

CITY OF COCKBURN

FACILITATION OF THE HAMILTON HILL REVITALISATION STRATEGY COMMUNITY VISIONING FORUMS

~ OUTCOMES REPORT ~

BACKGROUND

The Hamilton Hill Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. The Phoenix Revitalisation Strategy was finalised in May 2009, and provides a comprehensive plan to guide future development within the established suburb of Spearwood and a portion of Hamilton Hill. The Strategy will guide the delivery of future urban infill 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 Hamilton Hill Revitalisation Strategy, Chris Antill Planning and Urban Design Consultant was appointed to 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.

PROGRAMME FOR THE COMMUNITY VISIONING FORUMS

Two Forums were held – one on Sunday 16th of October 10.30am – 3.00pm, and the second on Thursday 20th October 5.00pm – 9.30pm.

The first Forum was attended by 42 community members, and the second by 87 (total of 129).

The programme for each Forum was similar:

- Introduction;
- Presentation by City staff and the facilitator explaining background and context;
- Workshop [(attendees working in groups of approx. 8 with the assistance of a table facilitator (City of Cockburn staff member))];
- Break for a meal;
- Presentations by a spokesperson from each table;
- Brief summation by the facilitator of the common “themes” that emerged from the individual table presentations;
- “Where to from here and next steps” explanation by City staff member;
- Close of Forum.

WORKSHOP STRUCTURE

The attendees were each given a questionnaire (see **Appendix 1**), and asked to discuss the first three questions (page 1), allocating 20 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 three questions were:

- What aspects of Hamilton Hill do you value and are important for the future? (e.g., identify the things that you really like and don’t want to change).
- Are there problems with the way Hamilton Hill has been developing (or not developing)? (e.g., identify things that have changed that you don’t like, and things that you wish would improve).
- What directions should future growth and change in Hamilton Hill take? (e.g., relating to housing types and locations, open spaces, community facilities,

shopping and commercial areas, roads, footpaths, public transport, streetscapes, safety and security etc.).

[The Forum attendees were also asked to complete *all* the questions on the questionnaire, and to return them to the facilitator at the end of each Forum. An additional 12 questions to those listed above were posed. These dealt with a range of more specific matters relating to the way the attendees view their suburb.]

After the meal break, a spokesperson from each table was asked to present, in turn, their table's responses to the first 3 questions. Both individual comments and collectively-held views were articulated.

Each spokesperson was also asked to respond to 3 further questions posed by the facilitator:

- (i) What is your table's "appetite for change" regarding the future development of Hamilton Hill? i.e., none, modest, moderate, high or very high?
- (ii) What is your table's "vision" for Hamilton Hill in 5, 10 and 20 years' time?
- (iii) What are your table's priorities for change?

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 no objections were voiced by the audiences. These consensus themes were consistent across both Forums.

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:

- There is an appetite for a “modest to moderate” degree of change. Subdivision of single lots presently accommodating a single dwelling should generally be permitted, so that two dwellings can be accommodated. Generally speaking, two side-by-side dwellings would be more acceptable than a “house behind an existing house”. In these situations, dwellings of two storeys in height would be acceptable.
- 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 Hamilton Hill to find alternative, more appropriate housing types as their accommodation needs change over time. However, these higher density-type dwellings should only be provided in *targeted areas*, such as around shopping centres and along main public transport routes. In these situations, dwellings of up to three storeys maximum could be acceptable.
- Affordability of housing needs to be protected, and property values retained or improved. New housing should be of a high quality.
- The introduction of more retirement housing would be well supported.
- There is no readily identifiable “heart” of Hamilton Hill, and this is regarded as a major shortcoming. Manning Park is seen as the best community focus currently available, while the Memorial Hall locality and Baker Square are seen as possible potential “hearts”. Fremantle and South Beach are regarded as the most important external foci for the community.
- There is strong support for a community hub or hubs to be created within the suburb. These should be available as community gathering spaces, and

ideally contain cafés and some limited local retail uses, meeting rooms and other community facilities, as well as local medical facilities and small, passive open space areas of quality. The Memorial Hall locality was identified by many as the suburb's "heart", and commonly cited as an ideal location for one such hub.

- Existing public open space reserves are highly valued, but their potential is largely unrealised. The opportunity exists to upgrade and improve them 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.
- Manning Park is heavily used and highly valued. The community has many ideas for upgrading the park, and increasing its usability and facilities. Enright Reserve, Dixon Park and Baker Square are also highly valued.
- The good spatial distribution of small local shopping centres within Hamilton Hill is considered an asset by the community, however the generally poor standard of presentation of the buildings and parking areas, the high number of vacant tenancies, the lack of alfresco eating/drinking areas and good landscaping, the lack of variety of retail premises, and the inability of the centres to function as true multi-purpose community hubs and gathering spaces are all identified shortcomings.
- The Dodd Street/Simms Road shopping centre, and the IGA/Rockingham Road shopping centre are very well patronised by Hamilton Hill residents, more so than the large Phoenix Shopping Centre nearby.
- The footpath and cycle path system needs to be upgraded and extended to allow Hamilton Hill to be better connected to surrounding areas, especially the coast. Paths should be designed with greater consideration for the disabled and people with prams.

- The City should embark upon a “greening programme” to improve streetscapes. More street trees and better presented street verges are required, and existing mature trees protected. Existing bush land should be protected and better managed.
- Underground power is supported, and a substantial majority see it as a priority.
- Upgraded streetscapes and “entry statements” should be provided at the main entries into the suburb to heighten the sense of arrival, to increase awareness of local identity, and to encourage community pride.
- Better public transport is warranted, and a light rail connection to Fremantle along Rockingham Road should be a priority.
- Rockingham Road and Carrington Street require priority action to improve streetscapes, reduce traffic speeds and improve traffic and pedestrian safety. Healy Road, Forrest Road and Hamilton Road also require attention.
- Roe Highway should be removed from the MRS, and the space developed as a local east-west access route and “greenway”.
- Overall, co-ordinated and orderly change would be welcomed by the Hamilton Hill community, and the sooner this occurs, the better.

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Chris Antill Planning & Urban Design Consultant
01.11.2011

APPENDIX 1 - Questionnaire

HAMILTON HILL REVITALISATION STRATEGY

COMMUNITY VISIONING FORUMS ~ Questionnaire

What interest do you have in the Hamilton Hill community? (Tick all that apply.)

- I am a resident.
What street do you live in?
- I represent a group or organisation.
Which group or organisation?

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- I am a business owner.
What is your type of business & its location?
 - Another interest.
Please identify.

What aspects of Hamilton Hill do you value and are important for the future?
(e.g., identify the things that you really like & don't want to change.)

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Are there problems with the way Hamilton Hill has been developing (or not developing)?

(e.g., identify things that have changed that you don't like, and things that you wish would improve.)

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What directions should future growth and change in Hamilton Hill take?

(e.g., relating to housing types & locations, open spaces, community facilities, shopping & commercial areas, roads, footpaths, public transport, streetscapes, safety & security, etc.)

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Please turn over the page

Questionnaire (Cont.)

Does Hamilton Hill have a community or social “heart”? If so, where is it? What form does it take? (i.e., is it a shopping centre, a park, some community facility, a school, a geographical feature, or something else?)

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If you don't consider Hamilton Hill has a community or social "heart", then what place or facility in the surrounding area do you most readily associate with, and most often go to?

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Do you support the principle of greater housing choice being made available in Hamilton Hill? (i.e., more duplexes, town houses, units and flats) Yes No

If your property was rezoned, would you consider subdividing and redeveloping your property, or selling to a developer? Yes No

Do you support the principle of more retirement housing being provided in Hamilton Hill?

Yes No

Do you support the planting of more street trees in Hamilton Hill? Yes No

Do you consider the undergrounding of power lines to be a priority? Yes No

Which local shopping centre(s) within Hamilton Hill do you most often visit, & how often?

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Could that shopping centre be improved, and if so, how?

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Which local park in Hamilton Hill do you most often visit?

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Could that park be improved, and if so, how?

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Which street(s) or road(s) in Hamilton Hill require the most improvement in terms of upgraded traffic safety, pedestrian safety and amenity, and visual/streetscape improvement?

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APPENDIX 2 – Completed Questionnaires – Summary

A total of 94 questionnaires were returned. Most were fully completed.

Total attendance at the two Forums was 129. This represents a questionnaire return rate from those who attended of 73%.

PAGE ONE

WHAT INTEREST DO YOU HAVE IN THE HAMILTON HILL COMMUNITY?

- 74 were residents
- 4 were representing a group or organisation
- 3 were business owners
- 13 had other interests (mostly landowners & “landlords”)

A small number had multiple interests.

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

The most common responses were:

- **Accessibility/convenient geographic location relative to the beach, Fremantle, hospitals, train stations, etc.**
- **Greenery/parks/ovals, natural bushland, Manning Park especially.**
- Memorial Hall
- Baker Square
- Accessible public transport
- Diversity and accessibility of small shopping centres
- Affordable housing
- Sense of community
- Quietness

ARE THERE PROBLEMS WITH THE WAY HAMILTON HILL HAS BEEN DEVELOPING (OR NOT DEVELOPING)?

The most common responses were:

- **Lack of meeting places/local hubs/community gathering spaces.**
- **Unattractive/poor/neglected street verges/lack of trees on verges & in parks.**

- **Lack of dual use paths/bike paths connecting to surrounding suburbs.**
- **Lack of affordable aged care facilities.**
- **Too many vacant shops, derelict commercial buildings.**
- **Lack of local medical facilities.**
- Roe Highway Reserve blight/uncertain future
- Insufficient youth recreation opportunities (skate park, BMX park)
- Tardy undergrounding of powerlines
- Stagnating development, inability to subdivide/redevelop
- Vacant/poor quality Homeswest housing
- Speeding traffic/excessive street parking

WHAT DIRECTIONS SHOULD FUTURE GROWTH & CHANGE IN HAMILTON HILL TAKE?

The most common responses were:

- **More houses required/medium-density/smaller blocks/villa-type houses/housing diversity/affordable housing**
- **More mixed use development required**
- **Higher densities required around shops**
- **More meeting places/community hubs/community facilities/local festivals needed**
- **Improved verges/waterwise plantings/shade trees/street beautification/"greening" needed**
- **Improved parks & youth recreation opportunities, tree planting in parks, more children's play spaces, continue to upgrade Manning Park**
- More cycle paths
- More shops/upgraded shopping centres
- More aged care facilities & accommodation
- Preservation of natural bushland

- Convert Roe Highway Reserve to a “greenway”/delete MRS Reserve
- Light rail line to Fremantle
- Improved public transport
- Improved/safer Rockingham Road
- Underground power for all

PAGE TWO

NOTE: Some responders did not answer all questions, so numbers may not tally in some instances.

**Does Hamilton Hill have a community or social “heart”? If so, where is it?
What form does it take?**

Times mentioned:

- | | |
|---|-----------|
| ▪ No, Hamilton Hill doesn’t have a heart – | 43 |
| ▪ Manning Park – | 15 |
| ▪ Memorial Hall – | 6 |
| ▪ Baker Square – | 5 |
| ▪ Seniors’ Centre on Rockingham Road – | 4 |
| ▪ Davilak Oval – | 2 |
| ▪ IGA – | 2 |
| ▪ Enright Reserve – | 1 |
| ▪ HH has a “social” heart – | 1 |

**If you don’t consider Hamilton Hill has a community or social “heart”,
then what place or facility in the surrounding area do you most readily
associate with, and most often go to?**

Times mentioned:

- | | |
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| ▪ Fremantle/South Fremantle – | 12 |
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▪ South Beach –	10
▪ Manning Park –	9
▪ Dodd Street/Simms Rd shops –	5
▪ Baker Square –	4
▪ Phoenix Shopping Centre –	4
▪ Coogee –	3
▪ South St, Hilton –	2
▪ Dixon Park –	2
▪ Corner Carrington/Rockingham Rd –	1
▪ Hamilton Hill Shopping Plaza –	1
▪ Enright Reserve –	1
▪ Paget St, Hilton –	1
▪ Gateways Shopping Centre –	1
▪ Seniors' Centre –	1
▪ Hilton Bowling Club –	1
▪ Bibra Lake –	1
▪ IGA Rockingham Road –	1
▪ Bushland east of Cockburn Road –	1
▪ Success –	1
▪ South Lake Aquatic Centre –	1

Do you support the principle of greater housing choice being made available in Hamilton Hill?

Yes 71 No 9

If your property was rezoned, would you consider subdividing and redeveloping your property, or selling to a developer?

Yes 59 No 22

Do you support the principle of more retirement housing being provided in Hamilton Hill?

Yes 76 No 1

Do you support the planting of more street trees in Hamilton Hill?

Yes 81 No 9

Do you consider the undergrounding of power lines to be a priority?

Yes 68 No 16

Which local shopping centre(s) within Hamilton Hill do you most often visit, & how often?

Times mentioned:

▪ IGA/Winterfold Street/Simms Road/Dodd St –	46
▪ IGA Rockingham Rd –	31
▪ Phoenix Shopping Centre –	19
▪ South Fremantle –	3
▪ Gateway –	1

Could that shopping centre be improved, and if so, how?

Complaints about the shopping centres centred on the following main issues:

- **Lack of particular outlets/more variety required (cafés, medical facilities, small bars, restaurants, community uses) – 27**
- **Untidy/visually poor/dirty/seedy/needs maintenance/facelift – 26**
- Poor parking layout//insufficient parking/insufficient bike racks/
lack of car park shade – 11
- Open space/plaza/al fresco areas needed – 9
- Improved landscaping/shade trees/green space required – 9
- Pedestrian/user/traffic safety needs improving – 8
- Vacant premises need filling/cleaning up – 4
- Excessive advertising signage – 1
- Anti-social behaviour – 1
- Friendlier service required – 1

Which local park in Hamilton Hill do you most often visit?

Times mentioned:

- **Manning Park – 44**
- Enright Reserve – 11
- Dixon Park – 8
- Baker Square – 6
- Davilak Reserve – 5
- Lorraine Place/Young Place Park – 3
- Isted Reserve – 3
- Healey Road – 3
- Wheeler Street Reserve – 1
- Beale Park – 1
- Goodchild Park – 1

Could that park be improved, and if so, how?

- **Manning Park** – more connecting cycle paths, more seats, water fountain, more shade, more trees, variety of play & exercise equipment, provide park around lake, build pedestrian bridge across lake, provide youth activities, security cameras, general upgrading, better lighting, better interpretation of scarp, control invasive weeds, needs a coffee shop/restaurant, BBQs, more public events/festivals, remain open until 8pm, upgrade status to a Regional Park.
- **Enright Reserve** – children’s play area needs upgrading, more trees, tables & seats, upgrade clubrooms.
- **Dixon Park** – needs sporting facilities, community centre, play equipment for small children, skate park, more seating, water feature/wetland area, plant gardens, more trees, exercise equipment, BBQs, (two respondents asked to return the land to wetlands).
- **Baker Square** – more rigorous dog poo collection, more seats under the trees, more trees, open clubrooms to general community use, add toilets, better BBQ area, needs small children’s playground with shade sails, bigger community meeting space, fruit trees, artworks, fence needs mending, more youth activities needed, hold an annual fair.
- **Davilak Reserve** – replace grass outside oval with native groundcovers, introduce a recreation centre/activity hub.
- **Wheeler Street Reserve** – improved maintenance.
- **Lorraine Place/Young Place Park** – provide more seats, adult exercise equipment, BBQs, name plates on trees.
- **Isted Reserve** – BBQ, covered tables, more trees & seats, community garden.
- **Healey Road** – better children’s play equipment, toilets, sitting areas, picnic tables, policing of anti-social behaviour.
- **Beale Park** – lighting.
- **Godchild Park** – upgrade buildings & provide new toilets.

Which street(s) or road(s) in Hamilton Hill require the most improvement in terms of upgraded traffic safety, pedestrian safety and amenity, and visual/streetscape improvement?

Times mentioned:

- **Rockingham Road** – 23 (needs bicycle lanes, regular & better pedestrian crossings, street trees, improved streetscape, reduced speeds, better lighting, light rail)
- **Carrington Street** – 22 (needs bicycle lanes, regular pedestrian crossings, reduced speeds, improved streetscape, light rail)
- **Healy Road** – 9 (needs reduced speeds)
- **Forrest Road** – 6 (needs streetscape improvements, street trees, improved traffic safety, reduced speeds)
- **Hamilton Road** – 6 (needs better lighting, upgraded footpaths, improved pedestrian safety)3
- Clontarf Road – 4 (needs improved streetscape)
- Winterfold Road – 3
- Davilak Ave – 3 (needs reduced speeds, improved pedestrian safety)
- Forrest Road – 2 (needs streetscape improvements)
- Wheeler Road – 2 (centre line marking required)
- Cockburn Road – 2
- Frederick Road – 1 (needs streetscape improvements)
- Redmond Road – 1
- O’Connell Street – 1
- Mortlock Street – 1 (needs reduced speeds)
- Redmond Road – 1 (remove traffic calming devices)
- Leda Street – 1 (needs better lighting)
- Simms Road – 1 (needs streetscape improvements)
- Gummow Street – 1 (needs footpaths)
- Winfield Street – 1 (needs better lighting & security)
- Phoenix Road – 1
- “all roads” – 1

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