on-one interviews and a campaign of phone calls and emails were initiated to solicit a wide range of community views. Respondents particular areas of interest included tourism industry; environment; fishing; surfing; sea rescue; business; wine industry; local associations; and

	arts.
Presentations to key stakeholders	Information sessions and presentations were conducted with the following agencies and community stakeholders: residents, service and facility providers and business owners in the catchment; the Shire of Busselton staff and Council; key interest groups; local members of State Parliament; State government authorities; service authorities; environment groups; community groups; and landowners and developers.
Development of the Smiths Beach Reference Group	The Smiths Beach Reference Group was established following the one-on-one interviews and at the request of the Shire of Busselton. Seven meetings have been held with the Reference Group attendees and the project team.
Development of the Smiths Beach Community Development Group	During the consultation process a number of local residents suggested creating the Community Development Group. This group aims to focus on the opportunities for community and economic development in and around Smiths Beach; in both the lead up to development and following its establishment.
Brochures	An information booklet detailing the history of the Smiths Beach proposal, development ideas, community recommendations and changes was provided to the community. Four hundred copies were disseminated through one-on-one meetings and reference group and community meetings. The booklet outlines changes the developer made following community consultation and highlights the importance of ongoing consultation.
Powerpoint presentations of the DGP to assist understanding	A detailed Powerpoint presentation of the changes made to the design concept was prepared. This presentation outlined the design option evolution process and modifications made to the original design concept, both during and following community consultation.
Information line	An information line was included in the consultation process to enable the community to have easy access to the project team.

The consultation objectives were to:

- understand the community's aspirations, priorities and values in order to create a community-driven vision for the project area;
- identify community views on key inhibitors to future development of the project;

- identify community views on potential strategies that will ensure the project's sustainability;
- gain input into the final project plans; and
- develop community ownership in the final plans.

4. Smiths Beach Consultation 2003

In 2003, one-on-one meetings were conducted with individuals or representatives from community and agency groups to obtain input regarding the community's aspirations, priorities and values for Smiths Beach. Meetings were conducted with a broad cross-section of people who live, work and recreate in the Dunsborough, Yallingup, Busselton, Vasse and Smiths Beach area.

The meetings were conducted in an informal manner, allowing for a diverse range of issues to be discussed. They also offered local residents the opportunity to indicate their perceptions of Smiths Beach and what they thought were important considerations for the proposed development.

The following comments give a summary of respondents' views.

- The development will be good for the local area and provide opportunities to create something "special".
- The scale and form of any development should be in keeping with the natural environment.
- The viewscape from all directions should be sensitively considered.
- Smiths Beach is considered an accessible beach for everyone and it should remain that way.
- There is a need to respect and nurture the type of activities that currently happen at Smiths Beach.
- The proposed development needs to be innovative and bring something new to the tourism market in the Cape district.
- There are significant infrastructure requirements, such as water and waste water management.
- There will be some resistance to the proposed development at Smiths Beach, no matter what is planned.
- A majority of the respondents were not opposed to the development at Smiths Beach.
- The original scale of the proposed development was the main factor contributing to the strong community opposition experienced by the developer.

- Consideration of environmental, social and economic sustainability must be given to all aspects of the development.
- Building relationships between all stakeholders is critical, as is a transparent and open process that allows community input.
- Considerable support was shown for the consultation process, with many people thanking the developer for the opportunity to comment.

A series of questions was asked at each of the one-on-one meetings and during phone conversations. The following list includes community perceptions, values and responses raised during the meetings.

Q1. What do you consider the most important aspects of Smiths Beach?

- A pristine beach.
- The ridge landscape.
- The natural environment.
- A viewscape from all directions, including from the ocean.
- Focus for surfing activities: "It is the best learn-to-surf beach in the district".
- Accessible for a broad range of community interests.
- Strong focus and emotional connection for families.

Q2. What do you believe inhibits the proposed development?

- Lobby groups may attempt to disrupt/impede/stop any proposed development.
- Proposed TPS amendments.
- Community groups and individuals taking a stance against what they believe is inappropriate development in the district (ie drawing a "line in the sand").
- Lack of good communication between all stakeholders (ie Developer, Shire, State government departments, community groups and individuals).
- Not engaging all stakeholders in the planning and development process.
- Previous history of the project (ie preconceived attitudes).
- Damaging the natural environment.
- Interfering with the aesthetics of the area.
- The perceived enormity/scale of the original concept was daunting to many local residents.
- People are not necessarily opposed to development at Smiths Beach but feel strongly that the project should be in keeping with values that are important to local residents.
- The strongest opposition to any development at Smiths Beach was based on environmental concerns.

Q3. What are the most significant development issues?

Q4. What special features could make this project distinctive?

- Appropriate infrastructure is required to cope with increased usage (ie roads, car park, water, wastewater).
- Retaining accessibility to the beach and ensuring the development is not exclusive is important.
- The need to respect and retain the activities that currently occur on the beach.
- The project needs to be innovative (ie develop strategies that are distinctive and appropriate from an environmental, economic and community perspective).
- It needs to bring something new to the market, not more of the same.
- It should be based on best practice in every aspect (ie community consultation, planning, concept development etc).
- Consider the whole of Smiths Beach (ie don't plan in isolation).
- Don't import a 'style'; build on the Smiths Beach experience (ie more like Noosa than Gold Coast).
- Balance between short stay and permanent accommodation.
- Finding a way of blending any built form with the natural environment.
- Establishing employment and business opportunities.
- Establishing a hub for the surfing community and lifesaving facility- potential for a joint initiative/partnership.
- Further development of untapped tourism opportunities (ie ecotourism, walking and cycling).
- Innovative solutions to future infrastructure requirements.
- Need to create a vision for the entire Smiths Beach area.

The consultation during 2003 ensured that as many people as possible had an opportunity to comment, make suggestions and be informed on the development guide plan and suggested built form. Table 2 lists the 66 people who provided input through face to face meetings or phone calls during the consultation phase in 2003.

Table 2. Smiths Beach Consultation 2003

	Group/Individual	Name	Date
1	Cape Naturaliste Tourism Association	Barry Brown	24/04/2003
2	Dunsborough/Yallingup Chamber of Commerce	John Read	18/06/2003
3	Geographe Bay Recreation Centre	Graham Alp	1/05/2003
4	Dunsborough Country Club	Jim Smith	12/06/2003
5	Toby Inlet Catchment Group	Doug Lucas	8/05/2003
6	Toby Inlet Catchment Group	Brian Clay	8/05/2003
7	Busselton/Dunsborough Arts and Artists Alliance	Edward Arrowsmith	12/06/2003
8	Dunsborough Coast Care Group	Chris Hosking	1/05/2003
9	Dunsborough Coast Care Group	Ron Glencross	1/05/2003
10	Naturaliste Volunteer Sea Rescue	Peter Carter	6/06/2003
11	Naturaliste Volunteer Sea Rescue	Geoff Brierley	18/06/2003
12	Parliament of Western Australia	Barry House MLC	3/06/2003
13	Cape to Cape Alliance	Donna Dornan	4/06/2003
14	Cape to Cape Alliance	Patrick Gillet	4/06/2003
15	Dunsborough and Districts Progress Association	Myles Happ	8/05/2003
16	Dunsborough and Districts Progress Association	Jacquie Happ	8/05/2003
17	Yallingup Land Conservation District Committee	Dennis Cuthbert	4/06/2003
18	Yallingup Residents Association	Pamela Edwards	5/05/2003
19	Yallingup Residents Association	Ron Edwards	5/05/2003
20	Yallingup Residents Association	Lawrie Schleuter	19/05/2003
21	Cape to Cape Track	Jane Scott	12/06/2003
22	Indian Ocean Longboard Club	Bob Monkman	8/05/2003
23	Fermoy Estate	Michael Kelly	12/06/2003
24	Yallingup Surf School	Sam Hanson	12/05/2003
25	Yallingup Board Riders Club	Mick Drmota	6/06/2003
26	Local well respected surfer and board maker.	Al Bean	6/06/2003
27	Local builder, surfer & resident of Canal Rocks	Gary McSwain	28/05/2003
28	Yallingup Board Riders Club	Barry Young	12/06/2003
29	Yallingup resident and Surfside Shops	George Simpson	28/05/2003
30	Local surfer	Paul Patterson	28/05/2003
31	Director Planning Shire of Busselton	Rob Paull	12/06/2003
32	Commonage Road Architects	Gil Nicholl	12/06/2003
33	Commonage Road Architects	Jenny Nicholl	12/06/2003
34	White McMullen Real Estate	Joe White	8/05/2003
35	Local Aboriginal resident	Dave Collard	28/05/2003
36	Yallingup Steiner School	Charlotte	28/05/2003
37	Busselton Aboriginal community	Michella Hutchins	29/05/2003
38	Shire of Busselton	Andrew MacNish	6/06/2003
39	Shire of Busselton	Rob Paull	6/06/2003
40	Busselton Senior High School	Raylene Harris	19/06/2003

41	Geographe Bay Angling Club	Rusty Ellis	26/06/2003
42	Geographe Bay Angling Club	Darryl Featherstone	26/06/2003
43	FESA Bunbury	Jeff Jones	7/2003
44	FESA Bunbury	Tony Moran	7/2003
45	Parliament of Western Australia	Bernie Masters	17/06/2003
46	Parliament of Western Australia	Adele Farina	30/06/2003
47	CALM – Busselton	Greg Mair	8/08/2003
48	CALM - Cape to Cape Track	Neil Taylor	
49	Local family	Sargeant family	6/06/2003
50	Wise Restaurant	Heath Townsend	18/06/2003
51	Yallingup Gallery	Rob Malcolm	18/06/2003
52	Harman Timber and Hardware	Jim Harman	18/06/2003
53	Lodge and Co Builders	David Lodge	26/06/2003
54	J Corp	Steve Kirby	26/06/2003
55	Architects	Joe D'Agostino	18/06/2003
56	Architects	Stuart Luff	18/06/2003
57	Dunsborough Doctor	Nick Carr	18/06/2003
58	Local architect	Max Hannell	18/06/2003
59	CALM	Peter Hanley	28/10/2003
60	CALM	Mark Pitavino	28/10/2003
61	WA Tourism Commission	Robyn Inkpen	21/08/2003
62	Smiths Beach Action Group	Kevin Merifield	2/07/2003
63	Smiths Beach Action Group	Bob McKay	2/07/2003
64	Cape Naturalise Tourism Association	Board members	26/06/2003
65	Yallingup LCDC	Committee members	1/07/2003
66	Department of Planning and Infrastructure	Larry Guise	26/08/2003

As a result of the 2003 consultation process, considerable suggestions and valuable ideas were collected from the community and shaped the development guide plan for Smiths Beach.

A significant feature of the 2003 consultation process was the establishment of the Smiths Beach Reference Group.

5. Smiths Beach Reference Group

The extensive consultation process provided the opportunity for the establishment of a community reference group to enable interested people to have regular updates regarding the progress of the development and to have a convenient method of feedback.

Smiths Beach reference group meetings have been held on the following dates:

- July 23, 2003;
- July 30, 2003;
- August 12, 2003;
- September 2, 2003;
- November 26, 2003;
- February 17, 2004; and
- June 29, 2005,

5.1 Reference Group Attendees

Table 3 lists the reference group attendees. The minutes of each of these meetings follow.

Table 3. Smiths Beach Reference Group Attendees

	Name	Group/Individual
1	Robyn Fenech	Cape Naturaliste Tourism Association
2	Ron Glencross	Yallingup LCDC
3	Geoff Brierley	Naturaliste Sea Rescue
4	Myles Happ	Dunsborough and Districts Progress Association
5	Al Bean	Local resident and surfer
6	Mick Drmota	Community Member
7	Joe White	White McMullen
8	Bob McKay	Smiths Beach Action Group
9	Mark Edwards	Smiths Beach Action Group
10	Pam Edwards	Yallingup Residents Association
	Ron Edwards	Yallingup Residents Association
11	Keith Russell	Community Member
12	Bob Monkman	Indian Ocean Longboard Club
13	Lawrie Schleuter	Yallingup LCDC
14	Tim Lynch	Community member
15	Ian Reid	Community Member
16	Kevin Merifield	Smiths Beach Action Group
17	Patrick Gillett	Yallingup LCDC
18	Bill Mitchell	Smiths Beach Action Group
19	Mike Chandler	Community member
20	Sally Chandler	Community member
21	Douglas Kirsop	Community member
22	Peter Hales	Community member
23	Trevor Delroy	Community member
24	Paul Richardson	Community member
25	Leonie Maslin	Community member
26	Bob Maslin	Community member
27	Albert Haak	Community member

28	Jim Harman	Community member
29	Bay Collison	Smiths Beach Action Group
30	David Hunt	Smiths Beach Action Group
31	Barry Brown	Cape Naturaliste Tourism Association

5.2 Reference Group Minutes 2003 – 2005

The following meeting notes represent the minutes of each of the reference group meetings.

5.3 Smiths Beach Reference Group

Notes from meeting held July 23, 2003.

Attendees

Keith Russell	Community member
Pam and Ron Edwards	Yallingup Residents Association
Barry Brown	Cape Naturaliste Tourism Association
Al Bean	Community member
Joe White	Community member
Ron Glencross	Dunsborough Coast Care Group
Bob McKay	SBAG
Mark Edwards	SBAG
Tim Lynch	Community member
Patrick Gillett	Yallingup LCDC
Allan Tranter	Project Team
Steve Rose	Project Team
Neill Stevens	Project Team
Malcolm Mackay	Project Team
Mike Day	Project Team

1. Presentation of key results from one-on-one interviews conducted so far

1.1 Natural environment

- Retention and enhancement of natural assets – achievable environmental objectives.
- Environmental innovation and excellence – highlight and support best practice.

- Infrastructure – water and waste management, parking, lighting, landscaping, community facilities.
- Healthy place – active balanced lifestyle.
- Community ownership – learning programs, community groups involvement in planning and management.
- Incentives – seed capital, government agency support.
- Aesthetics – views, relationship between natural and built form.

1.2 Uniqueness

- Sense of identity – down south feel, family/community friendly.
- Acknowledgement – farming heritage, surfing heritage, Aboriginal heritage, wine/tourism.
- Arts and Culture – artists' involvement from planning phase, cultural events.

1.3 Community spirit

- Community stewardship – volunteers, encourage businesses that support community needs.
- Inclusiveness – value diversity.
- Provision- community services.
- Meeting places – community hub, community facilities.
- Events and activities – concerts, cultural events.

1.4 Meaningful Activity

- Recreation – range of programs and activities available.
- Entertainment – restaurants, cafes, alfresco.
- Learning – ecotourism programs, surfing school, Aboriginal cultural awareness programs.

1.5 Accessibility

- Welcoming environment – disabled access, activities for all ages and backgrounds.
- Provision – access to beach, Cape to Cape track, National Park, transport.
- Safety and security – safe beach, safety by design, passive surveillance, well lit, surf lifesaving club, sea rescue.
- Inclusive – available to all socio-economic backgrounds.

1.6 Resources for economic vitality

- Flexibility – shared use facilities adaptability.
- Appropriateness – match supply and demand.
- Employment – diverse opportunities, jobs for local youth.
- Attractors – visually attractive, natural areas, linkages with tourism programs, internationally recognised for development excellence.
- Balance – sustainable balance between residential, short stay, commercial and POS.

1.7 Interaction

- Hubs – meeting places, shared use surf facility, surfing hall of fame.
- Activity – community events.

1.8 Facilitation

- Community involvement – in ongoing planning, in development initiatives;
- Governance – strong leadership bringing together community involvement, shared local vision.
- Manage change – welcome activities, communication, links to community groups.
- Inclusiveness – support networks, partnerships and alliances.
- Support – access to business needs, key government institutions, development grants.

2.1 Tourism

- The timing of any proposed tourism development is critical given other current development projects.
- Need a balanced mix of accommodation styles to ensure viability.
- Could be camping style accommodation through to five stars.
- The LNR planning document prescribes 70% tourist and 30% residential accommodation.
- Current planning policies and land tax issues inhibit the potential viability of mixed use tourist accommodation.

2.2 Surfing

- Smiths Beach is the main surf beach for many people living in the Busselton /Dunsborough area.
- Surfing is the common thread that ties the community together.
- The surfing community has matured and taken leadership roles in all facets of community life.

2.3 Community

- Smiths is viewed as a beach for all walks of life and should remain so (ie broad range of backgrounds).
- Much greater chance of the development proposal being successful if the community is involved during the process.
- There is a high percentage of absentee landowners at Yallingup (85%) – Smiths would probably be the same.
- The community consultation process currently being undertaken is a step in the right direction and welcomed by all representatives at the meeting.

2.4 Activity

- The Cape area is well suited to cycling (not on main roads) and walking.
- Potential for a dual use path between Dunsborough and the Cape.
- The Cape to Cape Track is becoming well used but is under-recognised as a fantastic community asset.

2.5 Environment

- The environment is the most important issue.
- The landscape (view), in particular from Torpedo Rocks is highly valued by all.
- The last plan was too highly visible – shouldn't be visually intrusive.
- Torpedo Rocks is where everyone goes to view Smiths Beach.
- Size is important – needs to fit and suit the space (scale).
- Any development should be within a defined area and prohibit "incremental creep" that usually occurs with development.
- Fire regulations require vegetation clearing which affects the ability to blend built form with natural form.
- What is the long term plan for Smiths Beach?

2.6 Infrastructure

- There are current parking issues that will only increase.
- Take the parking area further away from the beach area.
- Would like to see examples of good development projects- identify elements of best practice that may be appropriate.

3. Next Meeting

- 5pm to 7pm Wednesday, July 30 at Caves House, Yallingup.

5.4 Smiths Beach Reference Group

Notes from meeting held July 30, 2003.

Attendance:

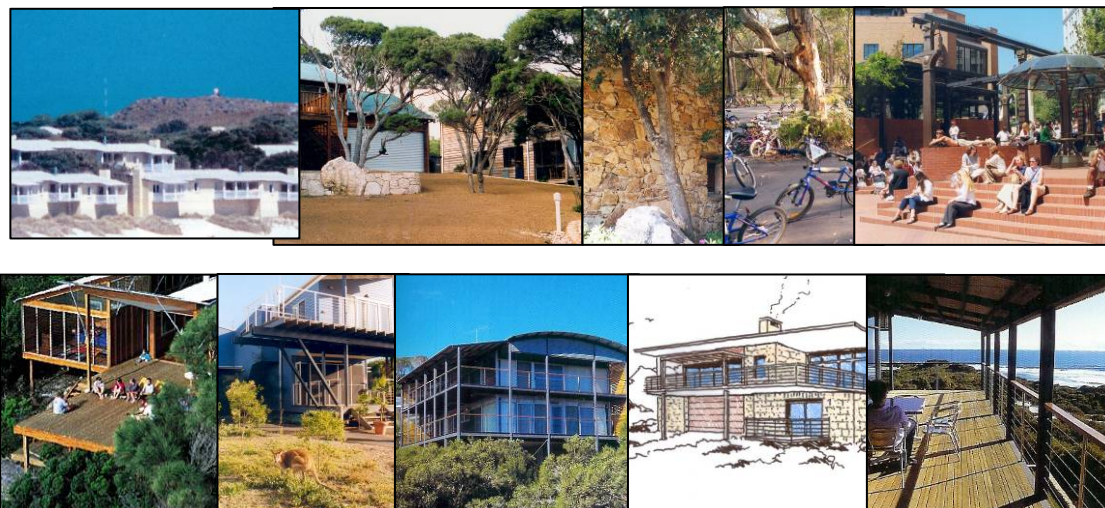
Mick Drmota	Yahoo Surfboards
Tim Lynch	Surfrider Foundation
Bob McKay	SBAG
Lawrie Schleuter	Yallingup LCDC
Neil Taylor	CALM Cape to Cape Track
Rob Paull	Shire of Busselton
Councillor Troy Buswell	Shire of Busselton
Councillor Kevin Douglas	Shire of Busselton
Councillor Pip Reid	Shire of Busselton
Councillor Bev Clark	Shire of Busselton
Ron Glencross	Dunsborough Coast Care Group
Myles Happ	Dunsborough Progress Association
Geoff Brierley	Naturaliste Sea Rescue
Ian Reid	Community member
Keith Russell	Community member
Barry Brown	Cape Naturaliste Tourism Association
David Hunt	SBAG
Neill Stevens	Project Team
Malcolm Mackay	Project Team
Mike Day	Project Team
Allan Tranter	Project Team

A presentation was given by the consultant team with a number of discussion points raised for response and to be taken into consideration.

These were:

- were the Aboriginal organisations based, in Perth or locally;
- what flora was recorded on the site;
- an area of concern is how the site appears (a conflict between built form and vegetation). Another is that fire management has gone “overboard”, with much clearing of vegetation around buildings. Other concerns were the vegetation type that was used and the height and slope of buildings;
- the Shire would like a Foreshore Management Plan to ensure that enough planning has been given to stop people walking over the vegetation. It was explained that it was too early to do a plan, as the developable area and the type of development was, as yet, unknown, but it was extremely important as it raised issues such as land tenure models and the structure of the site;
- the definition of wilderness quality was questioned, especially the western end of the site as a wilderness area;
- the views from the beach and the water were seen as important;
- the visual assessment must be very accurate, as on other sites there has been inaccurate representation of vegetation and the like;
- there is an example at Byron Bay – the old Club Med site has some good things;
- community title – do they create closed communities? There are examples of both;
- storm water management is extremely important;
- switchback roads going up the site may be an option;
- concern was expressed about the movement of building envelopes on blocks after approval had been given. There was a need to work very closely with the Shire to ensure this did not occur. Restrictive covenants need to be put in place for this, and other reasons;
- it was generally considered the western portion of the site was a ‘no go’ zone for development;
- caution was expressed about developing ecotourism areas, as people just walk anywhere, hence destroying the vegetation;
- the western portion should become public land;
- caution about the number of transient people and the associated theft that occurs; and
- it’s important to put in place a system (restrictive covenants) that ensures that people can’t build unless the vendor approves the plan.

A range of images were shown with the following comments:



- The built form should not dominate the site. It is important to see natural colours, ridge lines and the like;
- materials are important as they can be a fire hazard but equally they can be fire resistant and there can be a trade-off between materials and fire regulations;
- examples of guidelines and typologies would be desirable;
- photos and guidelines of a Crescent at Harbour Rise will be made available; and
- restrictions on the height of buildings could be based on contour lines.

An issue raised was the method employed in relation to the overall process. It was explained that the consultant team was keen to form a very clear picture of the values and perceptions of the local population about the site, and were eager to share information and work with the community, rather than wait until after the issue of selecting an appropriate method of enquiry was resolved.

It was also recognised that the method chosen will “set the scene” and to date has shaped the views of the consultant team, as well as defined the developable area. It was thought that continuously working together was the best solution.

THE NEXT MEETING WILL BE HELD AT CAVES HOUSE ON TUESDAY, AUGUST 12, 2003 AT 5.00PM. AT THIS MEETING THE DISCUSSION AND EXCHANGE OF INFORMATION ON THE MOST APPROPRIATE DEVELOPMENT FOR THE SITE WILL CONTINUE.

5.5 Smiths Beach Reference Group

Notes from meeting held August 12, 2003

Attendance:

Bob Monkman	Indian Ocean Long Board Club
Bob Mackay	SBAG
Lawrie Schleuter	Yallingup LCDC
Neil Taylor	CALM Cape to Cape Track
Tim Lynch	Community member
Patrick Gillett	Community member
Kevin Merifield	SBAG
David Hunt	SBAG
Joe White	Community member
Neill Stevens	Project Team
Mike Day	Project Team
Chris Dance	Project Team
Paul van der Moezel	Project Team
Steve Rose	Project Team

1. Paul provided responses to questions raised at previous meeting

1.1 Where were the Aboriginal organisations based, Perth or locally?

Aboriginal Heritage Survey

PvdM reported that an archaeological and ethnographic survey of the site was conducted by McDonald Hales and Associates in 1993. The ethnographic survey included interviews with three local Aboriginal groups: the Bibbulmen Mia, Gnuraren Aboriginal Corporation and the Lake Jasper Project. Five local Aboriginal elders were consulted, two of whom were able to go on to the property. The names of the elders were not included in the heritage report. Members of the reference group stated that the South West Land and Sea Council should be liaised with,, as the issue of Native Title has arisen since the 1993 survey. They also mentioned that the consultation should include the Webb, Hill and Harris families.

Feedback from participants suggested there is no clear, collective voice within the local Aboriginal community.

The South West Land Sea Council is an organisation that should be included in the consultation process.

1.2 What flora was recorded on the site?

Flora Survey

PvdM reported that four botanical surveys were done on the site; one by Keating and Trudgen in 1986, two by ATA Environmental (PvdM himself) in 1993 and 2001 and one by Eleanor Bennett in 2001. No "Declared Rare" or "Priority" flora was recorded. The question was asked: who keeps the lists of "Rare" and "Priority" flora? PvdM responded by saying these lists are maintained by CALM and are regularly updated every two years or so. Bob McKay asked about information on a dwarf Banksia that may be a sub-species. PvdM did not know of any reference to this on the Smiths Beach site and agreed to follow this up.

Fauna Survey

PvdM reported that a trapping survey of the site was done by Ecologia Consultants in April 2001. A total of 51 species of mammals, reptiles, amphibians and birds were recorded. David Hunt advised that there was a recent sighting of a Chuditch on the road near the caravan park.

There was a question about dieback hygiene. PvdM stated that as there is no dieback on the site, the construction management plan would include management practices to prevent vehicles entering the site during construction that might contain dieback in soil on the tyres.

Any information or issues regarding flora and fauna can be directed to Steve or Allan to follow up.

2. General Issues Discussed

- Mike and Neill explained that the consultant team has developed a very strong team approach to the project that relies upon continued input from the community. The information collected during the initial stage of community consultation and Reference Group meetings has already had a significant impact on the direction of the proposed development.
- An underlying element of the project is ensuring environmental, social and economic sustainability. The environment is of high priority but there is no value in building a community that is unsustainable in terms of economic and social development.
- It was suggested a study entitled 'Urban Settlement Study' by Peter Driscoll might be a useful document to consider.
- The issue of method and developable area was discussed with regard to the current consultation process and the need to ensure that all planning requirements are adhered to. The consultation process will continue to create

the vision and underlying values, while the method will provide a framework for planning and defining the developable area.

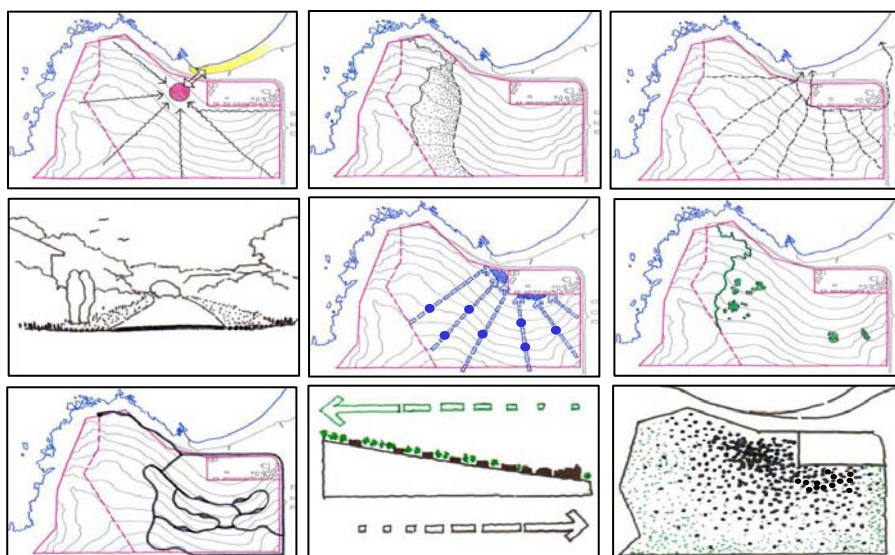
- Kevin Merifield presented a series of questions regarding a broad range of issues. The questions were noted by the consultant team. Kevin offered to copy the questions for the consultancy team.

3. Design Elements

Mike and Chris led discussion regarding a series of design elements that impact on the site.

These were:

- A vegetation line within the western sector of the site;
- A zone of transition – careful consideration of bulk and height;
- other landscape features – pockets of remnant vegetation worthy of retention and precincts containing rock boulders;
- organic “share ways” for vehicles, cyclists and pedestrians that will be designed to run with the contours being considered on community or survey strata title, rather than 15m wide gazetted roads;
- pedestrian “desire lines” focused on the proposed centrally located community/ civic development node;
- stormwater drainage paths that gravitate to the central civic node and will require POS and drainage compensating basin;
- the community node relates well to the beach and provides surveillance;
- fire and perimeter road edge buffers are highlighted; and
- range of building types outlined (houses, cottages, tent units, eco-cabins/ lodge, surf centre) and the 70/30% tourist to residential development ratio was acknowledged.



The following comments were made from participants regarding design:

- staging of the proposed development may be an approach worth investigating;
- the “developable area” to be determined by visual impact, as viewed from several locations – then the design team seeks reference group endorsement;
- it could include a wide range of housing style, from tents to “5 star”;
- the central firebreak is considered by some people as the western boundary;
- on-site management issues will be a high priority and for this reason a body corporate may assist with a permanent management presence;
- there needs to be agreement on design principles;
- the design should be sensitive to the site constraints and not reflect an imported style(ie Subi Centro);
- many of the great coastal towns and hamlets of the world have evolved over time. This could be a chance to develop a shared vision that can evolve into a dynamic and innovative place. Roads in these villages are often narrow lanes and have minimal impact on the natural setting;
- local vegetation doesn’t respond well to reticulated sewerage treatment;
- indirect and subdued lighting will assist in creating a good environment;
- there is a need to create diversity within the 70% tourist 30% residential split that will encourage social and economic sustainability;
- the reference group is interested to know what conclusions had been drawn from community consultation to date (referred to previous notes and summary of issues prepared by Creating Communities);
- had the proponents taken legal action to stop amendments;
- tents and camping may present a management problem;
- principal element driving the design over the site will be the built form;
- when will the method be complete and the developable area be defined;
- the design team urged to consider alternative forms of built form, such as portions of houses built into the landform (Canadian examples cited);
- demonstrable examples of built form need to be identified; and
- consensus required on materials, roads, firebreaks, services, roofs (It was suggested that special approaches to building materials such as Colourbond roofs that are specifically designed for the site could be utilized).

4. Next Meeting

It was agreed the next meeting will aim at addressing design issues and options relating to visual and built form aspects, such as roads, firebreaks, roofs and other building elements. We will look at innovative strategies to deal with visual issues that drive the design elements.

Next meeting will be held at Caves House, Yallingup 5pm to 7pm on Tuesday, September 2, 2003.

5.6 Smiths Beach Reference Group

Notes from meeting held September 2, 2003.

Attendance

Bay Collison	SBAG
Barry Brown	Cape Naturaliste Tourism Association
Bob McKay	SBAG
Lawrie Schleuter	Yallingup LCDC
Kevin Merifield	SBAG
Tim Lynch	Community member
Bob Monkman	Indian Ocean Long Board Club
Patrick Gillett	Yallingup LCDC
David Hunt	SBAG
Joe White	Community member
Neil Taylor	CALM Cape to Cape Track
Neill Stevens	Project Team
Steve Rose	Project Team
Malcolm Mackay	Project Team
Allan Tranter	Project Team

Purpose of Meeting

The purpose of the meeting was for the Community Reference Group to share with the design team suggestions and comments on how to address a range of issues that are likely to influence the design, function and appearance of development at Smiths Beach.

Comments from the group were collated under the following topics.

Vision and Character

Words that describe the community group attendee's views on a desired vision and character for development at Smiths Beach were:

- beach culture;

- relaxed;
- beautiful;
- walking;
- meeting;
- talking;
- space;
- elegance;
- low key;
- passive;
- sense of identity;
- 'Rotto' feel;
- environmentally-friendly;
- community atmosphere;
- tourist precinct;
- unobtrusive; and
- blending with environment.

Words that describe what is not desired:

- formal;
- city;
- confusion (traffic and parking);
- garish;
- selfish;
- racy (frenetic);
- urban;
- boring;
- suburban;
- too big;
- car-dominated;
- crammed; and
- Stark.

2. Design guidelines

2.1 Building envelopes

Diagrams were produced explaining what building envelopes are in the context of a “defined lot” and the R codes, and in the context of a strata-titled development with retained vegetation.



Comments included:

- envelopes are a good approach;
- envelopes should be tight but with scope for architectural flexibility;
- envelopes may not work for higher densities (village centre);
- a “total development” approach up front is required, not a skeletal framework that allows for sloppy design down the line;
- set backs for fire management regulations may inhibit use of space; and
- well planned clusters of buildings will create an “organic” feel, in keeping with the environment.

2.2 Roof and building forms

Diagrams were produced of building sections showing skillions in each direction and a shallow barrel vaulted roof to illustrate solar shading and to compare visual impact of roof versus wall. More diagrams were produced to show that buildings of slightly different orientations produce a perceived visual effect of subtly different roof pitches.

Comments included:

- no steep pitches;
- a mosaic of roofs;
- slate coloured roofs;
- avoid overly regular rooflines;
- low skillion roofs;
- curved roofs – only if shallow barrel vault;
- consistent theme across development;

- architecture of the same era – contemporary;
- follow contours and let the irregularities of the land create visual interest;
- buyers to be made aware they have a responsibility to the “bigger picture”;
- no ostentatious palaces;
- no whacky shapes;
- create a balance between harmony and distinctiveness;
- low reflectivity;
- sympathetic to the environment and other buildings; and
- individual but within a theme (ie balance between distinctiveness and uniformity).

2.3 Materials

Comments included:

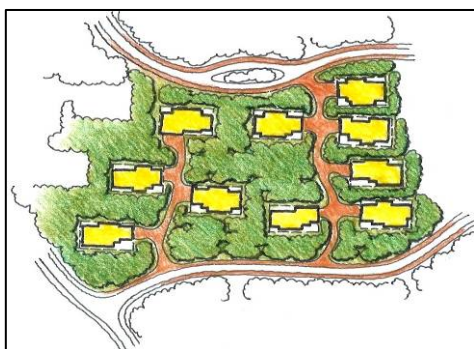
- no brick and tile;
- some variety of materials, not totally homogeneous;
- non reflective materials;
- darker colours;
- ochre, earthy tones;
- limestone (but not too much);
- coffee rock;
- granite;
- Colourbond
- rendered brickwork with shades of ochre tones;
- specified palette of colours;
- timber – stained or natural, not painted in light colours;
- weatherboarding (see above);
- Rammed Earth;
- no single material;
- mix of materials; and
- specified proportions/numbers of materials.

2.4 Landscape treatments

Comments included:

- no major parks – footy fields etc;

- some small manicured parks for passive recreation;
- Parks not to be visually intrusive from a distance;
- Linear parks (ie trails to encourage walking);
- clustering of buildings and access routes to encourage retention of vegetation;
- no black bitumen;
- if bitumen, use red/brown tones rather than black;
- use of seaweed/woodchip on pathways (diagram produced to show path retained with timber edges);
- curvy paths and roads;
- no straight lines;
- introduce taller trees (5-7 metres – not Norfolk Island Pines!) to provide some visual interest;
- plant trees close to pathways to create a sense of enclosure from overhanging boughs;
- tree species - consider broader species of region if the species on the site are too limited;
- establish a list of approved plant species;
- provide a spot for kids to 'hang-out';
- create a meeting place/ meeting tree; and
- clustering will protect the natural character of the site.



2.5 Fire management

Comments included:

- should not rely on clearance;
- reticulated water supply is a key asset;
- use of a "flood" system;
- Talk to Wormalds regarding fire protection systems;
- use of seawater for fire drenching; and

- fire protection responsibility under a centralised management to be addressed at an early stage of planning.

2.6 Car parking and access

Comments included:

- use of narrow roadways (4 metres);
- use of one-way streets;
- use of timber boardwalks;
- shared driveways and communal parking areas to reduce the amount of 'paved' area and car-domination;
- no large car parks;
- smaller parking cells (20 cars /eg Amberley Winery);
- work with existing contours;
- encourage pedestrian and cycling movement (ie a 'Rotto' feel);
- access to site - access from the rear rather than the front;
- encourage pedestrian priority (low speed limits of 10 - 15kmph);
- designate roadways as shared spaces;
- establish a hierarchy of roadways and paths;
- consider the relationship between tenure and car parking;
- emergency access requirements;
- legibility of addresses – (pizza delivery and ambulances);
- central management system could aid legibility;
- driveways – sealed/stabilised gravel;
- earthy tones from a specified colour palette;
- brick paving;
- stone cobbles; and
- no in situ concrete driveways.

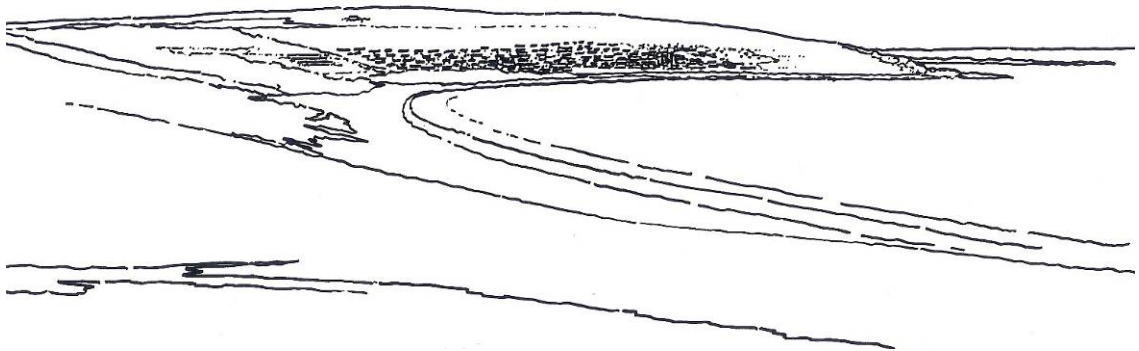
2.7 Other issues

These included:

- construction management – controls over trade access to sites;
- regional views – key view points Torpedo Rocks car park, Smiths Beach Road, northern end of beach; and
- avoid hard straight lines in regional view.

3. Building types and uses

Diagrams were produced that included sketches of different tent shapes and a diagrammatic view from Torpedo Rocks car park with an indicative proportion of development to the hillside.



Comments included:

- a broad range of accommodation types to cater for a broad range of people;
- not elitist;
- high density in village centre;
- backpackers in village centre;
- create intimate spaces in village centre – lanes small squares etc;
- shops – convenience and retail;
- no “shopping centre” mentality;

- cafés and restaurants;
- bakery;
- small licensed premises - tavern/bistro;
- "soda bar" - somewhere youth-orientated;
- conference facilities: minimum threshold – possibly 250 delegates;
- surf club for people in funny hats – not part of the Smith's Beach surf culture;
- type and extent of uses dependant on level of tourist throughput;
- a "world class" place;
- ecotourism – an experience;
- use of fixed tents – different types, including Mongolian yurt;
- designated walkways (boardwalks) to prevent random incursions into vegetation;
- designated cooking facilities to prevent campers lighting fires in bush;
- Four Seasons in Bali - a good example of resort approach; and
- use of low key accommodation to 'feather' the edges of the development.

All above information will be included in future planning by the Project Team. The focus for the next Reference Group meeting will be "scale and density". A meeting date is yet to be arranged but participants will be given at least two weeks notice.

5.7 Smiths Beach Reference Group

Notes from meeting held November 26, 2003.

Attendance

Joe White	Community member
Bob McKay	SBAG
Tim Lynch	Community member
Barry Brown	Cape Naturaliste Tourism Association
Bay Collison	SBAG
Patrick Gillett	Yallingup LCDC
Keith Russell	Community member
Ron Glencross	Dunsborough Coast Care Group
Lawrie Schleuter	Yallingup LCDC
Neil Taylor	Cape to Cape Track (CALM)

Al Bean	Community member
Bob Monkman	Indian Ocean Longboard Club
Myles Happ	Dunsborough Progress Association
Neill Stevens	Project Team
Barbara Pedersen	DPI Coastal Planning Branch
Steve Rose	Project Team
John Cleary	Project Team
Paul van der Moezel	Project Team
Malcolm Mackay	Project Team
Mike Day	Project Team

Purpose/Aim of Meeting

- Provide feedback on community input.
- Present the Project Team's design response.
- Discuss project landscape/aesthetic and environmental assessments.
- Discuss Project scale, density and area.

1. Update of State Coastal Policy - Barbara Pedersen DPI Coastal Planning Branch

Barbara provided a presentation outlining the State Government's response to the Ministerial Taskforce on coastal planning.

The key issues raised were:

- the Taskforce examined structural arrangements for coastal planning and management and provided a number of recommendations;
- Coastal Planning and Coordination Council – independent Chair, stronger advocacy role on WAPC and broader community representation;
- Coastal Policy – Coastal Zone Management Policy and Statement of Planning Policy No. 2.6 : State Coastal Planning Policy;
- Coastal Planning Program – more transparent planning and partnerships with communities; and
- Coastwest – continued support for coastal management by Local Government and community.

2. Site Visibility and Perception - John Cleary Planning

John provided a presentation outlining the landscape assessment process and aspects related to the visual impact on the site.

3. Environmental Assessment Overview- Paul van der Moezel

ATA Environmental

Paul provided a presentation outlining key points from previous environmental studies.

This included studies on:

- flora and vegetation surveys;
- "rare" or "priority" plant species surveys;
- fauna surveys;
- coastal study;
- State Coastal Planning Policy.

4. Design - Malcolm Mackay and Mike Day

Design Rationale key points included:

- offers a wide range of experiences and lifestyles;
- relaxed, coastal and Western Australian feel;
- responds to the views from, and orientation of the site;
- respects the natural topography and landscape values of the site;
- expresses the values of the community in conjunction with the values of the individual;
- sustainable in environmental, social and economic terms; and
- has an architectural language that is simple, distinctive and harmonious.

Malcolm provided a presentation on key aspects, including:

- movement to the centre – the location of the village centre is suggested by proximity to the beach, "gravity" and a place that is central to the site;
- stormwater – detention areas are required at the foot of the slope. Good opportunity to combine stormwater with pedestrian "desire lines";
- roadways – should be "softer" and meander with the existing contours;
- transition zone – the character and sensitivity of the western area is different to that in the eastern area;
- density – areas of greater intensity should be located further down the slope and closer to the village centre; and
- built form should generally follow the contours to harmonise with the landscape. Other considerations include consistent roof materials, no fencing, minimal

retaining walls, mixture of materials, limited and clearly defined colour palette, prescribed height limits, envelope plot ratio limits, approved plant species etc.



Reference Group Comments

Landscape, Site Visibility and Environment Issues

- Don't go to the western end of the site.
- It is encroaching on fragile area.
- "Transition" area is excessive.
- Heartened by principles underlying the proposed development.
- Should look at camping at National Parks rather than commercial operations.
- Can the environment cope without increased infrastructure?
- Commend team's approach – picked up all key aspects.
- Human traffic will degrade western area.
- Need software modelling to assist with visualising the concepts.

Design

- Design sensitivity is good.
- Promising aspects – horizontality.
- Don't like verticality concept.
- Infrastructure – concerned that there will not be enough infrastructure to cope with the population.
- Fire management is a key issue.
- CALM have developed some good designs that are worth looking at.

- Need clarity on what you mean by tent accommodation.
- Innovation and building type etc is great.
- "Feathering" concept is good.
- Traffic flow needs more thought - Traffic modelling was done on original plan but there is nothing to go on yet.
- Consider traffic issues all the way back to Caves Road.
- How was the figure of 515 units derived? No standard formula- the planners were given the brief to come up with a plan that best suits the site.
- 515 units are still too much.
- Considering that it is predominantly a tourism site, long term management is important.
- Strata titling is good - What control could the developer have over strata title conditions?
- Appreciative that the approach is practical and inclusive.
- Would like to visualise possible models of the development – need something to look at. Prepare several scenarios for discussion.
- Consider underground parking.
- Pedestrian priority - get cars out.

Planning

- Consider integration with other developers at Smiths Beach.
- Need a Strategic Plan for the entire Smiths Beach area.
- Strategic Plan should be managed by Shire of Busselton.
- The planning process is not final – will need to adjust to take on feedback from community.
- Need to identify what aspects that the community and developer are willing to compromise on.
- Nothing "concrete" yet – we need to see something.
- Don't go through same process as last time – need to continue the interaction and constructive input from community.
- Significant step forward.
- Rate "highly" is a good starting point.
- This approach is setting a precedent for other developers.
- Iterative planning process – ongoing.
- There will always need to be compromise during the process.
- Local community understand instinctively what will work and what won't.

Community Development

- Development should focus on sustainability, look to the future and focus on use for young people.
- What do we want for our kids in the future?
- How do we inject elements that encourage a sustainable community?
- Community hub concept important.
- The quality of life is the biggest issue.

Next Meeting

To be convened in February 2004.

5.8 Smiths Beach Reference Group

Notes from meeting held February 17, 2004.

Attendance

Ron Glencross	Dunsborough Coast Care Group
Patrick Gillett	Yallingup LCDC
Tim Lynch	Community member
Trevor Delroy	Community member
Sam Hanson	Yallingup Surf School
Bob MacKay	SBAG
Myles Happ	Dunsborough Progress Association
Joe White	Community Member
Lawrie Schleuter	Yallingup LCDC
Peter Hales	Community member
Keith Russell	Community member
Sally Chandler	Community member
Paul Richardson	Community member
Albert Haak	Community member
Jim Harman	Community member
Mark Edwards	SBAG
Bill Mitchell	SBAG
Jeff Burch	Community member

Mark Titchener	Community member
Peter McDonald	Community member
Bay Collison	SBAG
Mike Chandler	Community member
Amy Burch	Community member
David Hunt	SBAG
Leonie Maslin	Community member
Bob Maslin	Community member
Neill Stevens	Project Team
Allan Tranter	Project Team
Steve Rose	Project Team
Malcolm Mackay	Project Team
Jonathon Riley	Project Team

Introduction - Neill Stevens

Neill Stevens opened the meeting and set the scene for topics to be discussed and responded to questions from participants.

- Methodologies close to being finalised.
- All work is in accordance with the methodologies.
- Town Planning Scheme amendment close to agreement, currently being negotiated.
- Simulated modelling – Not currently available due to the stage of planning. Approaching a stage where the plan will be more defined and appropriate to use computer generated modelling.

Design - Malcolm Mackay

Malcolm Mackay gave a presentation and update on design issues.

- Recap of design issues discussed at last meeting.
- Design changes.
- Moved development further away from the western boundary.
- Resort concept.
- Changes to density and road design.
- Changes to camping area.
- Community space.

- Beach Club Concept.



Questions and Comments

- How many residential? Response - about 100 houses and about 350 units with the tourist residential mix to be determined on the basis of the 70/30% split of the developable area per the SPP requirements. Neill clarified – not trying to avoid but needs to go to another level of planning before being exact.
- Locate the firebreak and top of ridge on the map.
- Malcolm Mackay suggested that we should investigate what the land can support rather than drawing an arbitrary line (ie apply the science).
- Resort is not calculated as part of the 450 units. Resort will have approx 100 beds which is equivalent to about 30 units.
- Developable area is bound to the 70% tourism and 30% residential equation.
- Discussion on pros and cons of strata title.
- Will be a body corporate for strata title.
- Strata management considered to be a key issue.
- Bill Mitchell suggested that the hotel (beach Club element) could be pushed further back from the beach (Don't want people looking over you when you're on the beach – like Scarborough).

Traffic Management - Jonathon Riley

- Jonathon Riley gave a presentation on traffic analysis data.
- Shire of Busselton happy with the analysis.

Reference Group Feedback

- Bob MacKay suggested that the 1999 data is too old and inaccurate. View supported by the group (Note – Post meeting correction – the data was from 2001, the latest available from the shire).
- Need to get more up to date data from Shire of Busselton.
- Distribution spreadsheet on traffic – provide with notes.
- People walk up Smiths Beach Road for exercise which currently causes a safety issue – increased traffic will increase problems.
- Myles Happ suggested that there needs to be a long term solution to traffic management. The area already has significant traffic problems that need to be resolved.
- Neill Stevens responded that the existing problems will need to be addressed by others with his client and their consultants addressing impacts arising from the new development.

Scale in Context - Malcolm Mackay

- Malcolm Mackay displayed drawings.
- Bill Mitchell suggested that any built form shouldn't break the ridge line.
- Views from each lookout are important.
- The drawings were considered to be unhelpful to the group in achieving a sense of scale and perspective.
- Tim Lynch suggested that the lack of colour was an attempt by the developer to downplay any negative impacts and have the site viewed in the best possible light. Tim was advised that the colours used in diagrams were representative of the colours proposed for the ultimate development.



Feedback Session

- Software modelling is required.
- Not happy with traffic management information.
- Sketches not a good idea.
- Development dragged back further from west is good.
- Could remove the 10 units still on the west boundary.
- What will Smiths look like in 1-2-5-10 years (would like to have a sense of the possible ongoing changes).
- Should be looking to the long term 50+ years for long term sustainability.
- Place emphasis on removing car traffic from the site.
- Strata – termination of the plan is more important.
- Western boundary – should come back further.
- Don't feel better informed than the last meeting.
- Possible conflict with fire management.
- Traffic is also a Shire of Busselton issue.
- Concerned about the scale.
- Have shown sensitivity and respect in community views.
- Bali resort example – no cars permitted within the site is a stunning example of how transport issues can be resolved.
- Must take account of Yallingup with regard to traffic issues.
- Should be viewed as the entire precinct not just your development.
- Constructive discussion is good.
- Recreate Smiths Beach.
- Don't want privatised – exclusive.
- Try and achieve a car-less space.
- Work with other landowners to solve issues.
- If this development goes ahead according to all the "rules", we will all miss a wonderful opportunity. We need to be creative about how the site is developed and not completely constrained by regulations.
- The reference group is a selective meeting which pinpoints views rather than getting a broad view from the community.
- Pleased with changes.
- Should be taking a holistic approach to infrastructure at Smiths Beach.
- Neill Stevens suggested that the developer is prepared to be part of a group that works with the Shire to address the issue.

5.9 Smiths Beach Reference Group

Notes from meeting held June 29, 2005

Attendees:

Tim Lynch	Community member
Myles Happ	Dunsborough Progress Association
Joe White	Community member
Keith Russell	Community member
Mark Titchener	Community member
Libby Bulbeck	Indian Ocean Long Board Club
Dave Bulbeck	Indian Ocean Long Board Club
Steve Rose	Creating Communities
Erica Logan	Creating Communities
Neill Stevens	NS Projects
Martine Peasley	NS Projects
Malcolm Mackay	Malcolm Mackay Urban Design
Michael Swift	Michael Swift & Associates
Paul van der Moezel	ATA Environmental
Jonathan Riley	Riley Consulting

1. Review of community consultation to date - Steve Rose

Phase One

The first phase of consultation (2003) included 66 one-on-one meetings and community group and organisation meetings. The aim of this phase was to obtain a community perspective, views and values relating to the development at Smiths Beach.

A Reference Group was established of interested people from within the community.

Considerable design suggestions and requirements for planning were made.

Phase Two

Over the past 18 months comments and suggestions regarding the design and planning of the Smiths Beach development have been reviewed and considered by the developer in preparing the latest concept design.

Community consultation is ongoing with a new round of information sharing and opportunity for community comment.

The design plan has incorporated considerable changes.

2. The Design Story - Malcolm Mackay

The concept plans for Smiths Beach continue to follow community suggestion. The aim of the project is that it is a place where all people are welcome, that the development belongs to the place where it is set, that the values of the community have been incorporated and that it is harmonious with the environment. Group rules were that it is "anti-suburban", relaxed, coastal and belongs to WA; a "Rotto" holiday feel but in the South-West.

The current design plan has just over half of the number of buildings as the original concept.

Key topics regarding design planning included:

- the community hub;
- traffic;
- development zones;
- density;
- concept plans; and
- viewscales.



3. Questions - ALL

Q: How up to date is the existing traffic data?

A: Previous information was for 2001; the latest data is now being used, which is collected from the Easter period in 2004 by the Shire of Busselton. This data accommodates the busiest time of the year.

Q: What impact will there be on the Caves Road/Canal Rocks intersection?

A: There is some minor impact on the right hand turn into Caves Road, which will be addressed. Regardless of the Smiths Beach development the intersection may need to be upgraded at some time in the future.

Q: What traffic volumes can be expected at Smiths Beach over Easter?

A: There will be an increase in these peak times, however, it is not significant and can be compared to traffic volumes at Layman Road, East Busselton. People will easily be able to cross the road. This traffic estimation includes all people who may drive down Smiths Beach Road within and from outside the development.

These figures are obtained through the 'SATURN' model, run by Jon Riley and reviewed by Behnam Bordbar of Transcore (traffic consultants).

Q: Will the development mean less parking at the beach?

A: The development is designed to be self-sufficient for residential and visitor parking and will not require the use of existing parking currently provided for visitors.

Q: What will the speed limits be for the development?

A: 40km/h will be requested on Smiths Beach Road and the development area. Strata title within developments provides further scope for lower speed limits. However, Main Roads is the ultimate authority on speed limits.

4. Discussion - ALL

Community Venue

It was suggested the developer provide a small amount of land or building for community development. The developer provides the land for a community centre/surf club/club rooms. This could incorporate the surfing community, board riders and surf lifesaving.

This was supported by others in attendance and the recommendation for community development and planning for the use of the "community centre" to start immediately.

It was recommended that a group be formed to brainstorm and plan the best use of a community facility that ensures local ownership and sustainability of the facility.

The developer agrees that community development and celebration of the surfing community is important and will welcome future input on this. Suggestions for this included: surfing memorabilia within the community centre; public art; and a place that has relevance to all people.

Church/Spiritual Facility

It was suggested that consideration of a church facility/open area location be considered for people to come together and that not be for resort people only.

Bus Station/Taxi Rank

To date, these facilities have not been mentioned in the design plan and it was considered they will be important features for people to access and participate at the beach.

Acoustic Transmission

What nightlife facilities plans are there for the development? There are limited facilities on the Cape and it would be a positive component of the development.

Tourism-owned land.

Q: Who manages the tourism aspects?

A: A strata management strategy is being prepared as part of the plan.

Space for Open Air Events

Is it possible to plan an area where the community (tourists, locals and residents) can come together for events? These can be held outside and would ideally cater for up to approximately 2000 people. A space near the community hub would be good.

Vegetation Heights throughout the Development

Q: Will all vegetation grow to a maximum height over the development?

A: Trees have been chosen to best fit the development and trees are depicted as larger at the top of the development, where they are most likely to grow larger, and become lower towards the beachfront.

Q: Will the way the roads have been designed take stormwater to the beach, which may affect the surf breaks?

A: The stormwater planning has been designed so that it is held back "bit by bit" as it travels down the development and is returned to the ground. There are two detention areas shaped by the amphitheatre to capture run-off.

Q: What strata title structure is planned for the development?

A: There will be strata title groups with an overall vision-keeping process to umbrella the whole development. Several super lot stratas, with coordinated management, enable sustainability of the development and ensure upkeep is the responsibility of the strata groups, rather than local government.

Parking

It was suggested that paid parking be considered as a design element of the plan.

Q: Request for the exact number of car parks along the beach front.

A: An upgrade of beach parking at the end of Smiths Beach Road is proposed. The developer is discussing this with the Shire of Busselton to ensure there is enough parking.

In response to a query on the additional traffic flow impact along the beachfront section of Smiths Beach Road, arising from the development, the Project Team will review the traffic analysis for this component.

Q: It was requested that it be noted a number of invitees were not able to attend the meeting and that further feedback may be forthcoming from these people.

A: This was noted and consultation with all Reference Group attendees and other members of the community is ongoing.

5. Where to from here - Neill Stevens

The final stage of technical and concept planning is in place with the aim of lodgement in August/September. Ongoing consultation will occur and this will lead to the formal consultation phase.

6. ACTION

Invitations to be issued for Reference Group attendees to join the community group to plan for the community centre/surf club facility.

6. Community Consultation 2005

Following the initial reference group meetings and the community consultation in 2003, considerable design changes were adopted for the Smiths Beach project. The development of the method utilised and the changes to the design concept plans were in response to each of the suggestions made by the community.



To continue the level of community involvement a new round of consultation was conducted in 2005. A total of 114 community members were consulted and the program included one-on-one meetings, phone calls, the Smiths Beach website and attendance at reference group meetings and the Smiths Beach community development group meeting. Phone conversations and one-on-one meetings enabled discussion about the changes and further opportunity for comment and ideas. People who were consulted over the phone were invited to meet with one of the Project Team, however not everyone wanted to do this. Table 4 presents those people consulted in 2005.

Table 4. Community Consultation 2005

	GROUP	NAME	LAST NAME	DATE AND TIME
1	Busselton /Dunsborough Environment Centre	Sheila	Bligh	22/6/2005 and 1/7/2005
2	Busselton Apex	Anton	Mann	
3	Busselton Guides	Roni	Fitzpatrick	22/6/2005 and 1/7/2005
4	Busselton Historical Society	Val	Ambrose	28/06/2005
5	Busselton Primary School	Tim	Baker	29/06/2005
6	Busselton RSL	Trevor	Sargent	28/6/2005 and 1/7/2005
7	Busselton Scouts	Elaine	Goode	28/6/2005 and 29/6/2005
8	Busselton Scouts	Mal	Cooper	29/06/2005
9	Busselton/Dunsborough Mail and Busselton Chamber of Commerce	Barbara	McSherry	
10	Busselton/Dunsborough Volunteers	Carl	Holroyd	22/6/2005 and 29/6/2005
11	Busselton/Vasse Senior Citizens	Jo	Gairdner	26/6/2005 and 29/6/2005
12	Cape Naturaliste Tourism	Robyn	Fenech	29/06/2005,

	Association			26/07/2005
13	Cape to Cape Alliance	Donna	Dornan	28/06/2005, 7/07/2005, 10/08/2005
14	Cape to Cape Track	Jane	Scott	4/07/2005
15	Cape to Cape Track	Neil	Taylor	21/09/2005
16	Caves Realty	Peter	Davies	21/09/2005
17	Chamber of Commerce Busselton	Sue	Wagner	22/6/2005 and 29/6/2005
18	Chamber of Commerce Dunsborough/Yallingup	John	Read	22/6/2005 and 1/7/2005
19	Dunsborough & Districts Progress Association	Myles	Happ	29/06/2005 , 1/07/2005
20	Dunsborough Bowling Centre	Ernie	Sharp	26/06/2005
21	Dunsborough CWA	Lois	Exley	
22	Dunsborough Football Club	Steve	McGuire	26/6/2005 and 1/7/2005
23	Dunsborough Police Station	Ian	Clarke	12/07/2005, 28/07/2005
24	Dunsborough Primary School	Garry	Jones	28/6/2005 and 28/6/2005
25	Dunsborough Progress Association	Libby	Winchcombe	20/07/2005
26	Dunsborough Progress Association	Kerry	Grist	20/07/2005
27	Dunsborough Progress Association	Rance	Driscoll	28/07/2005
28	Dunsborough Surf Riders Association	Bradley	Cooper	28/6/2005 and 1/7/2005
29	Dunsborough Tourist Bureau	Deanne	Smith	22/06/2005 and 29/6/2005
30	Dunsborough/Yallingup Chamber of Commerce	John	Reid	
31	Geographe Primary School	John	Shorthill	29/06/2005
32	Indian Ocean Longboard Club	Bob	Monkman	12/07/2005
33	Longboard Club	Libby	Bulbeck	
34	Maganews - Dunsborough Community Newsletter	Kerry	Grist	7/07/2005
35	MLA (Liberal)	Troy	Buswell	
36	MLC (Liberal)	Hon. Barry	House	
37	Naturaliste Community and Cultural Centre	David	Pillpell	
38	Naturaliste Volunteer Sea Rescue	Peter	Carter	30/7/2005
39	Naturaliste Volunteer Sea Rescue	Geoff	Brierley	12/07/2005
40	Naturaliste Volunteer Sea Rescue	Vern	Willis	
41	Near Neighbour	David	Hunt	6/07/2005, 12/07/2005
42	Our Lady of the Cape Catholic School	Riley	Horrocks	26/6/2005, 20/7/2005, 20/07/2005

43	Shire of Busselton	Kevin	Douglas	23/06/2005
44	Shire of Busselton	Fraser	Smith	23/06/2005
45	Shire of Busselton	Beverley	Clarke	20/06/2005
46	Shire of Busselton	Don	Hanran-Smith	24/06/2005
47	Shire of Busselton	Philippa	Reid	24/06/2005
48	Shire of Busselton	John	Triplett	24/06/2005
49	Shire of Busselton	Anne	Ryan	24/06/2005
50	Shire of Busselton	Alan	McGregor	25/06/2005
51	Shire of Busselton	Jane	Holland	25/06/2005
52	Shire of Busselton	Aaron	Bell	23/06/2005
53	Shire of Busselton	Lorna	Secrett	29/06/2005
54	Shire of Busselton	Allan	Whitfield	
55	Shire of Busselton	Nigel	Bancroft	
56	Shire of Busselton - Councillor	David	Barton	
57	Shire of Busselton - Councillor/Dunsborough Chamber of Commerce	Brian	Box	
58	South West Development Commission	Jane	Manning	15/08/2005
59	South West Environment Centre	Winston		22/6/2005 and 1/7/2005
60	Surf Life Saving WA	Mike	Smith	11/10/2005
61	Surfing WA	Marissa	Sefton	22/6/2005 and 1/7/2005
62	Toby Inlet Management Group	Brian	Clay	7/07/2005
63	Vasse Primary School	Brian	Devereux	28/6/2005 and 30/6/2005
64	Wardan Aboriginal Cultural Centre	Bill	Webb	1/07/2005, 4/07/2005, 7/07/05, 20/07/2005
65	Wardan Aboriginal Cultural Centre	Kim	Sara	
66	West Busselton Primary School	Greg	Smith	29/6/2005
67	White McMullen Real Estate	Joe	White	29/06/2005
68	Yahoo Surfboards	Mark	Ogram	20/07/2005
69	Yallingup Boardriders Assoc.	Paul	Patterson	18/07/2005
70	Yallingup LCDC	Lawrie	Schleuter	7/07/2005
71	Yallingup LCDC	Dennis	Cuthbert	7/07/2005
72	Yallingup Steiner School	Adrian	May	28/6/2005 and 28/6/2005
73	Yallingup Surf School	Sam	Hanson	20/07/2005
74	Community member	Helen	Lillerg	26/6/2005 and 29/6/2005
75	Community member	Shelley	Cullen	
76	Community member	Michelle	Steck	2/09/2005
77	Community member	Tracy	Adams	13/09/2005
78	Community member	Tony	Snelling	11/10/2005
79	Community member	Robyn	Page	12/10/2005
80	Community member	Amanda	Farrar	
81	Community member	Gino	Terriaca	
82	Community member	Nicole	Mclaughlin	

83	Community member	Scott	Anderson	
84	Community member	Geoff	Sprigg	
85	Community member	Glenn	Ahola	
86	Community member	Mike	McArthur	
87	Community member	Jodie	McArthur	
88	Community member	Steve	Merks	
89	Community member	Alan	Beasley	
90	Community member	Krys & Geoff	Sprigg	
91	Community member	Allan	Ahola	
92	Community member	Roxie	Ahola	
93	Community member	Jon	Bishop	
94	Community member	Bradley	Ahola	
95	Community member	Aaron	Oddy	
96	Community member	Frank	Gaschk	
97	Community member	Mark	Whitby	
98	Community member	Michael	Ducrow	
99	Community member	Jo	Letts	
100	Community member	P	Morgan	
101	Community member	Graham	Knight	
102	Community member	Roy	Potter	
103	Community member	Sophie	Clohesy	
104	Community member	Jacquie	Happ	
105	Community member	Rebecca	Miller	
106	Community member	Fiona	Martin	
107	Community member	Ron	Clegg	
108	Community member	Michelle	Stech	
109	Community member	Ray	Faul	
110	Community member	Keith	Russell	
111	Community member	Richard	Hadley	
112	Community member	Jim	Watt	
113	Community member	Elizabeth	Watt	
114	Community member	Jim	Harman	

Main themes resulting from the 2005 consultation round include:

- support for the development and the opportunities for surf clubs and groups to have a place to meet;
- support for opportunities to develop links between the Smiths Beach development and the programs and services available at the Wardan Centre;
- support for the viewscape changes;
- recognition that if the development is done well it will be a great asset to the community;
- community support for sea rescue facilities closer to the cape;
- the support of the changes to the development design which are evident and there is support for the development;
- the suggestion for a community development group to look at facilities for local groups, surf clubs, and the board riders association;

- support for public open spaces for all people to come together;
- acknowledgement of the 'Rotto' feel idea for the Smiths Beach development;
- visual amenity is paramount – the developer is not addressing this well enough;
- consultation process is flawed;
- concern about traffic management;
- concern about retaining accessibility for all Smiths Beach users; and
- concern about the protection for the western boundary of the site.

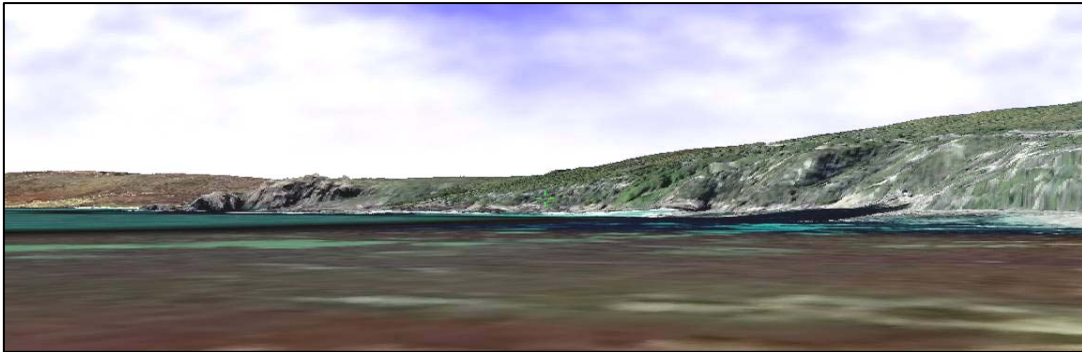
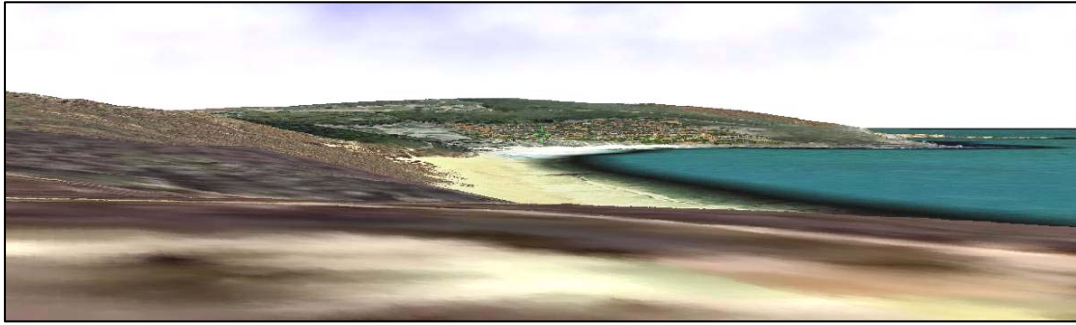
There is a perception among most of those consulted that the developer amended the original design to support community comment and that there is excitement about the proposed development.

6.1 Stakeholder Presentations 2005

A professional association, community groups and clubs were provided with presentations from the Smiths Beach Project Team. These presentations consisted of a detailed Powerpoint overview, information sharing opportunities and information seeking from the developer. Table 5 highlights the presentations in 2005.

Table 5. Presentations to professional groups/associations 2005

Group/Association	Notes	
Naturalist Volunteer Sea Rescue	This was their AGM so all members attended	12/7/2005
Cape Naturaliste Tourism Association	Board members	26/7/2005
White McMullen Real Estate	Presentation to all staff and friends	28/7/2005
Dunsborough Progress Association	Committee and members	28/7/2005
Shire of Busselton	Briefing to all Councillors and senior staff	24/8/2005
Dunsborough Yallingup Chamber of Commerce	Presentation to members	30/8/05
Surf Community	Presentation to members of the Indian Ocean Long Board Club and Yallingup Surf Club	13/9/2005
Smiths Beach Action Group	Presentation to committee and members	13/9/2005



Major themes resulting from these presentations included:

- finding a way to blend the built form with the natural environment;
- establishing employment and business opportunities;
- establishing a community hub for the surfing community and lifesaving facility – potential for a joint venture initiative/partnership;
- further development of untapped tourism opportunities (ie ecotourism, walking and cycling);

- innovative solutions to future infrastructure requirements;
- ensuring that the scale and form of any development be in keeping with the natural environment;
- ensuring that the viewscape from all directions is sensitively considered;
- maintain accessibility to Smiths;
- enhancing the type of activities that currently happen at Smiths Beach;
- adequate provision for significant infrastructure requirements, such as water and waste water management;
- expectation of some resistance to the proposed development at Smiths Beach, no matter what is planned;
- most people are not opposed to the development at Smiths Beach;
- reducing the original scale of the proposed development; and
- building relationships between all stakeholders (ie developer, shire, community groups and individuals).

7. Smiths Beach Community Development Group

The vision for Smiths Beach is to create a world-class tourist and residential estate where people can regularly interact with the environment, swim and surf at the beach, walk within the community and enjoy the area's unique natural features. A feature of the consultation process was the recommendation by a number of local residents to start a community development group to oversee opportunities for the future community at Smiths Beach and in the local area.

The first community development workshop was held on Tuesday, September 6, 2005 with 24 community attendees attending. Community stakeholders present included the Shire of Busselton, the Hon. Barry House MLC, Dunsborough police, the South West Development Commission, Shire of Murray and local residents. A number of community members who could not attend wished this group well in its efforts for community development in Smiths Beach and Dunsborough.

The local community came together as a first step to determine key ways in which the Smiths Beach project can be positioned as a functioning, sustainable community that adds value for all people in the region.

The workshop included an examination of four key questions.

These are:

- What is the character and important qualities of the Smiths Beach area?

- What will make the community hub at Smiths Beach sensational? (ie new facilities, community excitement, community connectedness).
- What gaps in the lifestyle opportunities of the region is there that the proposed Smiths Beach development could fill?
- What would make Smiths Beach destinational? (ie are there events that will put it on the map?).

Over time, community development strategies will be authored in consultation with the community development network for Smiths Beach. It will provide frameworks and initiatives to facilitate a cohesive and vibrant community and tourist precinct that contributes to the region's sustainability.

8. Smiths Beach Action Group

The Smiths Beach Action Group has a particular interest in the development and considerable consultation and input has been received from them. Two meetings have been conducted with the group's members at official meetings; a number of the Smiths Beach Action Group members are part of the Smiths Beach Reference Group and a number of individual meetings have been conducted with the project team since 2003. The details and outcomes of these meetings are presented below.

8.1 Smiths Beach Action Group

Notes from meeting held February 10, 2004

Attendees

SBAG:

Bob MacKay

Kevin Merifield

Bay Collison

Laurie Schleuter

Mark Edwards

Patrick Gillet

Project Team:

Neill Stevens

Steve Rose

Smiths Beach Action Group comments:

- Agreed that the process is good but there are still significant differences regarding scale.
- Western boundary remains an issue.
- Bob Mackay provided an outline diagram of what they consider to be developable.
- They consider Residential #70, Tourist #210 and total population 800 to 1000 people is the appropriate size.

Neill responded:

- Acknowledged comments but did not agree with figures.
- The project is about ensuring triple bottom line principles.
- There is potential for a quality and unique tourist resort.
- Removed the ecotourism concept but still keeping the camping area.
- Explained the leverage model.
- If there is no room for compromise regarding the western boundary then opportunities such as the tourist resort may not occur.

8.2 Smiths Beach Action Group

Notes from meeting held September 13, 2005

Attendees

Bay Collison

Gilly Collison

David Hunt

Libby Hunt

Laurie Roach

Rob Sutherland

Kevin Merifield

Tim Lynch

Sally Chandler

Douglas Kirsop

Ian Mitchell

Ven Mitchell
Terry Delroy
Annie Palmer
Mark Palmer
Laurie Schleuter
Ross Chambers
Terry Hodges
Project Team:
Neill Stevens
Steve Rose
Malcolm Mackay

Issues, Questions and Discussion Points

- Will the roads be private? (issue about management).
- Where is the firebreak line in comparison to the proposed development?
- How will the semi-permanent tents be serviced i.e. toilets, showers etc?
- Negative response from Rob Sutherland to the 5 star hotel concept (issue about being a place for people to get drunk).
- Fire Break – how wide is it – does it comply with all requirements?
- The “triangle” patch of land on the southern side of the proposed entrance road near the Cape Spur Lodge – is this area counted as POS – should not be counted as POS as it is road reserve.
- Is there a reason why the computer modelling doesn’t look realistic? Modelling is not good and leads to further cynicism. What are the assumptions? Show how the model has been developed.
- There should be no development west of the old firebreak line.
- Should not be able to see any building from the beach.
- Kevin asked for a copy of John Cleary’s visual assessment plan – he said that he had asked for it a couple of times but it still hasn’t arrived.
- This is the last beach that still has the undeveloped, wilderness experience in the Cape region – we can’t afford to lose it.
- Issue with David McKenzie.
- The developer has pushed the limits with this proposal – expect heaps of resistance.
- Should be feathering back from the firebreak, not after it.
- Typographical error in Busselton-Dunsborough Mail wrap (366 units) – this could be viewed as a misrepresentation rather than a mistake - NS explained.

- Could a correction be made in the next ad? – yes.
- Haven't we jumped the gun with the project? We believe there should have been more dialogue with the SBAG members prior to lodgement.
- Parking will be a major problem.
- Where is the sewer line going?
- How will the western boundary be managed to ensure that no future development can occur there?
- Actual area, including semi-permanent camps is about the same as the last proposal.
- This area can't be like Rottnest because Rottnest doesn't have cars.
- How will you get any vegetation to grow there?
- Fire management is an issue that many attendees are concerned about.
- Kevin thanked the Project Team for the presentation and gave compliments for the good things that have been done. The big picture issues (scale) are the concern.
- Next ad, can you mention the resort and camping?
- Kevin asked for a hard copy of the DGP – Steve Rose to follow up.
- Neil asked for a copy of the SBAG membership list – Kevin agreed to provide.

8.3 Additional Meetings with the Smiths Beach Action Group

Additional Meetings

July 2 2003	Kevin Merifield, Bob MacKay and the Project Team.
July 2 2003	Kevin Merifield and the Project Team at the offices of Creating Communities to review the current plan.
August 9 2005 - January 2006	Bill Mitchell with Neill Stevens, David McKenzie and Malcolm Mackay at MAPS (surveyors) offices to view computer model used as a visual analysis tool.



9. CONCLUSION

A thorough consultation process for the Smiths Beach development has been undertaken by Canal Rocks Pty Ltd in preparation for development at Smiths Beach. The ongoing consultation with the local community, stakeholders and the Smiths Beach Action Group is extensive. In addition the inclusion of interested parties in every aspect of the development plan, through the Smiths Beach Reference Group is commendable.

The focus on the Smiths Beach project has put pressure on the project team to deliver an iconic project that meets the needs of the local community, as well as local and State Government policy. The consultative and planning process has resulted in a plan that will deliver significant benefits.

These include:

- retaining the beachside qualities of Smiths Beach;
- responsible retention of natural vegetation in line with FESA requirements;
- A site-sensitive residential development and tourism accommodation;
- low key beachside retail, club and restaurant facilities; and
- employment opportunities and an injection into the local economy.

Following the extensive consultation it can be concluded there appears to be four broad community perceptions regarding the proposed Smiths Beach development:

These are:

- elements of the community are in favour of the development because of the economic, business, employment, lifestyle and social benefits;

- others, while not necessarily against development at Smiths Beach, are happy to see what eventuates following community input;
- there are those that are also not necessarily against development at Smiths Beach but are concerned about the possible scale and negative visual impact the development may have on the area; and
- there are some who are against any development at Smiths Beach or anywhere along the South West coast.

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