



# PLANNING FRAMEWORK

## For Infill Development

### NEW PLANNING FRAMEWORK FOR INFILL DEVELOPMENT (as at 23 July 2019)

#### Background

Perth is currently home to more than 2 million people and this is anticipated to grow to 3.5 million by 2050.

The State Government has a strategy for the future growth of Perth that aims to accommodate 47% of this population growth in existing suburbs. To achieve this, the State Government set targets for new dwellings for each metropolitan local government. For local governments like the City of Joondalup, which do not have many undeveloped areas left, this growth needs to be infill development.

The City was required to develop a Local Housing Strategy to show how it was going to meet the residential infill target set by the State Government. This strategy identified areas considered most suitable for medium density. Areas suitable for increased density, outside the Joondalup City Centre, are known as Housing Opportunity Areas (HOAs).

The Local Housing Strategy came into effect in early 2016. Since then, residents in HOAs have been able to redevelop their properties in line with the higher densities allocated to these areas.

However, some residents are concerned about the development outcomes occurring in these areas and called on the City to review how infill development is managed.

#### A new planning framework for infill development

At a Council meeting in November 2017, the Joondalup Council responded to these concerns by agreeing to the preparation of a new planning framework for the City's HOAs that requires a higher quality of design and better manages the impact of development on existing residents and streetscapes.

This is a complex body of work and in mid-2018 an expert external consultant project team was engaged to review the existing planning framework and develop a new planning framework for infill development in the City of Joondalup.

This work included early consultation and engagement with the community to identify community concerns and aspirations, and views and ideas on a new framework.

The consultation process was extensive and included letters and flyers to every owner and resident in the City of Joondalup, a survey, Listening Posts, Community Design Workshops, an industry forum, a dedicated phone line, information on the website and social media, local media coverage and regular email updates to those who expressed interest in being informed.

Feedback received from the community was used by the consultant team to inform the development of a proposed new planning framework for infill development.

This draft new planning framework includes an amendment to the City's planning scheme and a local planning policy.

The draft new planning framework was finalised by the consultants earlier this year and presented to the Joondalup Council in April 2019 to seek Council's approval to advertise the documents for public consultation.

However, some residents expressed concern about the draft new planning framework prepared by the consultants, as well as the prescribed, statutory process that needs to be followed for advertisement of the draft scheme amendment, which sets the wheels in motion for consideration of the amendment by the State Government.

In response to the residents' concerns, Joondalup Council deferred the item to the May Council meeting to enable discussion with the Minister for Planning on the matter.

#### Development of an interim framework

Some residents have advised they would like to have input into the draft new planning framework prepared by the consultants, before the Joondalup Council initiates any prescribed, statutory consultation process.

This will add additional time to the process so, although some residents have requested this additional consultation occurs, they are also concerned about the development that may occur in their neighbourhoods in the meantime.



Because of this, residents have requested for the City to develop a different, simpler framework to assist, in the interim, in managing the impacts of infill development, while work continues on the more comprehensive framework prepared by the consultants.

The matter was brought back before the Joondalup Council at the May Council meeting. In response to the residents' requests, the Council decided not to progress with formal consultation on the draft new planning framework prepared by the consultants at that time.

Instead, in line with the residents' request, Council referred the matter back to enable *Section 3 – General Development Standards* of the planning policy prepared by the consultants to be converted to a different, interim local planning policy and scheme amendment for Council's consideration.

Work on this new local planning policy and scheme amendment is currently underway and it is intended a report on the matter will be presented to Joondalup Council at its August meeting.

If Council agrees to advertise the draft scheme amendment for community input, the document will first need to be referred to the Environmental Protection Authority (EPA). Once the EPA has considered and provided any feedback on the draft amendment, the City is then required to advertise the proposed scheme amendment for a minimum of 42 days.

Once the advertising period has closed, the Joondalup Council will consider all submissions received and decide whether to adopt the amendment (with or without modifications) or refuse to adopt the amendment. The Council's decision will then be forwarded to the Western Australian Planning Commission, which makes a recommendation to the Minister for Planning. The Minister for Planning is the final decision-maker for the amendment.

If Joondalup Council agrees to advertise the draft local planning policy for community input, the City is required to advertise the draft policy for a minimum of 21 days.

Upon the advertising period closing, Joondalup Council will consider all submissions received and decide whether to proceed with the policy (with or without modifications) or not to proceed with the policy. If Council decides to proceed with the policy, it will then be forwarded to the Western Australian Planning Commission for approval.

Additional information on the new planning framework for infill development, please visit [joondalup.wa.gov.au/HOA](http://joondalup.wa.gov.au/HOA) or contact [HOAPlanningFramework@joondalup.wa.gov.au](mailto:HOAPlanningFramework@joondalup.wa.gov.au)