LOCAL PLANNING STRATEGY - HOUSING STUDY

APPENDIX A - HOUSING PRECINCTS

A

CITY OF WANNEROO - HOUSING STUDY

HOUSING PRECINCT GROWTH SCENARIOS

PLANNING AREAS IDENTIFIED

The North-West Sub-Regional Planning Framework outlines an infill dwelling target for the City of Wanneroo of 27,920 homes by 2050. However, residential growth must be coordinated and planned to preserve and enhance neighbourhood character, amenity and identity.

The following study have considered the areas where more infill dwellings could be achieved in a targeted manner. The majority of these areas have previously been identified in the City's existing Local Planning Policy 3.1: Local Housing Strategy Implementation, and were adopted as Planning Areas. A subsequent scheme amendment incorporated a range of medium dual residential densities (R40-R60) within 800m of the relevant activity centre within Local Planning Scheme No.2.

The planning areas were originally considered based on the following factors:

- The highest order centre that the Housing Precinct surrounds and its role;
- The need for redevelopment of the existing housing stock considering age and condition;
- The availability and frequency of public transport within the precinct;
- The amount and distance to existing POS within the precinct; and
- The availability of infrastructure to support higher density development.

These included the Wanneroo Housing Precinct and the combined Koondoola/Girrawheen Housing Precinct. Two additional precincts, namely the Yanchep and Two Rocks Housing Precincts were also identified as having potential infill development potential, however it has since been ascertained that these areas do not have the infrastructure requirements in place (namely deep sewerage) to support increased densities within the short to medium term. The table to the left does however provide an indicative estimate of the yield that could be achieved in these areas once the infrastructure becomes available in the future.

It is anticipated that increased densities within the vicinity of these Centres will help to encourage the Centres to redevelop. Based on the above-mentioned factors, a fourth Planning Area, the Marangaroo Housing Precinct, which is situated south of the Kingsway District Activity Centre, was identified as having potential for infill development .

An indicative analysis of each area has determined that in total, the 4 Planning Areas to the right could potentially accommodate between 4,060 and 43,370 additional dwellings (subject to infrastructure and servicing requirements), which demonstrates that there is sufficient capacity within these Housing Precincts to satisfy the State Government's infill housing target, and negates the need to include additional areas of investigation at this stage.

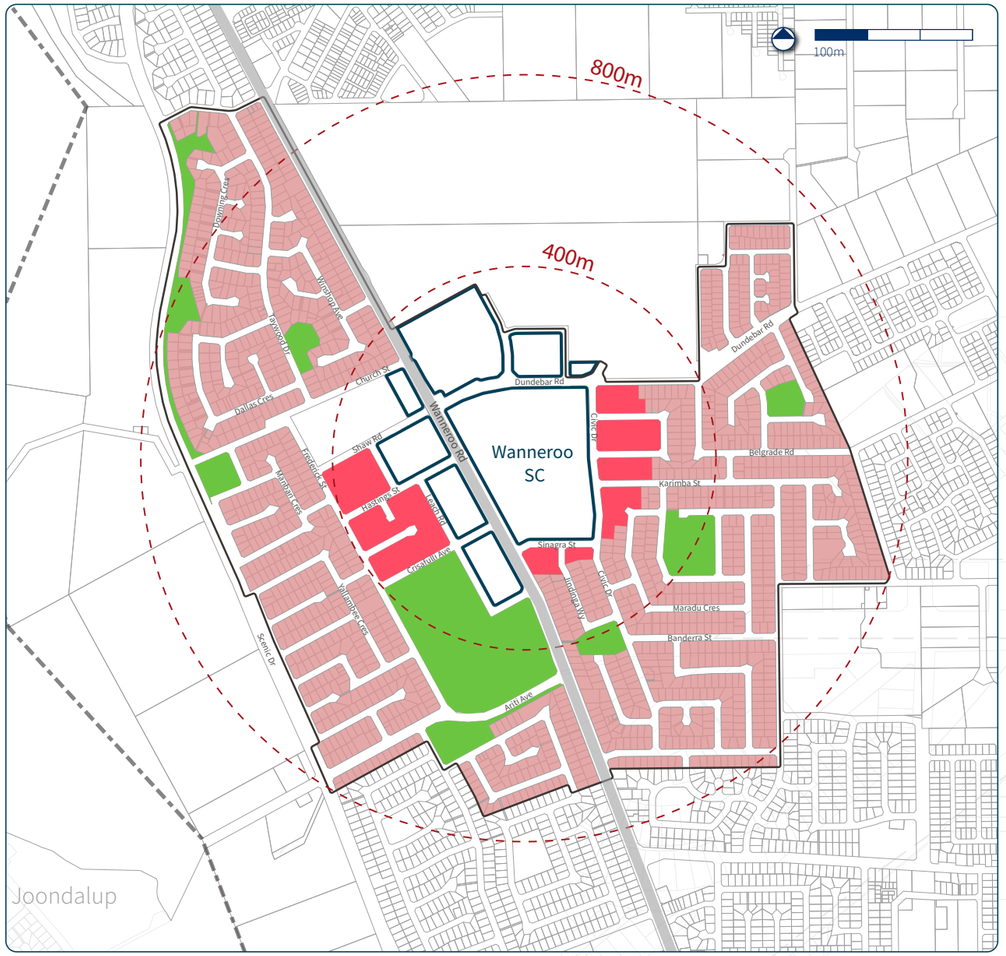
Planning Areas	Dwelling Estimate Range	
	Lower Growth	Higher Growth
	Business as Usual	Latent Capacity
Secondary Centre Precincts		
Wanneroo Secondary Activity Centre	2,150	4,900
Wanneroo Housing Precinct subdivision potential <400m	10	2,920
Wanneroo Housing Precinct subdivision potential 400m - 800m	10	3,600
	2,170	11,420
District Centre Precincts		
Girrawheen District Activity Centre	350	790
Girrawheen Housing Precinct 1 subdivision potential <400m	5	5,770
Girrawheen Housing Precinct 1 subdivision potential 400m - 800m	5	4,200
Kingsway (Madeley) District Activity Centre	1,315	2,280
Marangaroo Housing Precinct subdivision potential <400m	5	1,650
Marangaroo Housing Precinct subdivision potential 400m - 800m	5	1,070
	1,685	15,760
Neighbourhood Centre Precincts		
Koondoola Neighbourhood Centre	120	210
Koondoola Housing Precinct subdivision potential <400m	5	3,460
Koondoola Housing Precinct subdivision potential 400m - 800m	0	2,400
	125	6,070
Local Centre Precincts		
Girrawheen Local Activity Centre	70	150
Girrawheen Housing Precinct 2 subdivision potential <400m	5	5,770
Girrawheen Housing Precinct 2 subdivision potential 400m - 800m	5	4,200
	80	10,120
TOTAL	**4,060**	**43,370**
Areas under investigation for potential future growth*		
Yanchep Housing Precinct latent subdivision potential	10	2,150
Two Rocks Housing Precinct latent subdivision potential	10	2,000

7 The methodology and assumptions used to arrive at the dwelling yield estimates are tabled on pg. 47.

1. WANNEROO HOUSING PRECINCT

Secondary Centre Planning Parameters	
R-Code	R-AC2
Max Building Height	7 storeys
Primary Setbacks	Nil
Plot Ratio	2.5
Commercial NLA (max)	10,000m²

- Secondary centres share some characteristics with strategic centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities.
- They perform an important role in the regional economy and provide essential services to their catchments.
- Secondary centres with a rail station should be a focus for medium and high-density housing, employment growth and diversity of land uses



Boundaries
- Wanneroo Housing Precinct
- Wanneroo LG Boundary

Urban Growth and Development
- Wanneroo Strategic Activity Centre
- Public Open Space
- High Density - R60
- Medium Density - R40
- Public Transit Corridor
- Walkable Catchments



Canopy is a development by Stockland in the Perth suburb of Glendalough

Example of R-AC2 Mixed Use Residential Development

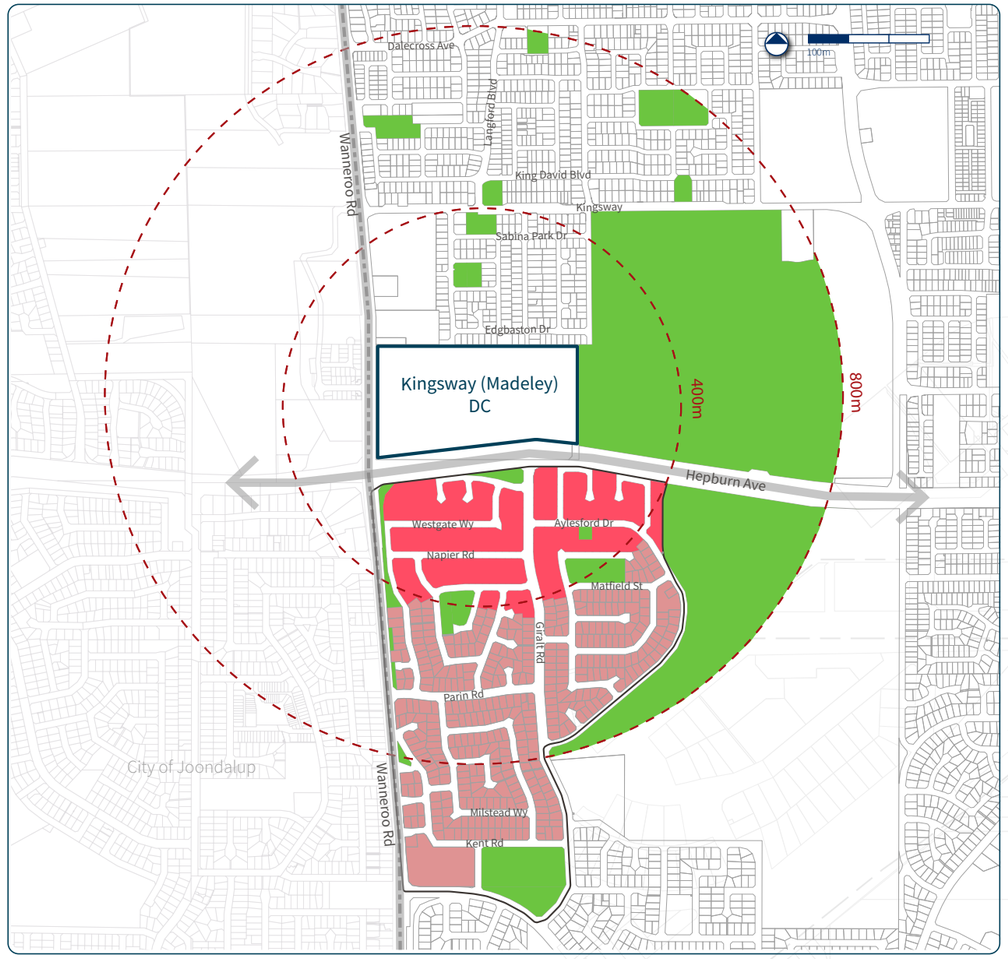
2. MARANGAROO HOUSING PRECINCT

District Centre Planning Parameters	
R-Code	R-AC3
Max Building Height	6 storeys
Primary Setbacks	Nil
Plot Ratio	2.0
Commercial NLA (max)	5,000m^2

- District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale and catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the needs of their catchments.
- Many district centres also have a specialisation such as tourism or entertainment which serves a wider catchment.

Boundaries
- Marangaroo Housing Precinct
- Wanneroo LG Boundary

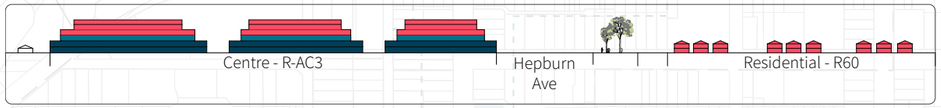
Urban Growth and Development
- Madeley District Activity Centre
- Public Open Space
- High Density - R60
- Medium Density - R40
- Public Transit Corridor
- Walkable Catchments





Canopy is a development by Stockland in the Perth suburb of Glendalough

Example of R60 REsidential Infill Development

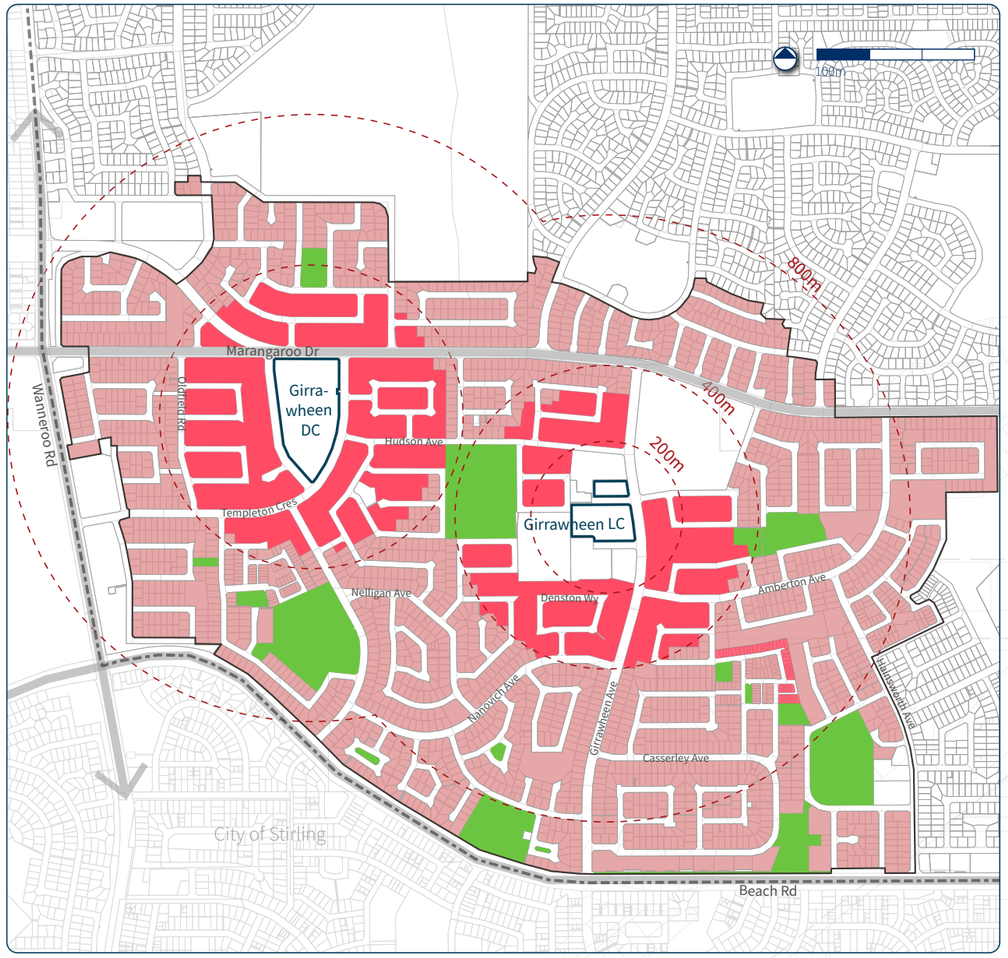


Indicative Cross Section

3. GIRRAWHEEN HOUSING PRECINCT

District Centre Planning Parameters	
R-Code	R-AC3
Max Building Height	6 storeys
Primary Setbacks	Nil
Plot Ratio	2.0
Commercial NLA (max)	5,000m^2

- District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale and catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the needs of their catchments.
- Many district centres also have a specialisation such as tourism or entertainment which serves a wider catchment.





East Village, by DevelopmentWA is located in Fremantle

Example of District Centre Development

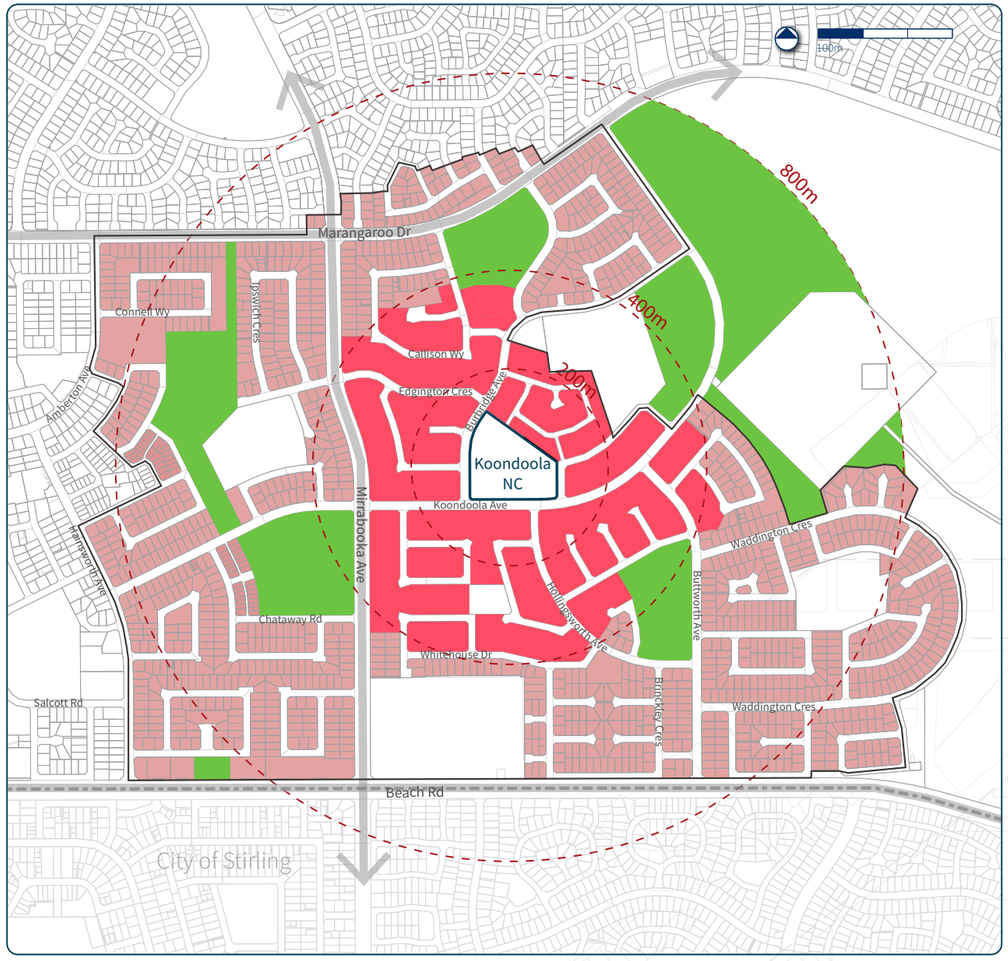
Local Centre Planning Parameters	
R-Code	R-60
Max Building Height	3 storeys
Primary Setbacks	Nil
Plot Ratio	0.8
Commercial NLA (max)	1,500m^2

- Local centres provide for the convenience and incidental needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.
- New development should respond to the existing or planned scale of the area. Development should include on-site landscaping to enhance the public realm and provide amenity for residents and neighbours.

3. KOONDOOLA HOUSING PRECINCT

Neigh'd Centre Planning Parameters	
R-Code	R60
Max Building Height	3 storeys
Primary Setbacks	2m
Plot Ratio	0.8
Commercial NLA (max)	3,000m²

- Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services.
- They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local communities.





Artisit impression, housing in Brisbane suburb

Example of R60 Development surrounding Local Centre

METHODOLOGY AND ASSUMPTIONS

The Strategy identifies the areas deemed to be appropriate for residential growth, which have ideal access to existing services, amenities, infrastructure and transport.

Infill development in the above Planning Areas can be achieved through the use of clear built-form controls and guidelines which encourage high levels of amenity for future occupants and existing surrounding residents, together with a high level of environmental sustainability.

The following broad assumptions have been applied when determining indicative latent capacity within existing residential neighbourhoods:

Low Dwelling Growth (Existing Rate)	High Dwelling Growth (At Capacity)
Neighbourhoods - Latent Capacity	
Minimum capacity was determined in line with existing infill rates based on Profile Id. Data from 2022	R60 capacity have been calculated at both subdivision as well as apartment development yield. An average apartment size of 120sqm have been applied and NLA have been determined at 70%.
	Maximum infill rate to be applied, i.e. build out at development capacity
	Maximum building height (apartments)as per R-Code requirements
	Assuming service become available where issues currently impede development

The following broad assumptions have been applied when determining indicative centre redevelopment residential yields:

Low Dwelling Growth (Existing Rate)	High Dwelling Growth (At Capacity)
Activity Centres - Redevelopment	
Built form parameters in line with SPP 7.3 Apartments corresponding R-Code	Built form parameters in line with SPP 7.3 Apartments corresponding R-Code
Assuming building height of up to 2 storeys to be applied, i.e. low-rise	Maximum plot ratio and building height to be applied, i.e. build out at development capacity
Assuming commercial ground floor	Assuming commercial ground floor
Lower intensity of residential development - 50 - 70%	Higher intensity of residential development - 80%
Average apartment size of 120sqm applied to mixed use development component	Average apartment size of 120sqm applied to mixed use development component