



Building sustainable neighbourhoods

LIVEABILITY AND DIVERSITY FOR FUTURE GENERATIONS

Housing Issues and Phase 2 Actions

June 2023

Report purpose

This report provides a summary of the key issues obtained through Phase 1 of the Local Planning Strategy review project. Phase 1 included:

- Community consultation undertaken by consultants Research Solutions
- Technical analysis, including:
 - a dwelling target review
 - housing supply and demand analysis
 - the analysis of all previous community consultations
 - a technical officer workshop.

This report also outlines the proposed actions to be undertaken through Phase 2 to investigate the key issues obtained from Phase 1.

Key Issues and Actions Summary:

Issues

- Lack of community alignment on preferred spatial location of density.
- Infill development changing the established suburban character in infill areas.
- Poor liveability and design outcomes for medium density housing.
- Poor sustainability outcomes for medium density housing.
- Loss of tree canopy in infill areas and resultant urban heat impacts.
- Increased on street parking in infill areas.
- Amenity impacts of infill developments on adjoining properties.
- Capacity of established infrastructure to service population growth due to infill development.
- Lack of developer contribution to neighbourhood improvement in infill areas.
- Misaligned developer and policy objectives and lack of policy understanding influencing built form outcomes.
- Complexity of planning framework results in difficulty to engage meaningfully with community.
- Reduced housing affordability.
- Limited access to housing.

Actions

Internal review/investigation:

- Develop issues investigation paper to:
 - Investigate potential planning mechanisms to address issues identified.
 - Summarise existing work done which addresses issues identified.
 - Summarise broader state planning influences which guide how the City can respond to issues identified.
- Undertake preliminary work to address the requirements of the Residential Accommodation for Ageing Persons Position Statement.
- Undertake internal review of the City's development application consultation materials.

Technical studies (consultant work):

- Undertake a review of the City's *Local Commercial Strategy* and update as appropriate.

Stakeholder engagement:

- Engage with service providers.
- Engage with industry bodies.
- Engage with the Department of Planning, Lands and Heritage

Table 1 outlines issues identified as part of Phase 1 of *Building Sustainable Neighbourhoods* through community consultation and technical analyses and the recommended actions to be undertaken as part of Phase 2 to address them.

Table 2 summarises the outcomes of a gap analysis undertaken of the City's current Local Planning Strategy to identify where strategic actions may require updating and recommends what technical studies and investigations are required to be actioned as part of Phase 2

Table 3 summarises a review of relevant state planning policies and position statements undertaken to understand whether technical work is required to bring the Local Planning Strategy into alignment with changes to the state planning framework. Table 3 also outlines actions identified to be undertaken as part of Phase 2 (as well as those that will be required as part of future phases).

Table 1 – Issue and Phase 2 action table

	Issue	Phase 2 Actions
Allocation of density	<p>Lack of community alignment on preferred spatial allocation of density.</p> <p>Issue description: Consultation outcomes reporting indicates a lack of community consensus as to where and how density should be allocated in the City. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Discontent with the current allocation of density, specifically in medium density areas. • Preference for higher density around activity centres and along corridors, stepping down in density into the suburb. • Preference for density to be provided in precincts which include a combination of public transport infrastructure, commercial land uses, parks, and community services. • Some preference for medium and high-density housing options to be dispersed throughout the City to allow for a diversity of housing options in a range of locations. • Some preference for less concentrated, larger catchments of infill housing with lower densities to provide for a maximum of two or three houses on a block. • Transitional approach to density criticised as fragmentation of land makes it difficult for consolidation of density in future. <p>The supply and demand analysis indicates the following in relation to housing:</p> <ul style="list-style-type: none"> • The market demand analysis prepared by Urbis examines medium and high-density viability and success factors and finds broadly that market demand for these densities is influenced by amenity factors such as proximity to employment centres and commercial land uses, as well as access to public transport, public open space and views of significance. • This aligns with community preferences for density to be located in precincts which include the above amenity factors but does not align with other community preferences for a more dispersed lower density model. • It should also be noted that the City has an obligation under the strategic directions set out in the <i>Perth and Peel @ 3.5 million</i> suite of documents to ensure density allocation addresses the underpinning principles of urban consolidation. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • 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. • Meet with representatives from the Department of Planning Lands and Heritage to understand the current approach to the allocation of density. <p>Further action to address this issue will be undertaken as part of the options development in Phase 3.</p>
Liveability outcomes for infill housing	<p>Infill development changing the established suburban character in infill areas.</p> <p>Issue description: Community consultation outcomes reporting indicates concern that new development in infill areas does not consider or maintain established suburban character. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • General consensus that new dwellings in infill areas are less attractive and that the changing character of the established suburbs is an issue. • Preference for character differences between neighbourhoods in the City to be recognised and planning policy developed to ensure this character is maintained. • Preference for established streetscape character to be reflected in medium density infill developments. • Medium density areas would benefit from a positive, aligned vision of accepted design/character for low, medium, high and transitional density areas. 	<ul style="list-style-type: none"> • No actions required for Phase 2 <p>Further action to address this issue will be undertaken as part of the options development in Phase 3 including but not limited to potential character studies for various planning catchments, and development of the local planning strategy in Phase 4.</p>

	Issue	Phase 2 Actions
	<p>Poor liveability and design outcomes for medium density housing.</p> <p>Issue description: Community consultation outcomes reporting indicates concern in relation to the liveability of infill housing developments in medium density areas. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Design of contemporary dwellings built at a medium density result in compromised liveability outcomes for future residents including, loss of outdoor space, smaller bedroom and living room sizes, lack of ventilation and lack of access to natural light. • Infill development should be delivered in a way which maintains liveability standards for the existing community. • There is acknowledgement of the tension between developer priorities to maximise return on investment and planning policy objectives for liveable development. • Community and technical officers identified that affordability factors contribute to designs which often result in poor liveability outcomes. A common example occurs where a single storey family home is developed on a small lot. Landowners often are unable to afford to build double storey, so they compromise on room sizes, landscaping or outdoor living area. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Issues investigation paper to explore actions currently being taken to address dwelling liveability in infill areas including but not limited to: <ul style="list-style-type: none"> ○ Local planning policies related to residential development ○ State Planning Policy 7.3 Residential Design Codes ○ Joondalup Design Review Panel ○ Any potential changes to the Building Code of Australia
	<p>Poor sustainability outcomes for medium density housing.</p> <p>Issue description: Consultation outcomes reporting indicates concern in relation to sustainability outcomes of infill housing developments in medium density areas. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Consensus that increased building footprints on smaller lots have adverse sustainability impacts, specifically: <ul style="list-style-type: none"> ○ Reduced tree canopy and landscaping ○ Heat island impacts ○ Less groundwater recovery ○ Increased energy use (non-passive solar designed homes) ○ Land fragmentation limiting future consolidation of density. • Some community preference for low maintenance housing typologies with smaller landscaped areas. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Issues investigation paper to explore actions currently being taken to address sustainability in infill areas including but not limited to: <ul style="list-style-type: none"> ○ Local planning policies related to residential development ○ State Planning Policy 7.3 Residential Design Codes ○ Any potential changes to the Building Code of Australia
	<p>Loss of tree canopy in infill areas and resultant urban heat impacts.</p> <p>Issue description: Consultation outcomes reporting indicates concern in relation to the reduction in established mature tree canopies in infill areas. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Increased density corresponds with increased overall built area and therefore reduced tree canopy cover and increased temperatures in suburbs. • Preference for improved street tree planting in infill areas to allow for improved shading, and to compensate for the loss of urban tree canopy from infill development. • Preference for loss of green space and trees to be offset with additional greening and tree planting of public land (verges and parks) and the creation of additional green spaces within medium and high-density areas. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Issues investigation paper to examine planning mechanisms available to local government to support retention of tree canopy. • Issue investigation paper to explore actions currently being taken to address urban tree canopy reduction including but not limited to: <ul style="list-style-type: none"> ○ Local planning polices relevant to residential development ○ State Planning Policy 7.3 Residential Design Codes ○ The City's Parks Development Program and Leafy City Program
	<p>Increased on-street parking in infill areas.</p> <p>Issue description: Consultation outcomes reporting indicates concern in relation to increased on-street parking in infill areas. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • On-street parking is often the result of inadequate onsite parking provision for infill developments. • On-street parking results in compromised street safety for road users and pedestrians. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Issue investigation paper to examine parking issues and options relevant to medium density infill areas.

	Issue	Phase 2 Actions
	<ul style="list-style-type: none"> The established public transport network accessibility does not provide sufficient incentive for a reduction in personal vehicle ownership in the City of Joondalup. Therefore, given current transport behaviours in the City, infill developments with reduced car parking will likely result in increased additional street parking. Preference for visitor parking to be incorporated on site to avoid overflow onto the street. 	
	<p>Amenity impacts of infill developments on adjoining properties.</p> <p>Issue description: Consultation outcomes reporting indicates concern in relation to the adverse impacts of infill developments on adjoining established low density dwellings. Specifically, elements noted as having the greatest impacts on amenity were:</p> <ul style="list-style-type: none"> Overlooking/loss of privacy Overshadowing Impact of building bulk <p>These issues were also raised in detail in previous community consultations as summarised in the meta-analysis reporting.</p>	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> Issue investigation paper to examine actions currently being taken to address impacts of transitional density change in infill areas including but not limited to: <ul style="list-style-type: none"> Local planning policies related to residential development State Planning Policy 7.3 Residential Design Codes
	<p>Capacity of established infrastructure to service population growth due to infill development.</p> <p>Issue description: Consultation outcomes reporting indicates concern in relation to the capacity of existing infrastructure to cater to increasing population as a result of infill development. Comments are summarised as follows:</p> <ul style="list-style-type: none"> Question as to the capacity of the established road network and public transport network to accommodate increased trips/usage as a result of infill development. Question as to the capacity of established community infrastructure such as schools, main roads, water, power etc to accommodate increasing population as a result of infill development. Preference for sustainable transport infrastructure to encourage use of active modes of transport such as cycling and walking, as well as e-vehicles (e-bikes and e-scooters) in infill areas to reduce car dependence and improve connectivity. Preference for improved provision of state and local government transport infrastructure to support increased density. Preference for upgrades to social infrastructure such as parks, community facilities and other public spaces in infill areas. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> Issue investigation paper to review and synthesise existing projects being undertaken by the City regarding infrastructure and service provision, to understand how the City is planning for delivery of community, transport and other infrastructure including but not limited to: <ul style="list-style-type: none"> Integrated Transport Strategy Social Needs Analysis Parking and supply management plan Major road network review Bike plan Engage with service providers to seek preliminary information on potential capacity issues for various infrastructure portfolios. <p>Further action to address this issue is anticipated to be undertaken as part of Phase 4, strategy development, once a spatial option for the allocation of density is selected.</p>
	<p>Lack of developer contribution to neighbourhood improvement in infill areas.</p> <p>Issue description: Consultation outcomes reporting indicates preference for developer contributions to be sought from medium and high-density redevelopments occurring in infill areas to contribute to infrastructure and amenity upgrades in these neighbourhoods. Comments are summarised as follows:</p> <ul style="list-style-type: none"> Preference for additional community infrastructure such as community gardens, upgrades to community halls/common spaces and park upgrades to accommodate additional population. Stakeholder commentary included in outcomes reporting suggests that in lieu of stringent landscaping requirements for developments, which can make a development unviable, developers should be given the option of developer contributions in lieu of achieving these provisions. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> Issue investigation paper to explore issues and options for development contribution schemes for infill development.
Structural issue	<p>Misaligned developer and policy objectives and lack of policy understanding influencing built form outcomes.</p>	<p>Internal review/investigation:</p>

	Issue	Phase 2 Actions
	<p>Issue description: Consultation outcomes reporting and feedback from the technical officer workshop indicates issues experienced due to a lack of alignment between developer interests and policy objectives. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Developer interests to maximise return on investment are misaligned with the intent and objectives of planning policy to establish liveable and sustainable development outcomes. • Developer interests often look to maximise bedrooms and reduce build costs (i.e., single story builds) to improve return on investment. This results in a larger building footprint often at the expense of open space and landscaping area on a site which compromises liveability and sustainability outcomes for the development. • It was also noted that in some cases, developers or draftspersons did not have a comprehensive understanding of relevant Local Planning Policies prior to undertaking preliminary design works for a site, and therefore would run into numerous issues once the development application is lodged, often resistant to then make significant changes to the established design for the site. • Stakeholder commentary included in community consultation outcomes reporting acknowledges that in many cases the market is driven by the interests of investors and not the interests of future residents. 	<ul style="list-style-type: none"> • Undertake engagement with industry to understand development influences and how statutory planning mechanisms may be able to influence better outcomes including but not limited to: <ul style="list-style-type: none"> ○ Urban Design Institute of Australia ○ Individual developers
	<p>Complexity of planning framework results in difficulty to engage meaningfully with community.</p> <p>Issue description: Feedback from the technical officer workshop in relation to the above is summarised as follows:</p> <ul style="list-style-type: none"> • When engaging community members during the assessment of a development application, meaningful engagement with adjoining neighbours can be hindered by the complexity of the planning system which leaves community members feeling like they have not been heard or listened to. • For example, the City is not able to compel a developer to modify a particular design, where that design is compliant with the deemed to comply provisions of the R-Codes, even if a neighbour has objected to the design through consultation. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Undertake internal review of the City’s development application consultation materials identify areas where greater transparency can be identified.
Housing supply, demand and affordability	<p>Reduced housing affordability.</p> <p>Issue description: Community consultation outcomes reporting indicates concern over the increased cost of housing. Comments are summarised as follows:</p> <ul style="list-style-type: none"> • Concerns expressed in relation to both the cost of purchasing and renting a property in the City. • Need for more affordable housing options across the City, which give greater opportunity for community members to reside in their suburb of choice. • Concerns upcoding increases property values for established single houses, thus reducing affordability for that typology. • Acknowledgment of the need to make compromises on either price, location or dwelling type to access housing in the City. • Affordability concerns are most prevalent among the City’s younger demographic, downsizers and renters. <p>The supply and demand analysis indicates the following in relation to affordability:</p> <ul style="list-style-type: none"> • In 2021, 7.5% of all households in the City were classified as being in housing stress (spending more than 30% of gross household income on rent or mortgage repayments). • 2.3% of households had an unmet need for affordable housing in 2021. This is the percentage of households unable to access housing provided on the market without requiring rental assistance or being in rental stress for more than a year. 	<p>Internal review/investigation:</p> <ul style="list-style-type: none"> • Issues investigation paper to examine housing affordability broadly and identify whether there are any planning mechanisms available to local government to support housing affordability.
	<p>Limited access to housing.</p> <p>Issue description: Community consultation outcomes reporting indicates concern over the lack of housing available, the affordability of the available housing and the lack of diversity of housing options. Comments are summarised as follows:</p>	<p>Internal review/investigation:</p> <p>Issues investigation paper to examine planning mechanisms available to local government to:</p> <ul style="list-style-type: none"> • Incentivise higher density housing in activity centres

	Issue	Phase 2 Actions
	<ul style="list-style-type: none"> • Too little housing available for purchase or rent in the City. • Limited diversity in housing typologies and location to meet community needs. • Undersupply of 'downsizing' housing options which prevents empty nesters from retiring in place. • Limited supply of aged care accommodation. • Concern over lack of access to housing is highest among young people trying to enter the market and people currently renting. • Stakeholder interview feedback identified the need for additional social housing/crisis accommodation for people experiencing homelessness. <p>The supply and demand analysis indicates the following in relation to access to housing:</p> <ul style="list-style-type: none"> • The market demand analysis undertaken has found that 89% of dwellings in the City of Joondalup are single detached houses which is indicative of the limited diversity in housing options available. • Population projections to 2041 indicate the largest growth in the retirement age bracket (64 and over). • Future housing modelling indicates the need for between 5,273 – 8,065 additional dwellings by 2041. • Modelling indicates there will be continued increased demand for alternative forms of housing to single houses. • Sales data indicates that when provided, there is an appetite for alternative housing types beyond single houses in the City. 	<ul style="list-style-type: none"> • Support a diversity of dwelling types • Address the requirements of the WAPC <i>Residential Accommodation for Ageing Persons Position Statement</i>

Current Local Planning Strategy Gap Analysis

A gap analysis of the City's current *Local Planning Strategy* was undertaken to identify areas where strategic actions may require updating. The following outlines Phase 2 actions required to respond to actions in the LPS which were identified to have implications for the review of the *Local Planning Strategy*.

Table 2 – Current Local Planning Strategy Gap Analysis

Theme	LPS Action	Phase 2 Actions
4.3 Commercial Centres (outside the City Centre)	Actions identified through the gap analysis which were considered to have potential implications for the review of the Local Planning Strategy, related broadly to the City's commercial centres outside of the City centre and their operation.	Technical Study: <ul style="list-style-type: none"> • Review of the Local Commercial Strategy to update data and alignment with draft SPP 4.2 and SPP 7.2. • Updated Needs Assessment

State Planning Policy Review

A review of relevant state planning policies and position statements has been undertaken to understand whether technical work is required to bring the Local Planning Strategy into alignment with changes to the state planning framework. The following outlines actions identified as part of this review to be undertaken in Phase 2.

Table 3 – State planning policy review

State Planning Policy	Policy Overview	Phase 2 Actions
State Planning Policy 2.6: Coastal Planning (SPP 2.6)	SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to local governments that contain coastal areas. The purpose of the policy is to provide guidance for	Phase 2 – Action not required. <i>Future action:</i>

State Planning Policy	Policy Overview	Phase 2 Actions
	<p>decision-making within the coastal zone including managing development and land use change, establishment of foreshore reserves and protecting, conserving and enhancing coastal values.</p> <p>SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.</p>	<p>Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<p>Draft State Planning Policy 2.9: Planning for Water (SPP 2.9)</p>	<p>SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural and economic values of water resources; protecting public health through appropriate water supply and wastewater infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property and infrastructure.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<p>State Planning Policy 3.6: Infrastructure Contributions (SPP 3.6)</p>	<p>SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas. The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting, and spending contributions.</p>	<p>Phase 2 – Internal review/investigation</p> <ul style="list-style-type: none"> Issue investigation paper to explore issues and options for development contribution schemes for infill development. <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<p>State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7)</p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasizes the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
<p>Draft State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2)</p>	<p>Draft SPP 4.2 and its Guidelines applies to the preparation and assessment of the relevant components of planning instruments that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. Draft SPP 4.2 seeks to provide a consistent approach for the planning and development of a hierarchy and network of activity centres that meets community needs, and provides economic and environmental benefits, enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed-use developments.</p> <p>The policy identifies that a needs analysis should be prepared as part of the background analysis step of preparing a local planning strategy. The analysis (Needs Assessment) provides an information base to support decision making by including an assessment of projected retail, commercial and entertainment land use needs of communities in a local government area and its surrounds.</p>	<p>Phase 2 – Technical study:</p> <ul style="list-style-type: none"> Review of the <i>Local Commercial Strategy</i> to align with the requirements of the draft SPP 4.2. <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the review of the Local Commercial Strategy and strategic options development.</p>

State Planning Policy	Policy Overview	Phase 2 Actions
	Draft SPP 4.2 encourages the preparation of precinct structure plans for strategic, secondary district and specialized activity centres. neighbourhood and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision maker.	
State Planning Policy 5.4: Road and Rail Noise (SPP 5.4)	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors. SPP 5.4 is supplemented by the Road and Rail Noise Guidelines.</p>	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>
State Planning Policy 7.2: Precinct Design (SPP 7.2)	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognizes that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>Phase 2 – Technical study:</p> <ul style="list-style-type: none"> • Review of the Local Commercial Strategy to align with the requirements of the SPP 7.2. <p><i>Future action:</i> Further action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of the Local Commercial Strategy review and strategic options development.</p>
Residential Accommodation for Ageing Persons Position Statement	This position statement has been prepared by the WAPC to outline the requirement to support the provision of residential accommodation for ageing persons within Western Australia’s local government planning framework. The position statement seeks to achieve consistent strategic planning consideration of residential accommodation needs for ageing persons in local planning strategies and consistent statutory planning guidance to standardise land use definitions and zoning permissibility for residential accommodation for ageing persons in local planning schemes.	<p>Phase 2 – Internal review/investigation:</p> <ul style="list-style-type: none"> • Issues investigation paper to undertake preliminary work required to address the requirements of the WAPC’s <i>Residential Accommodation for Ageing Persons Position Statement</i> to inform spatial options.
Draft Planning for Tourism Position Statement	<p>The intent of his position statement is to guide the appropriate location and management of tourism land uses through the planning framework and:</p> <ul style="list-style-type: none"> • Facilitate acceptable development of new and evolving tourism opportunities • Provide high-level of amenity in tourism areas • Deliver quality land use planning outcomes 	<p>Phase 2 – Action not required.</p> <p><i>Future action:</i> Action to address this State Planning Policy may be required as part of future project phases dependent on the outcomes of strategic options development. Anticipated to be Phase 4 – Strategy development.</p>



HOUSING REVIEW

Phase 1 – Market Research and
Community Engagement

Part A - Housing Intentions and

Part B – Housing Issues



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1.0 EXECUTIVE SUMMARY

The City of Joondalup's population is forecast to grow by 41,350 by 2050, and the State Government has set a target of 22,630 homes to be provided in the City by 2050, much of it delivered as infill. This will result in a significant change in the appearance and density of the City neighbourhoods. The City has commenced a review of its Local Planning Strategy and has commissioned Research Solutions to provide the consultation for the first stage of the housing review, which encompasses and is detailed in this report:

Part A - Housing Intentions project: a housing intentions survey of the City of Joondalup's adult residents.

Part B – Housing Issues project: This was to confirm that the issues and themes identified through past consultation activities remain relevant and to identify if there were any gaps or new issues which need to be considered in the Housing Review.

The Housing Intentions project was based on a robust and independent survey comprising a stratified random sample of 801 City of Joondalup residents. The sample was stratified to reflect the City's profile of residents by age and gender and then randomised within those quotas.

The Housing Intentions survey measured:

- The type of housing in which survey participants currently live;
- The type of housing that survey participants best feel will meet their housing needs in ten years;
- The minimally acceptable type of housing that survey participants would consider living in, in ten years.

The rigour and representativeness of the Housing Intentions survey provide the opportunity to quantify key housing issues identified in this and previous consultations to assist the City in understanding where residents place their priority.

Housing Issues consultation focused on both engaged and unengaged residents, the latter included: young people, seniors, CaLD, those renting and those who still lived with their parents, residents with a disability and those working in the disability industry and young families. The information received during the consultation was sourced through:

- An analysis of the results from the online comment form which were mainly from engaged residents: 489 residents.
- Intercept interviews with open-ended questions targeting the unengaged: young people, young families, seniors, and the elderly and CaLD: 53 residents.
- A three-day discussion board pre-recruiting renters and adults living at home, young families, and the elderly: 32 residents.
- Stakeholder interviews with providers of social services and housing, government bodies, private industry, and community groups: 13 Stakeholder organisations.
- Validation groups, one with engaged residents and one with unengaged residents: 14 residents.

1.1. Housing intentions

1.1.1. Current housing types

The vast majority of survey participants (87.4%) described their current residence as a single-storey or double-storey home with a backyard. Only 8.9% describe themselves as living in medium-density housing, and 1.1% in high-density housing.

Figure A – Distribution of housing types



As one would expect, age has a significant impact on current housing type:

- The under twenty-five age group, three-quarters of whom say they still live in the family home, a single house dwelling (85.8%).
- The twenty-five to thirty-four age group, half of whom now have a mortgage, are the group least likely to be living in low-density housing with one in four currently living in medium or high-density housing.
- Between the ages of thirty-five and seventy-four years, the type of home ownership remains fairly similar with ninety per cent of survey respondents in this age group living in low-density housing.
- The seventy-five years and over age group then begins to move away from low-density housing towards medium-density single-storey semi-detached houses and single-level villas or aged care accommodation.

Renters are the group least likely to live in low-density single-house accommodation (63.2%) and more likely to live in medium-density (21.8%) and high-density housing (8.8%).

1.2. Dwelling preferences in the future

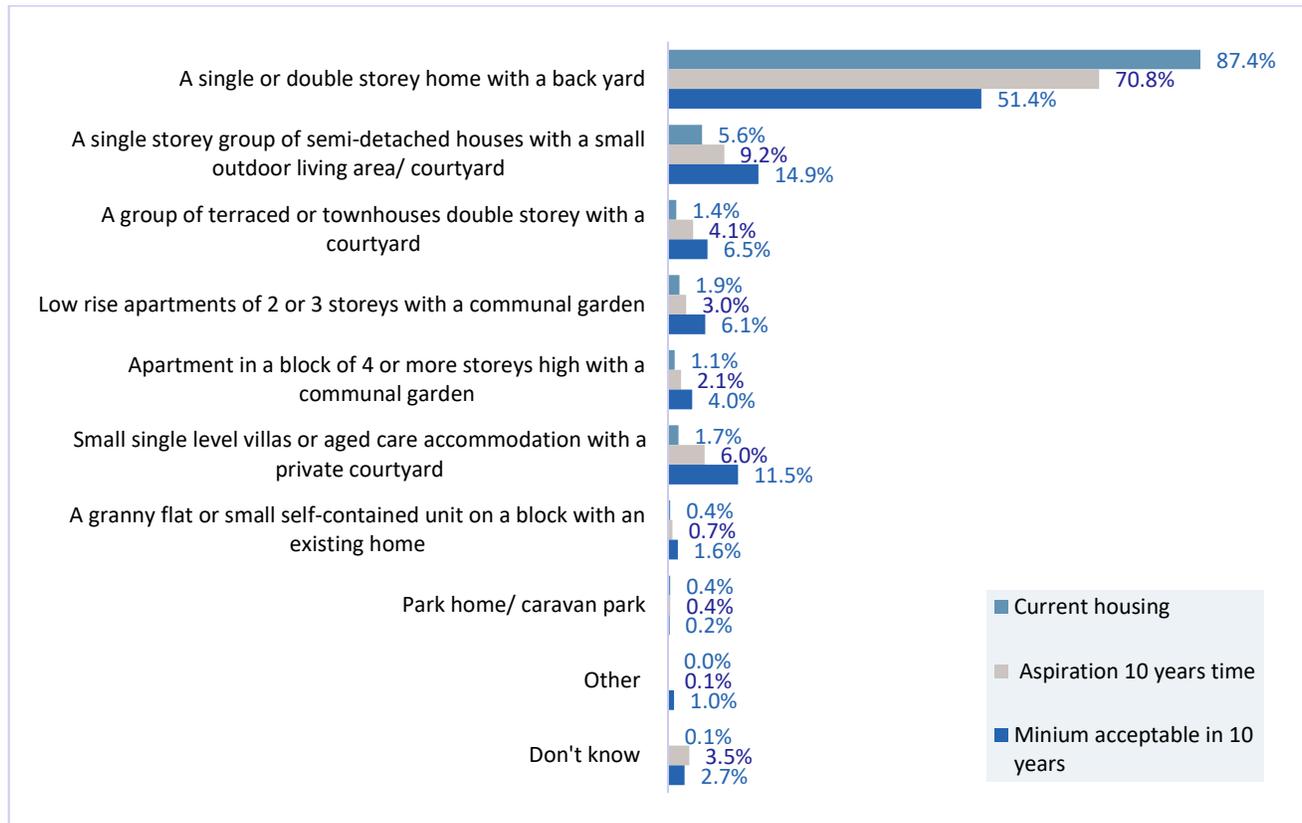
Outcomes from the housing issues consultation activities, and confirmed by the survey, suggest that one size does not fit all. While the greatest demand for housing near future will remain the single freestanding dwellings, there is some appetite for medium-density housing types including villas and townhouses with gardens of various sizes. There appears limited appetite for high-rise apartments.

Looking forward 10 years the survey measured dwelling preferences in two ways:

- The preferred type of dwelling.
- A minimum acceptable type of dwelling.

The survey participants show a shift away from low-density single houses towards medium-density housing, with the proportion of respondents selecting medium-density housing doubling between 2022 and 2032 as shown in the following Figure C.

Figure C – Current and future housing preferences.



Q3. And what is the minimum type of housing you would consider acceptable looking forward 10 years? n=801

Focusing on the younger members of the population coming through (18-34 age group) the acceptance of medium-density housing appears greater when looking forward ten years; whether this group retains its preference as they start families is difficult to predict.

Of the under-25 age group most of whom are currently living at home with their parents (77.4%), about a quarter aspire to be living in medium-density housing in ten years and a further ten per cent in high-density apartments. When considering the minimum type of housing that they would find acceptable, the acceptance of medium-density housing increases to 37.7% selecting medium-density housing (mainly 2 and 3-storey apartments) and 16.0% accepting high-density housing.

There are no real differences among other segments of the community, though as expected, seniors consider downsizing after the age of 75.

1.3. Housing Issues

Overall, the themes and issues raised in the consultation were consistent with those raised in previous studies on the subject of housing and in-fill undertaken by the City. When considered together, the themes coming from this consultation can be broadly categorised into four broad subjects:

- (1) Access to housing.
- (2) Liveability.
- (3) Sustainability.
- (4) Structural issues.

1.3.1. Access to housing

Access to housing emerged as a key concern, with community members expressing views that there is too little housing available, little if any is affordable and there is too little diversity in terms of style and location to meet need. This issue includes both homes to rent and homes to buy and is not well articulated in the previous meta-analyses. It is a very topical issue.

The need was most apparent among young people wishing to enter the market, people currently renting and elderly people looking for a lifestyle change. Stakeholders describe too little housing being available at all points along the housing continuum, inevitably pushing people down the housing ladder and causing a greater number of people to fall off the ladder altogether.

1.3.2. Liveability issues

Some have positive experiences with infill in and around their area. The validation workshops in particular provided examples of people who described infill in their street in terms of urban renewal rather than urban infill. Older rundown houses are slowly being replaced with two or at most three new attractive dwellings with landscaping, making the street more aesthetically pleasing.

"It's nicer to walk down the street. I don't have to feel embarrassed by the house next door that looks derelict with weeds up to the windows."

Many residents feel differently. In their experiences infill has resulted in streets and suburbs changing in character to become hotter, less attractive, noisier, and more congested. Streets are less walkable and there are perceptions that suburbs have become less safe.

Concern was also expressed about the loss of green space and recreational areas and places to play; the concept that public open space would be reduced is clearly misplaced but needs to be managed.

1.3.3. Sustainability issues

Sustainability relates to community alignment with sustainability goals. There is concern that current infill practices most often result in an increased environmental footprint (e.g. less groundwater recovery, hotter suburbs, higher energy usage from cooling/heating).

"Proper infill planning should include the planning of more shade-appropriate street trees and the sinking of powerlines across the City to allow the growth of tree canopies for shade and the cooling of suburbs."

There is a strong sense that the current infrastructure doesn't meet current needs nor plan for future demand for e-vehicles, including bikes and scooters. Upgraded transport infrastructure that supports sustainability goals should cater for emerging modes of transport.

"That means separate paths for e-bikes and people."

Many community members and stakeholders agree that poor infill policies and practices have made it more difficult to achieve sustainability goals, such as the removal of vegetation, design quality and land fragmentation.

“The transition to density is a flawed concept. The more land is subdivided the more difficult it will be to reassemble a parcel of land large enough to do anything meaningful with.”

1.3.4. Structural Issues

Stakeholders and members of the community listed a plethora of barriers to achieving the desired outcomes, the main ones being:

- (1) The complexity and hierarchical nature of the state planning system. Many feel the system leaves local government limited room to move.
- (2) The market failure to deliver high-density dwellings and stakeholder perceptions that the market for apartments is soft and will remain so.
- (3) Competing tensions between the investors looking to make a profit today and policy goals. Property developers are motivated to build in a way that maximises their return on investment with liveability and sustainability often being secondary considerations.
- (4) Lack of coordination between local and state government bodies and authorities responsible for delivering the infrastructure and services necessary to support an increase in population.
- (5) Many perceive local government approaches planning approvals in an ad hoc fashion. Decisions are made discretely without reference to adjoining properties, resulting in sub-optimal outcomes.
- (6) Many believe property developers exert too much influence over planning decisions.
- (7) A common perception is one of little oversight over building developments. There is a belief that once approval is given, Council appears to take little responsibility for any divergence between what is approved and the actual build.
- (8) There is a mistrust of local government and the motivations underpinning its planning strategy. Some perceive the purpose of infill development is to increase income without increasing services.

“Look there are barely enough shops now; people are already having difficulties accessing day care and schools.”

“In fairness, I can think of instances where the Council has tried to do the right thing, and they’ve been rolled. The developers just take the Council to the State Administration Tribunal which makes decisions in favour of the developer.”

“Quite often there is a difference between what they build and what’s on the plan. The City doesn’t check. They’re too concerned about unfenced pools than these developments.”

“They are just doing this for more rate income. The CEO is paid more than the Premier; for that sort of money I want better decisions.”

1.3.5. New Issues

Several new themes or variations on themes were identified in this consultation, chief among which were concerns about access to suitable housing to buy as well as to rent and social impacts. We can hypothesise that these issues emerged because

- The City consulted more broadly, deliberately targeting groups under-represented in previous consultations
- Need is more acute, and
- The problems are more visible (e.g. homelessness, vandalism etc).

The key issues raised were:

- (1) Access to housing in terms of both availability and affordability is raised as one of the four key issues above.
- (2) Social impacts cover a wide area and can be categorised as follows:
 - (i) A lack of affordable and appropriate accommodation leads to people falling into homelessness or staying in an unsafe environment
 - (ii) Design quality, lack of diversity of dwelling type, and location are perceived to have negative impacts on health and wellbeing and community cohesion
 - (iii) The impact of having more people in a confined space was felt to lead to crime, antisocial behaviour, and vandalism
 - (iv) The impact on access to social services outside those provided by the City such as medical services, hospitals, schools, day care etc.
- (3) Additional perspectives on liveability such as noise and perceived loss of public open space and recreational areas.
- (4) Additional perspectives on sustainability such as a potentially increased environmental footprint.

A further key theme is that the consultation provides evidence that much of the community is not anti-development or even anti-infill development per se. Few appear to dispute the need for more housing to accommodate both current and future needs, and even those who dispute population forecasts appear to accept environmental considerations as a driver for change.

However, there is widespread agreement that infill development must be delivered in a way that:

- at least maintains liveability standards for the existing community,
- delivers quality housing for intended residents, and
- demonstrates clear, measurable progress towards sustainability goals.
- The message was reiterated by stakeholders, the majority of whom dispute the claim that '*what the market wants*' is three-by-two dwellings with no garden. A lack of diversity in type and location results in sub-optimal outcomes, which neither meet the needs of the intended tenants or neighbours nor the wider community.

"People very often need support to maintain a tenancy, but the odds of success are much higher when they can be housed in a dwelling that suits them. Some people do very well in an apartment, others will succeed in a little villa with a garden."

1.3.6. The role of Local Government

When stakeholders were asked how local government could foster and support good housing outcomes, they suggested the following:

- (1) Developers want great flexibility and less bureaucracy. Some perceive that it is difficult to develop in the City of Joondalup.
- (2) Other stakeholders look for the City to implement policies that maximise opportunities in existing housing stocks, such as rates and penalties for long-term vacant dwellings and potential rate incentives to inject those houses into the rental market.
- (3) Few see the City as having a role in direct service provision but feel it should play a role in ensuring the correct placement of urban infill and advocating for more social and affordable housing.
- (4) The City also has a role to play in advocating for the appropriate infrastructure and services from State Government.
- (5) The City also has a role to play in coordinating and facilitating ongoing dialogue between all stakeholders, including State Government Departments, service providers, community groups and developers.

“The requirement for greenspaces makes it very hard to make a profit. We do less and less in Joondalup because the City is hard to work with.”

“We’d love more opportunities to sit down with local governments, like the City of Joondalup.”

1.3.7. Housing location

In terms of appropriate locations for infill dwellings, the majority of opinion appears consistent with the finding of previous consultations. While few community members made specific mention of Housing Opportunity Areas, their comments, and responses to the activities on the online community discussion board clearly demonstrate a preference for infill to be distributed throughout the City of Joondalup with greater density around activity areas, such as the Joondalup City Centre. The mapping exercise further suggests that the type of dwellings considered acceptable is in part dictated by the socioeconomic profile of each area. For example, a greater number of villas in less affluent suburbs, townhouses placed in more affluent suburbs and aged and assisted living facilities placed in older suburbs.

Consideration needs to be given to building heights; there is a strong preference for higher buildings to be located along busy corridors and stepping down to low-density dwellings further into the suburb.

1.4. Differences in housing issues amongst the unengaged segments

The survey indicated that there was no difference in the issues which were important to the engaged community compared to the unengaged community in general; however, there were some differences within the unengaged and hard-to-reach communities.

Young people

The under-25 age group and including the under-35 age group, were more receptive to medium-density housing and they were less concerned about building height and overshadowing; however, their greatest concerns were:

Housing affordability: 83.0% of the under 25 age group and 78.3% of the under 35 age group.

The impact of urban infill on property prices: 78.3% of the under 25 group, this was less of an issue for the under 35 age group.

Seniors

The great majority of seniors currently live in low-density single houses: 87.2%. In ten years, they report some downsizing; however, 62.9% still see themselves living in low-density housing and when asked about the minimum acceptable accommodation in ten years' time, 47.5% still wish to live in low-density housing. Overall the acceptability of medium-density housing increases from an aspirational 11.9% amongst this age group in ten years' time to medium-density housing becoming the minimum acceptable level of housing for 20.3% of this age group.

The group of seniors most likely to aspire to medium-density and particularly small single-level villas or aged care accommodation with a private courtyard in ten years' time are those aged 75 and above.

Most of the seniors own their home outright (73.2%) and their views are similar to the community in general; however, they are more likely to approach their Elected Member if they feel there is an issue.

The CaLD Community

The CaLD community defined as people speaking a language other than English at home is represented by 7.6% of survey participants and is well distributed by age, location and tenure in the sample. The housing tenure profile and support for various housing issues is similar to other groups; however, 23.0% of the CaLD community surveyed feel they have been negatively affected by infill, which is twice that of other groups.

Increased noise levels are the one issue that is more critically important to this group than other groups.

Disability

In all, fifteen per cent of the survey sample live with either a disability, a chronic condition or care for someone with one. This group tend to be older, with 57.5% aged 55 years and above, and few are under 35. Their issues are similar to those of the general community, but when asked what other issues they would like to include some members of this group specified that disability access and accessible pavements should be included in planning for the future.

Renters

Almost eleven per cent of the sample rented their home and half of these people were aged under 35. This group is more likely to live in and accept medium-density housing than other groups; in the future, up to one-third of those who rent are likely to accept medium-density housing as their minimum requirement.

The key issues for this group, as with young people generally, are:

- Housing affordability: 75.9%.
- The impact of urban infill on property prices: 64.4%.

Young people living with their parents

Over three-quarters of this group (12.9% of survey respondents) are under the age of 25 and live in low-density single homes. Their profile is similar to that of renters in that whilst only 1 in 5 of this group aspire to medium-density housing in ten years' time and less than ten per cent aspires to high-density housing when considering their minimum requirements medium density housing becomes more acceptable. The acceptance of increased density doubling to 37.9% of young people living with their parents who would live in medium-density housing, and 13.6% of this group would live in high-density housing if necessary.

The issues for this age group, as with renters and the under-25 age group are:

- Housing affordability: 85.4%
- The impact of urban infill on property prices: 73.8%

The diversity of housing is an issue of significantly higher importance to this age group with 56.3% expressing concern.

Families with young children

This group is defined as families with children under 12 years living at home and represents 20.6% of survey participants. This group tend to be aged between 25 and 54, with half of these respondents in the 35 to 44 age group. This group is more likely to feel that they need low-density single homes now and in the future, and 77.6% of this group currently has a house with a mortgage. Their concerns are similar to the population generally; however, they are the group most concerned about the impact of additional population on available places at local schools and day care centres.

This group is also the most likely to have engaged with the City, with 21.2% having been involved in consultation with the City in the last two years.

The engaged

In all 19.0% of survey participants are defined as engaged, having been engaged in consultation or a survey for the City or contacted their Elected Member in the last 2 years. The survey clearly demonstrates that there are no significant differences in the level of importance of housing issues between those people who are engaged and those who are unengaged as noted above. However, the report analyses the issues of critical interest to survey respondents who feel that they have been impacted by infill and those who have approached their local members in the last 2 years where there are some differences in the housing issues of these groups.

1.5. Housing Issues Conclusions

The range of themes identified in past consultations hold true today and are largely similar across all groups; what differs is where groups place the emphasis. Age, income, life-stage, and experience of infill all impact attitude. For example:

- Activities conducted as part of the housing issues study suggest that residents are more likely to be engaged if they feel they have been negatively affected by infill; a suggestion confirmed by the Housing Intentions survey. Their concerns are driven by the impacts they experience and witness in their streets and neighbourhoods.
- People with negative experiences are mainly concerned about liveability and everyone is concerned about environmental sustainability.
- Street trees and parking remain hot-button issues. Discussion suggests that sustainability should be added to the list: it appears to be of increasing importance as more people accept climate change is real and connect the impact of development on native fauna and suburban temperatures.

New issues have emerged with the widened brief. There is evidence for access and concern for social outcomes as new themes which should be incorporated into the review process.

- **Access to housing;** these people are mostly young and are driven by issues of affordability and availability.
- **Social issues** are exacerbated by the current situation of access to suitable housing, the impact of increased population density and also as the result of servicing more people with limited resources.

Future housing policy should clearly demonstrate how it will achieve liveability and sustainability goals and improve access to housing. It should also provide a mechanism for managing and measuring progress towards these goals.

2.0 INTRODUCTION

The Planning and Development Act 2005 requires all local governments to maintain a local planning scheme, part of which is conducting regular five-yearly reviews. Local planning strategies inform the local planning schemes and are generally prepared or reviewed as a prelude to the significant change in the Scheme. Processes associated with the preparation and review of local planning schemes and strategies are specified in the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The City of Joondalup (the City) has commenced a review of the City's Local Planning Strategy as a prelude to its five-yearly review of its Local Planning Scheme. This review particularly focuses on the housing component of the Local Planning Strategy.

The City's population is forecast to grow by almost 20,000 over the next 20 years, and the State Government has set the target of an additional 22,630 homes to be provided in the City by 2050, with much of it delivered as infill. This will result in a significant change in the appearance and density of City neighbourhoods.

The City has been consulting with the community since its housing intentions survey in 2009 on the subject of housing and infill. This consultation has resulted in the City's most recent design policy for infill at medium-density; however, there are enduring concerns among some community members regarding the impacts of infill housing and perceptions the current planning framework is under-delivering liveability outcomes.

Responding to ongoing community concern and advocacy around these issues, in May 2021, Council agreed to bring forward the review of the housing component of the City's Local Planning Strategy from the 2022/23 financial year to the 2021/22 financial year and is a key contextual influence for the project.

The City is taking a very measured approach to its review of its Local Planning Strategy and Local Planning Scheme No. 3 and has created two projects: Housing Review and '*Other Matters Review*'. These projects relate to the '*Housing Review*'. The Housing Review is a comprehensive review of housing and density issues across the entire City of Joondalup and includes all housing and accommodation issues, not just infill.

The City appointed Research Solutions in June 2022 to undertake two related projects:

Part A - Housing Intentions: a housing intentions survey of the City of Joondalup's adult residents.

Part B – Housing Issues: to fill gaps in knowledge regarding housing issues, particularly from previously unengaged residents.

This report is in two parts Part A – The Housing Intentions survey, providing robust, independent, and quantifiable data regarding the future housing intentions of City of Joondalup residents and Part B- The Housing Issues consultation which includes:

- Filling gaps in knowledge regarding housing issues from the perspectives of the previously unengaged stakeholder group, with '*unengaged*' being defined as either never having participated in a survey or consultation for the City of Joondalup or contacted an Elected Member about an issue of concern, or not done so within the past two years.
- Involving engaged stakeholders to confirm housing issues to be addressed by the housing review.

3.0 METHOD

Part A – the Housing Intentions survey and Part B – the Housing Issues research significantly overlap and hence have been put together in one report.

3.1. Part A – Housing Intentions

3.1.1. Objectives

This report focuses on identifying future housing needs in the City of Joondalup. Research Solutions has done this by:

- Identify the type of housing in which survey respondents live;
- Asking residents to identify the type of dwelling they feel will best meet their housing needs in ten years;
- Asking residents to define the minimum acceptable type of housing they would consider in ten years.

Extensive consultation in late August and throughout September 2022 identified a wide range of potential impacts of an increased population, these impacts were reduced to 16 broader impacts leading to the survey:

- Measuring the proportion of residents citing each of the impacts;
- Identifying if there are any other issues of concern;
- Measuring demographic information as appropriate to profile the sample, including hard-to-reach groups and identifying previously unengaged residents.

3.1.2. The Approach

As suggested in our proposal, the extensive consultation of housing issues was undertaken first with strong engagement with the unengaged sections of the community to identify the range of issues of concern, building upon existing consultation that the City had undertaken and the positives that the community perceived medium-density development could deliver.

Following the scoping meeting and the extensive consultation, a questionnaire was developed based on the objectives above and the findings of the consultation. The City worked hard to develop a scale of housing typologies with easy-to-understand descriptions to help the community describe their current housing situation and their expectations and needs for the future. These proved easy for survey participants to understand and classify their preferences and needs.

The telephone questionnaire was agreed upon with the City of Joondalup and circulated amongst Elected Members for comment.

The questionnaire was circulated to Elected Members and was programmed into the computer-assisted telephone interviewing (CATI) system and the interviewers briefed by Nicky Munro on Thursday, 6th October. A pilot study was undertaken on the 6th October achieving 30 interviews and the questionnaire was timed at 10 minutes. The purpose of the pilot survey was to ensure that the questions were understood, including the housing typologies, the questionnaire flowed smoothly, and the elicited the required information. The project manager reviewed the results of the pilot study, and no change was made to the questionnaire.

A stratified random sample was achieved by applying age and gender quotas to the survey producing a sample that is consistent with the distribution of the adult population in the City of Joondalup as described in the 2021 Census. The sample includes hard-to-reach groups such as:

- those living with a disability or with a chronic condition or caring for somebody with a disability (15.1% of respondents)

- people who speak a language other than English at home (representing culturally and linguistically diverse people) (7.6% of respondents)
- people who rent (10.9% of respondents)
- people with young children under 12 living at home (20.6% of respondents).
- people under the age of 25 (13.2%) and people under the age of 35 (22.4%)
- seniors in this survey identified as 55 years and over (43.3%).

An important feature of the survey was to reach a significant sample of unengaged residents; 81% of survey respondents were defined as unengaged (not having engaged in consultation with the City nor engaged with their Elected Members on an issue of concern in the last two years). A detailed profile of respondents is provided in the last section of this report.

The sample was collected by one of Research Solutions' field teams, Thinkfield. Both Research Solutions and Thinkfield are quality assured under the International Standards in Market, Opinion and Social Research - ISO 20252:2019. Almost ninety per cent of the interviews were conducted by telephone; however, to reach young people and those in rental accommodation, interviewers conducted face-to-face interviews with some of these people in places where young people gather. Overall, 11.3% of the sample was conducted as a face-to-face interview with a \$1 Scratch-n-Win ticket provided as a thank-you for participating. Supplementing the telephone surveys with face-to-face interviews to engage with the under-35 age group is now common practice amongst Band One Local Government surveys to ensure that a representative sample of young people is obtained.

One interview was undertaken with each household and both mobile and landline telephone numbers were used to reach respondents. A decision was made not to weight these samples as the stratified random sample approach with quotas ensured that the sample was representative of the latest Australian Bureau of Statistics data for the area (2021 Census).

Eight hundred and one (801) interviews were completed by Tuesday, 18th October. After the survey, ten per cent of the telephone interviews were validated to ensure that the survey answers had been recorded correctly, as mandated by The Research Society and by ISO quality assurance procedures.

On receiving the data file, Research Solutions thoroughly checked the data and coded the open-ended responses, ready for analysis. Part of the data checking revealed that some survey participants lived in mobile homes or demountable homes, and a new category was created for these people.

A detailed analysis of the findings was undertaken, including:

- A frequency count
- Cross-tabulations
- Tests of statistical significance – Chi-Square, Z-Test and the False Discovery Rate
- Other analysis as required.

3.2. Part B The Housing Issues

The consultation exercise comprised four activities, each targeting a different community segment.

- (1) **Activity One:** Confirm the issues previously raised through an open online consultation form.
- (2) **Activity Two:** Intercept interviews with unengaged residents from hard-to-reach groups
- (3) **Activity Three:** A three-day online community discussion with unengaged residents from other hard-to-reach or under-represented groups, e.g. people who rent or live in dwelling types other than a single home.
- (4) **Activity Four:** Stakeholder interviews to provide context and advice.

(5) **Activity Five:** Two online validation workshops, one with engaged and one with unengaged residents.

The formats of the various activities were consistent with IAP2 consultation principles. Specific topics explored were developed from the meta-analysis of past engagement activities and through consultation with the City.

3.2.1. Activity One: Confirming the issues

The City of Joondalup hosted an online consultation exercise, open to anyone who lives or owns property within the City of Joondalup and specifically intended to attract and consult with the already engaged on housing issues. Specifically to:

- Ensure all residents had an avenue to provide comments,
- Confirm the issues captured through previous consultations, and
- Identify and explore any additional issues that may have been missed.

Research Solutions developed the questionnaire from the meta-data provided by the City ready for programming.

The online consultation was hosted on the City of Joondalup's engagement page. The City advertised the opportunity through various channels to residents, including targeted emails to groups and individuals known to be engaged with the topic. The online consultation was programmed by the City, and the data was collected using SurveyMonkey between the 5th of September and the 17th October 2022. The collected data was provided in Excel format to Research Solutions for analysis.

Respondents were asked to review the list of issues and mark which they felt were or were not relevant to development in the City of Joondalup. They were then provided with the opportunity to add additional comments through an open-ended question.

Open-ended comments were analysed for themes and issues not previously captured, with the analysis reviewed by a second researcher.

Respondents were also given the opportunity to register their interest in receiving ongoing communication about the project.

After the exercise, a total of 489 residents had completed the consultation form in full, about a third of whom were unengaged residents. Just over half of all respondents took the opportunity to add further comments through the open-ended question. Many responses were very lengthy and are appended in full to this report.

3.2.2. Activity Two: Intercept Interviews

The consultation program included a series of intercept interviews with unengaged residents from community segments the City identified as hard-to-reach. These being:

- Young people
- Young families
- Elderly and seniors
- CaLD.

The questionnaire was developed by Research Solutions. The questionnaire was reviewed by the City before launch. On average, participants took 16 minutes to complete the intercept interview, which is more than twice as long as anticipated. This demonstrates the level of interest and relevance of the topic and the depth of response given by participants.

Data collection was undertaken by intercept interviews using professionally trained and experienced interviewers at several City of Joondalup facilities and various locations throughout the City. The data was

collected over a six-day period, from the 7th to the 12th of September 2022. Participants were asked a number of screening questions to ensure their eligibility. Eligibility was based on being a resident of the City and being in one of the intercept interview target segments (listed above). City of Joondalup residents who did not meet the eligibility criteria of the intercept interviews were directed to the City's online engagement page, where they could if they chose, participate in the online consultation.

Participants were asked three open-ended questions and some demographic questions.

Interviewers responded Research Solutions in an Excel spreadsheet, with verbatim responses manually coded and reviewed by a second researcher.

A total of 53 intercept interviews were conducted. Young men, in particular, and men in general, tend to be less well-represented in surveys and consultations; interviewers were further briefed to attempt a ratio of 2:3 male to female within each targeted segment.

3.2.3. Activity Three: Pop-up community discussion

The third activity of Part B: Housing issues, involved a three-day online community discussion. The purpose of the online community discussion was to explore housing issues among hard-to-reach groups and those previously under-represented in past consultation exercises, including:

- Renters and adults living at home with their parents
- People living in a range of dwelling types
- Young families, and
- The elderly.

Research Solutions designed the engagement activities and built the infrastructure for the online community discussion using the Recollective online platform. The results of discussion activities are detailed in section 8.0 and included:

- straight questions-and-answers,
- a mapping exercise to identify appropriate areas for infill development, where participants were presented with a high-level map of the City of Joondalup, and asked to identify areas appropriate to locate different dwelling types (see 8.3 for detail)
- a photo sort to explore attitudes to dwelling types, where participants were asked to match different with an appropriate dwelling
- a multi-media exercise to gather information about what people viewed as positive outcomes / good quality development.

The framework for the online community discussion is appended to this document, along with selected data sets of participants' responses.

Participants of the online community discussion were recruited by Thinkfield, an independent data collection and recruitment agency. Each of the City's six wards was represented. The recruitment process screened out people who are already engaged and people who work for the City. All participants were fully informed about the purpose of the discussion, with the discussion framed around the non-negotiables and project givens.

The framework for the online community discussion is appended to this document, along with selected data sets of participants' responses.

A total of 32 participants were recruited to the online community, and all participated. Overall, the online community successfully engaged participants over the three-day period, with moderators receiving positive feedback from a number of participants.

Outputs from the board were analysed, and the housing issues and challenges experienced were coded to ensure that concepts were captured in the community survey.

3.2.4. Activity Four: Stakeholder interviews

The City identified a range of stakeholders whom they felt could add value to the discussion. These included providers of social services and housing, government bodies, private industry and community groups, such as the Joondalup Urban Development Association (JUDA).

Research Solutions prepared a broad topic guide, which was provided to the City in advance.

Interviews were recruited from a list of stakeholders supplied by the City of Joondalup and were emailed in advance to advise them of the study and ask for their participation. Interviews were conducted at a time convenient for the stakeholder, either in person or on the phone/via Teams. Notes were taken at the time of the interview, and where necessary, participants were recontacted to clarify an issue or comment made. Most were happy to be identified as having participated. Their comments were reviewed for common themes and concerns, with the analysis itself reviewed by a second researcher.

In total, 18 stakeholders participated; these represented 13 of the 15 organisations targeted. Two interviews were not secured within the timeframe.

3.2.5. Activity Five: Online validation workshops

Following the analysis of the consultation outcomes, the consultants conducted two resident workshops to share the consultation process and to provide high-level findings. During the workshops, participants were given the opportunity to provide more feedback and build on the community vision. One workshop was held with engaged residents and the second with unengaged residents.

Engaged participants were recruited from those who had participated in Activity One: Confirming the issues. Participants of the unengaged workshop had not participated in this or previous City of Joondalup research within the past two years. The workshops were held between the 5th and 7th of November 2022.

Research Solutions developed the agenda for each workshop, which the City reviewed prior to the workshops being conducted. A copy of the agenda is appended to this report.

In total, 7 residents participated in the engaged workshop, and 7 participated in the unengaged workshop. Overall, the workshops had high levels of involvement, with participants agreeing with the findings ascertained from the previous stages and adding additional insights and context. Workshop participants joined early, and each workshop ran significantly over time due to their level of interest and engagement with the topic.

3.2.6. Demographic Profile of the Housing Issues exercises

The consultation exercise captured demographic information to better understand people's current circumstances and provide points of comparison between data sets.

Confirming the issues: people who completed the City's online consultation form tended to be older than those participating in other consultation activities. It is interesting to note that the previously unengaged residents who completed this consultation exercise have a similar profile to their already-engaged counterparts. This group had a higher proportion of homeownership than in other consultation activities, with almost half owning their own homes outright. The majority live in free-standing single homes. Higher proportions of this group of residents lived in Duncraig, Edgewater, Kallaroo, Kingsley and Woodvale than in other suburbs, with each contributing approximately 9% of the sample. Looking at residence by ward, 21.3% of respondents were from the Central ward and 20.2% from the North Central ward. Information about CaLD and disability status was not captured.

Intercept interviews: The intercept interviews overshot the target, delivering 53 of an expected 50 interviews. All participants met the criteria of unengaged City residents. Almost 70% of interviewees were under 45 years of age, and approximately one-fifth were under the age of 30. Seniors were well-represented, with 22.6% over

the age of 64, including 7.5% over 75 years. Families with children under 12 comprised almost 60% of the sample. Fewer among this group were homeowners: almost 30% either rented or live at home with their parents. Padbury and Duncraig accounted for almost 40% of the sample, which was a function of the location the interviewing took place. Recoded into wards, the sample appears better distributed around the City of Joondalup: the Central, South West and South wards each accounted for a little over 20% of the sample. Only 3 respondents (5.7%) lived in the North ward, with the remainder distributed between the North Central and South East wards. Almost ten per cent either identified as having a chronic condition or as caring for someone who does (9.5%), and a fifth spoke a language other than English at home.

Online Community Discussion: The online community discussion board included a total of 32 participants. The proportion of renters and people living at home was similar to the intercept interviewees, totalling a little over 20%. About 30% had children under the age of 12 at home. Residents represented 17 of the City's 21 suburbs.

The table below details the demographic profile of participants by activity.

	Confirming the issues (n-489)	Intercept interviews (n-53)	Pop-up community discussion (n-32)	Validation workshops (n-14)
Age:				
30 years or under	-	20.8%	15.6%	14.3%
31-45 years	-	50.9%	37.5%	35.7%
46-63 years	-	5.7%	25.0%	50.0%
64-74 years	-	15.1%	21.9%	-
75 years and over	-	7.5%	-	-
Age – Confirming issues: *				
24 and under	0.8%	-	6.3%	-
25 - 34	5.1%	-	18.8%	-
35 - 44	17.6%	-	25.0%	-
45 - 54	23.1%	-	21.9%	-
55-64	21.5%	-	6.3%	-
65-74	20.2%	-	21.9%	-
75 +	9.0%	-	-	-
Prefer not to say	2.7%	-	-	-
Gender:				
Male	-	35.8%	50.0%	50.0%
Female	-	64.2%	50.0%	50.0%
Home ownership:				
Own home outright	48.3%	18.9%	34.4%	35.7%
Own home with mortgage	45.8%	52.8%	43.8%	50.0%
Rent	3.1%	15.1%	15.6%	14.3%
Live with parents/other	2.8%	13.2%	6.3%	-
Household composition:				

	Confirming the issues (n-489)	Intercept interviews (n-53)	Pop-up community discussion (n-32)	Validation workshops (n-14)
Children under 12 years living at home	-	58.5%	28.1%	?
CaLD	-	20.8%	6.3%	16.7%
Live with a disability or chronic condition or care for someone who does	-	9.4%	3.1%	N/A
Suburb:				
Beldon	0.8%	1.9%	3.1%	7.1%
Burns Beach	1.6%	-	3.1%	-
Connolly	1.6%	-	6.3%	-
Craigie	2.5%	9.4%	6.3%	-
Currumbine	3.1%	1.9%	-	-
Duncraig	8.8%	17.0%	9.4%	14.3%
Edgewater	8.8%	5.7%	3.1%	7.3%
Greenwood	5.1%	5.7%	6.3%	-
Heathridge	3.5%	7.5%	6.3%	-
Hillarys	5.5%	3.8%	6.3%	14.3%
Iluka	2.2%	-	3.1%	-
Joondalup	7.0%	3.8%	9.4%	7.1%
Kallaroo	8.8%	1.9%	-	7.1%
Kingsley	8.4%	5.7%	9.4%	7.1%
Kinross	1.6%	1.9%	3.1%	-
Marmion	1.0%	3.8%	3.1%	7.1%
Mullaloo	2.9%	-	3.1%	-
Ocean Reef	3.5%	-	-	7.1%
Padbury	4.7%	20.8%	3.1%	7.1%
Sorrento	5.3%	1.9%	-	7.1%
Warwick	4.1%	-	6.3%	7.1%
Woodvale	9.2%	7.5%	9.4%	-

* Age categories are different for Activity One: Confirming issues than other activities. For Activity Three: Pop-up community discussion actual age was asked and could be recoded into different categories as required.

3.3. Project Messages

The study employed consistent messaging across the life of the consultation program (Part A: Housing intentions, Part B: Housing issues). This was to inform community members of the constraints placed on local governments by state government planning processes, thereby framing the consultation within the parameters of the non-negotiables and project givens. The key messages were:

- The City of Joondalup is undertaking a review of its Local Planning Strategy, which informs the Local Planning Scheme.
- The review is being undertaken in the knowledge of certain constraints imposed by state policy and planning legislation (section .1.2)
- Community consultation will inform the housing component of the City's Local Planning Strategy and provides a strategic planning framework for meeting the City's future housing needs, including where different housing densities and typologies should be located within the City.
- Building Sustainable Neighbourhoods is a strategic project that will undertake a comprehensive review of the housing component of the City's Local Planning Strategy.
- Building Sustainable Neighbourhoods will not be limited to the City's current Housing Opportunity Areas. Housing issues and residential density will be reviewed across all residential areas and precincts of the City.

3.3.1. Project limitations

This is qualitative research, and in general designed to target specific segments of the unengaged and not to be representative of the whole Joondalup community (Part A: the Housing Intensions survey covered this task), and the findings should not be treated as such.

While this consultation process has endeavoured to be inclusive, it is acknowledged there will always be voices missed.

3.3.2. Learnings and missed opportunities

As a topic, housing translates well to the digital environment. People are sufficiently invested to stay the course and contribute at a high level for the duration.

- Future projects could potentially make provision for how to manage data when participants over-deliver, for example, there were a significant amount of pictures and videos provided by the online community.
- Not all exercises work equally well online; the photo-sort delivered less than hoped for and would either need to be simplified or replaced if the exercise were repeated.
- Housing type and tenure information will be useful to track experience and sentiment over time and better understand residents' points of view.

3.3.3. Outcomes

In keeping with IAP2 principles, this project sought to broaden community involvement in the topic. Part B: Housing Issues categorised residents as either Engaged or Unengaged and targeted the two segments through separate activities. These groups were defined as:

- **Engaged** - people who had either contacted an Elected Member about an issue of concern or participated in a survey or other consultation for the City of Joondalup within the past two years.
- **Unengaged** - people who had neither contacted an Elected Member about an issue of concern nor participated in a survey or other consultation for the City of Joondalup within the past two years.

As a group of activities, the housing issues component of the consultation achieved an additional 260 'new' voices.

Both the intercept interviews and discussion participants were screened to exclude engaged residents of the City. The online consultation was open to all residents, and it is worth noting that while the majority of participants were already engaged, the exercise attracted 176 new voices (as depicted in the table below). This is a consequential number, and there would be a benefit in knowing how this cohort found the exercise. The

subsequent validation workshop with the engaged suggests that at least a proportion of this group was alerted to the opportunity by word-of-mouth.

Figure 1: Part B: Housing issues, participation by engagement type.

	Unengaged	Engaged	Total
Intercept interviews	53	0	53
Discussion board participants	32	0	32
Online consultation	176	313	489
Validation workshops	7	7*	14*
Total	268	313	581

** Note: the 7 Engaged participants in the validation workshop were also participants in the online consultation exercise and therefore do not add to the total number of participants.*

Part A

Housing Intentions



4.0 CURRENT HOUSING TYPES

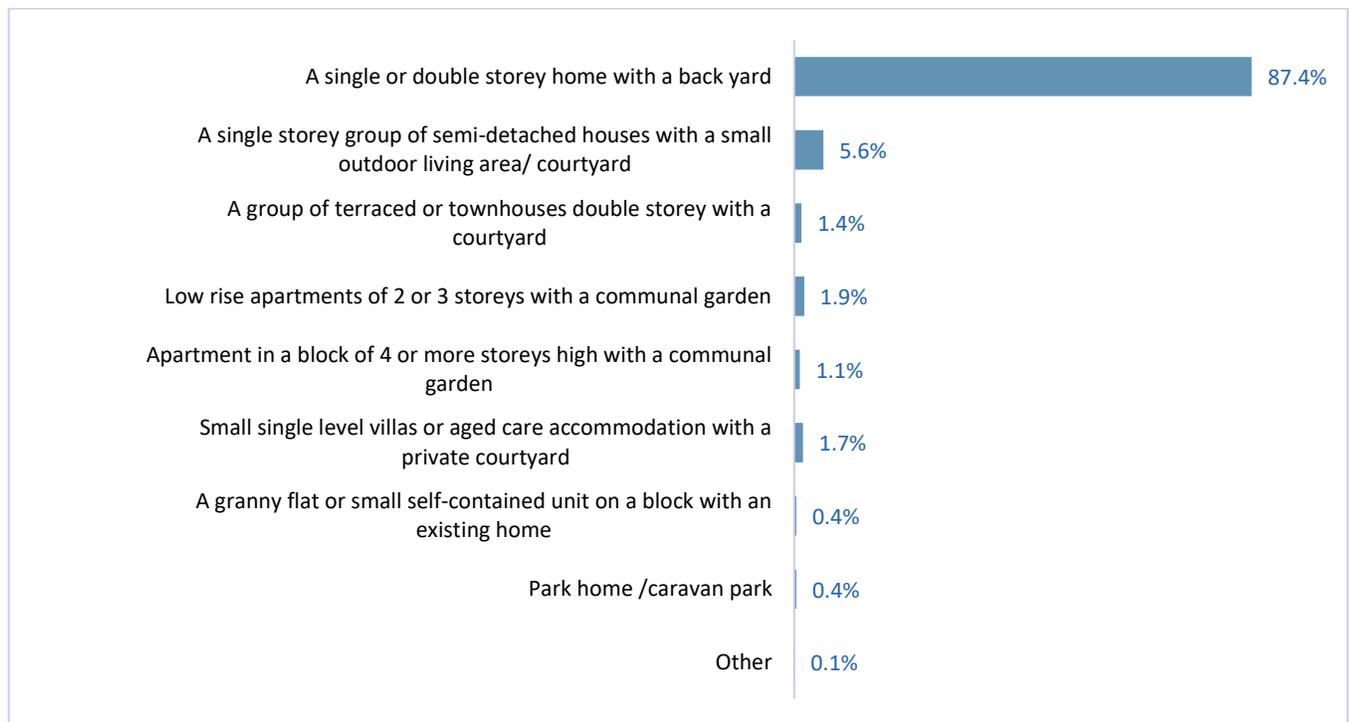
The vast majority of survey participants (87.4%) described their current residence as a single or double-storey home with a backyard, with the majority of the balance of respondents living in medium-density, single houses on a small lot. The balance of respondents was divided between high-density and other.

Figure 2 – Distribution of housing types



The distribution of housing types is shown in the following Figure.

Figure 3 -Residents' current housing



Q1. Firstly, what type of housing do you currently live in? n-801

The results were similar by ward, except that survey participants in the North Ward had double the number of survey participants aged under 25 compared to the other wards, leading to significantly more medium and high-density accommodation listed and specifically low-rise apartments (5.6% of survey participants) and high-density apartments of four or more storeys (4.2%): 76.8% of survey participants in the North Ward lived in a single house low-density dwelling.

Age has a significant impact on housing types:

- Many of the under twenty-five age group appear to be still living at home in the family single house dwelling (85.8%), with apartments both low-rise (6.6%) and high-rise apartments (3.8%) being the most popular alternative.
- The twenty-five to thirty-four age group are more likely to have moved away from the single-family house, with a greater number than other age groups moving into both medium and high-density living; only 70.3% now live in a single home, 18.9% live in medium-density housing and 6.8% live in high-density apartments.
- Between the ages of 35 and 74, the type of home ownership remains fairly similar, with low-density single homes the main housing type, for ninety per cent or more of survey participants.
- The seventy-five and over age group is more likely to have moved away from low-density with 80.5% remaining in low-density single houses). They have moved towards medium-density single-storey semi-detached houses (11.5%) or small single-level villas or age care accommodation (8.0%). See below.

Figure 4 – Housing typologies by age

	24 and under	25 - 34	35 - 44	45 - 54	55-64	65-74	75 +
A single or double-storey home with a back yard	85.8%	70.3%	92.7%	93.3%	91.3%	89.7%	80.5%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	0.9%	5.4%	5.5%	4.9%	4.3%	6.8%	11.5%
A group of terraced or townhouses double-storey with a courtyard	1.9%	6.8%	0.0%	1.8%	0.0%	0.9%	0.0%
Low-rise apartments of 2 or 3 storeys with a communal garden	6.6%	6.8%	1.8%	0.0%	0.9%	0.0%	0.0%
Apartment in a block of 4 or more storeys high with a communal garden	3.8%	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Small single-level villas or aged care accommodation with a private courtyard	0.0%	1.4%	0.0%	0.0%	1.7%	0.9%	8.0%
A granny flat or small self-contained unit on a block with an existing home	0.9%	1.4%	0.0%	0.0%	0.0%	0.9%	0.0%
Park home /caravan park	0.0%	0.0%	0.0%	0.0%	1.7%	0.9%	0.0%
Other	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
n-	106	74	109	163	115	117	113

Q1. Firstly, what type of housing do you currently live in? We are looking for a wide cross-section of people. Which of the following age groups are you in? n-797; 4 missing

Survey participants who own or are in the process of purchasing their home were almost all currently living in a single house low-density housing, as shown on the next page. Whilst the majority of those who rent (63.2% of respondents) live in single-house low-density housing, this group are statistically significantly more likely to live in more diverse housing including low-rise apartments (11.5% of renters), high-density apartments (8.0% of renters) and medium-density terraced houses or townhouses (5.7% of renters).

Figure 5 - Current Type of housing by tenure

	Own your home with a mortgage	Own your home outright	Rent / includes with a group of people	Live at home with parents
A single or double-storey home with a back yard	91.1%	88.9%	63.2%	94.2%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	5.6%	7.5%	4.6%	1.0%
A group of terraced or townhouses double-storey with a courtyard	1.3%	0.3%	5.7%	1.0%
Low-rise apartments of 2 or 3 storeys with a communal garden	1.0%	0.0%	11.5%	1.9%
Apartment in a block of 4 or more storeys high with a communal garden	0.3%	0.0%	8.0%	1.0%
Small single-level villas or aged care accommodation with a private courtyard	0.0%	3.0%	4.6%	0.0%
A granny flat or small self-contained unit on a block with an existing home	0.3%	0.0%	1.1%	1.0%
Park home /caravan park	0.3%	0.3%	1.1%	0.0%
Total	100.0%	100.0%	100.0%	100.0%
n-	302	305	87	103

Q1. Firstly, what type of housing do you currently live in? Do you: n-797; 4 missing

Whilst there are real differences in current accommodation when comparing young people, seniors and renters. The proportion of respondents in each of the current types of accommodation is similar across other groups identified including: CaLD, people with a disability and their carers and families with young children.

5.0 DWELLING PREFERENCES IN THE FUTURE

Dwelling preferences in 10 years' time were measured two ways:

- The preferred type of dwelling.
- An acceptable type of dwelling.

5.1 Preferred type of dwelling

Using the same definition of dwelling types, in 10 years' time survey participants clearly show a shift away from low-density single housing towards medium-density housing, with the proportion of respondents selecting medium-density housing doubling from 8.9% in 2022 to 16.4% in 2032. Also, as survey participants age, there is a tripling of the level of interest in single-level villas or aged care accommodation to 6.0%.

Figure 6 – Preferred type of dwelling

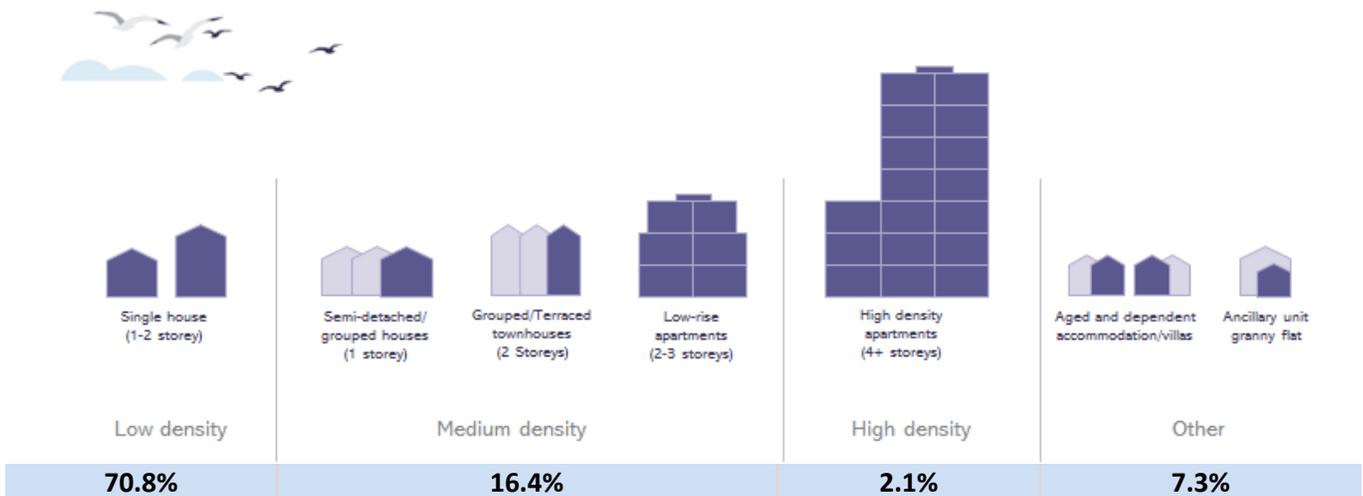
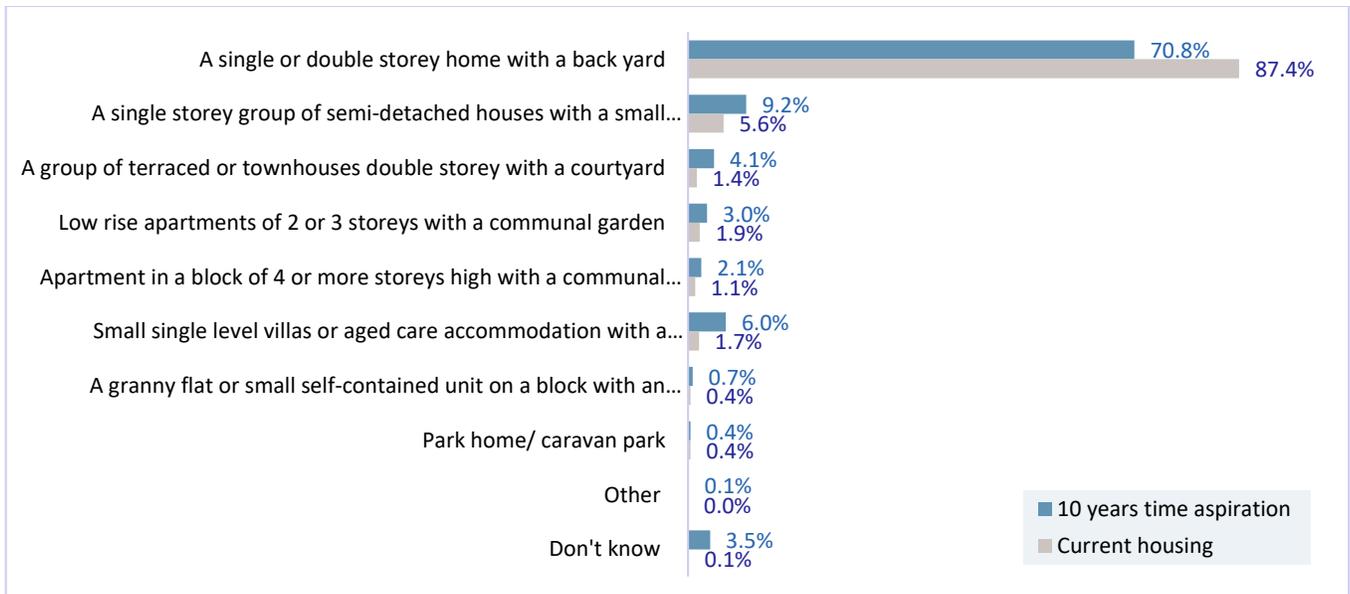


Figure 7 - The distribution of housing types is shown in 10 years' time



Q2. What type of dwelling do you see best meeting your housing needs in ten years' time. n-801

Current residents of single houses decreased by a quarter, either moving towards medium-density (12.8%), predominantly single-storey group semi-detached houses or moving towards single-level villas or aged care accommodation (4.3%).

Of those currently living in medium-density single-storey semi-detached houses, 20.0% see themselves moving towards single-house accommodation in 10 years' time, and twenty per cent see themselves moving towards small single-level villas or aged care accommodation or granny flats.

Again, the respondents' age group plays a large part in the type of dwelling that survey participants aspire to in ten years. The under-25 and over-75 age groups are least likely to see themselves living in low-density single-home accommodation in ten years; 59.4% and 52.2%, respectively.

Almost a quarter of the under-25 age group, see themselves living in medium-density accommodation, particularly group terraced houses, townhouses or low-rise apartments. A further 9.4% believe they will live in high-density apartment blocks of four or more storeys. As shown in fig 5 on the next page.

In the over seventy-five age group, half of this age group believe that they will be living in single-home dwellings in 10 years' time, with just over twenty per cent visualising living in small single-level villas or aged care accommodation and thirteen per cent living in medium-density accommodation in small semi-detached houses as shown below.

Figure 8 – Aspirational dwelling type by age group

	24 and under	25 - 34	35 - 44	45 - 54	55-64	65-74	75 +
A single or double-storey home with a back yard	59.4%	78.4%	89.0%	79.1%	70.4%	65.8%	52.2%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	2.8%	4.1%	4.6%	11.0%	14.8%	11.1%	13.3%
A group of terraced or townhouses double-storey with a courtyard	10.4%	2.7%	1.8%	4.3%	2.6%	5.1%	1.8%
Low-rise apartments of 2 or 3 storeys with a communal garden	10.4%	4.1%	2.8%	0.6%	0.9%	0.9%	2.7%
Apartment in a block of 4 or more storeys high with a communal garden	9.4%	2.7%	0.9%	0.0%	0.9%	1.7%	0.9%
Small single-level villas or aged care accommodation with a private courtyard	0.0%	1.4%	0.0%	3.7%	5.2%	10.3%	20.4%
A granny flat or small self-contained unit on a block with an existing home	1.9%	0.0%	0.0%	0.6%	0.0%	1.7%	0.9%
Park home /caravan park	0.0%	0.0%	0.0%	0.0%	1.7%	0.9%	0.0%
Other	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Don't know	5.7%	5.4%	0.9%	0.6%	3.5%	2.6%	8.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
n-	106	74	109	163	115	117	113

Q2. What type of dwelling do you see best meeting your housing needs in ten years' time? Which of the following age groups are you in? n-797; 4 missing

Current tenure did impact upon dwelling aspirations with those people who own their own home outright. These people are more likely to be older and therefore the group most likely to consider itself moving towards small single-level villas or aged care accommodation (12.8%). See the following Figure.

Survey respondents with mortgages were more likely to see themselves as remaining in low-density single-house accommodation for at least the next ten years; 80.8% of people with a mortgage consider themselves to be living in low-density housing in ten years' time.

Survey respondents currently living at home with their parents show the greatest diversity of housing in ten years' time, indicating that they will move out into a more diverse range of housing than other groups, though this shows some similarity to the aspirations of survey respondents in rental accommodation. Of respondents who live at home, 9.7% consider that they will live in low-rise apartments in ten years' time and 8.7% consider they will live in high-density high-rise apartments as shown in the Figure below.

Figure 9 - Aspirational housing type amongst different types of tenures

	Own your home with a mortgage	Own your home outright	Rent / includes with a group of people	Live at home with parents
A single or double-storey home with a back yard	91.1%	88.9%	63.2%	61.2%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	5.6%	7.5%	4.6%	2.9%
A group of terraced or townhouses double-storey with a courtyard	1.3%	0.3%	5.7%	7.8%
Low-rise apartments of 2 or 3 storeys with a communal garden	1.0%	0.0%	11.5%	9.7%
Apartment in a block of 4 or more storeys high with a communal garden	0.3%	0.0%	8.0%	8.7%
Small single-level villas or aged care accommodation with a private courtyard	0.0%	3.0%	4.6%	1.9%
A granny flat or small self-contained unit on a block with an existing home	0.3%	0.0%	1.1%	1.9%
Park home /caravan park	0.3%	0.3%	1.1%	0.0%
Other	0.0%	0.0%	0.0%	1.0%
Don't know	1.0%	4.3%	8.0%	4.9%
Total	100.0%	100.0%	100.0%	100.0%
n-	302	305	87	103

Q2. What type of dwelling do you see best meeting your housing needs in ten years' time? by Q7. Do you: n-798; 3 missing

There is no statistically significant difference in housing aspirations between wards, gender, the CaLD community, and people living with a disability, although respondents with children under 12 years living at home were more likely to aspire to a low-density single home with a back yard than were other groups.

5.2. The minimum acceptable type of housing

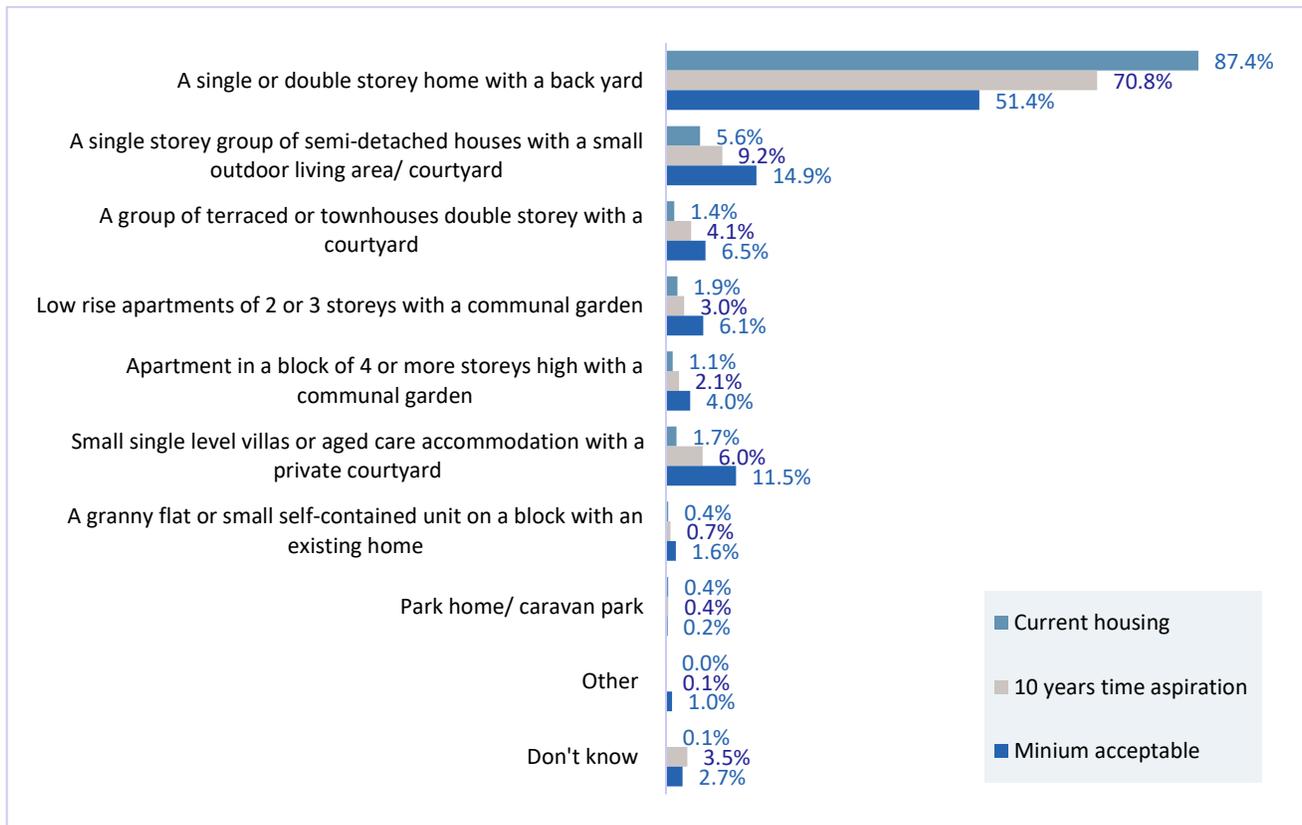
In considering the minimum type of housing acceptable to survey participants in ten years' time, only just over fifty per cent of survey participants would still expect to live in low-density single residential as shown in the following Figure.

Figure 10 – Minimum type of housing you would consider as acceptable looking forward 10 years



Q3. And what is the minimum type of housing you would consider as acceptable looking forward 10 years? n-801

Figure 11 - Minimum type of housing you would consider as acceptable looking forward 10 years.



Q3. And what is the minimum type of housing you would consider acceptable looking forward 10 years? n-801

Of survey participants currently living in low-density single-house accommodation, just over (56.9%) would accept low-density accommodation as their minimum acceptable level of housing in ten years' time. A quarter (24.7%) would move into medium-density accommodation, half of these moving into single-storey semi-

detached houses and ten per cent would accept small single-level villas or aged care accommodation. Again, there is little appetite amongst any of the groups for high-density apartment blocks of four or more storeys.

The majority of survey participants currently living in single-storey group, semi-detached houses (60.0%) would prefer to stay in this accommodation but twenty per cent would accept a small single-level villa or aged care accommodation (probably reflecting the age of this group of people). Interestingly, females were twice as likely to accept small single-level villas or aged care accommodations than their male counterparts.

It should be noted that the group who are most likely to cite low-density single residential dwellings as their minimum acceptable level of housing (63.8%) are those who engage with the City either through consultation, surveys or with their Elected Members. The unengaged segments are thirty per cent less likely to cite low-density accommodation as the minimum acceptable level of housing for them in ten years' time and the unengaged were almost twice as likely to accept medium-density or high-density accommodation as the engaged survey participants.

The under twenty-five age group has the lowest level of expectations of any of the age groups, except perhaps the seventy years plus age group. The under twenty five age group would accept:

- Low-density 32.1%
- Medium-density 37.7% (particularly low-rise apartments)
- High-density 16.0%.

The seventy-five years and older age group was also prepared to accept more diverse housing, possibly as a result of downsizing.

- Low-density 38.9%
- Medium-density 20.4% (with a focus on group semi-detached housing)
- High-density 0.9%
- Single-level villas or aged care accommodation with private court yard 31.0%.

The thirty-five to forty-four age group have the highest expectations with 73.4% stating that low-density single residential was their minimum acceptable level of housing.

Figure 12 – Minimum acceptable accommodation by age group

	24 and under	25 - 34	35 - 44	45 - 54	55-64	65-74	75 +
A single or double-storey home with a back yard	32.1%	52.7%	73.4%	56.4%	49.6%	53.8%	38.9%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	8.5%	10.8%	9.2%	20.2%	22.6%	14.5%	14.2%
A group of terraced or townhouses double-storey with a courtyard	5.7%	10.8%	8.3%	8.6%	5.2%	6.0%	1.8%
Low-rise apartments of 2 or 3 storeys with a communal garden	23.6%	6.8%	3.7%	3.1%	3.5%	0.9%	4.4%
Apartment in a block of 4 or more storeys high with a communal garden	16.0%	6.8%	1.8%	1.2%	1.7%	2.6%	0.9%
Small single-level villas or aged care accommodation with a private courtyard	5.7%	0.0%	1.8%	8.0%	13.9%	16.2%	31.0%
A granny flat or small self-contained unit on a block with an existing home	2.8%	1.4%	0.0%	1.2%	1.7%	2.6%	1.8%
Park home /caravan park	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%	0.0%
Other	3.8%	4.1%	0.0%	0.0%	0.0%	0.0%	0.9%
Don't know	1.9%	6.8%	1.8%	1.2%	0.9%	2.6%	6.2%

	24 and under	25 - 34	35 - 44	45 - 54	55-64	65-74	75 +
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
n-	106	74	109	163	115	117	113

Q3. And what is the minimum type of housing you would consider acceptable looking forward 10 years? n-797; 4 missing

As noted above, the minimum type of acceptable housing did vary by tenure, with those renting and those living at home with parents accepting that many may not achieve low-density, single residential in ten years' time; with only 35.6% and 33.0% respectively, low-density housing. Those in rental accommodation were more likely to accept single-storey group semi-detached houses as their medium-density accommodation rather than other types.

By comparison, those living at home with parents would accept low-rise apartments (21.4%) or high-density apartments (13.6%). See the following Figure.

Figure 13 - Minimum acceptable housing by housing tenure

	Own your home with a mortgage	Own your home outright	Rent / includes with a group of people	Live at home with parents
A single or double-storey home with a back yard	61.9%	51.8%	35.6%	33.0%
A single-storey group of semi-detached houses with a small outdoor living area/ courtyard	17.5%	13.8%	16.1%	9.7%
A group of terraced or townhouses double-storey with a courtyard	7.9%	4.3%	9.2%	6.8%
Low-rise apartments of 2 or 3 storeys with a communal garden	3.6%	2.6%	9.2%	21.4%
Apartment in a block of 4 or more storeys high with a communal garden	1.7%	1.6%	8.0%	13.6%
Small single-level villas or aged care accommodation with a private courtyard	4.0%	20.7%	11.5%	5.8%
A granny flat or small self-contained unit on a block with an existing home	1.0%	2.0%	1.1%	2.9%
Park home /caravan park	0.3%	0.0%	1.1%	0.0%
Other	0.3%	0.3%	3.4%	2.9%
Don't know	1.7%	3.0%	4.6%	3.9%
Total	100.0%	100.0%	100.0%	100.0%
n-	302	305	87	103

Q3. And what is the minimum type of housing you would consider acceptable looking forward 10 years? by Q7. Do you: n-798; 3 missing

There are no statistically significant differences in the results by ward or by gender nor is there a difference in the minimum type of acceptable housing amongst the CaLD community or those living with a disability or a chronic condition or looking after someone in that situation. Survey participants with children under 12 years of age at home, like the 35-44 age group where many of these are situated, were the groups most likely to consider a single or double-storey home with a back yard to be the minimum acceptable type of housing (69.7% of survey participants with children under 12 years and 73.4% of the 35-44 age group).

Part B

Housing Issues



6.0 ACTIVITY ONE: CONFIRMING THE ISSUES - ONLINE CONTRIBUTION

6.1. Summary

The online consultation to confirm housing issues is integral to this process: misalignment and distrust of the City have been captured in a number of previous consultations and are still evident in the open-ended comments made. The online consultation form was intended both to check in with residents who had already provided input on the topic to demonstrate that the City heard and is considering residents' concerns, to allow all residents to contribute to the discussion, and collect any issues not previously captured.

Participants were asked about the relevance of issues raised in previous consultations, with the list of statements drawn from the meta-analysis of issues previously raised, and input from City staff. Their responses to these questions and more than 250 additional, open-ended comments confirm the ongoing relevance of themes and issues already raised and suggest the growing importance of sustainability and social issues such as homelessness. This latter issue may represent a new consultation theme.

The comments also suggest that many residents appear to be open to the idea of infill, if well managed.

“Most people in the City are not opposed to additional housing however trust in the process needs to be restored and the City work for the needs of the residents by using long-established planning rules and not imported ideologies, to create quiet and pleasant neighbourhoods.”

At the validation workshop, one respondent commented:

“You’ve hit the nail on the head. If well-managed. Control. The key is to control development, not just to let things happen.”

Many of those involved in the online consultation are interested in and want to be part of the ongoing conversation about how their communities are developed and specifically, how urban infill is folded into the fabric of the City.

The comments also suggest there is an understanding of the potential for infill developments to deliver positive social outcomes and reduce environmental footprints, and respondents demonstrated some awareness of the complexities involved in delivering the promise of sustainable and liveable communities. The validation workshop subsequently highlighted some sympathy for the City, which is ‘*lower on the totem pole of the planning hierarchy*,’ but even so, there are suggestions that the City lacks a holistic vision for infill development and a perception that planning decisions are made discretely rather than with reference to each other. Further, some perceive the City lacks either the will or the ability to enforce regulations and that developers act without oversight.

Open-ended comments confirm preferences for a range of strategic and tactical measures already raised such as:

- Infill being distributed throughout the City;
- Infill around activity centres, not just transport hubs;
- Height restrictions, setbacks, minimum block sizes and building-to-garden plot ratios, and
- All infill development to include enough parking for residents on-site.

These comments are consistent with previously identified concerns about the liveability outcomes of infill development. Added to this is the perception that the type of dwellings delivered compromise long-term sustainability goals.

The comments suggest that environmental sustainability is becoming a matter of increasing importance, with native flora and fauna, waste management, energy efficiency, groundwater recovery and passive solar design examples of the topics raised.

Social issues such as homelessness and domestic violence are also on the community radar and may constitute a new theme.

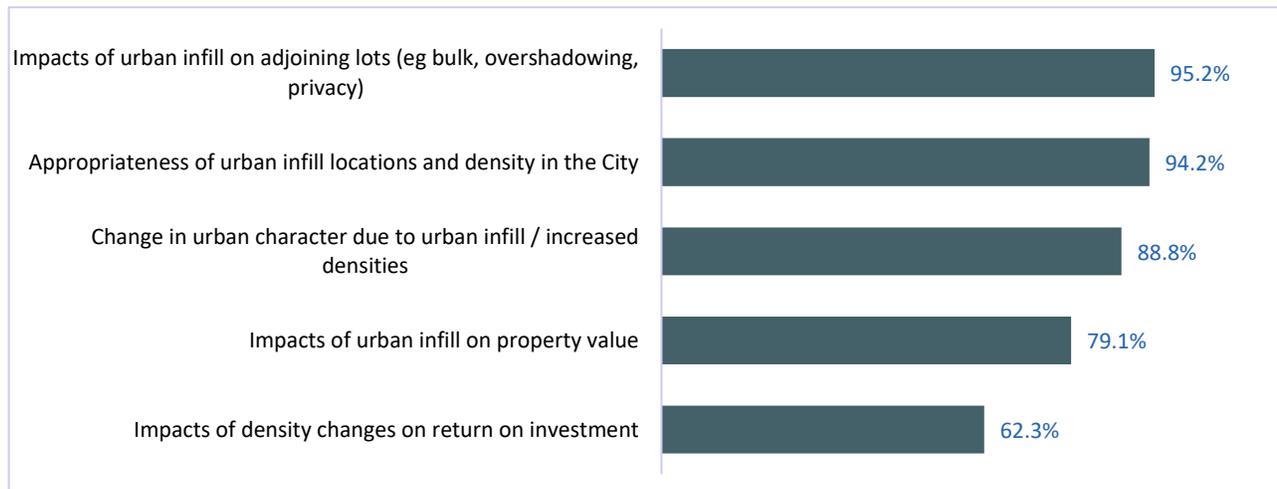
Of those who responded through the online consultation form, relatively few had personal concerns about access to appropriate housing, but those who did were older residents who described too little housing and too few housing options (in terms of type and location) available for people looking to streamline their lives in retirement. Independent living for the elderly and aged care accommodation are also perceived to be in short supply.

6.2. Relevant urban infill housing topics

The topics of relevance to almost all of those who completed the online consultation were the impacts of urban infill on adjoining lots and the appropriateness of urban infill locations and changes to the local character from increased density in the City.

One significant difference was uncovered in that respondents between 55 and 64 years of age were significantly more likely than any other age group to consider the impacts of urban infill on property values as a relevant housing issue.

Figure 14 - Housing issues

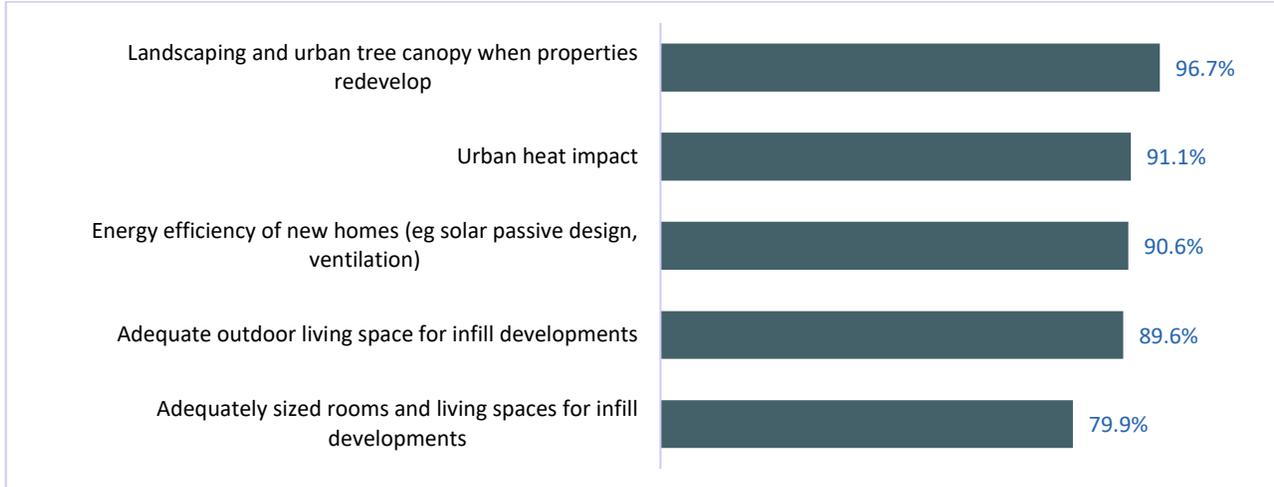


Q3. Which of the following topics are relevant to infill housing in the City of Joondalup? n=472-484

6.3. Housing sustainability and liveability

The topics perceived as most relevant to housing sustainability and liveability by those who completed the online consultation forum were landscaping and urban tree canopy when properties redevelop (96.7%) and urban heat impact (91.1%).

Figure 15 - to housing sustainability and liveability



Q4. Which of the following topics are relevant to housing sustainability and liveability in the City of Joondalup? n-474-482

6.4. Housing Availability

The housing availability topics most relevant to those who completed the online consultation form were affordability of houses to rent and or buy (71.4%) and the supply of housing options to downsize (70.1%).

Figure 16 – Housing availability



Q5. Which of the following topics are relevant to the availability of housing in the City of Joondalup? n-479-482

Analysis revealed significant differences by age:

- Respondents 75 years and older were significantly more likely to say the **supply of housing options to downsize** was relevant to the availability of housing in the City of Joondalup than their younger counterparts.

6.5. Open-ended comments

The open-ended comments made by participants display a wide range of stories of housing needs, strategic and tactical recommendations for improving infill outcomes and other housing-related issues. Many repeat issues have already been raised in the bank of statements. However, the frequency with which topics are broached in the open-ended comments underscores the relevance of previously stated concerns relating to:

- the impacts of urban infill on existing residents;

- liveability and sustainability outcomes, and
- the availability and affordability of housing.

The concern that infill will compromise local character and that so far, infill at medium density has resulted in compromised outcomes for future residents and compromised the quality of life for near neighbours. A closer examination of the answers may reveal slightly different tactical suggestions for managing infill development but the key themes remain:

- access to affordable and appropriate accommodation, in this case particularly for retirees and the aged;
- managing the impacts of an increased population on many different fronts such as traffic, public transport and the transport system generally, on public services and amenities and the natural environment;
- environmental sustainability;
- quality of life and the impacts of infill on residents, and
- concerns about the planning system.

Hot button issues include:

- street parking;
- the loss of trees and green space, and
- perceived negative impacts of infill development on existing residents.

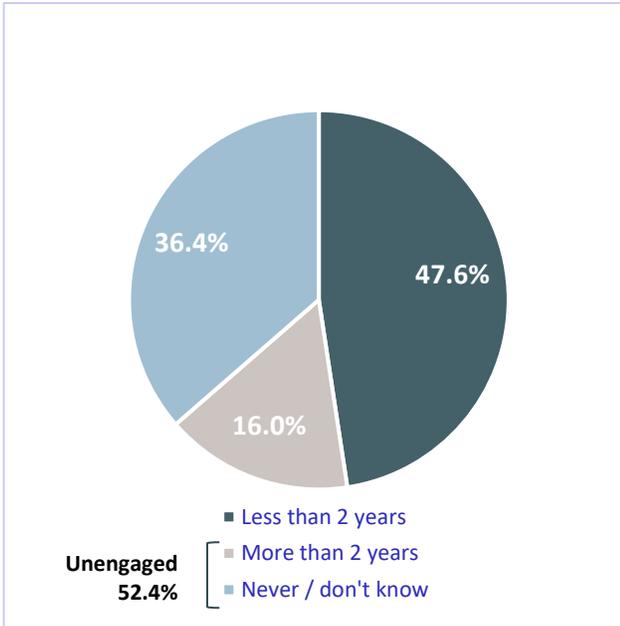
Open-ended comments provided also reveal a concern about broader social issues not strongly evidenced in previous consultations including recognition of Aboriginal history and the need for social housing. The latter appears to be an issue of growing concern, and there is a suggestion that homelessness is becoming visible in the suburbs. The comment below is provided by an elderly Heathridge resident.

“Social housing should be considered. I have lived in my house for 40 years and two weeks ago was astounded to find a homeless lady had set up camp on my verge. The Ranger said this would be dealt with but it seems no one can help. The City uses a volunteer service who hopefully will call this weekend but if she refuses to go what then? The police can only move her on if she is abusive (which she has been). The verge belongs to the City of Joondalup, and homelessness seems to be a growing problem. This is a problem that needs to be looked at.”

6.6. Engagement of online consultation respondents

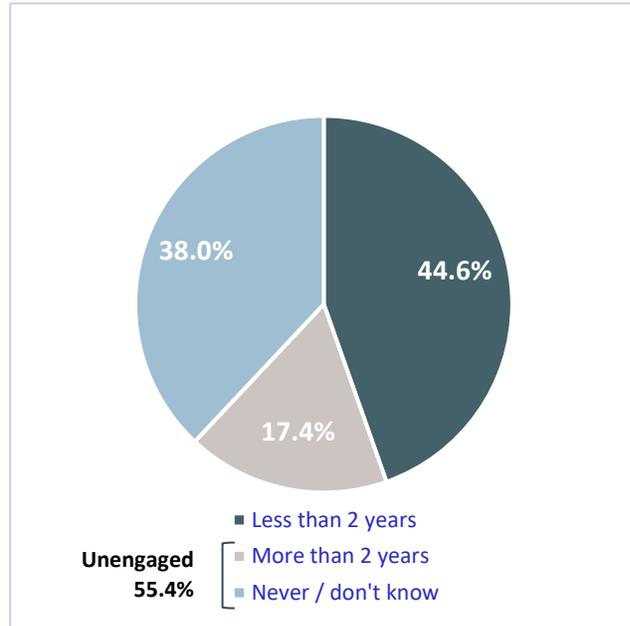
Almost 50% of respondents had taken part in a consultation or survey within the past two years and only slightly fewer had contacted their Elected Member about an issue of concern within the past two years.

Figure 17 - The last time the respondent took part in a survey or consultation for or about the City



Q10. When was the last time you took part in an online or face-to-face survey or consultation for or about the City of Joondalup? n-489

Figure 18 - Last time the respondent engaged with an Elected Member on an issue of concern

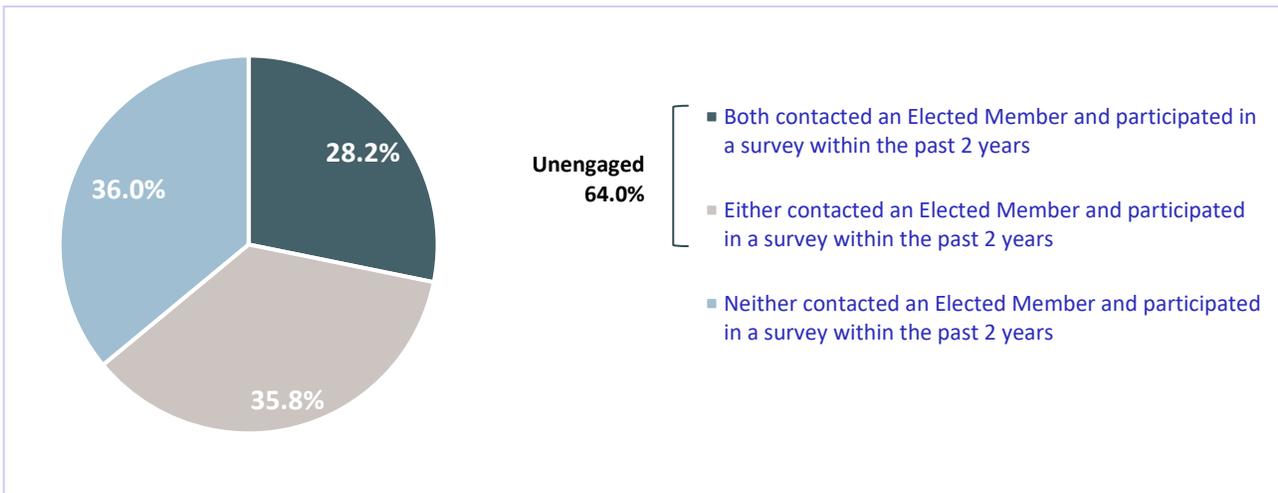


Q11. When was the last time you contacted the City or your Elected Member about an issue of concern to you? n-489

Importantly, the online consultation attracted a significant number of unengaged participants. A total of 176 respondents (36.0%) were unengaged and stated they had either never contacted an Elected Member about an issue of concern, or participated in a survey or consultation about the City of Joondalup, or had not done so within the past two years.

The remainder of respondents were engaged members of the community who stated they had either contacted their Elected Member about an issue of concern or participated in a survey or consultation within the past two years (35.8%) and almost thirty per cent had done both.

Figure 19 - Engaged v Unengaged



Combination of Q10 and Q11 above n-489

7.0 ACTIVITY TWO: INTERCEPT INTERVIEWS

7.1. Summary

The intercept interviews provided a different view of the issues of greatest concern to residents, a difference directly attributable to the profile of respondents, which included the lowest proportion of homeowners in Part B: Housing issues activities.

The top four housing issues raised by respondents directly relate to accessing housing. Over 86.8% of respondents listed affordability as the main challenge people are facing in meeting their housing needs. Notably, the top four issues cited relate to the ability to access appropriate housing: after affordability came the availability of housing (58.5%), housing type (35.8%) and housing location (26.4%). Currently, respondents perceive too little housing of any type is available in the City of Joondalup, and what is available is either poorly located, inappropriate, or unaffordable.

While the sample size is small and the results are not representative of Joondalup as a whole, they strongly suggest that not all segments of the community face the same challenges in accessing housing.

Asked how medium and high-density infill should be delivered over the next ten years, the most important concepts among respondents were:

- The location of infill development (close to services and amenities like shops, parks, and schools transport hubs) was raised by 60.4% of respondents, with a further 22% stating they felt high-density apartments in particular should be kept separate from single residential housing.
- Access to public transport and transport hubs was mentioned by more than 40%.
- Close to a third felt green space and parks should be a focus of infill development.

7.2. Main Housing Challenges

Respondents were asked to describe what they felt were the top three challenges either they or people like themselves currently face in meeting their housing needs in the City of Joondalup.

Almost 90% of respondents listed housing affordability as a challenge, with respondents making comments about affordability generally, rental affordability and the affordability of purchasing a home.

Almost 60% of respondents raised the availability of houses to rent or buy as an issue, with housing type a concern for just over a third (35.8%), followed by location (26.4%).

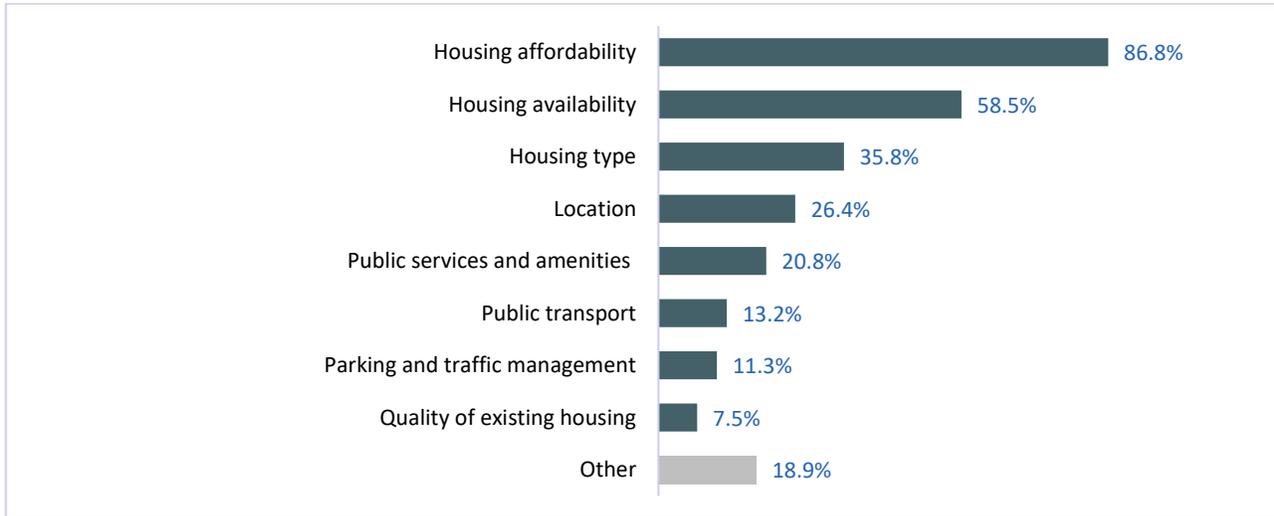
“Cost of buying a house, having to choose another area to get a home in your price range for a family, with a backyard.”

“Hard to rent - too expensive and not enough houses.”

The majority of remaining responses related to the impact of population growth on traffic, public services and amenities (including schools, shops and health care) and on public transport and the road network more broadly.

“Parking and shopping are just okay - with more people it would create problems.”

Figure 20 - Main housing challenges



Q1. Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (Valid sample: n-53)

7.3. Planning for urban infill in the City over the next 10 years

Most participants expressed more than a single idea when describing how medium and high-density infill should be delivered.

Unsurprisingly, the location of infill development was a consideration for more than half of the respondents. Responses included being located: ‘...in the area you want to live,’ or near shops, near services and amenities, near schools, parks and recreational facilities.

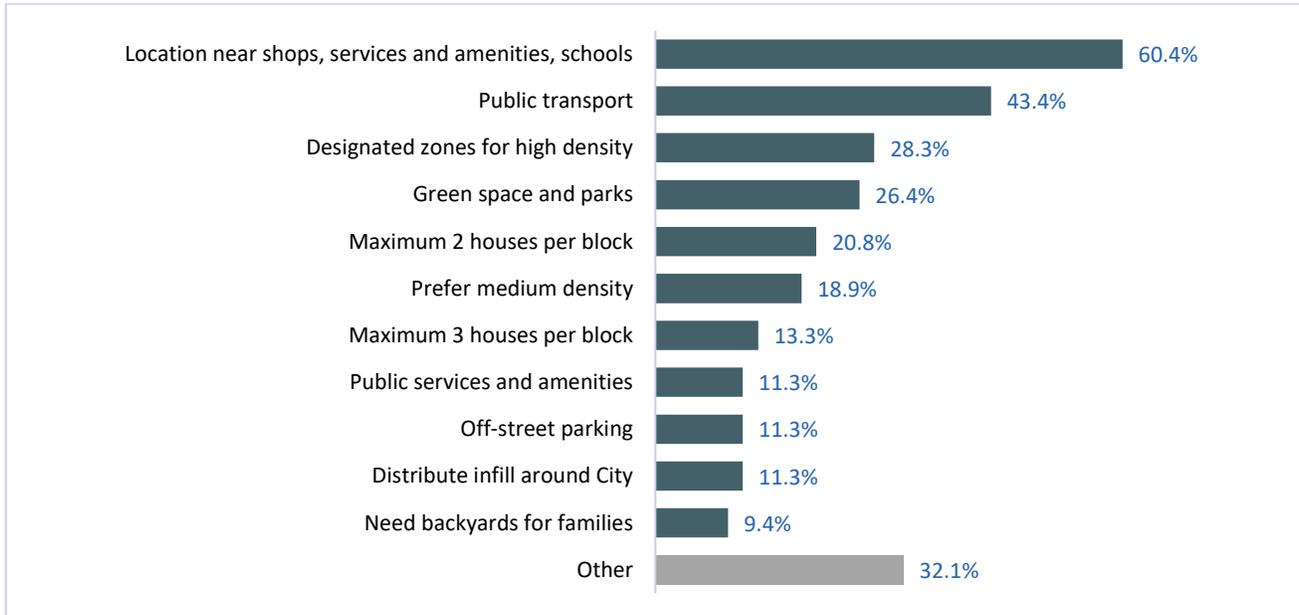
“Apartments need to be close to a shopping centre or near a train station.”

“Apartments in walking distance to shops, pubs and train station. I accept it has to change for people to be able to live wherever they want.”

More than forty per cent of respondents mentioned public transport as a key consideration as the City develops: most called for more public transport, better access to public transport, or infill to be located near public transport hubs.

Almost a third called for high-density dwellings to be ‘kept separate’ from free-standing single residential housing, with a similar proportion expressing the need for more parks and green space to offset the loss of garden area.

Figure 21 – Aspirations for housing development in the City



Q2. With the majority of new dwellings to be delivered as medium and high-density infill, how would you like to see housing in the City of Joondalup develop over the next ten years? (Valid sample: n-53)

7.4. Issues that the City needs to consider

Respondents were asked what they felt were the most important issues for the City to manage to ensure great liveability outcomes as it grows, with many suggesting more than a single idea. Three themes stood out among responses:

- Just over half of all respondents listed the need for enough public services and amenities to cater for the population, including shops, schools, health centres and community facilities.
- A similar proportion (50.9%) suggested the need to manage traffic and parking as the population grows, with suggestions including upgraded roads, roundabouts, more parking at shops, parking at schools and community facilities and multistorey car parking.
- More than forty per cent wanted the City to actively manage, preserve, upgrade or create green spaces and parks to offset the loss of gardens and vegetation.

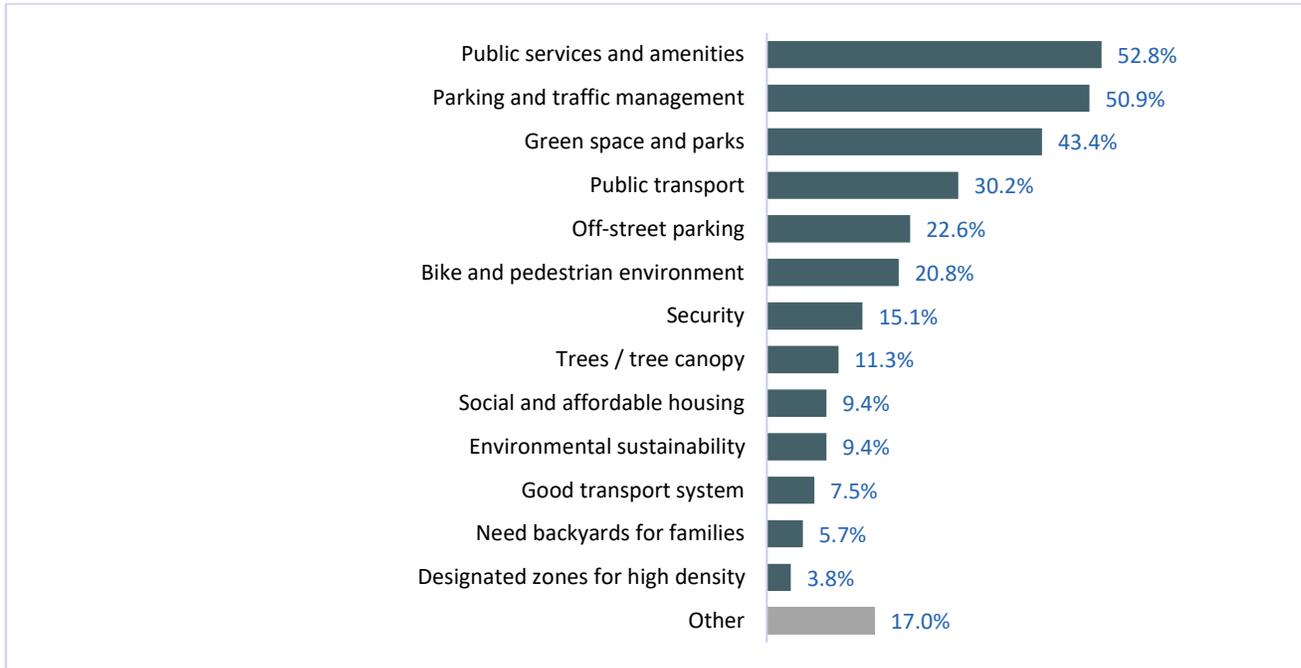
These numbers may understate the importance of parking and traffic management and green spaces/parks as issues for residents:

- In addition to the 50.9% for whom parking and traffic management is an issue, a further 22.6% specifically mentioned parking related to infill dwellings (only one respondent gave both answers), and
- 11.3% specifically referred to trees or the tree canopy, in addition to the 40% concerned about green space.

“Apartments need onsite parking equal to the size of the property, e.g. include visitor parking bays. Include communal activities onsite - pool gym, BBQ area. More affordable social housing options for low-income earners like single mums.”

“Not to lower the standard of living, and retain nature walks and green space.”

Figure 22 – Important issues for the City to deliver



Q3. An increased number of people and dwellings will bring change. What do you feel are the most important issues for the City of Joondalup to manage to make sure it delivers great liveability outcomes for all its residents? (Valid sample: n=53)

8.0 ACTIVITY THREE: ONLINE COMMUNITY DISCUSSION

8.1. Summary

The online community discussion board was intended to explore housing issues amongst the unengaged segments of the residential population under-represented in past consultation activities: the elderly, families with young children, and young people. People who rent, live at home with their parents, or who live in accommodations other than a low-density single residence were included in the mix. Participants were recruited from all six City wards.

The issues raised are very similar to those raised by respondents to the intercept survey, with most participants describing one or more aspects of accessibility as the main housing issue they (and people like them) face.

In addition to affordability, participants perceive limited housing stock is available, that there is little diversity in terms of the type of dwellings, and that there is little or no housing available in their preferred location. Some participants appear to perceive there are no *'good'* housing options available and few expect to find the *'right house, at the right price, and in the right location.'* Most expect that they will need to make significant compromises in order to access housing.

While many accept that the benefits of infill development can include activated spaces and an enhanced community atmosphere, there seems to be limited appetite for high-density living and tall apartment blocks. The majority of participants currently live in low-density single dwellings and expect to still be living in this type of dwelling in ten years' time, although a proportion nominated villas or townhouses as their preferred housing type. This group comprised older couples without children and households headed by a single adult female. The reasons given for their preference revolve around the expense and effort involved in maintaining their existing homes.

In terms of appropriate locations for infill development, there is some consistency of opinion. Except for high-density apartment blocks, which are perceived to be better located in the City centre, most appear to feel infill development should be dispersed throughout the suburbs rather than concentrated in particular areas to minimize any negative impacts, a suggestion consistent with previous consultation outcomes.

The majority of other housing-related issues raised reflect participants' desires to maintain a high quality of life for both existing and new residents. As in other consultation exercises, the *'hot-button'* issues are parks and parking. Participants living in infill areas often describe the experience in negative terms: the increase in on-street parking and the loss of mature trees and vegetation are unwelcome impacts. Other negative experiences associated with infill include a loss of privacy and a perceived increase in crime and anti-social behaviour.

Other issues raised by participants can be broadly categorized as:

- Environmental considerations, from green space and tree canopies to reducing urban heat islands and improved building materials and processes;
- Social consideration, including access to services and amenities and urban design that promotes positive community outcomes, and
- Issues related to transport, from on-street parking to an improved transport network (roads, freeway access, public transport).

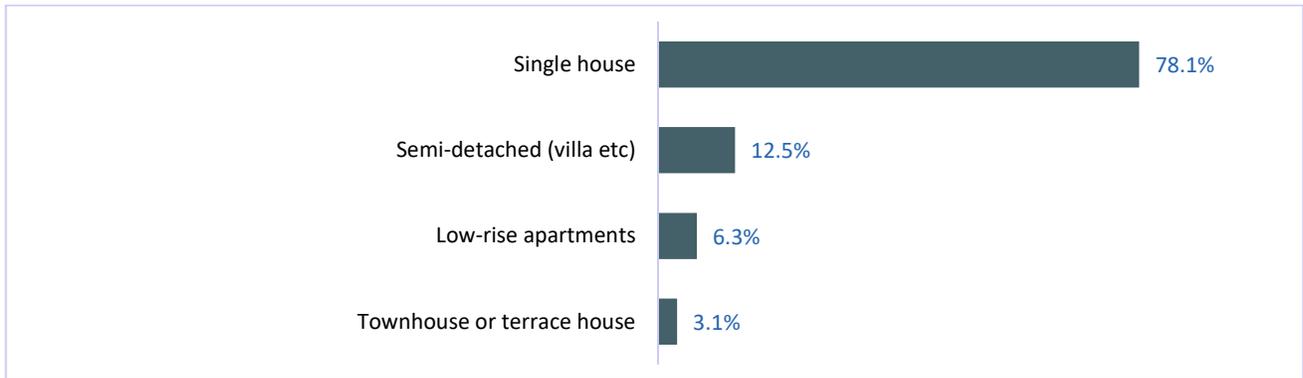
Interestingly, while access to appropriate, affordable and well-located housing is top of mind for many in this online community discussion, they express the same concerns about the impacts of infill as did the community generally in the community survey of housing intentions.

8.2. Profile of the current and preferred housing of community discussion participants

To assist in understanding the perspectives of the community board participants it is important to understand the type of housing that they currently live in and their aspirations.

The majority of board participants (just over 78%) live in a low-density single house; this is a lower proportion than across the City generally. The recruitment process deliberately sought higher numbers of people living in other types of dwellings to make certain any different issues or perspectives would be captured.

Figure 23 – Current housing profile



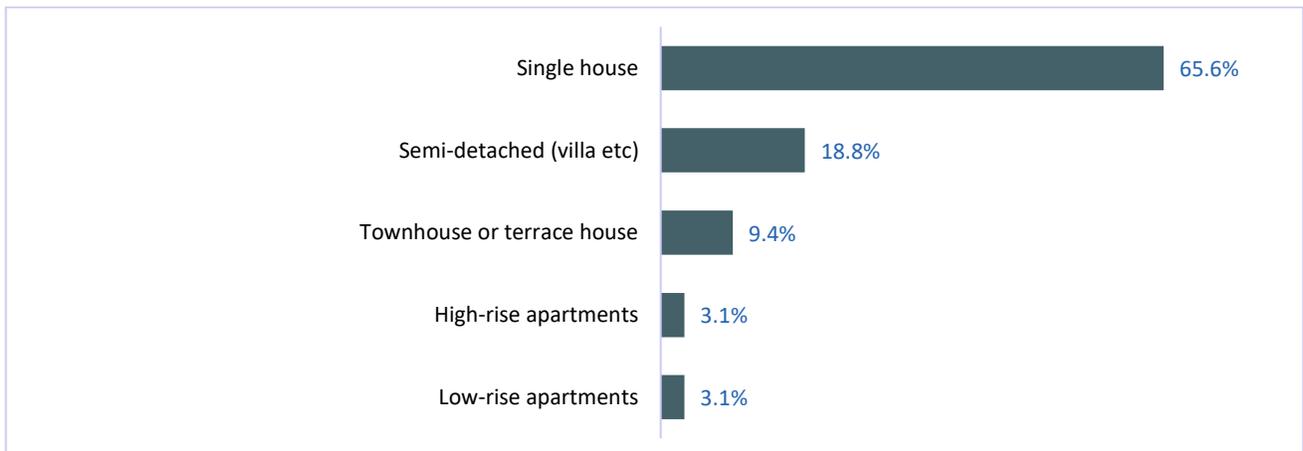
Q1. Which of the following best describes your current type of housing? n-32

Asked to look forward ten years, some residents are prepared to consider other forms of housing beyond the low-density single house. That said, the results suggest that while more residents are willing to consider medium-density living, the preference for single dwellings remains. Townhouses and villas are more attractive dwelling types than either medium or high-density apartment living.

Of all respondents who live with young families, all except one nominated a single residential house as their preferred dwelling type; this sentiment was reported in the Housing Intentions Survey.

Notably, only two participants identified apartment dwellings as their preferred choice. One was an 18-year-old male, still living at home, and the other was the male partner of an Edgewater couple. Aged 71, he likes the idea of a low-rise apartment living on the beach.

Figure 24 – Aspirations of housing



Q2. Thinking forward 10 years from now, which of the following housing types do you think would most likely best meet your future housing needs? n-32

8.3. Housing issues and challenges

The online discussion board raised a few new issues. Most comments and suggestions are aligned with the themes identified and recorded by the City. Verbatim responses tell individual stories and give some indication of the urgency people feel over particular issues.

Some online community participants are currently facing challenges accessing housing that is affordable, available and appropriate (a suitable location in the right type of dwelling). Two participants (one of them a 38-year-old and still living with parents) appear to have little expectation of being able to afford their preferred accommodation type in the future and feel it is likely they will have to settle for a less-than-optimal housing solution.

“We rent right now, and it's been really hard to find places to rent for us. Another big challenge is finding somewhere that is close enough to places we need to be — we had to find another place that I could get to school from, and now I'll likely have to find a house I can be near Uni with. Last one would probably be the upkeep of a house like the one we are in, there are a lot of repairs and maintenance things we have to do ourselves because the landlord just won't. I also don't think housing will be cheap enough for me to confidently buy within the next 10 years without either settling for a less-than-optimal home or consigning myself to a very long mortgage.”

A closer examination of the data suggests access to appropriate housing is also a concern for some existing homeowners who would like to move but cannot find a place to move to. They (and other participants) variously described too little diversity of dwelling type, too little housing being available and well-located housing being unaffordable for people on fixed incomes.

“For me personally, I like the area I live in and would like to stay here albeit in a smaller home. I have a 3 x2 currently but am living alone; I would be happy with a 2x1 with large rooms and a small garden. Retirement villages tend to be out of town, with costs for amenities that I would not use, so finding an appropriately sized home would be the first challenge. Finance would be the second challenge. Being on the age pension, I have to consider the cost of moving. Thirdly would be finding a home in an area that has easy access to shops, health facilities and transport.”

A number of the verbatim responses highlight the tension between the need to increase the supply of affordable, appropriate and well-located housing and what appear to be seen as the less-than-ideal outcomes of infill development.

Not all participants raised issues relating to access to accommodation. Other responses to this question were diverse and very often lengthy. Responses touched on broad themes such as transport, the environment, or developer obligations, and some included detailed suggestions for development guidelines.

The more frequently occurring themes included:

- Environmental considerations, particularly among which were references to green space, tree canopies and parks. Other related ideas include the benefit of 'building up rather than out,' energy efficiency, solar panels, water management and more sustainable building materials and processes;
- Social considerations, including planning for good community outcomes, safety and security, and ensuring there are sufficient services and amenities in place to cater to an increased population;

- Transport-related issues, including parking for infill dwellings, access to public transport and management of the road network

The following verbatim quotes are illustrative of the depth and mix of concepts contained within individual responses:

“Joondalup currently has great parks and reserves, and the majority of houses are not on top of each other, creating an environment for families to gather and sport to play as well as not having people live over the top of you.”

“Maintain an environment where homes and buildings are not built within ten meters of roads allowing a tree canopy to be developed, a cooling environment and provide some green space as blocks get smaller and homes/ units get bigger or utilize the full block.”

“Obviously, the cost of housing will increase due to the locations within Joondalup and public infrastructure currently provided but we need to encourage developers and builders to maintain a strong community well-being approach, understand we are not only looking for a roof over our heads, but the majority want to safe and strong community environment to live in.”

“Housing materials are likely to change (less brick etc.) I believe Joondalup should be educating themselves in this area and encouraging/educating builders on future directions. I am not a fan of some overseas buildings, but some areas are changing their building processes, and we should be a suburb that encourages this as well.”

8.4. Preferred location for different types of dwellings

Respondents were shown a map of the City of Joondalup and asked to indicate, by placing pins, where they thought various types of urban infill should be located:

- Aged and dependent living
- High-rise apartments
- Low-rise apartments
- Townhouses and terrace houses
- Villas and semi-detached dwellings.

The heat-map figures following, show where online community participants felt each dwelling type should be located: the green areas denote higher concentrations of pins.

8.4.1. All dwelling types

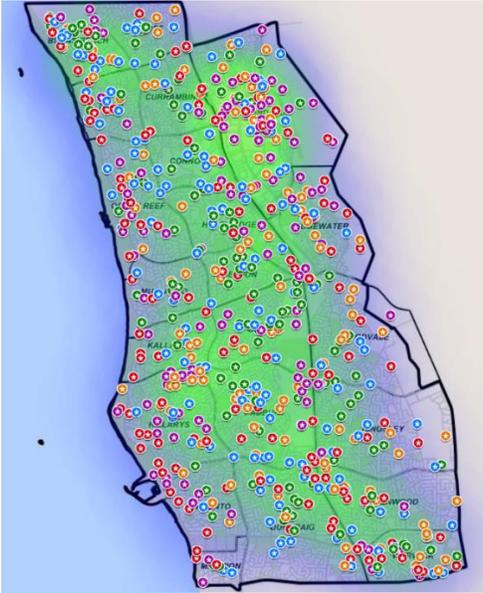
While the sample is small and the results should be considered indicative at best, there is a clear preference for distributing infill across the City of Joondalup rather than limiting it to Housing Opportunity Areas. Infill dwellings follow transport routes and are located in activity centres.

The placement of pins shows relatively consistent opinions about the type of dwellings most suitable to each area, including the preference to restrict height in the suburbs.

The preference for clustering high-rise apartments in the City centre – keeping high-density housing types separate from suburban neighbourhoods - echoes comments gathered through the online consultation with engaged participants, and the intercept interviews with the unengaged. (Note that comments in the online

community discussion, and other consultation activities, suggest there may be strong differences of opinion about placing apartments along the coast.)

Figure 25 – (All dwelling types) Where would you locate?



Q. If you were the town planner, where would you locate...

Low-rise apartment buildings are seen as appropriate where services and facilities are nearby to support medium-density living. Participants considered characteristics of each area pertinent to their decision-making. For example, townhouses and terrace homes were most frequently located in more affluent suburbs and aged care in the older suburbs.

Figure 26 - High-rise apartments:

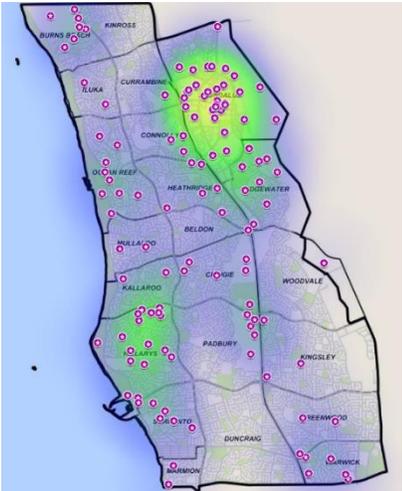


Figure 27 - Low-rise apartments:

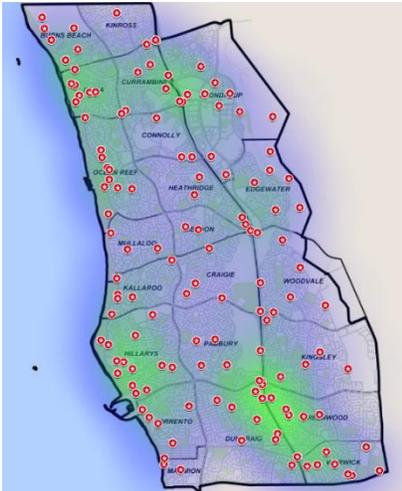


Figure 28 - Aged-dependent living:

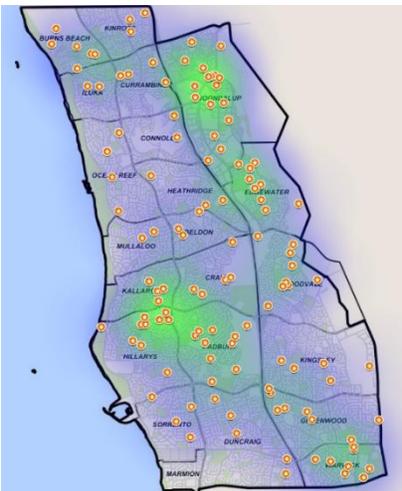


Figure 29 - Villas & semi-detached dwellings

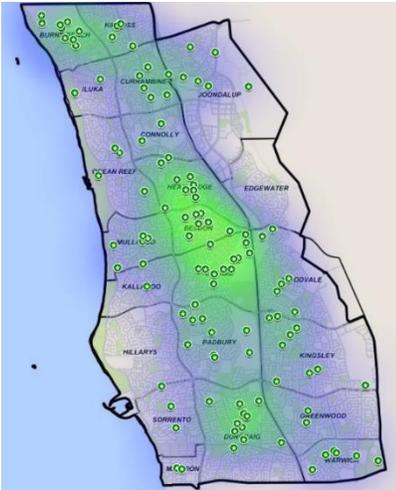
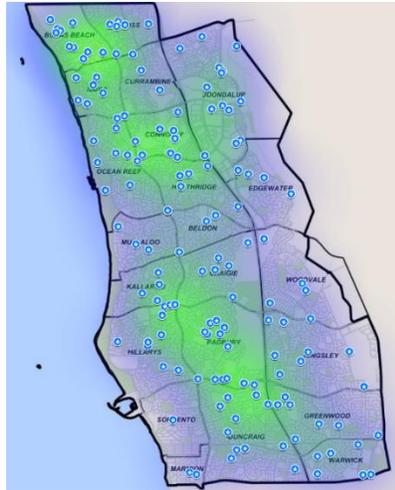


Figure 30 - Town & terrace houses:

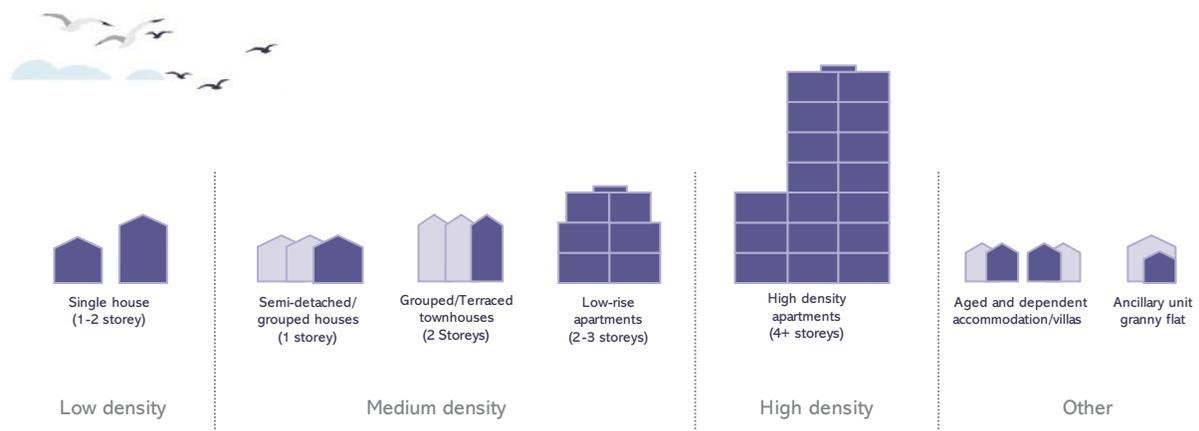


Q6a. You're the City's town planner, given the State Government's urban infill requirements, where would you put the following housing types? n=32

8.4.2. Who lives in different dwelling types?

To further flesh out attitudes to different dwelling types, participants were asked to complete a photo sort. Participants were provided with a series of images showing different dwelling types (see Fig. 19, Living Styles), although single houses were excluded from the options provided.

Figure 31 – Living styles:



Participants were also given a set of images and brief descriptions of different households. Images included people of diverse ages and backgrounds, with descriptions such as:

- Young couple, with no kids;
- Couple with a first baby;
- Fit older lady;
- Single FIFO worker;

- Family with young children;
- Retired couple;
- Single, middle-aged professional.

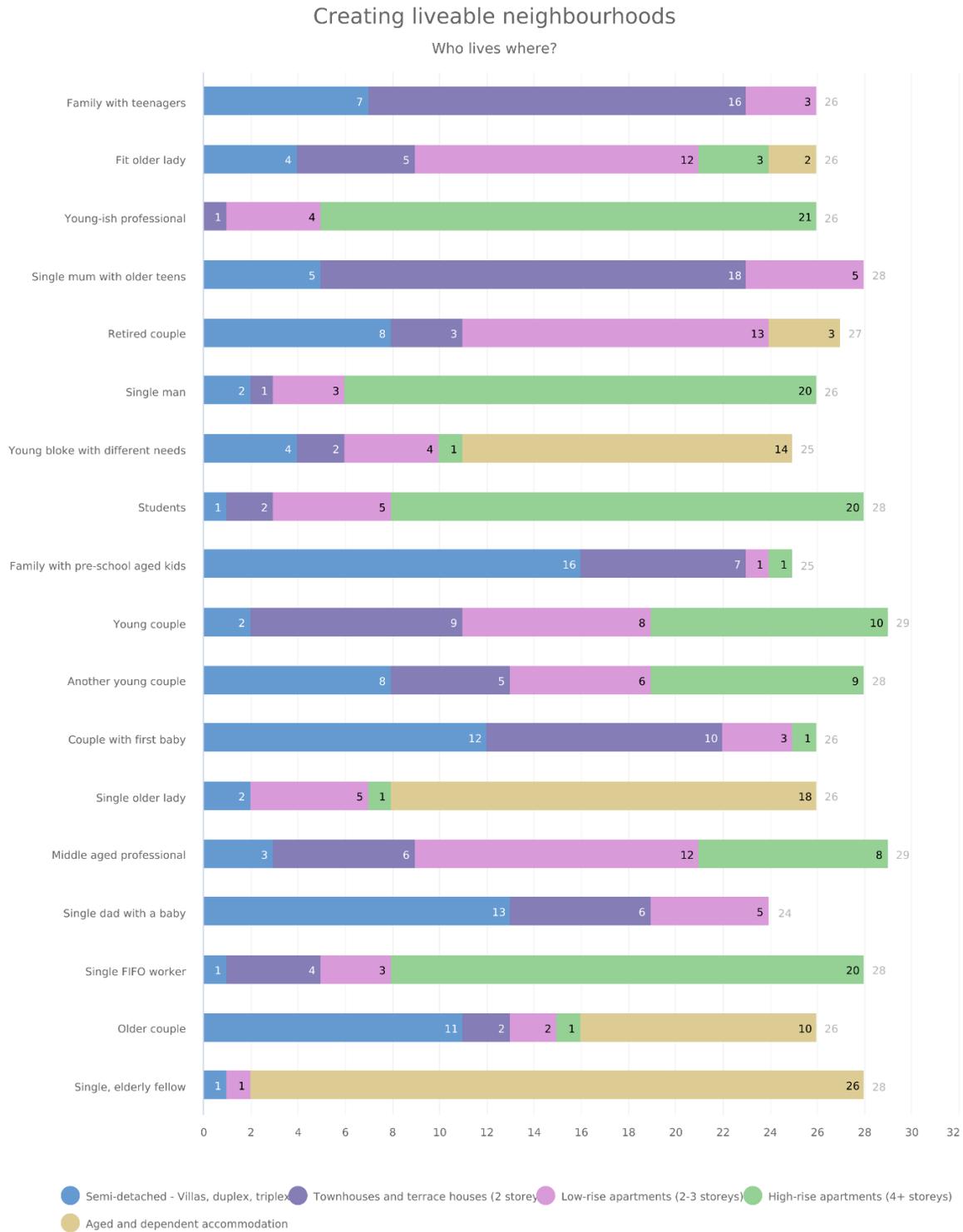
Participants were then asked to match at least three households with a type of dwelling and provide some reason for their choices.

As a stand-alone exercise, this was only moderately successful in that it added little to our knowledge of acceptable housing types other than confirming a lack of appetite for high-rise apartments. High-rise apartment living was chosen for students, singles, young couples and professionals: they do not appear to be considered for family groups

Except for aged and dependent accommodation, the remaining dwelling types attracted diverse choices of household types, with a proportion considering low-rise apartment living acceptable for some family types. There is clearly an element of smaller and higher-density dwelling types being appropriate for older people.

Considered in conjunction with the results of the Housing Intentions survey, the exercise serves to illustrate the survey findings: age and life stage are indications of the type of dwelling preferred.

Figure 32 – Creating liveable neighbourhoods



Q6b. We'd like to understand more about what housing types might be suitable for people in different circumstances and at different stages of life. For each housing type, please choose at least two images of people who would suit living in the various styles.? n=32

8.5. Liveability and sustainability.

To further explore attitudes to infill, the online discussion board asked about:

- The potential benefits of infill developments
- The elements of a neighbourhood that add to or detract from 'liveability'
- The elements of social, economic and environmentally sustainable development.

The full list of verbatim responses to these questions is appended to this report and the content summarised in the paragraphs below. It's worth noting the consistency in the range of responses to all questions relating to liveability and sustainability.

8.5.1. The potential benefits and drawbacks of infill development

Respondents were asked what benefits infill development could bring if the process is well managed. Some appeared genuinely enthusiastic about the possibilities of infill developments. The most frequently mentioned potential benefits included:

- More diversity of dwelling types and more dwellings will enable more people to access housing;
- Improved well-being: more people will be housed in properties that suit their life stage and abilities;
- Positive impacts on social cohesion;
- Environmental benefits from reduced urban sprawl;
- More people will have access to services and amenities;
- More vibrant places and spaces.

"I love the idea of the 4-5 storey apartments with a gym, and coffee shop on the ground floor. It gives people a way to connect and also softens the building. More people in a smaller area can work as long as it's not concrete jungles in the suburbs."

"More opportunities to live closer to the City. Less traffic congestion. Easier to maintain housing/gardens."

"Suburb revitalisation. Better access to facilities. Less spread of development to far-reaching areas that require lots of vehicle travel."

"I think if done correctly, it may be able to leave pockets of suburbs with bigger blocks and provide all styles of accommodation."

"Allowing people to subdivide larger blocks can help to alleviate the financial difficulties people are experiencing. The building of low-rise apartments helps to lessen the impact of urban sprawl by increasing the number of residences per square kilometre and limits the further destruction of natural habitats for local fauna."

Of the 32 participants, only a few explicitly rejected the premise of the question or failed to express any possible positives resulting from infill development. Their responses may provide some guidance around community messaging. Issues raised included the perceived impacts on existing residents, parking, crime and anti-social behaviour and loss of privacy.

“The key words here are ‘if done well’ which is difficult in limited space scenarios. I have read of many developments that have had negative consequences due to poor planning, overcrowding, and insufficient facilities, i.e. parking. All of these things impact the original residents in the area. Traffic is heavier, the noise levels increase & there is less street parking. Also, the higher number of residents in a limited area often results in anti-social behaviour and neighbourhood disputes. I feel that emphasis should be placed on suitable sized developments that lower these risks and give a better lifestyle to new residents and have less impact on current residents.”

“I honestly cannot see any apart from those with big blocks & no youngsters at home will make some money; I have seen the effects of multi living infill in both the UK & Europe where children grow up with little or no freedom to enjoy the outdoors other than the streets & community parks with the young people forming like-minded children into gangs /groups.”

“I’m not a supporter of urban fill. If I purchase a single-storey house, I don’t want double storeys looking in my backyard/windows. This scenario occurs during knockdown/redevelopment.”

8.5.2. Potential drawbacks of infill development

Responses to the question about the potential drawbacks of infill provide some insight into the underlying concerns of local residents. Participants gave a limited range of responses to the question, with the central concerns being:

- The loss of lifestyle and privacy for existing residents;
- The loss of green space and trees;
- Congestion and street parking;
- Poor social outcomes and an increase in crime and anti-social behaviour;
- Pressure on services and amenities;
- Pressure on the road network, transport system and infrastructure;
- Inadequate housing solutions for families and older people.

There appears to be an expectation of a reduced quality of life. Suburban streets congested with parked cars belonging to new dwellings and the loss of vegetation appear to be the attributes most frequently associated with urban infill, even among those who perceive a need for more dwellings and more diversity of dwelling types.

These are important considerations and both community perceptions and the reality of people’s experiences need to be addressed.

8.5.3. Liveable, sustainable communities

Participants were then asked to describe the elements of communities that are liveable and sustainable. A question on place activation was added in response to descriptions of liveable neighbourhoods early in the discussion. Responses are reported under a single heading due to their consistency and the degree of overlap between the answers given. Verbatim responses are provided for the City should it wish to dive more deeply into these answers.

Participants’ responses tell a consistent story about the kind of neighbourhoods they would like to live in. The following descriptions of the key elements of liveable, sustainable communities are drawn from responses reflecting the more commonly raised concepts. The list is not exhaustive, nor did all participants agree with all aspects:

- Participants are looking for development that allows people to remain appropriately housed in their communities for as long as they would like to be there;
- People want a diversity of housing types: although there is an expectation that some of the larger blocks will (or should) remain, it is clear that not everybody wants a garden and not everybody can afford (or wants) a large home;
- Not all neighbourhoods should look or feel alike. While many value larger blocks for their development potential, others like the idea of retaining some '*character areas*;
- People want their neighbourhoods to be leafy, green and tree-lined and the streets to be well-maintained and attractive. Access to nature is seen as important to physical and mental well-being. Green suburbs are perceived as cooler and encourage more people to be out and about in their neighbourhoods;
- Trees, green spaces, gardens and parks are critical to gaining residents' support for infill: despite the desire for smaller and more affordable dwellings in their community, people do not want to see all the mature vegetation disappear. The loss of the tree canopy and established gardens disrupts the visual amenity in the suburbs, and some people describe feeling less satisfied with their quality of life as a result;
- Walkable neighbourhoods are considered desirable: many participants call for better pedestrian environments and for the City to improve and extend cycling infrastructure;
- A connected and efficient transport system is critical, including more public transport and better access to it;
- Participants feel very strongly that infill dwellings should include onsite parking solutions. This is a '*must-have*' for future development. Suburban streets congested with street parking is viewed as characteristic of poorly designed infill development and wishful thinking: there are perceptions that Perth people are unwilling to give up their cars, and even if they were willing to do so, the reality is that the public transport system is not sufficiently robust to replace car use. Development designed to be car-less is perceived to reflect neither the current reality nor the likely future reality;
- Buildings should be thoughtfully designed and sympathetic to the surrounding environment, with both the quality of life for neighbours and the intended occupants of infill dwellings considered. Currently, participants are concerned that the City of Joondalup does not consider the long-term impacts of build quality and lack of outdoor space in new dwellings;
- Environmental sustainability is a major concern for many respondents who expressed a range of ideas for inclusions to reduce the environmental footprint. There appears to be a growing appetite for native vegetation, local wildlife and natural environments to be made a higher priority in the City of Joondalup, although the level of tolerance in the wider community would need to be quantified;
- Neighbourhoods should be designed to reduce the opportunity for crime and to promote social cohesion and a sense of safety and security;
- Communities should have ample public services and facilities: everything from spaces to gather to shops and health services. They should offer residents of all ages places to go, things to do and opportunities to interact with others. Participants would welcome place activation programs that delivered regular local activities and events.

8.6. Planning challenges

As in the intercept interviews, participants were asked what they considered were the key issues for the City to manage as it grows. This exercise added little new information, with much of the comment focused on topics such as ensuring the transport system is adequate to need. Participants did, however, raise the concepts of

both ‘*bringing the community along*’ and ‘*fostering community cohesion*’ will require ongoing work on the City’s part.

8.7. Validation and recap

Respondents were asked to review a condensed list of issues raised in this and past consultations and make any suggestions for additions. The purpose was to provide an opportunity to make sure all the issues were covered. Most felt the list of issues presented was appropriate, although not everyone agreed with all elements.

“I disagree with some of this stuff. I don’t want more dog parks. I think if we are to co-exist closer together, we should be mindful of the proximity of domestic animals. I love animals but not living in my house. COVID-19 has proven that when diseases jump from animals to humans, it can have devastating effects. Also, character areas are all well and good, but if we are to make real headway in the sustainability of our types of housing we may need to change the way we view what is “character”. Character and charm doesn’t mean everything has to be the same. We need to make changes. Little boxes on hillsides cannot represent change.”

The majority of issues raised in this section added further detail to participants’ ideas, with many making quite specific recommendations for environmental inclusions and community cohesion.

“Use of rooftops for more social and green spaces.”

“Street trees could be replaced with fruit trees.”

“Community gardens would be good where people can gather and grow things together. Community halls should be a consideration too.”

“Mixtures of age/ demographic are vital to making our communities both diverse and significantly better to live within. Encourage diverse housing types and even mixed residential/commercial. Lot 1 in Hillarys looks like an amazing community location to live within.”

8.8. Motivation to accept infill

Qualitative comments gathered from the three-day discussion suggest that some participants are well-disposed towards the concept of infill. The majority have reservations, but almost all were able to identify reasons to accept some infill development and greater diversity of dwelling types in the suburbs. Motivations to accept infill include:

- (1) Inability to access appropriate accommodation within their current or preferred community, with examples being the single mother who likes where she lives but can no longer manage the necessary maintenance of a big property and old house, or the older woman looking for an appropriate, affordable smaller home close to where she currently lives. Both describe the challenges they face as:
 - a lack of appropriately-sized or designed dwellings,
 - an insufficient number of dwellings available to rent or purchase in the area they want to live,
 - the unaffordability of housing in their community generally, and

- costs associated with moving.
- (2) A perception that **infill development will provide more opportunities for younger and less affluent people to access housing**. Affordability appears most relevant to participants who were either renting or living at home with their parents, to older people looking to move into more comfortable accommodation and in a more abstract sense, with some participants wondering where their children or grandchildren will live. This is supported by the Housing Intentions survey where it was particularly relevant to young people under 35.
 - (3) **Attitudes to sustainability and sustainable development**, with some participants having a particularly sophisticated understanding of contemporary issues in planning, development and other related fields. A small group explicitly stated their preference for infill rather than greenfield development because ‘...we cannot keep going out.’ If well managed, infill development could potentially deliver ongoing environmental wins and good social outcomes.
 - (4) **A financial interest and opportunities stemming from subdividing existing blocks**. One participant explicitly stated their desire for more development opportunities for current residents and a small number of participants suggested zoning changes on large blocks.

“The opportunity to rezone properties to allow subdivision of larger blocks so housing can be more affordable due to the availability of land close to amenities, job and education opportunities.”

8.9. Rejection of infill

Motivations to reject infill are many and varied, but at their core can be reduced to a perception that the benefits of urban infill, as currently delivered, do not outweigh the drawbacks. While individuals appear most highly motivated to ‘*get involved*’ after negative experiences, there is broad recognition that infill – whether well or poorly managed – will (or has) impacted communities as a whole.

It should also be acknowledged that there is a group that disputes the need for infill. The quote below is lengthy and convoluted but demonstrates that despite this person feeling they are being presented with ‘*alternative facts*’, there are cogent arguments against infill embedded in the comment. The point here is that loud voices – or comments that can be read as having conspiratorial overtones – cannot be discounted based on the tone of their response. Note that between the statements in bold (emphasis added by report author) are a number of comments articulating quite commonly held concerns, such as infill and battle-axe development not being appropriate for either the Australian weather or the Australian lifestyle. This is an opinion entirely consistent with views expressed by others in more moderate tones.

*“Firstly and fundamentally, there is no justification or reasonable premise for the idea that Joondalup needs to grow by 20,000 homes. Who decided this is necessary? What is the basis of the figure, and why is it deemed to be beneficial? Is it beneficial? What proportion of the population support this? I would suggest that a majority of people do not support this. They certainly did not vote for it. The whole basis of the lifestyle, culture and amenities in Perth and Australia as a whole is largely based, when you think about it, on the weather and a low population density. Infill and battle-axing blocks change the latter significantly and will only lead to a decline in living standards. **It is literally un-Australian.** I disagree with it on every possible level. **Additionally, to that, it is also immoral.** In many suburbs, the occupants have spent significant effort and money to live there, and it is disgraceful that this gets changed against the wishes of the population, **based on artificial need and often via the specific direction of an unelected body driven by ideology and quite probably vested interests.** The quality of life and the very fabric of Australia should not be undermined or eradicated simply to support a giant Ponzi scheme perpetuated by economists,*

*financiers and property developers. The desire for constant population growth is simply a lazy solution to enable the demonstration of apparent economic growth. In reality, it's nonsense and simply spreads the available resources and GDP more thinly across more people. It is no substitute for genuinely advancing the State and its economy by growing new and existing industries and training the existing population in support of those goals. **Govt should be protecting us from these fake population growth demands, not promoting them.** Finally, while I disagree with the need at all, if there is to be any infill of any sort - including battle-axing existing blocks - then there should be a percentage limit set based on the original layout and design of the area (i.e. incorporating any changes to date and not from this point forward). In order to prevent the potential eventual ruination of a given suburb, I would suggest a limit of 10% increase in population density across a given area or suburb based on all land therein be it developed, undeveloped but zoned for use or bushland. This would be in addition to any or all other planning constraints. Thus, for example, if an area had 100 4-bedroom homes on 1/4 acre blocks when first designed, then the original population is 400. A 10% increase limit would mean that 10 blocks could be battle-axed, creating 10 new homes of 4 additional people each; the 11th person wanting to battle-axe would be prevented. Or, should "spare" land in the area be nominated for a small apartment block, e.g. 10x 2-bed apartments, then subject to ALL other planning constraints being acceptable, it would still not be approved if more than 5 existing blocks had already been battle-axed. These sorts of limits are critical because otherwise, it's like the frog in a slowly boiling water scenario - a few degrees in temperature rise is not noticed by the frog, but then before you know it, the temperature is boiling, and the frog is dead. The rule above is simply stated, but a significant effort would also be required to ensure the regulations cannot be gamed by property developers."*

9.0 ACTIVITY FOUR: STAKEHOLDER INTERVIEW FINDINGS

A broad range of stakeholders contributed to the Housing Issues study, representing:

- The property development industry
- State Government
- Housing and social service providers
- Community organisations, including representatives of the CALD community, and the Joondalup Urban Development Association.

9.1. Summary

Stakeholders were asked to provide an insight into the challenges the City faces in planning to meet the housing needs of a growing population.

The range of issues identified by stakeholders mirror those identified through the community consultation, and many of the views they expressed – such as the market’s attitudes towards and appetite for higher-density living – are illustrated by the findings of the housing intentions survey.

Key themes raised in discussions with stakeholders are discussed below, but include:

- Access to affordable housing
- Access to appropriate housing
- The City’s role in advocating for change and coordinating discussion
- Liveability outcomes.

Broad themes by stakeholder group are provided below. Not all organisations have been named nor have specific comments been identified in instances where the appropriate permissions were not given.

9.2. Social service providers and State Government

Interviewees included representatives of organisations serving the youth, domestic violence, aged care and disability sectors. The views of this group of stakeholders are similar, and they share an understanding of the challenges in the housing sector.

The housing crisis is perceived to have grown worse over recent years, with the greatest need at the lower end of the market. Most expect the situation to further deteriorate as inflation and interest rate rises place pressure on household budgets.

Key concerns expressed included:

- A lack of dwellings generally, either to buy or rent,
- A lack of social and affordable dwellings, and
- A lack of diversity in the current product.

Among social service organisations, there is a widely held view that official statistics don’t properly reflect the size of the problem.

Some need is hidden: instead of leaving home at 18, many young people are staying home into their mid-twenties and beyond (confirmed in the Housing Intentions survey). Likewise, service providers suggested that people who would previously have moved into supported living arrangements are also staying at home with their parents.

“There are long-term impacts of staying at home. On mental health, certainly, and often on the long-term financial wellbeing of their parents.”

Some need is becoming more visible in the community: the competition to access affordable housing inevitably places downward pressure on the market, with the most vulnerable the first to fall out of secure housing.

“We are seeing people who we might previously have expected to access housing independently applying for social housing. It’s inevitably the most vulnerable who end up falling out of housing.”

They describe two trends emerging over the past few years:

- Older people face an increased risk of homelessness, with women particularly vulnerable. Advocare confirms that since 2016, proportionately, the most growth has been among those aged 65 and over.
- In Joondalup specifically, the number of people falling out of secure housing due to domestic violence is growing faster in the City than in other areas, possibly due to the greater likelihood of Joondalup residents reporting domestic violence incidents.

The shortage of housing is sufficiently acute that all dwellings are now being funnelled through National Housing Homelessness Agreement (NHHA) organisations to make the process more efficient. Some service providers have had to change the focus of their programs. The Patricia Giles Centre, for example, formerly funded to provide permanent housing for people within twelve months (a time frame now accepted as unattainable) now focuses its efforts on assisting people to maintain housing. Assisting tenants to maintain their tenancies does not, however, have an impact on the numbers requiring housing; it *‘just stops tenants cycling through.’*

The majority of stakeholders also emphasise the need for a range of dwelling types and actively dispute that *‘the market’* wants three-bedroom, two-bathroom homes with no gardens.

“Some people will do well in apartments, some will not. Some people want two bedrooms and a little garden; other people have four or five kids. Successfully housing someone is more than just putting a roof over their heads. It’s about the right roof and making sure the support they need to maintain that tenancy is there.”

Social service organisations interviewed all referred to the *2022 Ending Homelessness in Western Australia Report 1* as the most comprehensive assessment of housing needs in Western Australia. While it does not provide detail at a local government level, the document identifies the rate of change and confirms the trends highlighted by social service providers.

¹ Flatau P., Lester L, Kyron M., Lai, C., and Li, M. (2022). Ending Homelessness in Western Australian 2022, Perth: The University of Western Australia. <https://doi.org/10.25916/ns0d-0q24>, available at <https://www.shelterwa.org.au/ending-homelessness-in-western-australia-2022-report/>

The Department of Communities sent five people from across its divisions to participate. This conversation was lengthy and high-level. The Department has a unique view of the situation and clearly understands the tensions experienced by local government, and confirmed the view expressed by other stakeholders that the market has thus far failed to deliver the high-density apartment living envisaged for the City of Joondalup. It also confirmed the need for more social and affordable housing and a greater diversity of dwelling-type.

The most relevant take out from this conversation is the Department's willingness to work with the City of Joondalup to develop new solutions to housing issues.

"We don't get many opportunities to work directly with local governments. It's something we'd value."

9.3. Community organisations

Community organisations interviewed included the Joondalup Urban Development Association and a representative of the Joondalup Myalee Association. The focus areas of the two organisations were very different.

Malayalee Association of Western Australia (MAWA) is the peak body representing people from Kerala Malayalees in WA, and describes itself as '*a non-profit, non-political, non-religious community and cultural organisation.*' The organisation conducts the traditional Malayalee Onam and Christmas festivals and takes active roles in hosting other cultural functions and sports competitions.

The community itself is widely dispersed across the metropolitan area, with many families living in the Cities of Joondalup and Wanneroo. The Association representative described the community as quite young, and not yet facing the challenges of caring for elderly parents. Their housing needs are met by the existing product. In general terms, the Association feels well supported by both the Cities of Joondalup and Wanneroo and could provide little additional insight into housing issues.

The Joondalup Urban Development Association (JUDA) is well known to the City of Joondalup and regularly contributes to City consultation projects and has formally provided written input to the City, articulating the group's concerns and suggestions. Three representatives from JUDA gave the interviewer two hours of their time to share their thoughts.

The organisation did not present itself as anti-development or even anti-infill development per se. Its key concern is that the current local housing strategy and development practices are not only not meeting liveability outcomes, but in many instances negatively impacting liveability and compromising longer-term sustainability goals.

Considered in light of the public comment gathered through both the other qualitative means and the Housing Intentions Survey, which demonstrated little difference between the views of unengaged and engaged residents, the issues raised by JUDA are generally consistent with those of the broader population.

Real estate industry

The interviews included real estate developers and a representative from REIWA. From the developers' perspective:

The standard three-by-two triplex development with no garden is '*what the market wants;*'

There is no appetite for apartment living, and it is likely to be a long time before the City of Joondalup offers high-rise apartments;

The City of Joondalup is not easy to work with. Processes are slow and there are a lot of regulations to navigate;

Requirements for garden space in unit developments can make projects unaffordable. One suggests developers be given the option of meeting green space requirements through contributions.

What can the City of Joondalup do to support good housing outcomes?

Most stakeholders do not see the City playing a role in the direct delivery of either services or housing: real traction on improving access to housing requires the sustained will and coordination of the State and Federal Governments. That said, stakeholders suggest that the City could take a number of actions to promote good housing outcomes.

Current City planning policy is perceived to be delivering piecemeal results. Stakeholder comments echo those of residents, who perceive planning approvals are made without any reference to adjoining or nearby properties.

Stakeholders express concern infill development is being delivered in a manner that makes it more difficult to achieve sustainability goals. Density can only be achieved where there are land parcels of sufficient size available. Both groups call for a holistic approach to planning.

“The more you fragment land parcels, the more difficult they are to reassemble. One owner on a quarter-acre block potentially becomes three or even four owners.”

To increase the likelihood of higher-density dwellings being delivered, the City needs to consider how to retain or assemble sufficiently large parcels of land to make higher-density development both plausible and attractive to investors.

There is widespread agreement that the market for apartment living is soft and a perception that there is a lack of broader community education around apartment living. The City may have some role in advocating for a public education campaign to promote longer-term change.

“There’s too little in Joondalup to attract people to it.”

Other stakeholders suggest strategies to maximise the opportunities that currently exist, including:

- In increasing the supply of affordable housing, the City should promote the National Rental Affordability Scheme (NRAS);
- To investigate the supply of housing, the City could consider applying rate penalties for properties that are vacant for extended periods and investigate incentives for owners to inject these properties into the rental market;
- The City of Joondalup and the City of Wanneroo jointly host a Homelessness Working Group. This is considered a positive initiative and stakeholders feel it appropriate for the City to facilitate opportunities for local service providers to meet and discuss issues and look for efficiencies.

It was felt that promoting greater diversity of dwelling types may require the City to take a leading role to combat the perceived entrenched view among developers that what the market wants is three-by-two homes without yards, a statement reiterated by a developer interviewed during this consultation. Other stakeholders

suggest the three-by-two concept might be true if the market referred to its investors and not the intended tenants.

“From an investor’s perspective, it’s low maintenance. But the way these places are designed – high narrow windows to avoid overlooking the neighbours ultimately delivers sub-optimal housing for the tenants. The lack of greenery has well-known impacts on mental health”

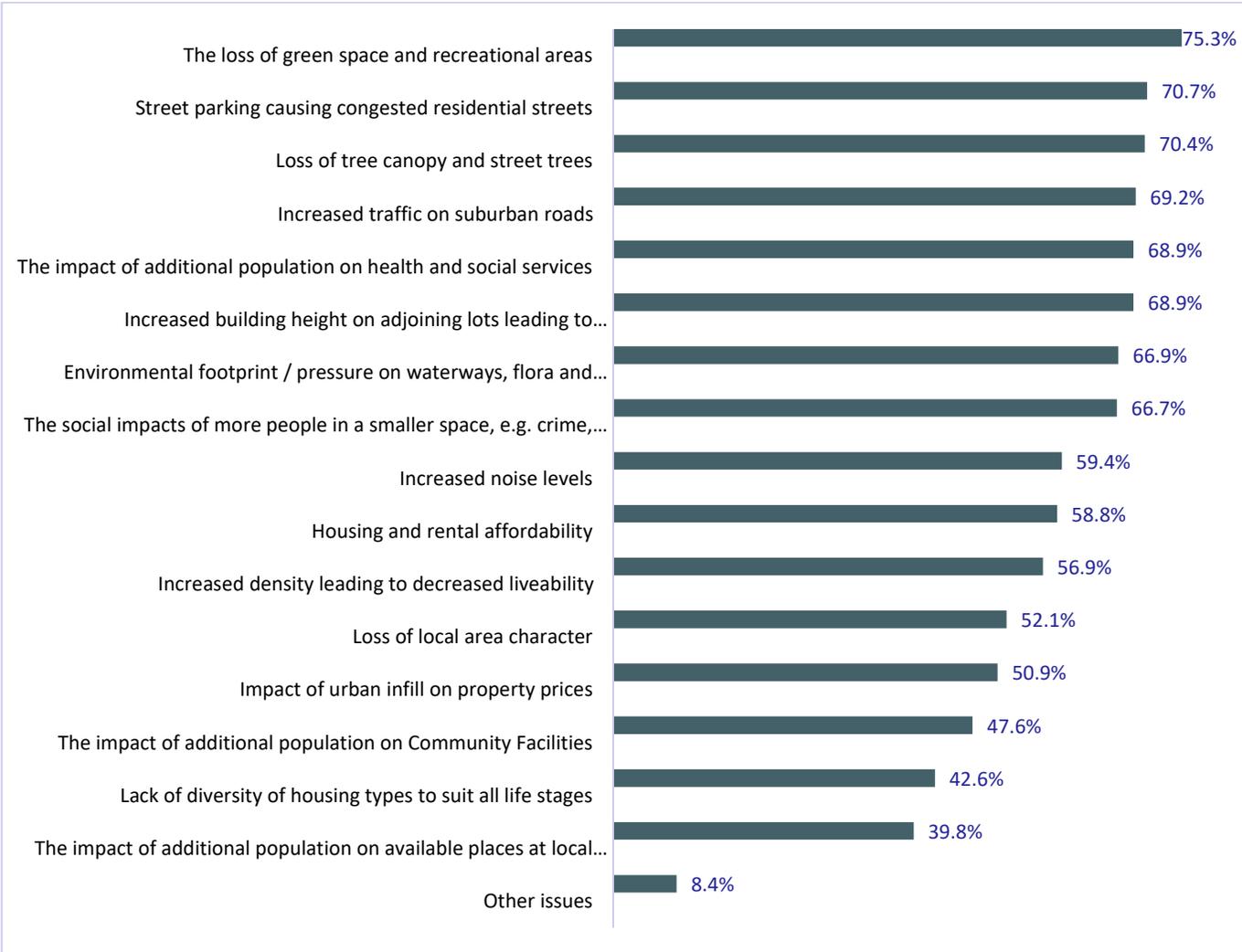
10.0 QUANTIFYING THE KEY HOUSING ISSUES

The consultation informed the design of a survey question to measure the relative importance of the housing issues identified in the consultation, though the consultation exercises continued during the survey period. The survey provided the opportunity for a representative random sample of residents to provide their views, which as noted in the method are representative of the whole Joondalup residential community. The survey sample was of sufficient size to also provide an analysis of the views of key unengaged communities.

The key issues of significant concern to survey participants shown in the figure below were:

- Environmental and green space
- Street parking and traffic congestion
- The impact of additional population of health and social services
- Increased building height, leading to overshadowing and loss of privacy
- The social impacts of a greater number of people in a small space.

Figure 33 - Key impacts of concern to residents



Q4. The extensive consultation conducted by the City has identified a number of potential impacts of an increased population. Which if any of the following impacts is a significant concern to you personally? N-801

When asked if there were any other issues of concern in addition to those listed above, 91.6% of survey respondents said 'no other issues;' however, 8.4% of residents suggested other issues, including:

- The need for better public transport;
- The lack of parking available in infill areas;
- Ongoing neighbourhood consultation required going forward;
- Overcrowding of shopping centres;
- Impact on waste management of increased density;
- The need for more street lighting.

Examples of comments included:

"I have a significant concern in regard to the population's mental health with increased housing & population. And people struggling to deal with lack of privacy and smaller dwellings to live in and increase pressure on Social Services."

"I am concerned about the housing development on top of Wetland areas."

"The City should consider better planning not only for the increasing younger population but the existing ageing population. Especially better funding, improved health services and access for disabled people."

"There aren't enough footpaths, people walk on the roads and the potential is there for accidents and with an increase in population this would become more likely."

"I would like to know that we are putting in the infrastructure and it will not affect rates too much."

There were very few differences in the concerns of residents by Ward, the key differences being:

- North Ward – survey participants were less concerned about increased building height on adjoining lots leading to overshadowing and loss of privacy (57.7%) compared to an average of 68.9% across the other wards. None of the other wards expressed a statistically significantly higher level of concern about overshadowing and loss of privacy.
- Street parking causing congestion on residential streets was of less concern to residents of the South-East Ward (62.0%) compared to an overall level of concern across the City of 70.7%.

10.1. The views of key community segments

Generally, there are few differences between the views of individual segments and the results for the residential population shown in the figure above. Only statistically significant differences have been identified, not those differences which may be due to a small sample size within the group.

Young people

Housing and rental affordability and the impact of infill on property prices (driving up the price of properties that offer opportunities to subdivide) were the two issues of greatest concern to the under-25 age group and this is also true of the under-35 age group.

- Housing and rental affordability was of particular concern to the under-25 age group (83.0%) and also to the under-35 age group (78.3%);
- The impact of urban infill on property prices was of particular concern to the under-25 age group (78.3%) also of concern to the under-35 age group (70.0%) and of less concern to those 55 years and above (43.2%).

Attitudes amongst the under-25 age group to the loss of green space (81.1% concerned) and street parking causing congestion (79.2% concerned) also received similar levels of concern, but these issues were also important to the community generally.

The two other areas of difference among young people were:

- Diversity of housing types to suit all lifestyles was particularly important to the under-25 age group of which 60.4% identified this as of significant concern to them.
- Increased building height leading to overshadowing and loss of privacy was of less concern to the under-25 age group (55.7%).

Seniors

In this survey, the analysis of seniors (due to the age breaks used in the questionnaire) focuses on people 55 years and over. As we have seen above the majority of this age group are living in low-density single residential houses and aspire to remain in these houses types of low-density housing until they reach the age of at least 75.

They are concerned about similar issues to the population generally, except that as noted above they are less concerned about: housing and rental affordability (49.9% of seniors) and the impact of urban infill on property prices (43.2% of seniors).

Females

Some issues are significantly more important to females than males generally, relating to school facilities and social issues as follows:

- The impact of the additional population on health and social services is significantly more important to females (75.1%) than males (62.6%).
- The environmental footprint, pressure on waterways, flora and fauna and waste management and drainage are significantly more important to females (72.9%) compared to males (61.3%).
- The impact of increased building height on adjoining lots leading to overshadowing and loss of privacy is more important to females (74.1%) than males (63.8%).
- The impact of more people in a small space, e.g. crime, social behaviour and vandalism, is of more importance to females (70.9%) than to males (62.6%).
- The impact of the additional population on local schools and day-care centres is significantly more important to females (44.2%) compared to males (35.2%).

The views of males were similar to the population as a whole.

CaLD Community

The CaLD community is defined in this survey as people who speak a language other than English at home. These people generally expressed similar views to other sections of the community, the only exception being a significant concern by the CaLD community about increased noise levels resulting from greater housing density (75.4%) compared to the community generally, where 59.4% of residents were concerned about increased noise levels.

Other issues raised by one or two members of the CaLD community included:

- The need for more bike lanes;
- Overcrowded public transport services mean fewer public transport services available;
- More community gardens or community projects to engage the community;
- More social housing as homelessness will get worse;
- Rental should be limited to medium and high-density areas.

Disability community

The disability community was defined in this survey as people who live with a disability or chronic condition, or care for someone who does. These people tended to be seniors, as just under sixty per cent of the respondents to the survey who were defined as members of the disability community were aged 55 years and older. The disability community did not express any significantly different views to other members of the community except that some people with a disability suggested:

- In future, consideration should be given to wheelchair access, including doorway widths and bathrooms;
- Increased footpaths as residential streets get busier;
- Better planning for not only the increased younger population but the existing aging and disabled population;
- Better funding for improved health services and access for disabled people.

Young Families

People with young children under 12 years expressed similar concerns to other groups in the community about the impacts of the increased population. The only area where their concerns differed was the impact of the additional population of local schools and day-care centres. Here, 57.6% of parents with children under 12 said that they were significantly concerned about this issue compared to 39.8% of the community generally. This group are twice as likely to be purchasing their home with a mortgage (77.6%) than other groups in the population. They are also more likely to have been involved in consultation with the City and/or contacted their Elected Member (25.5%). Indicating that they are active in the community on issues of concern to themselves.

Renters

Survey participants living in rental accommodation generally were under the age of 35 (48.8% of renters) and this was the group most likely to live in medium-density accommodation (21.8%).

Housing and rental affordability is the issue of greatest concern to people renting. 75.9% of renters were concerned about housing and rental affordability. This is consistent with the views of the under-35 age group who represent almost half of people who rent.

- The impact of urban infill on property prices is another area of significant concern for renters, 64.4% of renters are significantly concerned about this issue in a similar way to the under-35 age group generally.
- Lower levels of concern were expressed by renters about increased building height on adjoining lots leading to overshadowing and loss of privacy, with 55.2% expressing concern, possibly because this group find medium-density accommodation a more acceptable option.

Young people living at home

Those that currently live at home with parents are largely under the age of 25 (79.6%) and 93.2% of renters are under the age of 35. The main concerns of this group are:

- Housing and rental affordability (85.4%);
- Loss of green space and recreational areas (80.6%);
- The impact of urban infill on property prices (73.8%).

They are also more interested than other groups in:

- Diversity of housing types to suit all life stages. 56.3% are concerned about this issue in comparison to 42.7% amongst the general population.

The Engaged

The views of the engaged (those who had participated in consultation or contacted the City of Joondalup Elected Member in the past two years) and the views of the unengaged were statistically similar across all issues. Whilst a slightly higher percentage of the engaged population nominated each issue, the difference was generally only a few per cent and was not statistically significantly greater compared to the percentage of the unengaged nominating each issue.

Those respondents who have engaged with their local member on an issue in the last two years were most likely to be concerned about:

- Loss of green space and recreational areas. (84.1%) This was an issue similar to other sections of the community;
- The environmental footprint, pressure on waterways, flora and fauna and waste management and drainage (80.5%);
- Loss of tree canopy and street trees was an issue (79.3%) similar to other members of the community;
- The social impact of more people in a small space was of concern (76.8%);
- Street parking causing congestion in residential streets (75.6%);
- Impact of additional population on health and social services (75.6%);
- Increased building height on adjoining lots leading to overshadowing and loss of privacy (74.4%);
- Increased traffic on suburban roads (73.2%);
- Increased density leading to decreased liveability (67.1%);
- Loss of local area character (64.6%), higher than other groups of the population.

The survey indicated that twelve per cent of survey participants felt that they had been negatively affected by housing infill in their area. The issues which this group of people were most concerned about were:

- Increased building height on adjoining lots leading to overshadowing and loss of privacy - 86.5% express significant concern compared to 66.5% of residents generally.
- Loss of tree canopy and street trees (83.3%), significantly higher than other segments at 68.7%.

- The environmental footprint, pressure on waterways, flora and fauna and waste management and drainage – an issue for 79.2% of this segment (significantly higher than other segments of the population at 65.2%).
- Street parking causing congestion in residential streets (78.1%) (similar to other segments of the population).
- Loss of green space and recreational areas (78.1%) (similar to other segments of the population).
- Increased traffic on suburban roads (76.0%) (similar to other segments of the population).
- Increased density leading to decreased liveability - 74.0% of this segment compared to 54.6% of the remaining population.

Survey respondents who have been negatively affected by housing infill in their area were twice as likely to have participated in consultation and surveys for the City (18.8%) and more than twice as likely to have contacted their Elected Member in the last two years (20.8%). Hence 19.7% of survey respondents who felt that they had been negatively affected by housing infill in their area were classified as engaged, this is twice as high as those unaffected by infill.

11.0 THE VALIDATION WORKSHOPS

At the conclusion of the consultation and survey, two validation workshops were undertaken:

- (1) A workshop with engaged residents who felt that their neighbourhoods, usually their streets, had been negatively impacted by urban infill.
- (2) A workshop with unengaged participants randomly recruited and screened who coincidentally felt that they personally had not been negatively affected by urban infill. Most described no impact at all, and two felt their streets had been positively impacted. The first quote below is from a woman living in Kallaroo who perceives a positive impact on her neighbourhood; the second is a 30-year resident of Kingsley who perceives positive impacts on her street but holds concerns about outcomes elsewhere.

“My area is all old houses and they’re coming to the end of their lives. Lots of them are looking pretty sad now and neglected. In my area, they’re starting to knock those down and put two houses in their place. I think it’s a good thing. I’d much rather these than have the old houses on the street, particularly the ones that look derelict and nobody looks after; yeah, I think it’s a good thing they’re knocking them down and putting two houses up – sometimes it’s a triplex, but mostly two houses where there used to be one. They’re attractive, and they’ve got a garden. I think it’s a good thing.”

“Personally, I think infill has been done really sensitively in my area. There are more houses but it hasn’t impacted traffic. There are still lots of trees ... but I will say that as you get close to the local shops, it feels different. Houses are definitely more crammed in there; you do see people parked on the street – it isn’t as nice. I’d probably feel differently if I lived on one of those streets. I work in Karrinyup; a lot of my customers live in Innaloo, and that’s all three and even four houses crammed together all through there – they tell me how much hotter their suburb is. I’d definitely feel differently if that was happening around me.”

The distinction between the negatively impacted group (the engaged) and the group who experienced no negative impact (the unengaged) is important as those who have been negatively impacted by urban infill are, consequently, more critical and often more knowledgeable. By contrast, the unengaged workshop participants had much less direct experience and – possibly as a consequence - felt much more positive.

Despite the difference in attitude, both validation workshop groups expressed the same range of housing needs and the same ambitions for liveable, sustainable neighbourhoods, as each other and as those participating in the previously reported consultation activities. Both groups identified the same range of inclusions necessary to make neighbourhoods liveable, and both expressed the same ambitions for environmental sustainability.

A key difference in the tenor of the two workshops was the sense of urgency expressed by engaged residents:

“It’s all well and good to discuss an ideal future community -and I think there’s value in that – but the more important message for the council is that these things are happening now. All these triplex developments are jammed in places that don’t have the infrastructure in place for bigger populations. It makes neighbourhoods less liveable, not more.”

11.1. Housing aspirations

Participants aspire to a similar range of housing types to those of other Joondalup residents, with the majority feeling their dwelling preference will still be a single house with a garden.

Looking beyond their own aspirations for housing, the groups also expressed the need for:

- Houses appropriate for retirement living requiring less maintenance, and more lifestyle;
- Affordable housing for young people and those on lower incomes;
- Social housing for people in need;
- Assisted living options for people living with disabilities and the elderly, plus aged care accommodation;
- Crisis accommodation for people experiencing hardship.

“What I want is for my kids and grandkids to be able to afford to buy a home near where we live. I don’t want my son to move 45 minutes to Ellenbrook like your daughter, or 32 kilometres down the freeway like yours. Families want to live nearer each other.”

11.2. Affordable appropriate housing

Both the engaged and unengaged workshops recognised affordable and appropriate housing as unmet needs in the City of Joondalup. In both groups, a small number of participants provided personal examples of the impact of the shortage of affordable housing. Stories of adult children living at home into at least their mid-twenties. Among the engaged, an older woman participant described wanting to move to a more comfortable house, but that nothing is available, and among the unengaged, both participants in rental accommodation described difficulties with either affordability or supply.

“Yep. Definitely, there needs to be more affordable housing. I mean – I’m 29, and I’ve only just been able to move out of home.”

“I’m in a separate house, freestanding - I just count myself lucky I found a place to live before COVID.”

11.3. Housing locations

Participants of both workshops envisaged infill development spread throughout the suburbs, with different dwelling types in different areas. Participants broadly agreed that higher-density dwellings were more appropriately located within the City area of Joondalup than in local neighbourhoods. Medium rise apartment complexes were envisaged closer to transport hubs and shopping opportunities, with the centre of suburbs remaining leafy, green and low-rise.

11.4. Liveable, sustainable neighbourhoods

Participants were provided with a map showing a 400 – 450 metre radius, a distance generally considered ‘walkable’ and asked to describe what a liveable sustainable neighbourhood should look like in 25 years’ time. The exercise involved taking a walk through their neighbourhood. In both groups, central themes included:

- **Greenery:** street trees, pocket parks, suburban gardens, open spaces, green spines. Green space needs to be diverse and plentiful. Green space lost to dwellings and driveways needs to be compensated for in full within the immediate area. While it is true that a proportion of participants want no garden to look after, many feel gardens are integral to their well-being.
- **Infrastructure:** Sufficient infrastructure needs to be in place to cater to future demand before the fact, including upgraded roads, power, water etc
- **Community services and amenities:** more opportunities to shop locally (IGAs are good-sized neighbourhood stores), access to health and medical services, gyms, bottle shops, a men's shed and somewhere for the knitting circle to meet.
- **Transport network:** ideally, on a high-frequency bus route with a bus stop with a seat and some weather protection no more than 100m away. Public transport with good last-mile connectivity. The transport network needs to incorporate charging points for e-vehicles and consideration given to the future role of autonomous vehicles.
- **Pedestrian networks:** high quality, legible and connected footpaths, well-lit and weather-protected.
- **Specific sustainability initiatives,** including green corridors to support wildlife, community batteries, upgraded building processes to use more sustainable materials etcetera.

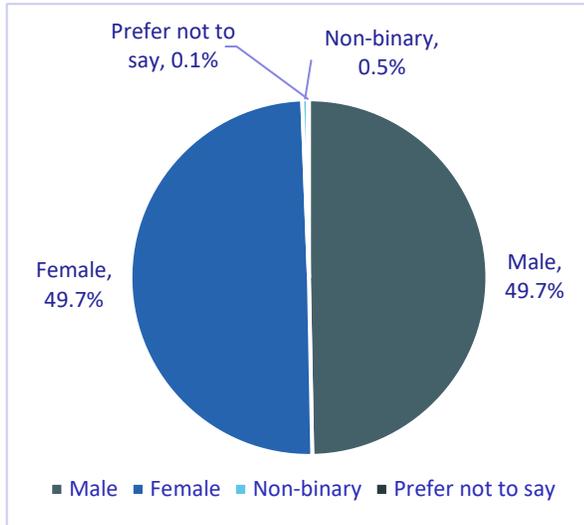
11.5. Going forward

The workshops briefly detailed the high-level findings of both Part A: Housing Intentions, and the analysis of activities conducted in Part B: Housing Issues. The consultation process was explained, including the numbers of residents who participated. Participants were given the opportunity to ask questions about the process and the survey particularly but neither group took the opportunity.

There was interest in the City keeping residents up to date as each stage of the Review is completed.

12.0 RESIDENTS SURVEY SAMPLE PROFILE

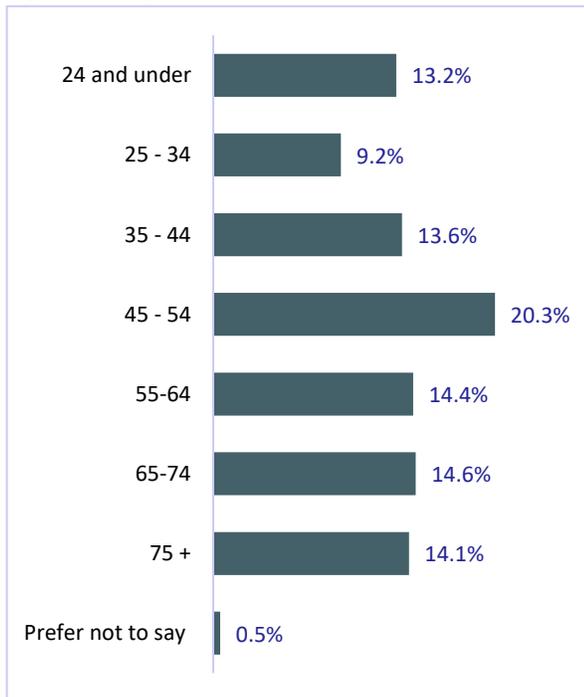
Figure 34 - Gender profile



	Survey	ABS
Male	49.7%	48.8%
Female	49.7%	51.2%

S2. Are you? n-801

Figure 35 - Age



	Survey	ABS
Under 35	22.4%	23.7%
35 – 54	33.9%	35.6%
55 plus	43.1%	40.7%

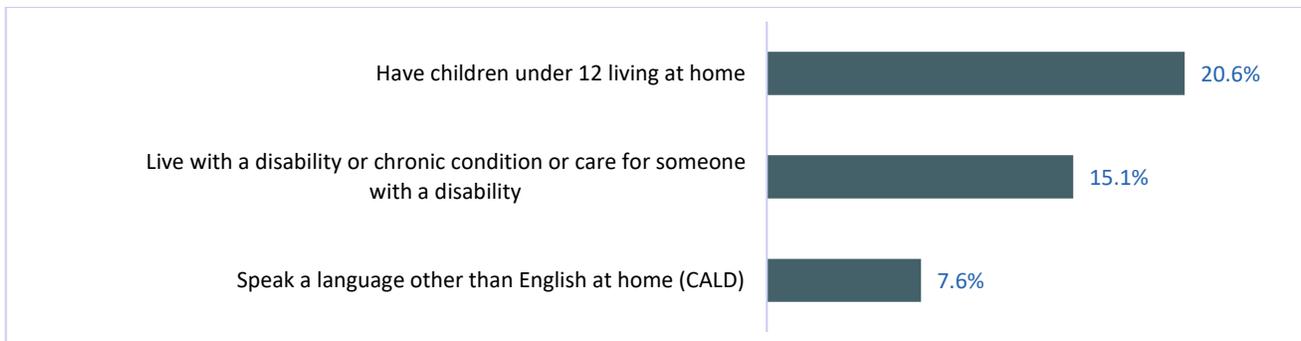
S3. We are looking for a wide cross-section of people. Which of the following age groups are you in? n-801

Figure 36 - Profile by Suburb

Suburb	Per cent
Beldon	2.2
Burns Beach	1.7
Connolly	1.7
Craigie	4.1
Currumbine	4.0
Duncraig	11.7
Edgewater	2.4
Greenwood	8.2
Heathridge	3.2
Hillarys	7.0
Iluka	3.0
Joondalup	5.5
Kallaroo	3.9
Kingsley	11.5
Kinross	3.5
Marmion	1.7
Mullaloo	4.7
Ocean Reef	4.7
Padbury	4.6
Sorrento	3.2
Warwick	1.9
Woodvale	5.2
Total	100.0

	Survey	ABS
North Ward	17.7%	22.8%
North Central	16.9%	16.2%
Central	15.5%	15.5%
South West	14.9%	17.2%
South East	19.7%	14.4%
South	15.4%	13.9%

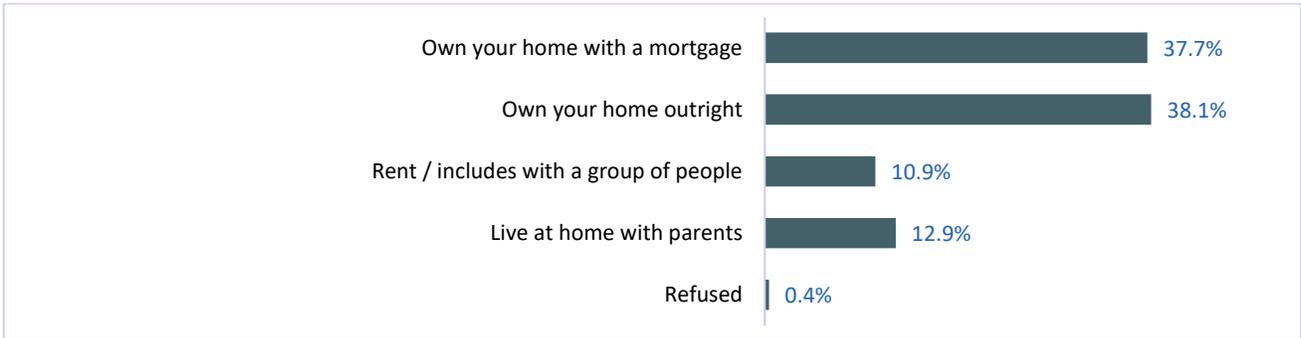
S1 Do you live in the City of Joondalup? Which suburb? n-801

Figure 37 - Hard to reach groups

Q6. Do you? n-801

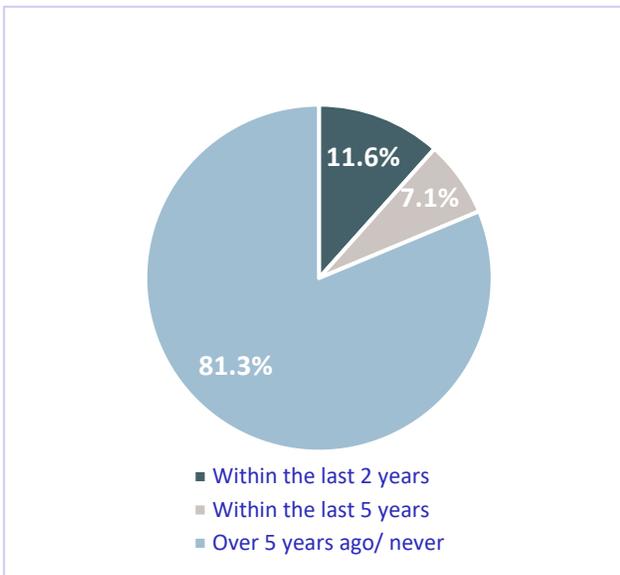
The Australian Bureau of Statistics only provides comparable data for speaking a language other than English at home which in 2021 in Joondalup LGA, which was 10.2%. The sample in the survey whilst a little lower is sufficient for detailed analysis.

Figure 38 - Home Ownership



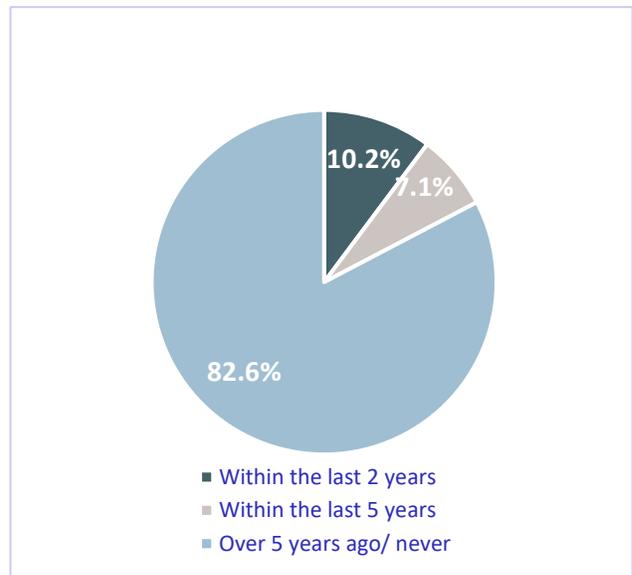
Q7. Do you? n-801

Figure 39 - The last time the respondent engaged in consultation with the City



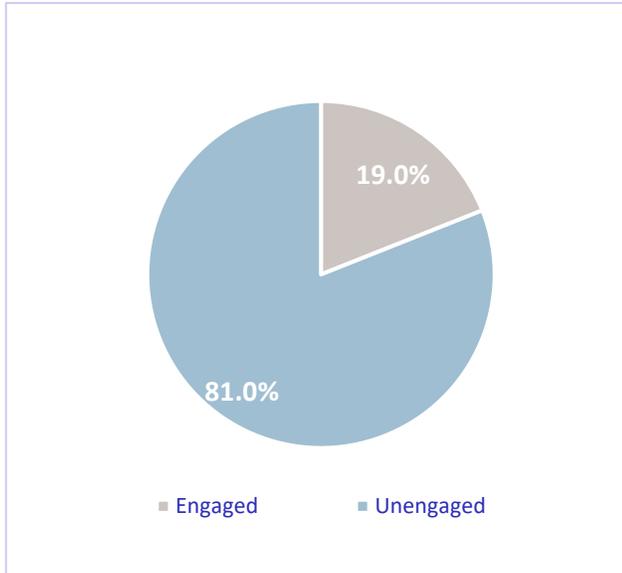
Q8. When was the last time you took part in an online face-to-face survey or consultation for or about the City of Joondalup? n-801

Figure 40 - The last time the respondent engaged with their Elected Member on an issue of concern



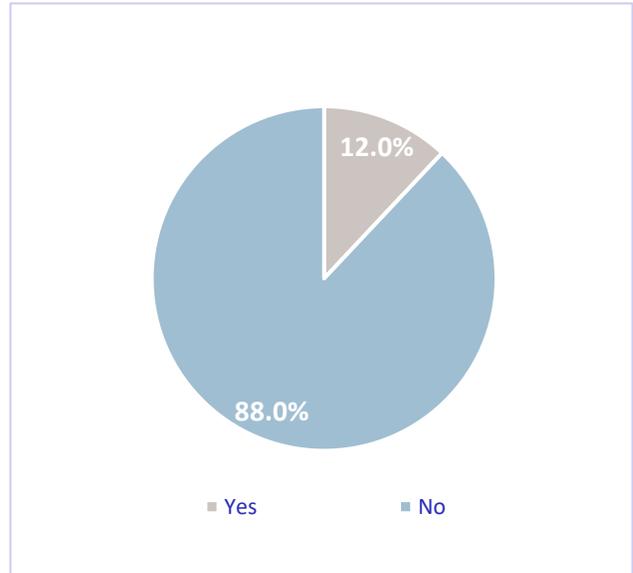
Q9. When was the last time you contacted the person on the City of Joondalup Council elected to represent your ward, about an issue that concerned you? n-801

Figure 41 – Engaged and unengaged survey participants



Q8-9. Undertaken a survey or contacted EM in the last two years? n-801

Figure 42 – Survey participants negatively affected by housing infill



Q11. Have you been negatively affected by housing infill in your area? n-801

Appendices:

- Appendix 1 - Technical Appendix - Sampling and Data Collection Specifics
- Appendix 2 - Survey Research Appendix: Statistical Tests
- Appendix 3 – Technical Appendix – Qualitative Research Project Specifics
- Appendix 4 - Questionnaire
- Appendix 5 - Online Consultation Form Verbatims
- Appendix 6 – Intercept Interview Questions
- Appendix 7 – Intercept Interviews – Housing Issues – Verbatim comments
- Appendix 8 – Community Discussion Board Framework
- Appendix 9 – Online Community Discussion Board – Verbatim comments
- Appendix 10 - Housing Issues – Validation Workshops
- Appendix 11 – Stakeholder Topic Guide

APPENDIX 1 - Technical Appendix - Sampling and Data Collection Specifics

Component	Details
Project Management Team	
Research Solutions contact	Nicky Munro
Client contact	Byron McKie
Field company	Thinkfield
Field company credentials	ISO 20252 (Market, Opinion and Social Research)
Research Methodology	
Data collection method	Telephone survey
Sampling Methodology	
Target population for survey	City of Joondalup residents
Description of sampling frame	Mobile and landline telephone numbers for residents
Source of sampling frame	Purchased list of landline and mobile numbers from Sample Pages. The source of the numbers is telephone numbers of competition entries and warranties.
List checked for duplicate entries	Yes
Was an Access Panel used?	No
Was the sample blended	No
Sampling technique	Quota sample
Brief description of quota procedure	Gender 50/50 male female Under 35: 23.7% 35-54: 35.6% 55 Plus 40.7%
Information source of quotas drawn from	ABS 2021 Census for the City of Joondalup
Planned sample size	800
Were there any problems encountered in sample selection?	No
Sample size achieved	N- 801
Do participants need to be approached again (for a future project)?	No
Fieldwork	
Briefing Method	Via teams with written briefing notes provided
Pilot study date(s)	6th October 2022

Component	Details
Changes made as result of pilot	Q 5 respondents in the pilot gave “no I think you have covered it above” or similar. This should be a No/ DK code. This was debriefed to the interviewers.
Research participant support	FOR TELEPHONE INTERVIEWS The contact details of the project manager were available to participants on request
Screeners, questionnaire and /or discussion guide appended to report	Yes
Incentives for participants	No
Any issues arising in the survey?	No
Survey Procedure for CATI	
Survey dates	7TH October to 24th October 2022
Questionnaire length / administration time	8 minutes
Number of interviewers used	32
Times of day interviews took place	Between 4- 8pm weekdays; 9am – 5pm weekends.
No of call backs before number replaced	Up to 6, at least 3-4 hours apart and at different shift days
Data Collection Outcomes:	
If single mode survey: Probability sample: response rate OR	15%
CATI research participant contact outcomes (note below or delete):	
Interviews	15%
Not available / away for duration of study / answering machine (after call backs)	63%
Refusals	21%
Language/Behavioural Barrier	1%
Intercept survey research participant outcomes (note below or delete):	
Completed survey responses	114
Was a router or similar method used?	No
Overall sampling error	+3.5 %
Validation procedures: Number validated:	At least 10% of all completed interviews validated by Field Company OR Not required as survey was self-completion N-

Component	Details
Number of cases excluded as the result of validation	0
Validity and Reliability Issues including:	
How well the sample fitted the sampling frame	Very well
Methods which may produce bias in participant selection	Intercept interviews were conducted, and there are more 18-24 year old's surveyed than 25-34 year old's, as the younger age group are easier to identify.
Possible sampling errors and how well the sample can generalise to the population	Represented well
Third party data to access any sample bias	ABS Census information provided as a comparison to the demographic sample in the sample profile section
Data Coding, Analysis and Data File Treatment	
Question order bias	None
Data coding	<p>Procedure involves:</p> <p>Review of first 50 questionnaires to develop coding frame based on frequently mentioned responses</p> <p>Additional codes created when more than 2% of the sample record common response</p> <p>Approval of coding sheet by Research Solutions Project Manager</p> <p>Validation of coding has been undertaken of 5% of the coded data.</p>
Consistency checks	<p>Preliminary data file checked by Project Manager using SPSS:</p> <p>Frequency counts</p> <p>Relevant cross tabulations</p> <p>Data outside the range/duplicates or abnormalities investigated with Field Company prior to coding and analysis</p> <p>Responses checked for:</p> <p>Appropriate responses to open ended questions</p> <p>Low probability / fictitious responses</p> <p>Inconsistent responses on batteries</p> <p>High % of don't know or refused questions</p>
Data checked for duplications	Contact details checked name & phone no.
Were any duplications identified?	No

Component	Details
Treatment of missing data	Excluded from analysis and/or noted where relevant Individual cases with excessive missing data excluded from sample
Was sample weighted?	No
Any estimating or imputation procedures used	No
Methods of statistical analysis	Frequency counts Descriptive statistics Cross tabulations See Survey Research Appendix: Data reduction and data modelling techniques
Statistical tests used	See Survey Research Appendix: Statistical tests
Data file provided to client	On request
De-identified data files retained	For five years
This project has been undertaken with compliance with ISO 20252:2019	

APPENDIX 2 - Survey Research Appendix: Statistical Tests

Test:	T-Test
Use:	To determine if the means of a variable in two independent or two dependent samples are significantly different.
Data Assumptions:	Measure being tested is normally distributed within the two samples. Data must be interval or ratio. Variance of measure being tested is roughly similar (homogeneity of variance). Appropriate version of the test chosen for independent or dependent samples.
Test Measure / Cut-off Criterion:	$p < 0.05$ i.e. the difference between two groups has only a 5% probability of occurring by chance alone
Issues to be aware of:	The result should be both statistically significant and clinically or tactically or strategically significant. Be mindful of statistically significant differences where: The sample sizes are very large Scores within the groups are very similar (i.e. the groups have small standard deviations)

Test:	Chi Square (Pearson's chi-square)
Use:	To determine if two variables are related by more than chance alone.
Data Assumptions:	Data is from a random sample. Data must be nominal, ordinal or interval. Sufficiently large sample (absolute minimum $n=30$) & adequate cell sizes ($n=10+$) Observations must be independent. Observations must have the same underlying distribution. Data is unweighted
Test Measure / Cut-off Criterion:	$p < 0.5$

APPENDIX 3 - Technical Appendix – Qualitative Research Project Specifics

Component	Details
Project Management Team	
Research Solutions Contact	Nicky Munro
Client Contact	Byron McKie
Research Technique Used	Qualitative intercept interviews, stakeholder interviews, online discussion board and workshops
Number of moderators	2
Number of interviewers (if applicable)	2
Recruitment –Community Discussion Board	
Field Company for Recruitment	Thinkfield
Field Company Credentials	ISO 20252
Field company briefed in writing	Yes / No
Recruitment method discussion board	Screening questionnaire and telephone follow up
Sample source	Panel and telephone ;
Recruitment target and outcomes	30 participants / 32 participants achieved
Dates	15 – 18 September
Participants screened for eligibility	yes
Number of recruiters used	1
Recruitment validation methods:	Screener data sighted
Incentive paid	\$130
Recruitment –Stakeholder interviews	
Field Company for Recruitment	N/A
Field Company Credentials	ISO 20252
Field company briefed in writing	N/A
Recruitment method interviews	Direct telephone / email
Sample source	City and referrals
Recruitment target and outcomes	15 individuals targeted / 18 achieved 15 organisations targeted / 13 achieved
Dates	15 – 4 November 2022
Incentive paid	N/A
Recruitment – online Validation workshops	
Field Company for Recruitment	Thinkfield
Field Company Credentials	ISO 20252
Field company briefed in writing	Yes
Recruitment method interviews	Telephone
Sample source	Unengaged (panel) and Engaged (opt-in list)
Recruitment target and outcomes	7 engaged targeted / 7 achieved. 7 unengaged targeted/7 achieved
Participants screened for eligibility	yes
Number of recruiters used	1
Number of participants	14
Recruitment validation methods:	Screener data sighted
Incentive paid	\$80
Dates	Engaged workshop 5 November 2022 11.30am Unengaged workshop 7 November 2022 6.30pm
Recruitment specifications intercepts	
Target population	Hard -to -reach

Component	Details
Field company used	Ask Australia
Number of participants	50 participants targeted / 53 achieved
Completed interviews	53
Average duration of interview	16 minutes
Participant incentives	N/A
Interview Dates	7 – 12 September 2022
Location/s	City of Joondalup Council facilities
Number of interviewers used	2
Validations	10%
Questionnaire piloted	N/A
Recruitment outcomes	
Any difficulties encountered with recruitment and solutions used	Stakeholder unavailability / correct person not identified; where possible replaced with like organisation operating in the City of Joondalup e.g. disability services
Documentation, materials or products used in the research	
Contact lists / identifiable respondent information destroyed/deleted	Yes / NO / NA Scheduled at project close
Permissions to acknowledge identity of participant	Yes
Permissions to include identified comment	Yes video
Any limitations affecting the validity of the findings	Qualitative research only
All problems identified during project reported and followed up.	None experienced
Documents appended	
Topic guide / interview guide	Yes
Other documents (specify)	Verbatims
This project has been undertaken with compliance with ISO 20252:2019	

Limitations:

It should be noted that the results of this research cannot be projected to the overall population, as the research technique used in this study is purely exploratory and the sample size and selection is not designed to be used in this way.

APPENDIX 4 – Questionnaire



Our ref: 11082

City of Joondalup BUILDING SUSTAINABLE NEIGHBOURHOODS Housing Intentions Survey

Introduction

Hello, my name is ... from **Thinkfield** and **Research Solutions**. We are surveying City of Joondalup residents on behalf of the City to gather information in their housing intentions and requirements over the next 10 years.

The State Government has set housing targets for the City of Joondalup to achieve and the City wishes to do this in way that will meet the needs of the community as a whole. The City's population is forecast to grow by almost twenty thousand people over the next 20 years. The State Government has set a target of an additional 22,630 homes to be provided in the City to 2050, with much of it delivered as infill resulting in change for our community and neighbourhoods.

The survey will take 8 minutes to complete. Your comments are entirely confidential and only aggregate results will be provided to the City. Our Privacy policy is available at www.researchsolutions.com.au with details of how to contact our privacy officer Nicky Munro if you would like further information.

Screening Questions:

S1. Do you live in the City of Joondalup? Which suburb?

Yes	1	Record suburb:		
		Beldon	Greenwood	Marmion
		Burns Beach	Heathridge	Mullaloo
		Connolly	Hillarys	Ocean Reef
		Craigie	Iluka	Padbury
		Currambine	Joondalup	Sorrento
		Duncraig	Kallaroo	Warwick
		Edgewater	Kingsley	Woodvale
			Kinross	
No	2	(THANK AND TERMINATE)		

S2. Are you?

Male	1	
Female	2	
Non-binary	3	
Prefer not to answer	9	

S3. We are looking for a wide cross-section of people. Which of the following age groups are you in? **(READ OUT)**

24 and under	1	
25 - 34	2	
35 - 44	3	
45 - 54	4	
55-64	5	
65-74	6	

75 +	7	
Prefer not to say (do not read out)	8	

Q1. Firstly, what type of housing do you currently live in? (READ OUT):

A single or double storey home with a back yard	1	
A single storey group of semi-detached houses with a small outdoor living area/ courtyard	2	
A group of terraced or townhouses double storey with a courtyard	3	
Low rise apartments of 2 or 3 storeys with a communal garden	4	
Apartment in a block of 4 or more storeys high with a communal garden	5	
Small single level villas or aged care accommodation with a private courtyard	6	
A granny flat or small self-contained unit on a block with an existing home	7	
Other – please specify:	8	

Q2. What type of dwelling do you see best meeting your housing needs in ten years' time. (READ OUT):

A single or double storey home with a back yard	1	
A single storey group of semi-detached houses with a small outdoor living area/ courtyard	2	
A group of terraced or townhouses double storey with a courtyard	3	
Low rise apartments of 2 or 3 storeys with a communal garden	4	
Apartment in a block of 4 or more storeys high with a communal garden	5	
Small single level villas or aged care accommodation with a private courtyard	6	
A granny flat or small self-contained unit on a block with an existing home	7	
Other – please specify:	8	
Don't know	9	Don't read out

Q3 And what is the minimum type of housing you would consider as acceptable looking forward 10 years? **(READ OUT):**

A single or double storey home with a back yard	1	
A single storey group of semi-detached houses with a small outdoor living area/ courtyard	2	
A group of terraced or townhouses double storey with a courtyard	3	
Low rise apartments of 2 or 3 storeys with a communal garden	4	
Apartment in a block of 4 or more storeys high with a communal garden	5	
Small single level villas or aged care accommodation with a private courtyard	6	
A granny flat or small self-contained unit on a block with an existing home	7	
Other – please specify:	8	
Don't know	9	Don't read out

Q4. The extensive consultation conducted by the City has identified a number of potential impacts of an increased population. Which if any of the following impacts is a significant concern to you personally? **(Read out each statement and record an answer)**
Randomise the order of the statements

	Yes	No	Don't know/ undecided
Loss of local area character	1	2	9
Increased noise levels	1	2	9
Increased traffic on suburban roads	1	2	9
Street parking causing congested residential streets	1	2	9
The impact of additional population on available places at local schools and day care centres	1	2	9
The impact of additional population on health and social services	1	2	9
The impact of additional population on Community Facilities	1	2	9
Lack of diversity of housing types to suit all life stages	1	2	9
The social impacts of more people in a smaller space, e.g. crime, anti-social behaviour, and vandalism	1	2	9



Our ref: 11082

The loss of green space and recreational areas	1	2	9
Loss of tree canopy and street trees	1	2	9
Increased building height on adjoining lots leading to overshadowing and loss of privacy	1	2	9
Impact of urban infill on property prices	1	2	9
Environmental footprint / pressure on waterways, flora and fauna / waste management and drainage	1	2	9
Increased density leading to decreased liveability	1	2	9
Housing and rental affordability	1	2	9

Q5 Are there any other issues which you are concerned about not listed above? *Please write in*
 No/DK 1

Q6. Do you: **READ OUT**

Have children under 12 at home	1
Speak a language other than English at home	2
Do you live with a disability or chronic condition, or care for someone who does	3
None of the above	4

Q7. Do you: **READ OUT**

Own your home with a mortgage	1
Own your home outright	2
Rent / includes with a group of people	3
Live at home with parents	4
Other specify.....	5

Q8 When was the last time you took part in an online face-to-face survey or consultation for or about the City of Joondalup? (**READ OUT**):

Within the last 2 years	1
Within the last 5 years	2
Over 5 years ago/ never	3



Our ref: 11082

Q9 When was the last time you contacted the person on the City of Joondalup Council elected to represent your ward, about an issue that concerned you? **(READ OUT):**

Within the last 2 years	1
Within the last 5 years	2
Over 5 years ago/ never	3

Q10 Do you live in a Housing Opportunity area?

Yes	1
No	2
Don't know	3

Q11 Have you been negatively affected by housing infill in your area?

Yes	1
No	2

Thank you for your help with the survey. As this is a market research interview, it is carried out in compliance with the Privacy Act and the information provided will be used only for market research purposes. May I just check that your name was:

Name

Phone number

As part of our Quality Control Procedures, someone from our project team may wish to recontact you to ask a couple of questions verifying some of the information we have just collected. Once information processing has been completed, please be assured that your name and contact details will be removed from your responses to this survey. After that time we will no longer be able to identify the responses provided by you.

Thank you for your time. Just to remind you, I'm calling from Thinkfield. If you have any queries you can call Byron McKie from the City of Joondalup on 9400 4100

APPENDIX 5 - Online consultation form verbatims

City of Joondalup Housing Issues consultation with the engaged Confirming the issues	
1	<ol style="list-style-type: none"> 1. Appropriate naming and numbering of all laneways in Sorrento with appropriate street signs. e.g. laneway of Marine Terrace named Little Marine Terrace and houses to be listed as e.g. 16A and not 16. (Since moving in to the area this year, this has caused much confusion with deliveries and post at times. There is no signage for laneways) 2. Proactive clearing of weeds, safe use of chemicals, as well as whipper snipping laneways by the City to ensure minimisation of fire, for health and safety reasons particularly in Summer with high temperatures. 3. Back laneways not to be used as dumping grounds for residents with old white goods, containers, etc. Residents should be required to remove their rubbish in laneways 4. The park on Marine Terrace laneway 1 street back from the coast needs a major overhaul. It is not an appealing place to go with grandchildren, the equipment is old, rusty and has no shelter whatsoever ever.
2	<ol style="list-style-type: none"> 1. Energy efficiency of all new housing to be 9 Star. All existing housing to be upgraded to 6 star. 2. Any new housing to have Plan and All Side Elevation Drawings to be supplied to neighbours for approval and online for public comment. 3. City to be liable to ratepayers for deviation from Drawings agreed with neighbours 4. No developments over ground floor that overlook schools or child care facilities 5. All housing to collect all rainwater from its roof to minimum of 120,000 litre tank and plumbed for toilet flushing. 6. All housing to collect solar energy off its roof to minimum of 3 kW system for every bedroom and linked to household storage battery and neighbored battery and ready for EV charging. 7. All housing to be plumbed to stop water running from hot tap until it is at full temperature. 8. All housing to be low VOC 9. All housing to have maintainable gutter line 10. All housing not to plant in ground within 2 m of boundary fencing 11. All housing not to plant potentially significant weed species including Japanese Pepper 12. All housing to have Australian native gardens with controlled under-mulch drip line irrigation 13. All housing to be plumbed to collect all greywater 14. All lawns to be watered with sub-surface greywater drip lines. 15. All housing to be wired with power kill switch so that when activated only the fridge and security stay on. 16. All rooflines to be heat reflective 17. All outdoor speakers to face the house itself to minimise local disturbance 18. Only City approved tree species to be planted in gardens 19. All housing to have shade sail parking for at least 2 cars 20. All blocks (used or vacant) to achieve biannual weed free status at cost of owners 21. All housing to be full passive solar design 22. All rental housing to be maintained as healthy for tenants 23. All rental housing to be fitted with total light and heat block curtains with pelmets for each window <p>End</p>
3	<ol style="list-style-type: none"> 1. Equity: protecting the rights of current residents over and above those of future potential residents and developers and investors. And recognising that most people do not engage with normal City processes. You must ENGAGE, not just consult and in balancing decisions you must favour those who live here NOW over those who may live here one day. 2. Working with existing residents, and being transparent and open, not sneaky and devious as you were in 2012 with Amendment 73. 3. Recognise that infill, the way you want to do it, lot-by-lot, isn't the quick answer you think it is. Better alternatives are to put extra people in regional centres, and redevelop your existing commercial centres so that they are truly mixed use. 4. Stop dreaming that people are going to use public transport if they live in the City of Joondalup. 5. Change all existing commercial coding to mixed use to allow residential there too. 6. Focus your infill efforts in the CBD area around Winton Road and Lakeside, or stop calling yourself a 'City' 7. Make sure the infill you create is happening in the same road, and ideally right next to the properties the Mayor and Councillors live. That way we might get proper engagement from them and some proper planning rules to control development. 8. Don't just rubber stamp developer applications, make sure every development is genuinely an improvement on what was there before: make Joondalup a place we

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	can be proud to call home. We want professional developers who provide quality development that makes an area better than it was before, not ones that are there to make a fast buck. 9. Consider shared housing as just as effective as apartments and units and perhaps incentivise it through rates: get a discount if you have higher occupancy in your house. 10. Fact check your population targets and don't rush to accommodate millions of people who may never arrive. 11. Use proper statistics, I never want to hear the Mayor justify a decision with "everyone I've spoken to...".
4	1. Need to explore other models for renting and/or ownership e.g. ownership by corporate / fund managers whereby tenants are not kicked out when ownership changes. 2. Instead of increasing density, greater use of other localities e.g. building rental properties as part of shopping centre complexes OR light commercial zones 3. Need for less out of pocket \$\$\$ when entering / exiting properties will encourage families to move to smaller homes after children have left home. 4. Less "hype" pressuring people to buy or ditch ownership Cheers
5	1. Off street parking - Most homes have 2 vehicles minimum. Lack of off-street parking adds to traffic hazard issues. This is currently evident in outer suburban areas of Melbourne where lack of storage in NEW BUILDS means owners use their garage for storage and park vehicles in street. 2. Two or more NEW BUILDS on an original block DOES NOT equate to ENVIRONMENTALLY friendly. Infrastructure such as WASTE WATER needs to be upgraded, and lack of physical outdoor space does not allow for enough GREEN SPACE between buildings. Less natural ground around buildings for runoff water, etc. 3. Improved TRANSPORT INFRASTRUCTURE would be preferable to INFILL HOUSING to ensure affordable housing is available in the long term 4. Less outdoor space for CHILDREN to play
6	3 Farne Cl. Warwick In cul de sac that had only 2 houses ..One has been developed with 8 units on it . If the same happens to 3 Farne Cl what plans have been made for increased vehicle traffic ? Also in Hawker Ave what is happening with the increased traffic at the entrance to the train station , near the church? This corner is a real traffic hazard. Has any thought been given to closing the road near the church?
7	A lot of the new houses seem to have really small windows - this is bad for peoples mental health and well being. Large picture book windows are necessary and if overlooking is a problem then a well designed privacy screen can be added. Parking and traffic management has not been adequately addressed in the Sorrento laneway project. There are far more cars on the road, they are driving too fast - especially in the laneways and it is very difficult to drive into the suburb via freeman or Parnell from Marmion avenue heading south. A nasty double accident occurred just last week. Marmion lacks a central hub - a community hall, child health nurse and community garden - these are an essential part of connectiveness in the community. Finally - the MAAC club - a private club? Seriously in this day and age? This needs changing - everyone should be able to access these facilities as they're on crown land.
8	Ability of existing large properties to set up and additional TINY HOME (Secondary home) on their lots to rent out
9	Access for people with pets who need to rent a home for long term residents.

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10	Access to public open spaces, parks, recreational areas and facilities Transportation densities, parking on and off site - road congestion due to onside roadside parking. Conversions of road reserves to 100% hard standings thus removing all vegetation - loss of amenity, heat effects and water off flow to drainage system Front set backs, side set backs Plot ratios not including items which ought to be included when calculating plot ratios R code ratings and the implications Loss of neighbourhood due to over development within a neighbourhood JDAPS not respecting LPPs SDAU not respecting LPPs Centralisation of Structure and Development planning by the centralist State Government CoJ not being proactive with regards to its policies. State Government not respecting decisions/recommendations of the Council regarding planning matters
11	accessibility to green spaces accessibility to public transport preservation of bushland parking
12	Adequate and safe parking a must. With the cost of housing more adults at home and people sharing, there needs to be more parking. It's all well and good saying use public transport, but it's not realistic for shift workers, those that work a long distance. One of the biggest issues in new housing areas is narrow roads and short driveways. Owners, visitors, tradies, emergency services need to be able to park off road on driveways that don't encroach on footpaths. Not driveways that fit a Hyundai Getz. Should be mandatory that all ground level properties have disability access and any multi story building with a lift needs to have disabled access to the lift. To many apartments in Joondalup have steps to the lift, it's a disgrace. I live in a narrow street with large blocks, eventually it will be sold up and subdivided. We have trucks complain about access, posties and visitors. Safety not just money grabbing needs to be considered.
13	Adequate opportunity to express concerns to planning. Emails and phone calls are time efficient for you but discussing situations one to one is sometimes necessary to demonstrate concerns. My quality of life has suffered greatly because of what I consider bullying and not being given the opportunity to explain my concerns.
14	Adequate parking is a must.
15	Adequate street lighting, at the moment it is far too sparse. Delivering underground power promise which will hopefully prevent power outages.
16	Affordability for persons on pensions
17	Affordable Housing for single parents, domestic violence victims, low income housing.
18	Allocated parking in new developments, on street parking availability, removal of established green space being replaced by concrete and brick
19	Allowing massive infill on main roads where schools, sports ovals, shop etc. causes huge extra SPEEDING traffic in what should be a max 50 zone. Quiet suburbs now gone and quality of life impacted.
20	An increase in population also means an increase in the use of our available water supply, so I would like to see some sort of scheme where people are encouraged to install water tanks. Also the schemes that pool electricity for use like they do in India may reduce the demand on current infrastructure.

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21	Anti social behaviour. Inadequate departments to currently deal with Noise, Drugs, Alcohol and other anti-social behaviours. Can only worsen with high-density living. Cannot do infill if you do not have a solution for these problems. Down grading of neighbourhoods, downgrading of housing prices. Poor design and too close living exacerbating social issues. These issues are not even currently managed. No hope of them being managed in the future. Hillarys has a police station which is open from 9am-3:30pm week days only - how on earth can this address anti social behaviour which occurs at night and over weekends. This is why we have constant problems at the Boat Harbour. Crack down in Scarborough and they move along to the next weak spot. There are only 2 noise meters available in the whole of Joondalup - totally inadequate. These are not solutions to problems. Problems should not be created in the first place by increasing density of houses!!
22	Any new builds or infill must not detract or impact on the current living and life style standards of people living in the suburbs. e.g. Current infill/new builds constructed or under construction in Edgewater - where I have lived for 25+ years - have resulted in disfiguring the openness, privacy distance between neighbours, the actual "feel" of Edgewater with properties being constructed boundary to boundary. Surely this is not the outcome the City of Joondalup is working towards for it residents.. very sad day if that is the plan..
23	As long-term residents of Joondalup we have seen many attempts to by the City to engage residents in the process of residential planning. In our experience trust in the process and outcomes has diminished for the following reasons: Sustainability-this is an old-fashioned term developed years ago by some international organization. Sustainability can mean sustaining anything from profits for serial developers in the City or natural ecosystems or maintaining tree planting. Obvious bias and unexplained use of discretion in planning codes. Loss of control of ratepayers' rights to use legitimate processes to object to discretionary developments which severely impact on the liveability and joy of their only home by higher State bodies. This was not always the case. Most people in the City are not opposed to additional housing however trust in the process needs to be restored and the City work for the needs of the residents by using long established planning rules and not imported ideologies to create quiet and pleasant neighbourhoods' .
24	As we have subdivided and built on the rear block recently in Sorrento as our retirement home we feel that the laneways need to be named at the very least. In an emergency it is difficult for any services such as Ambulance, Police and Fire to locate the site. This is a very serious safety issue. Some form of street lighting would also be a serious consideration. As City of Joondalup has developed these rezoned areas they need to ensure that rate payers receive equal quality of access for their rates compared to others.
25	As well as housing Joondalup centre & streets need major development around entertainment for all ages not just in the centre itself the streets around need an uplift bring them alive make them More than 2 years vibrant More than 2 years colourful there's More than 2 years & More than 2 years vacant properties probably due to rents & rates being too high
26	Aside from any houses that have swimming pools or outdoor entertaining areas, there is a lot of land area that is currently wasted/unmaintained at the front and rear of existing properties throughout the city. The City's Housing Opportunity Areas are a good start to rectifying some of the above issues, but they need to be expanded. At a glance on the City's Intramaps, it would appear there are a percentage of properties that will never be, or are not suitable to being redeveloped. It would be an interesting survey of the properties within the Housing Opportunity Areas as to the quantity that are likely to be redeveloped. If they are likely to be redeveloped, what would be their estimated time for redevelopment.
27	Availability of housing should not require 3 units to be squashed onto 1 block.
28	Availability of specific housing. For example family friendly housing

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29	Available open space in City of Joondalup. Ratio of Open Space to housing (not including State owned reserves). Proximity to facilities, transport, employment area.
30	Balance of green spaces/corridors to urban development Increase in traffic with urban sprawl Off street parking with increased number of dwellings Changes will be needed to noise and nuisance regulations (e.g. restrict to use of battery powered mowers etc.)
31	Blatant approvals of commercial premises on R20/40 blocks which are non residential. It's disgusting and shame on CoJ for the approval of Childcare Premises at 1 Kutchero Crescent Joondalup. A child will die if this development goes ahead due to traffic, lack of parking and access. Also this property looks into rear yards of properties in Gairloch Place. We have lost all privacy. Noise will also be 6 days a week which will impact on the 4 nurses (shift workers) who reside in Gairloch Place. Trust CoJ anymore, never ever again.
32	Build of attractive apartment blocks.
33	Building materials and alternative water storage solutions
34	Building Sustainable Neighbourhoods is essential in life today. With very limited undeveloped land available , infill is one answer, This can cause issues that needs to be address prior to commencing project as per the answers given. My preference would be more sustainable neighbourhoods everywhere, especially in relation to down sizing today, there is a need for homes to be clustered for groups, aged, disabled, interests close to medical, shops, transport etc. and school. Solar assisted and correct positioning of home is often not adhered to. Such housing in a neighbourhood is often of an inferior quality with little thoughts for the occupants assuming they all want small rooms and little outdoor area.
35	Can't please everyone but I believe the sentiment online is a concern with over-crowding and retention of tree cover and parking options due to this.
36	Car and visitor spaces
37	Car dependency needs to be addressed in any infill planning. There needs to be More than 2 years traffic calming in suburban streets and a focus on strategies such as safe active streets.
38	Care must be taken to ensure sustainable and liveable consideration is given to each project when assessing infill projects . In the case of infill, the existing property should not be compromised by the addition and the infill. One should not come at the detriment of the other.
39	COJ complete blind spot to understand the negative amenity impacts of your development application approvals. Not to mention your complete inability to monitor and enforce the conditions that you impose.
40	Community electricity hubs should be introduced using solar power and batteries to relieve grid pressures How will existing infrastructure cope e.g. sewerage, water supply etc.
41	Concerned developers are cramming 2 +++ houses on to single blocks without regard. No green space, tiny driveways with no space to drive into. Investors are buying these houses and renting them out. Overflow of cars are parked outside hindering pedestrians and traffic. An example is on Bridgewater Drive. Also.. a case in point... 3 x two level housing crammed in on one block with no concern for surrounding neighbours being overlooked.
42	Consider cohousing options, particularly for seniors wanting to age in place and support one another
43	Consideration also needs to be given to the impact of infill on increased traffic, availability of parking, demand for amenities etc. and the impact of the character / overall design and feel of the suburbs.

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44	Consideration of an aging population already residents and how this will impact the increase in the availability of housing and land
45	consideration of housing that suits multi generational homes
46	Continual maintenance of verges and parks within the city & control of homeless within the city
47	Council must consider the impact on suburbs: 1) the availability of publicly accessible green space i.e. parks! 2) the need for improved/updated infrastructure to ensure residents can live safely and securely. 3) the socio-economic make up/balance of each suburb.
48	Covenants on building materials and colours
49	Diversity of housing is an issue. Infill housing in my area is predominantly still large houses, just on smaller blocks. Infill housing should facilitate housing diversity in terms of size, types and locations. Retention of mature vegetation is very important in established areas. Joondalup does not seem to value existing amenity, developers certainly don't. In order to address urban heat islands and ensure the character of our areas is protected, we must do more to protect trees and/or replace trees.
50	Diversity of housing product
51	Diversity of housing sizes, diversity of ownership types - opportunities to co-own
52	Do these developments still increase the footprint of the City. Less northward development with more roads to be built and serviced it . Rather have more 3 storey developments in older suburbs!!!!
53	Dog beach, constant destruction of protected bush (seriously why did we need a path to Mindarie. Turning down ridiculous over lighting of streets
54	Double-storey houses should not get planning permission for infill. Speed bumps should be in major through roads as twice as many cars speeding through built up suburbs.
55	Each suburb should have a mix of densities. We recently visited Saskatoon in Canada where a range of densities are just a natural part of planning. The higher density areas enable additional amenity to be located locally without being too big or too dominating. I think a similar mix in Joondalup would be a game changer
56	Edgewater has already felt the impact of the so called (falsely) H O A. As long term residence we have seen out once loved welcoming boulevard turned into a dangerous contrived streetscape, noting the so-called new infill street- facade built around the panel lift doors. Nowhere in any of these so called community surveys is there any references to the cost of construction waste to the environment, the environmental impact of the original builds being wasted assets. Worst impact to our family is no longer having a connection to our once chosen place of residence. Victims to the industry of Local Government.. And we question as to why the planners of this satellite city have not been held accountable for their total lack of forward insight planning. Cost going forward the rate payer.eg the trees taken out of existing gardens along with the established canopy. The ratepayer LGA imitative more trees along foot paths, more cars parked upon the foot paths. can go on but fully aware wasting my time.
57	Effects on existing residents
58	Ensuring that existing available blocks are built on in a timely manner and not held onto by investors using as pension scheme. Many of these in Iluka, Ocean Reef and surrounding areas etc. Stop building lots of apartments in urban areas that no-one wants to live in, we have lots of land in Australia no need to pack housing into small areas.
59	Ensuring that planning for infill is done within an urban design context and not on a lot-by-lot basis.

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60	Exploring the possibility of amending the R code pertaining to my property at 6 Smallman Crescent Greenwood.
61	family Continuing to have enough family sized homes.
62	Faster building approval for developments to hit the cities targets
63	<p>Firstly and fundamentally there is no justification or reasonable premise for the idea that Joondalup needs to grow by 20,000 homes. Who decided this is necessary? What is the basis of the figure and why is it deemed to be beneficial? Is it beneficial? What proportion of the population support this? I would suggest that a majority of people do not support this. They certainly did not vote for it. The whole basis of the lifestyle, culture and amenities in Perth and Australia as a whole is largely based, when you think about it, on the weather and a low population density. Infill and battle-axing blocks changes the latter significantly and will only lead to a decline in living standards. It is literally un-Australian. I disagree with it on every possible level. Additional to that it is also immoral. In many suburbs the occupants have spent significant effort and money in order to live there and it is disgraceful that this gets changed against the wishes of the population, on the basis of artificial need and often via the specific direction of an unelected body driven by ideology and quite probably vested interests. The quality of life and very fabric of Australia should not be undermined or eradicated simply to support a giant Ponzi scheme perpetuated by economists, financiers and property developers. The desire for constant population growth is simply a lazy solution to enable the demonstration of apparent economic growth. In reality it's nonsense and simply spreads the available resources and GDP More than 2 years thinly across More than 2 years people. It is no substitute for genuinely advancing the State and its economy by growing new and existing industries and training the existing population in support of those goals. Govt should be protecting us from these fake population growth demands, not promoting it. Finally, while I disagree with the need at all, if there is to be any infill of any sort - including battle-axing existing blocks - then there should be a percentage limit set based on the original layout and design of the area (i.e. incorporating any changes to date and not from this point forward). In order to prevent the potential eventual ruination of a given suburb I would suggest a limit of 10% increase in population density across a given area or suburb based on all land therein be it developed, undeveloped but zoned for use or bushland. This would be in addition to any or all other planning constraints. Thus, for example, if an area had 100 4 bedroom homes on 1/4 acre blocks when first designed then the original population is 400. A 10% increase limit would mean that 10 blocks could be battle-axed creating 10 new homes of 4 additional people each; the 11th person wanting to battle-axe would be prevented. Or, should "spare" land in the area be nominated for a small apartment block, e.g. 10x 2 bed apartments then, subject to ALL other planning constraints being acceptable it would still not be approved if More than 2 years than 5 existing blocks had already been battle-axed. These sort of limits are critical because otherwise its like the frog in slowly boiling water scenario - a few degrees in temperature rise is not noticed by the frog but then before you know it the temp is boiling and the frog is dead. The rule above is simply stated but significant effort would also be required to ensure the regulations cannot be gamed by property developers</p>

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64	<p>Firstly and fundamentally there is no justification or reasonable premise for the idea that Joondalup needs to grow by 20,000 homes. Who decided this is necessary? What is the basis of the figure and why is it deemed to be beneficial? Is it beneficial? What proportion of the population support this? I would suggest that a majority of people do not support this. They certainly did not vote for it. The whole basis of the lifestyle, culture and amenities in Perth and Australia as a whole is largely based, when you think about it, on the weather and a low population density. Infill and battle-axing blocks changes the latter significantly and will only lead to a decline in living standards. It is literally un-Australian. I disagree with it on every possible level. Additional to that it is also immoral. In many suburbs the occupants have spent significant effort and money in order to live there and it is disgraceful that this gets changed against the wishes of the population, on the basis of artificial need and often via the specific direction of an unelected body driven by ideology and quite probably vested interests. The quality of life and very fabric of Australia should not be undermined or eradicated simply to support a giant Ponzi scheme perpetuated by economists, financiers and property developers. The desire for constant population growth is simply a lazy solution to enable the demonstration of apparent economic growth. In reality it's nonsense and simply spreads the available resources and GDP More than 2 years thinly across More than 2 years people. It is no substitute for genuinely advancing the State and its economy by growing new and existing industries and training the existing population in support of those goals. Govt should be protecting us from these fake population growth demands, not promoting it. Finally, while I disagree with the need at all, if there is to be any infill of any sort - including battle-axing existing blocks - then there should be a percentage limit set based on the original layout and design of the area (i.e. incorporating any changes to date and not from this point forward). In order to prevent the potential eventual ruination of a given suburb I would suggest a limit of 10% increase in population density across a given area or suburb based on all land therein be it developed, undeveloped but zoned for use or bushland. This would be in addition to any or all other planning constraints. Thus, for example, if an area had 100 4 bedroom homes on 1/4 acre blocks when first designed then the original population is 400. A 10% increase limit would mean that 10 blocks could be battle-axed creating 10 new homes of 4 additional people each; the 11th person wanting to battle-axe would be prevented. Or, should "spare" land in the area be nominated for a small apartment block, e.g. 10x 2 bed apartments then, subject to ALL other planning constraints being acceptable it would still not be approved if More than 2 years than 5 existing blocks had already been battle-axed. These sort of limits are critical because otherwise its like the frog in slowly boiling water scenario - a few degrees in temperature rise is not noticed by the frog but then before you know it the temp is boiling and the frog is dead. The rule above is simply stated but significant effort would also be required to ensure the regulations cannot be gamed by property developers</p>
65	Give some consideration to the wishes of those who own home within the area.
66	Green spaces Community facilities, already stretched, denser housing means More than 2 years people needing More than 2 years spaces to meet and enjoy sport.
67	Having adequate community facilities - maybe consider shared gardens for growing vegetables and fruit in high-density developments
68	Having recently 'downsized' we found that many of the new residences constructed on infill sites were far to small with virtually no effective 'drying area' or 'recreational area'. Whilst generally in favour of infill we feel that the minimum area required for each residence is too small. The effect of the current planning levels is to bring Perth metro to 3rd world status.
69	Height limits. I think the Art House is about as high as is appropriate to a non capital cbd. More than 2 years buildings to that height are apt for the denser city part of Joondalup but not North of

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	Shenton. Affordable housing is needed and that might need to be More than 2 years innovative than we have had to date. I don't know what form that might be but possibly denser group housing say for older singles. Probably More than 2 years home units are needed but limited to 3 stories as lifts are problematical in affordable housing and care needs to taken not to have them too close to crowd ordinary homes.
70	Height restrictions should be implemented. More than 2 years trees suitable for inner city verges planted. Apartment buildings should be designed with secure undercover parking and a store room each NOT garages as this encourages them to be used for storage and street parking is absolutely a nightmare. Apartments with balconies should be designed to have for e.g. a louvred screen on one side with small clothesline to hide but offer some drying space. No More than 2 years questionable massage parlours or the like who appear to operate any time
71	High-density housing along with a high percentage of rental properties can bring social issues. This also impacts availability of services for residents. Street traffic, suitable availability of public transport. Parking - we have a new townhouse complex on a street near us and there are always cars parked on the verge opposite the complex. Same with a triplex development near by.
72	HOA zoning to R60 in Woodvale. Multistorey developments overlooking peoples backyards. And then these developments not being taken up as rentals and sent through to Dept of Housing.
73	Housing density and infill should be spread throughout suburbs, not clumped around public transport (i.e. the train line). Public transport can be spread to currently low-density areas, if the people exist there who seek to use it. If some suburbs refuse to allow increased density, an increased property tax should be placed on those locations to fund better quality dense housing in less affluent suburbs. Lots crammed with tiny shacks are a blight on the community, but well-designed townhouses, dual urban/retail spacing and small to mid-sized apartment blocks should be encouraged. Incentives for older people or single people with spare bedrooms could be created to encourage rental to students, preventing the creation of low-quality, short-term rentals that inevitably only lower the desirability of an education from the city's tertiary institutions. City of Joondalup could also be innovative in creating housing without the assumed requirement of 1 car parking space per adult occupant, but convenient access to the Joondalup transport hub. Perth's sad dependency on individual, car-based transport will only be tackled with planning and infrastructure, not expecting citizens to endure additional burdens of access on top of the loss of flexibility. Housing options like the above are attractive to numerous demographics, and can make living in dense urban areas something to be enjoyed rather than endured.
74	Housing infill affecting traffic Housing infill affecting school intakes/needs Housing infill affecting need for amenities - shops, ovals, sporting clubs
75	I feel like, so far this survey is set up to give you the answers you want. For example most. No the majority of people don't want their neighbour to build units or a 2 story where the was a single level. So make areas for story, areas for units.
76	I live on a corner block which is 695sqm. It is frustrating that the truncation is not included in the new minimum of 700 Sqm. The property could be divided into 2 very reasonable blocks but yet 5 sqm and I am unable to downsize. Also it is frustrating how far the set backs for building are. Many people can't build a double garage because of unnecessary set back restrictions all for visual amenity but then front yards a littered with cars. Allow people in older parts to build as close to the boundary as areas such as Harbour Rise.

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77	I recognise that I live in an infill area (near Whitfords), and that's fine. My biggest problem with redevelopment right now is footpaths. They are not adequate for the current population and are woefully inadequate for a denser population. Many roads with footpath on only one side, narrow, broken, bumpy, and often with cars parked on it or sand/building materials/prunings dumped and obstructing. Some don't even have actual kerb ramps, e.g. in the Kallaroo infill area. We need MUCH wider, flatter and better paths all throughout the infill area, on both sides of the road.
78	I regret I forgot to mention a matter that does not fit this criteria but needs to be included in the type of housing/ i.e. Retirement village with Adjacent Aged Care Homes. To me it's a tragedy that we are forced into housing infill without any serious thought about what the Aging population ,as they become frail ,are going to be catered for. I liked the quarry development which included a facility but I have not seen much about that development.. The lack of secure dementia beds available in the northern suburbs forces me to drive 2 hours to Murdoch . The southern suburbs is very well catered for in terms of the growing need for dementia beds.
79	I suggest the City work with State Government and developers to acquire a large tract of a suburb, such as an entire Housing Opportunity Area and then have that entire area developed as higher density. Along the lines we have seen in the East Perth Redevelopment or Subi Centro and others. The current ad hoc approach usually sees single lots subdivided and developed, with little benefit, or actual disadvantage to existing rate payers and owners of neighbouring properties. Current owners and rate payers seem to be forgotten in this infill plan. The owner selling the lot that is subdivided has probably left, the developer has made their money and departed while remaining owners and rate payers deal with the reduced amenity.
80	I think it is important to locate higher density infilling close to train stations. The Transperth bus system is not efficient and leads to people driving via freeway or parking at train stations. This will inevitably result in additional traffic in suburbs away from the station. So either improve Transperth service or no more density. Availability and capacity in public schools also need to be addressed.
81	I would like to see that in family friendly areas i.e. nearby schools and parks, infill of standard property 700 - 800sqm should be restricted to no more than 2 dwellings per lot to allow for more green space and outdoor play areas for kids
82	I've thought for a long time the Perth and I turn CoJ would benefit greatly from family sized apartments, 3-6 story building with three and four bed rooms. Built around entertainment, social and transport hubs. This would reduce transport costs, increase vibrancy, retail and food vender through traffic as people will be living where these are. It will reduce urban sprawl. In fill housing will still keep people away from retail and restaurant hubs as travel to them is the issue. Also our public transport sucks basically one train line and a bus net work that is barely visible. Family apartments within walking distance of major train stations and current shopping/ restaurant hubs and more frequent rail services would be ideal. Like in most major European and American cities
83	If this is genuine then Why are the original planners for this satellite city being held accountable for their total lack of foresight? We as long term residence are already victims of this in fill housing policy. What was once a welcoming avenue Edgewater drive now is nothing other than a contrived obscenity and dangerous. Not forgetting the panel lift door facades of the so called new.
84	impact of housing development on the visual eye within the area and also the increase in crime rates. Woodvale has now become an area targeted by crime and hooning and with redevelopment it is becoming increasingly worse. Also, houses are not being built to accommodate the size and amount of vehicles owned by the property. Vehicles are now being parked on verges at properties leaving it difficult for traffic management and its so unsightly. Keep redevelopment to a minimum. I

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	bought in Woodvale for the sole reason that it was a quiet and slightly neighbourhood and it's been turned into another Innaloo.
85	impact of increased vehicles on suburban streets where infill is happening, including parking options for multiple cars. impact on ground water recovery where more land is built on and less garden is available for drainage back to the aquifer.
86	impact on existing homes. Our older home has been cracked and damaged by construction going on around us. Constant noise as the houses around ours are knocked down and developed. Little respect for existing homeowners with regards to ongoing noise and vibrations, traffic and parking issues caused by workers in streets.
87	impact on the supply of utilities (electrical, sewerage, water pressure etc.). impact on safety relating to increase in vehicle traffic - deterioration on roads, ingress and exit points for suburbs. Noise pollution from increased population density
88	impacts on existing properties due to overlooking, parking, traffic education and infrastructure in general
89	impacts on traffic with the extra housing. Recreation/parks available to cover additional population.
90	Improving quality of infill. No battle-axe blocks as long driveways are a waste of potential green spaces. Subdivision should require skinny blocks that are street front facing. Require subdivision in the suburbs to be more like the medium-density housing around Lake Joondalup. Improving visual appeal of infill. When you compare the medium-density housing around Lake Joondalup to new estates, Joondalup has much greater visual appeal as each home has its own character. There should be similar requirements for the suburbs as a large amount of the new infill housing looks unappealing.
91	In a predominantly single-storey suburb , flats should be exempt . Affordability comes down to 'get a job and pay what you can afford in the nicest suburb' do not devalue suburbs to cater for those that do not strive. If that is the case start in Mosman Park / Nedlands. Pollys not brave enough to do that.
92	In keeping with surrounding houses, increased traffic and parking issues with more vehicles, right choice of infill. Though given to local roads and possible need for emergency vehicle access with increase in vehicles.
93	Increase house height (by 3-6 courses of bricks) to allow heat to rise & disperse to cool without air con. Insist development of land to have a % of mature trees per house numbers in addition to new trees - all natives. Compulsory Gray water & general water tanks. Compulsory double glazing on appropriate facing windows to the heat. Use of building materials that are low energy to make but high thermal quantities. Good luck! & please replace the trees along the freeway, so sad! Don't go the way the way of the City of Stirling. Thanks
94	Increase in traffic, impact on commuting time, density of public transportation, size of shopping centres, etc.
95	Increase the space between properties, i.e. all new buildings need to have a much greater space between buildings and fences. In existing single-storey estates, the building of 2 or more storey houses or units should not be permitted. The building of commercial enterprises, e.g. child care centres should not be placed amongst existing residences.

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96	Increased motor vehicle traffic Insufficient parking for in-fill sites especially those used as rentals Insufficient play/recreational space for young children where parents/carers don't have to leave their residence to keep an eye on them. Especially in-fill areas. Increase in anti-social behaviour through-out the suburb and common use recreational areas
97	increased number of motor vehicles, their usage in and around suburban streets and street parking compounded with fewer trees - air and noise pollution as well as the consideration for the safety of our children playing or riding their bikes/scooters in an around the same suburban areas.
98	Increased street congestion due to infill
99	Increased traffic and lack of street parking on my main road of Barridale Drive. New smaller lot owners plus any visitors can mean up to 3 times the amount of car parking required. On main road there is no room. Devalues the existing Homes. Current facilities E.g. the local shopping centre, fuel stations, childcare and road network already can't handle the extra people.
100	Increasing density - Increased traffic Increased street parking Increased demand on schools and services Increase in antisocial behaviour Increase demand on waste collection services
101	Infill development scheme needs to be city wide not penalise a few areas with multi-storey apartment blocks as previously proposed. Suburbs need to be re-developed as community environments not ad hoc, block by block, at the whim of developers out to make a quick buck with no regard for the legacy. We need some innovation and creative thinking, not More than 2 years of the same.
102	Infill focus should be on more appropriate locations i.e. make Joondalup city more residential like it was meant to be. It has become a retail precinct with little soul. It needs residents and amenities. Some suburbs need large homes for large families. Let Woodvale retain its current character for example, that's why I moved here not to an inner city dense suburb
103	Infill housing must be distributed equally throughout EVERY suburb in Joondalup. Failure to do so will create ghettos. Elite suburbs must share the load.
104	Infill housing policies which allow basically zero setback from lot boundaries, instead of stipulating the % of the lot which can be covered by the property and allowing height, so that there is space for trees, etc.
105	Infill may cause extra cars to be parked on suburban streets if insufficient parking is available on-site. Public transport services and road networks (including shared PSPs) must be cope with increased usage.
106	Infrastructure and amenity surrounding development, the practicality and sustainability of investment and developer's contributions to this.
107	Infrastructure impact of infill housing. Alternate sustainability models that do not include infill housing. I am strongly against infill hosing as I believe they are resolutions based in the past modelled on European cites that are a) different b) have clearly failed as sustainable cities. just have a look at infrastructure and sustainability issues in all European cities today. All Perth suburbs with high infill housing, suffer from higher congestion and suburb temperature is often higher. I believe decentralising the city and downsizing suburbs, more energy options, making houses greener and more insulated. And reducing all waste, including building waste.
108	Innovative ways of providing houses to poorer people and/or homeless such as cooperative living, repurposed buildings, housing associations)

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109	INTERESTING THAT THESE QUESTIONS ARE NOW BEING ASKED AFTER THE HORSE HAS BOLTED. I CAN TAKE YOU TO ALL THE DEVELOPMENTS IN MY AREA AND SHOW YOU HOW EVERY ONE HAS IGNORED ALL THE CONCERNS THAT WE EXPRESSED IN OUR INITIAL DISCUSSIONS SOME FOUR YEARS AGO. WHY CALL THIS A CONSULTATION WHEN NON-SUSTAINABLE NEIGHBOURHOODS HAVE ALREADY BEGUN AND WE HAVE CLEARLY BEEN IGNORED.
110	Is high-density infill appropriate. Should developers really determine what the infill developments should be ? (I.e. building day care centres /in the middle of residential areas without sufficient on site parking rather than on the periphery ?)
111	It is most important that infill homes respect backyards and homes of established homes. I would hate to have a two story house built right up on the fence line shadowing my home. It would cause much stress for me if this were to happen. It's disrespectful
112	It is the responsibility of local government to be pro-active in providing housing for the homeless. Once a person has somewhere to live they can become members of the community. It enables them to seek employment and take care of themselves and in some cases their families. These homes need to be near public transport and places of employment, so the number of homeless in our society begins to decrease, rather than increase.
113	It seems that planning is concentrating on changing existing residential land use while ignoring changing commercial land use to residential. The obvious places to increase residential density is immediately around train stations where high-rise residential buildings could replace commercial land use. For example, at Edgewater Station the commercial land use could be rezoned to residential and high-rise residential blocks be built. Why is commercial land use considered sacrosanct when considering increasing residential density in the City???
114	Joondalup is a good place to live, and quality, affordable housing (and supporting infrastructure) is desperately needed all over Perth. It's safe to say the housing situation is desperate and something needs to be done. Housing infrastructure is care infrastructure, and we don't have the services in Australia so support mass homelessness or an increasing reliance on them. As a citizen born here, I do not see enough being done about secondary and tertiary homelessness specifically (mainly at a national level) to be positive about a future with my family in this country, and I know this area (city of Joondalup) is still much more liveable than others - probably why we have moved so frequently and often ended up here.
115	Lack of an adequate social and affordable housing
116	Lack of downsizing options such as retirement complexes are a concern for us as with most downsizers we would like to stay in the area where family & friends & services are. As far as I know with all of the new developments going on from here to Yanchep there are no plans for retirement housing. Downsizers keep the housing market moving without retirement housing where are we going to go?
117	Location of existing public transport routes. (It is easier to increase housing density than it is to get Transperth to change a bus route.)
118	Location relative to real amenity. Having micro diversity of housing types throughout suburbs so you don't get concentrated area where there are just grouped dwellings and apartments with the consequences being social homogenisation, lack of personal green space and congestion because of cars parked on streets.
119	Loss of green canopy as homes are redeveloped Quality or lack thereof Lack of suitably large homes in which to downsize- not everyone wants a two bed flat Set backs that don't provide space for trees to grow or kids to play Car parking- insufficient for family needs Density being placed in

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	only a small portion of the city Medium-density code changes and the increased impact on areas coded R40+ Planning decisions by DAPs and SAT
120	Lot sizes which would be approved to be subdivided require adequate room for house and outside area
121	Maintaining a good ratio of housing to public parks and facilities
122	Maintaining a good ratio of housing zones to public parks, native bushland and facilities.
123	Maintaining and growing tree canopy and vegetation to sustain the animal and insect populations
124	Maintaining 'sense of place'. Gentrification. Space for rubbish bins. Managing community relationships. Potential increase in noise complaints to rangers. Homelessness trends changing depending on the type of housing made available (e.g. all townhouses, no homes for large families). Sustainable development building policies - mandatory? Loneliness - opportunity for fostering connection and thus community resilience. Investment required in cycleways & e-transport networks. Re-activation of spaces with no/ limited use (e.g. outdoor fitness classes in large carparks on weekends). Activating street fronts Embedding specific Aboriginal history & knowledge & language into all future change.
125	Maintaining the amenity of the existing environment of where people have elected to live and not having a deleterious impact on it
126	Maintenance of existing liveability of our suburb. Stop blanket zoning and application of blanket planning frameworks - suburbs have individual character and liveability. Kallaroo is not the same as Warwick although they are both near to secondary activities centres. Focused smaller pockets of density tailored to the area and considering all issues impacting density and liveability.
127	Major issues not addressed here were infrastructure issues, such as car parking, accessibility, transport services such as bus and train access, traffic loads, character of the surrounding housing, school and child care capacity in the local area, proximity of open spaces and the services available there. Another significant factor with higher density is the impact of more people living closer together with less separation from noise, and being overlooked.
128	Making sure these infill have parking for their own cars so not on street and also that they have trees and green spaces with gardens which is in line with the character of the suburb and the reason we bought here
129	More neighbours as density increases means noise generated by them becomes more of an issue around life quality. Already an issue is barking dogs!
130	More retirement villages please been waiting 8months to get a place and because I haven't sold my house I don't have cash so miss out on getting into Kingsway Court only get in if you have the cash not likely to get one encourage more companies to build
131	Need more large trees throughout suburbs to reduce urban heat. COJ has done a good job starting with the verge trees. More solar power requirements for non residential buildings, especially council / government buildings. Subsidised retrofitting of energy saving options for existing houses. Introduce FOGO bins NOW rather than waiting until deadline of 2025.
132	Need to be close to transport
133	Need to ensure adequate green space - you only need to review outcomes in UK to see social issues that arise with 'concrete jungles'.

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134	Need to stop sub dividing, More than 2 years than enough land to build on. It will lead to overcrowding and high-density suburbs. Build infrastructure to support commute.
135	Neighbour building 3 new houses,[dog boxes] on our fence line which has been approved by council.
136	New housing should be e-friendly; double glazing should be a requirement at least on West and East facing windows. Connectivity to fast internet with increased density needs to be assessed.
137	No More than 2 years than 2 houses per development , this will ensure existing tree canopy and private liveable areas. Also a place for residents to house their cars to ensure safety on the streets of Kallaroo, to many cars and vans parked roadside in Oleander way, very little visibility when negotiating these parked cars, it is dangerous.
138	No to infill housing in established suburbs!!! We do not want it and do not have the infrastructure for low grade buildings that will encourage low living standards. The city of Perth is the perfect location for infill housing developments. They have no place in a liveable city like Joondalup, which is so liveable because it consists of home owners, families and green spaces. Apartments are not in keeping with suburbs and just result in overcrowding and value of land increasing exponentially. This is NOT a good idea at all!
139	Not enough cheap housing choices for rental and sales. 1 & 2 bedroom small, theses could be built on top of shops in suburbs.
140	Not interested in ANY projects/programs or upgrades/assessments/proposals associated in ANY WAY via funding/sponsorship/facilitation with the World Economic Forums 2030 'Smart City' roll out. We will actively campaign against ANY local council or council member initiatives to promote the WEF global agenda to this state.
141	Not only should new housing be built as sustainably as possible, we should be expecting existing dwellings: 1. to have sustainable assessments prior to renting or sale of properties in CoJ (requires education, raises consciousness and expectations for individuals affected and provides leadership within local and state government, WALGA, etc.) 2. where planning permission is required, require refits to be sustainable (requires education, raises consciousness and expectations) We need sustainability information and education readily available so that the above can be accomplished. If part 1 is managed as an optional requirement first but to become compulsory over time, all the mechanics can be gradually developed, and the sustainable assessments database established.
142	Number of large homes to remain match the number of homes with more than two people.
143	Off-street parking. Coping with additional traffic flow. Provision for bicycles and e-scooters, etc. Adequate/upgraded power and water supply to cope with additional demand. Schools and services generally. Smaller shopping and social precincts within walking distance.
144	Old rules said a maximum of 50% of a property could be covered by a building - so the other 50% was "green". Now we allow houses to go to within a metre of the boundary on all sides, and often that metre is paved - so no green space AT ALL. We need to at least double the amount which developers are required to leave as "public parks" in all new development, and any infill needs to address this as well.
145	other Pathways and access to infill sites should be considered highly. Construction approval should only be given where access/parking and walkways are available and clear to the new and existing homes
146	Parking
147	Parking and traffic flow are a major consideration

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148	Parking for cars. Measures to deal with increased traffic. Reduction in trees due to reduction of gardens resulting from infill.
149	Parking for residents and visitors. Local amenities with increase in density. Road access with increased density. Effect on flora and fauna.
150	Parking issues Fencing and privacy issues Loss of vegetation and trees Future degradation of values and suburb liveability Not a mix of families
151	Parking issues with small lots and narrow streets. Loss of mature trees and loss of verges to plant large trees and shrubs to minimise heat traps.
152	Parking on verge as no room to fit cars, especially on corners, very dangerous for drivers, pedestrians & children.
153	PARKING- out quiet cul-de-sac has been turned into a carpark just due to one residential house being turned into two. Now more houses are following suit.
154	Parking, traffic in cul-de-sacs, privacy, noise from adjoining apartments on existing residents, reduction of values of existing properties as a result of high-rise and large unit developments.
155	Passive design is crucial so sustainable design. We need to rethink affordable housing- low income earners, single parents should be afforded the same dignity high income earners have in terms of housing. Space, sustainable materials, lower energy costs are a must.
156	People are the most important aspect. Whilst you say we need 20000 new houses, there is no understanding of how many people this represents. Clearly there is a mixed demographic, details of which has never been published. the concern I have is that the current houses being built are not suitable for families and in fact seem to do little to increase the density of the population, which is the main reason for the infill. There also needs to be a study into downsizing what that really means if one means moving from a detached house to an apartment, it is widely known that the majority of apartments are too small.
157	Pet friendly rentals!
158	Placemaking Opportunities for community engagement and connection Facilitating and encouraging walkable communities Addressing increasing isolation of elderly community members
159	Planting trees - all streets / roads and parks
160	Please, consider the current neighbourhood and do not ignore what the local community are saying. The damage that the council has allowed to occur already through some of the developments it has allowed is significant and a poor reflection on the council and their lack of foresight and consideration of traffic and greenscape, to name a few specifics.
161	Pollution and waste management
162	Pressure on parking needs to be addressed
163	priority to change the zoning in this area so property owners can redevelop on large properties
164	Privacy and noise control
165	Privacy, as subdivisions overlook gardens. Height of buildings.
166	Properties that are unsuitable for sub-division due to the location of the original building, even in zones so identified, need to be weeded out and prevented from having a second premises developed. Sub-division on these types of properties should require demolition of original structure prior to redevelopment.
167	Proportion of rental properties to overall housing should be gradually and regularly increased, to meet social housing needs (inter alia)

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168	Provision of infrastructure e.g. public transport options to support an increase in population
169	Proximity to transport and activity hubs
170	Public transport hubs and future charging infrastructure included within new builds, local amenities, shops, cafes and restaurants to create liveable local areas that don't need car transportation, walk to shops and creating communities and not just housing
171	R Code for the area being considered. Availability of services to allow infill which determines availability of housing (power/water/sewerage)
172	Range of housing options available for rent or purchase (e.g. stand-alone house, duplex, unit, triplex, villa, small houses etc.)
173	Range of housing type to allow for different needs, e.g. apartments, units, small and large houses, block size, etc.
174	Re zone areas currently only allowing 2 blocks to 3 in Kallaroo. 3 streets away you can subdivide you block into 3 blocks. Our section we can only subdivide into 2. Doesn't make sense. Could give pensioners wishing to downsize and provide their own child with a disability with a permanent home. And provide one additional family with a home
175	Ready access to footpaths, shaded spaces and quality parks from the infill housing (partly to compensate for lack of backyards/trees/entertaining and recreating on own smaller lots.
176	Really need to consider banning wood-fired heating in residential areas - even more so with increased density such as infill areas.
177	Reasonable design of housing - a lot of the design being done around Warwick is mediocre and looks to me likely to be demolished and redeveloped in too short a time period - this is not sustainable. Information about the ability of housing - new and old - to remain intact when more extreme weather related to climate change occurs. I'm thinking about roofs staying on, flooding etc. Charging significant extra rates to landowners who keep homes vacant for, say, 3 months or more per annum - it's not fair that there's a housing shortage and many, many people left homeless because of what are likely investment decisions. Housing is not just an investment, it's the right of all of us to have it - we all deserve to have a roof over our heads. Landowners/families who own more than one residence should have an obligation to the community in this regard. This is indeed the case in many nations.
178	Refurbishment and reticulation of parks. We have 15 new higher density dwellings being built or recently built just in our street. Lots more rates being paid but Hillwood Park is still terribly neglected and the playground is barely usable. Families are living on tiny blocks so decent play areas are essential.
179	Restriction of development height limits and density in front of existing housing, especially in coastal areas, due to affects on amenity - overshadowing, parking issues, loss of views in some instances. Noise considerations where density increases - air conditioning services, pool motors etc.
180	Rezoning - suggest rezoning all R20 areas to permit redevelopment and address some of the housing issues.
181	Right now, kangaroos are feeding on verges at night owing to the fact that bush areas continue to be cleared.
182	Security Lighting Transport Inexpensive exercise options Community open space
183	Setbacks
184	shading of solar panels on roof tops

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185	Should a 3-1 ratio be considered for high-density, no building can be More than 2 years than 3 times the height of the property next door
186	Size of block 300 square metres minimum in the whole of Joondalup not just certain areas and apply all present bye laws.
187	So many surveys that are so general in nature while greedy developers destroy people's lives.
188	Social housing should be considered. I have lived in my house for 40 years and two weeks ago was astounded to find a homeless lady had set up camp on my verge. The Ranger said this would be dealt with but it seems no one can help. The City uses a volunteer service who hopefully will call this weekend but if she refuses to go what then. The police can only move her on if she is abusive (which she has been). The verge belongs to the City of Joondalup, and homelessness seems to be a growing problem. This is a problem which needs to be looked at.
189	Solar efficiency of dwellings Car parking off the street for the inevitable increase in vehicles
190	Stopping developers who discard the liveability of existing residents.
191	Strongly against the infill program in Kallaroo. All the trees being removed, no place for kids to play and the area is becoming a HUGE heat sink. Two story overlooking the next house and your privacy removed.
192	Suitability of existing infrastructure for newly infilled areas. Off road parking for residents of infilled areas. Availability of varied quality public space in infilled areas to make up for reduced usable private space. Preservation of natural bush land areas with pathways within future residential developments.
193	Suitability of residential properties for ageing in place
194	Suitable and adequate park and facilities for kids to use. Adequate bushland to ensure sustainability of the environment.
195	Supply of affordable RETIREMENT RENTAL properties (e.g. National Rental Affordability Scheme) as opposed to Lease for Life.
196	Supply of utilities particularly water supply and impact on water pressure. Safe inflow and outflow of vehicles to the suburbs; safe road junctions to take into account additional vehicles.
197	Supply vs demand in all aspects (renting, 1st home, investments and owners)
198	Sustain green character of suburb and protect natural bushland
199	Sustainability: use of ethically sourced products and consistency when using builders etc.
200	Sustainable water solutions - encouragement of native plants, rain tanks, retic solutions
201	The clearing of green area's.
202	The accuracy of forecast on population is questionable.
203	The amount of people seeking rental accommodation Pricing of rental options
204	The appearances of new buildings clashing with the older ones
205	The building of houses on the coast at Ocean Reef. 1000 plus houses in the dunes is not in keeping with current science on climate change and coastal erosion.
206	The building permit team will need to work their hours to get this done and act reasonably. They won't be able to leave work by 3.30pm and complain about being too busy. We tried to build within COJ and were completely stuffed around by Byron McKie which meant we NEVER got to finish. I doubt any other person will ever want to go thru this so the team will need to improve.

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207	The city has unresolved fencing issues with regard to infill. There are also issues with room for parking for visitors where two or three properties are constructed on one block.
208	The City of Joondalup needs to give road layouts some serious consideration, rather than just fitting them in wherever there is space. For instance, Kinross has only one road in or out. That road leads onto a main road which is always busy. If there was need for evacuation (bush fire for example), many would be unable to get out. We have seen the impact of people trying to go to work before the freeway extension to Clarkson. As people leaving for work is staggered, yet there was still an issue with the traffic, in the case of a bush fire and evacuation, where everyone is trying to leave, we can clearly see that we would just have to burn as there is no other exit. Road placement is a vital part of planning!! Sound pollution is also a consideration. For example, in Kinross, we not only have to put up with the traffic noise from the freeway and Burns Beach Road, but we also have the train which is incredibly noisy. There has been no consideration to the impact this has on the residents of Kinross. There is also the impact of the traffic noise for those of us who live on or close to the main entrance/exit roads. While I have used Kinross as an example (because the planning for this suburb is appalling, and that is being kind), it applies to all suburbs and I'm surprised roads and noise impact on housing has not been mentioned in this questionnaire.
209	The current infill policies will not deliver the required outcomes, turning each activity centre into a mini cbd is impractical. A fundamental rethink is required. The free market is not the solution.
210	The development which has the least environmental impact should be the top consideration I.e. Clearing for development vs infill development
211	-The failure of the City and WAPC to supply what residents want to see happen in their neighbourhoods. -The importance of market forces rather than interventionism. -The tail is wagging the dog.

City of Joondalup Housing Issues consultation with the engaged Confirming the issues

212	<p>The impact of housing on the growth of the city is in different aspects, however it needs more planning in advance. Actually, City of Joondalup has a great potential for growth and providing various services to the community. It has many coastal suburbs which are on demand for housing, entertainment, sports activities and facilities, tourist and hospitality, and so on. Other suburbs are in neighbourhoods of these coastal suburbs which will have access to those facilities. The city centre has great educational environment as ECU, TAFE, Police Academy, Joondalup hospital, lakeside shopping centre, train and bus public transport, HBF Arena, great schools, government offices and public library which all provide great work, entertainment, education, retail opportunities for residents as well as great liveability and affordability. But, it needs great planning in advance for population growth and housing development. Actually, the potential exists but the best use of this potential needs more planning to prevent any kind of damage to the city and its surrounding suburbs. With the consideration of sustainability matters, environmental issues, climate change and limited resources, it is reasonably important to have the best use of housing space rather than more new construction and house building. Many houses in this city are big enough, however due to decrease in the family members for new generations, these houses can be used for 2 families(parents and children who become adults later). Just small renovations and changes in the houses floor plans can make them really Affordable for 2 families to live. City council can help families to think about these changes instead of constructing new houses which are very expensive these days and can prevent negative effects of unnecessary construction activities which have negative effects on the environment, climate change and producing waste. So, the other way for providing affordable housing for people in the city is providing the opportunity for residents to make the best use of their house space by changing them to two houses to provide an affordable housing for their children in the future on that land and existing area instead of a new construction. By this way even the problem of lack of housing in the city will be solved easily and cost effectively. While, Opportunity for providing a rental housing will be provided for the owner to help new migrants and other people who have to rent.</p>
213	<p>The issue around availability must consider the market i.e. new home owners, down sizers and rentals all of which will be s determined by VALUE for money that involves quality of build, location and residential amenity. The issue that has to be avoid is developing pockets of social , environmental and financial disparity.... not considering these attributes will result in huge future cost implications.</p>
214	<p>The local planning scheme lists Childcare centres as a "D" use in the residential area. In the past two years there have been many childcare developments approved by the DAP which have been non-compliant with the City's Childcare Premises Local Planning policy. This has resulted in very large two storey industrial scale developments being sited in the residential area affecting amenity. Residents around these centres have to deal with a new neighbour with 80+ children , increased traffic and noise. These centres should be in the preferred commercial , mixed use areas as per the local planning policy. Increasing density with higher population may result in a need for More than 2 years centres but there should a way to restrict their location via the Local Planning Scheme so developers have to comply and the DAP cant over-rule. The amenity of the residential R20 in particular should be protected from such large scale commercial development. Housing opportunity areas in the residential zone would be a better location for such centres as development is expected in these areas.</p>

City of Joondalup Housing Issues consultation with the engaged Confirming the issues	
215	The mental health of all involved. Firstly the residence in the adjoining blocks. How these will change their lives as in increased traffic, intrusion to their privacy, noise issues. Secondly the residence of these new developments in the animosity towards them from disgruntled neighbours. Why not allow all blocks in any suburb above a certain size be sub divided into duplexes. No More than 2 years dog boxes and unfairly targeting certain pockets for this ridiculous over development which isn't in keeping with the feel of the area.
216	The necessary infill needs to be shared equally by all suburbs of Joondalup. "Appropriateness" of infill must include the look and feel of the suburb, immediate neighbourhood and surrounding area. No assumption to be made that residents living near a train station will not need a car. Most WA residents need a car. Parking space must be provided for within the parcel of land being developed. Street parking must not be the parking option for new homes. Consideration to the impact of shared housing must be given. Increased traffic, parking, and noise is already a problem in some suburbs. The preservation of trees is vital in all cases. The management of asbestos during demolition must be more carefully monitored. Facilities and infrastructure to support the influx of people must be carefully managed so that they do not result in heat islands. Public open space and parks must not be reduced to accommodate infill needs.
217	The only problem with living in this part of Burns Beach is that None of the Telco's provide adequate telephone connections, they advise improving the NBN? which is questionable but telephone connectivity is very poor despite we still pay the price for the inadequate service. Albeit Not the City of Joondalup's fault.
218	The opportunity to re-zone properties to allow subdivision of larger blocks so housing can be More than 2 years affordable due to the availability of land close to amenities, job and education opportunities.
219	The rezoning of South Padbury property is inconsistent between Warburton Ave and Hepburn Ave. There are properties, multi-use/mix-use, commercial use, schools, 20, r40. Padbury is looking a bit messy. Why not make housing restrictions consistent. Why is a strip of homes running along one side of Newcombe Park subdividable and the other not subdividable (only 500m strip) up to the school????
220	The topography of the suburb of Woodvale. Traffic studies as the suburb has basically one road in and out. The erosion of amenity of nice wide streets and a feeling of space. The capacity of the shopping centre size, parking bays and number of disabled bays. The 2 main shopping centres need a major overhaul as they are just tired. Need alfresco type dining with car park redesign. Maybe shop corner type delicatessen in local parks. Electric car charging facilities at home and elsewhere.
221	There are too many singles and couples taking up family sized homes. We no longer live in multigenerational homes and this is showing, by way of the shortage of properties (rental and to buy) for families, as many elderly people are not leaving their family homes, particularly now as we are living longer.
222	There is a direct correlation between infill development and street parking - over the last decade this has escalated in suburban streets and is both unsightly (changes the character and amenity of an area) as well as contributing to increased accident hazard as the result of poor visibility when egressing driveways. Infill developments often share a single driveway, and given that most dwellings have at least 3 vehicles each, this results in More than 2 years entry and exit manoeuvres in the roadway increasing the likelihood of accidents.

City of Joondalup Housing Issues consultation with the engaged Confirming the issues	
223	To counter balance infill housing the city should plant more trees. Lots more trees. As a result of infill housing single house blocks with gardens are being replaced with as many houses as can legally fit on a block. Gardens and trees are being cut down to accommodate as many house will fit. The only remaining space is the city owned front verge. The city should plant one native tree per house on the verge. The trees should be diverse to replicate what used to grow in the Perth area.
224	Too many houses per block is just pure greed.
225	Traffic impacts and safety due to excessive infill Ensure zoning regulations maintained "Unlisted use" is open to abuse and could create a dangerous precedent
226	Traffic is a key concern of most people and will be a consequence of a growing population and therefore needs to be planned and managed. Just increasing housing without taking into account increased traffic is a recipe for disaster as some areas can be infilled whilst others cannot.
227	Traffic issues e.g. increased traffic in local roads Increased parking impact School enrolments Access to medical services e.g. GPS, allied health
228	Traffic management for increased cars parking on the street. I would love a small bus service to take commuters to the Train. Reducing car parking on the street. My neighbours are subdividing their big block with so little outdoor space. They ask planning commission and we're granted an exemption. I live in a cul-de-sac. I am fed up with not being able to safely reverse from my driveway. Due to the increased verge parking.
229	Traffic management on major roads, public transport, parking, public open space, noise sensitive design, local employment (commercial and industrial areas), elderly accommodation, maintain biodiversity, tree retention, water sensitive design
230	Traffic management, waste management
231	Trees on adjoining properties shading solar panels and asbestos fencing deteriorating.
232	Turn the Winton Road light industrial area into a townhouse, apartment style world class residential area. Many businesses, community groups could be integrated into the plan and compensation could be provided to others in the form of investment properties in the area etc. You could house 1000s of people in a world class mini suburb close to all the facilities of Joondalup supporting our local area.
233	Upkeep of roads , footpaths, development when properties are subdivided
234	Urban heat islands and tree canopies in relation to climate change. We need to try and create cooler shadier streets and suburbs as the summers become hotter to reduce the negative impacts of climate change on health.
235	Use of verges in housing, not just paved, but planted with natives and trees. Housing built with ample parking as most homes have at least 2 cars. Green homes, using battery and solar design and tech to limit energy usage. Sustainable living and gardening. Allowing for planting of food and small number of chooks, ducks etc. food shortages are going to be a major global problem in the next 20+ years so we need to plan for it now. Not just in larger rural properties
236	Using housing to support businesses/commercial areas. Using housing to support public transport use. Ensuring housing has easy access to high quality parks and that development helps pay for those upgrades (to parks and paths).
237	Vehicle pollution: emission, noise especially motorbikes, accidents delay time.
238	Walkability and tree cover to provide shade on walking paths. Weed control in ALL the City's parks
239	Water usage and consumption Refuse disposal Community gardens and community spaces Parking

City of Joondalup Housing Issues consultation with the engaged Confirming the issues	
240	We should have rules of how homes look from outside to avoid the present low quality low cost appearance and we need to have control over building quality to a standard that offer security and sound proofing (rate hinges and doors and walls and require that these standards are met and have a final inspection of finished homes to make sure that meet what has been approved.....not all homes can have corrugated roofs.....
241	We don't want any more than 2 years subdividing, every time a large block is subdivided we loose tree's the yards become smaller , the is no were for our kids to play , at night so kids roam the streets . when we were kids we had big back yard and front to play we never wondered the street , with subdividing the blocks are so small you cant swing a cat in the back yard or front , during covid lockdown many couple broke up because they were choked from the tiny house on a tiny block no were to go , were I have a large block we were able to go into our back yard with plenty of room etc. . also with the subdividing in our area your now getting 2 land rate for the one before , we have seen no improvements in our area I even go down the street and plant tree for a sound break when Marion and Hepburn roads intersection was developed a lot of old growth tree were cut down our sound break was gone the council planted some and I mean just some small plants not trees which will do nothing no thanks to subdividing
242	We don't want to happen Nollamara and Victoria Park - Too many subdivisions of land and too many housing units. Ugly and put stain on services i.e.. gas, water and sewerage.
243	We feel the in-fill density is too great, creating a cramped and overcrowded neighbourhood with too many cars occupying verges to adjoining properties, spread along roadways blocking vehicle sightlines and blocking footpaths. We believe this will not be conducive to a sustainable, happy future for residents. This will also impact property values and returns on investment, dragging prices down in a neighbourhood with a lack of space, landscaping and privacy. The great thing about this area is indeed the space, area of landscaping and greenery and we are seeing this reduce daily. We understand the City needs to increase housing but implore you to please consider reducing the density to only 2 properties per 600-700m2 blocks. This will function to increase housing but retain landscaping areas, reduce vehicle density and result in a much more healthy and sustainable future for all.
244	We have a new single-storey house being built next door - which has not only affected our general amenity and privacy due to the new set back provisions, closeness to our property and noise - but the significant glare coming off the colour bond roof at times during the day is also a discomfort to us. Rubbish from the construction site and placement of the rubbish cage has also been a problem, which I have reported to the builder.
245	We recognise the reason for infill and that the City needs to grow and accommodate its current and future residents needs. The most important is that density is done in context and with quality design. Some of which has been created to date in Housing Opportunity Areas, is by 'backyard' investors, who have no care for the legacy of built form that they leave. Greater scrutiny to improvement of the built form landscape needs to be paramount.
246	What the COJ should do for residents : turn off street lights in suburban areas after midnight : become involved in suburban batteries :especially in less affluent areas to grow fruit trees in local parks : allow people in infill areas to have community gardens, people on government benefits need to be able to have access to fresh fruit and vegetables
247	When there is infill it directly impacts existing houses with additional traffic etc. and no benefit. Simple changes such as making the developer underground overhead connections on adjacent properties would provide benefits.

City of Joondalup Housing Issues consultation with the engaged Confirming the issues	
248	Why do we need an extra 20,000 houses? Obviously the shire would like more infill as it gets more rates for very limited cost as it doesn't have to provide major infrastructure support. Personally I think we need to expand Perth metro rather than increasing urban heat by infill, but CoJ would not agree as it wouldn't benefit
249	With infill houses one of the problems is parking, one parking space per building is not enough then you get cars parking on the roads causing problems for other road users and danger for children crossing the roads.
250	With the availability of new housing there should be accountability by all owners to maintain properties/gardens to a required standard. This should include weed control by residents and developers. In older suburbs such as Greenwood there are many eyesores due in part to being rentals. So many small parks dry out in summer and are poorly maintained by council.
251	Within the City there is already affordability of houses and supply of housing to down size. key is looking at the decisions being made for infill and not just targeting suburbs and deeming they can have major infill with older houses or larger blocks being knocked down and multiple units/houses built on the same block. These is just the easy solution without considering what people want to actually see in their current suburbs and the impact on trees/landscape. Use Canberra the most planned city as an example, they have built specific suburbs with high-density living, apartments and appropriate transport, entertainment and restaurant areas. People who want to live in that environment buy or rent in that area. What is currently happening within the community is poor design just to tick off meeting the 30% infill targets. Some of the properties being put on parcels of land look like boxed dog boxes and all the trees needed for birds are being lost. We do not want to create suburbs that look like the suburbs of Innaloo, Balga etc. full of high-density units.
252	You should turn the Winton Road commercial district into a world class residential apartment style area. You could probably fit thousands of quality apartments with greenery in there on a staged development and move the businesses gradually out. Many of the businesses could also be implemented in the design, or see other business or investment opportunities.
253	zoning boundary flexibility

APPENDIX 6 – Intercept Interviews Questions

Job No: 11082

Location No _____

Building Sustainable Neighbourhoods Consultation
Intercept interviews with hard to reach

Introduction

Hello, my name is ... from **Market Research Australia**. We are gathering opinion from people about housing issues in the City of Joondalup and are especially interested in talking to people who don't often give their views.

This is the first of several opportunities for the community to be involved in the *Building Sustainable Neighbourhoods project*, a review of the City's local planning strategy. The challenge for the City of Joondalup is to meet the housing targets set by the State Government in a way that meets the needs of the community as a whole.

The City's population is forecast to grow by almost twenty thousand people over the next 20 years. The State Government has set a target of an additional 22,630 homes to be provided in the City to 2050, with 20,670 of these delivered as infill (medium and high density). This will result in change for our community and neighbourhoods.

Building sustainable neighbourhoods will make recommendations for how the City's planning framework can best meet the City's future housing needs and State Government dwelling targets, including:

- where different housing types and densities should be located across the City, and
- the types of policy required to manage the form, sustainability, and liveability of future residential development.

We would like to reach people who live in the City of Joondalup and don't often give their views.

Screening Questions

S1. Do you live in the City of Joondalup? Show map with suburbs marked and record suburb:

	Yes	1	Record suburb:		
			Beldon	Greenwood	Marmion
			Burns Beach	Heathridge	Mullaloo
			Connolly	Hillarys	Ocean Reef
			Craigie	Iluka	Padbury
			Currumbine	Joondalup	Sorrento
			Duncraig	Kallaroo	Warwick
			Edgewater	Kingsley	Woodvale
			Kinross		
	No	2	Thank and terminate		

Job No: 11082

- S2. When was the last time you took part in an online or face to face survey or consultation for or about the City of Joondalup, or contacting the City or your Elected Member about an issue of concern to you?

Less than two years ago	1	Thank, terminate and give a postcard re the consultation page
More than two years ago / Never or Don't know	2	Continue

- S3. We are looking for a wide cross-section of people. May I ask in which of the following age groups you are? (read out)

30 or under	1	
31 - 45	2	
46 - 63	3	
64 - 74	4	
75 plus	5	
Prefer not to say	6	

- S4. Do you:

Have children under 12 at home?	1	
Speak a language other than English at home?	2	
Do you live with a disability or chronic condition, or care for someone who does	3	
None of the above		If none plus not under 30 or a senior (64 years +). Thank and give a postcard to re the consultation page

Interview Questions

The ambition for the City is to offer a high quality of life to all residents.

- Q1.** Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (*Probe fully*)

Job No: 11082

Q2. With the majority of new dwellings to be delivered as medium and high-density infill, how would you like to see housing in the City of Joondalup develop over the next ten years. *(Probe fully e.g. what type of housing, where)*

Q3. An increased number of people and dwellings will bring change. What do you feel are the most important issues for the City of Joondalup to manage to make sure it delivers great liveability outcomes for all its residents? *(Probe fully)*

Q4. Do you:

Own your home with a mortgage	1	
Own your home outright	2	
Rent	3	
Live at home with parents	4	
Other specify.....	5	

Q5. Are you:

Male	1	
Female	2	
Other (e.g. non-binary)	3	

APPENDIX 7 – Intercept Interviews – Housing Issues – Verbatim comments

Q1. Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (Probe fully)

	Issue 1	Issue 2	Issue 3
1	Housing affordability.	Accessibility to train station and freeway.	Smallness of properties means less recreational space for children and public.
2	Increased rent and mortgage.	Lack of housing due to population increase.	DK
3	Availability of housing.	Affordability of housing/ rent and mortgage.	Location - forced to live further out or in another city/ not having the accommodation one needs esp. for elderly and disabled.
4	Housing affordability.	Availability of rental housing.	Housing location/ particularly rental properties.
5	Cost of housing.	Availability of housing - rental and to buy.	Housing location: too far out or not in appropriate location near shops and educational services.
6	Finding a rental property.	Too many subdivisions/ housing too cramped.	Enough community services and facilities.
7	Availability of housing.	Cost of housing.	Places to go for people escaping domestic violence.
8	Paying rates which increases a lot each year	Smaller, more affordable housing for smaller families.	Availability in the location you need to be in.
9	Finding a home in a location you want	Finding suitable housing for an old person e.g. lack of stairs and disability features	Accessibility to transport.
10	Affordable small housing.	Availability of in-home care - the ability to stay independent.	Ownership of a large property and its upkeep.
11	Housing affordability.	Housing location: need to be close to shops and public transport.	Housing availability.
12	Housing affordability.	Housing location - proximity to jobs and education.	Variety of housing density/ medium and high-density more accessible to poor young people.
13	Housing affordability.	Managing adequate infrastructure to keep up with population volume increase/ e.g. parking.	DK
14	Housing affordability.	Housing affordability/ the ones that are affordable are usually run-down.	Rent too expensive.
15	Adequate comfort and amenities/ cost of living/ the	Housing affordability.	Transport needs: e.g. to move out I need to sell my car.

Q1. Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (Probe fully)

	Issue 1	Issue 2	Issue 3
	need to share house with strangers.		
16	Housing affordability.	Housing affordability.	Housing location - may not be where you want it.
17	Preservation of green areas e.g. parks and bushland.	Increased traffic density.	Sustainable development/ make sure houses are built with sustainable materials/ low impact to native flora e.g. don't pave over large areas esp. in the case of parking spaces.
18	Housing affordability.	Access to community and recreation services for young people - they need somewhere to hang out.	Flexibility of housing format and structure/ house to land ratio important/ distance of building to the verge and how high the building will be.
19	Housing affordability.	Need for more space for bigger families/ housing appropriateness.	Housing availability in specific areas.
20	Enough parking: for residents and at the libraries.	Housing affordability/ prices will rise in Joondalup because they are close to amenities.	Enough parks and recreation areas/ need more open space to alleviate the built-up suburbs.
21	Housing affordability/ rent and house prices increase rapidly.	Housing availability / especially for renting.	DK
22	Housing affordability.	Enough parking and free parking for residents.	Don't have too many high-density homes squeezed in with residential single story housing - leads to higher crime rate.
23	Cost of buying a house, having to choose another area to get a home in your price range, for a family, with a backyard.	Rental prices are very high, not much stock suitable for families	Suitable quality schools for children.
24	Cost to buy or rent that accommodates family needs.	A backyard for children is hard to find and high/medium-density will remove more of this option.	There are a lot of houses but a high demand and a lot of competition in the housing market.
25	Cost to buy or rent.	Finding a decent 4x2; house stock is 3x1	Getting a place in schools as they're always full
26	Price is now over 1 million in my area, people can't afford to buy	Cannot afford rental prices - \$800 p/w for a 4 bedroom.	Parking and shopping is just okay - with more people it would create problems.
27	Affordability	Availability of appropriate housing	More open spaces is important to our family.

Q1. Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (Probe fully)

	Issue 1	Issue 2	Issue 3
28	To build a home takes a long time at the moment.	Buying an existing home is very expensive and rooms are quite small	Access to train station at Woodvale means not safe to walk.
29	Accessibility to rent or buy - demand and cost is high.	Housing stock in age and size means homes need renovating and that is difficult to do.	You end up moving further out to get a family home.
30	Housing availability to rent and buy.	Price of housing	Need more family homes rather than apartments or smaller homes.
31	Affordability	Immigration into area	Employment in general to attract people.
32	Not a lot of new housing stock, need more blocks of land	Housing needs investment in renovation to have enough rooms and living space	More apartments for young people and retirees.
33	Cost of buying a house.	Not enough properties available	Suitability of properties.
34	Price point to buy in.	Supply is lower than the demand	DK
35	Public transportation.	Traffic on roads	Adequate schools.
36	Housing market, properties are too expensive.	Schools with enough space	Road traffic
37	Prices of rentals and buying property.	Demand is high for rental properties	DK
38	Size of the land where subdivision is smaller	Price of houses are high including the deposits for first home buyers	Parking and shopping problems as the population grows.
39	Affordability of houses	Not a lot of stock being changed over	Not many rental properties.
40	Finding the right house at the price.	Location and amenities you need.	Access to freeway, to shopping centre.
41	High prices in rentals, and property buying.	Small units and houses not suited for families.	Not enough public transport
42	Right price for owning or renting houses	Housing close to employment.	Housing close to schools
43	Urban space causes great problems with access to employment.	Not enough play area on properties for basketball hoops and activities, you end up having to go to a gym or rec. facility.	Prices to buy or rent.
44	My grandson cannot live with me as there are no places for children with disabilities.	Not easy to rent a suitable-size house.	Costs more to rent and buy.
45	Cost and size for buyers	Choice of homes in my area.	DK

Q1. Thinking about yourself personally, or other people like you, what are the three main challenges people face in meeting their housing needs in Joondalup over the next three to five years? (Probe fully)

	Issue 1	Issue 2	Issue 3
46	Cost, and very competitive.	Hard to find affordable housing for larger families.	Homes with reasonable sized blocks with a backyard for kids to play in.
47	Cost of buying and renting are high and increasing.	Cost of property rates and living.	Hard for families to get a big enough home.
48	Affordable compared to the city but still expensive.	More hospitals and Joondalup emergency department is bad.	Hard to rent - too expensive and not enough houses.
49	Climate change which drives all types of economic shifts.	Cost of housing including Interest rates.	Rental vacancy and affordability, lack of social housing.
50	Affordable housing: too expensive to buy or rent.	Lots of old 3x1 houses not suitable for families and can't afford to buy or renovate to a larger size.	Not enough cheap housing to rent so people are becoming homeless.
51	Price of property	How far from the city.	Activities suitable for children
52	Not enough housing available for renters.	People will leave the area to get what they want.	People can become homeless if price continues to increase.
53	Finding a house to buy or rent	Childcare places with availability.	Not enough public transport so you must have a vehicle to drive.

APPENDIX 8– Community Discussion Board Framework

Online community discussion board framework. CoJ Part B: Housing Issues

Activity Group	Task Name	Description
<p>Welcome to the Building Sustainable Neighbourhoods Board</p>	<p>Welcome!</p>	<p>Hello and welcome to the Building Sustainable Neighbourhoods discussion group!</p> <p>The purpose of the discussion is to develop a good understanding of contemporary needs and attitudes towards housing in the City of Joondalup. What kinds of housing do people need and want, and what kind of neighbourhoods do they want to live in?</p> <p>Over the next several days, we need to discuss:</p> <p>People's concerns and aspirations regarding their own housing needs (what are the issues people are facing), Thoughts about the form and location of new dwellings in the City of Joondalup, and Ideas about the elements of great neighbourhoods.</p> <p>Your contributions will provide contextual information for the City's decision-makers and planners, and help us design a relevant, useful survey. We'll take the issues raised in this discussion and measure them in a representative community survey.</p> <p>Each day we'll have a few activities and a new discussion topic. Although you'll be able to complete the activities at any time of the day, John Bourne and I will be around each evening from about 7 to 9pm and we'd love to chat.</p> <p>On Day One you'll see (among other things) the MiniDoc task: it's where we've asked you to get creative over the next day or two and produce a one or two-minute documentary about liveability. (The instructions are under the MiniDoc activity)</p> <p>We're asking for narrated video because it is such a powerful way to communicate: hearing a message directly from residents' mouths will always leave a stronger impression than filtering it through the researcher.</p> <p>So -thank you again! John and I encourage you to read and consider other people's responses and look forward to talking with your ourselves.</p> <p>Cheers</p> <p>Linda Bradley & John Bourne</p>

Activity Group	Task Name	Description
Your current & future housing needs	Current housing	Which of the following best describes your current type of housing?
Your current & future housing needs	Your future housing needs	Thinking forward 10 years from now, which of the following housing types do you think would most likely best meet your future housing needs?
Your current & future housing needs	Main housing need challenges	Thinking about yourself, or other people like you, what are the three main challenges people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)
Great places to live	Attributes of great places to live	Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live? (You may provide your response in a list/point-form below) You can also upload photos/images of things that make neighbourhoods great places.
Great places to live	Detractors of great places	Okay, in your opinion, what things detract from making neighbourhoods great places to live? (You may provide your response in a list/point-form below) You can also upload photos/images of things that don't make neighbourhoods great places.
Great places to live	MiniDoc Activity	MiniDoc Activity Unleash your inner director! Over the next day or two, using your mobile phone, we'd like you to make a short video (about two minutes in length) of the things that make neighbourhoods great places to live and the things that detract from making neighbourhoods great. In making your video, please tell us (using your voice) why each of the things helps and/or detracts from making neighbourhoods great places to live. We'll get you to upload your video on Day 3 (Thursday). Cheat tip: If easier, you can video photos from places far-a-field and/or places you've seen/been to which make neighbourhoods great places or not so great. Please keep your video to no more than 2 minutes.
Planning for the future	Town planning	Population growth in the Perth metropolitan area has resulted in the State Government setting mandated housing targets for all local government authorities. The City of Joondalup needs to plan for approximately 20,000 additional homes in the City by 2050.

Activity Group	Task Name	Description
		<p>With limited undeveloped space, the majority will need to be delivered as urban infill housing.</p> <p>The City has no choice, the question is how does the City meet the housing targets set by the State Government in a way that meets everybody's housing needs and delivers great liveability outcomes?</p>
Creating liveable neighbourhoods	Who lives where?	<p>We'd like to understand more about what housing types might be suitable for people in different circumstances and at different stages of life.</p> <p>For each housing type, please choose at least TWO images of people who would suit living in the various styles. (We've deliberately not included single houses in this exercise because we know most people could live quite happily in a separate house.)</p> <p>For each of your choices, move the card into the housing group type you think they best suit. You can also drag cards directly into groups and reorder cards by dragging them up and down or selecting "Move Up" / "Move Down" from the cards menu. (Note that each of the cards can only go into one group)</p> <p>Once you've made your selection, we'd like you to write a few words (at least five, more if you like!) about why you think your choice of housing type might suit them. Please focus on what benefits each housing type might bring the people who live in them.</p>
Creating liveable neighbourhoods	Benefits of urban infill	<p>If done well, what benefits do you feel can result from urban infill? (please specify below)</p> <p>You also have the option below of uploading example photos/images of benefits that you feel can result from urban infill.</p>
Creating liveable neighbourhoods	Drawbacks of urban infill	<p>What do you see as the drawbacks of urban infill? (please specify below)</p> <p>You also have the option below of uploading example photos/images of the drawbacks that can result from urban infill.</p>
MiniDoc Activity - Reminder	MiniDoc Reminder	<p>Reminder your MiniDoc Activity is due tomorrow (15 Sept)</p> <p>Unleash your inner director!</p> <p>Over the next day or two, using your mobile phone, we'd like you to make a short video (about two minutes in length) of the things that make neighbourhoods great places to live and the things that detract from making neighbourhoods great. In making your video, please tell</p>

Activity Group	Task Name	Description
		<p>us (using your voice) why each of the things helps and/or detracts from making neighbourhoods great places to live.</p> <p>We'll get you to upload your video on Day 3 (tomorrow).</p> <p>Cheat tip: If easier, you can video photos from places far-a-field and/or places you've seen/been to which make neighbourhoods great places or not so great.</p> <p>Please keep your video to no more than 2 minutes.</p> <p>That's all for today!</p> <p>Don't forget to add your thoughts to the discussions (via the Home page or Discussion tab).</p>
Place activation	Place activation	<p>Several people on the board have mentioned the need for ' place activation ' as being an essential element of doing urban infill well.</p> <p>Place activation incorporates planning for diverse human activity in a place that provides for the natural and sustainable use of places by people as part of their daily life. When planning for new or the redevelopment of places, place activation focuses on ensuring that the needs of all potential users are met. Successful place activation creates a sense of place, encourages social connections, improves safety and brings life to the streets.</p> <p>With this in mind, besides parks, street trees and green spaces, what kinds of things should the City of Joondalup incorporate in their urban planning to activate the places where urban infill will occur?</p>
Sustainable neighbourhoods	Socially sustainable neighbourhoods	<p>In your opinion, what things make a socially sustainable neighbourhood?</p> <p>You may also upload images/photos which represent social sustainability.</p>
Sustainable neighbourhoods	Environmentally sustainable neighbourhoods	<p>In your opinion, what things make an environmentally sustainable neighbourhood?</p> <p>You may also upload images/photos which represent environmental sustainability.</p>

Activity Group	Task Name	Description
Sustainable neighbourhoods	Economically sustainable neighbourhoods	<p>In your opinion, what things make a neighbourhood economically sustainable?</p> <p>You may also upload images/photos which represent economic sustainability.</p>
Recap	Housing challenges	<p>Participants have mentioned lots of housing-related challenges, including: Availability of housing stock Affordability Accessing appropriately located housing Quality and functionality of housing stock Ongoing maintenance of older housing Insufficient diversity of house types (i.e. accommodation suitable for specific groups, such as retirees, the elderly, those with special needs, large families, and affordable retirement living for women) Besides the above, what other housing challenges have we missed?</p>
Recap	Planning challenges for the City	<p>From our preliminary review of the information provided, board participants have mentioned lots of things the City of Joondalup should consider in building sustainable neighbourhoods, some of these aspects include:</p> <p>Upgrade to suburban roads and streets Expansion of bus network / access to public transport Residential street parking management / adequate off-street parking for urban infill Congestion of shared paths (footpaths/cycleways) Traffic calming (safe active streets) Upgraded residential infrastructure (i.e. drainage, lighting, footpaths, community centres, rec centre, public toilets) Playground and play space Access to schools and childcare Dog parks Controlled intersections for bikes and pedestrians Access to shops (both large and small) Place Activation Access to health services and mental health services Social support services In-home care and assistance Highly green/open spaces in infill areas More street trees in infill areas to replace removed trees for the provision of adequate shade Coordinated planning approach between state and local governments Preserved " character areas " in suburbs Retention of larger blocks Hyper-local planning, strategies and consultations Design guidelines to support high-quality outcomes (building materials and processes, aesthetics, water/energy use, room size and functionality, universal access) Mandated developer financial contributions for creating public open spaces Planning to design out crime and anti-social behaviour</p> <p>Besides the above, what other aspects have we missed?</p>
Thank you	You've finished!	<p>Thank you for your involvement in the Building Sustainable Neighbourhoods discussion board.</p> <p>The level of participation and input on the board has been truly awesome and well beyond what we anticipated. A huge thank you,</p>

Activity Group	Task Name	Description
		your effort is greatly appreciated and valued by us and the City of Joondalup. Kind regards Research Solutions

APPENDIX 9 – Online Community Discussion Board – Verbatim comments

Q3. Thinking about yourself, or other people like you, what are the three main challenges/issues people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)	
1	<p>We rent right now, and it's been really hard to find places to rent for us.</p> <p>Another big challenge is finding somewhere that is close enough to places we need to be — we had to find another place that I could get to school from, and now I'll likely have to find a house I can be near uni with.</p> <p>Last one would probably be the upkeep of a house like the one we are in, there are a lot of repairs and maintenance things we have to do ourselves because the landlord just won't. I also don't think housing will be cheap enough for me to confidently buy within the next 10 years without either settling for a less-than-optimal home or consigning myself to a very long mortgage.</p>
2	<p>Building new houses in the city of Joondalup would be difficult without having to demolish another house first. I know people who struggle to get into local schools/day-cares for their children. Working in Joondalup mainly consists of government jobs, retail, medical etc - finding a job for niche jobs would prove difficult</p>
3	<p>1. Distance from the CBD, not a huge issue for me but I know many my age prefer to be closer due to work commute and ride-sharing fees when having a night out and unable to drive.</p> <p>2. Age of homes - An issue for me at the moment is the age of my home and homes similar to mine in cost and size in the city of Joondalup. I worry that due to age, a disaster is waiting to happen (i.e. fallen roof), which will cost a lot to fix. When my partner buys a home, I plan to move out with him, sell my home, and purchase a newer home toe rent out for more peace of mind. I would like this to be with in the city of Joondalup but prices may drive me further north.</p> <p>3. Lack of rental properties.</p>
4	<p>Affordability - price rises is putting some properties outside of young families reach</p> <p>Competitiveness - specifically to rent houses non detached /duplex there seems to be less houses available, and more renters competing for the same house</p> <p>Supply- to get larger blocks. as more older houses are getting knocked down and subdivided we are losing the house with big backyard and are crammed into smaller blocks</p>
5	<p>Planners requiring aspirational housing types that don't meet my needs.</p> <p>Reduction in the number of large lots.</p> <p>On-site/offsite parking issues.</p>
6	<p>- As older suburbs subdivide and infill occurs it puts pressure on the community. schools, day-care, shops, etc with increase demand.</p> <p>- Investors causing false market increases</p> <p>- Affordability for current residents</p>
7	<p>Affordability, Pets allowed, Security.</p>

Q3. Thinking about yourself, or other people like you, what are the three main challenges/issues people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)	
8	<p>Availability is quite low</p> <p>Rental is high at the moment</p> <p>Property you like is not available or similar options not available</p>
9	<p>Affordability, costs of living in 2022. It will likely be more difficult to afford housing in 2032.</p> <p>Finding a house with a big enough back yard for children as the rate of subdivision is increasing.</p> <p>Demand, will there be enough housing. I wonder where my children will be living in 20 years. Probably still at home?!</p>
10	<p>1. Cost of housing; rent is extremely expensive as well as the cost of purchasing or building a home. It is easy to be priced out of the market.</p> <p>2. Availability of housing; there are no available cost effective rentals in my area and houses are snapped up fairly quickly once on sale.</p> <p>3. Amenities being adequate for the community.</p>
11	<p>We are running out of space. We've filled up quite a lot of the land that we already have and I'd hate to see any of the greenery felled just for more housing. It's also not a cheap council so it is expensive to buy in the area. It is also some distance from the CBD which can be a hassle if you are a corporate type working in the CBD.</p>
12	<p>Affordability</p> <p>Land size</p> <p>Development opportunities to buy into or build</p>
13	<p>Affordability, amenities, lifestyle</p>
14	<p>Maintaining the property</p> <p>Paying the mortgage with interest rates increasing.</p> <p>Paying local council rates as rates increasing.</p>
15	<p>1. Affordability</p> <p>2. Sub division</p> <p>3. Sizing of houses</p>
16	<p>We don't have enough space. I would rather build up though but so expensive.</p> <p>I am concerned about all the triplexes and subdividing though.</p> <p>But think smaller blocks like 300 or 400 square meter and two storeys would be better</p>
17	<p>Ensuring the safety of family and belongings. Having adequate room for comfort. Minimising commuting time.</p>
18	<p>Affordability, competition, and location</p>

Q3. Thinking about yourself, or other people like you, what are the three main challenges/issues people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)

- | | |
|----|--|
| 19 | <p>Cost to purchase a house</p> <p>Limited types of accommodation</p> <p>Access to airport</p> |
| 20 | <p>Shortage of supply of social housing</p> <p>Big blocks need resining to allow subdividing</p> <p>Lack of aged care housing</p> |
| 21 | <p>lack of affordable rentals for young people moving out of home for the first time</p> <p>lack of smaller houses or apartments for empty nesters</p> <p>too many restrictions on the ability to subdivide a block</p> |
| 22 | <p>Cost, the push for high-density, access to public transport</p> |
| 23 | <p>1). An ageing population for some people means downsizing to a dwelling that requires less maintenance. I think the bigger blocks have the potential to be subdivided by developers. We need to provide suitable housing for older folk who are looking to downsize and free up the bigger blocks for redevelopment. There needs to be an incentive to move such as a government subsidy for relocation costs or free appliances/amenities built into the new dwelling.</p> <p>2). Town planners need to consider the space and style of housing. Smaller spaces need to be well appointed and functional while being aesthetically pleasing. Double story dwellings are not always suitable for older people and villas can be too spread out. More densely built communities can also be problematic if you can hear your neighbour's activities. Innovative housing projects need to consider all these factors.</p> <p>3). The next 10 years could also see a transition from car ownership to ride sharing as the autonomous EV becomes more prevalent and more cost effective. Car parking space could be freed up to create a more pleasing space for community dwellings such as communal BBQ's or swimming pool with outdoor chairs/courtyard.</p> |
| 24 | <p>My suburb is fairly old so the layout includes trees on every block and streets seem to be randomly placed, not in blocks which can be common. I like this layout.</p> <p>The new homes are barren, the blocks are small but the suburbs have parks and recreation areas. It seems to me, councils are simply cramming as many people in as they can. We seem to want bigger houses regardless of the amount of people living in it.</p> <p>Public transport to and from the neighbourhood can be hard at times</p> <p>Security seems to be an issue in suburbs where parents work full time and the kids are left to their own devices. They get bored and some then create trouble around the neighbourhood.</p> |

Q3. Thinking about yourself, or other people like you, what are the three main challenges/issues people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)	
25	<p>I am happy with the space I have.</p> <p>More public transport</p> <p>More neighbourhood shops</p>
26	<p>In the next 10 years it would be</p> <p>1) Location. We like where we live and to move would be difficult because of facilities and current neighbours.</p> <p>2) Cost. What will it cost to move to a different location and what the quality of housing will it be.</p> <p>3) Type. What sort of residence will it be. Single residential small lot. Duplex or low level multi dwellings or Apartment?</p>
27	<p>Joondalup currently has great parks and reserves, and majority of houses are not on top of each other, creating an environment for families to gather and sport to play as well as not having people live over the top of you.</p> <p>1. Maintain an environment where homes and buildings are not built within ten meters of roads allowing a tree canopy to be developed, a cooling environment and provide some green space as blocks get smaller and homes /units get bigger or utilize the full block.</p> <p>2. Obviously the cost of housing will increase due to the locations within Joondalup and Public infrastructure currently provided but we need to encourage developers and builders to maintain a strong community wellbeing approach, understand we are not only looking for a roof over our heads, but majority want to safe and strong community environment to live in.</p> <p>3. Housing materials are likely to change (less brick etc) I believe Joondalup should be educating themselves in this area and encouraging/educating builders on future directions. I am not a fan of some overseas buildings, but some areas are changing their building processes and we should be a suburb that encourages this as well.</p>
28	<p>For me personally I like the area I live in and would like to stay here albeit in a smaller home. I have a 3 x2 currently but living alone I would be happy with a 2x1 with large rooms and a small garden. Retirement villages tend to be out of town with costs for amenities that I would not use, so finding an appropriately sized home would be the first challenge..</p> <p>Finance would be the second challenge. Being on the age pension I have to consider the cost of moving..</p> <p>Thirdly would be finding a home in an area which has easy access to shops, health facilities and transport.</p>
29	<p>1. Meeting environmental needs through greening, increased solar, etc</p> <p>2. Development that builds and strengthens local community.</p> <p>3. Parks and parking will be key issues, particularly adjusting to hanging demographics in older areas as subdivisions and development increase.</p>

Q3. Thinking about yourself, or other people like you, what are the three main challenges/issues people face in meeting their housing needs in the City of Joondalup now and over the next ten years? (please specify below)	
30	My family house is too big for us. The maintenance is now too much for us to handle, and the lawn and gardens are getting too much for us to maintain.
31	There appears to be a lack of affordable housing for young families and also from what I hear it is also difficult to find suitable aged housing
32	If we stay in current house then we will possibly require some assistance with the gardens and some maintenance work.

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
<p>1 You might be able to get a more vibrant sense of community. I think having lots of people close could foster interdependence. It would likely also result in having cooler features in each area, as with more people it makes more sense to include large features. E.g. you wouldn't have Joondalup shopping centre in the middle of the outback, and you wouldn't have HBF stadium in a small city town. You might have small parks in a small suburb, but the larger that suburb becomes, the more people around, and the more reason for creating something that people can enjoy.</p>	<p>I think pollution seems to be a problem. I'm guessing air quality would be worse. Maintaining levels of greenery too. Possibly giving people a good amount of space. No more big backyards.</p>
<p>2 Options for more community activities etc.</p>	<p>overpopulation, traffic during peak time hours, littering, crime, etc.</p>
<p>3 More cohesion amongst neighbours given the close proximity and 'forced' interaction. More options for people who want to live in this area.</p>	<p>People like their space and some like having yards, me being one of them. But we also like being close to the city, with a growing population we don't have much other choice. Having bad neighbours would be a drawback as well, given the proximity of each other.</p>
<p>4 Allowing people to live closer to work, university, schools or in their preferred suburbs. Potential cheaper accommodation in suburban areas</p>	<p>Congestion, traffic, increase in prices to own and rent, increase in crime. Services being overwhelmed if they don't keep up with population growth i.e. schools, hospitals etc</p>
<p>5 - Less urban sprawl in other areas - Potential for tighter community - park and facility upgrades - Housing diversity (but it shouldn't be forced) Note: I haven't seen it done well, so its a bit hard to envisage</p>	<p>- its rarely done well, so there is a negative perception in the community - subdivision is implemented by the WAPC, development by the local government - decision makers overstepping and 'forcing' designs that the market is not ready for - Reduces the opportunity for people to live on larger lots with more space - no one has nailed public open space upgrades yet in infill areas - limited parking... WA is a drawn out state, providing a one car garage only won't stop people necessarily having two cars, it'll just cause them to park the car on the street - removal of trees - urban heat island affect, more roofs in tighter spaces - mums and dads only want to do mums and dad subdivision, they cant afford to generally develop a large proposal, so end up with more battle-axes - Good infill is expensive - rigid waste disposal arrangements</p>
<p>6 It allows people to build their dreams houses in the suburb they prefer, rather than being limited to the new estates. It's a chance for people to create wealth from sub-divided their current</p>	<p>The community not having enough parks/cafes/etc to handle the increased population. Parking problems might overflow to street.</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
<p>blocks. It also allow aging houses to be replaced with new and improved housing.</p>	
<p>7 Community Sustainability Environmentally friendly Security</p>	<p>Architectural designs Time it takes to build - not to disturb the locals already there Destruction of animal habitats Replacement of animal habitats</p>
<p>8 Benefits:</p> <ol style="list-style-type: none"> 1. Housing for all 2. Financial sustainability 3. Keeping neighbourhood alive 4. Multigenerational living 5. Environmental sustainability and health <p>Good infill development can lead to increased use of local amenities, and allow City services to reach more residents at a lower cost.</p>	<p>Urban infill is challenging, yet this type of development is in very high demand. With significant experience in this project type, our team has identified the top 5 challenges to urban infill residential development and design.</p> <p>1: SECURING ZONING RELIEF AND COMMUNITY SUPPORT 2: FITTING IN WITH NEIGHBORHOOD CONTEXT: Designers should approach a project with a design intent that integrates with the neighbourhoods’ context. The proposed development should respond to its surroundings with design elements such as massing, scale, colour and texture. The design must also be aware of the base setbacks and adjacent buildings. The project will more likely receive community support if these elements are taken into consideration.</p> <p>3: PARKING AND TRAFFIC: In urban infill projects, parking and traffic concerns most often arise with community groups. More often than not, neighbours request more parking to reduce the competition for street spaces. It can be a delicate balance to the City’s request for fewer parking spaces and the community’s request for more. Traffic studies can be helpful tools that can show a minimal impact on traffic. Identifying active public transportations options can also help settle parking concerns.</p> <p>4: As the urban population grows, so does the need for better infrastructure. On tight sites, it's critical to evaluate the utility needs early in the planning process and engage the proper engineering consultants experienced in urban development. Identifying infrastructure challenges early and formulating a creative approach to the design solution will benefit the project in the long run.</p> <p>5: The rise of urban infill residential projects means unconventional sites and building configurations are increasingly common. A critical consideration is the fire separation</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
<p>9 The new housing has close proximity to existing amenities</p>	<p>requirements. These requirements can impact exterior wall structure, fire ratings, and design of windows and other openings. Noise from construction Extra traffic</p>
<p>10 Additional housing that is more respondent to today's needs; e.g. not all dwellings need to be single story with 3+ bedrooms, which can more cater for smaller families, single people, couples etc., make better use of the land by dividing lots or building units/townhouses where single houses once were. Create more accessible housing closer to city areas.</p>	<p>Building too many dwellings on a single plot of land; in the Craigie, Heathridge, Padbury areas in particular there is A LOT of subdivision occurring and unfortunately a lot of it seems to be from 1 house plots to 3-4 houses, this significantly reduces garden/green spaces and adds pressure to roadways, schools, shops, other services when so many people populate an area. It also increases people living on top of each other and not having any privacy and potentially adding to neighbourly disputes.</p>
<p>11 A sense of community and less stress from living in smaller low maintenance housing. It also means that there is less land cleared to build housing which is better for the environment</p>	<p>Overcrowding of people, people always on top of people never getting any peace and quiet. Too many high-rise buildings turning the landscape in to a concrete jungle</p>
<p>12 Look urban infill -can and will be done well if its planned based around its target demographic and use of space , I have seen several developments in Joondalup that have attempted urban infill but have not activated the area's around it to suit this concept . You have to have a healthy balance of avail parking and not solely focus on street parking , access to amenities , activate community by allowing mixed use space for cafes, small restaurants and bars etc or permits for food trucks etc and also look at providing recreation area's or park space that aren't just for play equipment and have other amenities for the community , I don't feel building large scale apartment blocks with all the bells and whistles is the answer , as many of these are still only one or two bedrooms, there is a development on the Wanneroo border at present that shows signs of good urban infill but only time will tell if this is going to be killed off due to affordability for many even though the land footprint is smaller than your single level house and yard we have seen in the past, I grew up on a 700 sqm single level house in an estate full of them this size but we have moved away from this trend which I don't think is a bad thing , the key is all in</p>	<p>affordability, land and developments lacking quality by being developed too quickly through lack of planning , creating more problems than resolving i.e. on street parking and traffic</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
balance , commercial vs community vs development vs affordability	
<p>13 If done well, it can use large block sizes for those properties that have dead space to create a 2nd dwelling. Knocking down old, badly designed houses can allow for a modernisation of streets/suburbs. Greater population in suburbs can also lead for more vibrancy at local hubs (shops/cafes etc.)</p>	<p>My opinion is that infill is done in an uncoordinated fashion- it typically is simply putting more houses on existing blocks without any additional infrastructure or recreational/green spaces. This leads to feeling overcrowded and more cars than the streets/suburbs were designed for. Subdivision of blocks can change existing neighbourhoods' dynamics and make the suburb appear piecemeal/construction zone for years.</p>
<p>14 It gets rid of the vacant block which would look over grown and unkept. it shows progress in the community and means there is more people and amenities going to be in the area for people to use. it will also increase revenue spending in the area there will be more people coming in to the new build.</p>	<p>Over crowding. Roads not able to handle the traffic flows, Slower internet speeds due to more people using it. road wear and tear quicker. traffic jams. noise pollution</p>
<p>15 More opportunities to live closer to the city Less traffic congestion. Easier to maintain housing/gardens</p>	<p>If done poorly, can lead to houses being built that don't mesh well with other houses around it Streets used for parking cars No backyards for kids to play in</p>
<p>16 I think if done correctly may be able to leave pockets of suburbs with bigger blocks and provide all styles of accommodation. If cafes and little deli set up could maybe feel like a small village that supports one another. But there needs to stop being segregation and more consultation with residents should be sought.</p>	<p>parking issues. Too much traffic. Lack of privacy if all houses around you being in filled and you are wanting to keep your block original and undivided. Unfortunately the house and property not being worth doing renovation as only becomes worth the land</p>
<p>17 Suburb revitalisation. Better access to facilities. Less spread of development to far-reaching areas that require lots of vehicle travel.</p>	<p>Piecemeal development of suburbs with a mix of different requirements. Triplexes next to old family homes discourage buyers of single homes for anything other than development. This only puts money in developers' pockets and upsets existing residents. It also drastically changes the local requirements.</p>
<p>18 Allowing people to sub-divide larger blocks can help to alleviate the financial difficulties people are experiencing. The building of low-rise apartments helps to lessen the impact of urban sprawl by increasing the number of residences per square kilometre and limits the further destruction of natural habitats for local fauna. Living in close proximity to others can make for a greater sense of community.</p>	<p>Living in closer proximity can be difficult if not everyone respects their neighbours. Increasing the population in a given area can put strain on infrastructure, increase traffic congestion and pollution.</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
<p>19 I'm not a supporter of urban fill. If I purchase a single story house I don't want dbl stories looking my backyard/windows. This scenario occurs during knockdown/redevelopment.</p>	<p>See last response</p>
<p>20 there is a massive shortage of housing shortage in Joondalup, with no land to expand. Urban infill can help free up space to accommodate more people,</p>	<p>Too much infill can take away things like parks etc. It can make the city look like a concrete jungle. Also, it can make you feel like you are living in your neighbours back yard, with no room for the kids to play in their garden with smaller block sizes</p>
<p>21 Create vibrancy by bringing additional types people and house types into a neighbourhood. Many suburbs are stuck with the same family demographic (e.g. older family) and so very little opportunity for different community members to interact.</p>	<p>Street parking..... Can be easily avoided using clever design that incorporates parking on or underground with living upstairs..</p>
<p>22 increased availability of housing, cheaper housing, ability to accommodate a greater population, can increase proximity to amenities - shopping, public transport, public spaces, increased lifestyle choice, transport mode shifts.</p>	<p>increased population, loss of individual space, increased traffic, clash of cultures - different age groups and circumstances in close proximity, concrete jungle, loss of identity</p>
<p>23 Older folk would benefit from the opportunity of leaving their home if it's getting too much for them to look after. They might need help finding a more suitable dwelling. They could be offered an incentive to move so that their larger block could be subdivided. People do not want to be a slave to their family sized home in retirement if they are empty nesters. Alternatively single people in a larger home could bring in a lodger. Government should consider a benefit to make it more financially viable for people to consider these kinds of options. I think infill is better than urban sprawl. We need to be close to amenities and public transport. We need the security of community living around us. Also we need to protect the existing land for nature. Humans aren't the only living things that need a home! We are gradually taking up more land to the detriment of bush land and the animals/plants that live in them. These habitats must be preserved.</p>	<p>If people don't get along, they may feel cramped together. We need to learn to be more tolerant and we need homes that tolerate a closer proximity to each other. As I already mentioned, I don't want to hear my neighbours taking a poo or arguing or any other private activity. Cars are a big problem to population density. In the future we may have autonomous evs that will reduce car ownership. Empty cars will come and pick us up. We can ride share with other folk. However ev's mean we need charging stations so we need to consider this when new infrastructure is implemented. We will need a lot of them! It will be a big cultural shift for Aussies and the challenge is to pivot from the diesel guzzling Ute to travelling by ride share and not owning your vehicle.</p>
<p>24 I love the idea of the 4-5 story apartments with a gym, coffee shop on the ground floor. It gives</p>	<p>Lack of parking or ability to store trailers, campervans, boats etc. No room to move around</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
<p>people a way to connect and also softens the building. More people in a smaller area can work as long as it's not concrete jungles in the suburbs.</p>	<p>the home into the garden area Pets can be almost impossible to keep if in low-rise or more. Even town houses. Ongoing noise especially with those with under teenage kids. Navigating streets due to extra cars needing parking space and therefore park on the streets blocking passing traffic</p>
<p>25 that you can get more people into suburbs, so people have not to travel to far to the city or there places of work</p>	<p>that it will be too crowded, and the quality of leaving will not too great, and it could increase the amount of crime</p>
<p>26 We live in the Duncraig area. Currently there is no Urban infill in our area. We have watched the change in the area near the railway line. Some of the infill or in this case redevelopment has been done well and some has not. A good development is two storey units on either one or two lots side by side. It is higher density than what was there but it does seem to fit in to the area without too much impact. The reality of being close to transport is that the occupants would need less access to a car. The reality is that it does not seem to make any difference there is always lots of cars at these complex's. A bad example of infill or redevelopment is a small lot with up to 10 units on it. These are normally up to three storeys high and sit high above the area and do not really fit in well. Another issue is parking and there tends to be a large number of vehicles parked on the roads around the complex. The benefits of infill is the better usage of existing infrastructure. Infrastructure includes Police Fire Ambulance and all the under ground infrastructure. The cost to maintain the existing in these infill areas will be eased by more occupants but will also increase usage that can be upgraded as the infill is developed.</p>	<p>I do not see any.</p>
<p>27 A friendly and community approach community.</p>	<p>The feeling of everything is on top of you (Confinement). Knowing what Neighbours are saying and doing as you can hear it. Lack of some privacy. No tree cover, less parking space and pets become problems if not controlled.</p>
<p>28 Done well new houses can rejuvenate the look of the neighbourhood. Generally I think side by side blocks look better than battle-axe and I would like to see semi-detached being built rather than a new house in an existing back garden. I appreciate this would require</p>	<p>With urban infill comes population growth. More facilities will be required. Less greenspace at home means families will need communal greenspace. Parks that are well used could be upgraded with BBQ facilities.</p>

Verbatims Activity Four Potential benefits of urban infill / Potential drawbacks of urban infill

A4-T2: Benefits of urban infill	A4-T5: Drawbacks of urban infill
demolition of the existing house so I don't know how that could be achieved.	
<p>29 Strengthen existing, and build new local communities with greater demographic diversity. Opportunity to refresh infrastructure and introduce more contemporary approaches and policies, particularly those that are more environment friendly.</p>	<p>Can result in overcrowding and overload on existing infrastructure such as drainage and roads. Unless plot ratios managed, can be adverse impact on street parking. Concentrations of housing without adequate open space can lead to unhealth lifestyles, and potentially adverse impact on existing community safety.</p>
<p>30 Urban infill will result in more people having access to already established schools, parks, shopping centres, community facilities as well as having access to local transport.</p>	<p>Urban infill will result in more people using existing infrastructure and local facilities.</p>
<p>31 The key words here are “if done well’ which is difficult in limited space scenarios. I have read of many developments that have had negative consequences due to poor planning, overcrowding, insufficient facilities i.e. parking. All of these things impact the original residents in the area. Traffic is heavier, the noise levels increase & there is less street parking. Also the higher number of residents in a limited area often results in anti-social behaviour and neighbourhood disputes. I feel that emphasis should be placed on suitable sized developments that lower these risks and give a better lifestyle to new residents and have less impact on current residents</p>	<p>The main drawbacks are restricted street parking, additional noise, busier streets can make existing streets less desirable places to live. There is also a higher risk of anti-social behaviour the more dense the population plus facilities in the area may be stretched to cope with the influx of new residents. Visually new multi resident complexes can detract from the street scape & change the vibe of the area.</p>
<p>32 I honestly cannot see any apart from those with big blocks & no youngsters at home will make some money, I have seen the effects of multi living infill in both the UK & Europe were children grow up with little or no freedom to enjoy the outdoors other than the streets & community parks with the young people forming like minded children into gangs /groups.</p>	<p>The development of ghetto style communities were those who are forced to live in them are all exposed to some elements of society that they would not associate with in normal suburbia</p>

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?	
1	Sense of community. Greenery. Local shops. When houses all look similar, and none seem abandoned or dilapidated. Seeing people walk their dogs and interact with people outside. A small amount of humdrum. Lots of opportunities nearby. Having good gyms and interesting features (like statues or iconic spots).
2	I like my house Easy access to public transport Good shopping Good dog areas for my dog Close to the beach Community activities
3	I think well maintained parks and verges make a huge difference. Proximity to shops and a range of shop options is also an indicator of a good neighbourhood to live in. Not having to worry about crime, and knowing that the local police take home break ins etc seriously to deter any future crime.
4	For me and my family, It's about safety and good facilities/ playgrounds. With a young family, safety is of utmost importance. I hear of a lot more crime and break ins in my suburb and the surrounding areas. In addition to this, road safety, hedges and large trees need to be maintained on corner blocks to allow for better visibility for drivers to see pedestrians. it's important to have good parks/playgrounds to encourage children to maintain active lifestyles and to burn energy. Also important that they are maintained and that older playgrounds are assessed for hazards, some older ones have extra large gaps up high that a child could fall through, obviously the parent needs to watch their child to prevent injury, but there are a few older playgrounds that seem to be missing side panels or bars.
5	Pedestrian oriented environments, slower roads, street trees, less grass and more water sensitive landscaping, usable parks that comply with crime prevention through environmental design, dark sky sensitive lighting (more lighting isn't better if everywhere else is dark).
6	- Great community areas - parks, playgrounds, bike tracks, community centres. etc - Markets - Affordable spaces for local businesses - Farmers markets
7	Local Parks with activities, BBQ areas, play areas. Community social media groups. Friendly Neighbours.
8	1- Easy and accessible transportation 2- Easy access to amenities

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?	
	<ul style="list-style-type: none"> 3- Schools and colleges 4- Parks 5- Libraries 6- Restaurants 7- Medical Facilities
9	<p>Great Neighbours</p> <ul style="list-style-type: none"> Well maintained parks with facilities Good schools Bike/walking paths Low crime Community events Local shops
10	<p>Being a safe, secure and friendly neighbourhood.</p> <ul style="list-style-type: none"> Having great community facilities/amenities - sports field, shopping centre, restaurants. Proximity to work so commute is reduced. Great neighbours who look out for each other but aren't nosy.
11	<p>Lots of greenery and natural settings</p> <ul style="list-style-type: none"> A decent range of amenities including but not limited to shopping centre/s, school, library and sports facilities Ability to walk around the suburb safely Public transport
12	<p>Sense of community but not living on top of each other</p> <ul style="list-style-type: none"> Small community based shops and cafes Access to parks and multipurpose recreation areas Close proximity to essential health services and main shopping centres
13	<p>Kids playing in the street, parks close by, trees, ability to walk to local shops/cafes</p>

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?	
14	<p>1. Well maintained parks near by with toilet and water facilities where kids, adults and dogs can interact safely.</p> <p>2. Easy access to shops and facilities like train and buses.</p> <p>3. Trees in the parks and new ones planted recently.</p> <p>4. Signage is maintained and any damaged one or ones with graffiti are cleaned or replaced.</p> <p>5. Verge green collection every year is great for bulk green waste which eventually comes back as mulch.</p>
15	<p>1. A council that looks at win - win solutions with the residents</p> <p>2. Well maintained streets and reserves</p> <p>3. Crime free</p>
16	Schools, amenities, neighbours. I love living on cul de sac and kids playing with other kids on street
17	<p>Safety and comfort. Usually reflected in the upkeep of properties by how much people 'care' about their home and environment.</p> <p>Low crime rate.</p> <p>A sense of community, by having long-term neighbours that you can get to know and will look out for each other.</p> <p>Quiet streets and the ability to walk to parks with family or pets.</p> <p>Greenery in properties and open spaces.</p>
18	Neighbourhoods usually provide close access to amenities, such as shopping centres, medical centres, recreation centres, and parks. These are important elements to many people in maintaining a happy and healthy lifestyle.
19	<p>Arterial road access</p> <p>Local and large shopping complexes</p> <p>Green/bushland</p> <p>Parks and paths</p> <p>Local pub</p> <p>Sporting clubs</p>
20	<p>Lots of parks for children</p> <p>Places for neighbours to congregate</p> <p>Pubs and restaurants to enjoy</p>

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?

Shopping facilities nearby

Good public transport

Good neighbours

21 quality footpaths

quality lighting

parks and rec areas with different areas for different groups e.g. playgrounds, skateparks, comfy seats with a view

great neighbours

encourage neighbourhood connections through social/sporting groups

22 Amenities - parks/open spaces, with shelter, exercise/play equipment, water, barbecue facilities; sporting fields.

Access to public transport options

Proximity of shopping - small medium and large

Proximity to major and arterial roads.

Bike/walking paths

Trees and greenery

Lakes and water features

proximity to coast

free parking, open spaces, cafe's and restaurants along the coast

Gyms and leisure centres

23 1). The humble abode provides shelter and comfort. It is where we make food, eat and wash clothes. It's where children are raised and bonds between families forged. It's where memories are made. Therefore we need homes that are well ventilated and easily maintained. We need to use materials that are durable and less costly in the long run. We need to have communities that have free time to engage with each other and not tied to a house requiring endless repairs and attention. Houses need to be attractive but functional and long lasting. Not exactly "set and forget" but you get the idea. Cultural and leisure activities are what keep neighbourhoods together in a harmonious atmosphere but if people have no time to engage in them we become a slave to our house.

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?

2). Technological advancements mean that we can see who is at the door before we open it and we can see who is in the general vicinity. It is harder for thieves to get away with criminal activities which has the potential to make communities more likely to be open and engaged with each other. Ultimately we need to be safe and smart homes can provide this level of security because we need to trust each other before we care. The more we come together the stronger our sense of community will be and the peace of mind flowing from this is a valuable conduit for positive interaction.

3). Communities need space both private and public. Parks and reserves are wonderful assets to any space. We need to be mindful of how they are lit. Infra red light emission is better than the blue lights which confuse animals by making them feel it's still day time. This can interfere with their sleeping patterns and life cycles. We must preserve the flora and fauna in our districts. I am not sports minded but I know it's important for young people to play as it fosters social interaction and working as a team.

4). I like libraries. I hope they don't become obsolete. We need to encourage reading by maintaining a community library and a space where we can come together in the quest for knowledge and learning in a group.

24 Community feel, where the neighbours actually know each other

A local grocery store, i.e. IGA not Coles or Woollies

Parks and community centres where people can meet.

Safety in the community, little crime

Maintained walk paths and shared vehicle roads

25 it's the neighbourhood nice houses gardens and parks near by and the people that live there

26 I have four ideas of what makes suburbs liveable.

1) Housing Types. Combinations of single low-rise/medium (2 storey) residential. Complex size low level multi residential living. Small unit complex two storey living close to shopping and transport hubs.

2) Service. These would be local Doctors Dentist Chiro and the like.

3) Facilities. This would be local shopping bakeries hair dressers connected to Services.

4) Green space. Places for family play and gatherings with play facilities. This would compensate for smaller living places.

27 Friendly and respectful Neighbours. The environment we live in, can create this atmosphere and those that take an interest in developing this environment and achieve it tend to be a lot friendlier and respectful.

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?

I believe where communities (not just the loud outspoken ones) are involved in developing their own suburbs such as, park restoration and upgrades, community facilities, and verge appeal etc. should be involved prior to any new development or upgrade. Currently I feel sometimes we are part of the process at the end of the design process not before the start of it.

28 I have brilliant neighbours of a similar age to myself.

My suburb has community pages on Facebook for giving away unwanted goods, community information and for promoting local businesses.

Local shops are within walking distance

We are working to establish a community garden.

We are in close proximity to well used parks.

I live 5 minutes drive from Hillarys boat harbour.

29 Great parks with open spaces and play equipment.

Good access to shopping and entertainment - within walking distance

Good public transport options.

Proximity to beaches.

Good cycleways and footpaths providing for both cyclists and foot traffic.

Strong street, park and accessway lighting

30 I would like a place that is at ground level, i.e. no stairs to climb to access the front door.

I would like a well cared for park nearby that I can easily walk to and around.

I would like a wide foot path that takes me around the area.

I would like a small community shopping centre that I could walk to - without a pub or liquor store.

I would like a nearby bus route that goes to a train station and large shopping centre.

It would be great if there was a community centre that was near by to join in local activities.

It would be great if it was near a beach location.

31 I am currently in a good location with great access to public transport, local shops plus close to a major shopping centre and many commercial businesses. There also schools and recreation facilities and it's not too far from the beach.

Edgewater has a neighbourly feel and in general I feel that the community looks out for one another which I feel adds to my lifestyle

Q. Thinking about your current situation and circumstances, in your opinion, what makes neighbourhoods great places for you to live?

32 Easy transport. shopping precents, medical practices. security. Entertainment ,clubs/bar. food outlets

APPENDIX 10 - Housing Issues – Validation Workshops

Joondalup Housing Issues Consultation Project

PURPOSE:

1. To share the consultation story
2. To build on the outcomes and start exploring community vision, and
3. Confirm and workshop issues identified.

AGENDA

1. A (very) brief summary of the background
2. An explanation of the process (5 mins)
 - a. Who, how and how many
 - b. Representativeness and why it matters
 - c. What next
 - d. Your questions about the process
3. High level summary of results
 - a. Housing issues
 - b. Community priorities
 - c. Stakeholder perspectives (
4. Round-table discussion / Q&A (10 minutes)
 - a. Confirming and exploring priorities (e.g. green space and sustainability) –
 - b. Other issues
5. Exploring liveability and sustainability
 - a. Examples of liveable neighbourhoods
 - b. Group Mapping Exercise: Walkable neighbourhoods

This exercise is not about charging you to come up with yet more ideas for good building design or the appropriate distance for setbacks. The purpose is to start building a better understanding of community vision and giving the City clear signals about the direction residents want to go. What do liveable and sustainable neighbourhoods look like?

The mapping exercise is projective, and looks forward 25 years to an ideal future state where:

- more people live in the City of Joondalup, which is now a mixture of low, medium and high-density), but the whole process has been beautifully managed and the City is a great place to live. New residents and new dwellings have been thoughtfully folded into the community. There has been change, but it has delivered lifestyle gains for all residents. Development is sustainable, and the neighbourhoods are liveable.
- Take an imaginary walk around your neighbourhood. What do you see? What services and facilities are available? How do you get there etc What makes it 'liveable'? What makes it sustainable? What do the buildings look like?

The map on following is the one we will use in the exercise. The focus area is a 400-450m radius from your home, an area planners generally accept as a 'walkable' distance.

Housekeeping.

My mobile number is XXXXXXXXXX if you have any problems or things you'd like to discuss before, during or after the group.

You may have questions that neither I, nor my colleague John Bourne, can answer. If that's the case, we'll tell you we don't know and we will pass your query on to someone in the City who can answer. Just let us know if you'd like the City to get back to you directly (in which case we will give them your contact details along with the question).

If you have troubles accessing the online workshop, email me at linda@researchsolutions.com.au or better yet, send me a text / call me on the mobile number above and so we can organise another opportunity for you to have input.

Thank you again for your time!

Regards

Linda Bradley



APPENDIX 11 – Stakeholder Topic Guide

Building Sustainable Neighbourhoods

Stakeholder Interview Topic Guide (Final)

Greeting.

Request permission to acknowledge participation.

Project purpose:

This is the first of several opportunities for the community to be involved in Building Sustainable Neighbourhoods, a review of the City's local planning strategy.

The City's population is forecast to grow by 18,274 by 2040, and the State Government has set a target of an additional 22,630 homes to be provided in the City to 2050, with 20,670 of these delivered as infill (medium and high-density). This will result in change for our community and neighbourhoods. The City's challenge is to meet its housing targets in a way that provides the best possible outcomes for the community as a whole.

Building sustainable neighbourhoods will make recommendations for how the City's planning framework can best meet the City's future housing needs and State Government dwelling targets, including:

- where different housing types and densities should be located across the City, and
- the types of policy required to manage the form, sustainability, and liveability of future residential development.

Today

From their perspective as, and thinking about the City of Joondalup today, what are the main housing issues or challenges experienced by (their sector / clients / etc)?

How are housing needs / issues changing?

Tomorrow

With the majority of new dwellings to be delivered as medium and high-density infill, explore how and where they would like to see housing in the City of Joondalup develop over the next ten years.

What would the ideal look like?

Getting there

What do they see as the main issues / obstacles / challenges to manage?

What needs to happen to meet the needs of their clients / ensure the health of the sector / ensure high quality outcomes for all the City's residents.

26 August 2022



Building sustainable neighbourhoods

LIVEABILITY AND DIVERSITY FOR FUTURE GENERATIONS

Dwelling Target Analysis

Date: February 2023

Key Findings

- **Dwelling targets:** The Western Australian Planning Commission's *North-West Sub-Regional Planning Framework* establishes a dwelling target for the City of Joondalup of 22,630 additional dwellings by 2050.
- **Progress towards targets:** Between 2011 and 2022, an additional 2,938 dwellings were created which comprises approximately 13% of the 2050 dwelling target.
- **Delivery of additional housing:**
 - 6% (182) of additional dwellings was delivered within activity centres.
 - 34% (994) of additional dwellings was delivered within Housing Opportunity Areas (HOA).
 - 38% (1,124) of additional dwellings was delivered within structure plan areas.
 - 22% (638) of additional dwellings was delivered through residual low density redevelopment and subdivision.
- **Housing Opportunity Areas:** More than 50% of additional dwellings created in housing opportunity areas occurred within HOAs 1 and 5.
- **Housing typologies:**
 - 50% of additional dwellings have been delivered as single detached dwellings on green title lots.
 - 33% of additional housing have been delivered as semi-detached or detached dwellings on survey strata lots created through subdivision.
 - 17% of additional dwellings have been delivered as multiple dwellings.
- **Estimated dwelling yields:** Under the current Local Planning Strategy, a projection based on historic growth rates estimates an additional 6,817 dwellings will be created by 2050. In this scenario, the 2050 dwelling projection will not be achieved.

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Introduction

This report forms part of a suite of documents and reports to inform *building sustainable neighbourhoods*.

Building sustainable neighbourhoods: liveability and diversity for future generations is a significant strategic planning project being delivered by the City of Joondalup, which will review the housing component of the local planning strategy.

The project forms part of a broader review of the City's local planning strategy.

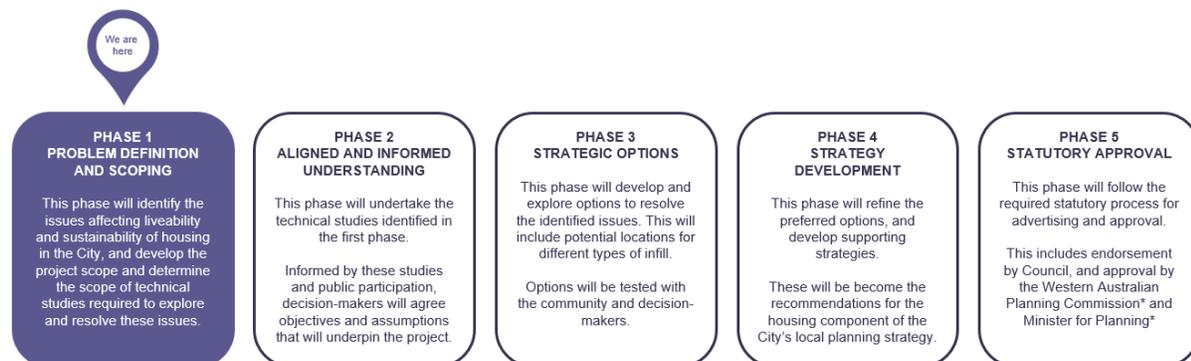
Project background

The *Planning and Development Act 2005* requires all local governments to maintain a local planning scheme, including regular five-yearly review of the scheme.

Commencing a review of the City's Local Planning Strategy was scheduled for the 2022/23 financial year. At its May 2021 meeting, Council agreed to bring forward the review of the housing component of the Local Planning Strategy to 2021/22 in response to ongoing, expressed community concern regarding the impacts of infill housing. The decision follows a number of preceding projects, community consultations, and decisions with respect to housing and infill in the City of Joondalup.

All processes associated with preparing, reviewing, and amending local planning schemes and strategies are specified in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with the regulations, the City of Joondalup will review both its Local Planning Strategy and Local Planning Scheme No. 3, with the review of the housing element being progressed as a distinct sub-project: *building sustainable neighbourhoods*.

Building sustainable neighbourhoods will make recommendations for how the City's strategic planning framework can meet the City's future housing needs, including where different housing densities and types should be located within the City. The project will identify, explore and develop planning recommendations for liveable streets and housing in the City of Joondalup across five project phases.



*all planning documents must comply with state requirements to be approved

The project is currently in its first phase: problem definition and scoping. As part of this phase, the City is undertaking initial analysis and community consultation to understand the full range of housing issues being experienced across the City to inform preparation of a detailed scope for works, including the range of technical studies that will inform the project.

Report purpose

The City's current *Local Planning Strategy* is required to demonstrate alignment with the broader State Government planning framework and guiding documents. This includes demonstrating that the *Local Planning Strategy* will deliver the additional housing needed to meet infill and dwelling targets set out in the *North-West Sub-regional Planning Framework*.

The following Dwelling Target Review has been undertaken to understand how far the City has progressed towards achieving the infill and dwelling targets, and how and where additional housing has been delivered to date.

State Planning Framework and Target Setting

Infill dwelling targets have been established for all metropolitan local governments. In August 2010, the then draft *Directions 2031 and Beyond* established an infill target of 12,700 dwellings by 2031 for the City of Joondalup. In 2018, this infill target was revised to 20,670 dwellings by 2050 through the introduction of the *North-West Sub-regional Planning Framework*, as part of the *Perth and Peel @ 3.5 million* suite of documents. The framework also set out an 'additional dwellings' projection measuring the City's anticipated total number of dwellings by 2050. This projection anticipates the need for an additional 22,630 dwellings in the City of Joondalup by 2050. Excerpts from the North-West Sub-regional Planning Framework indicating infill targets and additional dwelling projections are shown below.

TABLE 4: Urban infill dwelling targets by local government

Local government	Dwelling target	Estimated population
Joondalup	20,670	45,470
Wanneroo	27,920	61,430
Total	48,590	106,900

TABLE 1.1: Existing and projected dwellings and population 2011–50

Local government	Existing dwellings (2011)	Existing population (2011)	Additional dwellings (2050)	Additional population (2050)	Total dwellings (2050)	Total population (2050)
Joondalup	58,560	162,210	22,630	41,350	81,190	203,560
Wanneroo	56,360	160,280	146,160	376,490	202,520	536,770
Total	114,920	322,490	168,790	417,840	283,710	740,330

The information in Table 1.1 identifies the existing and projected number of dwellings and population for the sub-region in 2011 and 2050, based on the draft framework scenario.

Dwelling Targets Analysis

Approach:

The *North-West Sub-Regional Planning Framework* provides the following definitions:

Infill or urban infill: *The redevelopment of existing urban areas at a higher density than currently exists.*

New urban areas (greenfield areas): *Undeveloped land that has been identified for future urban use as an Urban Expansion or Urban Investigation area.*

Based on guidance from the Department of Planning Lands and Heritage, and the date at which infill targets were first introduced, the benchmark year for this target analysis is determined as 2011.

There is minimal guidance provided to inform which areas are considered to be infill areas and which are considered new urban areas (greenfield). Given the limited undeveloped greenfield land remaining with the City of Joondalup, there is considered to be limited value in attempting to distinguish between greenfield and infill areas. As such, the following analysis focuses on assessing progress towards the total 'additional dwellings' projection for 2050 outlined in the *North-West Sub-regional Planning Framework*, rather than the 'urban infill' dwelling target.

Data Sources:

For the purpose of accurately assessing the progress towards the additional dwelling projection as set out in the *North-West Sub-regional Planning Framework*, a 'properties created' data set has been used.

The 'properties created' data is derived from the City's property and application database, Tech1. The data captures additional dwellings based on the rates classification being changed from 'vacant' to 'general' when a notice of completion is issued for a new build.

This dataset was considered the most appropriate and robust given it has minimal limitations and can therefore provide a high degree of certainty towards the accuracy of its outputs. Strengths and limitations of the dataset are noted below:

Strengths:

- Based on rated property data which gives certainty in dwelling completion
- Captures demolitions
- Data is available from the benchmark year (2011)
- Data is supplemented by a review of GIS aerial mapping for improved accuracy wherein new developments which have been constructed to roof completion have been counted.

Limitations:

- Based on rated properties so is dependent on submission of a notice of completion and the rates classification being updated in Tech1. While this delay has been accounted for in the data through the review of GIS ariel mapping, this process is subject to human error.

Additional dwelling numbers:

The following provides an overview of the statistics for additional dwellings constructed from January 2011 to June 2022. Data has been broken down into sub-categories which demonstrates how the additional dwellings have been delivered spatially and by typology.

It is noted that additional dwellings created in the Whitfords Activity Centre have been categorised as being additional to the activity centre and not additional to Housing Opportunity Area (HOA) 5 which overlaps the activity centre.

City of Joondalup

The following provides the total additional dwellings created in the City of Joondalup and the proportion developed inside and outside of HOAs.

Table 1 – City of Joondalup Total

Location	2011 – 2022 number	2011 – 2022 % of total
Outside HOA	1,944	67%
Inside HOA	994	33%
Total	2,938	100%

Housing Opportunity Areas

The following provides a breakdown of the additional dwellings created in each HOA.

Table 2 – HOA breakdown

Location	2011 – 2022 number	2011 – 2022 % of total
HOA 1	254	25.6%
HOA 2	49	4.9%
HOA 3	42	4.2%
HOA 4	76	7.6%
HOA 5	333	33.5%
HOA 6	86	8.7%
HOA 7	63	6.3%
HOA 8	38	3.8%
HOA 9	47	4.7%
HOA 10	6	0.6%
Total	994	100%

The above indicates a disparity of dwelling delivery between each HOA, with more than half of all new HOA dwellings created within HOA 1 and HOA 5. It is also noted that both HOA 1 and HOA 5 are spatially the two largest HOAs.

Activity Centres

The following provides the breakdown of the additional dwellings created within the higher order activity centres (secondary and above).

Table 3 – Activity Centres

Location	2011 – 2022 number	2011 – 2022 % of total
Joondalup Activity Centre	173	95%
Whitfords Activity Centre	9	5%
Warwick Activity Centre	0	0%
Total	182	100%

The above indicates a disparity between the delivery of additional dwellings between activity centres, with the Joondalup Activity Centre comprising 95% of total additional dwellings in activity centres between 2011 and 2022. It is also noted that the majority of the additional dwellings created in the Joondalup Activity Centre result from a single development (Arthouse).

Suburbs

The following provides the breakdown of all additional dwellings across each suburb, categorised into inside and outside of HOAs.

Table 4 – Suburb

Location	Outside HOA	Inside HOA	Total 2011 – 2022
Beldon	13	27	40
Burns Beach	427	n/a	427
Connolly	27	n/a	27
Craigie	210	153	363
Currambine	16	n/a	16
Duncraig	83	177	260
Edgewater	25	32	57
Greenwood	141	39	180
Heathridge	14	83	97
Hillarys	107	47	154
Iluka	268	n/a	268
Joondalup	178	6	184
Kallaroo	26	65	91
Kingsley	29	57	86
Kinross	66	n/a	66
Marmion	61	6	67
Mullaloo	60	n/a	60
Ocean Reef	62	n/a	62
Padbury	30	85	115
Sorrento	67	36	103
Warwick	4	142	146
Woodvale	30	39	69
Total	1,944	994	2,938

The above also includes dwellings created in activity centres.

Suburbs which are partially comprised of a HOA have notably contributed a greater portion of additional dwellings than suburbs which do not contain a HOA. Similarly, suburbs which have had some greenfield development capacity, such as Burns Beach and Iluka, have also contributed a greater portion of additional dwellings.

Structure Plan Areas

The following provides a breakdown of the additional dwellings created within structure plan areas.

Table 5 – Structure Plan areas

Location	2011 – 2022
MacNaughton Crescent Structure Plan (Kinross)	66
Hillarys Structure Plan	73
Marmion Structure Plan	7
(Former) Craigie Structure Plan	145
(Former) Camberwarra Structure Plan	59
Sheppard Way Structure Plan	2
Greenwood Structure Plan	77
Burns Beach Structure Plan	427
Iluka Structure Plan	268
Total	1,124

Structure plan areas have contributed approximately 38% of the total additional dwellings created in the City of Joondalup between 2011 and 2022. Structure plan areas are typically created over greenfield or brownfield sites (e.g. decommissioned school sites).

A number of the above structure plan areas have now been fully developed and the structure plans revoked.

Housing typologies

The below outlines the total additional dwellings created, broken down by property type. The property type are:

Green title: A property which has no common property areas that are shared and will typically accommodate a single, detached dwelling.

Survey strata: A property which has typically resulted from the subdivision of an existing green title lot. Survey strata lots operate essentially the same as a green title lot, however some survey strata properties can have commonly owned property (typically a driveway) which is utilised by each of the owners in the strata. Survey strata lots typically house single detached dwellings or grouped dwellings.

Multiple dwelling: Multiple dwellings occur where there is more than one dwelling on a lot and where any part of one dwelling is located vertically above any part of another dwelling. Multiple dwellings are commonly known as apartments.

Table 6 – Additional dwellings by typology

Location	Green title	Survey strata	Multiple dwelling	Total
Inside HOA	126	675	193	994
Outside HOA	1,360	281	303	2,042
Total	1,486	956	496	2,938

Approximately 50% of the total additional dwellings created were green title properties and 33% survey strata development accounted for the remaining 17% of additional dwellings comprised of multiple dwellings.

Considering all green title properties and a portion of survey strata properties created are associated with single detached dwellings, this indicates that an overall majority of the total additional dwellings created between 2011 – 2022 have been developed as single detached dwellings.

Table 7 outlines the total additional multiple dwellings created in higher order activity centres (secondary or above).

Table 7 – Multiple dwellings in activity centres

Location	2011 – 2022
Joondalup Activity Centre	170
Whitfords Activity Centre	7
Warwick Activity Centre	0
Total	177

Multiple dwelling developments comprised 98% of all the additional dwellings in the Joondalup Activity Centre and 77% of all the additional dwellings developed in the Whitfords Activity Centre. Generally, the uptake of multiple dwellings in activity centres has been low. The remainder of multiple dwelling developments outside of higher order activity centres have occurred in HOAs, and to a more limited extent in structure plan areas and local centres.

Delivery of 2050 Dwelling Targets:

Delivery of additional dwellings 2011 – 2022

The below table provides a summary the additional dwellings developed from 2011 to 2022.

Table 8 – Additional Dwellings by Planning Area

Planning Area	2011 – 2022 (number)	% Additional dwellings
Activity centres	182	6%
Housing opportunity areas	994	34%
Structure plan areas	1,124	38%
Residual low-density development	638	22%
Total	2,938	100%

Approximately 13% of the total 2050 dwelling projection has been delivered since 2011.

To meet the additional dwelling projection set out in the *North-West Sub-regional Planning Framework* by 2050, the remaining 87% of dwellings will need to be developed within the next 28 years.

Estimated dwelling yields

Table 9 provides a projection of potential dwelling yields to 2050 based on historic growth trends. The below projection assumes the following:

- Development rates between 2011 to 2022 will remain consistent to 2050 for each of the planning areas listed.
- Ocean Reef Marina has an anticipated development yield of 1300 additional dwellings and is assumed to be developed to capacity by 2050.
- Sorrento Activity Centre has recently received development approval for 75 additional dwellings and is assumed to be developed by 2050.
- Greenwood Structure Plan, Burns Beach Structure Plan and Iluka Structure Plan areas are assumed to have been developed to capacity by 2050 based on historical growth rates. As such the residual development capacity for these areas has been used.

Table 9: Estimated Additional Dwelling Yield by Planning Area

Planning Area	Historical growth rate (dwellings/year)	Additional dwellings 2050
Joondalup Activity Centre	15.7	440
Whitfords Activity Centre	1.3	36
Warwick Activity Centre	0.0	0
Ocean Reef Marina	0.0	1,300
Housing Opportunity Areas	165.7	4,639
Greenwood LDP	12.8	58
Burns Beach SP	38.8	333
Iluka SP	24.3	51
Total		6,857

The WAPC's *North-West Sub-Regional Planning Framework* establishes a projection of 22,630 additional dwellings by 2050. Given approximately 2,938 dwellings have already been created during the applicable period, a further 19,345 dwellings would need to be provided to achieve the target. A projection based on historic growth rates indicates that the 2050 dwelling projection will not be achieved, noting that market conditions may change in future which would affect this projection.



Building sustainable neighbourhoods

LIVEABILITY AND DIVERSITY FOR FUTURE GENERATIONS

Housing Supply and Demand Analysis

Date: February 2023

Key Findings

- **Population change:** Forecast Id. have estimated the City's population to increase by 19,104 to 181,841 by 2041, with the greatest increase being in retirement age bracket (64 and over).
- **Household types:** Families make up the majority of household type, smaller households (couples and singles) will have the greatest growth to 2041, increasing by 20%.
- **Current housing supply and demand:** 87% of the current housing supply is single houses, followed by medium-density (11%) and high density (1%). Sales data has indicated that when provided, there is an appetite for alternative housing types beyond single houses.
- **Future housing demand:** There will continue to be increasing demand for alternative forms of housing to a single house, largely driven by the younger population and aging population. The strongest demand will be for medium density housing, with there remaining a low preference for high density apartments.
- **Estimated future number of dwellings:** Forecast .id has estimated an additional 8,065 dwellings and Market Demand Analysis has estimated an additional 5,273 dwellings will be required by 2041.
- **Locational considerations:** The Consultation Outcomes Report suggests medium density should be focused around transport and activity centres and high density should be in higher order activity centres, such as the Joondalup City Centre. The Market Demand Analysis supports this notion, with areas of high amenity likely to be preferred for development of medium to high density housing.
- **Affordability:** 2.3% of households had an unmet need for affordable housing in 2021, with the greatest need being from family and lone person household types. The Consultation Outcomes Report also outlined that affordability was a key issue for future housing supply. While additional housing supply can be accommodated through a Local Planning Scheme and Strategy, Local Governments generally have limited influence over housing affordability, that require a broader state and/or national policy approach.

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Introduction

This report forms part of a suite of documents and reports to inform *building sustainable neighbourhoods*.

Building sustainable neighbourhoods: liveability and diversity for future generations is a significant strategic planning project being delivered by the City of Joondalup, which will review the housing component of the local planning strategy. The project forms part of a broader review of the City's local planning strategy.

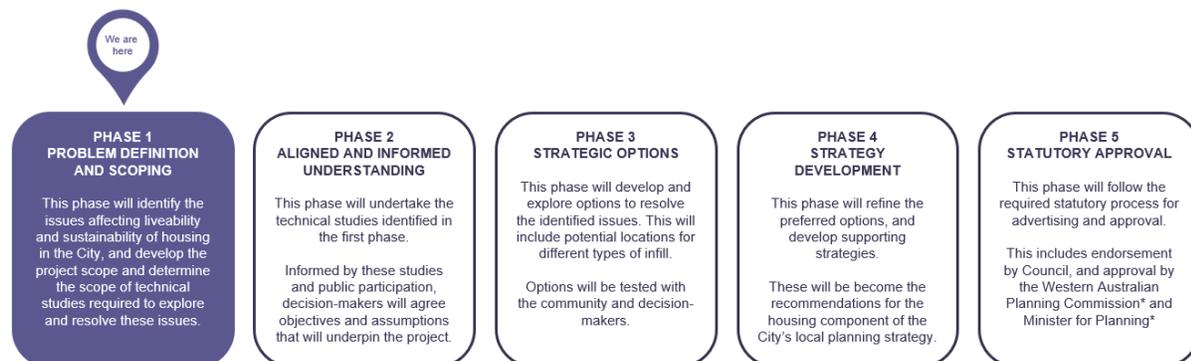
Project background

The *Planning and Development Act 2005* requires all local governments to maintain a local planning scheme, including regular five-yearly review of the operation of a scheme.

To inform the review of the City's *Local Planning Scheme No. 3*, a review of the City's *Local Planning Strategy* is required. Commencing a review of the City's Local Planning Strategy was scheduled for the 2022/23 financial year. At its May 2021 meeting, Council agreed to bring forward the review of the housing component of the Local Planning Strategy to 2021/22 in response to ongoing, expressed community concern regarding the impacts of infill housing. The decision follows a number of preceding projects, community consultations, and decisions with respect to housing and infill in the City of Joondalup.

All processes associated with preparing, reviewing, and amending local planning schemes and strategies are specified in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with the regulations, the City of Joondalup will review both its Local Planning Strategy and Local Planning Scheme No. 3, with the review of the housing element being progressed as a distinct sub-project: *building sustainable neighbourhoods*.

Building sustainable neighbourhoods will make recommendations for how the City's strategic planning framework can meet the City's future housing needs, including where different housing densities and types should be located within the City. The project will identify, explore and develop planning recommendations for liveable streets and housing in the City of Joondalup across five project phases.



*all planning documents must comply with state requirements to be approved

The project is currently in its first phase: problem definition and scoping. As part of this phase, the City is undertaking initial analysis and community consultation to understand the full range of housing issues being experienced across the City to inform preparation of a detailed scope of works, including the range of technical studies that will inform the project.

Report purpose

This Housing Supply and Demand Analysis is a summary of the main findings from the following research:

- Market Demand Analysis – prepared by Urbis to review the existing housing stock across the City and the historical, current and expected future demand for different housing types across the City.
- Population and housing forecasts prepared by .id (Informed Decisions).
- The outcomes of the Community Intentions Survey and Housing Issues consultation undertaken by Research Solutions on behalf of the City.

The Housing Supply and Demand Analysis reviews the Market Demand Analysis, outcomes of the Community Intentions Survey and Housing Issues consultation (Consultation Outcomes Report), and population and housing forecasts prepared by .id (informed decisions) to identify future housing requirements and where there are gaps in the current housing market.

The Housing Supply and Demand Analysis is an input into the Issues Paper which will inform subsequent stages of the project.

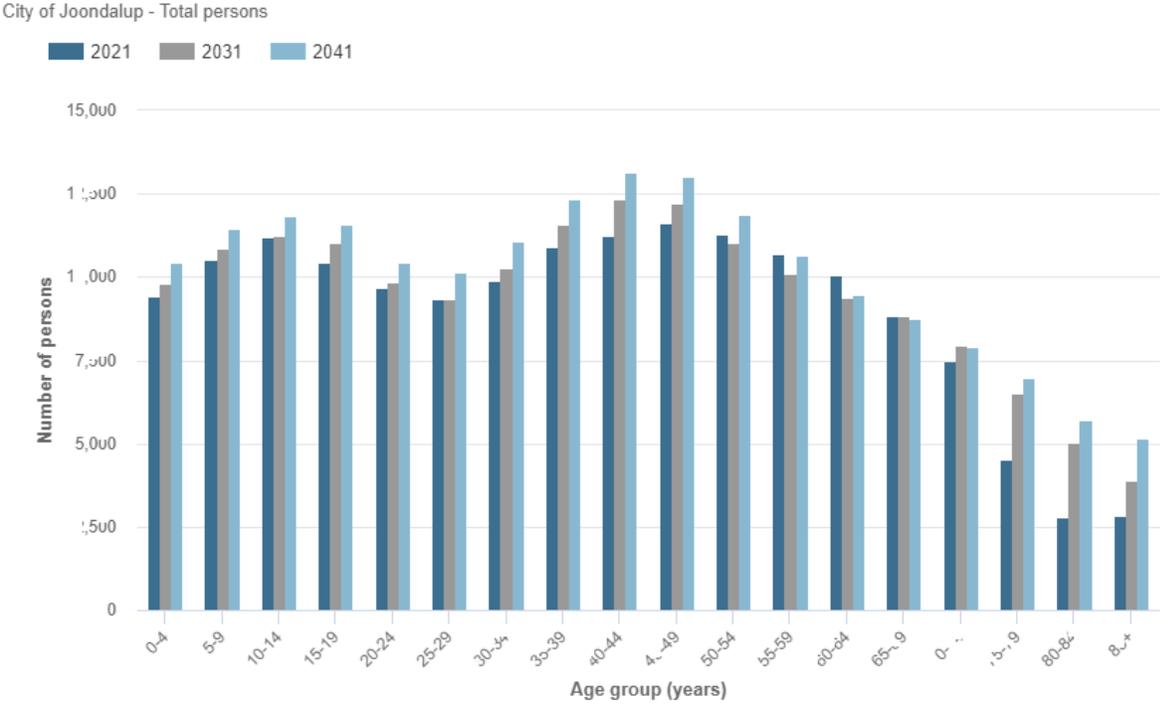
Population and Household Trends

How the population is changing

At June 2021, the population of Joondalup was estimated to be 162,737. We have forecast that by 2041, Joondalup’s population will increase by 19,104 persons to a total population of 181,841, with an annual growth rate of 0.56%.

The dominant age group of Joondalup in 2021 was parents and homebuilders (35 to 49), accounting for 20.8% of the total population. By 2041, it is forecast that this will continue to be a dominant age group in the overall population. However, there will be considerable increase in the population of retirement age (64 and over), increasing by 21.9%. This is compared to 2.4% increase in those under working age (15 to 63) and 1.8% of working age. Refer to Figures 1 and 2.

Forecast age structure - 5 year age groups



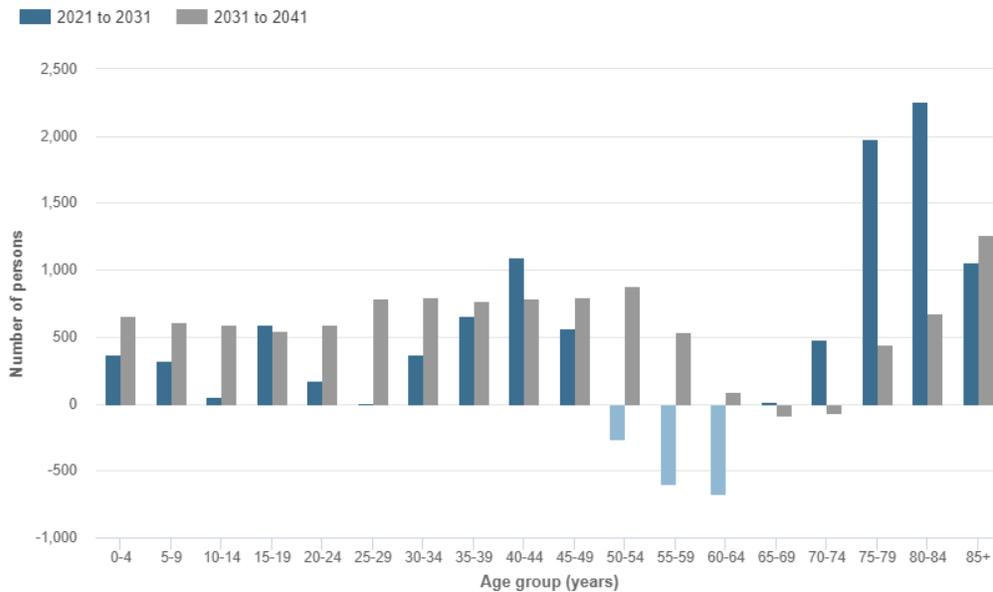
Source: Population and household forecasts, 2021 to 2041, prepared by id (informed decisions), December 2021.

Figure 1

From a housing perspective, the changes to the City of Joondalup’s population needs to be considered to ensure there is the appropriate number and type of housing to meet population needs.

Forecast change in age structure - 5 year age groups

City of Joondalup - Total persons



Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), December 2021.

Figure 2

How people are living

In 2021, the dominant household type in the City of Joondalup was families (including couples with children and one parent families), being 27,964 households and comprising 47.5% of all households (Figure 3).

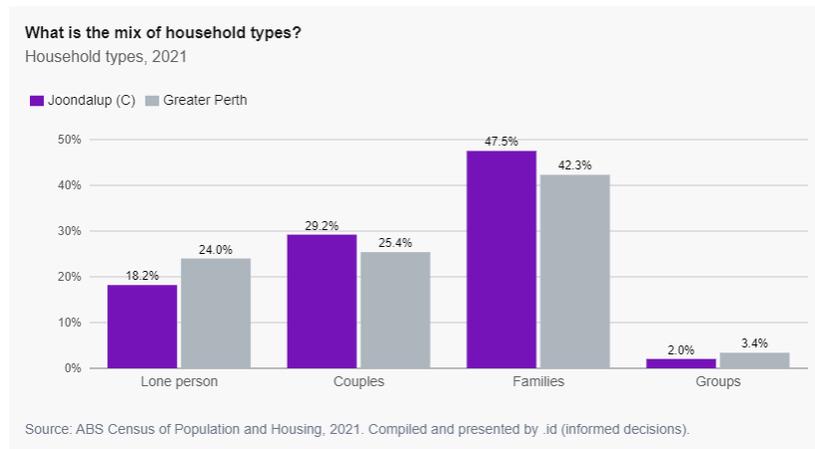
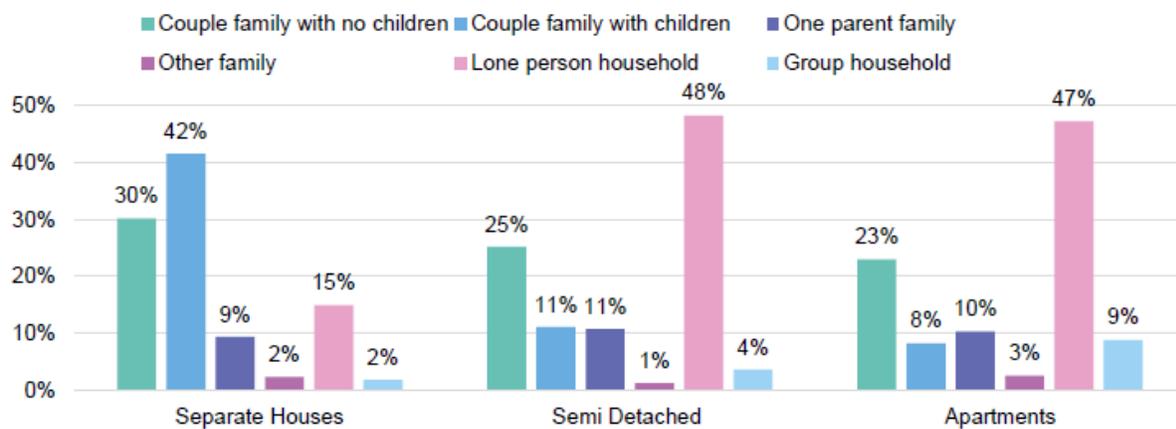


Figure 3

An analysis of the type of dwelling household types are living in (household composition) was undertaken as part of the Market Demand Analysis. The breakdown of the type of dwellings these households live in is shown in Figure 4, highlighting:

- Family households are more likely to live in a single dwelling, in particular couples with children.
- A higher proportion of one parent families live in semi-detached dwellings, than couples with children.
- While the majority of lone persons and group households are also living in single dwellings, they are more likely to live in semi-detached or apartment housing than families. Couples without children were the second largest cohort to live in non-detached housing.

Household Proportion by Composition of Dwelling Type, City of Joondalup, 2021



Source: ABS

Figure 4

It is noted that Joondalup has a high proportion of separate houses, making up approximately 87% of total housing supply. This is discussed further below, but the current housing supply would partially influence the type of housing these households live in. For example, the lack of medium density housing may mean a lone person household needs to live in a separate house, even if this is not their preferred housing type.

Emerging household types

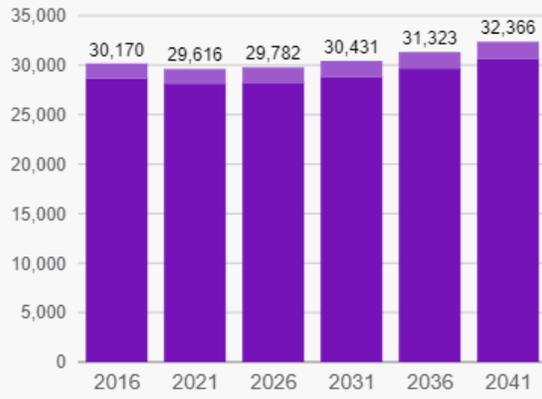
The population and household structure forecasts prepared by .id indicate that all household types will see growth to 2041 (Figure 5).

Of the major household types, small households (lone persons and couples) are forecast to experience the most significant growth, with about a 20% increase. These households tend to be associated with ageing populations, although they can occur across the age spectrum. The increase in smaller households will see the average household size continue to decline, with it forecast to continue to decline from 2.74 in 2021 to 2.63 in 2041.

The change in household types needs to be considered to ensure that the housing stock is appropriate to meet their needs.

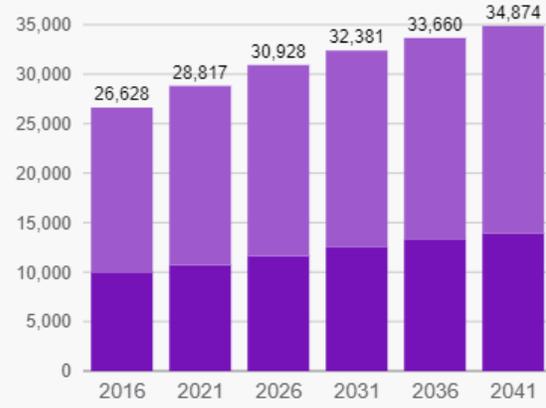
How are households forecast to change?

Families Groups



Large households

Lone persons Couples



Small households

Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions).

Figure 5

Current Housing Supply and Demand

Current housing stock

In 2021, there were 62,090 occupied dwellings in Joondalup. Of these, 87% were separate houses, 11% medium density and 1% high density. The breakdown of current housing stock as provided in the Market Demand Analysis is provided in Figure 6.

City of Joondalup Housing Snapshot, 2021			
HOUSING TYPOLOGY		AMOUNT (NO.)	PROPORTION OF HOUSING STOCK (%)
	 Population	160,003	-
LOW DENSITY	 Single house	54,372	87%
	 Semi-detached / grouped houses (1 storey)	4072	7%
MEDIUM DENSITY	 Grouped / terraced townhouses (2 storeys)	1483	2%
	 Low-rise apartments	1,268	2%
HIGH DENSITY	 High density apartments	647	1%
	 Other dwelling types	248	0.4%
Total		62,090	-

Source: ABS 2021 Census
 Note: "Not stated" and "Not applicable" have been excluded from dwelling types. Further details are in the appendix.

Figure 6

The distribution of housing typologies across Joondalup is shown in Figure 7. Except for the Joondalup City Centre, separate houses are the dominant dwelling type across all suburbs, with there being only seven suburbs where medium density made up more than 10% of total dwellings in the suburb. The increase in medium density in some of these areas can be attributed to more recent redevelopment in Housing Opportunity Areas, being the locations currently identified for infill development at medium density by the City's current *Local Housing Strategy* and *Local Planning Strategy*. High density development is currently only located in the Joondalup City Centre, noting that planning approvals have been issued for high density development in the Whitfords Activity Centre and Sorrento Activity Centre, but construction has not commenced.

In terms of current supply, the Consultation Outcomes Report also indicated that there was a lack of diverse housing choices across the City of Joondalup, with community members expressing views that there is too little housing available, little if any is affordable and there is too little diversity in terms of style and location to meet need. This issue includes both homes to rent and homes to buy.

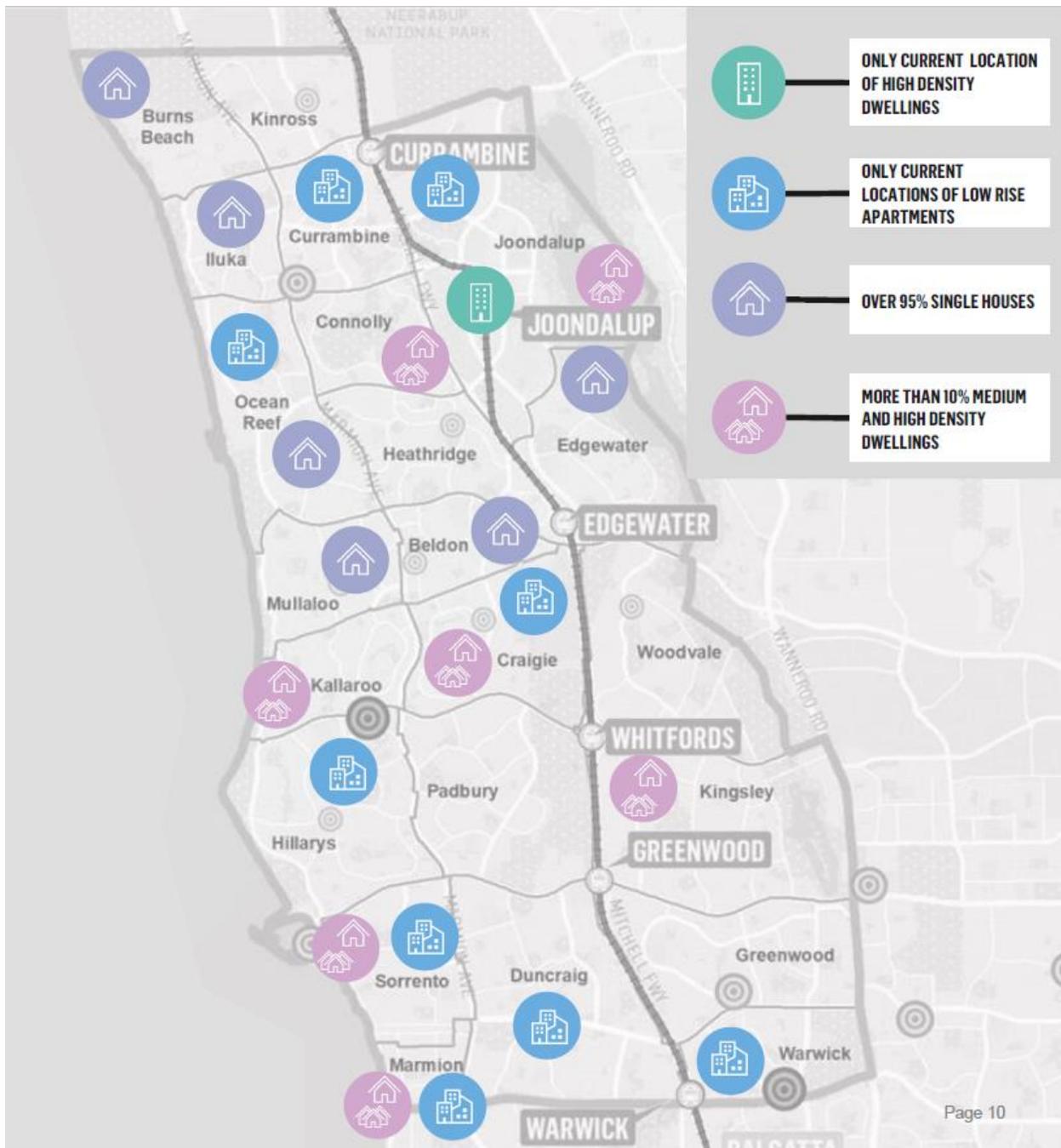


Figure 7

Housing Stress and Affordability

Housing stress

Housing stress is a specific term which refers to households having trouble meeting their financial housing obligations – rent or mortgage payments. For those who are purchasing or renting their dwellings, the definition of housing stress used by the State Government is households in prescribed income brackets spending more than 30% of their gross household income on either rent or mortgage repayments.

Housing stress is the most tangible measure of how many households in an area may be in financial difficulties, and directly correlates to affordability – if many households are in housing stress, it directly indicates that housing is unaffordable, but many people may have a necessity to live in the area, and so are paying this anyway.

In 2021, .id estimated 7.5% of all households (4,404 households) in the City of Joondalup were classed as being in housing stress:

- Of the 26,268 households with a mortgage in the City of Joondalup, 2,081 (7.9%) are in mortgage stress. This is lower than the Greater Perth average.
- Of the 8,870 households in private rentals in the City of Joondalup, 2,323 (26.2%) are in rental stress. This is comparable to the Greater Perth average.

Affordable housing need

Affordable housing need is the total of households unable to access housing provided by the market, or requiring some form of housing assistance in the private rental market to avoid a position of rental stress over the long term (greater than a year).

As stated above, affordability is based on:

- a first homebuyer spending more than 30% of gross income on a mortgage (based on a set of assumptions about deposit and interest rates), or
- spending more than 30% gross income on rent.

Affordable housing need is estimated for the following groups:

- Those experiencing homelessness
- Marginally housed
- Very low, low and moderate income households in rental stress
- Households in social housing.

Unmet need is based on the groups above, excluding households in social housing as their need is met.

At 2021, it is estimated that 1,305 households have an unmet need for affordable housing in Joondalup. This represents 2.3% of all households. The greatest need was for family and lone person household types, as shown in Figure 8.

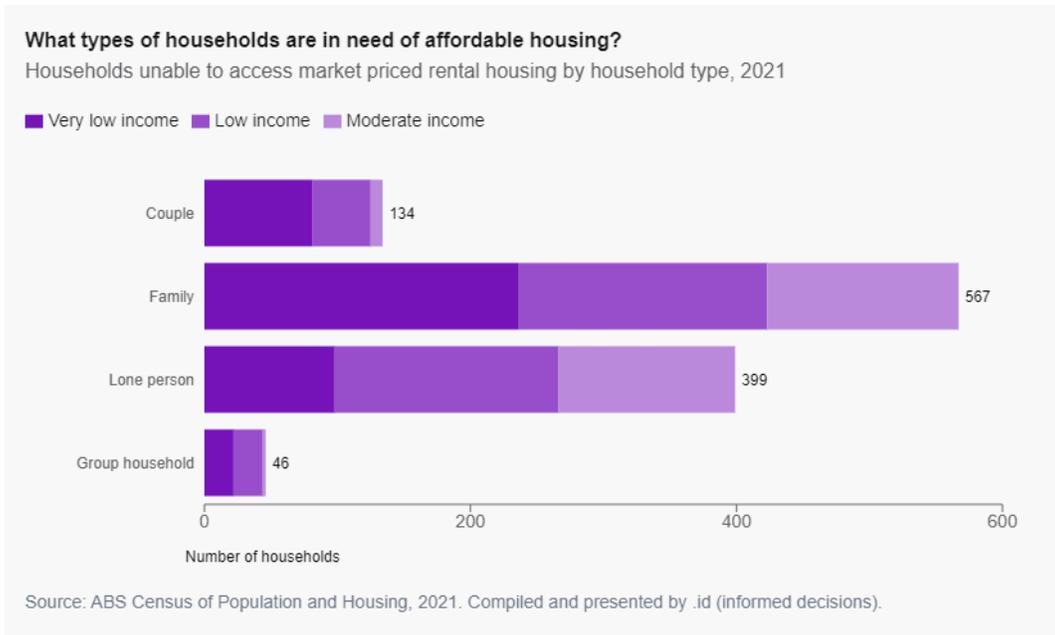


Figure 8

Availability of affordable housing

To demonstrate the supply of affordable housing, .id has undertaken an analysis to determine the number of sales and rentals in the City of Joondalup that would be considered affordable based on household incomes (spending no more than 30% gross household income on housing).

The availability of affordable housing for purchase and rent is shown in Figures 9 and 10 respectively. This shows that housing is generally unaffordable for very low and low income households.

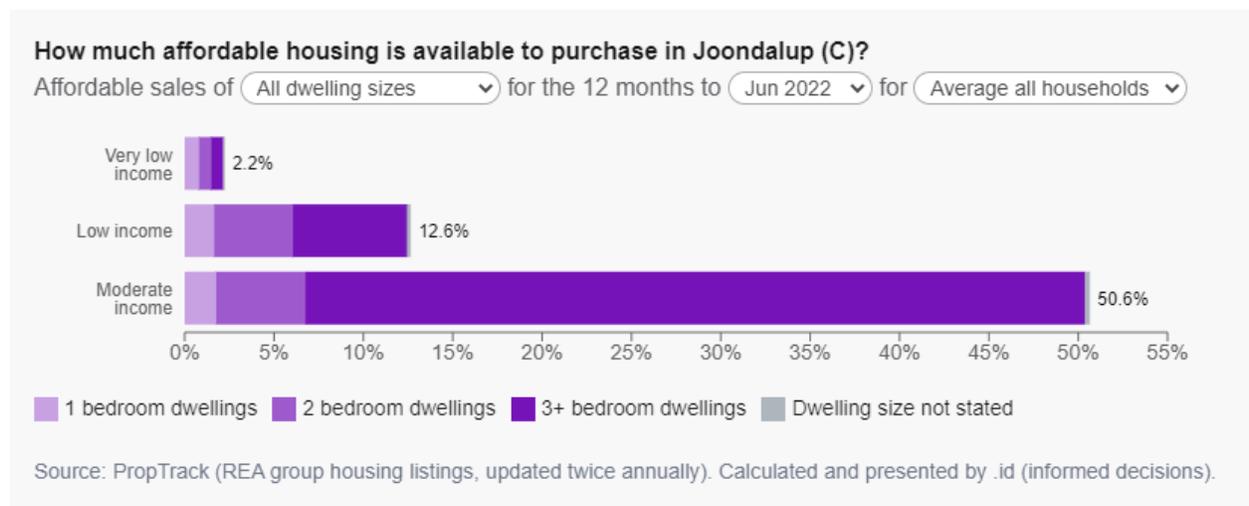
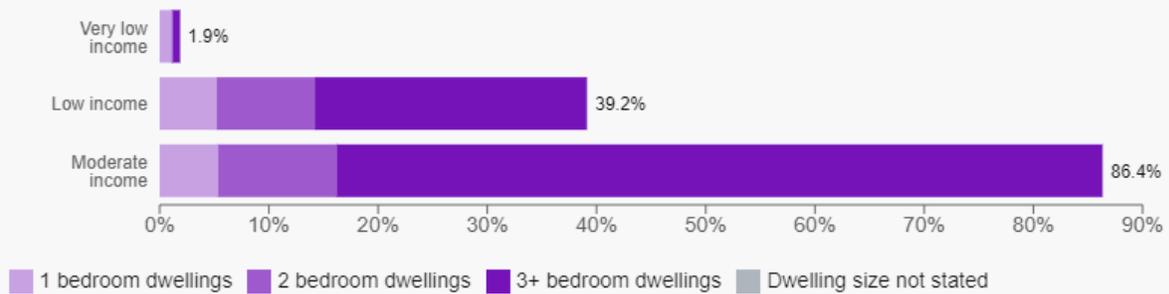


Figure 9

How much affordable housing is available to rent in Joondalup (C)?

Affordable rental listings of for the 12 months to for



Source: PropTrack (REA group housing listings, updated twice annually). Calculated and presented by .id (informed decisions).

Figure 10

This data supports the feedback received during the consultation that housing in the City Joondalup is largely unaffordable for some households. The consultation outcomes report shows that young people identified housing affordability as their greatest housing issue/concern. It also showed that affordability and lack of housing diversity impacted on people from three main categories: renters, downsizers and young people. These are the demographics most likely to be impacted by affordability.

Future Housing Trends and Demand

Market trends

The Market Demand Analysis has identified the key market trends as influencing housing supply and demand within the City of Joondalup (Figure 11).

INCREASING HOUSE PRICES



After a prolonged period of limited price growth from 2015 - 2019, house and unit prices have increased across the City of Joondalup since 2020. Over the same time period apartment prices have fallen, likely reflecting the aging of existing stock and lack of new apartment projects on the market.

RENTAL STRESS



Rental stress in the City of Joondalup has increased very significantly over the last decade, from 5.8% of renters in 2011 to 29.7% in 2021, with minimal change in the proportion of residents renting. While this trend has been seen across WA and nationally, the increase in rental stress in Joondalup is more substantial.

SINGLE DWELLINGS



In recent years, the proportion of dwelling approvals across the City of Joondalup comprised of single houses increased significantly. This activity was catalysed by the economic stimulus measures during the pandemic.

DWELLING APPROVALS BY TYPE, CITY OF JOONDALUP



Sources: ABS 2021 and 2011 Census, ABS, Landgate, Urbis Essentials

LARGER HOUSES, SMALLER LOTS



Over the last decade in the City of Joondalup, more new properties have either 4+ bedrooms or 2 or less bedrooms. At the same time the proportion of semi-detached dwellings in the City of Joondalup has increased, while the proportion of single houses decreased slightly.

This means more houses are being built with a smaller footprint but provide larger accommodation inside. This is in line with the trend seen in WA and across Australia.

NEW APARTMENT SALES STAGNATING



New apartment sales across Perth have dropped significantly from 2021 levels to historic lows. Increasing inflation, especially for construction costs, is a key driver of this trend and has limited the viability of apartment projects.

There are currently no new apartment projects (greater than 25 dwellings) in pre-sales within the City of Joondalup, which will limit future apartment sales.

APARTMENT SALES BY STATUS, PERTH*



Source: Urbis
* These sales only include survey apartment projects captured by Urbis' Apartment Essentials database.

Figure 11

An analysis of new house sales undertaken as part of the Market Demand Analysis has shown that there is an appetite for non-detached housing. While house sales comprised the largest volume of sales (due to availability), there was also strong demand in sales of apartments and semi-detached/medium density housing.

At a suburb level, the review highlighted that a number of suburbs have experienced increased demand and supply of medium density development; particularly, Currambine, Iluka and Joondalup. While in some suburbs there were low level of sales of non-detached housing, this does not necessarily imply a lack of demand, as supply is influenced by a range of other factors such as market viability, land availability and policy controls (e.g. the City’s Housing Opportunity Areas). Nonetheless, the analysis concluded that there was an appetite for medium density housing across the majority of the City’s suburbs. Refer to Figure 12 below.

Apartment projects in the Joondalup City Centre (e.g. the 18 storey Arthouse development) have demonstrated that there is demand for well-located and quality development at a larger scale and there would likely be similar demand for infill development in high amenity, coastal locations if there were appropriately located, zoned sites and suitable market conditions to support required prices.

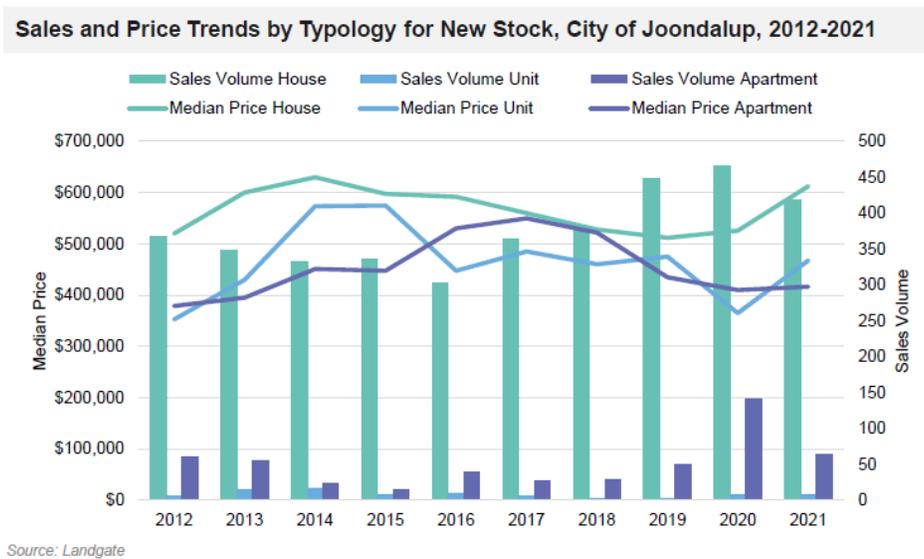


Figure 12

Future housing demand

The forecast increase in population and change in demographics will see a continued trend of a higher percentage of lone and couple households. While family households will still be the dominant household type in the City of Joondalup, this shift will see a growing demand for a more diverse housing stock.

Based on population growth and falling average household size, .id have forecast there will be a growth of 6,024 dwellings to 2031 and 8,065 dwellings to 2041.

The Market Demand Analysis has used a different methodology to forecast the future number of dwellings. The approach uses the age profile of the population and translates into household types (lone households, families etc.) and then applies the dwelling preferences for these households. Refer to figure 13.

Housing Demand Model Overview



Source: Urbis

Figure 13

Using this methodology, two scenarios have been calculated:

- Based on current housing preferences in the City of Joondalup, where single houses remain the dominant housing choice for all household types, it is forecast an additional 6,569 dwellings will be needed by 2041.
- Based on a shift in household preferences, with smaller households preferring medium density and high density, it is forecast 5,273 dwellings will be required, with a reduction in single houses (due to demolitions) and construction of more medium density, and to a lesser extent, higher density. This alternative scenario also reflects what has occurred in other local government areas, in particular, the City of Stirling.

These scenarios are shown in Figure 14 below.

Future Dwelling Demand Scenarios					
DEMAND	YEAR	DETACHED HOUSES	UNITS & TOWNHOUSES	APARTMENTS (3+ STOREY)	TOTAL
Base Case Scenario	2021	53,386	5,905	521	59,811
	2031	55,529	6,238	551	62,319
	2041	59,093	6,695	592	66,380
	Net Demand	5,708	790	71	6,569
Alternative Scenario	2041	50,055	14,347	682	65,084
	Net Demand	-3,331	8,442	162	5,273
Proportion of Total Dwelling Stock					
Base Case Scenario	2021	89.3%	9.9%	0.9%	100%
	2031	89.1%	10.0%	0.9%	100%
	2041	89.0%	10.1%	0.9%	100%
Alternative Scenario	2041	86.9%	12.0%	1.1%	100%

Source: Urbis, ABS

Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

Figure 14

The results of the housing intentions survey undertaken by Research Solutions on behalf of the City have found that there is an increasing trend towards people wanting medium density

housing, and to a lesser extent, high density housing in the next 10 years (Figure 15). When survey participants were asked about their housing preferences and minimum acceptable housing choice, the proportion of respondents selecting medium density doubled between current housing in 2022 and preferences in 2032.

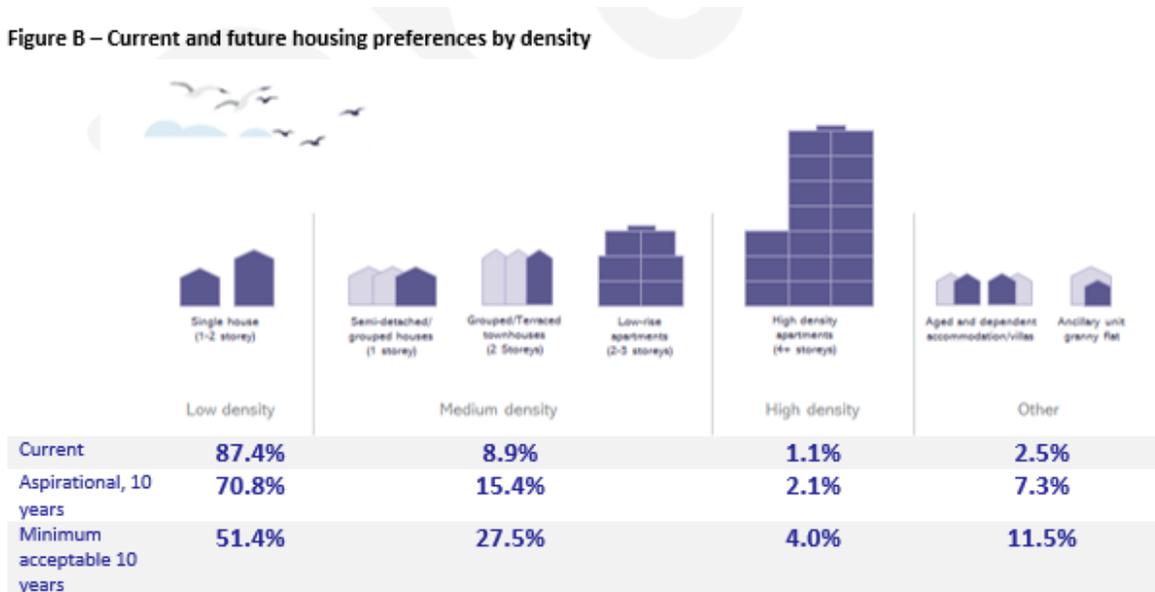


Figure 15

The increasing demand for medium and high density housing in the survey was largely driven by the younger participants and over 75 when participants considered downsizing. For families with children under 12, low density housing options remained a very strong preference both in 2022 and 2032.

It is noted that the percentage used in the alternative scenario for the Market Demand Analysis to calculate future housing demand is similar to the aspirational housing preferences of the survey. This further supports the assumptions used in the Market Demand Analysis, whereby it was determined that 5,273 dwellings would be required between 2021 to 2041.

Affordability will continue to be a challenge and was a key issue raised by the community through the community consultation. Affordability may also influence housing choice. For example, the price of a separate dwelling may force households to consider alternative housing types. The minimum acceptable housing preference at 10 years from the Community Outcomes Report (shown in Figure 15 above) can be an indicator of this, where a household may be willing to make a trade off for medium density if it is more affordable than a detached house.

Housing delivery preferences

The delivery of additional housing in the City of Joondalup will mostly be required through infill development, given the lack of currently undeveloped areas which have been zoned for future

residential land use (greenfields). When considering appropriate locations for medium and high density, the Market Demand Analysis has summarised key factors to be considered in Figure 16.



Figure 16

Other considerations such as demographic, amenity and market factors influence the viability of medium density development (R30 to R60) and high-density development (R80 or higher) in different areas. Some of these influences are outlined in Figure 17 below.

Medium and High Density Viability Success Factors		
	CRITERIA	DESCRIPTION
DEMOGRAPHIC PROFILE Existing or emerging population of smaller households	Household demographics	Understanding the demographic mix suitable for new development / redevelopment areas is fundamental to the suitable market positioning of the development. Medium and high density dwellings are typically favoured in areas with high proportions of lone persons, group households, and younger couple families without children.
	Proximity to employment centres	A key factor in determining higher density dwelling demand is the distance of the development from the CBD and other key employment nodes. People value living close to places of work. This particularly applies to young professionals and singles without children.
SUBURB AMENITY High amenity and well-connected locations or streets	Retail & entertainment amenity	One benefit of higher density living is often good access to a wide variety of entertainment, recreation, retail and service facilities. This is due to the critical mass of the denser population being able to support a wide range of facilities that may not be available in low density areas.
	Access to public open space	Given the fact that higher density dwellings typically have less outdoor space do not feature backyards, ready access to quality public space within comfortable walking distance that is safe and well maintained can be a decisive factor for many potential buyers.
	Access to public transport and major roadways	Medium and high density options located within close proximity to train stations and other high frequency public transport support more intensive forms of development. Being within walking distance of a train station is particularly attractive to workers commuting into the CBD or other places of employment.
	Views / aspect	Views of attractive natural amenities can be a powerful attractor for potential buyers, while a lack of views can be a deal breaker if there is substantial competition in the area. A northerly aspect is also a positive factor in influencing apartment demand.
MARKET FUNDAMENTALS Dwellings are affordable, at around 70-80% of the suburb median house price	Established property values	Medium and high density dwellings compete not just with traditional housing, Given 'space' is a key trade off for living in a smaller dwelling, the value of other housing types is a considerable factor influencing viability of higher density dwellings. If the price of a detached dwelling is equivalent to a new apartment or townhouse price, it is unlikely that the apartment or townhouse development will offer a significant value proposition to purchasers.
	Development context & competition	High levels of competition in an area often make it more difficult to sell medium and high density dwelling stock, particularly in areas that have relatively low market depth for higher density developments. However, clusters of higher density dwellings in particular areas can be an indicator of a fundamentally strong market for higher density housing types in an area.

Figure 17

The Consultation Outcomes Report also provides insights into factors raised by the community that may influence the success of medium and high density development in City of Joondalup:

- **Access to housing:** There is an indicative preference for diverse and affordable housing choices to be provided across the City of Joondalup, with a particular focus of density around activity centres and transport. In relation to apartments, it was preferable that high density should be focused around Joondalup City Centre and low-rise apartment buildings are seen as appropriate where services and facilities are nearby to support medium-density living. This need was most apparent among the young, renters and elderly people looking for a lifestyle change.
- **Liveability:** Need to ensure quality streetscapes and maintain liveability standards for the existing community and deliver housing that meets the needs for intended residents.

- Sustainability: Infill should be done in a sustainable way that reduces environmental footprint and that current infrastructure needs to be upgraded to support sustainability goals (e.g. transport infrastructure).

Conclusion

The forecasting, Market Demand Analysis and Consultation Outcomes Report have all demonstrated that currently there is likely to be an undersupply of medium density housing. Forecast population changes and resulting changes to household structures will likely see the demand for medium density increasing to 2041. There will remain relatively low demand for higher density living.

In terms of locational considerations for medium and high density, given the limited currently undeveloped areas which have been zoned for future residential land use (greenfields) sites available will need to be delivered through infill. The Consultation Outcomes Report demonstrates that there is a preference for medium density housing to be provided across the suburbs, with a particular focus around transport and activity centres. High density should be focused around higher order activity centres, such as the Joondalup City Centre and other larger activity centres. Other locational factors will also influence the demand, with areas of high amenity likely to drive a greater demand for medium density housing.

Affordability will also be a challenge, noting that the Consultation Outcomes Report shows this was a key issue among the community. While additional affordable housing supply can be accommodated through a Local Planning Scheme and Strategy, local governments generally have limited influence over housing affordability. Broader review of state and national policy positions relating to economic and population factors influencing affordability is required to effect meaningful change in housing affordability in Australia.

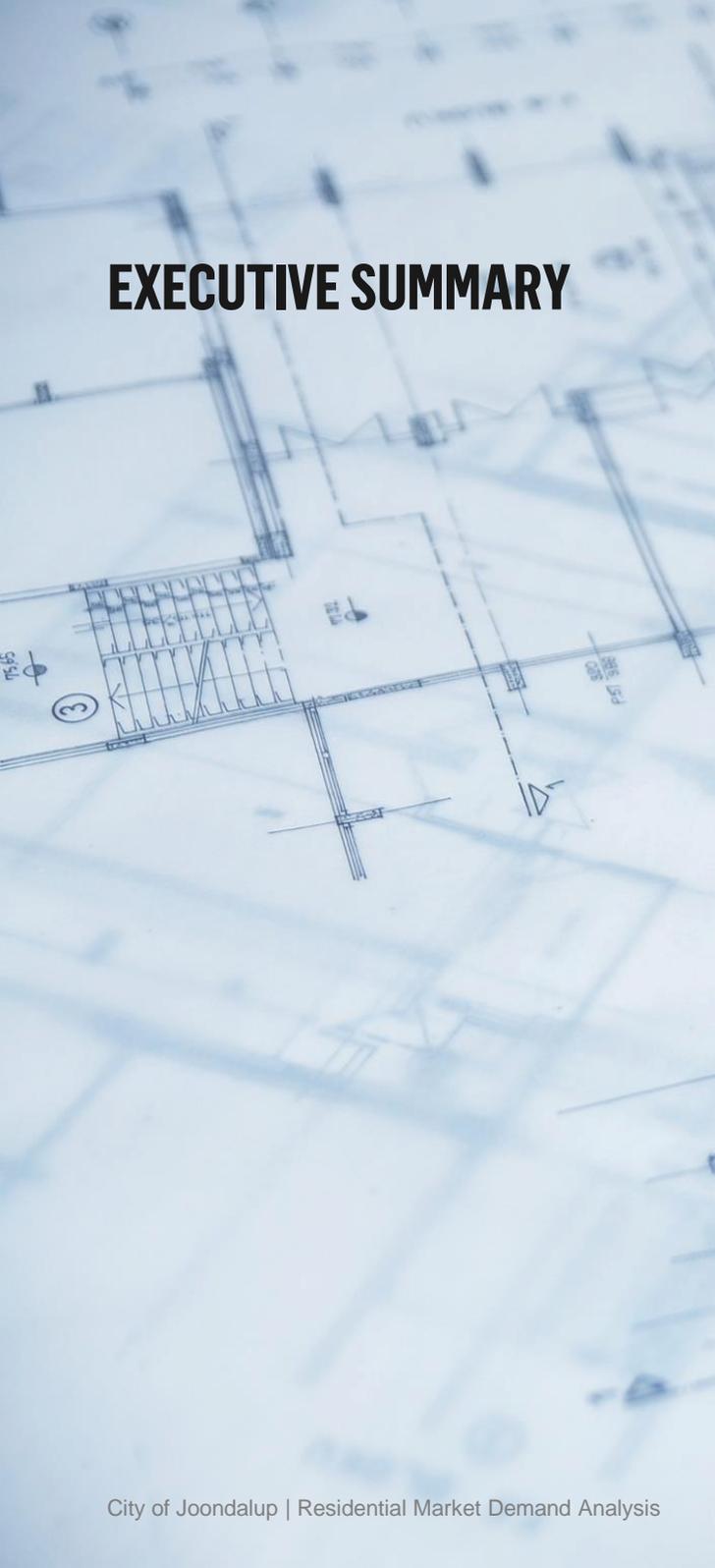


CITY OF JOONDALUP: RESIDENTIAL MARKET DEMAND ANALYSIS

Prepared for City of Joondalup
November 2022

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EXECUTIVE SUMMARY

To support a review of housing and density issues across the City of Joondalup, this study assessed the existing housing stock across the City and the historical, current and expected future demand for different housing typologies across the locality.

CURRENT HOUSING STOCK

The existing housing stock across the City is predominantly **single houses**, with **87%** of total housing stock of this type. High density housing is only located within the suburb of Joondalup and forms only **1%** of total housing stock.

The current household types reflect the typical makeup of an **ageing urban growth area**, with families with children forming a very high proportion of households at 65%.

MARKET TRENDS

New building activity is largely single house construction despite increasing land values and geographical and physical limitations in the City. However, there is evidence of the impact of price and supply pressure on the market leading to increased apartment development (with an estimated 200+ new apartments sold during 2020 and 2021). Current and near term (i.e. next 1-2 years) apartment supply in the City is expected to be minimal which reflects the impact of rising construction costs on the viability of medium and high density development.

This review additionally highlighted that a number of suburbs have experienced increased demand and supply of medium density development (particularly, the Currambine, Iluka and Joondalup suburbs) and that there has been demand for medium density across the vast majority of the City's suburbs over the past decade.

FUTURE MARKET DEMAND

Two future scenarios were modelled for future demand. The first used current dwelling preferences across the City of Joondalup (base case). The second adopted dwelling preferences informed by an urban area further along the urban renewal timeline (alternative scenario).

The base case scenario remains highly focused on providing single dwellings as the predominate new dwelling stock and the alternative scenario illustrates a greater diversity of demand for medium and high density housing stock (with these typologies expected to more than double in volume over the next 20 years), while single dwellings remain an important future product.

It is important to note that the demand analysis does not consider the ability of the urban form and policy framework to support these outcomes. It is nonetheless apparent that for the City of Joondalup population to grow, alternative dwelling types beyond single houses will be required. As such, the alternative scenario is considered to be more representative of the future housing demand than the base case scenario.

Whilst the analysis details potential future demand at a City-wide level, a medium and high density success factor framework has been provided to help inform which areas in the City could be better placed to accommodate this need. It is recommended however that market viability (both current and forecast) is explored for key locations to help understand if market fundamentals align with housing needs and policy controls.

INTRODUCTION



BACKGROUND & APPROACH

Access to affordable, diverse and liveable housing in the City of Joondalup is crucial to the development of diverse, vibrant and sustainable communities. It allows people to establish roots within their community, can facilitate ageing in place, improve the efficiency of the urban form by encouraging transit-oriented development, protect and enhance the amenity of residential areas and streetscapes, and facilitate urban renewal and investment across the City.

As such, the City of Joondalup have commenced a review of housing and density issues across the entire City. The scope of the review will include all housing and accommodation matters for the City, not just infill.

The initial project phase of the “housing review” is technical analysis and community consultation to identify the key housing issues within the City, which will inform the detailed project scope, including technical studies required, for later project phases.

To support above, the City has appointed Urbis to undertake a desktop study to analyse the existing housing stock across the City and the current, emerging and future demand for different housing typologies.

A study approach was based on seeking to understand:

- The current housing stock by typology across the City;
- The observed preferences for housing;
- The future housing demand; and
- Key housing market trends relevant to the City.

REPORT STRUCTURE

This report is structured as follows.

- **Local Context:** An overview of the geographical study area and housing typologies.
- **Housing Stock Benchmarking:** Analysis of the existing housing stock by typology for the study area and comparable local government areas.
- **Market Trends:** Analysis of historical demand and housing trends.
- **Market Demand Analysis:** Estimates of future housing demand for the City of Joondalup.

The appendix includes additional housing stock and demand market data to support the housing review.

01

LOCAL CONTEXT



LOCAL CONTEXT | GEOGRAPHICAL STUDY AREA

Overview

The City of Joondalup comprises the study area for this report.

Location

The City of Joondalup (City) is located 10 km from Perth CBD, and stretches a further 20 km north along the coast, covering 99 square kilometres in total.

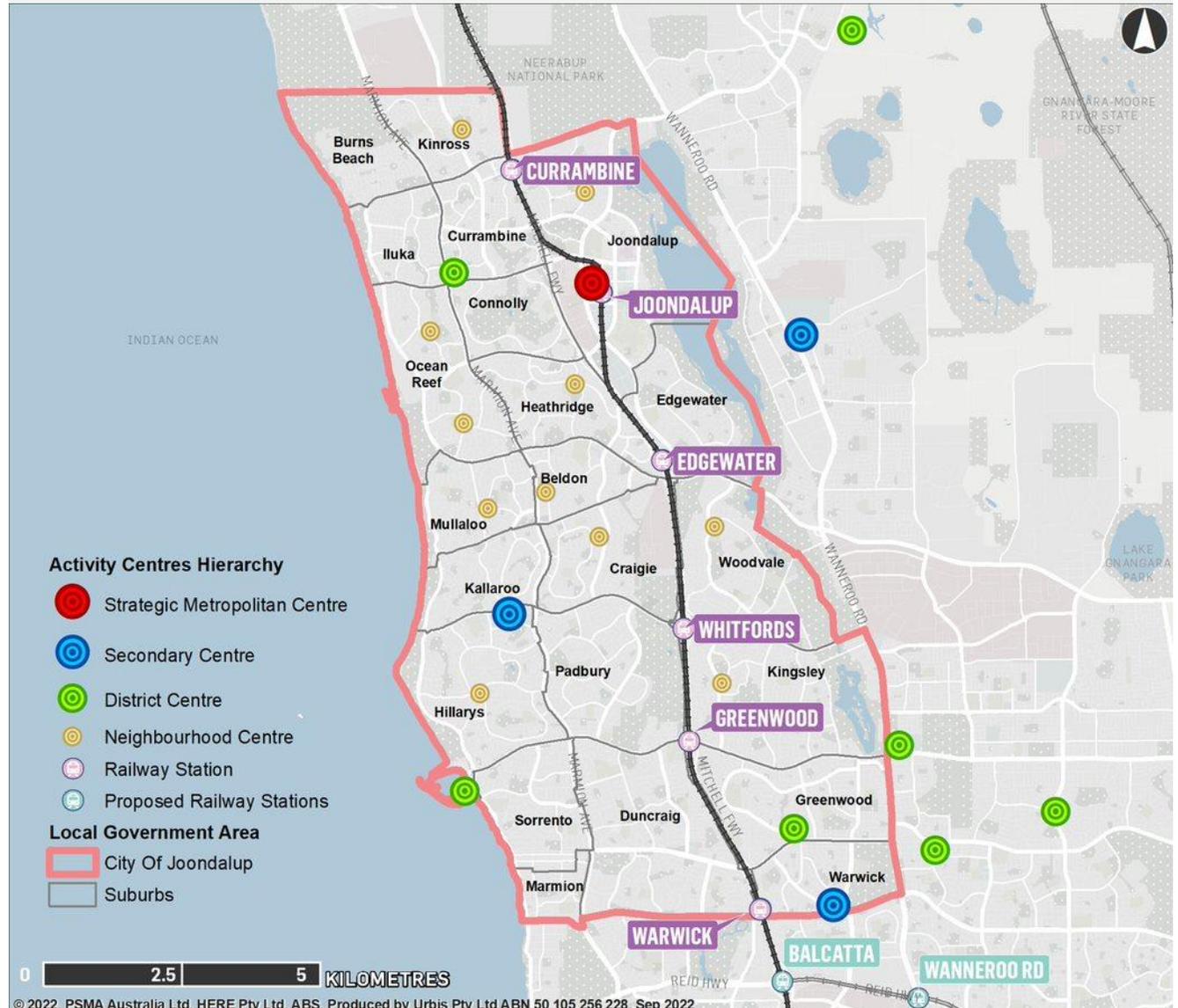
Joondalup City Centre is the key focal point for office, medical and other major commercial development, and is served by the northern passenger rail line.

Housing Context

This area includes long-established suburbs to the south with housing stock primarily built in the 1970s – 90s, with development further north occurring later with housing stock in these areas typically newer. There are some areas of Burns Beach and Iluka to the north which are still greenfield development areas.

The type of housing stock across the majority of the City of Joondalup reflects the context of the time during which housing stock was built. As a past and current housing growth frontier, single housing has typically been built and remains the key housing typology across the City.

Study Area



Source: Urbis

LOCAL CONTEXT | HOUSING TYPES

Key Findings

Housing stock has been profiled for this analysis in terms of the density, which captures the differences in the way the dwellings are constructed and the way they visually impact their neighbourhoods.

The following housing typologies have been profiled:

- Low density;
- Medium density; and
- High density.

Summary definitions of these typologies and examples are shown in the table to the right. Full definitions are available in the appendix.

OTHER



ANCILLARY UNIT



A “Fonzi” or “Granny” Flat; a self contained, small unit on the same property as an existing primary dwelling.

Housing Typology Definitions

LOW DENSITY



SINGLE HOUSE
(1-2 STOREY)

A standard house with a backyard. Typically, would be on a single lot. Potential for one wall of the dwelling to be “attached” or built on boundary based on current R20 coding of the City’s suburban area.



MEDIUM DENSITY



SEMI-DETACHED / GROUPED
HOUSES (1 STOREY)

Grouped houses are a smaller house (typically single storey) with a small outdoor living area/courtyard. Terraced townhouses are a small, double storey home with a courtyard. Could be on a single lot with a shared boundary wall with a neighboring house or part of a strata (duplex or triplex). Typically including the desired 2-3 bedrooms comes with a compromise of reduced indoor or outdoor living space, or reduced/reconfigured car parking (e.g., tandem).



GROUPED / TERRACED
TOWNHOUSES (2 STOREYS)

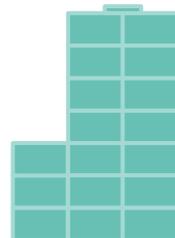
An apartment in a low-rise building (2-3 storey) that may have modest common facilities including a meeting spot/communal garden or gathering space



LOW RISE APARTMENTS (2-3
STOREYS)



HIGH DENSITY



An apartment in a high-rise building (4+ storeys). Complex would have common facilities including a meeting spot/communal garden or gathering space. May also include a pool, gym and BBQ spaces depending on the scale of the complex.



02

HOUSING STOCK BENCHMARKING



HOUSING STOCK BENCHMARKING | EXISTING HOUSING STOCK OVERVIEW

Key Findings

The current housing stock was profiled using ABS Census 2021 data. A summary of the results are shown in the table, right, and detailed results by suburb are in the appendix.

The current housing stock in the City is comprised primarily of low density single houses (87%), with a small proportion of medium density dwellings (11%), and minimal high density (1%).

'Other' dwelling types, such as retirement living, short-stay accommodation and ancillary dwellings are included in this data. There are a number of retirement villages located within the City, with the majority in the southern, longer-established suburbs.

City of Joondalup Housing Snapshot, 2021

HOUSING TYPOLOGY		AMOUNT (NO.)	PROPORTION OF HOUSING STOCK (%)
	 Population	160,003	-
LOW DENSITY	 Single house	54,372	87%
	 Semi-detached / grouped houses (1 storey)	4072	7%
MEDIUM DENSITY	 Grouped / terraced townhouses (2 storeys)	1483	2%
	 Low-rise apartments	1,268	2%
HIGH DENSITY	 High density apartments	647	1%
	 Other dwelling types	248	0.4%
Total		62,090	-

Source: ABS 2021 Census

Note: "Not stated" and "Not applicable" have been excluded from dwelling types. Further details are in the appendix.

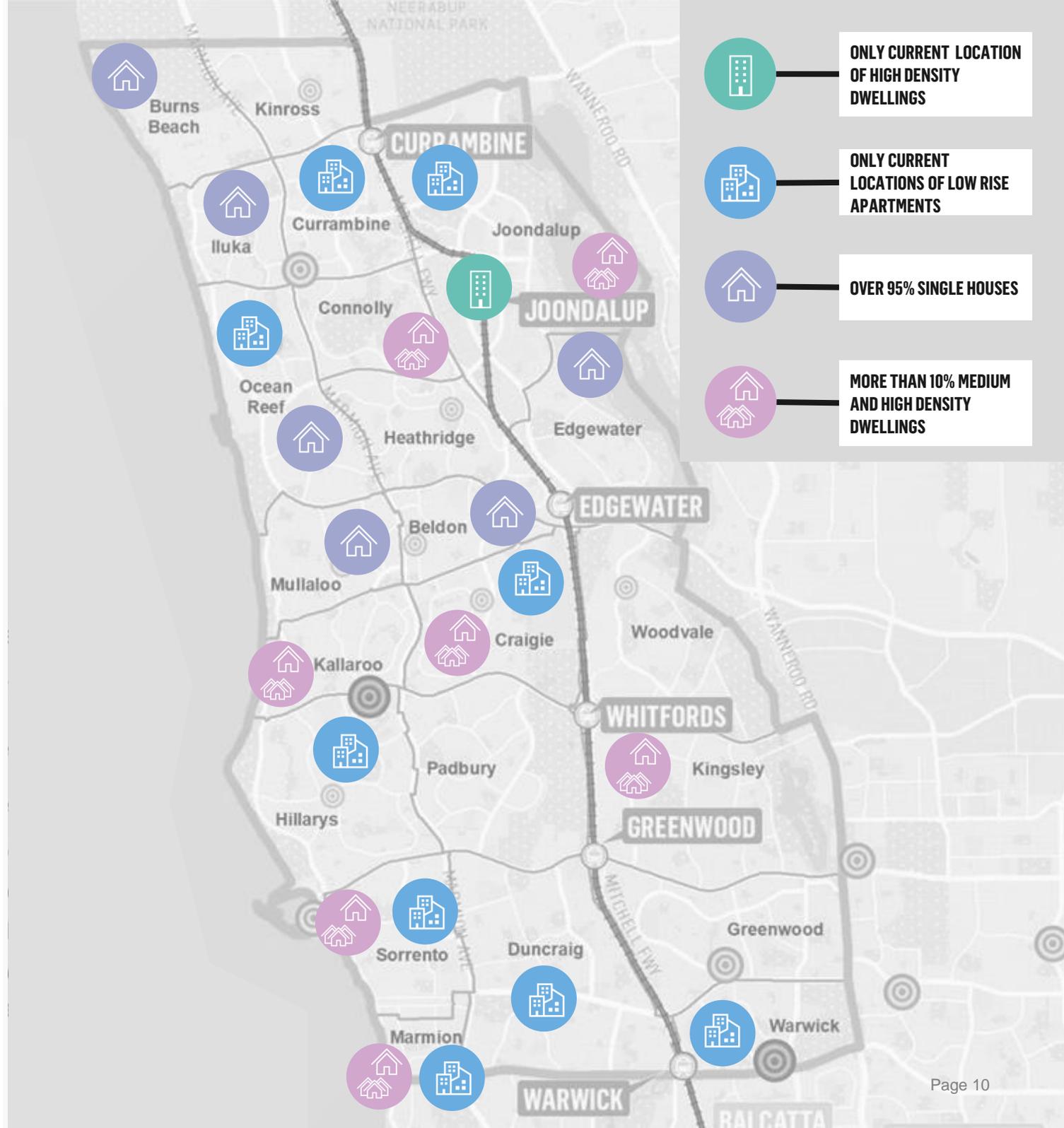
HOUSING STOCK BENCHMARKING | HOUSING TYPOLOGY HOTSPOTS

The current housing stock by suburb showed some key housing type trends. These are summarised below.

- The majority of suburbs had very high levels of single housing, low proportions of medium density housing and no high density housing.
- A small number of suburbs were comprised of 95%+ single housing.
- High density housing is restricted only to the suburb of Joondalup.
- Within the medium density housing typology, the majority of dwellings were single-storey semi-detached and double-storey terraces / townhouses.
- Medium density low-rise apartments were only present in nine suburbs. These suburbs had key characteristics that make this type of development viable and attractive, including coastal location, high median property value, or are a City Centre location.
- Only a small number of suburbs had housing stock diversity of more than 10% medium and high density dwellings.

Some suburbs did not have any key trends highlighted. These were typically comprised primarily of single housing with a small amount of medium density housing.

Detailed information for all suburbs, including those not highlighted on this page, is in the appendix.



HOUSING STOCK BENCHMARKING | EXISTING HOUSING STOCK COMPARISONS

Key Findings

Benchmark LGAs

Three additional local government areas (LGAs) were profiled to compare the housing stock with the City of Joondalup. The Cities of Cockburn, Rockingham and Stirling were selected as they represent areas that have longer-established housing stock, coastal locations and median house prices within a similar range. These LGAs demonstrate the potential housing and population profile of the City of Joondalup in the medium to long term future as the population matures and the development frontier shifts elsewhere.

Benchmarking Results

The Cities of Cockburn and Rockingham have similar profiles to the City of Joondalup in terms of housing diversity. Cockburn has higher levels of medium density housing (14%) and slightly higher levels of high density housing (3%). Rockingham, with a typically lower price-point for housing and therefore minimal drivers for higher density dwellings is highly characterised by single housing (91%).

The City of Stirling shows a significantly different housing stock profile, with 58% low density and 40% medium density. Similar to the City of Joondalup and the other benchmarked suburbs, Stirling has minimal high density housing stock. Infill development from redeveloped single housing lots appears to comprise a significant proportion of medium density development.

Housing Typology Benchmark, 2021

HOUSING TYPOLOGY	JOONDALUP	COCKBURN	ROCKINGHAM	STIRLING
 Population	160,003	118,091	135,678	226,369
 Single house	87%	82%	91%	58%
 Semi-detached group houses	7%	9%	5%	24%
 Grouped / terrace townhouse	2%	2%	1%	8%
 Low-rise apartments	2%	3%	3%	8%
 High Density apartments	1%	3%	1%	1%
 Other dwelling types	0.4%	0.5%	0.6%	0.1%

Source: ABS 2021 Census

Note: This excludes unoccupied private dwellings, not stated and not applicable.

CITY OF JOONDALUP



87% LOW DENSITY
11% MEDIUM DENSITY



CITY OF COCKBURN



82% LOW DENSITY
14% MEDIUM DENSITY



CITY OF STIRLING



58% LOW DENSITY
40% MEDIUM DENSITY



HOUSING STOCK BENCHMARKING | HOUSEHOLD ATTRIBUTES

Key Findings

The household composition of existing dwellings reflects the past and current preferences of City residents to live in different dwellings types, given the available supply.

The breakdown of dwelling types in the City is shown top right, while the composition of family types within each dwelling type is shown bottom right.

Observed Preference for Dwelling Types

The large proportion of single houses comprising the majority of dwelling stock across the City is reflected in the chart, top right.

A review of household composition and type identified that family households are most likely to live in a single dwelling. This is particularly true of couple families with children. A higher proportion of one parent families live in semi-detached dwellings than couple families with children.

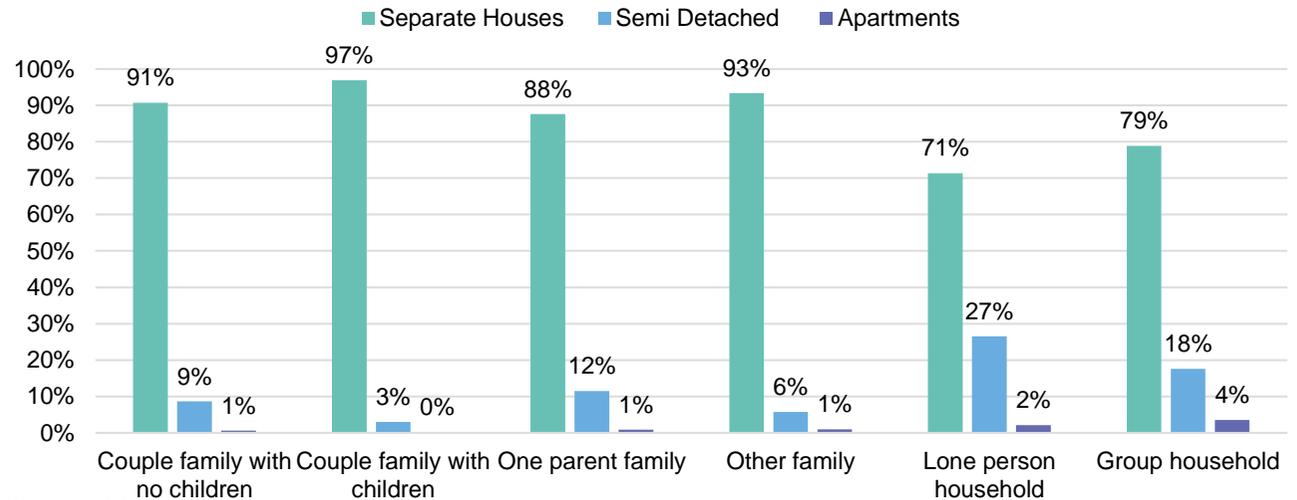
Household Composition of Dwelling Types

Examining the household composition of each dwelling type provides further insights.

While the majority of lone person and group households also live in single dwellings, these two household types are more likely to live in semi-detached or apartment housing than families.

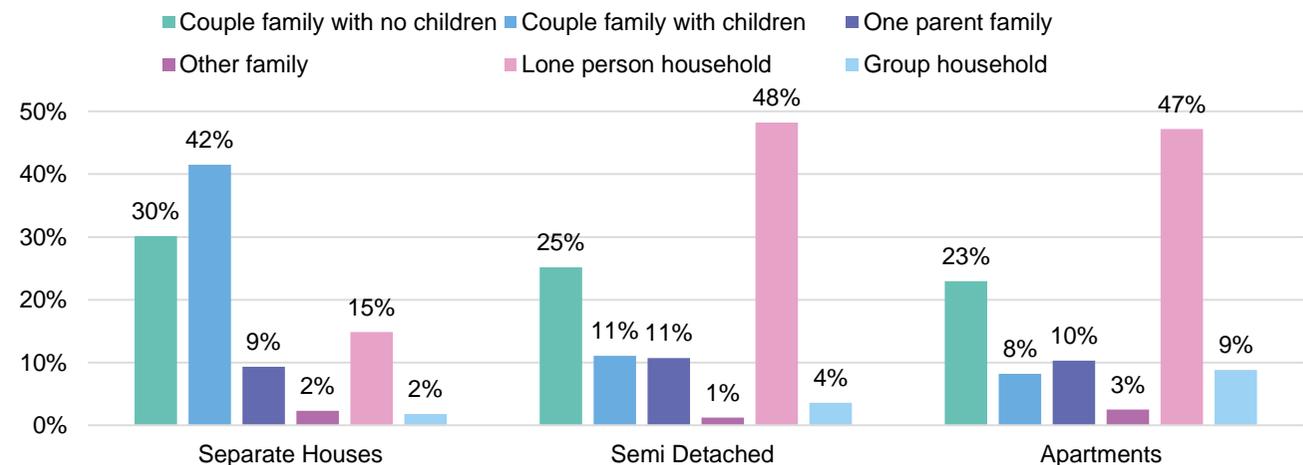
The second largest cohort for non-detached housing is couples without children. This can include downsizers, young couples and older adult couples.

Proportion of Dwelling Type by Household Composition, City of Joondalup, 2021



Source: ABS

Household Proportion by Composition of Dwelling Type, City of Joondalup, 2021



Source: ABS

HOUSING STOCK BENCHMARKING | HOUSEHOLD ATTRIBUTES BENCHMARKING

Key Findings

The family and household composition of the benchmark LGAs are shown, right.

This demonstrates the greater diversity of household structure in areas that have been developed over a longer period of time.

The City of Stirling shows the most significant shift in household structure diversity, which is typical of a population comprised of greater proportions of both younger and older age cohorts, different family types, and a diversity of different dwelling types reflecting these characteristics. The resulting breakdown of household types across dwelling types illustrates that while there remains a preference for single houses for couple families with children, there is a greater proportion of this household type in semi-detached (medium density) housing.

This information has been used to inform the future demand modelling.

Dwelling, Family and Household Comparisons by LGA, 2021

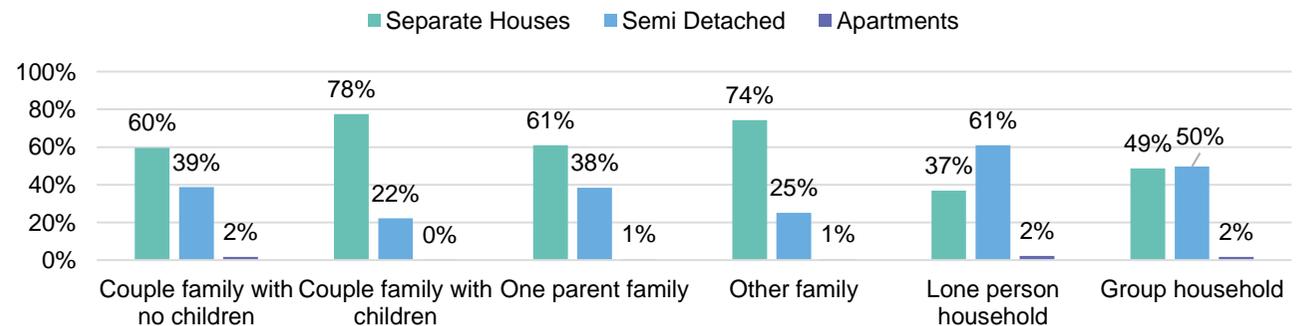
LOCAL AUTHORITY / ATTRIBUTE	JOONDALUP	COCKBURN	ROCKINGHAM	STIRLING
 Median Age	41	37	36	38
 Family Composition – Couple Family with No Children	26%	37%	36%	41%
 Family Composition – Couple Family with Children	65%	48%	46%	44%
 Family Composition – One Parent Families	9%	16%	18%	15%
 Household Composition – Family Households	79%	74%	74%	65%
 Household Composition – Single Person Households	19%	23%	23%	31%
 Household Composition – Group Households	2%	3%	2%	4%

Source: ABS

Family composition classifies families into different family types and shows the proportion of different family types within the LGA.

Household composition classifies the type of household within a dwelling and shows the proportion of different household types that occupy dwellings.

Proportion of Dwelling Type by Household Composition, City of Stirling, 2021



Source: ABS

03

MARKET TRENDS



MARKET TRENDS | CITY OF JOONDALUP HOUSING TRENDS



INCREASING HOUSE PRICES



After a prolonged period of limited price growth from 2015 - 2019, house and unit prices have increased across the City of Joondalup since 2020. Over the same time period apartment prices have fallen, likely reflecting the aging of existing stock and lack of new apartment projects on the market.

RENTAL STRESS



Rental stress in the City of Joondalup has increased very significantly over the last decade, from 5.8% of renters in 2011 to 29.7% in 2021, with minimal change in the proportion of residents renting. While this trend has been seen across WA and nationally, the increase in rental stress in Joondalup is more substantial.

SINGLE DWELLINGS



In recent years, the proportion of dwelling approvals across the City of Joondalup comprised of single houses increased significantly. This activity was catalysed by the economic stimulus measures during the pandemic.

DWELLING APPROVALS BY TYPE, CITY OF JOONDALUP

— House — Semi detached and townhouse — Apartment



Sources: ABS 2021 and 2011 Census, ABS, Landgate, Urbis Essentials

LARGER HOUSES, SMALLER LOTS



Over the last decade in the City of Joondalup, more new properties have either 4+ bedrooms or 2 or less bedrooms. At the same time the proportion of semi-detached dwellings in the City of Joondalup has increased, while the proportion of single houses decreased slightly.

This means more houses are being built with a smaller footprint but provide larger accommodation inside. This is in line with the trend seen in WA and across Australia.

NEW APARTMENT SALES STAGNATING



New apartment sales across Perth have dropped significantly from 2021 levels to historic lows. Increasing inflation, especially for construction costs, is a key driver of this trend and has limited the viability of apartment projects.

There are currently no new apartment projects (greater than 25 dwellings) in pre-sales within the City of Joondalup, which will limit future apartment sales.

APARTMENT SALES BY STATUS, PERTH*



Source: Urbis

* These sales only include survey apartment projects captured by Urbis' Apartment Essentials database.

MARKET TRENDS | HISTORICAL DEMAND

Key Findings

Demand for new housing products in the City of Joondalup over the last 10 years is shown in the chart, right. Some degree of demolitions will have taken place to enable new development, which is excluded from the data. This data is provided by suburb in the appendix.

House sales comprise the largest volume of new dwelling sales. This is followed by apartments, for which the volume depends significantly on the availability of a new apartment projects. Units (semi-detached / medium density) have had the lowest sales volumes across the time period.

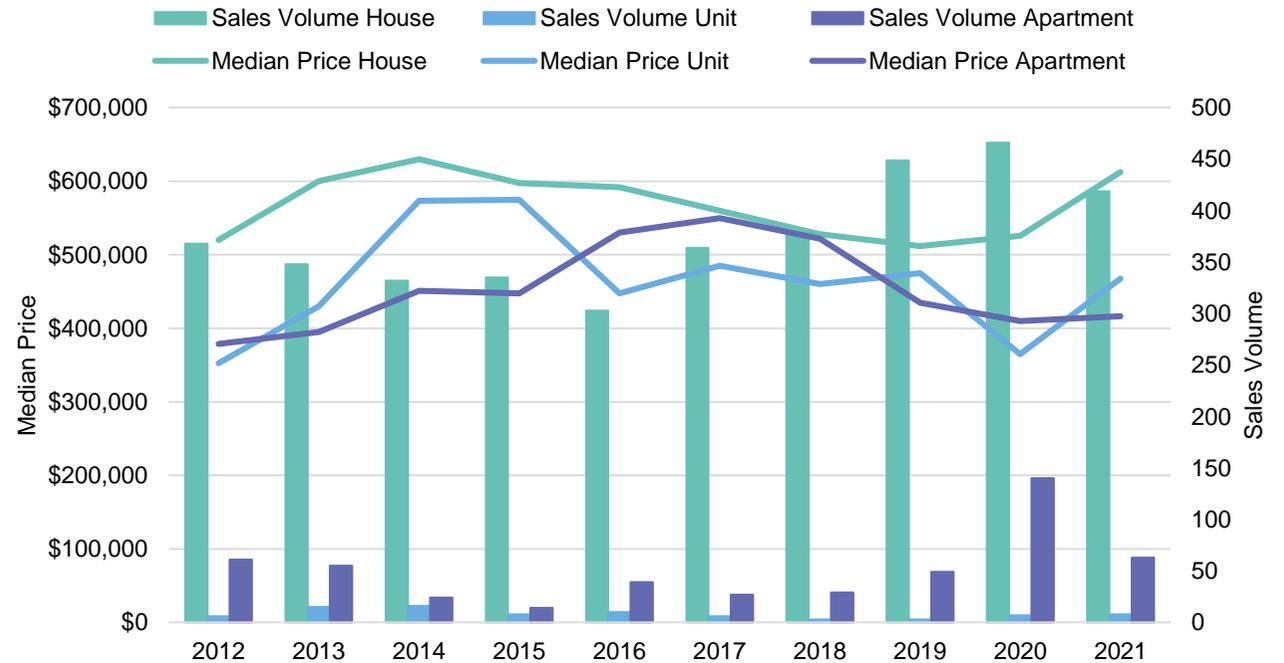
Prices for new houses have been increasing since 2019 and are on track to exceed the previous peak in 2014.

The low volume of sales for non-detached housing is reflective of both low supply and demand. For instance, projects in the Joondalup City Centre have demonstrated that there is demand for well-located and quality infill development at scale and there would likely be similar demand for infill development in high amenity, coastal locations if there were appropriately located, zoned sites and suitable market conditions to support required prices.

The difference in the price of house and non-detached dwelling prices is reflective of land supply dynamics in the City and overtime will support a greater uptake of medium and high density development.

It is important to note that vacant land sales have been excluded from this analysis however it is worth noting that these vacant land sales would likely have been developed in detached housing. Therefore, the chart does not capture the total volume of new stock.

Sales and Price Trends by Typology for New Stock, City of Joondalup, 2012-2021



Source: Landgate

MARKET TRENDS | HISTORICAL DEMAND (CONT.)

Key Findings

At a suburb level, a review of historical new dwelling sales was undertaken to highlight if an area has been experiencing notable levels of non-detached housing development over the past decade.

This review highlighted that a number of suburbs have experienced increased demand and supply of medium density development; particularly, the Currambine, Iluka and Joondalup suburbs.

There are additionally a number of suburbs that have experienced limited medium density sales or sales well below total existing stock proportions; such as Burns Beach, Connolly, Greenwood, Kingsley, Ocean Reef, Padbury, Sorrento and Woodvale. This low level of sales of new non-detached housing stock does not necessarily imply lack of demand as supply is influenced by a range of other factors such as market viability, land availability and policy controls (amongst others).

This analysis nonetheless demonstrates that there is demand for medium density across the vast majority of the City's suburbs.

New Non-Detached Dwellings Trends, City of Joondalup

SUBURB	NON-DETACHED DWELLINGS PROPORTION OF NEW STOCK (2012-21)	NON-DETACHED DWELLINGS PROPORTION OF TOTAL DWELLINGS (2021)
BELDON	7%	5%
BURNS BEACH	0%	1%
CONNOLLY	0%	14%
CRAIGIE	9%	11%
CURRAMBINE	54%	9%
DUNCRAIG	9%	8%
EDGEWATER	6%	4%
GREENWOOD	0%	7%
HEATHRIDGE	5%	8%
HILLARYS	17%	10%
ILUKA	89%	2%
JOONDALUP	83%	43%
KALLAROO	8%	12%
KINGSLEY	6%	14%
KINROSS	5%	7%
MARMION	18%	18%
MULLALOO	2%	5%
OCEAN REEF	1%	4%
PADBURY	1%	7%
SORRENTO	6%	19%
WARWICK	11%	10%
WOODVALE	1%	7%

Source: Landgate, ABS

Note: Excludes non-private dwellings and other dwellings

MARKET TRENDS | MEDIUM AND HIGH DENSITY SUCCESS FACTORS

Overview

Market demand at a suburb level for different housing typologies is influenced by a broad set of market factors, policy settings, locational attributes and landowner intentions.

There are, in particular, a number of broad key success factors that influence whether a location is attractive for medium and high density dwellings (outside of policy controls). These are profiled in the table to the right.

Ideal locations for medium and high density development will combine a number of these characteristics within a distinct precinct to provide a high quality urban environment.

This framework can provide a guide to whether suburbs or localities are likely to be favourable to medium and high density developers and attractive to prospective buyers.

Medium and High Density Viability Success Factors

	CRITERIA	DESCRIPTION
DEMOGRAPHIC PROFILE Existing or emerging population of smaller households	Household demographics	Understanding the demographic mix suitable for new development / redevelopment areas is fundamental to the suitable market positioning of the development. Medium and high density dwellings are typically favoured in areas with high proportions of lone persons, group households, and younger couple families without children.
	Proximity to employment centres	A key factor in determining higher density dwelling demand is the distance of the development from the CBD and other key employment nodes. People value living close to places of work. This particularly applies to young professionals and singles without children.
SUBURB AMENITY High amenity and well-connected locations or streets	Retail & entertainment amenity	One benefit of higher density living is often good access to a wide variety of entertainment, recreation, retail and service facilities. This is due to the critical mass of the denser population being able to support a wide range of facilities that may not be available in low density areas.
	Access to public open space	Given the fact that higher density dwellings typically have less outdoor space do not feature backyards, ready access to quality public space within comfortable walking distance that is safe and well maintained can be a decisive factor for many potential buyers.
	Access to public transport and major roadways	Medium and high density options located within close proximity to train stations and other high frequency public transport support more intensive forms of development. Being within walking distance of a train station is particularly attractive to workers commuting into the CBD or other places of employment.
	Views / aspect	Views of attractive natural amenities can be a powerful attractor for potential buyers, while a lack of views can be a deal breaker if there is substantial competition in the area. A northerly aspect is also a positive factor in influencing apartment demand.
MARKET FUNDAMENTALS Dwellings are affordable, at around 70-80% of the suburb median house price	Established property values	Medium and high density dwellings compete not just with traditional housing, Given 'space' is a key trade off for living in a smaller dwelling, the value of other housing types is a considerable factor influencing viability of higher density dwellings. If the price of a detached dwelling is equivalent to a new apartment or townhouse price, it is unlikely that the apartment or townhouse development will offer a significant value proposition to purchasers.
	Development context & competition	High levels of competition in an area often make it more difficult to sell medium and high density dwelling stock, particularly in areas that have relatively low market depth for higher density developments. However, clusters of higher density dwellings in particular areas can be an indicator of a fundamentally strong market for higher density housing types in an area.

04

MARKET DEMAND ANALYSIS



MARKET DEMAND ANALYSIS | DEMAND MODELLING METHODOLOGY

Overview

Housing demand for the City of Joondalup was modelled using the following multi-stage methodology.

This approach has proven highly effective in estimating local housing demand, by translating age-specific population estimates and projections into household types before applying household-based dwelling preferences. This approach recognises that dwelling demand is directly driven by the growth and changes in household formation, not simply population growth. It also recognises that the application of whole-of-market average household sizes to population estimates fail to properly capture changes in both the age-profile of the population and in household formation rates. The application of dwelling preferences recognises observed behaviour and therefore inherently captures the role of price in decision making.

A key assumption underpinning this analysis is the expected 'dwelling preferences' of different household types. The analysis is thus based on observed preferences – i.e. the status quo – and an alternative 'expected' scenario. As such, a key 'step change' or shift in behaviour (not adopted as part of the two scenarios) such as towards apartment living, for instance, would likely translate into a higher need for apartments than modelled outputs demonstrate and less of a need for other dwelling types.

Housing Demand Model Overview



Source: Urbis

MARKET DEMAND ANALYSIS | DEMAND SCENARIOS

Overview

The demand modelling provides a base case and an alternative dwelling demand scenario. Note, these scenarios do not take into account the land area available for development, but provide information on what dwelling types could be required for the City population to grow.

Base Case

The base case illustrates what dwelling demand will look like if the population increases in line with .id projections to 2041, but dwelling preferences remain the same as observed as of 2021.

Alternative Scenario

The alternative scenario illustrates what dwelling demand looks like if dwelling preferences shift to a more diverse household type / dwelling type makeup given the physical constraints of the City, increasing land values and policy objectives. To test alternative outcomes, the alternative scenario assumed that dwelling preferences would, over time, move towards those observed in the City of Stirling. In particular, the modelling assumes that dwelling preferences by 2041 would be broadly between those observed currently in the Joondalup and Stirling local government areas (i.e. dwelling preferences will be the average of both these locations by 2041).

The alternative scenario therefore does not assume that dwelling preferences will match those in the City of Stirling over the next two decades, but rather housing preferences will slowly follow a similar path towards greater need for medium and high density dwellings.

Modelling Assumptions

ASSUMPTION VARIABLE	ASSUMPTION	NOTES
Occupancy Rate	94.6%	Based on the 2021 ABS census data for occupied private dwellings the Joondalup LGA.
Age-Specific Household Composition	As per 2021 levels	The model groups resident projections into household types based on age characteristics.

Source: Urbis, ABS

Population Forecast Assumptions, City of Joondalup, 2021-2041

PERSONS	2021 ERP	2031	2041
0-4 years	8,809	9,783	10,441
5-14 years	21,989	22,083	23,287
15-19 years	10,606	11,026	11,573
20-24 years	9,298	9,847	10,442
25-34 years	16,803	19,607	21,190
35-44 years	22,011	23,910	25,462
45-54 years	23,492	23,211	24,880
55-64 years	22,426	19,475	20,099
65-74 years	18,671	16,788	16,633
75-84 years	8,099	11,559	12,679
85 years and over	2,870	3,893	5,156
Total Population	165,075	171,182	181,842
Net Increase since 2021	-	6,107	16,767

Source: ABS, Forecast.id

MARKET DEMAND ANALYSIS | FUTURE DEMAND

Key Findings

The current numbers of dwellings by type are shown for 2021. This is the starting point for both scenarios. The future dwelling numbers for each scenario are based on the household formation and dwelling type preferences.

Base Case

This scenario is highly dependent on new single houses being provided to accommodate additional population growth, with approximately 5,700 additional single dwellings. Under this scenario only an additional 800 medium density dwellings (units / townhouses) are required, and 70 apartments (which would represent one medium sized apartment development, or 2-3 small developments).

A net increase of 6,600 dwellings are required under this scenario from the 2021 existing dwellings.

Alternative Scenario

This scenario provides a greater proportion of medium density and high density dwellings to accommodate population growth and assumes a notable level of demolitions to accommodate this.

Under this scenario, approximately 8,600 additional medium and high density dwellings would be required. This translates into a net increase of around 5,300 dwellings, with reduced demand for detached dwellings partly offsetting increased medium and high density demand.

Future Dwelling Demand Scenarios

DEMAND	YEAR	DETACHED HOUSES	UNITS & TOWNHOUSES	APARTMENTS (3+ STOREY)	TOTAL
Base Case Scenario	2021	53,386	5,905	521	59,811
	2031	55,529	6,238	551	62,319
	2041	59,093	6,695	592	66,380
	<i>Net Demand</i>	<i>5,708</i>	<i>790</i>	<i>71</i>	<i>6,569</i>
Alternative Scenario	2041	50,055	14,347	682	65,084
	<i>Net Demand</i>	<i>-3,331</i>	<i>8,442</i>	<i>162</i>	<i>5,273</i>
Proportion of Total Dwelling Stock					
Base Case Scenario	2021	89.3%	9.9%	0.9%	100%
	2031	89.1%	10.0%	0.9%	100%
	2041	89.0%	10.1%	0.9%	100%
Alternative Scenario	2041	86.9%	12.0%	1.1%	100%

Source: Urbis, ABS

Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

MARKET DEMAND ANALYSIS | KEY CONCLUSIONS



Key conclusions from the two demand scenarios modelled are summarised, right. Demand for medium and high density dwellings in both scenarios has been distributed across the City. Factors influencing the best location for different housing product are detailed on the following page.

BASE CASE SCENARIO



LOW DENSITY

MEDIUM DENSITY

HIGH DENSITY

- This scenario assumes current dwelling preferences (by demographic and household cohort) are maintained.
- This scenario is likely unable to be supported as there will likely be insufficient land to provide for the number of new single houses required.
- There is an existing lack of diverse housing options in the City which likely demonstrates that some needs in the community are not being adequately met (e.g. lone and small households within large homes). This scenario likely exacerbates these issues.

ALTERNATIVE SCENARIO



LOW DENSITY

MEDIUM DENSITY

HIGH DENSITY

- This scenario assumes that dwelling preferences shift slowly over time (as has been observed in metropolitan locations across Australia).
- In this scenario demand for medium density dwellings increases significantly and there is a small increase in demand for high density dwellings. There is however a degree of ability for demand to shift between medium and high density given product similarities (e.g. apartment in low-rise development versus apartment in mid-rise development).

MARKET DEMAND ANALYSIS | KEY INFLUENCES AND IMPLICATIONS FOR DEMAND

Demand for housing is influenced by a range of key factors, many of which are not related to supply directly.

Understanding these factors can provide insight into the best locations for medium and high density dwellings.



PRECINCT CHARACTER

The quality of the streetscapes, public realm and private and public amenities (built and natural) have a direct impact on the attractiveness of a location for alternative housing products. In general, areas with comparably more desirable amenities support increased density development demand.



DWELLING AVAILABILITY / APPROPRIATENESS

The availability of appropriate housing in a location directly influences the choice of housing typology. For instance, an area with a large supply of medium density dwellings may limit demand for higher density dwellings that offer comparable product types.



DEVELOPMENT FEASIBILITY

Ultimately, new dwellings will only be delivered in areas where sufficient development return can be achieved. As such, any influences on the viability of development will impact housing demand and choice (e.g. if land value growth significantly increases build costs then medium and high density becomes more viable).



POPULATION GROWTH

Strong population growth drives growth for housing. Higher levels of growth than anticipated may lead to higher demand for non-detached housing earlier than predicted.



TYPE AND TENURE

People who are renting are, on average, more likely to select medium and high density dwelling types. A high proportion of renters within the local population thus will lead to higher demand for medium and high density dwellings.



DEMOGRAPHIC PROFILE

Demographic changes not anticipated will influence housing demand. For instance, non-Anglo migrants and young adults are more likely to have higher demand for medium and high density dwellings than other demographic cohorts.



HOUSEHOLD & FAMILY TYPE

Household and family attributes influence dwelling demand. Smaller households such as lone persons and couples with no children, for instance, are more likely demand medium or high density than families with children.



AFFORDABILITY

The affordability (for purchase or rent) of different housing types influences demand considerably. A household is willing to make a trade off for a medium density dwelling, for instance, if it is more affordable than a detached house.

An aerial, top-down view of a residential neighborhood. The houses are arranged in a grid-like pattern with streets. The roofs are in various colors, including red, grey, and white. Some houses have solar panels on their roofs. There are green spaces, trees, and parked cars visible between the buildings.

05

APPENDICES

APPENDIX | DEFINITIONS

Detached Housing

The ABS define **separate houses** as:

“This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat or apartment - see below). The number of storeys of separate houses is not recorded. Also included in this category are occupied accommodation units in manufactured home estates which are identified as separate houses.”

Medium Density Housing

The ABS defines **Semi-detached, row or terrace house and townhouse** as:

“These dwellings have their own private grounds and no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre.”

Apartments

The ABS defines **apartments** as:

“This category includes all dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats.”

Non-Private Dwellings

The ABS defines **Non-Private Dwellings** as:

“NPDs are those dwellings, not included above, that provide a communal or transitory type of accommodation. They are classified according to their function for the variable Type of Non-Private Dwelling (NPDD). NPDs include hotels, motels, guest houses, prisons, religious and charitable institutions, boarding schools, defence establishments, hospitals and other communal dwellings.”

Unoccupied Private Dwellings

The ABS defines **Unoccupied Private Dwellings** as:

“These are structures built specifically for living purposes which are habitable, but unoccupied on Census night. Vacant houses, holiday homes, huts and cabins (other

than seasonal workers' quarters) are counted as unoccupied private dwellings. Also included are newly completed dwellings not yet occupied, dwellings which are vacant because they are due for demolition or repair, and dwellings to let.”

Other dwelling types include and are defined by the ABS as:

- **Caravan:** *“Includes all occupied caravans, regardless of where they are located. Occupied campervans are also included.”*
- **Cabin, houseboat:** *“This includes all occupied cabins and houseboats. Cabins are self-contained and not intended for long-term residential use. This includes occupied cabins located in residential parks or set up as temporary accommodation. A houseboat is an occupied mobile dwelling (intended for use on water). It is not typically intended for long-term use, although it could be currently used on a permanent or semi-permanent basis. Occupied houseboats are treated as occupied private dwellings regardless of location. Separate houses in caravan or residential parks or marinas occupied by managers or caretakers are not included in this category.”*
- **Improvised home, tent, sleepers out:** *“These include sheds, tents, humpies and other improvised dwellings that were occupied on Census night. This category includes people sleeping-out, including those sleeping on the streets, in abandoned buildings, under bridges or in cars.”*
- **House or flat attached to a shop, office etc.:** *“A house or flat attached to a shop, office, factory or any other non-residential structure is included in this category.”*

Not Stated

The ABS defines **Not stated** as:

“Not stated means the question wasn't answered on the Census form.”

Not Applicable

The ABS defines **Not applicable** as:

“Not applicable means the question wasn't applicable to the person so they did not need to respond.”

This includes the categories Non-private dwellings and Migratory, off-shore and shipping SA1.

APPENDIX | EXISTING HOUSING - SUBURB

Housing Typology by Suburb, 2021

	SINGLE HOUSE	SEMI-DETACHED GROUP HOUSES	GROUPED / TERRACE TOWNHOUSE	LOW-RISE APARTMENTS	HIGH DENSITY APARTMENTS	TOTAL
BELDON	1,476	80				1,556
BURNS BEACH	1,244	11				1,255
CONNOLLY	1,129	59	120			1,308
CRAIGIE	2,308	267	4	20		2,599
CURRAMBINE	2,188	61	5	160		2,414
DUNCRAIG	5,087	309	45	85		5,526
EDGEWATER	1,649	70	4			1,723
GREENWOOD	3,385	261	8			3,654
HEATHRIDGE	2,438	189	23			2,650
HILLARYS	3,523	217	115	72	<10	3,930
ILUKA	1,803	3	10	21		1,837
JOONDALUP	2,037	210	464	379	469	3,559
KALLAROO	1,727	170	64			1,961
KINGSLEY	4,051	580	85			4,716
KINROSS	2,195	162				2,357
MARMION	696	83	53	13		845
MULLALOO	2,015	78	28			2,121
OCEAN REEF	2,589	91	18			2,698
PADBURY	2,967	239				3,206
SORRENTO	2,215	168	204	154		2,741
WARWICK	1,353	98	37	21		1,509
WOODVALE	3,134	240				3,374

Source: ABS 2021 Census

Note: Excludes Other dwelling types, not stated and not applicable

APPENDIX | EXISTING HOUSING - SUBURB

Housing Typology as Proportions by Suburb, 2021

	SINGLE HOUSE	SEMI-DETACHED GROUP HOUSES	GROUPED / TERRACE TOWNHOUSE	LOW-RISE APARTMENTS	HIGH DENSITY APARTMENTS
BELDON	95%	5%	0%	0%	0%
BURNS BEACH	99%	1%	0%	0%	0%
CONNOLLY	86%	5%	9%	0%	0%
CRAIGIE	89%	10%	0%	1%	0%
CURRAMBINE	91%	3%	0%	7%	0%
DUNCRAIG	92%	6%	1%	2%	0%
EDGEWATER	96%	4%	0%	0%	0%
GREENWOOD	93%	7%	0%	0%	0%
HEATHRIDGE	92%	7%	1%	0%	0%
HILLARYS	90%	6%	3%	2%	0%
ILUKA	98%	0%	1%	1%	0%
JOONDALUP	57%	6%	13%	11%	13%
KALLAROO	88%	9%	3%	0%	0%
KINGSLEY	86%	12%	2%	0%	0%
KINROSS	93%	7%	0%	0%	0%
MARMION	82%	10%	6%	2%	0%
MULLALOO	95%	4%	1%	0%	0%
OCEAN REEF	96%	3%	1%	0%	0%
PADBURY	93%	7%	0%	0%	0%
SORRENTO	81%	6%	7%	6%	0%
WARWICK	90%	6%	2%	1%	0%
WOODVALE	93%	7%	0%	0%	0%

Source: ABS 2021 Census

Note: Excludes Other dwelling types, not stated and not applicable

APPENDIX | HISTORICAL DEMAND - SUBURB

Median Sales Price and Sales Volume by Housing Typologies for New Stock, 2012-2022

	HOUSE		UNIT / SEMI-DETACHED		APARTMENT	
	MEDIAN PRICE	SALES VOLUME	MEDIAN PRICE	SALES VOLUME	MEDIAN PRICE	SALES VOLUME
BELDON	\$458,750	95	\$548,000	7		
BURNS BEACH	\$587,500	27				
CONNOLLY	\$630,000	58				
CRAIGIE	\$437,000	292	\$297,500	4	\$300,000	26
CURRAMBINE	\$263,000	38	\$410,000	3	\$371,000	41
DUNCRAIG	\$665,000	568	\$637,500	2	\$462,500	51
EDGEWATER	\$540,000	132			\$349,000	9
GREENWOOD	\$525,000	346				
HEATHRIDGE	\$430,000	219	\$350,000	1	\$315,000	11
HILLARYS	\$677,500	221			\$495,000	45
ILUKA	\$1,160,000	3	\$742,500	2	\$662,500	23
JOONDALUP	\$460,000	54	\$515,000	21	\$440,000	244
KALLAROO	\$592,500	156	\$625,000	8	\$431,250	6
KINGSLEY	\$575,000	364	\$407,500	11	\$370,000	12
KINROSS	\$495,000	18	\$348,000	1		
MARMION	\$920,000	94	\$400,000	1	\$702,500	20
MULLALOO	\$710,000	184	\$460,000	3		
OCEAN REEF	\$710,000	122	\$280,000	1		
PADBURY	\$512,000	333	\$395,000	3	\$465,000	1
SORRENTO	\$880,000	245	\$432,500	14		1
WARWICK	\$530,000	244	\$374,000	3	\$345,000	27
WOODVALE	\$591,000	151	\$430,000	1		

Source: Landgate

APPENDIX | HISTORICAL DEMAND – NEW AND EXISTING STOCK

Sales Volume and Median Price by Housing Typology for New Stock, City of Joondalup, 2012-2021

	MEDIAN PRICE			SALES VOLUME		
	HOUSE	UNIT / SEMI-DETACHED	APARTMENT	HOUSE	UNIT / SEMI-DETACHED	APARTMENT
2012	\$520,000	\$352,500	\$379,000	368	6	61
2013	\$600,000	\$430,000	\$395,000	348	15	55
2014	\$630,000	\$573,500	\$451,000	332	16	24
2015	\$597,500	\$575,000	\$447,500	335	8	14
2016	\$592,000	\$447,500	\$530,000	303	10	39
2017	\$560,000	\$485,000	\$550,000	364	6	27
2018	\$528,000	\$460,000	\$521,830	377	3	29
2019	\$512,000	\$475,000	\$435,000	449	3	49
2020	\$526,000	\$365,000	\$410,000	466	7	140
2021	\$612,500	\$467,500	\$416,250	419	8	63

Source: Landgate

Note: sales only include settled transactions.

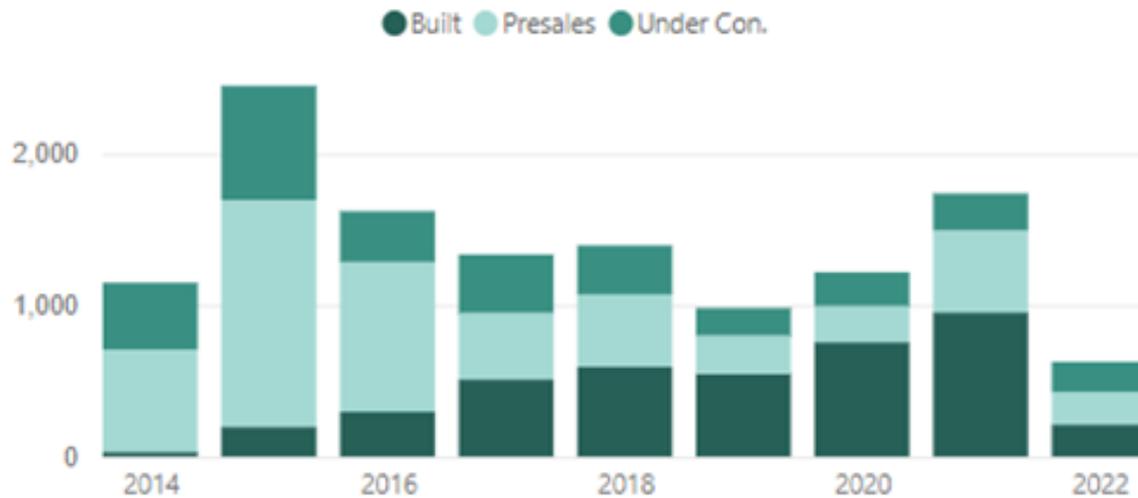
APPENDIX | MARKET TRENDS

Dwelling Approvals by Type, City of Joondalup



Sources: ABS 2021 and 2011 Census, ABS, Landgate, Urbis Essentials

Apartment Sales by Status, Perth*



Source: Urbis

* These sales only include survey apartment projects captured by Urbis' Apartment Essentials database.

APPENDIX | MARKET TRENDS

Dwelling Approvals by Type, City of Joondalup, 2002-2021

YEAR	HOUSE	APARTMENT	SEMIDETACHED AND TOWNHOUSE	TOTAL
2002	4327	456	315	5098
2003	6415	1434	384	8233
2004	4613	1978	231	6822
2005	3148	1294	382	4824
2006	3253	932	545	4730
2007	4368	982	489	5839
2008	3642	1307	152	5101
2009	3165	2366	1238	6769
2010	4708	532	306	5546
2011	4652	42	202	4896
2012	4837	455	48	5340
2013	5323	389	78	5790
2014	5454	300	375	6129
2015	5292	228	211	5731
2016	4507	464	252	5223
2017	4948	294	954	6196
2018	4639	516	1760	6915
2019	5943	687	1141	7771
2020	6617	593	670	7880
2021	6696	142	579	7417

Sources: ABS 2021 and 2011 Census, ABS, Landgate, Urbis Essentials

APPENDIX | MARKET TRENDS

Apartment Sales by Status, Perth*				
YEAR	BUILT	PRESALES	UNDER CONSTRUCTION	TOTAL
2014	31	676	441	1148
2015	196	1498	753	2447
2016	296	989	335	1620
2017	509	439	386	1334
2018	591	479	323	1393
2019	548	250	184	982
2020	770	239	223	1232
2021	944	545	244	1733
2022	332	270	252	854

Source: Urbis

* These sales only include survey apartment projects captured by Urbis' Apartment Essentials database.

APPENDIX | DEMAND MODEL INPUTS

Family Household Composition by Age, Joondalup, 2021

PERSONS	COUPLE FAMILY WITH NO CHILDREN	COUPLE FAMILY WITH CHILDREN	ONE PARENT FAMILY	OTHER FAMILY	LONE PERSON HOUSEHOLD	GROUP HOUSEHOLD
0-4 years	64	7,452	517	339	0	0
5-14 years	66	17,455	2,803	500	0	8
15-19 years	117	7,613	1,812	342	97	53
20-24 years	812	4,907	1,306	604	317	580
25-34 years	4,290	6,953	1,251	843	1,048	895
35-44 years	2,005	14,613	1,741	553	996	311
45-54 years	2,591	14,580	2,238	575	1,297	255
55-64 years	8,768	7,136	1,407	650	2,021	307
65-74 years	10,647	2,078	677	630	2,633	221
75-84 years	4,250	573	334	231	1,815	84
85 years and over	849	144	189	67	929	25

Source: ABS 2021 Census

Source: ABS 2021 Census

Note: Excludes Other dwelling types

City of Joondalup | Residential Market Demand Analysis

APPENDIX | DEMAND MODEL INPUTS

Family Household Composition by Dwelling Structure (base case), Constant for 2021, 2031 and 2041

DWELLINGS	COUPLE FAMILY WITH NO CHILDREN	COUPLE FAMILY WITH CHILDREN	ONE PARENT FAMILY	OTHER FAMILY	LONE PERSON HOUSEHOLD	GROUP HOUSEHOLD
Detached Houses	91%	97%	88%	93%	71%	79%
Terrace/Townhouses	7%	3%	10%	5%	21%	15%
Units (1-2 storey)	1%	0%	1%	0%	3%	1%
Units & Terrace	1%	0%	1%	0%	3%	1%
Apartments (3+ storey)	1%	0%	1%	1%	2%	4%

Source: ABS 2021 Census

Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

Family Household Composition by Dwelling Structure (alternative scenario), as at 2041

DWELLINGS	COUPLE FAMILY WITH NO CHILDREN	COUPLE FAMILY WITH CHILDREN	ONE PARENT FAMILY	OTHER FAMILY	LONE PERSON HOUSEHOLD	GROUP HOUSEHOLD
Detached Houses	75%	87%	74%	84%	54%	64%
Terrace/Townhouses	18%	11%	21%	12%	31%	27%
Units (1-2 storey)	3%	1%	2%	2%	7%	3%
Units & Terrace	3%	1%	2%	2%	7%	3%
Apartments (3+ storey)	1%	0%	1%	1%	2%	3%

Source: ABS 2021 Census

Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, has and continues to cause considerable business uncertainty which in turn materially impacts market conditions and the Australian and world economies more broadly.

The uncertainty has and is continuing to impact the Australian real estate market and business operations. The full extent of the impact on the real estate market and more broadly on the Australian economy and how long that impact will last is not known and it is not possible to accurately and definitively predict. Some business sectors, such as the retail, hotel and tourism sectors, have reported material impacts on trading performance. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The data and information that informs and supports the Report Content is current as at the date of this report and (unless otherwise specifically stated in the Report) does not necessarily reflect the full impact of the COVID-19 Outbreak on the Australian economy,

the asset(s) and any associated business operations to which the report relates. It is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event and the various programs and initiatives governments have adopted in attempting to address its impact. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong has been, and may be further, materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a longer lasting impact than we have assumed. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Where we have sought to address the impact of the COVID-19 Outbreak in the Report, we have had to make estimates, assumptions, conclusions and judgements that (unless otherwise specifically stated in the Report) are not directly supported by available and reliable data and information. Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

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Project code	P0042272
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Report number	Version 5
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Building sustainable neighbourhoods

LIVEABILITY AND DIVERSITY FOR FUTURE GENERATIONS

Meta-analysis –

Past Community Consultations on Strategic Planning for Housing

Date: 23 February 2023

Introduction

This report forms part of a suite of documents and reports to inform *building sustainable neighbourhoods*.

Building sustainable neighbourhoods: liveability and diversity for future generations is a significant strategic planning project being delivered by the City of Joondalup, which will review the housing component of the Local Planning Strategy. The project forms part of a broader review of the City's local planning strategy.

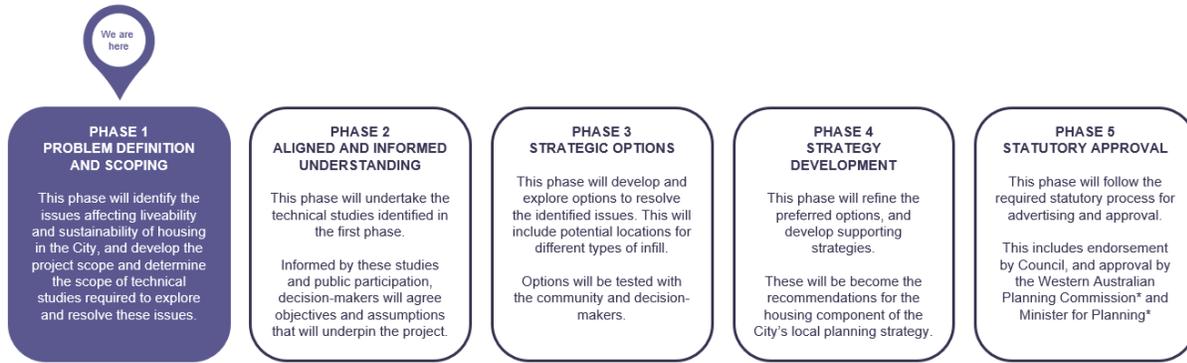
Project background

The *Planning and Development Act 2005* requires all local governments to maintain a local planning scheme, including regular five-yearly review of the operation of a scheme.

To inform the review of the City's *Local Planning Scheme No. 3*, a review of the City's *Local Planning Strategy* is required. Commencing a review of the City's Local Planning Strategy was scheduled for the 2022/23 financial year. At its May 2021 meeting, Council agreed to bring forward the review of the housing component of the Local Planning Strategy to 2021/22 in response to ongoing, expressed community concern regarding the impacts of infill housing. The decision follows a number of preceding projects, community consultations, and decisions with respect to housing and infill in the City of Joondalup.

All processes associated with preparing, reviewing, and amending local planning schemes and strategies are specified in the *Planning and Development (Local Planning Schemes) Regulations 2015*. In accordance with the regulations, the City of Joondalup will review both its Local Planning Strategy and Local Planning Scheme No. 3, with the review of the housing element being progressed as a distinct sub-project: *building sustainable neighbourhoods*.

Building sustainable neighbourhoods will make recommendations for how the City's strategic planning framework can meet the City's future housing needs, including where different housing densities and types should be located within the City. The project will identify, explore and develop planning recommendations for liveable streets and housing in the City of Joondalup across five project phases.



*all planning documents must comply with state requirements to be approved

The project is currently in its first phase: problem definition and scoping. As part of this phase, the City is undertaking initial analysis and community consultation to understand the full range of housing issues being experienced across the City to inform preparation of a detailed scope of works, including the range of technical studies that will inform the project.

Report Purpose

The City has undertaken a number of community consultations in relation to matters concerning housing and infill since 2009. The following report provides an examination (or meta-analysis) of the various outcomes reporting for all previous consultation exercises relating to housing and infill development.

The scale and frequency of previous consultations presents a risk of consultation fatigue and community frustration for future engagement with community members who have previously engaged with the City. In response to this, consultation activities undertaken as part of the first phase of *building sustainable neighbourhoods* were designed to give previously engaged community members the opportunity to confirm and prioritise a set of known issues identified from previous consultations, rather than asking to list their issues again.

The information outlined as part of this meta-analysis was broadly used to inform the endorsed stakeholder engagement strategy, but more specifically it was used to provide input into the design of the open online consultation form which was delivered as one of the consultation activities for phase one of the project. The open online consultation asked community members to confirm and prioritise issues relating to housing and infill development identified through the meta-analysis.

The following report outlines the consultation activities undertaken since 2009 in relation to housing and infill development, as well as the levels of engagement for each consultation. The report also includes a summary of key issues identified by the meta-analysis and a detailed table of thematic feedback provided.

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Consultation summary:

The table below summarises previous consultations undertaken in relation to infill housing matters. A timeline of consultations and stakeholder participation and response rates are presented graphically below.

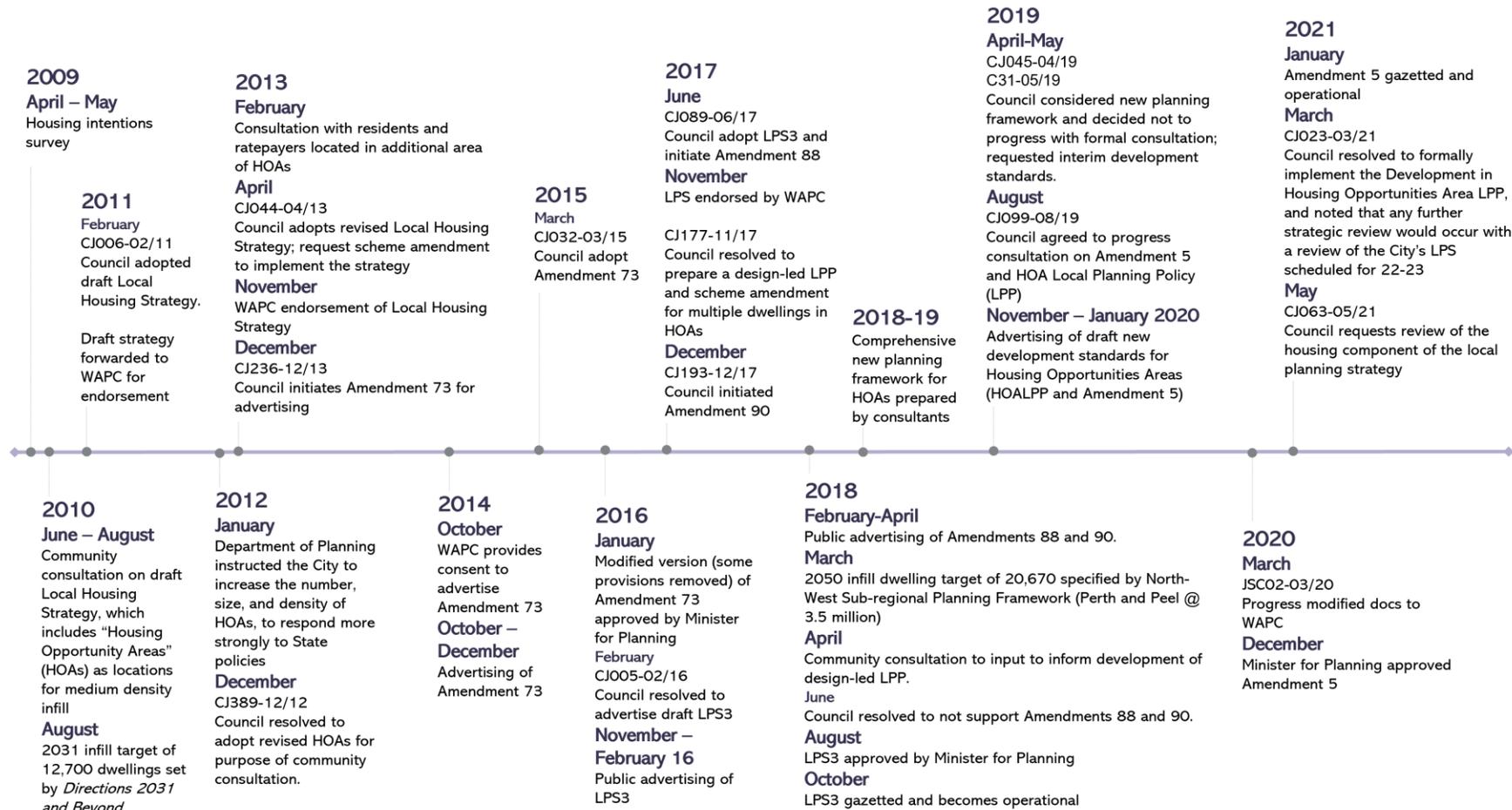
Past consultation details:

Table 1 Summary of Past Consultations

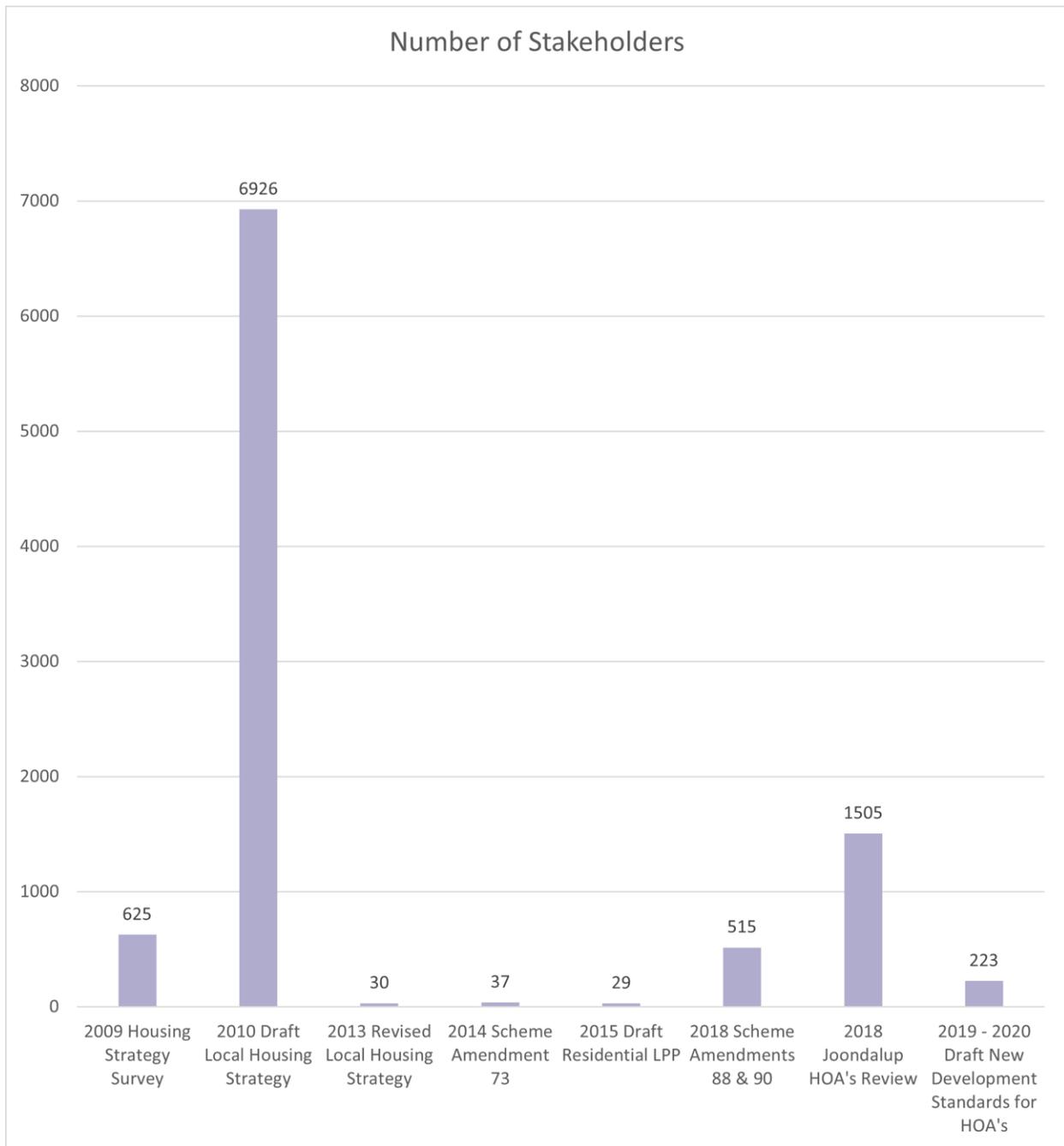
Date	Consultation	Feedback methodology	Communications	Targeted stakeholders	Number of responses
Apr-May 2009	Housing Strategy Survey	<ul style="list-style-type: none"> • Hard copy questionnaire • Online questionnaire 	<ul style="list-style-type: none"> • Direct letter • General advertising (extensive) 	<ul style="list-style-type: none"> • Random sample of residents across wards (2200) 	625
Jun-Aug 2010	Draft Local Housing Strategy <i>Original draft LHS before state government review</i>	<ul style="list-style-type: none"> • Hard copy questionnaire • Written submissions 	<ul style="list-style-type: none"> • Direct letter • General advertising • 2 x community information sessions (drop in) 	<ul style="list-style-type: none"> • All residents and landowners of residential properties in CoJ (63,685) 	6,926
Feb 2013	Revised Local Housing Strategy <i>Revised version of the originally advertised LHS with amendments to increase size and density of HOAs as per State Gov instruction</i>	<ul style="list-style-type: none"> • Written submissions 	<ul style="list-style-type: none"> • Direct letter • General advertising 	<ul style="list-style-type: none"> • Landowners who were not previously located in HOAs, but were proposed to be included as part of the revised strategy (914). 	30
Oct-Dec 2014	Scheme Amendment No 73. <i>To formalise changes proposed in the new LHS – inclusive of recommended changes by WAPC.</i>	<ul style="list-style-type: none"> • Written submissions 	<ul style="list-style-type: none"> • General advertising 	<ul style="list-style-type: none"> • Non targeted 	37
Sep-Oct 2015	Draft Residential Development Local Planning Policy <i>Draft design policy to implement development provisions in HOAs.</i>	<ul style="list-style-type: none"> • Written submissions 	<ul style="list-style-type: none"> • General advertising 	<ul style="list-style-type: none"> • Non targeted 	29
Feb-Apr 2018	Scheme Amendments 88 and 90	<ul style="list-style-type: none"> • Hard copy questionnaire 	<ul style="list-style-type: none"> • Direct letter/email • General advertising 	<ul style="list-style-type: none"> • Local residents and landowners within the boundaries of Scheme Amendment No 88 (624) 	515

Date	Consultation	Feedback methodology	Communications	Targeted stakeholders	Number of responses
	<i>Proposal to down-code sections of HOA 1. Amendments were not adopted.</i>	<ul style="list-style-type: none"> • Online questionnaire • Written submissions 	One on one meetings (on request)	<ul style="list-style-type: none"> • Local residents and landowners within the boundaries of Scheme Amendment No 90 (218) • Community engagement network members in Duncraig (101) • Local businesses (48) • Local community groups (1) • Industry stakeholders (4) • Government Stakeholders (18) 	
Sep-Dec 2018	<p>Joondalup Housing Opportunity Areas Review</p> <p><i>Review of HOAs and HOA provisions.</i></p>	<ul style="list-style-type: none"> • Hard copy questionnaire • Online questionnaire • 5 x listening posts • 5 x community workshops • Industry workshop • 17 x Stakeholder interviews 	<ul style="list-style-type: none"> • Direct letter • General advertising 	<ul style="list-style-type: none"> • All residents and landowners of residential properties in CoJ (66,350) • Local members (State Government) (8) • Resident/ratepayer groups (6) • State government depts (4) 	<ul style="list-style-type: none"> • 1505 questionnaire responses • 628 attendees to listening posts, workshops, forums, interviews
Nov 2019 to Jan 2020	<p>Draft New Development Standards for HOA's</p> <p><i>Draft design policy to implement new development provisions in HOAs</i></p>	<ul style="list-style-type: none"> • Online questionnaire • Written submissions 		<ul style="list-style-type: none"> • Residents and landowners within/adjoining HOAs (17,771) • Community engagement network members (3,233) • Participants of previous consultation activities who requested ongoing engagement (1,419) • Resident/ratepayer groups (19) • Utility providers/agencies (6) • Industry groups/peak bodies (20) • State government depts (15) • MPs (State and Federal) (10) 	223

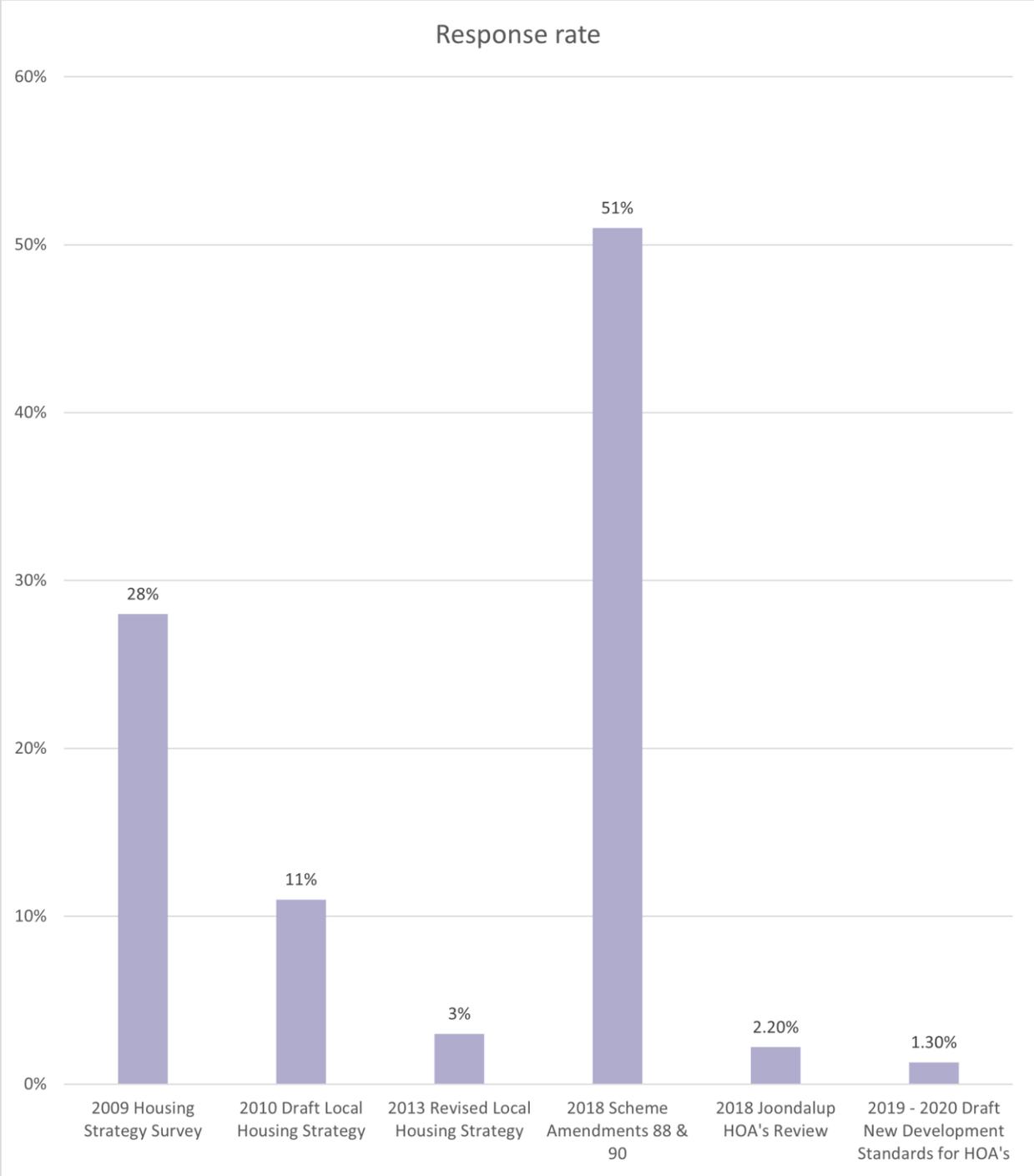
Timeline of consultations and decisions:



Stakeholder participation:



The above provides the number of stakeholder responses received for past consultation activities. Response rates are reflective of the extent of previous consultation undertaken.



The above provides the response rates for past consultations as a percentage of the total number of people advertised to.

Meta Analysis – Issues Summary

Community identified housing issues:

The following outlines key housing related issues raised by the community in previous consultations for housing related projects:

- Tension between infill and existing (accepted) suburban character in transitional areas with lacking support for character change in established suburbs.
- Concerns that design of contemporary dwellings at medium density result in compromised liveability outcomes for future residents (e.g. loss of outdoor space, smaller room sizes).
- Infill development outcomes should have improved energy efficiency through solar passive design and ventilation.
- The impact of increased population density on the existing road network with concern over existing congestion being made worse.
- The impact of increased population density on existing community services and infrastructure.
- Adverse impacts of high-density development adjacent to established low density dwellings e.g. bulk, overshadowing, loss of privacy.
- Suitability of road types to accommodate infill housing e.g. cul-de-sacs.
- Safety and amenity impacts of on street parking resultant from infill development.
- Suitability of parking ratios for context of residential areas, considering public transport accessibility and current transport behaviours.
- Loss of tree canopy/landscaped area and the resultant impact of urban heat island effects.
- Changes in coding will reduce some landowners return on investment/property value.

Community identified housing opportunities:

The following outlines key housing related opportunities suggested by the community in previous consultation for housing related projects.

- Infill development should be planned through activity centres and precinct planning.
- Amalgamation should be incentivised for multiple dwelling developments to achieve better liveability outcomes.
- Density around centres should be treated differently to transport hubs.
- Density should not be restricted on corner lots given large frontages.
- Suburban character studies can inform future development control standards.
- Mixed use developments in high density precincts provide public benefit.
- Mandated minimum landscaped areas should be included for all infill development.
- Native planting to be encouraged to improve waterwise landscaping.
- Tree preservation orders should be introduced for existing trees with high amenity value.
- Developer contributions should be introduced to provide public benefit for those in high density areas.
- Future housing policy should be tested to determine likely outcomes before being adopted.

Issues identified from consultation which present a risk to the project:

Issues identified through the meta-analysis which present a risk to the project achieving authentic and constructive community engagement given project givens and non-negotiables.

- Lack of alignment between stakeholders on appropriate approach for delivering infill
 - o Distrust in the rationale and process for locating the City's current housing opportunity areas (medium density infill areas)
 - o Lack of understanding and acceptance of the need for infill and infill targets
 - o Misalignment in community views relating to how state and regional planning policy for allocating density should be and have been applied with respect to locating medium density
 - o Misalignment regarding the built form outcomes that constitute low, medium, and high density
 - o Divergent views amongst some stakeholder groups regarding scale and location and form of infill at different densities

- Misunderstanding/disengagement given the complexity of the planning framework
 - o Lack of community understanding of the centralised planning system in WA and the role of local government in the decision-making process.
 - o Planning terms/jargon are complex and can lead to misunderstanding/disengagement.

Detailed Thematic Commentary Summary

The below outlines detailed community commentary taken from a review of individual responses/outcomes reports to all past community consultations undertaken for infill housing matters.

Table 2 Detailed Thematic Commentary

Column header	Column header
Scale of density/coding	<ul style="list-style-type: none"> - Preference for no increased density in existing low density suburbs. - Preference for no multiple dwellings to be developed in HOA's. - HOA's are supposed to be transition areas, the densities provided are not conducive to a transition from existing housing typologies. - Structure plans should be set up for infill areas. - A maximum of two houses per lot should be allowed in suburban areas. - Many believe current densities are considered to be 'high' density. - Need to consider the impacts of any future down-coding and/or restrictive policy provisions which will reduce the development potential on sites. Some landowners will have bought into HOA's to develop. This will diminish some landowners return on investment. - Some believe up-coding is a good opportunity. <p>Larger minimum lot sizes should be required for multi-unit development to incentivise amalgamation.</p>
Location of density	<ul style="list-style-type: none"> - Generally, there is a lack of collective agreement on where/how density should be allocated in the City. - Some preference for lower densities over a greater area rather than higher densities around train stations and shops. - Density should be limited in cul-de-sac's and other non-through roads. - Apartments should be limited to distributor roads. - Density needs to be co-located with both transport and commercial centres, not just one or the other. - HOA's are bigger and denser than they need to be. Development potential in centres needs to be taken into account. - Density should be located around activity centres as outlined in liveable neighbourhoods. Ped sheds of 800m should be applied to secondary centres and 400m ped shed to district centres. Train stations do not serve the same purpose as activity centres and so the same principles should not be applied. - Activity centres should be created in accordance with SPP 7.2 with R30 density in suburbs around activity centres. Eg. Warwick Centre etc. - Higher densities should be provided immediately around activity centres with lower densities in existing suburban areas. - Opportunity for community owned land to be redeveloped to include mixed use residential and community facilities.

	<ul style="list-style-type: none"> - Density should not be restricted on corner lots given their large frontage. - Consultation with PTA is essential to identify future planned high frequency bus routes and PT upgrades. - Boundaries of areas that are up-coded should be delineated by roads. There should not be a situation arise where an up-coded property backs onto an R20 coded property given the impacts. - Need to reconsider locating density in local access roads given they often do not have infrastructure to support density (no footpaths in cul-de-sac's etc). <p>Some preference for smaller areas of higher density allowing for the majority to be down-coded.</p>
<p>Housing typologies and design outcomes</p>	<ul style="list-style-type: none"> - Side by side development is preferred to battle-axe style development. - Battle-axe results in large paved areas and are unattractive as viewed from the street. - Wider lot frontages >10m are preferred – Narrow lot frontages encourage boundary to boundary development and are unattractive. - Terraced housing with an access provided at the rear creates an ugly perspective for adjoining neighbours. - Design provisions should allow for innovation and variation in any street. - Need to recognise established suburban character. Woodvale is different to Hillarys which is different to Edgewater. Should not be a one size fits all approach. - Some believe terraced housing is not suitable for HOA's, others believe it is good given many successful examples in city's elsewhere. - Three grouped dwellings in a battle-axe style result in a poor design outcome for the middle unit. - Discretion to design standards should not be allowed. - Some residents identify the need for a variety of housing options to cater to downsizers. - Need for more mixed-use development. Opportunity exists for this in housing immediately adjacent to activity centres. - A precedent has already been set in HOA's with medium density developments approved so densities should remain as existing. <p>Development outcomes are better addressed through design requirements rather than coding.</p>
<p>Multiple dwellings</p>	<ul style="list-style-type: none"> - Multiple dwellings should not be located in cul-de-sac's given the lack of street parking available in these road types. <p>If multiple dwellings are to be permitted, they should be restricted to main distributor roads only which are most suitable to for apartments given they are wider and often have bus routes along them.</p>
<p>Environmental design,</p>	<ul style="list-style-type: none"> - Increased landscaping to accessways for battleaxe lots.

landscaping and tree retention

- Multiple and grouped dwellings do not allow for enough landscaped area and therefore have a detrimental impact on the amenity of the area.
- Energy efficiency is important. Dwellings to make use of the northern aspect.
- Support for mandated minimum landscaped areas.
- Amount of landscaping required should not be a percentage of lot size but should be consistent.
- Retention of mature trees on site is important, where new trees are planted they should be larger than just saplings to contribute to amenity and wildlife straight away.
- Native landscaping and tree planting should be encouraged.
- Paving should not form part of the landscaped area where not permeable.
- Green space may not be maintained and would be hard for the City to enforce.
- Thought needs to be given to landscaping not resulting in the forced reduction of alfresco/outdoor living areas.
- What constitutes landscaping should be clearly defined in any future policy.
- Demographics of people living in infill areas do not have the time, ability or inclination to maintain large areas of landscaping.
- Increased landscaping will result in duplexes instead of triplexes which is counter productive to the City achieving the state's targets.
- Trees form an essential part of landscaping.
- Minimum dimensions for landscaping disincentivise innovative ways of achieving increased planting on site such as planter boxes and wall gardens.
- Artificial lawn should not be included in the landscaping definition.
- Landscaping should not be reduced to reward large tree retention.
- Tree preservation orders should be introduced.
- Trees die, need maintenance, damage infrastructure, affect neighbours. A new owner will inherit these obligations. Will be difficult for council to enforce tree planting and retention.
- Strong support for increased verge tree planting.
- Compliance action should be taken more regularly for verge landscaping matters. Not all developers seem to be aware of their obligations to plant/retain trees and landscape the verge.
- Landscaping and tree provision should be incentivised rather than mandated through development provisions.
- Tree provision important to reduce heat island effect.
- Small trees should not be permitted on developments in lieu of medium or large trees.
- Incentives for vegetation on site should be implemented such as rate rebates for those with soft verge landscaping.
- Tree planting should be set back at least 2m from neighbouring properties to prevent overhanging.

	<ul style="list-style-type: none"> - Landscaping provisions should be extended to the whole City – not just within HOA's.
Building heights	<ul style="list-style-type: none"> - Bulk and scale of three storey apartment buildings is inconsistent with the existing character and amenity in HOA's. - Preference for a two-storey height limit across all HOA areas. - Three storey developments result in increased overlooking and overshadowing. Current R-Code restrictions are not adequate in mitigating these impacts. - Suitability of building height is dependent on topography of sites relative to neighbouring lots. <p>Increased heights change the character of the neighbourhood.</p>
Street setbacks	<ul style="list-style-type: none"> - General lack of community alignment in relation to street setbacks. - Support for minimum 4m street setbacks across all HOA's to remain in keeping with existing dwellings in HOA's. - R60 developments should not be permitted a 2m setback. - Increased street setbacks result in smaller less liveable housing. - Structures such as porches and verandas should not project forward of the 4m setback line. - Preference for secondary street setbacks to be 2m. - Smaller street setbacks will result in on street and verge parking. <p>Reduced street setbacks often allow for improved liveability to the rear of the dwelling.</p>
Boundary walls	<ul style="list-style-type: none"> - Boundary walls should only be allowed where they are concurrent (exactly). - Preference for no boundary walls for multiple dwellings. - Not allowing boundary walls has impacts on building envelopes and could result in forced double storey designs. This will mean development won't occur if the extra cost is not supported by market prices. - Orientation of walls is to be considered. Boundary walls should not be permitted to southern boundaries. <p>Rules should vary depending on whether the adjoining dwelling has been developed at the higher coding or not.</p>
Side setbacks	<ul style="list-style-type: none"> - Preference for 1.5m side boundary setbacks - Greater setbacks should be imposed as building height increases. - Orientation should be considered when determining lot boundary setbacks. - Important that side setbacks are set so not to overshadow adjoining outdoor living areas. - Setbacks required in SPP 7.3 are not sufficient. - Larger setbacks will also allow better sunlight access for dwellings. <p>Rear boundary setbacks should be greater.</p>
Parking	<ul style="list-style-type: none"> - Increased density results in increased street parking which creates traffic flow problems and endangers young kids. - Residential parking bays should be required to avoid parking on streets and verges, particularly to avoid vehicles overhanging footpaths.

	<ul style="list-style-type: none"> - Support for walkable catchments to determine car parking requirements being measured based on footpath infrastructure rather than straight lines. - Maximum parking provision should be implemented for dwellings close to PT. - Garages to the current standards do not realistically cater for two vehicles. Developments need to go beyond this requirement to ensure street parking does not occur. - Street parking in cul-de-sacs is limited and so provisions for these streets should be different. - In reality people in HOA locations are not likely to favour public transport over cars given the distance required to be travelled. - Parking bays should be provided on site, one for every bedroom. - Walkable distances to high frequency bus stops should be reduced. - All parking should be provided on site both residential and visitor and cars should not overhang into the verge. - Most typical households have the need for at least two cars. - Visitor parking rate of 0.5 bays per dwelling should be maintained, any less will result in additional street parking. - Verges are essential for green space and should not be used for parking. - Need for a broader strategy to deal with increased resident and visitor parking needs in HOA's. - Development on laneways needs to consider parking requirements as vehicles are unable to park on laneways. - On site-visitor parking bays take up space that could be used for landscaping etc. <p>Enforcing off street parking to be developed in the verge is unrealistic given most property owners would not be able to absorb the cost.</p>
Overshadowing	<ul style="list-style-type: none"> - Overshadowing from adjoining developments should not impact on existing solar collectors, swimming pools, patios and outdoor living areas. - Overshadowing throughout HOA's should be a maximum allowable 25%. - Assessment of overshadowing impacts should not just be a percentage calculation; it should consider the impact of the shadow cast on adjoining habitable spaces and major openings. <p>Topography of the locality to be considered in overshadowing assessment.</p>
Visual Privacy	<ul style="list-style-type: none"> - Visual privacy needs to be further protected beyond the current controls by way of increased setback requirements. - Higher density development should be designed to restrict direct line of sight to adjoining outdoor living areas and swimming pools. - Highlight windows result in poor liveability outcomes. Overlooking should be dealt with through good design rather than just highlight windows. <p>Restrictions should apply to non-habitable spaces such as stairwells and external walkways.</p>

<p>Light and Ventilation</p>	<ul style="list-style-type: none"> - Use of highlight windows should be minimised. Habitable rooms should have an outlook and highlight windows do not allow for adequate cross-ventilation. - Dwellings should be designed to incorporate solar design principles and should have improved ventilation to minimise energy use. <p>Outdoor living areas should be open to the northern aspect.</p>
<p>Vehicle congestion</p>	<ul style="list-style-type: none"> - A transport impact assessment should be undertaken to indicate whether the existing road network is adequate to cater to increased densities. - Increased density will result in further vehicle congestion which is already an issue in HOA areas. - Established road networks were designed to cope with existing subdivision densities and will not cope with increased traffic. - Laneways in Sorrento need to be upgraded, resurfaced, lighting installed and traffic calming measures to respond to increased vehicle traffic resultant from increased density. - Cycle path infrastructure within the City should be improved to promote active modes of transport so that vehicle congestion is minimised. <p>Need to consider areas near schools and shops which already have congestion and on street parking issues.</p>
<p>Waste Management</p>	<p>Multiple dwelling and grouped dwelling developments need to have communal waste to avoid multiple bins on the kerb during collection days.</p>
<p>Community Services/ Infrastructure</p>	<ul style="list-style-type: none"> - How will increased population impact on service provision and existing infrastructure such as school, sporting etc. - High density development should create public benefit. - Parks/public open space should be upgraded/increased in size as density increases. <p>Unified plans for streets in HOA's/precincts should include street furniture, street lighting, surface treatments etc.</p>
<p>Planning Policy</p>	<ul style="list-style-type: none"> - Planning development standards and objectives should be tied to a specific vision for each sub-section. - Language used in planning policies should be simplified and planning jargon reduced. - Policy should encourage/incentivise developers to engage with the community during the design process. - Policy should require developer contributions for upgrades to community facilities/parks/roads to respond to increased density. - Suggest performance-based development standards are complimented with design guidance similar to R-Codes Vol 2 to provide clarity to developers. - Where external documents are referenced, the provision should be copied into the new policy. - Where the development standard references 'character' this should be complemented by a character statement for each locality. - Overall, better definition of terms used in development standards should be incorporated.

	<p>Policy provisions should be tested to determine likely outcomes.</p>
<p>Development industry feedback</p>	<ul style="list-style-type: none"> - Planning provisions which focus on external aspects such as trees, deep soil zones and open space come at a cost to internal liveability. - The market still demands for car bays (two per grouped dwelling and one per apartment). - Market demand for higher density development in high amenity areas – less so in low amenity areas (Joondalup City Centre for example). - Development industry would like to see a more flexible approach towards development controls. - Bulk/scale development standards are preferred to plot ratio standards. - Street parking allows for improved open space and amenity on site. - Densities in and around activity centres could be much higher (Warwick, Whitfords etc.) - Density should be co located with activity centres – not just train stations – Activity centres should be planned around transport nodes. - City of Vincent average street setback should apply. - Opportunity to locate density on key corner sites. - Height should not be limited by levels as this can be restrictive on sloping lots. - Planning framework should incentivise amalgamation for infill development. - Building height restrictions need to be relaxed to allow for greater provision of landscaping and deep soil area. - Underground parking only makes financial sense when land values are high. <p>It is the role of the local government to demonstrate the benefits of density in their neighbourhood.</p>

Decision-making

Technical studies

Stakeholder inputs

Phase 1 Issues and Scoping Paper

Decision-maker engagement
Engage with DPLH on strategic direction for LPS review.

Review of Local Commercial Strategy
Engage consultants to undertake a review of the City's Local Commercial Strategy

Issues investigation paper (internal)
Report to investigate issues, factors influencing issues and the ability of the LPS review to address them.

Engage with industry
To understand development influences and perspectives on the provision of liveable and sustainable housing

Engage with service providers
To seek preliminary information on potential capacity issues for various infrastructure portfolios

Confirm assumptions, criteria and parameters for Phase 3 – Strategic Options Development
Confirm parameters around which spatial and policy options for density allocation can be developed

