



City of
Melville
Libraries & Museums

My Future Melville Speaker Series

Melville's 20-year vision

Melville City Centre
Riseley Centre

Dean Cracknell
Senior Strategic Urban Planner



City of
Melville

my future *Melville*

*To achieve the best outcomes for tomorrow
we need to plan effectively for change today.*



- 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

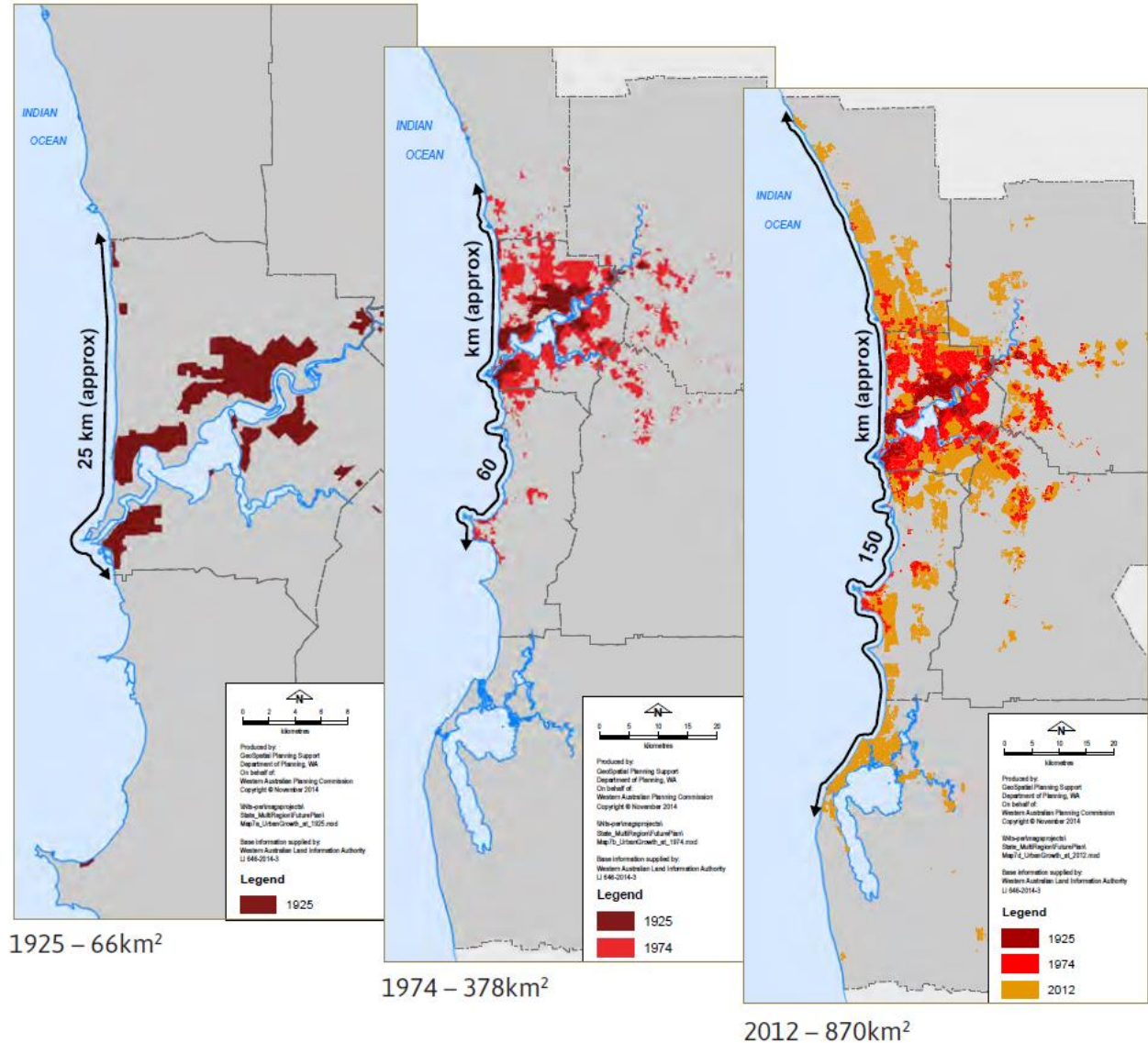


Perth's population has grown by **10.5 times**

Perth's Population

1925	195,080
2015	2,039,200

Perth's geographical size has grown by **13 times**



Suburban spread 'biggest' problem

■ Kent Acott

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 270km — 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 Demographia 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," Cr 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 to encourage greater urban infill in near-city areas that will help reduce the geographic expansion of our city."

Cr Limnios said this urgent plan should include the development of big tracts of under-used inner-city land, such as land around McIver 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-urban 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 terrific 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."

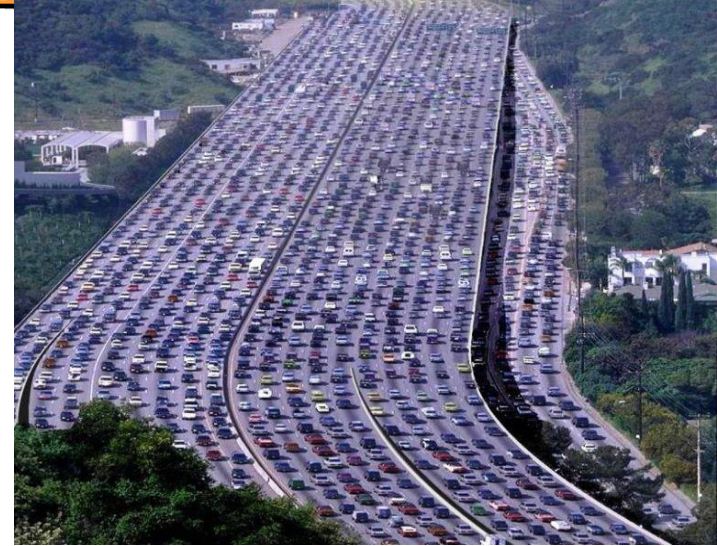
PERTH IN 2050





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





City of
Melville

We need to align with State Government strategies

directions**2031**
and beyond
metropolitan planning beyond the horizon

Over the next 35–40 years,
800,000 new homes will be
required to accommodate Perth's
growing population.



Perth and
Peel@3.5million

What will Perth and Peel
look like in 2050?

TRANSPORT @ 3.5 MILLION

PERTH TRANSPORT PLAN

FOR 3.5 MILLION PEOPLE
AND BEYOND

FOR CONSULTATION



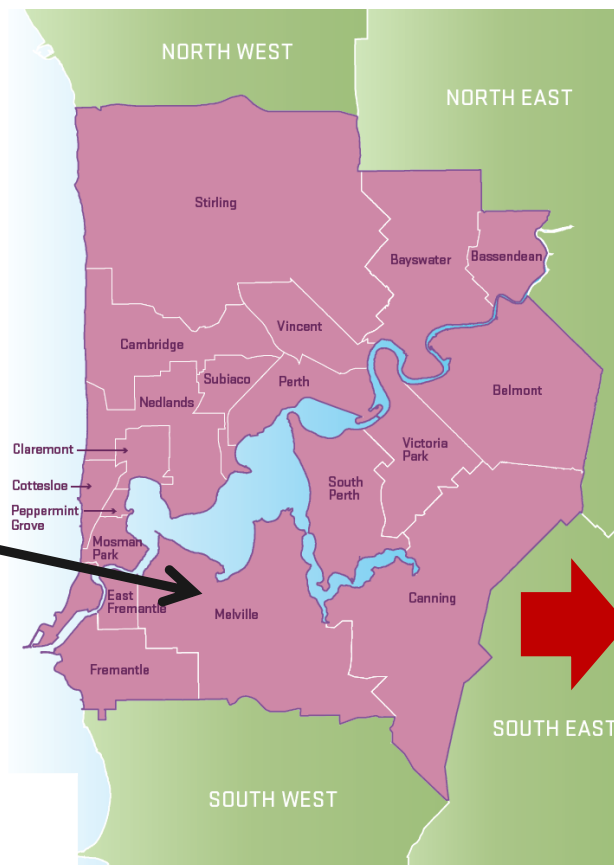


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Broad metropolitan strategies lead planning in the City of Melville

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

By 2031 11,000 new dwellings

By 2050 18,500 new dwellings













REGION	2011	2050
NORTH WEST		
 People	322,486	740,318
 Jobs	80,566	229,089
 Homes	114,923	283,716
NORTH EAST		
 People	209,156	450,590
 Jobs	82,379	187,986
 Homes	76,547	179,101
CENTRAL		
 People	782,974	1.2m
 Jobs	540,000	780,000
 Homes	2050 infill target of 215,000 homes	
SOUTH METROPOLITAN PEEL		
 People	523,406	1.26m
 Jobs	143,971	437,725
 Homes	205,493	507,670

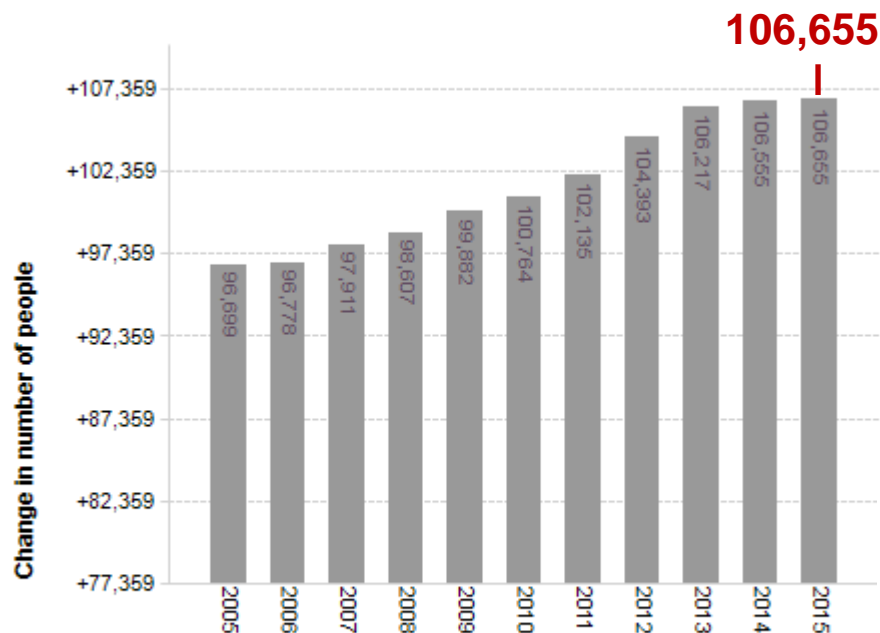
Figure 4: Perth's population, jobs and homes targets

(Source: Perth and Peel @ 3.5 Million - what will Perth and P look like in 2050? Western Australian Planning Commission,



Melville's population is growing

Estimated Resident Population, City of Melville



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

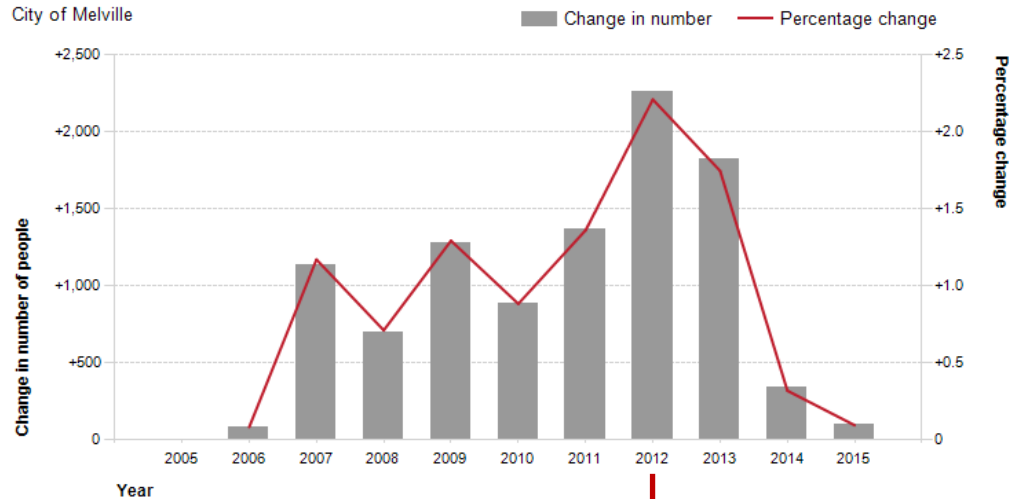
Our population is growing

**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”

Annual change in Estimated Resident Population (ERP)

City of Melville



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

2,258



City of
Melville

Our Local Planning Strategy

Focus growth in activity centres
and transport corridors

Protect suburban residential
areas from significant changes

Based on and aligns with
community feedback





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Local Planning Strategy

The community wants a mix of all these things



Vibrant activity centres



Quieter suburban areas

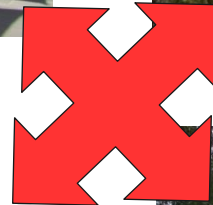


Figure 5: Your move, your choice

Range of transport choices

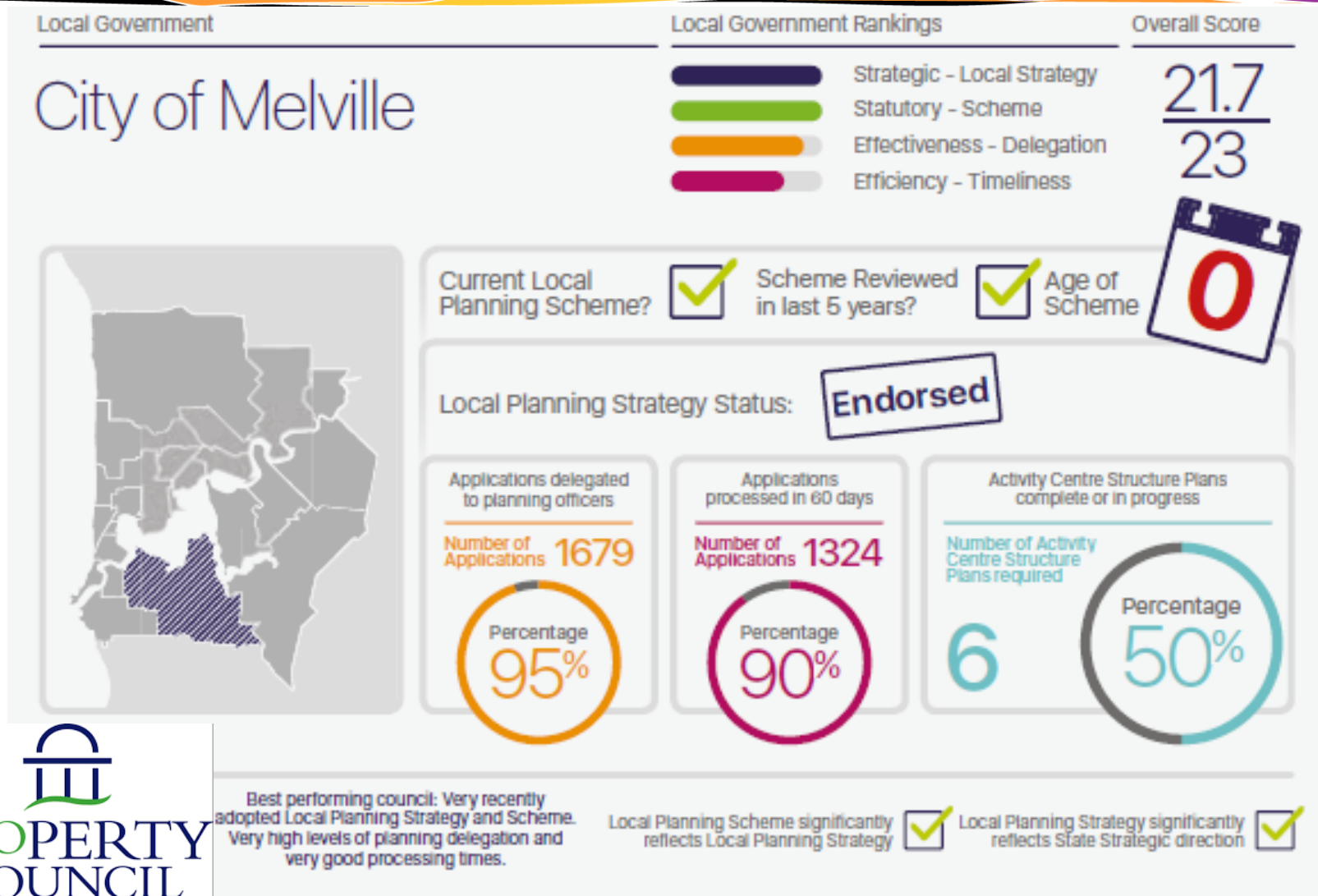


Quality parks & natural areas



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My Future Melville: Best Practice Planning Performance





City of
Melville

My Future Melville: Best Practice Planning Performance

***“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

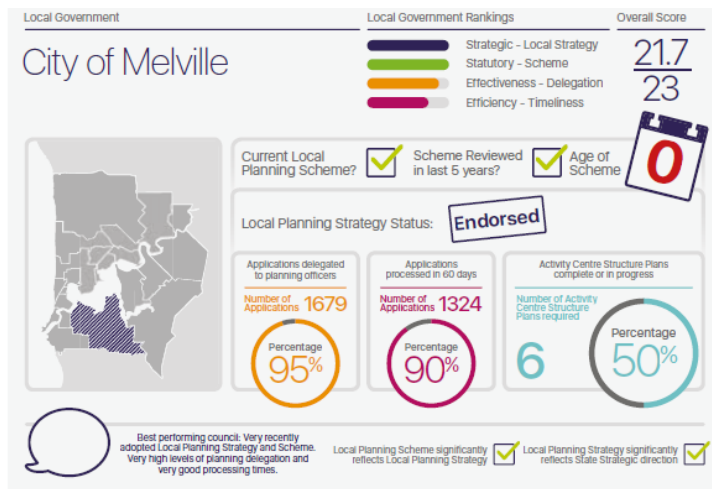


Figure 1: Comparison of best practice planning performance of local authorities in the Greater Perth area (2014/15)



LOCAL GOVERNMENT IN DESCENDING ORDER	LOCAL PLANNING STRATEGY (MAX=6)	LOCAL PLANNING SCHEME (MAX=6)	DELEGATION (MAX=5)	TIMELINESS (MAX=6)	SCORE OUT OF 23
Melville	6.0	6.0	4.8	4.9	21.7
Belmont	6.0	6.0	4.9	3.2	20.1
Armadale	6.0	3.0	5.0	3.9	17.8
Kalamunda	6.0	1.0	4.9	4.4	16.3
Mundaring	6.0	5.0	4.8	Did not provide data	15.8
Cottesloe	5.0	6.0	4.7	Did not provide data	15.7
Kwinana	2.0	3.0	4.9	3.6	13.4
Stirling	2.0	1.0	4.9	4.4	12.3
Joondalup	2.0	0.0	5.0	4.9	11.9
Subiaco	5.0	0.0	3.9	2.8	11.7
Bassendean	6.0	1.0	4.6	Did not provide data	11.6
Vincent	2.0	2.0	4.5	2.8	11.3
Nedlands	1.0	1.0	4.8	4.2	11.0
East Fremantle	2.0	2.0	2.7	4.2	10.9
Canning	1.0	1.0	4.8	4.1	10.8
Fremantle	1.0	1.0	4.3	4.3	10.5
Swan	2.0	0.0	4.6	3.7	10.3
Cockburn	1.0	4.0	5.0	Did not provide data	10.0
Murray	1.0	0.0	4.9	4.0	9.8
Rockingham	1.0	0.0	4.8	3.8	9.5
South Perth	0.0	1.0	4.9	3.6	9.5
Perth	0.0	0.0	4.6	4.4	9.1
Peppermint Grove	3.0	1.0	0.0	4.2	8.2
Mosman Park	6.0	2.0	Did not provide data	Did not provide data	8.0
Serpentine - Jarrahdale	0.0	0.0	4.8	3.1	8.0
Mandurah	2.0	2.0	4.9	Did not provide data	7.9
Wanneroo	0.0	0.0	5.0	Did not provide data	5.0
Gosnells	0.0	0.0	4.6	Did not provide data	4.6
Cambridge	0.0	0.0	3.8	Did not provide data	3.8
Bayswater, Claremont, Victoria Park	Did not participate in the survey				

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**?



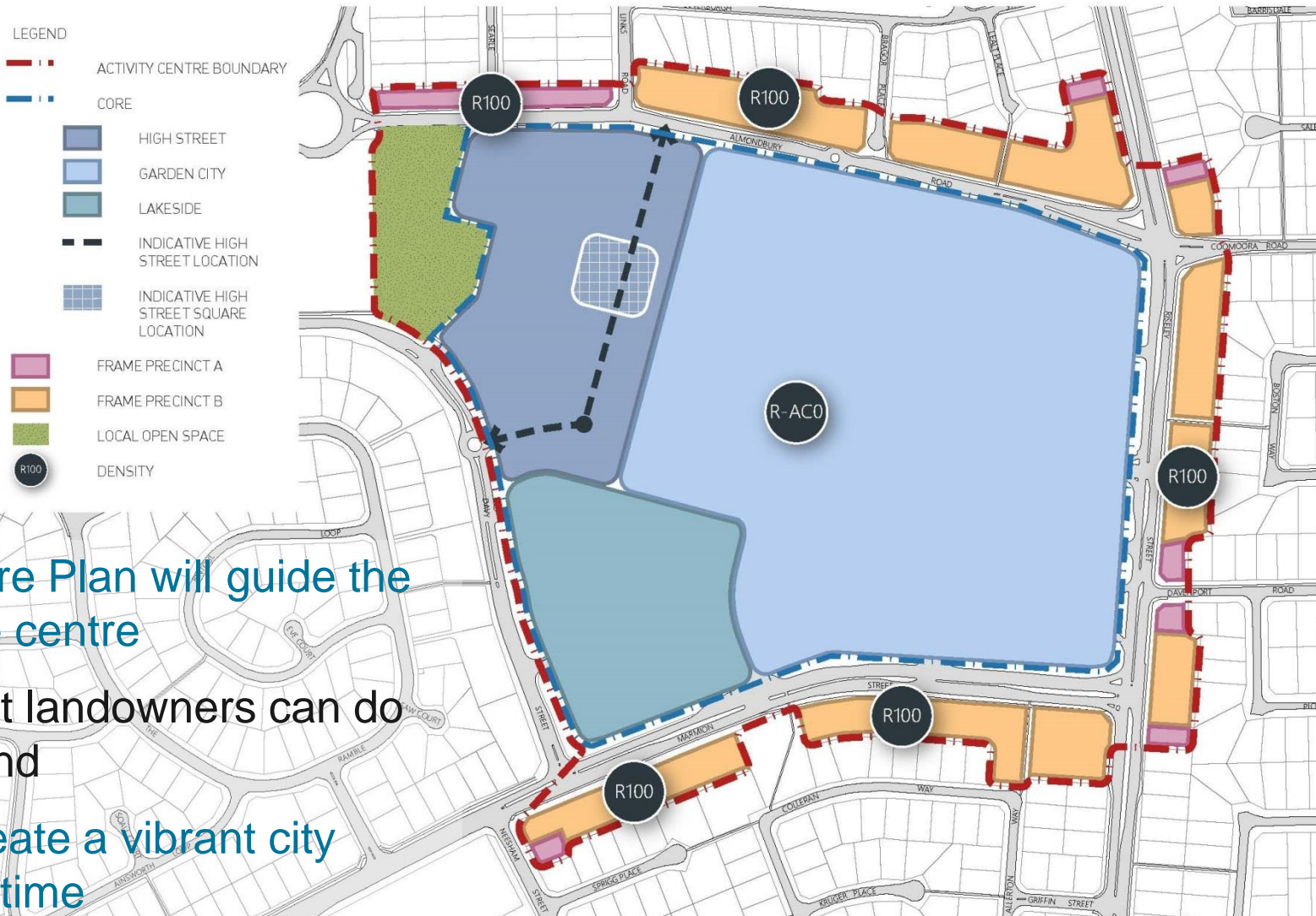
**Melville City
Centre**

Riseley Centre

Canning Bridge



The Plan for Melville City Centre



The Structure Plan will guide the future of the centre

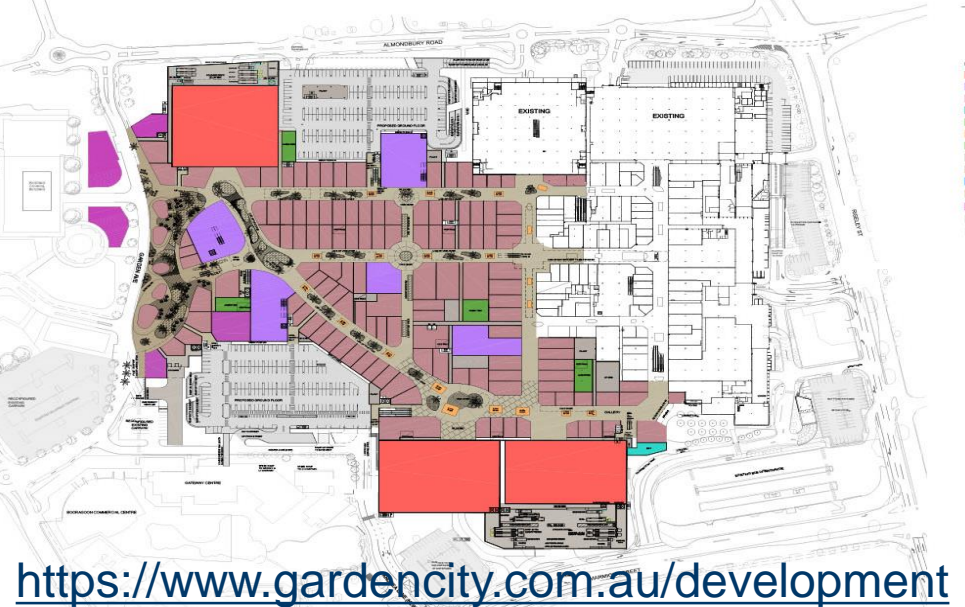
Guides what landowners can do with their land

Will help create a vibrant city centre over time



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Melville

Garden City Redevelopment



<https://www.gardencity.com.au/development>



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City Gardens Redevelopment

181-205 Davy Street (Alcoa site)



SITE 1: CITY GARDEN APARTMENTS



FUTURE SITE 2 CARPARK DECK



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Other developments approved



31 Almondbury Road



1 Davenport Road



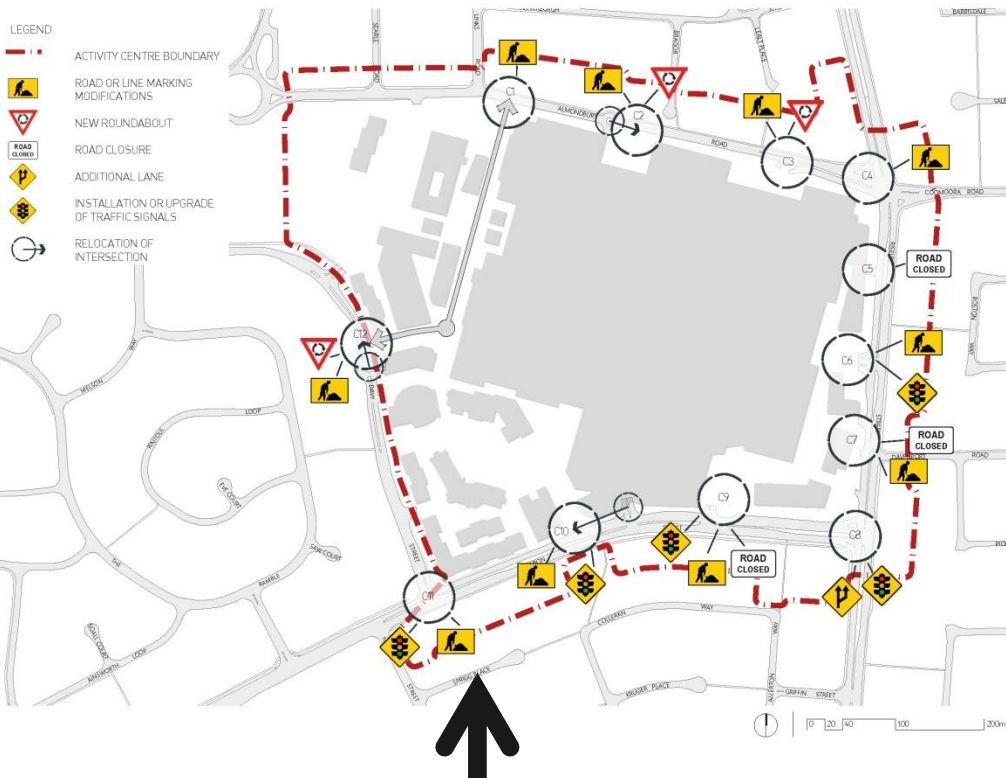
New Wireless Hill War Memorial



150-152 Riseley Street

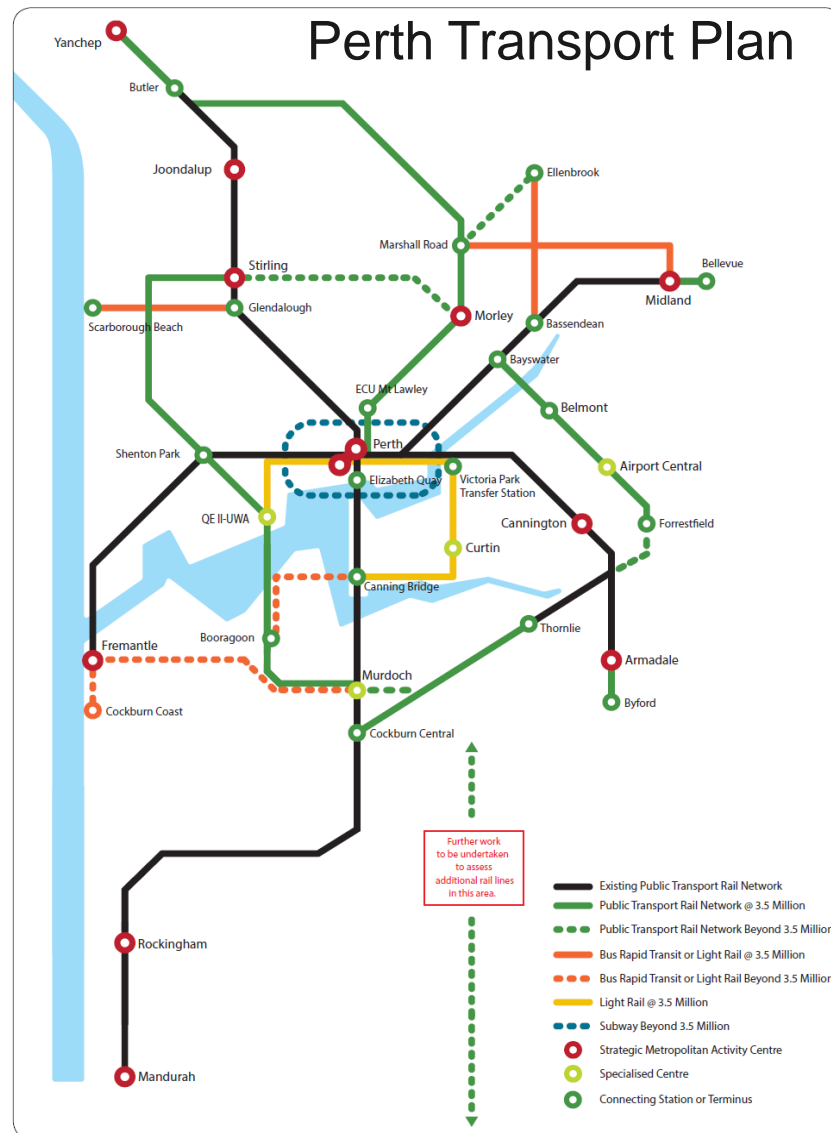


Transport Improvements



Short term road improvements

Long term public transport improvements





The Plan for the Riseley Centre

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

KEY



Structure Plan Boundary

Maximum Building Heights



3 storey maximum



4 storey maximum



5 storey maximum



6 storey maximum

Precincts



Precinct 1: Riseley Core



Precinct 2: Canning Corridor



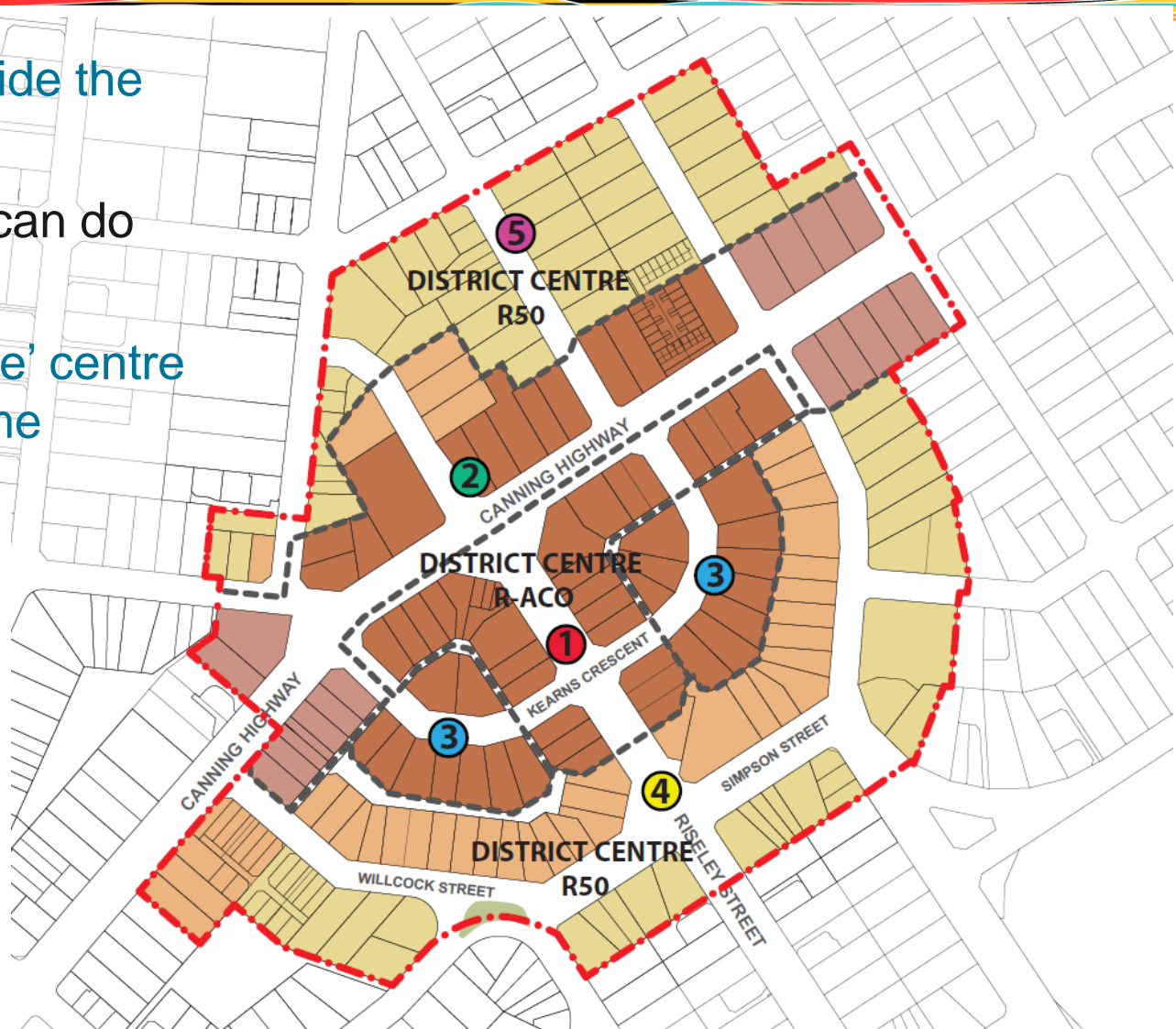
Precinct 3: The Crescent



Precinct 4: Transitional Frame



Precinct 5: Residential Frame





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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
- 250m walking radius
- Bus stop
- Number of available parking bays
- 4 hour parking
- Unrestricted





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Working towards Your Future Melville

Focus growth in activity centres
and transport corridors

Protect suburban residential
areas from significant changes

Based on and aligns with
community feedback





City of
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Find Out More

Melville Talks:

Web: www.melvilletalks.com.au

Melville City Centre Structure Plan

Web: www.melvillecity.com.au/citycentre

Riseley Centre Structure Plan

Web: www.melvillecity.com.au/riseleycentre



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my future *Melville*

*To achieve the best outcomes for tomorrow
we need to plan effectively for change today.*



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

