

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)	135,000 (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 <sup>2</sup> in floorspace between 1997 and 2007 and 48,000m <sup>2</sup> in the Winton Road precinct.
S1	602	Secondary	Whitfords City	75,000 50,000	Good	If expansion beyond 50,000m <sup>2</sup> 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	Currumbine 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 <sup>2</sup> 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 <sup>2</sup> ) 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 news.
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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