

City of  
Cockburn

wetlands to waves

MY BEST  
HOME

Photo: Kim Vo


**AUDRC**   
Australian Urban Design Research Centre

# My Best Home Age Friendly Housing in Cockburn Community Engagement Report

Community survey (February 2018),  
Workshop #1 (October 2018), and;  
Workshop #2 (April 2019)

The My Best Home project will improve the information available to residents, builders, designers, architects and real estate agents on how to design age friendly homes in Cockburn's most established suburban areas.

This report provides a summary of community feedback received from a survey undertaken in February 2018 and the two workshops undertaken in October 2018 and April 2019.



The information in this report is based on data collected from community members who chose to participate in a face to face survey to inform the project planning for the My Best Home Project. It is also informed by community members who attended 2 workshops focused on housing needs for people 50+ in Cockburn. This report is intended to provide a description of the community engagement process undertaken a brief summary of participant feedback. See also the report titled - "Information for Designing the Best Homes for Cockburn's residents 50+."

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# 1. PROJECT OVERVIEW

The City of Cockburn (the City) wants to know what kind of homes people 50+ want to live in.

The City adopts a neighbourhood level place-based approach to identify future housing needs for its established neighbourhoods through revitalisation strategies. To date, revitalisation strategies have been undertaken for Spearwood (North), Hamilton Hill, Coolbellup and the Lakes area.

The revitalisation strategies seek to guide the planning and delivery of future diverse housing types and housing choices and to identify a range of infrastructure and amenity improvements across the neighbourhood.

The 'My Best Home' project aims to build on the success of the revitalisation strategies by undertaking a further level of research to understand and promote the housing needs of a specific demographic - people aged 50+. This is particularly relevant to our oldest suburbs of which will continue to see a significant increase of older households into the future.

Engagement with residents 50+ is an important part of the research and design process involving seniors in a co-design process to promote "rightsizing".

A key objective of the project is to promote a dialogue between residents and landowners and stakeholders involved in the development industry.

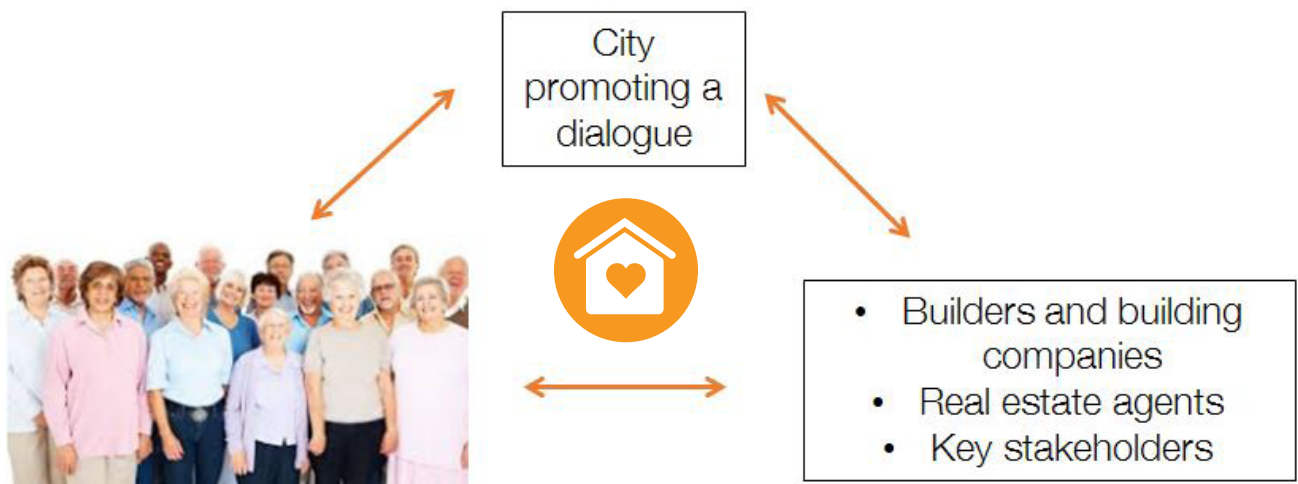


The City of Cockburn is collaborating with the Australian Urban Design Research Centre (University of Western Australia). AUDRC brings many years of research, teaching and practice in areas directly relevant to innovation in age friendly communities.



**Government of Western Australia**  
**Department of Communities**

The My Best Home project is funded in part from the Department of Communities Age-friendly Communities Innovation and Implementation Grant (2018).



## 2. COMMUNITY ENGAGEMENT OVERVIEW

*City of Cockburn Age Friendly Strategy (2016)....."identified that many older residents within the City had spent most of their lives in the area and wished to continue to live in Cockburn. The concept of ageing-in-place i.e. the capacity to continue to live in the place where people had raised a family and/or worked for a period of time was very important to many people. It was further recognised that relocating people to new regions who had a failing memory or early dementia often exacerbated the condition.*

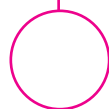


### Survey of residents 50+

February 2018

We asked residents whether they were Movers, Planners or Stayers. We wanted to know why people move house, where they would like to move to, what house features are important for the future, what would encourage people to move, and if there was sufficient information made to residents on the various ways landowners can "rightsize"

What we heard helped inform our planning for the wider My Best Home project workshop 1.



### Workshop 1 – "Help us design Age Friendly Homes in Cockburn"

31st October 2018

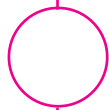
On 31st October 2018 we ran a 3 hour workshop over lunch at the Seniors Centre in Cockburn. We ask residents to bring along images of what they like about their homes and asked what features are important for their future housing needs relating to; the home interior, private outdoor spaces and street life.



### Report back to residents and participants

January 2019

First community engagement outcomes report prepared for residents. The report provided a response back on what we heard in February and October 2018 and how your feedback has helped shape the My Best Home project.



### Workshop 2

April 2019

On 9 April 2019 we ran a 2nd 3 hour workshop including morning tea at the City's Administration Centre. This involved discussion and identification of different 'Patterns of Living' and housing options. Participants were asked to discuss what they like about various living situations and consider elements that impact housing choice including affordability, sharing and help around the house. Participants then designed their own version/option with help from the facilitator using models. The event was highly interactive.



### Develop materials to help residents and key stakeholders

Our final step is underway. We are busy implementing our recommendations.

# How we let people know about the opportunity to get involved

## February 2018 Survey

We visited 5 local groups and sought participation in completing a survey. The groups that participated include:

- Walking group, Phoenix Shopping Centre;
- Knitting Group, Coolbellup Library;
- Coolbellup Leisure Club;
- Cockburn Seniors Centre, and;
- Cockburn Community Care.

## Workshop 1 – 31st October 2018

We gave out a promotional flyer at the Seniors Centre, the Jean Willis Centre in Hamilton Hill and at Cockburn's public Library's.

**City of Cockburn**  
ambition to learn

### Help us design age friendly homes in Cockburn

**MY BEST HOME**

**AGE FRIENDLY HOMES IN COCKBURN**

**Session 1**  
Help us design age friendly homes in Cockburn  
**\*FREE Luncheon\***  
• Tuesday 30 October 2018  
• Midday-2.30pm  
• City of Cockburn Seniors Centre  
9 Coleville Crescent, Spearwood

If you are a Cockburn resident aged 50+, join us for a FREE luncheon to generate ideas on how to design better homes for our older residents.

Tell us what your current housing needs are and what they may be in the future. No formal experience is needed, just your own thoughts and ideas!

**2539 251019**  
T 08 9423 3444, or  
E [stratplanning@cockburn.wa.gov.au](mailto:stratplanning@cockburn.wa.gov.au)

**Session 2**  
**Workshop**  
• February 2019 (date to be confirmed)  
• City of Cockburn Seniors Centre  
9 Coleville Crescent, Spearwood

Using the information and ideas from Session 1 we will explore and test different housing types through the use of home design models.

Join us for a fun and interactive session. No formal experience is needed – just your own thoughts and ideas!

Date to be confirmed.

**What next?**  
Architects, planners and designers at the City of Cockburn and the Australian Urban Design Research Centre will use the information from the two sessions to:

- Prepare a report promoting the home design needs of Cockburn residents aged 50+
- Publish materials to support decisions around future housing designs for the 50+ market including a design brief and house floor plans
- Provide a report for other Local Governments to use detailing key learning outcomes for home design in the 50+ market.

**Outcomes**  
Outcomes from the two sessions will ensure that builders, developers, designers and architects working in the City of Cockburn are aware of the housing needs of our residents aged 50+, which we hope will influence house designs used within the City.

City of Cockburn  
Residents ↔ Building Industry

Photo by AJR/2

We placed an advertisement in the Cockburn Gazette on 2 occasions over 4 weeks prior to the event.



Photo: Kim Vo

## My Best Home

### Help us design age friendly homes in Cockburn

We are looking for Cockburn residents aged 50+ who want to get involved in generating ideas on how to design better homes for our older population.

Join us for a FREE lunch and a discussion about what features in your current home work for you, and what your future housing needs may be.

**Tuesday 30 October, Midday-2.30pm**

City of Cockburn Seniors Centre, 9 Coleville Crescent, Spearwood

RSVP by 25/10/18

T 08 9411 3444

E [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au)

**AUDRC** ●●●●●  
Australian Urban Design Research Centre

We designed a poster and displayed it in key public spaces including the Seniors Centre at Spearwood.

A poster for the 'My Best Home' event. It features the same photograph of two elderly women as the advertisement above. The poster has a blue background at the bottom. In the top left corner, there is a logo for the City of Cockburn with the text 'City of Cockburn' and 'welcome to cockburn'. A red circle in the bottom left corner contains the text 'MY BEST HOME'. A white question mark is overlaid on the image. In the bottom right corner, there is a blue line-art illustration of a house. The text on the poster reads: 'Help us design age friendly homes in Cockburn'. Below this, it says: 'We are looking for Cockburn residents aged 50+ who want to get involved in generating ideas on how to design better homes for our older population. Join us for a FREE lunch and a discussion about what features in your current home work for you, and what your future housing needs may be.' To the right of this text, it says: 'Details: Tuesday 30 October, Midday-2.30pm, City of Cockburn Seniors Centre, 9 Coleville Crescent, Spearwood. RSVP by 25/10/18, T 08 9411 3444, or E stratplanning@cockburn.wa.gov.au'. At the bottom left, there is the AUDRC logo and the website 'cockburn.wa.gov.au'. At the bottom right, there are social media icons for Facebook and Twitter, and a note: 'This information is available in alternative formats upon request'.

We sought interest on social media



### Workshop 2 – 9 April 2019

We sent an email to all workshop 1 participants inviting them to join us for our second workshop.

As a result of a small number of additional spaces available we then promoted the opportunity at the front desk of the Seniors Centre.



## Summary of key findings

### February 2018 Survey

Many already live in housing appropriate to their needs (47%). Others plan to shift in the future to a home that better suits their needs (28%).

Some of the popular reasons for moving house include:

- Not being able to maintain large yards and gardens;
- Need a more suitable home, and;
- Want a smaller place.

Many of you were located within the western suburbs of Cockburn (Cockburn's most established suburbs). When asked where people would like to move, the responses include: staying within Coolbellup (21%), staying within Spearwood (13%), elsewhere in Cockburn (17%), outside of Cockburn (4%), not sure yet (43%). This suggests to the City a need to promote homes for residents to age in place, within their existing suburb.

Some individuals would be encouraged to move to a more suitable house if they:

- Could find a home that better suits their needs within their suburb;
- Did not have to pay stamp duty on a new purchase;
- Had assistance with reducing clutter and household items, and;
- Could rightsize without affecting the age pension.

A common response also suggested moving is "too much effort"

For individuals that were considering a move in the future, the following features were identified as important:

- Attractive low maintenance yard;
- Close to shops;
- Smaller home with fewer bedrooms but generous living areas;
- Affordable;
- Outdoor area and easy access;
- Good design – ventilation, solar power,

- Enough storage, good layout of house, and;
- Space for friends and family to stay.

The number of bedrooms desired by individuals varied based on individual needs however a common answer was for 2 to 3 bedrooms.

Over 50% of respondents either did not agree or did not know whether there is sufficient information regarding the options, processes and consequences of moving.

Respondents stated they would like more information about: building a granny flat (14%), financial options (20%), how to subdivide a block of land (26%), and attend talks on various topics including a talk on the 2018 federal Government superannuation tax break for downsizers (40%).

61% expressed a desire to attend an information session on housing options for seniors.



## Summary of key findings

### Workshop 1 - October 2018

#### Who attended?

39 residents 50+ attended workshop 1 held at the Seniors Centre in Spearwood. Of those:

- 14 attendees were aged between 50-65,
- 21 attendees were aged between 66-79, and;
- 1 attendee was 80+.

30 of the participants currently lived in a single house, 4 in a villa, 1 in a town house and 1 split level home.

#### What was the workshop about?

**Vision:** Encourage the development of more suitable homes for people 50+ in Cockburn's most established suburbs.

**Objective:** We want Cockburn residents aged 50+ to help generate ideas on how to design better homes for our older population so that the City can promote these needs with a range of industry stakeholders and residents. We hope to influence the kind of homes being built so that they are suitable for people 50+.

**What we asked:** What are the different values you place on the spatial aspects of:

- The home interior;
- Private outdoor spaces, and;
- Street life.

#### How did we do this?

##### Process

We asked attendees to bring along photos of what they like about their home. A selection of images are provided on this page and opposite.

These images alongside the other photos collected will inform later stages of the My Best Home project. Key themes that emerged from this process highlighted the participants preferences, these include:

- Having an outlook;
- Places within the home to display personal items including picture frames and other special objects;

- Cupboards that are easy to access including cupboards with pull out drawers;
- Taps that are easy to turn on and off (it was recognised lever taps are easier to use than taps that users have to turn);
- A small garden area;
- Protected private outdoor areas/space (Security and personal safety is a growing concern for participants);
- House and surrounds that are easily maintained;
- Accessible bathroom;
- Light and bright spaces, and;
- A second bathroom or en-suite.



Dining Room adjacent to Kitchen and also opening to Alfresco.





The 3 hour workshop event encouraged discussion around the drawing shown in the adjacent photos and on page 13.

Groups were in tables of 5 participants and a table facilitator assisted coordinating discussion. Participants were asked to consider what spatial attributes were most important to them by placing coloured hearts on the drawing which focused on three areas:

- The home interior;
- Private outdoor spaces, and;
- Street life.

The spatial attributes selected for this exercise were informed by a thorough literature review and the information received in the February 2018 survey.

We encouraged discussion by giving participants a specific number of coloured hearts. We encouraged participants to write on the hearts what they like about these spatial attributes and why they are important - with a particular focus on future needs.

Following a lunch break we then undertook a second round where we asked the question - "You're now moving into a living environment where you cannot have all of these things - please remove a heart from each of the 3 themes and discuss why you removed the hearts".

The process informed us of not only what spatial attributes are important but also an in depth understanding of the reasons why and what some of the difficulties are for people 50+ when considering right sizing.



# STREET LIFE

**67%**  
OF PARTICIPANTS SELECTED  
**CLOSE TO BUS STOP**

*"I use the bus occasionally. The path to bus stop is difficult needs to be easily accessed from my home"*  
*"I use public transport for medical appointments and long distance trips from home to the city"*

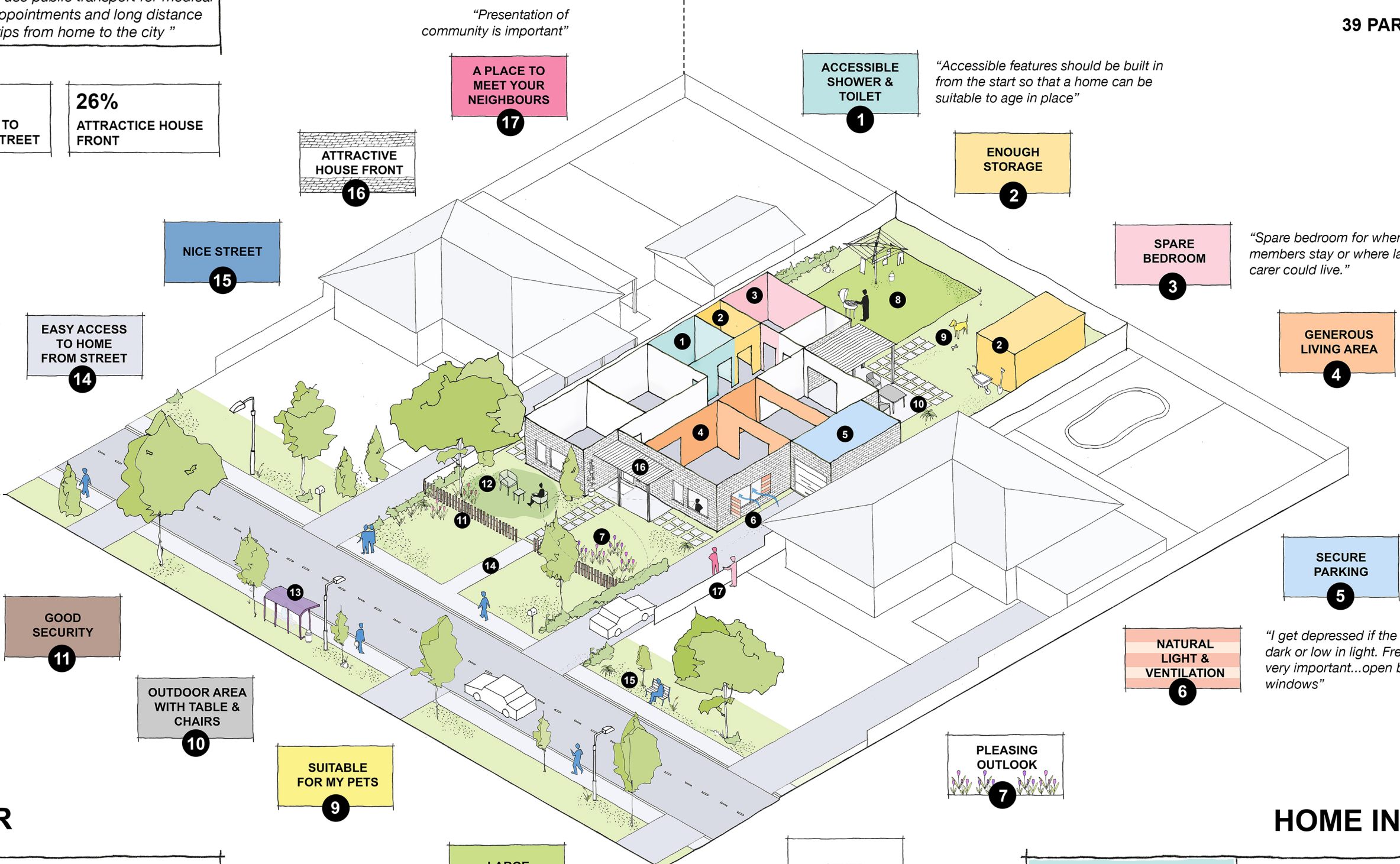
**62%**  
NICE STREET

**54%**  
EASY ACCESS TO HOME FROM STREET

**26%**  
ATTRACTIVE HOUSE FRONT

# MY BEST HOME

39 PARTICIPANTS



# PRIVATE OUTDOOR

**72%**  
OF PARTICIPANTS SELECTED  
**GOOD SECURITY**

*"It is important to have fences that cant be climbed, good gates, grilled windows...my home needs to be safe"*  
*"As you get older safety becomes a priority"*

**62%**  
OUTDOOR AREA WITH TABLE AND CHAIRS

**49%**  
TREES AND SHADE

**44%**  
SUITABLE FOR MY PETS

**77%**  
OF PARTICIPANTS SELECTED  
**ACCESSIBLE SHOWER & TOILET**

*"wheelchair accessibility and convenient access...its essential"*  
*"currently unsafe as I need handrails and a seat for shampooing as I am frightened of slipping and breaking a limb"*

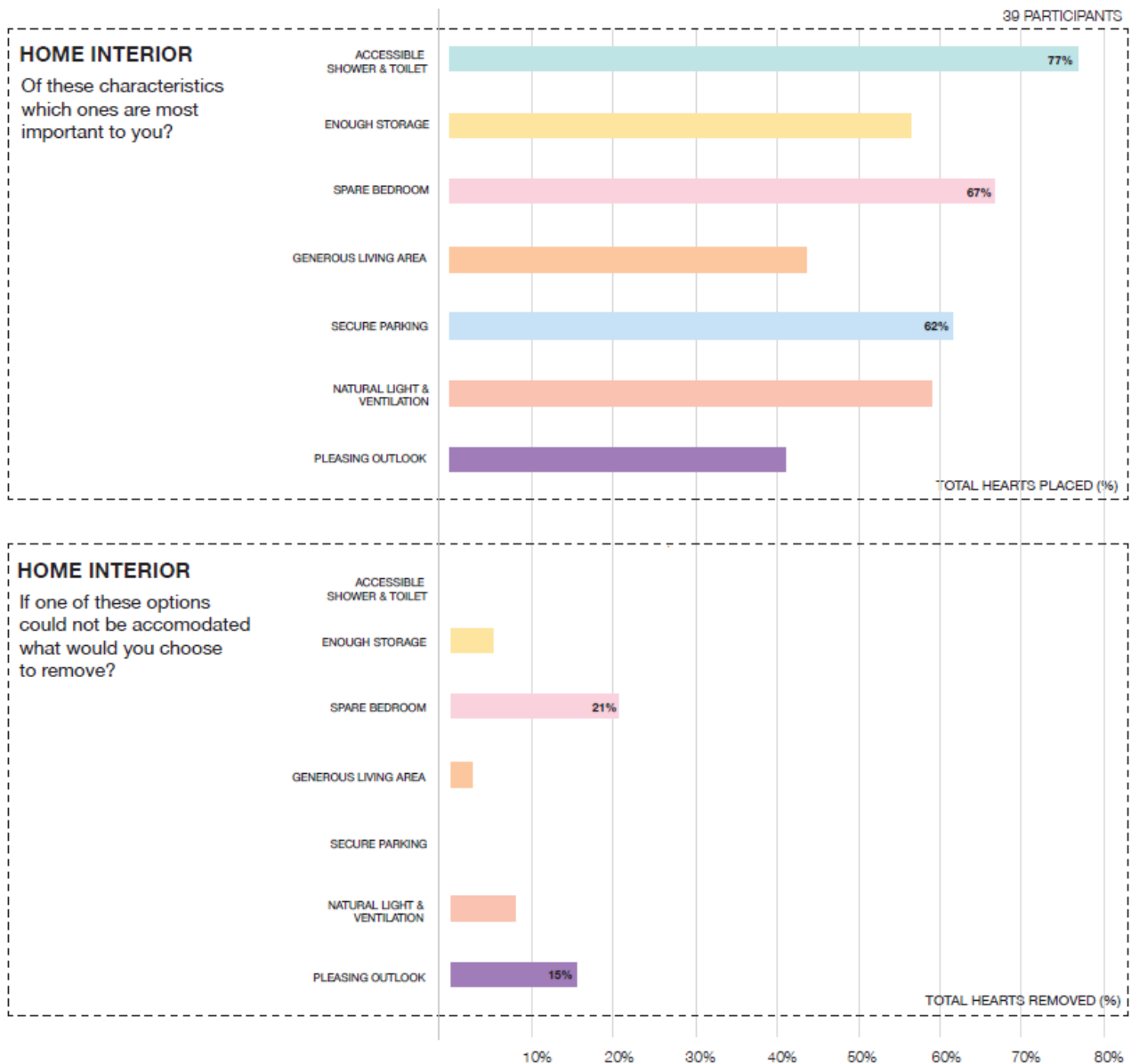
**67%**  
SPARE BEDROOM

**62%**  
SECURE PARKING

**59%**  
NATURAL LIGHT & VENTILATION

# HOME INTERIOR

## What spatial attributes of Home interior did participants recognise as important?



## What else did we hear about home interior spatial attributes?

“It is important that shower and toilets are spacious”

“Has to be large enough for wheelchair access”

“A bathroom that contains a step less shower access and non-slip floors.”

“Storage space for sentimental items important”

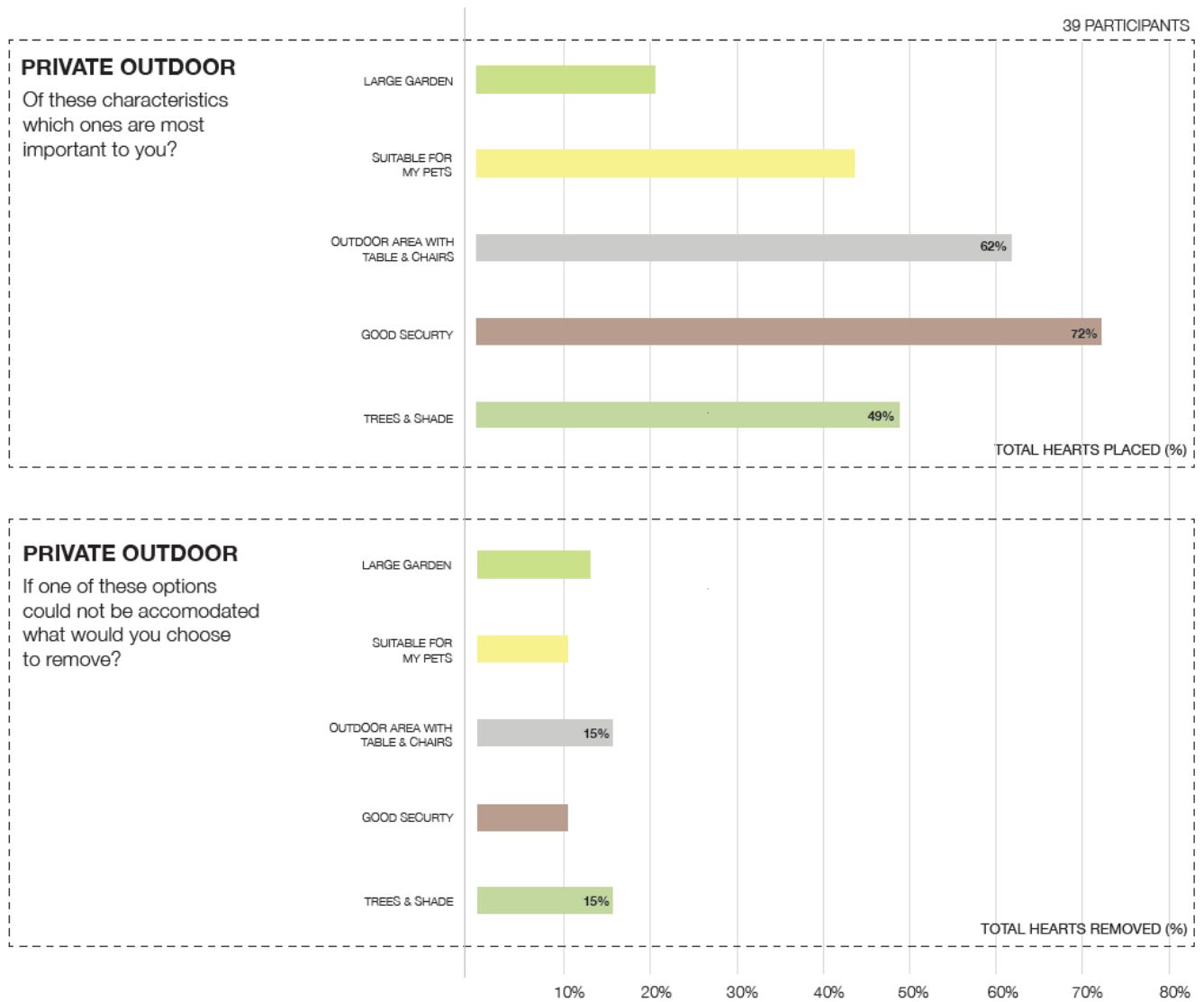
“Having a spare bedroom is important”

“Car parking is located to provide direct and safe route to the dwelling entrance”

“Important for me to look out of the windows and be able to see something of interest such as a native garden”

“Preference for ‘smaller’ ‘medium’ garden due to maintenance and upkeep.”

## What spatial attributes of Private outdoor spaces did participants recognise as important?



## What else did we hear you say about “Private outdoor spaces?”

“Suitable for a pet”

“Good security in outdoor area”

“Good security trees and shade. BBQ and cosy sitting area”

“I could live without greenery in the ground I have plants in pots”

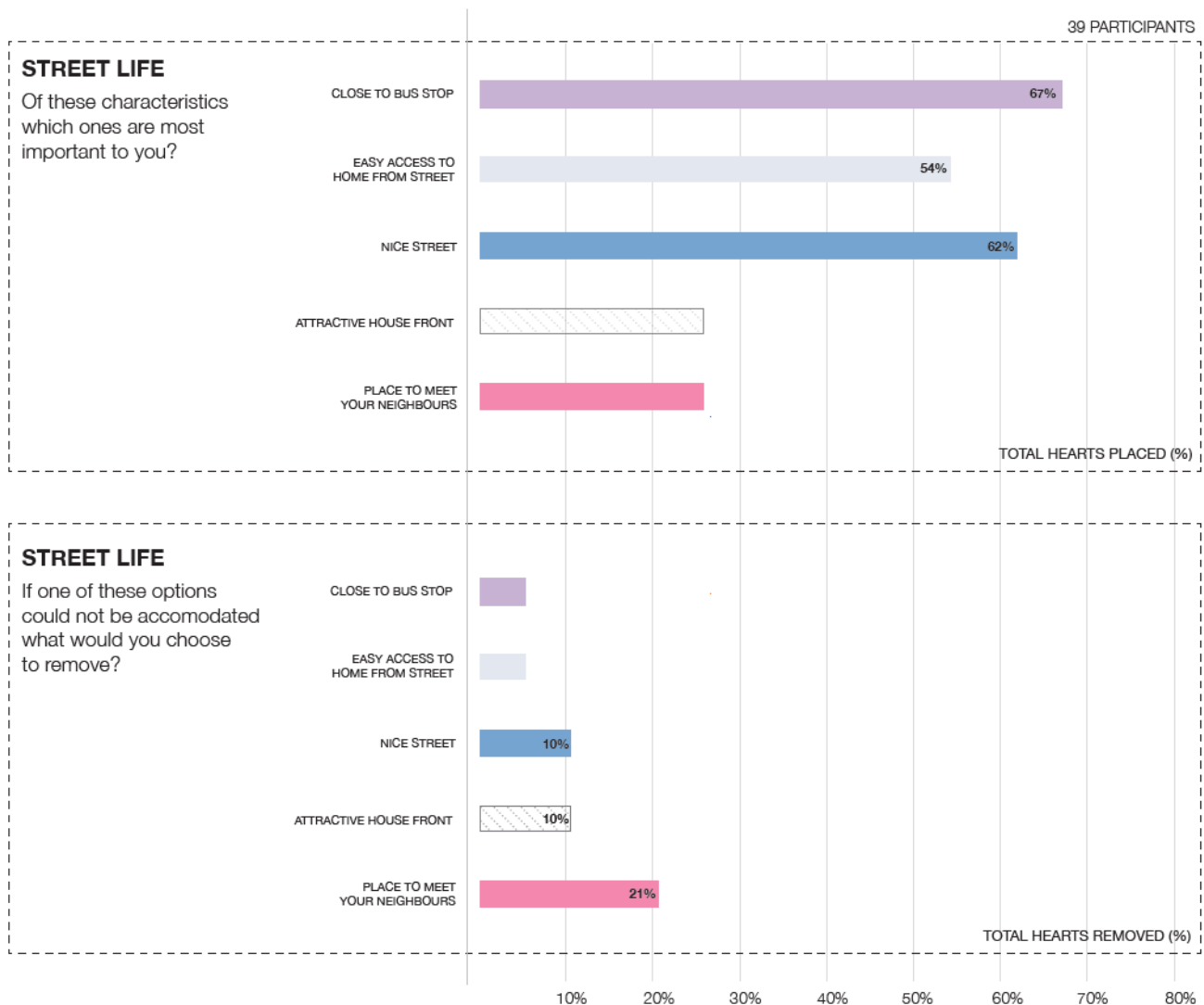
“Outdoor area very important for mood and lifting spirits”

“I like to sit in the sunshine”

“Sitting out in the garden is less important than just the visual connection to the green space”

“Good security - I need to feel safe”

## What did people say about “Street life”?



## What else did we hear you say about “Street life”?

“It is important to have a space on verge to meet, sit, chat”

“Need a parking space for visitors”

“Nice to have a park nearby”

“Walking distance to shops”

“If you have nice neighbours this is important”

“When I build my granny flat at back I need to have easy access to my car and to take the rubbish out”

“Well maintained verges is important”

“Nice house in nice street - help us to feel happy”





## Summary of key findings

### Workshop 2 - April 2019

#### Who attended?

16 residents 50+ attended workshop 2 held at the Cockburn Administration Centre in Spearwood. Of those:

- 2 attendees were aged between 50-65,
- 11 attendees were aged between 66-79, and;
- 1 attendee was 80+
- 2 not stated

9 of the participants currently lived in a single house, 5 in a villa, and 2 not stated.

#### What was the workshop about?

**Vision:** Encourage the development of more suitable homes for people 50+ in Cockburn's most established suburbs.

**Objective:** We want Cockburn residents aged 50+ to help generate ideas on how to design better homes for our older population so that the City can promote these needs with a range of industry stakeholders and residents. We hope to influence the kind of homes being built so that they are suitable for people 50+.

**What we asked/process:** We wanted to know about how people live in their home and also the likely future household structures they may have a preference for to 'age in place.' We called these 'Patterns of Living'. Page 20 illustrates the typical ageing in place 'Patterns of Living' in infill situations. Almost 50% of workshop participants expressed an interest in 'Community Living.'

We also asked about participants preferred housing options. Only 'Housing options' suitable for the selected 'Pattern of Living' in infill situations were able to be chosen by participants. Page 21 illustrates the typical 'Housing options' infill situations and the responses.

Together the selected 'Pattern of Living' and the 'Housing Option' informed the design each participant group created.

Participant model designs from the workshop are shown on pages 23 and 24.



Workshop feedback

“I would like to see would like to see a demonstration model in Cockburn for Community Living” (x3)

“This was a really very informative and well presented, thoroughly enjoyed session” (x3)

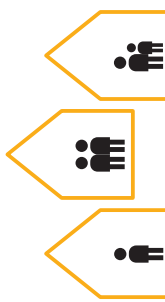


## PARTICIPANT FEEDBACK

Which of the Patterns of Living would you like more information about?

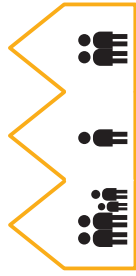
47%

**Community Living**



21%

**Multi-generational Living**



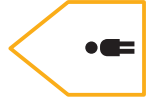
21%

**House Share**  
Familiar Relationship



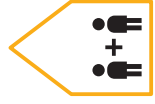
11%

**Independent Living**



0%

**House Share**  
Unfamiliar relationship



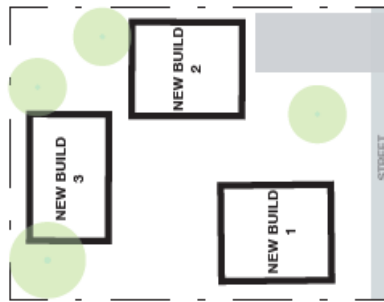
25 PARTICIPANTS

## PARTICIPANT FEEDBACK

Which of the Housing Options would you like more information about?

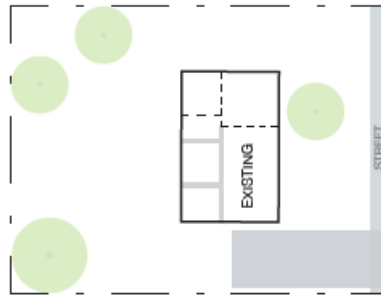
50%

New Build 2+



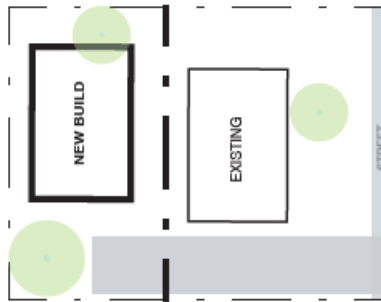
19%

Adaption and Modifications



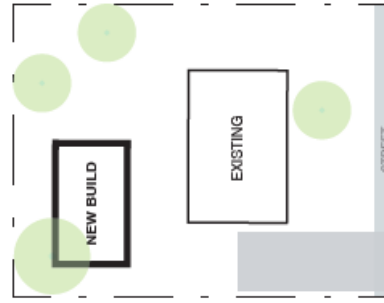
19%

Retain and Build



12%

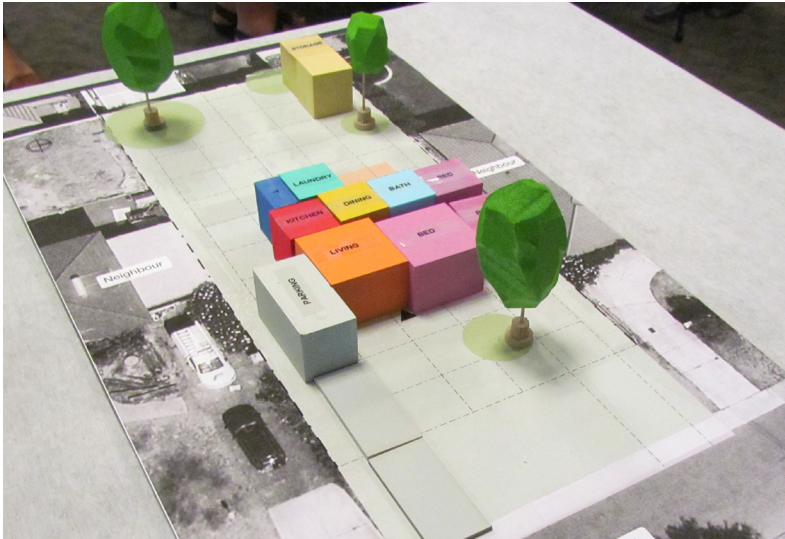
Ancillary House



25 PARTICIPANTS

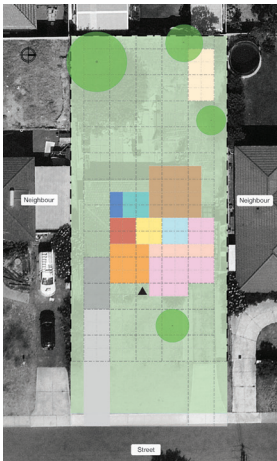
# Game Components

## Base Model

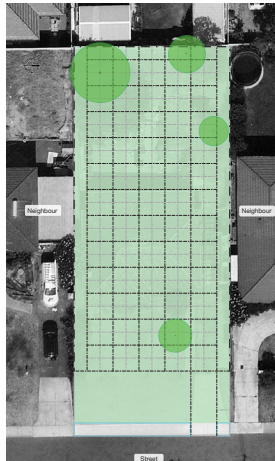


Interactive 1:100 Co-design model of typical suburban home given to participants

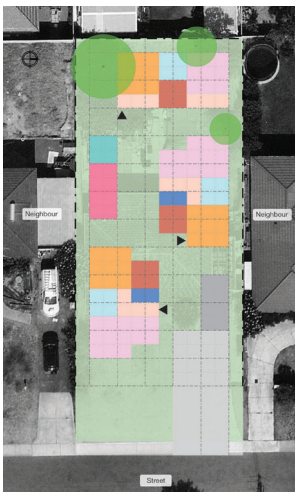
## Base Plans



Typical suburban home base plan



Blank base plan



Example of schematic base plan for the 'Community Living' pattern of living option and the 'New Build 2+' housing option selected by participant groups

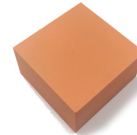
## Game Pieces



Large Bedroom  
4.5m x 4.5m



Small Bedroom  
3m x 3m



Large Living Room  
6m x 6m



Moderate Living Room  
4.5m x 4.5m



Dining Room  
3m x 3m



Kitchen  
3m x 3m



Bathroom  
3m x 3m



Small Bathroom  
1.5m x 3m



Toilet  
1.5m x 3m



Laundry/Utility  
3m x 3m



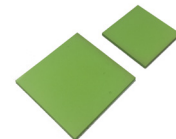
Storage  
3m x 3m



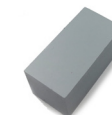
Hobby/Office  
3m x 3m



Communal/Shared  
Space  
3m x 3m



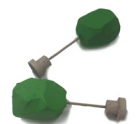
Garden



Secure Parking  
6m x 3m



Driveway  
6m x 3m

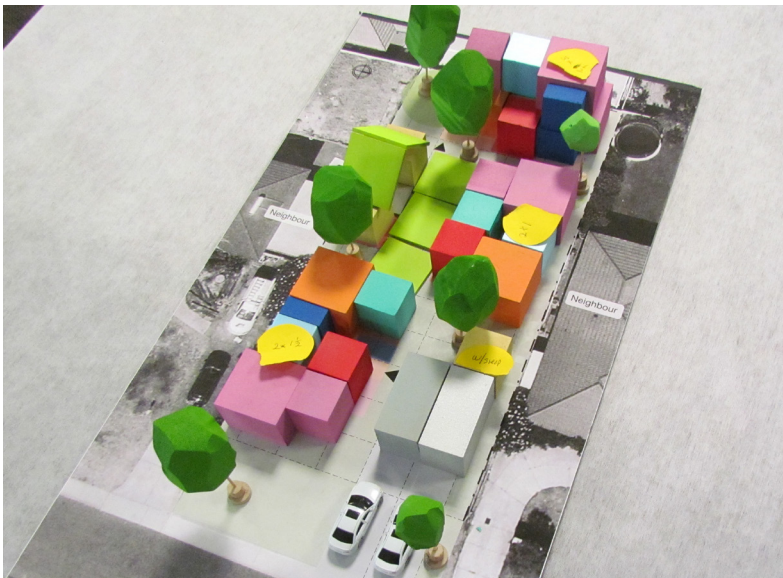
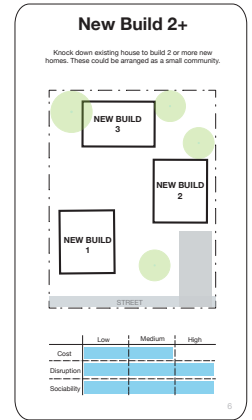


New Trees

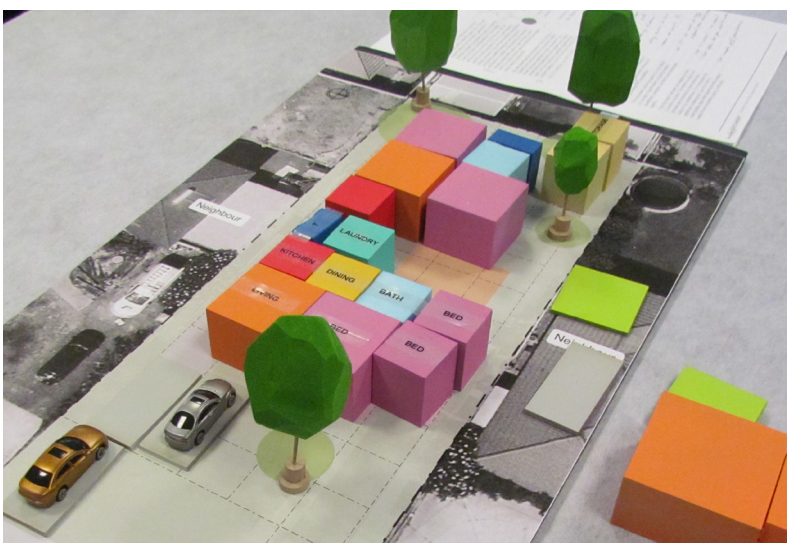
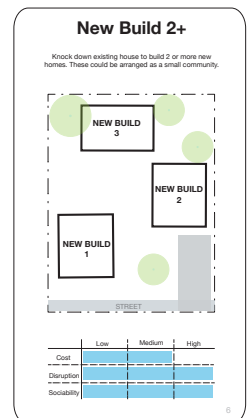
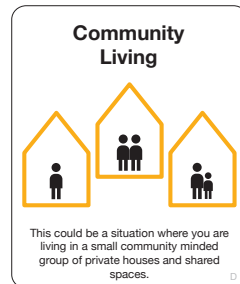
# Participant Group Designs



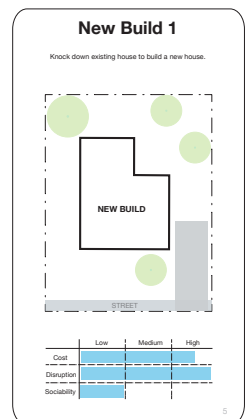
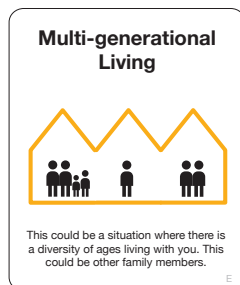
Group 1 Design



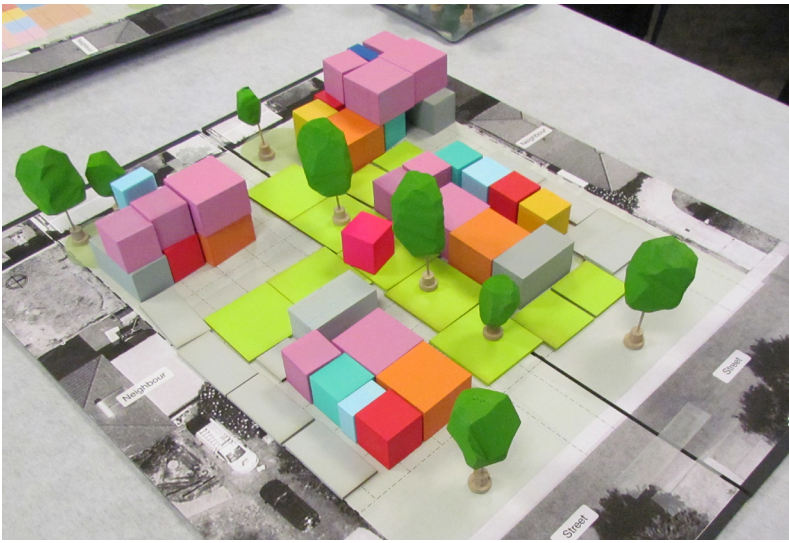
Group 2 Design



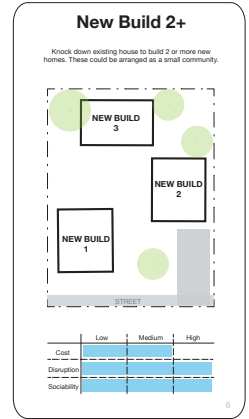
Group 3 Design



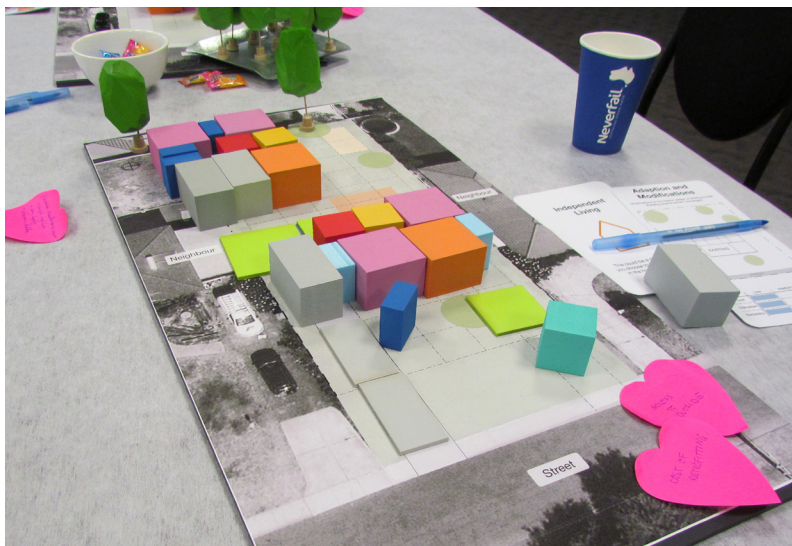
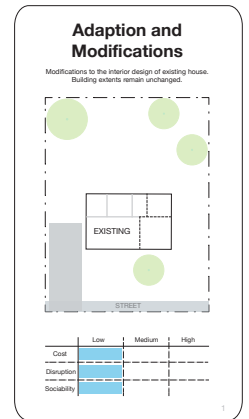
# Participant Group Designs



Group 4 Design



Group 5 Design A



Group 5 Design B

