



LOCAL PLANNING STRATEGY REVIEW

Building sustainable neighbourhoods

Strategic Infill Review – Engagement Round 2 – Project and Infill Options Briefing Paper

Project Context and Background

The Strategic Infill Review is Phase 3 of Building Sustainable Neighbourhoods, a strategic planning project being undertaken by the City of Joondalup. The project is reviewing the housing component of the Local Planning Strategy which will make recommendations for how the City's planning framework can best meet the City's future housing needs and State Government dwelling targets, including where different housing types and densities should be located across the City.

This project started in 2021, with preliminary stakeholder engagement occurring in 2022. This earlier engagement identified various concerns, issues and matters for further investigation, which have informed the current Phase 3 work.

Phase 3 started in early 2025, and is being led by independent consultants, The APP Group (now Bureau Veritas) and Hames Sharley, which have been engaged by the City to undertake various

research and analysis, including stakeholder engagement. Between May and June 2025, an initial phase of stakeholder engagement occurred, which was referred to as Engagement Round 1. This engagement focused on stakeholder preferences on the location and types of infill housing. The findings of this engagement informed the development of three infill options.

The three infill options developed represent three distinct possible future scenarios, each relating to different stakeholder considerations, concerns and areas of interest. In addition to responding to varied stakeholder feedback, options have also been developed with good planning practices and direction from the State Government in mind.

The City would like to hear your feedback on the three options developed. This feedback will enable a greater understanding of the community's urban character aspirations, facilitating the selection and

refinement of a preferred option, which will inform future changes to City's planning framework.

A survey will be live from Wednesday 25 February 2026 to Wednesday 25 March 2026. This survey will be supported by alternate engagement mediums, comprising targeted virtual meetings, grouped community sessions and in-person and virtual drop-in sessions.

The options presented are conceptual in nature only. No changes to the planning framework are proposed at this stage.

Options are detailed within the [Infill Option Overview](#) section of this document.

Following the conclusion of this round of stakeholder engagement, future changes to planning framework will be informed by a new Local Planning Strategy, which is planned to be prepared following the conclusion of this phase of the project. This is currently scheduled to commence in mid 2026.

Any future proposed changes to the planning framework will be subject to additional engagement and/or consultation.

[Online Survey Instructions](#)

Please allow 10 – 15 minutes to complete the survey. Questions marked as 'required' are mandatory. Before completing the survey, you are strongly encouraged to read the [Frequently Asked Questions](#) section of this document.

The survey has been designed for a range of devices, however, the use of a PC/desktop monitor will enable users to view material such as maps at the highest resolution.



What We Heard

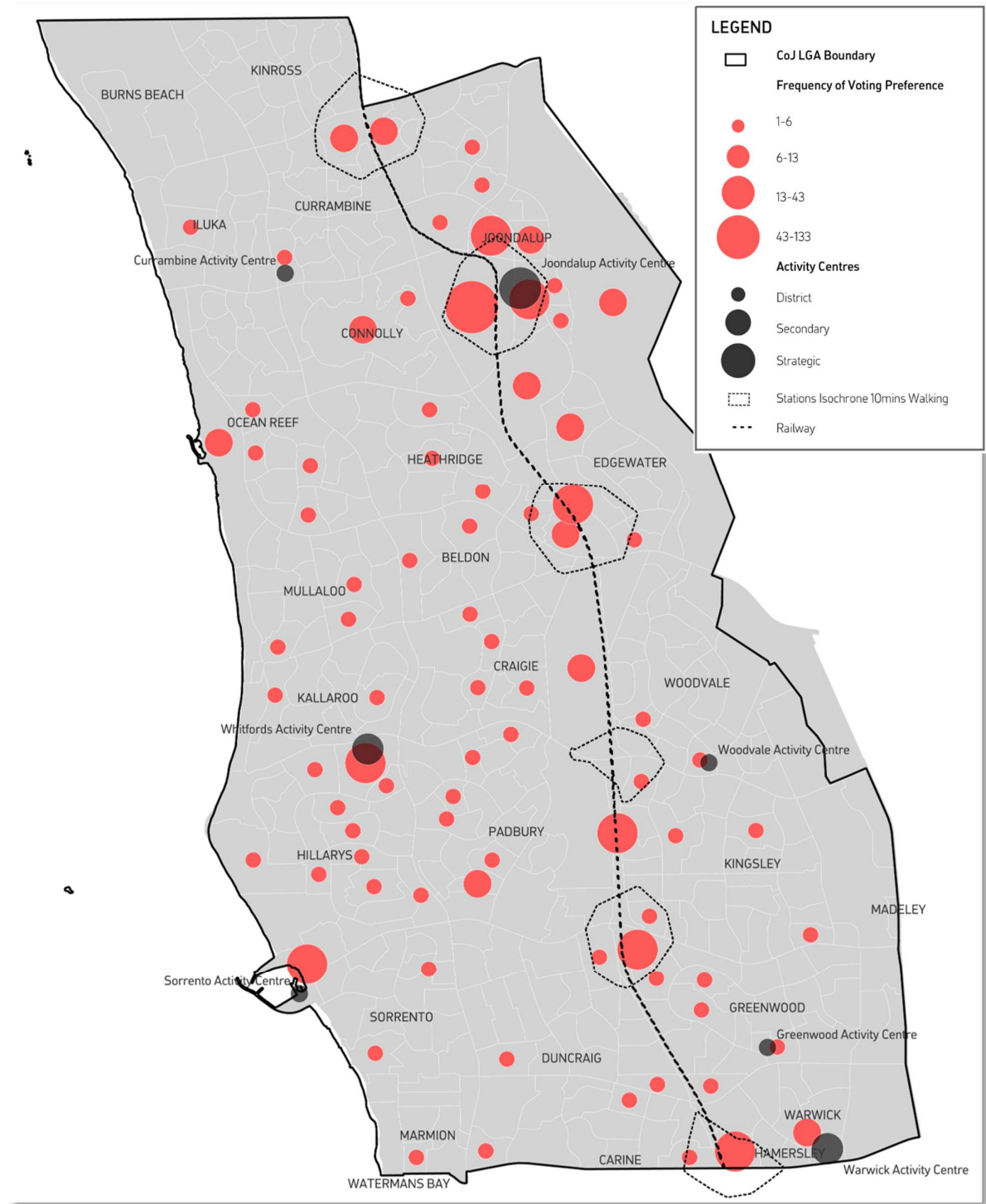
Stakeholder Engagement Round 1 involved a range of organisations, individuals and other groups across several different engagement mediums. Whilst stakeholders feedback was varied, key insights from each stakeholder group emerged, which are detailed in the table below.

Key Findings and Themes

Stakeholder Group	Key Findings and Themes
State Government Agencies	• There are no critical servicing constraints. • Forward planning will respond to City strategy and proposals.
Key Landowners and Developers	• There is broad interest in the area and intent to develop. This is driven by strong demand in the area and attractive features/amenities. • However, there are still significant challenges to overcome, particularly with high density viability.
City Residents, General Community and Ratepayer Associations	• The importance of retaining established neighbourhood character and amenity. • Desire for infill housing to be accessible for young, aged and dependent persons. • Support for targeted, low-scale infill in suburbs with the right infrastructure and services. • Support for high density near transport hubs and Joondalup City Centre. • 80% of Round 1 Respondents were over the Age of 40 – potentially an underrepresentation of younger people.

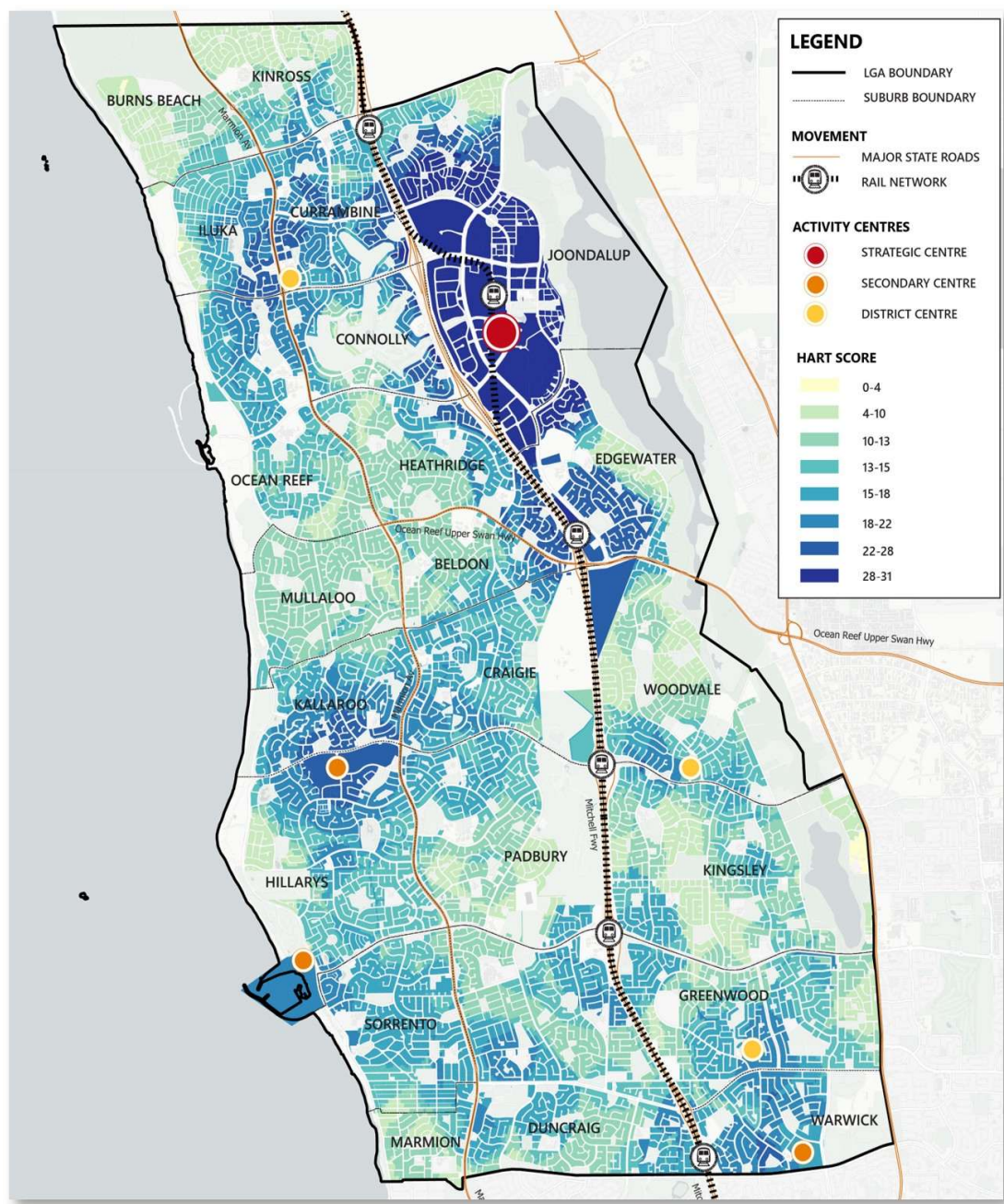
Further, stakeholders identified locations throughout the City they felt were suitable for future infill housing. This data informed the conceptual allocation of infill housing within the options and is detailed below.

Stakeholder Preferences – Future Infill Housing



In addition to engagement with stakeholders, other analysis also occurred during this period to inform the development of options. An important analytic tool was a GIS mapping exercise based on the University of Melbourne's Housing Access Rating Tool (HART). HART allocates locational scores for desirability based on access to key employment/activity centres, social services, education facilities, public transport, public open space, healthcare and entertainment. The outcomes of this analysis are detailed in the map below, with a higher score indicating better access to the noted amenities.

HART Analysis Outcomes



Infill Option Overview

Infill options were developed by the independent consultants in conjunction with the City in response to the outcomes of Engagement Round 1 (which occurred between 8 May and 16 June 2025) and alignment to broad strategic planning objectives for urban consolidation around activity centres, public transport nodes and public open space.

The three options were conceived as a continuum or spectrum, with Option 1 representing dispersed, light uplift and Option 3 representing targeted, more intensive uplift.

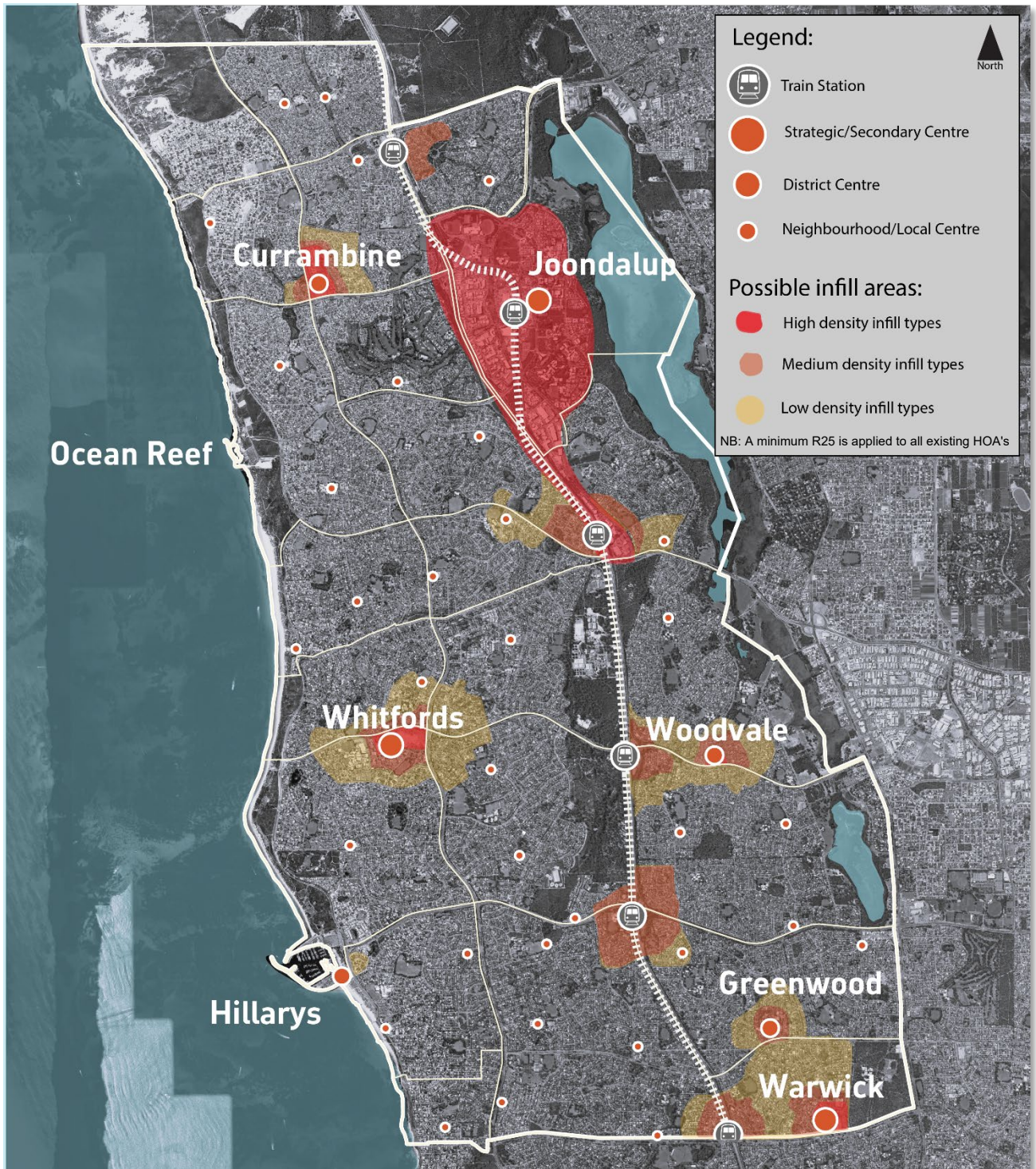
These options are conceptual in nature with no changes to the planning framework currently proposed.

Infill Options Comparison and Overview

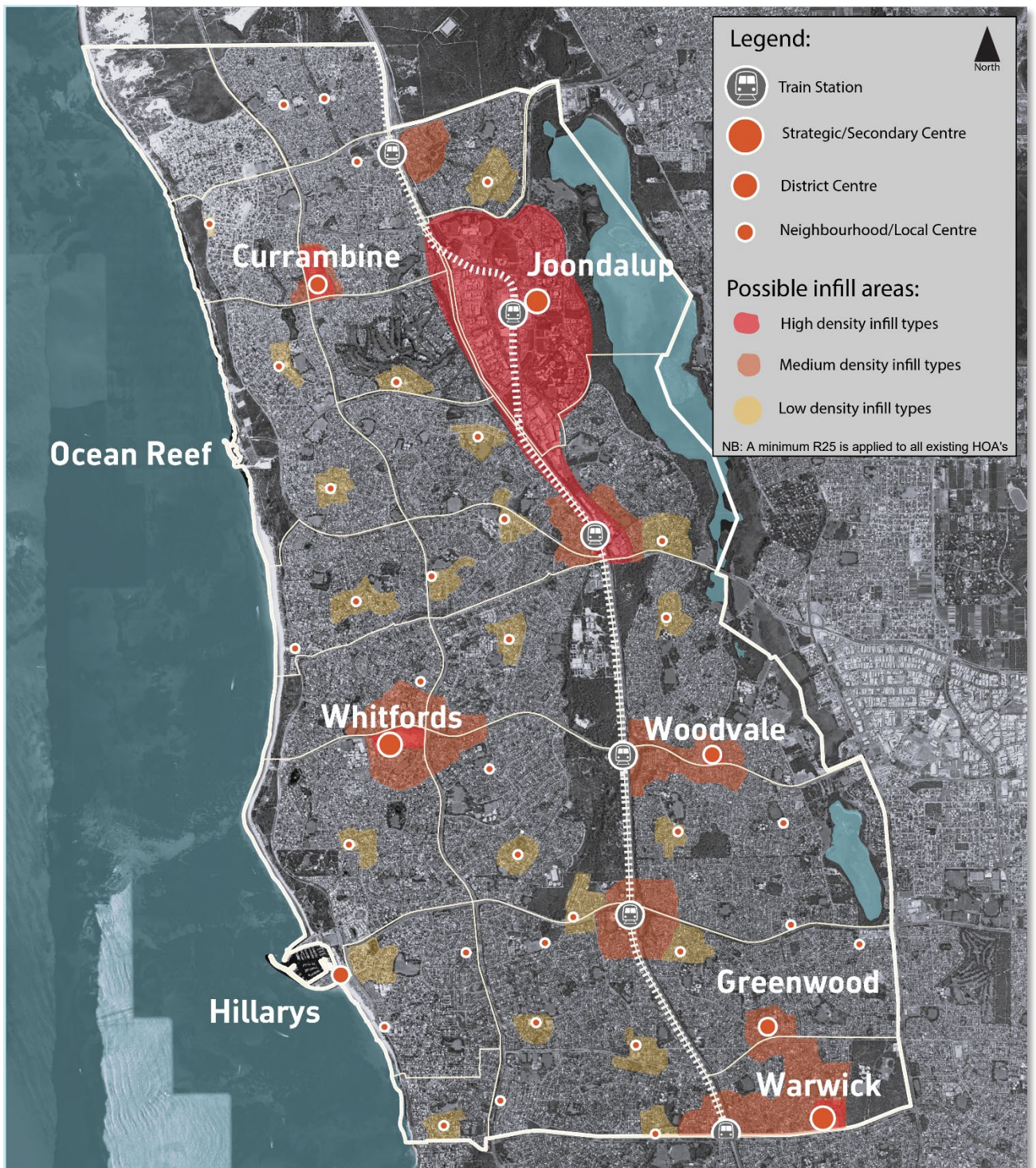
Option	Option 1 – BAU Adjustment	Option 2 – City Wide Renewal	Option 3 – Targeted Renewal
Description	Low intervention, dispersed application of density around key activity centres, train stations, existing HOAs and the city centre.	Broad intervention and expansion of concentrated density across activity centres, key corridors, train stations and the city centre.	Targeted investment and intensity in select medium and large centres and precincts, train stations and the city centre – with less density around smaller activity centres.
Indicative Dwelling Yields (Theoretical Maximum)	34,800	41,500	41,800
Housing Types	Majority low density detached and plex infill housing types. Targeted medium density plex, terrace and low-rise apartment types nearby key centres and stations. Mid-high rise apartment types within key centres	Medium density plex, terrace and low-rise apartment infill housing types nearby larger activity centres and stations. Low density plex and terrace infill housing types nearby small activity centres. Mid-high rise apartment types within key centres.	Medium density plex, terrace and low-rise apartment infill housing types nearby large centres and transport nodes. High density apartment infill housing types within large activity centres. Some targeted low-mid rise plex nearby targeted smaller centres.
Access to Amenity/Services	New housing has moderate access to amenity, jobs and services as it is more dispersed.	New housing has good access to amenity, jobs services as it is more concentrated in activity centres.	New housing has excellent access to amenity, jobs and services as it is highly concentrated in larger centres and key precincts.

Option Mapping

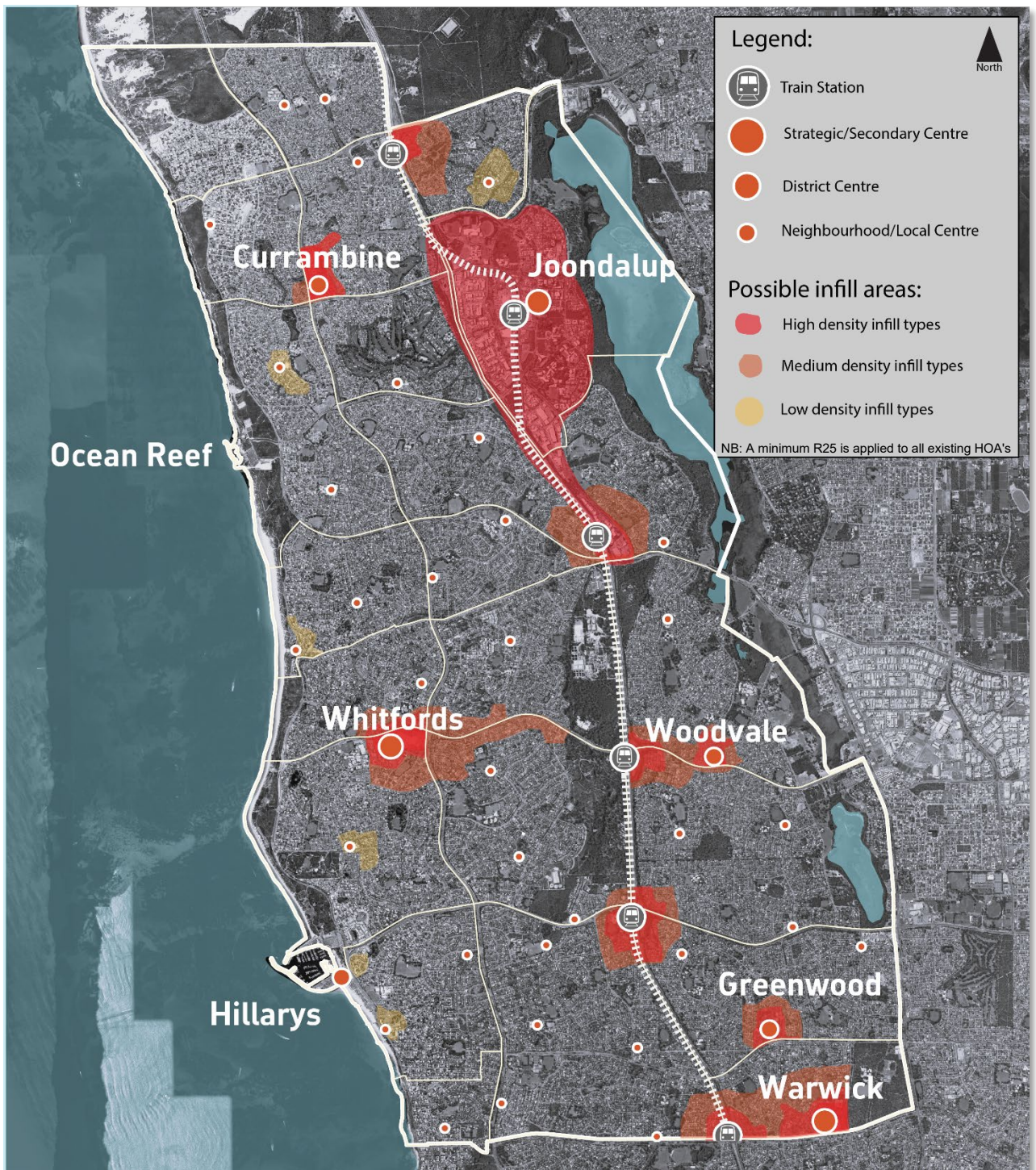
Option 1 – BAU Adjustment



Option 2 – City Wide Renewal



Option 3 – Targeted Renewal



Housing Opportunity Areas

The Housing Opportunity Areas (HOAs) are 10 existing areas within the City of Joondalup identified in the Local Planning 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, HOAs 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 Residential Development Local Planning Policy.

This requirement ensures new developments achieve positive design outcomes, enhancing local streets and minimising adverse impacts on existing neighbourhoods.

Potential changes to the 10 existing HOAs are being considered to ensure that the residential densities within the HOAs are appropriate to meet the state government's dwellings targets whilst also addressing concerns relating to neighbourhood character.

Changes explored to the current HOA's include replacing the existing dual-density codes with a single density code, varying from a minimum R25 up to R60, depending on the location and the Option. A minimum R25 (or 350sqm lot size) is considered in each existing HOA.

Information on the HOAs as they currently operate, and how each HOA may change in conceptual options, is detailed in the table below:

Housing Opportunity Areas – Infill Option Impact

Housing Opportunity Areas (HOA)	Existing Approach	Option 1 – BAU Adjustment	Option 2 – City Wide Renewal	Option 3 – Targeted Renewal
HOA 1 - Davallia Road to Warwick Centre	Residential areas: Low to medium density spread.	Residential areas: Low to medium density spread.	Residential areas: Medium density.	Residential areas: Medium density with high density on periphery of station and Warwick.
	Dual Density Codes	Commercial areas: High density.	Commercial areas: High density.	Commercial areas: High density.
HOA 2 - Greenwood Village	Commercial / shopping areas: (where applicable):	Residential areas: Medium density.	Residential areas: Pockets of low and medium density.	Residential areas: Low to high density.
	Medium to high density.	Greenwood Village: High density.	Greenwood Village: High density.	Greenwood Village: High density.
HOA 3 - Sorrento Laneway Lots		Low density.		
HOA 4 - Marmion Avenue to Greenwood Station		Residential areas: Low to medium density spread.	Residential areas: Low density, with medium density focused on the station and around Hepburn Heights centre.	Residential areas: Low density, with medium to height density focused on the station and around Hepburn Heights centre.
		Hepburn Heights: High density.	Hepburn Heights: High density.	Hepburn Heights: High density.
HOA 5 - Whitfords Centre to Whitfords Station		Residential areas: Low to medium density spread.	Residential areas: Low to medium density spread.	Residential areas: Low to high density.
		Whitfords: High density. Medium density on periphery.	Whitfords: High density. Medium density on periphery.	Whitfords: High density.
		Craigie: High density. Low density on periphery.	Craigie: High density. Medium density on periphery.	Craigie: High density.

Housing Opportunity Areas (HOA)		Option 1 – BAU Adjustment	Option 2 – City Wide Renewal	Option 3 – Targeted Renewal
HOA 6 - Whitfords Station to Goollelal Drive		Residential areas: Low to medium density spread. Woodvale centre: high density.	Residential areas: Pockets of low and medium density. Woodvale centre: high density.	Residential areas: Low to medium density spread. Woodvale centre: high density across an expanded land area.
HOA 7 - Belridge Centre to Edgewater Station		Residential areas: Low to medium density spread . Belridge centre: High density.	Residential areas: Low to medium density spread. Belridge centre: High density with medium density on periphery.	Residential areas: Low to high density. Belridge centre: High density with medium to high density on periphery.
HOA 8 - Edgewater Station to Trappers Drive		Residential areas: Low to medium density spread. Edgewater centre: High density.	Residential areas: Low to medium density spread. Edgewater centre: High density with medium density on periphery.	Residential areas: Low to high density. Edgewater centre: High density with medium to high density on periphery.
HOA 9 - Heathridge		Residential areas: Low density.	Residential areas: Low to medium density.	Residential areas: Low density.
HOA 10 - East of Currambine Station		Residential areas: Medium density.	Residential areas: Medium density.	Residential areas: Medium to high density.