



Building sustainable neighbourhoods

LIVEABILITY AND DIVERSITY FOR FUTURE GENERATIONS

Local Planning Strategy Review

Issue Paper 1

Issue Category: Allocation of density

April 2024

Issue	Phase 2 Action
Lack of community alignment on preferred spatial allocation of density.	Issues investigation paper to undertake a review of the State Government’s planning framework to understand requirements and criteria for the allocation of density in the City.

Key Findings:

- The City of Joondalup needs to plan for an additional 22,630 dwellings by 2050 as set out within the State Government planning framework.
- The City is required to demonstrate capacity for additional infill development through its Local Planning Strategy in locations which reflect broader strategic planning objectives set out in the state planning framework.
- There is opportunity for community input into the development of strategic options for the spatial allocation of density in Phase 3, however this input will need to be balanced with the broader strategic planning objectives set out in the state planning framework.
- The Western Australian Planning Commission (WAPC) and the Minister for Planning issue final approval for Local Planning Strategies, including the spatial allocation of density.

State planning instruments to guide allocation of density:

There are a number of State Government strategic planning documents which guide the spatial allocation of density in the Perth metropolitan area. Strategic guidance and specific spatial requirements set out in these documents which are relevant to housing provision are outlined for each document below.

Planning instrument	Purpose	Requirements
Perth and Peel @ 3.5 million	Sets out broad direction for land use planning and infrastructure provision for Perth and Peel.	Strategic guidance: <ul style="list-style-type: none"> • Sets out principles of urban consolidation to limit urban sprawl and encourage greater housing diversity. • Sets requirements for Local Governments to ensure strategic planning objectives for urban consolidation are reflected in strategic planning documents. • Maintains the target for 47 per cent infill development within the Perth and Peel Regions as set out originally in Directions 2031 and beyond. Specific spatial requirements for density: <ul style="list-style-type: none"> • None stipulated as the document provides overarching strategic direction. • Specific planning requirements are set out in the sub-regional planning frameworks.
North-West Sub-regional Planning Framework	Establishes a long-term and integrated planning framework for land use and infrastructure provision for the	Strategic guidance: <ul style="list-style-type: none"> • Sets out key planning framework principles for Local Planning Strategies to address. • Principles include the need to develop a consolidated urban form that limits urban sprawl and places a greater emphasis on urban infill and increased residential density. • Principles include increasing the number of people living close to where they work.

	north-west sub-region.	<ul style="list-style-type: none"> Integrate land use and public transport to contribute to maintaining air quality. Maximise the use of and add value to existing transport, community/social and service infrastructure by concentrating urban and employment opportunities in these locations. <p>Specific spatial requirements for density:</p> <ul style="list-style-type: none"> Sets an additional dwelling target for the City of Joondalup of 22,630 dwellings by 2025, 20,670 of which are to be delivered as infill development. Stipulates ten principles for urban consolidation to provide criteria by which appropriate locations for infill development can be identified.
State Planning Policy 4.2 – Activity Centres	Sets out planning directions for the development of and planning for activity centres in Perth and Peel.	<p>Strategic guidance:</p> <ul style="list-style-type: none"> Sets planning directions for the development of and planning for activity centres in Perth and Peel. Urban consolidation aspirations which reflect those set out in <i>Perth and Peel @ 3.5</i>. Provides a hierarchy of activity centre classifications. Guidance for the allocation of density within and around activity centres. <p>Specific spatial requirements for density:</p> <ul style="list-style-type: none"> Sets out average residential density targets applicable to activity centre classifications and indicative associated densities within walkable catchments. Sets out spatial requirements for activity centre plans (core, frame and centre points and associated walkable catchments).
Liveable Neighbourhoods (2009)	Planning direction for the preparation and assessment of structure plans, activity centre plans and large-scale subdivisions.	<p>Strategic guidance:</p> <p>Neighbourhood development to ensure:</p> <ul style="list-style-type: none"> Compact walkable neighbourhoods which cluster around activity centres. Safe, pedestrian friendly eligible streets. Mixed use development and activity centres that optimize commercial opportunities. Housing diversity, responsive built form and local employment and amenity within a walkable neighbourhood. <p>Specific spatial requirements for density:</p> <ul style="list-style-type: none"> Provides indicative density allocations for catchments around activity centres and high-frequency transport routes. It is noted that this document is currently under review with the development of <i>Neighbourhood Design</i> underway.

Current approach to the spatial allocation of density:

The following outlines the planning areas within the current Local Planning Strategy and Local Planning Scheme which provide capacity for additional infill development to satisfy the requirements of the *North-West Sub-regional Planning Framework*.

Planning instrument	Details
Joondalup Activity Centre Plan	<ul style="list-style-type: none"> • 'Centre' zoned land within the Local Planning Scheme. • <i>Joondalup Activity Centre Plan</i> provides development control provisions. • Provides capacity for an additional 6,941 dwellings.
Whitfords Activity Centre Plan	<ul style="list-style-type: none"> • 'Centre' zoned land within the Local Planning Scheme. • <i>Whitfords Activity Centre Plan</i> provides development control provisions. • Provides capacity for an additional 724 dwellings.
Sorrento Activity Centre Plan	<ul style="list-style-type: none"> • 'Centre' zoned land within the Local Planning Scheme. • <i>Sorrento Activity Centre Plan</i> provides development control. • Development application approved through the State Development Assessment Unit for 77 additional dwellings.
Ocean Reef Marina	<ul style="list-style-type: none"> • Currently being progressed by Development WA. • Provides capacity for 1,300 dwellings when completed.
Housing Opportunity Areas (HOAs)	<ul style="list-style-type: none"> • 10 areas within the City, located around major activity centres and high frequency public transport routes and nodes. • Administered through the application of dual R-coding (e.g. R20/40) to relevant properties within the Local Planning Scheme. • Provides capacity for an additional 21,239 number of dwellings. • Further detail on individual HOAs can be accessed in the City's Local Housing Strategy.

Statutory application of residential density allocation:

The spatial allocation of residential density in the City of Joondalup is set out within the City's Local Planning Scheme through zones and residential density codings designated within the Local Planning Scheme maps. Density codes, which determine how many dwellings can be developed on a lot, can also be designated in a relevant structure plan or precinct plan.

Any changes to the spatial allocation of density in the City would be implemented through amendments to the Local Planning Scheme.

Opportunities for improved community alignment:

The issue of lack of community alignment in relation to the spatial allocation of density in the City of Joondalup presents an opportunity for the community to be involved in future development of strategic options for the spatial allocation of density in Phase 3 of the project. It is important to note that the State Government planning framework is clear in its strategic objectives for urban consolidation around activity and transport nodes, and local planning frameworks are required to be consistent with State Government objectives. As such in seeking community input, the City will need to ensure these spatial parameters are clearly communicated to the community so as to not set false expectations.

Recommendation:

It is recommended that the City undertakes community consultation activities in accordance with the proposed Phase 3 scope of work and community consultation approach to provide the opportunity for greater community alignment in relation to the spatial allocation of residential density in the City of Joondalup.