

City of Joondalup Special Electors Meeting

Regarding Motion to return
Housing Opportunity Area 8 to R30 Zoning

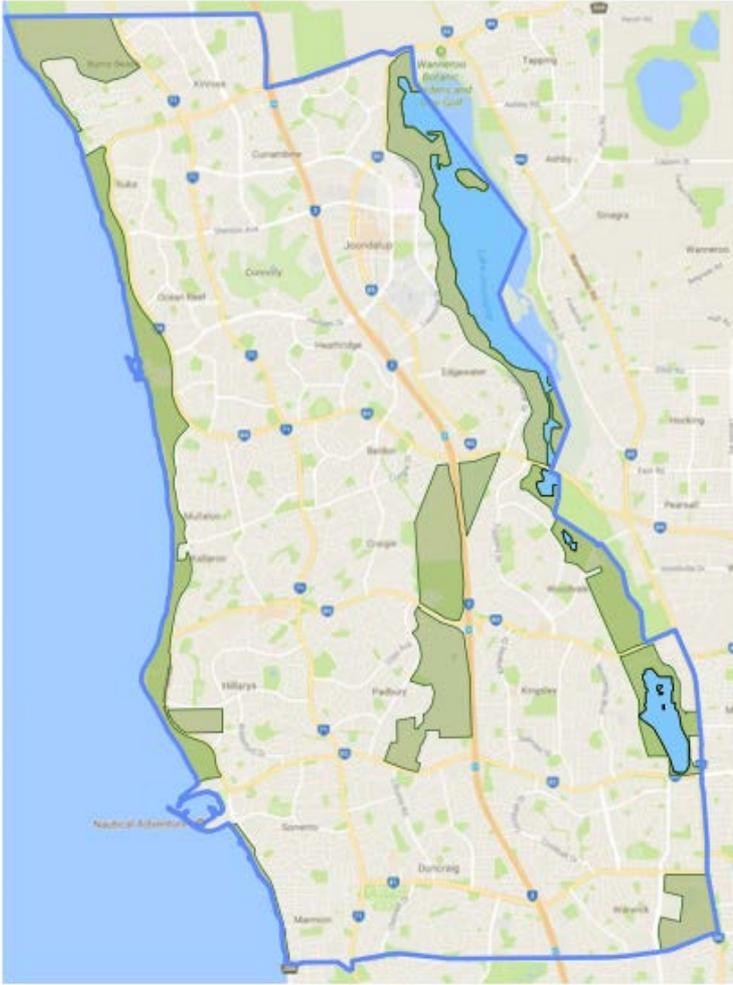
13th November 2017

Overview of Community Concerns with Housing Opportunity Area Planning and Process

1. Assumptions about the need for high density are questionable.
2. Process of definition of HOAs by the City is inconsistent and inequitable.
3. Key modelling does not appear to have been done such that there is sufficient information available to the public.
4. Important impact assessments for HOA 8 do not appear to have been done
5. Consultation process was not transparent and of questionable intent
6. A more equitable solution is available

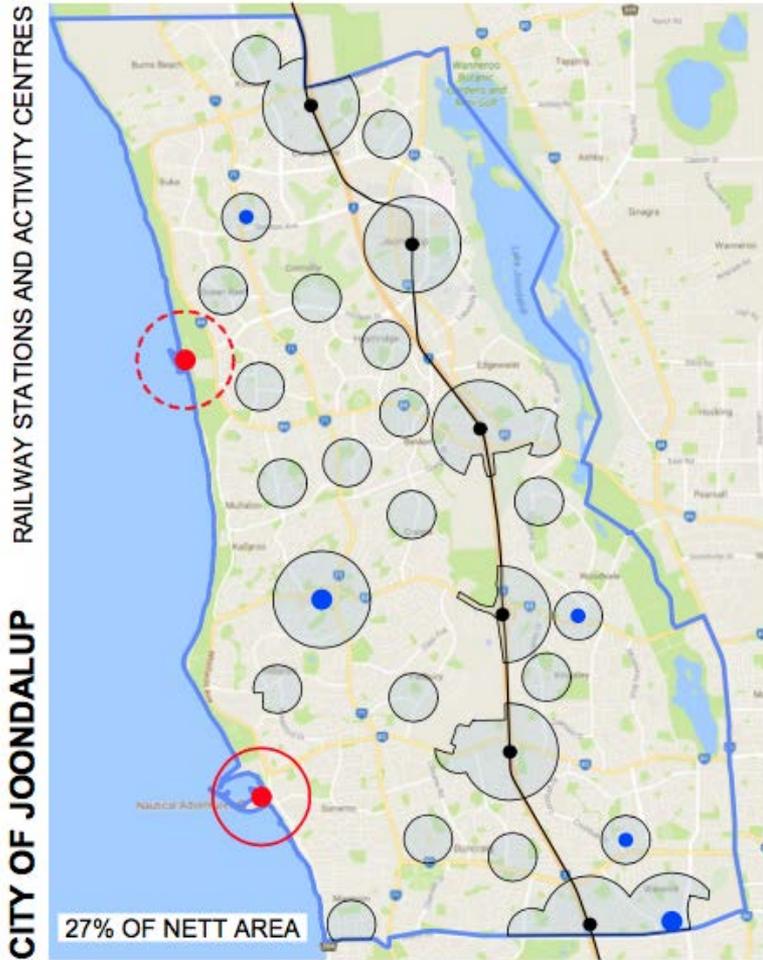
URBAN AREA = 83% OF TOTAL AREA

CITY OF JOONDALUP



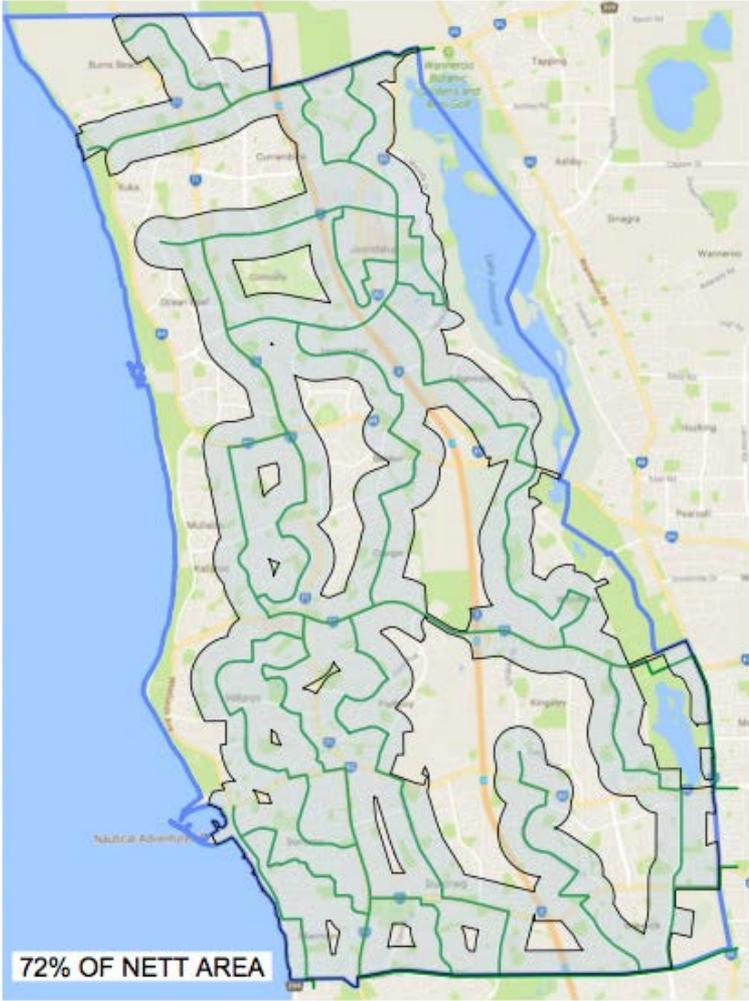
Selection of HOAs (1)

Urban Area = 83%
of COJ total area



Selection of HOAs (2)

Railway stations and Activity Centres reach 27% of the “Urban Area” with 800m walking catchments

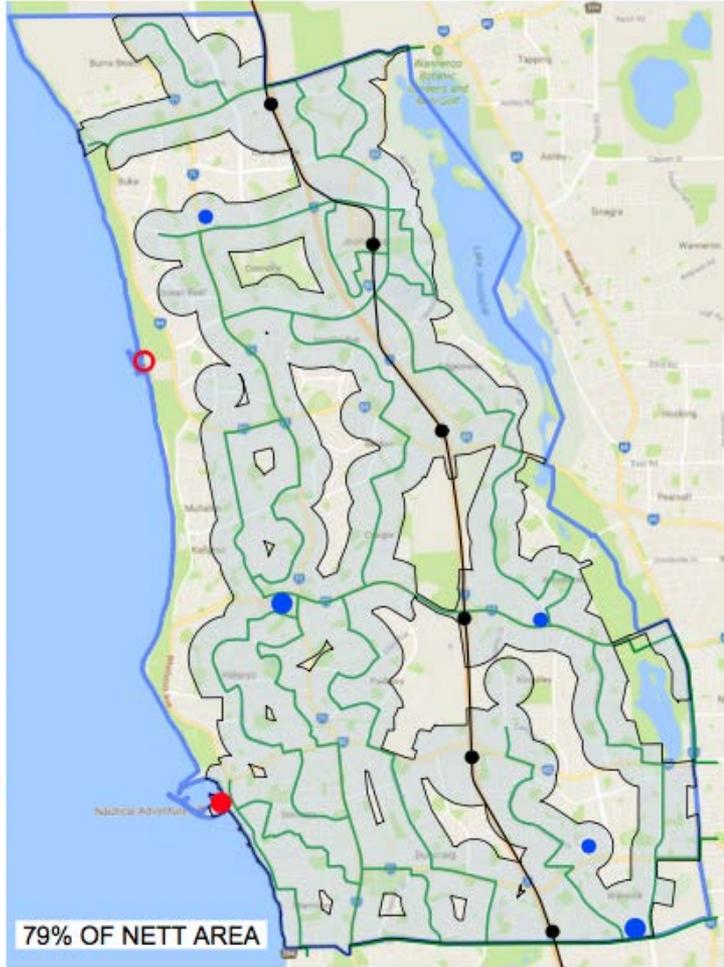


Selection of HOAs (3)

High Frequency Bus Routes cover 72% of the “Urban Area” with a 400m walking catchment

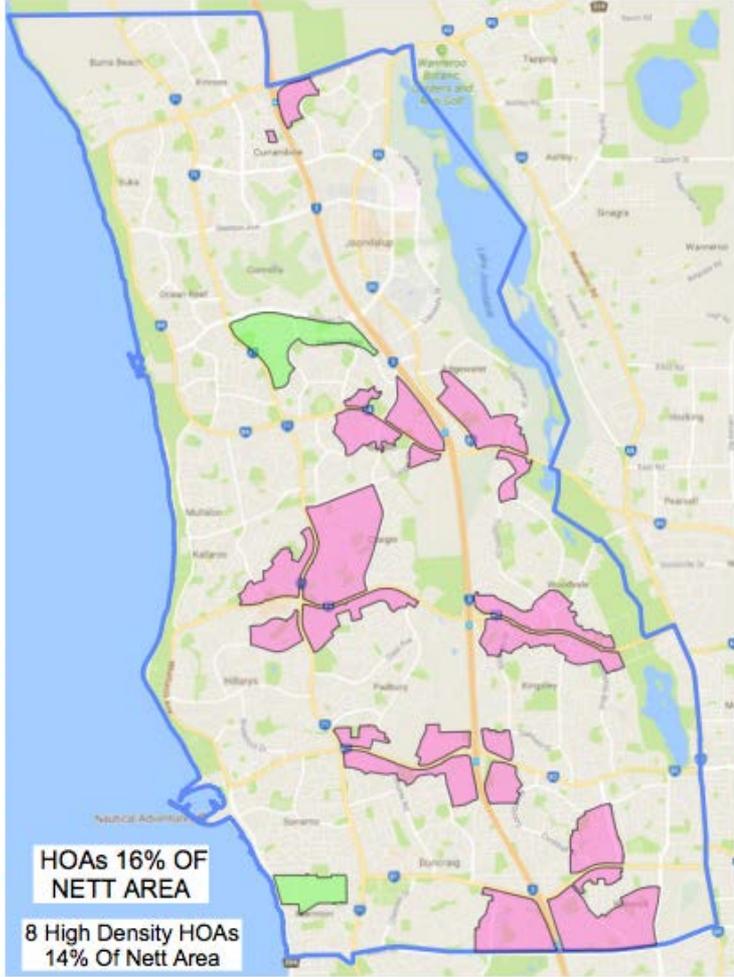
ALL TOD ZONES (2010)

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Selection of HOAs (4)

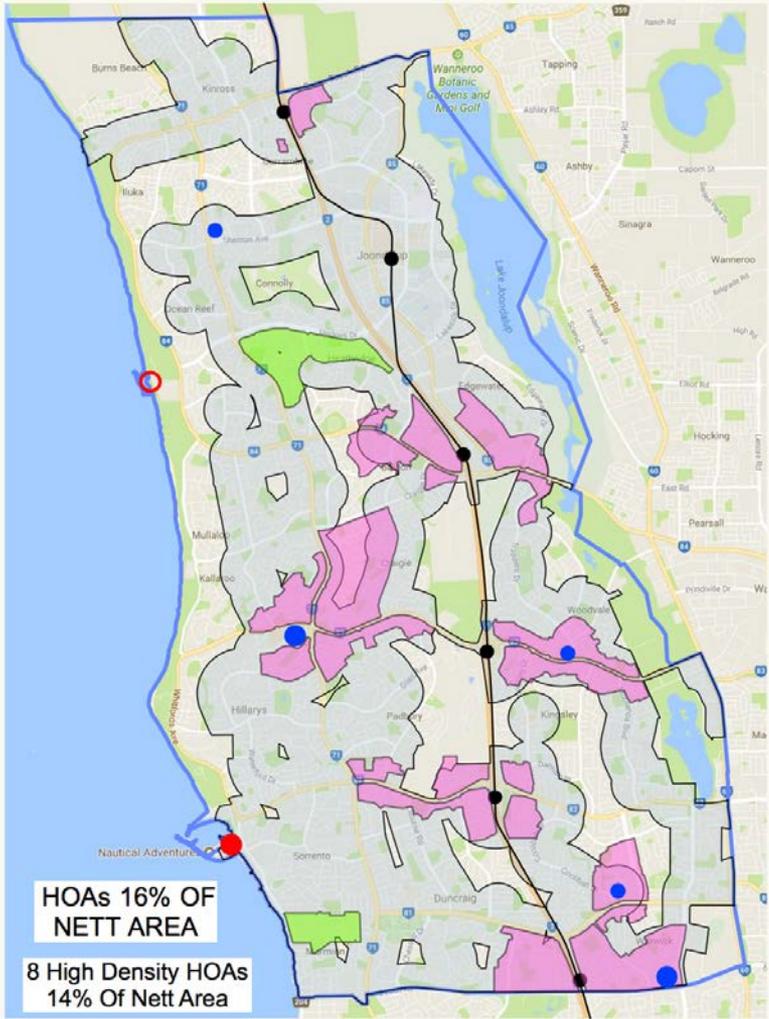
Total area in COJ that meets criteria for HOA selection is 79% of total urban area



Selection of HOAs (5)

Housing Opportunity Areas identified for only 16% of total Urban Area.

8 high density HOAs make up only 14% of total Urban Area.



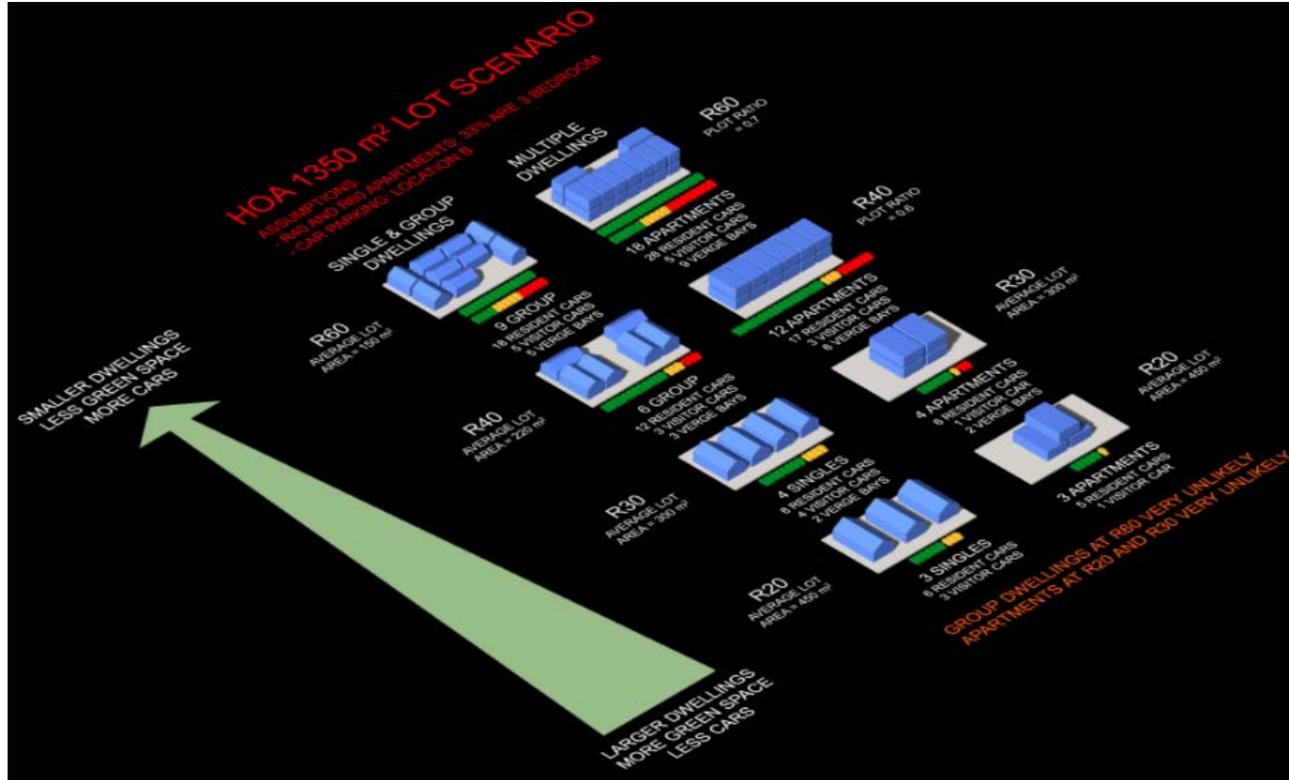
Selection of HOAs (6)

Housing Opportunity Areas overlaid with 400m transport routes.

Large part of HOA's in Beldon Craigie and Greenwood are not in the TOD Zone.

R-code quick explainer

Developers will always fill the block with maximum dwellings for the greatest return



R20 - 3 apartments,
6 car bays

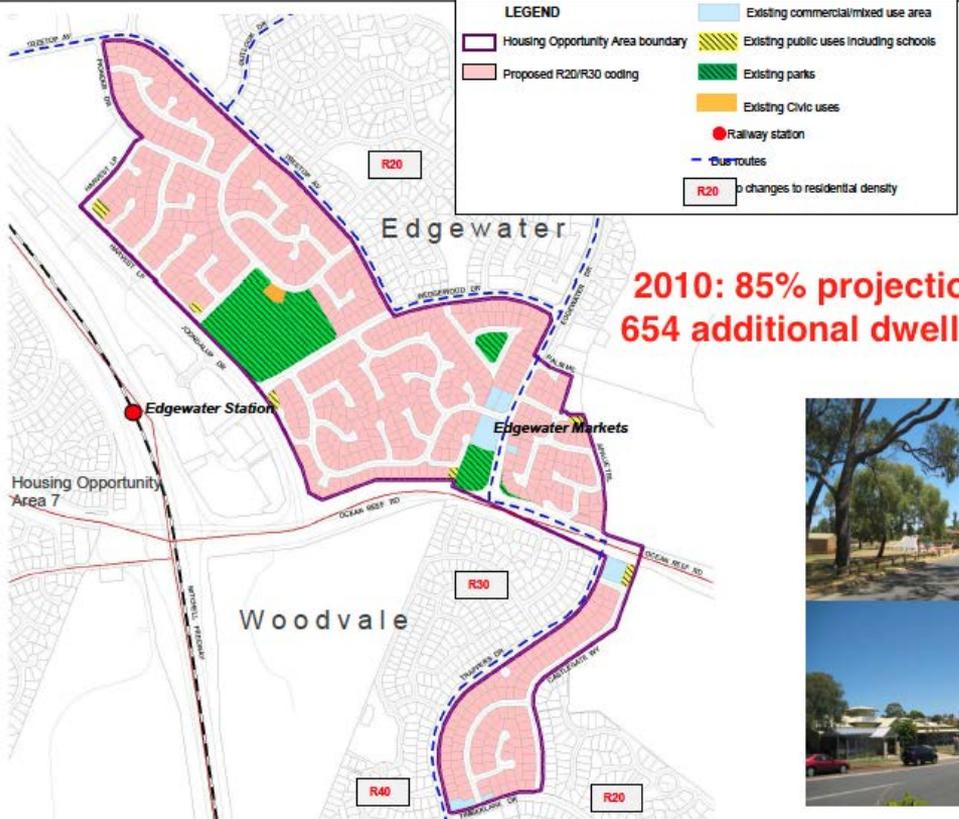
R30 - 5 apartments,
9 car bays

R40 - 12
apartments, 26 car
bays

R60 - 18
apartments, 40 car
bays

HOA 8 Proposed R30 change to R-Codes 2010

HOUSING OPPORTUNITY AREA 8 – Edgewater Station to Trappers Drive – proposed R Code changes



2010: 85% projection = 654 additional dwellings



Housing Opportunity Area 8 with R40

Housing Opportunity Area 8

2016: 85% projection =
1374 additional dwellings

Edgewater Station to Trappers Drive – proposed R-Code changes

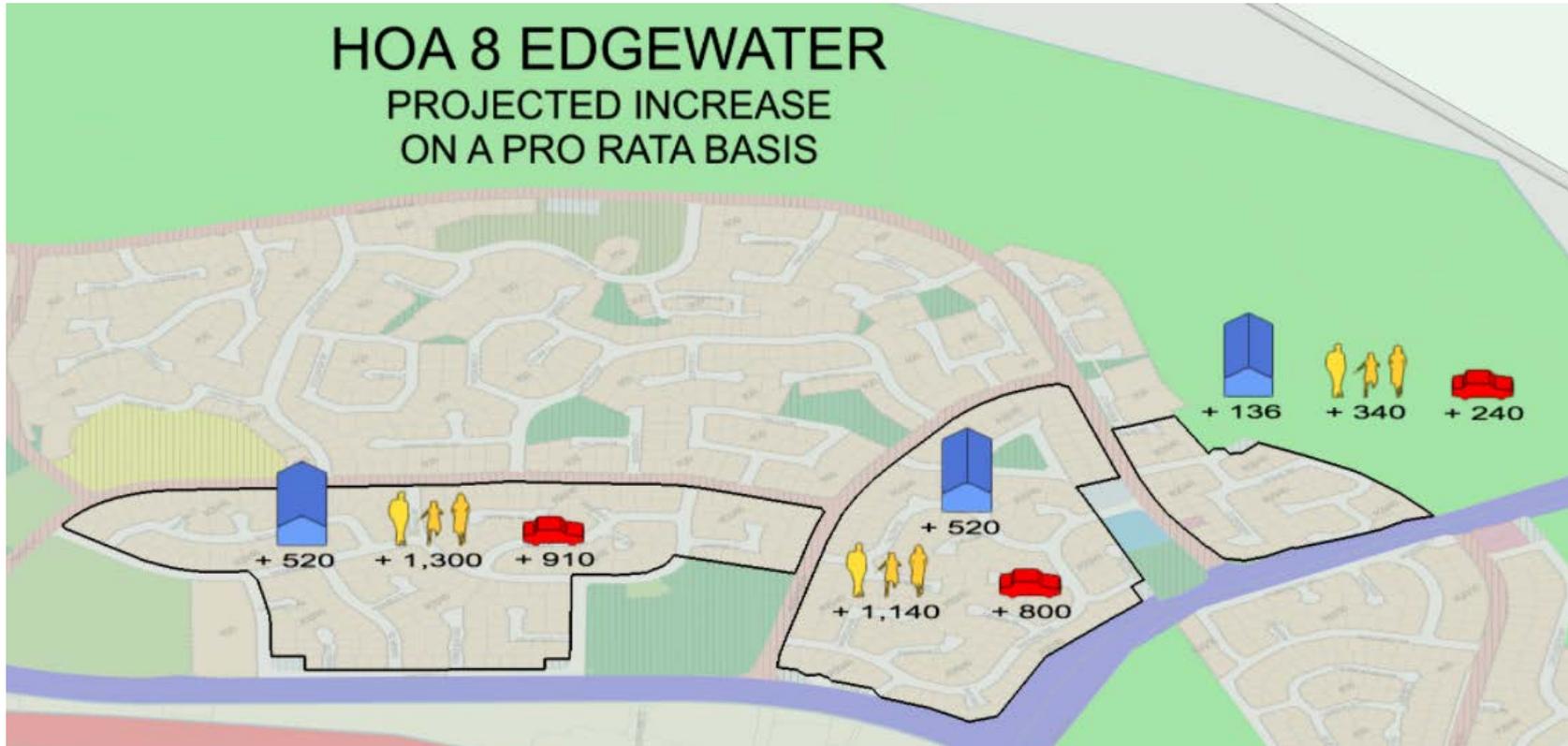


Change in zoning from R30 which to R40, on is an additional 720 dwellings.

Number of dwellings is more than doubled when moving from R30 to R40.

HOA 8 Population and Vehicle Increases

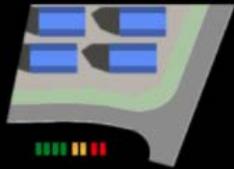
Apartments unlikely to achieve 100% parking on site. Potentially 3-6 verge embayments per each of the apartment blocks. Traffic is doubled, plus on-street parking.



Case Study Chipala Ct Edgewater

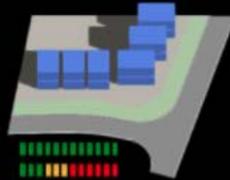
1 & 3 CHIPALA COURT 1379 m² AMALGAMATED LOT

330 m WALK TO NEAREST BUS STOP ON EDGEWATER DRIVE

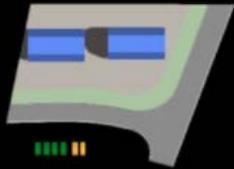


R30 4 GROUPED DWELLINGS
4 RESIDENT CARS
2 VISITOR CARS
2 VERGE CARS

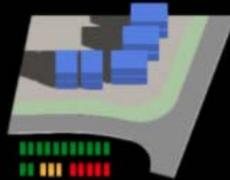
(APARTMENTS SIMILAR)



R40 WITH GENEROUS DISCRETIONS
12 APARTMENTS
15 RESIDENT CARS
3 VISITOR CARS
6 VERGE CARS



R20 EXISTING
2 HOUSES
4 RESIDENT CARS
2 VISITOR CARS



R40 WITH SOME DISCRETIONS
10 APARTMENTS
13 RESIDENT CARS
3 VISITOR CARS
5 VERGE CARS

R20: two existing houses, 4 cars + visitor parking provision in driveway.

R30: 4 grouped dwellings, 4 resident cars + visitors parking provision on site

R40: 10 - 12 apartments depending on concessions asked for. 16 resident parking bays, 3 visitor cars on site, 6 visitor car bays by removing verges of neighbouring properties

Public Consultation On Change Of Zoning to R40

PROPOSED AMENDMENT NO 73 TO CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO 2

Following extensive public consultation, the City's Local Housing Strategy has been endorsed by the Western Australian Planning Commission. The City is now progressing with the process to implement the recommendations of the strategy by amending the City's District Planning Scheme and by the future adoption of local planning policy provisions.

Your comments are invited on the proposed amendments to the City's planning scheme, including:

- The recoding and rezoning of various residential lots which align with the proposals outlined in the adopted Local Housing Strategy;
- The Development of new provisions for dual-density coded lots;
- Encouraging dwellings designed for aged persons;
- Residential density code amendments for mixed use, business, and commercial zoned lots;
- Minimum residential densities for all new residential structure plans, and for sites one hectare and above and coded higher than R20.

The scheme amendment documents and FAQs can be viewed at the City of Joondalup Administration Building, Boas Avenue, Joondalup and on the City's website at joondalup.wa.gov.au

Comments must be made in writing to:

City of Joondalup
PO BOX 21
JOONDALUP WA 6919

Or by email to info@joondalup.wa.gov.au

All submissions will become public record, however the City will not include your personal details if a written request to withhold your name and address is received.

Please ensure comments are clear and concise to enable these to be considered by the City.

Enquires can be directed to the City on 9400 4371.

Submissions close: 10 December 2014

“...recoding and rezoning of various residential lots...”

“Targeted consultation was not done with landowners and residents already located within HOAs of the proposed changes in densities **because the City was restricted on the density increases specified by the Department of Planning.**”

Objections or concerns raised in response to this issue would have had no effect on the outcome and it was not considered appropriate to undertake “tokenistic” consultation on an issue if there was no intention to change the density in response to feedback received.”

