

CITY OF COCKBURN

FACILITATION OF THE COOLBELLUP REVITALISATION STRATEGY COMMUNITY VISIONING FORUMS

~ OUTCOMES REPORT ~

BACKGROUND

The Coolbellup Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. The previously completed Phoenix and Hamilton Hill Revitalisation Strategies have provided comprehensive plans to guide future development within the established suburbs of Spearwood and a portion of Hamilton Hill respectively. The Strategies will guide the planning and delivery of future housing types and housing choice to those suburbs, as well as identifying the works required to facilitate improvements to the urban environment.

As part of the initial community consultation for the Coolbellup Revitalisation Strategy, Chris Antill Planning and Urban Design Consultant was appointed to help prepare a programme for, and to facilitate, two community forums aimed at drawing out and articulating the residents' "vision" for the future development of their suburb, with the principal emphasis on housing types and housing choice.

PROGRAMME FOR THE COMMUNITY VISIONING FORUMS

Two Forums were held – one on Thursday 17th of October 5.10pm – 7.45pm, and the second on Sunday 20th October 10.40am – 1.15pm.

The first Forum was attended by approximately 85 community members, and the second by approx. 43 (total of 128).

The programme for each Forum was similar:

- Introduction;
- A joint presentation by the City's Manager of Strategic Planning and the facilitator explaining background and context;
- Workshop [(attendees working in groups of approx. 6-10 with the assistance of a table facilitator (City of Cockburn staff member));
- Presentations by a spokesperson from each table;
- Brief summation by the facilitator of the common "themes" and consensus views that emerged from the individual table presentations;
- "Where to from here and next steps" explanation by the City's Manager of Strategic Planning;
- Close of Forum.

WORKSHOP STRUCTURE

The attendees were each given a questionnaire (see **Appendix 1**), and asked to discuss the questions, allocating approx. 12-15 minutes to each question. The table facilitators were asked to stimulate debate amongst those at their table, and to record both individual comments and collectively-held views.

The Forum attendees were asked to complete the questions on the questionnaire, and to return them to the facilitator at the end of each Forum. Attendees were also encouraged by the table facilitators to discuss each of the four questions in turn, and the facilitators had the responsibility of formulating a consensus “table view” for each question.

At the end of the workshop phase, a spokesperson from each table was asked to present, in turn, their table’s responses to the four questions. Both individual comments and collectively-held views were articulated.

CONSENSUS THEMES ACHIEVED

A number of clearly identifiable and consistent responses emerged from these table presentations. These responses were briefly summarised and articulated by the facilitator after the individual table presentations were completed, and general agreement was voiced by the audiences. These consensus themes were generally consistent across both Forums, although the feedback from the second Forum was a little more diverse than from the first.

A subsequent review and tabulation of all the returned questionnaires (see **Appendix 2**) also revealed consistent responses, and verified the collective table responses.

It can therefore be stated with some confidence that the following community positions and themes were supported by a clear majority:

- Coolbellup residents greatly value and appreciate their parks, the trees, greenery and streetscapes, and the remnant bushland. The suburb’s location and accessibility are seen as major advantages, and the sense of community is pronounced. Existing public transport is regarded as quite good.
- There is a medium to high appetite for change. Very few residents want to resist change.
- There is strong support for more medium density housing types, and good support for more medium to high density housing types.
- A greater range of dwelling types (town houses, units, flats, ancillary dwellings in back yards) should be developed and made available, so that residents can “age in place”, and not have to leave Coolbellup to find alternative, more appropriate housing types as their accommodation needs change over time. However, these higher density-type dwellings should preferably be provided in targeted areas, such as around the shopping centre, community hub and parks, and along the main public transport routes.
- There is some support for the view that subdivision of all single lots presently accommodating a single dwelling should generally be permitted, so that in future two dwellings can be accommodated on each lot.

- New housing should be of a high quality, and development/design guidelines should be introduced alongside new R-Codes to ensure this occurs.
- Affordability of housing needs to be protected, and property values retained or improved.
- There is strong support for the centrally-located community hub and shopping centre, however, the shopping centre is most appreciated for its central location and accessibility, rather than its appearance and form. There is a very strong feeling amongst the Coolbellup community that improvements to the shopping centre (i.e., relating to its appearance, functionality, the breadth of uses available, its lack of vibrancy, poorly-maintained parking areas and unclear/unsafe circulation patterns) are urgently required.
- While the community hub is well used and greatly appreciated, it could be expanded and the range of facilities increased. More community events should be planned, public artworks created, and a community garden developed to build upon the strong sense of community pride that is already established.
- The generally quiet and peaceful environment of Coolbellup is highly valued, however safety and security issues were a concern voiced by a number of workshop attendees. Youths on motor bikes and trail bikes behaving in an anti-social manner are another common concern.
- Existing public open space reserves are highly valued, however there is scope for improvements to the standard and scope of the facilities within them. The opportunity exists to upgrade and improve the parks to encourage greater usage, particularly by the youth in the community. The value of the POS reserves will increase over time as population and demand increases.
- The City should continue to improve streetscapes. More street trees and better presented street verges are required. The issue of upgrading street verges to the community's satisfaction amid competing views on responsibility will be a challenge for the City.
- Existing mature trees need to be protected, and existing bush land should be protected and better managed.
- While current levels of public transport are appreciated and supported by some, many more believe the frequency of services should be increased, especially early in the morning and in the evenings and at night. Connections to important facilities and services in surrounding areas also need to be upgraded, especially connections to Murdoch and Spearwood. More bus stops should be provided with shelters.
- The programme of undergrounding the powerlines within the suburb should be completed as soon as possible.
- The footpath and cycle path system needs to be upgraded and extended to improve accessibility within the local area.

- There is very strong support for Roe Highway to be removed from the MRS.

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Chris Antill Planning & Urban Design Consultant

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APPENDIX 1 – Questions

COOLBELLUP VISIONING FORUM ~

What is your street name?.....

1. What aspects of Coolbellup do you value and are important for the future?

2. What is your appetite for change in terms of new residential development and redevelopment within Coolbellup? Low, med, high?

3. Would you support a greater variety of housing and therefore residential densities throughout Coolbellup? If yes, where would you like to see medium to high residential densities provided?

4. What public domain improvements should take place for Coolbellup? (e.g., street trees, parks, public art, plantings and car parking under power line easements, improved public transit and facilities)

APPENDIX 2 – Completed Questionnaires – Summary

A total of 107 questionnaires were returned. Most were fully completed.

Total attendance at the two Forums was approx. 128. This represents a questionnaire return rate from those who attended of 83%.

WHAT IS YOUR STREET NAME?

The attendees who completed the questionnaire live in the following streets:

- Alpin Court (2)
- Antonio Street (2)
- Archidamus Road (5)
- Batten Street (1)
- Belarius Street (2)
- Benedick Road (2)
- Caliban Way (2)
- Cammillo Street (3)
- Coolbellup Ave (3)
- Cordelia Ave (7)
- Counsel Road (4)
- Curan Street (1)
- Dion Place (3)
- Ebert Street (2)
- Egeus Way (1)
- Emilia Street (2)
- Escalus Street (1)
- Ferdinand Crescent (3)
- Florizel Street (2)
- Friar John Way (2)
- Goneril Way (1)
- Graduate Way(?) (1)
- Hansen Street (2)
- Hargreaves Road (2)
- Hartley Street (3)
- Hawkes Street (3)
- Hilory Street (2)
- Juliet Road (1)
- Lavinia Crescent (1)
- Leontes Way (1)
- Lockett Street (2)
- Malvolio Road (2)
- Montague Way (2)
- Oswald Street (2)
- Paulina Way (1)
- Perdita Way (1)
- Quince Way (1)
- Radnor Way (2)
- Regan Street (1)
- Rinaldo Crescent (1)
- Rinaldo Place (2)
- Romeo Road (5)
- Simons Street (1)

- Theseus Way (1)
- Tybalt Place (1)
- Varna Place (3)
- Waverley Road (3)
- Williams Road (1)
- Winterfold Road (3)

There was no street name entered on five of the returned questionnaires.

Not all attendees completed the questionnaire.

COMMENT: those attending the workshops represented a large number of streets from across the suburb. There was no heavy weighting of numbers in any one street.

WHAT ASPECTS OF COOLBELLUP DO YOU VALUE & ARE IMPORTANT FOR THE FUTURE?

The positive aspects of Coolbellup that received the most mentions were:

- Parks & open spaces (54) #
- The suburb's location/accessibility (41)
- Trees/greenery/vegetation/bushland (30)
- The people/the sense of community (19)
- Public transport (16)
- Attractive streetscapes (13)
- The quietness/peacefulness (10)
- The large lots (8)
- The function & location of the community hub (5)
- The function & location of the shopping centre (4)

NOTE #: Numbers in brackets represent total times mentioned in returned questionnaires.

WHAT IS YOUR APPETITE FOR CHANGE IN TERMS OF NEW RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT WITHIN COOLBELLUP? LOW, MEDIUM, HIGH?

The most common responses were:

- Medium (45)
- High (32)
- Medium-high (11)
- Low (8)
- Low-medium (5)

WOULD YOU SUPPORT A GREATER VARIETY OF HOUSING AND THEREFORE RESIDENTIAL DENSITIES THROUGHOUT COOLBELLUP? IF YES, WHERE WOULD YOU LIKE TO SEE MEDIUM TO HIGH DENSITY RESIDENTIAL DENSITIES PROVIDED?

The most common responses were:

- Support targeted increase in densities [esp. around the commercial/community hub] (58)
- Support medium density (37)
- Support greater diversity of housing types (17)
- Support medium to high density (19)
- All residential lots should be capable of being subdivided (15)
- Support low to medium density (7)
- Support high density (6)
- No (3)
- Yes (2)

A number of respondents suggested that development/design guidelines should be introduced along with any higher densities to ensure new development forms are appropriate.

WHAT PUBLIC DOMAIN IMPROVEMENTS SHOULD TAKE PLACE FOR COOLBELLUP (e.g., street trees, parks, public art, plantings and car parking under power line easements, improved public transit and facilities)

The most common responses were:

- Improve the shopping centre/provide greater diversity of retail outlets (51) #
- Provide more trees/improve the streetscapes/keep mature trees (48)
- Continue to improve the parks & increase the provision of facilities within them (44)
- Improve public transport [esp. “after hours”] & bus stop facilities (43)
- Complete undergrounding of power lines throughout the suburb (22)
- Improve the community hub facilities & provide more community events (21)
- Improve the care & maintenance of street verges (16)
- Provide more public art (14)
- Improve safety & security (12)
- Improve pathways & walkways (12)
- Improve street lighting (9)
- Create a community garden (6)
- Reduce vehicle speeds/introduce traffic calming measures (6)

NOTE #: The shopping centre is located on private land, so this is not strictly a “public domain” issue. It is, however, one of the main, if not *the* main, concern of the Coolbellup community.

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