"The future is not a gift – it's an achievement."

– Henry Lauder

vincentvision2024

Mt Hawthorn 2024

Unique, Neighbourhood Oriented Character

June 2005

Prepared by community PERSPECTIVES

TOWN OF VINCENT

Western Australian Planning Commission 50 years spatial planning

A Vision for the Town of Vincent 2004-2024

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1 INTRODUCTION

Beginning in April 2004 the Town of Vincent embarked on *Vincent Vision 2024*, an ambitious project to establish a long-range 'community vision' for a new Town Planning Scheme and to guide the strategic direction of the Town of Vincent into the future.

Completed in June 2005, *Vincent Vision 2024* has achieved an unprecedented level of community involvement and interest. Over 170 children have put forward their issues and visions for the future, together with young people, seniors, people with disabilities and people from the Italian, Greek, Chinese, Macedonian and Aboriginal communities. Businesses from throughout the Town of Vincent have also been involved.

A major Community Vision 2024 workshop and five place workshops attracted the involvement of almost 500 people and a Community Issues, Trends and Vision Survey involved a further 300 people. The *Vincent Vision 2024* Online Community Forum was active throughout the project with some 100 postings and 109 people participated in the Online Community Survey.

A group of local residents also worked with the team of heritage staff from the Town of Vincent in researching, designing and leading five place-based 'Walks of Interest' and almost 150 local residents.

The *Vincent Vision 2024* Community Visioning Taskforce involved over 30 local residents in drafting the vision statements for the future which have been firmly based on the views and vision ideas put forward by the community at the Place Workshops. This has collectively involved some 490 hours work by the Community Visioning Taskforce.

The vision statements for Vincent and each of the five 'places' were then developed by the project consultant and this process was based on the outcomes and findings of all the various community engagement activities to ensure the visions statements truly reflect the views and aspiration of the community. Steven Ames, author of the American Planning Association's award-winning handbook, *A Guide to Community Visioning* and international expert in building strategic vision for the future also assisted in this process.

A panel of local professionals with backgrounds in town planning, architecture, urban design, environment, business and community have then taken these Places Vision Statements and contributed well over 100 hours in developing Guiding Principles, as the foundation for achieving *Vincent Vision 2024*.

Many employees of the Town of Vincent have also keenly supported and contributed to each stage of the project. The Project Management Team was made up of staff representatives from across the organisation and 15 staff members formed the team of facilitators necessary for the five place workshops.

Members of the Executive Management Team have participated on the Project Reference Group, together with a core group of elected members. A project initiated by the council, *Vincent Vision 2024* has enjoyed considerable support and encouragement from elected members, many of whom have willingly participated and assisted in the many community engagement activities.

The *Vincent Vision 2024* project has produced a community vision for the future of the Town of Vision as a whole and community visions for five place-based areas:

- Leederville West Perth
- Mt Hawthorn
- Perth
- North Perth
- Mt Lawley Highgate

There are also a series of community visions for what the Community Visioning Taskforce determined to be the most important 'topics' for the community and this was based on the combined results of the Community Survey and Community Vision Workshop. These eight areas have become the key focus areas for *Vincent Vision 2024* and each of the Place Visions.

- Town Centre and Commercial Areas
- Housing, Density and Urban Design
- Character and Heritage
- Traffic and Transport
- Safety and Security
- Environment and Sustainability
- Parks and Community Facilities
- Community Culture and Arts

The *Vincent Vision 2024* project has also produced a number of 'key documents' which provided the background and foundation for the *Vincent Vision 2024* vision documents. These should be used and referred to in implementing *Vincent Vision 2024* and should also inform and guide other planning or strategic initiatives.

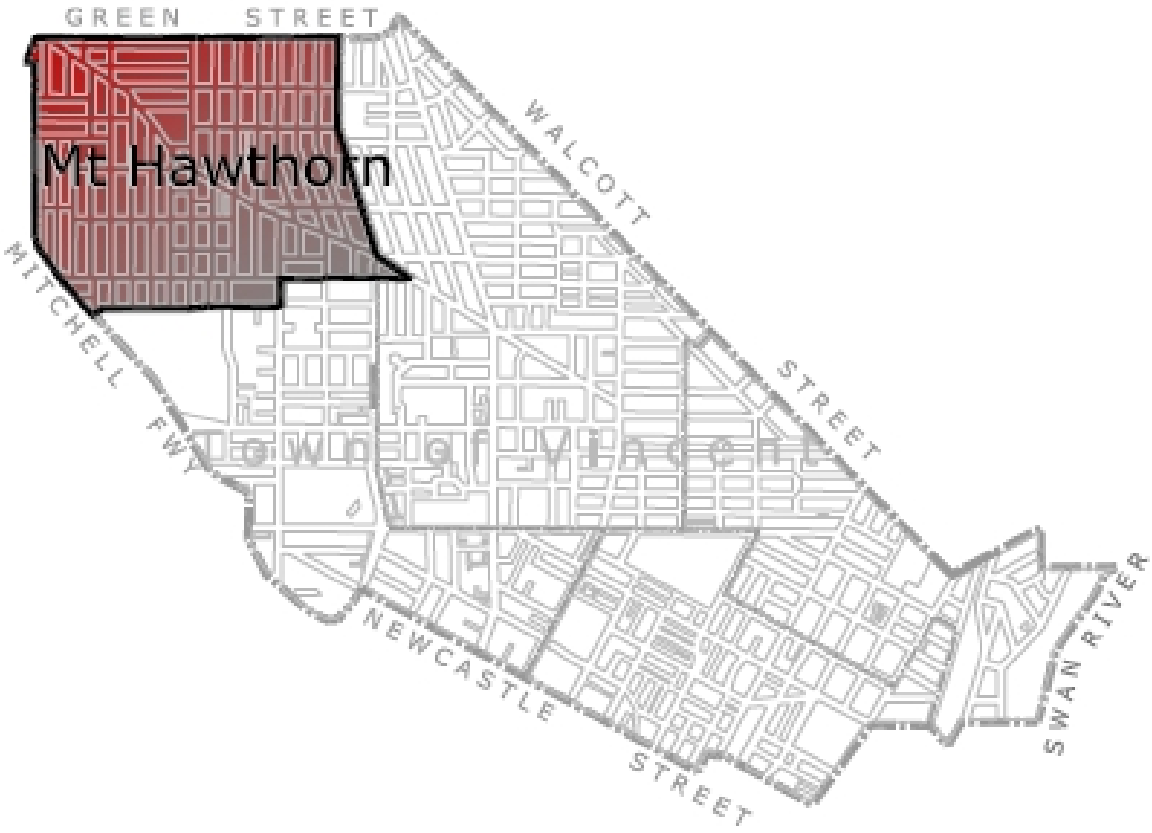
- Community Profile
- Community Visioning Workshop Report
- Community Survey Report
- Business Survey and Forum Report
- Children's Vision Workshop Report
- Young People Survey Report
- Silent Voices Report
- Online Community Forum Report
- Leederville West Perth Place Workshop Report
- Mt Hawthorn Place Workshop Report
- Perth Place Workshop Report
- North Perth Place Workshop Report
- Mt Lawley Highgate Place Workshop Report

Vincent Vision 2024 is made up of six 'vision documents', of which this is one. Each place based vision document has an illustration of a particular aspect of the town centre to provide some visual representation of the 'community vision'.

- Vincent Vision 2024 – A Community of Communities
- Leederville West Perth 2024 – A Tapestry of Life with Flair
- Mt Hawthorn 2024 – Unique, Neighbourhood-Oriented Character
- Perth 2024 – Every Possible Convenience, Indifference to the Ordinary
- North Perth 2024 – Rich Heritage and Cultural Contrasts
- Mt Lawley Highgate 2024 – A Fabulous Diversity of Lifestyles and Cultures

2 PLACE DESCRIPTION

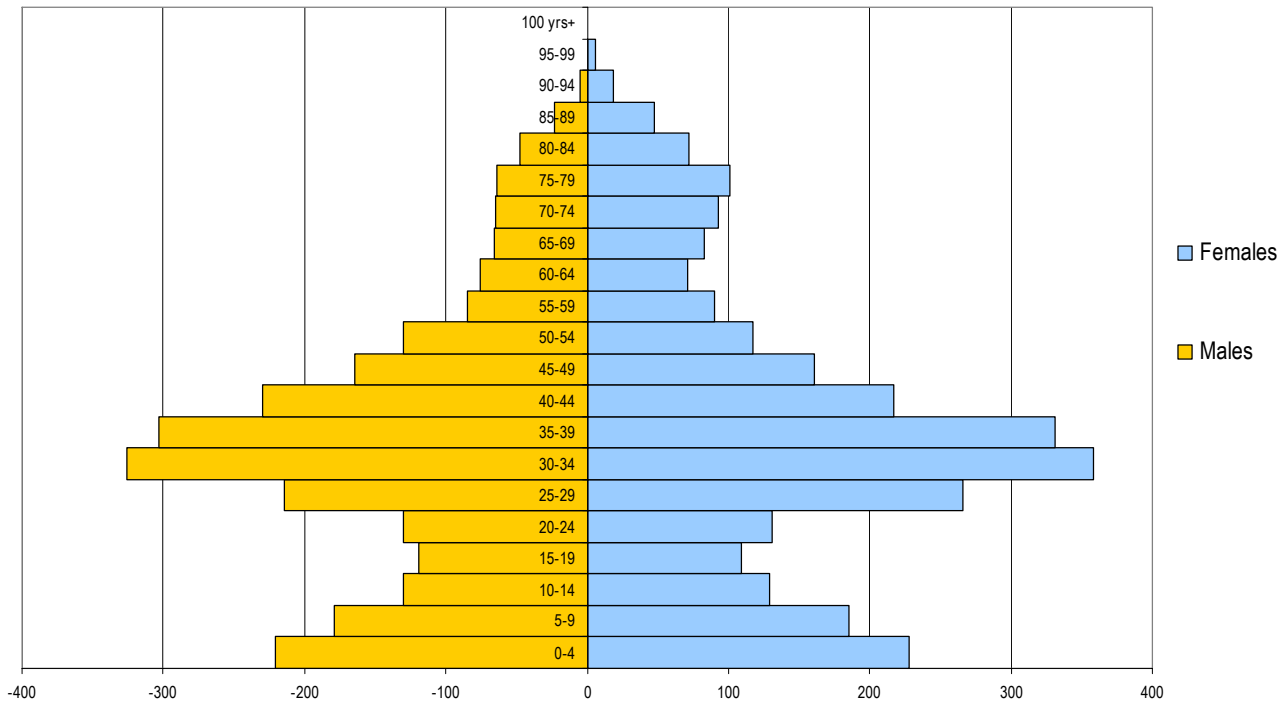
The Mt Hawthorn Place covers the entire suburb of Mt Hawthorn. A total of 5,423 people live here, which is just over 20% of Vincent's population.



Population

The population of Mt Hawthorn has a high proportion of young children and a relatively high number of 30-44 year olds indicating that Mt Hawthorn has a 'family' profile.

	Mt Hawthorn				Town of Vincent	Metro
	Males	Females	Persons	%	%	%
0-4	221	228	449	8.3%	5.2%	6.4%
5-9	179	185	364	6.7%	4.3%	6.9%
10-14	130	129	259	4.8%	3.6%	7.2%
15-19	119	109	228	4.2%	4.7%	7.7%
20-24	130	131	261	4.8%	9.0%	7.1%
25-29	214	266	480	8.9%	11.1%	7.0%
30-34	326	358	684	12.6%	11.1%	7.4%
35-39	303	331	634	11.7%	9.0%	7.5%
40-44	230	217	447	8.2%	7.3%	7.7%
45-49	164	161	325	6.0%	6.2%	7.3%
50-54	130	117	247	4.6%	5.1%	6.8%
55-59	85	90	175	3.2%	3.5%	4.9%
60-64	76	71	147	2.7%	3.2%	3.9%
65-69	66	83	149	2.7%	3.1%	3.1%
70-74	65	93	158	2.9%	3.3%	2.9%
75-79	64	101	165	3.0%	3.0%	2.3%
80-84	48	72	120	2.2%	1.9%	1.5%
85-89	23	48	71	1.3%	1.3%	0.9%
90-94	5	19	24	0.4%	0.5%	0.3%
95-99	0	6	6	0.1%	0.2%	0.1%
100 yrs+	0	0	0	0.0%	0.0%	0.0%
Overseas visitors	7	23	30	0.6%	3.3%	1.1%
Total	2,585	2,838	5,423	100.0%	100.0%	100.0%

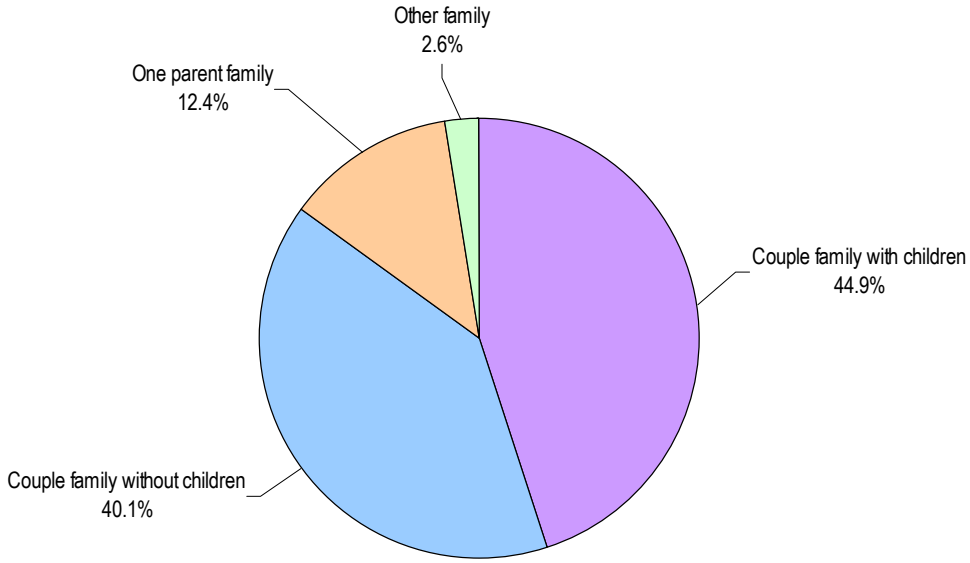


Individuals and Families

'Couples with children' are the most common family type in Mt Hawthorn and 'couples without children' also make up a significant proportion of the population.

	Mt Hawthorn		Town of Vincent	Metro
	Families(a)	%	%	%
Couple family with children	666	44.9%	36.5%	47.3%
Couple family without children	594	40.1%	45.3%	35.2%
One parent family	184	12.4%	14.2%	15.5%
Other family	39	2.6%	4.0%	2.0%
Total	1,483	100.0%	100.0%	100.0%

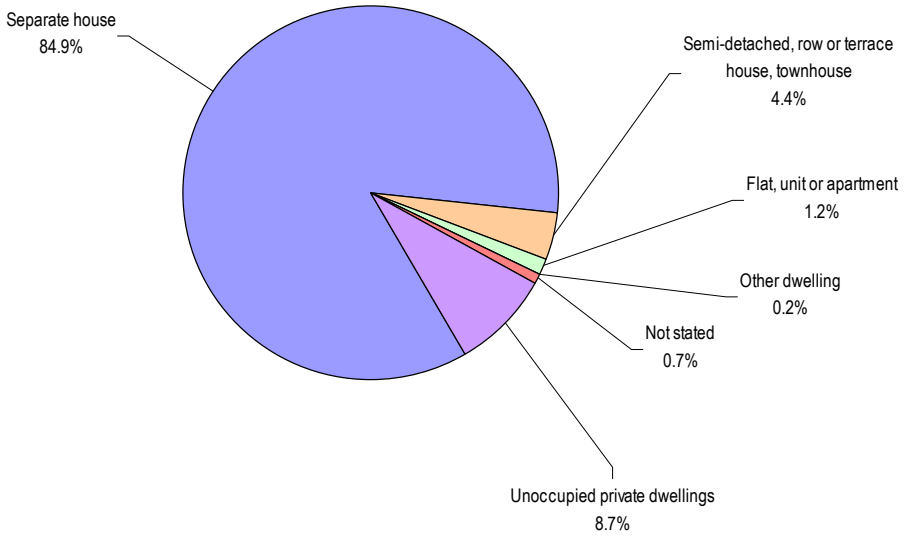
(a) Includes same sex couple families.



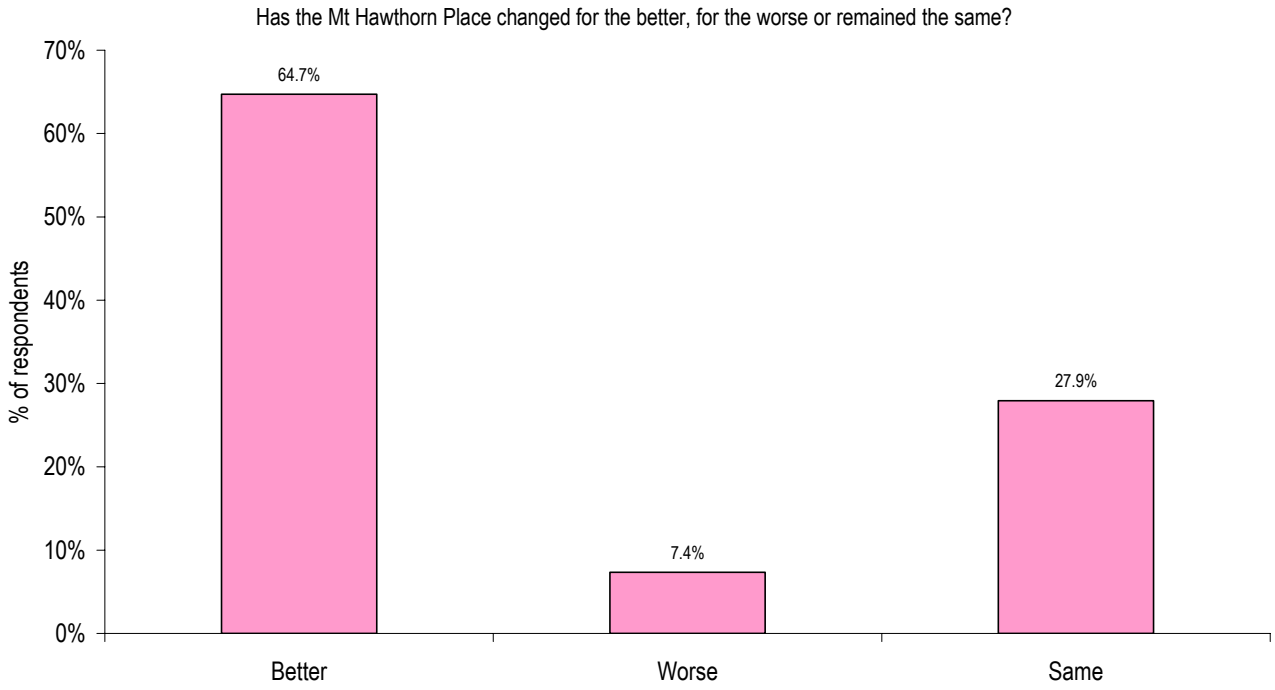
Housing

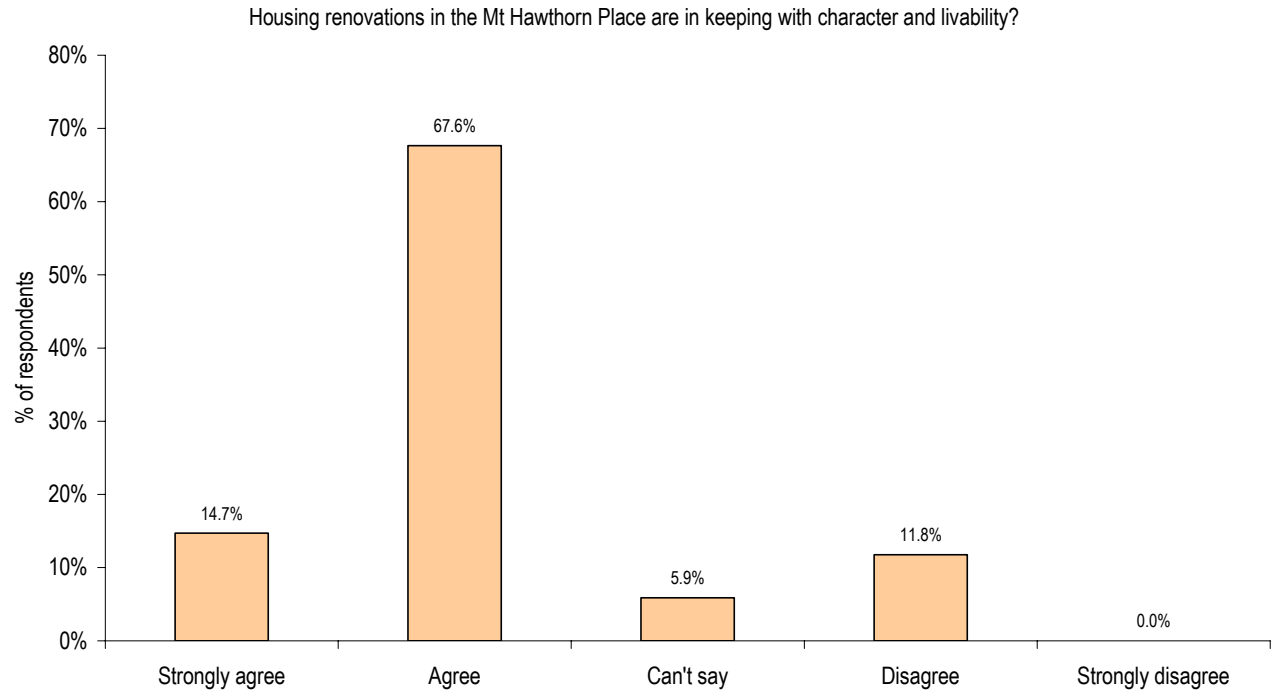
There are a total of 2,538 dwellings in Mt Hawthorn of which 85% are 'separate houses' compared to 55% for the Town of Vincent as a whole. Mt Hawthorn has very few 'semi-detached or town houses' and 'flats, units and apartments' compared with both the Town of Vincent and Perth metropolitan area.

	Mt Hawthorn		Town of Vincent	Metro	Mt Hawthorn		Town of Vincent	Metro
	Dwellings	%	%	%	Persons	%	%	%
Separate house	2,154	84.9%	54.8%	71.8%	5,074	94.6%	69.2%	85.2%
Semi-detached, row or terrace house, townhouse etc. with:								
One storey	76	3.0%	7.4%	9.4%	123	2.3%	7.2%	6.9%
Two or more storeys	36	1.4%	8.3%	2.6%	81	1.5%	8.7%	2.2%
Total	*112*	4.4%	15.7%	12.0%	*204*	3.8%	15.8%	*9.1%*
Flat, unit or apartment:								
In a one or two storey block	14	0.6%	5.7%	4.1%	23	0.4%	4.6%	2.6%
In a three storey block	16	0.6%	7.0%	1.9%	21	0.4%	5.5%	1.2%
In a four or more storey block	0	0.0%	4.8%	1.6%	0	0.0%	3.5%	1.0%
Attached to a house	0	0.0%	0.1%	0.1%	0	0.0%	0.1%	0.1%
Total	*30*	1.2%	17.5%	7.7%	*44*	0.8%	13.6%	*4.9%*
Other dwelling:								
Caravan, cabin, houseboat	0	0.0%	0.0%	0.4%	0	0.0%	0.0%	0.3%
Improvised home, tent, sleepers out	0	0.0%	0.0%	0.1%	0	0.0%	0.0%	0.0%
House or flat attached to a shop, office, etc.	5	0.2%	0.4%	0.1%	9	0.2%	0.5%	0.1%
Total	*5*	0.2%	0.4%	0.5%	*9*	0.2%	0.5%	*0.4%*
Not stated	17	0.7%	0.8%	0.5%	34	0.6%	0.9%	0.5%
Unoccupied private dwellings	220	8.7%	10.7%	7.4%				
Total	2,538	100.0%	100.0%	100.0%	5,365	100.0%	100.0%	100.0%



Community Perceptions





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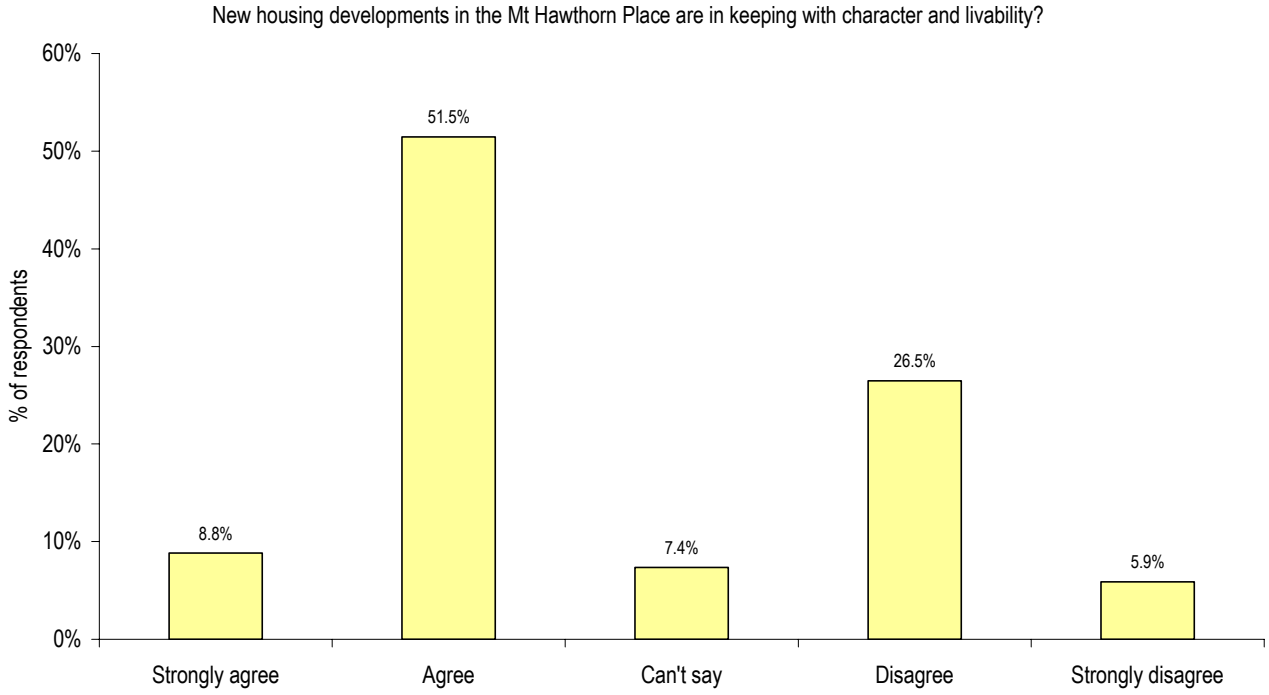

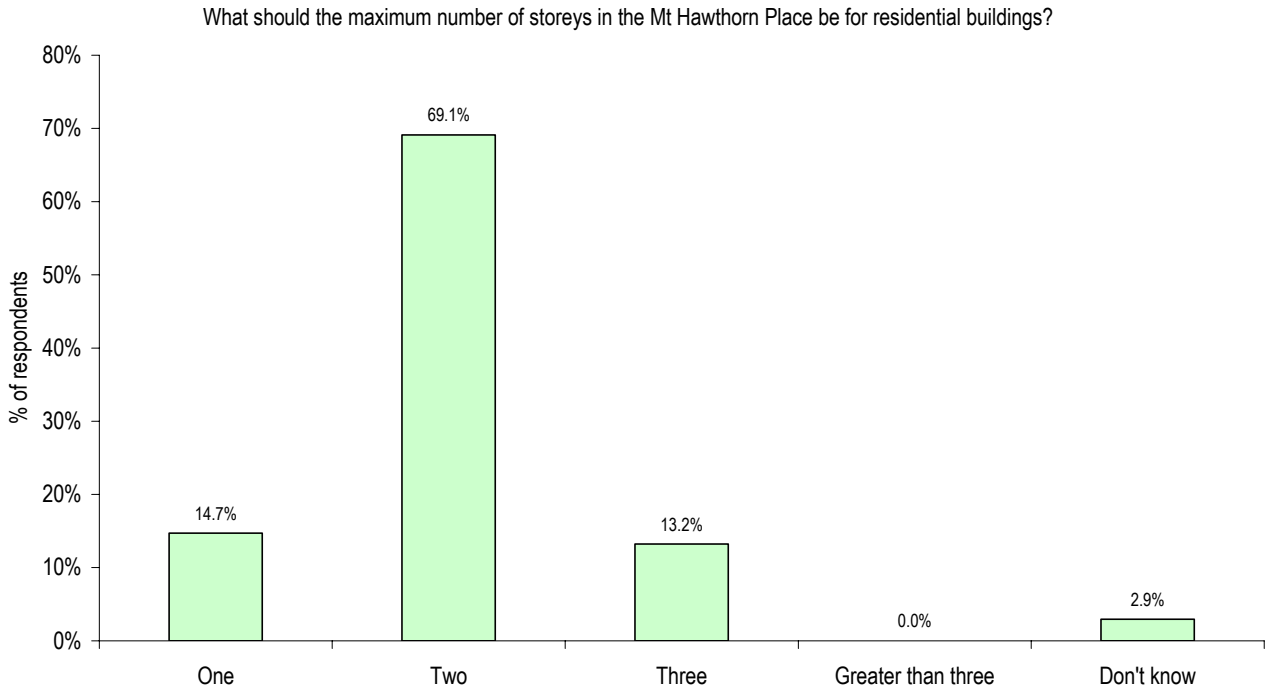

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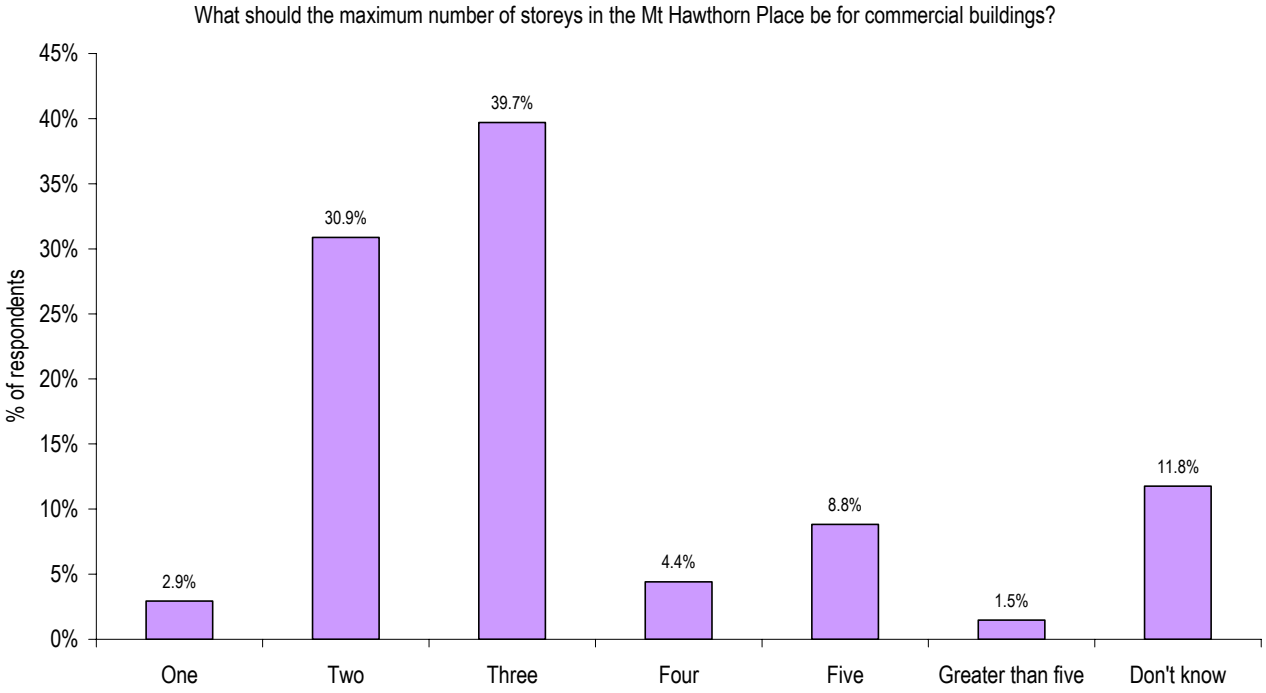

3 MT HAWTHORN 2024

Unique, Neighbourhood-Oriented Character

In 2024, Mt Hawthorn is a place where family is the cornerstone of our neighbourhood-oriented environment. With beautiful tree-lined streets, local parks and traditional housing, Mt Hawthorn is a special place to live. It is alive with community activity – a place where people know and look out for one another. Mt Hawthorn's delightful neighbourhood quality has been enhanced through development so thoughtful and inviting it not only contributes to the character and identity of the community, but also makes it a better place to live. The town centre, a vibrant suburban village and tree-lined boulevard is true to Mt Hawthorn's endearing style and charm. Many people enjoy living and working in Mt Hawthorn and set their roots down here. Children and young people develop their potential here, growing up with the many opportunities and experiences the local community has to offer.

4 TOWN CENTRE 2024

Community Values

- Mix of shops and cafes
- Traditional built form and community atmosphere
- Easy to get around
- Trees and vegetation
- Limited building height

Issues and Trends

- Tired appearance and empty shops
- Poor design and streetscape
- Traffic and poor pedestrian environment
- Need more activity and businesses
- Safety

Vision 2024

The Town Centre of Mt Hawthorn is a place for people, supported by its people; its unique qualities reflect a strong sense of community. The Town Centre is vital and neighbourly, with friendly meeting places, a diverse mix of shops and commercial uses, and a variety of community services and facilities. Our Town Centre also maintains a strong village atmosphere where building scale and heights do not dominate the street. Streets are shady and cool in summer, favouring the access and comfort of pedestrians over that of vehicular traffic.

Guiding Principles

1. A welcoming environment and strong sense of arrival announces the approach and entry points to the town centre, slowing traffic and creating interest in the area.

2. The emerging potential of the Scarborough Beach Road area as a town centre precinct is developed and driven by the very best of contemporary planning, urban design and strategic approaches to town centre revitalisation.

3. A vibrant town centre is created by consolidating and intensifying activity, encouraging a diverse mix of uses and a strong residential presence. A vertical mix of uses encourages people generating activity at ground level and other uses above to encourage eyes on the street.

4. The built environment is of a human scale and style that evokes a suburban village atmosphere. New development responds to the traditional pattern of development.

5. Heritage and icon buildings and places are conserved, with the retention of traditional shop fronts, facades and awnings.

6. Streetscapes are people places, enhanced with significant tree plantings, greened wide verges and medium strips, street furniture and public art. There is an active relationship between buildings and public spaces.

7. Civic and public places are a focal space for interaction, activity and build a sense of community. There is a strong people presence with a high level of human and visual amenity.

8. Calming through traffic provides a safe environment for pedestrians and maximises the exposure of business with the slowing of passing traffic, encouraging people to stop.

9. Future car parking requirements are strategically planned and incorporated within the town centre. Car parking structures and spaces do not dominate street frontages.

10. The town centre is strengthened by encouraging redevelopment possibilities and by nurturing and developing local business, niche industries, employment and cultural opportunities.

11. New development reflects exemplary contemporary and environmentally friendly design which contributes positively to the character of the town centre.

12. Development incentives advance outstanding design, public amenity, heritage protection and mix use developments.

13. Residential amenity is preserved by exemplary planning, design and management of the interface between multiple uses and any spill over effects on the quality of life of local residents and the community.

14. The best of contemporary town centre management provides a safe, clean, well cared for area with local businesses actively involved in improving the area.

15. Degraded buildings, spaces and appearances are improved and regenerated through the combined effort of business, government and the community.

16. Innovative and efficient public transport with integrated transport connections provide easy access to and from the town centre.

5 HOUSING, DENSITY AND URBAN DESIGN 2024

Community Values

- Current density and family friendly housing
- Intact streetscapes, parks and trees
- Design and neighbourhood interaction
- Heritage and character housing
- Mix of housing options
- Commercial area does not invade residential area

Issues and Trends

- Negative local impacts of higher density
- Poor design and new houses that do not respect neighbours or character
- Deteriorating streetscapes
- Declining affordability and housing choice
- Absence of sustainable and environmental design

Vision 2024

Mt Hawthorn has retained its family-friendly feel and has maintained and enhanced its existing housing stock, density and streetscapes. New developments respect the current buildings and built forms, whilst embracing the principles of sustainability. Carefully designed, higher density residential developments in the town centre offers additional housing choices. Climate-sensitive designs combine with appropriate landscaping to provide award-winning, sustainable urban design.

Guiding Principles

1. A wide choice of housing caters for a full range of household types, lifecycles and incomes levels.

2. Streetscapes are a vital and integral part of a quality residential and neighbourhood environment, with street furniture, lighting, footpaths and permeable frontages. Street trees are allowed to flourish with underground power and the best of care in maintaining and retaining historic planting themes.

3. Low density housing is protected and traditional housing stock is retained.

4. Setbacks and scale are such that the height of buildings do not dominate the street and retain a human scale and quality.

5. Density is carefully managed and controlled with higher density housing occurring principally in the town centre.

6. New housing development reflects design excellence, energy efficiency and the orientation of the predominant housing types.

7. Exemplary design embraces the existing built form, sensitively integrating the new with the old. Buildings are designed to have a long-term life with adaptability for a range of uses over time.

8. Quality urban design shapes the development of the built environment in a way that preserves the integrity, character and livability of the area, encouraging a more attractive and comfortable place for people.

9. Guidelines and incentives encourage excellence in urban and building design. Developers and builders are assisted in meeting design guidelines.

6 CHARACTER AND HERITAGE 2024

Community Values

- Heritage buildings and streetscapes
- Local heritage places and icons
- Sense of history and local identity

Issues and Trends

- Buildings and places that detract from local character
- Impediments to heritage retention
- New developments that are out of character and scale

Vision 2024

Mt Hawthorn nurtures and supports its unique character and heritage. We recognise that all Mt Hawthorn's buildings together combine to give the area its special character. Mt Hawthorn's character is focused on the town centre with its traditional main street community-oriented atmosphere. New sustainable developments respect the character and heritage of the area. Art and interpretive works have enhanced our knowledge and appreciation of local history.

Guiding Principles

1. Heritage buildings, places and character streetscapes are preserved and protected by local policies and statutory mechanisms and afforded assistance through heritage preservation schemes and other initiatives.

2. Traditional character homes are valued for their contribution to the streetscape, identity and ambiance of the area. Guidelines and policies reflect these characteristics.

3. New development exhibits design excellence and is respectful of the local heritage context and character. Development reflects the established patterns of the built environment with orientation and setbacks respecting heritage buildings.

4. Adaptive reuse of heritage buildings maximises the conservation of the urban fabric and contributes to the public domain.

5. The community is aware of the local heritage and culture of the area. Widely interpreted in the built and natural environment this heritage and culture provides a strong local identity and sense of place.

7 TRAFFIC AND TRANSPORT 2024

Community Values

- Good public transport and easy access
- Low traffic volumes on local roads
- Ample parking

Issues and Trends

- Traffic 'Black' spots
- Public transport deficiencies
- Trough traffic and 'run running'
- Parking deficiencies
- Lack of cycle paths

Vision 2024

Reliance on cars and car travel has decreased in Mt Hawthorn. Cars no longer dominate and our roads are safe for all users. Traffic is slowed and calmed in the town centre and throughout local areas. The community has a safe, user-friendly, energy-efficient public transport system. A network of walkways and cycleways makes Mt Hawthorn an easy place to get around. The Leederville Train Station and public transport accommodates access to the city and other suburbs. Local streets belong to local people.

Guiding Principles

1. Traffic on Scarborough Beach Road is calm and through traffic moving on to local roads is ameliorated. Scarborough Beach Road and all local roads are safe for people.

2. A safe pedestrian friendly environment is achieved by reducing the speed and dominance of vehicle traffic, with quality footpaths and street trees on both sides of the road.

3. Car speeds are reduced by good street design, designing for safety rather than adding traffic management devices.

4. An integrated network of walkways, cycleways and efficient innovative public transport provides easy movement and access for all people, reducing car use.

5. Car parking requirements are strategically planned for to meet the needs of the commercial and residential area. Car parking solutions are innovative and reduce the visual dominance and presence of cars in the environment.

8 SAFETY AND SECURITY 2024

Community Values

- Good sense of safety and low crime
- Passive street surveillance
- Increased police presence

Issues and Trends

- Inadequate police presence and community apathy
- Poor street lighting
- Children being unable to cycle to school
- 'Dead' town centre
- Anti-social behaviour

Vision 2024

Mt Hawthorn is a safe area characterised by active streets and a strong sense of community. Our streets and public domain have been designed to maximise interaction and visibility, which in turn have helped to minimise crime and vandalism.

Guiding Principles

1. Safety is improved through effective urban design methods which promote natural surveillance of public and private areas. Encouraging people generating activities to provide 'eyes on the street'.

2. Calming traffic and making streets safe for pedestrians of all ages and abilities reduces one of the most significant safety hazards in the community.

3. Public spaces and streets are safe with clear visibility and a welcoming feel.

4. Improving lighting enhances safety, providing a good sense of personal security with well lit public places and walkways.

5. Safety and security issues are considered in the design phase of new developments.

6. Permeable fencing in front of the building line lowers the security risk by not concealing the building from the passive surveillance of the street.

7. Preventative and innovative approaches to local crime and security issues reflect the best of the most effective and progressive solutions.

8. Effectively dealing with local safety and security issues requires an integrated, coordinated and prompt response by government, business and community.

9. By fostering a strong sense of community, people know their neighbours and look out for each other.

10. Local residents and businesses are encouraged to participate in programs and measures to enhance the sense of safety and security in the area.

9 ENVIRONMENT AND SUSTAINABILITY 2024

Community Values

- Trees, parks and green spaces
- Location, fresh air and views
- Good opportunities for energy efficient practices
- Strong community awareness and value of the environment
- Abundant bird life

Issues and Trends

- Energy inefficient design and buildings
- Declining environmental qualities
- Water wastage
- Car dependency and pollution

Vision 2024

The Mt Hawthorn community values its natural as well as built environment, embracing sustainable living. Mt Hawthorn is a leading example of environmental practice, sustainable building design and energy conservation. Trees, parks and wetlands are protected and enhanced, green corridors have been established, and fresh air prevails. We recognise water as a precious commodity. A world-class recycling system achieves outstanding results in waste minimisation and much of our household waste is processed organically on site.

Principles and Guidelines

1. The mix of activities, services and facilities enable most daily needs of residents to be met locally, concentrating activities to facilitate walking, cycling and reduced car use.

2. Design guidelines, policies and incentives promote environmentally responsible design and practice.

3. The quality and distribution of greens spaces are increased and enhanced, while improving green linkages, vegetation and the quantity of flora and fauna. Trees are protected, well care for and increased.

4. Car travel is reduced by promoting alternatives including public transport, walking and cycling.

5. New technologies are encouraged which enhance environmental sustainability and health and minimise the impact of polluting activities.

6. Recycling programs are improved and enhanced by world class waste management and minimisation practice.

7. Community awareness and involvement in environmentally responsible practice is actively encouraged and promoted.

8. Council and community partnerships converge on local environmental issues and opportunities, always striving for excellence and innovation.

10 PARKS AND COMMUNITY FACILITIES 2024

Community Values

- Good parks and green spaces
- Dog exercise areas
- Value of community facilities

Issues and Trends

- Facilities needing an upgrade and improved maintenance
- Community facility deficits

Vision 2024

Parks and green spaces in Mt Hawthorn are highly valued and protected community assets. There is a good balance between passive and active uses. Shade and shelter, seating, playgrounds, BBQ's, lighting and public conveniences all provide a safe environment where people can relax, exercise and get together. Our parks are also places for community celebrations and festivals; they nurture and develop a strong sense of community. Parks and community facilities are well planned and have the capacity to cater for the current and future population. They are easily accessible for all generations and abilities.

Guiding Principles

1. Parks and public open spaces are protected, enhanced and increased. Developed as quality 'people places' with public facilities catering for all users, parks are a focal point for community interaction and activity.

2. A complementary mix of active and passive activities takes place on parks and sporting grounds. Local community use comes before catering to regional sporting needs.

3. The environmental qualities of parks are managed through the very best practice, with green linkages connecting parks and green spaces.

4. Parks and community facilities are promoted with their usage increased by encouraging and developing programs and activities for all abilities, age and interest groups.

5. Parks and community facilities are strategically planned and managed to meet the existing and future needs of the community, embracing universal access and design.

6. Equitable and available access to community facilities and services for marginalised groups and individuals is encouraged and developed.

7. A local community centre provides a wide range of recreational programs, community and cultural activities and services to meet the needs of the local population. As a focal point for community development the local community centre plays a key role in building the capacity and sense of community.

11 COMMUNITY, CULTURE AND ARTS 2024

Community Values

- Events, activities and places
- Mix of cultures and ages
- Strong sense of community and family

Issues and Trends

- Community and cultural deficits
- Lack of community and public art
- Use of community centre

Vision 2024

Mt Hawthorn's sense of community flourishes through the arts and culture. Our community utillises the arts and culture to strengthen its role in catering to a rich diversity of community needs and aspirations. Public spaces have been enriched with local art, reflecting our cultural heritage.

Guiding Principles

1. The Mt Hawthorn community is an active and a welcoming place for all people, cultures and lifestyles. The capacity of the community to identify and find solutions to local issues, needs and aspirations is fostered and developed.

2. Enhancing the capacity of individuals and families to retain their independence and lead fulfilling lives facilitates a vibrant and resilient community.

3. Opportunities for individuals, families and groups to participate in the social and cultural life of the community are actively promoted and developed.

4. The community is engaged in local decision making processes and takes a proactive and progressive approach to dealing with social and community issues.

5. Public art reflects and celebrates the local cultural heritage and personality of the place. Community participants inform art work concepts and placement.

6. Community cultural development provides creative ways for people to directly express and celebrate their identity and relationship with the built, social and natural environment.

7. Artistic endeavour, creativity and artisan industries are nurtured and developed by incentives, opportunities, facilities, programs and events.

8. Equitable and available access to community resources and opportunities for marginalised groups and individuals is proactively encouraged and developed.