

Q7. This house is not currently included in a Housing Opportunity Area, would you like it to be?

- Yes
- No – please go to **Question 9**

Q8. Can you tell us why you would like this house included in a Housing Opportunity Area?

Q9. The draft Local Housing Strategy also contains recommendations that would apply to the whole City. These are generally broad policy initiatives to encourage more housing choices. Full details are available online at www.joondalup.wa.gov.au or from the City's Administration Building, Libraries and Customer Service Centres at Whitfords Shopping Centre and Craigie Leisure Centre. Please tell us what you think.

Q10. I am

- Male
- Female

Q11. I am aged between

- 18–24
- 25–34
- 35–44
- 45–49
- 50–59
- 60–69
- 70–84
- 85+

Thank you for completing this survey. If you feel you have more to tell us, please feel free to attach extra pages.

The closing date for returning your survey is Monday 16 August 2010



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This document is available in alternate formats upon request.

Survey Results

Overall Response and Return Rate

	No. of surveys sent	No. surveys returned	Percentage return rate
From Housing Opportunity Areas owners/occupiers	12,896	2,426	18.8%
From Rest of City owners/occupiers	50,789	4,500	8.9%
Total	63,685	6,926	10.9%

Question 1: *My house/unit is...*

Table 1

Statement	No. of Respondents	Percentage
My property and I am living in it	5,943	85.8
My property and I rent it out	816	11.8
Rented	134	1.9
Not stated	33	0.5
Total No. Respondents	6,926	100.0

Question 2: *What do you think about Housing Opportunity Areas in general?*

Table 2 shows the views of all respondents with respect to the question. Further analysis to break down respondents into “all respondents” (includes people renting properties) and “property owners” (a regrouping of residential and non-residential property owners) showed no differences of significance between the two groups as the majority of respondents were people who owned their properties, whether they lived in them or not.

Table 2

Response	No. of all respondents	Percentage
Good idea	4,499	65.0
Bad idea	1,322	19.1
Unsure	985	14.2
Not identified	120	1.7
Total	6,926	100.0

Survey Results

Question 3: *This house is in a Housing Opportunity Area. Yes/No*

Table 3 shows that of the 6,926 returned surveys, 2,427 **(35%)** were from people living in one of the 10 HOAs and 4,499 **(65%)** were from other areas within the City of Joondalup. Given that more people live outside the proposed HOAs than inside them, this result was anticipated.

Table 3

HOA Location	No. of all respondents	Percentage
1	407	5.9
2	111	1.6
3	248	3.6
4	335	4.8
5	557	8.0
6	216	3.1
7	152	2.2
8	148	2.1
9	194	2.8
10	58	.8
Not in an HOA	4,500	65.0
Total no. respondents	6,926	100.0

Survey Results

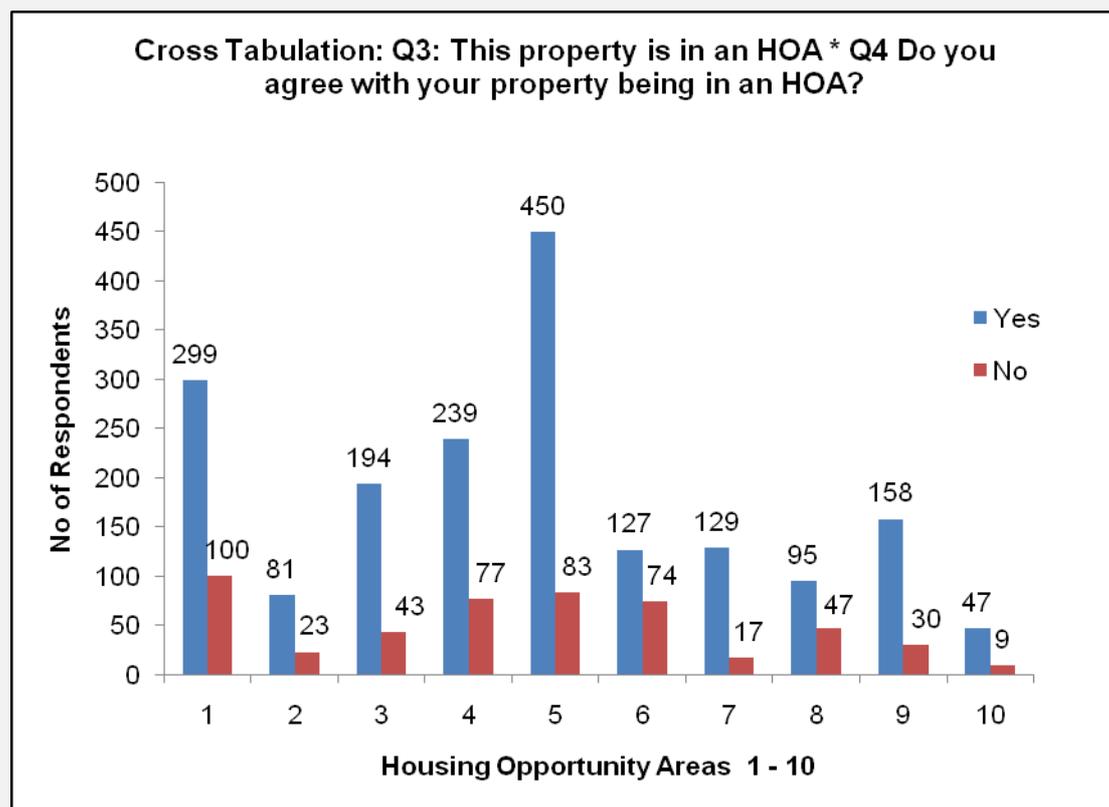
Question 4: *If you answered YES to the previous question, do you AGREE with your property being included in a Housing Opportunity Area?*

Table 4

Responses	No. of all respondents	Percentage
Yes	1,820	75.0
No	503	20.7
Not stated	104	4.3
Total	2,427	100.0

The graph below shows each HOA with respondents both for and against the designation. It can be seen that most support lies in HOA 5 (Whitfords), followed by HOA 1 (Warwick).

Please refer to **Attachment 5** which contains more detailed information for each HOA.



Survey Results

Question 5: *Looking at the map for your area, what do you think about housing density as it could affect you?*

Table 5 shows that most respondents living in an HOA found the housing density level proposed acceptable. Please refer to **Attachment 5** which contains more detailed information for each HOA.

Table 5

Responses	No. of respondents living in an HOA	Percentage
It's too low	320	13.2
It's acceptable	1,454	59.9
It's too high	188	7.7
Not stated	465	19.2
Total	2,427	100.0

Question 6: *If you answered NO to question 4 (do not agree with HOA designation), please tell us more about that.*

127 respondents provided comment with respect to this question. A review of comments by HOA did not yield any area-specific issues and all respondents shared concerns that their existing quality of life would be lost as a result of higher density and the problems they associated with it. Respondents indicated that they had chosen their area specifically because of larger block sizes, quietness and privacy. There were predictions that each locality would be devalued as a result of noise, overcrowding, traffic congestion and an increase in rental accommodation

Question 7: *This house is currently not included in a Housing Opportunity Area, would you like it to be?*

Table 7 indicates that most people outside HOAs are not interested in being included in one.

Table 7

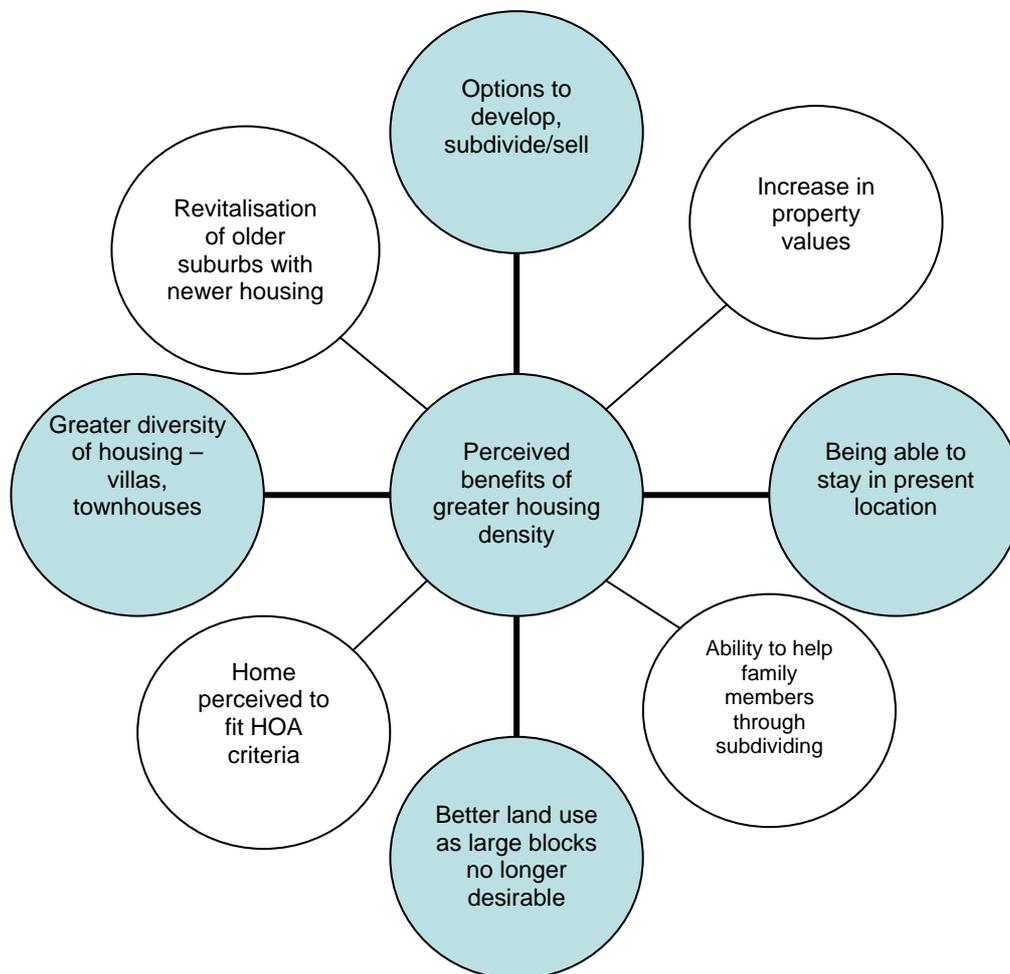
Response	No. of respondents	Percentage
Yes	1,476	32.8
No	2,609	58.0
Not indicated	414	9.2
Total	4,499	100.0

Survey Results

Question 8: Can you tell us why you would like this house included in a Housing Opportunity Area?

1,382 respondents of the 1,476 respondents who wanted to be included in Housing Opportunity Areas provided comment.

The following diagram indicates the major factors that respondents identified as reasons for inclusion in an HOA.



Survey Results

Question 9: *The draft Local Housing Strategy also contains recommendations that would apply to the whole City. These are generally broad policy initiatives to encourage more housing choices. Full details are available online at www.joondalup.wa.gov.au or from the City's Administration Building, Libraries and Customer Service Centres at Whitfords Shopping Centre and Craigie Leisure Centre. Please tell us what you think.*

3,300 people answered Q9.

The question was designed to elicit feedback to recommendations 3-7 of the draft LHS, however almost all responses were general in nature, raised incidental issues such as infrastructure improvements or reflected density issues which had already been covered in questions 2 to 8 of the survey.

There were 79 responses which were determined to have provided feedback on either 'all recommendations' or were specific to recommendation 3 (the dual density policy), recommendation 4 (density bonus for aged persons accommodation), recommendation 5 (R80 in commercial/mixed use areas), recommendation 6 (additional height for large scale aged persons accommodation, or residential development in R60 and above) and recommendation 7 (minimum densities for large opportunity sites).

As indicated in the table below, there was a high level of support from respondents.

Recommendation	Support	Not support	Comment only
All	43	2	2
3	10	1	4
4	13	0	0
5	9	0	0
6	2	4	1
7	2	2	0

The remaining 3221 responses made comments in relation to the following:

- Concern that higher residential density will place pressure on existing infrastructure such as schools, public transport and roads;
- Concern that higher residential density is aimed at generating more rates for the Council;
- Concern that higher residential density will turn some areas into 'investor/rental suburbs';
- Concern that higher residential density will change the character of existing suburbs which is the main reason residents bought in an area;
- Concern that higher residential density will result in overcrowding, loss of privacy and poor quality housing;
- Concern that higher residential density will result in increased noise, crime and social problems;
- Concern that higher residential density will result in multistorey flats;
- Support the creation of smaller dwellings and lots as a means of creating greater housing choice and affordability;
- Support infill development as a means of better utilising urban land which reduces the need for urban sprawl;
- Support infill development in strategic locations as a means of locating people closer to shops and public transport;
- Support incentives for aged persons developments and opportunities for residents to downsize within their existing community;
- Support the implementation of the LHS proposals as soon as possible;
- Confusion as to why 'my' property was not included in a HOA as it meets the necessary criteria; and
- 'I' did not read the other recommendations contained in the LHS.

Survey Results

DEMOGRAPHIC ANALYSIS

Question 10: Gender: *I am...*

Table 8

Gender	No. of respondents	Percentage
Male	4,044	58.4
Female	2,856	41.2
Not indicated	26	0.4
Total	6,926	100.0

Question 11: Age Profile: *I am aged between...*

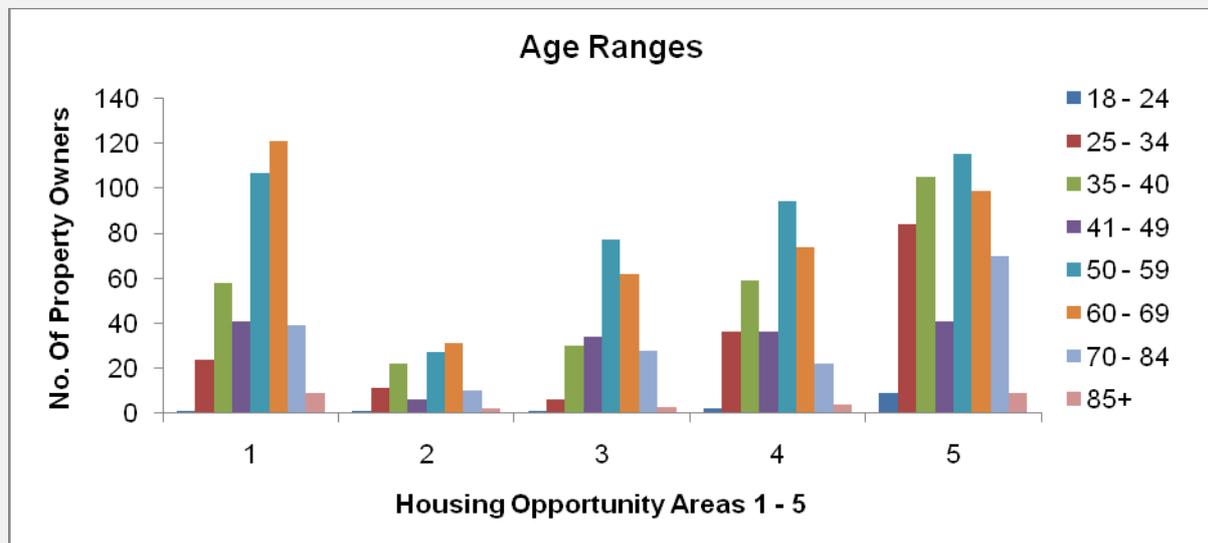
Table 8 shows that respondents aged 18 – 34 were not as well represented as those in other age groups. As surveys were distributed directly to properties rather than home owners alone, it was anticipated that the returns from this age group may have been higher.

Table 9

Age Range	No. of respondents	Percentage	ABS Age Range % Distribution CoJ
18 - 24	41	0.6	14
25 - 34	603	8.8	15
35 - 40	1,075	15.7	33
41 - 49	768	11.2	20
50 - 59	1,835	26.7	20
60 - 69	1,574	22.9	7
70 - 84	859	12.5	1
85+	113	1.6	0
Not indicated	58	0.8	0
Total	6,926	100.0	100.0

Survey Results

To show the distribution of ages across each HOA, two separate graphs were created. The first shows the age range for HOAs 1 to 5, the second the age range for HOAs 6 – 10.



The demographic information for HOA 1 shows that whilst all age ranges are represented, the largest number of responses have come from people aged between 50 and 69 owning property in that area. This finding may be associated with a stage of life where children have left or are leaving home.

The demographic information for HOA 5 shows a diverse age range amongst property owners indicating multiple lifestyle types from young first home buyers through to retirees who may have lived in the area for some time.

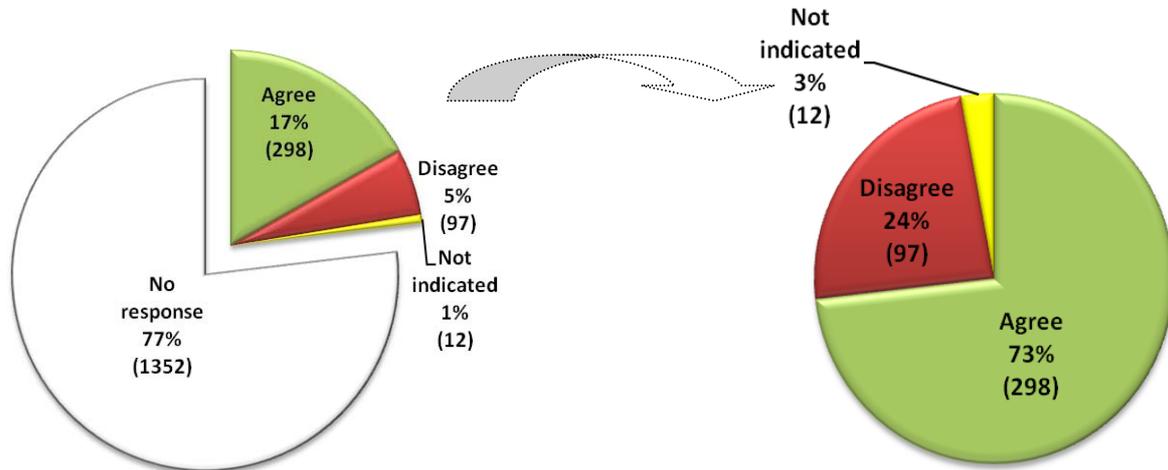
Results for individual Housing Opportunity Areas

Housing Opportunity Area 1

1,759 surveys were sent out and 407 valid surveys were received, representing a 23% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

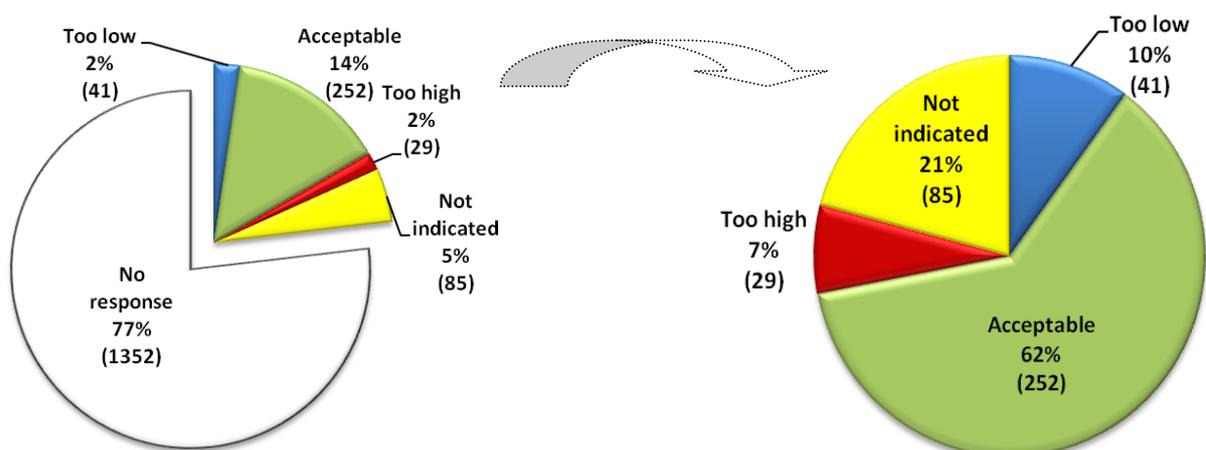


Total surveys sent out = 1,759

Responses received = 407

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 1,759

Responses received = 407

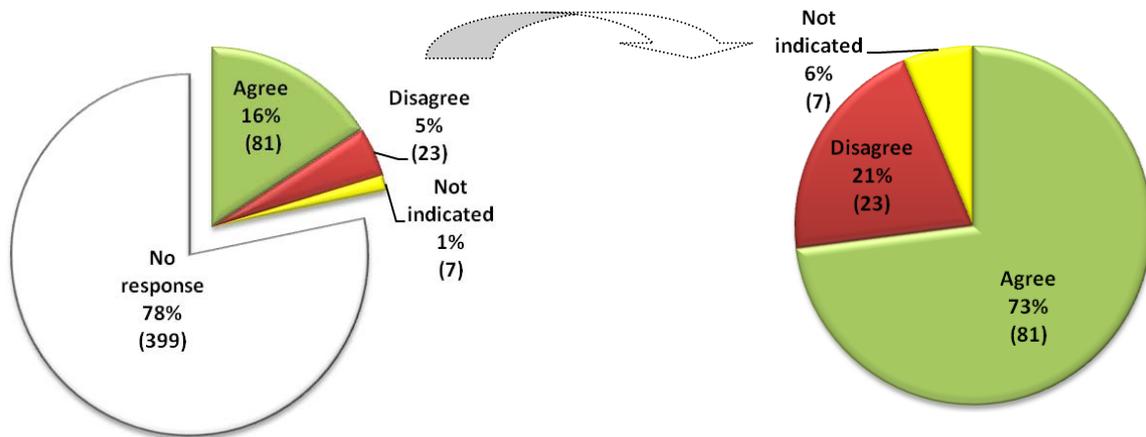
Results for individual Housing Opportunity Areas

Housing Opportunity Area 2

510 surveys were sent out and 111 valid surveys were received, representing a 22% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

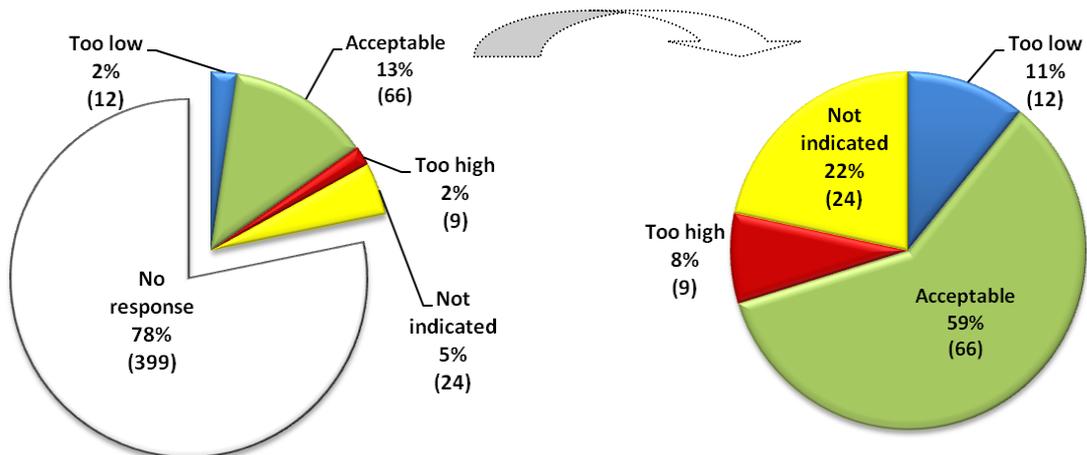


Total surveys sent out = 510

Responses received = 111

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 510

Responses received = 111

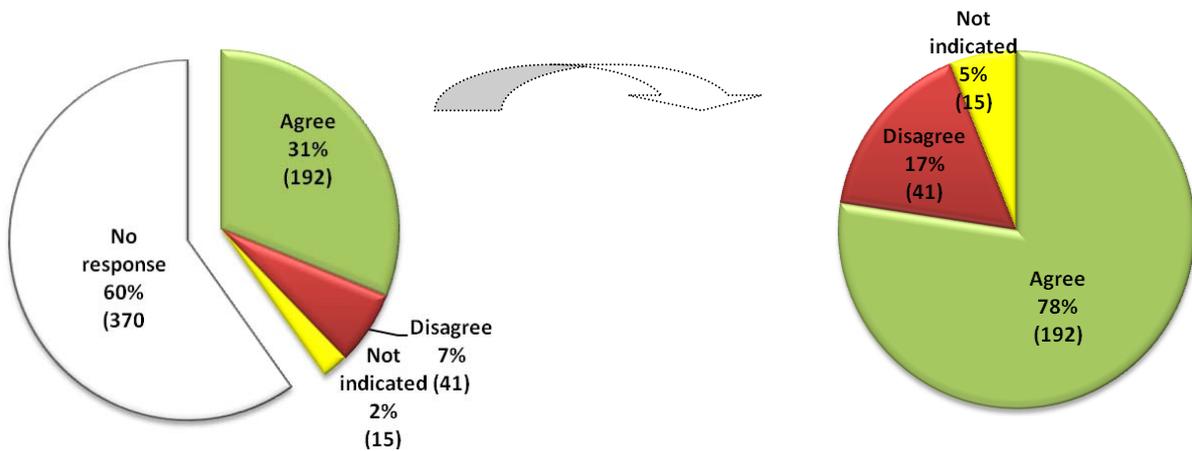
Results for individual Housing Opportunity Areas

Housing Opportunity Area 3

618 surveys were sent out and 248 valid surveys were received, representing a 40% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

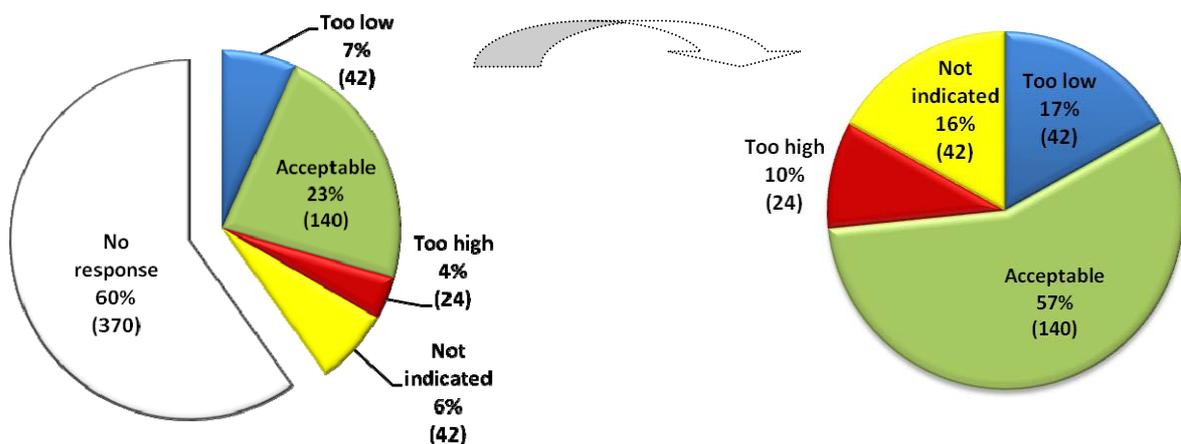


Total surveys sent out = 618

Responses received = 248

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 618

Responses received = 248

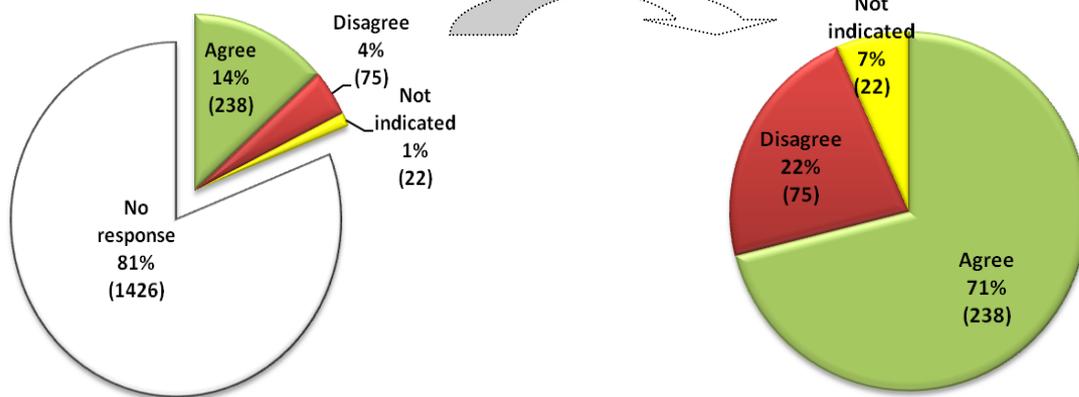
Results for individual Housing Opportunity Areas

Housing Opportunity Area 4

1,761 surveys were sent out and 335 valid surveys were received, representing a 19% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

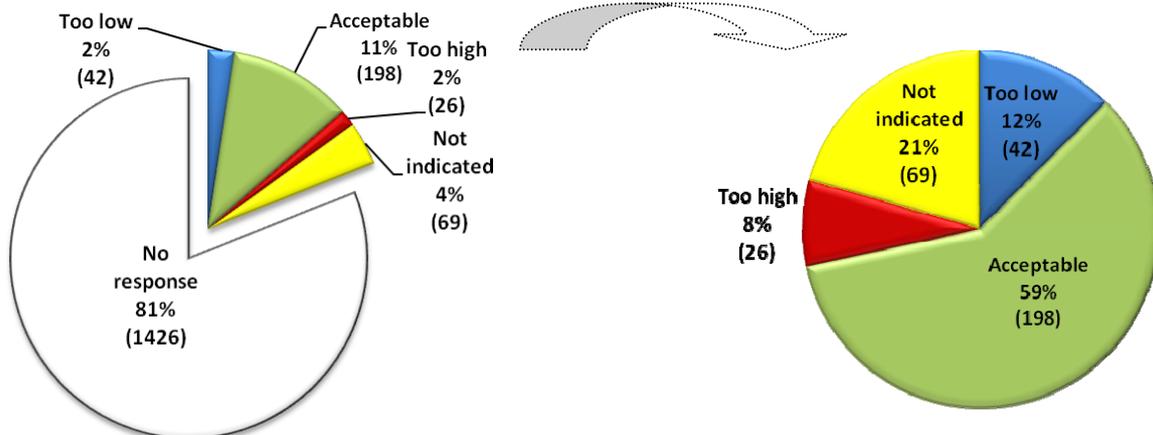


Total surveys sent out = 1,761

Responses received = 335

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 1,761

Responses received = 335

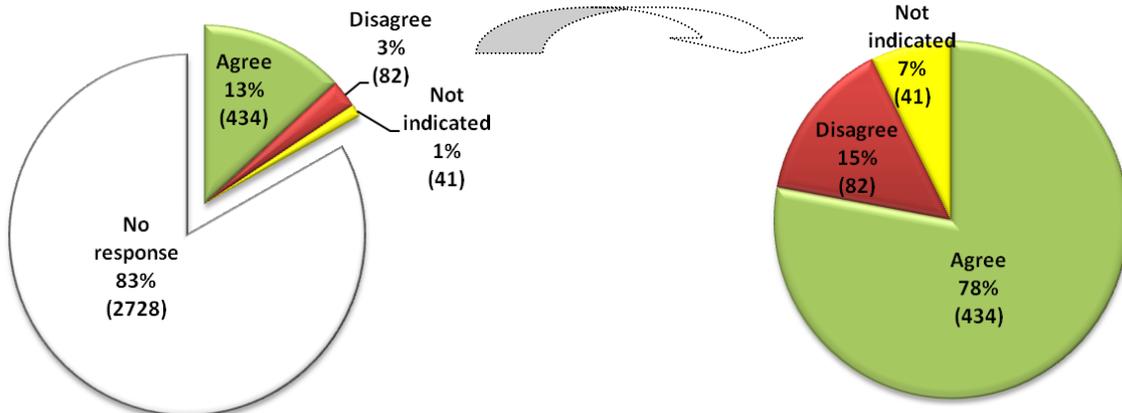
Results for individual Housing Opportunity Areas

Housing Opportunity Area 5

3,285 surveys were sent out and 557 valid surveys were received, representing a 17% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

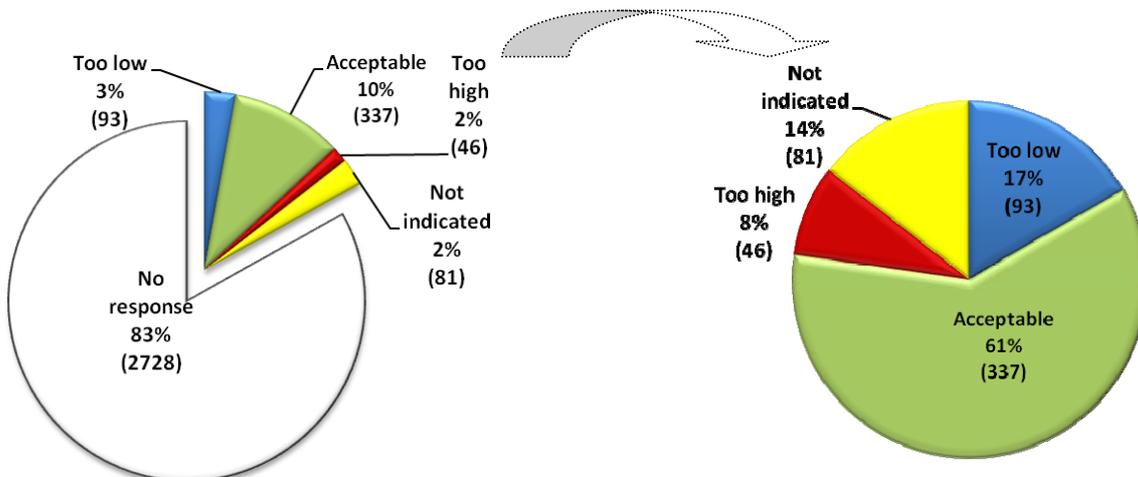


Total surveys sent out = 3,285

Responses received = 557

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 3,285

Responses received = 557

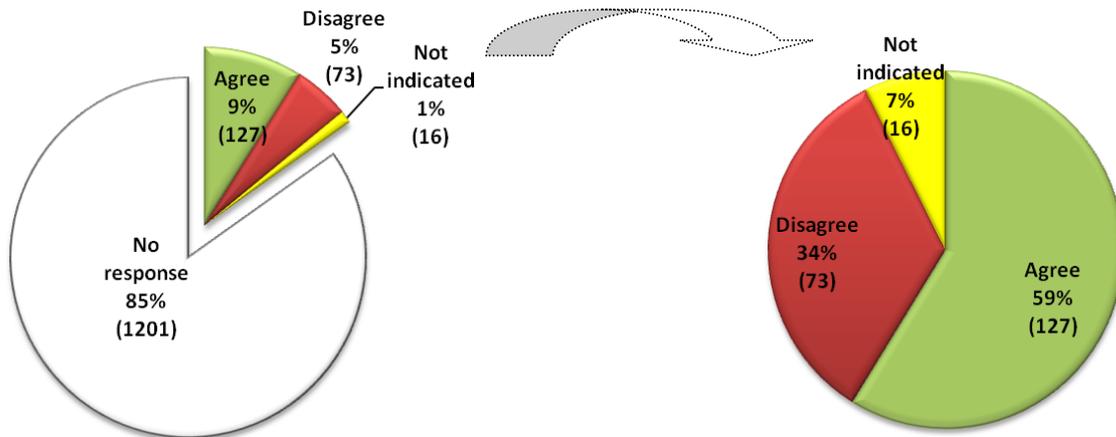
Results for individual Housing Opportunity Areas

Housing Opportunity Area 6

1,417 surveys were sent out and 216 valid surveys were received, representing a 15% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

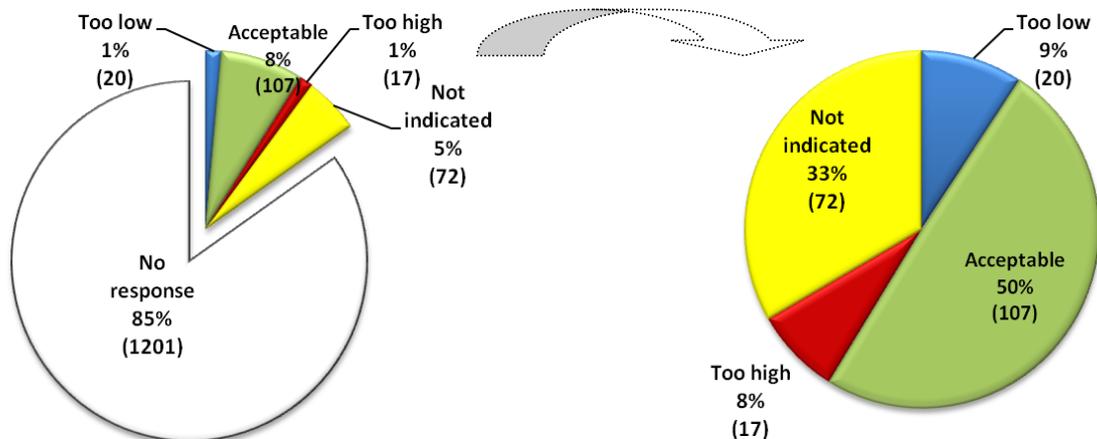


Total surveys sent out = 1,417

Responses received = 216

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 1,417

Responses received = 216

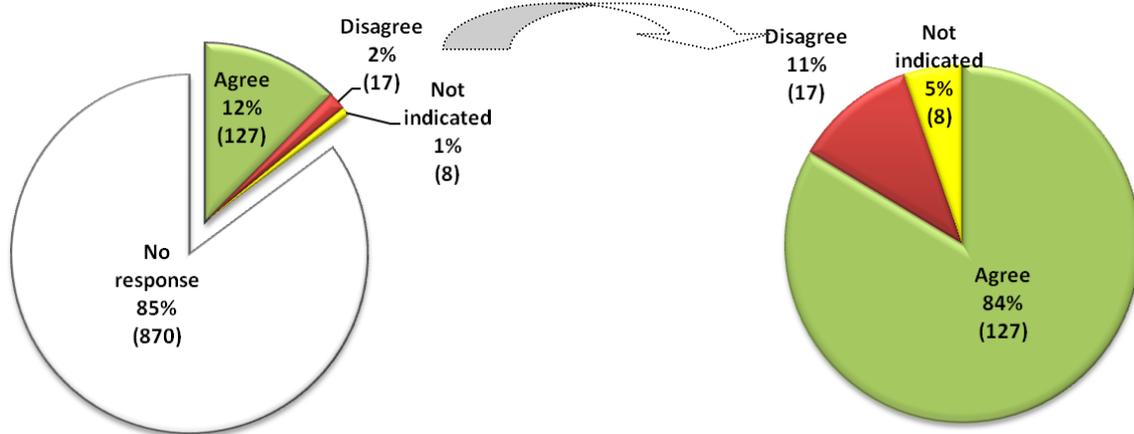
Results for individual Housing Opportunity Areas

Housing Opportunity Area 7

1,022 surveys were sent out and 152 valid surveys were received, representing a 15% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

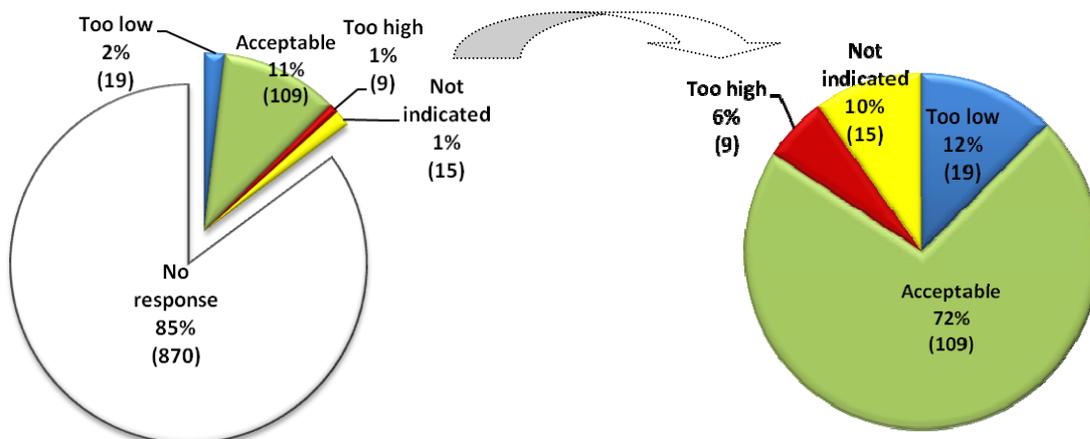


Total surveys sent out = 1,022

Responses received = 152

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 1,022

Responses received = 152

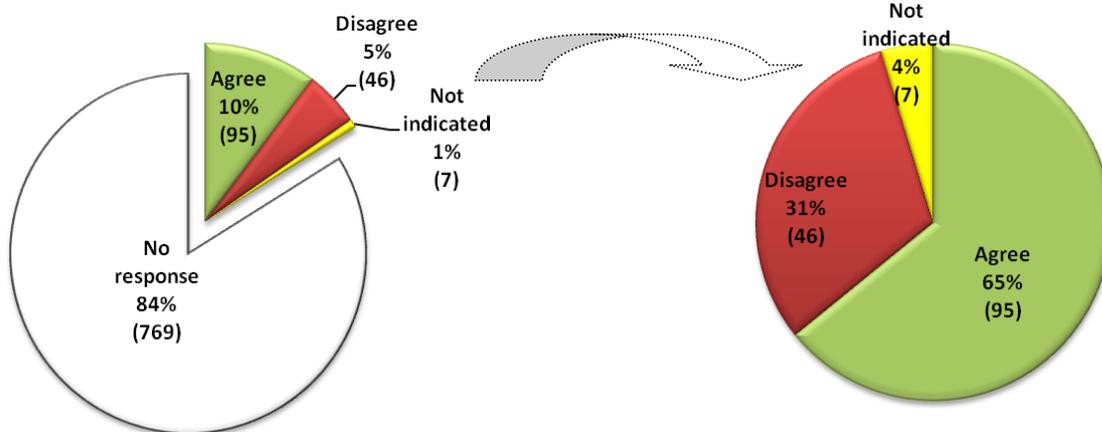
Results for individual Housing Opportunity Areas

Housing Opportunity Area 8

917 surveys were sent out and 148 valid surveys were received, representing a 16% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

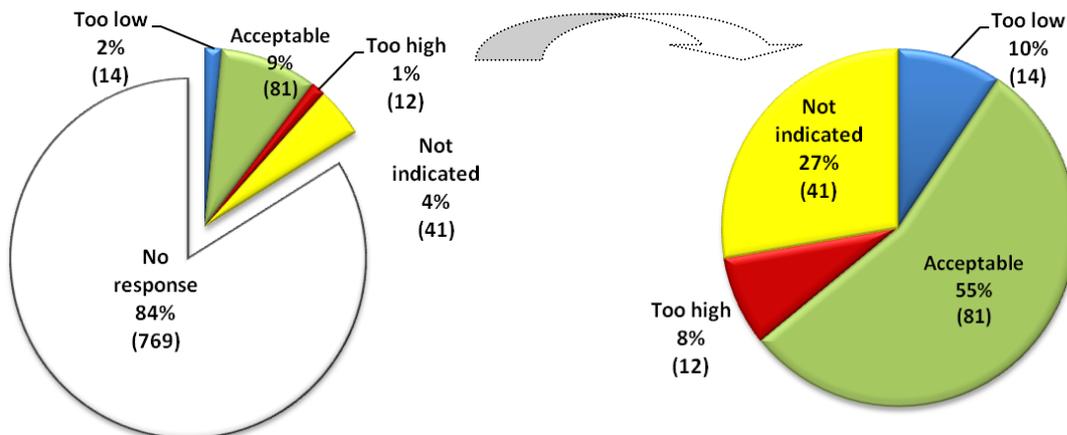


Total surveys sent out = 917

Responses received = 148

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 917

Responses received = 148

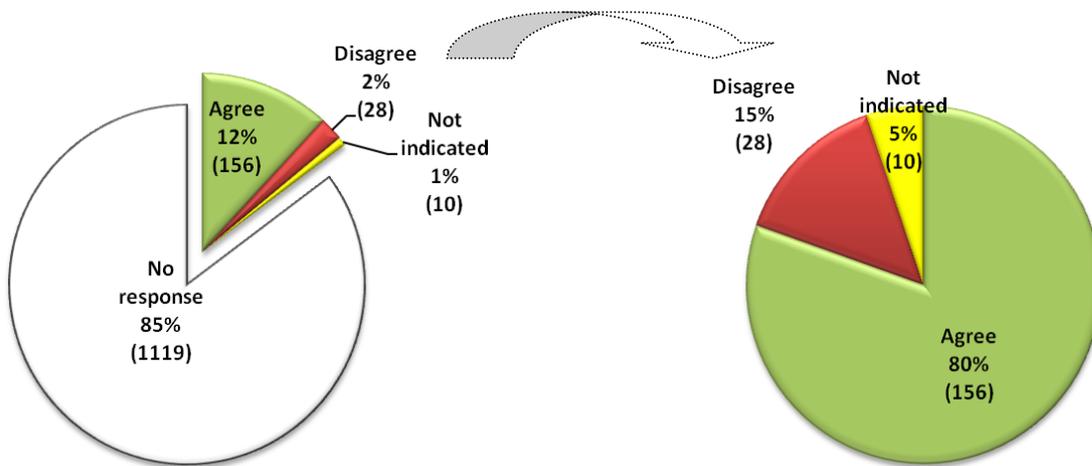
Results for individual Housing Opportunity Areas

Housing Opportunity Area 9

1,313 surveys were sent out and 194 valid surveys were received, representing a 15% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

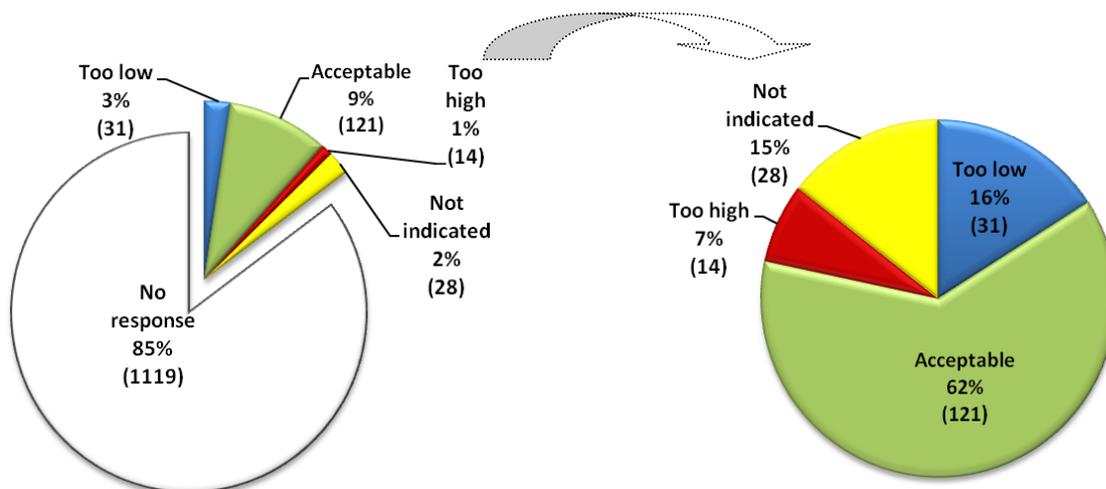


Total surveys sent out = 1,313

Responses received = 194

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 1,313

Responses received = 194

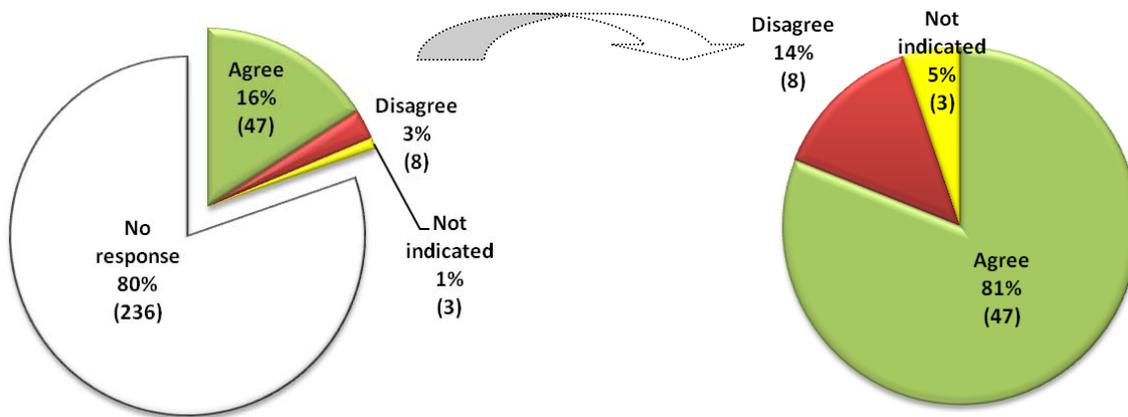
Results for individual Housing Opportunity Areas

Housing Opportunity Area 10

294 surveys were sent out and 58 valid surveys were received, representing a 20% rate of return. The following pie charts describe the responses to questions 4 and 5.

Question 4:

Do you agree with your property being included in a Housing Opportunity Area?

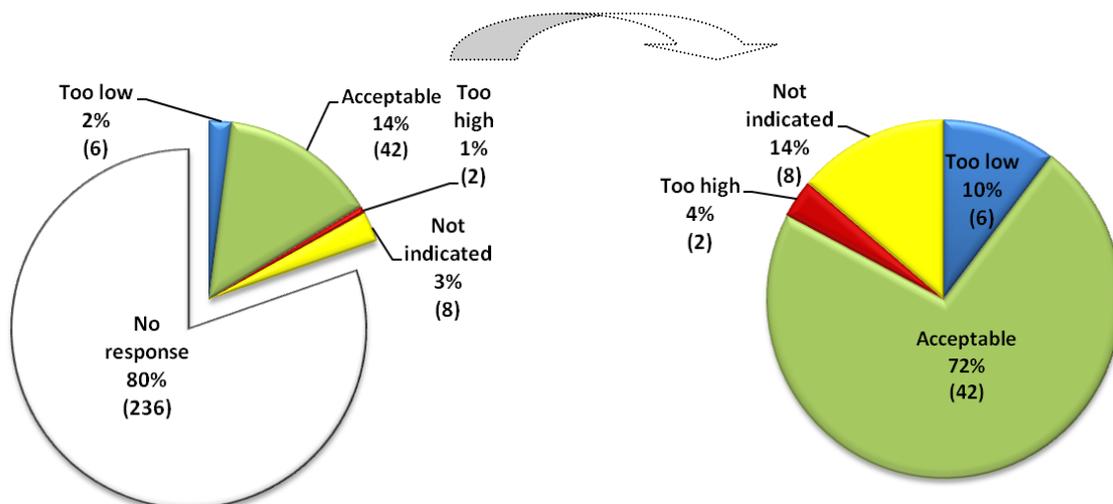


Total surveys sent out = 294

Responses received = 58

Question 5:

Looking at the map for your area, what do you think about the housing density as it could affect you?



Total surveys sent out = 294

Responses received = 58

Draft Local Housing Strategy modifications

Recommendation 4

Amend the Recommendation 4 as follows:

As part of the District Planning Scheme review process, develop scheme provisions for “Additional Density Bonus for Aged Persons’ Housing” - to encourage amalgamation and development of between 2 and 4 existing residential lots for aged persons’ housing in appropriate locations. It will apply across the whole City with the exception of the City Centre.

Recommendation 5

Replace Recommendation 5 with the following:

In the new District Planning Scheme:

- *replace the residential coding of R20 which currently applies to all commercial and mixed use zoned land over 1000sqm outside the City Centre but within a Housing Opportunity area with R80.*
- *replace the residential coding of R20 which currently applies to all commercial and mixed use zoned land under 1000sqm outside the City Centre but within a Housing Opportunity area with R40.*

Inclusion of new Development Opportunity Sites for Housing

Identify the following sites on the LHS map as ‘Future development sites for housing’:

- Former Craigie Heights Primary School,
- Former East Greenwood Primary School.
- Ocean Reef Marina

Update the ‘Known development sites’ within Table 13 from 300 to 1305, and adjust Total figures accordingly.

Boundary Modification

Realign the southern boundary of HOA 3 to fully exclude the property known as 17 Syree Court / 74 Cliff Street, Marmion.

Other Amendments

- Amend reference to ‘Directions 2031’ to ‘Directions 2031 and beyond’.
- Amend Section 5.7 to state that the Water Corporation does not support residential uses within the Beenyup WWTP odour buffer area.
- List the Beenyup WWTP as a constraint to residential development under 7.1