

HAMILTON HILL community group.

COMMITTEE MEETING MINUTES

7.00 pm, Wednesday 21th November 2018 at the Hub6163, Hamilton Hill

PRESENT

Tobias Busch (TB) – Chair
 Phoebe Corke (GPC) – Deputy Chair
 Christine Duckham (CD) - Committee Member
 Paul Chauvel (PC) – Committee Member
 Alicia Krueger (AK) – Committee Member
 Sofie De Meyer (SDM) – Treasurer
 Michael Separovich –CoC Councillor
 Simone Sieber – CoC Community Development
 Claire Sylvester
 Nicole
 Stephanie Kleinhenz – HHCG Member
 Alan Hancock – HHCG Member
 Celeste
 Francis Stone – HHCG Member

APOLOGIES

Sajni Gudka
 Jill Wilkinson (JW) - Committee Member
 Jozina de Ruiter (JDR) - Committee Member

Item		Action
1.0	<p>WELCOME</p> <p>Welcome and acknowledgement to country by the Chairperson before commencing the meeting at 7.00 pm.</p>	
2.0	<p>CONFIRMATION OF PREVIOUS MINUTES</p> <p>That the minutes of the October Meeting dated 17.10.18 are confirmed as a true and accurate record.</p> <p>Moved: Phoebe Corke, Seconded: Paul Chauvel, Carried: 4/0</p>	
3.0	<p>Business carried over from previous meeting</p> <ul style="list-style-type: none"> Proposed letter to Minister Saffioti requesting the removal of the Roe 9 reserve from the MRS: the committee decided that HHCG would not send another letter at this time. No further action required. JDR requested that HHCG meeting dates are advertised more clearly and in advance. NOTE: all meetings up to August 2019 have been 	

	<p>added to our facebook page and emailed to Simone Sieber for inclusion in the City's community events calendar.</p> <ul style="list-style-type: none"> • House Concert: Christine to contact musician to set a date for the event. It was decided that the Memorial Hall would be the best venue. • Movie Night: Paul and Tobias to investigate grant options and potential date in 2019 • Dodd St Parklet: Sajni to set up consultation, draft invitation and contact neighbours 	<p>CD PC, TB, AK Sajni</p>
4.0	REPORTS	
4.1	<p>Correspondence report</p> <ul style="list-style-type: none"> • Submitted comments on HSHS Structure Plan (attached) • CoC offered free testing of electrical cords/equip – Christine took this up for the Hub • CoC invites your group to submit up to five projects for consideration for funding during the 2019-2020 financial year. chose date for visioning workshop and party. Sat 8th Dec • Westport is the State Government's taskforce investigating the best freight network (road/rail) and port solutions to meet Perth's growing needs in the long-term future. • Westport has launched an online consultation portal at: mysaytransport.wa.gov.au/westport, to provide their feedback. • Invitation to the CoC Dev Group EOY dinner on 28th Nov • We agreed to act as auspicing body for the new Spearwood Community Group • Launched the GoFundMe for the pizza oven – https://www.gofundme.com/replace-the-community-pizza-oven • Jozina joined the Rehabilitating Roe 8 committee. • Following the adoption of the Western Suburbs Sporting Precinct Study by Council in October 2018, the City's Community Sport and Recreation Facilities Plan will be presented to Council for adoption in December 2018. 	
4.2	<p>Upcoming Events/Workshops</p> <p>Gofundme pizza oven fundraiser launched 14th Nov</p> <p>8TH December HHCG Christmas party at Hub6163 5-8 pm</p> <p>Dixon Park Friends BBQ: DPF will host a BBQ at the Dixon Park playgrounds from 5-7pm every 2nd last Friday of the month from November on Please email hello@hhcg.com.au for further details.</p>	
4.3	<p>Financial report</p> <p>TB has set up Wave App for HHCG and Hub accounts.</p> <p>A financial statement is attached to these minutes.</p>	
4.4	<p>Chair's report</p> <p>HHCG participated in the EHHPS Fete on Saturday 3rd November by hosting an information stall and selling lemon icypoles (made by Sajni Gudka). Thanks to all committee members and HHCG members who contributed and attended the stall.</p>	
5.0	HUB 6163	
5.1	<p>Hub Report</p> <p>Christine provided a written update regarding hub activities (attached).</p>	
5.2	HHCG/Hub Trustees Honorarium Policy:	

	<p>A Honorarium Policy to allow HHCG and Hub Trustees to award small honorariums to volunteers was presented to the committee by Christine (attached).</p> <p>MOTION: that the HHCG approve the Honorarium Policy presented at the meeting.</p> <p>Moved: Phoebe Corke, Seconded: Alicia Krueger, Carried: 4/0</p>	
5.3	<p>Insurance</p> <p>CD to present insurance options for approval by committee</p>	CD
6.0	GENERAL BUSINESS	
6.1	<p>Hamilton Senior High School Redevelopment - by Claire Silvester</p> <p>Claire and Nicole discussed concerns regarding urban infill and green space at HSHS.</p> <p>Major issues include:</p> <ul style="list-style-type: none"> - Increased traffic on Blackwood Ave and Purvis St - loss of mature trees - proposed location of playground under fig trees near Stock Rd - retention of verge trees, in particular the Tuart at the corner of Purvis and Blackwood as this is play area for local children. <p>Claire has emailed the City of Cockburn regarding these issues, but not received a response.</p> <p>Action: Residents (Claire) to set up meeting with Landcorp (Warren) to discuss these issues, including City of Cockburn officers and councilors and local resident.</p>	Claire
6.2	<p>Location for 3 new HHCG signs to be suggested to CoC.</p> <p>1 Simms Road Shopping Centre</p> <p>2 Rockingham Road Shopping Centre</p> <p>3 Enright Reserve</p> <p>Other options discussed: Bakers Square, Manning Park</p>	
6.3	<p>Report on CoC meeting re Hamilton Hill Revitalisation</p> <p>TB, GPC and Yassas Botenne attended a meeting with Daniel Arndt (CoC Director of Planning), Andrew Trosic (CoC Manager Statutory Planning) and West Ward Councilors Kevin Allen, Michael Separovic and Carol Reeve-Fowkes on 19 November to discuss the impact the Hamilton Hill Revitalization Strategy is having on Hamilton Hill. We queried whether the implementation strategy is meeting its objectives, including character, meeting urban infill targets, sustainability, accessibility and urban form.</p> <p>We urged the council to review the impact. DA and AT outlined the planning framework that CoC must operate under (also see attached email from AT).</p> <p>DA and AT agreed to a follow up meeting early 2019 to discuss opportunities to improve development on public and private land.</p> <p>Carol Reeve-Fowkes suggested exploring ways to improve the urban forest strategy and amount of verge/street-trees. TB to arrange a follow up meeting with the elected members and Anton Lees (CoC Manager of Parks and Environment) to discuss further.</p> <p>It was suggested that HHCG help to determine the 'character' of Hamilton Hill.</p> <p>At the HHCG meeting the committee and attending members found it difficult to capture this and it was suggested that all members are asked to contribute by</p>	TB ALL

	providing words or images that capture the character of HH for them. This needs further thought and investigation.	
6.4	<p>Pizza oven fundraiser</p> <p>We are looking to replace the pizza oven as soon as possible and have started to raise funds. A gofundme page was set up on 14th Nov. www.gofundme.com/pizzaoven</p>	
6.5	<p>Strategic Planning Day and Christmas Party</p> <p>Decided to postpone strategic planning due to absence of key members and will revisit early 2019</p> <p>Christmas Party to be held on 8th Dec at the Hub6163 5-8 pm. Pot luck.</p>	
7.0	OTHER BUSINESS	
7.1	none	
8.0	MEMBERSHIP	
8.1	<p>HHCG Treasurer</p> <p>On 14.11.18 the Chair circulated the following to the committee:</p> <p><i>HHCG treasurer MOTION: As you know, the position is currently vacant. Our Rules of Association allow the committee to appoint a treasurer without a membership vote.</i></p> <p><i>At the last meeting we discussed appointing Sofie deMeyer as treasurer of the HHCG.</i></p> <p><i>We are revising our account access with Bendigo bank this Thursday, and to save time and effort, I have asked Sofie whether we can appoint her now, allowing her until January to take up the treasurer's duties. She has agreed. The bank will require a record of this appointment.</i></p> <p><i>I therefore move that we appoint Sofie DeMeyer as Treasurer of the HHCG effective immediately.</i></p> <p><i>Please indicate if you are willing to second this motion and whether you are for or against.</i></p> <p>All committee members voted by email.</p> <p>Moved: Tobias Busch, Seconded: Phoebe Corke, Carried: 6</p>	
9.0	The next meeting will be on 16 January 2019 at 7pm at the HUB 6163.	

The chairperson thanked those present for their attendance before closing the meeting at 8:40pm.

HONORARIUM POLICY – the Hub6163

The Hub6163 trustees have developed this policy to provide guidance when giving a relatively small payment to a volunteer workshop facilitator or other individual who has provided a unique service to the Hub6163.

The Trustees, while not obliged to pay an honorarium to volunteers, wish to use honorariums to recognise and acknowledge the contribution of services to the Hub6163 by volunteers. Examples would be a payment to a non- professional workshop facilitator as a “thank you” as a gesture of good will and appreciation, or a token payment for other unique, incidental and infrequent services not traditionally required on an on-going basis. Examples include:

- A special workshop or short series of workshops by an external party
- Conducting a seminar or workshop
- Serving as guest speaker at an educational event or other similar function
- Participating as a guest speaker at outreach events
- Assistance for set-up or supporting activities at special events

This policy conforms to current ATO policy and definition of an honorarium.

Honorarium Payment:

Honorarium payments can be in the form of cash, gift or voucher and should be limited to increments of \$10.00, to a maximum of \$100.00. The amount provided will likely only cover a small percentage of the actual hours that have been contributed by the person.

An Honorarium is not appropriate if the Hub6163 is obtaining the services of a professional facilitator or consultant who performs the service for a living.

Conflict of interest or engagements with related parties must be disclosed in advance to the Hub trustees.

Update on Hub 21/10/2018 for HHCG Committee

Aussie Broadband

NBN was installed today. We will receive the modem in the post on Friday and then we should have internet and telephone available at the hub. The cost of the telephone is \$10.00 per month and the internet is sponsored by Aussie Broadband which we should acknowledge in various ways.

Electricity

The previous bill was estimated. As predicted, we are in credit- \$187.50. No payment required for the November bill.

Approvals from the City of Cockburn

Our application for siting the container has been rejected. Further discussion is needed to decide where to from here.

Workshops and Events

The open day at the hub was very successful and there are a number of bookings in the pipeline. The trustees will concentrate planning around the "Cockburn Creates", "Hub wall art grant" and "Plastic Bag eradication" grant for commencement in 2019.

Contents Insurance

The trustees will submit a summary of 4 quotes and a recommendation to HHCG for committee approval as soon as possible.

Key Safe

The key safe that was installed outside the building in the Dimah box was stolen on Monday night. CoC is meeting with us to discuss options regarding security. Spare keys that have been distributed will no longer fit and could be returned.

Anti Graffiti

The hub sign has been covered with transparent ant-graffiti paint. So further tagging will not occur.

Hub Trustees

This group is continuing to meet regularly and is working hard on administration. Christine now has access to a petty cash Bendigo Bank account.

The following is a submission by the Hamilton Hill Community Group in support of the proposed amendment of Town Planning Scheme 3 and the Structure Plan for the Hamilton Senior High School site.

ABOUT THE HAMILTON HILL COMMUNITY GROUP

The Hamilton Hill Community Group (HHCG) is a not-for-profit community association. Our aims are to build community and to advocate for changes that reflect the aspirations of our community, are evidence based, have positive environmental, urban and social impacts and make our suburb a great place to live, work and play.

HHCG has a committee of 9 and a membership base of over 50 residents and business owners. Our reach (on social media) extends to over 1,800 locals, and we include as many residents as possible in the process of consulting and drafting submissions such as these. We believe that the views stated here reflect the interests of our wider community.

GENERAL COMMENTS

HHCG commend Landcorp and its design team comprising Hames Sharley Architects and Josh Byrne Associates (JBA) for preparing a Structure Plan which incorporates a vision that we feel represent the interests and aspirations of our community. We also commend Landcorp on the inclusive and thorough community engagement that has occurred over the past 12 months to get to this stage.

We are excited about the prospect of a development that has the potential to be a leading example of good urban infill. We are particularly supportive of the opportunities that this structure plan offers for:

- the retention of existing trees, the proposed urban forest strategy and the rehabilitation and integration with existing bushland;
- the above average provision of public open space, which is distributed throughout the site to create opportunities for multiple uses and provides green corridors throughout the site;
- The opportunity for cafe and shops to be integrated into the proposed development;
- The opportunity for housing diversity offered by a range of medium - high density R-Coding;
- The proposed water management strategy.

In consultation with our members, we have reviewed the proposed vision and structure plan, and make the following comments.

TOWN PLANNING SCHEME AMENDMENT

We believe that the location and density of the proposed structure plan area can support a level of low intensity commercial and cottage industry uses. Hamilton Hill has a growing number of artisans, small businesses and makers. There is however a lack of space suitable to accommodate their business or activities, without obtaining additional permits or onerous alterations to existing properties. Many of these residents therefore gravitate towards Fremantle, where there is a wider diversity of available space.

We also believe that the distance to other commercial areas means that this is an opportunity to create a low intensity activity hub.

HHCG propose that a third provision is added to the proposed DA42 that enables office and other commercial use without additional applications. The wording could be along the lines of:

*'Notwithstanding the requirements of **Table 1 - Zoning Table**, an Office use will be permitted in Residential developments where the use meets the following:*

(i) The gla of the Office use does not exceed 80m2 ;

(ii) The Office use is operated by an occupier of the household; and

(iii) The Office use does not employ more than three employees (not including any occupiers of the household);

*The office use mentioned in clause 2 above and the uses home occupation, home office, home business and home store shall, notwithstanding the provisions of **Zoning Table - Table 1 and Table 2 - Residential Use Classes - Vehicle Parking**, be considered 'P' uses as per clause 3.3.3.'*

This would go a long way towards creating a liveable, vibrant, diverse and connected neighbourhood and securing its economic health.

This suggestion was previously raised at a presentation with Landcorp, the design team, which the Deputy Mayor and other councillors attended, and it was considered generally positively received by everyone at the meeting.

PUBLIC OPEN SPACE

HHCG are supportive of the overall strategy for Public Open Space (POS) proposed by the structure plan, in particular its distribution throughout the site to form green corridors for wildlife and residents to use. The feedback from our members has shown that this approach - which also permits the retention of more existing trees - is preferential to a large sports oval.

SUSTAINABLE DESIGN

HHCG requests that the City implement measures to ensure that the objectives of and commitments to the sustainability strategy outlined in the structure plan will be passed on to future builders and homeowners.

We urge council to include requirements for researching and implementing future guidelines, Local Planning Policies or Local Development Plan to guide future developments and achieve the stated objectives.

TRAFFIC

HHCG note that the infrastructure report submitted with the structure plan refers to a traffic impact assessment carried out by Transcore (Traffic Engineers). The assessment notes that *'traffic patterns generated by the development are consistent and compatible with existing residential land uses surrounding the High School site.'*

Residents in adjacent streets have considerable concern that the development will increase the traffic in their area dramatically. We recommend that the City and developer consult with the residents to address these concerns and develop an action plan on how to deal with changes to the volume and flow of traffic. This should at least include residents of Purvis St, Ralson St, O'Connell St, Carmody St and Redmond St.

The traffic assessment also addresses the impact of the development on the wider traffic network. A particular concern is the closure of the Ralston Street and Stock Road intersection proposed by Main Roads WA. The developer does not see this as a requirement of the proposed residential subdivision and the traffic assessment states that *'the closure would result in significant redistribution of existing traffic flows in the area. The traffic volumes on the local road network would reduce, however there would be traffic increases on Blackwood Avenue (to the west) and Redmond Road (to the north) as alternate routes to Stock Road.'* The proposed interim solution is to modify the Ralston/Stock intersection to a 'left-in/left-out' system.

Given that plans to widen Stock Rd and build an interchange on the Forrest/Stock intersection are not currently proposed, we support this approach and strongly advocate against the complete closure of the intersection.

DENSITY/BUILDING HEIGHT

HHCG are generally supportive of the proposed R-coding, with a few caveats outlined below. Our reasons for this position are as follows:

1. Perth has traditionally been a City characterised by urban sprawl, which requires unsustainable infrastructure, fragments rural areas, decimates the biodiversity of the Swan Coastal Plain and creates housing options that lack diversity.
2. The school site is a unique opportunity to contribute to the urban infill required to halt urban sprawl. Other methods that are far less effective include the Hamilton Hill Revitalisation Strategy, which has seen other areas of Hamilton Hill rezoned. The effect has been poor infill that does not address or improve the streetscape, are misaligned with the suburb's character and residents aspirations, and a complete loss of urban tree canopy on developed land. This development is an opportunity to 'design' urban infill, achieve a good outcome and at the same time relieve the pressure to infill established areas of our suburb.
3. Increasing the density and population of the suburb will also increase the capacity to support infrastructure such as retail, higher frequency bus routes etc, and its economic health.
4. The site's density allows the developer to integrate sustainability measures that would not be feasible in a lower density development.

However our support of the density is conditional on measures taken to control the type and quality of future developments. We request that the developer and council amend the Town Planning Scheme and implement Local Planning Policies that:

1. Allow residents to carry out a small trade or have a home office as part of their dwelling without having to apply for further permits or approvals. The precedence has been set by the City of Fremantle in the 'Knutsford' development, and has been very successful.
2. Require developments to include soft landscaping and minimum 'deep root zones' to allow larger trees to be established not only on public open space, but also on private land.
3. Mandate or incentivise developers to integrate sustainable technology and passive solar design into all buildings, for example by offering subsidies or contributions for these technologies, or by limiting sites to a lower R-Code until minimum sustainable criteria have been met (eg. an R60 or 80 site may be allowed an additional storey if the developer installs rainwater tanks, solar panels, native landscaping, etc and can demonstrate exceptional or innovative design)
4. Crossovers from existing streets is restricted to a single garage width and car access to dwellings is preferably encouraged to be via a rear laneway (this will also make the existing streets more attractive, better surveilled and safer)

5. All multiple housing should be designed in line with the 'Design WA' apartment guidelines, irrespective of whether they have become policy by the time the development is designed.

We also suggest that a minimum height of 2 stories is implemented for all development, to ensure that the Lots area are not overdeveloped by a large single story building footprint, leaving little or no space for landscaping.

We believe that the impact of this on the surrounding houses would be minimal. Taking Purvis St as an example: Existing housing is setback by 6m or more. The street reserve appears to be around 18m (including the roadway and verges on both sides). At R40 coding, any new dwelling has to be set back by 4m from the property boundary. This means that the separation of houses along Purvis St will be around 28m.

BUILT FORM CHARACTER

Although the images selected to represent the built form character in Section 6.1.3 of the structure plan are 'benign' examples of buildings at the relevant R-Codes, they are not characteristic of Hamilton Hill. We request that they are replaced by images that reflect our suburb's style and character, or that instead they display a higher level of aesthetic and architectural design aspiration.

RETENTION OF BUSHLAND

We have been made aware that the Cockburn Community Wildlife Corridor (CCWC) group have raised concerns regarding a portion of Banksia bushland that will be cleared for this development. HHCG generally oppose clearing of all remnant bushland within our suburb. We believe that the opinion of local stakeholders and the research conducted by the CCWC should be carefully considered in taking this action.

SUMMARY

HHCG are generally supportive of the proposed structure plan, however we are of the opinion that the City and developer need to ensure that the stated outcomes of the development are met by future builders and developers.

We welcome the opportunity to continue working with the City, Landcorp and the community to guide the vision and ensure that it is implemented.

If any of the above require further elaboration or information, please do not hesitate to contact Tobias Busch, Chair of the HHCG on 0408 959 236 or email us at hello@hhcg.com.au

The Hamilton Hill Community Group Committee

Tobias Busch, Chair
Phoebe Corke, Deputy Chair
Paul Chauvel
Alicia Krueger

Christine Duckham
Jozina De Ruiter
Jill Wilkinson

Account Balances

Hamilton Hill Community Group

Date Range: Oct 17, 2018 to Nov 21, 2018

ACCOUNT	STARTING BALANCE	DEBIT	CREDIT	NET MOVEMENT	ENDING BALANCE
Assets					
HHCG PayPal	A\$137.56	A\$0.00	A\$0.00	A\$0.00	A\$137.56
Statement Account	A\$15,834.22	A\$9,273.80	A\$12.72	A\$9,261.08	A\$25,095.30
Total Assets	A\$15,971.78	A\$9,273.80	A\$12.72	A\$9,261.08	A\$25,232.86
Liabilities					
Total Liabilities	A\$0.00	A\$0.00	A\$0.00	A\$0.00	A\$0.00
Equity					
Total Equity	A\$0.00	A\$0.00	A\$0.00	A\$0.00	A\$0.00
Income					
HHCG Auspicing		A\$0.00	A\$7,956.00	A\$7,956.00	
HHCG Sales		A\$0.00	A\$85.00	A\$85.00	
HUB Sales		A\$0.00	A\$1,232.80	A\$1,232.80	
Total Income		A\$0.00	A\$9,273.80	A\$9,273.80	

Expenses			
HUB Equipment & Furniture	A\$3.00	A\$0.00	A\$3.00
HUB Expenses	A\$9.72	A\$0.00	A\$9.72
Total Expenses	A\$12.72	A\$0.00	A\$12.72
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Total for all accounts	A\$9,286.52	A\$9,286.52	

From: Andrew Trosic atrosic@cockburn.wa.gov.au 

Subject: Re: Hamilton Hill Revitalisation Strategy

Date: 28 November 2018 at 12:02 am

To: Tobias Busch tobiasbusch@gmail.com, Lucia Dunstan ldunstan@cockburn.wa.gov.au, Donna Di Renzo ddirenzo@cockburn.wa.gov.au, Andrew Lefort alefort@cockburn.wa.gov.au, Celina da Costa cdacosta@cockburn.wa.gov.au

Cc: Daniel Arndt darndt@cockburn.wa.gov.au, Yassas Botenne yasasbotenne@hotmail.com, Phoebe Corke phoebecorke@icloud.com, Cr Carol Reeve-Fowkes creevefowkes@cockburn.wa.gov.au, Cr Kevin Allen kallen@cockburn.wa.gov.au, Cr Michael Separovich mseparovich@cockburn.wa.gov.au

AT

Hi Tobias,

Thank you for the recent meeting. As my allocated action, i committed to providing an analysis of the planning framework pertaining to how we regulate land use and development. Upon reviewing the following information, I would like to meet with you again to ascertain your views. You will note that we have set up a policy framework especially that builds a strong sense of design analysis and awareness, such as to enable the delivery of effective project outcomes on the ground. We are always open to receiving feedback, and if there are improvements that can be identified, are viable, practical and can be effectively integrated, then i feel we are the kind of local government that would be willing to discuss and progress these.

Upon reading the information below, and collecting your own design discussion points, I would welcome the opportunity to catch up. Lucia, could you set a time up with Tobias either later this year or early 2019, so we can progress further discussions. Celina or Andrew Lefort from statutory planning would be well placed to also attend this future meeting with us.

Opening Statement - The Planning Framework

As an opening statement, the City is required to regulate land use and development in accordance with its local planning scheme. Specific to residential development, local planning schemes reference the Residential Design Codes as the framework by which the development of land for residential purposes must conform. The specific clause where this is stated under the City's Scheme is 4.2.2 which states:

4.2.2 Unless otherwise provided for in the Scheme the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provisions of those Codes.

You will initially note in the provision that it provides for "unless otherwise provided for in the Scheme..." This provision provides local governments the ability to consider implementing other standards within the Scheme, relevant to residential development, in order to address certain issues like design.

The City has taken up this opportunity, by including a performance based set of standards that operate to ensure design quality is taken in to account. These standards are listed under Clause 4.4.4 and 4.8.2 as follows:

4.4.4 Medium Density Residential Development

(a) When considering applications for the development of grouped and/or multiple dwellings, the Council shall have due regard to Local planning Policy No. 1.2 (Residential Design Guidelines). Where an application is not consistent with the provisions or objectives of Local Planning Policy No. 1.2 (Residential Design Guidelines), Council may refuse the application notwithstanding its level of compliance with the Residential Design Codes.

(b) In considering applications for the subdivision of land within any of the split coded areas depicted on the Scheme Map, the Council may only support subdivision (in the absence of built development) up to a maximum density of R30.

(c) In considering applications for the development of land within any of the split coded areas depicted on the Scheme Map, the Council may support development up to the maximum density of the split code subject to the application being consistent with the provisions and objectives

of the Local Planning Policy No. 1.2 (Residential Design Guidelines).

(d) Where residential land abuts a regional road reserve or major road as prescribed by Local Planning Policy No. 1.2 (Residential Design Guidelines), vehicle access to that road shall be subject to the approval of the local government and the relevant responsible authority (if any). AMD 76 GG 31/08/10

4.8.2 Convenience and Functionality

(a) Every development shall be designed to ensure that it is convenient and functional for those who will use the development particularly in respect to -

(i) the relationship of the development to the use and enjoyment of the adjoining lots;

(ii) the convenient location of public and resident facilities provided on the lot;

(iii) safety and amenity;

(iv) accessibility of driveways, footpaths, car parking bays, service bays and storage areas.

(b) A development which requires planning approval under the Scheme, that complies with or may be approved under the provisions of the Residential Design Codes but cannot demonstrate convenience and functionality, will not be approved, unless the local government determines otherwise in any particular case

By virtue of these clauses, the City has established a more rigorous test for design outcomes pertaining to residential development. The direct reference to Local Planning Policy 1.2, provides further guidance as to the kind of design issues that need to be addressed by any proposed development, for it to demonstrate compliance with these tests of good design.

Local Planning Policy 1.2

The City's performance standards and associated local planning policy sets provisions to secure a positive relationship between the configuration of living spaces and the street environment. Specifically LPP 1.2 provides:

(9) Outdoor Living Areas

1. To assist with passive surveillance and bring activity to the street, outdoor living areas are encouraged in the front setback for all new dwellings and retained dwellings where the front of the dwelling faces north. Outdoor living areas proposed in the front setback area shall be fully developed including provision of a level area which is either paved and drained or turfed and shall be fenced in a manner compliant with the front fencing requirements of the R-Codes. As required by the RCodes the outdoor living area shall be directly accessible from a habitable room. In this regard, a floor plan of the existing dwelling will be required to be submitted to demonstrate that this has been achieved

This sets a design expectation to achieve the active utilisation of the front setback area, which balances the need for screening and privacy with the intent of achieving more active streetscape environments. Through engagement with landowners looking to redevelop, we emphasise using green layers as further achieving a good balance between relationship to the street, and achieving an outdoor living space that is inviting for use by occupants of the development.

A key component of the Hamilton Hill Revitalisation Strategy is the gradual uplift in the civic domain in order to support greater populations moving to the area, and also recognising that people will seek out the public domain for recreational and civic purposes where they live in a dwelling type which does not enjoy the traditional large backyard (or private open space area). This process of civic renewal is evident across the suburb, particularly the recent improvements undertaken across the parks and local centres. It is hopefully widely known and

improvements undertaken across the parks and local centres. It is hopefully widely known and acknowledge and observable to see the significant investment that has been undertaken in the public domain.

The structure for the suburb is one based upon green spaces connected via attractive and safe green links, which is a focus upon encouraging an urban design outcome to facilitate more active, healthy and inclusive environment to benefit people's health and wellbeing.

The design of all homes considers the degree by which it can be occupied or re-occupied in the future by a family type household. This includes older couple only households, younger couple only households, couple households with young children, as well as couple households with adult children. Creating a mix of dwelling types, while ensuring all dwellings have a capacity for occupation/re-occupation by a family of some composition, is a key objective underpinning our planning assessment approaches.

Design Issues - The R Codes

Most of design issues we discussed and debated emanate from the Residential Design Codes - with little encouragement or flexibility granted to local government to adjust elements of the R Codes. However the City recognises, that a key aspect of the character of its suburbs, includes the presence of trees, green spaces, private front and rear gardens and the like. Accordingly the City has not just relied on the R Codes, but through imposing the higher performance standards mentioned at the beginning of this email., sought to set a greater benchmark for design quality. For example, the Scheme standard which requires *(ii) the convenient location of public and resident facilities provided on [a] lot*, provides the ability for our assessment process to critically consider especially the design and delivery of communal open space areas. This is supported by LPP1.2, that sets further policy guidance in terms of the design of external areas:

(10) Design of External Areas

1. Development Applications for 3 or more Grouped Dwellings or any number of Multiple Dwellings shall include a Landscape Plan. The Landscape Plan shall contain a Site Schedule and a Site Plan. See Appendix 3 for Landscape Plan requirements.

2. Multiple dwellings shall provide 10% of the total site area as Garden Area.*

3. Grouped dwellings shall provide a minimum of 30% of the common property area as Garden Area.*

**Garden Area means - An area of unpaved, free draining soil of a minimum dimension of 0.5m and a minimum area of 4m².*

So whereas the R Codes does not provide for specific standards to secure the provision of 'garden areas', the City's Scheme in combination with the Local Planning Policy does seek to require this, recognising such as an important component of our established suburb characters.

Consultation

The City is very committed to community engagement, with this being a hallmark of the City's Strategic Community Plan. An example of this is the process of engagement that we undertook in formulating the Hamilton Hill Revitalisation Strategy. This included:

- surveys sent to all households within the suburb;
- two visioning sessions;
- drafting of strategy options for consideration by the community.

Many planning proposals limit themselves to looking at just one single element, such as simply 'up-coding' land for higher density development. Such approach is not the case in the City of Cockburn, as we recognise that the character of our suburbs is such that the unique

combination of the civic realm, made up of attractive streets and public spaces, is an important part of the suburbs. Accordingly, in undertaking our consultation with respect of how an area will change in the future, we endeavour to show that the civic domain will be programmed for improvement along with how development and redevelopment occurs in the suburb.

In terms of individual applications for planning approval, the City is required to administer the rules of its Planning Scheme. There are certain circumstances where consultation on a planning application is required, and conversely there are circumstances where consultation is not. Where a proposal meets the requirements of the Scheme, it is not open to the City to consult on a proposal. Also, we make it clear that planning proposals must never be considered to be a vote either for or against - in advertising a proposal, we are seeking submissions based on relevant planning issues, and a lawful decision by us need to take in to account all relevant planning issues and assess such a proposal on its merits.

Character

Maintenance of residential character is an important part of our present day decision making. As the preceding analysis shows, we have set a higher performance benchmark for how development occurs, cognisant of the need to not only preserve current character, but set the right key note for the intended future character of the suburb. Rules and policy standards are only one part of the equation - clearly there is also a need for education of the development industry, in order to help raise awareness of the design approaches that can be embraced to lead to more effective design outcomes. To this end the City has also prepared the Good Design Guideline, which aims to raise awareness about design quality and what should be thought about early on in terms of designing any site for redevelopment.

The Local Planning Policy also recognises the importance of managing car parking, and especially the impact that additional driveways can have on the streetscape and street tree removal. The City therefore has the following policy provision in place, to prevent the development of unnecessary vehicle crossovers:

New grouped or multiple dwelling developments containing a shared/common property access way shall utilise that shared/common property access way for vehicle access without the need for an additional crossover(s) unless it can be clearly demonstrated to the satisfaction of the City that access from the shared/common property access way is not possible.

Urban Tree Canopy

As mentioned previously, the R Codes alone do not deal effectively with the provision of garden areas which are capable of accommodating deep rooted planting zones to protect either existing trees, or provide for the addition of new trees. This is a key reason underpinning the City's policy provision for garden areas, in order to prevent what is a common occurrence of extensive paved areas developed in grouped and multiple dwellings. The City also has extensively invested in green streets, through offering street tree planting to occur.

Attachments:

Scheme - [https://www.planning.wa.gov.au/LPS/DATA/Local%20Planning%20Schemes/Cockburn%20-%20City%20of%20\(Scheme%203\)/Scheme%20Text.pdf](https://www.planning.wa.gov.au/LPS/DATA/Local%20Planning%20Schemes/Cockburn%20-%20City%20of%20(Scheme%203)/Scheme%20Text.pdf)

LPP 1.2 - [https://www.cockburn.wa.gov.au/getattachment/26ae8036-8eb1-4b20-be70-
ea72ca72cb49/ECM_4517027_v9_Residential-Design-Guidelines-LPP1-docx.aspx](https://www.cockburn.wa.gov.au/getattachment/26ae8036-8eb1-4b20-be70-
ea72ca72cb49/ECM_4517027_v9_Residential-Design-Guidelines-LPP1-docx.aspx)

Good Design Guide - [https://www.cockburn.wa.gov.au/getattachment/c78f15fa-ce48-45be-a040-
007407a7b6ec/ECM_6802970_v1_Good-Design-Guide-2017.pdf.aspx](https://www.cockburn.wa.gov.au/getattachment/c78f15fa-ce48-45be-a040-
007407a7b6ec/ECM_6802970_v1_Good-Design-Guide-2017.pdf.aspx)

Sustainable house design - <http://www.cockburn-ecohomes.com.au/>

Look forward to the next step meeting.

Thanks

Yours faithfully,

Andrew Trosic
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On 27 Nov 2018, at 15:37, Tobias Busch <tobiasbusch@gmail.com> wrote:

Hi Andrew, Daniel,

thank you for meeting with us last week to discuss the Hamilton Hill Revitalisation Strategy.

At the meeting you proposed to send through a 'framework' and some suggestions on how the character of developments and infill generally could be moderated or managed. We are keen to keep working and brainstorming on this. Can you let us know when you would be able to send this information, please?

In the meantime we are also pursuing options under the Urban Forest Strategy with Anton, Carol, Kevin and Michael.

Regards,
Tobias Busch.
t: 0408 959 236

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