

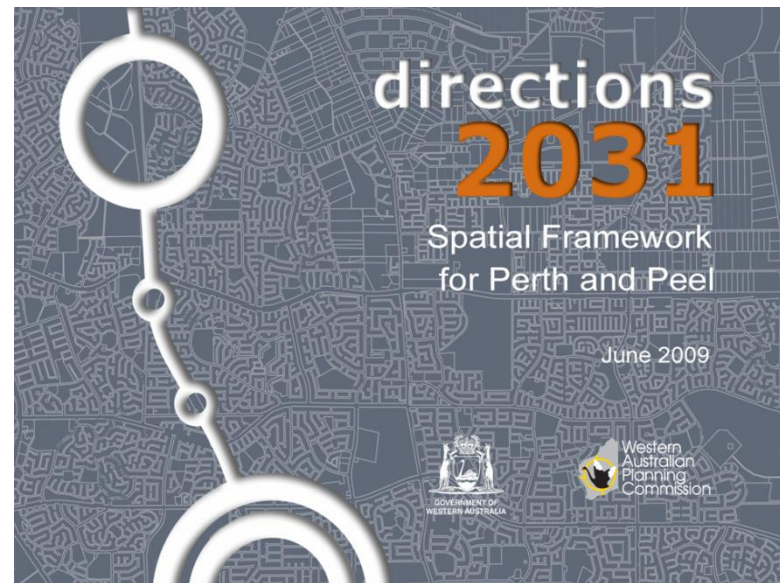
# Directions 2031 and Beyond

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**Research**

**Department of Planning**

**City of Joondalup**

15 April 2010



Town planning according to the  
West Australian 31 March 2010



## Population and city growth

Commonwealth Treasury forecasts of 35 million in Australia by 2050 up from 22 million

Debate about the 'Big Australia Vision' Needed to support economic growth and an aging population. Opposed by some for environmental sustainability reasons .

Perth could grow to 3.5 million by 2050 (double in size) a faster growth rates than we have been working with.

Council of Australian Government:  
Capital City Strategic Planning

*"The best way to predict the future is to invent it."*

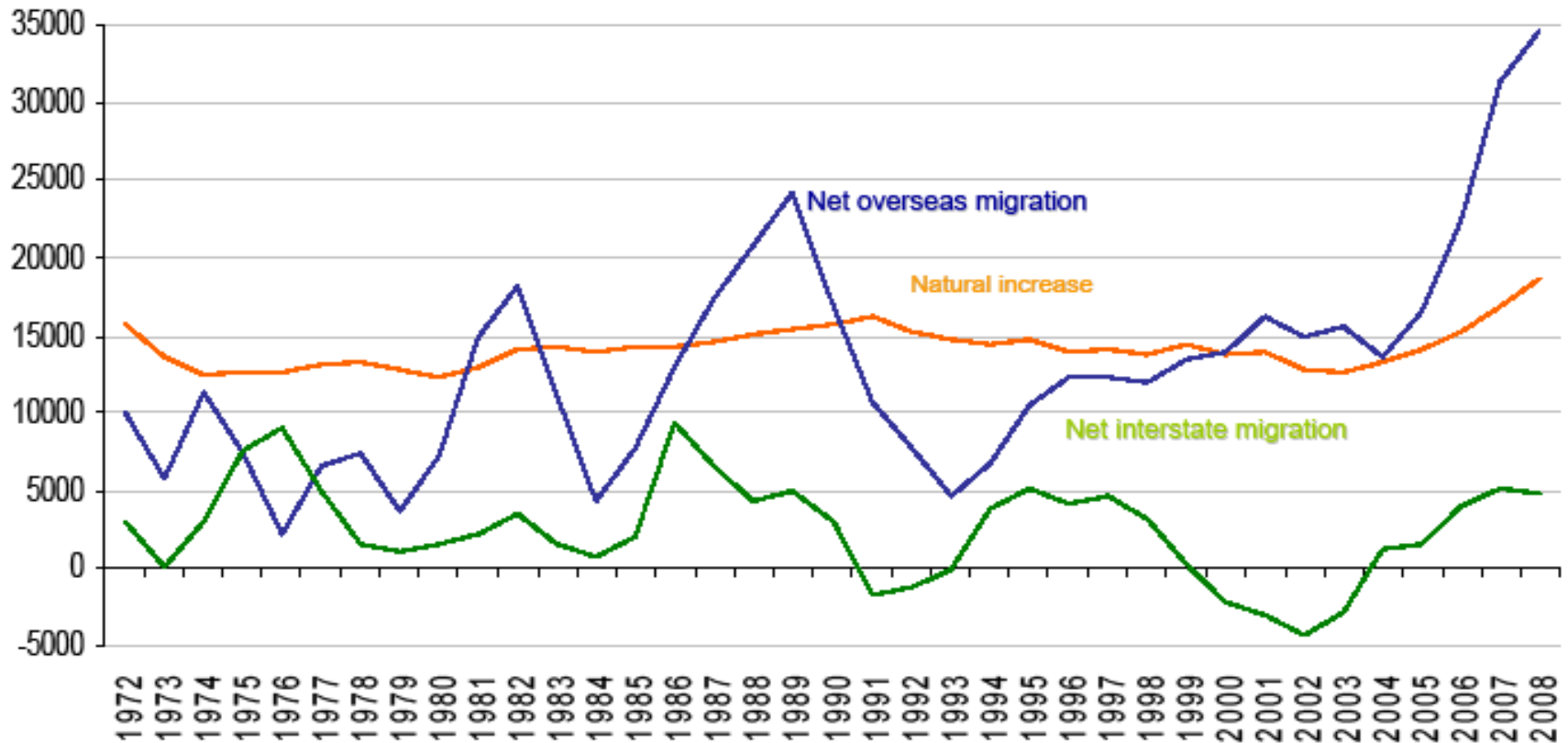
- Alan Kay, Computer Scientist, 1971

# Drivers of Change

- Economic development and population growth
- Climate Change Impacts; Sea level rises, storm events, drying climate, temperature rises, fire and eco-system impacts.
- Recognition that we live in one of the world's bio-diversity hotspots.
- Perth's Spatial form means that we are making a significant adverse contribution to Climate Change.
- Peak oil and affordable Living
- Road Congestion; In 2008, cost was estimated to be nearly \$1 billion. By 2020, this figure will more than double to \$2.1 billion.

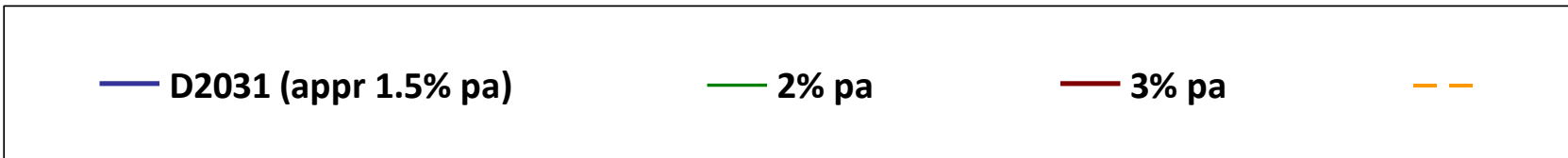
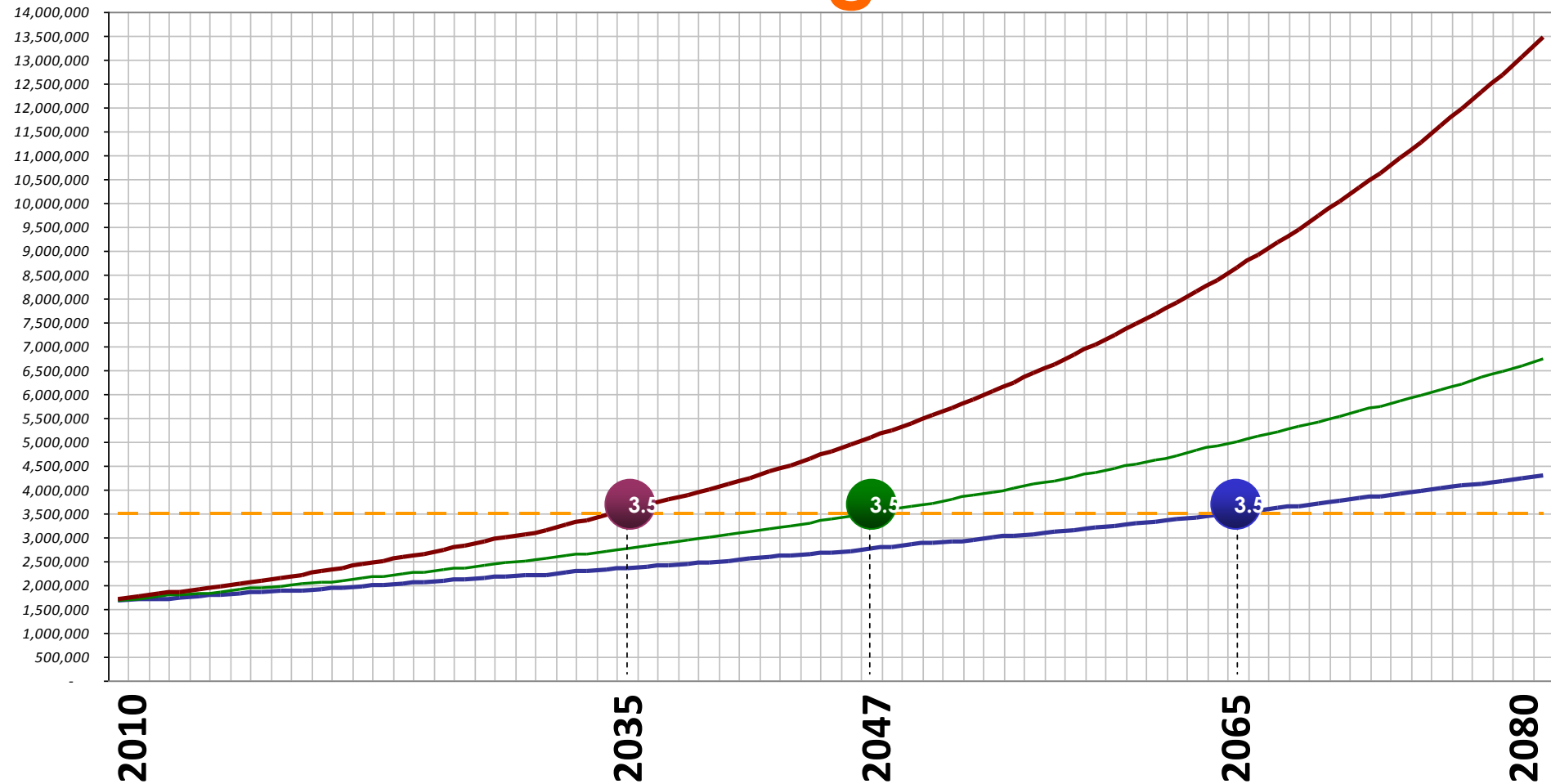


# Components of Population Change for WA

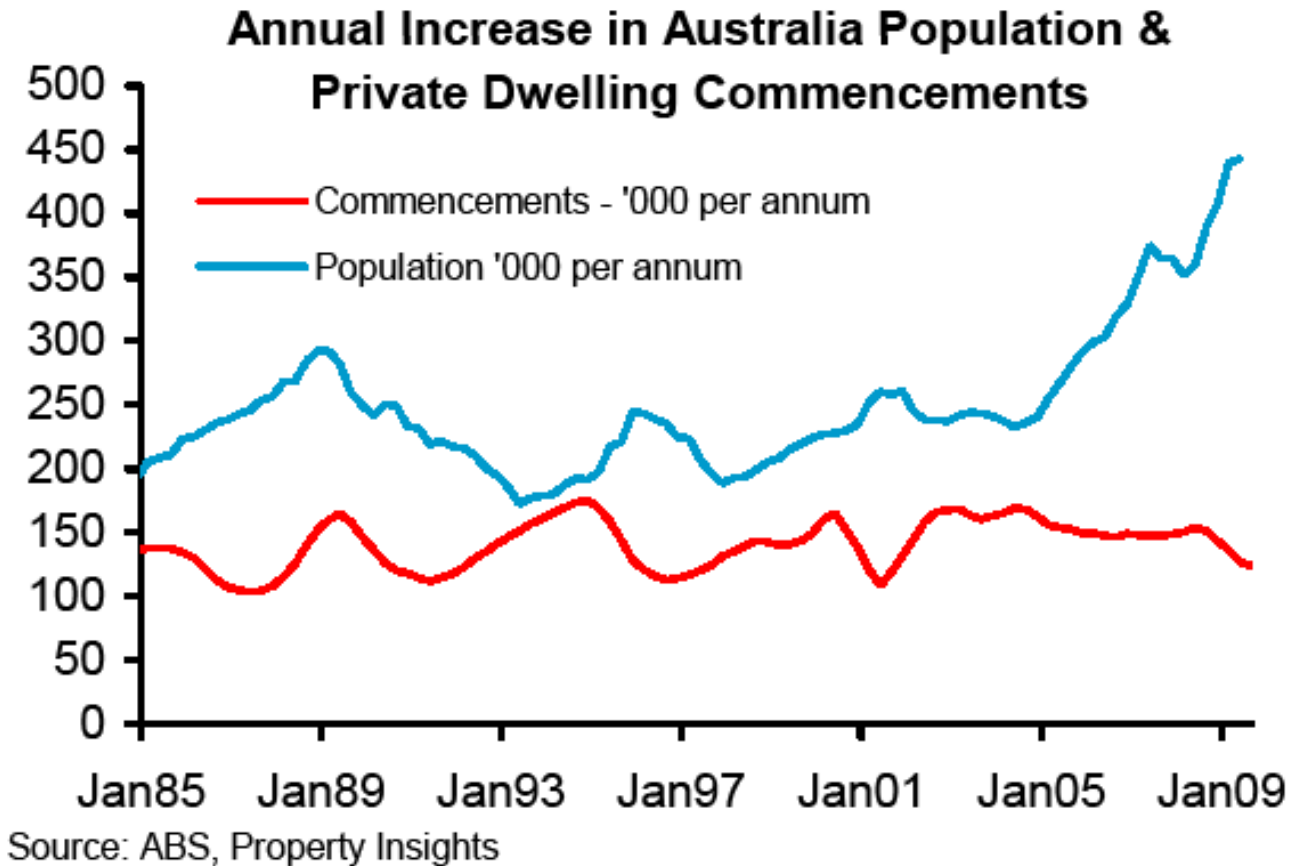


Note: WA current estimates of new jobs for resource sector is 53,000 which will have significant impact on migration

# Growth Rate Scenarios for Perth and Peel Reaching 3.5 million



# HOUSING SUPPLY AND DEMAND



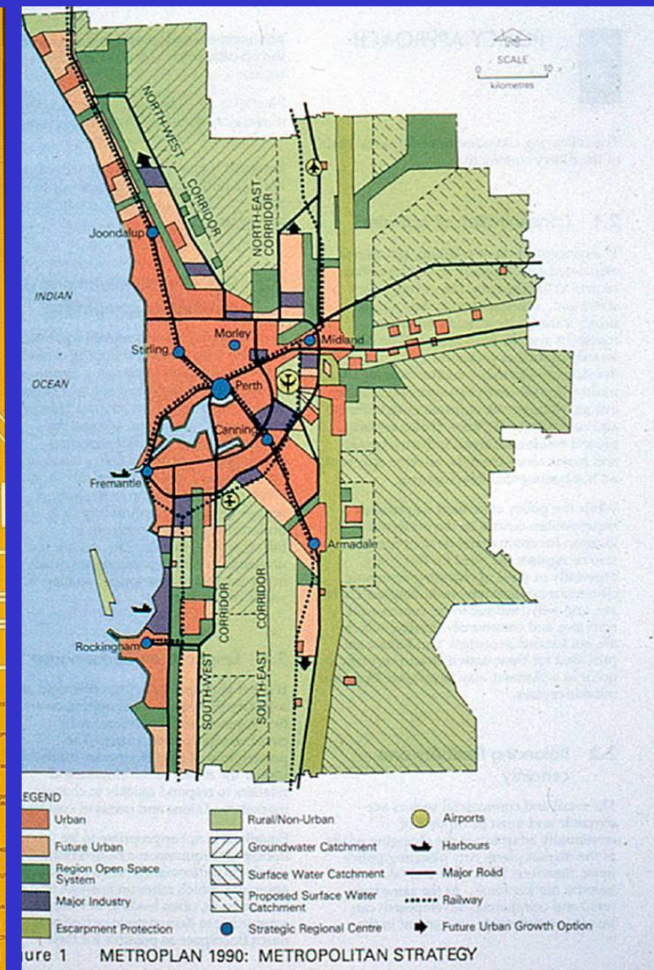
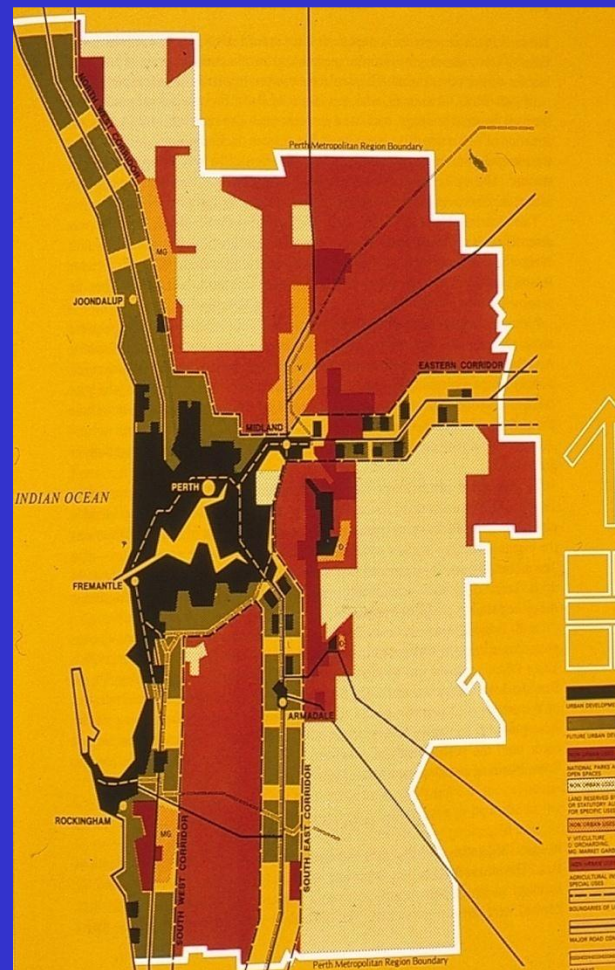
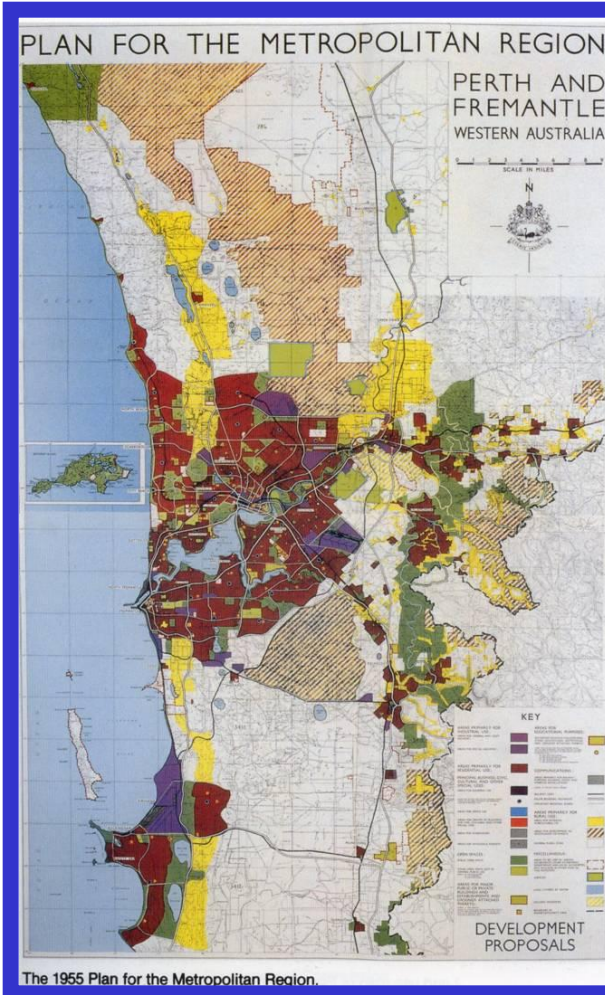
Note: WA Estimate is a shortfall of 17,000 dwellings between demand and supply (one year's supply)

# History Snapshot : Perth Metropolitan Planning

1955

1970

1990



# NORTH-WEST CORRIDOR PLAN, 1977

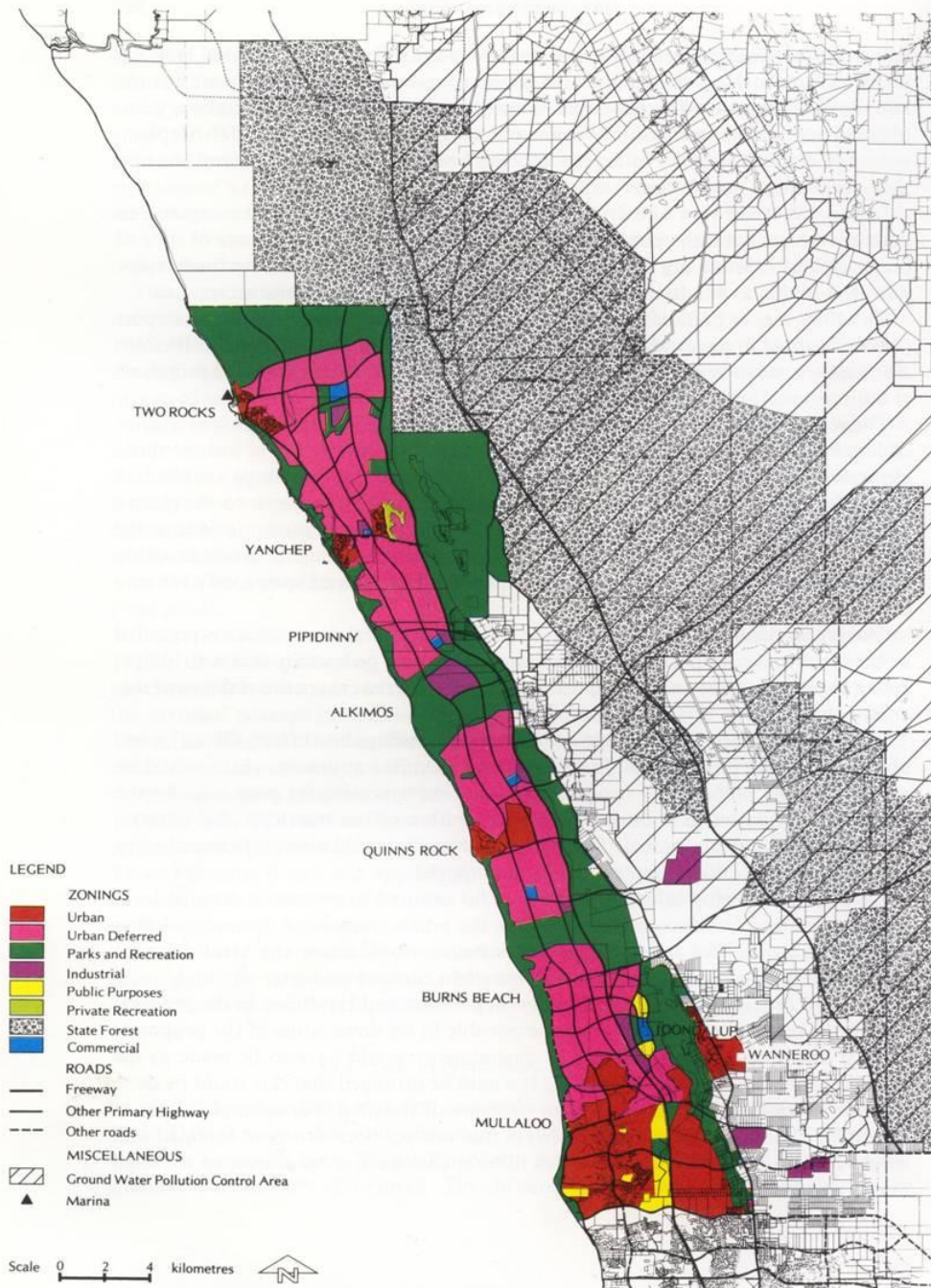
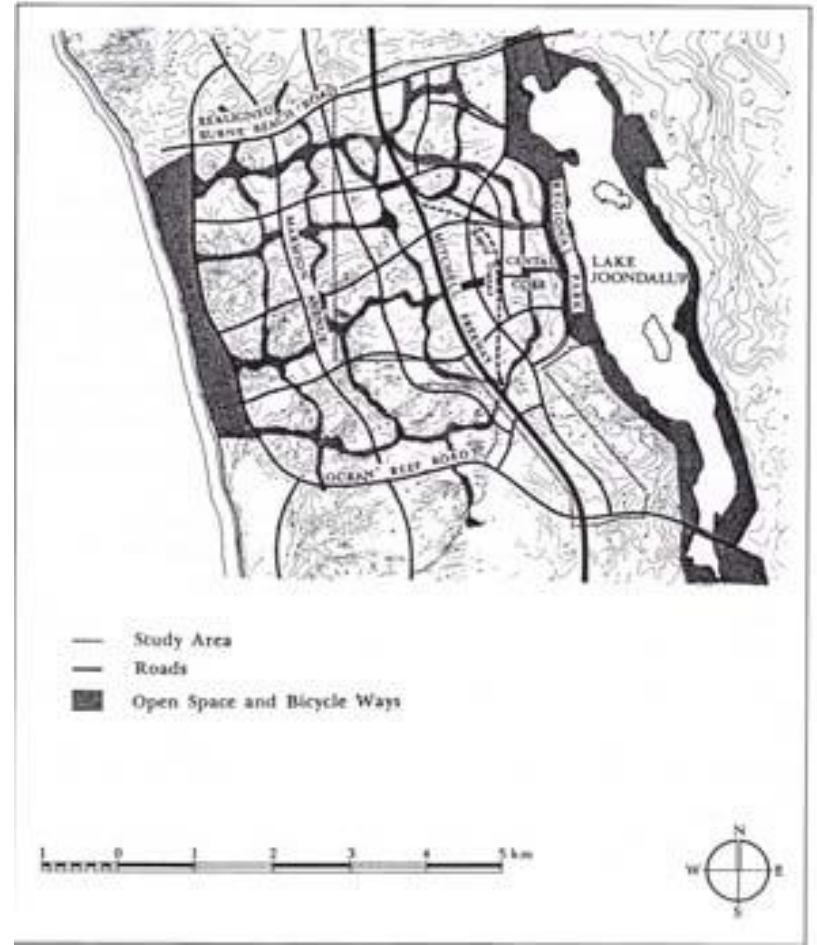
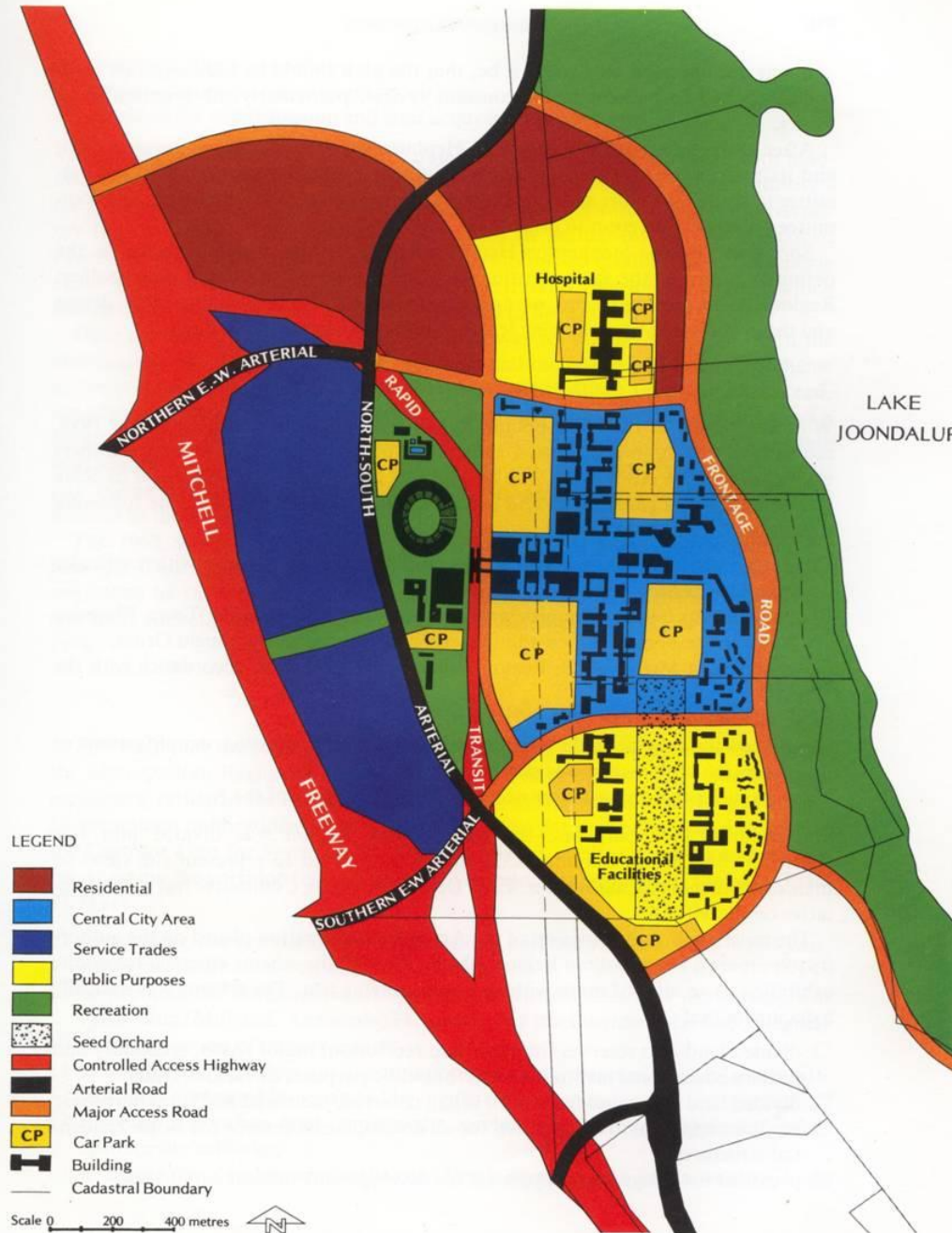


Fig. 17.2 Plan of the North-West Corridor (prepared by the Town Planning Department)



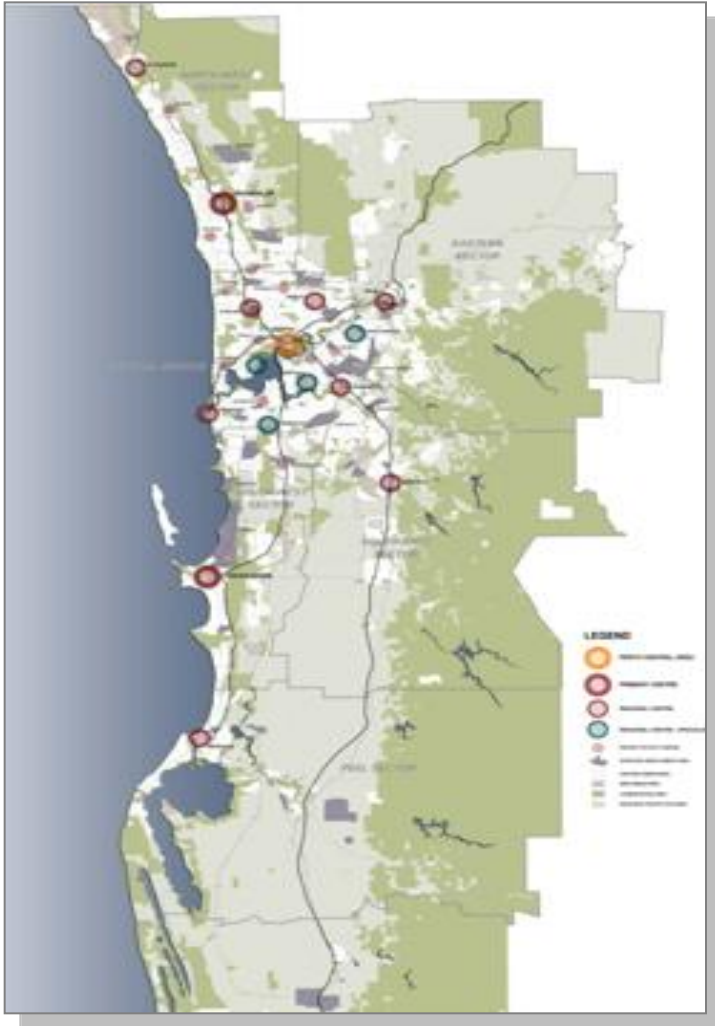
# JOONDALUP SUB REGIONAL CENTRE, 1977



- 1977** Joondalup Centre Act
- 1979** Shire of Wanneroo Administration Centre
- 1980** Wanneroo Hospital
- 1981** Stage one of Joondalup Business Park
- 1984** Forerunner ECU
- 1992** Train to Joondalup
- 1993** TAFE opens
- 1994** Lakeside Shopping Centre & Arena opened
- 1998** City split of Wanneroo and Joondalup
- 1999** The Freeway extensions reach Hodges Drive
- 2002** Police Academy opens
- 2002** on consolidation and infill

Fig. 17.3 Plan for the Joondalup Sub-Regional Centre (prepared by the Town Planning Department)

# Directions 2031 Draft Spatial Framework for Perth and Peel (June 2009)



- Economic development and population growth
- More green, more urban and more connected.
- A more compact city form
- At least 47% of growth through urban infill with a focus on activity centres.
- Make more efficient use of land and infrastructure.
- Prioritise land that is already zoned
- Manage urban expansion.

# Directions 2031 Key Themes

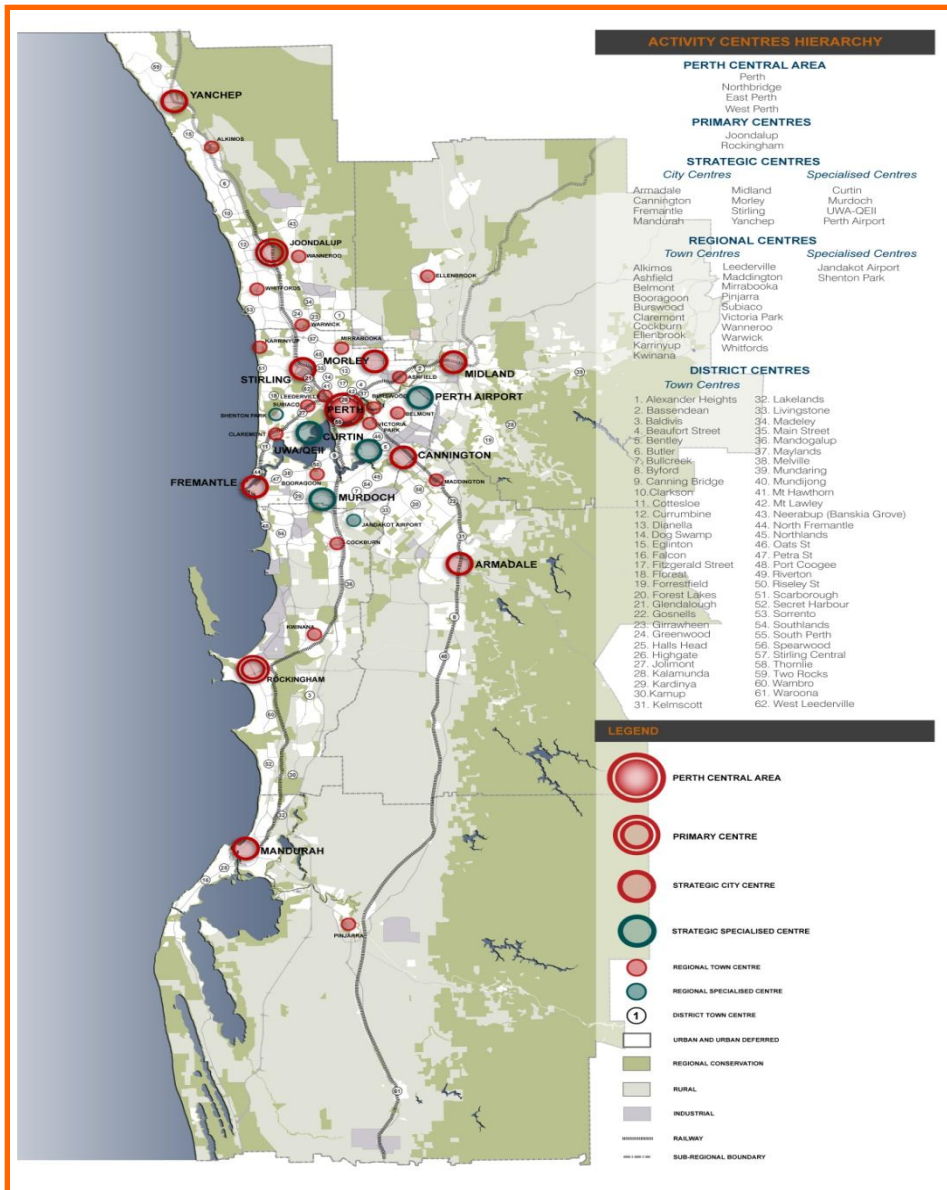
## Vision:

*“by 2031 Perth People will have created a world class liveable city; green, vibrant, more compact and accessible with a unique sense of place”*

## A city that is:

- LIVEABLE -** *Living in or visiting our city should be a safe, comfortable & enjoyable experience*
- PROSPEROUS -** *Our success as a global city will depend on building on our current prosperity*
- EQUITABLE -** *All West Australians should enjoy the benefits of growth and changes in the city*
- ACCESSIBLE -** *People should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home*
- GREEN -** *We should grow within the constraints placed on us by the environment we live in*
- RESPONSIBLE -** *We have a responsibility to manage urban growth and make the most efficient use of available land and infrastructure*

# Draft Activity Centres Policy



- Concentrate economic activity in centres
- Remove retail floor space thresholds
- From shopping centres to Town centres
- Retain industrial zones for industry
- More localised employment
- Public transport accessibility
- Street orientation and urban design

# Directions 2031 public submissions

- The draft Directions 2031 report was released for public comment from June to August 2009.
- A total of 294 submissions were received from local government, the development industry, stakeholder organisations and members of the public.
- A number of key strategic issues were raised in the submissions, and changes are being made to the Spatial framework as a result.

# Current Status of Directions 2031 and Beyond.

- **Directions 2031 and Beyond: Final Report presented to WAPC in March 2010**
- **Public Release of Documents expected in June or July 2010**
- **Growth Management Strategies (Drafts to also be Advertised) will include an Urban Expansion Plan**

# Directions 2031 and Beyond

## Key Implementation Documents

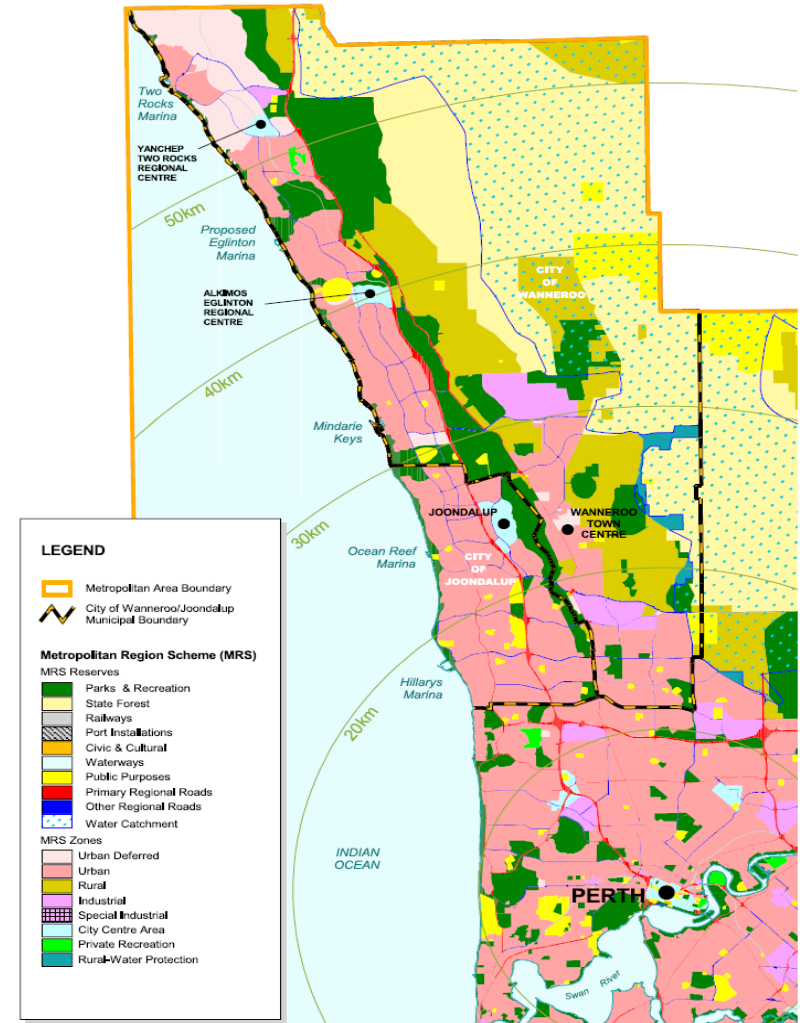
- **Planning vision and narrative for Perth and Peel with 3.5 Million**
- **Urban Development Program (Draft Release Mid year)**
- **Activity Centres Policy (Final report to WAPC May)**
- **Public Transport Plan (PTA leading mid year release as a draft)**

# Key Implementation Documents

- **Economic Development Strategy (under consideration for 2010/2011)**
- **Metropolitan wide Integrated Transport Plan (DoT considering review of existing plan)**
- **Building a Better Planning System Reforms (Planning Amendment Bill in Parliament)**

# FOCUS ON NW SUB REGION GROWTH MANAGEMENT STRATEGY

- Joondalup Population – 160,000
- Wanneroo Population – 141,000
- Regional Population Ultimately over 600,000 people (growth rate of 61% over next 25 years)



# Sub-regional Strategic Priorities

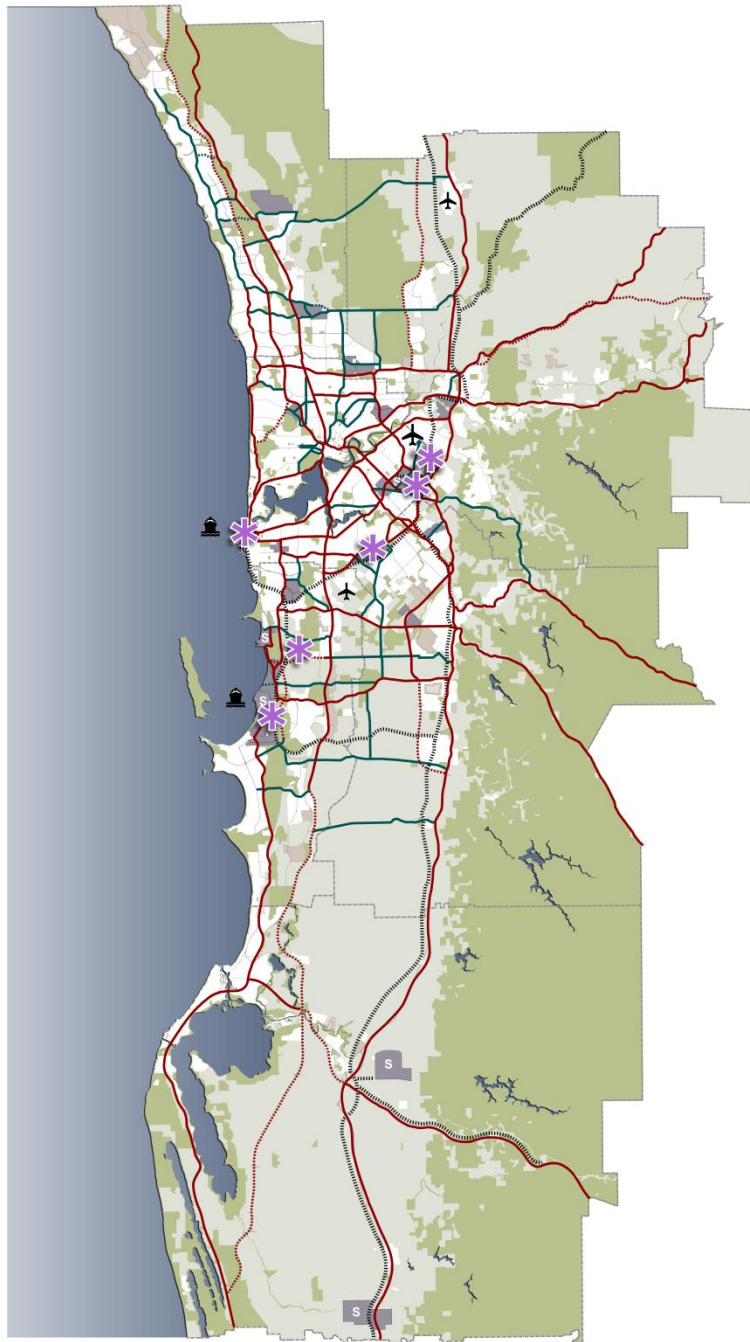
- 1. Housing-Affordable living not just affordable housing**
- 2. Activity centres- Town Centres not just shopping centres**
- 3. Transit precincts and public transport corridors**
- 4. Economic development and employment growth**
- 5. Infrastructure coordination and land use planning**
- 6. Governance, implementation and monitoring**

# Transport Infrastructure



- Population growth without local employment will lead to increased traffic congestion with significant economic and social costs
- Extensions to freeway and increases to its capacity will not be sufficient
- Support is given for early extension of Railway with increased services
- Target much greater role for Public transport including cross-regional links

## Primary freight routes and inter-modal facilities



Directions 2031 states that In planning the future growth of the City it will be critical to ensure that the freight network is well connected to key industrial areas and a balanced system of well planned intermodal facilities

*The current spatial structure is not balanced*

Need to focus on regional employment

Case for a secondary airport in the NW corridor

Rail freight to an expanded Neerabup Industrial area?

# Joondalup Regional Centre



- 32,000 jobs – Large number of population driven jobs but requires 9550 additional jobs with focus on knowledge-intensive industries (71% new jobs) in order to be a fully functioning decentralised Business Centre (Pracsys 2008)
- Recognise that this is a long term objective. Need to build on existing strengths around health, education and housing in the short to intermediate term.
- City could seek Government support to relocate some Government departments to Joondalup but will be in competition with other centres

# Whitford Centre and other centres



- Need to rethink how we look at existing shopping centres.
- From shopping centres to activity centres
- Context of Metropolitan Activity Centre Policy and local strategies
- Seek to be more diverse more intense and more connected
- Would need to manage local impacts and improve public transport

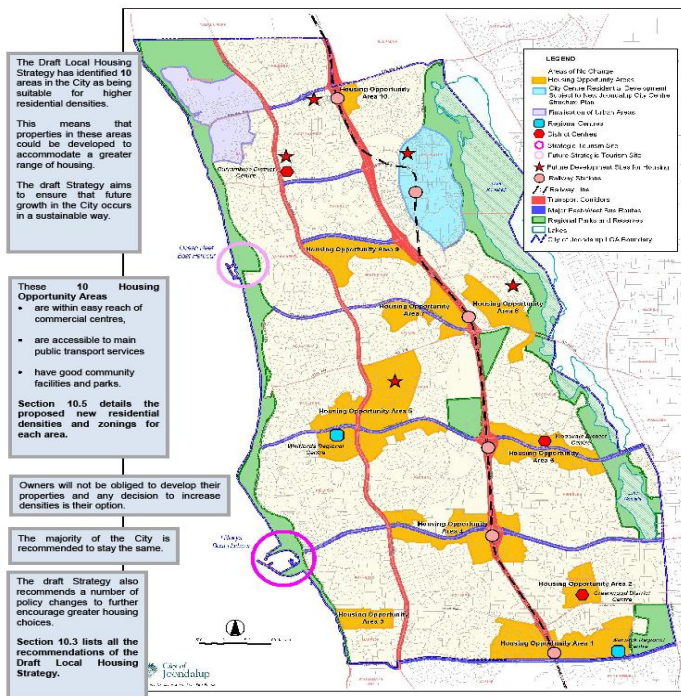
# OCEAN REEF MARINA



- Potential to provide a world class recreational, residential, boating and tourism marina.
- Development encapsulates environmental sustainability, community amenity and deliver economic growth and social benefit.
- Overwhelming community support in favour of developing the marina
- Next step is development of a Business Case and Structure Plan working closely with relevant Government agencies

# CITY OF JOONDALUP DRAFT LOCAL HOUSING STRATEGY

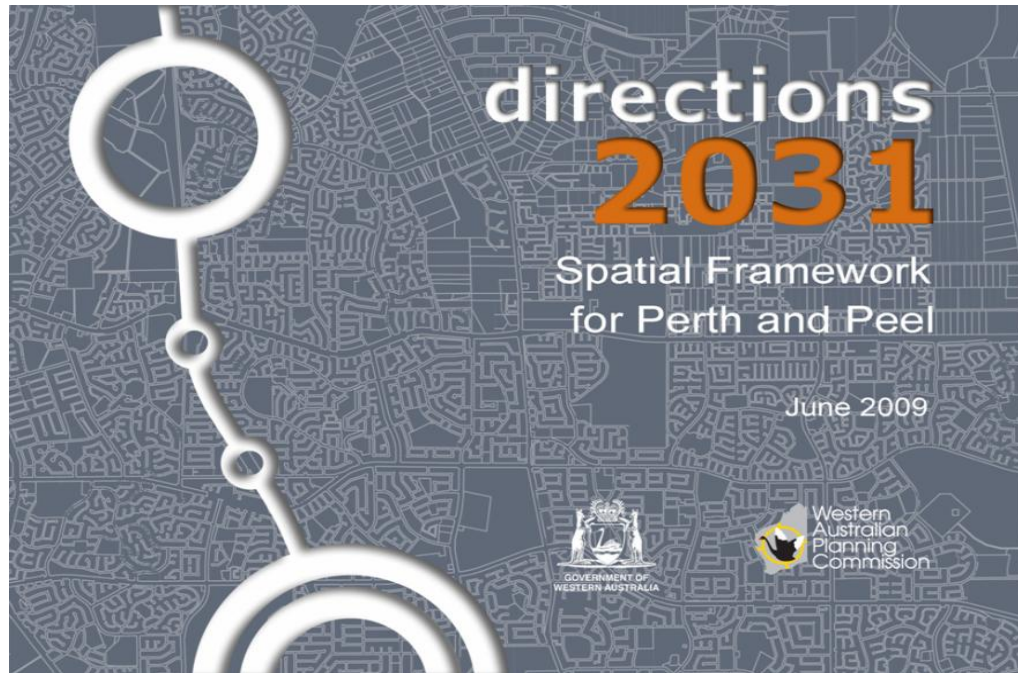
## 10.4 DRAFT LOCAL HOUSING STRATEGY MAP



- More diverse housing forms
- Ten housing opportunity areas
- 80% of City not affected
- Supports Directions 2031

# Challenges for Joondalup

1. Development of a regional vision with a strong desire for employment self sufficiency.
2. Joondalup City Center to develop its role as a primary Metropolitan centre building on an increased catchment.
3. Intensification and diversification of other centres.
4. Focus on other development opportunities like Ocean Reef marina.
5. Support for the provision of housing choice.
6. Develop cross-regional links, including public transport



**Thank You**