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**Draft Local Housing Strategy**

<b>Modification No.</b>	<b>Section</b>	<b>Modification</b>
1	Report Title	a) Updated to: Local Housing Strategy July 2021
2	Role of the Local Housing Strategy	a) Improved phrasing of introductory paragraph and updated purpose to align with the vision and objectives.
3	Table of Contents	a) Updated to reflect new headings and sections throughout.
4	Objectives updated	Reads: <ol style="list-style-type: none"> <li>1. Simplify and update the local planning framework to streamline housing approvals and remove unnecessary regulatory processes.</li> <li>2. Facilitate diverse and sustainable housing options through the provision of a greater mix of housing types, densities and affordability.</li> <li>3. Guide the design of new developments to respect and enhance existing neighbourhood character and encourage high quality, safe urban form.</li> <li>4. Guide the Council, Officers, and applicants when considering applications for the development of housing in existing and future development areas.</li> <li>5. Ensure housing supply and diversity aligns with expected population growth.</li> </ol>
5	Executive Summary amended	a) Updated to include document context, review date and reference to sub-strategies updated to reflect those currently adopted. b) Dwelling projections updated to reflect most recent information.

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		c) Updated to include Forecast ID population projections released February 2021. Additional statistics on housing and rental prices added to compare pre-COVID and post-COVID housing markets.
<b>6</b>	Aged care statistics updated	a) Updated to reflect new development approvals and existing beds. Reads "There is envisaged to be a need for 400 - 750 additional aged care beds required to be delivered in the City by 2036 to meet the predicted demand for the ageing population (refer section 14 – Aged Accommodation). This may include expansion of existing, or establishing new intensive aged care facilities."
<b>7</b>	Table 1. Local Housing Strategy Action 2014	a) Amended to reflect updated 2021 actions, and actions adopted through existing strategies.
<b>8</b>	Table 2. <i>Action Schedule.</i>	<p>a) Reformatted to simplify, actions re-numbered and adjusted to align with objectives, project partners updated to reflect external stakeholders only, each action given a title, indicators and timeframes updated.</p> <p>b) ANEF contours action deleted as considered adequately addressed by State Planning Policy.</p> <p>c) The Glades action deleted as this is included as an investigation area in Action 14.</p> <p>d) Action to analyse housing stock trends deleted as it is considered part of the standard Local Planning Strategy review process.</p> <p>e) Action for 'Streetscape Enhancement Program' added in response to submissions which requested investment in the public realm to improve amenity and safety of neighbourhoods.</p> <p>f) Actions have been re-formatted or re-arranged slightly to align better with objectives.</p> <p>Changes are summarised in the following table;</p>

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		Action	No change/ Modified/Deleted/Added
		1 – Local Planning Scheme No.4	Modified
		2 – Structure Plans	No change
		3 – Local Development Plans	No change
		4 – Peri-Urban Discussion Paper	No change
		5 – Dual Density Review	Modified
		6 - The Glades	Deleted (incorporated into Investigation Areas)
		7 – Aged Care	Modified
		8 – Public Transport	Modified
		9 – Active Transport Links	Modified
		10 – Community Safety	Modified
		11 - Heritage	Modified
		12 – Sustainability Incentives	Modified
		13 – Housing stock analysis	Deleted (considered as standard through ongoing review)
		14 – Investigation Areas	Modified
		15 – Housing Diversity	Modified
		16 – ANEF Contours	Deleted (considered addressed by SPP)
		New Action – Streetscape Enhancement Program	Added (in response to submissions)
<b>9</b>	Part 5 – Housing Density Targets	a) Introduction added. b) Updated to include DPLH State Lot Activity Statistics and Updated Forecast ID 2021 projections, along with formatting and	

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		<p>rephrasing. Table 3 amended to include Dual Density within current subdivision calculations and updated with footnotes.</p> <p>c) Investigation area dwelling projections updated to reflect latest information available.</p>
<p><b>10</b></p>	<p>Part 6 – Criteria to Assess Future Applications for Increased Density</p>	<p>Section added to guide officer assessment of future proposals:</p> <p>“Any proposal for an amendment to the Local Planning Scheme or existing Structure Plan that will result in a higher residential density, that is not identified in the City’s Strategic Planning Framework (including this Local Housing Strategy) are generally not supported. When considering these proposals, the City will have regard for the State and Local Planning Policies and whether the proposed amendment is consistent with the principles of orderly and proper planning, including but not limited to the following broad criteria:</p> <ul style="list-style-type: none"> <li>• Strategic Framework – Whether the proposal is achieves the strategic intent of the North-East Sub-Regional Planning Framework and/or Local Planning Strategy;</li> <li>• Orderly and Proper Planning – Whether the scale and nature of the proposal is logical and orderly, consistent with the objectives set out in the City’s Local Planning Scheme, relevant policies, and strategic documents.</li> <li>• Proximity to Services and Public Open Space - Located within a walkable catchment of the Kalamunda, Forrestfield, or High Wycombe Activity Centres, or regional, district or neighbourhood level public open space;</li> </ul>

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		<ul style="list-style-type: none"> <li>• Transport – the proposal is located close to high frequency public transport with consideration to the suitability of existing transport infrastructure;</li> <li>• Services – The capacity of existing services and infrastructure to support the proposal, including the mains sewer network;</li> <li>• Housing Diversity - Results in a diversity of lot size and mixture of dwelling types in appropriate locations. Eg; small sized housing or townhouse, multiple dwelling (apartments), aged or dependent persons dwellings;</li> <li>• Environmental – demonstrates protection of natural values such as wetlands, waterways, retention and regeneration of vegetation, and;</li> <li>• Bushfire – able to address the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas.”</li> </ul>
<b>11</b>	Renumbering	Sections, tables and figures renumbered throughout report as needed.
<b>12</b>	Part 7 – Quick Data Results	Rephrasing an update of relevant statistics.
<b>13</b>	Part 7.2 - Population	Rephrasing to make statistics clearer and updated with Population ID figures released Feb 2021.
<b>14</b>	Part 7.3 - Age demographics	Rephrasing and updated aged care statistics.
<b>15</b>	Part 8 – Investigation Areas	Updated to include 39 Lawnbrook Road, Walliston. Other projects updated to reflect current status and dwelling yield information available to the City.
<b>16</b>	Part 9.1 - Pickering Brook Townsite Expansion – WAPC Planning Investigation Area	Figure 2 replaced to show Pickering Brook Townsite MRS Amendment Area.

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<b>17</b>	Part 9.2 – Wattle Grove	Updated to reflect project name change to Crystal Brook. Updated to reflect most recent Council determination on Crystal Brook Concept Planning and Community Engagement since advertising of the draft LHS.  Dwelling estimates and potential scenarios updated to reflect Concept Plan and to account for roads, POS and drainage infrastructure.
<b>18</b>	Part 10.8 - Rural Living Proposals	Section added which reads “Any areas identified for rural-living subdivision as part of the previous Local Planning Strategy 2010 and proposals for further rural-living subdivision will either need to be considered as part of the recommendations of the State Government’s Pickering Brook Working Group and Taskforce or as part of the finalisation of the rural strategy component of the City’s new Local Planning Strategy.”
<b>19</b>	Part 11.2 - Graham Road and Ocean View Parade, Gooseberry Hill	Minor rephrasing to reflect determination of the Minister and reasons for refusal.
<b>20</b>	Part 12 - Affordable Housing	Section added to include statistics and figures on housing affordability.
<b>21</b>	Part 14 – Aged Accommodation	Updated with actions from the Aged Accommodation Strategy. Minor rephrasing and reformatting. Figure 31 graph added to visually represent progress of aged care developments.
<b>22</b>	Table 8 – Snapshot of Aged Care Facilities in 2021	Updated to reflect recent DA approvals, current bed availability and Heidelberg park and Cambridge Reserve included. References to

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		landowners removed as liable to change. Figures updated throughout document.
<b>23</b>	Aged Care Statistics	Updated to reflect recent DA approvals and current bed availability. Calculations and summary updated.
<b>24</b>	Objectives for aged care sites added	<p>Broad criteria to assess aged care proposals included to reflect recent State Government Residential Accommodation for Ageing Persons Position Statement.</p> <p>Reads "The City will seek to support aged care sites with the following attributes:</p> <ul style="list-style-type: none"> <li>a. Site area minimum 1ha-1.5ha</li> <li>b. In proximity to District or Neighbourhood activity centres and medical facilities</li> <li>c. Walking distance to public transport</li> <li>d. High quality design and thoughtful interface with surrounding land uses</li> <li>e. Mixed use commercial eg; combined with gym, café, cinema, medical facility</li> <li>f. Intergenerational uses eg; childcare centres or student accommodation" </li></ul>
<b>25</b>	16.1 Tiny Homes	Definition of tiny house updated. Minor sentence added which reads "It is important to note that a tiny house does not necessarily equate to a tiny lot and even on larger blocks homes can be designed to have a smaller footprint leaving more area for trees and open space." In response to submissions which expressed concern that small homes meant small lots and would affect the character of the area.

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<b>26</b>	16.2 Cooperative Housing	Amended to include completion date, key features and locational details in response to a submission from the developer Green Fabric who built the dwellings.
<b>27</b>	Part 17 – Sustainable Housing	<p>Section added to give background and provide guidance around the action to prepare a 'Sustainability Bonus' Local Planning Policy. This is in response to submissions which found the Strategy was not specific enough around the mechanisms to incentivise sustainable housing design.</p> <p>This section provides background on why traditional detached dwellings are typically not sustainable and ideas on how residents have the opportunity to design new homes, or retrofit existing homes to be more sustainable.</p> <p>Section 17.1 outlines the methods that could be explored through a 'Sustainability Bonus' local planning policy or grant program. Preparation of a policy would be subject to agreement over the sustainability criteria, reward mechanism and sourcing grants from external stakeholders who are supportive and share similar sustainable values.</p> <p>Some recommended sustainability criteria are listed to assist with the investigation process.</p>
<b>28</b>	Table 9 – List of Existing Structure Plans	Forrestfield North Residential Precinct updated from draft to final and to reflect WAPC approval.
<b>29</b>	Part 19.1- Transport Corridors	Reference to Main Roads and City of Kalamunda managed land removed.
<b>30</b>	Part 20.4 – Noise Contours	Renamed from ANEF contours and section added relating to SPP 5.4 Road and Rail Noise and Freight Considerations in Land Use Planning, in response to Main Roads submission.

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<b>31</b>	20.7 - Environment	Section added to include and clarify environmental values as a development consideration for planning proposals.
<b>32</b>	21 - Summary	Minor rephrasing and update of references.
<b>33</b>	23.4 State Planning Strategy 2050	Updated to make relevance to City area clearer in response to submissions.
<b>34</b>	23.8 Liveable Neighbourhoods	Updated to make relevance to City area clearer in response to submissions.
<b>35</b>	Table 2.1 List of State Government documents guiding housing development in Western Australia.	Updated to make relevance to City area clearer in response to submissions.
<b>36</b>	25.1 Population	Data updated to reflect Forecast ID estimates released February 2021 and inclusion of a map of estimated population growth for each suburb.
<b>37</b>	Bibliography	References updated as needed, including Source WA Housing Strategy 2020-2030 and Forecast ID 2021 source.
<b>38</b>	Mapping	Finalised, renumbered and updated to reflect LHS document modifications including addition of 39 Lawnbrook Road, Walliston as an investigation area.