

DRAFT LOCAL HOUSING STRATEGY - CONSULTATION PLAN

Purpose of Consultation

- To determine levels of community support for the draft Local Housing Strategy.
- To obtain feedback on the draft Dual Density Code Policy.

Who will be consulted?

- All landowners within the Housing Opportunity areas.
- The wider City of Joondalup community.
- Interest groups and stakeholders including, but not limited to, resident and ratepayer groups, government agencies and infrastructure providers.

How will they be consulted?

- Landowners **directly** affected.
Each landowner who owns a property in the Housing Opportunity Areas will receive by mail, an information package:
 - A personally addressed letter explaining why they are being written to.
 - Brochure on the draft LHS and draft Dual Density Code Policy. This brochure will contain all the HOA maps **LHS map**, FAQs and **submission form survey**.
 - Reply-paid envelope.
- The wider City of Joondalup community **not directly** affected.
Each landowner will receive the brochure in their letter box.
Invitation to comment via newspaper articles, website, displays at City of Joondalup offices.
- An absentee landowner will receive their information in the mail. Note: These landowners are not the same as the absentee landowners directly affected. **Stakeholders**.
- **Stakeholders**.
 - Letter advising them where they can get further information on the LHS, brochure and the FAQs. The Department of Planning to be sent the complete LHS.
 - Invitation to comment via newspaper articles, website, displays at City of Joondalup offices.

Date of commencement and duration of consultation

- After Council approves the draft LHS for public advertising (currently timetabled for 16th March), advertisements and media releases will appear in the next edition of the local papers. The mail out will occur shortly after that.
- **Close of submissions: Friday 4th June 2010** allowing 2 full months for submissions to be made.
- **60 day advertising period.**
- No statutory timeframe for the advertising of a draft LHS. WAPC approval not required.

Communication methods to be used

Local Newspapers

- Half/full page advertisements
- Articles in the local newspapers
- As soon as the LHS becomes a public document, media statements and advertisements must be ready for publication and newspaper editors already briefed.

Letters

- Information packages will be sent to all landowners.
- Interest groups and external stakeholders will also receive a letter.
- It is likely there will be a time lag between the first round of media announcements and letters being sent out due to printing, collation and mailing. It is important to minimise this time lag.

Website

- A website with links to:
 - the brochure
 - each Housing Opportunity Area map
 - the draft LHS
 - the draft Dual Density Code Policy
 - the submission form
 - Frequently Asked Questions (FAQs)
 - making online submissions
 - online video presentation

Display/TV Display

- Static display in City of Joondalup administration offices, all City libraries and the Customer Service Centres at Craigie Leisure Centre and Whitfords Shopping Centre. Brochure, FAQs, and submission forms to be made available.
- TV Display to include the online video presentation.

Information sessions

- 2 sessions at City of Joondalup administration building – 1 week night and 1 weekend. Duration 2-3 hours. Static display with staff available to answer questions.

DOCUMENTS REQUIRED

- Colour brochure - a snapshot of the draft LHS and the draft Dual Density Code Policy.
- Draft LHS.
- Draft Dual Density Code Policy.
- Individual Housing Opportunity Area maps.
- 2 types of covering letters: to affected landowners and a general one.
- FAQs.
- ~~Submission form~~ Survey and reply-paid envelopes.
- Powerpoint presentation.

The documents will be available from:

- City's website
- City of Joondalup Administration Centre
- All City Libraries
- Customer Service Centres at Whitfords Shopping Centre and Craigie Leisure Centre.

FREQUENTLY ASKED QUESTIONS

What is a Local Housing Strategy?

A Local Housing Strategy is a plan that identifies how future housing needs can be met within a local government area. A strategy of this type is a requirement for local authorities when preparing a new District Planning Scheme. It has to take into account issues such as population growth, an ageing population, changing lifestyle choices and gaps in the available range of housing types to meet these needs.

In the City of Joondalup, research has confirmed that the City's population is ageing and household sizes are decreasing. Housing options for people in these circumstances are limited, given that most homes built from the 1970s onwards were three bedroom dwellings on large blocks compared with the type and variety of developments now being built.

The City's draft Local Housing Strategy, which can be viewed online at (*insert web address*), has been developed to be fully compliant with the State Government *Directions 2031*. Whilst the intent of the draft Local Housing Strategy is to meet local needs, it will also take into account the future population of Perth as a whole.

What is *Directions 2031* and why do we need to think about the needs of people living outside the City of Joondalup?

Directions 2031 was developed by the Western Australian Planning Commission (WAPC) in anticipation of an increase in the current population growth from 1.65 million, to more than 2.2 million by 2031. In order to accommodate this level of growth in the future, the WAPC estimates that we will need another 328,000 houses and 353,000 jobs across the whole of the Perth region. So it's not just about people living here in the City of Joondalup now, but the people to come to Perth as a region.

What is this consultation for?

A major aspect of the Local Housing Strategy is the inclusion of 10 (possible) Housing Opportunity Areas across the City of Joondalup. We need to find out what level of support there is for this idea. What do people think about them? If they're living in an area that could be an Housing Opportunity Area in the future, have they considered what it could mean for them personally? If they're not living in a possible Housing Opportunity Area, perhaps they'd like their area included?

What is a Housing Opportunity Area?

Housing Opportunity Areas are close to railway stations, major commercial centres and frequent bus services. These are desirable places to live whether you need to get to work using public transport, walk to the shops or local parks, or be close to services such as your local GP. Right now, most of these areas only provide housing of the three or four bedroom variety which doesn't meet the needs of single people, elderly people or small families. A Housing Opportunity Area will allow for greater housing density and variety. Check out the map which shows where the proposed Housing Opportunity Areas are in the City of Joondalup.

What is housing density?

Basically, housing density is the number of houses or dwellings that can be built on a single block of land. Residential Density Codes (R-Codes) set the limits for how many houses or dwellings can be built on individual blocks in an area. Some R-Codes only allow for single houses on a block, whereas others allow for two, three or more. When an area is described as a Housing Opportunity Area it means that the present R-Codes can be changed to allow for more than one house to be built on a block, depending on how much land is available.

So what might all this mean if the property I own is in a Housing Opportunity Area?

Provided the Local Housing Strategy is endorsed by Council and approved by the WAPC as part of the City's new District Planning Scheme, a Housing Opportunity Area will present homeowners with opportunities to make lifestyle changes in the future.

You could decide to:

- subdivide the block and build other dwellings to generate income from rent;
- subdivide the block, build a home more suited to your future needs and sell off or rent out the original property;
- subdivide the block to provide independent dwellings for members of your family; or,
- subdivide the block and sell, leaving you free to make a complete change if that's what you want; or
- do nothing.

You can go online to investigate the possibilities at (*insert web address*), bearing in mind that this will only be possible if the Housing Strategy is adopted as part of a new District Planning Scheme, which is likely to take another 2 years.

This all sounds great...but is there more?

Homeowners within a Housing Opportunity Area wishing to take advantage of the opportunity to subdivide will need to ensure that ALL the properties on site, including the original dwelling, meet certain criteria. Namely, energy efficient building design, water sensitive design, 'fitting in' with the surrounding lower density areas and incorporating the general principles of good urban design. The details are contained in the draft Dual Density Code Policy. This document can be viewed online at (*insert web address*).

What happens after the closing date for this consultation?

The Council will consider all submissions and feedback before deciding whether or not to endorse the draft Local Housing Strategy with or without changes.

If endorsed, the recommendations of the Local Housing Strategy will be used to determine the new density codes and policies in a new draft District Planning Scheme. The draft District Planning Scheme will then be advertised giving residents another opportunity to comment prior to being adopted by Council and the Minister for Planning. This process is likely to take at least 2 years to complete.