



# minutes

## Special Meeting of Electors

MEETING HELD ON **MONDAY 13 NOVEMBER 2017**

**TABLE OF CONTENTS**

<b>ITEM NO.</b>	<b>TITLE</b>	<b>PAGE NO.</b>
	<b>DECLARATION OF OPENING</b>	<b>3</b>
	<b>APOLOGIES AND LEAVE OF ABSENCE</b>	<b>4</b>
	PURPOSE OF MEETING	6
	<b>MEETING OPEN TO THE FLOOR</b>	<b>6</b>
	<b>CLOSURE</b>	<b>15</b>

## CITY OF JOONDALUP

### MINUTES OF THE SPECIAL MEETING OF ELECTORS HELD IN THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY 13 NOVEMBER 2017.

#### DECLARATION OF OPENING

The Mayor declared the meeting open at 5.00pm.

#### ATTENDANCES

##### Mayor:

HON. ALBERT JACOB, JP

##### Councillors:

CR KERRY HOLLYWOOD	North Ward	
CR TOM McLEAN, JP	North Ward	
CR PHILIPPA TAYLOR	North-Central Ward	
CR NIGE JONES	North-Central Ward	
CR CHRISTOPHER MAY	Central Ward	
CR RUSSELL POLIWKA	Central Ward – <i>Deputy Mayor</i>	
CR CHRISTINE HAMILTON-PRIME	South-West Ward	
CR JOHN CHESTER	South-East Ward	
CR JOHN LOGAN	South-East Ward	
CR SOPHIE DWYER	South Ward	<i>Absent from 7.04pm to 7.07pm</i>
CR RUSS FISHWICK, JP	South Ward	<i>from 6.09pm</i>

##### Officers:

MR GARRY HUNT	Chief Executive Officer	<i>Absent from 6.23pm to 6.32pm and from 7.12pm to 7.15pm</i>
MR JAMIE PARRY	Director Governance and Strategy	
MS DALE PAGE	Director Planning and Community Development	
MR NICO CLAASSEN	Director Infrastructure Services	
MR MIKE TIDY	Acting Director Corporate Services	
MR BRAD SILLENCE	Manager Governance	<i>Absent from 5.28pm to 5.29pm; from 6.23pm to 6.32pm and from 7.12pm to 7.15pm</i>
MR CHRIS LEIGH	Manager Planning Services	
MR MARK McCRORY	Manager Marketing and Communications	
MR STUART McLEA	Media and Communications Officer	
MR JOHN BYRNE	Governance Coordinator	
MRS LESLEY TAYLOR	Governance Officer	
MRS SINEAD McCARTHY	Governance Officer	

There were approximately 150 persons, (118 of whom were electors registered to vote during the meeting) and one member of the Press in attendance.

**APOLOGIES AND LEAVE OF ABSENCE****Apologies**

Cr Russ Fishwick, JP – Late Apology.  
Cr Mike Norman.

Ms Hewitt tabled the following list of electors as apologies for this evening's Special Electors' Meeting:

Mr M Anderson, Edgewater.	Ms M Curran, Edgewater.
Ms H Ashman, Edgewater.	Mr D Curry, Edgewater.
Ms J Astle, Edgewater.	Mrs S Curry, Edgewater.
Ms K Astle, Edgewater.	Ms J Dillon, Edgewater.
Ms B Astle, Edgewater.	Mr S Dillion, Edgewater.
Ms N Baily, Edgewater.	Ms D Duffy, Edgewater.
Mr S Baily, Edgewater.	Ms B Duncanson, Edgewater.
Ms S Barnett, Edgewater.	Mr A Edgeroy, Edgewater.
Mr R Bennett, Edgewater.	Ms S Edwards, Edgewater.
Ms I Blair, Edgewater.	Mr J Emberson, Edgewater.
Ms R Blake, Edgewater.	Ms V Fitzpatrick, Edgewater.
Mr J Blunt, Edgewater.	Ms B Flux, Edgewater.
Ms K Blunt, Edgewater.	Mr C Galloff, Edgewater.
Mr M Bowen, Edgewater.	Mrs F Game, Edgewater.
Ms D Briggs, Edgewater.	Mr R Game, Edgewater.
Mr D Brome, Edgewater.	Mr G Gault, Edgewater.
Ms L Broom, Edgewater.	Ms S Gibbins, Edgewater.
Ms G Brown, Edgewater.	Ms A Gibson, Edgewater.
Ms L Brown, Edgewater.	Ms N Grausser, Edgewater.
Ms T Brown, Edgewater.	Ms G Green, Edgewater.
Ms S Bruce, Edgewater.	Ms C Greenwood, Edgewater.
Mrs S Bruyn, Edgewater.	Mr J Greenwood, Edgewater.
Mr P Bruyn, Edgewater.	Ms J Guent, Edgewater.
Mr P Bunge, Edgewater.	Mr M Hachming, Edgewater.
Ms S Burrows, Edgewater.	Mr W Harding, Edgewater.
Ms A Busby, Edgewater.	Ms K Harding, Edgewater.
Ms M Camp, Edgewater.	Mrs E Harris, Edgewater.
Mr I Campbell, Edgewater.	Mr D Harris, Edgewater.
Mr C Choveaux, Edgewater.	Mr M Herrera, Edgewater.
Ms P Church, Edgewater.	Mr G Hewitt, Edgewater.
Mr P Church, Edgewater.	Mrs M Hewitt, Edgewater.
Mr D Clarke, Edgewater.	Ms E Hughes, Edgewater.
Ms T Colby, Edgewater.	Ms K Hocking, Edgewater.
Ms T Cole, Edgewater.	Mr C Howell, Edgewater.
Mr N Coleman, Edgewater.	Mr C Humberstone, Edgewater.
Ms J Coleman, Edgewater.	Mr W Hyde, Edgewater.
Mr D Collopy, Edgewater.	Ms Z Ikere-Harris, Edgewater.
Ms K Collopy, Edgewater.	Mr R Ivanov, Edgewater.
Ms A Conis, Edgewater.	Mrs J Joyce, Edgewater.
Mr D Conta, Edgewater.	Mr F Joyce, Edgewater.
Mr G Conto, Edgewater.	
Mr C Corkul, Edgewater.	
Ms S Coto, Edgewater.	

Ms K Kay, Edgewater.  
Ms L Kennedy, Edgewater.  
Ms T Kerry, Edgewater.  
Mr L Ketteridge, Edgewater.  
Ms D King, Edgewater.  
Ms L King, Edgewater.  
Ms M Lake, Edgewater.  
Mr D Lake, Edgewater.  
Ms N Lewis, Edgewater.  
Ms S Lewis, Edgewater.  
Ms L Little, Edgewater.  
Mr S Lockwood, Edgewater.  
Mr P Lyndon, Edgewater.  
Ms A Macdonald, Edgewater.  
Ms T Macdonald, Edgewater.  
Mr A Macfarlane, Edgewater.  
Mrs P Maiden, Edgewater.  
Mr M Maiden, Edgewater.  
Mr J Maiden, Edgewater.  
Mr R Malins, Edgewater.  
Mr J Manchant, Edgewater.  
Mr R Manlay, Edgewater.  
Ms L Margaret, Edgewater.  
Mr N Martin, Edgewater.  
Ms A Marum, Edgewater.  
Ms M Mathie, Edgewater.  
Mr A Matthews, Edgewater.  
Mr D Mayes, Edgewater.  
Ms B McDougall, Edgewater.  
Mr D McKay, Edgewater.  
Mrs E McKay, Edgewater.  
Mr N McKenzie, Edgewater.  
Mrs M McKenzie, Edgewater.  
Ms E Meckenstock, Edgewater.  
Ms N Melkeibrg, Edgewater.  
Mr W Merritt, Edgewater.  
Ms E Moore, Edgewater.  
Mr A Moore, Edgewater.  
Ms K Morozumi, Edgewater.  
Mr E Morozumi, Edgewater.  
Mr D Neivandt, Edgewater.  
Ms A Norcliffe, Edgewater.  
Mr J O'Driscoll, Edgewater.  
Mrs R O'Driscoll, Edgewater.  
Mr M O'Dwyer, Edgewater.  
Mr D Osborne, Edgewater.  
Ms J O'Sullivan, Edgewater.  
Ms V Park, Edgewater.  
Mr S Parsons, Edgewater.  
Mrs C Parsons, Edgewater.  
Ms Juliceia Peres, Edgewater.  
Mr C Price, Edgewater.  
Mrs C Price, Edgewater.  
Mr A Quinlivan, Edgewater.  
Ms R Rose, Edgewater.  
Ms A Sefton, Edgewater.  
Ms S Selman, Edgewater.  
Mr T Sharp, Edgewater.  
Mrs C Sharp, Edgewater.  
Mr J Sheppard, Edgewater.  
Mr M Simmons, Edgewater.  
Ms M J Simms, Edgewater.  
Ms N Simpson, Edgewater.  
Mr N Slatter, Edgewater.  
Ms L Smith, Edgewater.  
Mr A Smith, Edgewater.  
Ms C Smith, Edgewater.  
Mr M Smith, Edgewater.  
Mr N Smith, Edgewater.  
Mr P Sofer, Edgewater.  
Mrs S Stampfli, Edgewater.  
Mr C Stampfli, Edgewater.  
Mr R Stan-Bishop, Edgewater.  
Ms L Stemp, Edgewater.  
Ms J Stewart, Edgewater.  
Mr D Struthers, Edgewater.  
Ms A Sutcliffe, Edgewater.  
Mr S Swindall, Edgewater.  
Ms H Thomas, Edgewater.  
Mr J Tostevin, Edgewater.  
Mr T Tricket, Edgewater.  
Mr W Tulipan, Edgewater.  
Ms D Tulton, Edgewater.  
Ms J Vandenbosch, Edgewater.  
Mr M Vandenbosh, Edgewater.  
Mr P Vecchio, Edgewater.  
Mrs M Vecchio, Edgewater.  
Mr J Vermeulen, Edgewater.  
Mr T Voirin, Edgewater.  
Mr M Wainwright, Edgewater.  
Mrs K Wainwright, Edgewater.  
Ms L Wallrodt, Edgewater.  
Ms S Ward, Edgewater.  
Ms M Waterhouse, Edgewater.  
Mrs S Watts, Edgewater.  
Mr P Watts, Edgewater.  
Mr P Whiting, Edgewater.  
Ms J Whittle, Edgewater.  
Ms B Wilczynski, Edgewater.  
Mr I Wilkinson, Edgewater.  
Mr P Williams, Edgewater.  
Mrs I Williams, Edgewater.  
Ms J Williams, Edgewater.  
Ms K Williams, Edgewater.  
Mr G Williams, Edgewater.  
Ms J Williams, Edgewater.  
Ms S Willis, Edgewater.  
Ms S Winterburn, Edgewater.  
Mrs A Woods, Edgewater.  
Mr N Woods, Edgewater.  
Ms J Zampigm, Edgewater.

**Leave of Absence previously approved**

Cr Russ Fishwick, JP 15 November to 20 December 2017 inclusive;  
Cr Russ Fishwick, JP 25 January to 18 February 2018 inclusive.

**PURPOSE OF MEETING**

The Special Electors Meeting was called in accordance with the provisions of Section 5.28 of the *Local Government Act 1995*.

In accordance with Section 5.29(1) of the *Local Government Act 1995*, the meeting was advertised as follows:

- *Joondalup Times* newspaper on Tuesday 24 October 2017.
- *Joondalup Weekender* newspaper on Thursday 2 November 2017.

Notice of the meeting was also placed on the City's website and public notice boards.

The purpose of the meeting was to discuss the following matters:

*To request the City of Joondalup to initiate a review of its Local Housing Strategy (LHS) and an associated amendment to District Planning Scheme No. 2 to change the density coding of lots within Housing Opportunity Area 8, that are currently coded R20/R40, to a density coding of no higher than R20/R30.*

Mayor Jacob outlined the requirements of the *Local Government Act 1995* in relation to the convening of special electors meetings and provided an explanation of the term "elector" and the voting process for any motions put forward.

**POWERPOINT PRESENTATION – LOCAL HOUSING STRATEGY – REQUEST TO CHANGE DENSITY CODING OF LOTS WITHIN HOUSING OPPORTUNITY AREA 8.**

The Director Planning and Community Development gave a presentation on the City's *Local Housing Strategy* ([Attachment 1 refers](#)).

**MEETING OPEN TO THE FLOOR****Ms B Hewitt, Edgewater:**

Ms Hewitt gave a verbal presentation on the history of the establishment of the suburb of Edgewater, its community profile and the initial consultation and consideration of the City's *Local Housing Strategy*. Ms Hewitt outlined the Edgewater Community Residents' Association's (ECRA) position to decrease zoning in Housing Opportunity Area (HOA) 8 from R20/40 to R20/30 and referred to the concerns about environmental degradation, increased anti-social issues, lack of infrastructure and change to the streetscape and social amenity that may arise from increased development.

**Mr A Anderson, Edgewater – Chairperson - Edgewater Residents’ Association:**

Mr Alexis Anderson, chairperson of the Edgewater Residents Association gave a presentation regarding a motion to return Housing Opportunity Area 8 to R30 zoning ([Attachment 2 refers](#)).

*The Manager Governance left the Chamber at 5.28pm and returned at 5.29pm.*

**Mr C Greenhalgh, Edgewater:**

Mr Greenhalgh made a statement disputing the need for increased densification to assist an aging population to age in place and that an aging population was not a key driver influencing the size, direction and composition of the City of Joondalup housing market, as suggested by the *Local Housing Strategy*.

**Mrs M Greenhalgh, Edgewater:**

Mrs Greenhalgh made a statement that population numbers were decreasing in Western Australia and there was a significant oversupply of housing stock, questioning the need for the *Local Housing Strategy* and the increased densification that it enabled.

Q1 *Will the City of Joondalup use the extensive information that I have provided to revisit its Local Housing Strategy and ascertain whether the densification of the 10 housing opportunity areas is still defensible?*

A1 Mayor Jacob stated that population projection targets are largely driven by the State Government and over much longer time frames with the Perth and Peel@3.5million State Government planning document estimating population out to 2050, some 33 years in the future. Mayor Jacob elaborated that while population growth has slowed, over time it is shown to consistently grow and such plans were crucial to assist in planning for social infrastructure to accommodate the projected growth.

Mayor Jacob requested Mrs Greenhalgh provide a copy of the information she has collated to the City so that it can be considered by the City.

**Mr A Anderson, Edgewater:**

Q1 *Why was the densification undertaken on an inequitable basis, where densification was applied to 20% of the existing suburban areas and not the remaining 80%, when it was seen earlier that 79% of the area of the City of Joondalup was eligible for urban infill?*

A1 The Director Planning and Community Development advised that it was established early in the development of the *Local Housing Strategy* (LHS) that the City did not want to take an ad hoc approach that would allow densification to occur everywhere throughout the City of Joondalup. A strategic approach was undertaken in consultation with the WAPC and Department of Planning that favoured residential density increases in specific and appropriate areas. The Director Planning and Community Development further explained that other local government authorities which adopted a blanket approach were now dealing with similar issues but across their entire municipality.

- Q2 *How does the City now stop the Western Australian Planning Commission from coming along and demanding that you densify some or all of the other areas in the City that meet the same criteria?*
- A2 The Director Planning and Community Development advised that the relevant State Government agencies were currently satisfied that the City's LHS achieves the aims and objectives of its strategies and policies in relation to urban infill development. However, there was concern that if the City commenced a review of its LHS, then increased targets relating to densification may be required by the State Government.
- Q3 *Over what timelines was the change received from the WAPC to increase the density from R30/R40 and what was done in terms of overall impact studies in relation to environmental, social and traffic modelling contexts?*
- A3 The Director Planning and Community Development advised the time period between the City receiving the advice from the WAPC to increase the size of the HOAs and the density in them to the point where Council reconsidered the amended LHS was several months. Furthermore, there was no specific impact assessment done in relation to the changes requested as the City was of the opinion that it was unable to reject the WAPCs requirements. In addition, the LHS had been referred to a number of other State Government agencies for comment or input, such as EPA, Main Roads and so on, with very little change. The City took the view that such issues were being addressed as a whole of government approach when developing the State policies and strategies to increase urban densities.

Mayor Jacob also commented that local government operates entirely under an Act of State Parliament and while the City may have some level of influence, that influence is always subordinate to the State legislation. He further stated that the initial LHS contained provisions that would have restricted infill development and sought to ensure improved development standards, however these provisions were refused by the WAPC.

- Q4 *Given the Council's lack of comfort with the proposals from the State Government and the fact they forced it with no room to move, is the City willing to work with communities in housing opportunity areas to identify what some of these potential impacts may be and try to quantify them and work with communities to reduce them.*
- A4 Mayor Jacob commented the City was prepared to work with communities and that Council would be considering a range of options in a report at its meeting to be held on 21 November 2017. Such options included increasing the extent of community consultation, increasing powers of assessment bodies in regard to development design and developing enforceable policies that also sought to ensure appropriate development design. Mayor Jacob further commented that should Council adopt that position, it was still subject to the approval of the WAPC.

**Ms Emily Hamilton, MLA – Member for Joondalup:**

Ms Hamilton made a statement in relation to the community wanting a greater level of consultation with regard to planning matters. Ms Hamilton elaborated that the broad 'one size fits all' approach was unsatisfactory, with localised specific approaches required to resolve the issues and address community concerns, while still meeting State Government targets to accommodate a growing population that minimised impacts on the environment and social fabric of the community.



**Ms J Quan, Edgewater:**

Q1 *Can the City confirm that it has taken detailed modelling of anticipated outcomes for the projected 55% block redevelopment of housing opportunity areas. If not, why not? As surely this is essential knowledge to allow the City to plan for the community's future. And if so, can the City please explain where this information is publicly available so that consultation can be made with community stakeholders?*

A1 The Director Planning and Community Development advised that in terms of modelling the R-Codes there was no modelling required to be done because development needs to comply with the R-Codes. Furthermore, the City is unable to amend the provisions of the R-Codes as they are statutory legislation. The City did include some provisions in its initial LHS that complemented the R-Codes and sought to assert greater design controls over development, however those provisions were rejected by the WAPC. The State Government has recognised the issues associated with local housing strategies across a number of metropolitan local governments and has indicated it will be releasing *Design WA*; guidelines that will provide greater control and design outcomes. However, the success of these is yet to be determined and the City will continue to engage the Department of Planning, Lands and Heritage (DPLH) and WAPC to gain improved control of developments, as being requested by the community.

Q2 *Does that mean the City of Joondalup does not know how many group dwellings or detached houses and how many percentage of multiple dwellings will be developed in these HOAs? According to our calculations based on R40 and 85% projected uptake of the development there will be an additional 1,112 dwellings or as we like to call them 'homes' and a conservative population increase of 2,000 in just HOA 8 given the balance of mixed houses, group dwellings and multiple dwellings, but this is a conservative estimation. What if all the developers sought development of multiple dwellings, does the City know how many multiple dwellings and what the impact will be?*

A2 The Director Planning and Community Development commented the 85% estimated take-up rate that is set out in the LHS again is based on information that the WAPC directed the City to use. The City initially estimated take-up rates being 35% based on previous development activity and information provided from industry associations. Despite this, the City is unable to speculate on whether developers, applicants or existing property owners who wish to develop sites will actually develop, and what type of development form they will choose. Therefore, the quantity of potential development is unknown.

*Cr Fishwick entered the Chamber at 6.09pm.*

Q3 *What amount of work has been undertaken to ensure that all designs will fit in our streetscape and will result in good quality outcomes? The community would be keen to see what the future will look like. Is this work available for the community to view and to better understand the changes that are being forced upon them?*

A3 Mayor Jacob stated that comment was made earlier regarding the importance of quality and something that the community would see as a quality investment in their own neighbourhood and it is something the Council is exploring. Mayor Jacob further stated the City has always considered good design outcomes an imperative. With the State Government releasing its apartment design guidelines document, *Design WA*, the City will continue to engage the relevant State Government agencies to explore how far the City can apply its own design guidelines to development within the City of Joondalup.

The Director Planning and Community Development reiterated her previous comments that the City did include some provisions in its initial LHS that complemented the R-Codes and sought to assert greater design controls over development, however those provisions were rejected by the WAPC. The State Government has recognised the issues associated with local housing strategies across a number of metropolitan local governments and has indicated it will be releasing *Design WA*; guidelines that will provide greater control and design outcomes. However, the success of these is yet to be determined and the City will continue to engage the Department of Planning, Lands and Heritage (DPLH) and WAPC to gain improved control of developments, as being requested by its community.

**Mr D Lockett, Edgewater:**

Mr Lockett made a statement opposing the need for infill development and densification, given previous experiences in the UK and the undeveloped land area of Australia.

Mayor Jacob commented that the City of Joondalup is largely developed, so any further growth will be infill. A significant reason for infill development is that the Perth and Peel metro area sits within one of only eight globally recognised environmental biodiversity hotspots in the world. Mayor Jacob further stated the south-west of Western Australia has an equivalence of biodiversity to the area of Europe, placing significant environmental pressures against clearing for the development of Perth.

**Ms B Hewitt, Edgewater:**

Q1 *Do you feel ethically or morally that the public consultation in regard to the change of zoning was adequate and can the City demonstrate that the 33 responses received are representative of the community's views on the increase in zoning density?*

A1 Mayor Jacob advised that the City of Joondalup's consultation procedure exceeds the minimum legislative requirements. However, the City recognises the community's desire for increased consultation and it is a matter that the Council will be considering at its meeting to be held on 21 November 2017.

*The Chief Executive Officer and Manager Governance left the Chamber at 6.23pm and returned at 6.32m.*

**Ms K McCullough, Edgewater:**

Ms McCullough made a statement with regard to the unique character and nature of the suburb of Edgewater. She stressed the importance for the City and Council to consider the development of a local housing strategy and associated policies that were cognisant of the residents' wishes, reflecting the environmental and cultural heritage of the suburb.

Q1 *What is Council going to do over time in terms of monitoring the impact of housing developments on the environment and will any baseline studies in relation to the impact on the environment be undertaken?*

A1 Mayor Jacob advised broad environmental impact assessments are not the role or province of local governments, but rather State and Federal Governments. Mayor Jacob further iterated the requirement for infill is a State Government requirement, partly driven by balancing the impacts of large scale clearing for new residential development. He stated the key for the City is to engage with the community to ensure where local infill development occurs it is achieved to a high standard.

Q2 *If Council is not able to monitor the environmental impact assessments, as residents are you able to assist us in following that process up with the relevant authorities?*

A2 The Director Planning and Community Development advised that the LHS had been assessed by the EPA and received approval as part of the assessment process. Further environmental assessment by the City of HOA impacts would be extremely difficult to assess, given that the City is unable to predict with any certainty the uptake rates and associated level of development activity. Notwithstanding this, aspects of the proposed *Design WA* guidelines being introduced by the State Government included the ability for local governments to enable provision of deep root zones to accommodate mature tree plantings. This is intended to not necessarily protect existing trees being lost to development, but compel replacement of that tree canopy as part of the development.

The Chief Executive Officer commented that the City has a strong environmental record and is active in monitoring and pursuing sound programs that protect and enhance the City of Joondalup's environment.

**Ms H Anderson, Edgewater:**

Q1 *Does the City intend to reconsider particular areas along the edge of the lake?*

A1 Mayor Jacob advised he is unable to respond as Council will be considering a variety of options to raise with State Government agencies at its meeting to be held on 21 November 2017 and is unable to foreshadow the outcome of Council's deliberations.

**Mr M Janse, Edgewater:**

Q1 *Our block is rated R40. Can I be forced to sell it, or can I develop it on my account?*

A1 Mayor Jacob advised any land owner cannot be forced to sell or develop their land.

Q2 *In the event that I do not wish to sell or develop my property, is Council able to raise the land rates, thereby forcing me to sell?*

A2 Mayor Jacob advised the City would not raise land rates to force infill development in HOAs.

**Mr K Travers, Edgewater:**

Mr Travers made a statement in relation to the traffic impacts associated with infill development in HOAs and the lack of adequate public transport servicing such areas.

Q1 *Mr Travers questioned the following:*

- *Whether infill development was the best outcome for the suburb of Edgewater?*
- *Whether infill development would produce high quality multiple dwellings and improve the amenity of the area?*
- *The ability of the road network within the suburb of Edgewater being able to cope with demand?*

Mr Travers asked should there be any doubt with respect to his queries, would the City take up the local member's offer of going back to the current State Government and try to formulate a plan that would work for the City of Joondalup that would maintain the suburb's garden status.

- A1 Mayor Jacob advised he would be very keen to work with all stakeholders to ensure the respective desired outcomes were achieved, particularly in relation to high quality infill development and the provision of adequate public transport services.

The Director Planning and Community Development also commented that the current LHS was not the City's initial proposal, nor that adopted by Council, which had contained stronger provisions to protect existing amenity and achieve better design outcomes. However, some of those provisions had been refused, with the WAPC requesting the City to remove them. In essence this meant the current LHS was not the preferred option.

**Mrs S Makoare, Greenwood:**

- Q1 *Based on the fact that the R-Code amendments, the multi-dwelling policies and all the changes came from the State Government, do you recommend that as residents we petition the State Government regarding changes to the R-Codes?*

- A1 Mayor Jacob commented that was a decision for residents to make and also encouraged the community to contact their local parliamentarian to put their case forward and stated the City was keen to liaise with residents as well.

- Q2 *In the meantime, would the City or can the City stage, limit or postpone approval of developments to avoid the same over-supply that is being seen in Balga and Nollamara for the City of Stirling?*

- A2 The Director Planning and Community Development advised the City cannot legally stop accepting applications under the current planning framework; nor can it legally stop making decisions in line with the existing framework. Only when there is certainty that a scheme amendment or a policy will be approved can the City start applying the provisions of those scheme amendments and policies. In the case of a scheme amendment, this is once the Minister has formally approved the amendment and it is about to be published in the *Government Gazette*.

**Mrs S Makoare, Greenwood:**

Mrs Makoare made a statement that while the changes have been effectively implemented by the State Government, it was incumbent upon the City to represent its residents and advocate to the State Government for changes to the legislative framework.

**Mr G Sherwood, Edgewater:**

Mr Sherwood made a statement in relation to the proposed development in Chipala Court, Edgewater and expressed his concern at the impact on existing amenity.

- Q1 *Is the City of Joondalup intentionally promoting the development of high density areas immediately adjacent to train stations such as the Edgewater Station where there is significant land that could be used for such development as the first step to infill rather than in the broader suburbs?*

- A1 Mayor Jacob stated that was not the case.

**MOTION 1**

**MOVED** Mr G Sherwood, Edgewater, **SECONDED** Mrs A Marum-O'Donnell, Edgewater that the City of Joondalup does not proceed with the approval of the development on house number 7 and 56 Tuart Trail, Edgewater and does not exceed a maximum of three dwellings per block.

The Motion was Put and

**CARRIED UNANIMOUSLY**

**MOTION 2**

**MOVED** Mr A Anderson, Edgewater, **SECONDED** Ms B Hewitt, Edgewater that Council **INITIATES** a review of its *Local Housing Strategy* and associated amendment to *District Planning Scheme No. 2*. The purpose of the *Local Housing Strategy* review and scheme amendment should be to change the density coding of lots within Housing Opportunity Area 8, that are currently coded R20/R40, to a density coding of no higher than R20/R30.

Mr A Anderson spoke to the Motion.

**AMENDMENT MOVED** Mr K Travers, Edgewater **SECONDED** Mr D Lockett, Edgewater that "R20/30" be deleted and replaced with "R20".

The amendment was Put and

**CARRIED**

The original motion as amended, being:

That Council **INITIATES** a review of its *Local Housing Strategy* and an associated amendment to *District Planning Scheme No. 2*. The purpose of the *Local Housing Strategy* review and scheme amendment should be to change the density coding of lots within Housing Opportunity Area 8, that are currently coded R20/R40, to a density coding of no higher than R20.

was Put and

**CARRIED UNANIMOUSLY**

**Mrs P Sherwood, Edgewater:**

Q1 *Was the amendment put by Mr Ken Travers only until such time as things could be sorted out. It only reads to "revert to R20"?*

A1 Mayor Jacob advised that any reversion back to R20 would require a separate scheme amendment and any further change after that would require another scheme amendment. The intent to revert to R20 therefore adequately captured the intent of the amendment.

**MOTION 3**

**MOVED Mr M Moore, Edgewater, SECONDED Mr J Cunningham, Edgewater that Council formally REQUESTS that the Minister of Planning cancels Scheme Amendment No. 73 so that the City of Joondalup can start again and develop a local housing policy that respects the needs of all communities and all residents and delivers an equitable outcome.**

The following persons spoke to the motion:

Mr M Moore, Edgewater.  
Dr T Greene, Padbury.  
Mr M Stringfellow, Craigie.

**The Motion was Put and**

**CARRIED UNANIMOUSLY**

*Cr Dwyer left the Chamber at 7.04pm.*

**Dr T Greene, Padbury:**

Q1 *We have heard that in the early stages the City of Stirling found that the densification push created problems across its City. Why is it thought that that would be a better process if it is all concentrated into small areas within the City of Joondalup?*

A1 Mayor Jacob ruled the question out of order and asked for a specific question.

*Cr Dwyer entered the Chamber at 7.07pm.*

*The Chief Executive Officer and Manager Governance left the Chamber at 7.12pm.*

**Ms B Hewitt, Edgewater:**

Ms Hewitt expressed her thanks to Council for allowing this evening's meeting to be held and also thanked the residents of Edgewater who attended. Mrs Hewitt presented a list of apologies from Edgewater residents and requested they be included in the minutes of the meeting.

*The Chief Executive Officer and Manager Governance entered the Chamber at 7.15pm.*

**Mr A Anderson, Edgewater:**

Mr Anderson requested his original motion and the amendment as put by Mr Travers be considered separately.

Mayor Jacob advised that procedurally this was not possible and stated he was attempting to apply the City's *Meeting Procedures Local Law 2013*. Mayor Jacob commented that it was not possible to revisit a previous motion that had been dealt with earlier in the meeting.

**Mr M Rose, Sorrento – Vice President, Marmion Sorrento Duncraig Progress and Ratepayers' Association:**

Mr Rose made a statement requesting the City consult with the community to achieve greater representation and advocacy to State Government agencies and politicians to influence change.

Mayor Jacob stated the community had been consulted and the City had undertaken consultation at a level greater than legally required. However, he noted that one of the proposed strategies for Council to consider at its meeting to be held on 21 November 2017 was further expanding its consultation efforts.

**Ms J Quan, Edgewater:**

Ms Quan reiterated Mr Rose's statement requesting the City consult with the community to achieve greater representation and advocacy to State Government agencies and politicians to influence change.

**CLOSE OF BUSINESS**

There being no further business, the Mayor declared the Meeting closed at 7.17pm.



Special Electors Meeting

# Local Housing Strategy

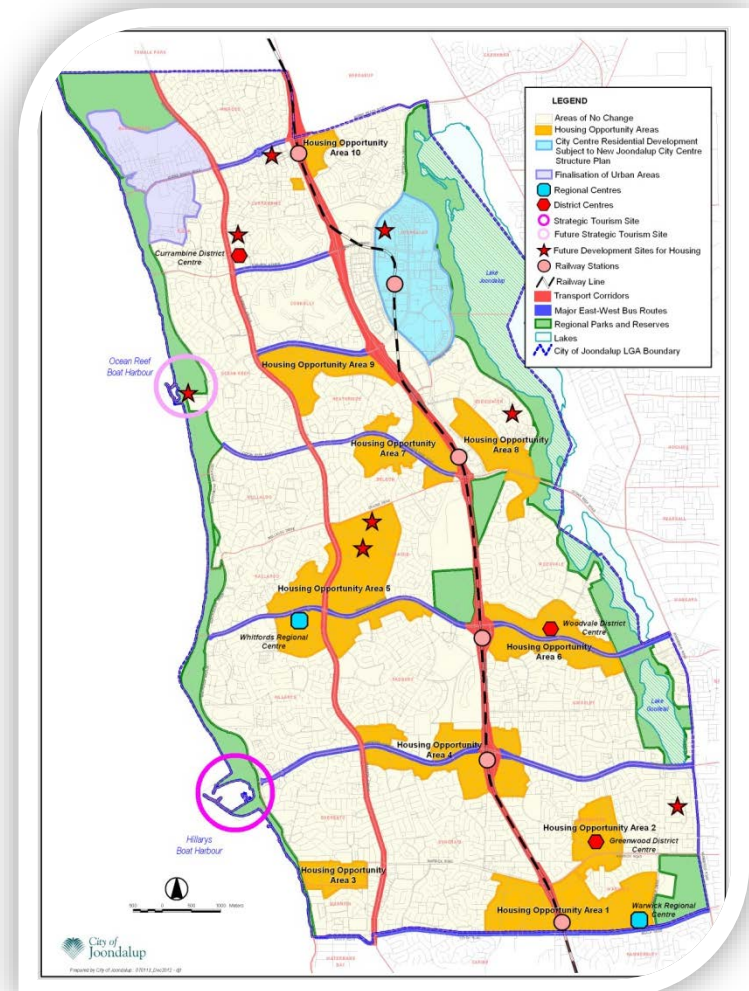
Director Planning and Community Development

November 2017



# Background

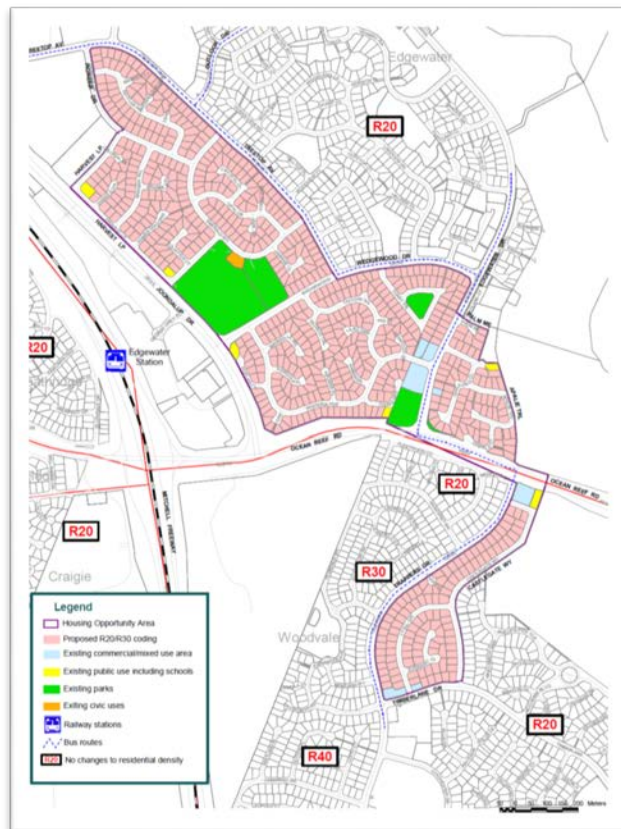
- State Government set residential infill targets the City is required to meet
- A Local Housing Strategy (LHS) is required to show how the City intends to meet the future housing needs of its residents - quantity and diversity of dwellings
- Ad hoc approach to increasing densities is not appropriate
- Key criteria were used to identify ten suitable Housing Opportunity Areas (HOAs)
- HOAs are within close proximity to key public transport corridors and major activity centres



# Background

Mid 2010 - the first draft of the LHS was advertised to all residents. Over 7,000 submissions received

Initial intent for HOA 8 was for R20/30



- 917 surveys sent out in HOA 8
- 148 responses received (16% response rate)
- 65% agreed to be included in HOA
- 31% did not want to be included
- 4% did not state preference
- **55% felt density was appropriate**
- **10% felt density was too low**
- **8% felt density was too high**
- 27% had no preference on density



# Background



**February 2011** - Council adopted draft LHS and forwarded to Western Australian Planning Commission (WAPC) for endorsement

Department of Planning advised that draft LHS needed to respond more strongly to the State's strategic planning documents and requested the City to:

- Increase densities around Edgewater train station to at least R40, preferably much higher.
- Expand HOA to include the existing R20 area south of Ocean Reef Road, east of Trappers Drive.
- Expand the HOA to include more properties surrounding the Woodvale shopping centre.

# Background

- 11 December 2012 – Council considered the revised LHS and resolved to advertise the revised strategy
- February 2013 – the revised strategy was advertised for public comment
- 16 April 2013 - the revised strategy was adopted by Council
- 12 November 2013 - the WAPC resolved to support the Local Housing Strategy





# Implementation



- LHS contains recommendations only
- Recommendations needed to be implemented via the District Planning Scheme and Local Planning Policy
- Could not include provisions to prevent multiple dwellings
- Scheme Amendment 73 was initiated and the Residential Development Local Planning Policy developed

## Scheme Amendment 73

- Initially contained a provision to limit multiple dwellings (apartments) to sites 2,000m<sup>2</sup> and larger – better able to control impact of development
- Also contained a provision requiring higher density development to meet the requirements of the City's *Residential Development Local Planning Policy*.
- This would give the City's policy more weight than if there were no reference to the Local Planning Policy in the Scheme.
- WAPC did not support these provisions and required them to be removed from Amendment 73



# Implementation



## Residential Development Local Planning Policy

- Additional building controls have been included in the City's *Residential Development Local Planning Policy* to the greatest extent possible.
- Policy deals with matters such as building design, car parking and streetscape appearance.
- All residential development in Western Australia is controlled by the State Government's Planning Policy 3.1 – *Residential Design Codes of Western Australia* (R-Codes).
- No ability for the Residential Development Local Planning Policy to go beyond the scope of the R-Codes, without the approval of the WAPC.





# Process to change LHS and density



- Ad hoc changes are not appropriate and not orderly and proper planning decisions
- Recoding of one HOA or part thereof therefore unlikely to be supported by WAPC
- Strategic approach to change is required – risks with completely reviewing LHS
- Process is lengthy and complex and no timeframe for completion
- Likelihood of State Government support for changes to strategic documents so soon after the adoption of LHS and gazettal of Amendment 73 is low
- Even if a decision was made to initiate a new amendment to the District Planning Scheme to reduce density, this could take 12 months or more
- Cannot prevent ‘business as usual’ while changes are made
- Low likelihood of support at State level to reduce density
- Low likelihood of support at State level to prevent development of multiple dwellings



# Proposed way forward



- Reducing density code to R30 will not prohibit development of multiple dwellings
- R30 multiple dwellings at a smaller scale but will not resolve matters relating to design and delivering quality streetscapes
- *Design WA* will solve some issues
- Issues also being experienced by other local governments
- Therefore, State Government now more receptive to Scheme and policy provisions to deal with local circumstances
- Report dealing with proposed way forward to be presented to Council in November



# City of Joondalup Special Electors Meeting

Regarding Motion to return  
Housing Opportunity Area 8 to R30 Zoning

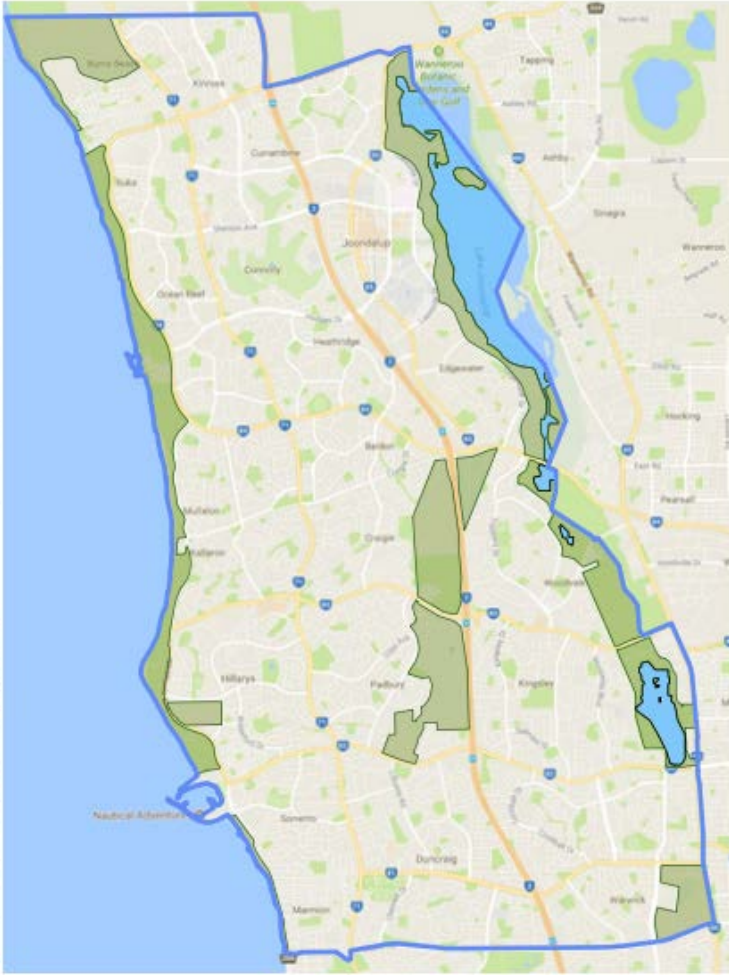
13th November 2017

# Overview of Community Concerns with Housing Opportunity Area Planning and Process

1. Assumptions about the need for high density are questionable.
2. Process of definition of HOAs by the City is inconsistent and inequitable.
3. Key modelling does not appear to have been done such that there is sufficient information available to the public.
4. Important impact assessments for HOA 8 do not appear to have been done
5. Consultation process was not transparent and of questionable intent
6. A more equitable solution is available

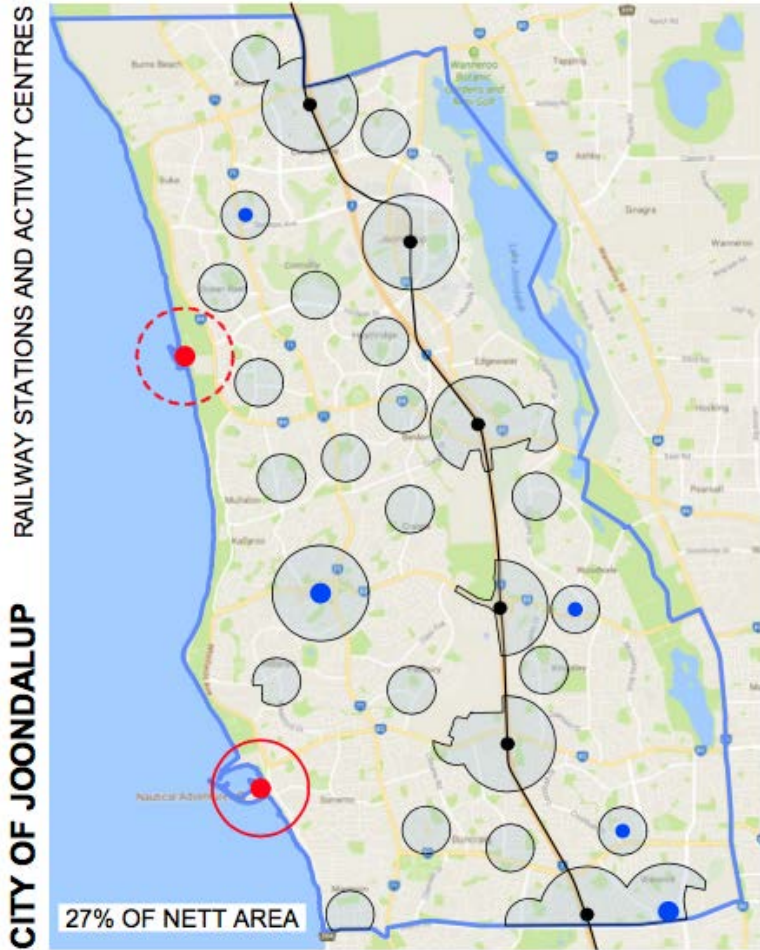
URBAN AREA = 83% OF TOTAL AREA

CITY OF JOONDALUP



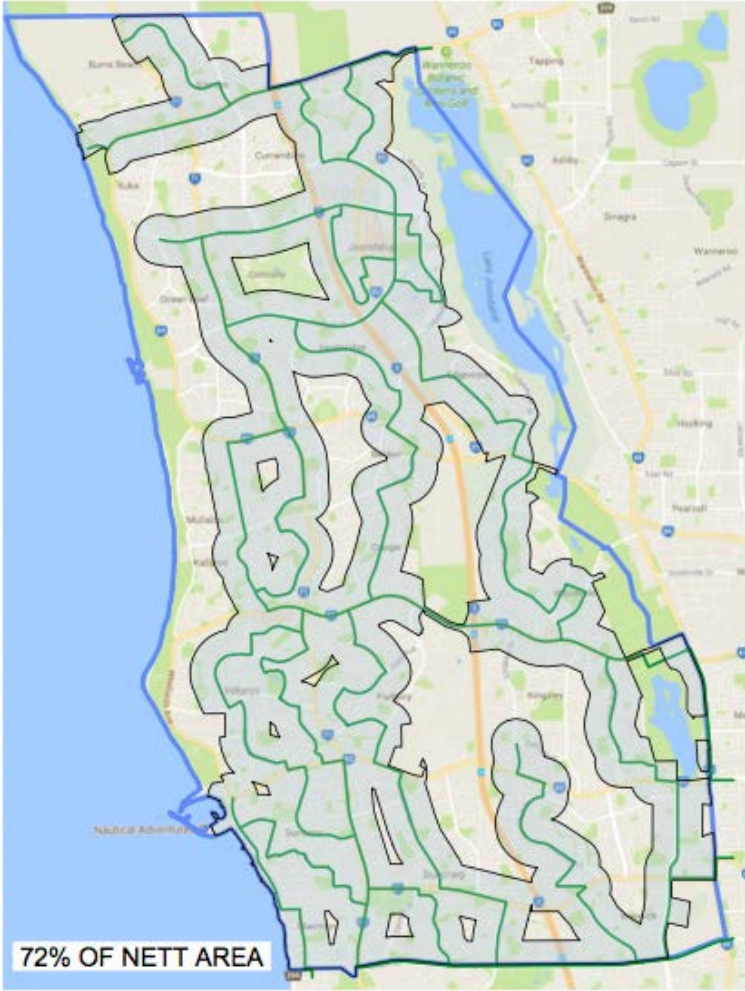
# Selection of HOAs (1)

Urban Area = 83%  
of COJ total area



## Selection of HOAs (2)

Railway stations and Activity Centres reach 27% of the “Urban Area” with 800m walking catchments

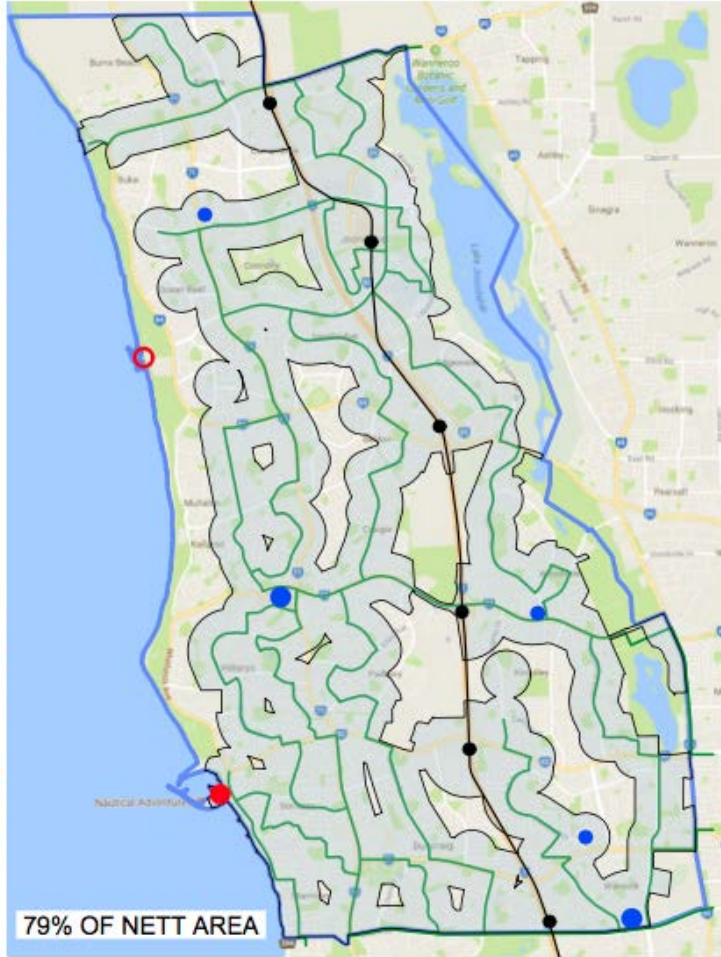


# Selection of HOAs (3)

High Frequency Bus Routes cover 72% of the “Urban Area” with a 400m walking catchment

ALL TOD ZONES (2010)

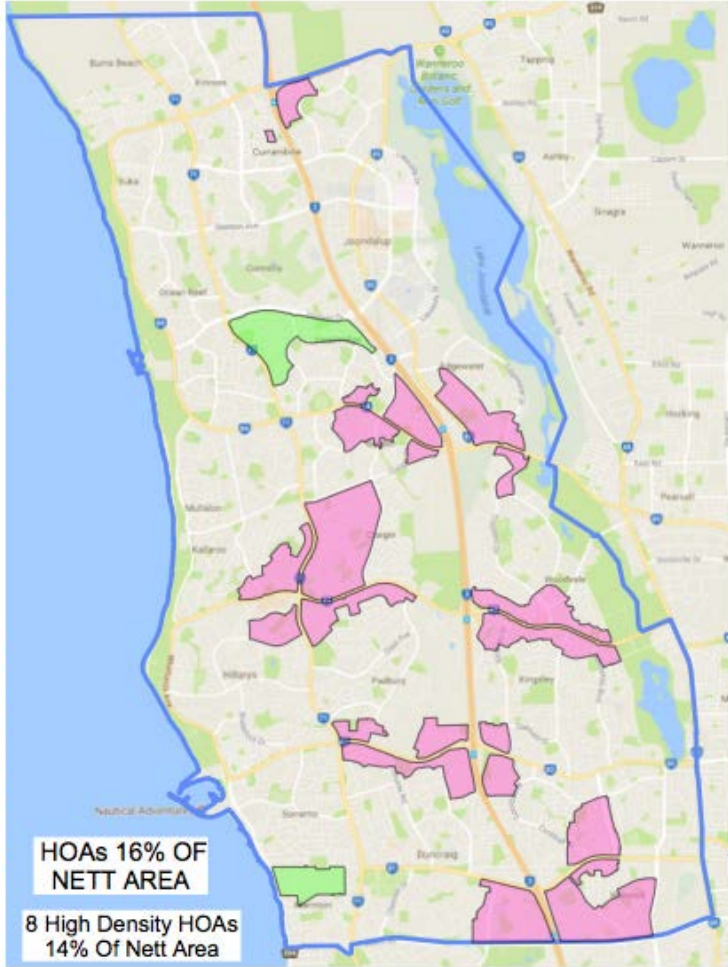
CITY OF JOONDALUP



## Selection of HOAs (4)

Total area in COJ that meets criteria for HOA selection is 79% of total urban area

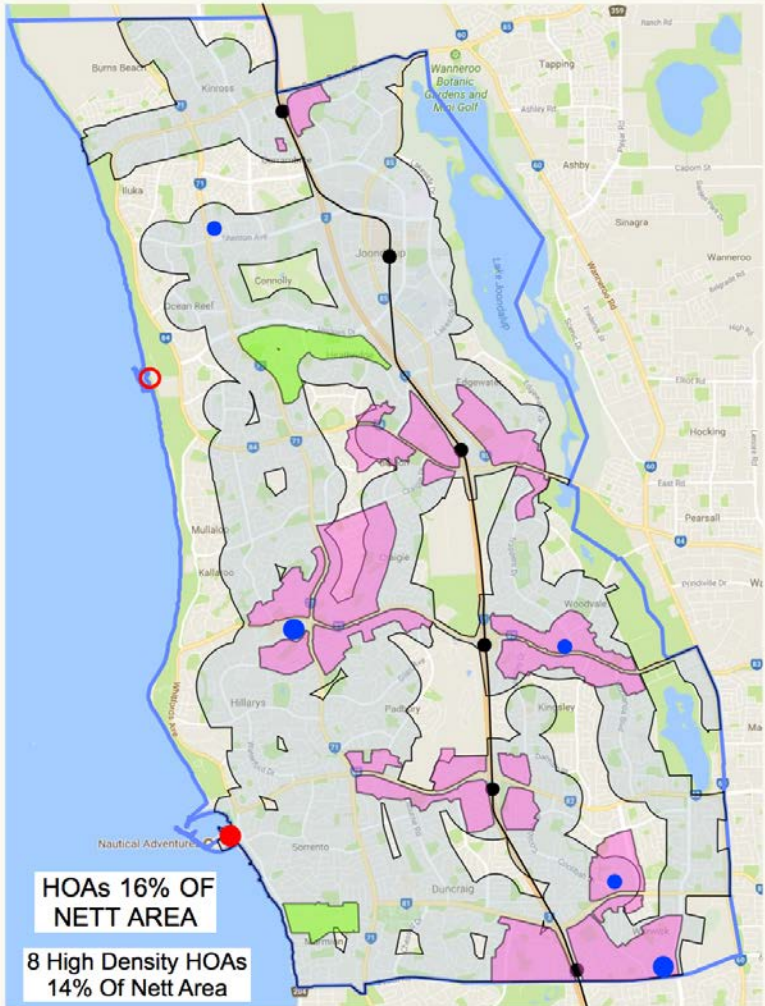




## Selection of HOAs (5)

Housing Opportunity Areas identified for only 16% of total Urban Area.

8 high density HOAs make up only 14% of total Urban Area.



# Selection of HOAs (6)

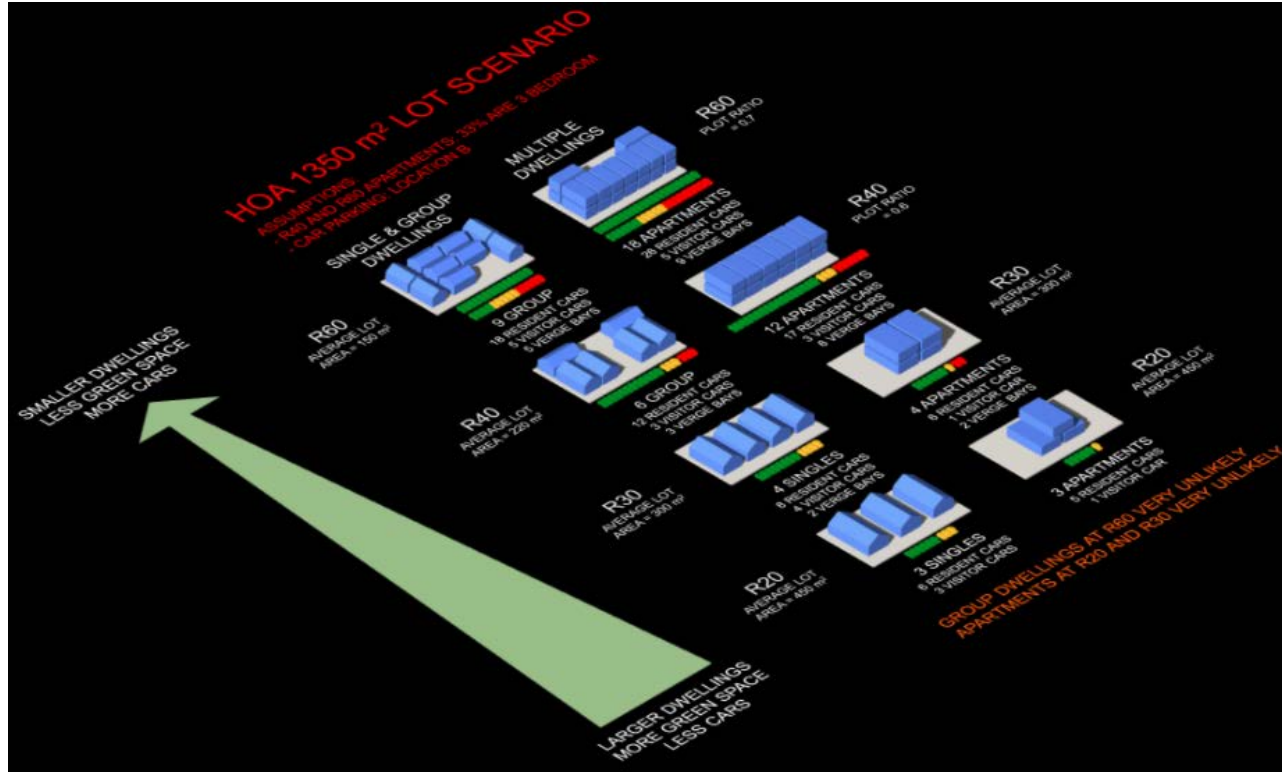
Housing Opportunity Areas overlaid with 400m transport routes.

Large part of HOA's in Beldon Craigie and Greenwood are not in the TOD Zone.



# R-code quick explainer

Developers will always fill the block with maximum dwellings for the greatest return



R20 - 3 apartments,  
6 car bays

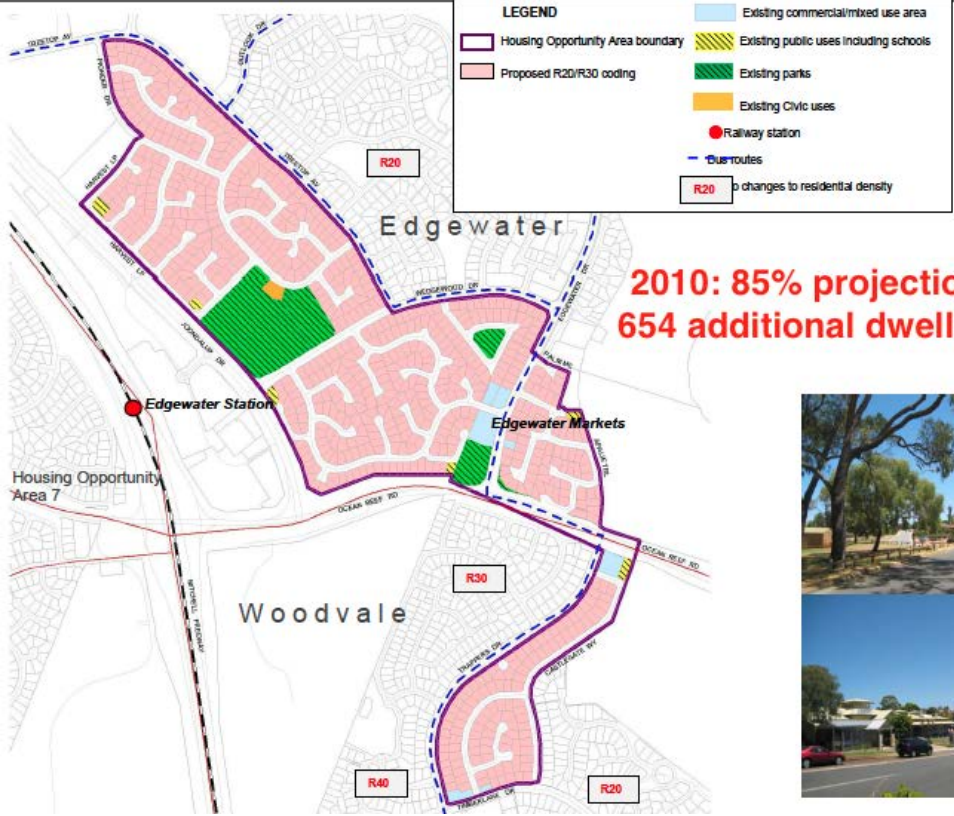
R30 - 5 apartments,  
9 car bays

R40 - 12  
apartments, 26 car  
bays

R60 - 18  
apartments, 40 car  
bays

# HOA 8 Proposed R30 change to R-Codes 2010

## HOUSING OPPORTUNITY AREA 8 – Edgewater Station to Trappers Drive – proposed R Code changes



**2010: 85% projection = 654 additional dwellings**



# Housing Opportunity Area 8 with R40

Housing Opportunity Area 8

2016: 85% projection =  
1374 additional dwellings

Edgewater Station to Trappers Drive – proposed R-Code changes



Change in zoning from R30 which to R40, on is an additional 720 dwellings.

Number of dwellings is more than doubled when moving from R30 to R40.

# Dwelling Mix Potentials

Scenarios of different dwelling mix.

A balance of 30% houses, 35% units, 35% flats results in:

526 houses

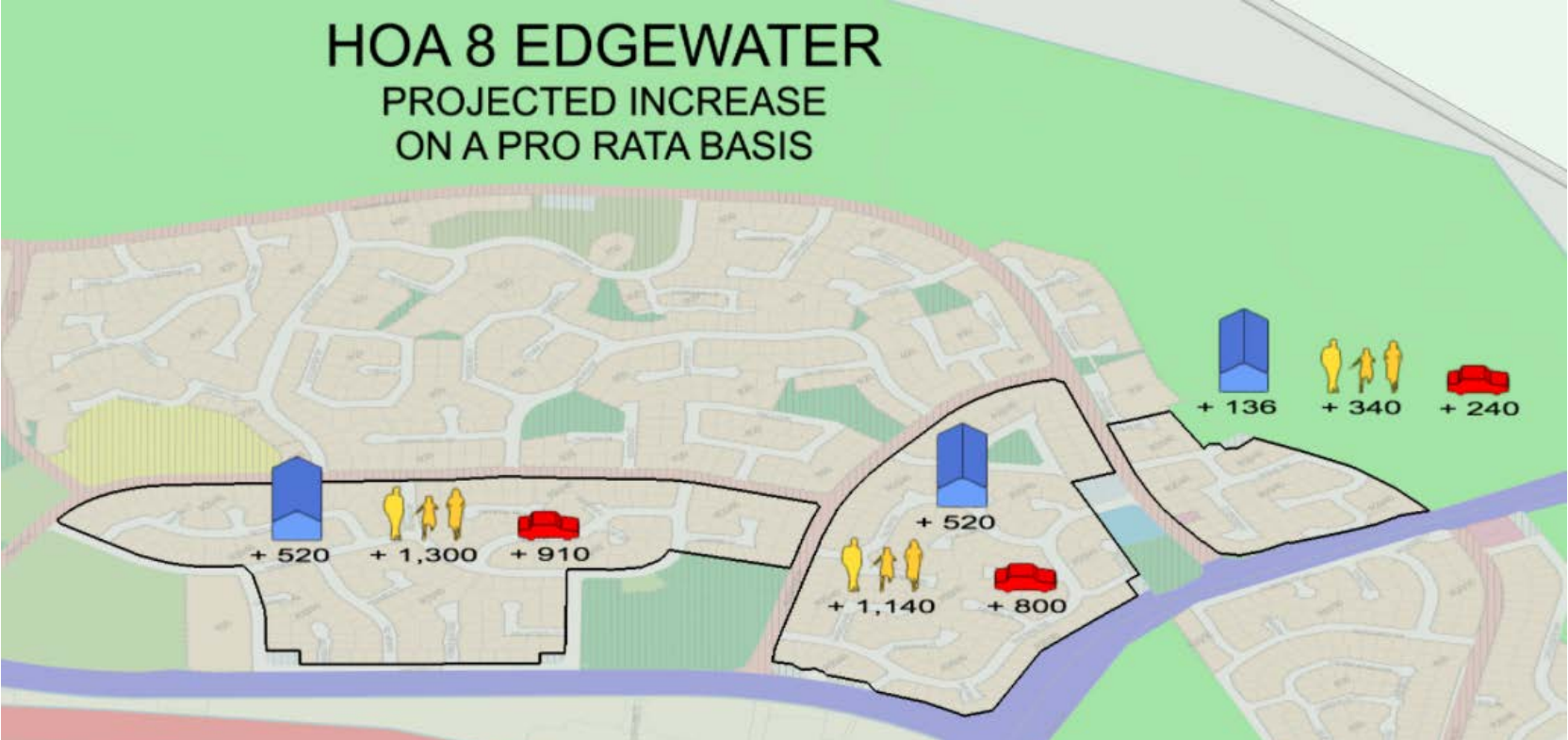
614 units

614 flats

DWELLING MIX CALCULATOR						
IOA 8 - EDGEWATER (R40)		Numbers on a pro rata basis				
Projected No. of new dwelling				1112		
No. existing dwellings				642		
Projected dwellings total				1754		
DWELLING TYPE	AVG LOT AREA	MIN. LOT AREA	MIN LOT FRONTAGE			
HOUSES	220	180	10 m			
UNITS	220	180	10 m	*	Approx.	
FLATS	110*	1000**	20 m	**	Overall	
SCENARIOS						
HOUSES	UNITS	FLATS			TOTALS	
10%	175	10%	175	80%	1403	1754
10%	175	15%	263	75%	1316	1754
10%	175	20%	351	70%	1228	1754
10%	175	25%	439	65%	1140	1754
20%	351	20%	351	60%	1052	1754
20%	351	25%	439	55%	965	1754
20%	351	30%	526	50%	877	1754
20%	351	35%	614	45%	789	1754
25%	439	25%	439	50%	877	1754
25%	439	30%	526	45%	789	1754
25%	439	35%	614	40%	702	1754
25%	439	40%	702	35%	614	1754
30%	526	30%	526	40%	702	1754
30%	526	35%	614	35%	614	1754
30%	526	40%	702	30%	526	1754
30%	526	45%	789	25%	439	1754
35%	614	35%	614	30%	526	1754

# HOA 8 Population and Vehicle Increases

Apartments unlikely to achieve 100% parking on site. Potentially 3-6 verge embayments per each of the apartment blocks. Traffic is doubled, plus on-street parking.

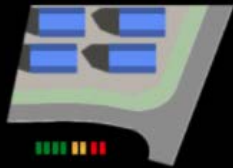




# Case Study Chipala Ct Edgewater

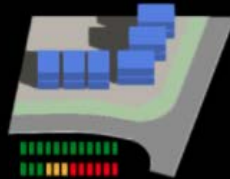
## 1 & 3 CHIPALA COURT 1379 m<sup>2</sup> AMALGAMATED LOT

330 m WALK TO NEAREST BUS STOP ON EDGEWATER DRIVE

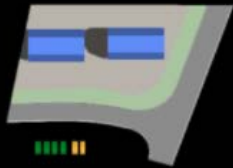


R30 4 GROUPED DWELLINGS  
4 RESIDENT CARS  
2 VISITOR CARS  
2 VERGE CARS

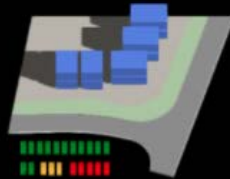
(APARTMENTS SIMILAR)



R40 WITH GENEROUS DISCRETIONS  
12 APARTMENTS  
15 RESIDENT CARS  
3 VISITOR CARS  
6 VERGE CARS



R20 EXISTING  
2 HOUSES  
4 RESIDENT CARS  
2 VISITOR CARS



R40 WITH SOME DISCRETIONS  
10 APARTMENTS  
13 RESIDENT CARS  
3 VISITOR CARS  
5 VERGE CARS

R20: two existing houses, 4 cars + visitor parking provision in driveway.

R30: 4 grouped dwellings, 4 resident cars + visitors parking provision on site

R40: 10 - 12 apartments depending on concessions asked for. 16 resident parking bays, 3 visitor cars on site, 6 visitor car bays by removing verges of neighbouring properties

# Public Consultation On Change Of Zoning to R40

## PROPOSED AMENDMENT NO 73 TO CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO 2

Following extensive public consultation, the City's Local Housing Strategy has been endorsed by the Western Australian Planning Commission. The City is now progressing with the process to implement the recommendations of the strategy by amending the City's District Planning Scheme and by the future adoption of local planning policy provisions.

Your comments are invited on the proposed amendments to the City's planning scheme, including:

- The recoding and rezoning of various residential lots which align with the proposals outlined in the adopted Local Housing Strategy;
- The Development of new provisions for dual-density coded lots;
- Encouraging dwellings designed for aged persons;
- Residential density code amendments for mixed use, business, and commercial zoned lots;
- Minimum residential densities for all new residential structure plans, and for sites one hectare and above and coded higher than R20.

The scheme amendment documents and FAQs can be viewed at the City of Joondalup Administration Building, Boas Avenue, Joondalup and on the City's website at [joondalup.wa.gov.au](http://joondalup.wa.gov.au)

Comments must be made in writing to:

City of Joondalup  
PO BOX 21  
JOONDALUP WA 6919

Or by email to [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au)

All submissions will become public record, however the City will not include your personal details if a written request to withhold your name and address is received.

Please ensure comments are clear and concise to enable these to be considered by the City.

Enquires can be directed to the City on 9400 4371.

Submissions close: 10 December 2014

“...recoding and rezoning of various residential lots...”

“Targeted consultation was not done with landowners and residents already located within HOAs of the proposed changes in densities **because the City was restricted on the density increases specified by the Department of Planning.**”

Objections or concerns raised in response to this issue would have had no effect on the outcome and it was not considered appropriate to undertake “tokenistic” consultation on an issue if there was no intention to change the density in response to feedback received.”

