

Planning Framework - Analysis

Urban Design and Built Form Analysis

- Detailed analysis of each HOA, identifying their unique characteristics and differences.
- Inform area specific building development controls.
- Analysis involved:
 - ❑ mapping investigation, site visits, local knowledge
 - ❑ interviews with resident's associations, Perth Transit Authority, Western Power, Members of Parliament, Office of the Government Architect
 - ❑ Listening Posts and an Industry Forum.
- Continuing.....

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Key Analysis Areas

- The characteristics of each HOA varies:
 - ❑ their predominant lot sizes
 - ❑ lot widths
 - ❑ architectural character
 - ❑ landscape character (established trees)
 - ❑ topographical considerations
 - ❑ street verge widths and landscaping
 - ❑ footpath network, street trees and lighting
 - ❑ traffic considerations.
- All of the above are vital to determine appropriate design controls.

Planning Framework - Analysis

Design Led Planning Framework

- Framework is a design led approach.
- Design and siting of the building are priorities.
- Specific local data is required.
- Lot type analysis, for instance:
 - ❑ testing HOA lot width influences
 - ❑ investigating any hidden development consequences of dominant lot types
 - ❑ evaluating the potential for retained trees on lots.
- For example:

Planning Framework - Analysis

Iterative Process

- Analysis to date was instrumental in preparing the design ideas to be discussed tonight.
- Examinations and investigations are ongoing.
- Design workshop process is a vital part of gathering more important information to inform the design considerations.

Planning Framework - Analysis



Plan 4a: Lot Typologies

HOA 1

Lot Size (m ²)	Count	% of HOA
0 - 299.99	86	5.03%
300 - 399.99	31	1.81%
400 - 499.99	38	2.23%
500 - 599.99	57	3.34%
600 - 699.99	361	21.12%
700 - 799.99	842	49.27%
800 - 899.99	220	12.87%
1000 - 1499.99	38	2.28%
1500 - 1999.99	13	0.78%
2000 +	22	1.29%

■ HOA Boundary
▲ Train Station
Cadastral
Lot Size (m²)
■ 0 - 299.99
■ 300 - 399.99
■ 400 - 499.99
■ 500 - 599.99
■ 600 - 699.99
■ 700 - 799.99
■ 800 - 899.99
■ 1000 - 1499.99
■ 1500 - 1999.99
■ 2000 +



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Lot Typologies – HOA 3



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominantly 700-750m² (416 lots – 76%).
- Ross Avenue and West Coast Hwy 800m² (43 lots – 7%).

■ HOA Boundary
▲ Train Station
Cadastral
Lot Size (m²)
■ 0 - 299.99
■ 300 - 399.99
■ 400 - 499.99
■ 500 - 599.99
■ 600 - 699.99
■ 700 - 799.99
■ 800 - 899.99
■ 1000 - 1499.99
■ 1500 - 1999.99
■ 2000 +



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Lot Typologies – HOA 4



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominantly 600-800m² (1014 lots – 67%).
- Hepburn Heights pocket 500-600m² (120 lots – 8%).



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Lot Typologies – HOA 5



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominant sizes of 600-1000m²
- 600-699m² (1267 lots - 42%)
- 700-799m² (775 lots - 26%)
- 800-1000m² (298 lots - 10%)



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Lot Typologies – HOA 6



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominant sizes of 600-1000m²
- 600-699m² (333 lots - 24%)
- 700-799m² (515 lots - 38%)
- 800-1000m² (141 lots - 10%)



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Lot Typologies – HOA 7



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominant sizes of 600-1000m²
- 600-699m² (311 lots - 31%)
- 700-799m² (466 lots - 47%)
- 800-1000m² (114 lots - 11%)



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Lot Typologies – HOA 8



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominant sizes of 600-800m²
- 600-699m² (296 lots - 33%)
- 700-799m² (422 lots - 47%)
- 800-1000m² (91 lots - 10%)



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Lot Typologies – HOA 9



- Diverse range of lot sizes (200m²-1500m²).
- Assorted locations.
- Predominant sizes of 600-1000m²
 - ❑ 600-699m² (179 lots - 18%)
 - ❑ 700-799m² (544 lots - 54%)
 - ❑ 800-1000m² (172 lots - 17%).



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Lot Typologies – HOA 10



- > Diverse range of lot sizes (200m²-1500m²).
- > Assorted locations.
- > Predominant sizes of 600-800m²
 - 600-699m² (103 lots - 32%)
 - 700-799m² (109 lots - 33%)
 - 800-1000m² (40 lots - 12%).



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Plan 4b: Lot Frontage
HOA 1



Lot Frontage (m)	Count	% of HOA
less than 8	52	3.15%
8 - 9.99	15	0.91%
10 - 12.49	50	3.03%
12.5 - 14.99	38	2.32%
15 - 17.99	129	7.97%
18 - 19.99	317	20.46%
20 - 22.49	544	33.91%
22.5 - 24.99	117	7.31%
25 +	852	52.96%



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Plan 4b: Lot Frontage
HOA 2

Lot Frontage (m)	Count	% of HOA
less than 8	75	2.17%
8 - 9.99	4	0.08%
10 - 12.49	17	0.48%
12.5 - 14.99	8	0.22%
15 - 17.99	55	1.51%
18 - 19.99	703	19.64%
20 - 22.49	270	7.34%
22.5 - 24.99	44	1.17%
25 +	740	20.38%



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Lot Frontage – HOA3



- Diverse range of lot widths (10m-22m).
- Assorted locations.
- Predominantly 15m wide (330 lots – 65%).
- HOA Perimeter lots 18m wide (35 lots – 7%).



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Lot Frontage – HOA4



- Diverse range of lot widths (8m-22m).
- Assorted locations.
- Predominantly 18-20m wide (365 lots - 24%).
- 290 lots are 20-22m wide (19%).

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Lot Frontage – HOA5



- Diverse range of lot widths (8m-25m).
- Assorted locations.
- Predominant widths of 15-22.5m
- 15-18m wide (228 lots – 8%)
- 18-20m wide (1011 lots - 36%)
- 20-22.5m wide (508 lots - 18%)
- Corner lots (614 lots – 22%)

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Lot Frontage – HOA6



- > Diverse range of lot widths (8m-25m).
- > Assorted locations.
- > Predominant widths of 15-22.5m
- > 15-18m wide (190 lots – 14%)
- > 18-20m wide (228 lots - 17%)
- > 20-22.5m wide (320 lots - 24%)
- > Corner lots (314 lots – 24%)



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Lot Frontage – HOA7



- > Diverse range of lot widths (8m-25m).
- > Assorted locations.
- > Predominant widths of 15-22.5m
- > 15-18m wide (140 lots – 14%)
- > 18-20m wide (187 lots - 19%)
- > 20-22.5m wide (201 lots - 21%)
- > Corner lots (279 lots – 29%)



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Lot Frontage – HOA8



- Diverse range of lot widths (8m-25m).
- Assorted locations.
- Predominant widths of 15-22.5m
- 15-18m wide (120 lots – 14%)
- 18-20m wide (139 lots - 16%)
- 20-22.5m wide (229 lots - 26%)
- Corner lots (189 lots – 22%)



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Lot Frontage – HOA9



- Diverse range of lot widths (8m-25m).
- Assorted locations.
- Predominant widths of 18-22.5m
 - ❑ 15-18m wide (105 lots – 11%)
 - ❑ 18-20m wide (227 lots - 23%)
 - ❑ 20-22.5m wide (237 lots - 24%)



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Lot Frontage – HOA10



- Diverse range of lot widths (10m-25m).
- Assorted locations.
- Predominant widths of 18-22.5m
 - ❑ 15-18m wide (40 lots – 12%)
 - ❑ 18-20m wide (84 lots - 26%)
 - ❑ 20-22.5m wide (71 lots - 22%).



Planning Framework - Analysis

Pedestrian Realm – Paths, Lighting and Shading Trees



HOA 1



Planning Framework - Analysis

Public Realm – HOA3



- Importance of the public realm in each HOA is vital:
 - ❑ neighbourhood individuality
 - ❑ street verge character
 - ❑ existing trees and/or new tree planting
 - ❑ street type and function
 - ❑ can additional driveways be accommodated
 - ❑ verge parking – beneficial or undesirable.

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Public Realm – HOA4



- Suitable building interface with the street.
- Alignments of existing footpaths.
- Proximity of established parklands.

All of these are part of this analysis, to inform the rigour of the recommended built form controls.

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Public Realm – HOA5



- Importance of the public realm in each HOA is vital:
 - ❑ neighbourhood individuality
 - ❑ street verge character
 - ❑ existing trees and/or new tree planting
 - ❑ street type and function
 - ❑ can additional driveways be accommodated
 - ❑ verge parking – beneficial or undesirable.



Planning Framework - Analysis

Public Realm – HOA6



- Suitable building interface with the street.
- Alignments of existing footpaths.
- Proximity of established parklands.

All of these are part of this analysis, to inform the rigour of the recommended built form controls.



Planning Framework - Analysis

Public Realm – HOA7



- Importance of the public realm in each HOA is vital:
 - ❑ neighbourhood individuality
 - ❑ street verge character
 - ❑ existing trees and/or new tree planting
 - ❑ street type and function
 - ❑ can additional driveways be accommodated
 - ❑ verge parking – beneficial or undesirable.

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Public Realm – HOA8



- Suitable building interface with the street.
- Alignments of existing footpaths.
- Proximity of established parklands.

All of these are part of this analysis, to inform the rigour of the recommended built form controls.

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Public Realm – HOA9



- Importance of the public realm in each HOA is vital:
 - ❑ neighbourhood individuality
 - ❑ street verge character
 - ❑ existing trees and/or new tree planting
 - ❑ street type and function
 - ❑ can additional driveways be accommodated
 - ❑ verge parking – beneficial or undesirable.

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Public Realm – HOA10



- Suitable building interface with the street.
- Alignments of existing footpaths.
- Proximity of established parklands.

All of these are part of this analysis, to inform the rigour of the recommended built form controls.

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Transport Nodes and Accessibility

- HOAs largely congregate around the Joondalup rail line.
- Serviced by high frequency bus routes.
- Examination of pedestrian connections to public transport.
- Need to maximise pedestrian and cycle access.
- Reduce car usage and parking demand in certain areas.
- Examining the:
 - ❑ pedestrian pathway network - existing and gaps
 - ❑ lighting, and street shade trees, to assess comfort and safety.



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA3



Legend

<ul style="list-style-type: none"> ■ HOA boundary ● Street tree ● Street light ▲ Train station 	<table border="0"> <thead> <tr> <th colspan="2">Pedestrian Pathways</th> <th>Dual Use Pathways</th> </tr> <tr> <th colspan="2">Condition</th> <th>Condition</th> </tr> </thead> <tbody> <tr> <td>— 1 - Good</td> <td>— 1 - Good</td> </tr> <tr> <td>— 2</td> <td>— 2</td> </tr> <tr> <td>— 3</td> <td>— 3</td> </tr> <tr> <td>— 4</td> <td>— 4</td> </tr> <tr> <td>— 5 - Poor</td> <td>— 5 - Poor</td> </tr> <tr> <td>— 0 or TBC</td> <td>— 0 or TBC</td> </tr> </tbody> </table>	Pedestrian Pathways		Dual Use Pathways	Condition		Condition	— 1 - Good	— 1 - Good	— 2	— 2	— 3	— 3	— 4	— 4	— 5 - Poor	— 5 - Poor	— 0 or TBC	— 0 or TBC
Pedestrian Pathways		Dual Use Pathways																	
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— 1 - Good	— 1 - Good																		
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— 3	— 3																		
— 4	— 4																		
— 5 - Poor	— 5 - Poor																		
— 0 or TBC	— 0 or TBC																		



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA4



Legend

HOA boundary	Pedestrian Pathways	Dual Use Pathways
Street tree	Condition	Condition
Street light	1 - Good	1 - Good
Train station	2	2
	3	3
	4	4
	5 - Poor	5 - Poor
	0 or TBC	0 or TBC



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA5



Legend

HOA boundary	Pedestrian Pathways	Dual Use Pathways
Street tree	Condition	Condition
Street light	1 - Good	1 - Good
Train station	2	2
	3	3
	4	4
	5 - Poor	5 - Poor
	0 or TBC	0 or TBC



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA6



Legend

HOA boundary	Pedestrian Pathways Condition	Dual Use Pathways Condition
Yellow line	1 - Good	1 - Good
Green triangle	2	2
Yellow triangle	3	3
Green triangle with 'T'	4	4
	5 - Poor	5 - Poor
	0 or TBC	0 or TBC



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA7



Legend

HOA boundary	Pedestrian Pathways Condition	Dual Use Pathways Condition
Yellow line	1 - Good	1 - Good
Green triangle	2	2
Yellow triangle	3	3
Green triangle with 'T'	4	4
	5 - Poor	5 - Poor
	0 or TBC	0 or TBC



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA8



Legend

HOA boundary	Pedestrian Pathways Condition	Dual Use Pathways Condition
Yellow outline	1 - Good (light blue)	1 - Good (light orange)
Street tree (yellow triangle)	2 (medium blue)	2 (medium orange)
Street light (green triangle)	3 (dark blue)	3 (dark orange)
Train station (green triangle)	4 (blue)	4 (orange)
	5 - Poor (dark blue)	5 - Poor (dark orange)
	0 or TBC (light blue)	0 or TBC (light orange)



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA9



Legend

HOA boundary	Pedestrian Pathways Condition	Dual Use Pathways Condition
Yellow outline	1 - Good (light blue)	1 - Good (light orange)
Street tree (yellow triangle)	2 (medium blue)	2 (medium orange)
Street light (green triangle)	3 (dark blue)	3 (dark orange)
Train station (green triangle)	4 (blue)	4 (orange)
	5 - Poor (dark blue)	5 - Poor (dark orange)
	0 or TBC (light blue)	0 or TBC (light orange)



Planning Framework - Analysis

Pathways, Lighting and Street Trees – HOA10



Legend

HOA boundary	Pedestrian Pathways	Dual Use Pathways
Yellow line	Condition	Condition
Street tree	1 - Good	1 - Good
Street light	2	2
Train station	3	3
	4	4
	5 - Poor	5 - Poor
	0 or TBC	0 or TBC



Consultation Findings - Analysis

HOA 1: HOUSING AND BUILT FORM:

Key issues used to inform the planning framework

SURVEY

- > Density
- > Poor quality development / poor built form outcomes
- > Impacts on environment and sustainability
- > Change in character of the local area
Social/wellbeing considerations

LISTENING POSTS

- > Parking
- > R40 and R60 zoning
- > Change in character of the local area
- > Traffic on local streets
- > Poor quality development / poor built form outcomes



Consultation Findings - Analysis

HOA 2: HOUSING AND BUILT FORM: Key issues used to inform the planning framework

SURVEY

- > Poor quality development / poor built form outcomes
- > Impacts on environment and sustainability
- > Density
- > Change in character of the local area
- > Parking

LISTENING POSTS

- > Change in character of the local area
Reduction in property values
- > Parking
- > R40 and R60 zoning
- > Noise



Consultation Analysis

Key issues informing the planning framework

HOA 3: HOUSING AND BUILT FORM

SURVEY

- > Impacts on environment and sustainability.
- > Poor quality development / poor built form outcomes.
- > Parking and traffic.
- > Area does not fit the HOA criteria.

LISTENING POSTS

- > Overlooking and overshadowing.
- > Poor quality development / poor built form outcomes.
- > Parking and traffic.
- > Loss of trees and green space.



Consultation Analysis

Key issues informing the planning framework

HOA 4: HOUSING AND BUILT FORM

SURVEY

- Density.
- Support for infill/density/development.
- Transit-oriented development.
- Traffic.
- Poor quality development / poor built form outcomes.

LISTENING POSTS

- Concerns about R40 and R60 zoning.
- Parking and traffic.
- Reduction in property values.
- Overlooking.

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Key issues informing the planning framework

HOA 5: HOUSING AND BUILT FORM

SURVEY

- Concern about density.
- Environmental impacts and sustainability.
- Support for infill/density/development.
- Poor quality development / poor built form outcomes.
- Change in character of the local area.

LISTENING POSTS

- Change in character of the local area
- R40 or R60 zoning.
- Traffic and parking.
- Overlooking.
- Poor quality development / poor built form outcomes.

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Key issues informing the planning framework

HOA 6: HOUSING AND BUILT FORM

SURVEY

- Concern about density.
- Environmental impacts and sustainability.
- Change in character of the local area.
- Desired housing typologies.
- Impacts on neighbours.

LISTENING POSTS

- Change in character of the local area.
- Poor quality development / poor built form outcomes.
- R40 or R60 zoning.
- Traffic and parking.
- Overlooking.

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Key issues informing the planning framework

HOA 7: HOUSING AND BUILT FORM

SURVEY

- Concern about density.
- Support for infill/density/development.
- Support for transit-oriented development.
- Desired housing typologies.
- Poor quality development / poor built form outcomes.

LISTENING POSTS

- Overlooking.
- Lack of capacity for increased population.
- Traffic and parking.
- Change of character of the neighbourhood.

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Key issues informing the planning framework

HOA 8: HOUSING AND BUILT FORM

SURVEY

- Concern about density.
- Desired housing typologies.
- Environmental impacts and sustainability.
- Poor quality development / poor built form outcomes.
- Change in character of the local area.

LISTENING POSTS

- Social housing or anti-social behaviour
- Change in character of the local area
- Traffic and parking.
- Concern about R40 or R60 zoning.

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Key issues informing the planning framework

HOA 9: HOUSING AND BUILT FORM

SURVEY

- Concern about density.
- Impacts on environment and sustainability.
- Support for infill/density/development.
- Concern about poor quality development / poor built form outcomes.
- Desired housing typologies.

LISTENING POSTS

- Change of character of the neighbourhood.
- Concern about traffic.
- Concern about loss of trees and green space.
- Lack of capacity for increased population.
- Concern about changes to R-Codes.

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Key issues informing the planning framework

HOA 10: HOUSING AND BUILT FORM

SURVEY

- Support for infill / density / development.
- Concern about poor quality development / poor built form outcomes.
- Impacts on environment and sustainability.
- Comments about transit-oriented development.
- Concern about the HOA method/area.

LISTENING POSTS

- Desired development/sub-division opportunities.
- Clear rules needed to guide development.
- Suggested methods for assessing development applications.
- Extend the HOA boundary.
- Suggested examples of good development.

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Consultation Findings - Analysis

HOA 1: ACCESS TO TRANSPORT INFRASTRUCTURE:

Key issues used to inform the planning framework

SURVEY

- Good current access to transport infrastructure
- Walking and cycling infrastructure needs improvement
- Improved public transport needed

LISTENING POSTS

- Traffic on local streets
- Parking
- Currently poor pedestrian accessibility

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HOA 2: ACCESS TO TRANSPORT INFRASTRUCTURE: Key issues used to inform the planning framework

SURVEY

- Improved public transport needed
Support for transit-orientated development
- Walking and cycling infrastructure needs improvement

LISTENING POSTS

- Traffic on local streets
- Currently poor pedestrian accessibility
- Currently poorly connected bus services



Consultation Analysis

Key issues informing the planning framework

HOA 3: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Improved public transport needed.
- Accessibility of specific areas.
- Improved walking and cycling infrastructure needed.

LISTENING POSTS

- Parking and increased traffic as a result of development.
- Laneway access.



Consultation Analysis

Key issues informing the planning framework

HOA 4: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Improved walking and cycling needed.
- Improved public transport needed.
- Support for transit-orientated development.

LISTENING POSTS

- Parking and increased traffic.
- Bus services are currently low frequency in some areas.

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Key issues informing the planning framework

HOA 5: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Improve access to bus services
- Improve footpaths and walking trails.
- Access to train services

LISTENING POSTS

- Increased traffic as a result of development.
- Cul-de-sacs and convoluted roads not suited to density.
- Parking.

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Key issues informing the planning framework

HOA 6: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Support for transit-oriented development.
- Improved public transport needed.
- Parking.

LISTENING POSTS

- Increased traffic as a result of development.
- Parking.
- Cul-de-sacs and convoluted roads not suited to density.

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Key issues informing the planning framework

HOA 7: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Support for transit-oriented development.
- Improved public transport needed.
- Current access to transport infrastructure is good.

LISTENING POSTS

- Not all areas within the HOA are equally accessible.
- Increased traffic as a result of development.
- Higher frequency bus services needed.

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Key issues informing the planning framework
HOA 8: ACCESS TO TRANSPORT AND INFRASTRUCTURE


<p>SURVEY</p> <ul style="list-style-type: none"> > Accessibility of specific areas differs. > Traffic and parking. > Improved public transport needed 	<p>LISTENING POSTS</p> <ul style="list-style-type: none"> > Traffic and parking. > Cul-de-sacs and convoluted roads not suited to density. > Poor bus services.
--	--



Consultation Analysis

Key issues informing the planning framework
HOA 9: ACCESS TO TRANSPORT AND INFRASTRUCTURE

<p>SURVEY</p> <ul style="list-style-type: none"> > Improved public transport needed. > Accessibility of specific areas. > Improved walking and cycling infrastructure needed. 	<p>LISTENING POSTS</p> <ul style="list-style-type: none"> > Concern about increased traffic as a result of development. > Concern about parking. > Not all areas within the HOA are equally accessible.
--	--



Consultation Analysis

Key issues informing the planning framework

HOA 10: ACCESS TO TRANSPORT AND INFRASTRUCTURE

SURVEY

- Improved walking and cycling infrastructure needed.
- Support for transit-orientated development.
- Concern about parking.

LISTENING POSTS

- Cul-de-sacs and convoluted networks not suited to density.

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Consultation Findings - Analysis

HOA 1: ACCESS TO OPEN AND GREEN SPACES:

Key issues used to inform the planning framework

SURVEY

- Good current access to and provision of open and green space
- Importance of trees
- Improvements desired

LISTENING POSTS

- Loss of trees and open/green space on private property
- Urban heat island effect Impacts upon native flora and fauna

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Consultation Findings - Analysis

HOA 2: ACCESS TO OPEN AND GREEN SPACES: Key issues used to inform the planning framework

SURVEY

- Retain all open and green space
- Importance of trees
- Good current access to and provision of open and green space

LISTENING POSTS

- Loss of trees and open/green space on private property
- Consider soil structure and deep soil zones

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Consultation Analysis

Key issues informing the planning framework

HOA 3: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Importance of trees.
- Provide additional open and green space.
- Good current access to, and provision of, open and green space.

LISTENING POSTS

- Loss of trees and open/green space on private property.

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Consultation Analysis

Key issues informing the planning framework

HOA 4: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Environmental impacts and sustainability.
- Social/wellbeing considerations.
- Provide additional open and green space.

LISTENING POSTS

- Loss of trees and open/green space on private property.
- Soil structure / deep soil zones.

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Key issues informing the planning framework

HOA 5: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Provide additional open and green space.
- Importance of trees.
- Impact of development upon of and green space.

LISTENING POSTS

- Loss of trees and open/green space on private property.
- Loss of trees and open/green space on streets.
- Impacts on native flora and fauna.

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HOA 6: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Provide additional open and green space.
- Importance of trees.
- Impact of development upon on green space.

LISTENING POSTS

- Loss of trees and open/green space on private property.
- Loss of trees and open/green space on streets.
- Impacts on native flora and fauna.

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Key issues informing the planning framework

HOA 7: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Provide additional public open and green space.
- Provide additional private open and green space.
- Importance of trees.

LISTENING POSTS

- Lack of lighting in public open space.
- Consider soil structure and deep soil zones.
- Concern that paving/driveways count as open space in developments.

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Key issues informing the planning framework

HOA 8: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Environmental impacts and sustainability.
- Impact of development upon and green space.
- Importance of trees.

LISTENING POSTS

- Loss of trees and open/green space on private property.
- Impacts on native flora and fauna.
- Loss of trees and open/green space on streets.

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Key issues informing the planning framework

HOA 9: ACCESS TO OPEN AND GREEN SPACES

SURVEY

- Improvements to public open space desired.
- Good current access to, and provision of, open and green space.
- Provide additional open and green space.

LISTENING POSTS

- Impacts upon native flora and fauna.
- Loss of trees and open/green space on private property.
- Concern that paving / driveways count as open space in developments.

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Key issues informing the planning framework
HOA 10: ACCESS TO OPEN AND GREEN SPACES


<p>SURVEY</p> <ul style="list-style-type: none"> ➤ Provide additional open and green space. ➤ Social/wellbeing considerations. ➤ Good current access to, and provision of, open and green space. 	<p>LISTENING POSTS</p> <p><i>No major themes related to open and green space identified for HOA 10 at Listening Posts.</i></p>
--	---



Consultation Findings - Analysis

HOA 1: ACCESS TO COMMUNITY SERVICES AND FACILITIES:
 Key issues used to inform the Planning Framework

<p>SURVEY</p> <ul style="list-style-type: none"> ➤ Current provision of / access to community facilities and services is poor/insufficient ➤ Current provision of / access to community facilities and services is good/sufficient ➤ HOA method/area 	<p>LISTENING POSTS</p> <ul style="list-style-type: none"> ➤ Increased number of residents and impact on essential services and facilities ➤ Waste management ➤ Capacity of infrastructure
--	---



Consultation Findings - Analysis

HOA 2: ACCESS TO COMMUNITY SERVICES AND FACILITIES: Key issues used to inform the planning framework

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient
- Current provision of / access to community facilities and services is good/sufficient
- HOA method/area

LISTENING POSTS

- Concerned about increased number of residents and impact on essential services and facilities
- Waste management
- Need for underground power

Consultation Analysis

Key issues informing the planning framework

HOA 3: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Provision of / access to community facilities and services is poor / insufficient.
- Transit-oriented development.
- Area does not fit HOA criteria.

LISTENING POSTS

- Increased number of residents and impact on essential services and facilities.
- Drainage and flooding.
- Capacity of infrastructure.

Consultation Analysis

Key issues informing the planning framework

HOA 4: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient.
- Future provision of community facilities and services.
- Transit-oriented development.

LISTENING POSTS

- Increased number of residents and impact on essential services and facilities
- Capacity of infrastructure.
- Drainage and flooding.

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Key issues informing the planning framework

HOA 5: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient.
- Future provision of community facilities and services desired.
- Current provision of / access to community facilities and services is good/sufficient.

LISTENING POSTS

- Concern about impact of increasing population and demand for community facilities and services.
- Capacity of infrastructure.
- Current provision of / access to community facilities and services is poor/insufficient.

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Key issues informing the planning framework

HOA 6: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient.
- Comment about the HOA method/area.
- Current provision of / access to community facilities and services is good/sufficient.

LISTENING POSTS

- Concern about impact of increasing population and demand for community facilities and services.
- Current provision of / access to community facilities and services is poor/insufficient.
- Waste management.

Consultation Analysis

Key issues informing the planning framework

HOA 7: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient.
- Future provision of community facilities and services desired.
- Support for infill/density near community services and facilities.

LISTENING POSTS

- Impact of increasing population and demand for community facilities and services.
- Concern about capacity of infrastructure.

Consultation Analysis

Key issues informing the planning framework

HOA 8: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Current provision of / access to community facilities and services is poor/insufficient.
- Support for transit-oriented development.
- Current provision of / access to community facilities and services is good/sufficient.

LISTENING POSTS

- Impact of increasing population and demand for community facilities and services.
- Current provision of / access to community facilities and services is poor/insufficient.
- Waste management.

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Key issues informing the planning framework

HOA 9: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Provision of / access to community facilities and services is poor / insufficient.
- Area does not fit HOA criteria.
- Future provision of community facilities and services desired.

LISTENING POSTS

No major themes related to access to community services and facilities identified for HOA 9 at Listening Posts.

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Key issues informing the planning framework

HOA 10: ACCESS TO COMMUNITY SERVICES AND FACILITIES

SURVEY

- Provision of / access to community facilities and services is poor / insufficient.
- Provision of / access to community facilities and services is good / sufficient.
- Future provision of community facilities and services desired.
- Transit-oriented development.

LISTENING POSTS

- Increased number of residents and impact on community services and facilities.
- Concern about waste management.

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Consultation Findings - Analysis

HOA 1: ACCESS TO ACTIVITY CENTRES:

Key issues used to inform the planning framework

SURVEY

- Future provision of activity centres / commercial uses desired
- Current access to / provision of activity centres is good
- Current access to / provision of activity centres is inadequate

LISTENING POSTS

- Need for a hierarchy of activity centres

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HOA 2: ACCESS TO ACTIVITY CENTRES:
Key issues used to inform the planning framework

<p>SURVEY</p> <ul style="list-style-type: none"> ➤ Future provision of activity centres / commercial uses desired ➤ Support for transit-oriented development ➤ Current access to / provision of activity centres is good 	<p>LISTENING POSTS</p> <p>No comments related to activity centres in HOA 2</p>
--	---




Consultation Analysis

Key issues informing the planning framework

HOA 3: ACCESS TO ACTIVITY CENTRES

<p>SURVEY</p> <ul style="list-style-type: none"> ➤ Provision of activity centres / commercial uses. ➤ Access to activity centres / commercial uses. 	<p>LISTENING POSTS</p> <ul style="list-style-type: none"> ➤ HOA not close / accessible to activity centres.
--	---



Consultation Analysis

Key issues informing the planning framework

HOA 4: ACCESS TO ACTIVITY CENTRES

SURVEY

- Access to and provision of activity centres.
- Transit-oriented development.

LISTENING POSTS

- HOA not close / accessible to activity centres.
- Parking at activity centres.

Consultation Analysis

Key issues informing the planning framework

HOA 5: ACCESS TO ACTIVITY CENTRES

SURVEY

- Current access to / provision of activity centres is good.
- Future provision of activity centres / commercial uses desired.
- Current access to / provision of activity centres is inadequate.

LISTENING POSTS

- Activity centre isn't a true activity centre.

Consultation Analysis

Key issues informing the planning framework

HOA 6: ACCESS TO ACTIVITY CENTRES

SURVEY

- Current access to / provision of activity centres is good.
- Support for transit-oriented development.
- Current access to / provision of activity centres is inadequate.

LISTENING POSTS

No major themes related to activity centres for HOA 6 from Listening Posts.

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Key issues informing the planning framework

HOA 7: ACCESS TO ACTIVITY CENTRES

SURVEY

- Future provision of activity centres / commercial uses desired.
- Support for transit-oriented development.
- Current access to / provision of activity centres is inadequate.

LISTENING POSTS

No major themes related to access to activity centres identified for HOA 7 at Listening Posts.

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Key issues informing the planning framework

HOA 8: ACCESS TO ACTIVITY CENTRES

SURVEY

- Current access to / provision of activity centres is inadequate.
- Future provision of activity centres / commercial uses desired.
- Current access to / provision of activity centres is good.

LISTENING POSTS

- Activity centre isn't a true activity centre.
- Current access to / provision of activity centres is inadequate.
- Upgrades to activity centres required.

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Key issues informing the planning framework

HOA 9: ACCESS TO ACTIVITY CENTRES

SURVEY

- Access to / provision of activity centres is inadequate.
- Access to / provision of activity centres is good.
- Future provision of activity centres / commercial uses desired.

LISTENING POSTS

- HOA not close / accessible to activity centres.

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Key issues informing the planning framework

HOA 10: ACCESS TO ACTIVITY CENTRES

SURVEY

- Future provision of activity centres / commercial uses desired.
- Transit-oriented development.
- Access to / provision of activity centres is good.

LISTENING POSTS

No major themes related to access to activity centres identified for HOA 10 at Listening Posts.

Consultation Findings - Analysis

THINGS TO ADDRESS:

Key issues used to inform the Planning Framework

HOA 1

- Limiting density
- Environment and sustainability
- Infrastructure, services and amenity
- Character of the local area
- Desired housing typologies


HOA 2

- Environment and sustainability
- Limiting density
- Infrastructure, services and amenity
- Transit-oriented development (improved)
- HOA method/area

Consultation Analysis

Key issues informing the planning framework
 THINGS TO ADDRESS


<p>HOA 3</p> <ul style="list-style-type: none"> ➤ Environment and sustainability. ➤ Traffic and parking management. ➤ Infrastructure, services and amenity. ➤ Managing impacts on neighbours. 	<p>HOA 4</p> <ul style="list-style-type: none"> ➤ Environment and sustainability. ➤ Limiting density. ➤ Transit-oriented development. ➤ Desired housing typologies. ➤ Social/wellbeing considerations.
--	--



Consultation Analysis

Key issues informing the planning framework
 THINGS TO ADDRESS

<p>HOA 5</p> <ul style="list-style-type: none"> ➤ Environment and sustainability. ➤ Limiting density. ➤ Social/wellbeing considerations. ➤ Improve quality of development / built form outcomes. ➤ Desired housing typologies. 	<p>HOA 6</p> <ul style="list-style-type: none"> ➤ Limiting density. ➤ Social/wellbeing considerations. ➤ Environment and sustainability. ➤ Retain character of the local area. ➤ Desired housing typologies.
--	--




Consultation Analysis

Key issues informing the planning framework

THINGS TO ADDRESS

<p>HOA 7</p> <ul style="list-style-type: none"> > Desired housing typologies. > Limiting density. > Environment and sustainability. > Support for transit-oriented development. > Social/wellbeing considerations. 	<p>HOA 8</p> <ul style="list-style-type: none"> > Limiting density. > Environment and sustainability. > Continue/improve consultation. > Retain character of the local area. > Managing impacts on neighbours.
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Consultation Analysis

Key issues informing the planning framework

THINGS TO ADDRESS

<p>HOA 9</p> <ul style="list-style-type: none"> > Environment and sustainability. > Infrastructure, services and amenity. > Limiting density. > Improve quality of development / built form outcomes. > Retain the character of the local area. 	<p>HOA 10</p> <ul style="list-style-type: none"> > Environment and sustainability. > Social/wellbeing considerations. > Improve quality of development / built form outcomes. > Manage parking. > Retain the character of the local area.
--	--



Design Led Interrogation

➤ Based on the overarching design principles described in *State Planning Policy 7 – Design of the Built Environment*:

- ❑ Context and character
- ❑ Landscape quality
- ❑ Built form and scale
- ❑ Functionality and build quality
- ❑ Sustainability
- ❑ Amenity
- ❑ Legibility
- ❑ Safety
- ❑ Community
- ❑ Aesthetics

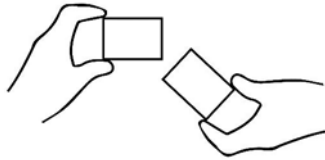


Design Rigor – Siting the Building

General rules for siting the building



Suburban Co-Design Exercise



Collaborative Place Design

- Help understand the challenges of spatial planning and design.
- Generate ideas from within the community.
- Explore ideas together.
- Put some meaning behind planning concepts and controls.

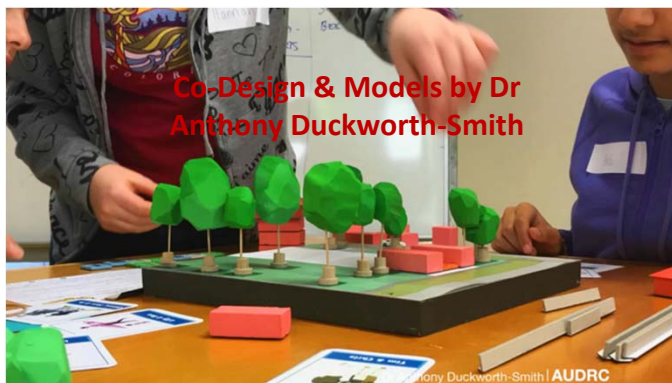
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Suburban Co-Design Exercise



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Suburban Co-Design Exercise



Suburban Co-Design Exercise




Typical R30 Villa Development



Typical R60 Apartment Development



Suburban Co-Design Exercise

The aim of the exercise is to show us how you would go about accommodating dwellings on a single suburban block. 

- You have been assigned a single 17.5m x 42.5m lot (that's 735sqm) with a single house on.
- The packs contains new dwellings of 150m² each with essential items (parking & private outdoor areas).
- Initially you will be asked to accommodate **at least 2 dwellings in total** on your lot (this is about **R30**)
- You can firstly try and keep the existing dwelling and then remove it (demolish) and see what difference this makes.
- **If you like**, you can try and add more dwellings to see what happens, and what this means for higher density coding.

Remember its not about creating the perfect design but to investigate the way space is used and what other people in your group may think.

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Suburban Co-Design Exercise

Essential Pieces



Blocks for one new dwelling
150m² (3-4brm)



One covered parking



Private outdoor area
5m x 5m



Visitor Parking Bay

Optional Add-In Pieces



Deep Soil Zone
5m x 5m



Communal Area
5m x 5m



New Tree



Sustainability Ideas

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Suburban Co-Design Exercise

- About 40minutes to read the gameplay guide and start your collaborative design.
- There is no right answer! It's a chance to explore the possibilities and the challenges.
- You can combine the blocks in any way you see fit.
- Why not explore the difference between R30 and R40 it's a good time to see what this can mean spatially.
- Work together as a team. Have a go!
- We will not be recording these designs to be used as evidence of support for certain outcomes – it's a chance to understand things in a spatial sense and to help each other.



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Suburban Co-Design Exercise

**At the completion of the activity
please provide responses to the feedback sheet provided.**

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Housing Typologies - Presentation

Design Rigour - General rules for designing buildings



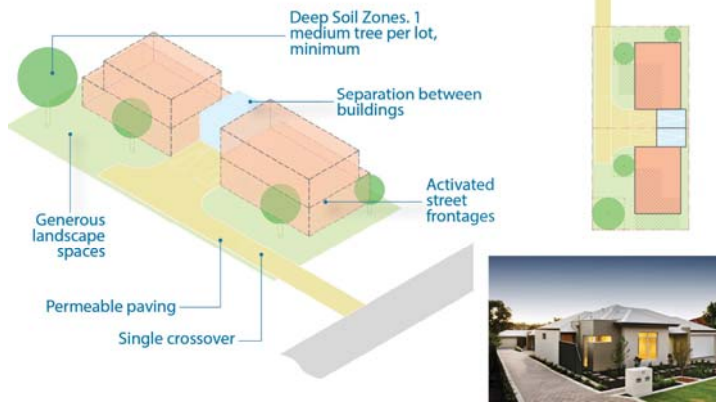
Housing Typologies

Design Led Interrogation

- Present some ideas for building types (typologies).
- These prioritise the key design principles just discussed and respond to the local HOA data analysis:
 - ❑ lot sizes and dimensions.
- Will illustrate responses that promote the following:
 - ❑ suitable separation between buildings
 - ❑ adequate cross ventilation to all dwellings
 - ❑ useable areas of open space on lots
 - ❑ retention of mature trees on lots.
- to identify just a few.....

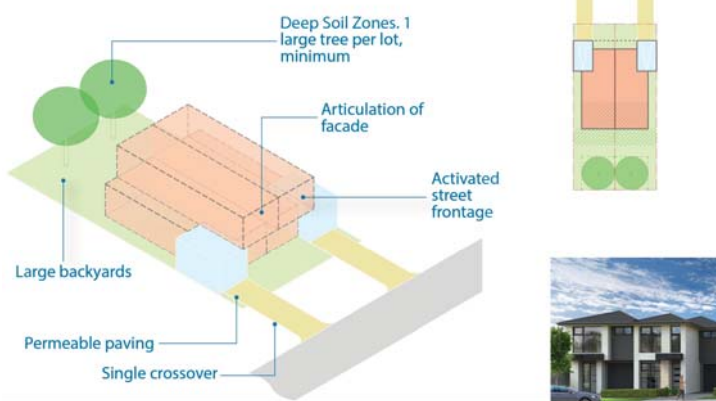
Housing Typology – Ideas – R25/R30

1. TWO DWELLINGS DETACHED



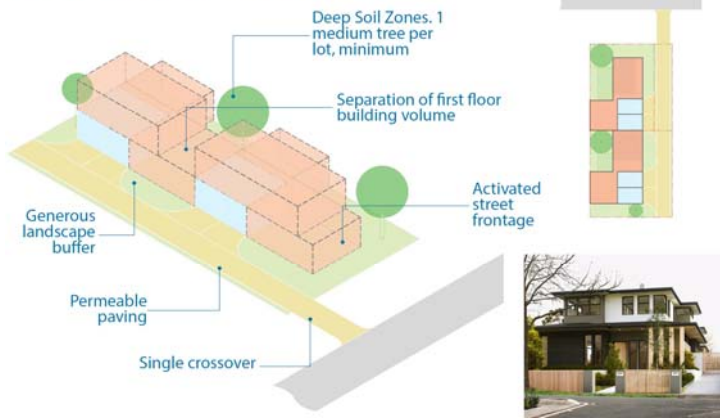
Housing Typology – Ideas – R25/R30

2. DUPLEX ~ TWO DWELLINGS



Housing Typology – Ideas – R25/R30

3. COURTYARD ~ TWO DWELLINGS



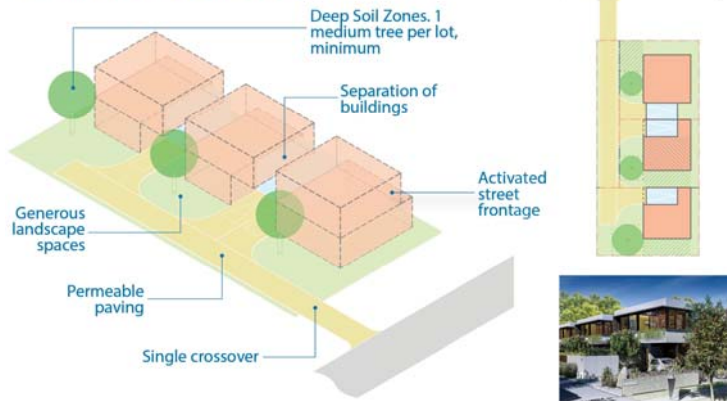
Housing Typology – Ideas – R25/R30

4. LANEWAY ~ TWO DWELLINGS



Housing Typology – Ideas – R40/R60

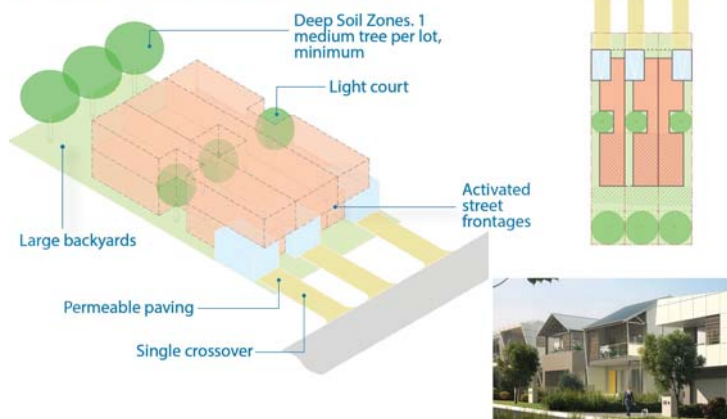
3. THREE DWELLINGS DETACHED



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Housing Typology – Ideas – R40/R60

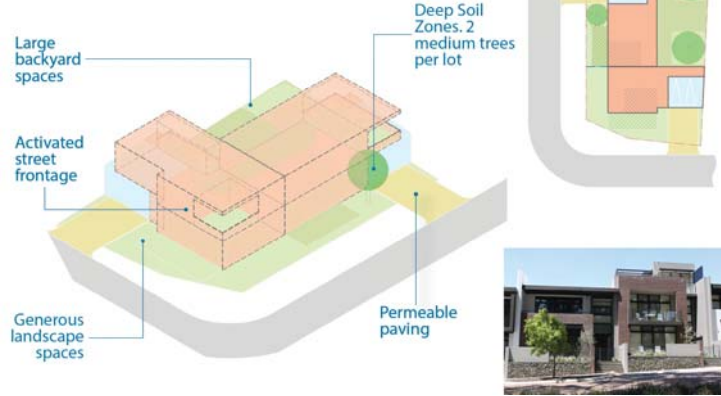
4. TERRACE ~ THREE DWELLINGS



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Housing Typology – Ideas – R40/R60

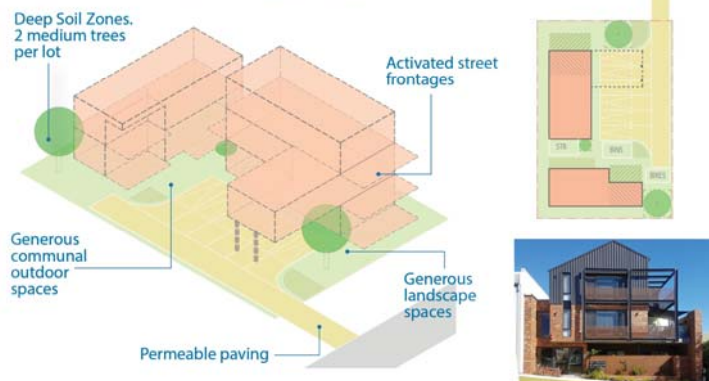
1. MANOR HOUSE APARTMENTS (POTENTIAL FOUR DWELLINGS)



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Housing Typology – Ideas – R40/R60

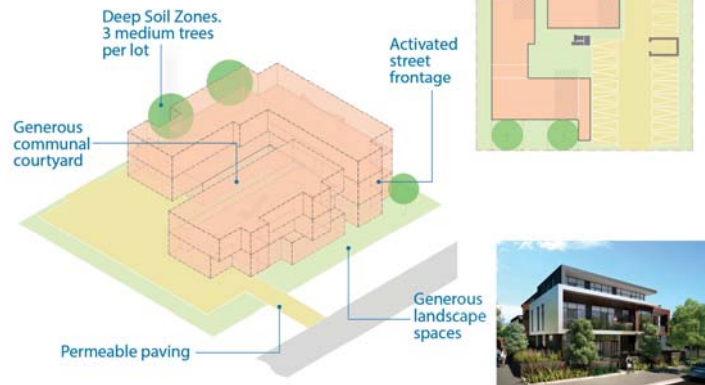
2. APARTMENTS – SINGLE LOT (POTENTIAL SIX DWELLINGS)



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Housing Typology – Ideas – R40/R60

3. APARTMENTS ~ AMALGAMATED LOTS (POTENTIAL TWELVE DWELLINGS)



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Housing Typologies – Group Feedback

Activity Questions

- **My Street:**
 - ❑ Question 1: Which of these typologies do you think would be suitable in your street?
- **My Neighbourhood:**
 - ❑ Question 2: Where in your HOA do you think any of these typologies would be suitable?
- **Ideas for design and planning controls:**
 - ❑ Question 3: What design considerations do you think are important to ensure appropriate design and development is achieved?

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Housing Typologies – Group Feedback

Summary of Findings

Co-design activity, presented by Dr. Anthony Duckworth-Smith



Conclusion

Questions

Any questions that have not been answered



Conclusion

Where to from here?

Acknowledgements

Thank you for your time and feedback

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