

IMPORTANT LINKS

City of Joondalup Survey and Related Documents:

[Building Sustainable Neighbourhoods – Infill Housing Review \(Round 2\) | City of Joondalup](https://www.joondalup.wa.gov.au/community-and-spaces/community-consultation/building-sustainable-neighbourhoods-%E2%80%93-housing-infill-review)

<https://www.joondalup.wa.gov.au/community-and-spaces/community-consultation/building-sustainable-neighbourhoods-%E2%80%93-housing-infill-review>



BUREAU
VERITAS

The APP Group is now
proudly part of Bureau Veritas

CITY OF JOONDALUP – STRATEGIC INFILL REVIEW – ENGAGEMENT ROUND 2

HAMES
SHARLEY



City of
Joondalup

AGENDA



Attendees and Introduction



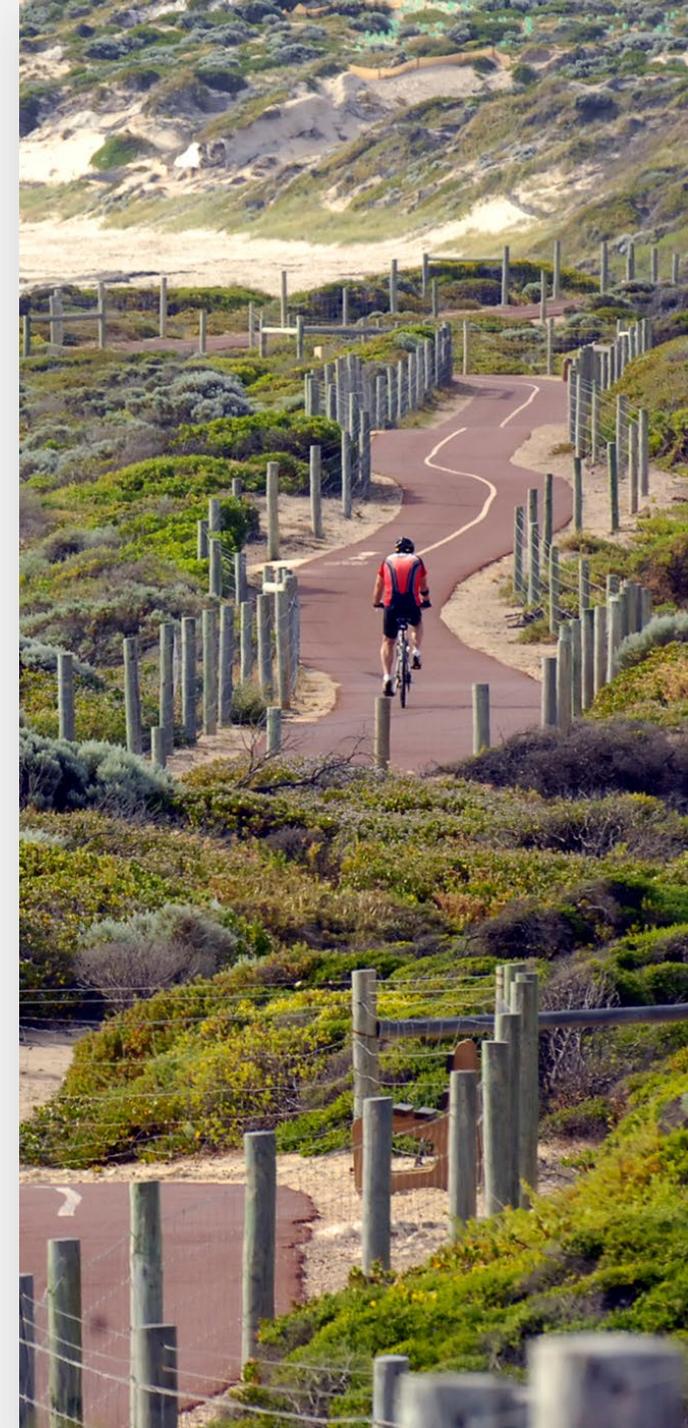
Key Information and Project Update (5 minutes)



Discussion (30 minutes)



Closing and Next Steps (5 minutes)



KEY INFORMATION

WHO

- ▶ Bureau Veritas and Hames Sharley with the City of Joondalup.

WHAT

- ▶ Prepare and test three conceptual options for infill housing.

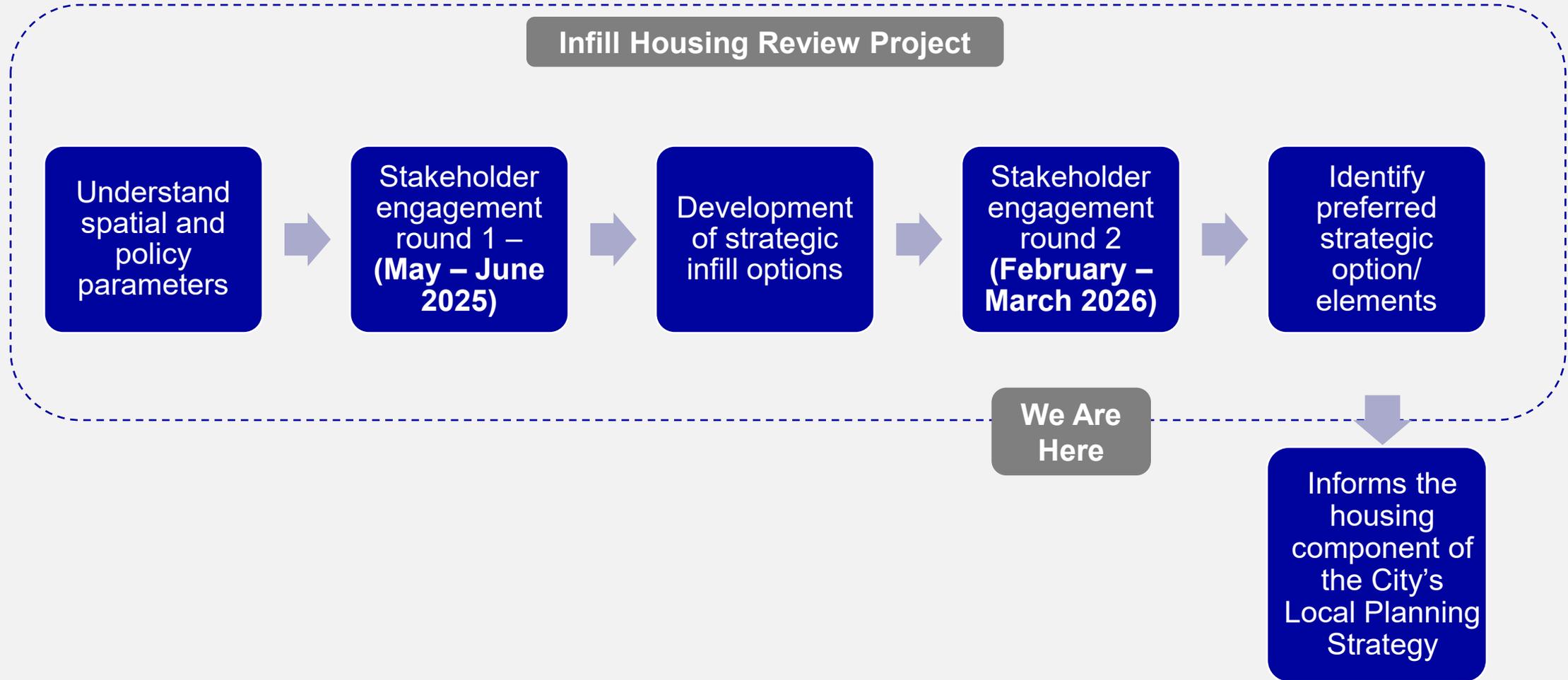
WHERE

- ▶ Across the whole City, not just the Housing Opportunity Areas.

WHY

- ▶ Plan to meet the City's future housing needs and State Government dwelling target.
- ▶ Understand community alignment with three prepared infill options.
- ▶ Inform the selection of a preferred option.
- ▶ Inform future changes to the planning framework, including preparation of a new Local Planning Strategy.

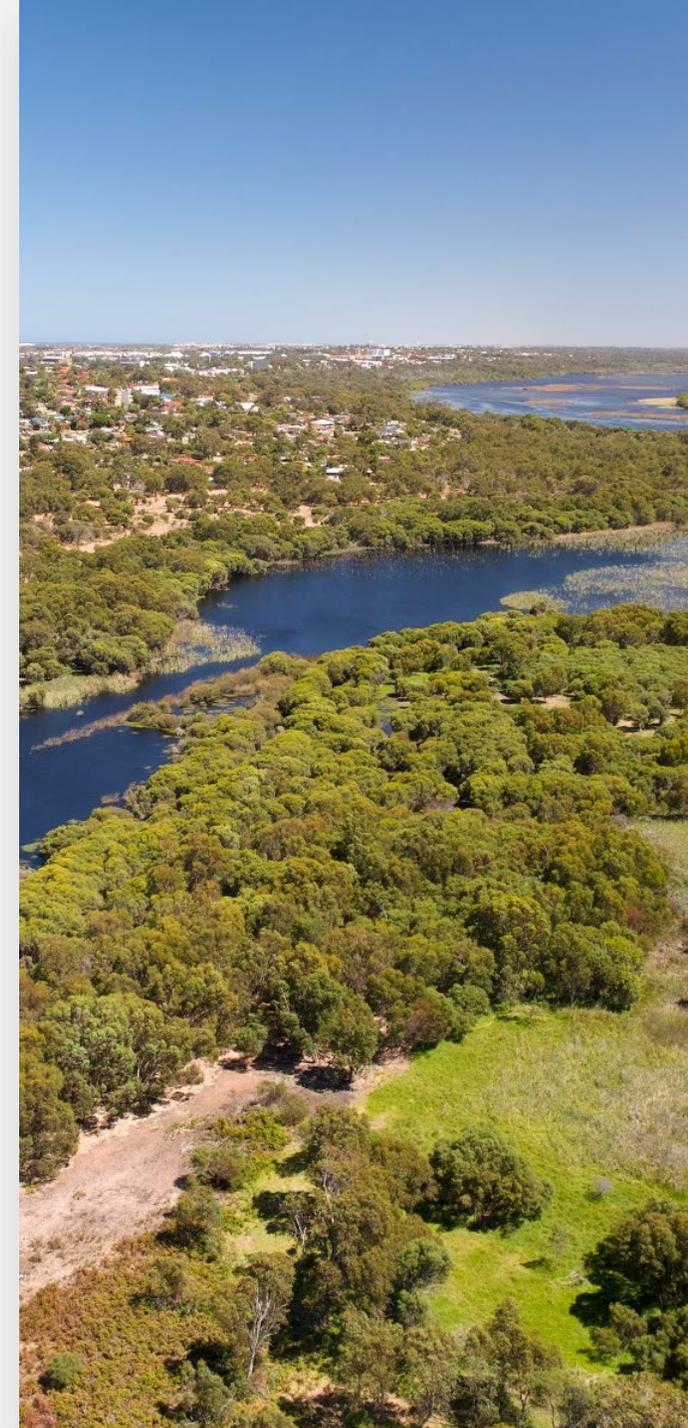
PROJECT UPDATE



ENGAGEMENT GOALS

- › The three strategic infill options will be presented.
- › For each option, we want to hear from you about:
 - › Aspects you like.
 - › Aspects you dislike.
- › Out of all options, which (if any) is the best and why.

Note: this is beginning of Engagement and series of other opportunities during March to contribute.



OPTION OVERVIEW

DISPERSED LOW UPLIFT

CONCENTRATED TARGETED UPLIFT



Option 1 – BAU Adjustment

- A dispersed option which responds to current market preferences for the delivery of low density detached and plex housing types.

Option 2 – City Wide Renewal

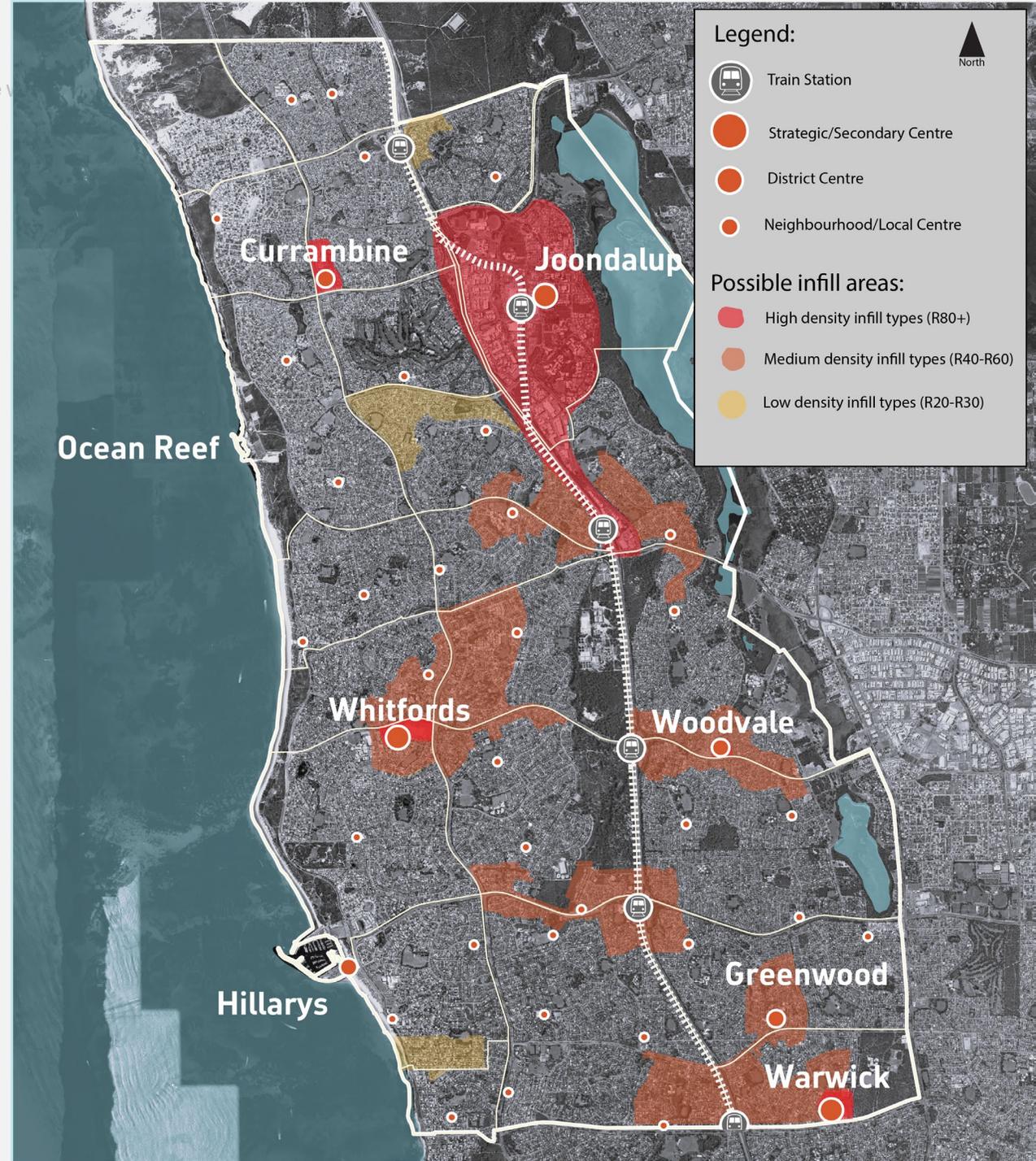
- A consolidated urban option that aims to increase dwelling density, population and employment opportunities more evenly across the entirety of the City.

Option 3 – Targeted Renewal

- This option reflects a compact and strategic approach to housing growth, focusing development within selected large activity centres, station precincts.

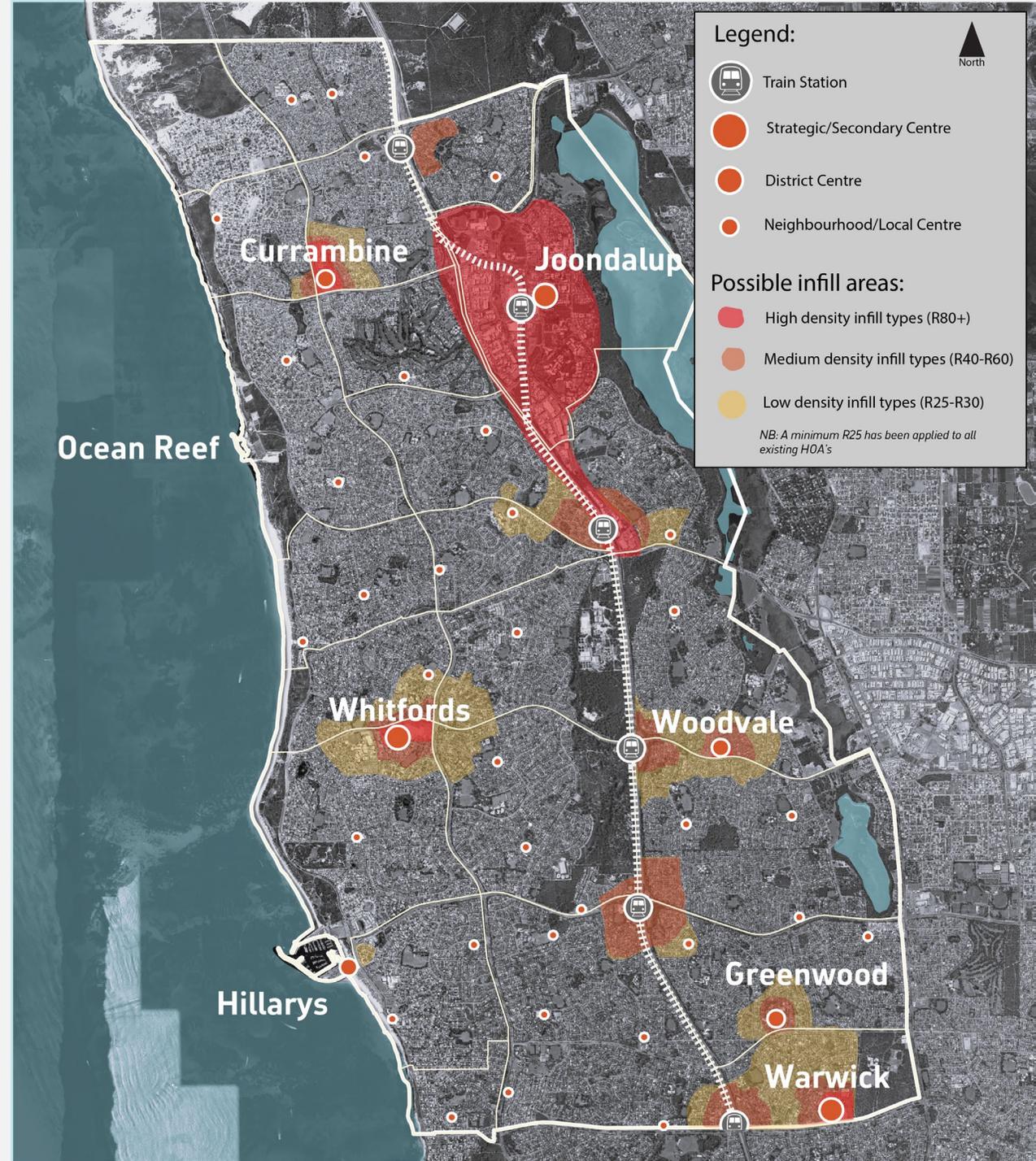
BUSINESS AS USUAL (BAU)

- › Business as usual represents the current local planning framework and our baseline residential growth pattern.
- › Medium and high dwelling density growth continues to occur in activity centres.
- › Low and medium dwelling density growth in established housing opportunity areas.
- › The BAU is provided for comparison of the other strategic option development outcomes.



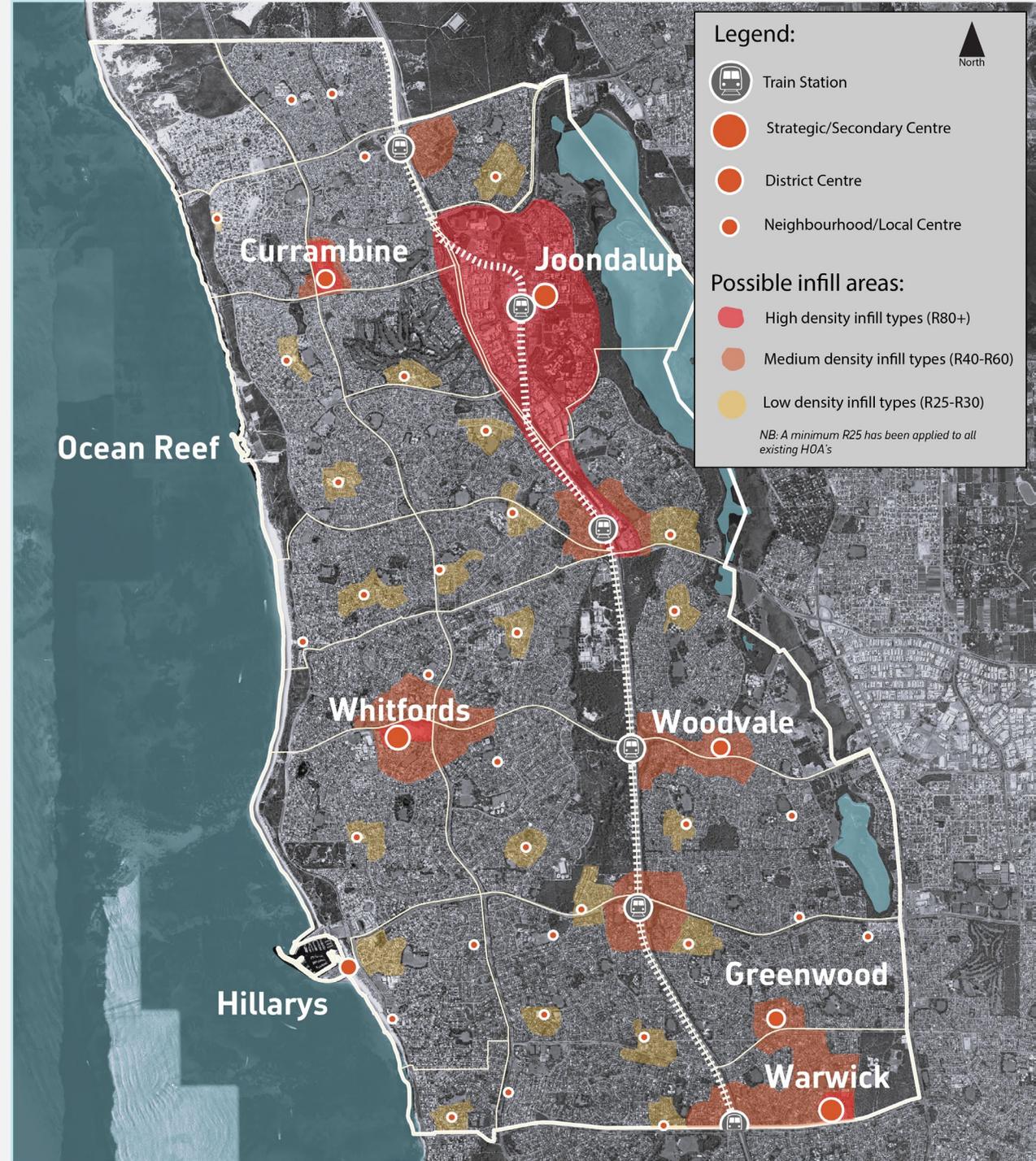
OPTION 1 – BAU ADJUSTMENT

- › Low intervention, dispersed allocation of density across larger areas around medium and large activity centres and train stations.
- › Predominantly low density detached and plex infill housing types.
- › Some medium and high density provided close to select activity centres and stations.
- › Theoretical dwelling capacity: ~34,800



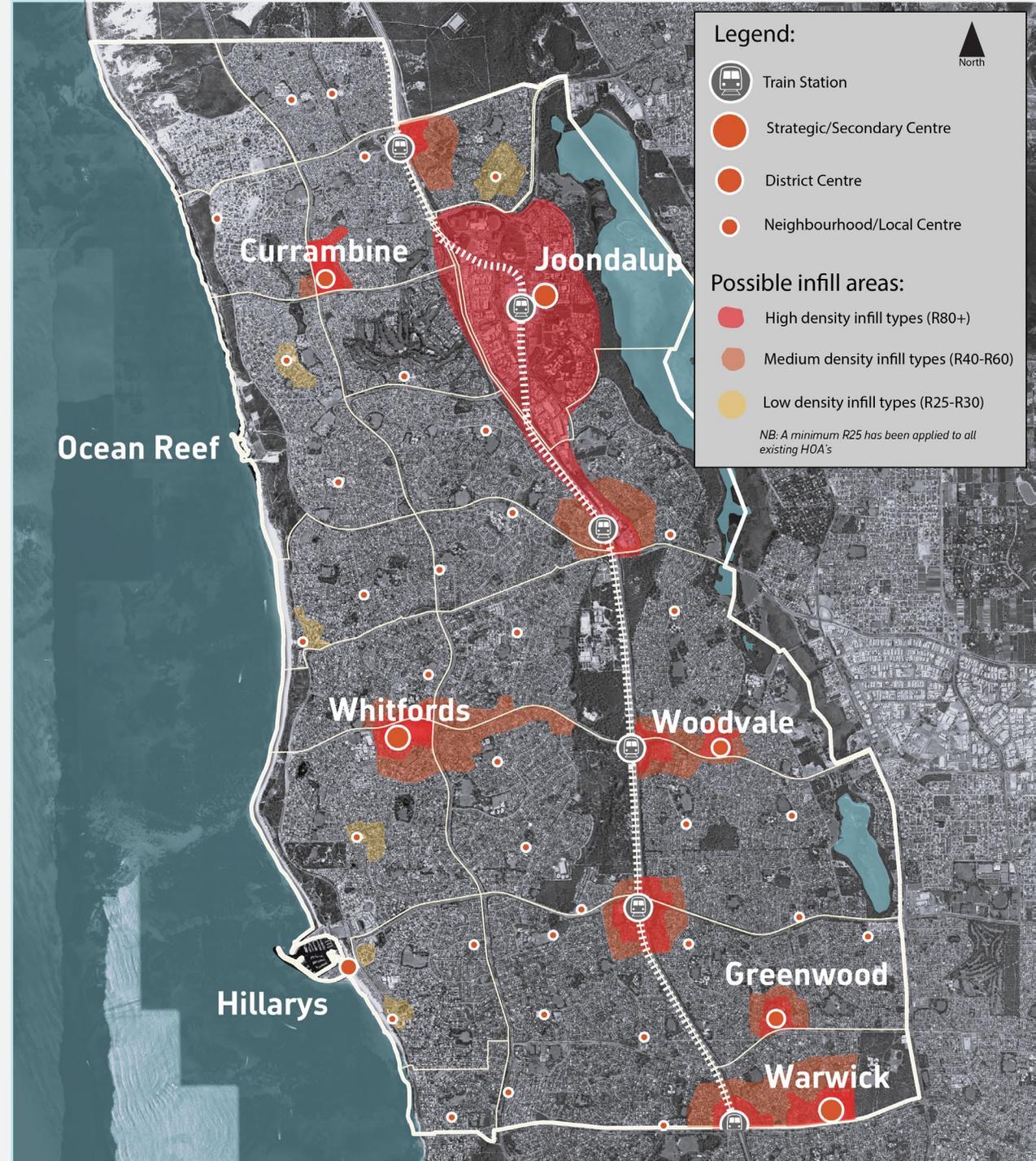
OPTION 2 – CITY WIDE RENEWAL

- › More density around large, medium and small activity centres with contained footprints.
- › Predominantly low and medium density infill housing types.
- › More intense development around select larger centres, stations and the city centre.
- › Theoretical dwelling capacity: ~41,500



OPTION 3 – TARGETED RENEWAL

- › High intervention, consolidated allocation of density at select medium and large activity centres with contained footprints.
- › Focus on medium and high density infill housing types in contained areas.
- › Much less emphasis on existing HOA areas.
- › Some low density infill housing types in targeted high amenity areas.
- › Theoretical dwelling capacity: ~41,800



DISCUSSION:

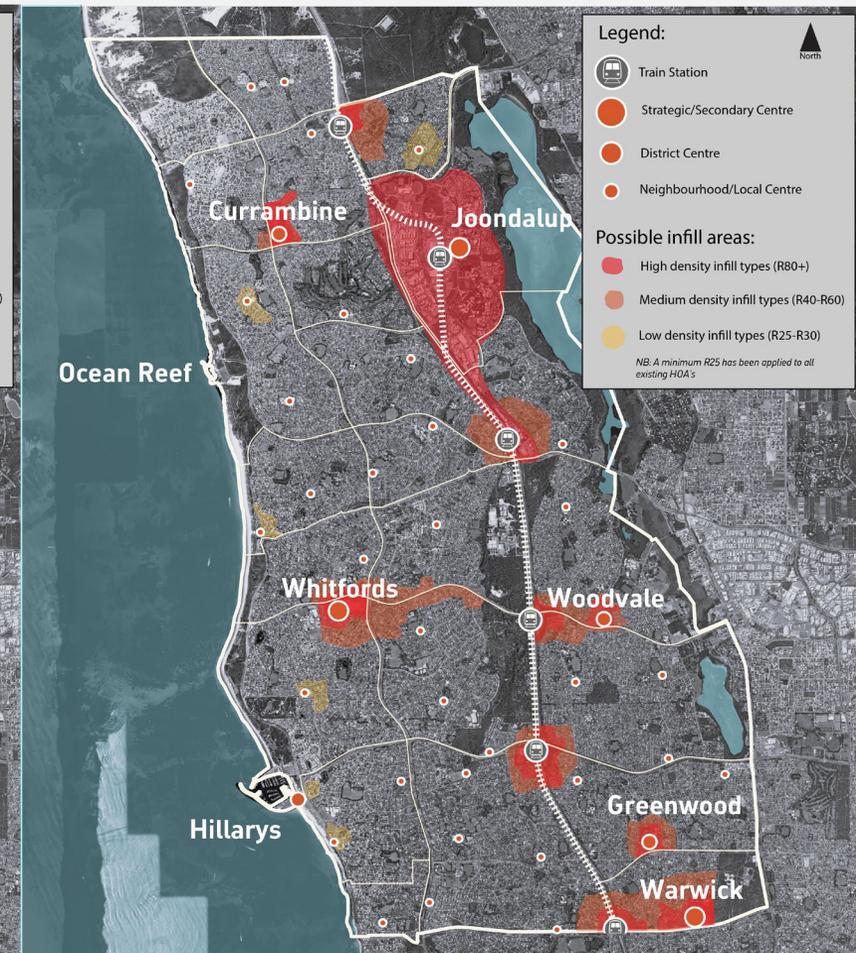
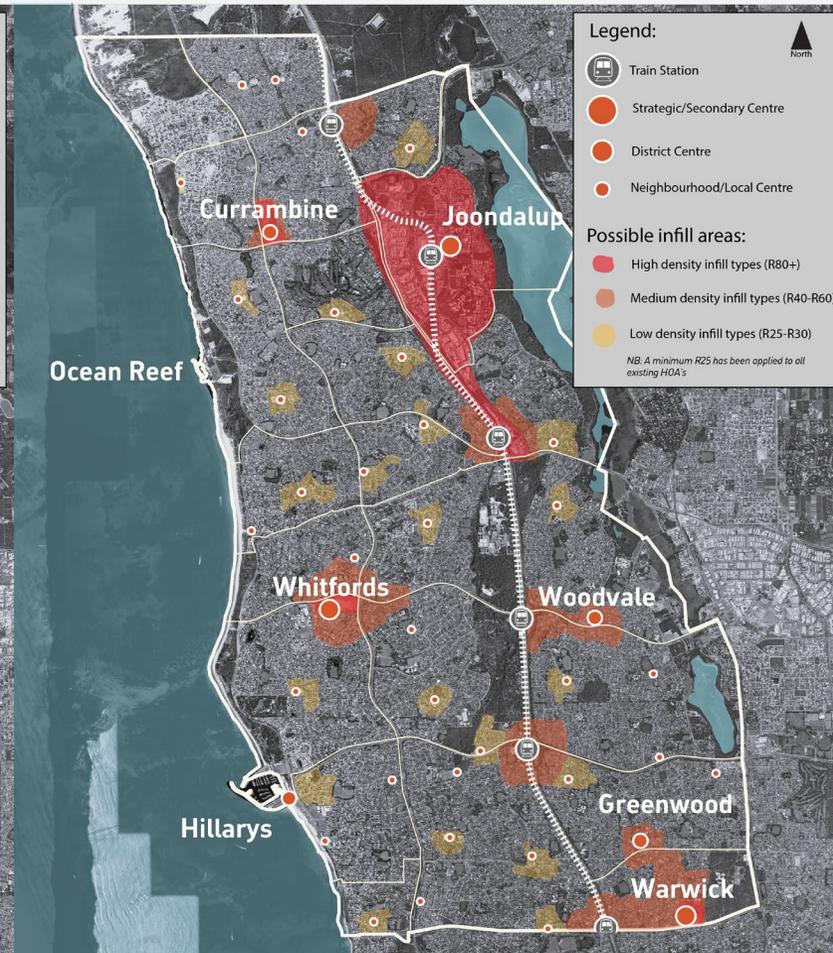
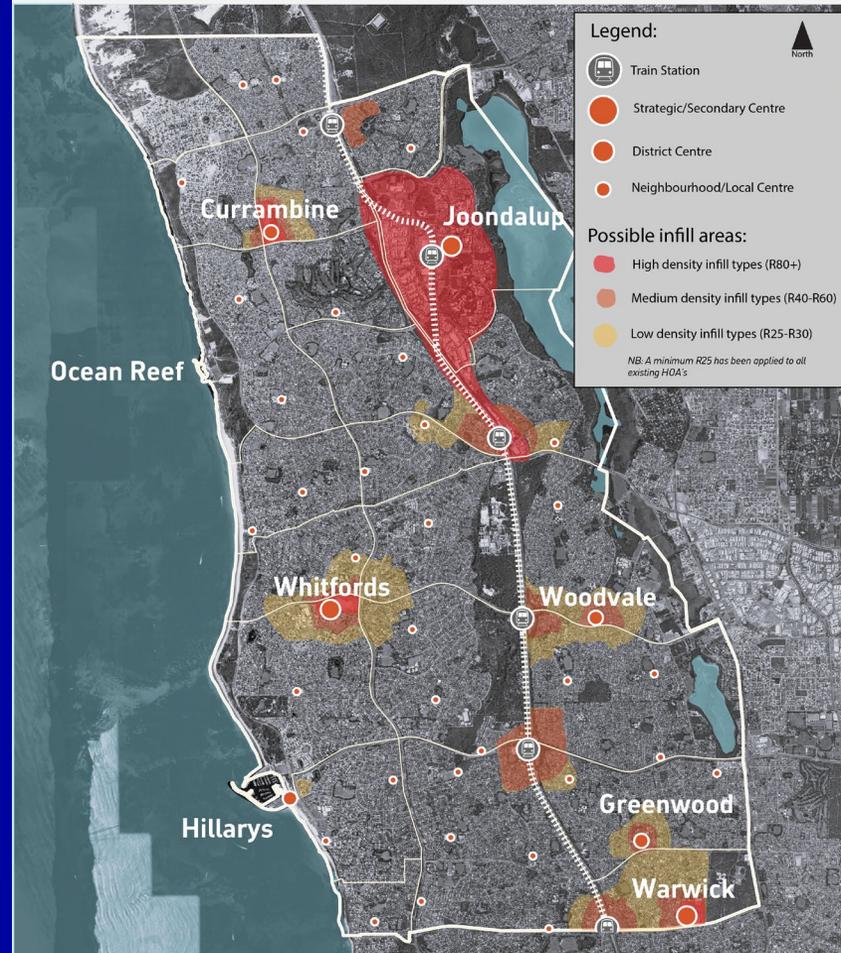
- › Aspects of this option you like.
- › Aspects of this option you dislike.
- › Any other thoughts.



OPTION 1 – BAU ADJUSTMENT

OPTION 2 – CITY WIDE RENEWAL

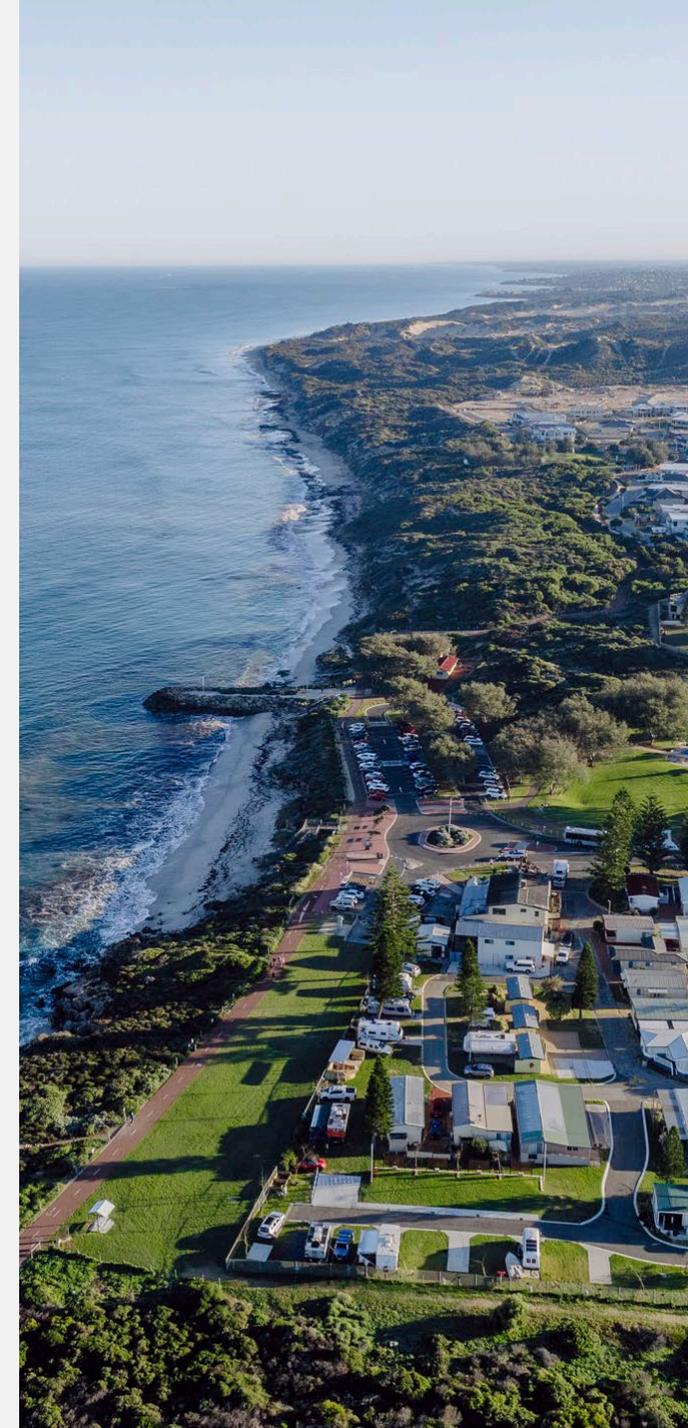
OPTION 3 – TARGETED RENEWAL



GENERAL DISCUSSION

DISCUSSION

- › What, if any, is your preferred option?
- › Why?
- › Have options failed to consider any key concerns?



CLOSING AND NEXT STEPS



ONLINE SURVEY

**LAUNCHING
WEDNESDAY 25th
FEBRUARY**

**on City of Joondalup
website**



**Hames
Sharley**

City of Joondalup - Infill Housing Review

* 1. Prior to completing the survey, please ensure you have read the Project Background and Infill Options Overview documentation available on the City's consultation page.

Tick this Box to Proceed to the Survey



City of Joondalup - Infill Housing Review

* 2. What best describes your relationship with the City? (select all that apply)

- Landowner
- Homeowner (including owned with a mortgage)
- Renter
- Business owner
- Visitor
- Worker (employed within the City of Joondalup)

Other (please specify)

* 3. In which of the City's suburbs do you spend most of your time? (select up to three options)

- Beldon
- Burns Beach
- Connolly
- Craigie
- Currambine
- Duncraig
- Edgewater
- Greenwood
- Heathridge
- Hillarys
- Iluka
- Joondalup
- Kallaroo
- Kingsley
- Kinross
- Marmion
- Mullaloo
- Ocean Reef
- Padbury
- Sorrento
- Warwick
- Woodvale



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City of Joondalup - Infill Housing Review

* 4. Have you previously participated in City-led consultation activities to do with infill housing or residential density within the City of Joondalup?

- Yes, including engagement round 1 (April-May 2025)
- Yes, but did not participate in engagement round 1 (April-May 2025)
- No
- Unsure



City of Joondalup - Infill Housing Review

* 5. When thinking about future housing in the City of Joondalup, which principles (as identified through previous rounds of engagement) are most important to you? (select all that apply)

- A wider range of housing types for different life stages
- Housing that is affordable
- Protecting neighbourhood character and local identity
- High-quality design that fits its surroundings
- Walkable, well-connected neighbourhoods
- Housing that is capable of being delivered over the short and long term
- Efficient use of existing infrastructure and services
- Housing located close to shops, transport and services
- Responds meaningfully to the views, plans and priorities of key stakeholder groups.
- Alignment with State Government objectives for housing and infill
- Access to parks, trees and green space
- Reducing car dependence and supporting sustainable travel



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City of Joondalup - Infill Housing Review

* 6. Out of the three options presented (in the maps below), please rank them in order of preference, from most preferred to least preferred.

Please rank options as they are currently presented - there is an opportunity below to express any concerns you may have with some or all of the options.



Option 1 - BAU Adjustment

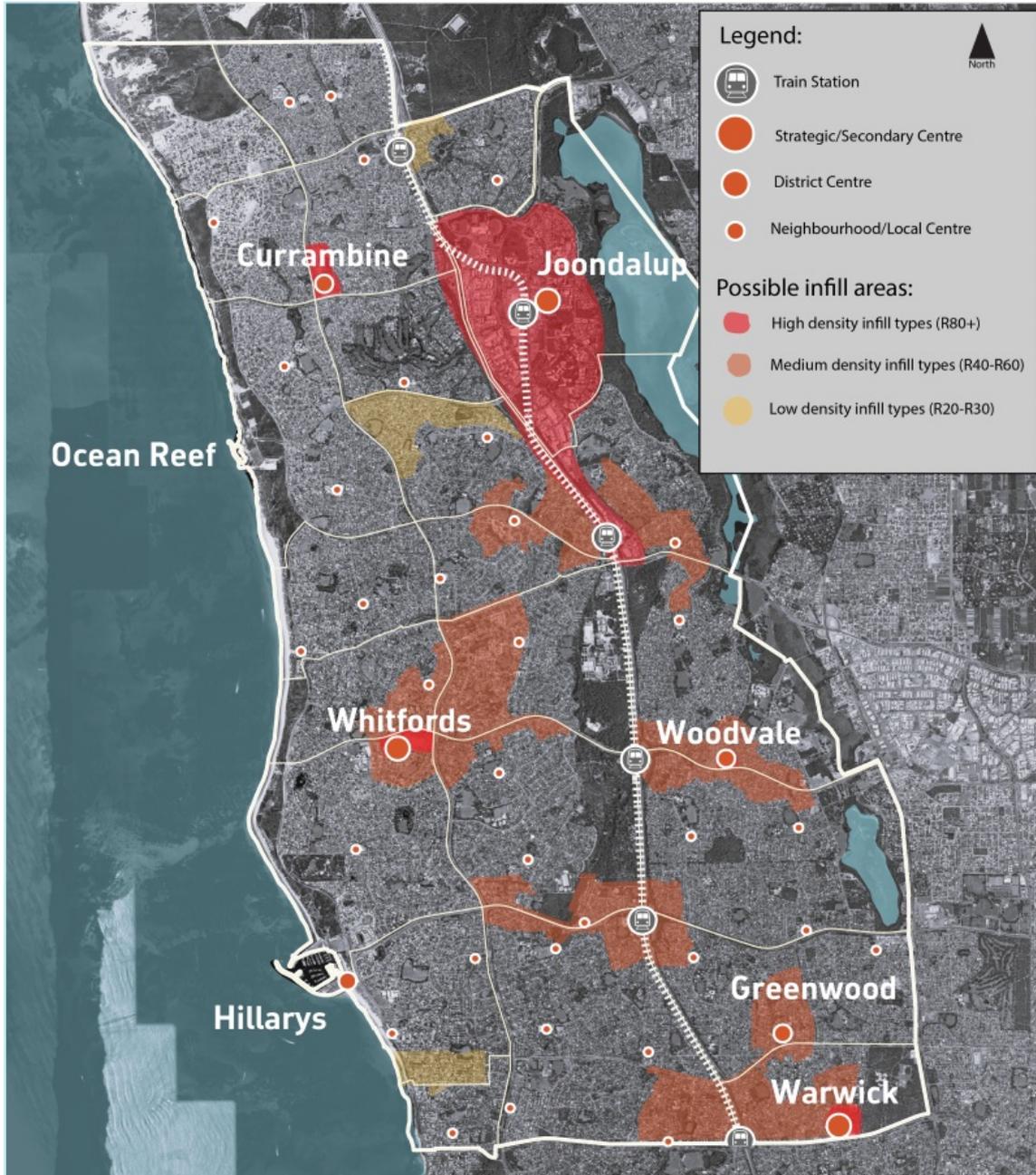


Option 2 - City-Wide Renewal

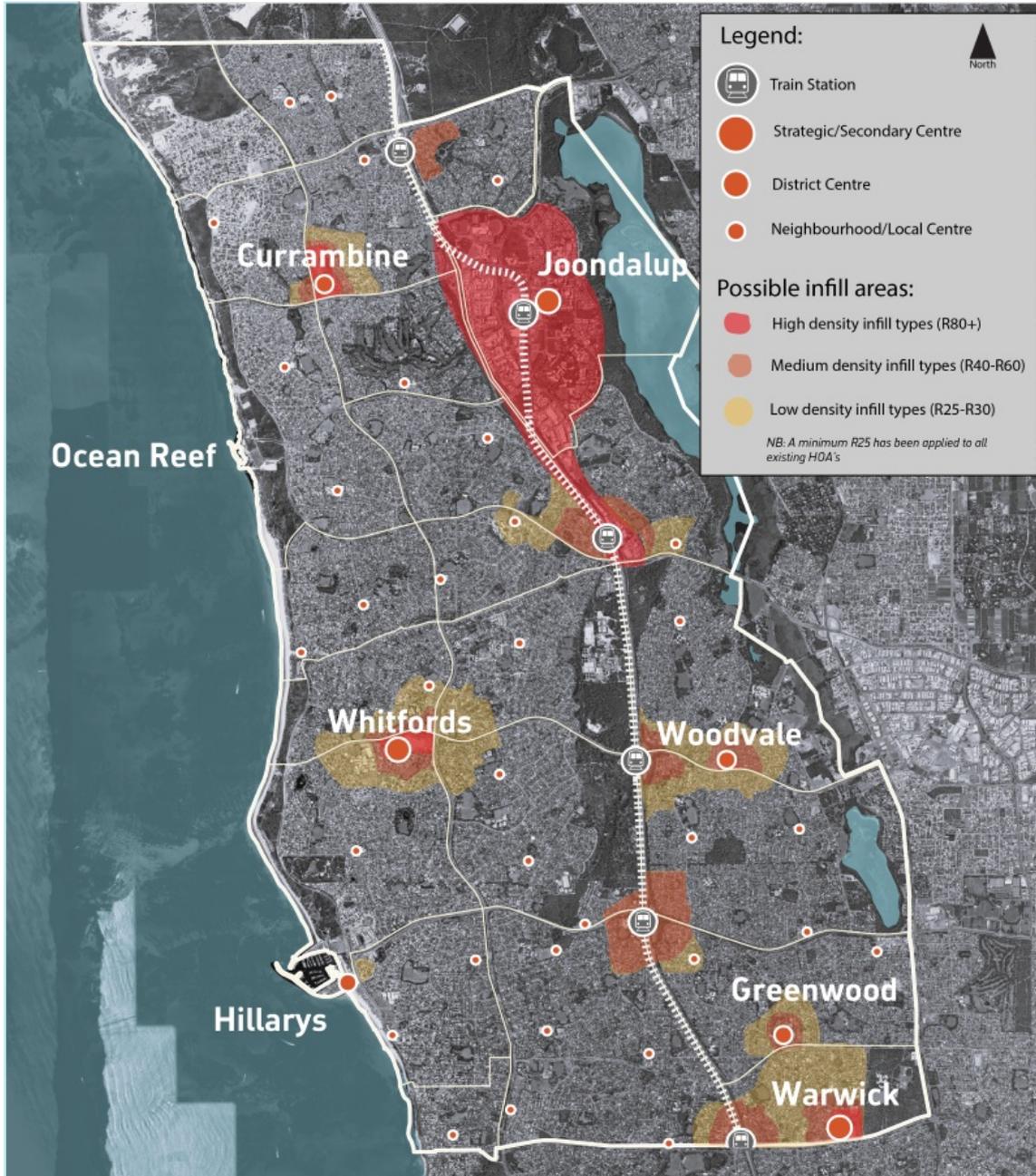


Option 3 - Targeted Renewal

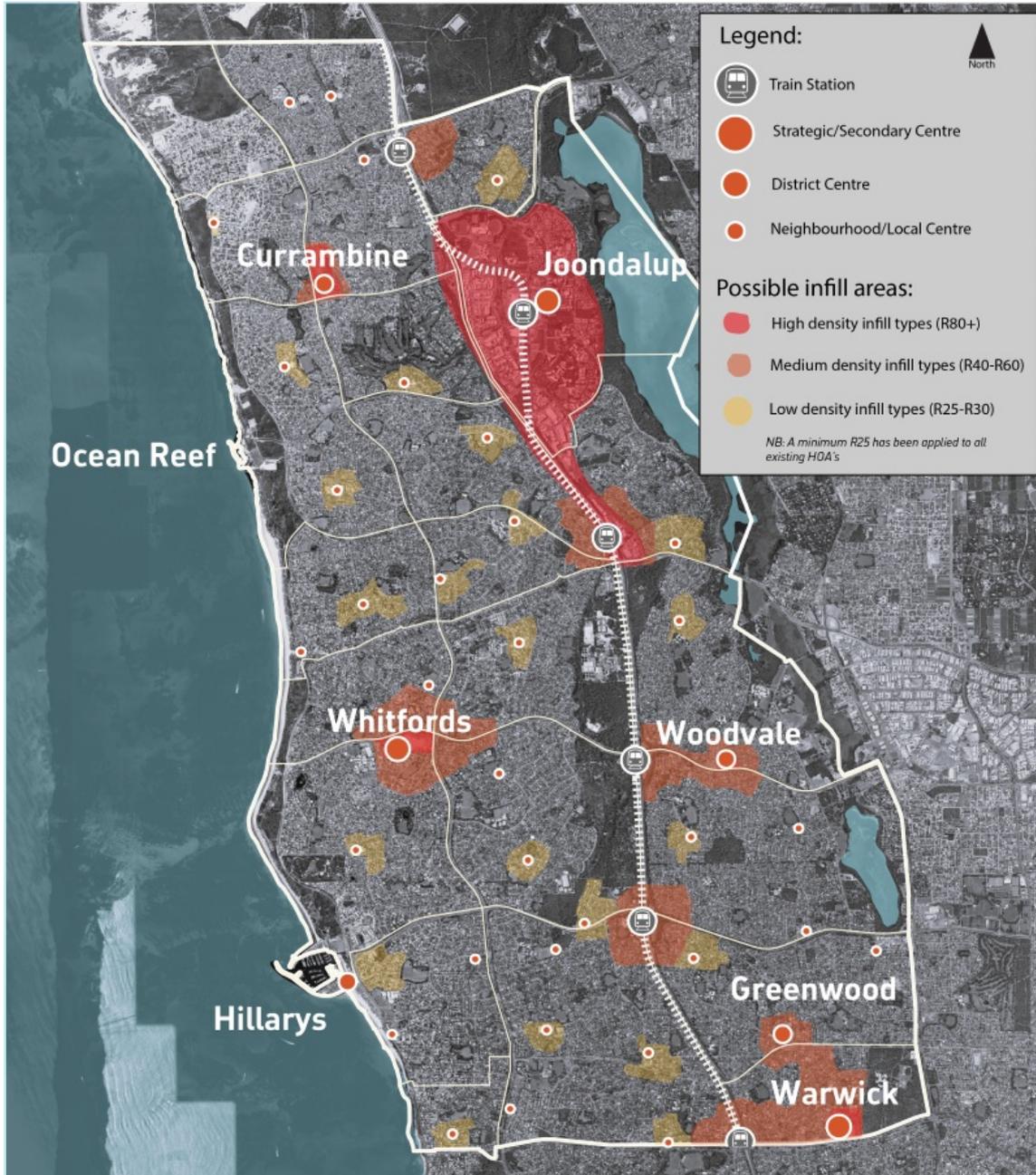
Base Scenario - Business as Usual



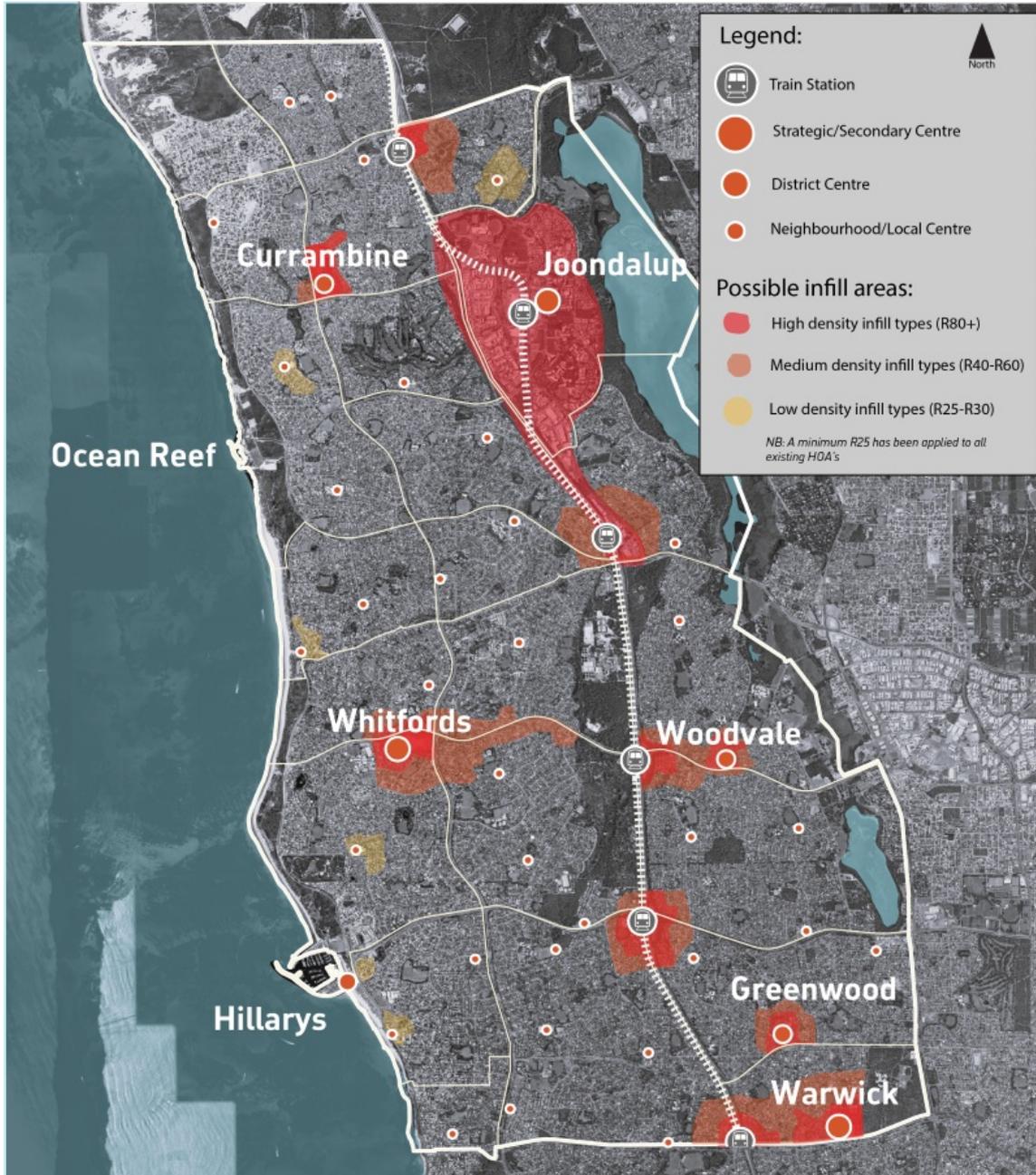
Option 1 - Adjustment to BAU



Option 2 - City Wide Renewal



Option 3 - Targeted Renewal



7. If you don't like any of the options presented, please select from the following reasons:

- I like things how they are
- I don't support any additional infill housing
- I think all residential areas should allow more housing
- Not applicable
- Other (please specify)



City of Joondalup - Infill Housing Review

* 8. For your most preferred option selected previously, what do you like most about it? (select all that apply)

- Offers a mix of housing types for different households
- Support a wider range of housing types
- Helps protect the character of established neighbourhoods
- Supports walkable and connected neighbourhoods
- Supports new housing that is capable of being delivered
- Makes good use of existing infrastructure
- Supports better access to services and transport across suburbs
- Responds best to my previous feedback in earlier engagement on infill housing
- Focuses change in specific locations rather than across all suburbs
- Supports new housing near parks, trees and green spaces
- Encourages renewal of ageing housing stock
- Spreads housing change more evenly across the City
- Other (please specify)



City of Joondalup - Infill Housing Review

9. Are there any missed opportunities for infill housing not captured in the three options, and/or locations which require further investigation?

- No
- Please specify opportunities and locations

10. When comparing the options, which aspects were clearest to you? (select all that apply)

- Where higher-density housing is focused
- Where medium-density housing is focused
- Where lower-density housing is focused
- How existing Housing Opportunity Areas (HOAs) are treated
- How each option differs from the current "business as usual" approach
- The housing types supported in different areas
- Other (please specify)

- None of these were clear



**Hames
SHARLEY**

City of Joondalup - Infill Housing Review

* 11. What is your first name?

* 12. What is your second name?

* 13. What is your age range?

- 20 years or younger
- 21-30 years old
- 31-40 years old
- 41-50 years old
- 51-60 years old
- 61-70 years old
- 71+ years old

* 14. What is your residential address?

15. Please provide your email address if you would like to stay informed about this project.



**Hames
Sharley**

City of Joondalup - Infill Housing Review

Thank you for participating in our survey. Your feedback is important.