



Shaping SJ: Local Development Strategies

Engagement Report

Byford Locale

DRAFT

Prepared for:

Shire of Serpentine Jarrahdale

Prepared by:

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Engagement Report

1. INTRODUCTION

The Shire of Serpentine Jarrahdale has undertaken the planning process 'Shaping SJ' with the aim of producing Local Development Strategies to guide the future development of activity centres within the Shire. To achieve this the Local Development Strategies consider current opportunities and constraints in review of the existing Town and Local Government planning to ensure appropriate land use, transport, infrastructure and services and environmental protection are enabled for the creation of vibrant, attractive and efficient town centres supporting a strong sense of place.

The objective of this initial engagement process has been to understand current views and perceptions within the locales of Byford, Mundijong, Serpentine and Jarrahdale, as well as communicating strategic changes in the regional planning context and current trends of influence to growth patterns within the shire.

This report distills the information provided to stakeholders and the community and feedback received during the engagement process held over the period of November 2017 to March 2018. This engagement process has underpinned strategic planning decisions captured within Draft District Structure Plan Discussion Papers for further review and refinement.

1.1. Research Method

The community engagement methodology for Shaping SJ was designed in collaboration with the Shire of Serpentine Jarrahdale. The aims of the engagement process were to provide key stakeholders and community members with opportunities to:

- Receive information regarding the Local Development Strategies
- Provide input and feedback to inform the planning of the District Structure Plans, Concept Plans and Precinct Plans
- Ask questions and clarify any information relating to the development of the Local Development Strategies
- Review and recommend the most appropriate design strategy options to Council

A five step process was used for this initial engagement:

Project Champion Workshops: Two workshops were held with the Shire administration team of 'Project Champions' providing valuable insight to the context of current planning considerations within strategic areas, such as environmental, community, transport and infrastructure planning. These were held in November 2017 and February 2018.

Stakeholder Meetings: Within the Byford locale stakeholder meetings were held with the Byford Progress Association, Racing & Wagering, IGA Byford, YMCA SJ Recreation Centre, Coles, Woolworths, Consolidated UT, Byford Secondary College and Salvados Catholic College & Education Department. Additional to this, stakeholder meetings were held with key government agencies inclusive of Mainroads WA, Public Transport Authority, Metronet, Department of Planning, Lands & Heritage, Department of Education, Department of Water.

Community and Industry Workshops: Four community workshops in Byford, Mundijong, Serpentine and Jarrahdale, a Youth Workshop at Byford Secondary College, and Industry Reference Group Workshops for Byford and Mundijong and the Landowner Group for West Mundijong.

Councillor' Workshops: Two four hour workshops were held with elected member to review current issues and opportunities identified and then presented with community feedback on each strategy giving the opportunity to refine strategic directions in response.

Online Survey: A total of nine online surveys were undertaken over a two month period from 15 December 2017 to 8 March 2018. Themed engagement surveys included Activities and events, Equine, Community facilities, Dogs, Transport, Sport and recreation, Environment, Employment, and Education and training with a total of 1189 responses were received.

Survey questions were tailored to gain an understanding of the community underlying use of current facilities and opinions on better provisions to enable greater activation of spaces and places. This provided insight into the full breadth of the communities' issues and values, and possible ways to move forward in a more cohesive manner.

The information gathered through the above processes was used to guide the concepts and final land use and precinct plans.

2. OVERVIEW OF FINDINGS

Focused on the Byford locale, engagement with the community and key stakeholders stepped through an analysis of constraint and opportunities summarised under the themes of Activity and Movement; Land Use; Environment and Heritage; Community and Recreation were presented. This process then focused in on key areas of activation within the Byford Town Centre and Briggs Park Precinct with a number of options were reviewed outlining development assumptions and urban design impacts to be taken into consideration, such as, the METRONET extension from Armadale to Byford. This process provided the opportunity to better understand community and stakeholder aspirations to inform the final Development Strategy.

Key findings from the engagement process for Byford locale are summarised under:

1. Project Champion Workshops
2. Stakeholder Meetings
3. Community and Industry Workshops
4. Councilors' Workshops
5. Online Survey

2.1. Project Champion Workshops

Two workshops were held with the Shire administration team of 'Project Champions' providing insight to the context of current planning considerations within strategic areas, such as environmental, community, transport and infrastructure planning. These were held in November 2017 and February 2018.

| | |
|---------------------|--|
| Date: | 16/11/17 |
| Stakeholder: | Shire of Serpentine Jarrahdale – Project Champions |
| Attendees: | Lauren Dujmovic/Haydn Ruse, Urban Design/Housing Lisa Keys/Wendy Garner, Heritage Mark Angeloni/Vanessa Slater, Environment Anna von Puttkammer/Carl Done Evi Elzinga/Blake Warner, Public Realm (Art/Landscape) Vanessa Slater/James Wickens, Sport Sarah Farrance/Sara Bryan, Recreation Carl Done/Russell Wells, Community Facilities Gemma Norwell/Tony Turner, Transport (Public) Services Provision/Waste/Drainage/ES) Evi Elzinga/Jim Johnson, Activation (Events) Community Services Evi Elzinga/Brian Owston, Dogs, Equine |

Summary Development Considerations:

Byford Comments:

Activity and Movement:

- Supportive of Multi Use Corridors (MUC) from schools
 - People friendly
 - Bike paths
- Abernethy Road
 - Dangerous
 - In need of overpass or underpass

- Lollypop
- South West Highway pedestrian crossing
- Disconnect of town centre due to
 - South West Highway
 - Abernethy Road
 - Thomas Road
 - Rail line

Land Use:

- Higher density within the town centre
- 3 stories good height within town centre
- Town hall
 - Information/ heritage information
 - Aboriginal heritage
- Opportunities for over 55's housing
 - West of San Simeon
 - Within town centre
 - North of town centre
- Short stay accommodation
- Entertainment
 - Cinema
 - Pop up spaces
 - Flexible
 - Karaoke
 - Bowling
 - Outdoor cinema
- Farmers market within town square
- Preserving old Byford
- Sport spaces within TC
 - Ping pong
 - Incidental play
- Youth services
- Main street
 - Wide verandas
- Aquatic centre
 - Share with schools
- Technology area
- Brickworks area
- Current cheap housing not good
- Day-care centre

Environment and Heritage:

- Solar powered lighting
- Trees everywhere
- Park within town centre
 - 1000 people
- Water tanks under parking
- Solar power for each commercial development
- Buffer between trotting area and town centre
- Green boulevard down San Simeon
- Trees to mask smell of horses
- Central green park
- Vertical gardens
- Urban forest

- More useable POS
- Changes in drainage
 - Causing flooding concerns

Community and Recreation:

- Playground next to library in POS
- Park run
- Fitness Equipment

2.2. Stakeholder Meetings

The following provides a summary of stakeholder meetings held with the LWP Property, Byford Secondary College and Salvados Catholic College, Racing & Wagering, IGA Byford, YMCA SJ Recreation Centre, Coles, Woolworths, Consolidated UT, and the Byford Progress Association.

Additional to this, stakeholder meetings were held with key government agencies inclusive of Mainroads WA, Public Transport Authority, Metronet, Department of Planning, Lands & Heritage, Department of Education, Department of Water and Environmental Regulation.

| | |
|---------------------|-------------|
| Date: | 30/01/18 |
| Stakeholder: | Woolworths |
| Attendees: | Glen Fowler |

Summary Development Considerations:

- Consideration for integration of Park n Ride
 - Deck parking
 - Maintenance considerations
 - Customer
 - At grade
 - Management of parking
 - Water management on site
- Harvest lakes TS
 - Traffic issues
 - Main street
 - Speciality shops work
- Medical facilities
- P+R
 - Improve access to East
- Mundijong
 - Zone site
 - Connectivity across rail
 - Existing catchment
- Access needed onto main road
- Cardup business park
 - Homemakers centre

- DDS
 - Less a destination
 - 4Ha
 - 2 supermarkets
- Example Butler station
 - Town centre integrated rail
 - Built from scratch
 - Main street under construction
 - Integrated some way with trainline

| | |
|---------------------|--|
| Date: | 30/01/18 |
| Stakeholder: | Salvano's Catholic College |
| Attendees: | Shaun Mayne – Catholic Education Office of WA Santino Giancono – Salvano's Catholic College Chris Donovan – Paterson Group (Architect) Greg Paterson – Paterson Group (Architect) |

Summary Development Considerations:

- Currently K -Y4
 - Set to expand in 3-4 years
- 2021 6 classes per year
- 1500 -1600 k -12 in 9 years
- Point of difference needed to continue to attract students
- Department of water
 - At capacity
 - Hybrid system needed
 - Need license for bore to make oval viable
- BMX use
 - Issue
- Relocation of Briggs oval
 - School open to share uses
 - Co locate
 - Relocate pavilion to school
- BMX club
 - Regional facility
 - Longer term will need to relocate
- Cardno traffic
 - How impact
 - Comment on this flow
 - Staggering times
 - Pickup issues
- Abernethy intersection
 - Roundabout
 - Want traffic lights
 - Impacts kids getting there
- Hardcourts
 - 4 outdoor

- 2 indoor
- Option 1
 - Expand south
- Option 2
 - Shared pavilion
 - City Wanneroo
 - Running out green space
- Childcare
 - On site
- Rec centre
 - Would use facilities
 - Climbing wall
 - Beach volley ball
- Library
 - shared space
 - Byford
- Performing arts
 - Share
 - 300 seats
 - Or 500 with public use
 - Community groups
 - Public access
 - Byford hall 300
- Auditorium
 - Convention centre

| | |
|---------------------|---------------------------------|
| Date: | 19/02/18 |
| Stakeholder: | Racing & Wagering WA |
| Attendees: | Barry Hamilton David Hunter |

Summary Development Considerations:

- Responding to demographic change
 - Need to build Byford to keep people here
 - Pinjarra equine focus strategy
 - Movement down to Pinjarra
- Traffic management issue
 - Briggs road thoroughfare - people don't realise need to slow down
 - Management needed within the area
 - Bridal trail
 - Access Thomas and Abernethy
 - Close Briggs?
 - New school adding to congestion
 - Keep as trotting enclave
 - Ascot keep speed/noise down
 - Come into 'Equine' area
 - Horse floats

- Lot lifestyle house these
 - Trucks and tractors
 - Picnic race meet
 - Byford
- School
 - Traffic issue
- Impact close school
 - How maintains function
 - Close Briggs
 - School mornings
 - Sat mornings
- Next major strategy
 - Get young people into sport
 - Rent houses in area
 - Get young people into sport
 - Long term investment
 - Existing market Pinjarra
- Horses surrounding
 - World class facilities
 - Only training
 - Invest not worth meet
 - No demand
 - Not good use of events
 - Build up interest
 - Picnic meet
 - Co existing
 - Connection rural residential area
- Darling downs
 - Trains there
 - Float to travel
 - Centre of excellence
- Outside precinct
 - Float in
- Sat
 - 150-200 horses using track
 - Practically
 - Jogging track
- Trails
 - Frequently used
 - 8am -6pm night
- Planning commission
 - Why invest?
 - How plan town centre
 - R60
 - R2.5
- Realigning creek?
- Associated issue with traffic
 - Traffic increase
- Could it co-exist
- If lost Byford

- Sell-out
- Not worth reinvestment
- Stable relocated
- On course stabling at Byford
 - Town lots Briggs road
 - Allow for entry level training
 - Polocrosse
 - Not invest track
- Cannington
 - Moved to Byford
- Activating opportunities
 - Community picnic
 - Food popup
 - Trails engagement
 - Lost 2 generations
 - Get kids there first
 - Desire to re-engage with community
- ANZAC day
 - How to make work if utilize trotting grounds
 - Consideration to be worked through with Shire and Trotting club
 - Service on course
 - Light horse
 - 1pm race
- BMX relocated within trotting grounds
 - Incompatible
 - Need to be equine related activities
 - Keep compatible
 - Compatible use
 - On course stabling perfectly located
- Club
 - Social functions only
 - Not business/ commercial

| | |
|---------------------|-------------|
| Date: | 19/02/18 |
| Stakeholder: | IGA |
| Attendees: | Steven Lenz |

Summary Development Considerations:

- Southern River
 - Blocks back onto green space
 - Integrates people along network of green links
 - Attractive place to be – sense of safety
- Green Links
 - useable space
 - potential food truck festivals
 - Clifton street
- Safe corridor kids

- Picnic spaces
- Play spaces
- George street opportunity
 - Clean up and face frontages onto
 - Parking
- By poles
 - Back Aldi
 - Semi-rural flavour
 - Back and front integrate
- Easy access to shop
 - Green boundaries
 - Footpath friendly
 - Outdoor seating area
- SWH
 - Pedestrian crossing closer
 - Walking over Clifton street
- Growers market
 - Fresh fruit
 - Butcher
 - Alfresco
 - Organic
 - Quality produce
 - New model IGA
- Higher density R60
 - People want to be in area
- Links across SWH
 - 3pm
 - Kids doing it already
- Connection
 - Celebrate out doors
 - Active space
 - Park run
 - Explore

| | |
|---------------------|--------------------------------------|
| Date: | 19/02/18 |
| Stakeholder: | YMCA Byford Recreation Centre |
| Attendees: | Nicole Little |

Summary Development Considerations:

Movement

- Parking - critical issue arising with increasing numbers of students parking within centre parking area – clashing with peak centre use during the day ie elderly programs
- Lack of management plan with parking area
- Increasing need to utilise overflow area within BMX park space – high risk for track maintenance
- Becoming insurance issue with programs offered for elderly having to park further away from facilities
- **Need for drop off / pick up zone**

Land Use

- Courts at capacity – restricted for state level games
- Currently overflow use of school courts
- **External toilet / change room / storage facility** to accommodate users sharing Byford School facilities
- Unacceptable to have external users using Centre toilets – increasing maintenance costs for the centre
- **BMX track creating barrier** – incompatible uses
- Gym has fluctuating membership – not running at capacity
- Best to have one stop shop – facilities all in one place reducing need for parents to drive between facilities
- Great to have a dedicated ‘wellness room’ – along side physio
- Dance school increasing uptake
- **Multipurpose space**

Recreation

- **Court space at capacity** – High demand for additional 3 court space
- Need to provide for a variety of sports and user groups – however limited space reducing opportunities
- Opportunity to expand league games – but don’t have adequate facilities ie WABBLE
- Basketball competition increasing
- Pool consistently desired by community
- Use of hydro pool + 25m pool suit aging demographic
- **Kids hangout space – who managing?**

| | |
|---------------------|------------------------------------|
| Date: | 19/02/18 |
| Stakeholder: | Byford Progress Association |
| Attendees: | (Appendix 1) |

Summary Development Considerations:

- South-West Highway needs to provide safe access for pedestrians in the heart of town centre by providing:
 - Parallel parking
 - Reduce to single lane
 - Increasing frontages onto the street
- Eastern side of SW highway
 - 5% POS needed
 - DCP purchase 10acre block
- Highway showcase history
 - Red brick paving
 - Townscape paving
- Sculptures reflecting towns history and local heritage ie
 - Eggs
 - Brickworks
 - Trotting
- Gumnut
 - Logo

- Icon
 - 1914
- Entry statement
- George street
 - Traffic build-up
 - Post office
 - Bank
 - Coles
 - Sam Simeon
- If shut Larson road
 - Put opposite Coles
 - 4 way Pitman way
- Political
 - Tonkin
 - Rail
 - Open or close
- San Simeon – priority
 - DCP road
 - Developer build
- PEET land changing hands
 - West
- Solders road
 - Junction Mundijong
 - Keep out of town centre
 - Abernethy road / Hopkins road
- Not endorsed Pitman way (BPA)
- 10% POS
 - Practical
 - Active
 - Connected
- Events
 - Power/ parking/ toilets/ water
 - ANZAC park
 - Location?
- Need for additional community gathering space – ie Hicks Park
 - Car park
 - Toilets
 - Water
 - Power
- School ovals
 - Decreasing in size
 - Hard to mix uses
 - Increasingly shared use unviable due to maintenance
- Byford pool
 - Staff
 - OHS concerns
 - Cost of running
- Larson road
 - New school proposed
 - 3500 people planned

- Byford west primary
 - Well needed
 - Little athletics
 - Clubroom
 - Oval belongs to shire
- Aged care
 - Options for independent living needed
 - Community centre and aged care facilities needed
 - Cost of aged care concern
 - Not-for profit
- Byford carols
 - Event space needed
 - To cater for 900 people ie Australia day gathering
 - Parking needed
 - Dedicated stage
- Community centre
 - Stage
 - Briggs pavilion
 - Needs cover area
- Briggs park
 - Relocate BMX
 - Pavilion central
 - Stage
 - Events
- Hicks park
 - Parking
 - Noise
- Byford hall
 - Tourist info centre
 - Circular garden
 - Office
 - Well set up
 - South west Highway
 - Incidental pull in
- Byford library
 - Multi use facilities
- Tourist information pull in bay
 - Tables and seats
- Hall
 - Dome
 - Public toilets
 - Lights
 - Parking
 - Legibility
 - Signage
- Community gardens
 - Local
 - Walking distance
 - Connected
- Cycle corridors

- Rail corridor
- Metronet servicing
 - Employment
- Unused claypit
 - Rehabilitation
 - Water hole
 - Amphitheatre
 - Camping grounds
 - Private land
 - Golf course

| | |
|---------------------|--------------|
| Date: | 20/02/18 |
| Stakeholder: | Coles |
| Attendees: | Chris Harman |

Summary Development Considerations:

- Halls Head example
 - Coles, Kmart, Aldi
 - Externally activated
 - Bellmont forum
 - Outward
 - Open air mall
- Provision for Byford Library
 - Flexible 2000m2
 - Example Mandurah
 - Community centre
 - Café
 - Library
- Mundijong Catchment required to trigger supermarket
 - 8 – 10,000 people
 - 5 – 10 years away.

| | |
|---------------------|------------------------------------|
| Date: | 21/02/18 |
| Stakeholder: | LWP Property |
| Attendees: | Kelli Howell, LWP Samantha, TBB |

Summary of Development Considerations:

- Example Wellard station
 - Market reality of slow update of 3 story walk ups - R60 – R80
- DSP
 - POS Orton road

- Cardup retail cell
 - Catchment population
 - Doley road
- Mixed use density
 - Village centre
 - Integrated mixed use
- Aged care facilities
 - 2 x mixed use lots
 - Current EOI
- Staging
 - 12 month approval process
- San Simeon Boulevard
 - Abernethy Road - no primary link Tonkin
- Orton road
 - 30-35m wide
 - Landscape both sides
 - Access through to Cardup industrial
 - Orton road distribution
 - Freight distribution function
- POS implementation
 - Green space balanced with grassed swales
 - CPTED
 - Visibility
 - Need for public open space plan
 - Water treated living streams
 - Need to review what has happened
- Oval
 - Allocation of water
- Civic site
 - Hold events

| | |
|---------------------|----------------------------------|
| Date: | 21/02/18 |
| Stakeholder: | Byford Secondary College |
| Attendees: | Brad Spicer, Associate Principle |

Summary Development Considerations:

- Department of Education
 - No immediate plans for a new high school south of Byford
 - 1220 current number of students
 - 1400 capacity
 - Anticipate 2500 students by 2025
 - \$130 million to accommodate a new build
 - \$40-50 accommodate relocated Byford
 - Currently looking to expand the school on site
- Future growth in Mundijong
 - Future need for land south to accompany growing population

- 1500 x 2
- Current Challenges for Byford College
 - Traffic issue
 - Parking
 - Inclusion centre
 - Hydro therapy
 - 70 students with disabilities
 - Being close to centre
- Current facilities
 - State of art school
 - Junior sports oval
 - 200 seat theatre
 - Legal issue hire out facility performing arts centre - wanting to be integrated with community
 - Gordon Way
 - 200-700 VPD
- Salvado School
 - Oval drainage issue
 - Drain into their land
 - Oval will need to be raised
 - No external change rooms
 - Only juniors use netball courts
- Performing arts
 - Available public
 - 200 seats + stage
 - Open to public
- Hydro Pool
 - Physio
 - Security issue
 - Regulation with school limiting use outside of school hours
- Student services
 - Psychology service at school
 - Medicare

Opportunities

- Share facilities
 - Hire out rec centre
 - Share council ovals
 - Youth services
 - 90% attendance
 - Kids in community
- Additional activities
 - Work placements
 - Alternative travel to work
 - Need for east west bus / Trainline west
 - Bus every hour
- Additional courses
 - TAFE Rockingham/Cockburn

- Over 50% tradies
- Schools reputation
 - Well resourced
 - Low socio
 - Branding issue
 - Newer community moving in
- ATAR
 - Aspiration 82 – 85
 - Best school in SE corridor
 - Loss of students to Armadale
- Sporting
 - Football and netball
 - Country feel
- Abernethy Road
 - Crossing
 - Mead St pick up
 - 4 x bus PTA
 - Staggered with Salvado
- Youth groups
 - Library
 - Started by shire
 - Health expo

| | |
|---------------------|------------------------------------|
| Date: | 21/02/18 |
| Stakeholder: | Consolidate UT Pty Ltd |
| Attendees: | Stephen White Ray Haeren, URBIS |

Summary Development Considerations:

- Lights
 - Gateway to pedestrian environment
 - Traffic now through South west highway/ Georges street
 - Crossing points
 - Town centre setting
 - George street left in/out
- Bus
 - Nicholson road
- George Street
 - Angle parking better than right angle
 - Reduce speed
- Dome
 - Original DA provided for 45 car parks
 - Parking policy needed
 - Timed limited bays
- Parking
 - Time managed
 - Facilitate effective movement

- Theming needed to unify all
 - Street furniture
 - Tree planting
 - Signage
 - Opportunities for branding
 - Old Quatre
 - George street
 - New centre
- Range of services
 - Critical mass
 - Service delivery models
 - Child services
 - Medical services
- Accessibility and movement
 - Trotting
 - Bus/cycle/golfers
- Abernathy Road
 - Need for pedestrian lights
 - Sam Simeon road intersection

| | |
|---------------------|---------------------------------|
| Date: | 9/03/18 |
| Stakeholder: | Harley Dykstra Planning |
| Attendees: | Henry Dykstra David Maiorana |

Summary Development Considerations:

- Trends for consolidating
 - 2ha to 1ha
 - Rural living overlay
 - 4000m² – 1ha lot
 - Considerations for poor land management and fire issues
 - Water – onsite rainwater
 - 2ha lots productive
 - Government sewer regulations
- Opportunity for policy change
 - Special residential framing urban core
 - Allowing provision for quality product
 - Farmlets
 - 4-40,000 areas needed for equine
 - Conflicts arising with hobby farmers
- Opportunities for retirement village
 - Brickworks site
 - Consolidate uses
 - Important to retain employment nodes east of SWH
- Rural enterprise
 - What is planned within buffer areas?

- Current lodgement on policy
- Where do truckers go?
 - Consideration of composite zone – allowing two way frontage
 - Current conflicts horses and trucks
 - How can truckers be better accommodated if freight use set to increase with extension of Tonkin Hwy
- Zoning changes
 - Landowners concern reality short term v long term planning outcomes providing certainty
 - Beneficial to understand feasibility of residential v industrial outcomes

| | |
|---------------------|---|
| Date: | 1/02/18 |
| Stakeholder: | Dept Planning Lands & Heritage |
| Attendees: | Alice Brown, DPLH Neil Hannaway, DoT |

Summary Development Considerations:

- Stations at Byford and Mundijong
 - Park n ride at end of line
 - How many cars
 - Bus
 - Buses between centres
- Passenger rail gradient 1:60
- level crossing for Australind service
- structure plan
 - Abernethy road
 - Orton Rd town centre
 - Tonkin Hwy
 - Freight realignment
 - Impacts
 - Metro net value
 - R100 density
 - PEET R40 – R100 optional
 - LWP R60
 - Mixed use opportunities
 - Assumption
 - Freight rail relocation
 - Grade separation
- Bus transfer
 - Employment
 - Agriculture
 - Industrial
- Rail upgrade
 - Double track
- DOP
 - Better financial option
 - Metronet

- Moving people north
 - Include rapid bus
 - Infrastructure Australia
- Current just north of Thomas road
 - Less grade separation
 - Keep green belt
 - Will pull growth north
 - Not best land use option
- Example
 - Gold Coast
 - Rapid bus
 - Rockingham move west
- Realigned freight
 - Loop Rockingham
 - Rapid bus
 - Employment
 - Office workers
- Heavy rail
 - Serpentine/ Jarrahdale
 - Public transport not on heavy rail
 - Service roads alongside
 - Rapid bus along side
- Current political constraints
 - Rapid bus better
 - Only works if not in traffic congestion
 - Dedicated route
 - Unpopular
- TOD Byford
- Potential rail to Mundijong
 - Grade separated
- 2023-2025
 - Earliest expect delivery
 - Business case
 - Rapid bus
 - Full extension longer
- Orton road
 - One oval
 - Paid by DCP
 - Catering for space
- Freight rail
 - Freight rail 10 years
 - BRT now
- Current growth rate 5-8%
- Staging
 - Byford
 - Mundijong opportunity
- Future proofing needed
- Perception vs actual problems
- Where population goes
- Impacts

- Space park n ride
- Traffic flow
- Reduce impact Byford town centre

| | |
|---------------------|--|
| Date: | 1/02/18 |
| Stakeholder: | Public Transport Authority + MetroNet |
| Attendees: | Louise Howells, PTA Neil Hannaway, PTA Dale Bastin, MetroNet |

Summary Development Considerations:

Process of developing a business case for Infrastructure Australia

- Understanding what is the problem?
- Current growth rate SJ 8% - 100,000 by 2050
- Addressing the problem
- Requirements needed – catchment, employment, corridors, social index
- Identify what needed to fix the problem –
- Prevent problems early on
- Direction to look at solutions by the government
- Opportunity is now to build base case

Identifying challenges – Perception v actual problem

- Is the problem perceived as PT issue
- Requires cost benefit analysis
- BTR / Rail outcomes – 50 year outcome
- Change management process
- When engaged, manage expectations
- Identify where the population goes
- Impacts on traffic flow
- Future proofing – self driving vehicles

Business Case provides high level costing to identify – undertaken mid 2018 to be submitted to Infrastructure Australia

- Need to gather evidence
- If of national significance
- le generate income
- Increase standard of living
- Will influence where funding comes from

Australind opportunities

- To improve ticketing system
- Divert west reduce impact on Byford
- Create better efficiency – time/patronage
- Evidence needs to support options for improvement


Current review with PTA to understand the best location for Byford Train station

- Cost of elevating station – creating viaduct bridging system at a cost of \$450M
- The greater the length of grade separation – the greater the cost
- Value needs to reflect return on investment
- Gather evidence
 - Interconnectivity longer term
 - Opportunities
 - What can be committed to
 - A decision of rail or transport
- Staging
 - Bus/rail
 - Threshold needed
 - Catchment needed to trigger station at Mundijong
 - Circular route desirable
- Risk assessments
 - Test theory, idea, solution
 - Evidence supporting these
 - Solution to hold to account
- Capacity
 - Bus, Rail, self driving vehicles
 - Rather than typical engineers solution
 - Need to think outside box
 - Armadale to Mundijong
 - RAC trial bus

| | |
|---------------------|---|
| Date: | 20/02/18 |
| Stakeholder: | Mainroads WA |
| Attendees: | Lindsay Broadhurst, Mainroads Shanthi Golestani, Dept Planning, Lands & Heritage Jeremy , Dept Planning, Lands & Heritage |

Summary Development Considerations:

- Access to Cardup Industrial Centre
 - South West Hwy
 - Soldiers Road
 - Norman Road
 - Bishop Road
 - Tonkin Hwy
- Not consider FR realignment in short term
 - Midland priority
- Servicing greater freight volume
 - Tonkin distribution
 - Internal network to service residential area
- Pinjarra Bypass
 - Forest Hwy
 - Tonkin Hwy link
- Restricted access vehicle on Jarrahdale Road
 - Southern link considerations

- Brookton Hwy
- Albany Hwy
- West Port study
- Connected by Mundijong Road
- Interface
 - Abernethy Road
 - Need for pedestrian crossing
 - Pittman Signalled
 - Transport impact amendment guide
 - SWH
 - 4 way regional Road within town centre
 - D  arriageway to Armadale
 - Road over Thomas Road
- Review function of San Simeon
 - Treatment to connect through to George street
 - Controlled movement
 - Consideration needed for Abernethy Rd not entering onto Tonkin Hwy

| | |
|---------------------|--|
| Date: | 8/03/18 |
| Stakeholder: | Dept of Water and Environmental Regulation |
| Attendees: | Brett Dunn Ray Stone Craig Scott Carey Johnston Matt Viscovich |

Summary Development Considerations:

- Planning for water - need to understand
 - Current needs
 - Future availability
 - Where there are service gaps
 - Expected availabilities
- Trends
 - Agriculture densifies
 - 2050 food zone
 - Accelerate activity
 - Recycle water – wastewater
 - Greater focus on efficient use
- Sub-regional gaps - 'Outlook Study'
 - Current inefficiencies use of water indicative of SE region
 - Increasing population
 - Triggers green space and need to understand
 - Timing
 - Funding
 - Staging impacts
 - Demand v Availability
 - Limited ground water for POS

- Therefore need to investigate opportunities for decentralized source water
 - What is realistically available
 - Innovative approaches – service providers/suppliers to take on infrastructure
- Issues Byford and Mundijong
 - Fully allocated
 - Future development needs to consider reductions in rainfall/climate change
 - Direction setting
 - Current limits set at 50% to be reduced further 20%
 - Allocation planning is currently underway in the area
 - Exploring alternative options ie water harvesting for ovals and industry
- Shire commissioning shire wide 'Strategic Water Management Plan'
 - Water supply planning at local and district scale
 - Focused immediately on Byford and Mundijong
 - Staged process
 - Balance demand v efficiency
 - address gaps
 - Ongoing climate change will impact existing and future needs
- Guidelines for improving non-drinking water use in WA – available online
 - Addressing alternative supply sources
- Precedent studies:
 - City of Wanneroo – lessons learnt to reduce irrigation rates to POS
 - Opportunity to forecast asset management
 - Current environmental flows
 - Changes to ecosystems – how to sustain
 - Downstream areas anecdotally getting soggy
 - Reflective of greater volumes downstream
- Serpentine challenges
 - 40-50m boars
 - Irrigation needs for horses
 - Absence of scheme water supply
 - Emerging complications
 - Rural reserves needing to suppress dust
 - Irrigated pasture
 - Stocking rates
 - Issue of septic tanks within water table
 - ATU required
- Green Growth Plan
 - Not supportive of rural residential development
 - Urban infill a priority
 - Servicing implications
 - Rural residential land demands greater water use
 - Impacts on quality
- Jarrahdale challenges
 - Fractured rock system – discontinuous supply
 - Proclaimed for surface water
 - Reliant on water capture
- Example Shire of Murray
 - Where remote from potable water services

- Roof area + tank capacity
- Storage and water supply

| | |
|---------------------|---------------------------------|
| Date: | 9/03/18 |
| Stakeholder: | Dept Planning Education |
| Attendees: | John Fisher, Executive Director |

Summary Development Considerations:

- School size/capacity
 - Minimum school size 1200 students
 - Byford priority to increase capacity on site to 1500
 - Currently services shire wide catchment boundary
 - Keeping capacity below 1800 becoming the new norm
 - Cost to build new school \$70-80 M
- Important considerations:
 - Provide access to full curricula
 - Maintaining specialist services
 - Social interaction
- Consideration for new high school at Mundijong
 - Needs to relate to immediate catchment – therefore not suited as location to relieve Byford
 - Location most desirable within high density areas
 - Yield rate calculated per dwelling
 - .25-.3 per dwelling
 - Primary and high school similar
 - Availability of private school
- Catchment considerations
 - House counts
 - Profile ID demographic analysis
 - Where children coming from
 - Future considerations may be to change enrollment boundaries
 - First instance to maximise opportunities on site ie transportable
 - Therefore important to plan for at the beginning – where additional growth / buildings can be located
 - Important to avoid using recreation/sporting space
- Typical size of school
 - 3.5ha adjacent to POS
 - Providing opportunity for shared development and maintenance costs
 - Better to have forward planning of schools ie 5 years rather than 2
 - Agreements established upfront
 - Easier process
- Parking issue
 - Onsite parking to accommodate school quotas
 - Student parking increasing issue with reduced space
 - Becomes share use/management arrangement with schools

2.3. Community and Industry Workshops

One community workshop was held in Byford, in addition to the Youth Workshop at Byford Secondary College, and Byford Industry Reference Group Workshop.

| | |
|---------------------|----------------------------------|
| Date: | 24/02/18 |
| Stakeholder: | Byford Community Workshop |
| Attendees: | (Appendix 2) |

Summary Development Considerations:

Questions:

1. **What advantages do you see in raising the rail?**
2. **What other uses do you see of value in the town centre?**
3. **What character should the town square have?**
4. **Are there advantages for having a centralised library and community facility?**
5. **Activity & Movement: Which option best enables pedestrian movement to connect the town centre?**
6. **Land Use: Where should additional land uses be located within the town centre?**
7. **Environment & Heritage: Does the reorientation of linear green spaces improve the network of green spaces?**
8. **Community & Recreation: Which option provides greater opportunity for community interaction?**

Comments:

Activity and Movement:

- Supported for raised station within the town centre enabling direct pedestrian access between the old and new town centres.
- Preference for traffic lights over round-a-bouts – specifically at the intersection of Gordon Way and Abernethy Road
- Most supportive of pedestrian priority environment - Option 4
- Supportive of Multi Use Corridor (MUC) providing access to schools via shared use bike path
- General preference for parking to perimeter of town centre
 - Park n ride north
- Nice walkway out of station
- Realigning northern road (San Simian Way) takes pressure off Abernethy road
- Provision for bike facilities inclusive of:
 - Lockup at station
 - Amenities at station
 - Path to Armadale
 - Connect to wider network
- Abernethy Road
 - Dangerous for pedestrians to cross
 - Needs to address overpass or underpass if lights can not be provided

Land Use:

- Urban park
 - Maintained
 - Safe
 - Lighting
 - Amenities

- 3 stories
- Town hall
 - Information/ heritage information
 - Aboriginal heritage
- Higher density
- Over 55's
 - West of San Simeon
 - Within town centre
 - North of town centre
- Short stay accommodation
- Entertainment
 - Cinema
 - Pop up spaces
 - Flexible
 - Karaoke
 - Bowling
 - Outdoor cinema
- Farmers market within town square
- ANZAC amphitheatre/memorial next to library
- Urban bike hire
- Extend town centre surface
- Local rather than franchise
- Night time activity
- Preserving old Byford
- POS in old Byford area
- Sport spaces within TC
 - Ping pong
 - Incidental play
- Green roof gardens
- Bunnings
- Centre link/ medicare
- Youth services
- Meeting spaces
- Main street
 - Wide verandas
- Aquatic centre
 - Share with schools

Environment and Heritage:

- Solar powered lighting
- Trees everywhere
- Park within town centre
 - 1000 people
 - Covered stage
- Water tanks under parking
- Solar power for each commercial development
- Buffer between trotting area and town centre
- Green boulevard down San Simeon
- Trees to mask smell of horses
- Water feature
- Central green park
- Vertical gardens
- Urban forest

Community and Recreation:

- More parks for recreation
- Playground next to library in POS
- Consolidated parks
 - Allow for recreation

| | |
|---------------------|--------------|
| Date: | 7/02/18 |
| Stakeholder: | BIRG |
| Attendees: | (Appendix 3) |

Summary Development Considerations:

- Hilbert
 - Struggle MRA (titles)
 - Competition will increase in Byford
- DCP Byford
 - 25% developers \$10M
 - 5-10 year build
 - Leverage community infrastructure in sales
 - Market infrastructure
- Infrastructure implementation plan
- Draft LPS
 - Equine precinct
- Coles
 - Carparking integrated
- Examples
 - Useable open space
 - Rockingham
- Integration
 - Pedestrian crossing
 - Main roads
- DCP priorities
 - Abernethy Road
 - Thomas road
 - San Simeon
- Projection when stating
- Byford by the Scarp
 - In/out DCP?
 - Shire liability

| | |
|---------------------|---------------------------------|
| Date: | 6/03/18 |
| Stakeholder: | Byford Secondary College |

| | |
|-------------------|--------------------------------------|
| Attendees: | Council Representatives – Years 9-11 |
|-------------------|--------------------------------------|

Activity and Movement

- 1. Qu: What connections work well, what could be improved?**
- 2. Qu: Would you use public transport if a dedicated interchange was available in Byford Town Centre?**
- 3. Qu: What are key destinations you'd like to see public transport connections to?**

Summary of Considerations:

- Existing 254 bus is convenient
- Value Armadale extension to Byford – less travel time to city
- Rail most efficient
- Better / safer pedestrian crossings
- Armadale to Serpentine rail connection
- Rapid bus connection east
- Great to have bus connection to Cockburn, Rockingham, Armadale, Coogee Beach- better if had its own lane
- Improve bus/rail connections to Jarrahdale, Mundijong, Serpentine, Pinjarra and Bunbury
- Good to have PT is older or going to university
- Good to limit swapping of buses to get to school – ends up taking more time so easier to drive
- Improved time intervals between buses – greater efficiency, less congestion
- Rapid bus / tram
- Like to have dedicated bike paths through main roads ie SWH
- Kalimna – Abernethy Rd intersection – need dedicated pedestrian lines on busy road

Land Use

- 1. Qu: What other facilities or uses would you like to see in the town centre?**
- 2. Qu: What would you like the Byford town centre to look like?**

Summary of Considerations:

- Cafe strip, boutique shops, markets
- Dedicated market place to bring people together – having live bands and free activities etc
- Like Fremantle centre – accommodating pedestrian only areas with little alleyways
- More attractions so feels more bubbly vibes and more people
- Cinemas
- Hotel / motels
- Apartments
- More tourist attractions
- More recreation activities – canoeing river man-made like Champion Lakes
- Retail shops (clothes)
- More health care centres
- Healthier eating options
- More areas for children to go to cool down ie pool
- Parks runs
- Horse day hires and tracks
- Library
- University
- Performing arts

- Fitness
- More playgrounds and seating in centre
- Restaurants of different cuisines (bubble teas hop)
- One shopping centre / forum
- Arcades
- Salons
- Forum in walking distance
- Museum about Byford History
- Appealing structures
- Engineering facilities
- Greenery / Mature trees and gardens
- Modern architecture
- Eg Belmont's facilities
- Eg Victoria Park's restaurants
- Eg, Brookland Greens
- Eg, Canningvale

Environment

- 1. Qu: What qualities of the natural environment are important to you?**
- 2. Qu: How do you currently use local parks and reserves?**

Summary of Considerations:

- Byford soccer club
- Leisure centre – archery, rafting, swimming, motor bike track around outside
- Walking
- Recreation areas
- More green parks with barbeques and playgrounds
- Outdoor sports centre
- Plant more trees in available areas
- Bush trails
- Nature walks
- Bike trails
- Horse trails
- Cricket
- Sporting facilities
- Natural features / lakes, parks
- Dog parks
- Shaded parks for public use – to enjoy
- Like Kings Park reserve
- Preserving ecosystems
- Preservation of reserves and forests – with cycle tracks through

Community and Recreation

- 1. Qu: What community or recreational facilities currently work well?**
- 2. Qu: What could be improved?**
- 3. Qu: What additional training or sporting facilities would you like to have in the shire?**

Summary of Considerations:

- After school activities – arcade
- Library with café

- Expand skate park
- Tree top adventure park
- Water park
- Briggs Park – community engaging activities
- Swimming centre
- Ice-skating
- Natural swimming hole
- Adventure park
- Community market
- Improved BMX track
- Waterslides
- Hospital for community

2.4. Councillor Workshops

Two four hour workshops were held with elected member to review current issues and challenges identified and then presented with community feedback on each strategy giving the opportunity to refine strategic directions in response.

Summary Development Considerations:

Byford

- Supportive of train station within Byford town centre
- Need to integrate park and ride so not to compromise quality of town centre environment
- Concern for closure of Abernethy Road at the future Tonkin Highway extension

Mundijong

- Location of new train station to balance environmental concerns
- Value in reassessing development of existing and new Whitby centre
- Need to address future connection north-south, east-west in some form ie Rapid bus or rail

Serpentine

- Strong drive to maintain rural lifestyle
- Opportunity for tourism link to Serpentine Falls/heritage trails to be investigated

Jarrahdale

- Strong community momentum to implement the Jarrahdale Heritage Precinct
- Need to manage surrounding activities i.e. off road vehicles
- Ongoing discussion required with other agencies

2.5. Online Surveys

A total of nine online surveys were undertaken over a two month period from 15 December 2017 to 8 March 2018. Themed engagement surveys included Activities and events, Equine, Community facilities, Dogs, Transport, Sport and recreation, Environment, Employment, and Education and training with a total of 1189 responses were received.

Survey questions were tailored to gain an understanding of the community underlying use of current facilities and opinions on better provisions to enable greater activation of spaces and places. This provided insight into the full breadth of the communities' issues and values, and possible ways to move forward in a more cohesive manner.

3. CONCLUSION

This report provides a review of feedback provided by key stakeholders and the community on development considerations relating to the Byford locale. A number of themes have emerged which can be grouped into opportunities and challenges, representative of the recurring views and ideas participants shared.

OPPORTUNITIES:

Centralised Public Transport Interchange – Locating the railway station central to the town centre linked to bus connections enabling greater connectivity to other destinations

Greater mix of land uses within Byford Town Centre – to enable greater activity and keep people within the community, giving back to the community

Branding – to consolidate the unique qualities of the old and new town centre

Relaxed Country Lifestyle and Community - Due to the concerns of the community, future planning should be sensitive to the perceived identity of the Shire and the existing sense of community. Aspects of the 'country lifestyle' and 'neighbourly-ness' should be strategically retained and enhanced to allow growth to occur and for the community to maintain its unique way of life.

Celebrate the Local History and Heritage – Byford has a rich agricultural history established to service surrounding rural environments. The opportunity exists to tell these stories and provide additional economic driver and reason for people to stop and investigate what is on offer.

Natural Environment and Trails Hub - The Darling Scarp is a unique asset and backdrop to Byford. Residents highly value the beauty of the landscape which should be properly integrated with any future development and proper conservation efforts should be made. There is an opportunity to promote the area as a trails hub (walking, cycling and equestrian) adding amenity for local residents as well as promoting local tourism.

CHALLENGES:

Residential Development - Residential development has been occurring in Byford at an exorbitant rate. This has resulted in little diversity in lot size and housing typologies, and little consideration has been made in terms of the natural environment. Future development address greater diversity and celebrate the uniqueness of the area.

Transport Infrastructure/ Public Transport - Byford is poorly connected via public transport and increased traffic congestion due to population growth is a future challenge that needs to be addressed. Poor connection has an effect on access to employment and education opportunities for the community. Extension of the Armadale train line would alleviate some of this pressure, however, due to associated costs bus services should be investigated and improved to and from the centre.

Youth Infrastructure - There is a gap in services for youth and teens within Byford. The community is predominantly comprised of young families but there is little infrastructure for families throughout their lifecycle. This may lead to antisocial behavior as young children grow within the Shire. There is a need for more entertainment, shopping and sporting options to occupy the time of children and the youth.

Byford Trotting Centre – Increasing development surrounding the Byford Trotting Centre is having an impact on local access to facilities. In order to retain the Trotting industry into the future, being a key economic driver for Byford, it will be important to manage access and reduce conflicting movement and access issues arising.

APPENDIX 1

Attendees Byford Progress Association Workshop – 19 February 2018

Colleen Rankin

Frank Rankin

Janet Smith

Bob Smith

Deb Williams

Don Warner

Merri Harris

Lorna Green

John Kirkpatrick

Georgina Marsh

Phillip Hutchison

Ellen Walker

Yvonne Lovegrove

Keith Lovegrove

Patricia Olsson

Diane Taylor

Richard Lane

APPENDIX 2

Attendees Byford Community Workshop

Shaping SJ - Byford Community Workshop

30 32

Saturday, 24 February 2018 from 2:00 pm to 4:30 pm (AWST)
Serpentine Jarrahdale Community Recreation Centre (YMCA) - Mead Street - Byford, WA 6122 - Australia

| Surname | First Name | Qty | Ticket Type | Payment Status | |
|-------------------------------------|------------|------------|-------------|----------------|---|
| <input checked="" type="checkbox"/> | Curtis | Judy | 1 | RVSP | Free Order Order 41132849460-733019966 |
| <input checked="" type="checkbox"/> | Davis | Eileen | 1 | RVSP | Free Order Order 41132849460-717743154 |
| <input checked="" type="checkbox"/> | Davis | Eileen | 1 | RVSP | Free Order Order 41132849460-717743154 |
| <input checked="" type="checkbox"/> | Dickie | Graeme | 1 | RVSP | Free Order Order 41132849460-728490050 |
| <input checked="" type="checkbox"/> | Field | Rodney | 1 | RVSP | Free Order Order 41132849460-733564678 |
| <input type="checkbox"/> | Fruin | Faye | 1 | RVSP | Free Order Order 41132849460-718223282 |
| <input checked="" type="checkbox"/> | Gowan | Susan | 1 | RVSP | Free Order Order 41132849460-728490050 |
| <input checked="" type="checkbox"/> | Harris | Merri | 1 | RVSP | Free Order Order 41132849460-718632931 |
| <input type="checkbox"/> | Hollington | Justin | 1 | RVSP | Free Order Order 41132849460-728495522 |
| <input type="checkbox"/> | Hollington | Tracy | 1 | RVSP | Free Order Order 41132849460-728495522 |
| <input type="checkbox"/> | Honter | Jan | 1 | RVSP | Free Order Order 41132849460-718505466 |
| <input type="checkbox"/> | Honter | Jan | 1 | RVSP | Free Order Order 41132849460-718505466 |
| <input type="checkbox"/> | Krishnan | Abinaya N. | 1 | RVSP | Free Order Order 41132849460-717799445 |
| <input type="checkbox"/> | Krishnan | Abinaya N. | 1 | RVSP | Free Order Order 41132849460-717799445 |
| <input type="checkbox"/> | Leask | Adele | 1 | RVSP | Free Order Order 41132849460-717678108 |
| <input checked="" type="checkbox"/> | Maltby | Evan | 1 | RVSP | Free Order Order 41132849460-720211126 |
| <input checked="" type="checkbox"/> | Marron | Wayne | 1 | RVSP | Free Order Order 41132849460-720196684 |
| <input type="checkbox"/> | Mooney | Fiona | 1 | RVSP | Free Order Order 41132849460-717679229 |
| <input type="checkbox"/> | NEW | SHELLEY | 1 | RVSP | Free Order Order 41132849460-720200827 |
| <input type="checkbox"/> | O'Meara | Fiona | 1 | RVSP | Free Order Order 41132849460-728049886 |
| <input checked="" type="checkbox"/> | Payne | Heather | 1 | RVSP | Free Order Order 41132849460-718325233 |
| <input type="checkbox"/> | Plug | Cl | 1 | RVSP | Free Order Order 41132849460-728987011 |
| <input checked="" type="checkbox"/> | Porte | Rhonda | 1 | RVSP | Free Order Order 41132849460-728000939 |
| <input checked="" type="checkbox"/> | Rankin | Frank | 1 | RVSP | Free Order Order 41132849460-727855136 |
| <input checked="" type="checkbox"/> | Rankin | Colleen | 1 | RVSP | Free Order Order 41132849460-727855136 |
| <input checked="" type="checkbox"/> | Walker | Craig | 1 | RVSP | Free Order Order 41132849460-718669863 |

-- Page 1 --

25 + 5 = 32

Shaping SJ - Byford Community Workshop

| Surname | First Name | Qty | Ticket Type | Payment Status |
|------------|------------|-----|-------------|---|
| ✓ Walker | Craig | 1 | RVSP | Free Order Order 41132849460-718669863 |
| ✓ Ward | Margaret | 1 | RVSP | Free Order Order 41132849460-726884767 |
| ✓ Williams | Deb | 1 | RVSP | Free Order Order 41132849460-733590169 |
| ✓ Woo | David Woo | 1 | RVSP | Free Order Order 41132849460-720651987 |

| NAME | QTY | NAME | QTY |
|---------------------------|-----|------|-----|
| MARY VICINI | 1 | | |
| LYNETTE M'KAH | 1 | | |
| HOVEGROVE KLETTI | 2 | | |
| LAUNA GREEN | 1 | | |
| TONY + JANE BROWN | 2 | | |
| DIANE TAYLOR. | 1 | | |
| CHAYTON PLUG | 1 | | |
| KORINA BAKER | 1 | | |
| ELAINE TODD | 1 | | |
| PARAS THARRAR | 1 | | |
| BHAVNA JADD ^{OO} | 1 | | |
| BIAN DENIM | 1 | | |
| | | | |
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APPENDIX 3

Attendees BIRG Workshop



Attendance List

Byford Industry Reference Group Meeting
7 February 2018 12:00pm

| NAME | ORGANISATION |
|----------------------------------|-----------------|
| Robert Casella | Shire SJ. |
| Shannon O'Shea Malcolm Somers | Homes Shaeley |
| JOHN CHURCH | SPD Consulting. |
| KELLY HOWELL | LWP. |
| SAM THOMPSON | TBB |
| SHAUN MANNING | CEWA |
| GEOFF LEWIS | GRAY & LEWIS |
| CHRIS HARMAN | COLES PROPERTY. |
| MATT CRAVEN-KELLY | PARCEL PROPERTY |
| JEREMY CORDINA | PARCEL PROPERTY |
| JOE HANAGAN | USU CORP P/L |
| | |