My Future Melville Speaker Series

Melville City Centre
Riseley Centre

Dean Cracknell
Senior Strategic Urban Planner
The 20 year vision for the City of Melville
The key activity centres in your local area
How our quiet suburbs will be retained
How public transport will connect us
Opportunities for business and jobs
Perth's population has grown by **10.5 times**

**Perth's Population**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>1925</td>
<td>195,080</td>
</tr>
<tr>
<td>2015</td>
<td>2,039,200</td>
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Perth's geographical size has grown by **13 times**

**Legend**
- **1925**
- **1974**
- **2012**

1925 – 66km²

1974 – 378km²

2012 – 870km²
Suburban spread ‘biggest’ problem

Perth’s urban sprawl is now recognised as one of the biggest in the world.

And if the city continues to spread at the current rate, experts say the Perth metropolitan area will stretch 276km — from Myalup to Lancelin — by 2050.

Property consultant and City of Perth councillor James Limnios says urban sprawl is now Perth’s biggest economic and social problem.

And Curtin University’s sustainability professor Peter Newman says it is now time for Perth to embrace high-rise buildings.

In its latest audit of the populations and densities of almost 1000 cities, US website Demographics ranks Perth as the world’s 59th biggest city in geographic size.

But of all the non-US cities in the top 60, Perth has the lowest population of 1.67 million people.

The ranking puts Perth just behind Manila (58th, population 22.71 million) and London (55th, 10.15 million) and ahead of Montreal (60th, 3.47 million), Tehran (71st, 13.42 million), Berlin (74th, 4 million) and Dubai (77th, 3.4 million).

“This report highlights the extent of urban sprawl in Perth which is costing families large amounts of money in transport costs and taxpayers who are funding infrastructure in the ever-growing newer suburbs of Perth,” Mr Limnios said.

The extent of urban sprawl in Perth is costing families large amounts of money in transport.

City councillor James Limnios

“We need to urgently implement a plan that encourages greater urban infill in near-city areas that will help reduce the geographic expansion of our city,”

Mr Limnios said this urgent plan should include the development of big tracts of under-used inner-city land, such as land around Michel train station.

He said this area could be transformed into “an artistic precinct, similar to the Latin Quarter in Paris” that would appeal to young people and regenerate a blighted inner-city location.

Consideration should also be given to limiting first-homebuyers grants to homes within a 10km radius of the Perth CBD.

Professor Newman said the next 30 years of Perth’s urban development could easily be accommodated within the existing sprawl, with more urban infill and high rise.

This would save money for the government and for families.

Population growth is not a bad thing if it is used to generate more sustainable cities,” Professor Newman said. “Every city needs to see its growth plan as an opportunity to create a better city — one that has a reduced footprint and a better livability.”

“If low-density sprawl characterises the development, it will simply be a wasted opportunity.

“There has been high-density housing built in inner suburbs such as South Perth, Northbridge, East Perth and Subiaco.

“But places such as Fremantle, Cottesloe, Nedlands and Scarborough have actively prevented high density,” he said.

City of Armadale chief executive and spokesman for chief executives from outer-suburban councils, Ray Tame, said policies to attract more people to live in inner areas were expensive and took time.

In the meantime, he said new families were flocking “at the rate of a suburban street a week” to the new outer suburbs that promised a terrible quality of life.

“There is a clear push by industry sectors at State and national level to centralise knowledge, jobs and services in the central business district and then lay the question of traffic congestion and better public transport at the government’s door,” Mr Tame said.

“There has to be recognition this centralising must stop and jobs, services and the knowledge economy be decentralised ... shortening the commute distance and providing affordable living.”
Key issues driving change

• **Perth is changing**  
  – Rapidly increasing population  
  – Ageing population  
  – Poor sustainability outcomes

• **Perth is a sprawling city**  
  – Stretches 150km along the coast  
  – Urban sprawl creates traffic congestion

• **State Government strategies**  
  – Plan for activity centres and corridors

• **Lifestyle choices people make**  
  – Need for a range of housing choices  
  – Live close to schools, shops, transport  
  – Desire for vibrancy and culture
We need to align with State Government strategies.
Every local government has housing targets to accommodate future population growth.

The City of Melville is in Perth’s Central region.

**City of Melville Targets**

<table>
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<tr>
<th>Year</th>
<th>Target</th>
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<tr>
<td>2031</td>
<td>11,000 new dwellings</td>
</tr>
<tr>
<td>2050</td>
<td>18,500 new dwellings</td>
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(Source: Perth and Peel @ 3.5 Million - what will Perth and Peel look like in 2050? Western Australian Planning Commission,
Melville’s population is growing

Our population is growing

But it is not the same every year. Sometimes the population growth is very fast, sometimes slower.

We need to be “ahead of the game”

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts
Focus growth in activity centres and transport corridors

Protect suburban residential areas from significant changes

Based on and aligns with community feedback
Local Planning Strategy
The community wants a mix of all these things

Vibrant activity centres

Range of transport choices

Quieter suburban areas

Quality parks & natural areas
City of Melville: Best Practice Planning Performance

City of Melville

Local Government Rankings:
- Strategic - Local Strategy
- Statutory - Scheme
- Effectiveness - Delegation
- Efficiency - Timeliness

Overall Score: 21.7 / 23

Current Local Planning Scheme?
- Yes

Scheme Reviewed in last 5 years?
- Yes

Age of Scheme
- 0

Endorsed

Local Planning Strategy Status:
- Applications delegated to planning officers: 1679
- Number of Applications: 1679, Percentage: 95%
- Applications processed in 60 days: 1324
- Number of Applications: 1324, Percentage: 90%
- Activity Centre Structure Plans complete or in progress: 6
- Number of Activity Centre Structure Plans required: 12
- Percentage: 50%

Best performing council: Very recently adopted Local Planning Strategy and Scheme. Very high levels of planning delegation and very good processing times.

Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

Property Council of Australia
"Best Performing Council. Very recently adopted Local Planning Strategy and Scheme. Very high levels of planning delegation and very good processing times."

Property Council, September 2016
My Future Melville ....

- Our Strategy will create a network of complimentary activity centres surrounded by lower density residential areas
- What’s happening in the Melville City Centre and Riseley Centre?
The Structure Plan will guide the future of the centre
Guides what landowners can do with their land
Will help create a vibrant city centre over time
Other developments approved

31 Almondbury Road

1 Davenport Road

New Wireless Hill War Memorial

150-152 Riseley Street
Transport Improvements

Short term road improvements

Long term public transport improvements
The Structure Plan will guide the future of the centre

Guides what landowners can do with their land

Will help create a ‘boutique’ centre with a mix of uses over time
City of Melville

Riseley Centre Improvements

Planters, seats, bins

New development proposals

Smaller upgrades by residents/businesses

Identified need for streetscape upgrades
YOUR GUIDE TO SMARTER PARKING

- **15 minute parking**
- **2 hour parking**
- **4 hour parking**
- **250m walking radius**
- **Bus stop**
- **Number of available parking bays**

Choose the car park that suits your length of stay - smarter parking is better for everyone.

Car parking issues can't always be solved, but they can be better managed.
Focus growth in activity centres and transport corridors

Protect suburban residential areas from significant changes

Based on and aligns with community feedback
Melville Talks:
Web: www.melvilletalks.com.au

Melville City Centre Structure Plan

Riseley Centre Structure Plan
Thank you for your interest in

The City’s 20 year vision for the future

A great place to live, work and play
Proposed Land Exchange

Proposed Land Exchange Boundaries and the High Street Precinct

City of Melville Civic Centre

Proposed Library / Cultural Facility
(Separate process and reports to Council)

Possible Future CoM Development Sites
(Separate process and reports to Council)

“AMP Exchange Land” From AMP to CoM
2,750m²

“City Exchange Land” From CoM to AMP
2,750m²

Garden City Shopping Centre
AMP Capital

New High Street

Almondbury Road