

**Outer Metropolitan Perth and Peel – Sub-regional strategy**  
**City of Joondalup Submission**

### **Directions 2031 and Beyond**

While Directions 2031 has been finalised by the State Government, it is considered important to note a major shift or change that occurred between the consultation document and the final document. The draft Directions 2031 document identified a hierarchy of centres across the metropolitan region, reflecting the maturation and diversity of those centres. Two Primary Centres were identified, being Joondalup and Rockingham. In its submission to the Western Australian Planning Commission the Council noted, in part:

1. the importance of the designation of the City as the Primary Centre for the North West sub-region;
2. that the City should be the only designated Primary Centre in the North West region for the foreseeable future;
3. any change to the status of other centres within the sub-region in the foreseeable future, will only serve to undermine the level of any new investment and the rate of growth of Joondalup City, and the realisation of the full potential of investment to date.

In a change of approach the finalised Directions 2031 document retained the terminology of Primary Centre, as an aspiration, but classified 10 centres across the metropolitan region as Strategic Metropolitan Centres, including Joondalup.

From a policy perspective, and the potential flow-on effect to investment, it is considered this final approach by State Government lacks the clarity of the earlier vision which better reflected the varying maturation of the centres across the metropolitan region.

It is worthwhile noting that the final document states that a primary centre should house major institutions, and address issues of accessibility, land availability, local amenity, communication, technology and available skilled labour. In this regard it is considered that Joondalup City Centre already achieves this in the following ways:

- Contains the major institutions of Joondalup Health Campus, Edith Cowan University, West Coast Institute of Training, WA Police Academy, plus a number of state and federal government agencies;
- Major retail facilities;
- Major train station and bus interchange;
- Growing resident population;
- Major sporting facility; and
- Range of entertainment facilities including cinemas and restaurants.

### **Outer Metropolitan Perth and Peel Sub-regional Strategy**

The sub-regional strategy is generally supported as it provides a coherent framework to guide the public and private sector in the planned growth of the metropolitan region.

However, like all draft plans there are certain areas where it is considered that refinement is required. Provided below are comments around the major themes of the sub-regional strategy.

### Urban Expansion and Investigation Areas

As stated earlier the City is identified within the outer sub-regional strategy. This strategy is predominantly geared towards local governments with a significant amount of greenfield land available for development. Along with Urban and Urban Deferred zoned land that is undeveloped it also identifies urban expansion and investigation areas.

It is noted that there are no urban expansion or urban investigation areas identified within the City of Joondalup, nor Urban Deferred undeveloped land. Furthermore, the remaining undeveloped Urban zoned land at Burns Beach and Iluka are covered by approved structure plans which are in the final phase of development, with only a few stages remaining to be subdivided.

The introduction of the urban expansion management program is supported. However it is considered that it will have little impact on the City of Joondalup, as the City is nearly fully developed with the remaining greenfield land already covered by an approved structure plan.

### Estimated Dwelling yield - greenfield

The sub-regional strategy identifies dwelling estimates based on two scenarios of 'business as usual' and 'connected city'. The business as usual scenario estimates a dwelling yield for Burns Beach/Iluka of 900 dwellings. This is similar to the City's calculations of approximately 1000 lots remaining to be subdivided. The City's figure is based on the approved structure plans.

Under the 'connected city' scenario the strategy identifies a potential yield of 1,400 dwellings, which represents an increase of 500 dwellings. It is acknowledged that the strategy has applied a standard mathematical increase across all 'greenfield' sites in the metropolitan region. Furthermore, while it is considered that there could be potential for an increased yield from the undeveloped portions of Burns Beach and Iluka, given the existing approved structure plans and no indication from the developer that there is an appetite for reviewing the structure plan and significantly increasing density, then the targets may not result in change.

It is recommended that the estimated dwelling supply for the connected city scenario be reviewed in light of the approved structure plans.

### Infill/Redevelopment

#### *Estimated Dwelling yield – infill/redevelopment*

The outer sub-regional strategy identifies a 'business as usual' target of 9,300 dwellings through infill development and a 'connected city' target of 10,900 through infill. The draft outer sub-regional strategy is silent on how these targets have been derived or where it anticipates the increased density to occur.

Without a map of what areas were included in the calculation of the figures of 9,300 and 10,900 dwellings or an explanation of how this figure was calculated, it is difficult for the City to comment or check/ verify the proposed targets.

It is noted that the draft sub-regional strategy for the central metropolitan area includes more detailed maps and detail that explains the dwelling targets. It is considered that the draft strategy for Joondalup also include maps of the growth areas similar to those included in the central sub-regional strategy and a detailed break down of the growth areas with estimated dwelling yields for these individual areas.

### *Draft Local Housing Strategy*

The City recently advertised its draft Local Housing Strategy (LHS) for public comment. The draft LHS estimates an additional 1,800 dwellings will be created from known redevelopment sites and the continued development of the City Centre. In addition to this, a further 4,716 dwellings are estimated from the Housing Opportunity areas (areas proposed to have higher density codes) and the existing lots with development potential. This figure is based on a take up rate of 35%, which is based on information provided by the Department of Planning. Therefore, the estimated dwelling yield for infill/redevelopment in the City of Joondalup is 6,516 dwellings, which is significantly different to the WAPC's figures of 9,300 and 10,900.

### Dwelling supply assumptions

The sub-regional strategy makes the following dwelling supply assumptions in regards to infill development:

- Dwelling supply through infill development is based on known major infill and redevelopment projects.
- The estimated take-up rate for infill development will range from a business as usual take-up rate of 85% to a connected city take-up rate of 100%.

There are several concerns with the dwelling supply assumptions. Firstly, (as previously mentioned), the document does not identify the known major infill and redevelopment projects, therefore the City does not know what areas have been included/identified as infill and is unable to check that these areas are correct.

Secondly, the estimated take up rate for infill development of 85% under the business as usual scenario and 100% under the connected city scenario is vastly higher than the figure of 35% used by the City in the draft Local Housing Strategy (LHS). There will be a large difference in estimated dwelling supply based on a take up rate of 85 to 100% as opposed to a take up rate of 35%.

It is possible the take up rate for infill development of 85% to 100% used in the strategy refers to a different type of infill or redevelopment than what the LHS refers too. However, this is not made clear in the strategy and requires clarification.

### Economic development and employment growth

The City of Joondalup is currently working with the City of Wanneroo and the Department of Planning to provide input into the employment self sufficiency targets for Activity Centres in the north-west sub-region. It is also proposed that the Cities of Joondalup and Wanneroo will begin to work with the Department of Planning in December to develop an economic development and employment strategy for the north-west sub-region. This is one of the key sub-regional planning actions identified

in the Outer Metropolitan Perth and Peel Sub Regional Strategy report and the City is supportive of this approach.

### Specific comments

There are a number of grammatical and minor errors throughout the document which should be fixed prior to the document being finalised.

### *Issues with Figure 23*

In regard to Figure 23, BU1 covers Burns Beach and Iluka, however the text in Appendix 1 only refers to Burns Beach. The middle arrow of BU1 points to the site for the future primary school and active public open space within Burns Beach which is not going to be subdivided for residential development. This area should be excluded from the map and any dwelling yield calculations.

There are a number of sites within the City of Joondalup that are shown on the map as urban zoned undeveloped land, but are actually reserved or zoned under the Scheme. If these areas are included within the dwelling yield calculations, it will give misleading figures as these areas are very unlikely to be developed for residential development.

An example of some of the areas included as urban zoned undeveloped land in Figure 23 are listed below:

- Sacred Heart College (15 Hocking Parade, Sorrento) is zoned under the Scheme as Private Clubs/Recreation.
- Geneff Park (22 Padbury Circle, Sorrento) is reserved under the Scheme as Parks and Recreation.
- Lacepede Park (27 Lacepede Drive, Sorrento) is reserved under the Scheme as Parks and Recreation.
- Falkland Park (17 Falkland Way, Kinross) is reserved under the Scheme as Parks and Recreation.
- MacNaughton Park (9 MacNaughton Crescent, Kinross) is reserved under the Scheme as Parks and Recreation.
- Timberlane Park (17 Althaea Way, Woodvale) is reserved under the Scheme as Parks and Recreation.
- Canham Way Service Industrial area, Greenwood is zoned under the Scheme as Service Industrial.

Please note, the above list is not comprehensive.

### *Issues with Appendix 1*

In regard to Appendix 1, Tapping and Ashby are in the City of Wanneroo, not the City of Joondalup and should therefore be removed from Joondalup and included in Wanneroo's calculations.

## **Conclusion**

The majority of the outer sub-regional strategy does not apply to the City of Joondalup as it is mainly relates to local government areas with significant greenfield land available for development. It is recommended that more detailed information on

the location of the infill/redevelopment growth areas and associated dwelling yields be included in the outer sub-regional strategy.

Furthermore, it is considered that the detailed work that the City has undertaken in the draft Local Housing Strategy (including an extensive public consultation process) should form the basis for dwelling targets in the City of Joondalup. The draft LHS provides detailed mapping and forecasts/ targets for areas across the City, and is based on sound planning principles on the spatial distribution of density and the delivery of increased housing diversity in the City.