

WESTERN POWER MUNDARING SUBSTATION COMMUNITY DESIGN WORKSHOPS REPORT OF PROCEEDINGS – MARCH 2011



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The following is a report of proceedings based on two Community Design Forums held during March 2011 by Western Power (WP). The main output from the forums was the development of a set of draft design guidelines suggesting options for enhanced treatment of fencing, screening and landscaping around the proposed Mundaring Weir substation. This is in recognition of Mundaring Weir as an integral part of Western Australia's industrial history and an important destination location for locals and visitors. The community engagement process represented a renewed commitment by WP to explore innovative community engagement and potential new approaches to substation environmental place based design.

AIMS

1. Restate existing decisions and non-negotiable parameters regarding the proposed Mundaring Weir substation
2. Reiterate the fact that the selected site has less impact on the environment and residents than other sites
3. Facilitate a collaborative process with community and stakeholder representatives to create a mutually-acceptable design for fencing/screening and surrounds
4. Limit outrage and gain buy-in to avoid future project delays
5. Provide a final potential design solution (developed after input from all players) which may include more than one option
6. Potentially develop a new screening/fencing style option for Western Power which may contain an educational element

OBJECTIVES

1. To facilitate workshops to maximize participation from a diverse range of stakeholders
2. To remain transparent throughout the process to the wider community
3. To work collaboratively to strengthen relationships between stakeholders

KEY MESSAGES

A set of key messages were established by WP to ensure common understanding by the project team. They were:

- The substation is required due to the new water treatment plant requiring significant additional load. The new infrastructure is vital to meeting essential community needs
- The site selection process has been completed based on consideration of multiple social, environmental and economic factors in a responsible decision-making process.
- Western Power is working in consultation with the Water Corporation and the local community to create the design of the substation
- Significant community consultation has been conducted by Water Corporation and WP previously and now WP is seeking community input for the design of the replacement Mundaring Weir substation
- Western Power will engage with key stakeholders at each stage of the process to

- remain open and transparent throughout
- WP is using an external facilitator to provide an independent voice to the process
- The Mundaring Weir site is unique and much opportunity exists for any additional infrastructure in the area to contribute to the value of the area as a site of historic significance, natural beauty, functional importance and educational potential.
- WP will ensure community design input is used as far as possible within our safety, budgetary and timeline parameters
- WP will ensure the community group develops a clear understanding of those parameters to maximize effectiveness of input

METHODOLOGY

Two community design forums were held. They blended information giving and active deliberative participation by community members and stakeholder representatives who attended (appendix 1 & 2). MDC Places Group were engaged to provide independent facilitation and creative input based on community design best practice examples. WP provided community/stakeholder invitations, logistics and specialist substation knowledge to the process.

Mediation processes were included to manage outrage by some group and community members. Two venues were used, both in the Mundaring precinct.

Although the number of participants was low, their input was high. Limited numbers reflected short timelines and a decision to not 'cast the net' wider for invites to the second workshop. This was due to a potential change in decision regarding the proposed substation and site location. Participants included local council representatives, Water Corporation and WP staff as well as community members and representatives from community resident and local interest groups. The great grand-daughters of C.Y.O'Connor also attended and had input.

Some recommendations by the consultants are found at the end of this document regarding community engagement strategies WP may like to implement when holding similar forums in the future.

WORKSHOP 1

The first workshop was held on Tuesday 1 March 2011 and focused on the above stated aims and objectives. In order to ensure a collaborative approach to discussions, some ground rules were stated at the beginning of the workshop as follows:

- *Everyone is entitled to have a say*
(if you are talking too much others are not getting a chance)
- *All ideas are good ideas*
(our challenge is how to 'piggy back' each others creativity and come up with even better solutions)
- *Listen respectfully to understand other people's needs and interests*
(you may learn something and know that you are being listened to as well)

These proved useful, particularly given there were some vocal members of the group who did not wish to adhere to the agreed agenda - due to their concerns regarding

the substation proposed site.

As a result the facilitator split the group into two with one group focused on generating ideas and possible design solutions and the other group talking to WP and Water Corporation representatives about their concerns. One group member tabled a report for their consideration.

The workshop included presentation of a series of visual images of the history and current state of the location, including current signage. Examples of bushland artworks in similar locations outside the precinct were also shown to encourage creativity and innovation (see appendix 4). Raw data reflecting the groups input can be found at appendix 3. Draft design guidelines were developed through responses to the following set of questions:

1. *What would you like to see in the landscaping around the substation?*
2. *What are your ideas with regards to fencing, screening and signage of the substation?*
3. *What educational stories could be told about the area and its history on screening walls and around the substation?*
4. *What else would be attractive for tourists and visitors to the substation location?*

As a result, six priority guidelines representing the key sentiments held by the group were developed as follows. Some quotes are shown under each guideline to help understand the intent.

1. Acknowledge it as an industrial site

“not all pretty lawns and gazebos”

“reflect the industrial heritage...(via) metal, etched signage”

“celebrate civil engineering”

2. Beautify and enhance the surrounding area whilst retaining nature

“don’t remove granite rocks...(support) river rehabilitation”

“a natural picnic area landscaped with native plants”

“adhere to Shire recommendations on design/landscaping species”

3. Tell the story

“the history of power and water”

“of the old camp...the development of the Weir”

“of Indigenous culture and Aboriginal heritage”

4. Educate through signage and interactive art

“educate kids and visitors...an MP3 trail”

“artwork with CY O’Connor looking at plans...which tourists could...have their picture taken with”

“(information) about logging, salinity, dieback, soil structure...Fauna, Flora”

5. Improve site facilities for all

“make it vandal proof...safe...(but) don’t make it a bunker”

“(include) bike racks...drinking water fountains...shade”

“better facilities for walkers to link with Bibbulmun Track and Munda Biddi Trail”

6. Take a holistic view working alongside stakeholders

“consider other stakeholders in the design”

“make sure whatever Western Power do fits into a holistic view for the area ie. Work with Water Corp “include information on (related community groups)”

WORKSHOP 2

Workshop two was held on Tuesday 22 March 2011. During the interim period between workshops, additional information regarding the Water Corporation load requirements was revealed. This brought with it the possibility of a decision change regarding the proposed Mundaring Weir substation site. As a result it was agreed to limit the workshop participants to those who had attended the first workshop and to include WPs Planning Project Manager at the beginning of the workshop, to present the new information.

After the initial presentation, the participant group agreed to continue on the journey of developing design guidelines. They agreed that it would be useful in the case of the Mundaring Weir substation site, if implemented and/or by WP for other substation design opportunities in the future.

A 3D scale model of the Mundaring Weir substation site was presented in order to assist participants to understand the impact and potential for design applications, which could add value to the site.



To provide structure to the forum discussions, participants were asked to prioritise the draft design guidelines (shown on page 5) with regards to their importance. The resulting list shows the order of priority, with 1 being the top priority:

1. Beautify and enhance the surrounding area whilst retaining nature
2. Tell the story
3. Acknowledge it as an infrastructure site
4. Improve site facilities for all
5. Take a holistic view working alongside stakeholders
6. Educate through signage and interactive art

Key points from the discussion have been used to inform the final recommendations in this report (shown on page 7). The group agreed that the impact of the substation would be most heavy for walkers and visitors to the Mundaring Weir, rather than motorists driving by at fast speed.

Although listing 'taking a holistic view' as 5 in the order of priority, discussion regarding the need for WP to continue to work alongside stakeholders and in particular Water Corporation, to ensure the enhancement of the area, was stressed a number of times.

RECOMMENDATIONS

- RE SUBSTATION DESIGN

1. Utilise the design guidelines developed by the community to inform the Mundaring substation design (if the site location goes ahead).
 - a. Mesh fencing on all four sides.
 - b. Mesh to be painted black as this absorbs light and is less visible to the eye.
 - c. Landscaping with appropriate vegetation on the sides of the site in keeping with safety requirements.
 - d. Collaboration over design of the switch room as regards to architectural input and materials. For example, alter the design and color of the roof and site base in order to blend into the landscape.
 - e. Value adds in the form of signage artworks etc to be located below the site in the current picnic area – potentially to act as screening in the foreground.
 - f. Signage options discussed:
 - C Y O'Connor history in consultation with family members, to be presented in the form of a planned historical trail with elements designed to encourage exploration and discovery.
 - History of the weir workers in consultation with their families
 - History of the Noongar people and their connection to the Helena River
 - Department of the Environment & Conservation information about the catchment and forestry
 - g. Consider involvement of local schools and community groups in order to promote a sense of ownership in any artworks that are developed.
 - h. Where possible re-establish walk trails which are currently out of bounds.
 - i. Enhance picnic areas by adding shade, recreational and interactive art or educational opportunities.
2. Utilise the design guidelines developed by the community to inform other demonstration site/s (based on context and appropriateness).
3. Share design guidelines and community input with WP internal staff.
4. Provide feedback to participants regarding the status of the proposed Mundaring Weir substation site and their input (and when possible the broader vision by the Water Corporation for enhancement of the precinct).
5. Take a holistic view by working alongside other stakeholders to develop Mundaring Weir into a precinct for all who visit there.
6. Involve local community groups as suggested by participants if possible.

Eastern Hills Catchment Management Program + 80 friends groups + 5 catchment groups in the Shire of Mundaring + 40 groups in Kalamunda, , Mundaring Arts Centre, Indigenous Groups, Eastern Hills Wildflower Society, Local native flora and fauna experts, CALM volunteers, Mundaring Community Reference Group, Mundaring Ratepayers Association, Shire of Mundaring Environmental Advisory Committee, Wooraloo Prison 'conneciton to fauna' project

- **RE FUTURE WP COMMUNITY ENGAGEMENT**

1. Timetable community/stakeholder engagement early in planning and design processes in order to limit outrage.
2. Partner with local government authorities to develop a network map of community groups who can be approached to participate.
3. Send invitations to community/stakeholder engagement activities approximately 1 month before the event with a reminder email or contact.
4. Use the following formula to gain participation in order to engage ordinary citizens and gain balanced input from active groups:
 - 1/3 self-selection from advertisements, 1/3 invitation, 1/3 random sample from Council or electoral role data bases
5. Parallel run a number of different engagement strategies in order to encourage broad participation. Examples:
 - Workshops and forums, school based input, DIY kits to allow community groups to gather information and supply it by a due date, postcard campaigns to impacted areas, online forums, open days and 'walk the beat' where people visit sites and comment on the spot re challenges and opportunities
6. Form an internal public participation cross-organisational WP team to build professional capacity and facilitation skills as well as support WP Community Engagement policy and procedures.

APPENDIX 1: WORKSHOP 1 OVERVIEW

Time	Content	Resources
5.15 (45 m)	Set-up <ul style="list-style-type: none"> - Participant input 1: on arrival participants have the opportunity to add a comment to a blank wall poster asking “<i>what is your greatest wish for Mundaring Weir</i>” and “<i>what is your greatest fear for Mundaring Weir</i>” - a summary of views will be presented at the beginning of Workshop 2 to help build common ground re the precinct and help identify potential collaboration across stakeholder groups 	AV equipment Sticky labels for name tag Butcher’s paper/marker pens/post it notes
6.00 (15m)	Welcome <ul style="list-style-type: none"> - Indigenous welcome acknowledgment - Purpose of workshop 1 and 2, who’s here, ground rules and housekeeping - Restate substation status and non-negotiables 	Facilitator Facilitator Rod Torrens
6.15 (30m)	Setting the Scene <ul style="list-style-type: none"> - Plans for the Precinct (next 12-24 months) - Input from participants re what they know - Q&A from the floor 	Water Corp Others?
6.45 (60m)	Participant input 2: Development of Design Principles <ul style="list-style-type: none"> - Introduction <ul style="list-style-type: none"> - will include evocative images - a focus on opportunity and solutions - a suggestion of potential interpretive ideas* - Participants working together in small groups to respond to 5 wall posts as follows: <ol style="list-style-type: none"> 1. <i>What would you like to see in the landscaping?</i> 2. <i>What are your ideas with regard to fencing screening and signage of the substation?</i> 3. <i>What educational stories could be told about the area and its history?</i> 4. <i>What else would be attractive for tourists and visitors?</i> 5. <i>Any other comments?</i> 	Facilitator Butchers paper, color markers, blue tack Aerial map of the area on wall Display boards with info Spare info sheets
7.45 (15m)	Next steps and Participant input 3 <ul style="list-style-type: none"> - Workshop 2 reminder - Who else should be invited? - Feedback from participants (verbal evaluation) 	Facilitator
8.00	Thank you and Close	

APPENDIX 2: WORKSHOP 2 OVERVIEW

Time	Content	Resources
5.00	Set-up and light supper	AV equipment Sticky name labels
6.15 (30m)	<p>Welcome and Participant input 1</p> <ul style="list-style-type: none"> - Participants stand and mill around and have 4 opportunities to connect with one other person in the room (see below) - Purpose of workshop and ground rules + who's here and who they represent <p>"Before we get into the design work, there is a brief update to do with this project that Western Power would like to provide you with. It is a bit of a risk for them in divulging this information but given the groups level of involvement in the project they would like to let you know of this for the purposes of transparency. We have the Planning Projects Manager here, Marc Brunt-Watson, to provide the details and answer any constructive questions you may have. Then we'll get back the task of tonight which is the design workshop."</p> <ul style="list-style-type: none"> - Restate substation status and non negotiables <u>or</u> Announce change of decision - Q&A session 	<p>Facilitator</p> <p>Facilitator</p> <p>Marc Brunet-Watson, Planning Projects Manager (+Karina Congdon)</p>
6.15 (15m)	<p>Setting the Scene</p> <ul style="list-style-type: none"> - Workshop 2 results...draft design guidelines - Prioritising exercise 	Facilitator
7.00 (45m)	<p>Participant input 2: Substation Design Ideas</p> <ul style="list-style-type: none"> - Viewing of 3D model - Open forum discussion - Creative process using draft design guidelines (re Mundaring <u>or</u> if decision changed then re substations generally) 	<p>Charlotte O</p> <p>3D Model Craft materials</p>
7.45 (15m)	<p>Next steps and Participant input 3</p> <ul style="list-style-type: none"> - Summary of evenings proceedings - Evaluation + including preference agreed with regards to weld mesh vs concrete fencing 	Facilitator
8.00	Thank you and Close	

APPENDIX 3: PARTICIPANT INPUT – RAW DATA WORKSHOP 1

1ST MARCH 2011 – RAW DATA

On arrival, participants were asked to write down their *greatest wish* and *greatest fear* for Mundaring Weir as a precinct. These will be further analysed in the final Community Design Workshop process report. They are presented as written and not in a particular order. Responses shown in grey text reflect opposition to the proposed site.

Greatest Wish

- That it is a premier tourism heritage attraction
- To protect and make sure new infrastructure is located elsewhere
- Make it a conserved site – now
- To have an authentic heritage precinct that informs, educates and entertains
- Attract more visitors for an educational and ‘natural bush’ experience
- Put the water treatment plant and substation in the Firewood Road
- An area that reflects environmental and heritage values including recreational opportunities
- That the precinct is left as natural as possible and the substation is located elsewhere
- That the area is cleared of noxious weeds and native plants which grown in this area replace them (eg. patterson’s curse)
- Attractively landscaped
- That the area is aesthetically pleasing with local vegetation
- An area for public to be included eg. BBQs, tables, chairs, shade
- Put the water treatment plant and substation in the Firewood Road site
- To see the area become more attractive for day visitors
- That it becomes a place to recognize the role of history and infrastructure in building communities, while respecting and protecting the environment
- Education precinct
- To be as visually unobtrusive as possible when viewed from the road
- Maintain environs around an historic site
- Comfortable places to come and spend time

Greatest Fear

- That public access is denied
- Ugly aesthetics and restrictive access
- That it loses it’s connection with water supply to the Goldfields
- Over clearing of screening vegetation for works and fire protection
- That the precinct is under-utilised
- That WA does not understand how important the area is in terms of our history – it shows mistakes and successes – we can learn from it
- That all the recreation areas will become industrial sites
- Environmental and tourism impact will be reduced
- To lose the authenticity of the heritage of CY O’Connors pipeline
- That the public will be excluded and the area allowed to be an eyesore
- That the area becomes degraded
- The water treatment plant and substation will be located in the precinct

Participants were asked to walk around a number of butcher's paper posts in order to discuss and list ideas – the 5 questions responded to follow. Participant responses are listed as written and not in any particular order.

6. *What would you like to see in the landscaping?*
7. *What are your ideas with regard to fencing screening and signage of the substation?*
8. *What educational stories could be told about the area and its history?*
9. *What else would be attractive for tourists and visitors?*
10. *Any other comments?*

Responses were collated to form the draft design guidelines shown at the front of this document. Where listed stakeholder groups are shown in bold.

1. What would you like to see in the landscaping?

- Native vegetation
 - Low fuel plants
 - Don't remove granite rocks
 - It should acknowledge this is an industrial site ie not all pretty lawns/gazebos
 - Children's art
 - Local endemic plants only – waterwise, use seed from surrounding area = local provenance
 - Rehabilitation of The Helena River and buffer zone
 - Demonstration garden for educational purposes
 - No limestone, only coffee rock and granite
 - A natural picnic area landscaped with native plants
 - Walk trails, stepping stones of that same rock that bulges out of the ground through gardens of native flowers (some stepping stones painted as local native animals and some with info about the plants that are close by)
 - In the substation try and turn negative spaces into positive areas of design not just gaps
 - In the open woodland in the Firewood Road site
- Q. Does the substation have to be galvanized iron or can it be colored metal? eg. green gantree

2. What are your ideas with regard to fencing screening and signage of the substation?

- Use fencing to tell the story eg. outline of scheme cut out in the wire
- Decorative screening
- Don't make it look like a bunker or prison
- Reflect the industrial heritage – metal, etched signage etc
- Less text more photos
- Use natural colors eg. oxide concrete to be natural color
- Retain the slope of the buffer with natural rock and native plants
- Make if vandal proof!
- Adhere to Shire recommendations on design/landscaping species
- Consider safety aspects of fence design eg. access/signage
- Consider cultural and Indigenous input
- Blend into fence design the brickwork look from No1 Pump Station

- Yes to give a nod to No 1 but don't try to make a substation pretend to be an old building
 - Not white
 - Creepers/plants over grid
 - Concrete to be textured, carved, with patterns of trees, plants, earth
 - Don't put it in the Firewood Road site
- Q. Does metal signage pose an issue with conductivity around the substation?

3. What educational stories could be told about the area and its history?

- More spread of interpretive signs
- Aboriginal art and history
- Indigenous culture and Aboriginal
- Tell the story of electricity in the region
- Tell the story of the old camp and Nissan hut camp when the wall was raised (eg. people got hard labor for petty crimes)
- History of power and water
- Celebrate civil engineering
- Information of what it takes to keep water flowing eg. watts per litre
- How the development of the Weir and water supply influenced colonization and the development of the whole of WA and link to gold rush
- Logging, salinity, dieback, soil structure, vegetation types, Fauna, Flora
- The old substation and reason for new substation
- The story of catchment management in the Mundaring Weir forestry settlement site by locating WTP and substation in the Firewood Road site

4. What else would be attractive for tourists and visitors?

- A decent turn off from Mundaring Weir (very dangerous at present)
- If any artifacts from the old camp found, leave in situ and if in accessible area, allow the public to walk over perspex coverings
- A children's playground where they provide the power to pump water from a Weir to Kalgoorlie ie. an interactive model of sorts that gives the message that it takes energy to power the pump station
- Provide decent drinking water fountain! (none there now) – arty ones
- Addressing children's nature deficit disorder
- Educate kids and visitors
- Use natural materials and textures
- Education/interpretation of rehabilitation of Helen River to include information on the **Eastern Hills Catchment Management Program + 80 friends groups + 5 catchment groups in the Shire of Mundaring + 40 groups in Kalamunda**
- An MP3 trail for the younger generation
- Bike rack facilities
- Better facilities for walkers to link with Bibbulmun Track and Munda Bididi Trail
- More picnic facilities under existing trees
- Shade
- Artwork with CY O'Connor looking at plans or something which tourists could interact with eg. have their photo taken with
- Improve the riverbed
- A WTP in the Firewood Road site could be an additional attraction because the chemical store can be located far enough away

5. Any other comments?

- Substation should make a statement ie. it should be designed from the outset as an iconic building (using industrial and landscape architects)
- Industrial and landscape architects need to work together to come up with an innovative design ie. prettying it up after is not good enough
- A diagram of elevations of the site would be useful to explain buffers/fill and site lines to the substation
- Consider other stakeholders in the design eg. **Helena River Catchment Group, Mundaring Arts Centre, Indigenous Groups, Eastern Hills Wildflower Society, Local native flora and fauna experts, CALM volunteers, Mundaring Community Reference Group, Mundaring Ratepayers Association**
- Don't make the perimeter too attractive to children or vandals
- Please work on **Water Corp** to do more ie. beautify/enhance area
- Make sure whatever Western Power do fits into a holistic view for the area ie. work with Water Corp
- Be mindful of archeology, do a dig beforehand
- Water treatment plant to reflect the positive decorative designs of the proposed substation
- Art from not only kids that live in the hills but those that are a bit older ie. 25-30 years who grew up in the hills and now have a better understanding of what the hills and Weir mean to them and what they value
- The **Shire of Mundaring's Environmental Advisory Committee** would like to see an Interpretive Centre in the Shire. Elements of this could be incorporated into this project
- Shire of Mundaring are researching a 'connection to Fauna' project – sculptures in the community, working with **Wooraloo Prisoners** for art designs
- Pump Station No1 is heritage listed and protected. Putting a power station in the precinct is crazy
- The criteria and community favoring locating it in the Firewood Road site. Consider this and move on

APPENDIX 4: RESOURCE LIST

There are a number of organisations who can offer advice and support when implementing community and public art projects and regarding community engagement practice. A brief list follows:

Artsource:

King Street Arts Centre
Level 1, 357 Murray St
Perth, WA, 6000

tel : (08) 9226 2122

fax : (08) 9226 2180

Opening Hours: 9am - 5pm Mon-Fri

e-mail : perth@artsource.net.au

Artsource is the peak arts body in WA they provide a client service which offers advice on the procurement of artworks and art practitioners. Membership details follow.

Australian Business and Art Foundation (ABAF):

Director Western Australia: Henry Boston henry.boston@abaf.org.au

Coordinator Western Australia: Toban Harris toban.harris@abaf.org.au

T: 08) 9366 8005

E: wa@abaf.org.au

W: www.abaf.org.au

Work with businesses large and small, arts organisations of all types, individual artists, trusts and foundations. They provide advice, professional development, volunteering and networking opportunities. More information attached.

International Association of Public Participation:

Western Australian Chairperson: Ms Leanne Hartill

T: 08) 9364-0658

E: lhartill@melville.wa.gov.au

W: www.iap2.org.au

Provide training and advise on public participation including links to WA based facilitators and community/stakeholder engagement experts. Also have good resources and tools at their online site.

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|--|--|
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| <input type="checkbox"/> Art Consultant | <input type="checkbox"/> Interior Designer |
| <input type="checkbox"/> Collector | <input type="checkbox"/> Landscape Designer |
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| <input type="checkbox"/> Curator | <input type="checkbox"/> Project Coordinator |
| <input type="checkbox"/> Developer | <input type="checkbox"/> Urban Designer |
| <input type="checkbox"/> Educational | |

artsource

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DATE RECEIVED _____

NEW RENEWAL

Date processed ⇅

SENT ⇅ Letter

APPENDIX 5: ABAF Article (attached)

APPENDIX 6: POWERPOINT + VISUAL IMAGES (attached)