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## Minister for Transport; Planning; Lands

Our Ref: 72-09655

Hon Albert Jacob JP  
Mayor  
City of Joondalup  
PO Box 21  
JOONDALUP WA 6919

Dear Mayor

### **CITY OF JOONDALUP PROPOSED LOCAL PLANNING SCHEME NO. 3**

I write in relation to the draft City of Joondalup Local Planning Scheme No. 3 (LPS 3) and community concern regarding infill development within the City of Joondalup.

The Western Australian Planning Commission (WAPC) recently forwarded LPS 3 to me. As you are aware, the LPS 3 includes residential density codings that were included in the City of Joondalup's existing District Planning Scheme No. 2 (DPS 2) via Amendment 73, in February 2017 (known as 'Housing Opportunity Areas').

I also note that the City has initiated Amendments 88 & 90 to DPS 2 that are currently advertised for public comment and that submissions on these amendments do not close until 23 April 2018. Importantly, if LPS 3 is approved prior to completion of existing Amendments 88 & 90, these amendments will cease to have effect.

It is now unclear whether the City of Joondalup supports the development outcomes facilitated by Amendment 73 and LPS 3 or whether it seeks alternative outcomes through amendments to DPS 2.

At the same time, it is very clear that many members of the community are unhappy with the City of Joondalup's current approach to planning for infill development.

The State Government is committed to the delivery of infill development in order to manage the extent of growth on the outer suburbs of the Perth. Uncontrolled urban sprawl risks locating people in areas with poor access to employment opportunities and services and requires expensive infrastructure to service these areas.

To this end, successive State Governments have set minimum infill targets and provided high-level guidance for the location of infill development. In this respect, in 2010 the infill target for the City was 12,700 (to 2031). The *North West Sub-regional Planning Framework* now identifies the minimum residential infill target for the City as 20,670 (to 2050).

This State Government places priority on locating infill development in areas such as those with access to good public transport, METRONET station precincts and major activity centres. However, local governments are responsible and have authority for establishing more-detailed strategies, in consultation with their communities, which identify the specific location of infill development.

I am greatly concerned that the City is currently advertising amendments to DPS 2 at the same time that LPS 3 is with me for consideration.

As mentioned, there appears to be significant community discontent with the current approach to planning for infill development, developed by the City of Joondalup and approved by the previous State Government, as you would be aware. Representation made to me by local residents indicates that this is, in part, a result of concerns regarding the lack of genuine community consultation.

In light of the above, I urge the City of Joondalup to clarify its community position in relation to LPS 3 and its planning for infill development. I note that it is open to me to refuse LPS 3. The City of Joondalup could then finalise consultation on Amendments 88 & 90 and, in parallel, undertake a consultation process with their local residents about their expectations and aspirations for how infill development is can be provided across the City.

This could be shaped as a strategic review of the City's infill planning, occur in parallel to current statutory processes and include thorough community consultation with all elements of the community. In this respect, examples of good consultation processes could include face-to-face meetings, workshops, surveys and/or mobile information sessions.

Such a review would provide a strategic basis for the City of Joondalup to put forward proposals for consideration by the State Government. Consideration of individual amendments relating to residential density could be ad hoc without such a review.

This could be done in parallel with the review I understand the City is undertaking into its local planning guidelines for multi-dwelling developments. Other Councils have implemented, following extensive community consultation, local planning policies that address the challenges of infill development and get better design outcomes, such as prescribing landscaping, deep soil zones and rear setbacks.

I look forward to your response in relation to my further consideration of the City of Joondalup's LPS 3.

Yours sincerely

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke.

**HON RITA SAFFIOTI MLA  
MINISTER FOR PLANNING**

22 MAR 2018

cc: Garry Hunt, Chief Executive Officer, City of Joondalup