

SURVEY REPORT

Bayswater Town Centre & Train Station

Visitor Experience and Demand for Shops and Services

APRIL 2024

Rush Consulting

Image Credit: METRONET – Bayswater Train Station Design



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Introduction

With significant government investment in the Bayswater Town Centre, via the development of the new Bayswater Train Station and the development of a new planning framework initiated by Development WA to foster future mixed use and residential development, there is a significant opportunity to revitalise the heart of Bayswater and deliver on the WA Government's METRONET vision.

However, currently there are numerous vacant tenancies, under private ownership as well as new 10 tenancies at the train station, which are under WA State Government ownership.

In an effort to try to help identify where the greatest demand is for filling these tenancies the Bayswater Traders Association Inc. (BTA) and Future Bayswater Community Group Inc. (FUBA) commissioned a short community survey to identify where the greatest interest and demand is for shops and services in Bayswater as well as to investigate people's level of visitation to the town centre, and their perceptions of the precinct.

The survey was undertaken to provide a community voice to help attract investment and business to the Town Centre and help inform stakeholders future decisions in relation to the town centre.

A copy of the survey can be found in Appendix 1

A copy of the social media advertisements can be found in Appendix 2

Executive Summary

Survey Participation

565 community members participated in the survey, with the respondents being predominantly female (66%), and mostly within the age ranges of 35 to 49 (46%).

The vast majority of respondents (88%) live in Bayswater.

Key findings include:

Visitation Patterns:

About a third of respondents visit the Town Centre occasionally, with over half of these visits (51%) only lasting between 0 to 30 minutes.

The main reasons for visiting the town centre were primarily for socializing and entertainment activities, shopping, or commuting.

Just over a half of respondents (52%) visit the town centre at least a week or more, with nearly a third (31%) visiting it most days.

Desired Tenancies and Services:

- Retail Preferences: High demand for cafes, bars and casual dining establishments, indicating a preference for a vibrant social scene.
- Retail Needs: There is significant interest in expanding local shopping options including supermarkets and specialty stores such as bakeries and fresh food outlets.
- Service Demands: Community services like health and personal care are highly desired, with nearly half expressing interest in wellness services such as yoga studios.

Comparative Town Centre Usage:

Morley, Inglewood/Bedford, and Maylands are the most frequented nearby town centres, each serving distinct needs from shopping to social activities, illustrating potential competitive or complementary opportunities for Bayswater.

Perceptions of the Town Centre:

The terms "potential," "boring," and "tired" commonly describe the current state of Bayswater Town Centre, suggesting room for significant enhancements. For the future, desires focus on creating a "vibrant," "busy," and "community / community focused" environment.

Improvement Suggestions:

Increased dining options, improved retail variety, and enhanced public spaces, with greening of the town centre being amongst the top community suggestions to boost the area's appeal and usability.

Conclusion

The survey feedback highlights a strong community interest in developing Bayswater Town Centre into a bustling hub with diverse retail, dining, and service options that attracts more visitors and meets local needs.

The findings indicate a desire for a strategic tenant mix and infrastructure improvements that align with public expectations, thus fostering a lively, engaging community space.

These insights will be shared with the WA government and potential investors to inform future development plans, aiming to maximize the new station's impact and the town centre's economic and social fabric.

Summary of Findings

The below provides a summary of the findings from the community survey.

A total of 565 people took part in the community survey. Not all 565 answered all questions. The data provided below is based on the number of people responding to each individual question.

1. Demographics

Residency: Out of 558 respondents who answered the question about their place of residence, a significant majority (88%) are from Bayswater.

Gender Demographics: From 564 respondents, the majority were female, accounting for 66% of the total. Males constituted 33%, while non-binary respondents and those who use different terms each made up 1%.

Age Distribution: Among the 565 respondents who took part in the community survey, the age distribution was varied. The largest group, just under half of the respondents (46%), fell within the 35-49 year age bracket. This was followed by 27% in the 50-64 year range, 20% were aged 18-34 years, 7% were 65 years or older, and a small fraction (1%) were 17 years or younger.

2. Town Centre Visitation

The findings from the community survey regarding the frequency and purpose of visits to Bayswater Town Centre are summarized as follows:

Frequency of Visits:

Out of 553 respondents, less than a third (31%) visit or shop in the Bayswater Town Centre more than once a week.

Duration of Visits:

Among 552 respondents, the most common duration for a visit to Bayswater Town Centre is between 16-30 minutes (33%), followed by 0-15 minutes (28%), and 31-60 minutes (23%).

Additional comments indicated that some respondents are briefly in the area for specific errands, such as picking up items or walking a dog, while others, such as employees, spend extended hours (up to 10 hours per day, 5 times a week).

Purpose of Visits:

The primary reasons for visiting the Town Centre include social or entertainment activities – such as the Bayswater Twilight Markets, Bars and Cafes (68%), convenience shopping (32%), and accessing transport (28%).

A small percentage mentioned other specific purposes like visiting the post office (3%) or attending Pilates classes (0.4%).

Other individual responses highlighted activities such as visiting the bottle shop, conducting business, walking dogs, volunteering, and buying takeaway.

These findings indicate that the Bayswater Town Centre is currently a hub for both quick errands and social engagement, rather than a place to linger longer where you can engage at multiple venues.

3. Bayswater Town Centre Tenancies

The survey about desired tenancies and venues at the Bayswater Station precinct / town center revealed clear preferences among the respondents.

Preferred Tenancies:

The top five desired tenancies include Café (53%), Bar (52%), Delicatessen (46%), Baker (34%), and Fast food/Take away store (27%).

Hospitality Venues:

Preferred types of hospitality venues are Casual Dining (64%), Tapas Style Venue (52%), and Bar (46%). Other suggestions ranged from specialised food outlets like Banh mi, sushi, and gluten-free venues to family-friendly places and health-focused food stores.

Cuisines:

The top cuisines desired are Japanese (47%), Italian (37%), and Vietnamese (30%). Additional preferences included Australian, Modern Australian, and a variety of specialized food types like vegan and gluten-free options.

Retail Stores:

A Supermarket (44%), books/games store (28%), and gifts/cards store (27%) were the top three retail store preferences. Other desired stores include grocers, butchers, and specialty shops like antiques and high-end bike shops.

Fresh Food and Drink Outlets:

The most wanted fresh food and drink outlets are Baker (69%), Fruit and Vegetable Store (47%), and Delicatessen (42%). Other desired outlets included specialty stores such as bubble tea, fishmongers, and a gluten-free bakery.

Service Types:

The preferred services are Personal Health Services like yoga and Pilates (45%), personal care (44%), and a chemist (39%).

Respondents also suggested enhancements such as improved post office services and community-enhancing free services.

Impact of more retail and service options:

If more retail and service options were provided, 71% of respondents indicated they would be highly likely to visit the town center more often, with an additional 24% likely to visit more frequently.

These results suggest a strong community interest in expanding and diversifying the offerings at the Bayswater Town Centre to include a variety of dining, shopping, and service options, which could significantly increase local engagement and foot traffic.

4. Town Centre Comparisons

The survey responses from participants provided insights into the Bayswater Town Centre and what other town centres they visit most for various activities:

Socialising and Entertainment:

The top three town centres visited most often for socialising and entertainment are Maylands (58%), Mount Lawley/Highgate (53%), and Inglewood/Bedford (39%). Other notable mentions include Guildford and North Perth, along with a preference for locations that offer ample parking.

Bayswater ranked 6th behind Maylands; Mount Lawley/Highgate; Inglewood/Bedford; Northbridge and the Perth CBD as the town centre that survey respondents currently visited most for socialising and entertainment.

Shopping:

For shopping, the most frequented town centers are Morley (67%), Inglewood/Bedford (54%), and Maylands (39%). Karrinyup and Midland were also popular among other choices, indicating a diverse range of preferred shopping destinations.

Bayswater ranked 8th behind Morley; Inglewood/Bedford; Maylands; Belmont; Perth CBD; Mount Lawley/Highgate; and Bassendean as the town centre that survey respondents currently visited most shopping.

Services:

When it comes to accessing services Bayswater (45%) ranked second to Morley (50%), with Inglewood/Bedford (38%) being the third top choice.

North Perth and Midland also appeared frequently in other mentions, alongside a variety of other locations including online/telehealth services.

Top three overall town centres most frequently visited for various activities

Based on the survey responses, the three town centres most frequently visited by respondents for various activities (socialising, shopping, and services) are:

- **Morley** - It appears most frequently for shopping (67%) and services (50%), making it a primary destination for both commercial and practical needs.
- **Inglewood/Bedford** - This area is popular across all categories, with 54% of respondents visiting for shopping, 39% for socialising and entertainment, and 38% for services.

Big Ideas for Improvement:

The most popular suggestions for improving the Town Centre include:

- **Enhanced Dining and Social Venues:** This includes more cafes, restaurants, bars, and street dining options, with a particular emphasis on evening venues to revitalise the area's social life.
- **Convenient Produce Stores:** Respondents desire more local grocery options such as bakeries, fruit and vegetable markets, butcher and supermarkets.
- **Increased Greenery and Better Public Spaces:** Calls for more trees, green spaces, and dog-friendly areas were prominent, enhancing the environmental and leisure aspects of the Town Centre.

Other notable suggestions included the improvement of retail variety, fostering community events, and creating attractive and accessible public spaces.

There was also a strong desire for more effective use of space, better integration of services, and the addition of amenities to support a vibrant community life.

Detailed Findings

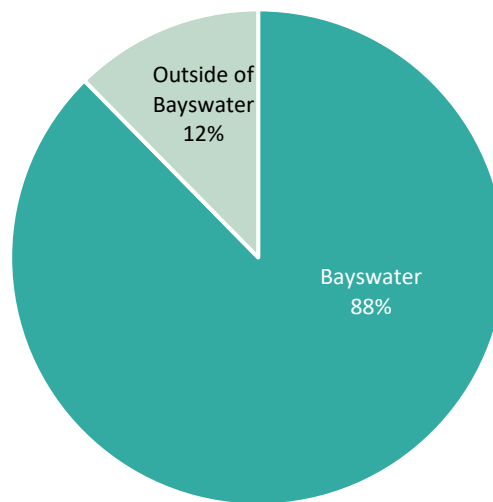
This section provides the detailed findings from the community survey.

A total of 565 people took part in the community survey. Not all 565 answered all questions. The data provided below is based on the number of people responding to each individual question.

1. Demographics

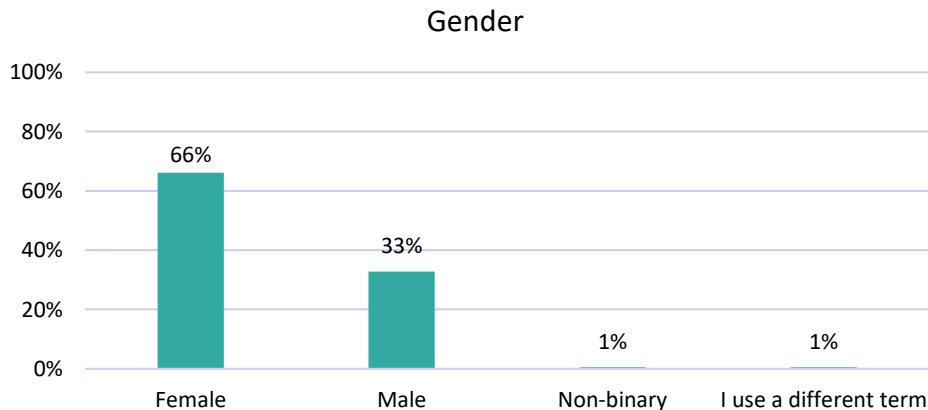
1.1 *Where do you reside?*

Of the 558 respondents who answered this question, majority reside in Bayswater (88%)



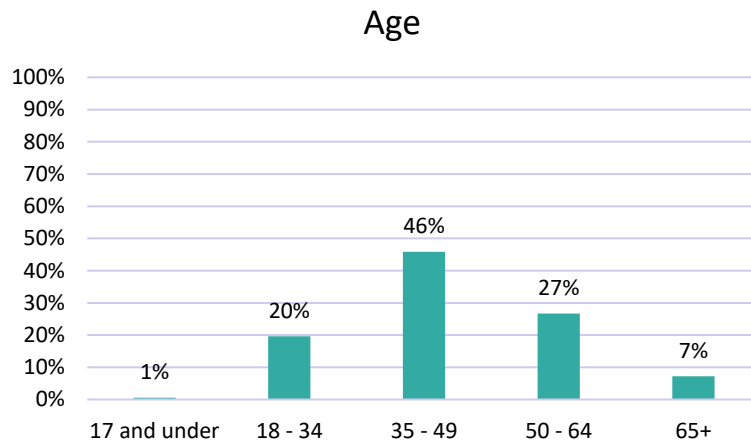
1.2 *Gender*

Of the 564 respondents who answered this question, majority of the respondents were female (66%) with the remainder 33% male, 1% non-binary and 1% use a different term.



1.3 Age

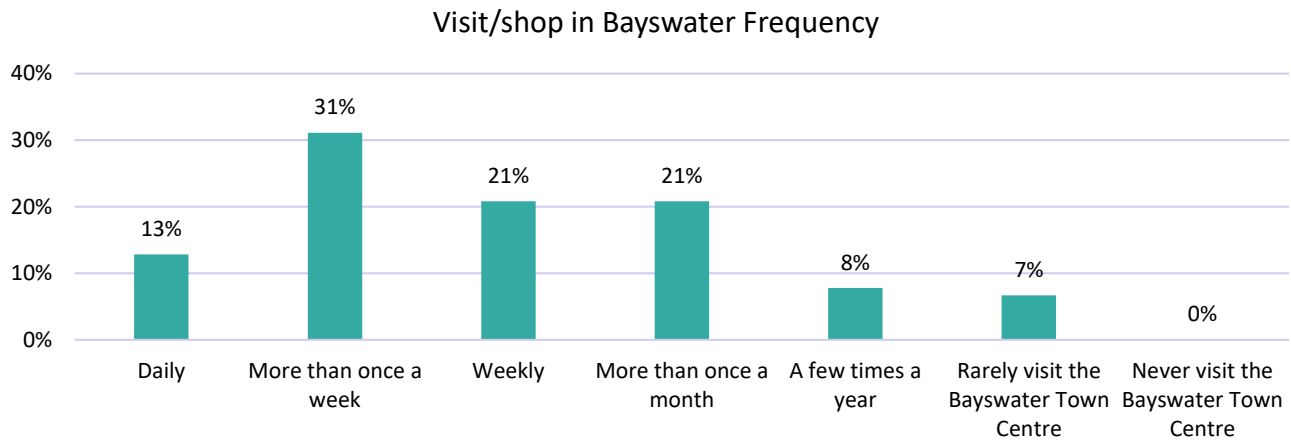
Of the 565 respondents who took the community survey, just under half were between 35-49 years (46%), followed by 27% aged 50-64 years, 20% aged 18-34 years, 7% 65 years or older and 1% being 17 years and under.



2. Town Centre Visitation

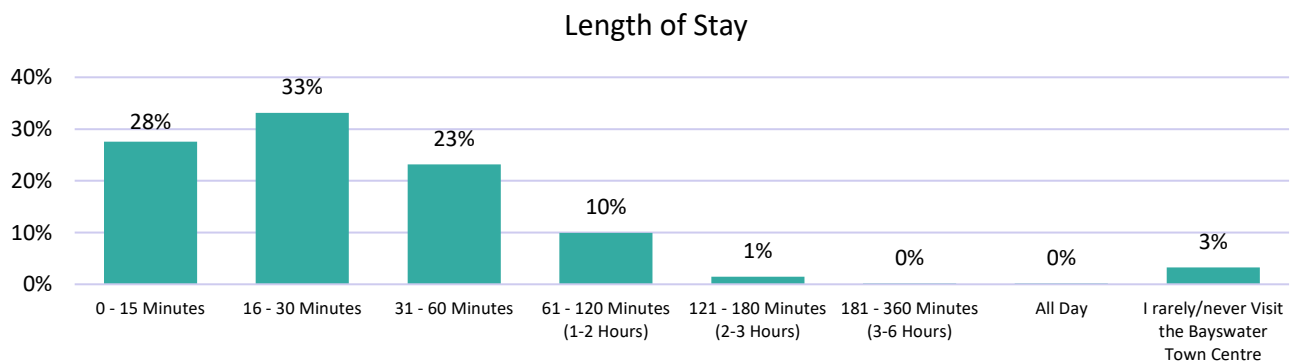
2.1 How often do you currently visit/shop in Bayswater?

Of the 553 respondents who responded to how often they currently visit/shop in Bayswater, just under a third visit/shop Bayswater (31%) followed by 21% visit/shop in Bayswater weekly or more than once a week. Only 13% visit/shop daily.



2.2 During an average visit to the Bayswater Town Centre, how long do you usually stay?

Of the 552 respondents who responded to how long do they usually stay visiting the Bayswater Town Centre, a third of respondents spent 16-30 minutes visiting the Town Centre (33%) followed by 28% spending 0-15 minutes visiting the Town Centre and just under a quarter (23%) spending 31 – 60 minutes visiting the Town Centre.



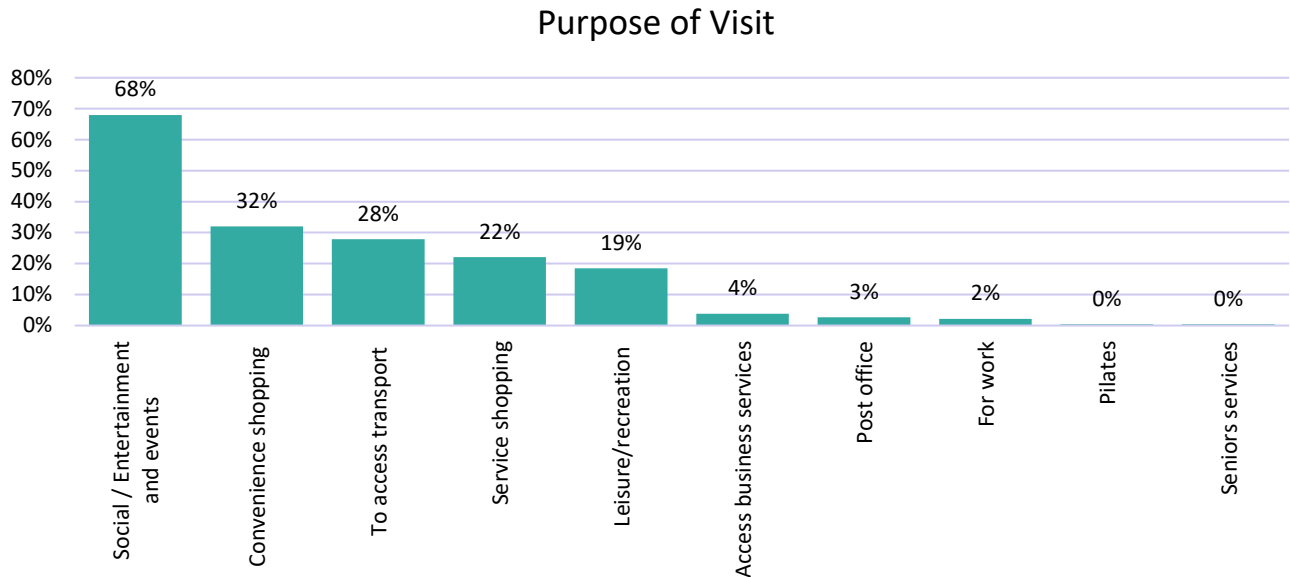
Those who selected other, noted:

- Normally not there for long as it's just picking something up from a shop (food, IGA, post office etc) unless I'm getting my hair done then it's over an hour
- I mostly walk my dog through there, but would stay if there was more to stay for
- I live there, but on a shopping trip out of the house usually 16 – 30 minutes
- I work there around 20hr/week
- I work there so 10 hrs / 5 times a week

2.3 For what purpose do you mainly visit the Bayswater Town Centre?

The top three (3) reasons why those who participated in this survey visit the Bayswater Town Centre is:

1. Social / entertainment – such as the Bayswater Twilight Market; Bars and Cafes (68%)
2. Convenience shopping (32%)
3. To access transport (28%)



Of those people who noted “other” 3% of respondents noted that the post office was the reason for their visit, followed by Pilates (0.4%)

Other comments that were individually notes were:

- Bottle shop
- Business
- Dog walk
- I volunteer at the Fair Trade Shop
- To buy takeaway
- Walking through

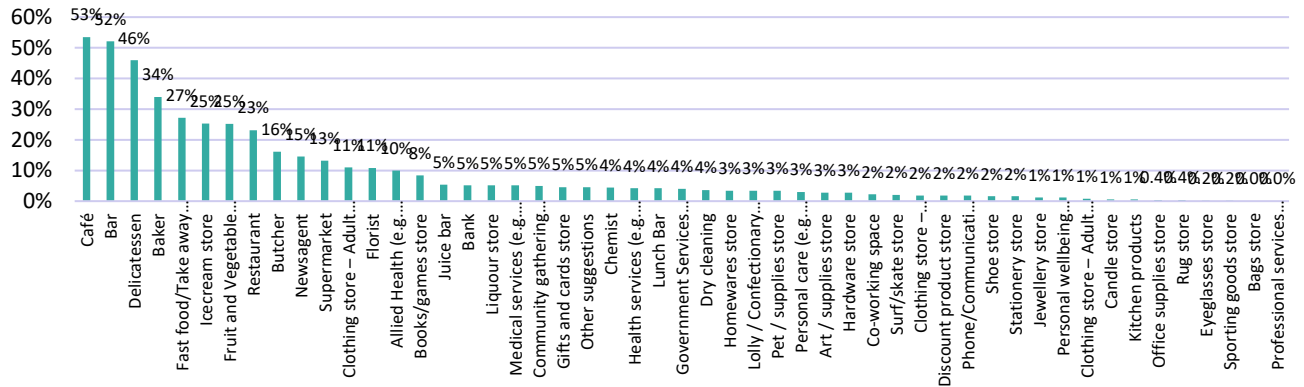
3. Bayswater Town Centre Tenancies

3.1 Choose the top 5 tenancies that overall you would most like to see attracted to the Bayswater station precinct / town centre.

Of the 501 respondents who responded to choosing the top 5 tenancies that overall they would most like to see attracted to the Bayswater Station precinct / town centre, the top 5 were:

- Café (53%)
- Bar (52%)
- Delicatessen (46%)
- Baker (34%)
- Fast food/take away store (27%)

Preferred Top 5 Tenancies

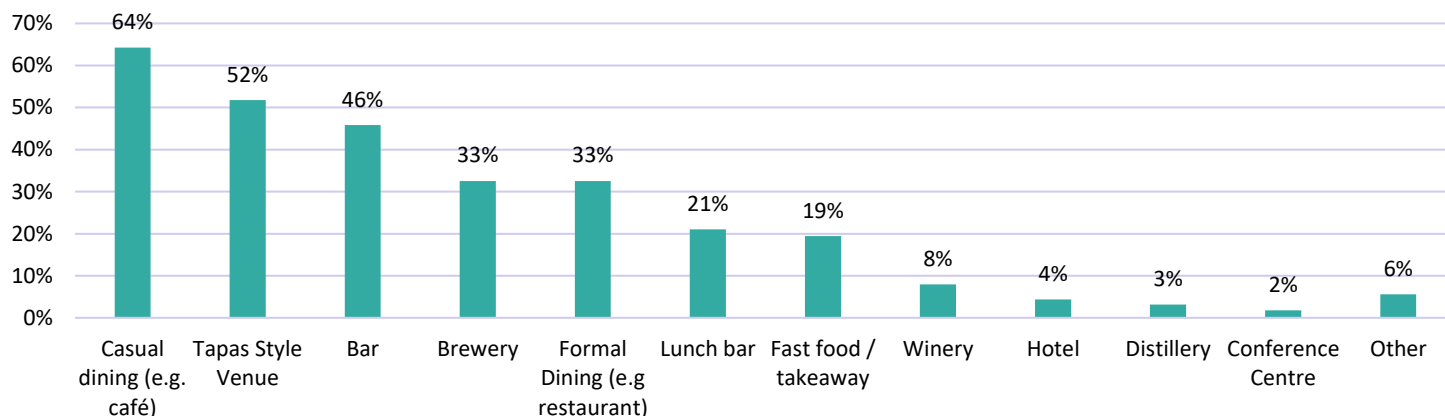


3.2 Choose the top 3 types of hospitality venues you would most like to see attracted to the to the Bayswater station precinct / town centre.

Of the 504 respondents who responded to choosing the top 3 types of hospitality venues they would most like to see attracted to the Bayswater station precinct / town centre were:

- Casual dining (e.g. café) (64%)
- Tapas Style Venue (52%)
- Bar (46%)

Type of Hospitality Venues



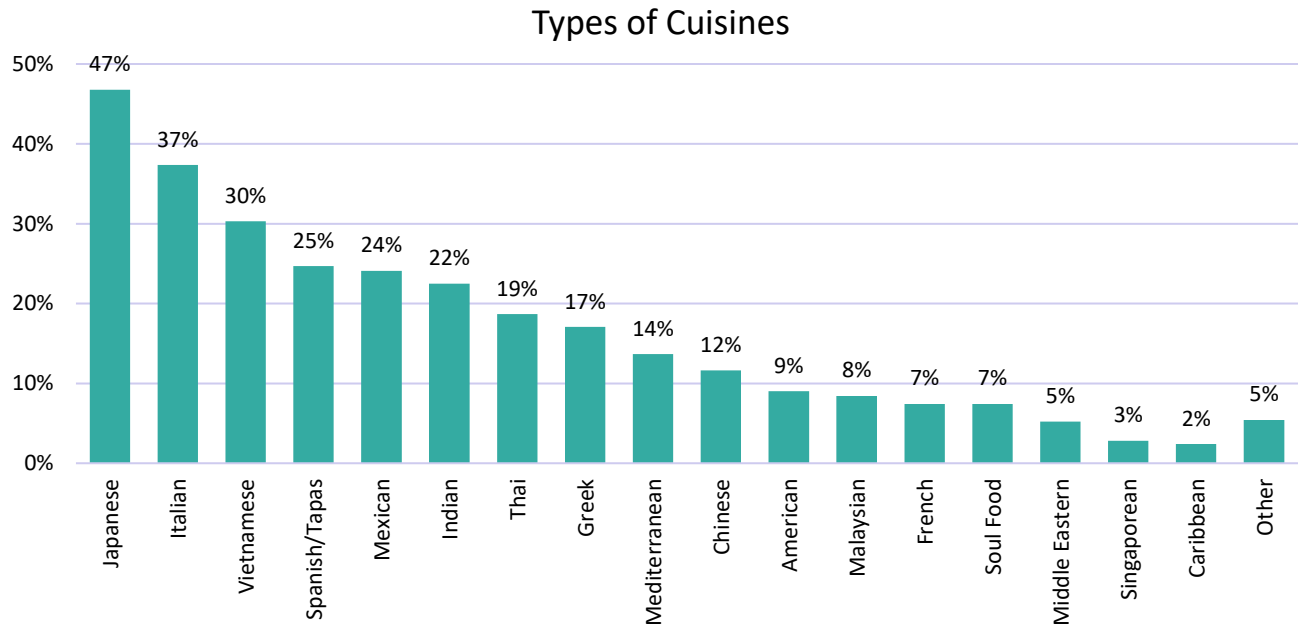
Of those that choose “other” noted the following:

- Banh mi store; ramen; sushi (4)
- Bakery (3)
- Gluten Free venue / supermarket / café (3)
- Burger bar / joint (2)
- Fruit and Veg shop (2)
- Bubble tea
- Chicken shop
- Family friendly place with areas for children to play while adults can also get something to eat/drink
- Food hall
- Health focused food store / Cafe (similar to The Clean Food Store in Subiaco)
- Indian
- May be have some parking first
- None of them
- Op shop
- Quality independent operators over low tier franchises
- Smoothie bowls
- Supermarket
- Yo chi (like in Vic Park) or Bobaboba

3.3 Choose the top 3 types of cuisines you would most like to see attracted to the Bayswater station precinct/ town centre.

Of the 498 respondents who responded to choosing the top 3 types of cuisines they would most like to see attracted to the Bayswater station precinct / town centre were:

- Japanese (47%)
- Italian (37%)
- Vietnamese (30%)



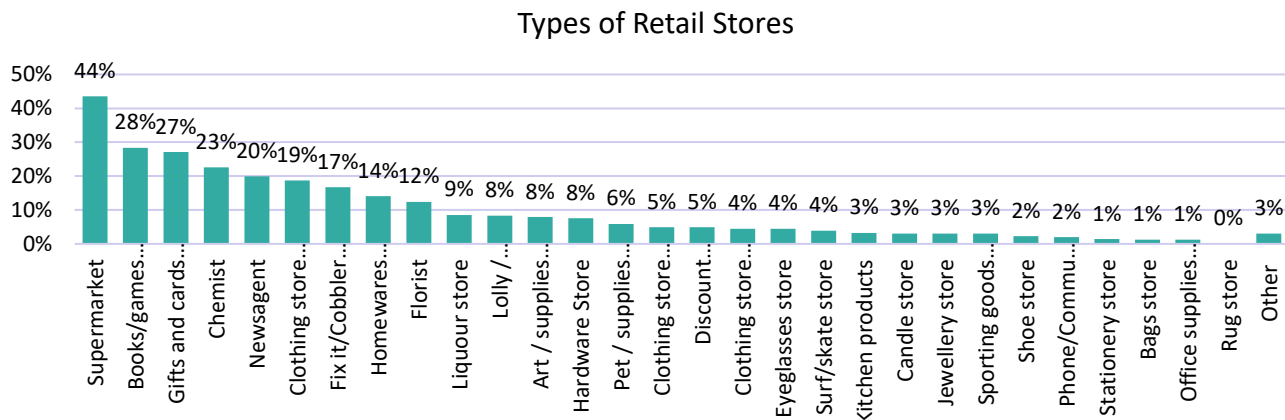
Those who choose “other” noted the following cuisine options:

- Australian (5)
- Modern Australian (4)
- Fish And Chips (2)
- Gluten Free (2)
- Healthy/Wholefoods (2)
- Vegetarian (2)
- Aussie Fish And Chips
- Aust/English
- Bahn Mi
- Bubble Tea
- Cheese Monger; Bubble Tea
- Dumplings
- Fried Chicken
- Indonesian
- Mexican
- Vegan

3.4 Choose the top 3 types of retail stores you would most like to see attracted to the Bayswater station precinct/ town centre.

Of the 491 respondents who responded to choosing the top 3 types of retail stores they would most like to see attracted to the Bayswater station precinct / town centre were:

- Supermarket (44%)
- Books/games store (28%)
- Gifts and cards store (27%)



Those that selected “other” noted the following other retail store options:

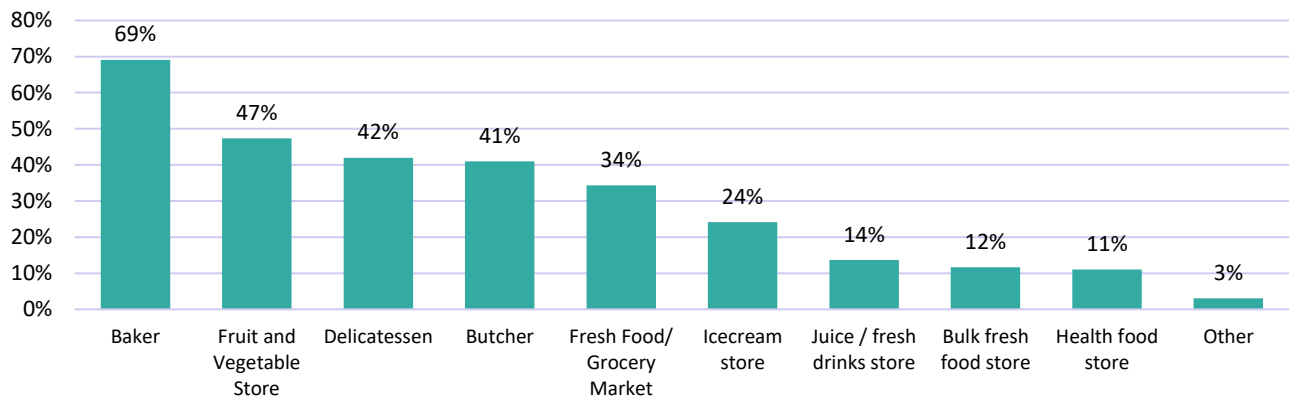
- Grocery-related (i.e. grocer, butcher, fresh fruit and bulk produce) (4)
- Op Shop (2)
- Antiques
- Anything but a candle store.
- Boost juice
- Cheese shop
- Continental deli
- high end Bike shop like we use to have (cycle bespoke)
- Increased parking needed even before extra shops
- Liquor store
- Lotto shop
- Massage; beauty (eyebrows)

3.5 Choose the top 3 types of fresh food and drink outlets you would most like to see attracted to the Bayswater station precinct/ town centre.

Of the 498 respondents who responded to choosing the top 3 types of fresh food and drink outlets they would most like to see attracted to the Bayswater station precinct / town centre were:

- Baker (69%)
- Fruit and Vegetable Store (47%)
- Delicatessen (42%)

Types for Fresh food and Drink Outlets



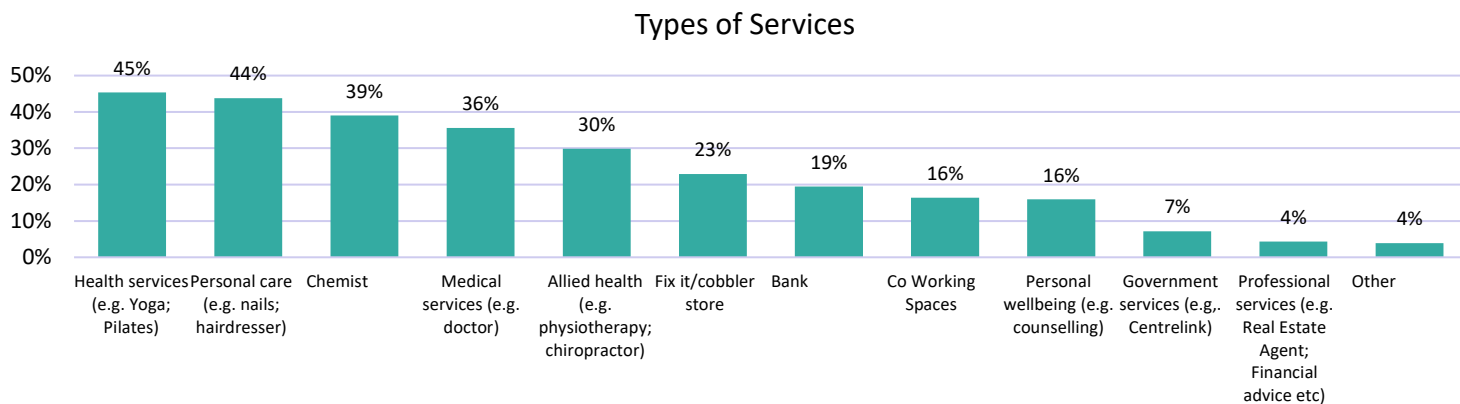
Of those who selected “Other” the following were noted:

- Bubble Tea (4)
- Fishmonger / fresh fish / seafood (3)
- Aldi
- Cheese shop
- Chocolate shop
- Gluten free bakery
- Japanese Sushi bar
- Parking
- Pie shop

3.6 Choose the top 3 types of services you would most like to see attracted to the Bayswater station precinct/ town centre.

Of the 489 respondents who responded to choosing the top 3 types of services they would most like to see attracted to the Bayswater station precinct / town centre were:

- Health services (e.g. Yoga; Pilates) (45%)
- Personal care (e.g. nails; hairdresser) (44%)
- Chemist (39%)

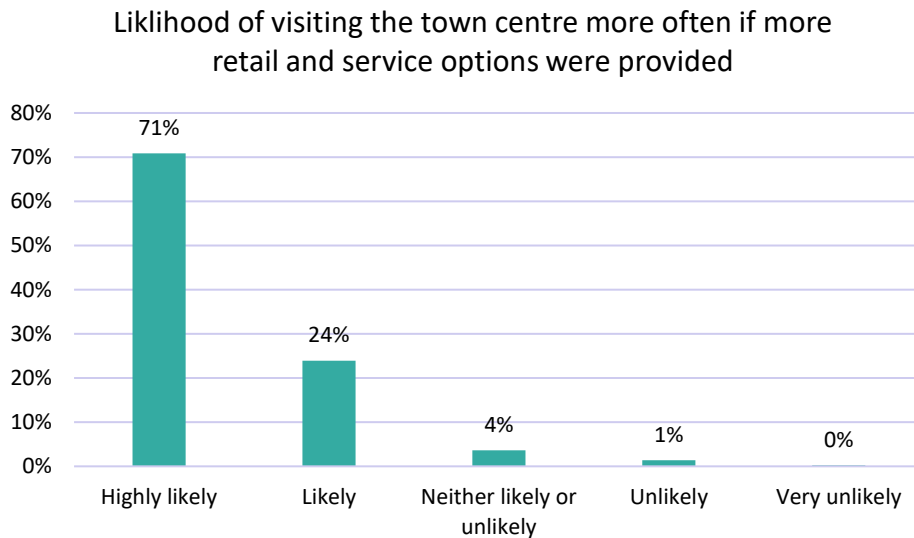


Of those who selected “Other” the following were noted:

- Post office / improved post office (6)
- Massage (2)
- Art studio space
- Bookshop
- Drycleaner
- Hairdresser
- Low cost or free services that enhance the community e.g. Landscaping advice, or short courses (similar to enviro house)
- None
- Parking
- Uber and taxi hubs
- Vegie shop
- Youth service

3.7 If more retail and service options are provided in the Bayswater Town Centre in the future, how likely are you to visit the town centre more often?

Of the 498 respondents who responded to how likely they would visit the town centre if more retail and service options were provided in the Bayswater Town Centre, just under three quarters of respondents would highly likely visit the town centre more often (71%). 24% would likely visit the town centre more often. A very small proportion of respondents would neither likely or unlikely (4%) or unlikely (1%) visit the town centre more often.



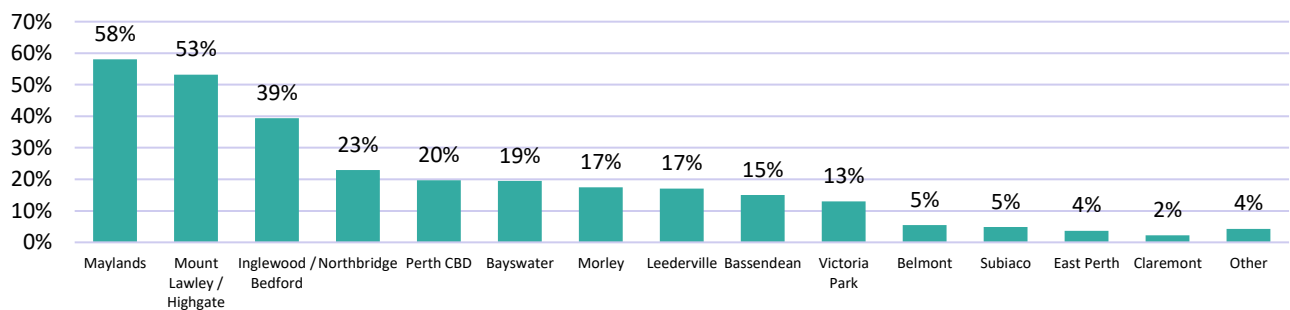
4. Town Centre Comparisons

4.1 Choose the top 3 town centres that you currently visit most often for socialising and entertainment e.g. cafes; bars etc

Of the 493 respondents who responded to choosing the top 3 town centres that they currently visit most often for socialising and entertainment were:

- Maylands (58%)
- Mount Lawley / Highgate (53%)
- Inglewood / Bedford (39%)

Town centres that you currently visit most often for socialising and entertainment



Of those who selected “Other” the following were noted:

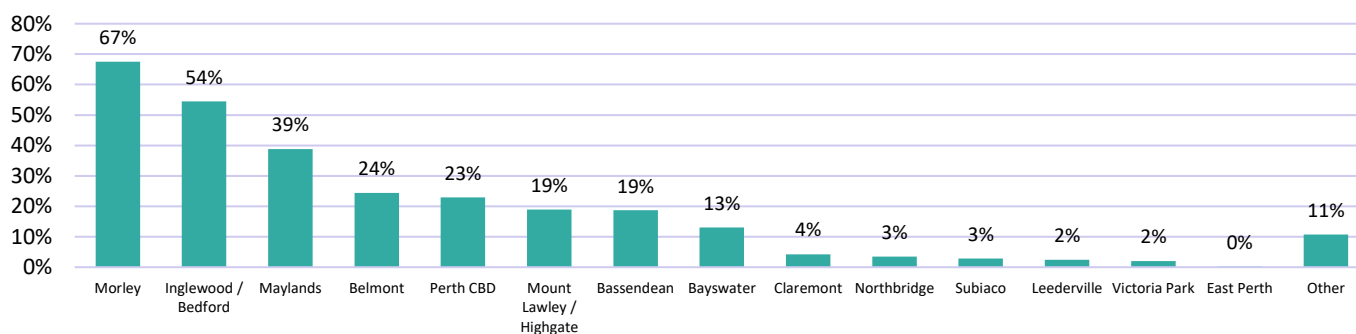
- Guildford (7)
- North Perth (4)
- Scarborough (2)
- All the place that has parking
- Beechboro
- Carousel
- Fremantle
- Kalamunda
- Karrinyup
- Mount hawthorn
- Swan valley
- Thornlie

4.2 Choose the top 3 town centres that you currently visit most often for most of your shopping

Of the 492 respondents who responded to choosing the top 3 town centres that they currently visit most often for most of your shopping:

- Morley (67%)
- Inglewood / Bedford (54%)
- Maylands (39%)

Town centres that you currently visit most often for most of your shopping



Of those who selected “Other” the following were noted:

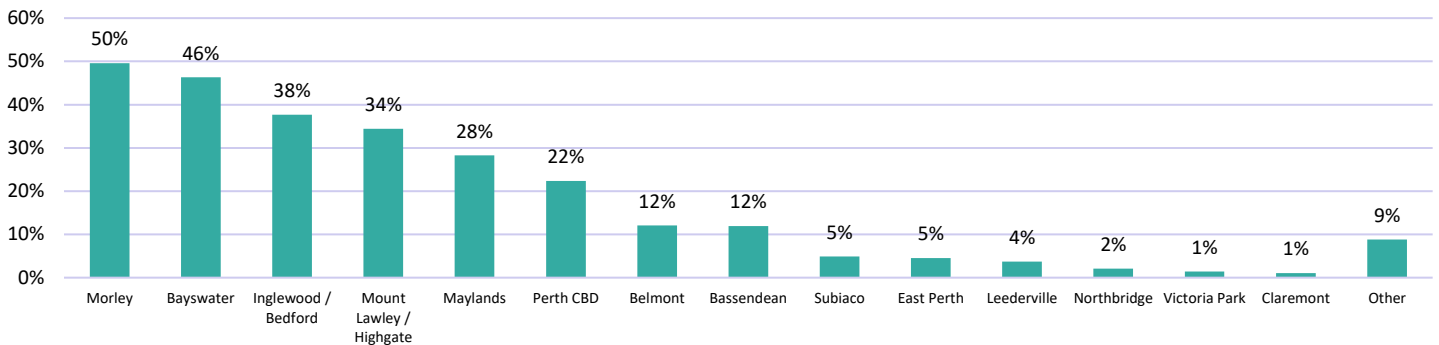
- Karrinyup (10)
- Midland (9)
- Dianella (6)
- Belmont (4)
- Cannington (4)
- Noranda (3)
- North Perth (3)
- Beechboro (2)
- Mirrabooka (2)
- Mount Hawthorn (2)
- Scarborough (2)
- Belmont Forum
- Booragoon
- Floreat
- Fremantle
- Innaloo
- Kalamunda
- Perth airport
- Shop online
- Tuart Hill

4.3 Choose the top 3 town centres that you currently visit most often for services

Of the 488 respondents who responded to choosing the top 3 town centres that they currently visit most often for services:

- Morley (50%)
- Bayswater (46%)
- Inglewood / Bedford (38%)

Town centres that you currently visit most often for services



Of those who selected “Other” the following were noted:

- North Perth (13)
- Midland (7)
- Noranda (4)
- Nedlands (3)
- Mount Hawthorn (2)
- Beechboro
- Butler
- Dianella
- Floreat
- Kalamunda
- Karrinyup
- Kiara
- Kingsway
- Mirrabooka
- Online /telehealth
- South Perth
- Stirling
- West Perth

5. Describing the Bayswater Town Centre

5.1 What three single words would you use to describe the current Bayswater town centre?

The majority of the feedback used to describe the Current Bayswater Town Centre was relatively negative.

The top ten words that respondents used to describe the current Baywater Town Centre are:

- Boring (73)
- Potential (64)
- Tired (45)
- Quiet (41)
- Old (38)
- lacking (35)
- limited (29)
- dull (27)
- empty (24)
- small (21)

A full list can be found in appendix 3

What three single words would you use to describe how you want the Bayswater Town Centre to be in the future?

The top ten words that respondents would use to describe how they want Baywater Town Centre to be in the future:

- Vibrant (199)
- Community / community focused (51)
- Busy (38)
- Lively (35)
- Fun (34)
- Green (33)
- Safe (33)
- Convenient (32)
- Accessible (29)
- Exciting (29)

A full list can be found in appendix 4

5.2 What is your one big idea for improving the Bayswater Town Centre?

The top five big themes for improving the Bayswater Town Centre are:

- Provision of preferred type of venues, especially cafes, restaurants/eateries, bars, more dining options, street/outside dining options etc. (225)
- Provision of convenient produce stores especially a bakery, fruit and vegetable market/store, supermarket / grocery store, butcher, deli/corner store etc. (114)
- More trees / greenery / open space, especially trees/shady trees, more greenery, open space, shade/shelter and dog friendly space etc. (88)
- Other shops and commercial options (65)
- Improved design of the area/ future development (54)

NOTE: Improved parking had by itself 42 responses, which is one of the highest individual responses

Theme	Comments
Provision of preferred type of venues (225)	<ul style="list-style-type: none"> • Cafes (55) • Restaurants / eateries (48) • Bars (i.e. more bars, modern bars, laneway bars, small bars) (44) • More dining options (i.e. casual dining, places to eat/drink, more food/drink outlets) (24) • Street / outside dining (15) • Brewery (8) • Wine bar (6) • More venues open in the evening (dining and other venues) (5) • Pubs, more pubs (4) • Entertainment strip (3) • Lunch bar (2) • Make sure the Bayswater hotel improves their quality of food (2) • More venues in general (2) • Bring back Tablespoon • Food operators to be able to lease place under the station • Microbrewery • More licensed premises • Not too many bars/restaurants • Provide upmarket dining options • Venues open for longer hours
Provision of convenient produce stores/shopping (114)	<ul style="list-style-type: none"> • Bakery (24) • Fruit and Vegetable market/store (23) • Supermarket / groceries store (18) • Butcher (12) • Deli / corner store (12) • Less franchises (8) • IGA Good Grocer (7) • Farmers market (5) • Coles / Woolworths (3) • Bulk food store • National brands
More trees / greenery / improved open space amenities (88)	<ul style="list-style-type: none"> • Trees / shady trees (43) • More greenery (27) • Open Space (6) • Shade / shelter (5) • Dog friendly (3) • Community garden • Genuine commitment to addressing the devastating destruction of mature old growth trees • Nice areas to spend time in (not all concrete)

Other shops and commercial options (65)	<ul style="list-style-type: none"> • planter boxes • Retail (13) • More shops in general (11) • Convenient services (i.e post office, news agency) (5) • Focus on local small businesses (5) • More vibrant businesses (3) • Op Shop (3) • Boutique stores (2) • Businesses that care and be apart of the community (2) • Clothing / fashion stores (2) • Homewares store (2) • Vintage stores (2) • A family or children focused attraction/classes • Activity base tenancies (i.e paint and sip, children's / adult crafts, cooking classes) • Attract functional businesses • Build a proper shopping centre • Cinema • Evening retail • Florist • Garden centre • Mini business district • More modern accessible shops • Pet store • Pop ups in empty spaces • Shops that are needed • Spaces for locals (e.g book club, performances, gardening etc) • Upmarket services / products
Design of the space/ future development (54)	<ul style="list-style-type: none"> • Provide elements that are attractive. inviting and interesting (9) • Increase / higher density (8) • Accessible (i.e easy access from both sides, accessible social spaces) (7) • Maintain the heritage (6) • Ensure the space is walkable (4) • maintain character (4) • Create an "old style' village feel (2) • Make it attractive (2) • Turn King William St into a Mall (2) • Architecture that reflects the heritage • Beautiful lighting down the centre • Cohesion between the architecture • Convert all the "water corp" storm drains into park lands and reserves for wildlife • Ensure that all current building space is actually used and not left vacant • Facility that incorporates foods, restaurants and bars • Improve the view • Needs to be a cohesive plan • potential to be a cool and creative place to hang out • Remove the through road
Parking (42)	<ul style="list-style-type: none"> • Parking (42)
Type of buildings / developments (39)	<ul style="list-style-type: none"> • Apartments (16) • Mixed used developments (6) • A hub for people to gather / a place for people to meet (4) • A one stop shop (3) • Low rise buildings (2) • Low story apartments with shops/eateries underneath (2) • A functional space • Ban free standing homes within a certain radius of the station • Create a central hub for locals and families to gather • Create a space were you don't have to travel for basic amenities • Have all businesses street front • Spaces for events
Community events (36)	<ul style="list-style-type: none"> • Events / more events (16)

	<ul style="list-style-type: none"> • Live music (4) • Markets (3) • Community markets (2) • Food vans (2) • More variety in markets (2) • Saturday markets • Improve night markets • Laneway activation • Local community market day • Summer evening events • Weekend farmers market
Take inspiration from other areas (35)	<ul style="list-style-type: none"> • Like Whatley Cres strip in Maylands (13) • Should be the next Claremont / Leederville, Subiaco type area (10) • Design similar to Hawaiian Mezz in Mount Hawthorn (7) • A High Street feel (2) • something similar to the Inglewood Night Markets (2) • Look at successful areas like Vic Park
Provision of amenities (32)	<ul style="list-style-type: none"> • Places to sit (i.e. More seating, benches) (11) • Mingling / social spaces (8) • More amenities in general (5) • Playground / play space (5) • Library • Pool • More family / child friendly amenities
Develop and clean up the area (27)	<ul style="list-style-type: none"> • Renovate the old buildings (7) • Develop the area (2) • an uplift to the town appearance to make it more inviting • Clean up the derelict buildings (post office building, and buildings on Beechboro rd south) • continuing to work with local retailers to improve and refurbish tenancies • Don't have hideous facades • Enabling development for further integration of business • Get rid of Kinky Lizard • Get rid of the individual building like Oxfam • Get rid of the random dilapidated house with the junky car right in the middle • Jackhammer the entire eyesore into oblivion and underground it instead as should have been done in the first place. • move business like real estate and chemist to smaller discreet locations • Post Office building and old bank building demolished and rebuilt to enable more businesses to use the space efficiently • Redevelopment of Bayswater Hotel • redevelopment of old shopping centre near pub • redevelopment of run down sites • Upgrade parks • Upgrade the library • Upgrade the run down buildings • Upgrade the senior citizens centre
Keep safe for pedestrians, cyclists and mobility impaired people (24)	<ul style="list-style-type: none"> • Pedestrian friendly plaza/promenade (14) • Pedestrian and cycle safe (5) • Easy pedestrian access (3) • E-scooters • Better access for mobility impaired people
Community aspirations (23)	<ul style="list-style-type: none"> • Build on the community feel (4) • Lots of people living in the heart of the Town Centre (4) • Community minded (2) • Encourage people to shop and dine (2) • Another place to visit • Big meeting place • Bring people together • Comfortable • Community engagement • Ensure it stays multicultural / diverse

	<ul style="list-style-type: none"> • Fun spots to visit • get rid of businesses that don't breath community • Provide a sense of a village • Relaxed • Take advantage of being the largest train station outside of Perth and being connected to so many different destinations
Food / beverage Venues (22)	<ul style="list-style-type: none"> • Better food and beverage offering (3) • Sushi Bar (3) • Bubble tea place (2) • Do not have chain food/ fast food places (2) • Food Vans (2) • ice cream store (2) • Asian food • Burger Bar • Desserts • Healthy food offerings • Jesters • No liquor stores • Pizza bar • Places to draw a younger crowd (i.e. hood burger)
Type of community feel (16)	<ul style="list-style-type: none"> • Family friendly (9) • Make it a destination (2) • Places to meet people (2) • Vibrant Town Centre (2) • A community feel
Use of Artwork (15)	<ul style="list-style-type: none"> • Artwork (7) • More murals (5) • Public Artwork (2) • More art installations
Ensure community safety (12)	<ul style="list-style-type: none"> • Safe community / safe for families (3) • Activate spaces (2) • Better lighting (i.e. festoon lighting) (2) • CCTV (2) • better visuals of police in the area • Fix traffic lights • Get rid of anti-social people/behaviours
Provision of types of services (12)	<ul style="list-style-type: none"> • Community services (7) • Health and wellness services (3) • Mental Health services • Youth Services
Provide better connection (11)	<ul style="list-style-type: none"> • Connect both sides of the station (5) • Connecting both sides of Bayswater together (5) • Better pathways
Better commercial tenancy incentives and support (9)	<ul style="list-style-type: none"> • Lower / decrease commercial rents (3) • City of Bayswater to offer grants to businesses to draw people in • Landlords to take better care of existing buildings • Provide financial incentives to attract and retain independent traders • Support for existing shops. • Support local businesses. • Tenancy uses that drive community interaction
The current construction (8)	<ul style="list-style-type: none"> • All the construction finished (3) • Sink the line (2) • Finish whatever construction is making the town centre a maze of bottlenecks and empty shopfronts • Get Metronet out • The completion of the station
Attract visitors / commuters (3)	<ul style="list-style-type: none"> • Attract visitors / commuters • Capitalize on the fact that Bayswater is on the rail service to and from the Airport • Get more people to live there
Other shops and commercial options the community do not want (3)	<ul style="list-style-type: none"> • Ban smoke/vape stores • Less specialty service shops (i.e. computer/IT, Real Estate, Yoga)

Other comments/Feedback

- No more real estate buildings
 - I don't know
 - Improve transportation
 - Listening to the residents when making decisions
 - Move homeless people on
 - Strong commitment to climate change
 - The entire planning needs to be readdressed
 - The possibilities are endless
 - There is no hope
 - Transperth to provide more new bus routes to and from the Bayswater Station, from all nearby quadrants
-

Appendix 1 – Survey

Tenancies for Bayswater Train Station & Town Centre

Start of Block: Default Question Block

Q1 The new Bayswater Train Station, located in the heart of the Bayswater Town Centre, will have space for 10 tenancies to accommodate shops, services, or other uses. There are also other vacant properties in the Town Centre available for new tenants. In an effort to try to help identify who the greatest demand is for filling these tenancies (the Bayswater Traders Association Inc. and Future Bayswater Community Group Inc.) are conducting a short survey to understand people's preferences and level of engagement with the Bayswater Town Centre.

We hope to use the results of this survey to provide a community voice to help attract investment and businesses to the Town Centre.

We will present the findings of the survey to the WA Government and property owners to help inform their decision making in attracting tenants. The survey will take about 5-10 minutes to complete and all responses are anonymous.

By completing the survey you can choose to go into the draw to win a \$100 shopping voucher and a Bayswater Bridge T-shirt. Details are provided at the end of the survey on how to register to go into the draw. We thank you for your support.

End of Block: Default Question Block

Start of Block: About You

Q2 Where do you currently reside?

- Bayswater (1)
- Outside of Bayswater (2)

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Q3 What gender do you identify with?

- Male (1)
- Female (2)
- Non-binary (3)
- I use a different term (4)

Q4 What is your age?

- 17 and under (1)
- 18 - 34 (2)
- 35 - 49 (3)
- 50 - 64 (4)
- 65+ (5)

End of Block: About You

Start of Block: Town Centre Visitation

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Q5 How often do you currently visit/shop in Bayswater?

- Daily (1)
- More than once a week (2)
- Weekly (3)
- More than once a month (4)
- A few times a year (5)
- Rarely visit the Bayswater Town Centre (6)
- Never visit the Bayswater Town Centre (7)

Q6 During an average visit to the Bayswater Town Centre, how long do you usually stay?

- 0 - 15 Minutes (1)
- 16 - 30 Minutes (2)
- 31 - 60 Minutes (3)
- 61 - 120 Minutes (1-2 Hours) (4)
- 121 - 180 Minutes (2-3 Hours) (5)
- 181 - 360 Minutes (3-6 Hours) (6)
- All Day (7)
- I rarely/never visit the Bayswater Town Centre (8)
- Other (please specify) (9)

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Q7 For what purpose do you mainly visit the Bayswater Town Centre? (Choose up to 2 options)

- For work (1)
- To access transport (e.g. train or bus) (2)
- Convenience shopping (e.g. to buy groceries, newsagency products) (3)
- Service shopping (e.g. haircut, chemist) (4)
- Access business services (e.g. banking, real estate agents) (5)
- Social/Entertainment (e.g. cafes, eat, drink) (6)
- Leisure/recreation (e.g. go to the park, library) (7)
- Local events (e.g. Bayswater Twilight Markets) (8)
- Seniors services (9)
- Other (Please specify) (10)

End of Block: Town Centre Visitation

Start of Block: Bayswater Town Centre Tenancies

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Q8 Choose the top 5 tenancies that overall you would most like to see attracted to the Baywater station precinct / town centre.

NOTE: the list below includes some existing business operating in the town centre, but in interests of not excluding any particular use (e.g. you may want more than one bar) we have listed as many types of businesses as possible.

- Allied Health (e.g. physiotherapy; chiropractor) (47)
- Art / supplies store (1)
- Bags store (2)
- Baker (3)
- Bar (4)
- Bank (5)
- Books/games store (6)
- Butcher (7)
- Café (8)
- Candle store (5)
- Chemist (10)
- Clothing store – Adult Men's (11)
- Clothing store – Adult Women's (12)
- Clothing store – children's (13)
- Co-working space (14)
- Community gathering space (15)

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- Delicatessen (16)
- Dry cleaning (17)
- Discount product store (18)
- Eyeglasses store (19)
- Fast food/ Take away store (20)
- Florist (46)
- Fruit and Vegetable Store (22)
- Gifts and cards store (23)
- Government Services (e.g. Centrelink) (49)
- Hardware store (53)
- Health services (e.g. Yoga, Pilates) (24)
- Homewares store (25)
- Icecream store (26)
- Jewellery store (27)
- Kitchen products (28)
- Juice bar (29)
- Liquor store (30)
- Lolly / Confectionary Store (32)

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- Lunch Bar (52)
- Medical services (e.g. doctor) (33)
- Newsagent (50)
- Office supplies store (34)
- Personal care (e.g. nails; hairdresser) (35)
- Personal wellbeing (e.g. counselling) (51)
- Pet / supplies store (36)
- Phone/Communications store (37)
- Professional services (e.g. Real Estate Agent; Financial advice etc) (38)
- Restaurant (39)
- Rug store (40)
- Shoe store (41)
- Supermarket (42)
- Sporting goods store (43)
- Stationery store (44)
- Surf/skate store (45)
- Other suggestions (46)

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Q9

Choose the top 3 type of hospitality venues you would most like to see attracted to the to the Baywater station precinct / town centre. (Choose 3 options only)

- Fast food / takeaway (15)
- Lunch bar (18)
- Casual dining (e.g. café) (17)
- Formal Dining (e.g. restaurant) (10)
- Tapas Style Venue (19)
- Bar (20)
- Brewery (21)
- Winery (22)
- Distillery (23)
- Conference Centre (24)
- Hotel (25)
- Other suggestions (Please state) (26)

Q10

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Q10 Choose the top 3 types of **CUISINES** you would most like to see attracted to the to the Bayswater station precinct / town centre. (Choose 3 options only)

- American (1)
- Caribbean (4)
- Chinese (5)
- French (6)
- Greek (7)
- Indian (8)
- Italian (9)
- Japanese (10)
- Malaysian (11)
- Mediterranean (12)
- Mexican (13)
- Middle Eastern (14)
- Singaporean (15)
- Soul Food (16)
- Spanish/Tapas (17)
- Thai (18)
- Vietnamese (19)

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Other suggestions (Please state) (20)

20

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Q21 Choose the top 3 types of **RETAIL STORES** you would most like to see attracted to the Bayswater station precinct / town centre. (Choose 3 options only)

- Art / supplies store (1)
- Bags store (4)
- Books/games store (5)
- Candle store (6)
- Chemist (7)
- Clothing store – Adult Men's (8)
- Clothing store – Adult Women's (8)
- Clothing store – children's (10)
- Discount product store (11)
- Eyeglasses store (12)
- Fix it/Cobbler store (13)
- Florist (14)
- Gifts and cards store (15)
- Hardware Store (33)
- Homewares store (16)
- Jewellery store (17)
- Kitchen products (18)

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- Liquour store (19)
- Lolly / Confectionary Store (21)
- Newsagent (22)
- Office supplies store (23)
- Pet / supplies store (24)
- Phone/Communications store (25)
- Rug store (26)
- Shoe store (27)
- Sporting goods store (28)
- Stationery store (29)
- Supermarket (30)
- Surf/skate store (31)
- Other suggestions (Please state) (32)

32

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Q22 Choose the top 3 types of **FRESH FOOD AND DRINK OUTLETS** you would most like to see attracted to the Bayswater station precinct / town centre. (Choose 3 options only)

- Baker (1)
- Butcher (4)
- Delicatessen (5)
- Icecream store (6)
- Fruit and Vegetable Store (7)
- Juice / fresh drinks store (8)
- Bulk fresh food store (9)
- Health food store (10)
- Fresh Food/ Grocery Market (11)
- Other suggestions: (Please state) (12)



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Q23 Choose the top 3 types of **SERVICES** you would most like to see attracted to the Bayswater station precinct / town centre. (Choose 3 options only)

- Allied health (e.g. physiotherapy; chiropractor) (1)
- Bank (4)
- Chemist (5)
- Co Working Spaces (14)
- Fix it/clobber store (6)
- Government services (e.g., Centrelink) (7)
- Health services (e.g. Yoga; Pilates) (8)
- Medical services (e.g. doctor) (9)
- Personal care (e.g. nails, hairdresser) (10)
- Personal wellbeing (e.g. counselling) (11)
- Professional services (e.g. Real Estate Agent, Financial advice etc) (12)
- Other suggestions: (Please state) (13)

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Q8 If more retail and service options are provided in the Bayswater Town Centre in the future, how likely are you to visit the town centre more often?

- Highly likely (1)
- Likely (2)
- Neither likely or unlikely (3)
- Unlikely (4)
- Very unlikely (5)

End of Block: Bayswater Town Centre Tenancies

Start of Block: Town Centre Comparisons



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Q10 Choose the top 3 town centres that you currently visit most often for **socialising and entertainment e.g. cafes, bars etc.**

- Bassendean (1)
- Bayswater (2)
- Belmont (15)
- Claremont (13)
- East Perth (7)
- Inglewood / Eastford (3)
- Leederville (9)
- Maylands (4)
- Mount Lawley / Highgate (5)
- Morley (8)
- Northbridge (9)
- Perth CBD (14)
- Subiaco (11)
- Victoria Park (12)
- Other (please state) (10)



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Q24 Choose the top 3 town centres that you currently visit most often for **most of your shopping e.g. groceries, clothes etc.**

- Bassendean (1)
- Bayswater (2)
- Belmont (15)
- Claremont (13)
- East Perth (7)
- Inglewood / Bedford (3)
- Leederville (8)
- Maylands (4)
- Mount Lawley / Highgate (5)
- Morley (8)
- Northbridge (9)
- Perth CBD (14)
- Subiaco (11)
- Victoria Park (12)
- Other (please state) (10) _____



Q25 Choose the top 3 town centres that you currently visit most often for **services such as health, fitness, finance, pharmaceuticals etc.**

- Bassendean (1)
- Bayswater (2)
- Belmont (15)
- Claremont (13)
- East Perth (7)
- Inglewood / Bedford (3)
- Leederville (8)
- Maylands (4)
- Mount Lawley / Highgate (5)
- Morley (6)
- Northbridge (9)
- Perth CBD (14)
- Subiaco (11)
- Victoria Park (12)
- Other (please state) (10) _____

End of Block: Town Centre Comparisons

Start of Block: Describing the Bayswater Town Centre

Q13 What three single words would you use to describe the current Bayswater town centre?

- Word 1 (1) _____
- Word 2 (2) _____
- Word 3 (3) _____

Q14 What three single words would you use to describe how you want the Bayswater Town Centre to be in the future?

- Word 1 (1) _____
- Word 2 (2) _____
- Word 3 (3) _____

Q15 What is your one big idea for improving the Bayswater Town Centre?

Page Break


Q26 Prize Draw Thank you for completing the Tenancies for Bayswater Train Station and Town Centre Survey.

If you would like to enter the prize draw please provide the best contact details for us to reach you if you are a winner. These contact details are not connected with your survey response, will be deleted after the prize draw is completed and will not be used for any other purpose.

- Name (1) _____
- Phone Number (2) _____
- Email (3) _____

End of Block: Describing the Bayswater Town Centre

Appendix 2 – Social Media Advertising

 Future Bayswater
January 23 · 🌐

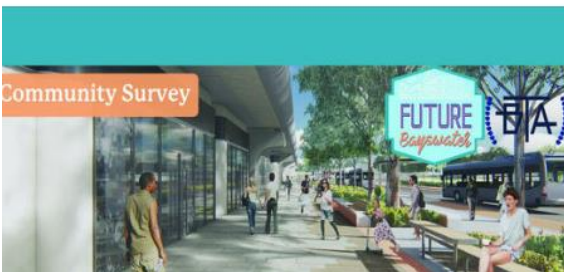
HAVE YOUR SAY ON THE SHOPS AND SERVICES YOU'D LIKE TO SEE IN BAYSWATER.
<https://bit.ly/BTAfuBaTenancySurvey>


Did you know the Bayswater Train Station has spaces for 10 tenancies to accommodate new shops and services - and there are other vacant premises in the Bayswater Town Centre available for new tenants?

Future Bayswater is working in association with the Bayswater Traders Association Inc. to conduct a short survey to understand your preferences and perceptions of the Bayswater Town Centre. The results of this survey will be used to provide a community voice to help attract new tenants, investment and businesses to the Town Centre. The results and findings of this survey will be presented to WA Government and property owners to help inform their decision making and advocate on your behalf.

BE IN IT TO WIN IT!
By completing the survey you can go in the running to win a \$100 shopping voucher to spend at the Bayswater shop of your choice and a collectors item Bayswater Bridge t-shirt.
The survey will take about 5-10 minutes to complete and all responses are anonymous.

Thank you for your support



 Future Bayswater
February 9 · 🌐

LAST DAYS TO HAVE YOUR SAY ON THE SHOPS AND SERVICES YOU'D LIKE TO SEE IN BAYSWATER.
<https://bit.ly/BTAfuBaTenancySurvey>

We have had a huge response to the survey we are doing in partnership with the [@Bayswater Traders Association Inc.](#) to help find out what your experience is of the Bayswater Town Centre and what you would like to see fill the 10 tenancies at the new train station and other vacant premises in the area.

If you haven't done the survey, yet please take 5 before it CLOSES ON MONDAY 12 FEBRUARY at 11:59pm.

The results of this survey will be used to provide a community voice to help attract new tenants, investment and businesses to the Town Centre. The results and findings of this survey will be presented to the WA Government and property owners to help inform their decision making and to advocate on your behalf.

BE IN IT TO WIN IT!
By completing the survey you can go in the running to win a \$100 shopping voucher to spend at the Bayswater shop of your choice and a collectors item Bayswater Bridge t-shirt.
The survey will take about 5-10 minutes to complete and all responses are anonymous.

Thank you for your support!

Appendix 3 – What 3 single words would you use to describe the current Bayswater Town Centre

Word	Count				
boring	73	local	9	dilapidated	4
potential	64	uninviting	9	family	4
tired	45	dirty	8	nothing	4
quiet	41	disconnected	8	unsafe	4
old	38	noisy	8	bad	3
lacking	35	convenient	7	charming	3
limited	29	neglected	7	dangerous	3
dull	27	unappealing	7	desolate	3
empty	24	vacant	7	disappointing	3
small	21	barren	6	disorganised	3
construction	20	busy	6	emerging	3
dated	20	car-centric	6	exciting	3
concrete	18	difficult	6	green	3
outdated	18	lacks	6	growing	3
sad	18	quaint	6	hopeful	3
dead	17	soulless	6	inconvenient	3
messy	16	sparse	6	lost	3
rundown	16	treeless	6	minimal	3
uninspiring / uninspired	16	basic	5	need	3
community	15	central	5	parking poor	3
friendly	15	confusing	5	promising	3
inaccessible	15	congested	5	site	3
parking	15	depressing	5	stagnant	3
ugly	14	improving	5	test	3
underutilised	14	irrelevant	5	unexciting	3
lifeless	13	lacklustre	5	uninteresting	3
hot	12	mishmash	5	waiting	3
unattractive	12	opportunity	5	welcoming	3
disjointed	11	traffic	5	word	3
run	11	underdeveloped	5	accessible	2
bland	9	vibe	5	attractive	2
dusty	9	bare	4	average	2
		delapidated	4	awkward	2
		developing	4	bleak	2

brutalist	2	restricted	2	broken	1
cafes	2	risky	2	brutal	1
car	2	ruined	2	buildings	1
character	2	simple	2	buildingsite	1
close	2	sleepy	2	bulldozed	1
coffee	2	stale	2	challenging	1
coming	2	sterile	2	change	1
confused	2	suffering	2	changing	1
daggy	2	thoroughfare	2	chaotic	1
decrepit	2	transient	2	charm	1
derelict	2	transport	2	cheap	1
deserted	2	underwhelming	2	childhood	1
dismal	2	unique	2	choppy	1
divided	2	unloved	2	claustrophobic	1
drab	2	unorganised	2	clunky	1
dry	2	unremarkable	2	cluttered	1
easy	2	unshaded	2	collaborative	1
embarrassing	2	untidy	2	comprehensive	1
environmentally	2	unwelcoming	2	computers	1
evolving	2	upcoming	2	connected	1
frustrating	2	variety	2	crap	1
generic	2	vibeless	2	crappy	1
good	2	vibrant	2	crowded	1
grotty	2	walkable	2	culture	1
growth	2	wasted	2	current	1
heritage	2	worksite	2	currently	1
historic	2	abandoned	1	dark	1
homelessness	2	ad	1	depleted	1
insufficient	2	affordable	1	devastated	1
life	2	anti-social	1	development	1
loud	2	arid	1	difficult access	1
lovely	2	arty	1	directionless	1
mediocre	2	atmosphere	1	disaster	1
mixed	2	aware	1	discombobulated	1
nice	2	awesome	1	disruption	1
non-existent	2	banal	1	disruptions	1
options	2	bank	1	disruptive	1
park	2	beautiful	1	diversions	1
people	2	besieged	1	dodgy	1
place	2	big	1	dont	1
progress	2	bit	1	drive	1
relaxed	2	bright	1	dust	1

dying	1	inadequate	1	post-apocalyptic	1
dysfunctional	1	incoherent	1	practical	1
enough	1	inconsistent	1	pretty	1
entertainment	1	indifferent	1	progressing	1
essential	1	in-inviting	1	project	1
exhausted	1	insular	1	ramshackle	1
exposed	1	isolated	1	ready	1
eye	1	jumbled	1	realestateagents	1
faded	1	kingsomm	1	restaurants	1
failing	1	landlords	1	roads	1
fine	1	layout	1	safe	1
forgettable	1	library	1	saw	1
forgotten	1	light	1	scattered	1
functional	1	lively	1	scruffy	1
gem	1	Inspiring	1	segregated	1
go	1	lonely	1	services	1
great	1	market	1	shit	1
greedy	1	mashed	1	sort	1
greenless	1	met	1	sought-after	1
grey	1	missable	1	soul	1
gridlock	1	modern	1	split	1
handy	1	monopolised	1	spoiled	1
hangout	1	moribund	1	spread	1
haphazard	1	nadir	1	sprucing	1
happening	1	navigate	1	squashed	1
hard	1	nearby	1	staff	1
heat	1	neighbourly	1	stark	1
hectic	1	no night options	1	stressful	1
hidden	1	nochoice	1	struggling	1
hip	1	non-appealing	1	stuck	1
hoc	1	objectors	1	terrible	1
home	1	oppressed	1	time	1
homey	1	optionless	1	tiny	1
hostile	1	ordinary	1	tirex	1
houses	1	oriented	1	tradies	1
light-heritage	1	over-developed	1	traffic-jam	1
ill-considered	1	parkless	1	transition	1
ilovekingsomm	1	peaceful	1	tricky	1
impractical	1	pediatrician	1	turmoil	1
impressively	1	pending	1	uncared	1
improved	1	plantless	1	unconnected	1
improvements	1	possibilities	1	undefined	1

underappreciated	1	unstylish	1	village	1
undercooked	1	unsuitable	1	village-feel	1
underdone	1	untapped	1	wanting	1
underpopulated	1	untouched	1	warm	1
underrated	1	unusable	1	warzone	1
undeveloped	1	unutilised	1	wasteland	1
unenticing	1	unvibrant	1	well-kept	1
unfinished	1	upgrading	1	wholesome	1
unfulfilled	1	useful	1	work	1
unidentifiable	1	useless	1	works	1
univiting	1	utilised	1	worn	1
unkept	1	vacancy	1	yawn	1
unmotivating	1	valiant	1	young	1
unsociable	1	varied	1		

Appendix 4 – What 3 single words would you use to describe how you want the Bayswater Town Centre to be in the future

Word	Count	Options	Count	Services /	Count
Vibrant	199	Parking	9	servicing	4
Community / community		Choice	9	Beautiful	3
focused	51	Engaging	8	Better	3
Busy	38	Trees	8	Cafe	3
Lively	35	Bright	7	Character	3
Fun	34	Fresh	7	Dynamic	3
Green	33	Inclusive	7	Easy Access	3
Safe	33	Leafy	7	Energetic	3
Convenient	32	Open	7	Historical / historic	3
Accessible	29	Varied	7	Hub	3
Exciting	29	Active	6	People	3
Welcoming	28	Vibey / vibe / vibing area	6	Practical	3
Social / socialble	27	affordable	5	Progressive	3
Modern	25	Alive	5	Wholesome	3
Variety	23	Creative	5	Young / youthful	3
Friendly	21	Functional	5	Aesthetic	2
Diverse	19	Inspiring / inspired	5	Amazing	2
Bustling	18	Local	5	Atmosphere	2
Clean	18	Relevant	5	awesome	2
Attractive	16	Shopping / shops	5	Casual	2
Buzzing	16	Trendy	5	Charming	2
Inviting	16	Unique	5	Cohesive	2
Useful	16	Walkable	5	Cohesive	2
Thriving	15	Arty	4	Desirable	2
Interesting	13	Culture	4	Developed	2
Shady/leafy	13	Funky	4	Different	2
Colourful	12	Happy	4	Eclectic	2
Entertaining	12	independent	4	Energised	2
Destination	11	Inviting	4	Enticing	2
Family friendly	11	Pedestrian	4	Equipped	2
Easy	10	Friendly	4	Gourmet	2
Appealing	9	Relaxed	4	Great	2
Connected	9			Greenery	2
Cool	9			Happening	2

Harmonious	2	Delicious	1	lot	1
Heritage	2	Dense	1	lovely	1
nature	2	Density	1	Lustre	1
Neighbourly	2	Eating	1	Luxury	1
New	2	Energy	1	Magnetic	1
nightlife	2	Enjoyable	1	Maylands	1
One stop	2	Enlivened	1	mixed-use	1
Populated	2	Enriching	1	Mobility	1
Pumping	2	Environmental		More accessible	
Quaint	2	friendly	1	parking	1
Soulful	2	Epitome	1	More active	1
Stylish	2	Eventful	1	More	
Tasteful	2	everything for		improvements	1
Transport	2	local daily	1	multi use	1
Upmarket	2	Excoting	1	Multifaceted	1
Abundant	1	Expansive	1	Music	1
Access	1	Eyecatching	1	Musical	1
Activated	1	Famous	1	Natural	1
Adequate	1	Flowers	1	Navigate	1
alfresco	1	Flowing	1	Neat	1
All hours	1	Food	1	niche	1
Amenities	1	Foodie	1	Nightout	1
Amenity	1	Forest	1	Non-commercial	1
Anticipating	1	free	1	Not expensive	1
Art	1	Freindly	1	Not run by	
Artful	1	Full	1	boomers	1
Artistic	1	Gathering	1	Open spaces	1
Attracting	1	good coffee	1	Organised	1
Attractions	1	Good vibe	1	Overflowing	1
Authentic	1	Go-to	1	peaceful-	
Bars	1	Growth	1	community	1
Bespoke	1	Heritage-feel	1	Pedestrian	1
Bigger	1	High quality	1	Pediatrician safe	1
Biophilic design	1	High Street	1	Physically	
Brighter looking	1	Hip	1	appealing	1
Busier	1	Hospitality	1	Place to be	1
central	1	Hot spot	1	pleasant	1
Classy	1	Integrated	1	plentiful	1
Cleanliness	1	Interactive	1	Plenty	1
Coffee	1	Kid friendly	1	Plenty more	
Collaborative	1	Landscaping	1	shops	1
Considered	1	Less	1	plenty/parking	1
Contemporary	1	Levely	1	Plentyful	1
Cosmopolitan	1	Lights	1	Popular	1
Crowded	1	Like Maylands	1	Populous	1
Cute	1	liveability	1	Pretty	1
		Liveable	1	Profitable	1
				Prosperous	1

Proud	1	Rita	1	Upbeat	1
Proud	1	Rustic/vintage	1	Urban	1
Purposeful	1	Sad	1	Used	1
Quality	1	Saffioti	1	Variation	1
Querky	1	Satisfying	1	Variety of shops	1
Really	1	Sophisticated	1	Vibrating	1
Reason to shop here	1	station	1	Vide	1
Recreation	1	Succesful	1	Village	1
Reference	1	Suitable	1	Visiting	1
Refreshed	1	Surprising	1	Well used	1
Renewed	1	Sustainability- focused	1	Wine bar destination	1
Repainted	1	Sustainable	1	With shops	1
Resourceful	1	Tourist attractions	1	Without	1
Restaurants	1	Town	1	Word of mouth location to go	
Retro	1	traffic	1	and eat	1
Revamped	1	Trainstation-less	1	Worldly	1
Revitalised	1	Unified	1	Worth	1