

Canning Bridge – Heights Amendment

Data Analysis and Report

We asked the community what they thought about a maximum limit of 5 extra storeys on top of a M10 or M15 'base' height in the Canning Bridge Activity Centre.

Under the proposed amendment, the maximum building height where bonuses have been awarded would be:

- M10: up to 15 storeys with bonus heights
- M15: up to 20 storeys with bonus heights

Dependent on what the community told us, Council may decide to:

- adopt an amendment to the Plan and refer it to the Western Australian Planning Commission (WAPC) for a final decision;
- modify the amendment to the Plan and refer it to the WAPC for a final decision;
- Not proceed with the amendment.

475 people responded to questions on limiting bonus heights to 5 additional storeys for the M10 and M15 zones respectively. The options they could select from and then comment upon were:

- Too high
- Appropriate
- Too low

Quantitative feedback on the options is summarised in the tables below and is linked to 'who said what.' The colour coding shows which were the least preferred options and those which were most preferred. Most people felt that in both instances the bonus heights were too high.

	Least preferred
	
	Most preferred

M10 Zone

	Resident	Ratepayer	Business Owner	Visitor	Work in the Area	Developer	Other	Overall
Too High	316	275	14	14	16	2	1	383
Appropriate	30	26	9	4	6	5	6	50
Too Low	25	16	3	12	4	-	5	42
	371	317	26	30	26	7	12	475

	Resident	Ratepayer	Business Owner	Visitor	Work in the Area	Developer	Other	Overall
Too High	85%	87%	54%	47%	62%	29%	8%	81%
Appropriate	8%	8%	35%	13%	23%	71%	50%	11%
Too Low	7%	5%	12%	40%	15%	-	42%	9%

M15 Zone

	Resident	Ratepayer	Business Owner	Visitor	Work in the Area	Developer	Other	Overall
Too High	309	274	13	13	16	2	1	377
Appropriate	29	13	1	4	1	3	3	36
Too Low	33	30	12	13	9	2	8	62
	371	317	26	30	26	7	12	475

	Resident	Ratepayer	Business Owner	Visitor	Work in the Area	Developer	Other	Overall
Too High	83%	86%	50%	43%	62%	29%	8%	79%
Appropriate	8%	4%	4%	13%	4%	43%	25%	8%
Too Low	9%	9%	46%	43%	35%	29%	67%	13%

Qualitative feedback supplied by respondents in their commentary was uploaded into Nvivo (software for analysis of qualitative or non-numeric data) to explore in greater depth why the proposed height amendments were not supported by the majority of respondents.

The process of analysing qualitative data is iterative in that text is reviewed multiple times before themes emerge which can be illustrated by direct quotations. The initial review process involves line by line 'free' coding of text responses into nodes. Nodes are groups of words which represent an idea. As new ideas about the text emerge, data may be recoded against a new node. The task of analysis is complete when no new insights or inferences can be drawn from the data.

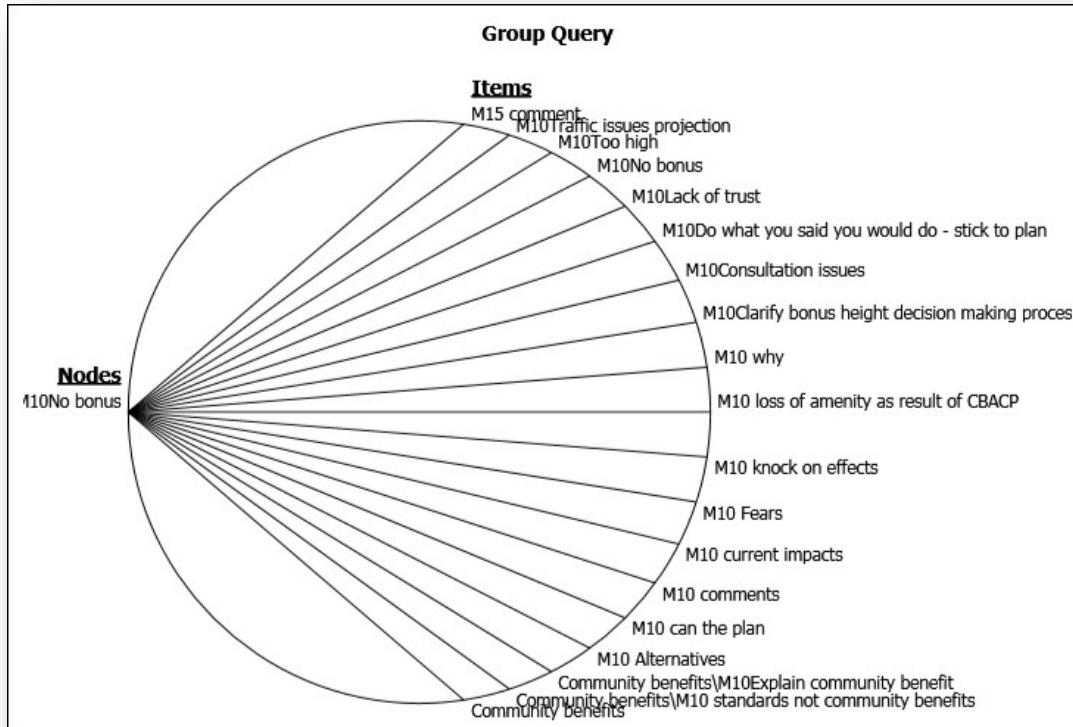
The table below shows the results of the initial free-coding process and contains the preliminary node names, what the nodes represented and the number of occasions on which coded text was located. On this occasion, initial analysis focussed on M10 commentary as most respondents copied across their commentary to M15.

Node Name	Idea Clarification	Recurrence
M10Too high	Two word id	30
M10Consultation issues	Not considering resident/ratepayer needs	42
M10Lack of trust	Indicated by phraseology	24
M10Do what you said you would do - stick to plan	Evident	70
M10No bonus	Simple statement	97
M10Clarify bonus height decision making process	Rationale queries - why	6
M10Traffic issues projection		31
M10Protest whole plan ugly	Los of amenity – anger distress	24
M10More height supported		15
M10 knock on effects	Predictions of poor outcomes for community	75
M10 can the plan	No further development as per CBCAP	34
M10 benefits developers should supply		3
M10 Fears		3
M10 bonus support		37
M10 Alternatives	What else could/should be done/	21

M10 support but fix transport issues		4
M10 Developer requirements		2
M10 loss of amenity as result of CBACP		20
M10 stop build to street	Streetscape issues	1
Density Environment Imperatives	High level thinking	5
CBACP support overall		5
M10 current impacts	Traffic issues	41
M10 why		5
M10 Infrastructure problems or predictions	As per knock on	1
Community benefits	What are they?	29
M10 standards not community benefits	What developers should do to get stated heights	6
M10 Explain community benefit	How are they identified?	45

At this early stage of analysis, the frequency within which a node is identified, is indicative of 'where to start' looking for context. Nvivo contains multiple query options for reviewing coded data such as word frequency and text search frequency lists (as above) word clouds, diagrams, word trees, matrices and others.

With respect to the initial list of nodes, it could be seen that "No bonus" recurred 97 times within the text. Further investigation to identify the context within which the term occurred used a 'group query' (see below) which identified at least 19 connected nodes. Some of the connected nodes turned out to be duplications or other aspects of the same ideas, suggesting further refinement was needed.



A Word Frequency Query was run for all the data or references coded "No bonus" which showed that of the most commonly recurrent and related words (top 100 of 6 characters) "Height" (shown as the largest word in the Word Cloud below) occurred on 74 occasions.

- Consultation issues

The early identification of 'no bonus' and 'height' issues underpinned the outcomes of analysis. Respondents didn't want bonus heights set because they felt the current and potential developments were already too high. Their preference was to stay with the height limits agreed by the community during the earlier processes of consultation on the CBACP. The transformation of the area as a result of high rise development was strongly associated with poor social impacts exacerbating existing ills such as density, congestion and loss of amenity. Consultation issues raised implied that the City had in some way mislead or let down the community.

The following tables identify the themes arising from commentary, the frequency of coded references, a summary of the responses and direct quotes from the commentary, sampled across the entire dataset.

Theme	No, References	Summary of Responses	Quotes from commentary
Theme 1: Too high even without bonus	85	Under the current Plan, the social impacts of existing heights are too high for the area and will be far worse with the addition of bonus heights	<p>Bonus' and current limits are both too high</p> <p>The overall maximum [height] should be six storeys. The buildings currently under construction destroy the aesthetics and community feel of the area. We do not need more.</p> <p>No multi-level development. Any multi-level development is just creating more traffic and parking issue – it's a disgrace what is happening and how are suburb is being destroyed</p> <p>In my view anything above 10 stories in this area is completely inappropriate bearing in mind the surrounding existing buildings</p> <p>I live on Tweeddale Road and feel that 10 storeys is too high for our residential area. To allow up to 15 storeys is even more concerning</p> <p>The road infrastructure already does not cope and a further 500 – 600 units will add to that – even though many of them do not have spaces for cars – because the parking is simply not available.</p> <p>Such a high concentration of apartments will not improve the lifestyle of the area. Multiple apartments create a different community, a percentage of which is transient, compared to people who own their home, have gardens and are proud where they live. In addition there will be increased traffic in and around the CBAC which again will have a significant impact on overall amenity.</p>

Theme	No, References	Summary of Responses	Quotes from commentary
Theme 2: Do what you said you would	79	Apply the height limitations as understood by the community	<p>The height of the developments should be restricted to the heights for which the areas were zoned, that is, M10 should not exceed 10 storeys. Allowing the additional storeys undermines the purpose of having different zones and graduated levels. The developments already approved are far higher than we as residents ever expected, from the consultation process, they would be</p> <p>Buildings should conform to the height limits already in place. There should be no bonus heights at all as they destroy what was previously agreed to and disregard community and residents concerns about the impact of these buildings.</p> <p>[We]...were advised by the Council the community had agreed up to 15, 10...[etc]...storeys in the different zones under the...Plan, but those were maximum height and the density proposed...would occur over the next 15 to 20 years, and the plan would be enacted only as the Council had the opportunity to upgrade infrastructure to meet the increase in population. The Council has not acted in accord with the advise the provided us. We strongly urge the City of Melville to now reject al bonus heights in all of the four areas but specifically in the M10 and M15 zones and honour your original commitment as agreed to by the community.</p>

Theme	No, References	Summary of Responses	Quotes from commentary
Theme 3: Community Benefits Questioned	68	More transparency necessary concerning application of discretionary heights based on community benefit	<p>What constitutes community benefit needs to be clearly articulated in the Scheme. The provision of a commercial enterprise (e.g. nursing home; coffee shop; cinema) should not be considered a community benefit. An appropriate method of obtaining the views of the Canning Bridge and wider community as to desirable community benefit amenities (e.g. survey) must be developed, rather than the developer proposing what constitutes a community benefit. Residents representing the Canning Bridge community should sit on the Assessment Panel and vote on developments.</p> <p>I continue to be alarmed at what gets passed as a ‘community benefit.’ Having on site dining is not a benefit and does not warrant additional heights.</p> <p>Granting bonus height provisions and minimum lot size based upon “exemplary design and community benefit” are arbitrary and subjective assessments made by decision makers who are not ratepayers living close to these towering structures.</p> <p>Bonus heights appear to have been granted far too easily and for spurious and unclear "community benefit" purposes. There has been very poor transparency in the awarding of bonus heights, and no possibility of objection or opposing views being considered.</p> <p>Boarding bus height allotment is too discretionary and the provisions are contrary to the understood intent of the scheme when originally proposed. Despite being a property developer myself I am appalled at the overreach that the height bonus provision has enabled for development approvals to date.</p>

Theme	No, References	Summary of Responses	Quotes from commentary
Theme 4: Bonus heights equals...	63	The predicted social impacts of bonus heights on residents	<p>The effect on residents living near these buildings needs to have greater consideration, along with the effects on parking, traffic and use of amenities in the area. It is often overlooked that the extra residents in high rise will also bring in visitors, adding to congestion.</p> <p>I have concerns regarding infrastructure, traffic, overshadowing and changing the amenity our lovely suburb, all of which have been explained on many different occasions to council by many residents in the past few years.</p> <p>Further storeys will result in too a high a density/overshadowing/traffic issues</p> <p>We love our suburb but are horrified at the...proposed height limits and development plans. Significantly increased traffic congestion, a rise [in] crime and the erosion of the intimacy of the suburban neighbourhood. As well as light and privacy issues will impact resident[s] and their properties. Please don't change the nature of our beautiful suburb.</p> <p>The height and therefore density of people in this area will be too high and existing infrastructure will not adequately cope.</p> <p>The rate of development is far exceeding that proposed in the CBACP and no additional infrastructure has been put in place to support this growth, as a result amenity is being rapidly destroyed.</p>

Theme	No, References	Summary of Responses	Quotes from commentary
Theme 5: Consultation issues	61	The consultation process has not delivered the outcomes expected by the community	<p>The CBACP was approved and (reluctantly) accepted by residents with 10 stories being the maximum building height in the M10 zone. We are now seeing that as being the minimum height, with planning officers approving excessive bonus heights for little or no real community benefit.</p> <p>We were PROMISED on a stack of bibles that the Raffles development would be the highest in the area. We were also told UP TO 10/15 storeys, in the M10 and M15 zones, with NO inference this limit could be exceeded (at least to the layman). The amenity of the area was not good beforehand, but it is now absolutely appalling and the description that it will "become a unique, vibrant and creative community" is a pile of b...s...</p> <p>I am very disappointed with the council for ignoring my voice and what I had understood to be a legal restriction.</p> <p>If a maximum of 10 storeys has been agreed on by a process of community consultation, then no bonus heights should be permitted. To do so makes a mockery of the whole process.</p> <p>During public consultation for the CBACP, M10 meant a maximum limit with no bonuses. To maintain integrity in the consultation process bonuses should be zero. Community benefit should be mandatory for all developments.</p>