

1. Understanding the Challenge

The City is reviewing its Local Planning Strategy to understand how best to support delivery of an additional 19,500 dwellings.

New dwellings need to be diverse to suit aging residents, young families, and other household structures.

Current Reality

- Limited access to services without a car.
- Limited housing choices.
- Aging residents leaving established areas.
- People priced out.

INFILL HOUSING OPTIONS DEVELOPMENT CITY OF JOONDALUP

What is the goal?

The Opportunity

- Housing that fits different life stages.
- Stronger local centres.
- Smarter use of existing infrastructure.



Stakeholder Engagement Round 1

Held in May - June 2025 engagement was undertaken to understand preferences on the location and types of infill housing.



- Community feedback.
- Stakeholder engagement.
- Data analysis.
- Demographic trends.

2. The Benefit

Why is housing infill a good thing?



Community

- Stay connected to your neighbourhood.
- Housing for every life stage.
- Vibrant and active Local Centres.



Economy

- Efficient use of existing infrastructure and services.
- Thriving local businesses.
- Increased job opportunities.



Environment

- Contained urban sprawl with improved access to services.
- Encourage walking and cycling.



Choice

- Housing options for various income levels.
- Ability to live closer to services and transport.

3. Housing for Everyone

Housing Diversity



Young People



Growing Families



Empty Nester & Seniors



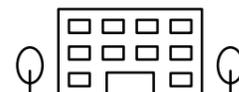
Couples / Singles



Detached Dwellings



Townhouses & Terraces



Low & Medium Rise Apartments



High Rise Apartments

Density Compositions

Density Category	R-Code Range	Infill Housing Type
Low	R25-R30	Single house, duplex, triplex
Medium	R40-R80	Single house, duplex, triplex, quadplex, terrace, low rise apartments.
High	R160 & above	Mid Rise and High Rise Apartments



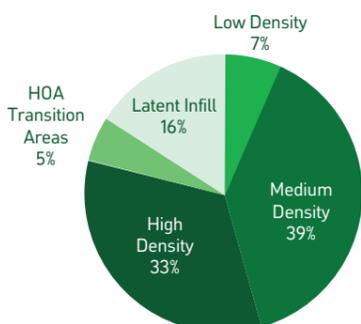
Three Options to Explore Community Views

Ways in which infill housing can be incorporated



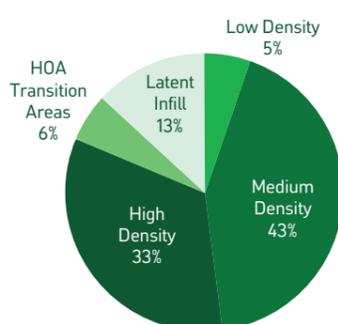
Option 1 - Adjustment to existing controls to encourage more housing types.

- Reflects a dispersed model which responds to current market preferences for the delivery of low density detached and plex housing types.
- Population and housing growth is spread relatively evenly across the City.
- Low density catchments supported by medium density pockets.



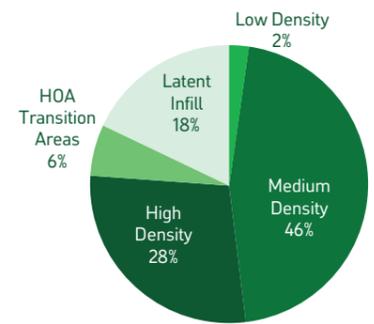
Option 2 - City wide renewal providing a diversity of housing types.

- Reflects a consolidated urban model that aims to increase dwelling density, population and employment more evenly across the entirety of the City.
- Contained in areas with good access to activity centres and amenity.
- Medium density catchments emerge around centre and station nodes.



Option 3 - Targeted renewal around centres and transport corridors.

- Reflects a compact and strategic approach to housing growth.
- This approach is complemented by low density uplift in and within proximity to targeted neighbourhood centres.
- Population and housing growth is contained in areas with good access to transport and activity centres.



HOA Transition: All existing dual coded HOA areas not identified for increased density assume an R-Code of R25.
Latent Infill: Latent R20 infill capacity is captured within all option scenarios.