



EXECUTIVE SUMMARY

CITY OF JOONDAJUP

HOUSING OPPORTUNITY AREAS:
EXECUTIVE SUMMARY FOR
ENGAGEMENT REPORT

JANUARY 2019

**Creating
Communities**

Project Details

CLIENT	City of Joondalup
CONTACT DETAILS	Dale Page Director Planning and Community Development Genevieve Hunter Senior Projects Officer
ADDRESS	90 Boas Avenue Joondalup WA 6027
PHONE	08 9400 4349
EMAIL	dale.page@joondalup.wa.gov.au genevieve.hunter@joondalup.wa.gov.au

PREPARED BY	Creating Communities Pty Ltd
PROJECT TEAM	Andrew Watt Director Kim Wiltshire Director Joseph Sollis Engagement Consultant Grace Davies Graduate Officer
ADDRESS	100 Jersey Street Jolimont WA 6014
PHONE	08 9284 0910
EMAIL	andrew@creatingcommunities.com.au

DISCLAIMER

The information contained in this document is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of Creating Communities Australia Pty Ltd.

The opinions expressed are in good faith and while every care has been taken in preparing these documents, Creating Communities Australia Pty Ltd makes no representations and gives no warranties of whatever nature in respect of these documents, including but not limited to the accuracy or completeness of any information, facts and/or opinions contained therein.

Creating Communities Australia Pty Ltd, the directors, employees and agents cannot be held liable for the use of and reliance of the opinions, estimates, forecasts and findings in this document.

This document has been prepared by Creating Communities. ©Creating Communities. All rights reserved.

For information or permission to reprint, please contact Creating Communities at:

Email info@creatingcommunities.com.au
Phone +61 8 9284 0910
Fax +61 8 9284 0912
Mail 100 Jersey Street, Jolimont, WA 6014
Web www.creatingcommunities.com.au

January 2019

CONTENTS

- Project Details2**
- 1. INTRODUCTION.....3**
 - 1.1 Project Background.....3
 - 1.2 Purpose of this Executive Summary of the Community Engagement Process5
 - 1.3 Engagement Purpose and Objectives5
 - 1.4 Engagement Principles.....5
- 2. METHODOLOGY6**
 - 2.1 Survey6
 - 2.2 Listening Posts8
 - 2.3 Design Workshops10
 - 2.4 Stakeholder Interviews12
 - 2.5 Industry Forum15
- 3. OVERVIEW OF FINDINGS17**
 - 3.1 Survey17
 - 3.2 Listening Posts47
 - 3.3 Design Workshops58

1. INTRODUCTION

1.1 Project Background

The City of Joondalup (the City) responded to the State Government's target of accommodating 47% of Perth's population growth in existing suburbs through the preparation of a Local Housing Strategy (LHS). The LHS identified 10 areas, known as Housing Opportunity Areas (HOAs), throughout the City of Joondalup that were considered appropriate for increased densities. These areas were strategically selected, based on a set of criteria including, proximity to train stations, high-frequency bus routes and activity centres.

The initial draft LHS proposed a dual density coding in HOAs that consisted predominantly of R20 / R30 coded areas, with some higher coded areas of R20/R40 and R20/R60. Public consultation on the draft LHS was undertaken from 3 June 2010 to 16 August 2010 and over 7,000 submissions were received. At that stage, 65% of respondents felt that HOAs in general were a good idea, 75% of respondents who lived in an area identified as a HOA agreed with their property being included in a HOA, 60% felt the density at that stage was acceptable, while 13% felt it was too low and 8% felt it was too high. The rest were undecided.

Council considered the outcomes of public consultation and adopted the draft LHS at its meeting held on 15 February 2011. The draft LHS was then forwarded to the (then) Department of Planning (DoP) and the Western Australian Planning Commission (WAPC) for endorsement.

In early 2012 the City received formal advice from the DoP stating that the draft LHS should respond more strongly to State planning documents and policies. Despite the City providing justification for the position it had taken, the DoP was firm on its requirement for certain HOAs to be expanded and for densities to be increased within them. Following the DoP's advice, the draft LHS was revised to expand the boundaries of some HOAs and to also increase densities in most areas from R20/30 to R20/40 and R20/60.

Council, at its meeting held on 11 December 2012, considered the feedback from the DoP and adopted the revised LHS for the purposes of seeking community feedback on the proposed changes to HOAs.

In accordance with Council's decision, community consultation on the revised LHS was undertaken in February 2013. A decision was made by Council to only send letters to the landowners that were not initially included in a HOA but included in the revised HOA boundaries. The consultation was targeted at these landowners because the City felt it had some room to move on exactly where to "draw the lines". However, consultation was not undertaken with landowners and residents already located within HOAs regarding the proposed changes in densities as the City did not have the ability to make any further changes on the density increases specified by the DoP. The rationale for this decision was that it was perceived to be inappropriate to undertake "tokenistic" consultation on a matter if there was no intention to change the density in response to feedback received.

Public consultation on the revised LHS was undertaken from 1 February 2013 to 22 February 2013. A total of 30 submissions were received, including three submissions received after the close of advertising. Of the submissions received, 19 were letters of support, nine were letters in opposition, one submission was neutral, and one requested that a HOA boundary be expanded.

Council considered the outcomes of the public consultation on the revised LHS and adopted the revised LHS at its meeting held on 16 April 2013. The revised LHS was forwarded to the DoP and the WAPC and was subsequently endorsed on 12 November 2013.

Following the endorsement of the final LHS by the WAPC, the City implemented and gave statutory effect to the recommendations of the LHS via the Planning Scheme and a local planning policy. This was done through, Scheme Amendment No. 73 to *District Planning Scheme No. 2*, and the City's *Residential Development Local Planning Policy* (RDLPP) which were developed and adopted in 2015. The density coding was also incorporated into the City's draft Local Planning Scheme No. 3 (LPS 3). Draft LPS3 was adopted by Council at its meeting on 27 June 2017 received final approval from the Minister for Transport; Planning; Lands on 30th August 2018. Since the implementation of the LHS via Amendment No. 73 and the RDLPP, development has been occurring throughout all HOAs.

The density established by Amendment No. 73 and Scheme No 3 and resultant types of development enabled by this density has generated concern amongst some sectors of the community. This concern has manifested in a number of requests to Council to consider location-specific action. These requests include; reduction of the density coding of portions of specific HOAs, prevention of development of multiple dwellings (apartments) in the HOAs and increased community consultation for development proposals in specific suburbs.

In response to the above, in November 2017 Council agreed to prepare a new planning framework for the HOAs to better manage the impacts of infill development, as well as the implementation of a range of different strategies that sought to better inform the community. This included a review of the City's consultation procedures and the adoption of a new consultation process designed to increase the amount of consultation and notification undertaken on multiple dwelling development applications lodged in the City's HOAs. It also included the preparation of a Planning Consultation Policy to provide greater certainty and transparency regarding consultation undertaken for planning proposals.

The City of Joondalup recognises there is a high level of community interest in the HOAs and the current review of these areas will assist in determining how to establish better planning conditions and controls to support high-quality development in the identified areas. Through the review of the HOAs and establishment of a new Planning Framework for infill development, the City of Joondalup wishes to guide the development of medium density development through high quality urban, architectural and environmental design and the provision of a diverse range of housing forms.

In August 2018, an expert external consultant project team was assembled to conduct the current review of the HOAs. An extensive community engagement process was undertaken to inform the development of the new Planning Framework. This Planning Framework is to be informed by the community engagement process and expert analysis from the consultant project team.

1.2 Purpose of this Executive Summary of the Community Engagement Process

This Executive Summary provides an abridged overview of key findings and data obtained through the community engagement process.

This Executive Summary supplements a full Engagement Report that contains separate summaries for each HOA including the key findings and data. Detailed findings are included in the appendices.

The findings and data in the full Engagement Report have been used to inform the development of the proposed new HOA Planning Framework. This Executive Summary was developed to provide City of Joondalup residents/ratepayers and stakeholders with the option to review a high-level summary of key findings and data. However, for those who are interested, the full Report can be accessed by contacting the City of Joondalup.

1.3 Engagement Purpose and Objectives

A HOA Engagement and Communications Strategy was developed with the purpose of facilitating quality input into the HOA planning process and to encourage greater participation in the decisions and affairs of the City.

The engagement process aimed to:

- Inform people about the City's HOA planning process
- Inform people of key policy settings and parameters for planning within the HOAs
- Invite and involve those that want to have input into planning for the HOAs
- Obtain feedback and input that will help inform the planning for the HOAs and the development of a new Planning Framework
- Build knowledge on current urban planning and design opportunities and constraints for the HOAs
- Build knowledge on the economics of land development within the City
- Build interest around the project
- Achieve greater understanding and acceptance of Council decision-making by members of the community

1.4 Engagement Principles

Effective engagement should seek to develop trust in the project, project team and the City. It also requires that all stakeholders participating are able to meaningfully engage and contribute. Therefore, the project team and City provided timely information regarding the project's context, constraints, opportunities and the needs of stakeholders to help inform their feedback and input. The engagement process provided an opportunity to strengthen relationships and community in general. As such, the principles adopted for this engagement process were to:

- Be open and transparent
- Demonstrate accountability
- Grow knowledge

- Strengthen active citizenship
- Build community

2. METHODOLOGY

A summary of the five engagement initiatives implemented and the participation rate for each is provided below.

2.1 Survey



2.1.1 Role of the Survey

The survey gained feedback from City of Joondalup ratepayers / residents, community networks and local businesses on key planning and design issues, strengths of and opportunities for the ten (10) Housing Opportunity Areas in the City of Joondalup.

2.1.2 Methodology

The survey was open from 24 September to 29 October 2018. It was available as an online version accessible via the City of Joondalup’s website, as well as a hard copy format that was available from the City on request.

The survey was extensively promoted via a letter and flyer mailed out to 66,350 households of ratepayers/residents in the City of Joondalup. It was also distributed via the City of Joondalup’s website, social media platforms and their other communication mediums.

The survey consisted of 15 closed-ended questions and 6 open-ended questions, and was divided into 7 sections. The first section requested respondents to select the specific HOA they were interested in focusing on in the survey. The following 6 sections included questions on:

- Housing and Built Form
- Getting Around – i.e. transport infrastructure and services
- Open and Green Spaces
- Access to Community Facilities and Services
- Access to Activity Centres
- Opportunities

¹ Detailed feedback from all questions is included in the full Engagement Report. This Executive Summary provides summaries of the feedback from the 15 closed questions and 6 open questions.

² Survey responses that were exact duplicates by the one respondent for the same HOA and/or had no data recorded beyond Question 5 of the survey (prior to selecting an HOA) were removed.

The survey also provided respondents with the option to indicate if they would like to be kept informed of project updates and upcoming engagement activities.

A total of 18 hardcopy surveys were received and manually entered into the digital survey platform.

Any surveys received after 12:00 midnight on 29 October 2018 were not included in the data analysis. It is noted that one (1) hard copy survey was received after this deadline.

A total of 1,505 surveys were included in the data analysis (see the below section for a detailed description of the data analysis methodology). Of the surveys included in the data analysis, the total number of individuals who completed the survey focused on each specific HOA were as follows:

- HOA 1 – 247
- HOA 2 – 92
- HOA 3 – 62
- HOA 4 – 172
- HOA 5 – 339
- HOA 6 – 178
- HOA 7 – 67
- HOA 8 – 194
- HOA 9 – 77
- HOA 10 – 77

Figure 1 summarises the number of responses from each HOA.

FIGURE 1: NUMBER OF SURVEY RESPONSES BY HOA

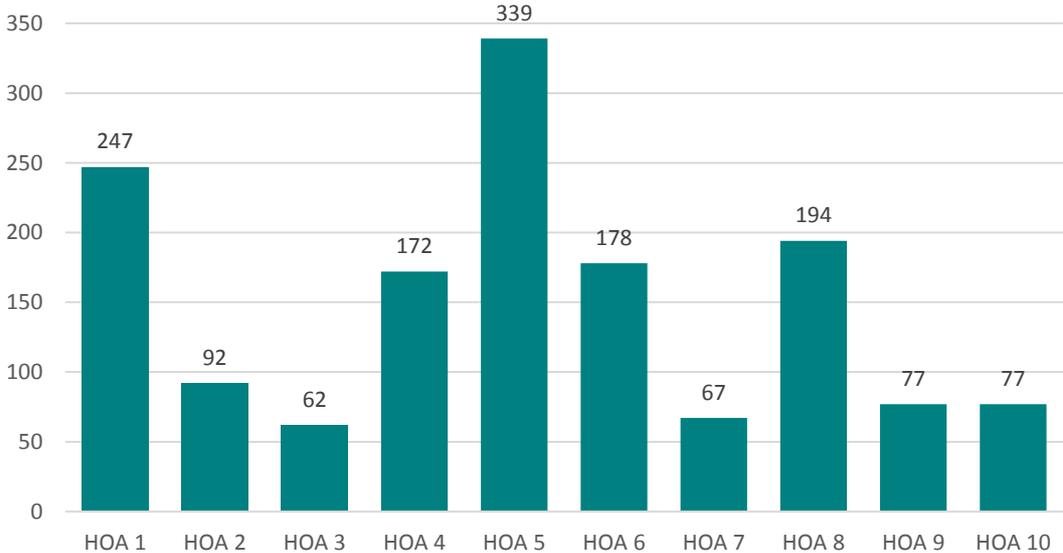
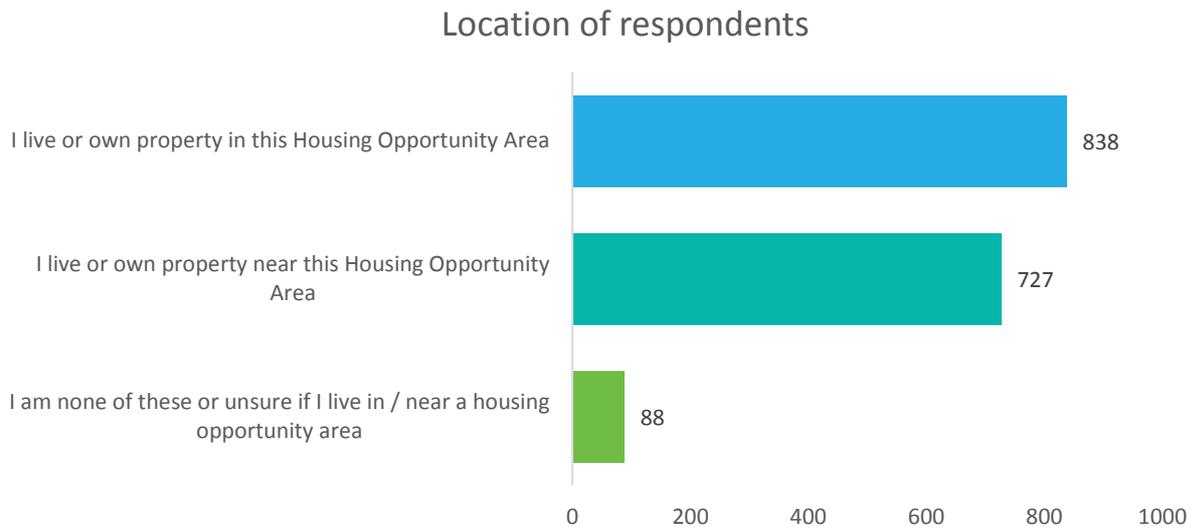


Figure 2 summarises the number of responses by inclusion in, proximity to or interest in a HOA. The total number is greater than 1,505 as some respondents may belong to more than one category of proximity to a HOA.

FIGURE 2: NUMBER OF SURVEY RESPONSES BY INCLUSION IN OR PROXIMITY TO AN HOA



For detail on the data analysis methodology, please refer to the full Engagement Report.

2.2 Listening Posts



2.2.1 Role of the Listening Posts

The Listening Posts gained feedback from City of Joondalup ratepayers/residents, community networks and local businesses in a face-to-face manner, on key planning and design issues, strengths and opportunities for the ten (10) Housing Opportunity Areas in the City of Joondalup.

2.2.2 Methodology

A total of five (5) Listening Posts were held on the following dates, times and venues:

#	DATE	TIME	VENUE
1	Wednesday 17 October	9.30am to 1.30pm	Kingsley Memorial Clubrooms, Kingsley
2	Thursday 18 October	5.30pm to 8.30pm	Emerald Park Clubrooms, Edgewater
3	Saturday 20 October	9.30am to 1.30pm	Joondalup Library Ground Floor Meeting Room, Joondalup Civic Centre, Joondalup
4	Tuesday 23 October	9.30am to 1.30pm	Fleur Freame Pavilion, Padbury
5	Wednesday 24 October	5.30pm to 8.30pm	Dorchester Hall, Warwick

The listening posts were extensively promoted via a letter and flyer mailed out to 66,350 households of ratepayers/residents in the City of Joondalup. It was also promoted via the City of Joondalup's website, social media platforms and their other communication mediums. Each Listening Post had the following set-up:

- Large display board outlining the project objectives
- Large display board showing all of the HOA areas in the City of Joondalup
- Large display boards showing individual maps of each HOA, plus one board showing all of the HOA areas in the City of Joondalup
- Separate 'pods' of tables and chairs
- Display books containing HOA maps and housing typology diagrams
- Project information booklets
- Registration table

Upon arrival at a Listening Post, participants were requested to first register their contact details. They were then invited to meet with a facilitator either individually or in a small group (i.e. between two (2) to six (6) people) at one of the 'pods' for an average duration of 15 to 25 minutes. The groups were dependent on the number of attendees and facilitators, with people being asked to join groups during busy periods in order to keep waiting times to a minimum.

The role of the facilitator was to listen and record all feedback from the participant/s they met. Facilitators kept a record of key feedback using a Listening Post Discussion Record Sheet. As required, facilitators would also discuss with interested participant/s information contained in the information booklet and/or display boards. Facilitators were all representatives from the external HOA consultant team.

Feedback from participants was recorded in the Listening Post Discussion Record Sheet on the following topics:

- Consultation Process / Project Background
- Housing and Built Form
- Getting Around – i.e. transport infrastructure and services
- Open and Green Spaces
- Access to Community Facilities and Services
- Access to Activity Centres
- Other Comments

A total of 380 participants attended the listening post sessions. The following outlines the number of participants who attended each Listening Post:

- Listening Post 1 on 17 October (Kingsley Memorial Clubrooms, Kingsley) – 81
- Listening Post 2 on 18 October (Emerald Park Clubrooms, Edgewater) – 90
- Listening Post 3 on 20 October (Joondalup Library Ground Floor Meeting Room, Joondalup Civic Centre) – 37
- Listening Post 4 on 23 October (Fleur Freame Pavilion, Padbury) – 55
- Listening Post 5 on 24 October (Dorchester Hall, Warwick) – 118

For detail on the data analysis methodology, please refer to the full Engagement Report.

2.3 Design Workshops

5 Design Workshops	19 November – 5 December	A total of 193 participants
--------------------	--------------------------	-----------------------------

2.3.1 Role of the Design Workshops

The Design Workshops gained feedback from City of Joondalup ratepayers / residents and community networks on key opportunities, issues and desired outcomes for new housing developments in each of the ten (10) Housing Opportunity Areas (HOAs). The feedback also helped to inform the conditions and policies that needed to be established as part of the new Planning Framework for the HOAs.

2.3.2 Methodology

A total of five (5) Design Workshops were held on the following dates, times and venues (Note: each workshop focused on two (2) out of the ten (10) HOAs):

#	DATE	TIME	VENUE
HOA1 & HOA2	Monday 19 November	6pm to 9pm	Kingsley Park Memorial Clubrooms, Kingsley
HOA3 & HOA4	Wednesday 21 November	6pm to 9pm	Fleur Freame Pavilion, Padbury
HOA9 & HOA10	Monday 26 November	6pm to 9pm	Connolly Community Centre, Connolly
HOA7 & HOA8	Monday 3 December	6pm to 9pm	Kingsley Park Memorial Clubrooms, Kingsley
HOA5 & HOA6	Wednesday 5 December	6pm to 9pm	Timberlane Park Clubrooms, Woodvale

The opportunity to register for the engagement activities, including the Design Workshops were promoted via a letter and flyer mailed out to 66,350 households of ratepayers/residents in the City of Joondalup. It was also distributed via the City of Joondalup’s website, social media platforms and their other communication mediums.

Notification of the specific dates, time and venues for the workshops was promoted via a specially designed email invite sent to 1,482 individuals who had either:

- Completed a survey and indicated that they wanted to be kept informed on project updates
- Attended a listening post
- Expressed their interest to attend a design workshop via the project contact number or email address

In order to attend a Design Workshop, individuals were requested to register their interest online via an event registration link created for each Design Workshop. Alternatively, individuals could register their interest to attend a Design Workshop via the project contact number or email address. A total of 299 individuals registered to attend a Design Workshop; however, only 193 individuals actually attended (i.e. not all those who had registered their interest to attend actually attended on the day).³ Some people attended more than 1 Design Workshop.

³ There were four individuals who attended more than one design workshop.

The following outlines the number of individuals who registered and attended each Design Workshop:

- HOA1 & HOA2 on 19 November (Kingsley Memorial Clubrooms, Kingsley) – 79 registered (59 attended)
- HOA3 & HOA4 on 21 November (Fleur Freame Pavilion, Padbury) – 48 registered (32 attended)
- HOA9 & HOA10 on 26 November (Connolly Community Centre, Connolly) – 15 registered (13 attended)
- HOA7 & HOA8 on 3 December (Kingsley Memorial Clubrooms, Kingsley) – 68 registered (31 attended)
- HOA5 & HOA6 on 5 December (Timberlane Park Clubrooms, Woodvale) – 89 registered (58 attended)

Each Design Workshop had the following set-up:

- Presentation screen and projector
- Large display boards showing the individual maps of the relevant HOAs being focused on during the workshop
- Separate ‘pods’ of tables and chairs
- Available on each table:
 - Agendas
 - Display books containing HOA maps and housing typology diagrams
 - Individual booklets of housing typology diagrams
 - Suburban Co-Design Activity 3-D models and associated instructions⁴
 - Workshop activity feedback forms including:
 - Suburban Co-Design Activity Feedback Form
 - Housing Typologies Individual Feedback Form
- Registration table

Upon arrival at a Design Workshop, participants were requested to have their name ticked off the registration list, provided a name tag and their table number allocation. They were then invited to meet their table facilitator and other participants allocated to their table. Participants were allocated to a table in accordance with the HOA they either lived in, were near to or were interested in – i.e. participants who lived in, near to or were interested in HOA1 were allocated to the same table as others who also lived in, near to or were interested in HOA1. The number of participants at each table varied according to the total number of attendees; however, generally there was anywhere between five (5) to eight (8) participants per table.

The proceedings for each Design Workshop was as follows:

1. Introduction
2. Presentation – Data Analysis Process (included both planning analysis and high-level findings from the consultation analysis completed to date)
3. Interactive Group Activity – Suburban Co-Design Activity and Feedback
4. Presentation – Housing Typologies
5. Group Activity – Housing Typologies Feedback
6. Questions
7. Conclusion

⁴ Co-Design and facilitation by Dr Anthony-Duckworth-Smith, models supplied by AUDRC.

Presentations were completed by representatives from the external HOA consultant team, including Taylor Burrell Barnett, Gresley Abas, Creating Communities and Collaborative Place Design.

The key role of the table facilitator was to support participants during the suburban co-design activity and provide assistance to participants in completing their Suburban Co-Design Activity and Housing Typologies feedback forms. Facilitators also kept a record of any other feedback using a Design Workshop Anecdotal Feedback record sheet. As required, facilitators would discuss with interested participant/s information contained in the display books. Table facilitators were all representatives from the external HOA consultant team, including Taylor Burrell Barnett, Gresley Abas, Creating Communities and Collaborative Place Design, as well representatives from the City of Joondalup.

Participants’ questions were handled at the tables where possible to ensure maximum time was spent on the workshop activities. However, when they could not be addressed participants were encouraged to write down their questions on a Post-It note which were collected by the table facilitators. At the end of the workshop, questions were read out to the whole workshop group, and answers were provided by representatives from the external HOA consultant team, including Taylor Burrell Barnett and Gresley Abas.

The following outlines the number of participants who completed a Suburban Co-Design Activity Feedback Form and/or Housing Typologies Individual Feedback Form with a specific HOA as their focus – i.e. not all workshop participants chose to complete a feedback form (this was often the case when couples attended and completed one sheet per couple):

HOA	# COMPLETED SUBURBAN CO-DESIGN ACTIVITY FEEDBACK FORM	# COMPLETED HOUSING TYPOLOGIES FEEDBACK FORM
HOA 1	56*	35
HOA 2		7
HOA 3	15	10
HOA 4	13	17
HOA 5	28	24
HOA 6	23	19
HOA 7	4	5
HOA 8	25	26
HOA 9	6	6
HOA 10	7	3

**During the HOA1 and HOA2 workshop held on 19 November, feedback forms did not allow for respondents to identify whether they were from HOA1 or HOA2. Hence the data for these two HOAs were collated as one data set.*

For detail on the data analysis methodology, please refer to the full Engagement Report.

2.4 Stakeholder Interviews

15 Stakeholder Interviews	25 September – 25 October	A total of 35 interviewees
---------------------------	---------------------------	----------------------------

2.4.1 Role of the Stakeholder Interviews

The stakeholder interviews gained feedback from key stakeholders in the City of Joondalup on their primary planning and design issues, strengths and opportunities for the ten (10) Housing Opportunity Areas in the City of Joondalup.

2.4.2 Methodology

The stakeholder interviews were completed between 25 September and 25 October 2018.

The opportunity to participate in an interview was promoted via a letter mailed out to 23 government representatives, 14 ratepayer/community associations, and 26 schools.

A total of 17 interviews were completed with 35 interviewees. Details of the individuals and organisations interviewed are outlined in the table below.

NAME	POSITION	ORGANISATION	DATE OF MEETING
MEMBERS OF PARLIAMENT			
Emily Hamilton MLA	Member for Joondalup	Western Australian Legislative Assembly	10/10/18
Jessica Stojkovski MLA	Member for Kingsley	Western Australian Legislative Assembly	12/10/18
Tony Krsticevic MLA	Member for Carine	Western Australian Legislative Assembly	21/09/18
Peter Katsambanis MLA Donald Gibbs	Member for Hillarys Electoral Officer	Western Australian Legislative Assembly	12/10/18
Michael Mischin MLC (Represented by Peter Ramshaw)	Member for North Metropolitan Region (Research and Media Officer)	Western Australian Legislative Council	18/10/18
Alison Xamon MLC Kirsten Richards	Member for North Metropolitan Region Electoral Officer	Western Australian Legislative Council	27/09/18
Anne Aly MP	Member for Cowan	Australian House of Representatives	11/10/18
Dale Sanderson Dave McFerran	Ministerial Officer Ministerial Officer	Office of the Minister for Transport, Planning and Lands	4/10/18
STATE GOVERNMENT DEPARTMENTS / AGENCIES			
XX	XX	Department of Planning, Lands and Heritage	10/08/18
Nigel Hindmarsh David McLoughlin	Assistant Director General Commercial Operations Manager Urban Planning, Design and Approvals	Department of Communities	12/10/18
Simon Cox Rebecca Curry Gary Merritt	Project Manager - Transperth Trains Future Network Plan 2011-2031 Senior Service Planner Service Development Manager	Public Transport Authority (PTA)	1/10/18
Julie Hodges	Customer Relations Consultant	Western Power	4/10/18
LOCAL RATEPAYERS ASSOCIATIONS / COMMUNITY GROUPS			
Alexis Anderson Beth Hewit Joanna Quan	President Secretary Treasurer	Edgewater Community Residents Association	25/09/18

Michael Dowey Suzanne Thompson Rob Greenhalgh Michael Rose	President Vice President Treasurer Management Committee Elected Member	Marmion Sorrento Duncraig Progress and Ratepayers' Association	11/10/18
Karyn West Rob Ross	Chairperson (non-member – invited by Karyn West)	Heathridge Residents' Association	25/10/18
Fay Gilbert Nadine Woodley-Smith Anna Satinover Andrew Gordon	N/A N/A N/A N/A	Informal "North Shore Residents' Group"	25/10/18
Justin Pereira Gemma Taavale Suzie O'Bree Anne Dowie Wayne Dowie	President Vice-President Secretary Treasurer Member	Warwick Residents' Group	11/10/18
Tim Green Dee Riley John Gilleff	President Secretary Resident	Padbury Residents' Association	1/12/18

Each interview was conducted with a representative of Creating Communities (community engagement) and Taylor Burrell Barnett (town planning), except for meetings with Western Power and PTA, which were only attended by representatives from Taylor Burrell Barnett.

Stakeholders were asked questions from a Stakeholder Questionnaire. The interviews focused on the stakeholder's key areas of interest or expertise. Stakeholder answers were recorded by interviewers on the following topics:

- Housing and Built Form
- Getting Around – i.e. transport infrastructure and services
- Open and Green Spaces
- Access to Community Facilities and Services
- Access to Activity Centres

2.5 Industry Forum

1 Industry Forum

9 October

A total of 20 participants

2.5.1 Role of the Industry Forum

The Industry Forum gained feedback from the key property and industry stakeholders operating in the City of Joondalup. The forum focused on the ten (10) Housing Opportunity Areas and the development of a new planning framework for infill development in the City of Joondalup.

This forum was an opportunity for the external HOA project team to:

- Seek expert feedback on project opportunities, constraints and feasibility
- Gain a greater understanding of the conditions that need to be set to ensure quality built form outcomes in the City's Housing Opportunity Areas
- Provide locally operating industry representatives with general information on the engagement and planning processes, and research findings to date

2.5.2 Methodology

The industry forum was held on Tuesday 9 October 2018 from 2pm to 4pm, at the office of Taylor Burrell Barnett.

The opportunity to participate in the Industry Forum was promoted via email to 41 representatives of locally operating organisations within the planning, design, development and property industries. The invitees were identified by the City of Joondalup and Taylor Burrell Barnett.

Of those invited 20 attended, representing the following private, government and peak body organisations⁵:

- Australian Institute of Landscape Architects
- CF Town Planning and Development
- Dale Alcock Homes
- Department of Planning, Lands and Heritage
- Gavin Hegney Property
- Harden Jones Architects
- Local Government Planners' Association
- Mark Anthony Design
- Office of the Government Architect
- Planning Institute of Australia
- Property Council of Australia (WA)
- Property Council of Australia (WA) Planning Committee

⁵ Note: A member of the Marmion; Sorrento; Duncraig Progress and Ratepayers Association also attended the session and was brought to the meeting by one of the invitees.

- Trainer (i.e. for REIWA)
- Urban Development Institute of Australia (WA)
- Zegna Pty Ltd

The industry forum agenda included the following:

- A presentation on the project background; Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis of the planning and development context and preliminary housing typologies
- Two group activities that :
 - 1) Gained feedback from participants on what type of development is desirable in Housing Opportunity Areas in the current market context
 - 2) Gained feedback from participants on key challenges/limitations and opportunities /incentives for how to achieve a good design outcome in Housing Opportunity Areas

Key findings obtained through the group activities were collected and recorded by the external HOA project team.

3. OVERVIEW OF FINDINGS

This section provides an overview of findings that relate to all ten (10) HOAs, with some summary data included specific to each HOA.

3.1 Survey

Questions 1 to 6 are not included in the overview of findings as these questions relate to the location and type of respondent – rather than to feedback on the HOA Planning Framework.

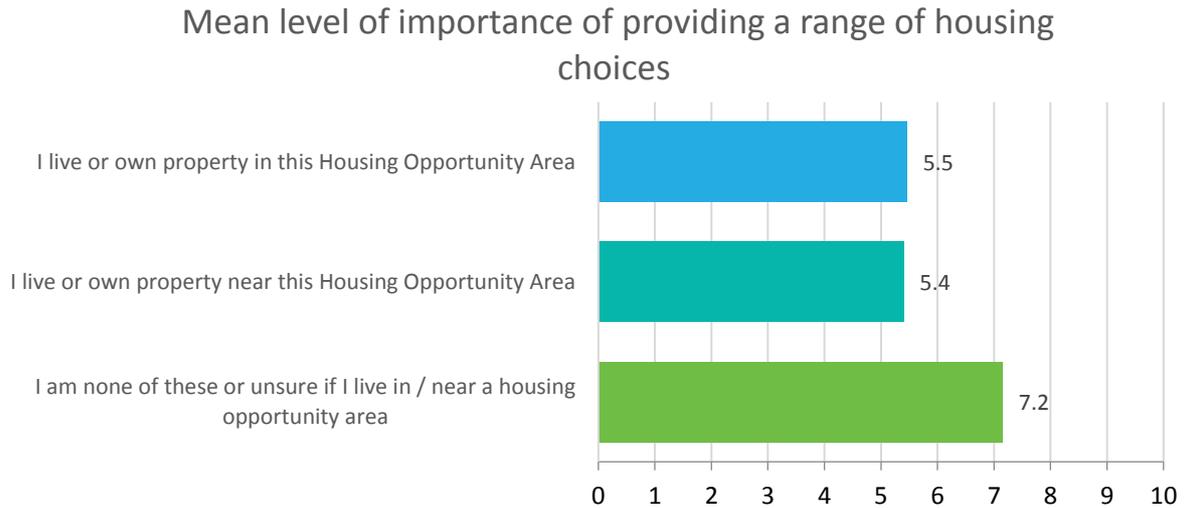
Where data is divided into three categories based upon proximity to an HOA, the following three categories have been used (by combining pairs of the six response options possible in the survey):

- **I live or own property in this HOA** (i.e. based on those who selected either the option response option “I live in this HOA”, or “I own property in this HOA” for this question)
- **I live or own property near this HOA** (i.e. based on those who selected either the response option “I live near this HOA” or “I own property near this HOA for this question)
- **I am none of these or unsure if I live in / near a HOA** (i.e. based on those who selected either the response option “none of the above” or “unsure if I live in or near to a HOA” for this question)

HOUSING AND BUILT FORM

Question 6 - I believe the level of importance of providing a range of housing choices in the community (i.e. a mixture of different housing types) is:

FIGURE 3: LEVEL OF IMPORTANCE OF PROVIDING A RANGE OF HOUSING CHOICES

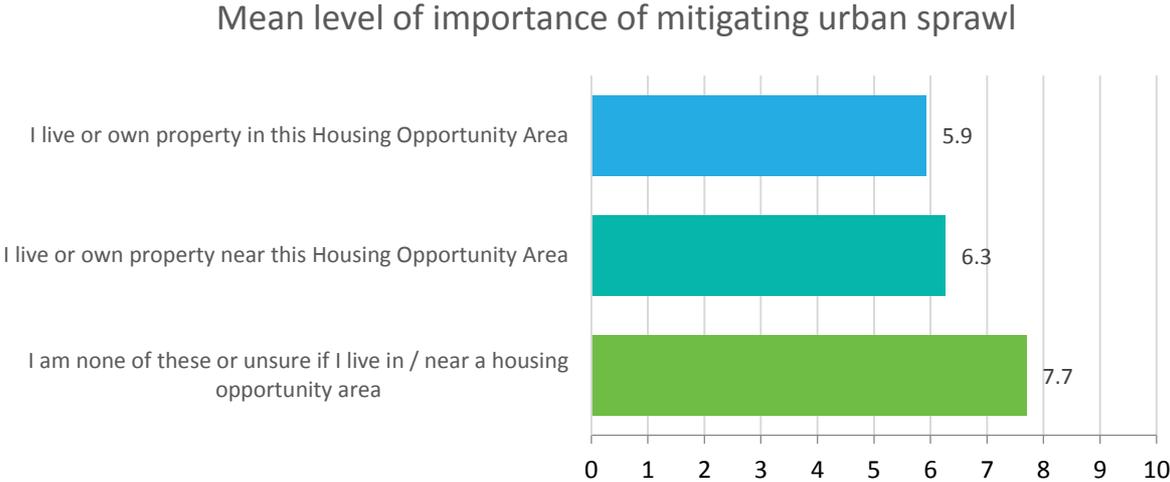


The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **5.5**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	5.6	5.6	6.2	6.2	5.6	4.8	5.8	4.2	6.0	7.0

Question 7 - I believe the level of importance of mitigating urban sprawl (i.e. the ongoing expansion of housing into bushland and farmland, away from the city centre) is:

FIGURE 4: LEVEL OF IMPORTANCE OF MITIGATING URBAN SPRAWL



The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **6.2**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	6.1	6.3	6.9	6.7	6.4	5.5	7.1	5.1	6.4	6.8

Question 8 - My level of satisfaction with the diversity of housing types currently available is:

FIGURE 5: LEVEL OF SATISFACTION WITH DIVERSITY OF HOUSING TYPES

Mean level of satisfaction with the diversity of housing types currently available



The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **5.8**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	5.0	6.3	6.1	5.7	5.8	5.9	6.0	6.6	5.7	5.1

Question 9 - My level of support for more grouped dwelling development (units/townhouses) is:

FIGURE 6: LEVEL OF SUPPORT FOR MORE GROUPED DWELLING DEVELOPMENT

Mean level of support for more grouped dwelling development (units/townhouses)



The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **4.4**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	3.9	4.6	4.2	5.0	4.6	3.6	5.6	3.5	4.9	6.1

Question 10 - My level of support for more multiple dwelling development (apartments) is:

FIGURE 7: LEVEL OF SUPPORT FOR MORE MULTIPLE DWELLING DEVELOPMENT

Mean level of support for more multiple dwelling development (apartments)

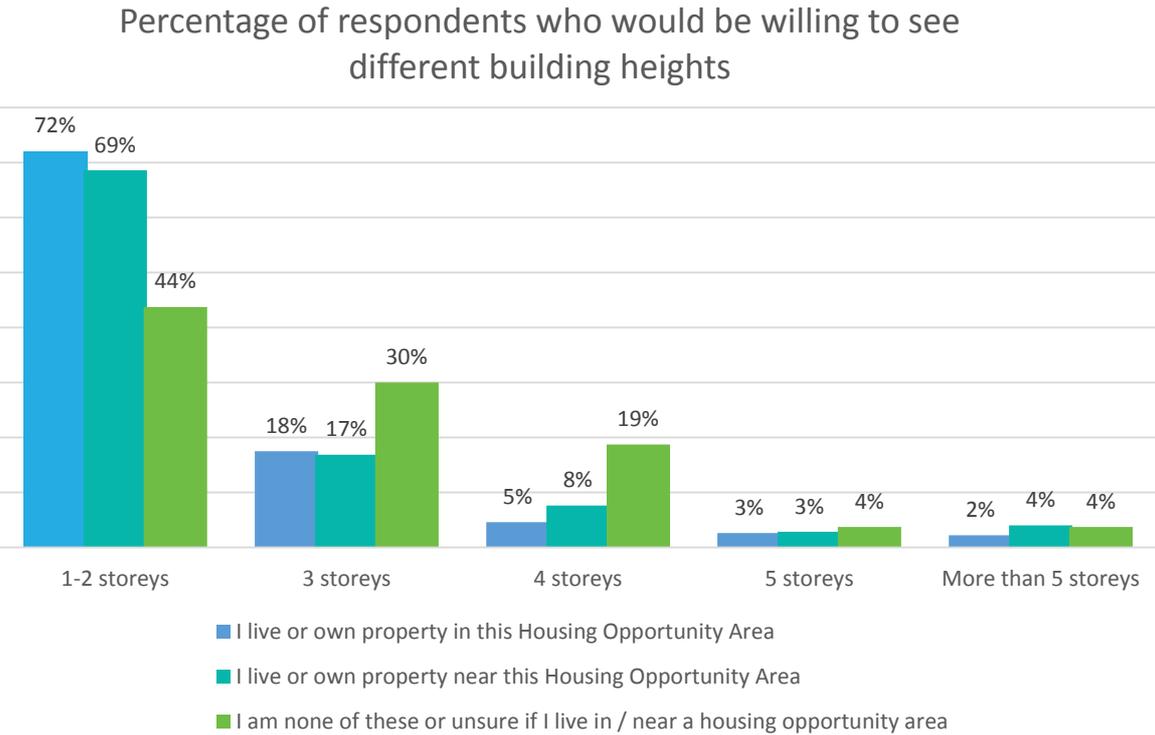


The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **2.8**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	2.6	2.7	2.6	3.2	3.2	2.1	3.8	1.4	3.4	5.5

Question 11 - The maximum building height I would be willing to see in is:

FIGURE 8: MAXIMUM BUILDING HEIGHT RESPONDENTS ARE WILLING TO SEE



Question 12 - My top two (2) priorities for the design of new housing developments are:

FIGURE 9: TOP TWO PRIORITIES FOR THE DESIGN OF NEW HOUSING DEVELOPMENTS

The top two (2) priorities provided by respondents for the design of new housing developments by percentage of respondents from each location that selected this priority



The top three priorities related to the design of new housing developments for each HOA are listed below.

HOA	Top 3 priorities for the design of new housing developments
HOA 1	Landscape / green space / trees Not overlooking neighbourhood properties General appearance
HOA 2	Landscape / green space / trees Not overlooking neighbourhood properties Not overshadowing neighbourhood properties
HOA 3	Not overshadowing neighbourhood properties Height
HOA 4	Landscape / green space / trees Not overlooking neighbourhood properties Parking
HOA 5	Landscape / green space / trees Not overlooking neighbourhood properties General appearance
	Landscape / green space / trees

HOA 6	Not overlooking neighbourhood properties Parking
HOA 7	Not overlooking neighbourhood properties Landscape / green space / trees General appearance
HOA 8	Landscape / green space / trees Parking
HOA 9	Not overlooking neighbourhood properties Landscape / green space / trees General appearance
HOA 10	General appearance Landscape / green space / trees Parking

Question 13 – Do you have any general comments regarding housing and built form?

The ten major themes of response to this question, across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Concern about density (342)
- Environmental impacts and sustainability (250)
- Poor quality development / poor built form outcomes (242)
- Desired housing typologies (202)
- Support for infill/density/development (201)
- Change in character of the local area (173)
- Concern about parking (137)
- Social/wellbeing considerations (128)
- Support for transit-oriented development (126)
- Concern about traffic (117)

The three major themes of response to this question are provided below for each HOA.

HOA	Major themes	
HOA 1	Concern about poor quality development / poor built form outcomes	83
	Concern about density	55
	Environmental impacts and sustainability	43
HOA 2	Concern about density	19
	Concern about change in character of the local area	17
	Environmental impacts and sustainability	15
HOA 3	Concern about poor quality development / poor built form outcomes	13
	Environmental impacts and sustainability	13
	Concern about parking	12
HOA 4	Concern about density	37
	Support for infill/density/ development	31
	Support for transit-oriented development	23
HOA 5	Concern about density	69
	Environmental impacts and sustainability	62
	Support for infill/density/ development	46
HOA 6	Concern about density	48
	Environmental impacts and sustainability	31
	Change in character of the local area	30
HOA 7	Concern about density	13
	Support for infill/density/ development	13
	Support for transit-oriented development	11
HOA 8	Concern about density	79
	Desired housing typologies	45

	Environmental impacts and sustainability	42
	Concern about density	13
HOA 9	Environmental impacts and sustainability	12
	Support for infill/density/ development	11
	Support for infill/density/ development	12
HOA 10	Concern about poor quality development / poor built form outcomes	8
	Environmental impacts and sustainability	8

GETTING AROUND

Question 14 - My level of agreement that increases in housing density should be located in close proximity to public transport stops/nodes is:

FIGURE 10: LEVEL OF AGREEMENT THAT INCREASES IN HOUSING DENSITY SHOULD BE LOCATED IN CLOSE PROXIMITY TO PUBLIC TRANSPORT/NODES

Mean level of agreement that increases in housing density should be located in close proximity to public transport stops/nodes



The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **6.2**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	6.0	5.9	7.3	6.6	6.3	5.4	6.5	5.5	7.1	7.6

Question 15 - My top two (2) priorities for planning access to transport infrastructure and services are:

FIGURE 11: TOP TWO PRIORITIES FOR PLANNING ACCESS TO TRANSPORT INFRASTRUCTURE AND SERVICES

The top two (2) priorities provided by respondents for planning access to transport infrastructure and services by percentage of respondents from each location that selected this priority



The top three priorities related to access to transport infrastructure and services for each HOA are listed below.

HOA	Top 3 priorities for the design of new housing developments
HOA 1	Bus services
	Train services
	Footpaths and walking trails
HOA 2	Footpaths and walking trails
	Bus services
	Train services
HOA 3	Bus services
	Footpaths and walking trails
	Cycling paths/lanes
HOA 4	Cycling paths/lanes
	Footpaths and walking trails
	Bus services
HOA 5	Bus services
	Footpaths and walking trails
	Train services
	Bus services

HOA 6	Footpaths and walking trails
	Cycling paths/lanes
HOA 7	Footpaths and walking trails
	Cycling paths/lanes
	Bus services
HOA 8	Bus services
	Cycling paths/lanes
	Footpaths and walking trails
HOA 9	Bus services
	Cycling paths/lanes
	Footpaths and walking trails
HOA 10	Footpaths and walking trails
	Cycling paths/lanes
	Train services

Question 16 – Do you have any general comments regarding access to transport and infrastructure?

The ten major themes of response to this question, across all HOAs, are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Improved walking and cycling infrastructure needed (192)
- Improved public transport needed (184)
- Accessibility of specific areas differs (158)
- Support for transit-oriented development (136)
- Good current access to transport infrastructure (121)
- Concern about traffic (107)
- Concern about parking (96)
- Concern about transit-oriented development (65)
- Concern about density (50)
- Impact of development on facilities and services (33)

The three major themes of response to this question are provided below for each HOA.

HOA	Major themes	
HOA 1	Good current access to transport infrastructure	37
	Improved walking and cycling infrastructure needed	29
	Improved public transport needed	26
HOA 2	Improved public transport needed	12
	Support for transit-oriented development	10
	Improved walking and cycling infrastructure needed	9
HOA 3	Improved public transport needed	14
	Accessibility of specific areas differs	12
	Improved walking and cycling infrastructure needed	9
HOA 4	Improved walking and cycling infrastructure needed	36
	Improved public transport needed	34
	Support for transit-oriented development	22
HOA 5	Improved walking and cycling infrastructure needed	51
	Improved public transport needed	44
	Accessibility of specific areas differs	30
HOA 6	Support for transit-oriented development	16
	Improved public transport needed	15
	Concern about parking	15
HOA 7	Support for transit-oriented development	14
	Improved public transport needed	9
	Good current access to transport infrastructure	6
HOA 8	Accessibility of specific areas differs	54
	Concern about traffic	29

	Improved public transport needed	21
HOA 9	Improved public transport needed	9
	Accessibility of specific areas differs	7
	Improved walking and cycling infrastructure needed	6
HOA 10	Improved walking and cycling infrastructure needed	11
	Support for transit-oriented development	11
	Concern about parking	8

OPEN AND GREEN SPACES

Question 17 - My level of agreement that increases in housing density should be located in close proximity to open and green spaces is:

FIGURE 12: LEVEL OF AGREEMENT THAT INCREASES IN HOUSING DENSITY SHOULD BE LOCATED TO OPEN AND GREEN SPACES

Mean level of agreement that increases in housing density should be located in close proximity to open and green spaces



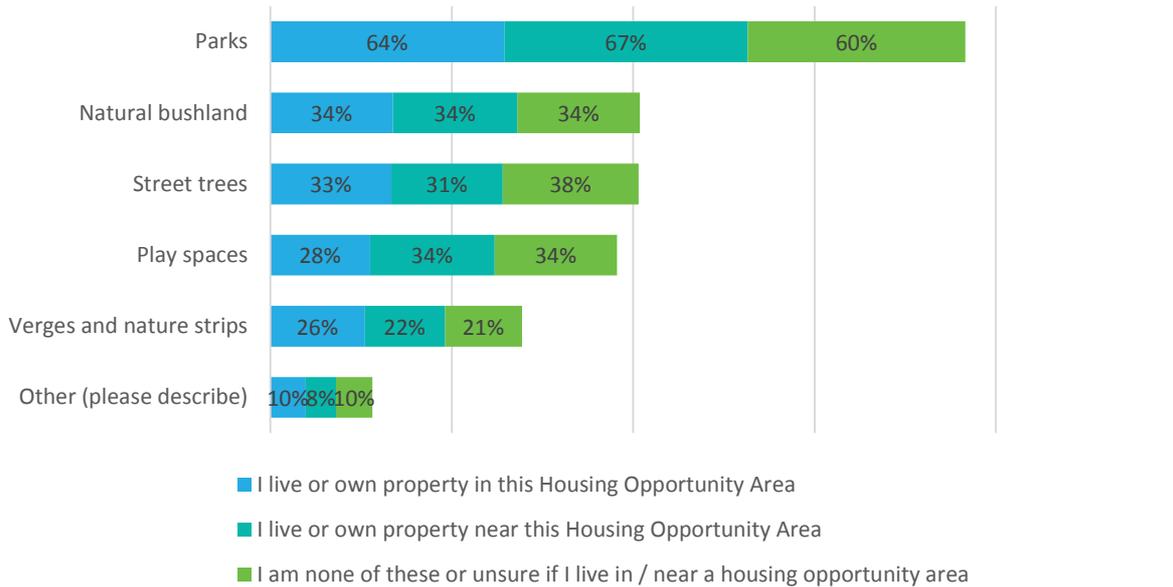
The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **5.7**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	5.8	4.9	7.1	6.4	5.9	4.9	6.2	4.0	6.1	7.4

Question 18 - My top two (2) priorities for planning access to open and green spaces are:

FIGURE 13: TOP TWO PRIORITIES FOR PLANNING ACCESS TO OPEN AND GREEN SPACES

The top two (2) priorities provided by respondents for planning access to open and green spaces by percentage of respondents from each location that selected this priority



The top three priorities related to access to open and green space for each HOA are listed below.

HOA	Top 3 priorities for the design of new housing developments
HOA 1	Parks
	Play spaces
	Street trees
HOA 2	Parks
	Play spaces
	Natural bushland
HOA 3	Verges and nature strips
	Street trees
	Parks
HOA 4	Parks
	Street trees
	Play spaces
HOA 5	Parks
	Street trees
	Natural bushland
HOA 6	Parks
	Natural bushland

	Street trees
	Parks
HOA 7	Natural bushland
	Play spaces
	Street trees
HOA 8	Natural bushland
	Parks
	Parks
HOA 9	Play spaces
	Natural bushland
	Parks
HOA 10	Street trees
	Natural bushland

Question 19 - Do you have any general comments regarding access to open and green spaces?

The ten (10) major themes that emerged in response to this question across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Importance of trees (141)
- Provide additional open and green space (134)
- Concern about the impact of development upon open and green spaces (109)
- Social/wellbeing considerations (109)
- Environmental impacts and sustainability (102)
- Improved services and amenity desired (90)
- Retain open and green space (72)
- Concern about density (40)
- Development desired near open and green space (38)
- Current provision of open and green space is good / sufficient (27)

The three major themes of response to this question are provided below for each HOA.

HOA	Major themes	
HOA 1	Current provision of open and green space is good / sufficient	32
	Importance of trees	22
	Improved services and amenity desired	17
HOA 2	Retain open and green space	12
	Importance of trees	11
HOA 3	Current provision of open and green space is good / sufficient	10
	Importance of trees	9
	Current provision of open and green space is good / sufficient	8
HOA 4	Provide additional open and green space	7
	Environmental impacts and sustainability	16
	Provide additional open and green space	15
	Social/wellbeing considerations	15
HOA 5	Provide additional open and green space	39
	Importance of trees	34
	Concern about the impact of development upon open and green spaces	30
HOA 6	Provide additional open and green space	23
	Importance of trees	14
	Concern about the impact of development upon open and green spaces	10
HOA 7	Social/wellbeing considerations	8
	Provide additional open and green space	8
	Importance of trees	6
HOA 8	Environmental impacts and sustainability	25
	Concern about the impact of development upon open and green spaces	24

	Importance of trees	23
	Provide additional open and green space	23
HOA 9	Importance of trees	14
	Concern about impact of development upon open and green spaces	10
	Provide additional open and green space	8
HOA 10	Social/wellbeing considerations	8
	Current provision of open and green space is good / sufficient	4

COMMUNITY SERVICES AND FACILITIES

Question 20 - My level of agreement that increases in housing density should be located in close proximity to community facilities and services is:

FIGURE 14: LEVEL OF AGREEMENT THAT INCREASES IN HOUSING DENSITY SHOULD BE LOCATED IN CLOSE PROXIMITY TO COMMUNITY FACILITIES AND SERVICES

Mean level of agreement that increases in housing density should be located in close proximity to community facilities and services



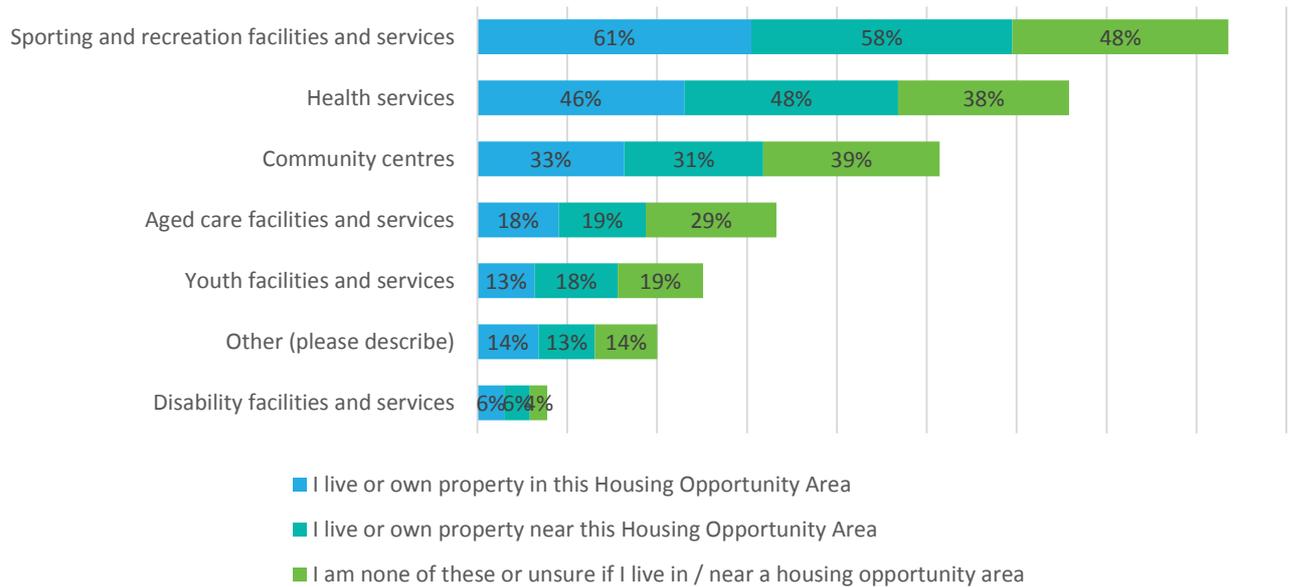
The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **5.8**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	6.0	5.4	6.7	6.2	5.8	4.8	6.3	5.1	6.3	6.5

Question 21 - My top two (2) priorities for planning access to community facilities and services within HOA 1 are:

FIGURE 15: TOP TWO PRIORITIES FOR PLANNING ACCESS TO COMMUNITY FACILITIES AND SERVICES

The top two (2) priorities provided by respondents for planning access to community facilities and services by percentage of respondents from each location that selected this priority



The top three priorities related to access to community facilities and services for each HOA are listed below.

HOA	Top 3 priorities for the design of new housing developments
HOA 1	Sporting and recreation facilities and services
	Health services
	Community centres
HOA 2	Health services
	Sporting and recreation facilities and services
	Youth facilities and services
HOA 3	Sporting and recreation facilities and services
	Community centres
	Health services
HOA 4	Sporting and recreation facilities and services
	Health services
	Community centres
HOA 5	Sporting and recreation facilities and services
	Health services
	Community centres

HOA 6	Health services
	Community centres
	Sporting and recreation facilities and services
HOA 7	Sporting and recreation facilities and services
	Community centres
HOA 8	Health services
	Sporting and recreation facilities and services
	Community centres
HOA 9	Sporting and recreation facilities and services
	Community centres
	Youth facilities and services
HOA 10	Sporting and recreation facilities and services
	Community centres
	Aged care facilities and services

Question 22 – Do you have any general comments regarding access to community services and facilities?

Ten (10) major themes emerged from responses to this question across all of the HOAs. These themes are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Provision of / access to community facilities and services is poor / insufficient (166)
- Future provision of community facilities and services desired (60)
- Provision of / access to community facilities and services is good / sufficient (54)
- Comment about transit-oriented development (51)
- Comment about HOA method/area (41)
- Concern about traffic and parking (19)
- Change in character of the local area (16)
- Concern about density (15)
- Environmental impacts and sustainability (14)
- Support for infill/density/development (8)

The three major themes that emerged in response to this question are provided below for each HOA.

HOA	Major themes	
HOA 1	Provision of / access to community facilities and services is poor / insufficient	23
	Provision of / access to community facilities and services is good / sufficient	13
	Comment about HOA method/area	9
HOA 2	Provision of / access to community facilities and services is good / sufficient	3
	Comment about HOA method/area	3
	Future provision of community facilities and services desired	3
HOA 3	Provision of / access to community facilities and services is poor / insufficient	8
	Support for transit-oriented development	5
	Comment about HOA method/area	4
HOA 4	Provision of / access to community facilities and services is poor / insufficient	14
	Future provision of community facilities and services desired	7
	Support for transit-oriented development	5
HOA 5	Provision of / access to community facilities and services is poor / insufficient	40
	Future provision of community facilities and services desired	12
	Provision of / access to community facilities and services is good / sufficient	11
HOA 6	Provision of / access to community facilities and services is poor / insufficient	11
	Comment about HOA method/area	8
	Provision of / access to community facilities and services is good / sufficient	7
HOA 7	Provision of / access to community facilities and services is poor / insufficient	7
	Future provision of community facilities and services desired	4
	Support for infill/density/ development	2
	Provision of / access to community facilities and services is poor / insufficient	50

HOA 8	Support for transit-oriented development	12
	Provision of / access to community facilities and services is good / sufficient	10
HOA 9	Provision of / access to community facilities and services is poor / insufficient	8
	Comment about HOA method/area	3
	Future provision of community facilities and services desired	3
HOA 10	Support for transit-oriented development	6
	Future provision of community facilities and services desired	5
	Provision of / access to community facilities and services is poor / insufficient	3

ACCESS TO ACTIVITY CENTRES

Question 23 - My level of agreement that increases in housing density should be located in close proximity to activity centres is:

FIGURE 16: LEVEL OF AGREEMENT THAT INCREASES IN HOUSING DENSITY SHOULD BE LOCATED IN CLOSE PROXIMITY TO ACTIVITY CENTRES

Mean level of agreement that increases in housing density should be located in close proximity to activity centres



The overall aggregated mean (the average rating from 0 to 10 of all respondents regardless of proximity to HOA) is **5.8**. The aggregated mean ratings for each HOA are shown below.

	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10
Mean	5.9	5.8	6.7	6.2	6.0	4.9	6.3	5.1	6.4	6.6

Question 24 - Do you have any general comments regarding access to activity centres?

Ten (10) major themes emerged from the responses to this question across all HOAs. These themes are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Future provision of activity centres / commercial uses desired (175)
- Current access to / provision of activity centres is good / sufficient (117)
- Current access to / provision of activity centres is poor / inadequate (110)
- Support for transit-oriented development (83)
- Desired location of future activity centres (40)
- Concern about density (32)
- Concern about traffic (24)
- Concern about parking (22)
- Opposed to the provision of activity centres (16)
- Social/wellbeing considerations (15)

The three major themes that emerged in response to this question are provided below for each HOA.

HOA	Major themes	
HOA 1	Future provision of activity centres / commercial uses desired	30
	Current access to / provision of activity centres is good / sufficient	23
	Current access to / provision of activity centres is poor / inadequate	12
HOA 2	Future provision of activity centres / commercial uses desired	14
	Support for transit-oriented development	8
	Current access to / provision of activity centres is good / sufficient	5
HOA 3	Future provision of activity centres / commercial uses desired	8
	Current access to / provision of activity centres is poor / inadequate	8
	Current access to / provision of activity centres is good / sufficient	4
HOA 4	Future provision of activity centres / commercial uses desired	33
	Support for transit-oriented development	17
	Current access to / provision of activity centres is poor / inadequate	13
HOA 5	Current access to / provision of activity centres is good / sufficient	35
	Current access to / provision of activity centres is poor / inadequate	29
	Future provision of activity centres / commercial uses desired	19
HOA 6	Current access to / provision of activity centres is good / sufficient	12
	Future provision of activity centres / commercial uses desired	11
	Support for transit-oriented development	7
HOA 7	Future provision of activity centres / commercial uses desired	12
	Current access to / provision of activity centres is good / sufficient	3
	Location of activity centres	2
	Current access to / provision of activity centres is poor / inadequate	37

HOA 8	Future provision of activity centres / commercial uses desired	25
	Current access to / provision of activity centres is good / sufficient	15
HOA 9	Current access to / provision of activity centres is poor / inadequate	10
	Future provision of activity centres / commercial uses desired	8
	Comment about the HOA method/area	7
HOA 10	Future provision of activity centres / commercial uses desired	6
	Support for transit-oriented development	4
	Current access to / provision of activity centres is good / sufficient	3

TOP TWO PRIORITIES

Question 25 - Please describe succinctly the two most important things that you believe need to be addressed in the future planning of HOAs?

Ten (10) major themes emerged in response to this question across all HOAs. These themes are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Environment and sustainability (479)
- Limiting density (478)
- Social and wellbeing considerations (284)
- Infrastructure, services and amenity (257)
- Desired housing typologies (252)
- Retain character of the local area (241)
- Quality development / built form outcomes desired (212)
- Managing impacts on neighbours (212)
- Transit-oriented development (212)
- Managing parking (188)

3.2 Listening Posts

Qualitative data collected during listening posts was collated and analysed through the application of a best practice coding approach. Parent themes were determined in each category by a data analyst and then specific comments were noted against each parent theme. The number of times a parent theme and/or specific comment had been mentioned was also recorded.

HOUSING AND BUILT FORM

The five (5) major themes of issues/concerns related to housing and built form across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Change of character of neighbourhood (149)
- Concern about parking (143)
- Concern about R40/R60 zoning (138)
- Concern about traffic (128)
- Concern about social housing / anti-social behaviour (101)

The three major themes of issues/concerns related to housing and built form are provided below for each HOA.

HOA	Major issues/concerns	
HOA 1	Concern about parking	43
	Concern about R40 / R60 zoning	30
	Change of character of neighbourhood	26
HOA 2	Change of character of neighbourhood	5
	Concern about reduction in property values	4
	Concern about parking	4
HOA 3	Concern about overshadowing	6
	Poor quality development / poor built form outcomes	5
	Concern about parking	5
HOA 4	Concern about R40 / R60 zoning	16
	Concern about parking	10
	Concern about reduction in property values	8
HOA 5	Change of character of neighbourhood	21
	Concern about R40 / R60 zoning	21
	Concern about parking	19
HOA 6	Change of character of neighbourhood	30
	Poor quality development / poor built form outcomes	23
	Concern about R40 / R60 zoning	18
HOA 7	Concern about overlooking	2
	Concern about capacity of area to accommodate population increase	2

		<i>No third major theme</i>
HOA 8	Concern about social housing / anti-social behaviour	61
	Change of character of neighbourhood	52
	Concern about parking	47
HOA 9	Change of character of neighbourhood	5
	Concern about traffic	3
	Loss of trees / green space	2
HOA 10	Concern about reduction in property values	2
		<i>No second or third major theme</i>

The five (5) major themes of opportunities/solutions related to housing and built form across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Clear rules to ensure there is quality development (68)
- Limit density (54)
- Higher density should be closer to train stations and activity centres (50)
- Support for development opportunities (24)
- Greater provision of housing diversity to cater for different needs (31)

The three (3) major themes of opportunities/solutions related to housing and built form are provided below for each HOA.

HOA	Major opportunities/solutions	
HOA 1	Clear rules to ensure there is quality development	14
	Greater provision of housing diversity to cater for different needs	12
	Higher density needed to prevent urban sprawl	11
HOA 2	Higher density should be closer to train stations and activity centres	2
		<i>No second or third major theme</i>
HOA 3	Clear rules to ensure there is quality development	6
	Support for development opportunities	2
	Greater provision of housing diversity to cater for different needs	2
HOA 4	Higher density should be closer to train stations and activity centres	10
	Support for sub-division opportunities	7
	Request to be included in the HOA	7
HOA 5	Clear rules to ensure there is quality development	10
	Higher density should be closer to train stations and activity centres	8
	Request to extend HOA boundary	6
HOA 6	Clear rules to ensure there is quality development	11
	Limit density	8
	Higher density should be closer to train stations and activity centres	6

HOA 7	Support for development opportunities	4
	<i>No second or third major theme</i>	
HOA 8	Limit density	29
	Higher density should be closer to train stations and activity centres	24
	Clear rules to ensure there is quality development	19
HOA 9	Support for sub-division opportunities	7
	Density should be higher	3
	Request to extend HOA boundary	2
HOA 10	Support for sub-division opportunities	3
	Clear rules to ensure there is quality development	2
	<i>No third major theme</i>	

GETTING AROUND

The five (5) major themes of issues/concerns related to access to transport and infrastructure across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Concern about traffic (82)
- Cul-de-sacs and convoluted networks not suited to density (45)
- Not all bus services are high frequency (39)
- Concern about parking (35)
- Accessibility of different areas differs (28)

The three (3) major themes of issues/concerns related to transport and infrastructure are provided below for each HOA.

HOA	Major issues/concerns	
HOA 1	Concern about traffic	8
	Concern about parking	8
	Poor footpath networks / connectivity to train stations and activity centres	3
HOA 2	Concern about traffic	3
	Pedestrian accessibility / safety	2
	Poor footpath networks / connectivity to train stations and activity centres	2
HOA 3	Concern about parking	2
	<i>No second or third major theme</i>	
HOA 4	Concern about traffic	6
	Concern about parking	2
	Poor current access to bus / high frequency bus services	2
HOA 5	Concern about traffic	12
	Cul-de-sacs and convoluted networks not suited to density	5
	Concern about parking	5
HOA 6	Concern about traffic	10
	Concern about parking	8
	Cul-de-sacs and convoluted networks not suited to density	4
HOA 7	<i>No major themes</i>	
HOA 8	Concern about traffic	35
	Cul-de-sacs and convoluted networks not suited to density	33
	Poor current access to bus / high frequency bus services	30
HOA 9	Concern about traffic	7
	Concern about parking	3
	Not all parts of HOA are equally accessible	3
HOA 10	<i>No major themes</i>	

The five (5) major themes of opportunities/solutions related to transport and infrastructure across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- More frequent public transport services desired (16)
- More footpaths/cycle paths desired (15)
- Higher density should be closer to train stations and activity centres (6)
- More lighting and shading desired (4)
- Continue to provide adequate on-site parking (on housing lots) (3)

The three (3) major themes of opportunities/solutions related to transport and infrastructure are provided below for each HOA.

HOA	Major opportunities/solutions	
HOA 1	More footpaths/cycle paths desired	2
	<i>No second or third major theme</i>	
HOA 2	<i>No major themes</i>	
HOA 3	<i>No major themes</i>	
HOA 4	More footpaths/cycle paths desired	2
	<i>No second or third major theme</i>	
HOA 5	More / more frequent public transport services desired	2
	<i>No second or third major theme</i>	
HOA 6	More footpaths/cycle paths desired	4
	More / more frequent public transport services desired	4
	<i>No third major theme</i>	
HOA 7	<i>No major themes</i>	
HOA 8	More / more frequent public transport services desired	8
	More footpaths/cycle paths desired	6
	Higher density should be closer to train stations and activity centres	5
HOA 9	<i>No major themes</i>	
HOA 10	<i>No major themes</i>	

OPEN AND GREEN SPACES

The five (5) major themes of issues/concerns related to access to open and green space, across all HOAs, are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Loss of trees / green space on private property (87)
- Impacts upon native flora and fauna (42)
- Loss of trees / green space on streetscapes (41)
- Urban heat island effect (23)
- Parking/driveways count for open space in developments (10)

The three (3) major themes of issues/concerns related to open and green space are provided below for each HOA.

HOA	Major issues/concerns	
HOA 1	Loss of trees / green space on private property	24
	Urban heat island effect	10
	Impacts upon native flora and fauna	7
HOA 2	Loss of trees / green space on private property	2
	<i>No second or third major theme</i>	
HOA 3	Loss of trees / green space on private property	2
	<i>No second or third major theme</i>	
HOA 4	Loss of trees / green space on private property	8
	Loss of trees / green space on streetscapes	4
	<i>No third major theme</i>	
HOA 5	Loss of trees / green space on private property	10
	Loss of trees / green space on streetscapes	7
	Impacts upon native flora and fauna	2
HOA 6	Loss of trees / green space on private property	12
	Loss of trees / green space on streetscapes	9
	Impacts upon native flora and fauna	5
HOA 7	Lack of lighting in POS	2
	Consider soil structure / deep soil zones	2
	<i>No third major theme</i>	
HOA 8	Loss of trees / green space on private property	27
	Impacts upon native flora and fauna	26
	Loss of trees / green space on streetscapes	21
HOA 9	Impacts upon native flora and fauna	2
	Loss of trees / green space on private property	2
	<i>No third major theme</i>	
HOA 10	<i>No major themes</i>	

The five (5) major themes of opportunities/solutions related to open and green space across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Mandate open / green space in developments (33)
- Provision of street trees and streetscaping (10)
- Create / retain public open space (19)
- Open and green space have positive impacts on health and wellbeing (9)
- Retain all open space (6)

The three major themes of opportunities/solutions related to open and green space are provided below for each HOA.

HOA	Major opportunities/solutions	
HOA 1	Mandate open / green space in developments	10
	Provision of street trees and streetscaping	6
	Create / retain public open space	6
HOA 2	<i>No major themes</i>	
HOA 3	Create / retain public open space	4
	Mandate open / green space in developments	2
HOA 4	<i>No third major theme</i>	
HOA 5	<i>No major themes</i>	
	Open and green space have positive impacts on health and wellbeing	5
	Retain all open space	4
HOA 6	Mandate open / green space in developments	4
	Mandate open / green space in developments	7
	Create / retain public open space	5
HOA 7	Open and green space have positive impacts on health and wellbeing	3
	<i>No major themes</i>	
HOA 8	Mandate open / green space in developments	9
	Manage impacts on native flora and fauna	2
	Create / retain public open space	2
HOA 9	<i>No major themes</i>	
HOA 10	<i>No major themes</i>	

COMMUNITY SERVICES AND FACILITIES

The five (5) major themes of issues/concerns related to access to community services and facilities across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Impact of increased number of residents on essential services and facilities (41)
- Concern about capacity of infrastructure (22)
- Concern about waste management (19)
- Current access to community facilities and services is poor/insufficient (13)
- Concern about lack of impact studies (4)

The three major themes of issues/concerns related to community services and facilities are provided below for each HOA.

HOA	Major issues/concerns	
HOA 1	Impact of increased number of residents on essential services and facilities	9
	Concern about waste management	7
	Concern about capacity of infrastructure	6
HOA 2	Impact of increased number of residents on essential services and facilities	3
	<i>No second or third major theme</i>	
HOA 3	Impact of increased number of residents on essential services and facilities	2
	<i>No second or third major theme</i>	
HOA 4	Impact of increased number of residents on essential services and facilities	4
	<i>No second or third major theme</i>	
HOA 5	Impact of increased number of residents on essential services and facilities	6
	Concern about capacity of infrastructure	3
	Current access to community facilities and services is poor/insufficient	3
HOA 6	Impact of increased number of residents on essential services and facilities	10
	Concern about capacity of infrastructure	8
	Current access to community facilities and services is poor/insufficient	4
HOA 7	<i>No major themes</i>	
HOA 8	Impact of increased number of residents on essential services and facilities	18
	Current access to community facilities and services is poor/insufficient	6
	Concern about waste management	3
HOA 9	Impact of increased number of residents on essential services and facilities	2
	<i>No second or third major theme</i>	
HOA 10	<i>No major themes</i>	

The two (2) major themes of opportunities/solutions related to community services and facilities, across all HOAs, are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Invest in more community services and facilities (2)
- Increased number of residents will improve vibrancy and viability of community facilities (2)

There are no major themes of opportunities/solutions related to community services and facilities for each HOA.

ACCESS TO ACTIVITY CENTRES

The major theme of issues/concerns related to access to activity centres across all HOAs is noted below. The number in brackets indicates the number of specific responses that relate to that theme.

- Activity centre/s is / are not true activity centre/s (15)

The three major themes of issues/concerns related to activity centres are provided below for each HOA.

HOA	Major issues/concerns
HOA 1	<i>No major themes</i>
HOA 2	<i>No major themes</i>
HOA 3	<i>No major themes</i>
HOA 4	Activity centre/s is / are not true activity centre/s 2 <i>No second or third major theme</i>
HOA 5	Activity centre/s is / are not true activity centre/s 2 <i>No second or third major theme</i>
HOA 6	<i>No major themes</i>
HOA 7	<i>No major themes</i>
HOA 8	Activity centre/s is / are not true activity centre/s 10 Amenity is sufficient 2 <i>No third major theme</i>
HOA 9	<i>No major themes</i>
HOA 10	<i>No major themes</i>

The two (2) major themes of opportunities/solutions related to activity centres across all HOAs are listed below. The number in brackets indicates the number of specific responses that relate to that theme.

- Place higher density closer to activity centres (including those not in HOAs) (4)
- Good current access to activity centre/s (3)

The three (3) major themes of opportunities/solutions related to activity centres are provided below for each HOA.

HOA	Major issues/concerns
HOA 1	<i>No major themes</i>
HOA 2	<i>No major themes</i>
HOA 3	<i>No major themes</i>
HOA 4	<i>No major themes</i>
HOA 5	Good current access to activity centre/s 2 <i>No second or third major theme</i>
HOA 6	<i>No major themes</i>
HOA 7	<i>No major themes</i>

	Place higher density closer to activity centres (including those not in HOAs)	3
HOA 8	Good current access to activity centre/s	2
	<i>No third major theme</i>	
HOA 9	<i>No major themes</i>	
HOA 10	<i>No major themes</i>	

3.3 Design Workshops

CO-DESIGN ACTIVITY

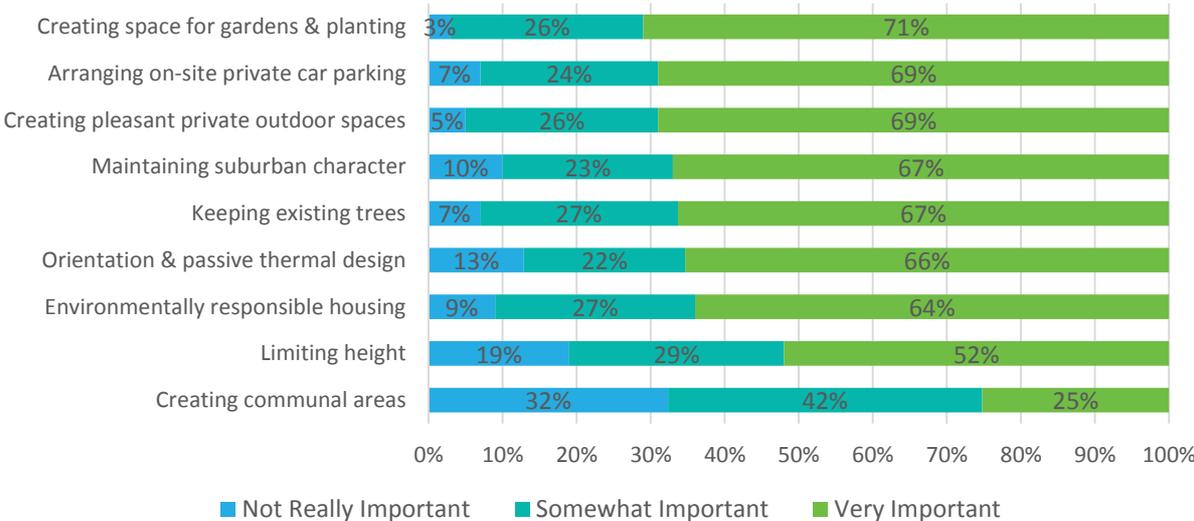
After a presentation detailing the project background and providing instructions on how to use the models, design workshop participants completed an interactive three (3) dimensional modelling activity. Participants then completed an individual feedback sheet to provide comment on what ideas informed or influenced their design approach during the activity, as well as suggest unique or important design approaches for accommodating more built area. Participants were also asked to outline any other key learnings they gained from the activity.

Copies of the feedback sheet are shown in the full Report. One hundred and eighty-three (183) design workshop participants completed and submitted an individual activity sheet.

Key Design Considerations

When informing built form design on individual sites the figure below outlines the proportion of respondents who indicated the following design aspects to be either; not really important, somewhat important or very important.⁶

FIGURE 17: LEVEL OF IMPORTANCE OF DESIGN ASPECTS FOR BUILT FORM



Based on the community feedback in regards to informing built form design on individual sites, the following aspects were considered:

- *Very important:*
 - Keeping existing trees
 - Creating space for gardens and planting
 - Maintaining a suburban character/streetscape
 - Creating pleasant private outdoor areas
 - Arranging on-site private car parking

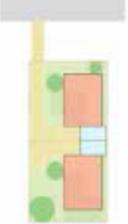
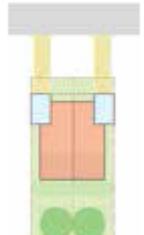
⁶ Data sourced from Dr Anthony Duckworth-Smith | Collaborative Place Design.

- Orientation and passive thermal design principles
- *Important:*
 - Creating environmentally responsible housing
- *Moderately important:*
 - Limiting height
- *Not important:*
 - Creating communal/shared areas

HOUSING TYPOLOGIES EXERCISE

Design workshop participants completed an individual activity sheet to provide feedback on a range of potential housing typologies. These typologies were developed by Gresley Abas and Taylor Burrell Barnett as alternative housing design options for densities from R25 to R60 for feedback from community and stakeholders.

Feedback is presented below according to each of the potential housing typologies and the potential zones (R-codes) in which they might be appropriate⁷.

Typology	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10	Total
HOUSES R25/R30											
Typology 1 (two dwellings detached) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	13	2	5	10	14	18	4	14	6	0	86
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	0	0	5	1	7	1	0	8	0	0	22
Typology 2 (duplex) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	8	2	4	9	16	17	3	16	6	0	81
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	5	0	5	2	4	2	1	7	0	0	26
	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	8	2	5	8	10	14	3	12	5	0	67
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										

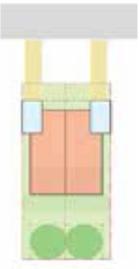
- ⁷ The number of times a typology was deemed suitable or not suitable was recorded. Associated comments and specific streets mentioned were also recorded and are included in the full Engagement Report. It is important to note that in some instances: A respondent did not always clearly indicate that the respective typology was suitable or not suitable (i.e. by ticking either the box “suitable” or “not suitable”) however still chose to provide a comment relating to whether this typology was suitable or not suitable in their street or the street/area relevant to them.
- The street a respondent was commenting on in some instances did not fall within the HOA being focused on.

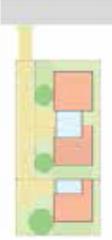
Typology	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10	Total
Typology 3 (courtyard)	5	0	5	3	12	3	1	10	0	0	39

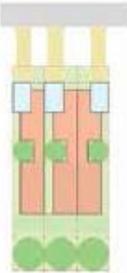
Typology 4 (two dwellings - laneway) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	3	0	7	3	10	5	1	4	1	0	34
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	6	0	3	6	8	12	2	15	4	0	56

HOUSES R40/R60

Typology 1 (two dwellings detached) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	12	2	0	12	13	16	4	18	2	3	82
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	2	0	0	2	9	2	1	7	1	0	24

Typology 2 (duplex) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	10	2	0	11	13	14	4	17	1	3	75
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	4	1	0	2	9	3	1	7	2	0	29

Typology	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10	Total
Typology 3 (three dwellings detached) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	7	1	0	6	9	6	4	8	1	3	45
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	8	1	0	7	13	11	1	16	2	0	59

Typology 4 (terrace) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	3	1	0	5	8	4	4	4	0	3	32
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	9	1	0	7	14	13	1	18	3	0	66

APARTMENTS R40/R60

Typology 1 (manor house apartments) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	4	1	0	4	10	5	2	7	1	3	37
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	5	1	0	8	11	13	3	18	2	0	61

Typology 2 (apartments – single lot) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	2	1	0	4	4	3	2	4	0	3	23
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	8	1	0	8	17	4	3	20	3	0	64

Typology	HOA 1	HOA 2	HOA 3	HOA 4	HOA 5	HOA 6	HOA 7	HOA 8	HOA 9	HOA 10	Total
Typology 3 (apartments – amalgamated lots) 	Count of participants who clearly indicated that this typology would be suitable in their street / the street they are interested in										
	3	1	0	4	5	1	1	4	0	2	21
	Count of participants who clearly indicated that this typology would not be suitable in their street / the street they are interested in										
	9	1	0	8	16	17	4	21	2	1	79

In addition to referencing the appropriateness of each typology on a specific street, respondents indicated other locations where each of the potential housing typologies might be appropriate. The graphs below show the total number of respondents who indicated that a typology would be appropriate in a particular location.

FIGURE 18: LOCATIONS WHERE HOUSE R25/R30 - TYPOLOGY 1 WOULD BE SUITABLE

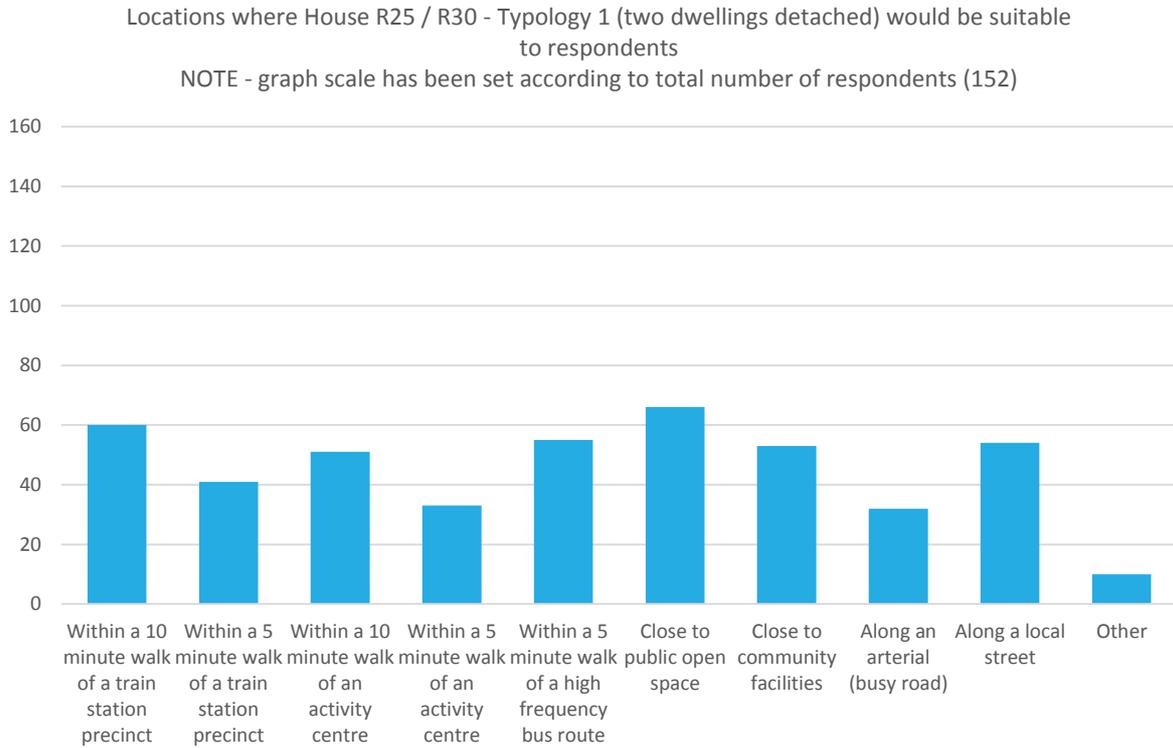


FIGURE 19: LOCATIONS WHERE HOUSE R25/R30 - TYPOLOGY 2 WOULD BE SUITABLE

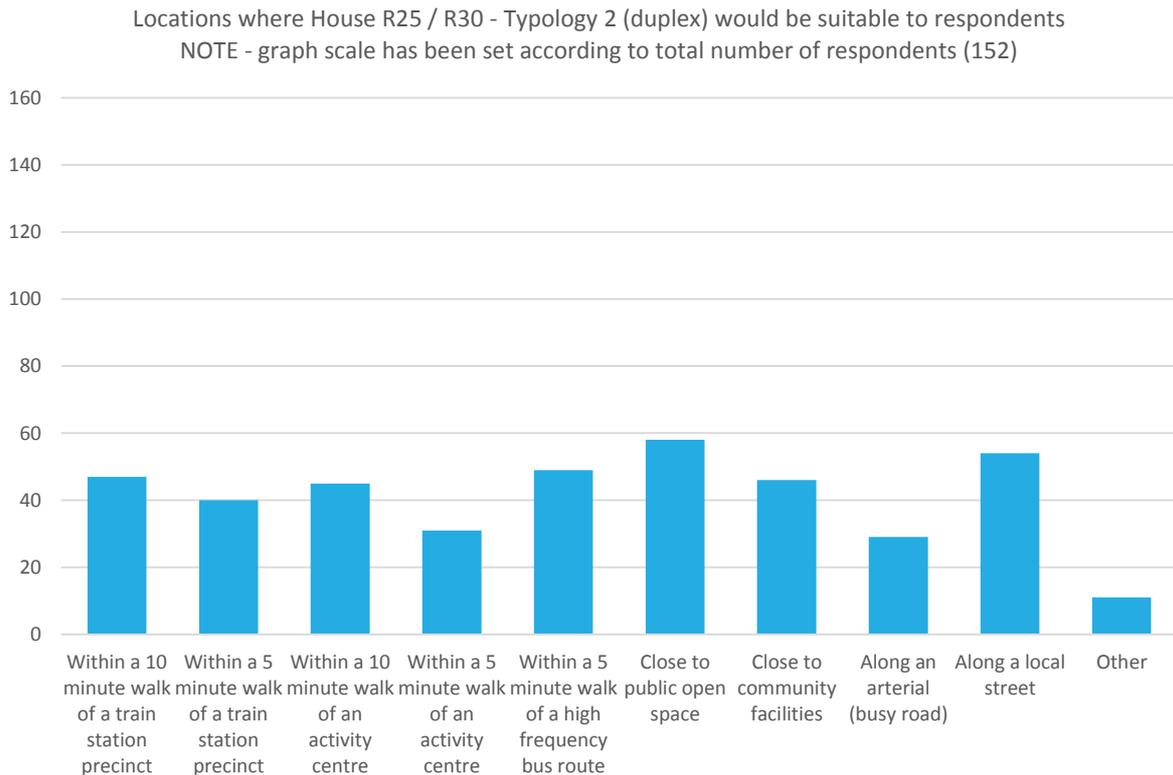


FIGURE 20: LOCATIONS WHERE HOUSE R25/R30 - TYPOLOGY 3 WOULD BE SUITABLE

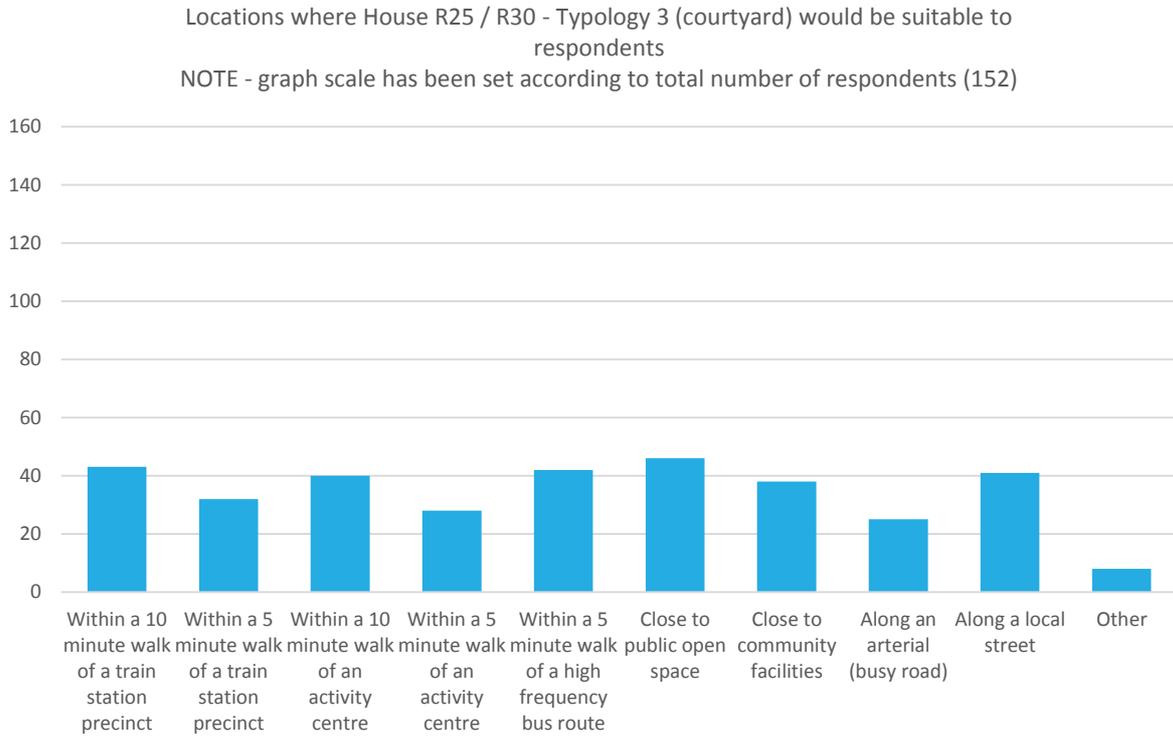


FIGURE 21: LOCATIONS WHERE HOUSE R25/R30 - TYPOLOGY 4 WOULD BE SUITABLE

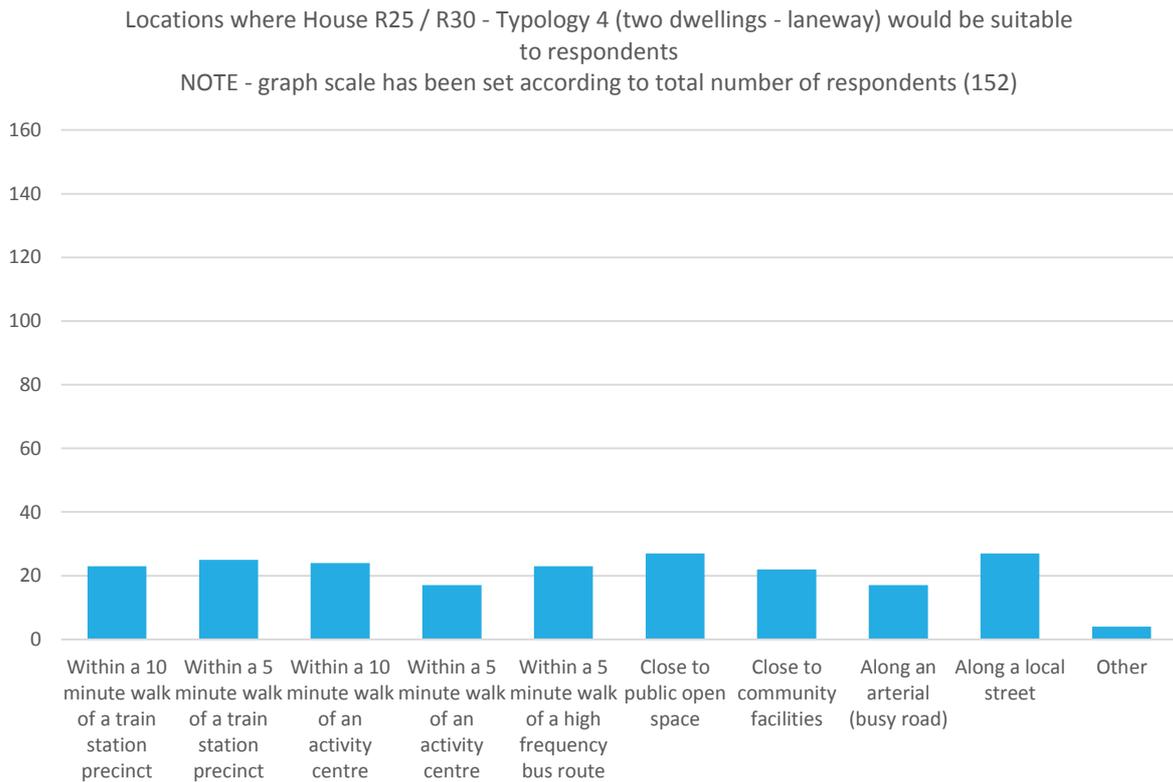


FIGURE 22: LOCATIONS WHERE HOUSE R40/R60 - TYPOLOGY 1 WOULD BE SUITABLE

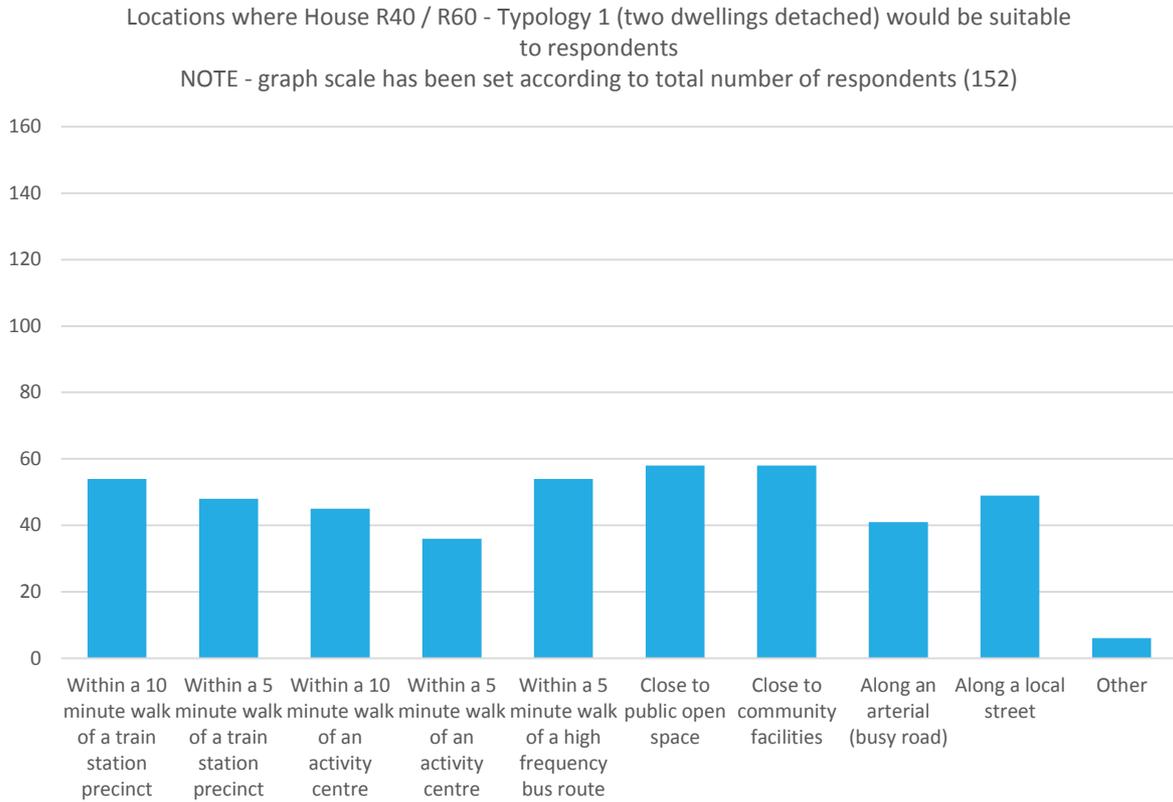


FIGURE 23: LOCATIONS WHERE HOUSE R40/R60 - TYPOLOGY 2 WOULD BE SUITABLE

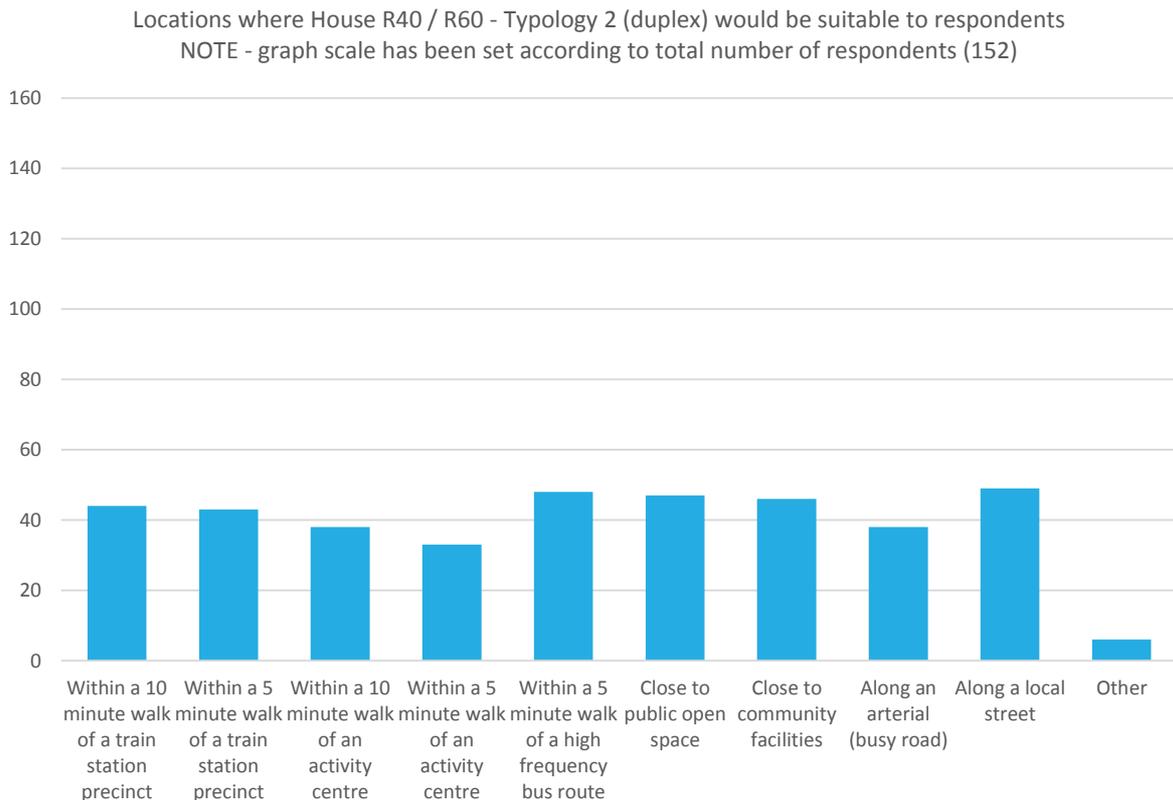


FIGURE 24: LOCATIONS WHERE HOUSE R40/R60 - TYPOLOGY 3 WOULD BE SUITABLE

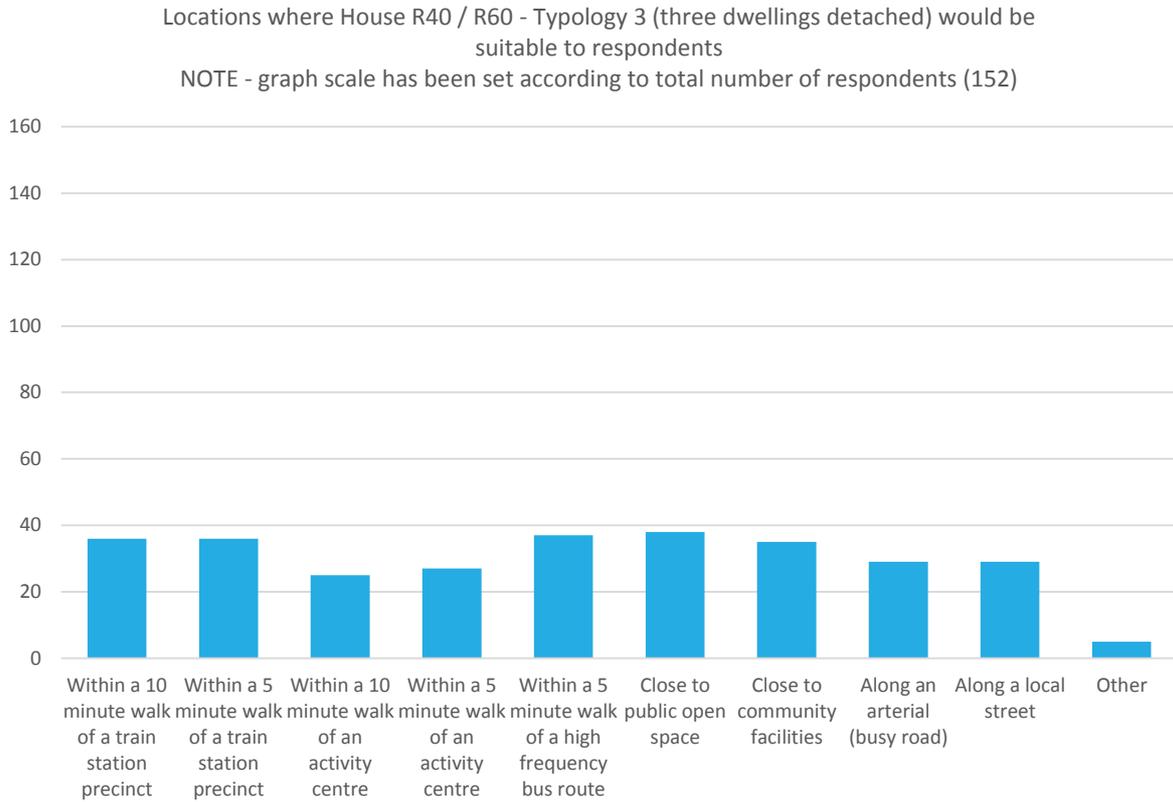


FIGURE 25: LOCATIONS WHERE HOUSE R40/R60 - TYPOLOGY 4 WOULD BE SUITABLE

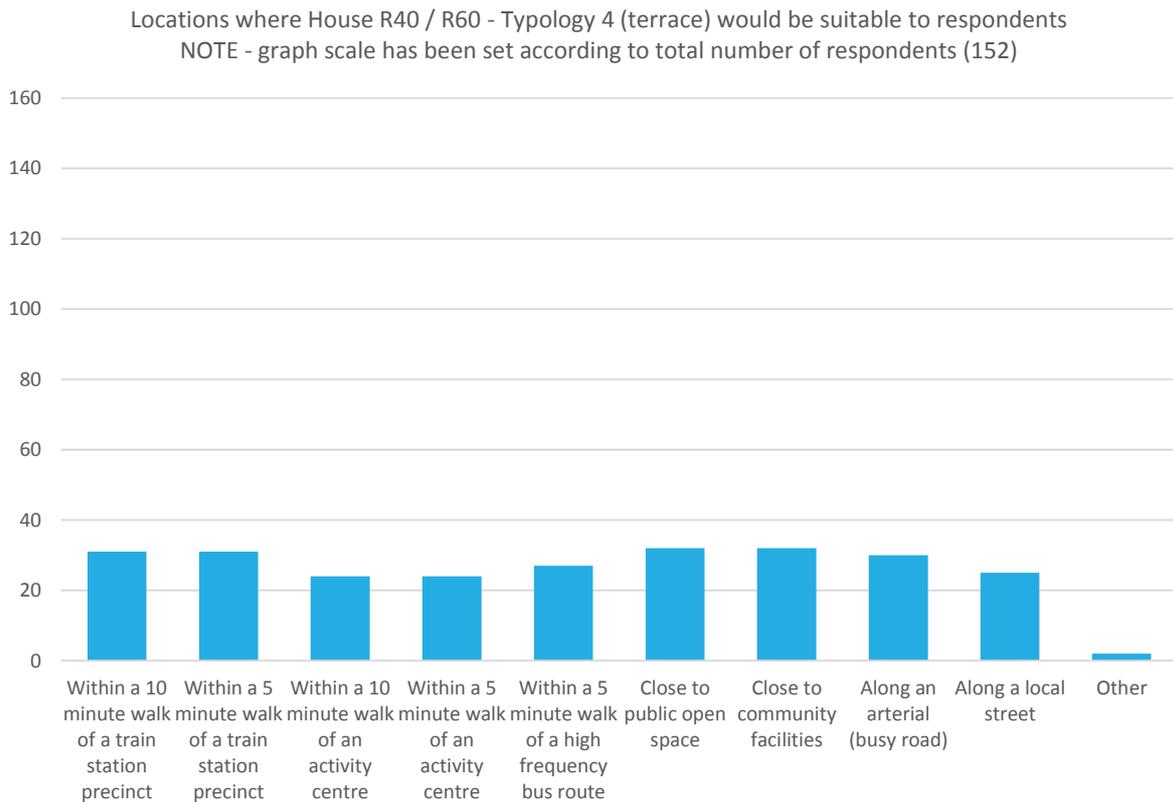


FIGURE 26: LOCATIONS WHERE APARTMENT R40/R60 - TYPOLOGY 1 WOULD BE SUITABLE

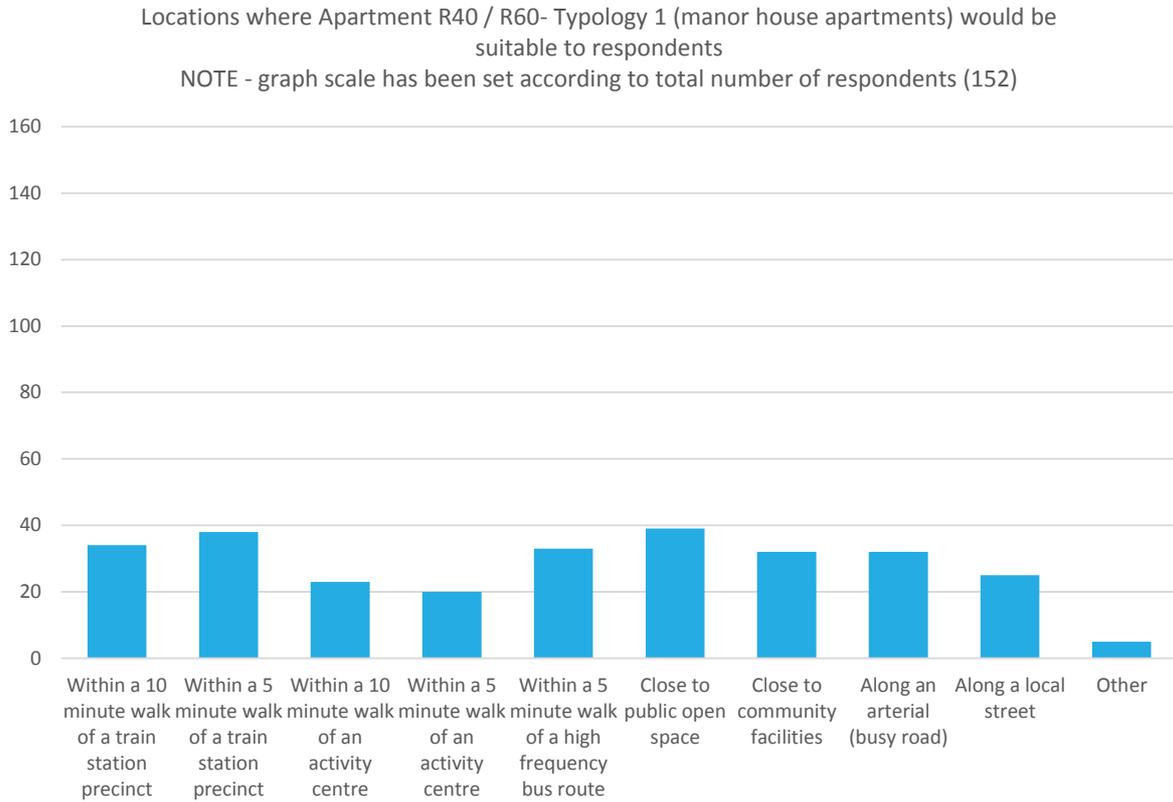


FIGURE 27: LOCATIONS WHERE APARTMENT R40/R60 - TYPOLOGY 2 WOULD BE SUITABLE

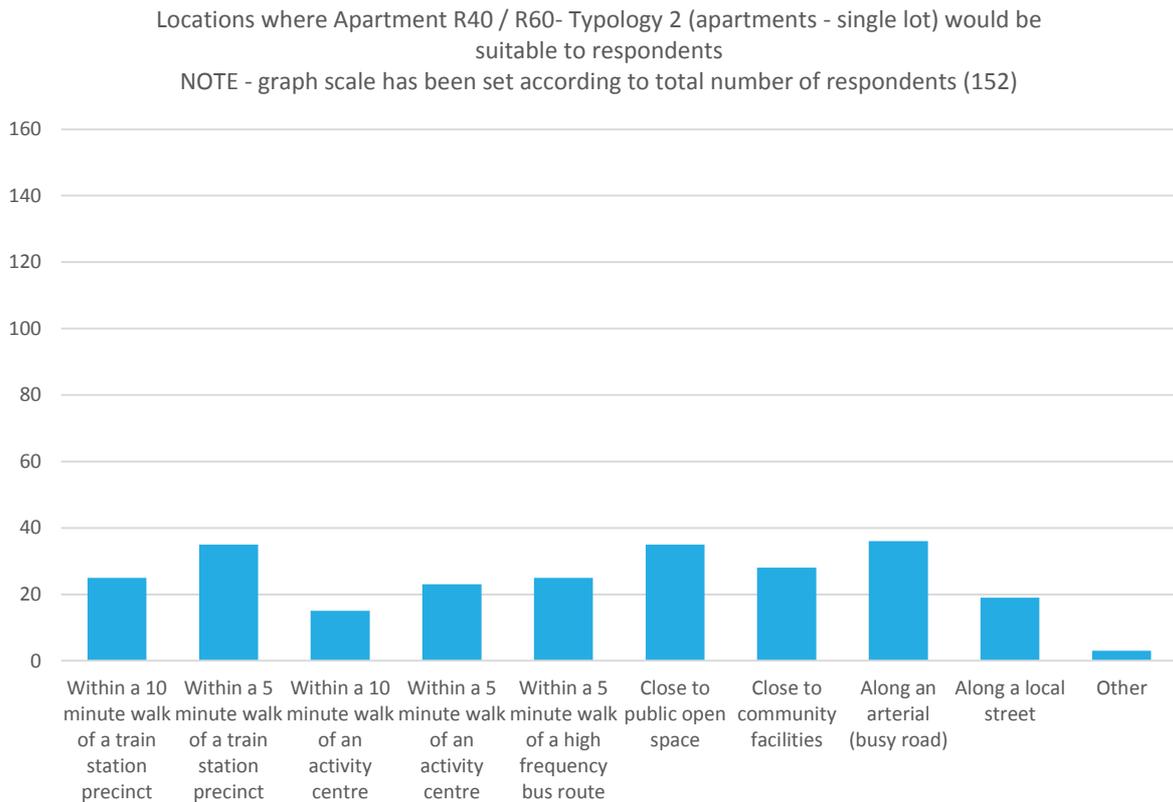
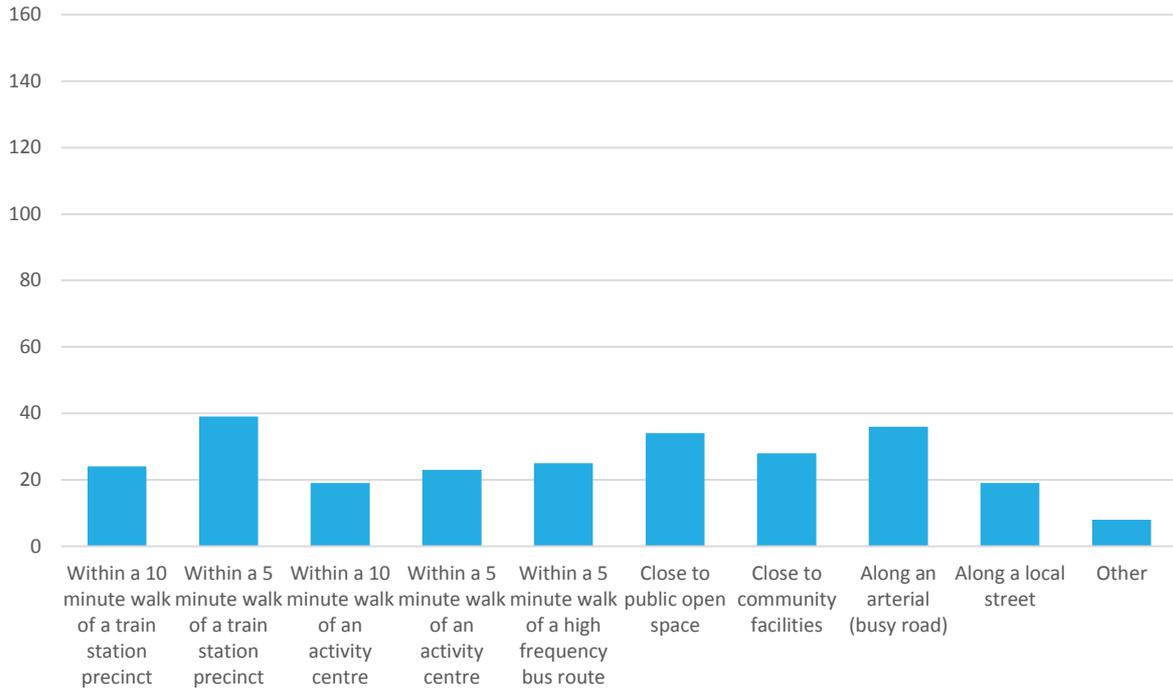


FIGURE 28: LOCATIONS WHERE APARTMENT R40/R60 - TYPOLOGY 1 WOULD BE SUITABLE

Locations where Apartment R40 / R60- Typology 3 (apartments - amalgamated lot) would be suitable to respondents

NOTE - graph scale has been set according to total number of respondents (152)



Ideas for Design and Planning Controls

Participants responded to the question: “What design considerations do you think are important to ensure appropriate design and development is achieved?” Participants were able to “support,” “don’t support” or indicate they are “not sure” about potential controls, as well as provide a comment. Participants were also able to suggest their own design considerations.⁸

The table below summarises the number of participants who selected a particular response option.

Potential planning controls	Support	Do not support	Not sure
CONTEXT AND CHARACTER			
Street/building interface to achieve compatibility with neighbourhood character	152	6	7
Minimise the impact of bulk and scale of the building on the streetscape	148	11	7
Ensure building height controls address topography changes on lots	151	8	8
Consider verge tree planting and landscaping requirements	151	9	6
LANDSCAPE QUALITY			
Retain useable areas of open space on lots			
• Set minimum requirements for open space areas	140	14	10
• Set minimum requirements for landscape (green) areas for each development			
Retain mature trees on lots (set quantity?)	119	17	24
BUILT FORM AND SCALE			
Ensure adequate separation between dwellings	134	17	13
Set appropriate building setbacks from lot boundaries	138	13	15
Ensure privacy of adjacent buildings is maintained	157	4	4
FUNCTIONALITY AND BUILD QUALITY			
Provide adequate on-site car parking for each dwelling	145	7	15
Ensure parking areas do not compromise landscape outcomes on a lot	133	12	20
Locate visitor parking within the lot to improve streetscape character	177	23	28
SUSTAINABILITY			
Ensure adequate cross ventilation and natural light to all dwellings	154	2	4

⁸ Additional comments and suggestions provided participants can be found in the full Engagement Report.

Creating Communities

100 Jersey St Jolimont 6014
PERTH | WESTERN AUSTRALIA

creatingcommunities.com.au
+61 8 9284 0910