



LOCAL PLANNING STRATEGY REVIEW

Building sustainable neighbourhoods

Frequently asked questions

What is the purpose of the community consultation?

The consultation will explore stakeholder and community aspirations on how to best meet future housing needs within all areas of the City, including where different housing types and densities should be located.

What is this project and what is the Local Planning Strategy?

Building Sustainable Neighbourhoods is a project which is reviewing the housing component of the City of Joondalup's *Local Planning Strategy*.

The City's *Local Planning Strategy* enables the Council and the community to determine the vision and strategic planning direction for the City of Joondalup for the next 10 to 15 years.

The City needs to produce a local planning strategy in a manner and form that will be accepted by the Western Australian Planning Commission. The current strategy was endorsed by the Commission in November 2017 and is now being reviewed. Currently, the focus of the review is on housing issues in the City.

What is the purpose of the Local Planning Strategy review?

The review of the *Local Planning Strategy* will ensure the City's planning framework can best meet the City's future housing needs and dwelling targets set by the State Government. The review will help the City understand:

- What housing we need to meet community needs.
- Where different housing types and densities should be located across the city.
- The types of policy required to manage the form, sustainability, and liveability of future housing.

What are the dwelling targets set by the State Government?

The *Local Planning Strategy* needs to show how the City can achieve the housing target set by the State Government under the *Perth and Peel @ 3.5 Million* framework of 22,630 new dwellings by 2050.

Of the 22,630 dwellings, 20,670 dwellings (91%) are to be delivered as infill development. As of December 2024, the net remainder of dwellings to be delivered by the City is approximately 19,500 dwellings.

What is infill housing?

Infill housing refers to new residential development within an existing urban area, typically close to a town or city centre. Infill homes can provide unique opportunities to live sustainably and affordably, in established areas that have good access to transport, services and facilities.

Where should the infill housing be located?

The *Perth and Peel @ 3.5 Million* framework prioritises infill housing development within existing urban areas, particularly around activity centres and along urban corridors well served by transport infrastructure (an activity centre contains a mixture of activities such as commercial, retail, entertainment, housing, and includes shopping centres). New homes created on land within existing suburbs will have access to services, amenities, jobs, schools, public transport, and established community infrastructure.

Noting the above, investigation on attractive infill housing locations will include area types such as:

- Activity centres – large, medium and small
- Station precincts
- Urban corridors
- Proximity to public open space/natural areas/water views

What are the infill housing types?

The types of houses found in infill settings can typically be split into three main categories which cater to different household sizes and need:

1. Free-standing or single detached house without common walls.
2. Attached or terraced houses that are alongside each other and attached via a shared wall.
3. Apartment house that sit above each other.

Some examples of the types of houses are duplex, triplex, quadruplex, terrace, and low-rise, mid-rise and high-rise apartments.

What is the best type of infill housing?

The best type of infill housing is one that provides significant benefits, is well-designed, improves health and wellbeing, connects to nature and to community, makes better use of natural resources, and has reduced energy and maintenance costs.

The best examples of infill housing includes the ten good design principles set out by the State Government's *State Planning Policy 7.0 Design of the Built Environment*. The design principles ensure infill housing:

- Integrates with the current streetscape
- Makes the most of existing site features
- Follows passive design principles
- Provides good internal comfort levels
- Retains mature trees and adds new ones
- Provide good connections to nature
- Is attractive and inviting

What is zoning and land use?

Every parcel of land within the City has a designated zoning under the *Local Planning Scheme No 3*. Zoning dictates what type of land use is permitted in a specific area, such as residential, commercial, or industrial.

The Western Australian Residential Design Codes (R-Codes) regulate the design of residential developments. These codes specify development standards including lot size, setbacks, building heights, and open space requirements.

What are the types of density?

The R-Codes define density according to the number of dwellings per hectare. For example, R20 broadly indicates 20 dwellings and R80 broadly indicates 80 dwellings per hectare.

Under the R-Codes, up to R25 is considered low density, R30 to R60 is considered medium density and R80 and above is considered high density. Higher densities lead to smaller lot sizes and more dwellings, affecting the type and intensity of housing. The City's *Local Planning Scheme No 3* assigns an R-Code to residential properties and is one of the principal ways in which density is allocated.



Which housing areas and suburbs are included in the review?

The review is relevant to all residential areas within the City of Joondalup. All suburbs are included and not just existing Housing Opportunity Areas.

What is an existing Housing Opportunity Area?

The Housing Opportunity Areas are 10 existing areas within the City of Joondalup identified under the *Local Housing Strategy* to address population growth, anticipating future housing needs, and meeting State Government residential infill targets. The areas are close to key public transport areas and major activity centres.

Currently, Housing Opportunity Areas have assigned dual density codes, such as R20/40. This dual density code means that property owners can only undertake redevelopment at the higher density code if they meet the requirements outlined in the City's *Development in Housing Opportunity Areas Local Planning Policy*. This requirement ensures new developments achieve positive design outcomes, enhancing local streets and minimising adverse impacts on existing neighbourhoods.

Further information is provided in the Housing Opportunity Area Maps on the City's website.

How do I provide feedback?

If you are interested in providing feedback, please complete an Online Survey via the "Community Consultation" section of the City's website at joondalup.wa.gov.au

How do I obtain more information?

If you are interested in further information, you can drop-in to an informal session or attend a structured guided session. The details of the sessions and to register to attend are available on the "Community Consultation" section of the City's website at joondalup.wa.gov.au

Who is being consulted?

The City is directly consulting the following stakeholders:

- Young people
- Seniors
- Resident/ratepayer groups
- Local businesses
- Industry groups/peak bodies
- Relevant State Government agencies

In addition, all information is available on the City's website, and anyone interested in the review can complete an Online Survey.

Responses are limited to one per person, or one formal response per organisation.

How will the feedback be used?

The feedback will inform the preparation of development options that will be refined and tested with further stakeholder consultation scheduled for later in 2025 or early 2026.

When is the community consultation period open?

The community consultation period is open from **Thursday 8 May 2025 to Thursday 5 June 2025.**

What happens next?

If you would like to be informed via email when the outcomes of the consultation are presented to Council, please tick the box on the Online Survey and ensure you provide your email address.

Who do I contact for further information?

For further information, please contact the City on **9400 4000** or email info@joondalup.wa.gov.au

