



Draft **NEW**

DEVELOPMENT
STANDARDS
For Housing Opportunity Areas



Background Information

This document aims to provide detailed background on the Draft New Development Standards for Housing Opportunity Areas. For further information, or to provide feedback, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au/community-consultation or scan the QR code.

State Government planning framework

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 to guide this future growth (known as Perth and Peel @ 3.5 million) 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.

Local Housing Strategy

The City was required by the State Government to develop a Local Housing Strategy to show how it was going to meet the residential infill target set by the State Government. To inform this strategy, community consultation was undertaken through a Housing Intentions Community Survey in April – May 2009.

The first draft of the Local Housing Strategy identified 10 areas as most suitable for increased residential density outside the Joondalup City Centre – Housing Opportunity Areas.

Community consultation on this draft was undertaken in June – August 2010 with the City receiving a total of 7,014 submissions. The Council endorsed the draft strategy for referral to the State Government in February 2011.

The State Government did not support this draft strategy and advised the City to extend the boundaries of some Housing Opportunity Areas and increase the densities in some Housing Opportunity Areas. A second draft of the Local Housing Strategy was prepared incorporating these changes. Community consultation on the second draft was undertaken in February 2013 with the City receiving a total of 30 submissions.

The Council endorsed the draft strategy for referral to the State Government in April 2013, and the State Government formally endorsed the City's Local Housing Strategy in December 2013.

In order to implement and give statutory effect to the recommendations of the strategy, the City developed Scheme Amendment No 73 to the City's (then) *District Planning Scheme No 2* and a *Residential Development Local Planning Policy*.

The draft scheme amendment included a provision to restrict the development of multiple dwellings to sites 2,000 square metres or larger, and the draft local planning policy provided guidance on the assessment criteria to be used for residential development.

Community consultation on the scheme amendment was undertaken in October – December 2014 with the City receiving a total of 33 submissions.

The Council endorsed the scheme amendment for referral to the State Government in March 2015.

The State Government did not support the provision to restrict the development of multiple dwellings to sites 2,000 square metres or larger and resolved that this be removed. The State Government then formally endorsed this revised scheme amendment in January 2016.

Community consultation on the draft local planning policy was undertaken in September – October 2015 with the City receiving a total of 29 submissions. The Council adopted the *Residential Development Local Planning Policy* in December 2015.



Infill development in Housing Opportunity Areas

Since implementation of the Local Housing Strategy began in early 2016, landowners in Housing Opportunity Areas have been able to redevelop their properties in line with the higher densities allocated.

However, the State Government's removal of the provision to restrict the development of multiple dwellings to sites 2,000 square metres or larger, and changes that were made to the State Government's *Residential Design Codes* to remove average site areas for multiple dwellings, resulted in development outcomes that were not originally envisaged by the City for Housing Opportunity Areas.

Some residents also expressed concern about the development outcomes occurring in these areas and called upon the City to review how infill development is managed.

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

External consultant review

Due to the complex nature of developing planning frameworks, an expert external consultant project team was engaged in mid-2018 to review the City's existing planning framework and develop a new planning framework for infill development in the City of Joondalup.

The project team comprised:

- Taylor Burrell Barnett (town planning)
- Gresley Abas (neighbourhood design and architecture)
- NGIS (geographical information systems)
- Creating Communities (stakeholder engagement and communications)
- Yolk Property Group (economic feasibility)
- Anthony Duckworth-Smith (collaborative place design)

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

The consultation process, undertaken from September – December 2018, was extensive and included: letters and flyers to every owner and resident in the City of Joondalup, a detailed online survey, one-on-one meetings, five Listening Posts, five Community Design Workshops, an industry forum, a dedicated phone line, information on the website and via social media, and regular email updates to those who expressed interest in staying informed.

Feedback received from the community was used by the consultant team to inform their development of a draft new planning framework for infill development. This draft framework included an amendment to the City's planning scheme and a local planning policy.

The draft framework was finalised by the consultants earlier this year and presented to the Council in April 2019 to seek the Council's approval to advertise the documents for public consultation. However, some residents expressed concern about certain aspects of the draft framework prepared by the consultants, and also expressed concern about commencing the prescribed, statutory consultation process for the scheme amendment (which sets in motion the process of consideration of the amendment by the State Government). These residents requested additional input into the draft framework, before the Council initiates the prescribed, statutory consultation process.

In response to these concerns, Council deferred a decision to the May 2019 Council meeting to enable discussion with the Minister for Planning on the matter.

The additional consultation requested will add extra time to the process. Although the residents have requested this additional consultation occurs, they are also concerned about the development that may occur in their neighbourhoods in the meantime. The residents, therefore, also requested the development of a simpler, interim framework, while work continues on the more comprehensive framework prepared by the consultants.

The matter was brought back before the Council at the May 2019 Council meeting. In response to the residents' requests, the Council decided not to progress with formal consultation on the draft framework prepared by the consultants at that time.

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

This work was done by the City and included some refinement and amendments to the development standards prepared by the consultants. The draft new development standards were endorsed by the Council at its meeting on 20 August 2019, for the purposes of community consultation.



Draft new Planning Framework for Infill Development in Housing Opportunity Areas

The Draft New Development Standards for Housing Opportunity Areas have been included in two separate documents — a draft Development in Housing Opportunity Areas Local Planning Policy and an associated amendment to the City's planning scheme (Scheme Amendment No 5).

The documents are similar in content and are being progressed concurrently because having development standards embedded in the City's planning scheme (versus solely in a local planning policy) gives more statutory weight to these standards. Also, there are some standards which need a scheme amendment to give proper effect to them.

It is important to note that the development standards in the policy and scheme amendment are not the only standards that will apply to development; the policy and scheme amendment will operate in conjunction with the State Government's *Residential Design Codes* (Volume 1 and Volume 2). The development standards contained in the policy and scheme amendment either amend, augment or replace particular clauses of the *Residential Design Codes*. The standards of the *Residential Design Codes* remain in place for any provisions not modified by the policy and scheme amendment.

The new development standards do not propose to change the boundaries of the Housing Opportunity Areas, and they do not propose any changes to the density codes in Housing Opportunity Areas.

Rather, the new development standards aim to manage the impact of infill development in Housing Opportunity Areas by setting clear guidance and parameters in relation to the following:

- Restrictions on the number of multiple dwellings (apartments) that can be built in some areas
- Building height
- Street setbacks
- Side and rear setbacks
- Orientation
- Tree canopy and deep soil areas
- Public domain interface
- Vehicle access
- Car parking
- Solar and daylight access
- Natural ventilation
- Size and layout of dwellings

A Key Development Standards document has been prepared to describe/explain some of the development standards mentioned above and how these development standards are proposed to change. The Key Development Standards document does not deal with all the development standards, rather the key issues identified as being important to the community through the consultation process undertaken between September and December 2018.

The Key Development Standards document can be found on the Community Consultation section of the City's website at joondalup.wa.gov.au/community-consultation

Impact on the City's existing Residential Development Local Planning Policy

The City currently uses the State Government's *Residential Design Codes* and the City of Joondalup *Residential Development Local Planning Policy* to assess and make decisions on planning applications for residential development across the whole City, including in Housing Opportunity Areas.

The Draft New Development Standards for Housing Opportunity Areas will replace the parts of the *Residential Development Local Planning Policy* that currently apply to Housing Opportunity Areas. Therefore, the parts of the local planning policy that relate to Housing Opportunity Areas need to be deleted and the City is also seeking any feedback the community may have on this change being made to the *Residential Development Local Planning Policy*.

Providing feedback

If you are interested in providing feedback on the Draft New Development Standards for Housing Opportunity Areas and/or the proposed changes to the City's *Residential Development Local Planning Policy*, you are encouraged to complete an Online Submission Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au/community-consultation

Submissions will also be accepted in other formats, (ie emails and letters), providing these contain your full name and address.