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Lot 12223, (12) Blackwattle Parade, Padbury (Reserve No. 43717)

Monday, 7 April 2014  
1:954



## PROPOSED ACQUISITION OF LOT 12223 (12) BLACKWATTLE PARADE CONSULTATION – SURVEY ANALYSIS REPORT

The following provides an analysis of the quantitative and qualitative data gathered from the *Proposed Acquisition of Lot 12223 (12) Blackwattle Parade Consultation* survey conducted with ratepayers and residents between 24 February 2015 and 26 March 2015.

### BACKGROUND

#### Consultation Development

The City consulted directly with all ratepayers and residents that lived within a 500 metre radius of Lot 12223 in addition to Community Engagement Network members who lived in Padbury.

A personalised information package was sent to each ratepayer explaining the purpose of the consultation and advising them of the consultation period. Each package included:

- A covering letter;
- Frequently asked questions containing information on the purpose of the consultation and the proposed options; and
- Hard copy survey to determine the level of support from households.

Details of the consultation and the draft document were outlined on the City's website and were advertised through the Joondalup Times (24 February) and Joondalup Weekender (26 February). All stakeholders also received personalised hard-copy letters directing them to the City's website. Members of the public and stakeholders wishing to comment were also encouraged to complete a survey form online via the City's website.

### SURVEY DEMOGRAPHICS

#### Response Rates and Validity

(N.b. unless otherwise stated, “%” refers to the proportion of total survey respondents.)

Hard-copy surveys were sent to all 744 ratepayers within a 500 metre radius of Lot 12223. The City collected a total of 199 responses throughout the 30-day advertised consultation period. Of those responses, 197 were deemed valid<sup>1</sup>. This data has been summarised in Tables 1 and 2.

**Table 1 – Responses by type of survey completed**

Type of survey completed	Responses	
	N	%
Hard-copy survey	174	88.3%
Online survey	23	11.7%
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>

**Table 2 – Responses by location**

Residential Type	Responses	
	N	%
Respondents who live within 500m	182	92.4%
Respondents who live outside 500m	15	7.6%

<sup>1</sup> A “valid” response is one which includes the respondent's full contact details, have responded within the advertised consultation period and for which multiple survey forms have not been submitted by the same household for the same property.

<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>
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### Validity

The response rate for the survey was **26.7%**. A sample size of 199 households from 744 responses achieves a confidence rating of 95% (i.e. this result encompasses the true population 95% of the time) with a 6% margin of error ([Raosoft 2014](#)). As such, the response rate achieved through the survey is considered statistically reliable.

### Age

Of the 197 valid responses, the majority of respondents were aged 60–69 (30.5%), 35–49 (20.3%) and 50–59 (20.3%). This data is summarised in Table 3 and Figure 1 below, with direct percentage comparisons with that of the local area and the City of Joondalup.

People aged 35–49 and 50–59 represented a significant segment of the local population, which is consistent with the response rates. It should be noted that the 60–69 age group was over-represented whilst the 18–24 and under the age of 18 age groups were under-represented in this survey response.

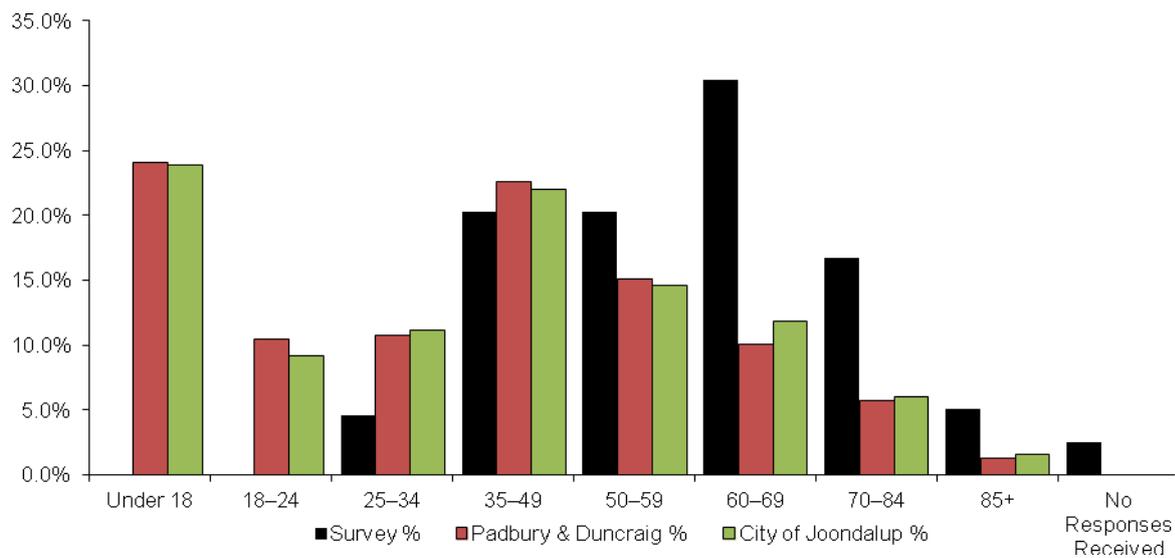
**Table 3 – Responses by age**

Age groups	Survey Responses		Padbury & Duncraig <sup>2</sup>	Joondalup <sup>3</sup>
	N	%	%	%
Under 18 years of age	0	0.0%	23.8%	24.0%
18–24 years of age	0	0.0%	9.1%	10.4%
25–34 years of age	9	4.6%	11.1%	10.8%
35–49 years of age	40	20.3%	22.0%	22.6%
50–59 years of age	40	20.3%	14.5%	15.1%
60–69 years of age	60	30.5%	11.8%	10.1%
70–84 years of age	33	16.8%	6.0%	5.8%
85+ years of age	10	5.1%	1.6%	1.3%
No responses received	5	2.5%	-	-
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

<sup>2</sup> "Padbury & Duncraig" represents the total proportion of each age group within the total of both suburbs ([Source: Profile Id. 2011](#)).

<sup>3</sup> "Joondalup" represents the total proportion of each age group across the City of Joondalup ([Source: Profile Id. 2011](#)).

**Figure 1 – Responses by age compared with Padbury & Duncraig (%) and Joondalup (%)**



## SURVEY ANALYSIS

### QUESTION 1 — “DO YOU SUPPORT THE CITY’S PROPOSAL TO ACQUIRE LOT 12223 FROM THE STATE GOVERNMENT IN ORDER TO FUND PROJECTS TO BENEFIT THE LOCAL COMMUNITY?”

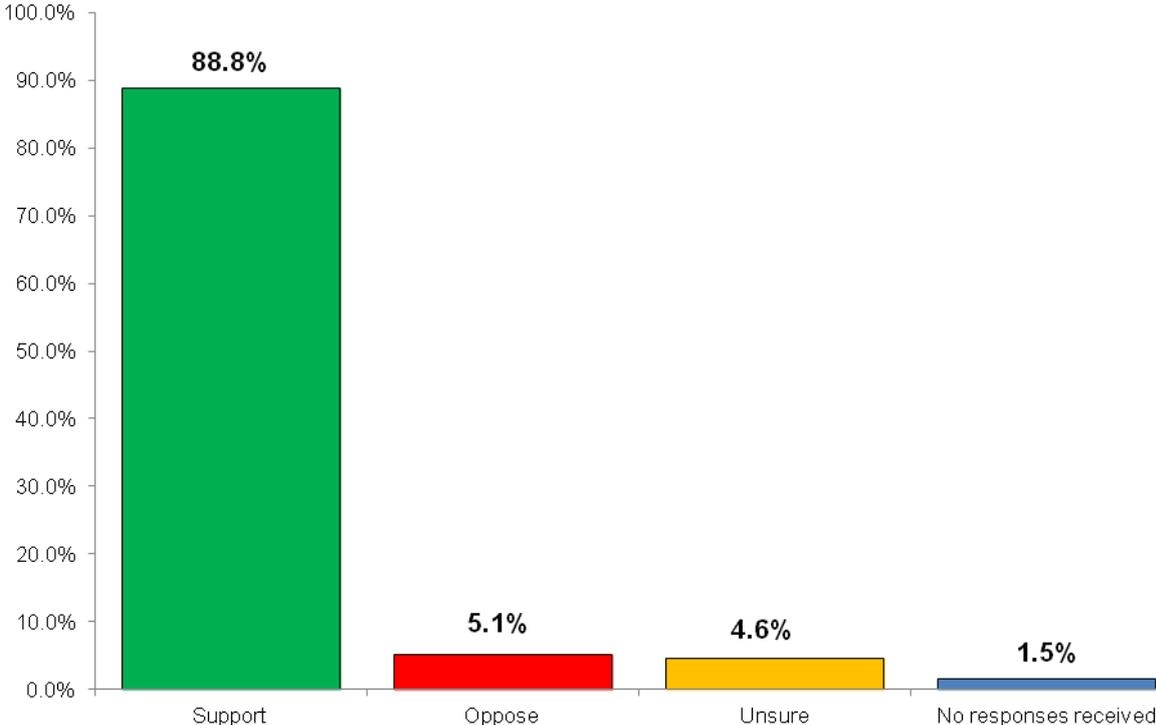
Respondents were asked to indicate whether they supported the City’s proposal to acquire lot 12223 from the State Government in order to fund projects to benefit the local community. Table 4 and Figure 2 summarise the results below.

Of the 197 valid responses, 88.8% of respondents supported the proposal to acquire Lot 12223, whilst 5.1% of respondents indicated an opposition to the proposal and 4.6% specified they were unsure. There were 3 people that did not provide a response to this question.

**Table 4 – Summary of the level of support that respondents had towards the proposal to acquire Lot 12223**

Level of support	Responses	
	N	%
Support	175	88.8%
Oppose	10	5.1%
Unsure	9	4.6%
No response	3	1.5%
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>

**Figure 2 – Summary of the level of support that respondents had towards the proposal to acquire Lot 12223 from the State Government**



**QUESTION 2 — “SHOULD THE ACQUISITION OF LAND BE SUPPORTED, THE FOLLOWING CAPITAL IMPROVEMENT OPTIONS ARE CURRENTLY PROPOSED AS PART OF POTENTIAL REALLOCATION OF FUNDS FROM THE SALE OF LOT 12223. PLEASE INDICATE YOUR LEVEL OF SUPPORT FOR EACH BY TICKING THE MOST APPROPRIATE BOXES BELOW.”**

**OPTION A: Installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue, Padbury to resolve ingress/egress traffic issues.**

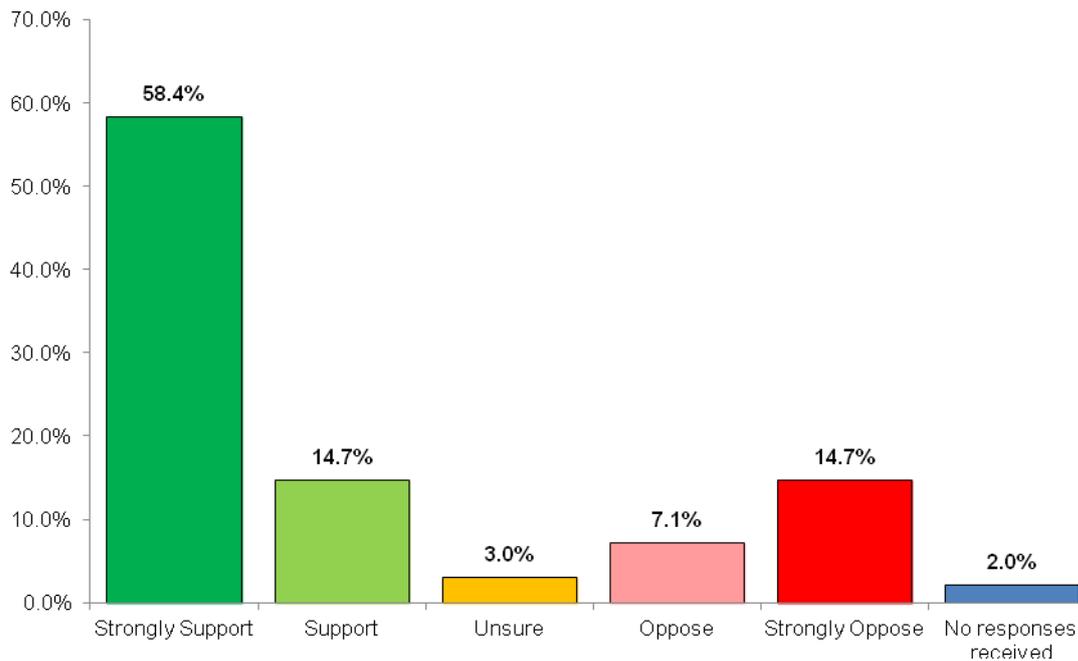
Respondents were asked to indicate whether they would be supportive of the installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue, should the acquisition of land be supported. Table 5 and Figure 3 summarise the results below.

Of the 197 valid responses, 73.1% of respondents supported the installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue, whilst 21.8% of respondents indicated an opposition to the proposal and 3.0% specified they were unsure. There were 4 people that did not provide a response to this question.

**Table 5 – Summary of the level of support that respondents had towards the installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue**

Level of support	Responses	
	N	%
Strongly Support	115	58.4%
Support	29	14.7%
Unsure	6	3.0%
Oppose	14	7.1%
Strongly Oppose	29	14.7%
No response received	4	2.0%
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>

**Figure 3 – Summary of the level of support that respondents had towards the installation of traffic lights at the junction of Walter Padbury Boulevard and Hepburn Avenue**



**OPTION B: Upgrade the existing landscape along Hepburn Avenue**

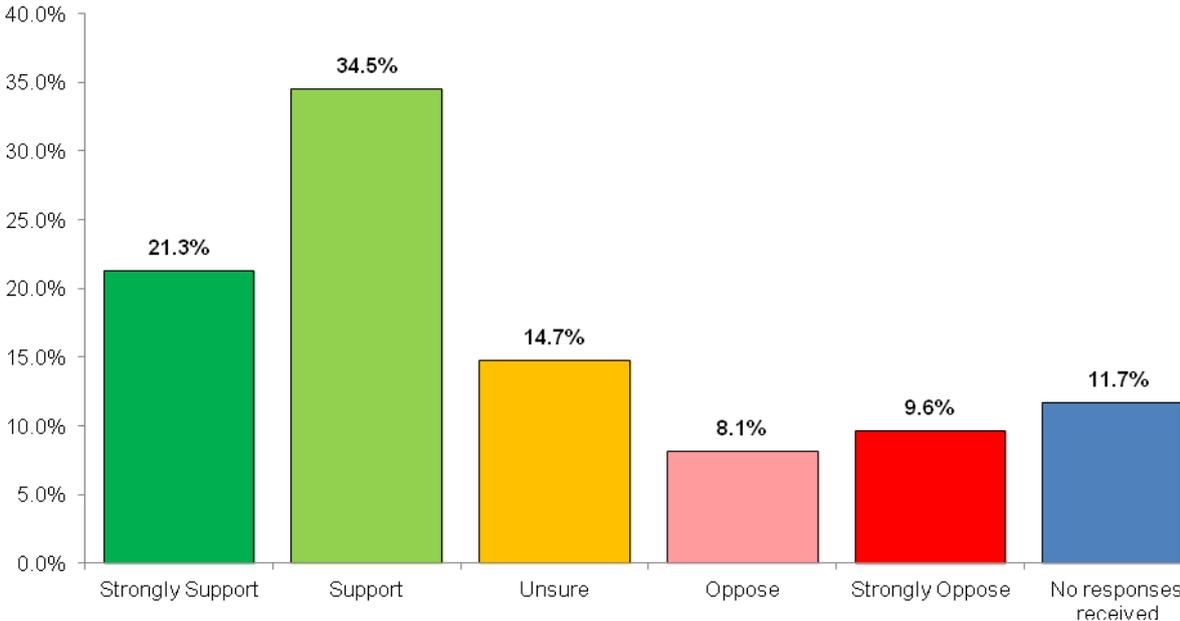
Respondents were asked to indicate whether they would be supportive of an upgrade to the existing landscape along Hepburn Avenue, should the acquisition of land be supported. Table 6 and Figure 4 summarise the results below.

Of the 197 valid responses, 55.8% of respondents supported an upgrade to the existing landscape along Hepburn Avenue, whilst 17.7% of respondents indicated an opposition to the proposal and 14.7% specified they were unsure. There were 23 people that did not provide a response to this question.

**Table 6 – Summary of the level of support that respondents had towards an upgrade to the existing landscape along Hepburn Avenue**

Level of support	Responses	
	N	%
Strongly Support	42	21.3%
Support	68	34.5%
Unsure	29	14.7%
Oppose	16	8.1%
Strongly Oppose	19	9.6%
No response received	23	11.7%
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>

**Figure 4 – Summary of the level of support that respondents had towards an upgrade to the existing landscape along Hepburn Avenue**



**OPTION C: Upgrade the current infrastructure at Fernwood Park**

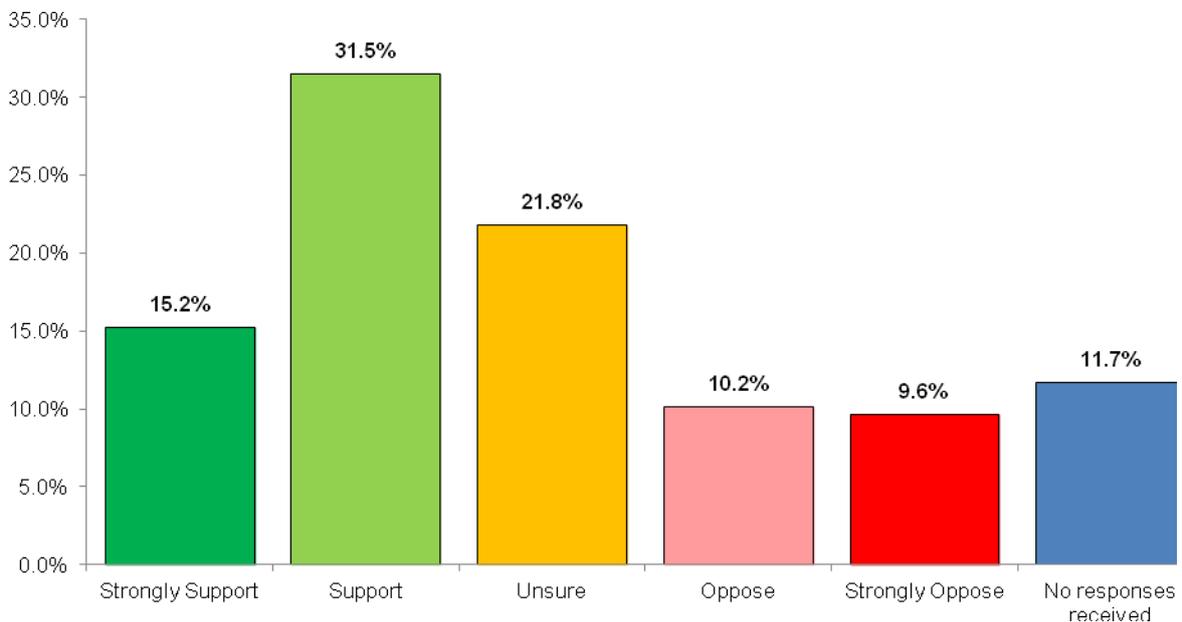
Respondents were asked to indicate whether they would be supportive of an upgrade to the current infrastructure at Fernwood Park, should the acquisition of land be supported. Table 7 and Figure 5 summarise the results below.

Of the 197 valid responses, 46.7% of respondents supported an upgrade to the current infrastructure at Fernwood Park, whilst 19.8% of respondents indicated an opposition to the proposal and 21.8% specified they were unsure. There were 23 people that did not provide a response to this question.

**Table 7 – Summary of the level of support that respondents had towards an upgrade to the current infrastructure at Fernwood Park**

Level of support	Responses	
	N	%
Strongly Support	30	15.2%
Support	62	31.5%
Unsure	43	21.8%
Oppose	20	10.2%
Strongly Oppose	19	9.6%
No response received	23	11.7%
<b>Total (valid) responses</b>	<b>197</b>	<b>100.0%</b>

**Figure 5 – Summary of the level of support that respondents had towards an upgrade to the current infrastructure at Fernwood Park**



**QUESTION 3 — “DO YOU HAVE ANY COMMENTS OR SUGGESTED ALTERNATIVES ON THE OPTIONS PRESENTED ABOVE?”**

Respondents were asked if they had any comments or suggested alternatives to the options presented. A total of 92 respondents provided 155 comments, with the majority of comments relating to traffic congestion, general landscaping and use of the land. The results have been summarised in Table 8 below.

**Table 8 – Summary of respondents’ comments or suggested alternatives to the options presented<sup>4</sup>**

Comments	Responses	
	N	%
Would prefer the installation of a roundabout over traffic lights	20	12.9%
Support the installation of traffic lights at Walter Padbury Boulevard and Hepburn Avenue	19	12.3%
Believe traffic lights at the intersection will make traffic congestion along Hepburn Avenue worse	15	9.7%
Believe traffic lights are not required and are a waste of money	11	7.1%
Would like funds spent on roundabout/traffic lights at the intersection of Lilburne Road and Hepburn Avenue	9	5.8%
Would like funds spent on walking paths and walking tracks within the area	9	5.8%
Support the proposal to acquire the land	6	3.9%
Would like the traffic lights to be fast tracked and installed	5	3.2%
Believe it should be the responsibility of State Government to fund the project	4	2.6%
Believe there is already sufficient park infrastructure in Fernwood Park	4	2.6%
Would like funds spent on landscaping along Hepburn Avenue	4	2.6%
Would like funds spent on traffic lights at the intersection of Glengarry Drive and Hepburn Avenue	4	2.6%
Would like funds spent on a pedestrian overpass/footbridge/underpass	3	1.9%
Would like funds spent on signage at the intersection	3	1.9%
Would like funds spent on the landscape in front of the shopping centre	3	1.9%
Concern for the time needed for the City to acquire the land	2	1.3%
Questioned the demand for commercial use in the area	2	1.3%
Support the upgrade of Fernwood Park	2	1.3%
Would like funds spent on landscaping within roundabouts	2	1.3%

<sup>4</sup> N.b. some respondents provided more than one reason.

Comments	Responses	
	N	%
Would like funds spent on the construction of a Men's shed	2	1.3%
Would like the parks in Padbury to be upgraded	2	1.3%
Believe that if traffic lights were installed, warning lights before the intersection would be required	1	0.6%
Believe there is already sufficient landscaping along Hepburn Avenue	1	0.6%
Concern for the design of Glengarry Drive roundabout	1	0.6%
Concern for what building will be constructed on the vacant block	1	0.6%
Would like funds spent on a small deli	1	0.6%
Would like funds spent on additional facilities for local residents	1	0.6%
Would like funds spent on an up-market tavern in Padbury	1	0.6%
Would like funds spent on disguising power boxes	1	0.6%
Would like funds spent on education programs for using roundabouts	1	0.6%
Would like funds spent on extending the shopping centre car park	1	0.6%
Would like funds spent on longer merging lane which could accommodate more than one car	1	0.6%
Would like funds spent on speed bumps	1	0.6%
Would like funds spent on the extension of local roads	1	0.6%
Would like funds spent on traffic management at Padbury Primary School	1	0.6%
Would like the land to be used for a children's playground	1	0.6%
Would like the land to be used for Civic Building purposes	1	0.6%
Would like the land to be zoned for residential use instead of commercial	1	0.6%
Would like to preserve the natural bushland as much as possible	1	0.6%
No comment	6	3.9%
<b>Total comments received</b>	<b>155</b>	<b>100.0%</b>

**QUESTION 4 — “DO YOU HAVE ANY ADDITIONAL COMMENTS ABOUT THE PROPOSAL IN GENERAL?”**

Respondents were asked if they had any additional comments about the proposal. A total of 59 respondents provided 86 comments, with the majority of comments relating to traffic congestion, general landscaping and use of the land. The results have been summarised in Table 9 below.

**Table 9 – Summary of respondents’ additional comments about the proposal<sup>5</sup>**

Comments	Responses	
	N	%
Would prefer the installation of traffic lights over the others	9	10.5%
Support the project	7	8.1%
Believe traffic lights would cause more traffic congestion	5	5.8%
Do not support the installation of traffic lights	5	5.8%
Would like a small shopping centre (newsagency, local supermarket, medical centre, post office etc.) to be built in the area	5	5.8%
Would like more native species planted along Hepburn Avenue	4	4.7%
Would not like fast food outlets to operate in the commercial site	4	4.7%
Believe the installation of traffic lights are not necessary	3	3.5%
Do not want any changes within the area	3	3.5%
Would like the landscape in front of the land along Hepburn Avenue to be improved	3	3.5%
Believe the development of the land should be in the best interests of the community	2	2.3%
Believe the landscaping along Hepburn Avenue is adequate in the area	2	2.3%
Believe the park infrastructure at Fernwood Park is sufficient	2	2.3%
Concern for the funds if the land cannot be sold to a commercial development, or is sold for a lower amount than anticipated	2	2.3%
Would like funds to be allocated to areas outside the local area	2	2.3%
Would like more lights for footpaths	2	2.3%
Would like the land to be used for the elderly	2	2.3%
Would prefer installation of roundabouts over traffic lights	2	2.3%

<sup>5</sup> N.b. some respondents provided more than one reason.

Comments	Responses	
	N	%
Concern for children safety due to increased traffic	1	1.2%
Concern for illegally parked cars near the Early Learning Centre	1	1.2%
Concern for the length of time it would take to build traffic lights	1	1.2%
Concern that the money from the sale is not being put into the bank and saved	1	1.2%
Oppose the project	1	1.2%
Thank the Council for the opportunity for feedback	1	1.2%
Would like a brick wall built along Hepburn Avenue to reduce traffic noise	1	1.2%
Would like a Medical Centre to be established in the commercial site	1	1.2%
Would like a pedestrian overpass	1	1.2%
Would like a water fountain in the area	1	1.2%
Would like accessibility for persons with disability to be considered in the commercial development	1	1.2%
Would like additional funds to be spent on the grass at Fernwood Park	1	1.2%
Would like Fernwood Park to be extended	1	1.2%
Would like funds to be allocated to the installation of a shopping centre car park	1	1.2%
Would like funds to be allocated to the installation of underground power	1	1.2%
Would like 'No Parking' signs installed	1	1.2%
Would like signage to be displayed at the intersection	1	1.2%
Would like to be consulted prior to the commercial development being established	1	1.2%
Would like traffic lights installed regardless of the acquisition and sale of the property	1	1.2%
Would not like a building that affects the family friendly atmosphere of the area	1	1.2%
Would prefer the land be used to build two-storey apartments rather than for commercial development	1	1.2%
No comment	1	1.2%
<b>Total comments received</b>	<b>86</b>	<b>100.0%</b>



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Location Plan – St. Stephen's Early Learning Centre

Tuesday, 8 April 2014  
1:3600

