

Development & Infrastructure Services Committee Meeting

Minutes for Monday 8 April 2013

CONFIRMED



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MINUTES

1.0 OFFICIAL OPENING

The Chairman opened the meeting at 6.30pm, and welcomed Councillors, Staff and Members of the Public Gallery.

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

2.1 Attendance

Councillors

Sue Bilich	(Shire President) North Ward
Margaret Thomas	(Chairman) North Ward
Simon Di Rosso	North Ward
Allan Morton	South West Ward
Noreen Townsend	South West Ward
Geoff Stallard	South East Ward
John Giardina	South East Ward
Frank Lindsey	South East Ward
Martyn Cresswell	North West Ward
Dylan O'Connor	North West Ward
Bob Emery	North West Ward

Members of Staff

Rhonda Hardy	Acting Chief Executive Officer
Darrell Forrest	Manager Governance
Andrew Fowler-Tutt	Manager Development Services
Warwick Carter	Manager Economic Property & Procurement Services
Sam Assaad	Manager Infrastructure Operations
Nicole O'Neil	Public Relations Coordinator
Michelle Clark	Executive Assistant to the CEO
Meri Comber	Governance Officer

Members of the Public

4

Members of the Press

0

2.2 Apologies

Councillors

Justin Whitten	South West Ward
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Members of Staff

Clayton Higham	Director Development & Infrastructure Services
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2.3 Leave of Absence Previously Approved

Nil.

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this Committee. For the purposes of Minuting, these questions and answers are summarised.

3.1 Nil.

3.2 Questions from Meeting 11 March 2013

3.2.1 Mr Colin Sheppard – Query Regarding Water on his Property

Q1. When I built my property in 1976 I was advised by the Council to direct excess storm water to the bottom end corner of my block down the verge and in front of the other block; there were no houses on the other block. This was fine for years and years.

Recently I called into the Shire office but was unable to resolve a matter, whilst I believe I have non-conforming rights to continue this practise I am told this is not the case. I am told a letter was sent to me telling me to fix up the pipe. I have never put a pipe there, they cut a section in the kerbing and put a pipe down, but I knew nothing about it and they say I have to look after this piece of pipe. My next door neighbours run over this pipe and break it.

The property at number 16 was having problems with water and the Council put a type of well outside with pipes down to drain. I have always paid my rates but I am getting no thanks and no help with my problem. I have tried to contact a Shire Councillor for help but have not been successful. Please can I have some assistance?

A1. A site meeting was undertaken at 1 Passiflora Drive, Forrestfield with Cr Townsend, Cr Morton, Director Development & Infrastructure Services (Clayton Higham) and Manager Infrastructure Operations (Sam Assaad) on Tuesday 12 March 2013.

The outcome of the meeting was that the Shire would look at the possibility of reinstating a drainage pit and outlet pipe to Berkshire Road, and will undertake a survey and design to ensure that the proposed installation would be sufficient. However it is noted that the property is low and flat and the downpipes are not connected, adding to the ponding of water within the property.

Q2. What is the law regarding a neighbour throwing garbage over my fence from a barbeque? I want to know where I stand as I am paying dearly for my dog which has been poisoned.

A1. This is a civil matter and Mr Sheppard has been advised of this.

4.0 PETITIONS/DEPUTATIONS

4.1 Nil.

5.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

- 5.1 That the Minutes of the Development & Infrastructure Services Committee Meeting held on 11 March 2013 are confirmed as a true and accurate record of the proceedings.

Moved: **Cr Martyn Cresswell**

Seconded: **Cr Bob Emery**

Vote: **CARRIED UNANIMOUSLY (11/0)**

6.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

- 6.1 Nil.

7.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

- 7.1 Nil.

8.0 DISCLOSURE OF INTERESTS

8.1 Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.60B and 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 and 5.71 of the *Local Government Act 1995*.)

- 8.1.1 Nil.

8.2 Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

- 8.2.1 Nil.

9.0 REPORTS TO COUNCIL

Please Note: declaration of financial/conflict of interests to be recorded prior to dealing with each item.

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

20. Detailed Area Plan – Lot 24 (48) and 163 (40) Hardey East Road, Wattle Grove

Previous Items	OCM 183/2012
Responsible Officer	Director of Development & Infrastructure Services
Service Area	Development Services
File Reference	100829
Applicant	Gray & Lewis Land Use Planners
Owner	D and M Cook

Attachment 1	Existing Wattle Grove Cell 9 Structure Plan
Attachment 2	Proposed Detailed Area Plan
Attachment 3	Approved Subdivision Plan

PURPOSE

- To reconsider a Detailed Area Plan ("DAP") for Lots 24 (48) and 163 (40) Hardey East Road, Wattle Grove. Refer to (Attachment 1 and 2).

BACKGROUND

2. Land Details:

Land Area:	2.62ha
Local Planning Scheme Zone:	Urban Development
Wattle Grove Cell 9 Structure Plan:	Residential R20
Metropolitan Region Scheme Zone:	Urban

Locality Plan

3.



4. In October 2011, the WAPC approved an application to subdivide the property into 65 freehold lots ranging from 432sqm to 1,124sqm, with the existing dwelling being retained. The approval has yet to be implemented. Refer to the Approved Subdivision Plan (Attachment 3).
5. In November 2012, the WAPC endorsed a modification to the Cell 9 Structure Plan to increase the residential density coding of the south west portion of the property from R20 to R40.
6. In December 2012, Council resolved (En Bloc Resolution OCM 183/2012) to refuse the DAP as it would provide for a built form and appearance that is not in keeping with the surrounding residential coding of predominantly R20.
7. In February 2013, a mediation hearing was held at the State Administrative Tribunal ("SAT") following the applicant's decision to lodge an application to review Council's decision. Refer to the Proposed DAP (Attachment 2).
8. Subsequent to the mediation hearing, SAT ordered that a modified DAP be submitted by the applicant, and pursuant to Section 31 (1) of the *State Administrative Tribunal Act 2004* (WA) Council is requested to reconsider its decision.
9. The applicant has since provided the Shire with an amended DAP for Council's consideration.

DETAILS

10. A DAP is a document that can enhance, elaborate or expand provisions contained in a structure plan. A DAP is particularly beneficial for development on small residential lots.

11. The following variations are proposed to the R Code requirements:

	R-Code Requirements for Development on Properties with an R20 Density Coding	Variations proposed in the refused DAP	Variations proposed in the amended DAP
Minimum Open Space	50%	35%	50%
Primary Street Setback	6m minimum, or a 6m average, the closest point of any building to the front boundary being a minimum of 3m when averaged.	3m Minimum 6m Maximum No average front setback.	4m Minimum 6m Maximum No average front setback.
Maximum Boundary Wall Height	3m	3.5m	3m
Minimum Side Setback for Single Storey Dwellings Containing a Wall with Major Openings	1.5m for walls 3.5m or less in height, and 9m or less in length. 1.8m for walls up to and including 4m in height and 9m or less in length.	1m	1.5m for walls 3.5m or less in height, and 9m or less in length. 1.8m for walls up to and including 4m in height and 9m or less in length.

12. No concept plans are currently available which show the built form and building footprints proposed on the lots.
13. The DAP was not requested by the Shire or the WA Planning Commission as a condition of the subdivision approval for the property.

STATUTORY AND LEGAL IMPLICATIONS

14. Under the provisions of Local Planning Scheme No. 3 ("the Scheme") the property is zoned Urban Development.
15. The Scheme objectives of the Urban Development zone are as follows:
- "To provide orderly and proper planning through the preparation and adoption of a Structure Plan setting the overall design principles for the area.*
 - To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development."*

16. Clause 6.2.6 (Detailed Area Plans) of the Scheme makes provision for a DAP to be prepared where it is considered to be desirable to enhance, elaborate or expand the details or provisions contained in the Scheme or a Structure Plan.
17. Council is to either approve the DAP with or without conditions, or refuse to approve the DAP.
18. If approved by Council, the DAP will be forwarded to the WA Planning Commission for endorsement. In the event that Council or the WA Planning Commission refuses the DAP, there is a right of review (appeal) to the State Administrative Tribunal.

POLICY IMPLICATIONS

State Planning Policy 3.1 – Residential Design Codes

19. If approved by Council, future development on the property will be expected to comply with the acceptable criteria of the Residential Design Codes ("R-Codes"), or the R-Code requirements can be varied subject to satisfying the performance criteria of the R-Codes or requirements of the DAP.
20. An objective of the R-Codes is to protect the amenity of adjoining residential properties, and to ensure that appropriate provisions are provided for different dwelling types.

PUBLIC CONSULTATION/COMMUNICATION

21. There is no requirement under the Scheme to advertise the DAP.

FINANCIAL IMPLICATIONS

22. Nil.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

23. DAPs give local government an opportunity to enhance, elaborate or expand on provisions contained in a Structure Plan. Guidelines developed for a specific DAP should ensure a certain standard of residences will be achieved. A DAP is particularly beneficial for development on small residential lots.

Sustainability Implications

Social Implications

24. The DAP gives rights and obligations to landowners in respect to a number of design parameters, such as reduced setbacks. Identification of these issues prior to development will reduce potential conflicts between landowners at the building stage and minimise the amount of consultation that would otherwise be required.

Economic Implications

25. Nil.

Environmental Implications

26. Nil.

OFFICER COMMENT

27. The SAT has requested Council to reconsider its decision to refuse the DAP. The following options are available to Council:
- a. Not accept SAT's request to reconsider the matter.
 - b. Accept SAT's request and affirm its decision to refuse the application.
 - c. Accept SAT's request and set aside Council's previous refusal and substitute a new decision. The new decision could be to approve the DAP with or without conditions.
28. The revised DAP proposes a variation to the front setback requirement of the R-Codes for properties with a density coding of R20. It has been sought to allow for a minimum front setback of 4m in lieu of 6m. The front setback will not be able to be averaged.
29. Currently the R-Codes stipulate that a minimum front setback of 6m is acceptable for properties with a density coding of R20, which can be reduced by up to 50%, being 3m, when the front setback is averaged.
30. No other variations to the R-Code requirements are proposed.
31. The proposed front setback variation is considered acceptable as it would result in a built form similar to nearby residential properties. It is therefore recommended that Council accepts SAT's request, sets aside its previous refusal and adopts the DAP.

A Councillor asked if it was possible to amend just one item on the Detailed Area Plan ("DAP") and then adopt "as amended". Manager Development Services clarified that this DAP had been considered by the State Administrative Tribunal ("SAT") through the mediation process and SAT have arrived at a recommendation in respect to allowing for a variation in the front setback only, it is not now possible to make an amendment to this.

A Councillor noted there is a substantial stand of trees on the South East corner of the area and asked if this had been assessed from an environmental perspective. Manager Development Services noted that trees within the development may be taken down, given the block sizes, but confirmed the trees on the verge can be maintained.

Voting Requirements: Simple Majority

COMMITTEE RECOMMENDATION TO COUNCIL (D&I 20/2013)

That Council:

1. Accepts the State Administrative Tribunal's request and sets aside its previous refusal decision.
2. Adopts the amended Detailed Area Plan (Attachment 2) for Lot 24 (48) Hardey East Road, Wattle Grove, and forwards it to the WA Planning Commission for its information.

Moved: **Cr Frank Lindsey**

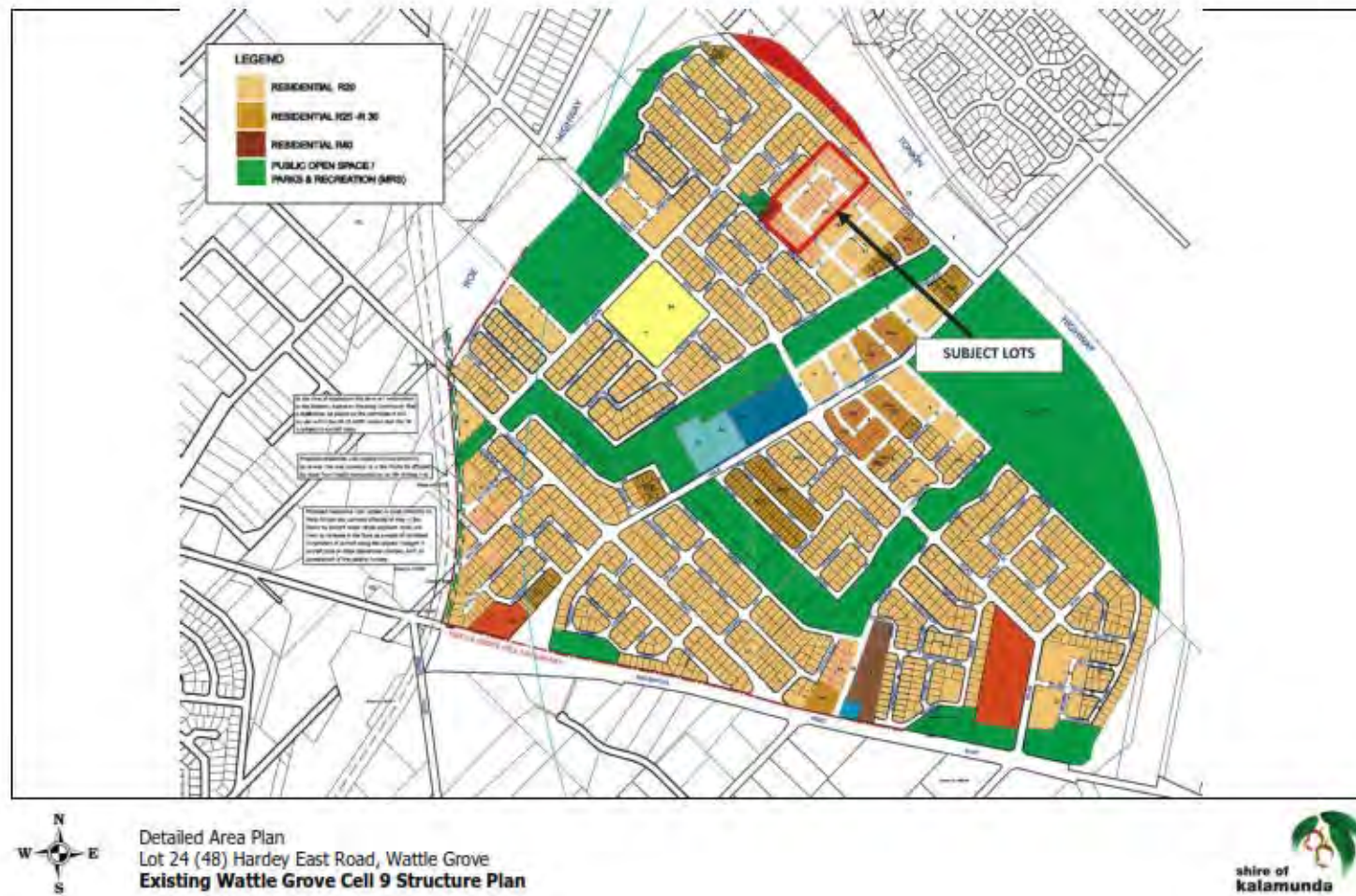
Seconded: **Cr Bob Emery**

Vote: **For**
Cr John Giardina
Cr Frank Lindsey
Cr Geoff Stallard
Cr Allan Morton
Cr Martyn Cresswell
Cr Bob Emery
Cr Dylan O'Connor
Cr Sue Bilich
Cr Simon Di Rosso
Cr Margaret Thomas

Against
Cr Noreen Townsend

CARRIED (10/1)

Attachment 1



Attachment 2



Detailed Area Plan
Lot 24 (48) Hardey East Road, Wattle Grove
Proposed Detailed Area Plan



Attachment 3



Detailed Area Plan
Lot 24 (48) Hardey East Road, Wattle Grove
Approved Subdivision Plan



Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

**21. Modification to the Canning Location 311 Structure Plan – Lot 2 (9)
Carob Tree Place, Lesmurdie**

Previous Items	Nil
Responsible Officer	Director Development & Infrastructure Services
Service Area	Development Services
File Reference	CR-07/009
Applicant	Carlton Surveys
Owner	C and E Boon
Attachment 1	Existing Canning Location 311 Structure Plan
Attachment 2	Proposed Modification
Attachment 3	Locality of Lesmurdie Brook

PURPOSE

1. To consider a proposal to modify the Canning Location 311 Structure Plan ("the Structure Plan") to facilitate the subdivision of Lot 2 (9) Carob Tree Place, Lesmurdie into two lots. Refer to (Attachments 1 and 2).

BACKGROUND

2. Land Details:

Land Area:	4,973sqm
Local Planning Scheme Zone:	Urban Development
Metropolitan Region Scheme Zone:	Urban

Locality Plan

3.



4. The Structure Plan was endorsed by the then Town Planning Board in 1981, and the minimum lot size identified on the Structure Plan is 2,000sqm which is the equivalent to a residential density coding of R5.
5. Building envelopes exist on properties shown on the Structure Plan due to Lesmurdie Brook going through the northern portion of the area. Refer to (Attachment 3).
6. The property contains a single dwelling which is proposed to be retained.

DETAILS

7. It is proposed to modify the Structure Plan to facilitate the subdivision of the property into two lots, comprising 2,527sqm and 2,079sqm respectively. The existing building envelope is to be retained.
8. If the modified Structure Plan is adopted by Council and subsequently endorsed by the WA Planning Commission ("WAPC"), a subdivision application will be submitted to the WAPC for its approval.
9. In support of the proposal, the applicant has advised the following:

"The proposed lot sizes of the subdivision are greater than the minimum lot size of 2000sqm required for a R5 coded area. This is fitting for the area based on the number of existing surrounding lots being of a similar size.

In addition, 19 and 31 Carob Tree Place, Lesmurdie have also recently gained WAPC approval to subdivide at similar lot sizes of 2,000sqm.

The proposed boundary between the 2 proposed lots allows for the retention of all major existing trees on site and the existing building envelope on Lot 2 does not have to be increased to accommodate the new lot.

Due to the size of the proposed lots, existing and new effluent disposal systems can be designed and situated within their own building envelopes on site."

STATUTORY AND LEGAL IMPLICATIONS

10. The property is zoned Urban Development under Local Planning Scheme No. 3 ("the Scheme"), the objectives of which are the following:
 - *"To provide orderly and proper planning through the preparation and adoption of a Structure Plan setting the overall design principles for the area.*
 - *To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development."*

11. The Structure Plan does not nominate a density coding, however their individual lot sizes are the equivalent to a residential density coding of R5 (2,000sqm).
12. The Scheme stipulates that where a designation is shown on a Structure Plan, the permissibility of the use would be as if the land is zoned for that purpose.
13. The design and assessment of Structure Plans are dealt under Clause 6.2 – *Development Areas* of the Scheme. In particular, Clause 6.2.3 (Preparation of Structure Plans) and Clause 6.2.4 (Adoption and Approval of Structure Plans).
14. Subclause 6.2.5.1 (Change or Departure from Structure Plan) of the Scheme stipulates that Council may adopt a minor change to or departure from a Structure Plan if, in its opinion, the change or departure does not materially alter the intent of the Structure Plan.
15. If adopted by Council, the modified Structure Plan will be forwarded to the WA Planning Commission for endorsement. In the event that the WA Planning Commission refuses the modification, there is a right of review (appeal) to the State Administrative Tribunal.

POLICY IMPLICATIONS

16. Nil.

PUBLIC CONSULTATION/COMMUNICATION

17. The proposal was advertised for 21 days in accordance with the provisions of the Scheme. This involved a notice in a newspaper circulating in the District, a sign being erected on the property and the proposal being referred to nearby landowners for comment.
18. During the advertising period no submissions were received.

FINANCIAL IMPLICATIONS

19. Nil.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

20. The proposed modification is consistent with the intent of the Structure Plan in providing for residential lots of approximately 2,000sqm.

Sustainability Implications

Social Implications

21. If the proposed modification is endorsed future development on the property will provide an opportunity for residential development of a similar scale to that of surrounding properties.

Economic Implications

22. Nil.

Environmental Implications

23. The property contains a number of Marri trees which, given their endemic nature, are considered to have a low conservation value. Notwithstanding, the proposed lot design allows for the retention of all existing trees on the property.

OFFICER COMMENT

24. The proposed modification would result in lot sizes and development of a scale similar to surrounding properties.

25. Future development on the proposed lot would not have any detrimental impact on the local environment given future development will be contained within the existing building envelope. Furthermore existing mature vegetation outside the envelope will be retained.

26. It is recommended however that the building envelope be modified to allow for a 1.5m setback from the internal dividing boundary to avoid having boundary walls between proposed Lot 28 and 29.

27. Having regard to the above, it is recommended that Council adopts the modified Structure Plan subject to the building envelope being modified in accordance with the above.

Voting Requirements: Simple Majority

COMMITTEE RECOMMENDATION TO COUNCIL (D&I 21/2013)

That Council:

1. Adopts the proposed modification to the Canning Location 311 Structure Plan to facilitate the subdivision of Lot 2 (9) Carob Tree Place, Lesmurdie, into two lots subject to an amended plan being provided that shows the building envelope being setback at least 1.5m from the internal dividing boundary.
2. On receipt of the amended Structure Plan, the modified Canning Location 311 Structure Plan be forwarded to the WA Planning Commission for endorsement.

Moved: **Cr John Giardina**

Seconded: **Cr Geoff Stallard**

Vote: **CARRIED UNANIMOUSLY (11/0)**

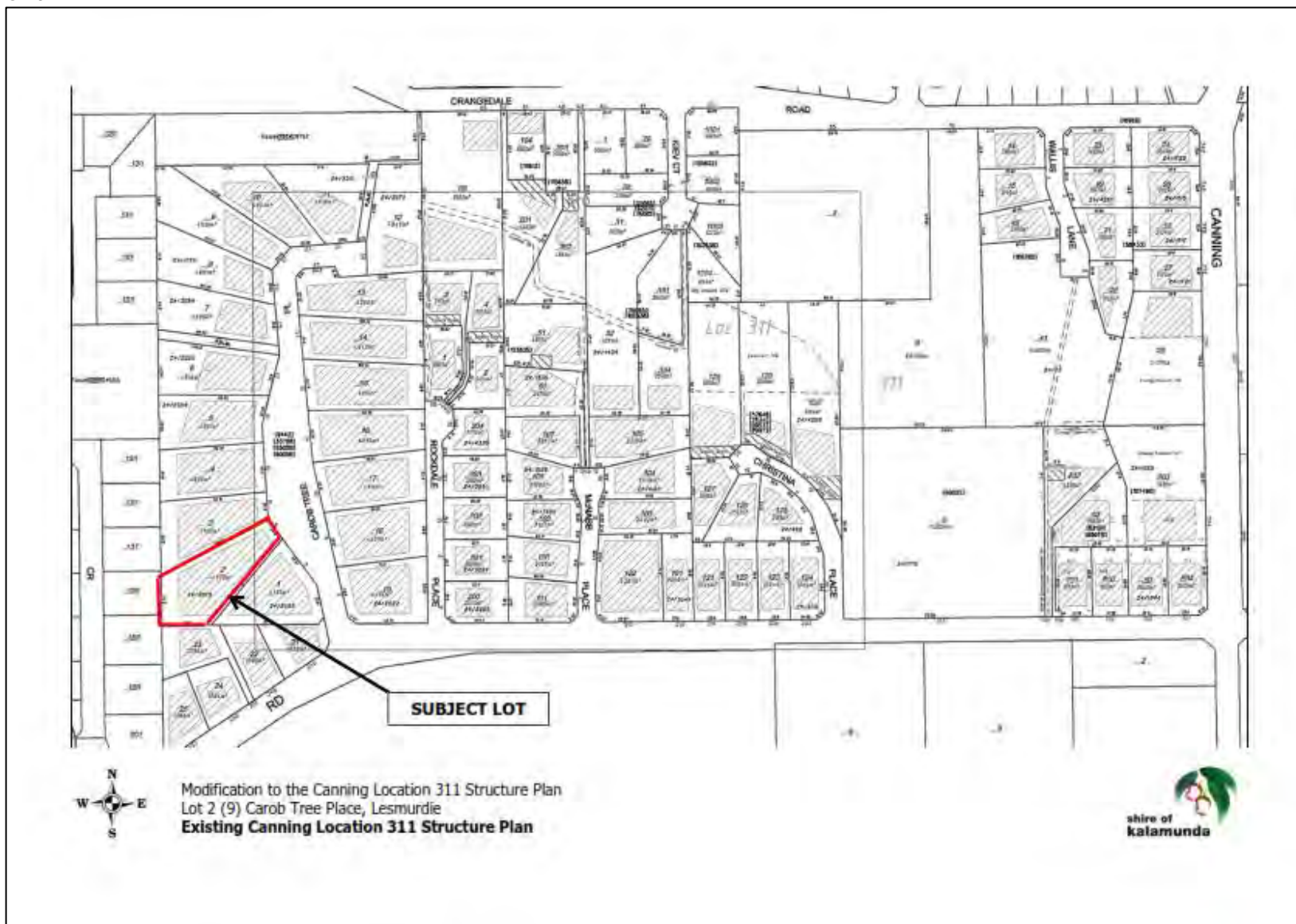
Attachment 1



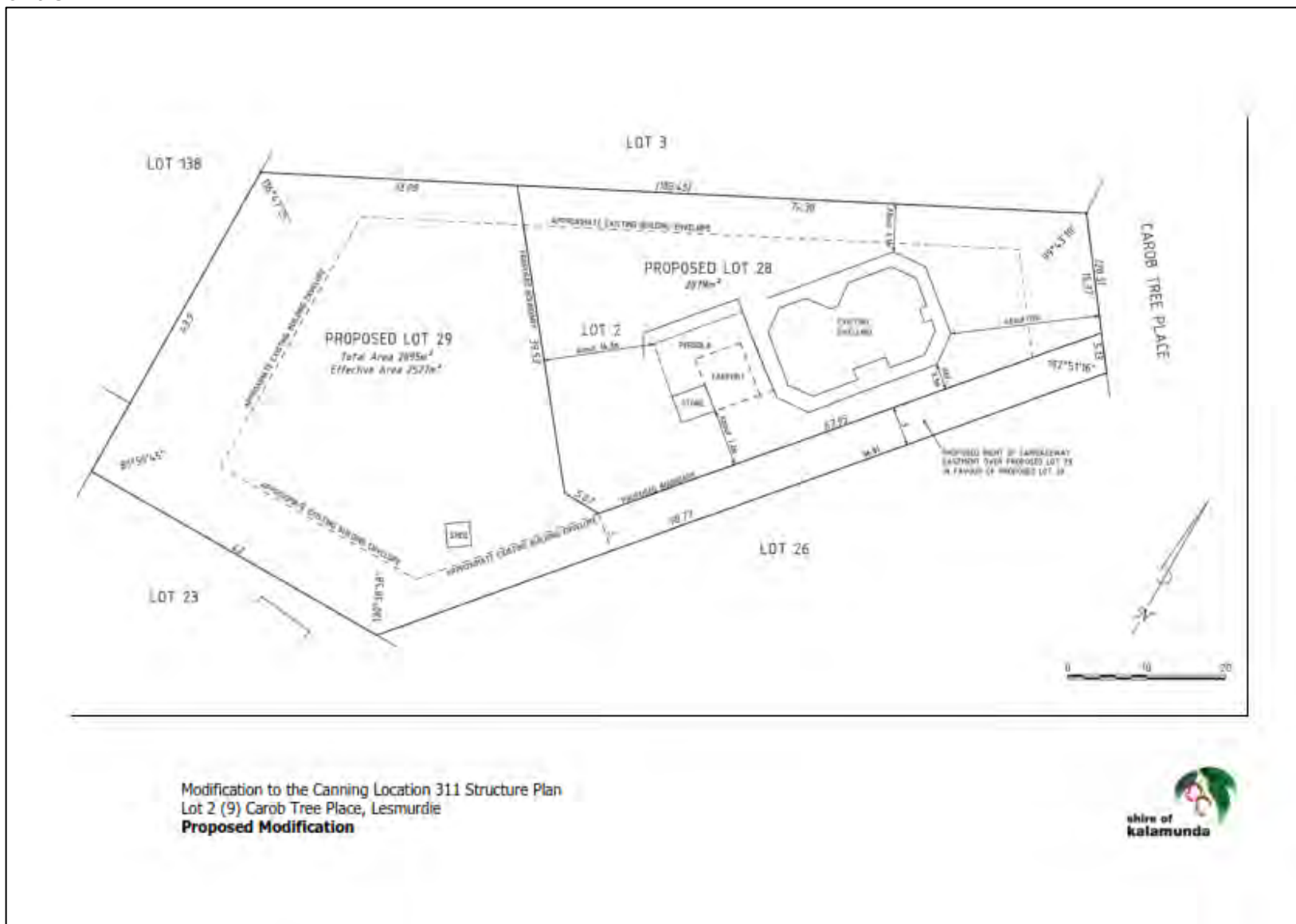
Modification to the Canning Location 311 Structure Plan
Lot 2 (9) Carob Tree Place, Lesmurdie
Locality Plan



Attachment 2



Attachment 3



Attachment 4



Modification to the Canning Location 311 Structure Plan
Lot 2 (9) Carob Tree Place, Lesmurdie
Locality of Lesmurdie Brook



Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

22. Ancillary Accommodation – Lot 26 (237) Stanhope Road, Walliston

Previous Items	Nil
Responsible Officer	Director Development and Infrastructure Services
Service Area	Development and Infrastructure Services
File Reference	ST-07/237
Applicant	Rural Building Company
Owner	A M Cross
Attachment 1	Survey Plan
Attachment 2	Site Plan
Attachment 3	Internal Floor Plan
Attachment 4	Elevations

PURPOSE

1. To consider a planning application to build a 174.25sqm ancillary accommodation at Lot 26 (237) Stanhope Road, Walliston. Refer to (Attachments 1 to 5).

BACKGROUND

2. **Land Details:**

Land Area:	2.08ha
Local Planning Scheme Zone:	Special Rural
Metropolitan Region Scheme Zone:	Rural

Locality Plan



4. The property currently has one dwelling located on the lot and falls within a Public Drinking Water Source Area (PDWSA) (Priority 2).
5. A creekline is located on the property approximately 70m from the street frontage.
6. The surrounding properties contain single dwellings, associated outbuildings and are used for a mixture of agricultural activities and rural pursuits.

DETAILS

7. Details of the application are as follows:
 - The proposed ancillary accommodation has a house floor area of 126.12sqm and a verandah area of 48.13sqm, being a total floor area of 174.25sqm.
 - The ancillary accommodation is proposed to be setback 10m to the southern side boundary, 39.8m to the northern side boundary, 23.7m to the front boundary and 147.7m to the rear boundary.
8. The ancillary accommodation is proposed to be occupied by the owner's father who has ailing health and needs to be located closer to his family.

STATUTORY AND LEGAL IMPLICATIONS

9. Clause 4.2.2 (Objectives of the Zones – Rural Zones) of Local Planning Scheme No. 3 ("the Scheme") stipulates the following are objectives of the Special Rural zone:
 - *"To enable smaller lot subdivision to provide for uses compatible with rural development."*
 - *"To retain amenity and the rural landscape in a manner consistent with orderly and proper planning."*
10. Under the Zoning Table (Table 1) of the Scheme the use "Ancillary Accommodation" is classed as a 'D' use in a Special Rural zoning meaning that the use is not permitted unless Council has granted planning approval.
11. Under the Residential Design Codes the use Ancillary Accommodation is defined as being:

"Self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house occupied by members of the same family as the occupiers of the main dwelling."

12. Table 2 of the Scheme stipulates the following for properties zoned Special Rural:

	Scheme Requirement	Proposed
Front Setback	15m Minimum	39.8m
Side Setback	10m Minimum	10m from the nearest side boundary, being the southern (side) boundary.
Rear Setback	10m Minimum	Approximately 148.7m

13. Within urban areas there is a restriction in size to 60sqm for Ancillary Accommodation. While the Residential Design Codes do apply to residential forms of development within rural areas, there is scope for larger Ancillary Accommodation to be approved within these areas. This is due to the lack of impact these types of development would potentially have on the amenity of the area and the site's capacity for effluent disposal.
14. In considering an application for planning approval, Clause 10.2 of the Scheme (Matters to be Considered by Local Government) requires Council to have due regard to number of matters, including:
- The compatibility of the development within its settings.
 - The likely effect of the scale and appearance of the proposal.
 - The comments or submissions received from any authority consulted under Clause 10.1.1.
15. If Council refuses the application, or imposes conditions that are not acceptable to the applicant, there is a Right of Review (appeal) to the State Administrative Tribunal.

POLICY IMPLICATIONS

16. The Department of Water's ("the Department") Water Quality Protection Note: Land Use Compatibility in Public Drinking Water Resource Areas ("the policy") states that the minimum lot size for Special Rural zoned properties within PDWSA (Priority 2) is 2 hectares in size.
17. Ancillary Accommodation is not listed as a use in the Department's policy.
18. The dwelling is proposed to be setback 13.5m to the creekline in lieu of the minimum 15m as per the Shire's ENV4: Flood and Stream Management policy. In accordance with this No buildings or associated development shall be located within 15m of this creekline without prior consultation with the Department of Water.

PUBLIC CONSULTATION/COMMUNICATION

19. No public consultation was required as part of this application.
20. The proposal was referred to the Department due to the property falling within a PDWSA (Priority 2) and the ancillary accommodation falling within 15m of the creekline on the lot.
21. The Department advised that it does not support the proposal as it is situated within a PDWSA (Priority 2) within the Middle Helena Catchment Area. The aims of a Priority 2 area are to ensure that there is no increased risk of pollution to the water source and these areas are managed under the principle of risk minimisation and only some development is allowed under specific guidance.
22. In addition to the above, recently the Department has recommended refusal of a number of similar applications within the area. All of these applications were refused by the Shire. These decisions were subsequently appealed and approved by the State Administrative Tribunal.
23. Under the policy only a single dwelling is acceptable on the property. The proposed ancillary accommodation is therefore deemed to be another dwelling under the policy and is not supported as it is considered by the Department to be an intensification of land use.

FINANCIAL IMPLICATIONS

24. Nil.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

25. Nil.

Sustainability Implications

Social Implications

26. The ancillary accommodation provides diversification of housing forms and allows opportunities for extended families to live on the same site, as opposed to seeking accommodation in an aged care facility where places are limited.

Economic Implications

27. Nil.

Environmental Implications

28. Based on the Department's advice, should the development proceed there could be the potential for increased water quality and public health risks resulting from the development. However, should Council approve the application these impacts could be minimised through the inclusion of conditions regarding waste water disposal.

OFFICER COMMENT

29. The development complies with the Government Sewerage Policy. The additional effluent disposal system however for the Ancillary Accommodation will be required to be approved by the Department of Health and would likely need to be an Alternative Treatment Unit (ATU) system due to the proximity to the creekline.
30. There are no specific requirements in the Department of Health's policy with regards to Ancillary Accommodation and these are therefore treated as single dwellings.
31. The Department's policy specifies that special rural subdivisions that create lots of less than two hectares are considered an Incompatible land use in PDWSA (Priority 2). This document also acknowledges that where inconsistent with Local Planning Scheme provisions the scheme provisions prevail. Clause 5.10.1 of the Shire of Kalamunda's Local Planning Scheme No. 3 specifies a minimum lot size of 1 ha within in the "Special Rural" zone, with lots less than 2 ha requiring connection to reticulated water.
32. Based on the density of the development allowed under the Shire's scheme, there could potentially be one house per hectare which is which is consistent with this proposal.
33. Considering the above, it is recommended that Council approves the application.

A Councillor asked if it will be possible to ensure there is a 15m setback from the creek. Manager Development Services confirmed that 15m will be a requirement for this application.

Voting Requirements: Simple Majority

COMMITTEE RECOMMENDATION TO COUNCIL (D&I 22/2013)

That Council:

1. Approves the application dated 3 December 2012 to build an ancillary accommodation at Lot 26 (237) Stanhope Road, Walliston, subject to the following conditions:
- a) The Ancillary Accommodation shall only be occupied by members of family of the occupiers of the main dwelling.

- b) A notification, under Section 70A of the *Transfer of Land Act 1893*, shall be placed on the Certificate of Title prior to the issue of a building permit which advises the following:

“Purchasers of the above described land are notified that the use of the land is subject to a requirement that the Ancillary Accommodation shall only be occupied by members of family of the occupiers of the main dwelling.”

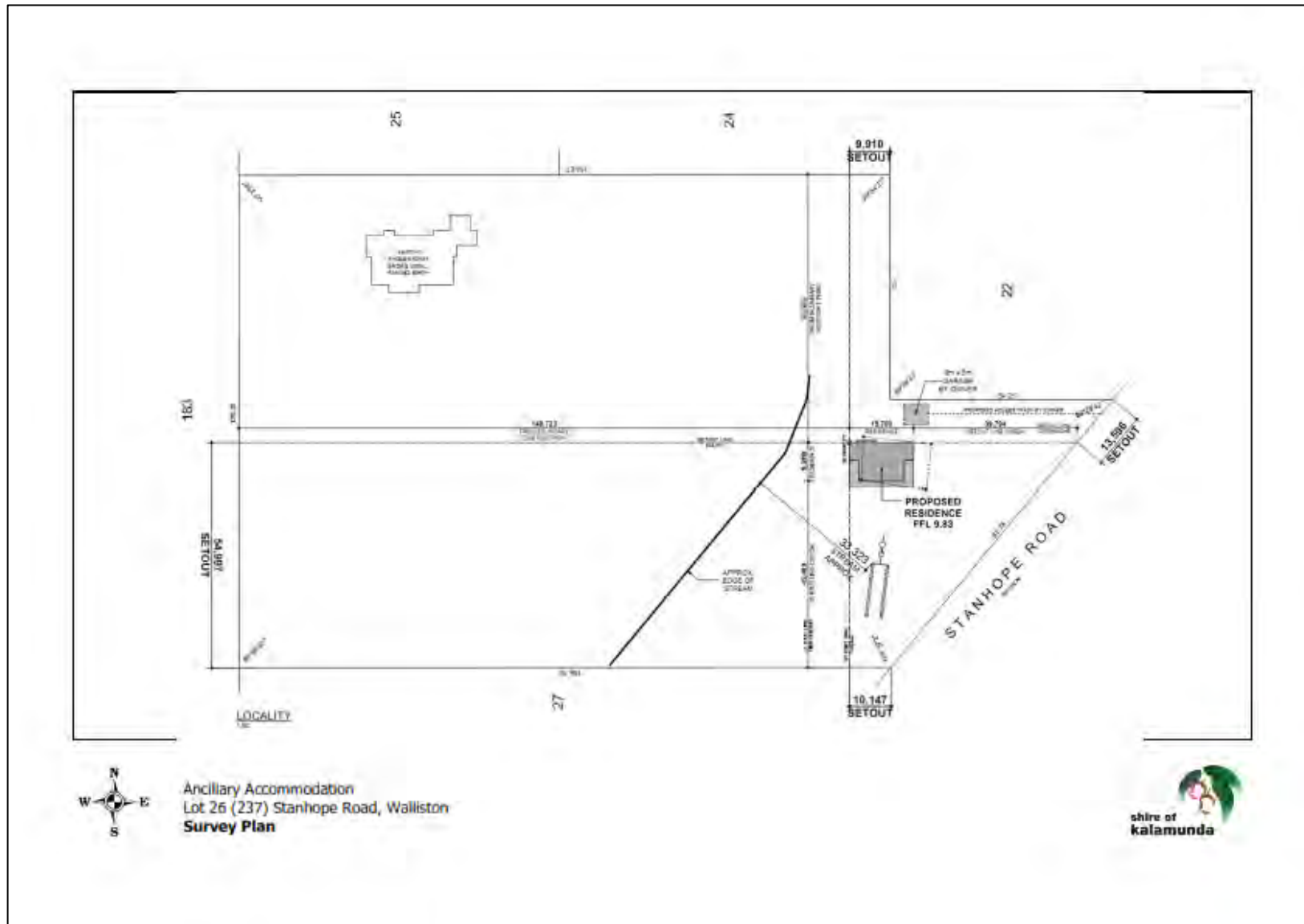
- c) A suitable wastewater disposal Alternative Treatment Unit that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974* being installed.

Moved: **Cr Frank Lindsey**

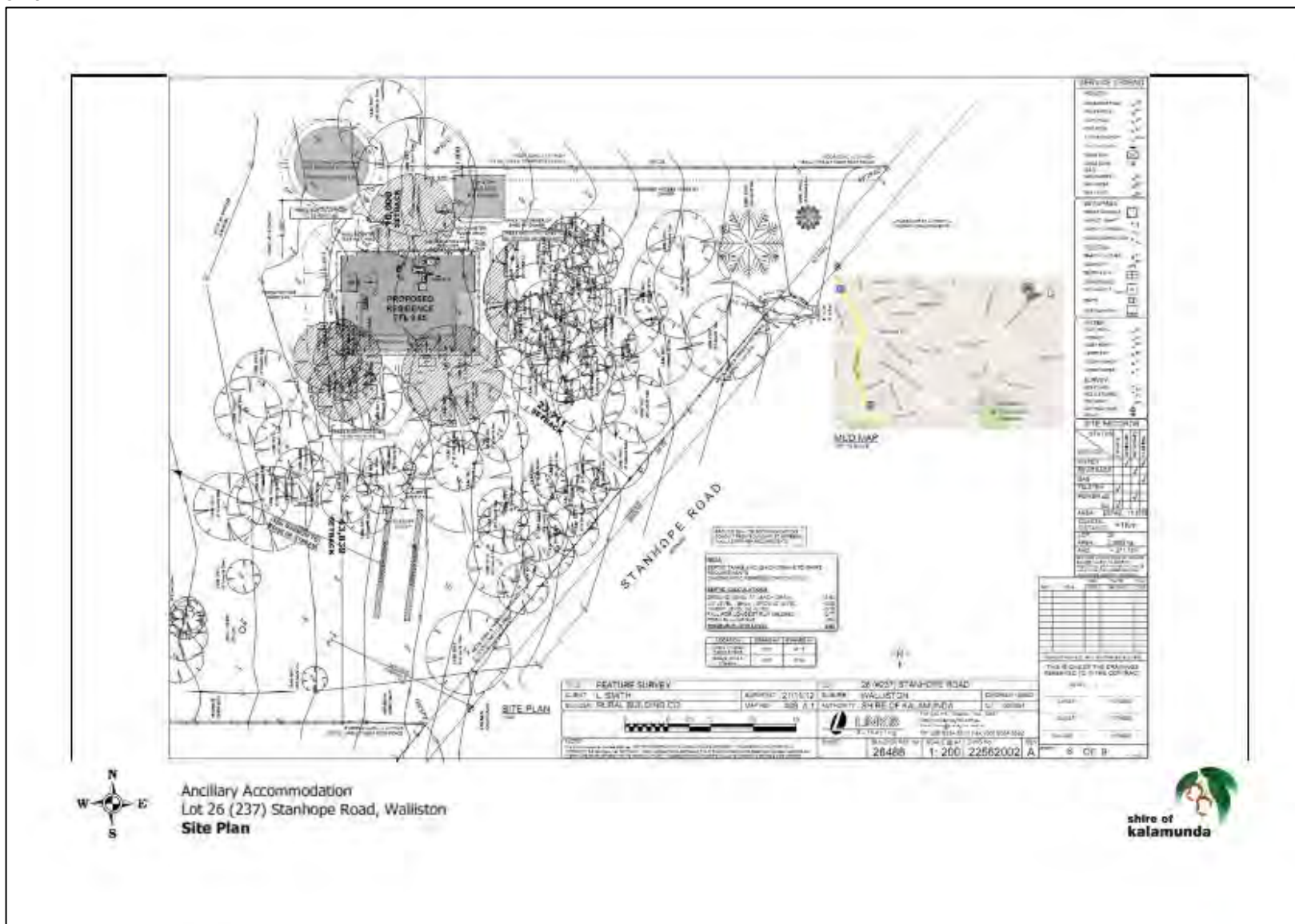
Seconded: **Cr Bob Emery**

Vote: **CARRIED UNANIMOUSLY (11/0)**

Attachment 1



Attachment 2



NOTE:

- LOCATION OF DOWN PIPE IS INDICATIVE UNLESS A RAIN BELLY POSITIONAL DIRECTION
- PROVIDE HOOP AND HOLDING DOWN STRAPS TO AS 408.
- PVC DOWNPIPS FOR CONNECTION TO WASTEWATER
- PROVIDE REFLEX VALVE
- R/O VENTILATION TO PLAY DRUMS AREAS OF HOUSE ONLY
- DROP INTERNAL LEAF THROUGH DOWN UNDER KITCHEN WINDOW FOR CARPENTRY TO RUN BENCHTOP THROUGH TO FRAME

FLOOR PLAN
1:100

(X) DENOTES HARDWIRED SMOKE DETECTOR

WIND CLASSIFICATION AS PER A.S. 4055
ALL ENDS EXCEPT REMARKED OTHERWISE

Floor	Location	Area	Perimeter
Ground Floor	BUILDING	108.12 m ²	91.12 m
	TERRACE	48.12 m ²	52.12 m
	TOTAL	156.24 m ²	143.24 m

ROOF AREA(S) ON FLAT:
Ground Floor
281.24 m² TYPICAL ROOF = 222.26 m²

Ancillary Accommodation
Lot 26 (237) Stanhope Road, Walliston
Internal Floor Plan

shire of kalamunda

The architectural drawings show four elevations of a proposed Ancillary Accommodation building. The building has a gabled roof and is constructed with facebrick blocks. The elevations are labeled ELEVATION 1, ELEVATION 2, ELEVATION 3, and ELEVATION 4. Dimensions are provided for each elevation, including height and width. Material specifications are noted, such as '300 x 110 x 80 FACEBRICK BLOCKS TO EXTERIOR LEAF' and 'WRO CLASSIFICATION AS PER A.S. 4085'. A north arrow is located at the bottom left, and the Shire of Kalamunda logo is at the bottom right.

ELEVATION 1
1:100
COLONNED ROOF
2.400 x 1.200
300 x 110 x 80 FACEBRICK BLOCKS TO EXTERIOR LEAF
BLOCKS ARE TO BE Laid IN THIRD BIRE TO HER 62ND

ELEVATION 2
1:100
WRO CLASSIFICATION AS PER A.S. 4085
AT FOR BUILD ELEVATION 1000000

ELEVATION 3
1:100
COLONNED ROOF
2.400 x 1.200
300 x 110 x 80 FACEBRICK BLOCKS TO EXTERIOR LEAF
BLOCKS ARE TO BE Laid IN THIRD BIRE TO HER 62ND

ELEVATION 4
1:100
COLONNED ROOF
2.400 x 1.200
300 x 110 x 80 FACEBRICK BLOCKS TO EXTERIOR LEAF
BLOCKS ARE TO BE Laid IN THIRD BIRE TO HER 62ND

Ancillary Accommodation
Lot 26 (237) Stanhope Road, Walliston
Elevations

shire of
kalamunda

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

23. Draft Local Housing Strategy

Previous Items	
Responsible Officer	Director Development & Infrastructure Services
Service Area	Development Services
File Reference	PG-LPS-003
Applicant	N/A
Owner	N/A
Attachment 1	Draft Local Housing Strategy
Attachment 2	Draft Local Housing Strategy – Key Elements
Attachment 3	Local Housing Strategy – Kalamunda Centre
Attachment 4	Local Housing Strategy – Forrestfield
Attachment 5	Local Housing Strategy – High Wycombe and Maida Vale
Attachment 6	Local Planning Strategy Key Planning Elements

PURPOSE

1. To consider whether to advertise the Draft Local Housing Strategy ("Strategy"). Refer to (Attachments 1-5).

BACKGROUND

2. The Western Australian Planning Commission ("the Commission") requires each local government authority to prepare a Local Housing Strategy to identify the main housing related issues for its district and determine an appropriate response.
3. The Shire's Local Planning Strategy identifies opportunities for increased residential densities ranging from medium to high residential development around the Kalamunda Town Centre and Forrestfield District Centre.
4. Opportunities also exist for increased medium density residential infill development in the older residential areas of Forrestfield, High Wycombe and Maida Vale shown as Urban Growth areas on the Local Planning Strategy Key Planning Elements. Refer to (Attachment 6).
5. The preparation of the Strategy is a recommendation of the adopted Local Planning Strategy.

DETAILS

6. The Shire is planning to meet the future housing needs of its residents. The Perth Metropolitan Region is growing rapidly, and better use of existing urban land is needed to create a more intense metropolitan Shire that works better and is less expensive to service. Perth has become more diverse with new and different types of housing emerging. State Government policies, particularly *Directions 2031 and Beyond*, and *Activity Centres for Perth and Peel*, are encouraging this movement towards a more efficient use of land, and the Shire of Kalamunda's draft *Local Housing Strategy* has been prepared in this context.

7. The Strategy has been prepared using the Department of Planning and Infrastructure's *Guidelines for the Preparation, Form and Content of Local Housing Strategies*.
8. The principle purpose of the Strategy is to provide a firm rationale for determining the future housing needs of the community. The Strategy will also provide the strategic basis for future re-codings and amendments to the Local Planning Scheme ("Scheme") and assist with the long term direction for the review of the Scheme.
9. The Strategy does not propose a blanket increase in residential densities across the Shire. As outlined in the Shire's Local Planning Strategy, a strategic, focussed approach has been adopted which identifies appropriate areas that are located close to public transport, the main activity centres and District Open Spaces.
10. The Strategy recognises that the provision of greater housing choice should occur gradually, and seeks to build on the existing strengths of the Shire: i.e., its numerous and diverse commercial centres, availability of sewer, significant future employment opportunities, parks, natural features and community facilities. Future major transport links have also been considered as potential catalysts for growth and change.

Housing Issues

11. The background research conducted and the analysis of information collected has resulted in the identification of a number of key issues that need to be properly addressed in the preparation of the Strategy. The following is a summary of these issues:

Current Housing Stock

12. Single dwellings at a low density make up 93.7% of Kalamunda's housing stock. Town houses/terrace houses make up just 4.6% of the dwellings, while flats, units and apartments make up only 1.7% of housing.
13. The Shire has a high proportion of owner-occupiers (78%), indicating a settled, mature community.

Household Types

14. It is clear that the Shire has a lack of variety when it comes to housing options. The variety of housing types available to residents is limited in comparison to the rest of Perth, even though the age structure and household composition of Kalamunda is very similar.
15. Nearly half of all dwellings within the Shire are occupied by just one or two persons.

16. There is clearly a mismatch between dwelling types/sizes, and household types, with an oversupply of large dwellings, and a commensurate undersupply of smaller dwellings. This is a problem common to Kalamunda, as well as most suburbs of the Perth metropolitan area.

Streetscapes, Character and Amenity of Residential Areas

17. Many of the older residential areas are in need of revitalisation or a “facelift” through the encouragement of appropriate new development. Many of the properties in High Wycombe and Forrestfield with residences built in the 1960s on large lots have potential for infill subdivision.
18. Any proposed new densities with matching policies relating to dual density requirements must address how new developments should best proceed in order to achieve better streetscapes.
19. Local authorities have the ability (under the Residential Design Codes) to prepare and adopt residential design standards and streetscape guidelines to control the future character and design of new residential development in a locality. Potentially, this is one way of ensuring that new land releases have a better level of character and amenity for new residents, thereby reducing the visually bland and monotonous nature of suburban developments in the Shire.

Environmental Considerations

20. The total land area of the Shire of Kalamunda is 32,354ha. Just over one-quarter (26%) is occupied by urban development. The remaining land is set aside for conservation, in one form or another (i.e., “Bush Forever”, State Forest, Regional Parks and Local Natural Areas).
21. While this figure of 26% may suggest that the Shire is “underdeveloped”, much of the Shire has very hilly topography and/or granite soils, and is therefore difficult to develop intensively.
22. While some undeveloped areas have recently been identified in the Shire’s *Local Planning Strategy* as suitable for future urban growth, such as the Pickering Brook Townsite, it is clear that the most efficient and sustainable way for the Shire to reduce its “ecological footprint” is to facilitate consolidation of existing urban areas – the great majority of which are occupied by very low density housing. This approach is consistent with the principles associated with *Directions 2031 and Beyond*.

Seniors and Aged Housing

23. The Shire’s adopted *Aged Accommodation Strategy* has identified the need for diversification of housing stock to:
- Better cater for an ageing population.
 - Increase the supply of Aged Care Accommodation in every locality.
 - Improve the levels of home support.

24. The Strategy contains objectives, strategies and recommended actions relevant to the draft Local Housing Strategy. These actions need to be carried out as an integral part of the Local Housing Strategy implementation.

Affordable Housing

25. The Foothills suburbs of Maida Vale, High Wycombe and Forrestfield represent good value for home buyers compared to many other areas within the Perth metropolitan region. Forrestfield is the most affordable, while Wattle Grove is the most expensive Foothills suburb in terms of both purchasing and renting.
26. Most of the Foothills suburbs are either at, or below, the Perth metropolitan area average in terms of the cost of renting.

Community Facilities and Land Use

27. The Shire provides a large range of community facilities across the local government area in the form of libraries, local halls, purpose-built multi-function centres and recreation centres. The suburbs of Forrestfield and High Wycombe are likely to experience significant growth which in turn will place pressure on existing community facilities.
28. The Shire's Community Facilities Plan has the following five objectives:
- To respond to demographic trends and perceived community desires influencing demand for services.
 - To ensure modifications to population catchments resulting from the Local Housing Strategy, are considered in community service and infrastructure planning.
 - To consider distance factors in assuring location deficiencies of community services and infrastructure.
 - To identify opportunities for facility sharing or co-location benefits.
 - To highlight particular peculiarities within the Shire where standards and criteria may be inadequate or inappropriate.
29. Community needs are highly dynamic and influenced by the prevailing economic climate, demographic characteristics, technological change, community values and information and education availability. The criteria provide measures and guidance for indicative comparisons at the strategic planning level.

Activity Centres

30. The Shire contains two major District Centres in Kalamunda and Forrestfield, as well as several small neighbourhood and local shopping centres scattered through the residential areas.

31. Increasing the density and range of housing within walking distance of these centres will have several benefits:
- It will allow more residents to live close to the shops and facilities they tend to patronise on a regular basis.
 - Potentially reduce the need for some people to use their vehicles to access these facilities.
 - Potentially increase the level of patronage at the shops and other facilities in the centres, thereby increasing their viability, and perhaps leading to an increase in the range of shops and services on offer.

Mixed Use Developments

32. At present there are very few, if any mixed-use residential developments within the Shire.
33. The social and amenity benefits of well-designed and appropriately located mixed use developments have been well documented. It is acknowledged that introducing such "different" and contemporary development forms into the Kalamunda Shire may be difficult, however, the two District Centres of Kalamunda and Forrestfield offer the best locations for future mixed use developments – provided in either vertical or horizontal formats. To this end Council has adopted appropriate plans for both centres, and these plans and their objectives are being promoted to potential developers by the Shire.

Implications of Population Growth and Change for Infrastructure and Service Provision

34. The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of any community. New urban development and redevelopment needs to ensure the cost efficient provision of infrastructure and facilities, such as roads, drainage, open space, community and recreation facilities. All of these greatly influence the standard of living and lifestyle choices of a community.
35. Public infrastructure is funded through various sources including State Government taxes, local government property rates, federal assistance grants, user and access charges, fees and charges, and development contributions.
36. In Western Australia, as in other Australia states, local governments face increasing pressures on the services they provide. These pressures arise from population and economic growth, and increasing expectations of the community for new and upgraded infrastructure.
37. The capacity of local governments to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the available financial resources. As a result, local governments are increasingly seeking to apply development contributions for the construction of infrastructure and facilities beyond the standard requirements, such as car parking, community centres, recreation centres, sporting facilities, libraries, child care centres, and other such facilities.

Future Housing Needs and Capacity for Change

38. The WAPC has estimated (draft *Outer Metropolitan Perth and Peel Sub-regional Strategy*) the Shire of Kalamunda can possibly accommodate approximately 14,100 new dwellings by 2031.
39. There are existing areas of land zoned for future Urban Development (so-called “greenfields” sites) that have the capacity to absorb some of the required housing, but not all. It is also proposed to increase the density of older (low density) residential areas with larger lots such as Forrestfield and High Wycombe to accommodate a significant percentage of the additional growth.
40. Urban infill areas have potential for the creation of an additional 11,938 lots when combined with the Shires existing urban areas and proposed investigation areas, the Shire has the capacity to absorb the projected additional dwellings.
41. A key element of the Strategy will be able to provide a full range of housing types and densities that meet the changing demographic including the aged, young families and the need for affordable housing to achieve this.
42. The following recommendations are proposed to implement the Strategy:

Recommendation 1

43. Accept the Housing Opportunity Precincts (Attachments 3 – 5 of this report) as areas suitable for higher residential density codings in the new Local Planning Scheme.

Comment

44. The principal recommendation of the Strategy is the establishment of precinct areas where residential densities should be considered, primarily near commercial centres, transport routes and public open space.
45. The draft *Local Housing Strategy* does not propose a blanket increase in residential densities across the Shire. As outlined in the Shire's Local Planning Strategy, a strategic approach is required by identifying areas close to public transport and main centres.
46. The draft *Local Housing Strategy* is not a statutory document and the Local Planning Scheme remains the principal instrument for local planning and development control.
47. The preparation of the Strategy has been based on:
- The Department for Planning's *Guidelines for the Preparation, Form and Content of Local Housing Strategies*.
 - State and Regional policies such as *Directions 2031 and Beyond*, and the Draft Liveable Neighbourhoods Policy.

- The Shire of Kalamunda Local Planning Strategy.
- The outcomes of a community survey undertaken.

Recommendation 2

48. Use the proposed new residential densities and zonings in each of the Housing Opportunity Precincts as the basis for new density codings and rezonings in the new Local Planning Scheme.

Comment

49. Based on the principles of the Local Planning Strategy and the Draft Liveable Neighbourhoods Policy, broad selection criteria were developed to assist with selecting areas within the Shire for higher density investigation:
- A 400m catchment around Kalamunda Town Centre and Forrestfield District Centre to emphasise the commercial centres as a focal point within the neighbourhood.
 - A 200m catchment around high frequency bus routes which generally link Kalamunda Town Centre and Forrestfield District Centre. The subsequent increase in densities will not only support the public transport route, but also reinforce a visual link between commercial centres and residential areas by increasing the urban built form which abuts the street.
 - A 200m catchment around District Open Space. These are generally large reserves where increased activity and facilities, such as sports and recreation centres, and community centres occur. The subsequent increase in densities will increase surveillance over the open space, provide a visual/urban 'border' around space, increase the neighbourhood focus upon the community/open space facilities and increase the number of residents within walking distance of this facility.
50. These areas are proposed to be known as Housing Opportunity Precincts.

Recommendation 3

51. As part of the Local Planning Scheme review process, adopt a new planning policy - "Dual Density Code Policy – Subdivision and Development Requirements" - to guide development in the Housing Opportunity Precincts.

Comment

52. Each Housing Opportunity Precinct is proposed to include dual density codes for example, R20/R30. This is where the lower R Code (R20) will apply unless the criteria for the higher R Code (R30) is fulfilled. The criteria for the higher density coding will be outlined in a Dual Density Code policy, which will be presented to Council in future as part of the Local Planning Scheme review.

53. The objectives of dual density codes are:
- a. To promote the application of higher density codes where specific design criteria are met. These design criteria will be chosen and included in a new local planning policy to ensure more sustainable, aesthetically pleasing and safer built form outcomes are achieved.
 - b. To promote orderly and proper planned infill development in areas identified by the Local Housing Strategy.
 - c. To set clear guidelines for infill development control through a statutory planning framework.
 - d. To promote more diverse, affordable housing options to cater for demographic needs.
 - e. To encourage passive surveillance, safety and designing out crime.
 - f. Enhance streetscapes.

Recommendation 4

54. As part of the Local Planning Scheme review process, prepare developer contribution schemes for community infrastructure.

Comment

55. As local governments have limited financial capacity to provide additional community facilities such as recreation centres, libraries, sporting facilities and child care centres, there is a growing expectation for the development industry to assist. State Planning Policy No.3.6 ("SPP3.6") sets out considerations that the local government needs to address if it requires contributions from developers for community infrastructure. The local government is expected to prepare a "development contributions plan" ("DCP") based on strategic planning usually linked to a local planning strategy, adopted structure plans or its local planning scheme.
56. In accordance with SPP3.6, it is proposed to implement a new DCP under Schedule 11 of the local planning scheme for community infrastructure. This will apply to all land within the Shire to be subdivided and or developed for residential zone purposes and will be in addition to any other DCP requirements applying to an area.
57. One of the key principles of SPP3.6 is that the beneficiary pays, which means developers will only fund infrastructure which has been identified as necessary to serve a development area or suburb, and they will only contribute to that proportion of the cost represented by the new development.

Recommendation 5

58. As part of the Local Planning Scheme review process, develop scheme provisions to encourage the development of more aged persons dwellings within small residential developments.

Comment

59. The current provisions of the Residential Design Codes do not appear to be enough of an incentive for the 50% density bonus to be taken up. In order to encourage the amalgamation and development of between 2 and 4 residential lots in appropriate locations for 'over 55's' housing, a dual code policy will be prepared to allow for consideration of a greater density yield than that allowed under the Residential Design Codes.

Recommendation 6

60. Implement the recommendations of the Shire's adopted Aged Accommodation Strategy in order to better cater for an ageing population, increase the supply of Aged Care Accommodation in every locality, and improve the levels of home support.

Comment

61. Implement the recommendations of the Shire's Aged Accommodation Strategy to allow for the following:
- a. Housing Choice – improve the choice in housing for older people by increasing the number of smaller homes and unit dwellings, maintaining a balanced supply of housing stock to meet demand over time:
 - Encourage aged persons housing around the town centres of Kalamunda and Forrestfield and other shopping and commercial hubs;
 - Encourage smaller lot sizes and aged persons unit sites in close proximity to convenience shops and other services within all new subdivisions;
 - Identify opportunities and suitable sites to develop seniors' units in all rural areas, focussing on Pickering Brook as a priority;
 - Identify sites and opportunities for joint venture projects and other community housing options in conjunction with the Community Housing Programme section of the Department of Housing.
 - b. Residential Care – strive to achieve the required level of high and low residential care places in the appropriate locations to meet current and future demand:

- Identify suitable land sites in the hills area that have the capacity to cater for a total of 225 high care and 88 low care residential places over the next 20 years. (Allow 0.7ha for 50 places to 1.2ha for 100 places.)
- Identify suitable land sites in the foothills area that have the capacity to cater for a total of 195 high care and 71 low care residential places over the next 20 years. (Allow 0.7ha for 50 places to 1.2 ha for 100 places.)

62. The Aged Accommodation Strategy has identified the need for diversification of housing stock to better cater for an ageing population, to increase the supply of Aged Care Accommodation in every locality, and to improve the levels of home support.

Recommendation 7

63. Prepare a Streetscape Enhancement Strategy which commits the Shire to upgrading streetscapes in the Housing Opportunity Precincts in a co-ordinated manner, and to complement the redevelopment of private residential land. The Strategy should address issues such as street tree preservation and planting, verge maintenance, crossover construction and location, new street furniture and footpaths.

Comment

64. Once the new density codes come into force, it will be important to closely monitor the uptake of medium density development in the new Housing Opportunity Precincts as well as measuring the success of other policy levers such as density targets for large sites. The purpose of the monitoring is to determine whether the rate of infill development is meeting expectations in terms of achieving greater housing diversity and anticipated housing targets. The Local Housing Strategy should be reviewed at the same time as the next review of the Local Planning Scheme.

Recommendation 8

65. Carry out more detailed investigations of the likely implications of greater residential infill and the development of new urban areas to determine the capacity of existing service infrastructure, as well as the potential upgrades required to accommodate the more intensive residential development proposed.

Comment

66. Accommodating an approximate 30,000 additional persons through the infill precincts will have a significant impact on both hard and soft infrastructure, in particular roads, drainage and public open space. It is anticipated that a portion of this cost will be met through the implementation of developer contribution schemes as per State Planning Policy 3.6. This and other revenue sources will be investigated further following the adoption of the Strategy.

Recommendation 9

67. Identify superfluous Shire-owned Land suitable for redevelopment for residential uses, and prepare a programme for bringing this land onto the market.

Comment

68. This can be largely achieved through a review of the Hester Report.
69. The form and density of residences on each site would be determined by their location, and their relationship to the established criteria for identifying areas suitable for greater housing choice.

STATUTORY AND LEGAL IMPLICATIONS

70. The adoption of the Strategy will in itself not change residential densities. Any recommendations of the Strategy adopted will be implemented through the new Scheme.

POLICY IMPLICATIONS

Local Planning Strategy

71. A key recommendation of the Shire of Kalamunda's Local Planning Strategy is that a Local Housing Strategy be prepared which will:
- Investigate and determine the additional housing requirements over the next twenty years.
 - Identify areas which are strategically located – within walking distance to activity centres including the Kalamunda Town Centre and Forrestfield District Centre or on public transport corridors - for infill or redevelopment.
 - Identify areas which, due to the age of housing stock, are suitable for infill or redevelopment.
 - Prepare Residential Design Guidelines to guide future redevelopment outcomes in the above areas and to ensure high levels of liveability and amenity; consultation with the community will occur during this process.
 - To ensure that in the above areas higher density is only permitted subject to good design outcomes being achieved, use innovative approaches to density codes rather than use blanket up-codings that have no design criteria supporting them.
 - Identify areas where it is highly desirable to retain existing housing stock and residential density for the future accommodation needs of families
 - Recognise that changes in housing density occur gradually and need community support.

Directions 2031 and Beyond

72. *Directions 2031 and Beyond* supersedes *Network City* and replaces *Metroplan* and all other metropolitan strategies. *Directions 2031 and Beyond* is a spatial framework to guide the growth of Perth and Peel.
73. The key features of *Directions 2031 and Beyond* for the Shire of Kalamunda are as follows:
- Both the Kalamunda town centre and Forrestfield (shopping centre) are identified as District Centres.
 - A target of 75% employment self-sufficiency has been set for the north-east sub region, an additional 42,000 jobs over the whole sub-region.
 - An estimated increase in population of 69,000 across the whole sub-region.
 - The importance of the vast areas of forest for conservation within the Shire is acknowledged.
 - Several areas around the Shire have potential for increased residential development to accommodate airport, freight, container and light industrial development in the area.
 - Forrestfield, High Wycombe, Maida Vale and Wattle Grove have potential for increased residential development.

Draft Liveable Neighbourhoods

74. Liveable Neighbourhoods is a Western Australian Government sustainable cities initiative. It addresses both strategic and operational aspects of structure planning and subdivision development in a code framework.
75. The policy aims to increase support for efficiency, walking, cycling and public transport and achieving density targets amongst other matters.
76. 'Liveable Neighbourhoods' identifies the application of increased densities within a 400m radius of commercial centres, and a 200m radius of high frequency bus routes and District Open Space.

Affordable Housing Strategy 2010 – 2020: Opening Doors to Affordable Housing (Department of Housing)

77. The *Affordable Housing Strategy 2010-2020 - Opening Doors to Affordable Housing* (Affordable Housing Strategy) is a 10-year strategic document intended to address a lack of affordable housing opportunities for low to moderate income earners in Western Australia. The Affordable Housing Strategy signifies a new government direction in housing affordability focus from public rentals to stakeholder collaboration to increase the range of housing options and solutions available to those facing housing stress.

78. Critically, the Affordable Housing Strategy also emphasises the importance of housing strategies in informing town planning schemes and facilitating the delivery of dwelling diversity in local areas.

PUBLIC CONSULTATION/COMMUNICATION

Community Survey

79. During October and November 2012 a survey was undertaken to identify what housing options Shire residents are likely to require over the long term and what would attract them to a particular area.
80. Approximately 400 surveys were mailed to randomly selected residents in the Shire and 12 surveys were mailed to local real estate agents and developers. Of these, 74 completed surveys were received from residents and 5 from real estate agents and developers.
81. The following feedback was received from residents:
- Being close to shopping facilities, schools, public transport and public open space/bushland would attract people to move to suburbs within the Shire.
 - Residents would like to see more townhouses and aged/dependent housing.
 - In the long term, most residents have advised that their property will be too large for them to manage.
82. The following feedback was received from real estate agents:
- Kalamunda is the most active suburb for the agencies.
 - The most important qualities of a suburb are attractive streetscapes, easy access to schools and shops and safety.
 - Side by side detached houses are preferred over one house behind another.
 - Enquiries are often received about the possibility of subdividing a property.
 - Aged/dependent dwellings are in greatest demand.

Community Consultation Strategy

83. The aim of the public consultation process will be to determine levels of community support for, and areas of community concern relating to, the draft Local Housing Strategy.
84. There is no statutory length of time for which the draft Strategy must be advertised. It is considered that a two month advertising period is appropriate to ensure that the community has sufficient time to comment.

85. Should Council agree to advertise the draft Local Housing Strategy, the formal sixty day advertising period will involve a local public notice being placed in a paper circulating within the District, as well as a comprehensive community consultation programme.
86. In addition to the publishing of a public notice in the local newspaper, it is recommended that advertising of the Strategy take the following form:
- Three “open day” public information sessions to be held at Kalamunda, Forrestfield and High Wycombe. Dates and venues to be confirmed. Details of the open days to be widely advertised to the community well in advance of the event. The sessions to include information/display panels for the public to peruse and ask questions of staff. Information sheets and submission forms to be provided to attendees.
 - Information/display panels to be located at the libraries, and the Kalamunda, Forrestfield and High Wycombe Shopping Centres for the period of advertising, with information sheets and submission forms available. Staff to be available at Centres at designated days and times (to be confirmed).
 - Draft Strategy report and precinct plans to be available for viewing on the Shire website and administrative office for the period of advertising. Information sheets and submission forms made available for downloading.
 - Draft Strategy to be widely advertised through various media releases i.e., “Kalamunda Comments”.

FINANCIAL IMPLICATIONS

87. Costs associated with the preparation of the document and public consultation/advertising will be met through the Development Services budget.

STRATEGIC AND SUSTAINABILITY IMPLICATIONS

Strategic Planning Implications

88. The Strategy sets out the principles for meeting the future housing needs of its community and managing the character and amenity of existing residential areas.
89. The Strategy will provide a firm rationale for determining the future housing needs of the community and in turn, should be used to provide the strategic basis for future re-codings and amendments to the Local Planning Scheme. The Strategy will also provide long term direction for the review of the Local Planning Scheme.

Sustainability Implications

Social Implications

- 90. The Strategy will encourage residential development which protects amenity and ensures that growth in the Shire occurs in a sustainable way.
- 91. The Strategy will also identify areas suitable for greater housing choice and where the existing housing stock and residential density should generally be retained for the future housing needs of families.

Economic Implications

- 92. The Strategy aims to encourage cost-effective and resource-efficient development with the aim of promoting affordable housing.

Environmental Implications

- 93. An objective of the Strategy is to enhance streetscapes in terms of the built form of development fronting onto streets, and the planting of additional street trees.
- 94. The Strategy identifies suitable areas for greater housing choice which are strategically located within close proximity to existing and future services such as shops and public transport routes.

OFFICER COMMENT

- 95. The Strategy represents an important step for the Shire in responding to changing demographics and community needs.
- 96. The Strategy proposes a way to increase the housing choice in appropriate areas. Principally this will be achieved by giving landowners within the Housing Opportunity Precincts the opportunity to subdivide their property.
- 97. It is acknowledged that some residents will not want any changes in densities in their area. Likewise, some landowners not included in the Housing Opportunity Precincts will want to be included. These will need to be considered following the consultation period.
- 98. The Strategy has been prepared using the Department for Planning and Infrastructure's *Guidelines for the Preparation, Form and Content of Local Housing Strategies*.
- 99. Considering the above, it is recommended that the Strategy be advertised for a period of 60 days.

A Councillor was concerned that there was no focus on Pickering Brook in the Strategy, Manager Development Services noted that Pickering Brook does not form part of the Housing Strategy. The proposal for Pickering Brook in terms of the identification of further land for urban land use is a separate recommendation coming from the Local Planning Strategy and one officers intend to put forward as a budget funding request in the new financial year.

A Councillor queried why Jorgenson Park had not been considered as a site for Aged Accommodation. Manager Economic Property & Procurement Services noted that the access due to the topography of the area was not considered ideal, but he knew of no other reason for it not being included in further considerations and therefore it could be.

A Councillor noted that he believed Jorgenson Park forms part of the Water Catchment Area, and the runoff from the area would go into Piesse Brook, which forms part of the Middle Helena Water Catchment Area. He also understood that historically it was given to the Shire of Kalamunda as a bequest and a condition was that it be used only for recreational type purposes.

A Councillor wished to bring to Council's attention a conversation he had had with a staff member regarding a block between Collins Road and Lyndhurst Road, a few landowners there have requested it be part of this Housing Strategy, there is sewerage going past. Manager Development Services confirmed that if the properties can be provided with sewerage there is no reason why it should not be included.

A Councillor foreshadowed a third point to the Recommendation, that the Draft Housing Strategy be referred to the Community Environment and Sustainability Advisory Committee ("CESAC") for comment. The Officer Recommendation was put and the Mover asked if he accepted the addition as foreshadowed. The Mover indicated that as all members of the public will have the opportunity to give comment he did not believe this was necessary. Councillors debated the Recommendation.

The Officer Recommendation was put without change.

Voting Requirements: Simple Majority

COMMITTEE RECOMMENDATION TO COUNCIL (D&I 23 /2013)

That Council:

1. Endorses the Draft Local Housing Strategy for the purpose of advertising for a period of 60 days.
2. Endorse the proposed Community Consultation Strategy involving the following:
 - a. Three "open day" public information sessions to be held at Kalamunda, Forrestfield and High Wycombe.
 - b. Information/display panels to be located at each of the Shire libraries, and at the Kalamunda, Forrestfield and High Wycombe shopping centres for the length of the advertising period.
 - c. The draft strategy report and precinct plans to be available for viewing on the Shire's website and at the Shire's administration office.

Moved: **Cr John Giardina**

Seconded: **Cr Bob Emery**

Vote: **CARRIED UNANIMOUSLY (11/0)**

Attachment 1

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Draft Local Housing Strategy



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kalamunda**

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SHIRE OF KALAMUNDA

(Draft) Local Housing Strategy

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SHIRE OF KALAMUNDA

Draft Local Housing Strategy

EXECUTIVE SUMMARY

The Shire of Kalamunda is planning to meet the future housing needs of its residents. The Perth Metropolitan Region is growing rapidly, and better use of existing urban land is needed to create a more intense metropolitan Shire that works better and is less expensive to service. Perth has become more diverse with new and different types of housing emerging. State Government policies, particularly *Directions 2031 and Beyond*, and *Activity Centres for Perth and Peel*, are encouraging this movement towards a more efficient use of land, and the Shire of Kalamunda's draft *Local Housing Strategy* has been prepared in this context.

The Shire of Kalamunda has previously prepared its *Local Planning Strategy*, the purpose of which is to enable Council to determine the vision and strategic planning direction for the Shire of Kalamunda for the next twenty years, compatible with *Directions 2031*.

Western Australia is currently growing and developing very rapidly, and changes in the immediate environs of Kalamunda will ensure that land use planning pressures will be a major challenge for the next twenty years and beyond. It is therefore imperative to update our thinking and planning for the future on an ongoing basis.

The principal purpose of the draft Strategy is to provide the Shire with a firm rationale for determining future housing needs, and to recommend appropriate policy measures for the provision of a range of housing types and densities. Research undertaken has shown that the combination of smaller household sizes combined with an ageing population demonstrates a pressing need for a greater variety of housing options to be made available within the Shire of Kalamunda.

The Foothills suburbs are generally the most affordable residential areas in the Shire, and the most easily serviced with necessary infrastructure. These suburbs offer obvious opportunities for higher levels of infill development and greater housing choice.

The Kalamunda and Forrestfield District Centres could play important roles in providing more apartment-style living in the future. The surrounding areas within the walkable catchment of those two Centres also need to offer a wider variety of housing types than they presently do.

The draft *Local Housing Strategy* does not propose a blanket increase in residential densities across the Shire. As outlined in the Shire's draft *Local Planning Strategy*, a strategic, focussed approach has been adopted which identifies appropriate areas which are located close to public transport, the main activity centres and District Open Spaces.

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The draft *Local Housing Strategy* recognises that the provision of greater housing choice should occur gradually, and seeks to build on the existing strengths of the Shire: i.e., its numerous and diverse commercial centres, significant future employment opportunities, parks, natural features and community facilities. Future major transport links have also been considered as potential catalysts for growth and change.

The focus of the draft *Strategy* is on accessibility to transport and local services, thus reducing private transport costs while at the same time increasing opportunities associated with living, working and shopping locally. Opportunities for providing greater housing choice are proposed for areas that are already well served by public and community infrastructure. The low density residential codings in the remaining areas of the Shire are proposed to remain the same. Within these areas single detached dwellings will continue to predominate as the principal house type.

The draft *Strategy* also recognises that a high standard of redevelopment in infill areas will have a positive impact on streetscapes and residential amenity. The Shire will commit to enhancing the public domain in these areas in a co-ordinated, strategic manner.

With its well-placed commercial centres, the Shire of Kalamunda offers excellent opportunities for more compact living. The draft *Strategy* proposes that a wide range of housing can be provided to meet the social and economic needs of the changing demographics within the Shire, and ensure that growth in the Shire occurs in a sustainable way.

The draft *Local Housing Strategy* is, however, only the first step in the process of reviewing subdivision and housing opportunities within the Shire.

Most recommendations of the draft *Local Housing Strategy* adopted by Council will need to be implemented through the proposed new Local Planning Scheme. The Local Planning Scheme is the statutory or legal document that Council and the State Government uses to determine land subdivision and development. The actual timing of the new Local Planning Scheme is dependent on the finalisation of the draft *Local Housing Strategy* and ultimately requires the approval of the Minister for Planning. Finalisation of the Local Planning Scheme would be anticipated for 2013 and beyond.

The draft *Local Housing Strategy* has a planning horizon of around 15 to 20 years after which time it is expected to be reviewed.

*

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1.0 INTRODUCTION

The Shire of Kalamunda's Draft Local Housing Strategy

The Shire of Kalamunda's draft *Local Housing Strategy* sets out a strategy for meeting the future housing needs of its community, and for managing the character and amenity of existing residential areas.

The draft *Local Housing Strategy* will provide a firm rationale for determining the future housing needs of the community, and in turn, should be used to provide the strategic basis for future re-codings and amendments to the Local Planning Scheme, as well as generating Local Planning Policies to address specific issues. The Strategy will also provide long-term direction for the review of the Local Planning Scheme.

The Strategy has been prepared using the Department of Planning's *Guidelines for the Preparation, Form and Content of Local Housing Strategies*.

The draft *Local Housing Strategy* is not a statutory document and the Local Planning Scheme remains the principal instrument for local planning and development control.

The Shire of Kalamunda in the Metropolitan Context

The Shire of Kalamunda's western boundary is located approximately 22 kilometres east of the Perth CBD, positioning it within the east metropolitan region (See **Figure 1**).

The Shire has a population of approximately 55,000 people and a total land area of 349 square kilometres (**Source:** EMRC March 2012).

Kalamunda and Forrestfield both have thriving retail hubs, and a small industrial hub. While Kalamunda town centre is the largest in the Darling Scarp region, it primarily services Kalamunda and the neighbouring urbanised areas of Lesmurdie and Walliston. To the south and east of the urban area are the semi-rural and orchard growing areas of Bickley, Carmel and Pickering Brook.

The Foothills area (Forrestfield, Maida Vale, High Wycombe and Wattle Grove) is serviced by the Forrestfield District Centre, which is the principal shopping and service focus for the area.

The development of the Shire has predominantly been driven by its attraction as a "lifestyle destination", rather than the draw of local employment. The rapid growth era of the 1990s saw a pattern of residential development that was typically suburban, with relatively large housing blocks in neighbourhoods characterised by cul-de-sac roads, extensive open space and well-used community facilities.

The Shire's residential housing stock is predominantly single residential with some small, scattered pockets of medium density developments located in newer subdivisions such as along Berkshire Road Forrestfield, and throughout Wattle Grove.

As metropolitan Perth continues to expand outwards, local authorities like the Shire of Kalamunda currently regarded as "outer metropolitan" will eventually be seen more as transitioning between the inner metropolitan area and the new suburban growth areas to the east.

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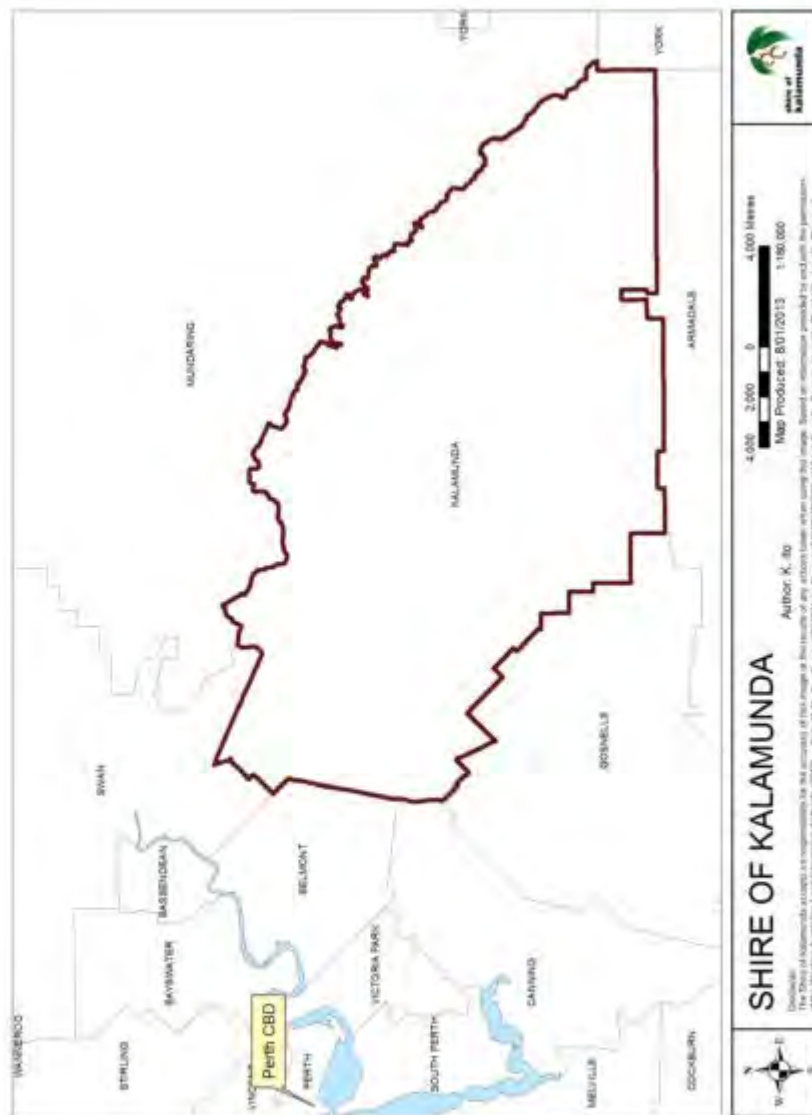


Figure 1 – Shire of Kalamunda Locality Plan

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2. OBJECTIVES OF THE (Draft) LOCAL HOUSING STRATEGY

The following objectives have been adapted from the draft *Local Planning Strategy*, and expanded:

- a) To ensure new residential development and infill residential development is based on good design principles which protect amenity, and ensures that growth in the Shire occurs in an orderly, sustainable and desirable manner;
- b) To provide for a variety of lot sizes and housing types that will cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services, while at the same time meeting the social and economic needs of the Shire's changing demographics;
- c) To identify suitable areas for greater housing choice which:
 - are strategically located, i.e., close to, or well connected to, existing and future services (for example, employment centres, main transport routes/hubs, community facilities, shopping centres, and most importantly, the two District Centres within the Shire – Kalamunda and Forrestfield),
 - are in need of private investment to regenerate ageing housing stock, and
 - will make more effective use of existing community infrastructure and facilities.
- d) To provide incentives for land owners in appropriate areas with the aim of encouraging them to develop or redevelop their land more intensively, and to provide greater housing choice;
- e) To encourage cost-effective and resource-efficient development with the aim of promoting affordable housing;
- f) To provide the means whereby residential streetscapes are enhanced in regard to the quality of edging development forms and street tree plantings; and
- g) To contribute appropriately to the urban infill aspirations of *Directions 2031* and *The Outer Metropolitan Perth and Peel Sub-regional Strategy*.

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3. STATE AND METROPOLITAN PLANNING CONTEXT

State Planning Strategy

The Western Australian Planning Commission published the *State Planning Strategy* in 1996. This Strategy was the first state-wide plan to consider how and where the State would develop in the long-term. It also provides a basis for coordination of the many planning decisions and actions that are taken on an ongoing basis. The *State Planning Strategy* divides the State into several regions and develops "Visions, Regional Strategies and Regional Actions" that need to be undertaken in the future. The Shire of Kalamunda is part of the East Metropolitan Region.

The Vision for Perth is to develop as "One of the cleanest, most productive and liveable cities in the world".

The main Regional Strategies are;

- To promote Perth as an international city;
- To provide for future economic development;
- To plan for population growth; and
- To limit travel demand in urban areas.

Regional Strategies

Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is a large town planning scheme for land use in the Perth metropolitan area. This area stretches from Singleton in the south to Two Rocks in the north and east to The Lakes.

The MRS defines the future use of land, dividing it into broad zones and reservations. It requires local government town planning schemes to provide detailed plans for their part of the region. These schemes must be consistent with the MRS.

The MRS uses a set of maps and a scheme text. The scheme text provides planning rules for zones and reservations which are shown on the maps in different colours and patterns.

This plan has been in operation since 1963, and provides the legal basis for planning in the Perth Metropolitan Region. To plan for changing needs, the Metropolitan Region Scheme map is amended frequently.

Directions 2031 and Beyond (2010)

Metroplan and *Network City* were adopted Regional Strategies relevant to the future planning of the Shire of Kalamunda. Both have now been superseded by *Directions 2031 and Beyond*.

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Directions 2031 and Beyond is a spatial framework to guide the growth of Perth and the Peel region. A number of assumptions are made in the document, namely:

- A more compact city is desirable.
- We must work with the city we have.
- We must make more efficient use of land and infrastructure.
- We must prioritise land that is already zoned for development.

The stated vision is:

"By 2031, Perth and Peel people will have created a world class liveable city; green, vibrant, more compact and accessible with a unique sense of place".

It is expected that the Perth and Peel regions and their people will:

- be provided with high standards of affordable and diverse housing forms, education and health care;
- be tolerant and embrace diversity; and
- give people a sense of identity and belonging.

Directions 2031 and Beyond promotes the "connected city model" which assumes a more balanced distribution of housing, population, and employment across the metropolitan area. This model recognises that future growth will be shaped in part by the planning decisions that have already been made, however, it will also require significant improvement over the next twenty years in targeted infill development, and an increase in intensity of greenfields residential development.

The key features of *Directions 2031 and Beyond* relating to the Shire of Kalamunda are as follows:

- Forrestfield (shopping centre) is identified as a District Centre.
- A target of 75% employment self-sufficiency has been set for the north-east sub-region, with an additional 42,000 jobs over the whole sub-region.
- An estimated increase in population of 69,000 across the whole sub-region.
- The importance of the vast areas of forest for conservation within the Shire is acknowledged.
- Several areas around the Shire have potential for increased residential development to service airport, freight, container and light industrial development in the area.
- Specifically, the suburbs of Forrestfield, High Wycombe, Maida Vale and Wattle Grove have significant potential for increased residential development.

Outer Metropolitan Perth and Peel Sub-regional Strategy (August 2010) [Draft]

The draft *Outer Metropolitan Perth and Peel Sub-regional Strategy* forms an integral part of the *Directions 2031* vision. It provides information about the levels of expected population growth by local government area and highlights development opportunities and increased densities in greenfields areas throughout the five outer sub-regions of north-west, north-east, south-east and south-west metropolitan Perth and Peel (The Shire of Kalamunda is located in the north-east sub-region). Together with the draft *Central Metropolitan Perth*

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Sub-regional Strategy, this strategy also promotes the achievement of the *Directions 2031* housing targets.

The draft Strategy:

- provides information about the level of expected population growth in each local government area;
- identifies potential urban expansion areas and investigation areas for future urban development to meet long-term residential needs;
- estimates the dwelling supply for each sub-region based on currently identified infill opportunities, existing urban and urban deferred zoned land, and potential urban expansion and investigation areas;
- outlines the wide spread of development opportunities throughout the outer metropolitan Perth and Peel sub-regions;
- investigates the development potential of planned and future urban growth areas including activity centres and transit-orientated developments;
- supports the planning and delivery of land for employment growth and actions to support economic development; and
- Informs all levels of government decision-making on where and when to fund the most efficient roll out or upgrading of public infrastructure services.

The draft Strategy (page 68 and Appendix 2) states that "The estimated dwelling supply for the north-east region is based on currently identified infill opportunities, existing urban and urban deferred zoned land and urban expansion and investigation areas."

The estimates are made on a "Business as Usual" basis, where more of the same low density housing would be provided, and a second scenario where densities are increased consistent with the principles embedded in *Directions 2031*.

Area Name	"Business As Usual" Scenario (1)	"Connected City" Scenario (2)
Greenfields Areas	2,900	4,400
Forrestfield	4,500	5,300
High Wycombe Upcoding	2,700	3,200
Kalamunda town centre	1,000	1,200
TOTALS	11,100	14,100

Table 1: Estimated Dwelling Supply as a Result of Infill and Greenfields Development in the Shire of Kalamunda

SOURCE: Draft *Outer Metropolitan Perth and Peel Sub-regional Strategy* (Aug 2010)

Under Scenario 2, the Shire of Kalamunda's new dwellings "target" would potentially be 14,100 new dwellings by 2031 (9,700 of these dwellings are proposed to be provided as part of new infill developments).

At an average occupancy rate of 2.5 persons per dwelling, 9,700 dwellings could potentially house an additional 24,250 persons. 14,100 dwellings could potentially house an additional 35,250 persons.

State Planning Framework

The *State Planning Framework* is Statement of Planning Policy (SPP) No.1. It unites existing State and regional policies, strategies and guidelines within a central framework which provides a context for decision-making on land use and development in Western Australia.

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The *State Planning Framework* is an amalgamation of all planning policies, strategies and guidelines. Section 'A' sets out general principles for land use planning and development. Section 'B' lists plans, policies, strategies and guidelines, and each of these becomes a provision of the SPP. In addition, the SPP sets out measures to avoid conflict between documents, provides direction as to the resolution of conflicts, and establishes that the provisions of the *State Planning Strategy* generally prevail.

The following SPPs are relevant to the Shire of Kalamunda and the draft *Local Housing Strategy*:

- SPP 3 - *Urban Growth and Settlement*
- SPP 3.1 - *Residential Design Codes*
- SPP 3.6 - *Developer Contributions for Infrastructure*
- SPP 4.2 - *Activity Centres for Perth and Peel*
- SPP 5.1 - *Land Use Planning in the Vicinity of Perth Airport*
- SPP5.4 - *Road and Rail Transport Noise and Freight Considerations in Land Use Planning*

In addition, the following Regional Strategies are relevant to planning in the Shire of Kalamunda:

- *Directions 2031 and Beyond*
- *Economic Employment Lands Strategy – For Heavy Industry*

Strategic Policies endorsed by the Commission and relevant to planning in the Shire of Kalamunda are as follows:

- *Urban Expansion Policy: Metropolitan*
- *Regional Residential Density Guidelines for the Perth Metropolitan Region*
- *Government Sewerage Policy: Perth Metropolitan Region*
- *Liveable Neighbourhoods Edition 3 (Draft)*

State Planning Policies

The following Statements of Planning Policy are relevant and have implications for the Shire of Kalamunda and the draft *Local Housing Strategy*:

SPP3 - Urban Growth and Settlement

This policy sets out the principles and considerations that apply to planning for growth and settlements in Western Australia. Its objectives include managing the growth and development of urban areas in response to the social and economic needs of the community, recognising relevant climatic, environmental, heritage and community values and constraints, and promoting the development of sustainable and liveable neighbourhood forms.

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SPP3.1 - Residential Design Codes

The *Residential Design Codes* (R-Codes) provide controls for residential design and development and apply throughout the Shire of Kalamunda. Its provisions are included in the Shire's Local Planning Scheme No.3. The R-Codes have been in place in Western Australia since the 1980s with a number of revisions having occurred since then, the most recent being November 2010.

The purpose of the R-Codes is to provide local governments, the community and the development industry with a comprehensive tool for the control of built form and density of residential development throughout Western Australia. At a strategic level its principle use is to ensure that there is an appropriate choice and distribution of housing types and densities to meet the needs of the community as a whole.

Local planning schemes adopted by local authorities can also include provisions or policies which add to and/or complement the requirements of the R-Codes by either altering the standards or including additional standards for the development of housing in the locality. A number of local authorities utilise this approach and have adopted design guidelines as policies under their schemes to achieve desired outcomes - for example, protecting the unique character of a residential area or to better control contentious issues such as building heights and overlooking.

The R-Codes can also be applied with a "dual coding" to facilitate a better development outcome - for example a coding of R20/30 can mean that although the base code is R20, development at the higher density of R30 can be permitted provided certain conditions are met. Some common conditions might be the retention of an existing house, meeting the requirements of adopted design guidelines, or construction to plate height prior to Certificates of Title being issued.

SPP3.1 was amended in 2010 to include additional multiple dwelling provisions. The controls for mixed use development and multiple dwellings in areas coded R30 and greater were previously contained within Parts 6 and 7 of the R-Codes. Following a review of the assessment of, and subsequent development of multiple dwellings, it was determined that separate controls were required for multiple dwellings and mixed use development to provide a more effective and relevant assessment framework. These controls (initially termed the *Multi Unit Housing Code*) have been incorporated into the R-Codes as "Variation 1". The Shire of Kalamunda accepts these new provisions and controls.

SPP3.6 – Developer Contributions for Infrastructure

The purpose of this policy is to set out clear principles and considerations that apply to development contributions for the provision of standard and community infrastructure in new and established urban areas. Land developers in Western Australia have been responsible for many years for the provision of standard infrastructure such as water supply, sewerage, drainage, roads and some community infrastructure such as public open space, car parking and primary school sites.

As local governments have limited financial capacity to provide additional community facilities such as recreation centres, libraries, sporting facilities and child care centres, there is a growing expectation for the development industry to assist. State Planning Policy No.3.6 ("SPP3.6") sets out considerations that the local government needs to address if it requires contributions from developers for community infrastructure. The local government

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is expected to prepare a "development contributions plan" based on strategic planning usually linked to a local planning strategy, adopted structure plans or its local planning scheme.

SPP4.2 – Activity Centres for Perth and Peel

Activity Centres for Perth and Peel is a draft State Planning Policy, and replaces the *Metropolitan Centres Strategy*. The policy builds on the hierarchy of the activity centres established in *Directions 2031 and Beyond*.

The key features and proposed changes to the existing Policy are:

- The existing caps on shopping floor space within centres have been removed.
- A mixed use threshold has been set as one of the criteria for future growth of centres.
- Local Governments, not the landowners, are required to prepare Centre Plans for the District Town Centres.
- Housing targets are to be set for the Activity Centres through the provision of appropriate R-Codes. The targets for the District Town Centres are set at a minimum of 15 dwellings per gross hectare* and a desirable 30 dwellings per gross hectare within a walkable catchment of the centre.
- The draft policy also provides a Model Centre Framework addressing spatial and urban design considerations for future growth in centres.

NOTE *: Typically, the average R-Code (or net density) equivalent is two to three times the number of dwellings per gross hectare. Source: SPP4.2

The current Commercial Strategy for the Shire was adopted in 1996 and is in need of updating. In regard to the urban form of the Centres, the Shire is addressing this through separate studies which will acknowledge the model framework. It is intended that any future expansion of commercial space will be in accordance with population growth in the trade area: i.e. 1 sq.m per head of population, approximately, based on Department of Planning Guidelines.

Under the State Government's SPP 4.2 *Activity Centres for Perth and Peel* (August 2010), the Forrestfield Centre is identified as a "District Centre" in the Activity Centres Hierarchy. This classification highlights the important role the Forrestfield Centre currently performs in the day-to-day functioning of the Forrestfield area, and more importantly, reinforces the ongoing and expanding role the Centre is expected to play into the future.

The Forrestfield Centre currently contains approximately 17,060 sq.m of commercial floor space (Source: DPI data). Of this, approximately 12,044 sq.m is classified as "shop-retail".

The Shire has adopted a Structure Plan for the Forrestfield District Centre with a key recommendation to significantly increase densities within the Centre's 400m walkable catchment.

SPP5.1 – Land Use Planning in the Vicinity of Perth Airport

This Policy applies to land located in the vicinity of Perth Airport which is, or may be, affected by aircraft noise. The objectives of the Policy are to protect Perth Airport from

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unreasonable encroachment by incompatible development, and to minimise the impact of aircraft noise operations on existing and future residential areas located in close proximity to Perth Airport.

The Policy identifies measures for areas below 20 ANEF, between 20 and 25 ANEF, and areas above 25 ANEF. Areas below 20 ANEF are not subject to building or zoning restrictions. Areas located in the 20 to 25 ANEF are restricted to a residential density of R20 except where it can be demonstrated there is a strategic need for more consolidated development. In areas above 25 ANEF there is a general presumption against zoning for residential use. The Policy recommends noise attenuation measures and associated development control provisions to be considered for areas located in the 20 - 25 ANEF noise contour, and is compulsory for buildings deemed unacceptable in areas 25 (ANEF) and above.

Residential areas of High Wycombe and Wattle Grove are affected by 20 to 25 ANEF and therefore subject to the abovementioned policy measures. ANEF contours are shown on the Local Planning Scheme maps.

NOTE: The proposed Housing Opportunity Precincts (discussed in Section 11 of the Strategy) are not affected by any ANEF contours. The WA Planning Commission will not support any residential density increases in areas which fall within the contours, so care has been taken to exclude these areas from the Precincts.

SPP5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning

This Policy aims to promote a system in which sustainable land use and transport are mutually compatible. It seeks to minimise the adverse impact of transport noise without placing unreasonable restrictions on noise-sensitive residential development, or adding unduly to the cost of transport infrastructure. It aims to provide a standardised and consistent triple bottom line framework for the consideration and management of the impacts of transport noise and freight operations when dealing with:

- new noise-sensitive development in the vicinity of existing or future major transport corridors or freight handling facilities;
- new major road or rail infrastructure projects, including major redevelopments, in the vicinity of existing or future noise-sensitive land uses; and
- the location of freight handling facilities.

The Policy does this primarily by:

- identifying the situations in which it would be appropriate to assess proposals for transport noise impacts;
- establishing noise criteria to be used in the assessment of these proposals; and
- identifying measures that can be adopted to reduce road and rail transport noise in these instances.

Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development

Development Control Policy 1.6 - Planning to Support Transit Use and Transit Oriented Development (DC 1.6) seeks to encourage and guide the development and ongoing success of public transport infrastructure through appropriate residential densities and land uses within and around transit oriented development (TOD) precincts. DC1.6 focuses on the effectiveness of appropriate residential mass to activate and stimulate the growth of public

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transport infrastructure, as well as services located within the TOD precinct which benefit from human presence and activity.

DC1.6 also describes the ability of good urban design to contribute to the sense of place and local amenity of a TOD precinct.

Strategic Policies

Strategic Policies are essentially non-statutory development control policies, guidelines and Planning Bulletins endorsed by the Commission to guide and elaborate on desired planning outcomes. The following Strategic Policies are relevant to planning in the Shire of Kalamunda:

Liveable Neighbourhoods: a WA Government Sustainable Cities Initiative

Liveable Neighbourhoods addresses both strategic and operational aspects of structure planning and subdivision development in a code framework. The purpose of the policy is to improve the structure of new urban development on greenfield and large urban infill sites.

The policy aims to increase support for efficiency of walking, cycling and public transport, achieving density targets, urban water management, public open space planning, retention of environmental features, landscaping needs, street cross-section standards and movement networks and speed controls. It also establishes standard minimum street widths, standards regarding street trees, establishes activity centre and school locations, and provides improved centre design and simplified context, site analysis and application requirements.

Affordable Housing Strategy 2010 – 2020: Opening Doors to Affordable Housing (Department of Housing)

The *Affordable Housing Strategy 2010-2020 - Opening Doors to Affordable Housing (Affordable Housing Strategy)* is a 10-year strategic document intended to address a lack of affordable housing opportunities for low to moderate income earners in Western Australia.

The Strategy signifies a new government direction in housing affordability focus from public rentals to stakeholder collaboration to increase the range of housing options and solutions available to those facing housing stress.

The Strategy also places importance on developing mechanisms to facilitate greater private investment in affordable housing options, as well as the investigation of effective planning reforms.

The Strategy focuses on allowing a greater diversity in dwelling stock to be made available to the housing market. Critically, the *Affordable Housing Strategy* also emphasises the importance of local housing strategies in informing town planning schemes and facilitating the delivery of dwelling diversity in local areas.

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4. LOCAL PLANNING CONTEXT

Advancing Kalamunda Strategic Community Plan to 2022 (Draft)

The Shire's *Strategic Community Plan*, which is currently available for public comment, contains a range of co-ordinated and inter-related strategic priorities, services, objectives, strategies and desired outcomes covering six "Priority Areas" providing the framework for the delivery of services to the Kalamunda community.

The two "Priority Areas" most relevant to the draft Local Housing Strategy are SP1 – "Kalamunda Cares", and SP3 – "Kalamunda Develops". These deal with, among other things, services, objectives and strategies addressing such relevant housing issues as aged housing and care, residential growth, the provision of additional land for housing, greater housing choice and streetscape improvements.

The recommendations of the draft *Local Housing Strategy* need to be consistent with the over-arching recommendations of the *Strategic Community Plan*.

Local Planning Scheme No. 3

Land use is managed under Local Planning Scheme No. 3, which was gazetted on 22 March 2007. Residential densities identified under the Local Planning Scheme are predominantly low density, with small pockets of medium density lots in Kalamunda, High Wycombe and Forrestfield. The lack of variation in residential coding is primarily due to the Scheme being in a draft form since the early 1990s until its gazettal in 2007, which did not anticipate the current need for a wider variety of housing types.

Activity Centres, Community Facilities and Urban Corridors

Forrestfield contains one of the two district centres in the Shire of Kalamunda. District level retail facilities are centrally located in Forrestfield and are easily accessed by car and pedestrians, particularly from the north. A Neighbourhood Centre is located in the southern section of the Forrestfield Cell. The Shire has adopted an Improvement Plan for the Neighbourhood Centre, however to date these recommendations have yet to be implemented.

The Shire has also adopted a Structure Plan for the Forrestfield District Centre which makes recommendations on potential improvements on the built form and natural environment. The Structure Plan made recommendations on increases to residential densities on the periphery of the District Centre, which have been incorporated into the draft Local Housing Strategy.

Forrestfield has substantial areas of public open space. The two dominant open space areas are Hartfield Park, which contains regional level sporting facilities and substantial vegetated areas and Pioneer Park, which previously functioned as a land fill site. The Shire has developed a Community Facilities Plan which will provide a long term strategic evaluation for the needs of active recreation. The Plan will take into account population increases in the various localities.

The Forrestfield locality is traversed by the Woodlupine Brook which acts as a linear park, and provides a substantial pedestrian link through Forrestfield.

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The Forrestfield area contains two government primary schools. There is also a proposal to expand the existing community hub adjacent to the District Centre.

The High Wycombe study area contains two neighbour centres and four small local centres. The study area contains numerous "pocket parks" and district level sporting facilities on Scott Reserve.

The study area contains two government and one private primary school.

Kalamunda serves as a District Centre and is the administrative hub of the municipality. The District Centre contains a number of retail, administrative and social facilities, such as a library, visitors' centre and museum. Kalamunda serves as the activity centre for the localities at the top of the Darling Scarp in the municipality.

The Shire has adopted a town centre improvement plan for the District Centre and the time of writing, is considering an expansion to the District Centre.

The Kalamunda study area is served by a state primary and secondary school.

Proposed density increases in these areas take into account access to the above mentioned facilities in terms of walkability and public transport. The Shire's residential areas are well serviced by district, local and neighbourhood shopping facilities. Both active and passive public open space areas are located in each study area.

Greenfield Sites

The Shire does not contain any significant "greenfield" sites currently zoned for residential purposes. Notwithstanding this, preliminary investigations have taken place for potential rezoning of reserved land for residential purposes within the Shire. The Shire has identified "Urban Development Zones", "urban investigation areas" and "rural investigation areas" which will all be capable of accommodating more residential development. These areas are shown generally on **Figure 2** following, and discussed in Section 9 of this draft Strategy.

Sites within the investigation areas will be subject to Regional and Local Structure Plans.

Local Planning Strategy

In 2011 the Shire adopted a Local Planning Strategy (LPS) to provide the vision and strategic planning direction for the Shire for a twenty year period, in conformity with the WA Planning Commission's *Directions 2031 and Beyond*. The LPS is currently awaiting final endorsement by the WAPC.

In respect to housing development, the draft LPS identified "urban growth areas" in selected portions of the Kalamunda, Forrestfield and High Wycombe localities. To promote urban growth the LPS indicates that infill development will occur through increased residential densities and greater housing choice in selected areas.

The draft Strategy also identifies District Centres in the Forrestfield and Kalamunda urban areas. Structure Plans and policies adopted for the District Centres include provisions permitting medium and high density residential development within and surrounding the Centres. Key planning elements of the draft *Local Planning Strategy* are illustrated in **Figure 2** over the page.

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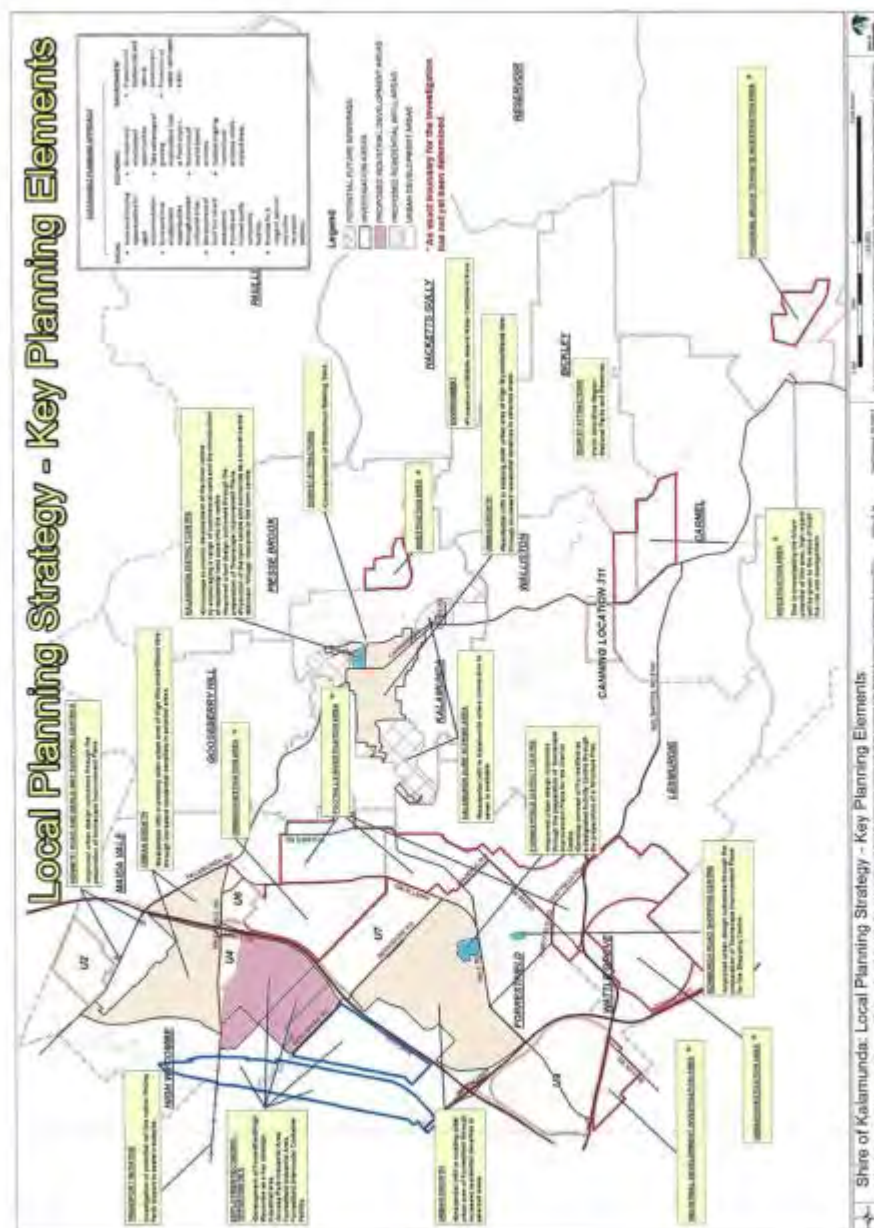


Figure 2: Draft Local Planning Strategy – Key Planning Elements
Residential Design Codes – Local Influences

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Due to the predominantly low density residential coding prevailing within the Shire, most housing developments have been limited to single residential dwellings, and a small number of grouped dwellings, generally on lots of 1,000m² or less. Housing types are almost exclusively single storey in scale.

In the Kalamunda locality there is a small number of "seniors" housing complexes for the exclusive use of occupants aged 55 years or older. The majority of "seniors" housing taking advantage of the density bonuses in the Residential Design Codes have been developed in the Kalamunda town site. At the time, this was likely due to the location and the availability of medium density zoned land.

In mid-2012 a number of approvals were granted for multiple dwellings on Heath Road, Kalamunda, however at the time of writing (February 2013) these have yet to be developed.

Currently, lot sizes and location do not take advantage of the higher density coding available in the Residential Design Codes.

Aged Accommodation Strategy (2008)

In 2008 the Shire of Kalamunda commissioned leisure/recreation consultants Community Perspectives to prepare an *Aged Accommodation Strategy*. Following are some of the key findings of the strategy report;

- Australia's population is ageing. It is predicted that by 2021 one in four West Australians will be over 60 years of age. The Shire of Kalamunda has higher percentages of aged residents than the WA average. By 2030 there is likely to be approx. 18,500 people over 55 years of age, and half of these will be over 70 years of age.
- There is a strong desire among older people to "age in place", which means finding suitable accommodation locally without the need to move away from family and friends.
- There needs to be a significantly greater investment in home support and community care. The existing levels are not adequate and will fall considerably short in the future unless this situation changes.
- There is little choice in housing for older people in the Shire. Currently 93.6% of housing is separate housing for "families". As 25% of the population is over 55 years of age, there is clearly a mismatch of housing to community needs.
- The Shire needs to encourage the development of smaller dwelling units that are better suited to the population profile.
- There is a decline in Commonwealth and State investment in "public housing". The Shire will need to play an active role in promoting greater investment in public housing to counterbalance the negative trends in supply.
- There is a negative trend in the supply of Residential Care Places over the past decade, despite a 44% increase in the population of people over 70 years of age. The Shire will need to adopt a "bold" approach to rectify such discrepancies.

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- The Residential Care Industry is “struggling”, and is calling for reforms to funding, regulation and compliance.
- Older people are changing, and it is likely that their aspirations and priorities will also change.
- Appropriate locations for aged accommodation in the Shire need to be identified now, reflecting indicative requirements for each locality. A local planning policy needs to be prepared to establish location and design criteria for aged accommodation.
- There needs to be more effective planning and coordination of the thirty government programs involved in aged housing, residential care and home and community care.
- Collaborative opportunities and innovation are needed to address the housing and accommodation needs of older people, and this requires the involvement of government, service providers and the local community.

The adopted Strategy contains the following objectives, strategies and recommended actions relevant to the draft Local Housing Strategy:

- a) Housing Choice – improve the choice in housing for older people by increasing the number of smaller homes and unit dwellings, maintaining a balanced supply of housing stock to meet demand over time:
 - Encourage aged persons housing around the town centres of Kalamunda and Forrestfield and other shopping and commercial hubs;
 - Encourage smaller lot sizes and aged persons unit sites in close proximity to convenience shops and other services within all new subdivisions;
 - Identify opportunities and suitable sites to develop seniors’ units in all rural areas, focussing on Pickering Brook as a priority;
 - Identify sites and opportunities for joint venture projects and other community housing options in conjunction with the Community Housing Programme section of the Department of Housing.
- b) Residential Care – strive to achieve the required level of high and low residential care places in the appropriate locations to meet current and future demand:
 - Identify suitable land sites in the hills area that have the capacity to cater for a total of 225 high care and 88 low care residential places over the next 20 years. (Allow 0.7ha for 50 places to 1.2ha for 100 places.)
 - Identify suitable land sites in the foothills area that have the capacity to cater for a total of 195 high care and 71 low care residential places over the next 20 years. (Allow 0.7ha for 50 places to 1.2 ha for 100 places.)

The *Aged Accommodation Strategy* has identified the need for diversification of housing stock to better cater for an ageing population, to increase the supply of Aged Care Accommodation in every locality, and to improve the levels of home support.

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In considering future accommodation needs the follow criteria are considered the most important:

- Proximity to health and medical services
- Proximity to retail services
- Proximity to public transport
- Accessibility (provision for disabilities)
- Proximity to family and friends
- Proximity to recreation and social facilities and programs
- Proximity to bushland and open space

It is acknowledged that due to the lack of suitable brown field sites and adequate infrastructure services, it may not be possible to satisfy all these criteria.

Relevant Local Planning Policies

The Shire has not adopted any Local Planning Policies which impact on the location or design of development within the established residential areas. Design elements follow those contained in the Residential Design Codes.

The Shire has, however, adopted a Structure Plan for the Forrestfield District Centre, and planning and urban design guidelines for the Kalamunda District Centre. The Shire is confident that implementation of these guiding documents will, over time, lead to increased levels of higher density, higher quality housing in and around these Centres.

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5. POPULATION CHARACTERISTICS

Household Profiles

Analysis of the household/family types in the Shire of Kalamunda in 2011 compared to Greater Perth shows that there was a higher proportion of family couples with children, and a similar proportion of one-parent families. Overall, 34.4% of total families were couple families with children, and 10.3% were one-parent families, compared to 31.6% and 9.9% respectively for Greater Perth.

There was a lower proportion of Lone Person Households and a higher proportion of Couples without Children. Overall, the proportion of Lone Person households was 18.2% compared to 22.4% in Greater Perth, while the proportion of Couples without Children was 29.7% compared to 25.7% in Greater Perth.

Nearly half of all households within the Shire do not contain children.

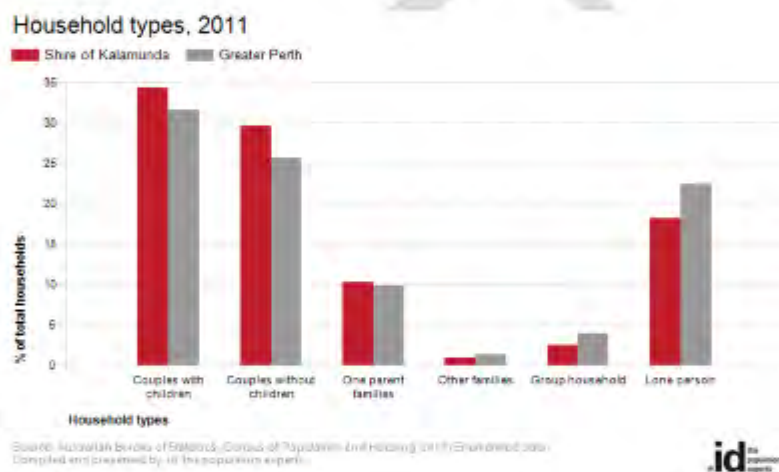


Figure 3: Household Types (2011)

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Age Composition

The current age composition of the Shire is illustrated in **Figure 4** below.

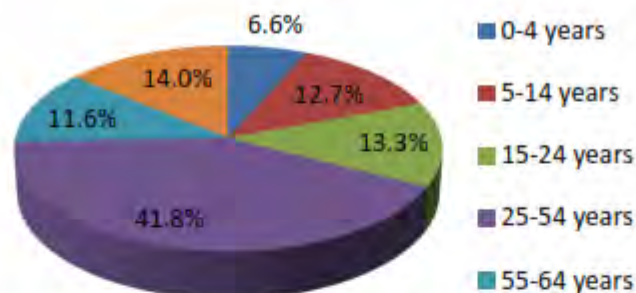


Figure 4: Kalamunda Age Composition (2011)

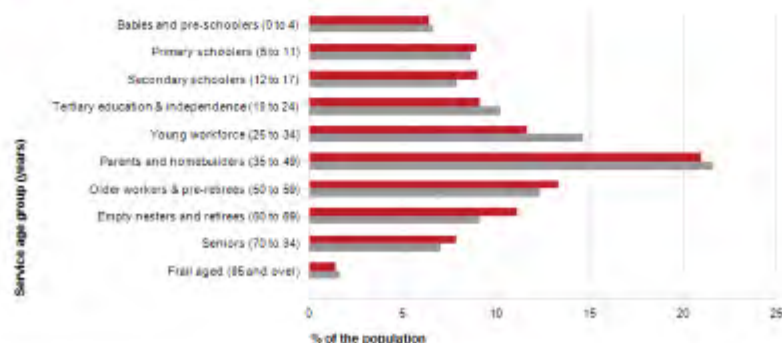
Source: ABS Census of Population and Housing, 2011

Age Structure and Trends

The number of residents aged 60 years and over has increased from 8,607 in 2006, to 10,954 in 2011 – an increase of 27% in just five years. The increase in the proportion of residents aged 60 years and over since 2006 is greater in Kalamunda than for the State. The *Kalamunda Aged Accommodation Strategy* (2008) clearly identifies that the Shire will be required to address the numerous implications associated with an ageing population as a matter of priority. One of the most pressing issues is, of course, accommodation.

Age structure, 2011

■ Shire of Kalamunda ■ Greater Perth



Sources: Australian Bureau of Statistics, Census of the population and housing, 2011 (usual resident population).
Compiled and distributed by: id, Integrated Information Development

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Development

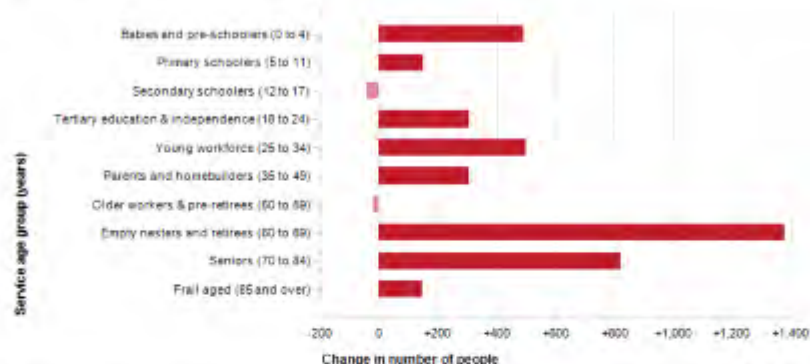
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Figure 5: Kalamunda Comparative Age Composition with Perth (2011)

From 2006 to 2011, the most significant change in the Shire of Kalamunda's age composition was the marked increase in the number of residents aged 60+, as depicted in Figure 6 below.

Change in age structure, 2006 to 2011

Shire of Kalamunda

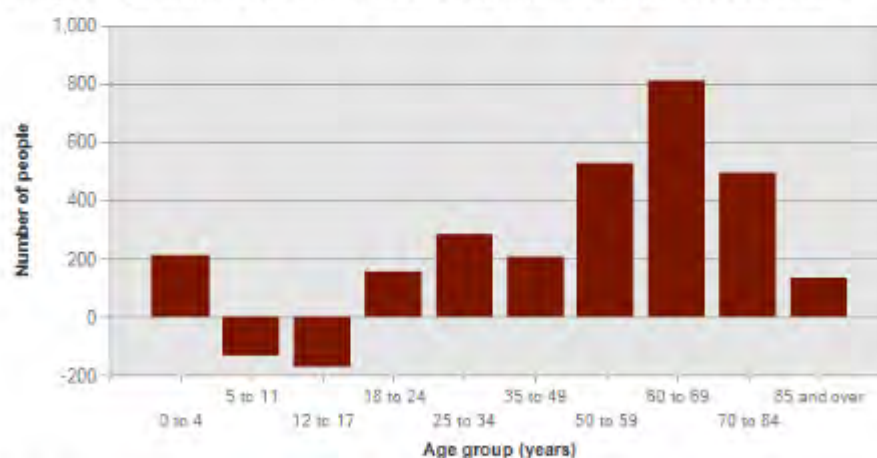


Source: MULTIMEDIA BUREAU AT SUBURBS.ca, Census of Population and Housing, 2006 and 2011 (usual residence data).
Compiled and presented by id, the population experts.

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Figure 6: Change in Age Structure (2006 – 2011)

Change in age structure of Shire of Kalamunda, 2001 to 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 and 2001 Census of Population and Housing (Enumerated)

Figure 7: Kalamunda Comparative Change in Age Structure (2001-2006)

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The most significant differences between the Shire of Kalamunda and Greater Perth workforces are in the categories of:

- Professional, scientific & technical services (-);
- Transport, postal & warehousing (+);
- Wholesale trade (+);
- Manufacturing (+);
- Accommodation & food services (-); and
- Health care & social assistance (-).

This indicates the Shire's workforce is more "blue collar" in composition.

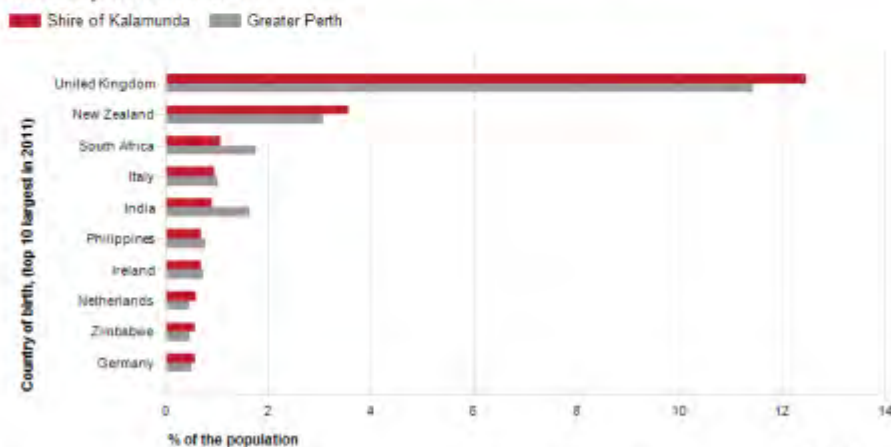
Migration

The majority of Kalamunda residents are Australian-born (67%), while 27.8% were born overseas, and 5.3% not stated.

With 27.8% of the population of Kalamunda being born overseas, 9.5% came from a non-English speaking background. This compares to 34.4% and 16.7% respectively for Greater Perth.

Residents who originally came from the United Kingdom make up 12.5% of those born elsewhere. The UK is the largest source of migrants by far, however, this situation is changing (see **Figures 9 and 10**).

Country of birth, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data).
Compiled and presented by id the information experts.

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Figure 9: Country of Birth (2011)

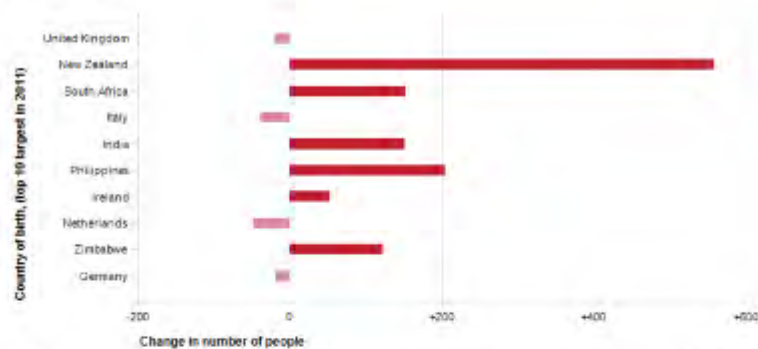
Between 2006 and 2011, the number of people born overseas increased by 1,768 or 13.5%, and the number of people from a non-English speaking background increased by 1,005 or 9.5%.

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The largest changes in birthplace countries between 2006 and 2011 were for those born in New Zealand, the Philippines, South Africa and India.

Change in country of birth, 2006 to 2011

Shire of Kalamunda



Source: Australian Bureau of Statistics, Census of Population and Housing, 2006 and 2011 (usual residence data). Compiled and presented by id, the population experts.

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Figure 10: Change in Country of Birth (2006 – 2011)

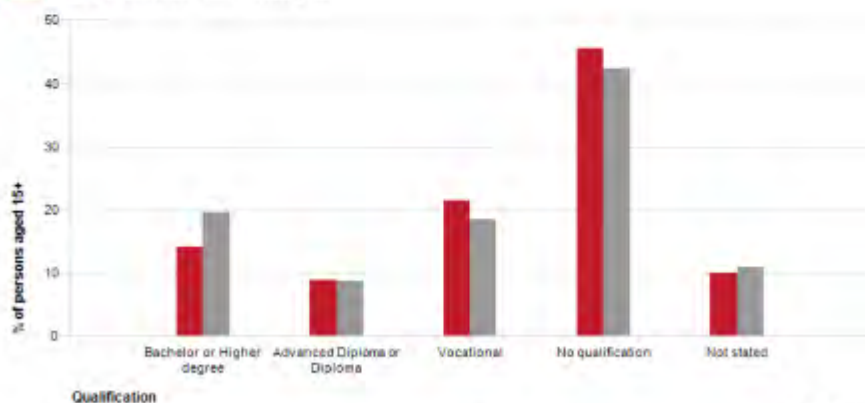
Education

Analysis of the qualifications of the population in the Shire of Kalamunda in 2011 compared to Greater Perth shows that there was a lower proportion of people holding formal qualifications (Bachelor or higher degree; Advanced Diploma or Diploma; or Vocational qualifications), and a higher proportion of people with no formal qualifications.

Overall, 44.4% of the population aged 15 and over held educational qualifications, and 45.6% had no qualifications, compared to 46.8% and 42.3% respectively for Greater Perth.

Highest qualification achieved, 2011

■ Shire of Kalamunda ■ Greater Perth



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data). Compiled and presented by id, the population experts.

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Figure 11: Highest Qualification Achieved (2011)

These figures reinforce the perception of Kalamunda tending towards being a more “blue collar” local authority, compared to the overall Perth metropolitan situation.

Population Density

Based on the latest Census data, the Shire of Kalamunda’s total population (ERP) in 2011 was 56,462.

The highest population density is experienced within the Foothills/Plains and the Escarpment geographical area. The Eastern Rural District has a much lower population density by comparison, as most of this land is set aside for national parks and reserves.

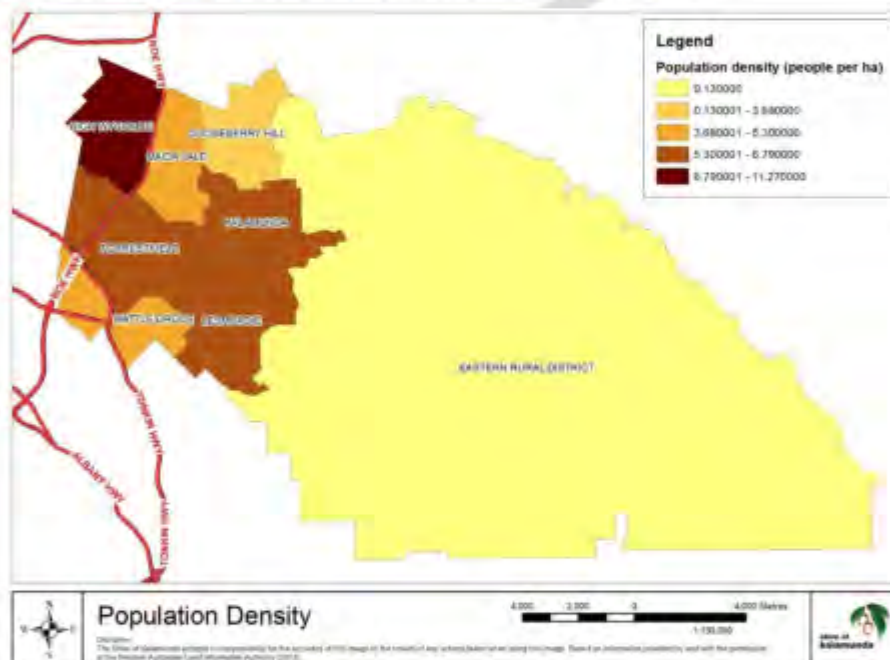


Figure 12: Kalamunda Population Density (2011)

The higher densities experienced in High Wycombe, Forrestdale, Kalamunda etc., are still very low in comparison with contemporary “urban” or “suburban” standards.

Population Forecasts and Projections

The *Commonwealth Government State of Australian Cities 2010 Report* refers to Australian Bureau of Statistics (ABS) population forecasts which project that the population of Australia will grow to 35.5 million by 2056, and that Perth will reach a population of 3.5 million by 2056.

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The ABS has published population forecasts which suggest that the population of Perth and Peel will be between 2.40 million and 2.88 million by 2031. Additional dwellings - ranging somewhere between 358,000 and 429,000 - will need to be constructed to meet this demand (**source:** *Directions 2013 and Beyond 2010*, p9).

By 2030, the Shire of Kalamunda estimates that the population aged 55+ within the Shire will have increased by 50% to 18,459, where effectively one in three people will be over 55 years of age, and half of the 55+ population will be over 70 years of age (*Aged Accommodation Strategy 2008*).

This ageing trend is also indicative of world population trends resulting from longer life spans, declining birth rates and the ageing of the post-WWII "baby boomer" generation.

Population Projections – Qualifying Note

It is important to note that population projections are not predictions of the future. Projections are simply an extrapolation of past trends, coupled with knowledge of the future residential capacity of the area. They assume that past trends provide some indication of the likely range of futures for the community. They also assume there will be no major natural disasters or significant economic downturns. They assume that State and local governments and other agencies will continue to maintain and expand urban infrastructure and services as required.

The planning process calls for ongoing monitoring of urban change, and the projections need to be amended as future conditions warrant.

Obviously the Shire of Kalamunda has the ability to influence any projections made by others, by, for example, increasing the quantity of land available for housing development, and changing R-Codings and increasing densities in existing residential areas.

Short-term Population Forecast

Based on the Department of Health and Ageing Statistical Local Area Population Projections 2008 to 2014, the population of the Shire of Kalamunda is estimated to grow at 6.4% - an absolute increase of 3,423 people. As highlighted in the *Kalamunda Sporting Reserve Development Plan 2008*, this rate of growth is approximately half the expected rate of growth for the State of Western Australia, which is 13.02%.

Over the next five years, it is projected that the major population growth areas within the Shire will be in the foothill suburbs of Forrestfield, Wattle Grove, High Wycombe and Maida Vale.

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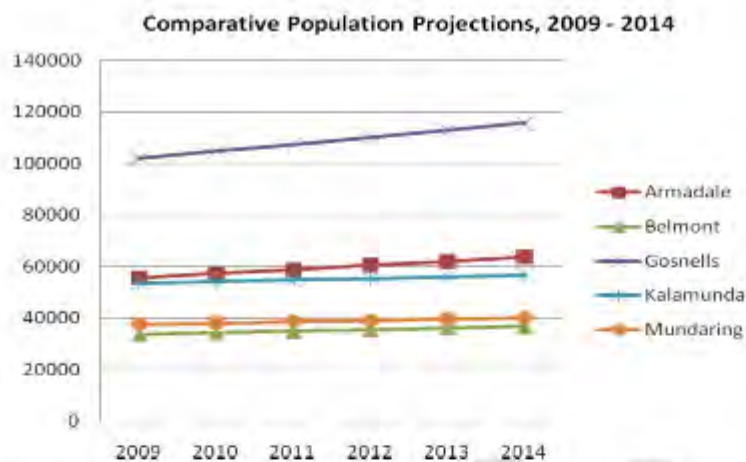
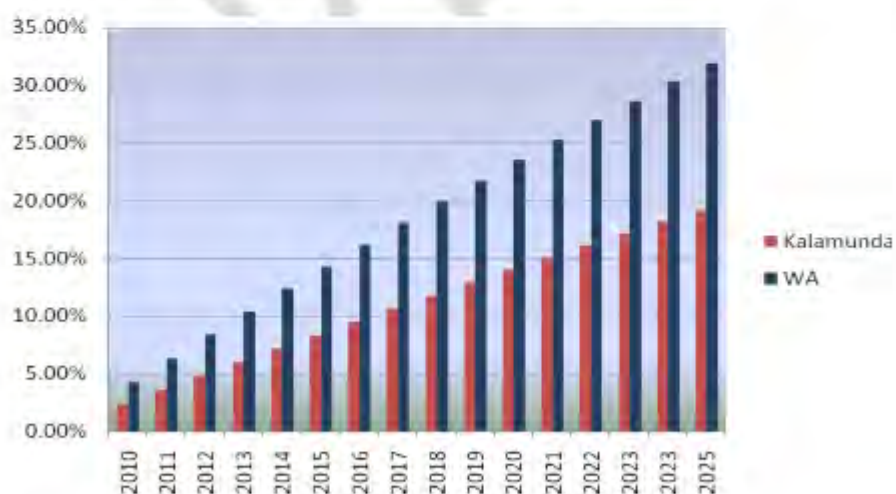


Figure 13: Regional Comparison of Population Projections (2009-2014)

Source: Dept of Health and Ageing

Long-term Population Forecast

The Department of Health and Ageing *Statistical Local Area Population Projections 2007 to 2027* forecasts that the population of Kalamunda will grow from 53,495 in 2009 to 63,986 people in 2025; an increase of 19.6%. This is far less than the expected rate of growth for the whole State, the population of which is projected to increase by 34.3% from 2009 to 2,953,600 in 2025.



Source: Department of Health and Ageing, 2007.

Figure 14: Long Term Projection, Comparison of Kalamunda and Western Australia (2010-2025)

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Despite the predicted rate of population growth for the Shire being less than the WA average, this growth is still significant, and will place increased pressure on Shire services, land availability, and asset and infrastructure requirements.

Summary Comments

- The Kalamunda working population is slightly more "blue collar" in composition (by occupation and education qualifications), when compared to the overall Perth metropolitan workforce.
- Nearly half of all Kalamunda households do not contain children.
- The number of residents aged 60 years and over has increased by 27% in just five years. The increase in the proportion of residents aged over 60 since 2006 has been greater in Kalamunda than for the State average.
- Empty nesters, retirees and seniors are the fastest growing sectors of the Kalamunda resident community.
- The median age of Kalamunda residents is 38, compared to 36 years for the Perth Metro area.
- Residents who originally came from the United Kingdom make up 12.5% of those born elsewhere. The UK is the largest source of migrants by far, however, this situation is changing.
- The largest changes in birthplace countries between 2006 and 2011 were for those born in New Zealand, the Philippines, South Africa and India.
- The higher residential densities experienced in High Wycombe, Forrestfield, Kalamunda etc., (compared to the Shire as a whole) are still very low by comparison with contemporary "urban" or even "suburban" standards.
- Despite the predicted rate of population growth for the Shire being less than the WA average, this growth is still significant, and will place increased pressure on Shire services, land availability, and asset and infrastructure requirements.
- It must be acknowledged that the Shire of Kalamunda has the ability to influence any population projections made by others, by, for example, increasing the quantity of land available for housing development, and changing R-Codings and increasing densities in existing residential areas.

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6. HOUSING CHARACTERISTICS

Housing Types and Densities

Separate dwellings make up 93.6% of the housing stock in the Shire (compared to 76.7% in Greater Perth). Medium density housing makes up 5.7% (17.9% in Greater Perth) and flat, units or apartments (high density housing) makes up just 0.1% (4.8% in Greater Perth). (See **Figure 15**)

The great predominance of low density, single dwellings within the Shire is most notable, and emphasises the paucity of housing choice available. (Remembering that nearly half of all households contain only one or two persons.)

Urban residential development areas in the Foothills localities are low and medium density. Residential codings are predominantly R20, R25 and R30, requiring a minimum lot size of 270 to 440sqm.

In recent years there have been a small number of areas within the Foothills zoned R40.

The localities of Maida Vale, south High Wycombe, Gooseberry Hill, Kalamunda, Lesmurdie and Walliston are predominantly low density - zoned R5/10 with a minimum lot size of 1,000 to 2,000sqm.

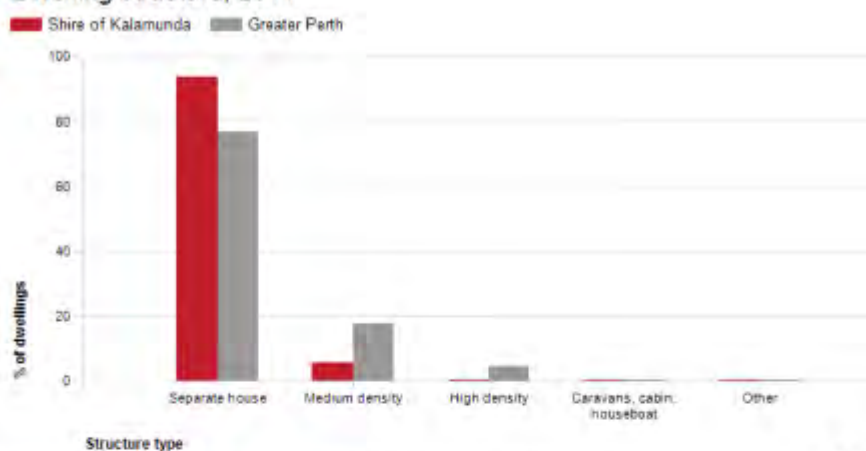
There are small areas of land zoned Residential Bushland within Maida Vale, Bickley and Carmel, with minimum permissible lot sizes of between 2,000 sq.m and 4,000 sq.m.

The rural localities of Bickley, Carmel, Pickering Brook and Piesse Brook have a variety of Rural zonings – from Lifestyle/Special Rural with the minimum lot size of 1 ha, to Rural Agriculture, Rural Conservation and Rural Landscape Interest, all with the minimum lot size of 6 ha.

The variety of housing types available to residents is limited in comparison to the rest of Perth whilst in contrast the age structure and household composition is very similar.

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Dwelling structure, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Enriched data)
Compiled and presented by id in partnership with

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Figure 15: Dwelling Structure Type (2011), Shire of Kalamunda and Greater Perth

Age and Condition of Housing

The majority of housing throughout the Shire was built in the 1960s and is therefore on average 50 years old. This includes old "State Housing Commission" properties scattered throughout the Shire which were built to a standard which was considered basic at the time, and are considered very basic by today's standards.

The 1970s saw the development of Forrestfield and the south-east of Wattle Grove. Over the last twenty years there have been pockets of new development such as the portion of High Wycombe to the north of Kalamunda Road, and the remainder of Wattle Grove.

Survey

In order to gain a basic appreciation of the condition of the Shire's housing stock, a series of road sections were randomly selected for inspection throughout the Shire's potential development areas. The site visits were used to collect a random sample of the current housing stock to ascertain the general age and condition of the dwellings.

Houses were observed from the street, with particular attention paid to the age, quality, level of maintenance, and the condition of the surrounding yard, fences, and driveways.

Findings

High Wycombe has a mix of housing ranging from older housing stock to renovated properties, and a few newly constructed properties were also noted. From the exterior, many houses appeared to be properly maintained. There were a few exceptions, where properties appeared to have issues with maintenance and care.

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Forrestfield generally has older housing stock. Many of the properties were well maintained, however, there are exceptions. Many of the observed maintenance issues relate to roofs, walls, windows and other features required to be fixed or replaced. In general terms Forrestfield would benefit from higher levels of housing maintenance, and a regeneration and gentrification of the housing stock.

Maida Vale contains only single dwellings. The majority are in average to good condition. There is an even mix of old original dwellings and renovated properties.

In summary, the majority of residential properties are in average to good condition. Redevelopment, where it has occurred, has generally taken the form of new dwellings constructed behind original, retained dwellings.

Housing Tenure

Housing tenure data provides an insight into the socio-economic status of an area, as well as the role the area plays in the housing market. Tenure can also reflect built form, with a higher share of renters in high density housing and a substantially larger proportion of home owners in separate houses. This is the case within the Shire of Kalamunda, where a high percentage of home ownership (78%) corresponds with the high proportion of low density housing.

By comparison, the home ownership rate in metropolitan Perth is 66%.

A high concentration of home owners indicates a more settled area with mature households and "empty nesters" predominating.

Public Housing

The Department of Housing owns 305 properties within the Shire of Kalamunda. These properties are a mixture of sole Department ownership and joint ownership between the Department and private persons. 243 of these properties are owned solely by the Department and 62 are in joint ownership.

The public housing within the Shire is predominately located in High Wycombe and Forrestfield. Forrestfield contains the largest portion of solely Department-owned properties (135), as well as a combined total high of 149 properties. High Wycombe has more than half of the jointly owned properties within the Shire, with 33 within High Wycombe and 29 located throughout the remainder of the suburbs.

Suburb	Solely owned properties	Jointly owned properties	Combined Total of properties in suburb
Forrestfield	135	14	149
High Wycombe	82	33	115
Kalamunda	18	1	19
Wattle Grove	3	11	14
Maida Vale	2	3	5
Lesmurdie	3	-	3
TOTALS	243	62	305

Table 2: Public Housing in the Shire of Kalamunda (2012)

SOURCE: Shire of Kalamunda

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Seniors and Aged Housing

Following is a list of existing seniors and aged persons complexes within the Shire of Kalamunda:

Name	Location	No. of Units
Sunshine Park	Brady Road Lesmurdie	12
Parry House	Warlingham Drive Lesmurdie	45
Villa Maria	Lesmurdie Road Lesmurdie	55
Milton Park	Williams Road Gooseberry Hill	35
Donovan Village	Lewis Road Forrestfield	51
Waldrige Village	Berkshire Road Forrestfield	134
Hillview Lifestyle Village	Kalamunda Road High Wycombe	90
Elmore Lifestyle Village	Elmore Way High Wycombe	64
Department of Housing	Byron Road Kalamunda	13
	McNess Road Kalamunda	14
	Mounthaven Street Kalamunda	6
	Albizia Close Forrestfield	12

Table 3: Existing Seniors and Aged Persons Complexes in the Shire of Kalamunda
SOURCE: Shire of Kalamunda

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In 2008 the Shire of Kalamunda commissioned leisure/recreation consultants Community Perspectives to prepare an *Aged Accommodation Strategy*. Following are some of the key findings of the strategy report:

- Australia's population is ageing. It is predicted that by 2021 one in four West Australians will be over 60 years of age. The Shire of Kalamunda has higher percentages of aged residents than the WA average. By 2030 there is likely to be approx. 18,500 people over 55 years of age, and half of these will be over 70 years of age.
- There is a strong desire among older people to "age in place", which means finding suitable accommodation locally without the need to move away from family and friends.
- There needs to be a significantly greater investment in home support and community care. The existing levels are not adequate and will fall considerably short in the future unless this situation changes.
- There is little choice in housing for older people in the Shire. Currently 93.6% of housing is separate housing for "families". As 25% of the population is over 55 years of age, there is clearly a mismatch of housing to community needs.
- The Shire needs to encourage the development of smaller dwelling units that are better suited to the population profile.
- There is a decline in Commonwealth and State investment in "public housing". The Shire will need to play an active role in promoting greater investment in public housing to counterbalance the negative trends in supply.
- There is a negative trend in the supply of Residential Care Places over the past decade, despite a 44% increase in the population of people over 70 years of age. The Shire will need to adopt a "bold" approach to rectify such discrepancies.
- The Residential Care Industry is "struggling", and is calling for reforms to funding, regulation and compliance.
- Older people are changing, and it is likely that their aspirations and priorities will also change.
- Appropriate locations for aged accommodation in the Shire need to be identified now, reflecting indicative requirements for each locality. A local planning policy needs to be prepared to establish location and design criteria for aged accommodation.
- There needs to be more effective planning and coordination of the thirty government programs involved in aged housing, residential care and home and community care.
- Collaborative opportunities and innovation are needed to address the housing and accommodation needs of older people, and this requires the involvement of government, service providers and the local community.

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The following large sites are considered to present the best opportunities for the delivery of Aged Accommodation complexes across the various localities in the Shire of Kalamunda:

- Lots 303, 53, 213 Brentwood Road, Wattle Grove – Large privately owned site comprising 10 ha. The land is vacant and was formerly used as a Turf Farm. The owner has previously submitted plans to develop the site as a private "lifestyle village". The site is relatively unconstrained with good access to major arterial roads and can be serviced by the necessary utilities.
- Reserve 30314 Wilkins Road, Walliston – The land comprises 10.774 ha and is reserved for Parks and Recreation under the Shire's Local Planning Scheme No. 3. The site is vested in the Minister for Works for the purpose of "Use and Requirements for the Minister for Works". The Shire of Kalamunda is interested in securing a portion of the site for the purpose of aged accommodation and related activities, with the balance retained as natural bushland. The Shire is currently investigating the potential for the vesting to be transferred to the Shire. The site is relatively flat with good road access and is located approximately 300 metres from the local shopping centre on Canning Road. The site can be connected to the sewer headworks in the vicinity of the local shopping centre.
- Lot 800 Kalamunda Road, Maida Vale – Hillview Golf Course. This land area is large (approximately 40 ha), privately owned, and used as a 27 hole golf course. The size and location of the site is ideal for aged accommodation use incorporating independent living units, assisted care, and a nursing home. Development could incorporate all or part of the site.
- Pioneer Park, Forrestfield – located adjacent to Roe Highway, this 51.577 ha former refuse disposal site contains a non-contaminated portion near Hicks Street. The non-contaminated portion of the site could be considered for the development of aged care accommodation.
- Reserve 35412 East Terrace Reserve, Kalamunda – located behind the Kalamunda Primary School, the land comprises 5.560 ha and is reserved as Local Open Space. The site is within 500 metres of the Kalamunda town centre and 150 metres from Stirk Park.
- 100 Bougainvillea Avenue, Forrestfield – this Department of Agriculture and Food site is approximately 11.6 ha in size and reserved for Public Purposes.
- Advent Park 345 Kalamunda Road, Maida Vale – this is a large, privately-owned site currently used as a campground and caravan park. The land area is 10.572 ha, and is currently zoned Special Use.

Building Costs

In earlier times land around Perth was cheap, however, as easily accessible land becomes scarcer it is now becoming increasingly expensive. Building booms force construction prices up, and building slumps have the reverse affect. Today the mining boom is exacerbating cost increases, due mostly to a shortage of tradesmen, higher wages and higher material costs. The following information has been sourced from the Shire of Kalamunda Building Department:

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- In 1956 the (then) State Housing Commission built a three bedroom, one bathroom, brick and tile, timber-floored residence in Lesmurdie. The house was modest in size – just 104 sq.m in area, at a cost of \$7000, or \$67 per sq.m.
- By 1970 house sizes were becoming larger, and car parking was becoming increasingly important. A four bedroom, one bathroom house with a garage of 175 sq.m in area cost \$15,000 to build, or \$85 per sq.m.
- By 1975 a three bedroom, one bathroom dwelling with no carport of 125 sq.m. in area cost \$16,000 to construct, or \$127 per sq.m.
- In 1980 a definite trend emerged with larger homes having more internal recreational space. A four bedroom house with one bathroom and carport totalling 181 sq.m cost \$22,000 to construct, or \$121.55 per sq.m.
- 1985 saw the emergence of the second bathroom and a garage as "standard" features. Building costs had increased to \$191 per sq.m, which was a marked increase over the prevailing situation of five years earlier.
- 1990 showed a design shift in that more 4x2 dwellings with a double garage became the norm. A 398 sq.m house cost \$167,300 or \$420 per sq.m, which is more than double the cost of construction five years earlier.
- During 1995 a surge in first home buyers saw house sizes become slightly smaller, but construction costs remained high at approx. \$399 per sq.m.
- 2000 saw the start of the "home theatre" obsession, and a requirement for more internal recreational space. A 4x2 dwelling (including a garage) totalling 249 sq.m. in area cost \$90,687, or \$364 per sq.m.
- In 2012 a similar home of 284 sq.m will cost approx. \$183,000 to construct, or \$644 per sq.m.

Housing Affordability

The Foothills suburbs of Maida Vale, High Wycombe and Forrestfield represent good value for home buyers compared to many other areas within the Perth metropolitan region. Forrestfield is the most affordable. (See **Table 4** below.)

Suburb	Median House Price - September 2012
Kalamunda	\$560,000
Wattle Grove	\$510,000
Perth Metro Area	\$472,500
Maida Vale	\$440,000
High Wycombe	\$420,000
Forrestfield	\$370,000

Table 4: Median House Price - Selected Shire of Kalamunda Suburbs Compared to Perth Metropolitan Region (Sept 2012)

SOURCE: REIWA Website

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Most of the Foothills suburbs are either at, or below, the Perth metropolitan area average in terms of the cost of renting.

Suburb	Average Weekly Rental 3 Bedroom House - September 2012
Wattle Grove	\$475
Forrestfield	\$435
Perth Metro Area	\$420
Maida Vale	\$420
Kalamunda	\$420
High Wycombe	\$400

**Table 5: Average Weekly House Rental - Selected Shire of Kalamunda Suburbs
Compared to Perth Metropolitan Region (Sept 2012)**

SOURCE: REIWA Website

In conclusion:

- The suburbs of High Wycombe and Maida Vale are the most affordable in terms of both house buying and renting.
- Forrestfield is the cheapest suburb in terms of purchase price, however renting is more expensive than the Perth metro region average.
- Wattle Grove is a more expensive suburb in terms of both purchasing and renting.

Dwelling Sizes

The number of bedrooms in a dwelling is a good indicator of its overall size (for comparison purposes), and when combined with dwelling type information, provides insight into the role the Shire of Kalamunda plays in Perth's housing market.

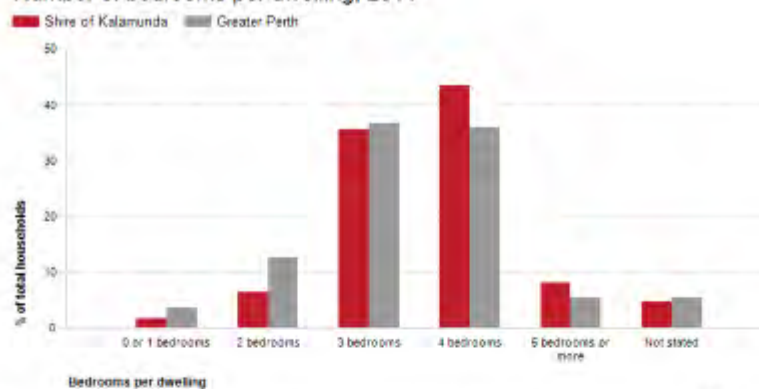
The percentage of four and five bedroom houses in the Shire of Kalamunda is substantially larger than in Greater Perth. Equally, the number of zero, one and two bedroom houses is substantially smaller than Greater Perth. (See **Figure 16**)

Analysis of the household/family types in the Shire of Kalamunda in 2011 compared to Greater Perth shows that there was a higher proportion of couple families with children as well as a similar proportion of one parent families. Overall, 34.4% of total families were couple families with children, and 10.3% were one-parent families, compared to 31.6% and 9.9% respectively for Greater Perth.

However, this still means that nearly half of all Kalamunda dwellings do not contain children, and are occupied by just one or two persons. There is clearly a mismatch between dwelling types/sizes, and household types, with an oversupply of large dwellings, and a commensurate undersupply of smaller dwellings.

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Number of bedrooms per dwelling, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 (Shire of Kalamunda data compiled and compared by D&I Services Committee).

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Figure 16: Number of Bedrooms Per Dwelling (2011)

Building Activity

Shire of Kalamunda Year (ending June 30)	Number			Annual change		
	Houses	Other	Total	Houses	Other	Total
2011-12	417	16	433	+91	+4	+95
2010-11	326	12	338	-77	-50	-127
2009-10	403	62	465	+32	+18	+50
2008-09	371	44	415	+57	+35	+92
2007-08	314	9	323	+46	-50	-4
2006-07	268	59	327	+43	+15	+58
2005-06	225	44	269	-208	+10	-198
2004-05	433	34	467	-265	+22	-243
2003-04	698	12	710	+224	-7	+217
2002-03	474	19	493	+111	+5	+116
2001-02	363	14	377	+159	-17	+142
2000-01	204	31	235	-30	+23	-7
1999-00	234	8	242	+36	0	+36
1998-99	198	8	206	+57	-17	+40
1997-98	141	25	166	+3	+23	+26
1996-97	138	2	140	-25	-42	-67
1995-96	103	44	207			

Table 6: Building Approvals – Shire of Kalamunda (1995-2012)

SOURCE: Shire of Kalamunda Building Department

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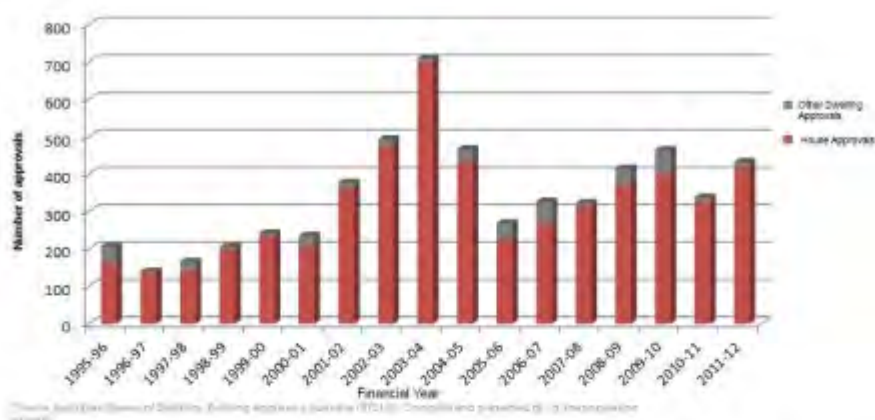


Figure 17: Building Approvals, Shire of Kalamunda - Houses and Other Dwellings (1995-2012)

After a boom in 2003/4, a sharp drop occurred during the 2005/5 period, after which residential building activity has steadily increased at a solid rate.

Summary Comments

- Much of the housing stock within the Shire of Kalamunda is modest in scale, approximately 40+ years old, and of average to good condition.
- It is clear that the Shire has a lack of variety when it comes to housing options.
- The variety of housing types available to residents is limited in comparison to the rest of Perth, even though the age structure and household composition of Kalamunda is very similar.
- There is clearly a mismatch between dwelling types/sizes, and household types, with an oversupply of large dwellings, and a commensurate undersupply of smaller dwellings. This is a problem common to Kalamunda and most suburbs of the Perth metropolitan area.
- Building costs continue to climb at a faster rate than the average cost of living.
- There is also a need for more small dwellings to enable housing to remain affordable to first home buyers and to those on lower incomes.
- The R20 codings prevailing in some areas in the foothills (designated through Town Planning Scheme No. 2) prevent any further subdivision of lots in a majority of situations.
- The majority of subdivisions in areas coded R25 are two lot battle axe subdivisions, with the old house typically retained at the front. This form of subdivision does little to upgrade the old streetscapes in these areas.
- The need for a wider variety of housing in terms of size, price and location has become more urgent. In many instances older residents want to stay in the area but have no alternative to a 4x2 with a large back yard. Young people also need appropriate properties available to enable them to enter the property market. Young families who would like to buy in the hills area presently don't have many options.

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The large numbers of single people living within the Shire require a residential product that currently doesn't exist.

- The suburbs of High Wycombe and Maida Vale are the most affordable in terms of both house buying and renting. Forrestfield is the cheapest suburb in terms of purchase price, however renting is more expensive than the Perth metro region average. Wattle Grove is a more expensive suburb in terms of both purchasing and renting.
- The majority of older suburbs need a "facelift". Any proposed new densities with matching policies relating to dual density requirements must address how new developments should best proceed in order to achieve better streetscapes.

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7. HOUSING and the NATURAL ENVIRONMENT

Landforms

The Shire of Kalamunda contains two distinctive landform types or geomorphological provinces, namely the Swan Coastal Plain and the Darling Plateau.

The Swan Coastal Plain which comprises the western portion of the Shire is generally low relief terrain made up of alluvial Aeolian deposits and includes the Forrestfield, High Wycombe, Maida Vale and Wattle Grove, Southern River and Guildford soil.

The Darling Plateau covers the majority of the Shire and is dominated by lateritic uplands and duristic gravels and sands which form a gently undulating surface. The topography ranges from 50m AHD on the western fringe of the steeply dissected scarp to 360m AHD on elevated ridges. From west to east, the soils include the Darling Scarp, Swan Dwellingup, Yarragil, Helena, Murray and Cook units Gooseberry Hill. This area contains the suburbs of Kalamunda, Lesmurdie, Gooseberry Hill and Walliston.

The Swan Coastal Plain section of the Shire contains the following soil units:

Southern River

The Southern River unit is characterised by a sand plain with low dunes and many intervening swamps, peats and clay. It occurs throughout High Wycombe and the western parts of Forrestfield and Wattle Grove.

Forrestfield

The Forrestfield unit comprises the lateraled foothills of the Darling Scarp and is dominated by gravelly and sandy soils. This unit occurs throughout Maida Vale and the central parts of Forrestfield and Wattle Grove.

The Darling Plateau landform covering the majority of the Shire contains the following soil units:

Darling Scarp

The Darling Scarp unit is characterised by moderately steep to very steep scarp hill slopes with shallow soils. Granite outcropping is common throughout this unit which occurs on the western portions of Gooseberry Hill, Kalamunda and Lesmurdie.

Swan

The Swan unit is restricted to the northern area of Gooseberry Hill and occurs as alluvial terraces. The unit is closely associated with the Helena River and is contained within the National Park.

Dwellingup

The Dwellingup unit comprises almost half of the total area of the Shire and encapsulates the lateritic uplands of the Darling Plateau. The crests and upper slopes are common landform features dominated by shallow gravelly sands.

Yarragil

The Yarragil unit occurs on the minor upland valleys in the western part of the Darling Plateau. The soils range from yellow duplex soils to sand over mottled clay on valley side slopes, to poorly drained uniform clays on valley floors.

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Conclusion

A land capability assessment conducted by the Department of Agriculture suggests that these soil types generally have a fair to high capability of supporting house and road construction, although a low capability for onsite effluent disposal exists. Localised limitations associated with inundated soil or flood risk reduce capability in some locations.

Vegetation

The Shire is relatively well covered with very good condition remnant vegetation when compared to most metropolitan municipalities. The majority of the remnant vegetation in the Darling Range portion of the Shire is contained within existing public water supply catchments to the east and south of the Kalamunda townsite. There is also a good coverage of remnant vegetation along the Darling Scarp which is largely associated with Lesmurdie Falls, Kalamunda and Gooseberry Hill National Parks.

The coastal plain portion of the Shire also contains some important areas of remnant vegetation including Hartfield Park, Wattle Grove and Forrestfield.

The Shire's adopted *Local Biodiversity Strategy* (2008) outlines criteria to provide a clear direction on how biodiversity will be conserved in the long term.

The Shire's Local Planning Scheme contains provisions for the protection of the environment as part of any development application. These provisions can be used to provide conditions for the achievement of biodiversity conservation.

The *Local Biodiversity Strategy* provides the Shire with opportunities to include better biodiversity in its planning process.

Public Open Space

The provision of Public Open Space (POS) in the Shire provides social, economic and environmental value to the community. Accessible, well designed POS provides opportunities for both active and passive recreation. In planning for POS, consideration also needs to be given to biodiversity, intrinsic natural beauty, cultural heritage values, its role in the wellbeing of the local community and its tourism potential. The need to balance these issues can be a challenge, particularly in a Shire such as Kalamunda which includes large areas of natural bush and water catchments.

The open space in the Shire comprises a number of distinct scales of type and magnitude ranging from the largest such as State Forest, through intermediate open spaces such as regional sports facilities, to the smallest corner parks. The Shire contains 11,011 ha of State Forest being 34% of the total Shire area. In addition, conservation areas comprise another 9,091 ha being 28% of the Shire area. Altogether non-urban areas make up 24,081ha or 74% of the Shire's area.

Within the urban areas of Kalamunda (8,273 ha or 26% of the Shire's total area) at least 10% of this land is allocated to Public Open Space. This is over and above the previously mentioned non-urban areas.

Liveable Neighbourhoods Element 1R 26 suggests that the layout and design of neighbourhoods should provide well distributed parkland that contributes to the legibility

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and character of the overall development, provides for a range of uses and activities, is cost-effective to maintain and assists with urban water management.

The most recent *Local Public Open Space Strategy* for the Shire of Kalamunda was completed in 1996 and has been important in guiding the Shire's open space planning and management. Considering the recent and expected future population growth of Kalamunda, however, a review of the Shire's POS and Recreation facilities is required as a matter of priority to determine if the current needs of the community are being met, and whether they are sufficient to provide for the growing population. It is now timely to review and update the *Local Public Open Space Strategy* so there is an assessment of the adequacy and accessibility of the Shire's POS and Recreation which accurately reflects contemporary community needs, and adequately guides future initiatives.

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8. UTILITIES and SERVICES

Sewerage

The urban areas of Wattle Grove, Forrestfield, Maida Vale and High Wycombe are either sewered or have access to the reticulated sewer system. The urban area of Kalamunda has access to reticulated sewerage primarily around the town centre. No sewerage system is available to the rural or semi-rural areas of the Shire of Kalamunda.

Dwelling Unit Reticulation Equivalent

Central Kalamunda has a "Special Developer Contribution Area" managed by the Water Corporation, and referred to as the "Dwelling Unit Reticulation Equivalent" (DURE) scheme, established in 1988. Homeowners in the remainder of the Kalamunda locality and the localities of Lesmurdie, Walliston and Gooseberry Hill have to rely on individual effluent disposal systems on-site.

Owing to the low level of contributions received from development in the DURE scheme area the Water Corporation has notified the Shire that the scheme is approximately \$500,000 in debt. The Water Corporation has indicated it could close down the scheme if the level of development does not increase to make the scheme economically viable. The Council of the Shire of Kalamunda has recently endorsed a proposal to commence community consultation in relation to raising the residential density of certain parts of central Kalamunda to encourage new subdivision and development.

The Water Corporation would also like to remove some areas from the sewerage scheme, including a relatively large area to the east of the Glades shopping centre, and a sub-catchment area in the vicinity of Stirk Park. Unfortunately the latter catchment will require a pumping station, and the Water Corporation does not want to pre-fund it. As this sewerage area is important for the future, more intensive development of the northern end of the Kalamunda Town Centre, the Shire may need to pre-fund the pump station and recoup the cost from future development.

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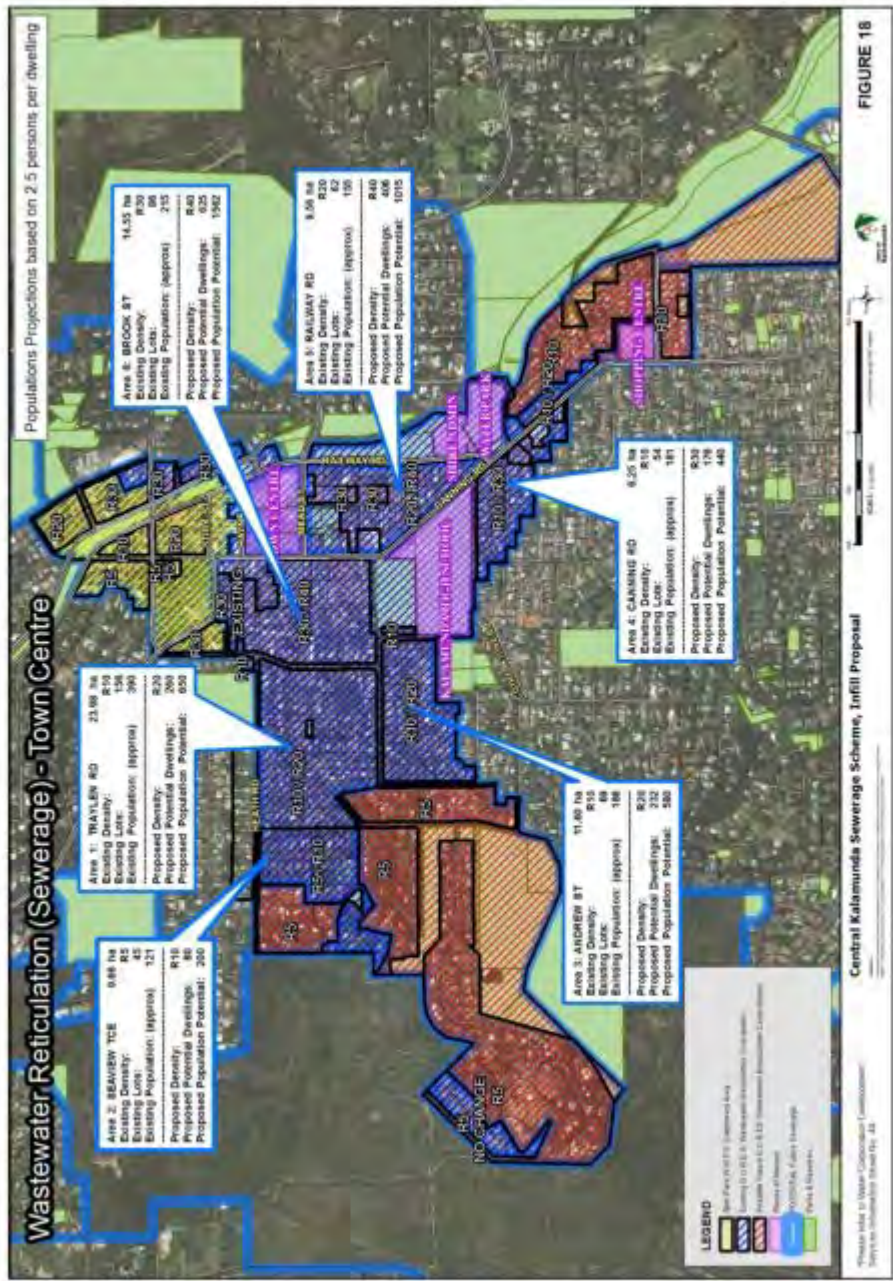


Figure 18: Kalamunda Sewerage Scheme (Infill Proposals)

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Water Supply

A reticulated water supply is available to all urban areas of the Shire and some semi-rural areas. All rural areas are serviced by rain water tanks or groundwater bores, or a combination of the two. A reticulated water supply is required for all new residential lots and special rural zoned lots of one hectare or less in size.

Extensions to the mains water supply present no constraint to future residential development within the Shire.

The localities of Bickley, Hacketts Gully, Piesse Brook, Paulls Valley, Kalamunda, Pickering Brook and Carmel are located in the Middle Helena Catchment Area. The Water Corporation monitors development within these areas to ensure water quality for the public drinking water source area is not compromised. From recent feedback it is evident that the catchment is polluted and that the water captured in the Middle Helena Dam is not fit for human consumption. This is an aspect that the Shire environmental staff will need to address in the near future.

Electricity

Existing urban areas are serviced by either overhead or underground power. All new subdivisions for either residential or industrial require the provision of underground power. The Shire has a number of high voltage power lines. There are currently multiple high voltage (>132 kilovolt) transmission lines that travel through the Shire of Kalamunda. Two 132 kilovolt transmission lines supply a 132 kilovolt zone substation (Kalamunda Zone Substation) at the corner of Wilkins Rd and Lewis Rd which provides the majority of the electricity requirements in the Shire. The Kalamunda Substation has recently had a third power transformer installed and current forecasts show that there is sufficient transformer capacity for the area beyond a 20 year time frame assuming current growth rates.

A 132 kilovolt transmission line and an additional double circuit 330 kilovolt transmission line travel in the vicinity of Bickley and Hacketts Gully but do not directly supply the Shire of Kalamunda. These lines support the wider bulk transmission network.

Western Power has deferred the development of Eastern Terminal in the Hacketts Gully region indefinitely due to alternative generation development. It is noted that there was significant community interest in the project, and Western Power will continue to inform and engage the local community as planning in the region progresses.

The development of Eastern Terminal and the corresponding line works was driven by a need to increase power transfer capability from generation sources located in the south west of Western Australia to the metropolitan area. The project was not originally driven by a growing need for electricity in the eastern sector of the Perth Metropolitan Region, nor was it a direct result of electricity demand requirements in the Shire of Kalamunda. Subsequently, any further development in the Shire of Kalamunda is not expected to be constrained by a lack of electricity supply in the region and will not be hampered by the deferral of the Eastern Terminal.

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Gas

Existing gas mains in the Shire are provided to new urban areas. There are currently no constraints to the provision of gas to these areas. Two high pressure gas pipe lines run through the municipality.

Telecommunications

The Shire presently accommodates a total of sixteen mobile telephone towers. In addition there are a number of television and radio towers. All infrastructure is assessed having regard to the requirements of the *Telecommunications Act 1997*. All facilities are assessed having regard to Council's Local Planning Scheme and Policy requirements.

A number of the current facilities, include antennae designated "Low Impact Facilities", are not subject to formal Council approval.

Public Transport

The Shire of Kalamunda is relatively poorly served by public transport to Perth.

The only public transport presently available in the Shire of Kalamunda is provided by the bus system. Anecdotal evidence suggests that there is concern within the community about the adequacy of the public transport system serving the Shire. In particular, the problem of securing an adequate bus service from the Hills suburbs of Gooseberry Hill, Kalamunda and Lesmurdie into Perth appears to be an ongoing issue for Hills' residents.

The existing major bus routes within the Shire include:

- Canning Road,
- Kalamunda Road,
- Hawtin Road, and
- Hale Road.

Perth Airport Rail Alignment Plan Concept.

A potential rail connection from Kalamunda to Perth has been considered for some time. The Public Transport Authority (PTA) has engaged a multi-disciplinary consultancy team to define a preferred final alignment for the "Perth Airport Rail Link" incorporating the railway reservation just east of Bayswater Station to the residential area east of the Perth International Airport (i.e., the suburbs of High Wycombe and Forrestfield).

What is now being examined by the State Government is a preferred, final alignment from the Bayswater Station along Tonkin Highway to the general area of the current domestic terminal. The current State Government is proposing to underground the rail line beneath the main runway to an integrated underground station combining the proposed new combined domestic and international terminal. The line would then continue to the eastern boundary of the airport to a railway station that would serve the residential catchment areas east and south-east of the airport, including the Perth Foothills.

High quality public transport infrastructure such as this would be welcomed by the Shire of Kalamunda.

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Roads

The major transport corridors in the Shire of Kalamunda are the Tonkin and Roe Highways which are reserved as "Primary Regional Roads" under the *Metropolitan Region Scheme* (MRS). These Primary Distributors form the top level network for the urban region of Kalamunda, and provide important links to the residential suburbs of Wattle Grove, Forrestfield, Maida Vale and High Wycombe, and the industrial areas of Forrestfield.

These roads also connect with the State and National road network. Responsibility for the construction and maintenance of these roads rests with Main Roads WA.

Abernethy Road, Welshpool Road, Kalamunda Road and Canning Road are reserved as "Other Regional Roads" under the *Metropolitan Region Scheme*, and comprise the next highest category in the road classification system (District Distributors). Kalamunda Road, Canning Road and Welshpool Road provide a link to the Hills localities of Kalamunda, Gooseberry Hill and Lesmurdie and the Hills orchard areas beyond.

Other roads which could also be included in this classification include Berkshire Road, Hawtin Road, Hale Road and Maida Vale Road. These roads provide the necessary links between Primary and District Distributor roads to the residential, commercial and industrial areas. These roads carry high levels of vehicle movements, typically Kalamunda Road [13,000 vehicles per day (vpd)] and Abernethy Road [15,000 vpd].

Abernethy Road and Berkshire Road are critical to current and future strategic planning associated with the *Kewdale-Hazelemer Integrated Masterplan* (KHIMP). The KHIMP has identified the Kewdale-Hazelemer area which includes Perth International Airport, Forrestfield Marshalling Yards and surrounding industrial areas as having strategic importance to Perth and Western Australia as a freight transport hub. A key issue for the future planning of this area is to create greater east-west linkages between Perth Airport and planned industrial areas between Berkshire Road and Maida Vale Road. Investigations should be undertaken into future additional vehicle access for freight purposes from the Perth Airport through to the Forrestfield and High Wycombe areas.

The existing intersection of Berkshire Road with Roe Highway is inadequate for large industrial-scale vehicles, and this situation has led to many traffic crashes. One solution would be to construct Berkshire Road as a flyover and create a diamond intersection. This proposal is presently being designed and budgeted for by Main Roads WA.

Summary Comments

The Primary Regional Road network in the vicinity of Kalamunda is well established with Roe and Tonkin Highways being the main connections into the State and National road system. Other Regional Roads are also well established, including Abernethy Road, Welshpool Road, Kalamunda Road and Canning Road. These roads create the linkages between the local roads and the regional scale roads.

Public transport in the Shire of Kalamunda is relatively poor, with few bus routes and low frequency, due to the low residential density of the suburban areas. The bus routes having the greatest importance and best linkages through the Shire are Canning Road, Kalamunda Road, Hawtin Road, and Hale Road.

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The Public Transport Authority has been considering a rail connection to the Perth International Terminal which will eventually become the combined international and Domestic Terminal. It is also considering a rail connection into Kalamunda and the authority is examining four options at present. If the Airport rail link proceeds thought may need to be given to rerouting the bus network to link with the new rail terminal.

Electricity provision is generally adequate in the Shire to meet current needs, however, the Shire will need to work closely with Western Power to resolve supply issues for the future population.

Sewerage provision is relatively easy and cost effective in the Foothills, but is constrained in the Hills owing to the cost of excavating the hard granite sub-surface. The central Kalamunda sewerage scheme (DURE Scheme) is not developing viably as hoped, and it is therefore intended to undertake community consultation with a view to promoting higher residential densities within the Scheme area to potentially increase the number of dwellings.

More detailed investigations of the likely implications of greater residential infill and the development of new urban areas will be required to determine the capacity of existing service infrastructure, as well as the potential upgrades required to accommodate the more intensive residential development proposed.

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9. HOUSING ISSUES

The background research and analysis of information documented in the previous sections has resulted in the identification of a number of key issues that need to be properly addressed in the preparation of the Housing Strategy. A summary of these issues is provided in the following pages.

Current Housing Stock

93.7% of Kalamunda's housing stock is made up of single dwellings at a low density. Town houses/terrace houses make up just 3.5% of the dwellings, while flats, units and apartments make up only 1.7% of housing.

The Shire has a high proportion of owner-occupiers (78%), indicating a settled, mature community.

Public Housing

The Department of Housing has a modest presence, with most of their dwellings located in Forrestfield and High Wycombe. The Department has plans to expand its presence if new residential zonings and codings are seen to be favourable, and is keen to pursue joint housing development ventures with the Shire where possible.

It is also seeking to expand the range of dwelling types it can offer. The Department has informally requested that the Shire ensure that the new variations to the R-Codes for residential areas coded R30 and greater (the Multi-Unit Housing Code) can be used for the assessment of new developments.

Age and Condition of Housing Stock

Much of the housing stock within the Shire of Kalamunda is modest in scale, single storey, approximately 40+ years old, and of average to good condition.

Household Types

It is clear that the Shire of Kalamunda has a lack of variety when it comes to housing options. The variety of housing types available to residents is limited in comparison to the rest of Perth, even though the age structure and household composition of Kalamunda is very similar.

Nearly half of all dwellings within the Shire are occupied by just one or two persons.

There is clearly a mismatch between dwelling types/sizes, and household types, with an oversupply of large dwellings, and a commensurate undersupply of smaller dwellings. This is a problem common to Kalamunda, as well as most suburbs of the Perth metropolitan area.

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Lot Sizes

The R20 codings prevailing in some areas in the foothills (designated through Town Planning Scheme No. 2) prevent any further subdivision of lots in a majority of situations.

The majority of subdivisions in areas coded R25 are two lot battle axe subdivisions, with the old house typically retained at the front. This form of subdivision does little to upgrade the old streetscapes in these areas.

Streetscapes, Character and Amenity of Residential Areas

Many of the older residential areas are in need of revitalisation or a "facelift" through the encouragement of appropriate new development. Many of the properties in High Wycombe and Forrestfield with residences built in the 1960s on large lots have potential for infill subdivision.

Any proposed new densities with matching policies relating to dual density requirements must address how new developments should best proceed in order to achieve better streetscapes.

In some situations a single lot containing an existing dwelling has been subdivided to allow the construction of a "house behind a house". The original house at the front of the lot is now old and in poor condition, while the house at the rear is relatively new, but out of sight from the street. This is of concern in terms of the maintenance or improvement of the visual character and social amenity of the streetscapes in these areas.

Local authorities have the ability (under the Residential Design Codes) to prepare and adopt residential design standards and streetscape guidelines to control the future character and design of new residential development in a locality. Potentially, this is one way of ensuring that new land releases have a better level of character and amenity for new residents, thereby reducing the visually bland and monotonous nature of suburban developments in the Shire.

In addition, to improve the amenity of residential areas in a more comprehensive manner, the Shire of Kalamunda, through its various strategic and local planning abilities and infrastructure provision, needs to:

- encourage greater levels of walking and use of public transport by the community;
- promote water-sensitive urban design in both the public and private domains;
- provide adequate open spaces and recreation facilities;
- provide significant street tree plantings; and
- encourage the development of more affordable housing and provide for the future development of a wider variety of housing types.

Preservation of Settlements with Individual Character

Continuing to provide sprawling, low-density suburbs will require much greater investment in infrastructure and services in order to cover greater land areas. This situation is unsustainable, and contrary to the objectives of the State Government's planning policies (such as *Directions 2031 and Beyond*.) This scenario also results in the creation of large, amorphous settlements without individual identity.

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Rural wedges or greenbelts can be retained to define distinct urban settlements with separate identities, and can preserve natural amenity and environmental character. The semi-rural lifestyle enjoyed by a high proportion of the Kalamunda population is important, and must be respected when assessing areas suitable for higher density development.

Climate Change, Sustainable Development and Urban Design

An understanding and appreciation of the impact of urban development on the environment and climate change has increased dramatically in recent times, and is now a concern for many people developing within the Shire of Kalamunda. The rural areas of the Shire in particular tend to attract residents concerned about the environment around them.

The Building Codes of Australia stipulate standards for insulation, glazing, lot design, building materials and energy efficiency of appliances. More specific requirements apply to industrial developments and can include lighting types, heat and energy emissions. These requirements are administered by the State Government, and the Shire of Kalamunda supports these initiatives.

Providing relevant information to prospective builders and homeowners is an area where the Shire can further support these initiatives. The Shire could also investigate the option of providing rebates or discounts in the rates system to promote more sustainable development initiatives.

The Shire of Kalamunda can provide leadership in this area to encourage sustainable development, and to support and enhance the level of interest in green technology and solar passive design in the community.

Environmental Considerations

The total land area of the Shire of Kalamunda is 32,354ha. Just over one-quarter (26%) is occupied by urban development. (Source: *Local Biodiversity Strategy* Oct 2008) The remaining land is set aside for conservation, in one form or another (i.e., "Bush Forever", DEC Conservation, DEC State Forest, Regional Parks and Local Natural Areas).

While this figure of 26% may suggest that the Shire is "underdeveloped", much of the Shire has very hilly topography and/or granite soils, and is therefore difficult to develop intensively.

But perhaps more importantly, communities everywhere are becoming increasingly aware that our ability to achieve more sustainable forms of development will depend on us resisting the temptation to remove large areas of bushland and develop "more of the same" – i.e., endless suburbs that merge into one another, without green relief, and increasingly costly to service.

While some undeveloped areas have recently been identified in the Shire's *Local Planning Strategy* as suitable for future urban growth, such as the Pickering Brook Townsite, it is clear that the most efficient and sustainable way for the Shire to reduce its "ecological footprint" is to facilitate consolidation of existing urban areas – the great majority of which are occupied by very low density housing. This approach is consistent with the principles associated with *Directions 2031*.

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Seniors and Aged Housing

The Shire's adopted *Aged Accommodation Strategy* has identified the need for diversification of housing stock to:

- better cater for an ageing population,
- increase the supply of Aged Care Accommodation in every locality, and
- improve the levels of home support.

The Strategy contains objectives, strategies and recommended actions relevant to the draft Local Housing Strategy. These actions need to be carried out as an integral part of the Local Housing Strategy implementation.

Affordable Housing

The Foothills suburbs of Maida Vale, High Wycombe and Forrestfield represent good value for home buyers compared to many other areas within the Perth metropolitan region. Forrestfield is the most affordable, while Wattle Grove is the most expensive Foothills suburb in terms of both purchasing and renting.

Most of the Foothills suburbs are either at, or below, the Perth metropolitan area average in terms of the cost of renting.

Community Facilities and Land Use

The Shire provides a large range of community facilities across the local government area in the form of libraries, local halls, purpose-built multi-function centres and recreation centres. The suburbs of Forrestfield and central Kalamunda are likely to experience significant growth which in turn will place pressure on existing community facilities.

The Shire's Community Facilities Plan has the following five objectives:

- To respond to demographic trends and perceived community desires influencing demand for services;
- To ensure modifications to population catchments resulting from the Local Housing Strategy, are considered in community service and infrastructure planning;
- To consider distance factors in assuring location deficiencies of community services and infrastructure;
- To identify opportunities for facility sharing or co-location benefits; and
- To highlight particular peculiarities within the Shire where standards and criteria may be inadequate or inappropriate.

Community needs are highly dynamic and influenced by the prevailing economic climate, demographic characteristics, technological change, community values and information and education availability. The criteria provide measures and guidance for indicative comparisons at the strategic planning level.

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Activity Centres

The Shire contains two major District Centres in Kalamunda and Forrestfield, as well as several small neighbourhood and local shopping centres scattered through the residential areas.

Increasing the density and range of housing in close proximity (walking distance) of these centres will have several benefits:

- it will allow more residents to live close to the shops and facilities they tend to patronise on a regular basis;
- it will (potentially) reduce the need for some people to use their vehicles to access these facilities; and
- it will (potentially) increase the level of patronage at the shops and other facilities in the centres, thereby increasing their viability, and perhaps leading to an increase in the range of shops and services on offer.

Mixed Use Developments

At present there are very few (if any) mixed-use residential developments within the Shire.

The social and amenity benefits of well-designed and appropriately located mixed use developments have been well documented. It is acknowledged that introducing such "different" and contemporary development forms into the Kalamunda Shire may be difficult, however, the two District Centres of Kalamunda and Forrestfield offer the best locations for future mixed use developments – provided in either vertical or horizontal formats. To this end the Shire has adopted appropriate plans for both centres, and these plans and their objectives are being promoted to potential developers by the Shire.

Heritage

The Shire acknowledges the value of places with heritage value. The adopted Municipal Heritage Inventory assists in the protection of these values, and identifies opportunities that these heritage places offer individual owners and the community.

Residential buildings with heritage value are generally located in the older hill-top localities and in some of the rural areas throughout the Shire. Where new residential development affects these heritage buildings and places, the implementation of appropriate urban design guidelines and other considerations should accommodate recognised heritage values.

In general terms, however, the existing residential areas of the Shire, especially in the foothills, contain very few places of heritage or character significance – either individual places or groups of places.

Availability of Shire-Owned and/or Controlled Land

The Shire has undertaken an independent assessment of the Reserves, state government controlled properties and Shire owned properties with a view to providing short- to medium-term options for redevelopment, disposal, acquisition or use. The aim is to deliver long-term financial sustainability to its community.

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The assessment will also allow for the rationalisation of those reserves which have little environmental value, little amenity value and are costly to maintain, in order to provide greater community benefit and service delivery. Some of the sites the Shire owns freehold have been identified for future community housing, including aged accommodation.

Implications of Population Growth and Change for Infrastructure and Service Provision

The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of any community. New urban development and redevelopment needs to ensure the cost efficient provision of infrastructure and facilities, such as roads, drainage, open space, community and recreation facilities. All of these greatly influence the standard of living and lifestyle choices of a community.

Public infrastructure is funded through various sources including State Government taxes, local government property rates, federal assistance grants, user and access charges, fees and charges, and development contributions. In Western Australia, development contributions for infrastructure have long been accepted as an essential part of the planning system. Land developers are responsible for the provision of standard infrastructure, including water supply, sewerage and drainage, roads and power, and for some community infrastructure, including public open space and primary school sites which are necessary for the development. The scope of such contributions is defined in a WAPC policy adopted in 1997 which is set out in *Planning Bulletin 18 Developer Contributions for Infrastructure*. Development contributions are usually by way of land, works, or payments towards the provision of infrastructure. Requirements for development contributions are imposed by way of conditions on subdivision, strata subdivision or development or, in areas of fragmented ownership where cost sharing arrangements are necessary, by development schemes or development contribution arrangements made under local government schemes.

In WA, as in other Australia states, local governments face increasing pressures on the services they provide. These pressures arise from population and economic growth, and increasing expectations of the community for new and upgraded infrastructure.

Examples of these pressures are:

- Greenfield development of land for urban purposes, where there are standard requirements for infrastructure and facilities which are imposed by the WAPC as conditions on the subdivision or strata subdivision of the land, but where local governments may require infrastructure or facilities over and above the common standards.
- Infill development and redevelopment, where common standard conditions of subdivision, strata subdivision or development still apply, but where significant changes in the type or intensity of land use may require new infrastructure and facilities or the augmentation of existing infrastructure and facilities beyond the normal scope of standard subdivision conditions.

The capacity of local governments to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the available financial resources. As a result, local governments are increasingly seeking to apply development contributions for the construction of infrastructure and facilities beyond the standard

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requirements, such as car parking, community centres, recreation centres, sporting facilities, libraries, child care centres, and other such facilities.

The provision of new or expanded infrastructure and services will be guided by community demand, unless there are major constraints to development. In the case of infill development, the availability of existing infrastructure, especially sewerage, will determine the density of future residential subdivision.

In the situation where new "greenfield" sites are to be developed, Structure Plans are required to be prepared by the proponents to determine the scope and scale of infrastructure and services needing to be planned for. Major retailers and land developers pay close attention to population growth in developing new areas, and retail service provision is catered for by market demand.

The provision of some kinds of services also provides local employment opportunities, which allow a community to develop, and support a higher density of population.

Within the Perth metropolitan region industrial land is currently in high demand, and the services required to facilitate development in these areas needs to be considered when opening up new areas. This also raises the issue of the capacity of existing utilities to keep providing for growth. The great majority of sub-surface infrastructure required to be provided to service new areas is, however, the responsibility of State Government, not the local authorities.

Future Housing Needs and Capacity for Change

The WAPC has estimated (draft *Outer Metropolitan Perth and Peel Sub-regional Strategy*) the Shire of Kalamunda can possibly accommodate approximately 14,100 new dwellings by 2031.

There are existing areas of land zoned for future Urban Development (so-called "greenfields" sites) that have the capacity to absorb some of the required housing, but not all. It is also proposed to increase the density of older (low density) residential areas with larger lots such as Forrestfield and High Wycombe to accommodate a significant percentage of the additional growth. The WAPC estimates that approx. 9,700 of these additional dwellings could possibly be accommodated by infill development within the existing low density residential areas.

Together these two initiatives have the capacity to absorb the projected additional dwellings.

A count of existing vacant lots, and as well as lots which could potentially be created in new urban areas, has been undertaken within the Shire. The areas available for the development of new dwelling lots include:

- the existing Urban Development Zones – 1,367 lots
- the "urban investigation areas" – 3,966 lots
- the "rural investigation areas" – 464 lots
- proposed urban infill areas ("Housing Opportunity Precincts", to be discussed in more detail in the following section) – potential for the creation of an additional 11,738 lots

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(This investigation was undertaken as part of the Shire's Local Planning Strategy, and revised and examined in more detail during the development of the LHS.)

This will result in the creation (potentially) of an additional **17,535 lots**.

It would therefore appear from the assessment that the Shire of Kalamunda will be able to comfortably accommodate the WAPC's estimated number of required new dwellings (14,100 under scenario 2 of the *Outer Metropolitan Perth and Peel Sub-regional Strategy*) by the year 2031, should the demand occur.

Recent Surveys Undertaken by the Shire of Kalamunda

During October and November 2012 surveys were undertaken to identify the housing options Shire residents are likely to require over the long-term, and what would attract them to a particular area.

Approximately 400 survey questionnaires were mailed to randomly selected residents in the Shire, and 12 survey questionnaires were mailed to local real estate agents and developers. Of these, 74 completed questionnaires were received from residents (approx. 18%), and 5 from real estate agents and developers (approx. 42%).

The following feedback was received from residents:

- Being close to shopping facilities, schools, public transport and public open space/bushland would attract people to move to suburbs within the Shire.
- In terms of lot sizes, most residents do not want any larger or smaller lots in the area.
- Residents would like to see more townhouses and aged/dependent housing.
- In the long term, most residents have advised that their property will be too large for them to manage.

The following feedback was received from real estate agents:

- Kalamunda is the most active suburb for the agencies.
- The most important qualities of a suburb are attractive streetscapes, easy access to schools and shops, and safety.
- Side-by-side detached houses are preferred over one house behind another (battle axe arrangement).
- Enquiries are often received about the possibility of subdividing a property.
- Aged/dependent dwellings are in greatest demand.

Conclusion

The present and future communities of the Shire of Kalamunda would benefit greatly from the introduction of a new planning regime that has a greater focus on addressing pressing housing issues. Providing "more of the same" in terms of low density housing over ever-expanding greenfields sites will not achieve the community's aspirations, and is neither appropriate, nor sustainable.

The new Local Planning Scheme must address the objectives of this Local Housing Strategy in some detail, and provide the statutory and policy framework to encourage appropriate change.

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10. CONSTRAINTS and OPPORTUNITIES

Constraints on the Shire's Ability to Increase Housing Supply and Choice

R20 coding – Residential Areas and Mixed Use Zones

The R20 coding that has been applied over most of the Shire's Local Planning Scheme residential area significantly limits the range and diversity of housing which can be provided. A relatively small number of lots zoned R20 still remain that have a further development potential.

One of the objectives of this Housing Strategy is to ensure that a wide range of housing can be provided to meet the social and economic needs of the changing demographics of the Shire. Retaining a comprehensive R20 coding together with limited R30 codings will not achieve that objective.

The R20 coding also applies to most of the Mixed Use zoned land in the Shire. Given the age of a number of the Mixed Use zoned properties within the Shire, it is highly desirable to introduce mechanisms into the Local Planning Scheme to encourage redevelopment of those properties for medium density residential use. A coding of at least R40 should be considered for Mixed Use zoned sites.

Design and Layout of Streets

Curvilinear streets and culs-de-sac characterise much of the subdivision patterns of the older suburbs of the Shire. Whilst this is not strictly a constraint to the provision of future housing, it is true that a more traditional grid-like system of roads and laneways makes it easier to develop medium-high density residential or mixed uses.

Airport Noise Exposure Forecast (ANEF) Contours

Areas within close proximity to Perth Airport fall within a 20 to 25 ANEF contour. Areas located in the 20 to 25 ANEF contour are restricted to a residential density of R20 under SPP5.1 – Land Use Planning in the Vicinity of Perth Airport.

Utilities and Services

The urban areas of Wattle Grove, Forrestfield, Maida Vale and High Wycombe are either sewered or have access to a reticulated sewer system. The urban area of Kalamunda has access to reticulated sewer, primarily around the Town Centre. No sewer system is available to the Rural or semi-rural areas of the Shire.

Soil Types & Land Forms

The granite sub-surface of the Hills region, together with its hilly topography, makes development for higher density forms of residential development difficult, and often prohibitively costly.

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Opportunities for Supplying Increased Housing Choice

Mixed Use Areas

Recently-adopted Townscape Improvement Plans for the Kalamunda District Centre, and a Structure Plan for the Forrestfield District Centre, both encourage the intensification of Mixed Use Zones and medium to high density residential zones within these two important centres. This proposition is in line with the strategic direction for both centres, recognising that greater levels of residential development will contribute to the vitality of commercial nodes.

Future developments within the Kalamunda Centre will be guided by the adopted *Kalamunda Town Centre Urban Design Guidelines*, which will ensure that their quality and character is appropriate, and complementary to existing developments and streetscapes.

Identification and Redevelopment of Large Sites for New Residential Uses, Especially Aged Persons' Facilities

The availability of large vacant tracts of land, such as former school sites, is rare, and therefore any possible alternative residential development yield should be maximised. At the same time, however, the design and layout of new developments must have regard for the existing residential amenity and character of the surrounding area.

There is a considerable lack of aged accommodation within the Shire of Kalamunda, particularly the residential care facilities. When identifying larger sites with possible future development potential, it is important to give careful consideration to their potential for various levels of aged accommodation.

A small number of sites within the Shire have been identified as opportunity sites for aged accommodation development. Some are public reserves and some are private properties. Their suitability for aged accommodation developments is being investigated.

Various options for development of such sites are being considered, but the most likely scenario is that the Shire will play the role of facilitator to the developer. This might include research, work on the rezoning if necessary, community consultation and any other planning work as required, depending on the individual circumstances of the site.

Identification of Superfluous Shire-owned Land Suitable for Redevelopment for Residential Uses

The Shire has recently undertaken an audit of its landholdings, which are considerable. A number of small and medium-sized sites, surplus to requirements and mostly vacant and currently reserved or freehold, have been identified. Some of these sites could, with the cooperation of the local communities, be converted to residential use. The form and density of residences on each site would be determined by their location and their relationship to the established criteria for identifying areas suitable for greater housing choice (see following section).

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Provision of Density Bonuses for Accumulating Land

Housing diversity needs to be encouraged by including density bonuses in local planning schemes to promote higher-density, higher quality development that meets performance criteria. Some examples of performance criteria used by other local authorities for density bonus eligibility are set out below:

Local Government Authority	Examples of Performance Criteria for Density Bonus Eligibility
Bassendean	Water sensitive design and, for rear lots, sufficient frontage for two access ways.
Belmont	Corner lots may be subdivided and developed to a higher density where an existing dwelling is demolished.
Cambridge	Potential 50% for discontinuance of a non-conforming use; removal of vehicular access to a major distributor road; or heritage protection.
Canning	Connection to reticulated sewerage, minimum frontage.
Claremont	Where development is for aged or dependent persons dwellings.
Cottesloe	Lots fronting Stirling Highway may be developed to R60 where it excludes direct vehicular access, and where lots are amalgamated.
East Fremantle	Heritage protection; and for lots fronting Canning Highway: subject to dwellings having a proper orientation to each street, incorporating noise reduction measures and vehicular access being from the minor street.
Fremantle	Heritage protection, provision of "low income housing", discontinuance of a non-conforming use, or meeting energy efficiency and sustainability criteria.
Stirling	Amalgamation of lots may attract a density bonus of 20%.
Victoria Park	Potential 50% density bonus, subject to discontinuance of a non-conforming use.

TABLE 7: Examples of Performance Criteria for Density Bonus Eligibility in Other Local Authorities

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Provision of Additional Density Bonuses for Aged or Dependent Persons' Dwellings.

The current provisions of the Residential Design Codes do not appear to be sufficient incentive for the 50% density bonus to be taken advantage of by land owners and developers. It could be argued that an R20 coding is too low for this type of specialised housing. In order to encourage the amalgamation and development of between two and four residential lots in appropriate locations for "over 55s" housing, a policy should be developed which allows for a greater density yield than that currently allowed for under the R-Codes.

Criteria for Identifying Areas Suitable for Greater Housing Choice

A key recommendation of the Shire of Kalamunda's draft *Local Planning Strategy* is that a *Local Housing Strategy* be prepared which will:

- Investigate and determine the additional housing requirements over the next twenty years;
- Identify areas which are strategically located – within walking distance of activity centres including the Kalamunda and Forrestfield District Centres and on public transport corridors – for infill or redevelopment;
- Identify areas which, due to the age of housing stock, are suitable for infill or redevelopment;
- Prepare Residential Design Guidelines to guide future redevelopment outcomes in the above areas and to ensure high levels of liveability and amenity; consultation with the community will occur during this process;
- Ensure that in the above areas higher density is only permitted subject to good design outcomes being achieved, use innovative approaches to density codes rather than use blanket up-codings that have no design criteria supporting them;
- Identify areas where it is highly desirable to retain existing housing stock and residential density for the future accommodation needs of families; and
- Recognise that changes in housing density occur gradually and need community support.

Based on the principles set above, broad criteria have been developed to assist with selecting areas within the Shire of Kalamunda for higher density and greater housing choice investigation. In general terms, the Shire of Kalamunda proposes to implement changes in the following areas:

- within 400m of the Forrestfield District Centre;
- within areas of Forrestfield, High Wycombe and Maida Vale containing older housing on larger lots;
- within areas of Forrestfield, High Wycombe and Maida Vale within walking distance of local and neighbourhood shopping centres and open spaces;
- within 200m of (relatively) high frequency bus routes;
- within 200m of District Open Spaces; and
- within the vicinity of the Kalamunda District centre covered by the Kalamunda Sewerage Scheme.

The residential densities (R-Codings) proposed for specific areas and lots relate closely to (i) proximity to facilities, and (ii) existing lots sizes.

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11. THE (Draft) LOCAL HOUSING STRATEGY

Overview

- The Shire of Kalamunda's pattern of land use is now well established, with extensive low density suburban development and a hierarchy of commercial centres ranging from the Kalamunda and Forrestfield District Centres, to numerous neighbourhood and local centres serving the everyday needs of the community.
- The Shire contains 11,011 ha of State Forest, being 34% of the total area. In addition, conservation areas comprise another 9,091 ha (28%) of the Shire area. Altogether, non-urban areas make up 24,081ha or 74 percent of the Shire's area. Such areas are available for the local community to use as well as people from beyond the Shire's boundaries. The 'urban' areas of the Shire of Kalamunda occupy approx. 8,273 ha (or 26% of the whole Shire), and an additional 10% (approx.) of the urban areas is set aside for Public Open Space.
- The Kalamunda and Forrestfield District Centres will continue to grow and develop as major economic hubs of the east metropolitan region. Given the expected growth of the two Centres, and the projected changing demographics and household sizes within the Shire, it is important to ensure that a suitable housing supply is available for future Shire of Kalamunda residents and workers.
- The draft *Local Housing Strategy* does not propose a blanket increase in residential densities across the Shire. As outlined in the Shire's draft *Local Planning Strategy*, a strategic, focussed approach has been adopted which identifies appropriate areas which are located close to public transport and the main activity centres.
- The draft *Local Housing Strategy* recognises that the provision of greater housing choice and greater quantities of affordable housing should occur gradually, and therefore the Strategy seeks to build on the existing strengths of the Shire: i.e., its commercial centres, significant future employment opportunities, parks, natural features and community facilities. Future major transport links have also been considered as potential catalysts for growth and change.
- The draft Strategy aims to increase opportunities for the development of aged persons' accommodation, consistent with its adopted *Aged Accommodation Strategy*.
- The focus of the draft Strategy is on accessibility to transport and local services, thus reducing private transport costs while at the same time increasing opportunities associated with living, working and shopping locally. Opportunities for providing greater housing choice are proposed for areas that are already well served by public and community infrastructure. The low density residential codings in the remaining areas of the Shire are proposed to remain the same. Within these areas single detached dwellings will continue to predominate as the principal house type.
- The draft Strategy also recognises that a high standard of redevelopment in infill areas can potentially have a positive impact on streetscapes and residential amenity. The Shire will commit to enhancing the public domain in these areas in a co-ordinated, strategic manner.

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- With its well-placed commercial centres, the Shire of Kalamunda offers excellent opportunities for more compact living. The draft *Strategy* proposes that a wide range of housing can be provided to meet the social and economic needs of the changing demographics within the Shire, and ensure that residential growth in the Shire occurs in a sustainable manner.

The key elements of the draft *Local Housing Strategy* are summarised on the next page in **Figure 19**.

Legend

Dual Residential Codings

- R20R10
- R20R20
- R20R30
- R20H01
- R20H02
- R20H03
- R20H04
- R20H05
- R20H06
- R20H07
- R20H08
- R20H09
- R20H10
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- R20H98
- R20H99
- R20H100

Recommendations:

- Adopt the Housing Opportunity Precincts as areas suitable for higher residential density codings and greater housing choice.
- Adopt the Local Planning Scheme provisions and a Local Planning Policy to guide the form of development within the Precincts.
- Prepare a Streetscape Enhancement Strategy to guide the upgrading of streetscapes within the Housing Opportunity Precincts in a co-ordinated manner.
- Identify opportunities to increase land suitable for independent living for residents over 65, and prepare a programme for bringing this land into the market.
- Develop key Scheme provisions that encourage the development of community infrastructure.
- Develop key Scheme provisions to encourage the development of town centres and 'good person' dwellings within residential developments.
- Implement the recommendations of the State's adopted 'Agile Accommodation Strategy'.
- Encourage the development of appropriate flexible, underused large sites for 'agile person' accommodation.

Figure 19: Draft Local Housing Strategy – Key Elements

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Statement of Housing Policy

The Shire of Kalamunda is currently experiencing modest but steady growth, mainly due to the development of new areas such as Wattle Grove, the expansion of estates in High Wycombe and Maida Vale, and consolidation of the Forrestfield area. Replacement of older single dwellings with larger, contemporary dwellings continues slowly but steadily throughout the Shire.

The Shire is home to a growing population of seniors and the aged, as well as a diverse community of varying household types. Nearly half of all households have only one or two residents, yet the single dwelling with a large yard is almost the only form of accommodation available. This situation is inappropriate and unsustainable.

The Shire of Kalamunda acknowledges the aims and objectives inherent in *Directions 2031 and Beyond*, and, through the implementation of its *Local Housing Strategy*, the Shire of Kalamunda will strive to ensure that all its citizens can find a home suited to their needs within the Shire's boundaries, irrespective of their financial situation, level of mobility, age or physical health.

The Shire can facilitate change and encourage the provision of greater and more diverse housing choice through the introduction of appropriate new residential density codings in strategic locations, and the adoption of supporting planning policies.

The Shire shall work with public agencies and private developers to increase opportunities for the development of aged persons' accommodation, consistent with its adopted *Aged Accommodation Strategy*.

The Shire shall complement private redevelopment in the Housing Opportunity Precincts through the adoption of a suitable strategy aimed at upgrading and maintaining the public domain of the streets.

Summary Description of the Proposed Statutory and Policy Measures to be Undertaken

"Walkable Neighbourhoods" – Increased Density Within 400m of District and Neighbourhood Centres:

The dual density code of R20/R60 shall apply within a radius of 400m of the Forrestfield District Centre. Various dual density codings of up to R40 are proposed in or around the Kalamunda District Centre and surrounding local neighbourhood centres. This will support the 400m walkable catchment around these centres. It also emphasises the commercial centres as major focal points within their neighbourhoods.

Increased Density Abutting Major Transport Corridors and/or High Frequency Bus Routes:

Increased densities shall be introduced within a 200m to 800m radius of major public transport routes and transport nodes. With the exception of Tonkin and Roe Highways, the Shire's major public transport routes and transport corridors generally link the Kalamunda and Forrestfield District Centres.

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Increased Density for Lots Immediately Surrounding District Open Space:

The District Open Space Reserves are identified as a feature where R20/40 or R20/R30 densities should be applied to lots which abut and/or surround these open space areas. The District Open Spaces are chosen as these are generally large reserves where increased activity and facilities, such as sports and recreation centres, and community centres, may already exist, or may be developed in the future.

Housing Opportunity Precincts:

Four "Housing Opportunity Precincts" have been identified as being most suited to the introduction of a greater diversity in housing types – portions of Kalamunda, Forrestfield, High Wycombe and Maida Vale (See **Figure 20** below). The proposals for each of these Precincts are outlined in more detail in **Figures 21 to 23**.

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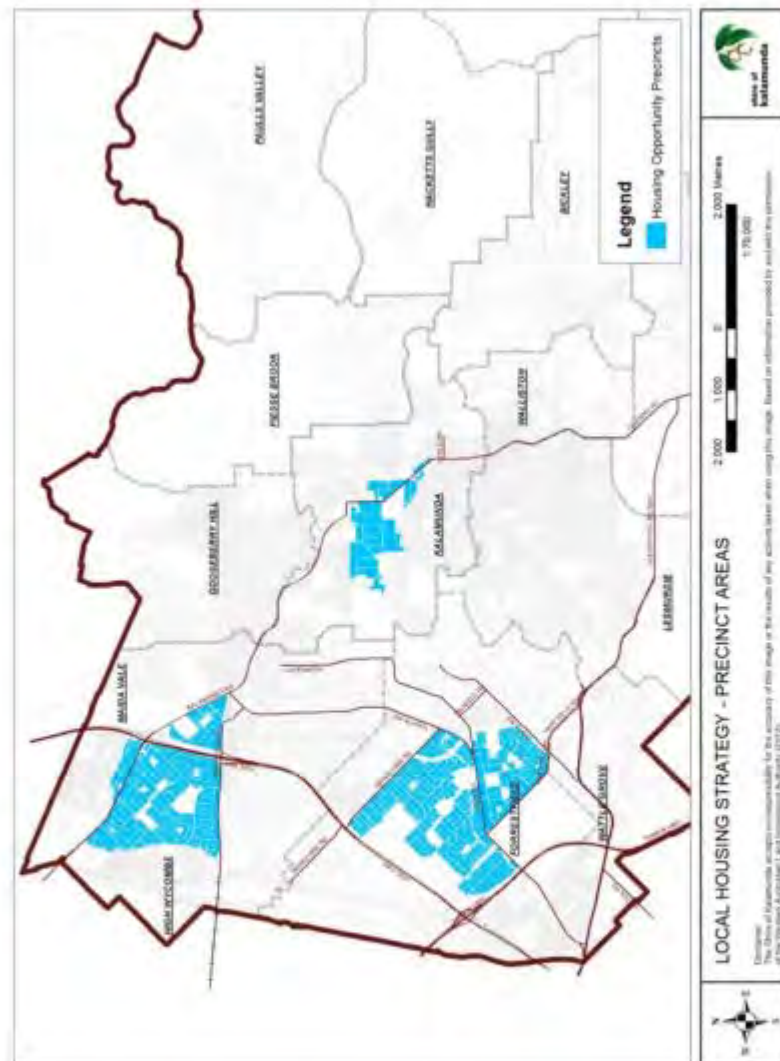


Figure 20: Map Showing the Extent of the Proposed Housing Opportunity Precincts

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Table 8 below shows how a considerable portion of the Shire's future population growth could be accommodated within the proposed Housing Opportunity Precincts as "infill development". (Note that the WAPC's "target" for additional infill dwellings is 9,700.)

PROPOSED HOUSING OPPORTUNITY PRECINCTS	POTENTIAL ADDITIONAL LOTS	ESTIMATED POPULATION *
High Wycombe and Malda Vale	4,744	11,860
Forrestfield	5,548	13,870
Kalamunda	1,446	3,615
Total	11,738	29,345

Table 8: Proposed Future Lots and Population to 2031

NOTE * - Population estimates calculated on the basis of 2.5 persons per dwelling.

It should be noted, however, that the rate of supply of residential land is predominantly driven by market demand, and in the past, supply has been met by rezoning rural land to urban. New land releases generally attract the greatest interest from purchasers, and so bigger developers have been most interested in obtaining large tracts of vacant land for development, rather than undertaking small-scale subdivisions in existing areas ("urban infill").

Encouraging this latter form of development represents a challenge for the Shire, and the *Local Housing Strategy* presents the ideal opportunity to devise appropriate incentives to be included within its new Local Planning Scheme.

Dual Density Codes:

Each Housing Opportunity Precinct is proposed to include dual density R-Codes, e.g., R20/R30. This is where the lower R-Code (R20) will apply unless the criteria for the higher R-Code (R30) are fulfilled. The criteria for the higher R-code will be outlined in a draft "Dual Density Code Policy", and will address environmentally sustainable/energy efficient building design, water sensitive design, compatibility with surrounding lower density development and good urban design.

The aim of the dual density code approach is to encourage new development to contribute positively to the environment and streetscapes of the respective areas.

The objectives of dual density codes are:

- To promote the application of higher density codes where specific design criteria are met. (These design criteria will be chosen and included in a new local planning policy to ensure more sustainable, aesthetically pleasing and safer built form outcomes are achieved.)
- To promote orderly and proper planned infill development in areas identified by the Local Housing Strategy.
- To set clear guidelines for infill development control through a statutory planning framework.
- To promote more diverse, affordable housing options to cater for demographic needs.
- To encourage passive surveillance, safety and designing out crime.
- To enhance streetscapes.

NOTE: Land owners will not be obliged to develop their properties if densities are changed.

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Multi-Unit Housing Code (Variation 1 to the Residential Design Codes)

The Shire of Kalamunda accepts the new provisions and controls recently introduced into the Codes.

Developer Contributions for Community Infrastructure

In accordance with SPP3.6, it is proposed to implement a new DCP under Schedule 11 of the local planning scheme for community infrastructure. This will apply to all land within the Shire to be subdivided and or developed for residential zone purposes and will be in addition to any other Developer Contribution Plan ("DCP") requirements applying to an area.

One of the key principles of SPP3.6 is that the beneficiary pays, which means developers will only fund infrastructure which has been identified as necessary to serve a development area or suburb, and they will only contribute to that proportion of the cost represented by the new development. For example, if 40% of the total estimated number of dwellings in a particular area is yet to be developed, then only 40% of the total cost of the infrastructure item will be included in the DCP and paid for by developers. The balance 60% attributable to existing development must be met out of Council funds or loans. If the Shire was successful in accessing grant funding for a DCP item then the total value of the project would be reduced according to the size of the grant, with this resulting in a reduced contribution for that item.

A Reduction in the Required Amount of Aged Person Dwellings in a Single Development

Provisions are proposed to be included under Section 5.3 (Special Application of the Residential Design Codes) of the Local Planning Scheme, which reduce the required number of aged person dwellings in a single development in order to receive the minimum site area concession stipulated under Clause 6.11.2 of the Residential Design Codes.

It is hoped that this will encourage more landowners to provide dwellings which are suitable for the aged, which will assist in meeting the demands of the ageing population.

Identification of Large Sites Suitable for the Development of Aged Accommodation Complexes

The following large sites are considered to present the best opportunities for the delivery of Aged Accommodation complexes across the various localities in the Shire of Kalamunda:

- Lots 303, 53, 213 Brentwood Road, Wattle Grove
- Reserve 30314 Wilkins Road, Walliston
- Lot 800 Kalamunda Road, Maida Vale (Hillview Golf Course)
- Pioneer Park, Forrestfield
- Reserve 35412 East Terrace Reserve, Kalamunda
- Lot 100 Bougainvillea Avenue, Forrestfield
- Advent Park, 345 Kalamunda Road, Maida Vale

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Housing Opportunity Precincts

Forrestfield Precinct (See Figure 21 on the next page)

Features

Connecting People to Places

- Hale Road, Strelitzia Avenue and Berkshire Road provide excellent access for both private and public transport to the Forrestfield District Centre and beyond.
- Good pedestrian access to schools, shops and parks using pedestrian access ways (PAWs), path and cycle route networks.

Existing Patterns of Housing Development

- Total number of residential lots affected = 3,436
- Some small lot subdivisions have occurred near the Forrestfield District Centre.

Centres and Services

- The Forrestfield shopping centre is a major facility, and as such is identified as an important "District Centre" in *Directions 2031 and Beyond*, providing a wide range of services to the Forrestfield suburb and beyond.
- The Edinburgh Road shopping centre provides local shopping services to the residential areas in its immediate vicinity.
- The Forrestfield Library and Woodlupine Community Centre are located in close proximity to the Forrestfield Centre.
- Hale Road is an important public transport route.

Local Amenity

- Good quality local parks and Recreational Reserves offer good connectivity and recreational opportunities for residents.
- Woodlupine Primary, Dawson Park Primary and Forrestfield Primary are local schools serving the area.

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Future Direction

General

- This area presents excellent opportunities for more compact living and greater housing choices focussed around the Forrestfield Centre, public transport routes and Recreation Reserves.

Proposed Changes to Residential Densities

- Densities varying from R15/R30 to R20/R60 are recommended for residential properties in the Housing Opportunity Precinct.

What Stays the Same

- Existing public infrastructure – e.g., roads, verges, parks, PAWs and schools are not affected.

Urban Design

- The focus will be on good design outcomes that will improve the area and respect the amenity of current and future residents.
- A new "Dual Density Code Policy" will be prepared, and development at the higher densities will have to meet the requirements of the Policy.
- Enhancing/maintaining streetscapes and environmentally responsible housing designs will be features of the proposed new Dual Density Code Policy. The Shire will commit to upgrading the public domain of the streetscapes in a strategic, co-ordinated manner.
- The expected increase in housing diversity will build on existing neighbourhood character and sense of place.

What the Proposed Changes Mean for the Precinct

If the new recommended residential density codings are adopted into the new Local Planning Scheme:

- most residential properties will gain new development potential;
- redevelopment will occur, but at a gradual rate and will not happen overnight;
- redevelopment at medium density will lead to greater housing choices;
- new housing development will have to meet design standards and contribute positively to the amenity of the area;
- Commercial properties may be redeveloped to include new housing; and
- As redevelopment occurs, more opportunities will arise for the expansion of community facilities and local services.

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High Wycombe and Maida Vale Precincts (See Figure 22 on the next page)

Features

Connecting People to Places

- Maida Vale Road, Newburn Road and Roe Highway provide excellent access to the nearby High Wycombe Village Shopping Centre, Wittenoom Road Shopping Centre and beyond.
- Bus routes exist on Kalamunda Road, Maida Vale Road and Newburn Road.
- Good pedestrian access to schools, shops and parks using pedestrian access ways (PAWs), path and cycle route networks.

Existing Patterns of Housing Development

- Total number of residential lots affected = 2,603

Centres and Services

- Local shopping can be done at the High Wycombe Village Shopping Centre, the Wittenoom Road Shopping Centre and small scale retail premises along Newburn Road and Kalamunda Road.
- The High Wycombe Sport and Recreation Centre is located on the Scott Reserve.

Local Amenity

- Good quality local parks and Recreational Reserves offer good connectivity and recreational opportunities for residents.
- Edney Primary and High Wycombe Primary are local schools serving the area.

Future Direction

General

- This area presents excellent opportunities for more compact living and greater housing choices focussed around Scott Reserve, and straddling Kalamunda Road.

Proposed Changes to Residential Densities

- Densities varying from R12.5/R30 to R25/R60 are recommended for all residential properties in the Housing Opportunity Precincts.

What Stays the Same

- Existing public infrastructure – e.g., roads, verges, parks, PAWs and schools are not affected.

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Figure 22: High Wycombe and Maida Vale Housing Opportunity Precinct

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Urban Design

- The focus will be on good design outcomes that will improve the area and respect the amenity of current and future residents.
- A new "Dual Density Code Policy" will be prepared, and development at the higher densities will have to meet the requirements of the policy.
- Enhancing/maintaining streetscapes and environmentally responsible housing designs are features of the proposed new Dual Density Code Policy.
- The expected increase in housing diversity will build on existing neighbourhood character and sense of place.

What the Proposed Changes Mean for the Precinct

If the proposed new residential density codings are adopted in the new Local Planning Scheme:

- most residential properties will gain new development potential;
- redevelopment will occur but at a gradual rate and will not happen overnight;
- redevelopment at medium density will lead to greater housing choices;
- new housing development will have to meet design standards and contribute positively to the amenity of the area;
- Commercial properties may be redeveloped to include new housing; and
- As redevelopment occurs, more opportunities will arise for the expansion of community facilities and local services.

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Kalamunda Precinct (See Figure 23 on the next page)

Features

Connecting People to Places

- Kalamunda Road and Canning Road provide excellent access for both private and public transport to the Kalamunda District Centre, the Kalamunda Glades Shopping Centre and beyond.
- A major bus terminus is located adjacent to the town centre on Mead Street.
- Bus routes exist on Canning Road, Railway Road and Kalamunda Road.
- Good pedestrian access to schools, shops and parks using pedestrian access ways (PAWs), path and cycle route networks.

Existing Patterns of Housing Development

- Total number of residential lots affected = 479
- 54% of lots (258) are between 1,000sqm and 1,999sq.m, 22% of lots (106) are between 2,000sq.m and 2,999sq.m.
- Some small lot subdivisions have occurred near the Kalamunda Town Centre.

Centres and Services

- Local shopping can be done in the Kalamunda town centre which is identified as a District Centre in *Directions 2031 and Beyond*, and the Kalamunda Glades Shopping Centre.
- The Kalamunda Library and Zig Zag Cultural Centre are within the Kalamunda town centre.
- The Jack Healey Community Centre is located on Mead Street. A site close by within the same street block has recently been identified as being suitable for the development of a possible future District Community Centre.
- Sewerage is mainly only available to properties in central Kalamunda.

Local Amenity

- Good quality local parks and Recreational Reserves offer good connectivity and recreational opportunities for residents. Stirk Park is a significant local feature.
- Kalamunda Primary and Kalamunda Senior High are local schools serving the area.

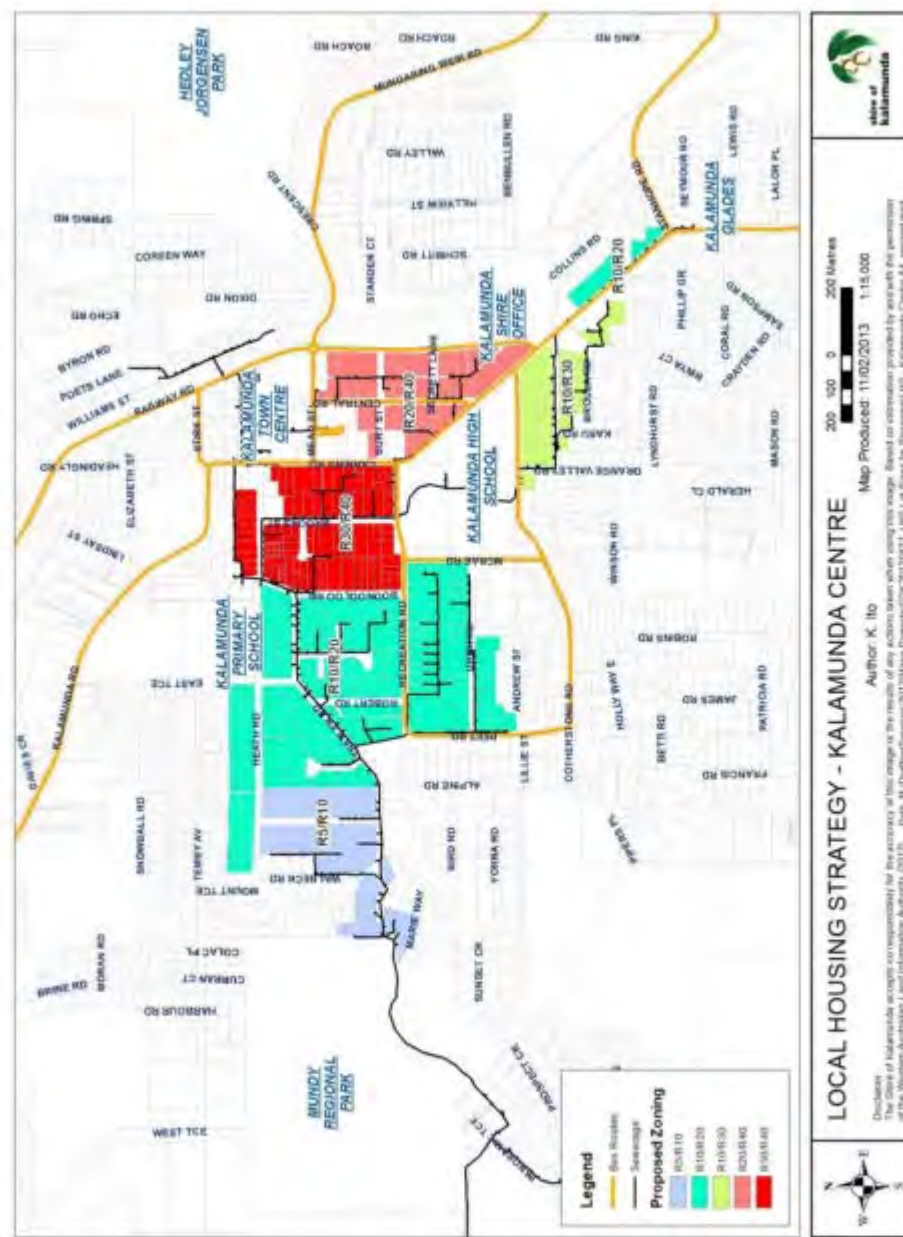


Figure 23: Kalamunda Housing Opportunity Precinct

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Future Direction

General

- This area presents excellent opportunities for more compact living and greater housing choices associated with the nearby Kalamunda town centre, public transport routes and major bus terminus, community facilities and Recreation Reserves.

Proposed Changes to Residential Densities

- R5/R10, R5/R20, R10/R20, R10/R30, R30/R40 and R40 codings are recommended for the residential properties located within the Precinct.

What Stays the Same

- Existing public infrastructure, e.g., roads, verges, parks, PAWs and schools are not affected.

Urban Design

- The focus will be on good design outcomes that will improve the area and respect the amenity of current and future residents.
- A new "Dual Density Code Policy" will be prepared, and development at the higher densities will have to meet the requirements of the Policy.
- Enhancing/maintaining streetscapes and environmentally responsible housing designs are features of the proposed new Dual Density Code Policy.
- The expected increase in housing diversity will build on existing neighbourhood character and sense of place.

What the Proposed Changes Mean for the Precinct

If the proposed new residential density codings are adopted in the new Local Planning Scheme:

- most residential properties will gain new development potential;
- redevelopment will occur but at a gradual rate and will not happen overnight;
- redevelopment at medium density will lead to greater housing choices;
- new housing development will have to meet design standards and contribute positively to the amenity of the area;
- Commercial properties may be redeveloped to include new housing; and
- As redevelopment occurs, more opportunities will arise for the expansion of community facilities and local services.

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12. IMPLEMENTATION, MONITORING and REVIEW

The Shire's *Local Housing Strategy* will be used to inform the development of the new Local Planning Scheme.

The Strategy recommendations will be implemented through the adoption of planning policies and changes to density codes and special provisions of the new Local Planning Scheme.

Other, complementary measures will also be pursued through other avenues.

The following recommendations are proposed to implement the (draft) Strategy:

Recommendation 1

Accept the Housing Opportunity Precincts shown at **Figures 21 to 23** as areas suitable for higher residential density codings in the new Local Planning Scheme.

Recommendation 2

Use the proposed new residential densities and zonings in each of the Housing Opportunity Precincts as the basis for new density codings and rezonings in the new Local Planning Scheme.

Recommendation 3

As part of the Local Planning Scheme review process, adopt a new planning policy - "Dual Density Code Policy – Subdivision and Development Requirements" - to guide development in the Housing Opportunity Precincts.

Recommendation 4

As part of the Local Planning Scheme review process, develop scheme provisions for developer contributions towards community infrastructure.

Recommendation 5

As part of the Local Planning Scheme review process, develop scheme provisions to encourage the development of more aged persons dwellings within small residential developments.

Recommendation 6

Implement the recommendations of the Shire's adopted *Aged Accommodation Strategy* in order to:

- better cater for an ageing population,
- increase the supply of Aged Care Accommodation in every locality, and
- improve the levels of home support.

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Recommendation 7

Prepare a Streetscape Enhancement Strategy which commits the Shire to upgrading streetscapes in the Housing Opportunity Precincts in a co-ordinated manner, and to complement the redevelopment of private residential land. The Strategy should address issues such as street tree preservation and planting, verge maintenance, crossover construction and location, new street furniture and footpaths.

Once the new density codes come into force, it will be important to closely monitor the uptake of medium density development in the new Housing Opportunity Precincts as well as measuring the success of other policy levers such as density targets for large sites. The purpose of the monitoring is to determine whether the rate of infill development is meeting expectations in terms of achieving greater housing diversity and anticipated housing targets.

The *Local Housing Strategy* should be reviewed at the same time as the next review of the Local Planning Scheme.

Recommendation 8

Carry out more detailed investigations of the likely implications of greater residential infill and the development of new urban areas to determine the capacity of existing service infrastructure, as well as the potential upgrades required to accommodate the more intensive residential development proposed.

Recommendation 9

Identify superfluous Shire-owned Land suitable for redevelopment for residential uses, and prepare a programme for bringing this land onto the market.

The form and density of residences on each site would be determined by their location, and their relationship to the established criteria for identifying areas suitable for greater housing choice.

*

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13. THE NEXT STEPS

Adoption of the Draft Strategy for the Purposes of Obtaining Community Input

The aim of the public consultation process will be to determine levels of community support for, and areas of community concern relating to, the draft *Local Housing Strategy*.

There is no statutory length of time for which the draft Strategy must be advertised. It is considered that a two month advertising period is appropriate to ensure that the community has sufficient time to comment.

Should Council agree to advertise the draft *Local Housing Strategy*, the formal sixty day advertising period will involve a local public notice being placed in a paper circulating within the District, as well as a comprehensive community consultation programme.

Proposed Community Consultation Strategy

In addition to the publishing of a public notice in the local newspaper, it is recommended that advertising of the draft Strategy take the following form:

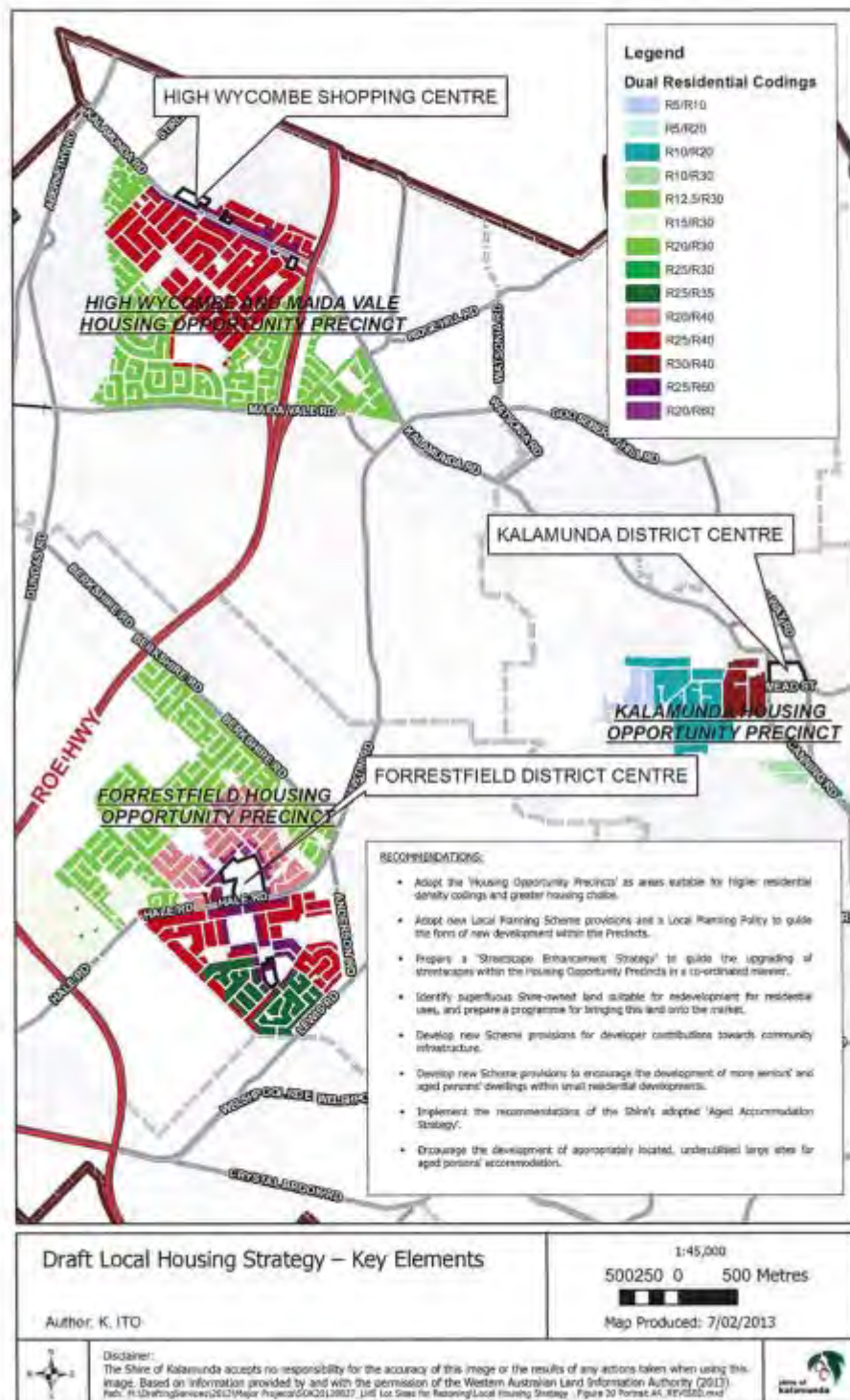
- Three "open day" public information sessions to be held at Kalamunda, Forrestfield and High Wycombe. Dates and venues to be confirmed. Details of the open days to be widely advertised to the community well in advance of the event. The sessions to include information/display panels for the public to peruse and ask questions of staff. Information sheets and submission forms to be provided to attendees.
- Information/display panels to be located at the libraries, and the Kalamunda, Forrestfield and High Wycombe Shopping Centres for the period of advertising, with information sheets and submission forms available. Staff to be available at Centres at designated days and times (to be confirmed).
- Draft LHS report and precinct plans to be available for viewing on the Shire web site for the period of advertising. Information sheets and submission forms made available for downloading.
- Draft LHS to be widely advertised through various media releases i.e., "Kalamunda Comments".

Timetable

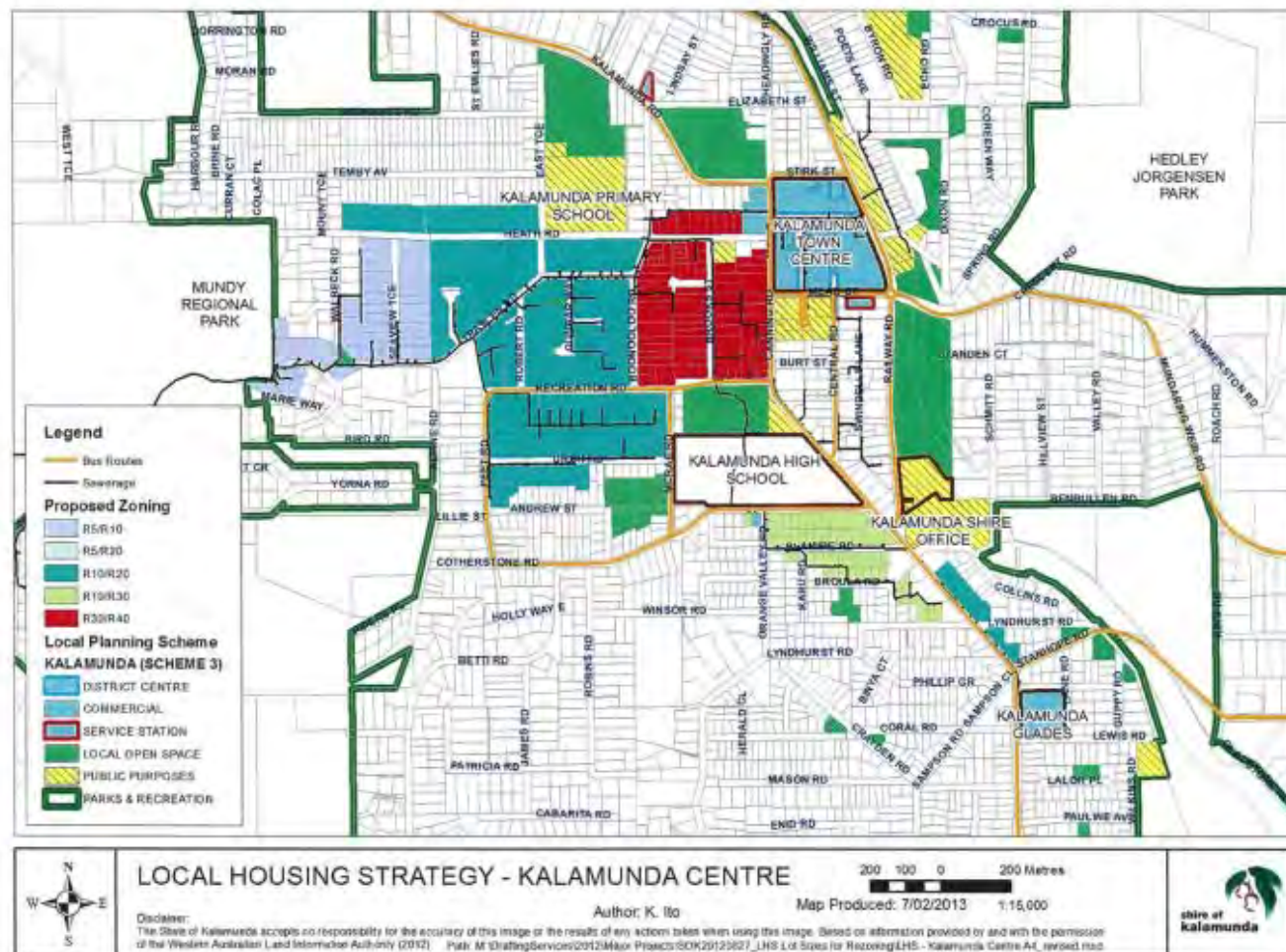
A presentation to Council on the draft Strategy has been tentatively set for 18 February 2013 after the Corporate and Community Services Committee. If Council is happy to proceed, a report will be prepared to the March round of Council meetings seeking Council's formal approval to advertise. With Council support, advertising could commence late April/early May 2013.

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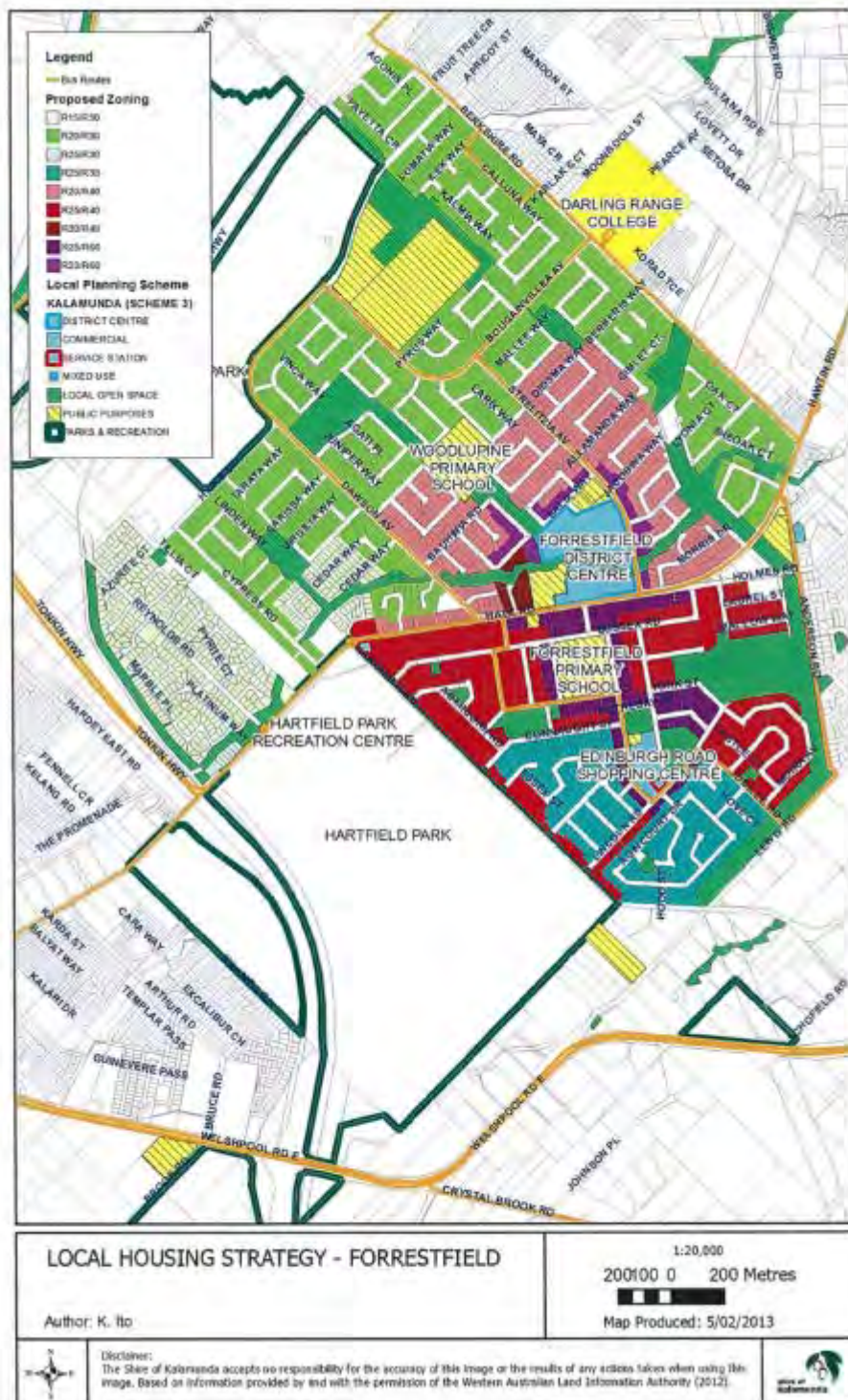
Attachment 2



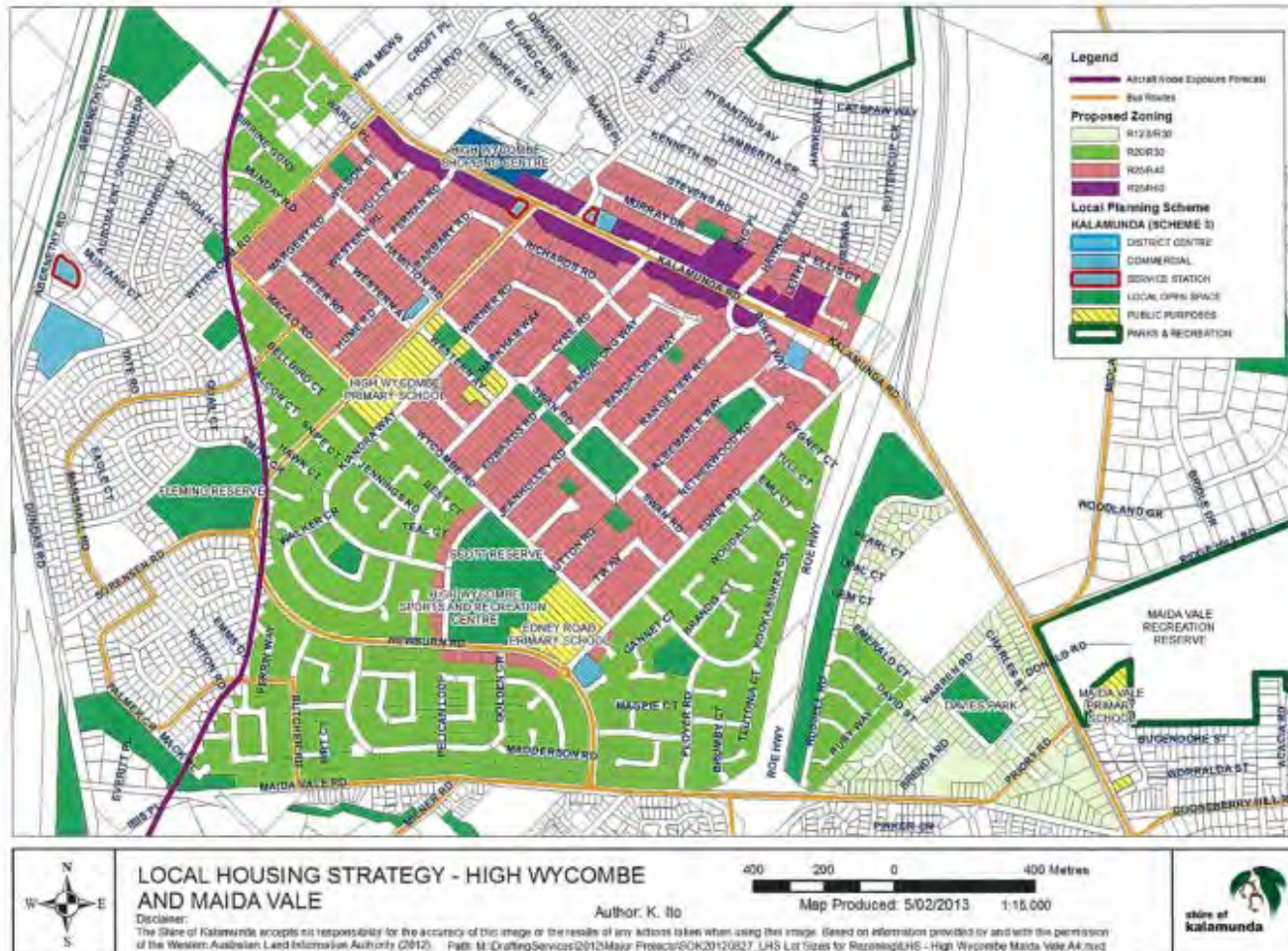
Attachment 3



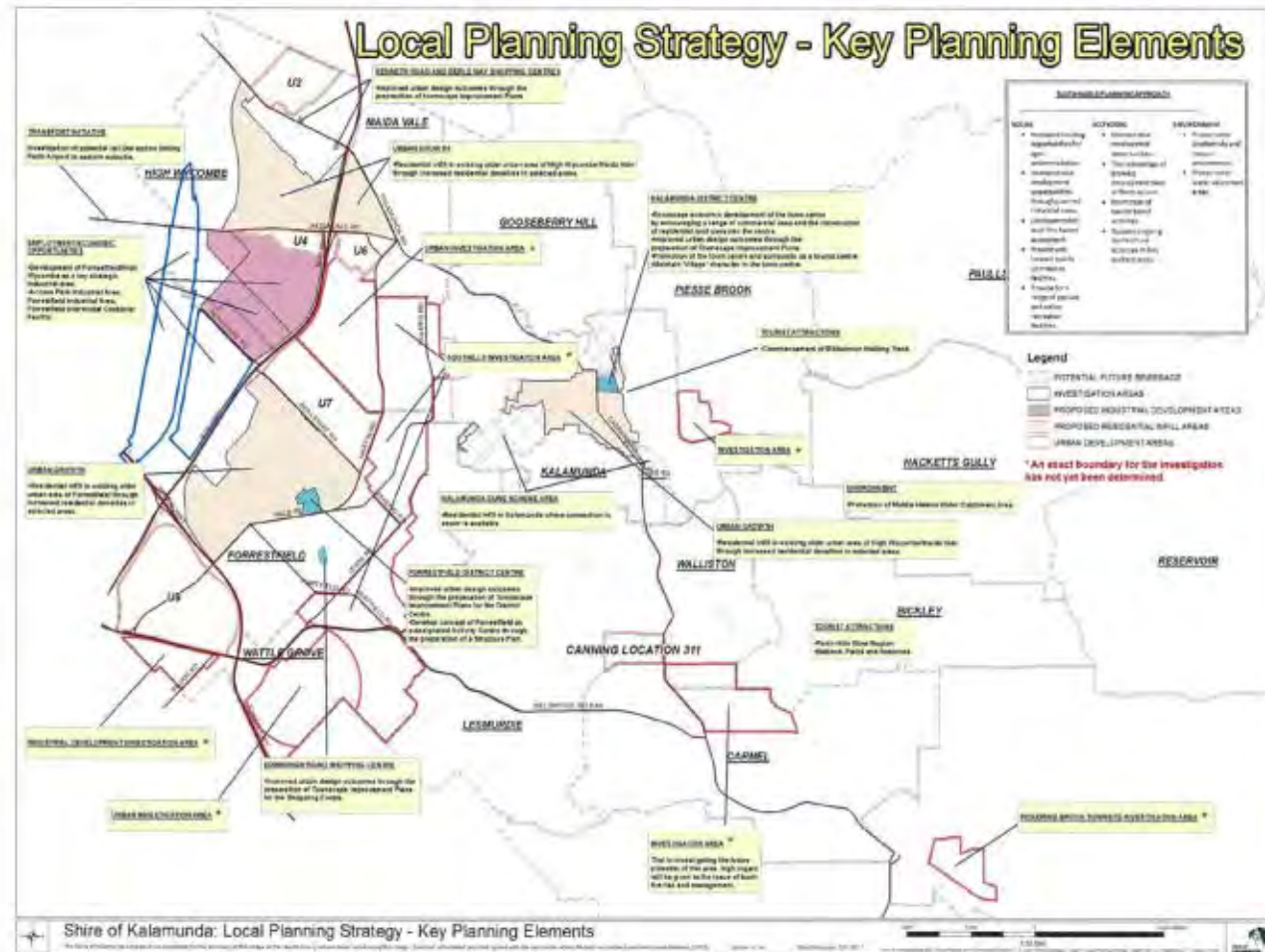
Attachment 4



Attachment 5



Attachment 6



10.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10.1 Nil.

11.0 QUESTIONS BY MEMBERS WITHOUT NOTICE

11.1 Cr Townsend – CESAC

Q. Could Councillors and staff be made aware of the workings of the Community Environment and Sustainability Advisory Committee ("CESAC") by means of a presentation?

A. Taken on notice.

11.2 Cr Bilich – Derelict Building on Canning Road

Q1. I have asked about this previously and the Shire was writing to the landowner of this property, nothing has changed and the chimney stack is looking even more dangerous. Could I please ask if a response has been received and if not what can the Shire do in this instance?

A. The Manager Development Services confirmed that no response has been received. A member of staff will assess the building and follow up the matter.

11.3 Cr Thomas – Blocks for sale

Q. What has happened to the freehold blocks around the Shire that were being looked at to be sold by the Shire?

A. Manager Economic Property & Procurement Services advised that properties with potential future subdivision are being held back, but there are a number of properties currently on the market. Regarding the reserve properties officers are working through a process to consult on a range of them together in order to gain a positive outcome for the community from the monies.

11.4 Cr Giardina – Name for Cr Di Rosso

Q. Could we have a new name plate for our new Councillor? An interim temporary one would be helpful.

A. The Chairman confirmed that the new nameplate has been ordered.

11.5 Cr Stallard – Response from the Department of Local Government

Q. Today I received a response to a Motion I put through earlier concerning a decision made by a Minister. The information coming back from the Department of Local Government was that all such Motions should be put through staff. Do we as a Council not have a right to make a decision here and put it forward without it being formalised by staff?

A. The Acting Chief Executive Officer confirmed that the Department of Local Government were stating that when a Motion is put it is considered best practise for officers to prepare a report around the advantages and

disadvantages of that Motion. This is intended as an aid to Councillors, it is their decision whether they accept or reject the Recommendation.

11.6 Cr Cresswell – Further Question regarding response from the Department of Local Government.

Q. The Department of Local Government cannot prevent Councillors from putting forward a Motion without an Officer's Comments though can they?

A. The Acting Chief Executive Officer confirmed that this was the case, however they may respond with a reminder regarding best practise.

11.7 Cr Townsend – Motions without Notice

Q. In view of this could we please have "Motions without Notice" on the Agenda?

A. Manager Governance noted that this item was not removed from the Agenda; it was renamed as "Urgent Business Approved by the Person Presiding or by Decision". He added that the Chief Executive Officer would caution Councillors against hasty motions from the floor without thinking them through carefully.

11.8 Cr Townsend – Motions without Notice

Q. Were you aware that staff were going to change the wording on the Agenda for Item 13 from "Motions without Notice" to "Urgent Business Approved by the Person Presiding or by Decision"? This change is restricting Councillors.

A. Manager Governance stated that this went through as an item of business within about three months of his arrival, around June 2010.

11.9 Cr Giardina – Motions without Notice

Q. Please can the Manager of Governance prepare a Report Item to have the Motions without Notice reinstated on the Agenda?

A. The Acting Chief Executive wished to clarify that when the letter was received from the Department of Local Government it was aimed at questioning the CEO and administration regarding their advice to the Council, not to prevent Councillors working but to ensure that staff are doing what the *Local Government Act 1995* expects of a Chief Executive Officer.

The Manager Governance explained that the reason a change was made to the Agenda was to bring it in line with the Shire's current Standing Orders. Council cannot just change by decision what is in the Agenda, the Standing Orders would need to be changed.

Currently officers are working through a number of issues in order to amend the Standing Orders, if Council would like this added to the Standing Orders staff will attempt to do so.

11.10 Cr Thomas – Urgent Business Approved by the Person Presiding or by Decision

Q. Please could you explain what Approval by Decision means?

A. Manager Governance responded that if the Chairperson refuses or chooses not to make a decision then Standing Orders provide that the Council, by decision, can implement whatever they want to do.

12.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

12.1 Cr Frank Lindsey – Waste Disposal

Q. I understand both City of Swan and Shire of Mundaring have been experimenting with the supply of large bags supplied by the EMRC for green waste. Has there been any communication with these local governments while preparing the Shire of Kalamunda's Waste Strategy?

A. The Bulka Bags were trialled by both the City of Swan and the City of Mundaring. The initial commentary from both Shires indicated a slow take-up of the service and contaminated loads.

Recent discussions have shown that these issues have remained and also have flagged potentially higher costs and logistic issues with the delivery and collection of these bags. Comments include:

Mundaring:

- Delivery of bags was problematic and resource hungry.
- Higher collection and tipping costs (135/T for traditional increasing to 431/T for Bulka Bags).
- Low take-up of service.
- Increased contamination.
- The type of collection resources (single truck with lifting device) is relatively inefficient compared to the traditional method which utilised bobcats.

Swan:

- Slow take-up of service.
- Increased costs.
- Increased contamination.

Other:

- The Bulka Bags can be reused, however no assessment has been made of how they would be cleaned and repackaged for reuse.
- There is potential for these bags to be taken by others in the community resulting in higher costs to make an additional delivery.
- Overall officers were not committed to recommending that the Bulka Bag service was to continue past the trial.

12.1 Cr Whitten – Light

Q. As the light seems to be constantly on, could the sensor for the light on the corner of Hartfield and Hale Roads be checked?

- A. The lights were reported to Western Power on 13 March and normally these take up to 20 working days to be actioned. It is expected that repairs will be undertaken by 15 April, allowing for the Easter public holidays.

13.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

- 13.1 A Councillor sought clarification as to whether she could put a Motion at this meeting with respect to reinstating an item on the Agenda for "Motions Without Notice", the Manager of Governance advised this would only be possible through an amendment to the Standing Orders. Standing Orders are currently being redrafted and this issue will be addressed at that time.

14.0 MEETING CLOSED TO THE PUBLIC

- 14.1 Nil.

15.0 CLOSURE

- 15.1 There being no further business the Chairman declared the meeting closed at 7.11pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Council.

Signed: _____
Chairman

Dated this _____ day of _____ 2013