



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 feedback on three approaches to delivering future housing within all areas of the City. Each option responds to previously identified stakeholder interests and concerns identified through previous stages of engagement.

Feedback will help the City understand preferences and inform the refinement of a preferred approach to infill housing as part of the Local Planning Strategy review.

Do these options change my zoning?

The infill housing options being consulted on are conceptual only. The options are intended to help guide future planning directions, including where changes to housing density may be considered as part of the Local Planning Strategy review.

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.

What is the purpose of the Local Planning Strategy review?

The review of the Local Planning Strategy will ensure the City's planning framework responds to the City's changing demographics and future housing needs, in line 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 City's Local Planning Strategy needs to show how the housing target set by the State

Government under the Perth and Peel @ 3.5 Million framework can be achieved by 2050. As of December 2025, the net remainder of dwellings to be delivered in the City is approximately 19,500.

What is infill housing?

Infill housing refers to new residential development within an established urban area. 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 so that new homes will have good access to services, amenities, jobs, schools, public transport, and established community infrastructure.

Noting the above, investigation on infill housing locations covers all areas of the City.

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 often attached via a shared wall.
3. Multiple dwellings (apartments) where homes 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 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 and building heights.

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.

What are Housing Opportunity Areas and what changes are being considered to these areas?

For an explanation of Housing Opportunity Areas and the changes that are being considered to them, please **refer to the Housing Opportunity Areas document** on the project page.

What Did We Hear in Engagement Round 1?

Stakeholder feedback in Engagement Round 1 was varied – please refer to the What We Heard section within this document for further detail on the outcomes of Engagement Round 1.

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 attend a drop-in information session or attend an on-line information session.

The details of the sessions are available on the ‘Community Consultation’ section of the City's website at joondalup.wa.gov.au

Who is being consulted?

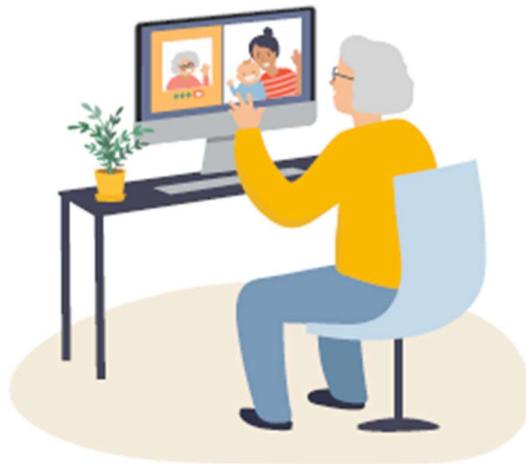
The City is directly consulting the following stakeholders:

- Resident/ratepayer groups
- Local businesses
- Industry groups/peak bodies
- Relevant State Government agencies
- General Community

Anyone interested in the project can complete an Online Survey. Responses are limited to one per person, or one formal response per organisation.

When is the community consultation period open?

The Round 2 community consultation period is open from Wednesday 25 February 2026 to Wednesday 25th March 2026.



What happens next?

The feedback will inform the preparation of a recommended approach to infill housing across the City of Joondalup.

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 visit one of the drop-in information sessions being held around the City or attend the online presentation.