

Table 2324: Recommended Shop Retail Floorspace Thresholds, 2026

| WAPC Hierarchy | Activity Centre | Shop Retail Floorspace 2010 (sqm) | Retail Turnover Density (\$/sqm) | Gravity Model Assessment | Recommended Threshold |
|------------------------|--|-----------------------------------|----------------------------------|--------------------------|-----------------------|
| Strategic Metropolitan | Joondalup City Centre (incl Winton Rd) | 92,990 | \$7,421 | 125,000 no limit | 125,000 no limit |
| Secondary | Whitfords City | 49,924 | \$8,715 | 50,000 | 75,000 |
| Secondary | Warwick Grove | 25,614 | \$9,788 | 38,000 | 50,000 |
| District | Gwendoline Drive (Belridge) | 6,148 | \$10,107 | 10,000 | 10,000 |
| District | Sorrento Quay | 7,261 | \$6,187 | 9,000 | 8,000 |
| District | Currambine Market Place | 6,549 | \$11,482 | 15,000 | 15,000 |
| District | Greenwood Village | 4,976 | \$11,144 | 10,000 | 10,000 |
| District | Woodvale Park | 7,460 | \$12,170 | 12,000 | 15,000 |
| Neighbourhood | Craigie Plaza | 2,337 | \$7,398 | 3,500 | 2,500 |
| Neighbourhood | Heathridge | 2,324 | \$7,584 | 3,500 | 2,500 |
| Neighbourhood | Connolly | 3,005 | \$8,363 | 3,500 | 3,500 |
| Neighbourhood | Ocean Reef | 1,957 | \$8,674 | 4,000 | 4,000 |
| Neighbourhood | Edgewater | 1,236 | \$10,875 | 2,000 | 3,000 |
| Neighbourhood | Beldon | 3,768 | \$9,096 | 4,000 | 4,500 |
| Neighbourhood | Beaumaris City | 2,459 | \$8,377 | 3,000 | 3,000 |
| Neighbourhood | Woodvale | 3,064 | \$9,675 | 3,200 | 4,000 |
| Neighbourhood | Mullaloo | 1,822 | \$7,838 | 3,000 | 2,000 |
| Neighbourhood | Kingsley | 3,983 | \$9,094 | 4,000 | 5,000 |
| Neighbourhood | Candlewood | 1,662 | \$10,342 | 2,000 | 3,000 |
| Neighbourhood | Kinross A | 4,300 | \$10,173 | 5,000 | 6,000 |
| Neighbourhood | Carine Glades | 3,991 | \$8,542 | 4,500 | 4,500 |
| Neighbourhood | Glengarry | 2,890 | \$9,523 | 3,000 | 4,000 |
| Neighbourhood | Padbury | 2,064 | \$9,549 | 2,064 | 3,000 |
| Neighbourhood | Hepburn Ave | 1,971 | \$11,322 | 2,000 | 4,000 |
| Neighbourhood | Hillarys | 2,992 | \$8,141 | 3,000 | 3,000 |
| Neighbourhood | Marmion Village Sheppard Way | 1,789 | \$8,842 | 1,789 | 2,000 |
| Neighbourhood | Duncraig North | 2,388 | \$10,740 | 2,400 | 3,000 |
| Neighbourhood | Iluka | 0 | \$0 | 3,300 | 3,500 |
| Local | Springfield | 728 | \$7,216 | 1,000 | 1,000 |
| Local | Mullaloo Tavern | 700 | \$6,942 | 1,500 | 200 |
| Local | Forrest Plaza | 548 | \$8,107 | 1,000 | 1,000 |
| Local | Coolibah Plaza | 808 | \$9,275 | 1,500 | 1,500 |
| Local | Kinross B | 500 | \$9,818 | 700 | 1,000 |

Table 3: City of Joondalup Draft Local Commercial Strategy Part B Summary Table and Strategy Map Reference

| Map Ref | WAPC Ref | WEPC Hierarchy Position | Activity Centre | Indicative Shop Retail Floorspace Threshold 2026 (sq.m) | Overall Centre Health | Other Considerations |
|---------|----------|-------------------------|--|---|-----------------------|---|
| SR1 | 600/1-4 | Strategic Metropolitan | Joondalup City Centre (incl Winton Rd) | 125,000 (no limit) no limit | Average | This is a strategic metropolitan centre with potential to become a primary centre and is therefore highest priority. The complex has the potential to increase floorspace to land intensity ratio and has experienced significant increase of over 200,000m ² in floorspace between 1997 and 2007 and 48,000m ² in the Winton Road precinct. |
| S1 | 602 | Secondary | Whitfords City | 75,000 50,000 | Good | If expansion beyond 50,000m ² Shop Retail floorspace is proposed, a structure plan and Retail Sustainability Assessment would be required. Mixed Use floorpace targets would also need to be met consistent with SPP 4.2. |
| S2 | 601 | Secondary | Warwick Grove | 50,000 38,000 | Good | Several large areas could be utilised for other land uses or expansion. Would benefit from significant study and ownership will be a key factor. Mixed Use floorspace targets need to be met consistent with SPP 4.2. |
| FD1 | 669 | District* | Gwendoline Drive (Belridge) | 10,000 | Excellent | A fairly busy centre that appears to trade well. Includes significant health related activities and daily to weekly needs shopping. There are several take-away and restaurant activities on the site. The location on Ocean Reef Road gives easy access by car and bus. |
| D1 | 946 | District | Currambine Market Place | 15,000 | Good | Relatively new and still emerging. Centre is currently being extended. Mixed Use floorspace targets need to be met consistent with SPP 4.2. |
| D2 | 8732 | District | Woodvale Park | 15,000 12,000 | Excellent | Good range offered with passing trade on Whitfords Avenue. Mixed Use floorspace targets need to be met consistent with SPP 4.2. |
| D3 | 676 | District | Sorrento Quay | 8,000 9,000 | Average | Unlikely to influence retail provision at the local and district level. Predominantly tourist related business but a significant proportion of government office space as well. |
| D4 | 609 | District | Greenwood Village | 10,000 | Excellent | Good range of activities with ample car parking. |
| N1 | 671 | Neighbourhood | Kinross A | 6,000 5,000 | Average | Relatively new centre that appears to trade well for daily / weekly shopping needs. 15 Selkirk Dr is City owned, community purpose. Floorspace measured by WAPC includes Kinross B centre on Kinross Drive (500m ² Shop Retail) |
| N2 | 8734 | Neighbourhood | Candlewood | 3,000 2,000 | Excellent | Serves the purpose for daily and weekly shopping needs. |
| N3 | 8733 | Neighbourhood | Beaumaris City | 3,000 | Good | Close to schools and includes community centre and medical centre. Relatively new and appears to trade well for daily / weekly shopping needs. |
| N4 | 627 | Neighbourhood | Connolly | 3,500 | Average | Relatively new centre and appears to trade well for daily / weekly shopping needs. |
| N5 | 620 | Neighbourhood | Heathridge | 2,500 3,500 | Poor | A limited range of activity, run down and a long way off the street with circulation issues. New housing provides passive surveillance. Unlikely to be trading well with competition from Belridge centre (Gwendoline Dr.) 103 Caridean Street may be suitable to accommodate future residential or aged persons accommodation. Strata titled commercial units severely limit the ability for future redevelopment. |
| N6 | 622 | Neighbourhood | Ocean Reef | 4,000 | Poor | Centre is looking old and would benefit from refurbishment. Poor levels and circulation. Views of the ocean to the south west could provide an opportunity in any redevelopment proposal. |
| N7 | 621 | Neighbourhood | Edgewater | 3,000 2,000 | Excellent | Serves the purpose for daily and weekly shopping needs. |
| N8 | 618 | Neighbourhood | Beldon | 4,500 4,000 | Very Poor | This centre has significant floorspace and is in need of a facelift. There are current plans for refurbishment to centre and car park. Takeaway food outlet application at 1 Gunter Grove and may be suitable to accommodate future residential or aged persons accommodation at 1 Pacific Way. |
| N9 | 619 | Neighbourhood | Mullaloo | 2,000 3,000 | Average | Appears to operate reasonably well for daily / weekly shopping needs. Currently being developed to add a liquor store recently added. |
| N10 | 624 | Neighbourhood | Woodvale | 4,000 3,200 | Excellent | Includes tavern, supermarket and health related activities. Residential development underway developed on old service station site on the north west corner of the site. |
| N11 | 615 | Neighbourhood | Craigie Plaza | 2,500 3,500 | Average | Bowling centre (2,000m ²) recently converted to a large medical centre. Different levels for tavern and shopping centre component. Possible development opportunity on south east corner similar to south west corner. 18978 Camberwarra Drive is City owned and may be suitable to accommodate future residential or aged persons accommodations. |
| N12 | 616 | Neighbourhood | Kingsley | 5,000 4,000 | Average | Good range of uses, some graffiti, possible opportunity for residential on north side to provide passive surveillance. 52 Creangy Drive is owned by the City and may be suitable to accommodate future residential or aged persons accommodation. |
| N13 | 665 | Neighbourhood | Hillarys | 3,000 2,100 | Good | The centre includes a medical centre and the adjacent police station. Appears to trade well for daily / weekly needs. |
| N14 | 617 | Neighbourhood | Padbury | 3,000 2,100 | Excellent | Fairly typical neighbourhood centre with a wide range of offerings and quite attractive. 77 Gibson Ave is owned by City and may be suitable to accommodate future residential development or aged persons accommodation . |

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