



City of
Melville
Libraries & Museums

My Future Melville Speaker Series

Melville's 20-year vision

**Murdoch Specialised
Activity Centre**

Gavin Ponton
Manager Strategic Urban Planning

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
- How our quiet suburbs will be retained
- Opportunities for housing diversity
- How public transport will connect us
- Opportunities for business, jobs, vibrancy
- The key activity centre in your local area



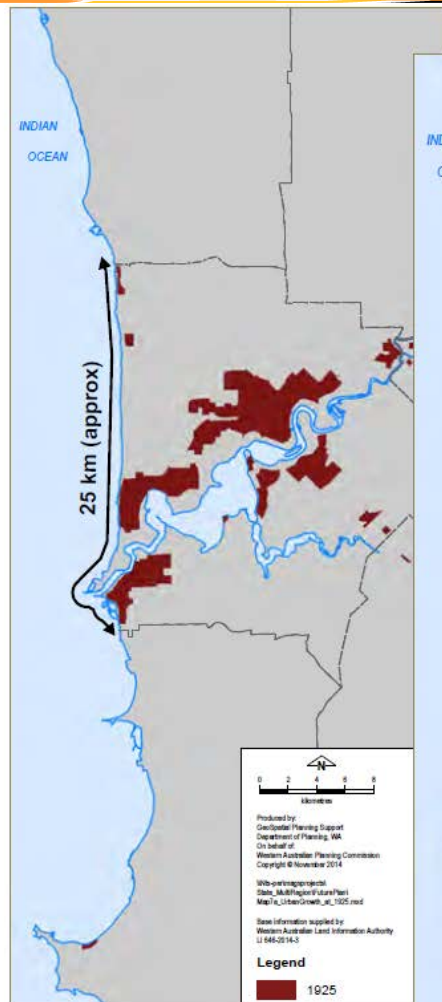
Perth is getting bigger

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

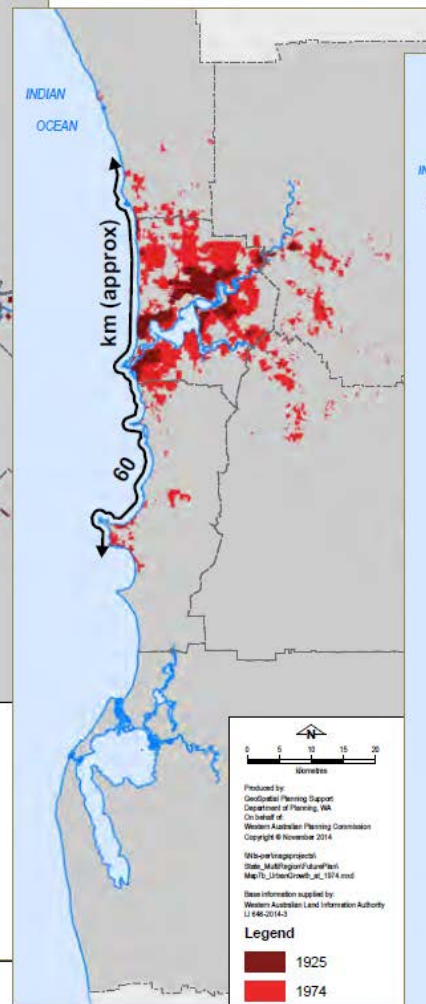
Perth's Population

| | |
|-------------|-----------|
| 1925 | 195,080 |
| 2015 | 2,039,200 |

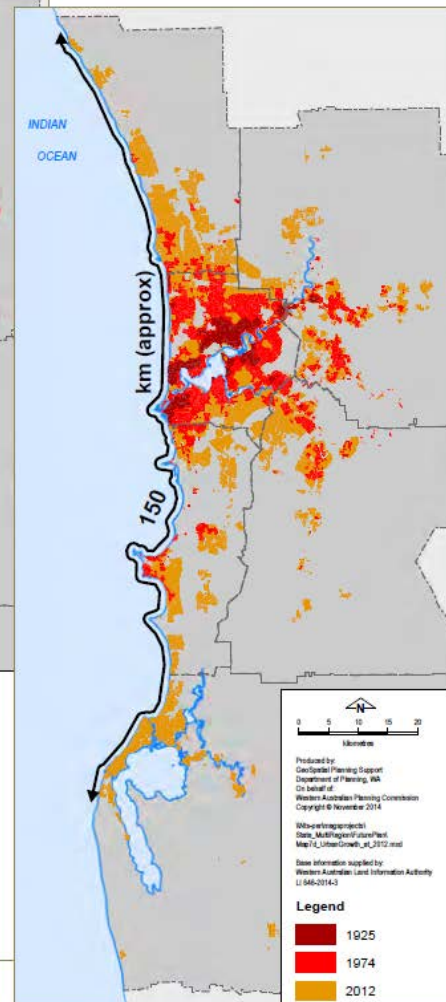
Perth's geographical size has grown by **13 times**



1925 – 66km²



1974 – 378km²



2012 – 870km²

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
 - Affordability of housing

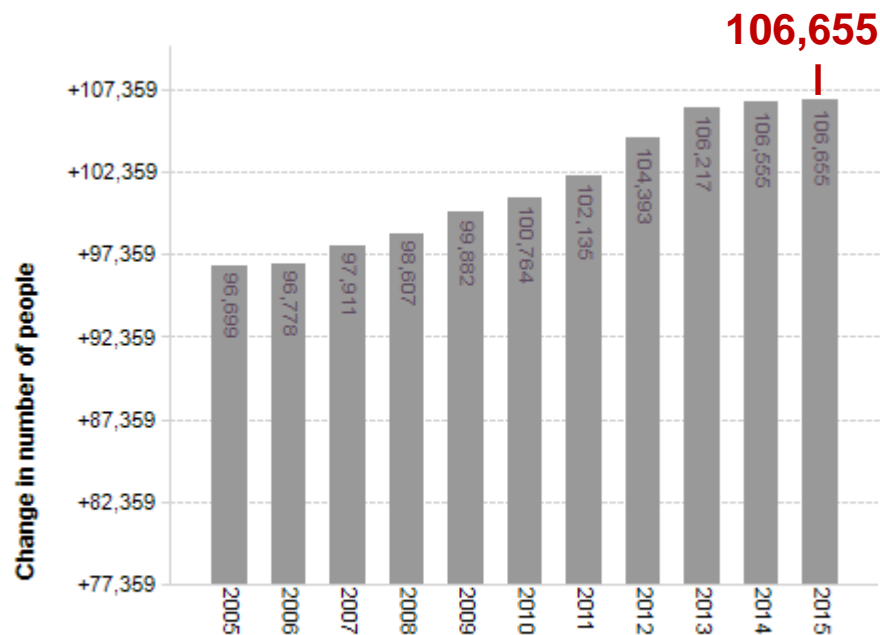




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Melville's population is growing

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

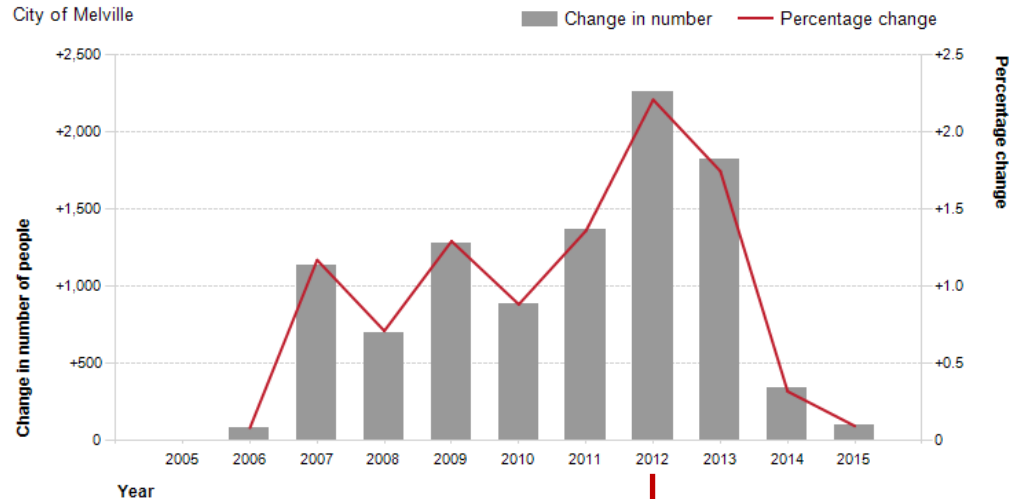
Our population is growing

**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

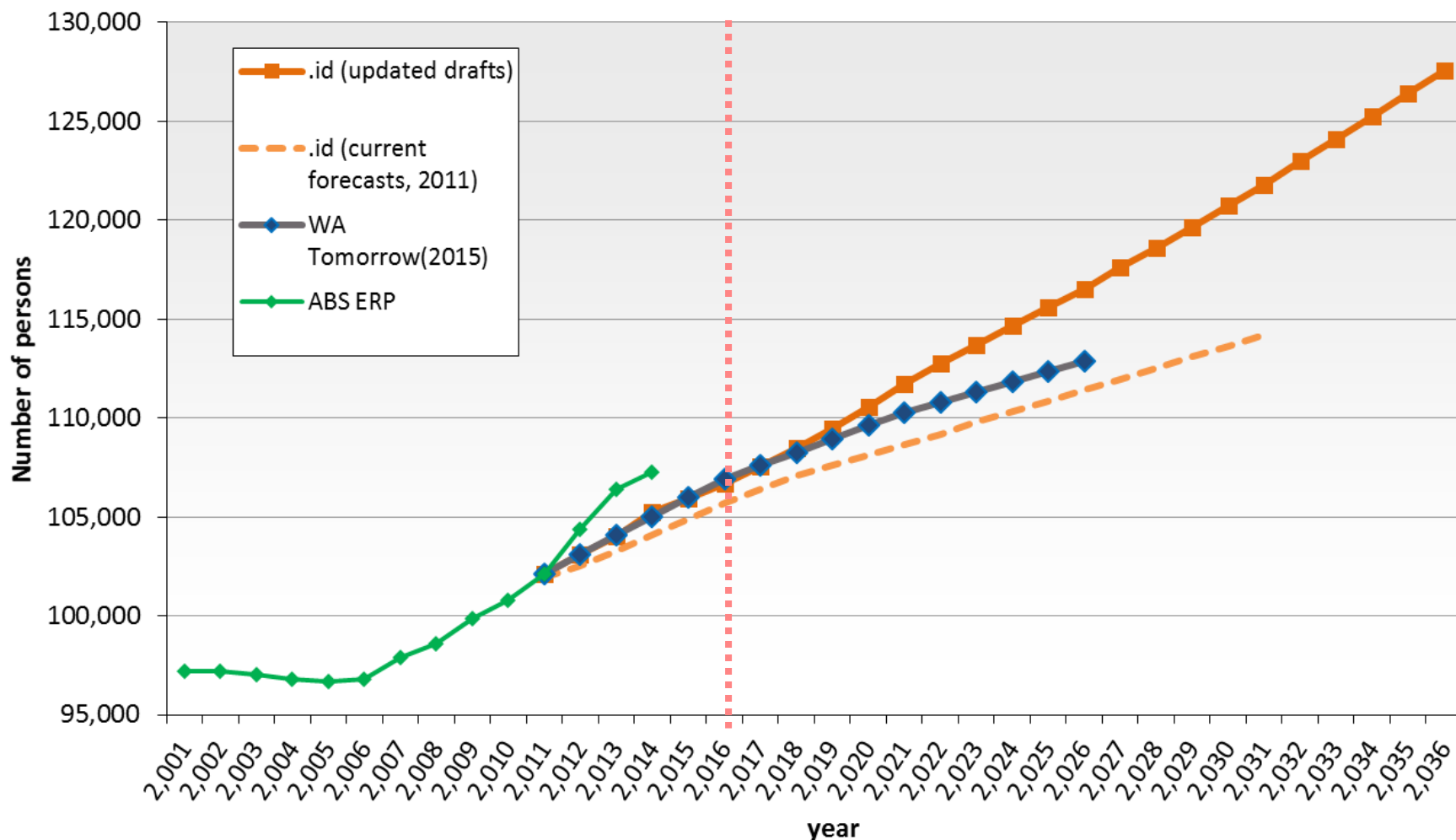
2,258



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Melville

Melville's population is growing

What is the future looking like?





- **Indications are that Melville is set to continue to grow**
- **What Strategic Urban Planning is being done to secure, facilitate and direct this growth?**





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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

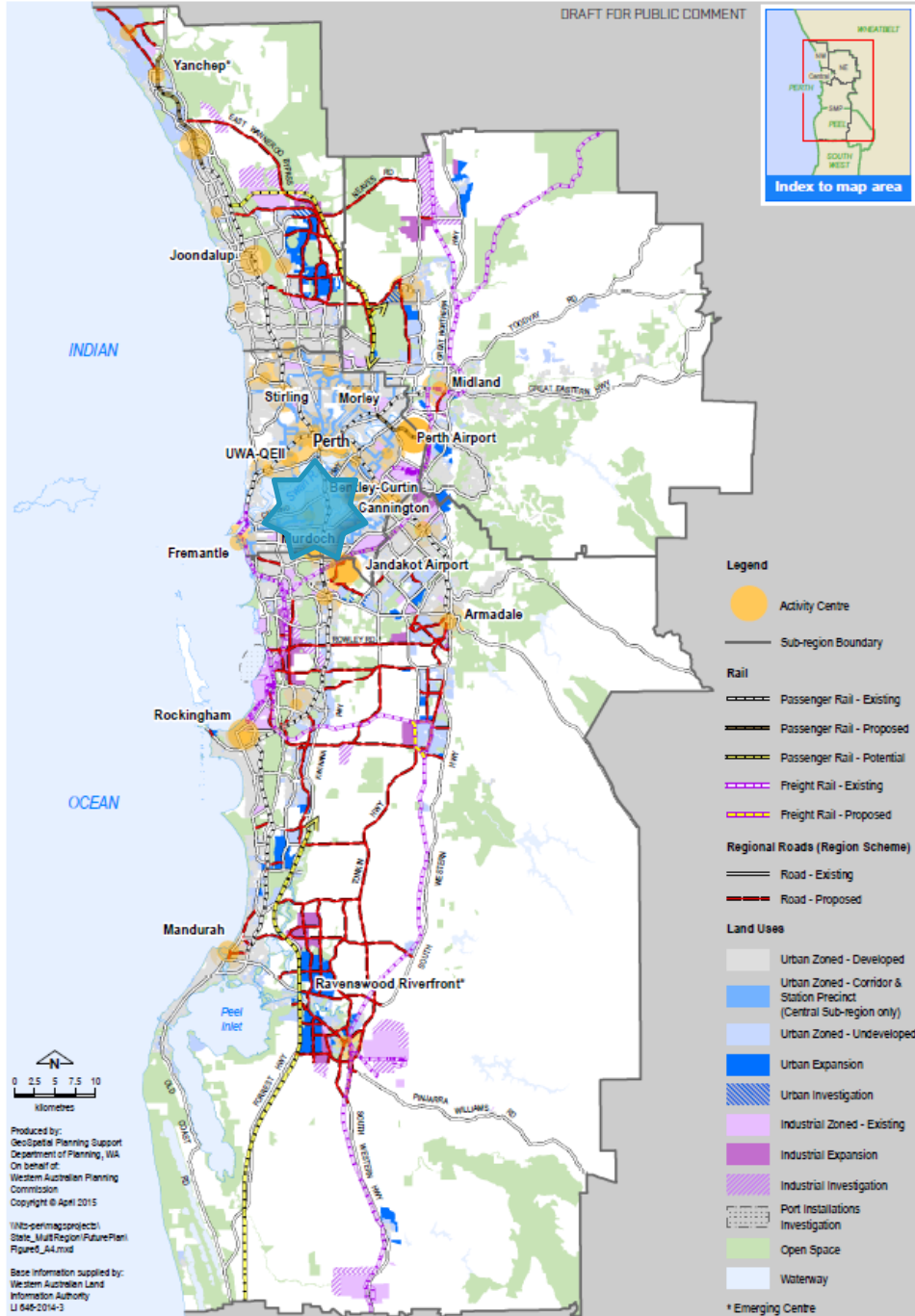
What will Perth and Peel
look like in 2050?

TRANSPORT @ 3.5 MILLION
**PERTH
TRANSPORT
PLAN**

FOR 3.5 MILLION PEOPLE
AND BEYOND

FOR CONSULTATION







Central Sub Region Responsibilities

Being part of this central sub region brings with it certain responsibilities to assist in accommodating Perth's growth to 3.5 million...

- The region has established infrastructure, good accessibility and liveability, established network of centres and transport corridors
- Melville points of difference over other Central Sub-Region LGA's:
 - Proximity to key centres Perth CBD, Fremantle, Jandakot
 - Freeway
 - Railway access
 - Established and relatively unconstrained major growth centres at Murdoch, Canning Bridge and Booragoon





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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 |

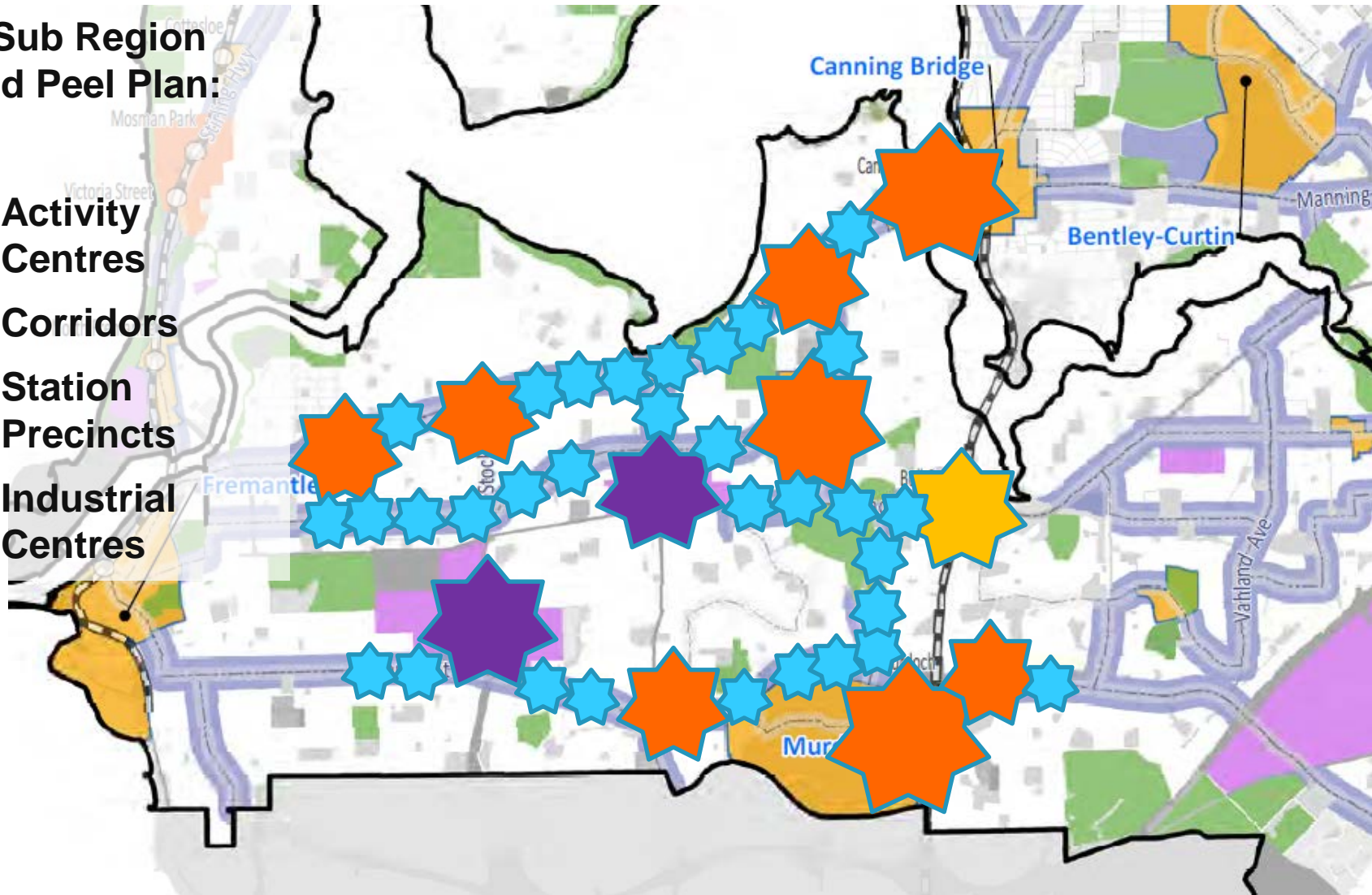
Figure 4: Perth's population, jobs and homes targets

(Source: Perth and Peel @ 3.5 Million - what will Perth and Peel look like in 2050? Western Australian Planning Commission, 2011)



Central Sub Region Perth and Peel Plan:

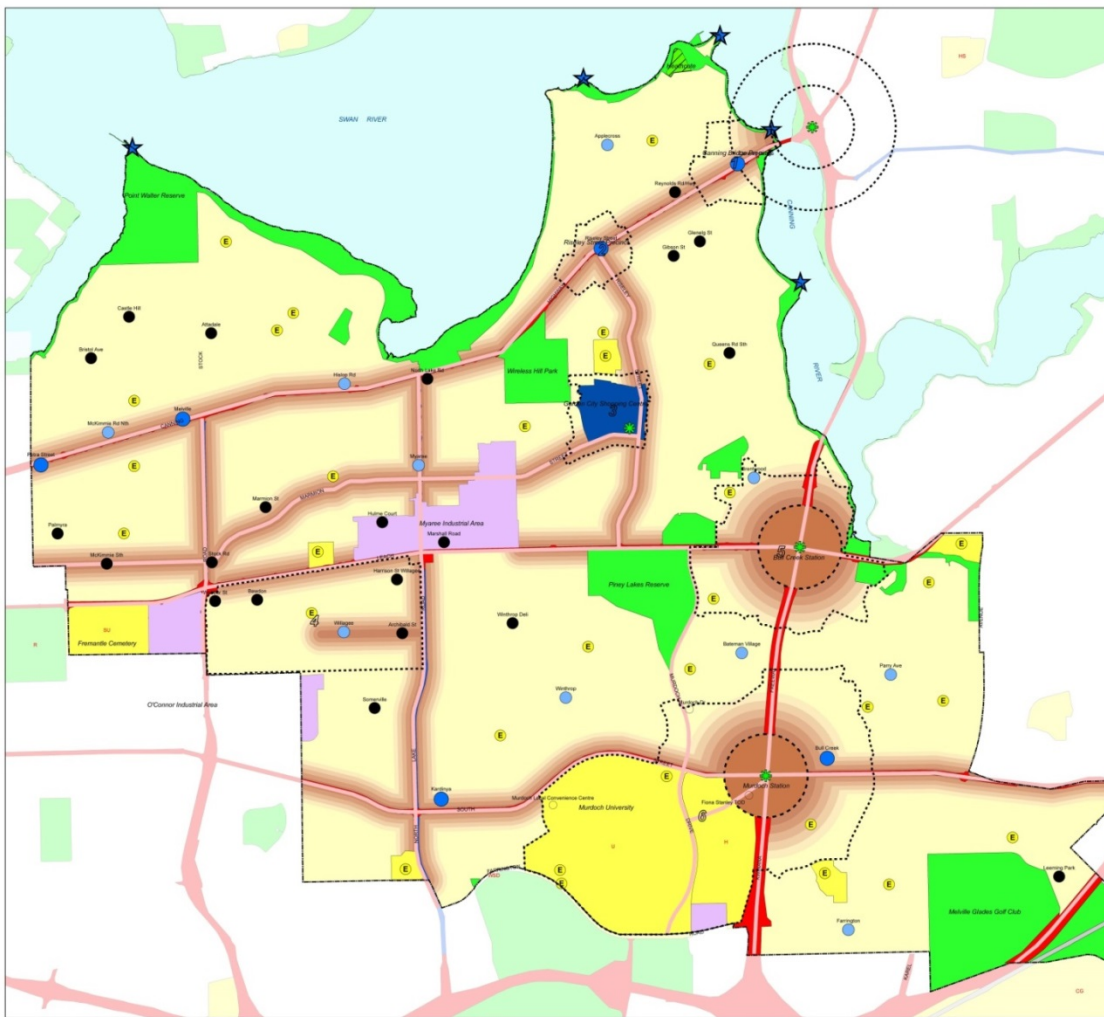
1. Activity Centres
2. Corridors
3. Station Precincts
4. Industrial Centres





City of
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Melville's Planning Response: The Local Planning Strategy



- A range of housing types, whilst maintaining our suburbs
- Protection of industrial and commercial areas from encroachment
- Supporting public transport and an efficient road network
- Access to jobs and services
- Protection of environmental features
- Promoting the regions unique tourism opportunities

DISCLAIMER: The information contained on this plan is diagrammatic only, has no legal standing at this time and is subject to modification.



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Local Planning Strategy

The community wants a mix of all these things



Vibrant activity centres
(Jobs, housing diversity, services)



Quieter suburban areas

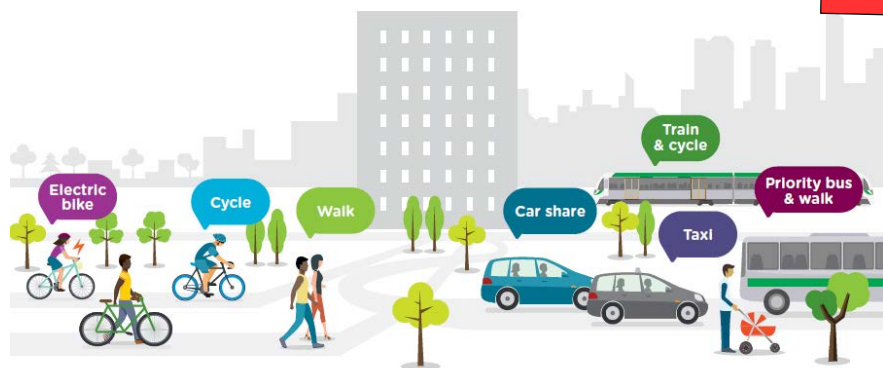
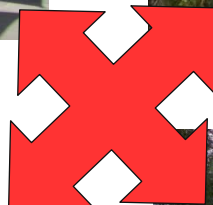


Figure 5: Your move, your choice

Range of transport choices



Quality parks & natural areas



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LOCAL PLANNING STRATEGY (2012-2031)

Legend

- City centre
- District centre
- Neighbourhood centre
- Local centre
- Proposed local centre
- Heritage Area
- High density residential
- Low to medium density residential
- Low density residential
- Industrial
- Public purposes
- Public purposes - education
- Strategic development areas
- Railway/bus station
- Ferry/river nodes of activity
- Transport Corridor
- Parks and Recreation (Regional)
- Waterways
- Melville LPS Boundary

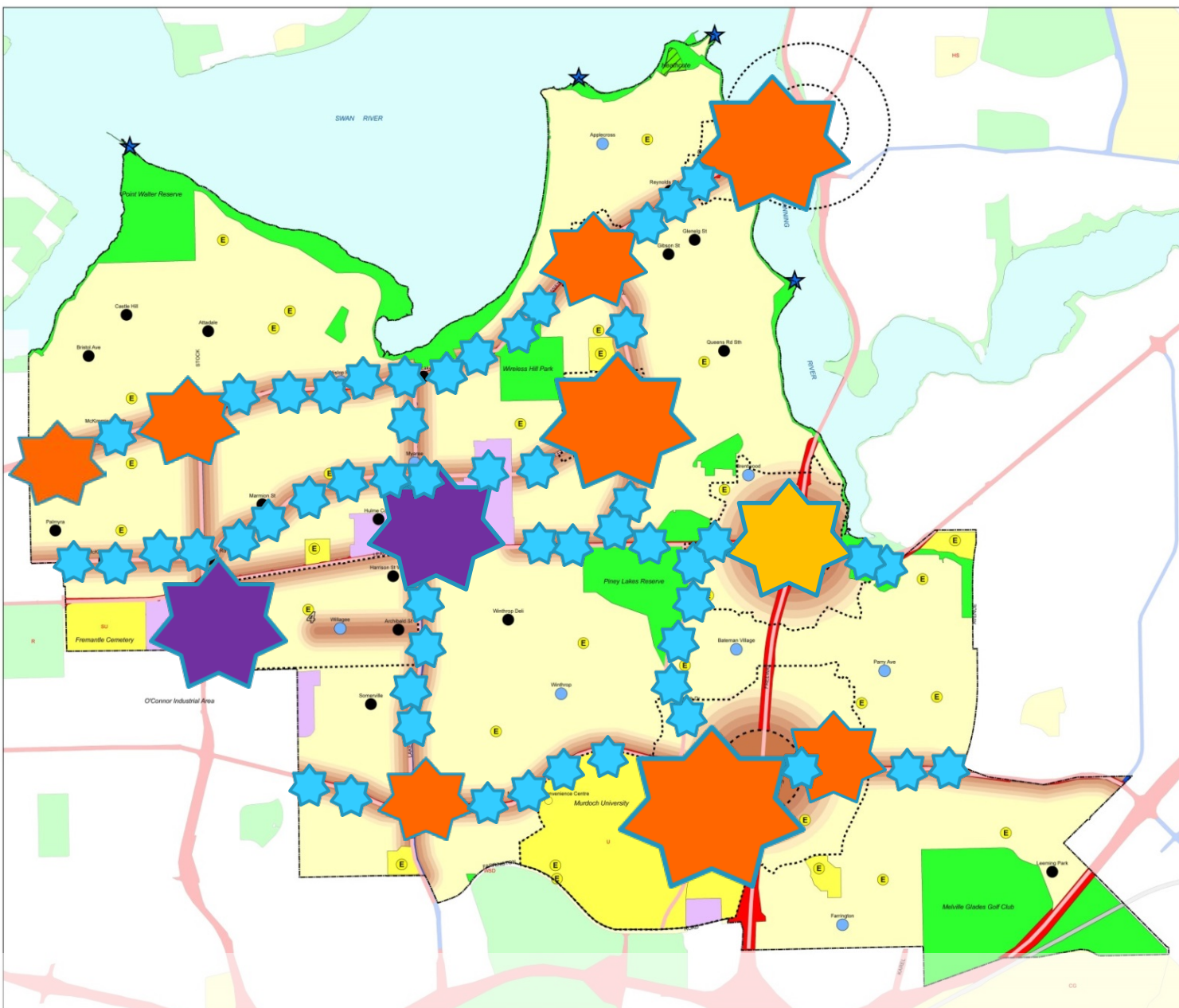
NOTE
Areas outside of Melville are half toned and indicative
of the Metropolitan Region Scheme Reserves



Scale 1:17,500
(at A1)

0 325 650 1,300 1,950 2,600
Meters

JAN 2013 (VERSION 17)



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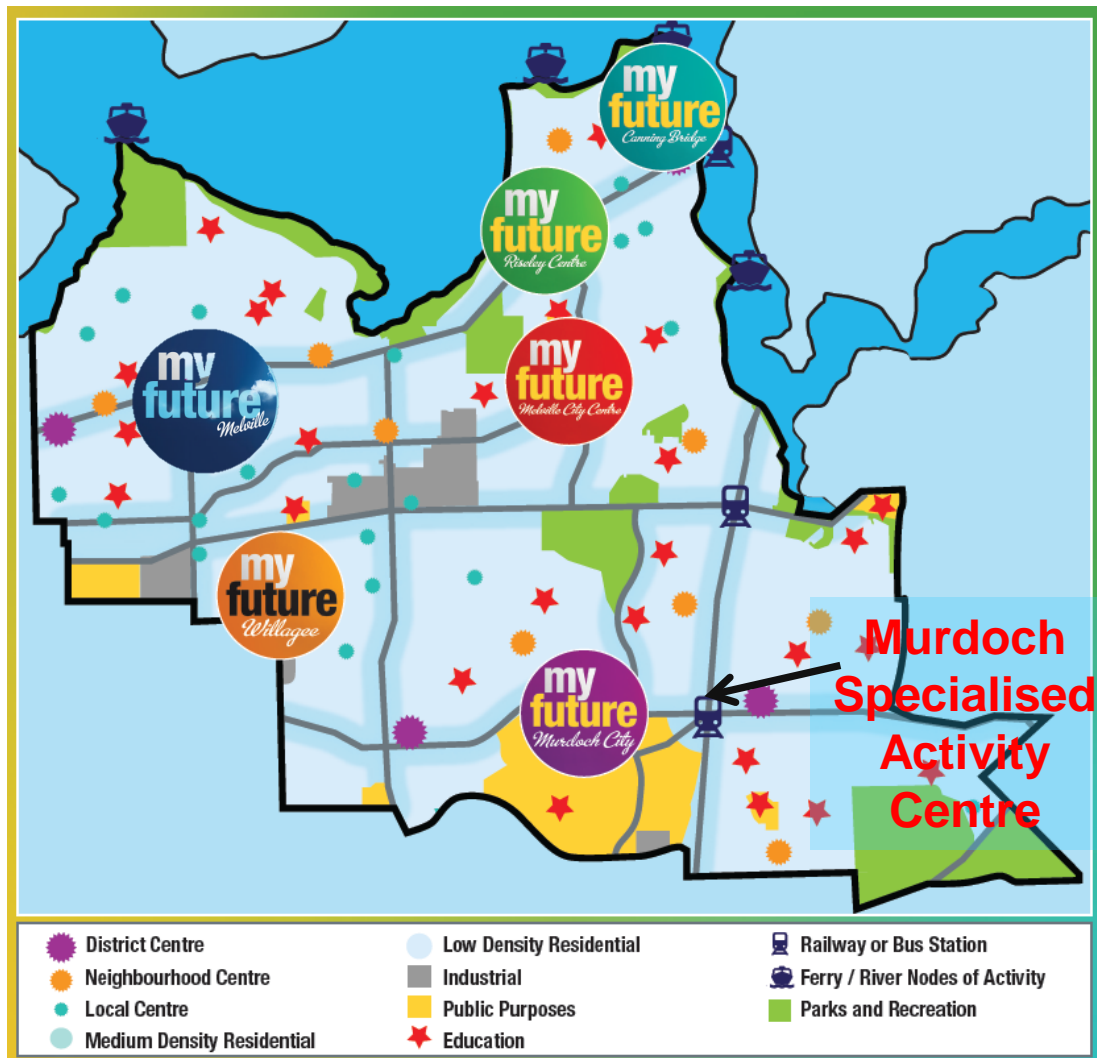


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Rolling out the Local Planning Strategy

Adoption of Local Planning Scheme 6 (May 2016)

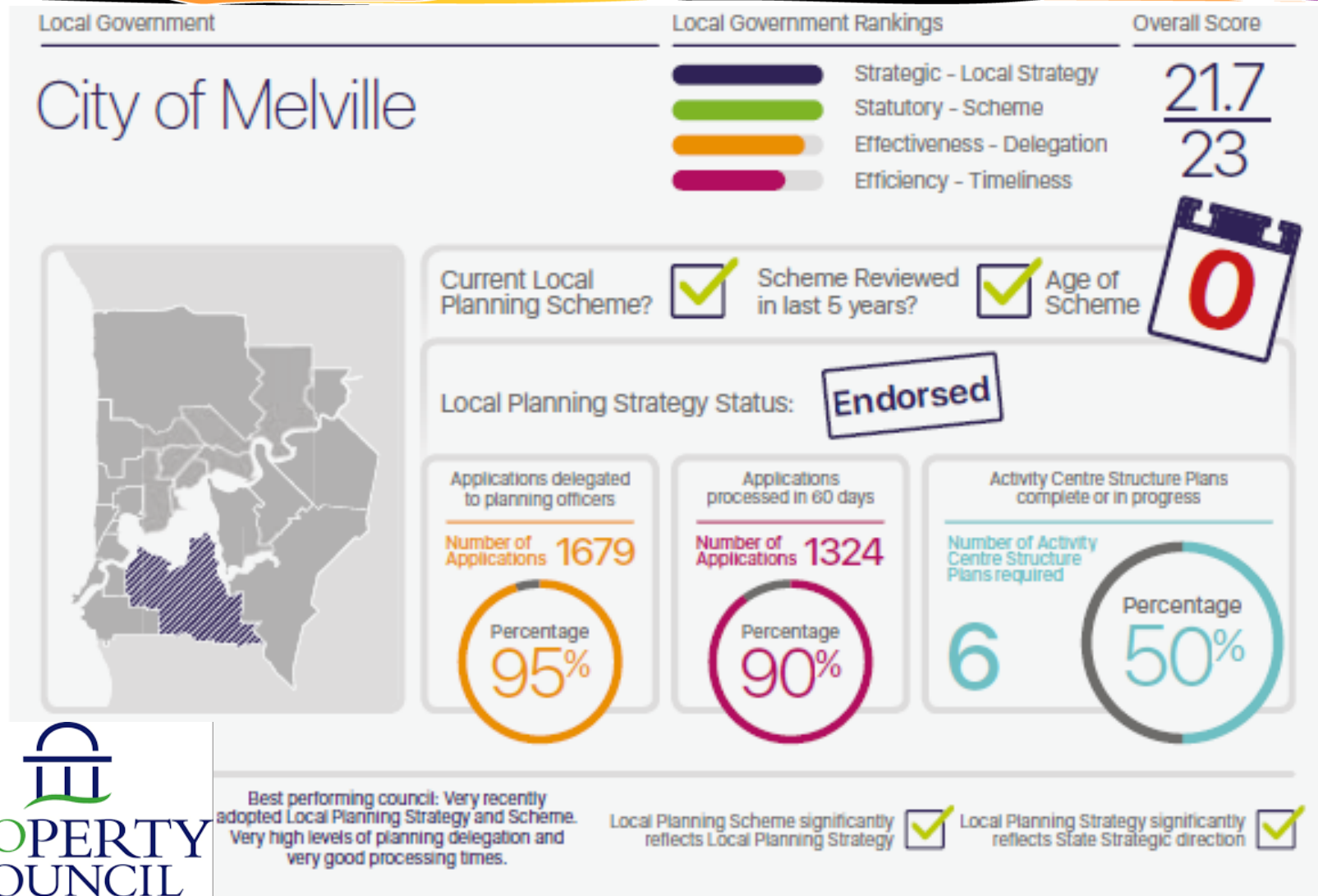
Roll out of Structure Plans for key Centres and Precincts





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My Future Melville: Best Practice Planning Performance





City of
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My Future Melville: Best Practice Planning Performance

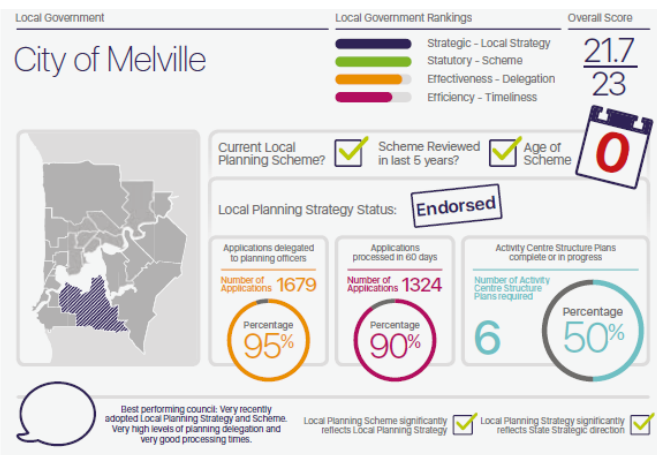
***“Best Performing Council.
Very recently adopted Local
Planning Strategy and
Scheme. Very high levels of
planning delegation and very
good processing times.”***

Property Council, September 2016

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



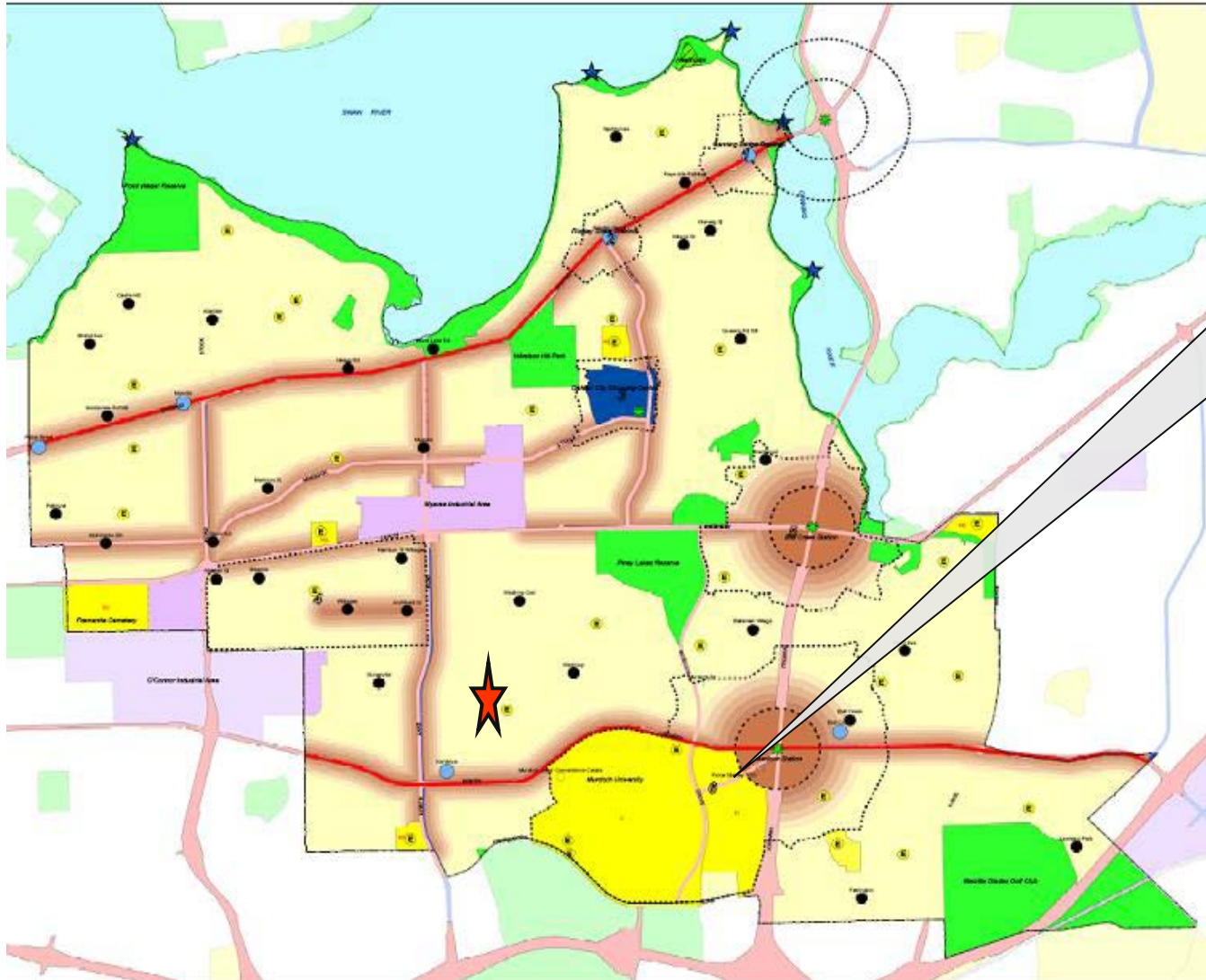
| LOCAL GOVERNMENT IN DESCENDING ORDER | LOCAL PLANNING STRATEGY (MAX=6) | LOCAL PLANNING SCHEME (MAX=6) | DELEGATION (MAX=5) | TIMELINESS (MAX=6) | SCORE OUT OF 23 |
|--------------------------------------------|---------------------------------------|-------------------------------------|-----------------------|-----------------------|--------------------|
| 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 | | | | |





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Murdoch Specialised Activity Centre



Murdoch
Structure Plan
adopted January
2014

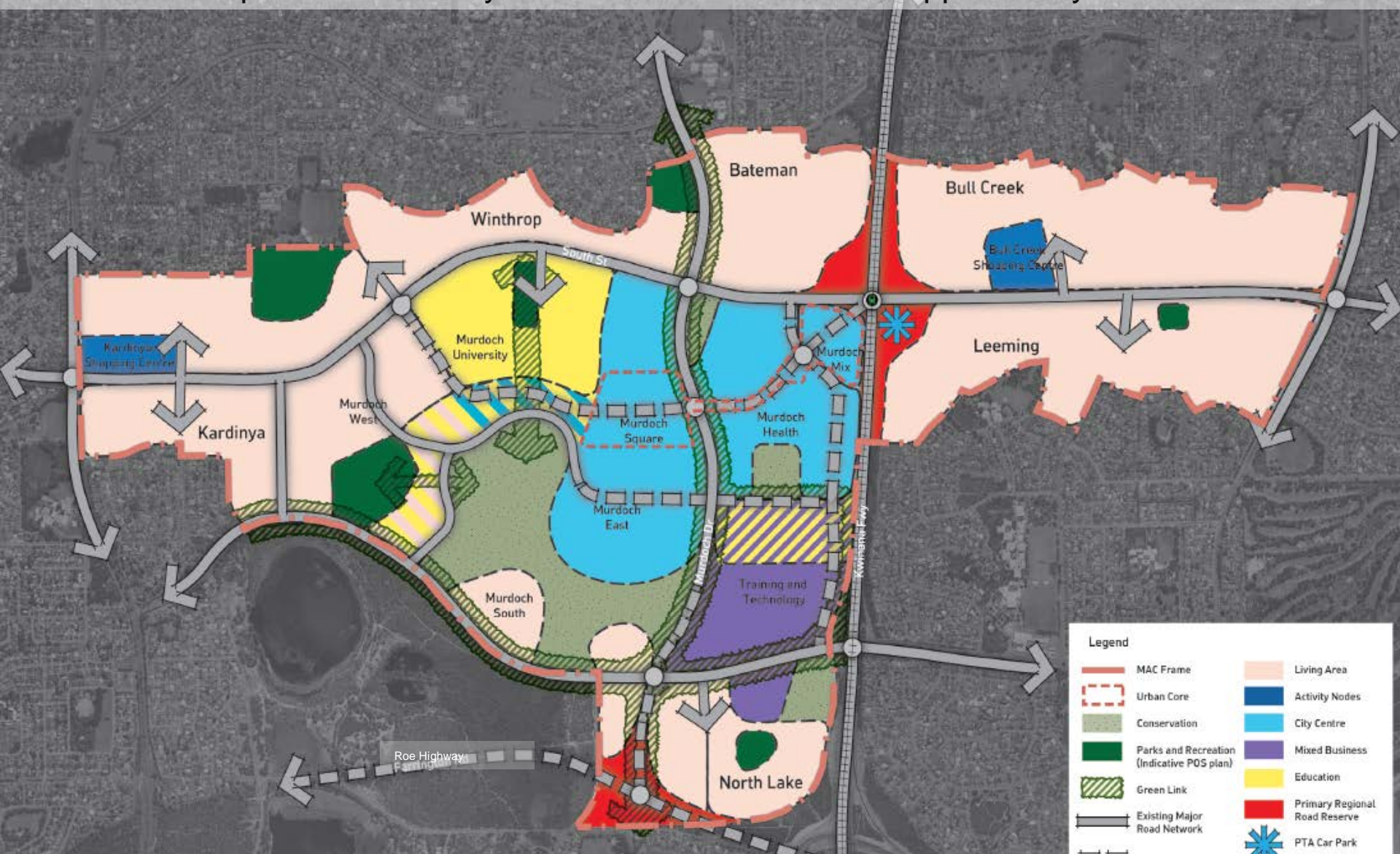
**my
future**
Murdoch City



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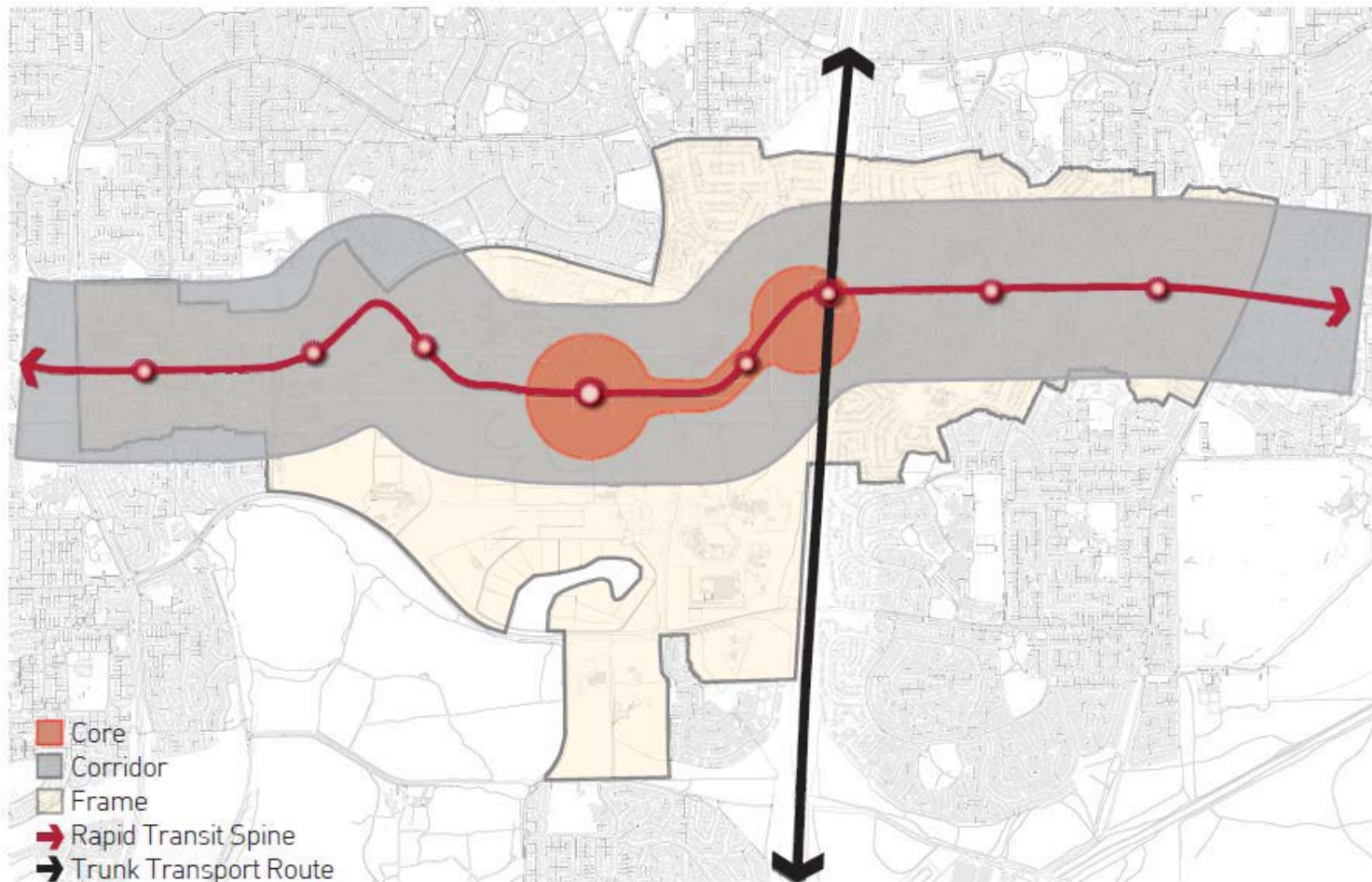
Murdoch Specialised Activity Centre

The Murdoch Specialised Activity Centre Structure Plan was approved by WAPC in Jan 2014





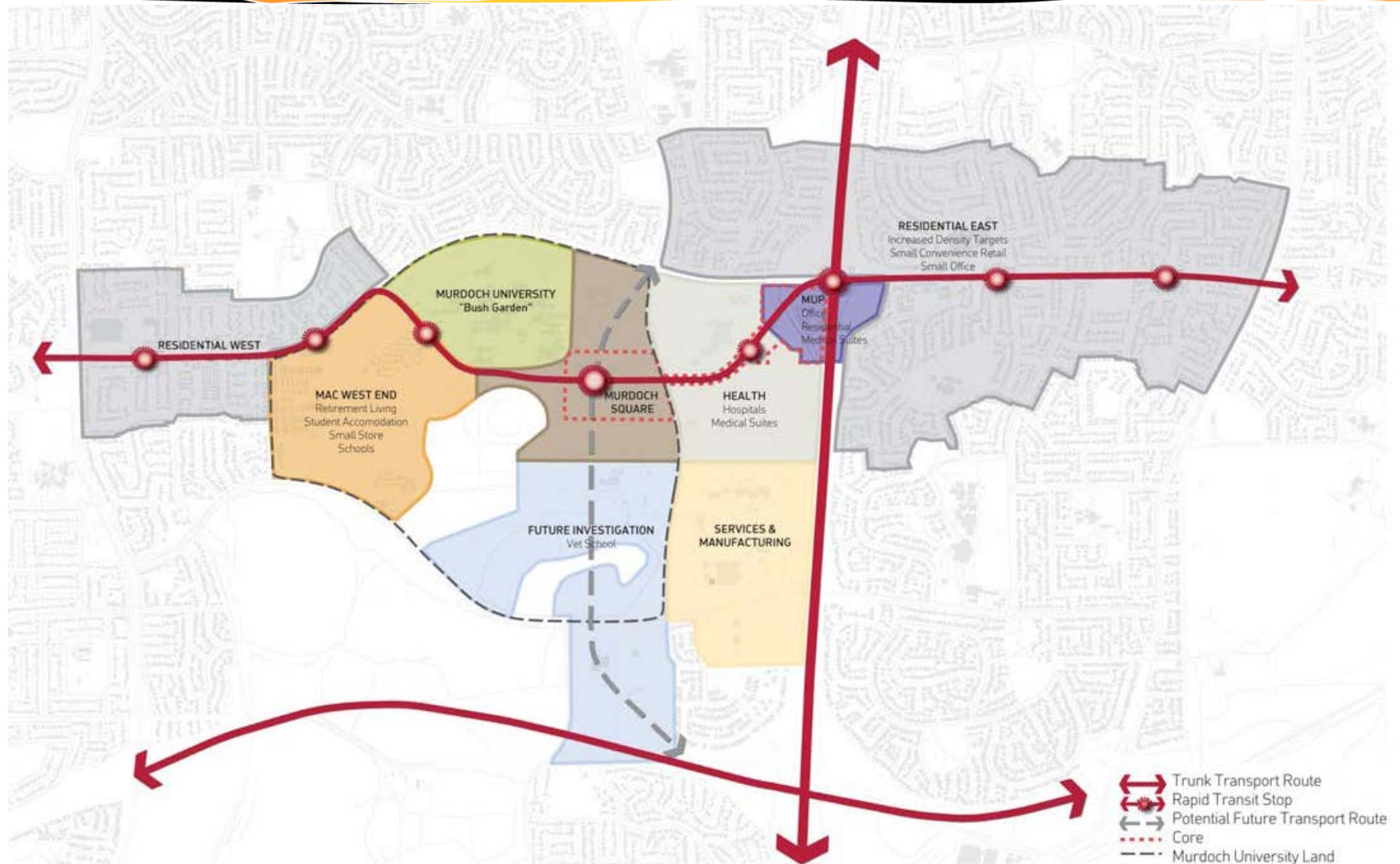
- Health Precinct
- University Precinct
- South Street (east/west transport corridor)
- Railway (north/south transport corridor)





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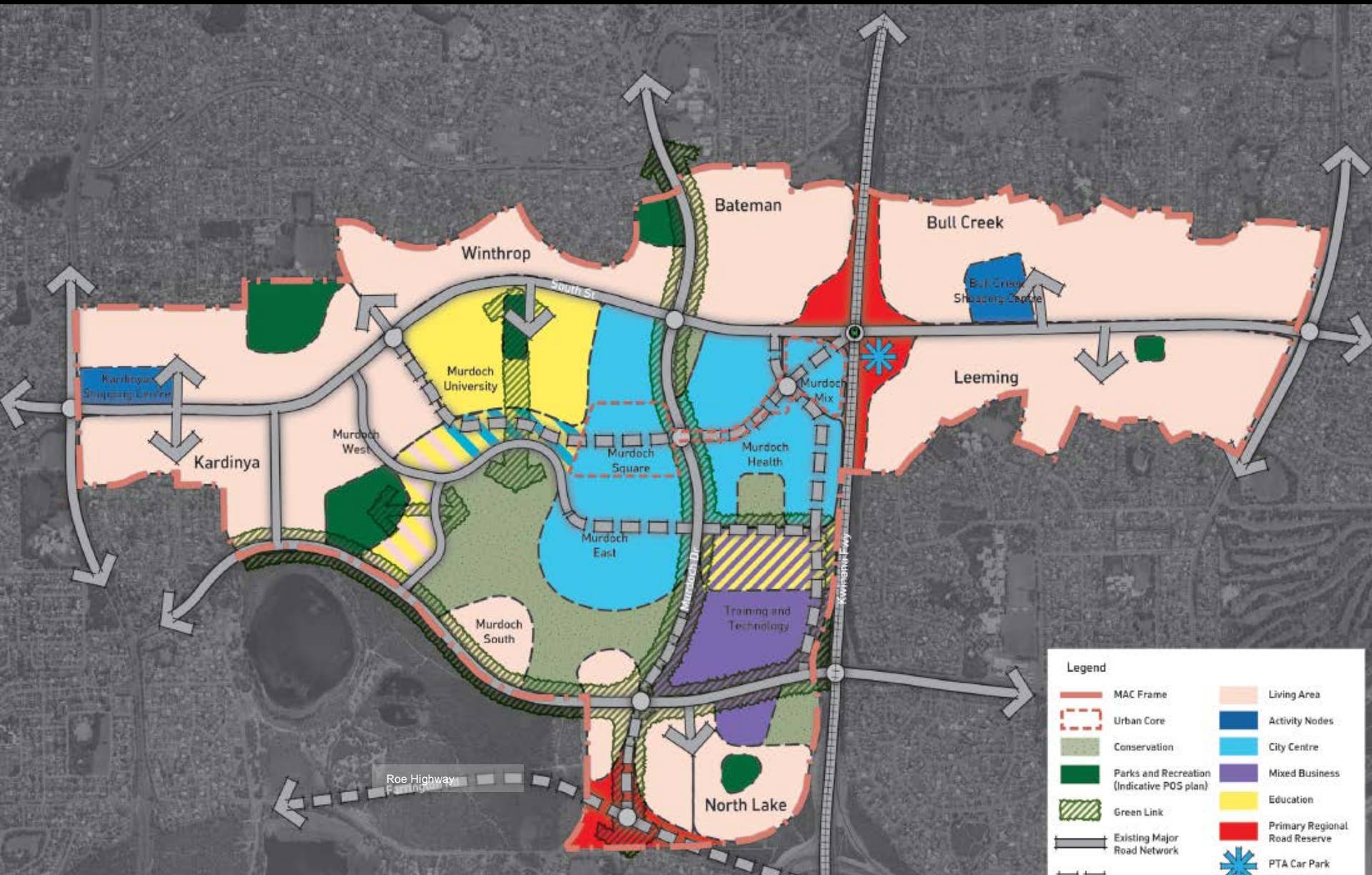
Structure Plan Precincts





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Murdoch Specialised Activity Centre





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Murdoch Specialised Activity Centre

- Rail/Bus station, Freeways, Two Hospitals, University, Proximity to Jandakot, Environment

Planned Growth...

- 44,000 Students, 6,000+ Dwellings, 35,000 Jobs
- Targeting innovation, technology, health and education focused industries

Potentially the second largest employment/activity centre after Perth CBD





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Murdoch Specialised Activity Centre

What has been happening?





Completed:

Fiona Stanley Hospital

“Our 783-bed, \$2 billion public hospital will rank among the best in Australia and will include the 140-bed State rehabilitation service, a 30-bed purpose-built mental health unit and the State burns service.

We will be the major tertiary hospital in the south metropolitan area and will meet the growing needs of communities south of Perth and across the State.”

(Source: fsh.health.wa.gov.au)





City of
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Recent Projects

Completed:

SJOG Extensions

\$234 million

Increase from 367 to 522
beds

*“Western Australia’s largest
ever private health sector
investment”*

(Source: SJOG.org.au)



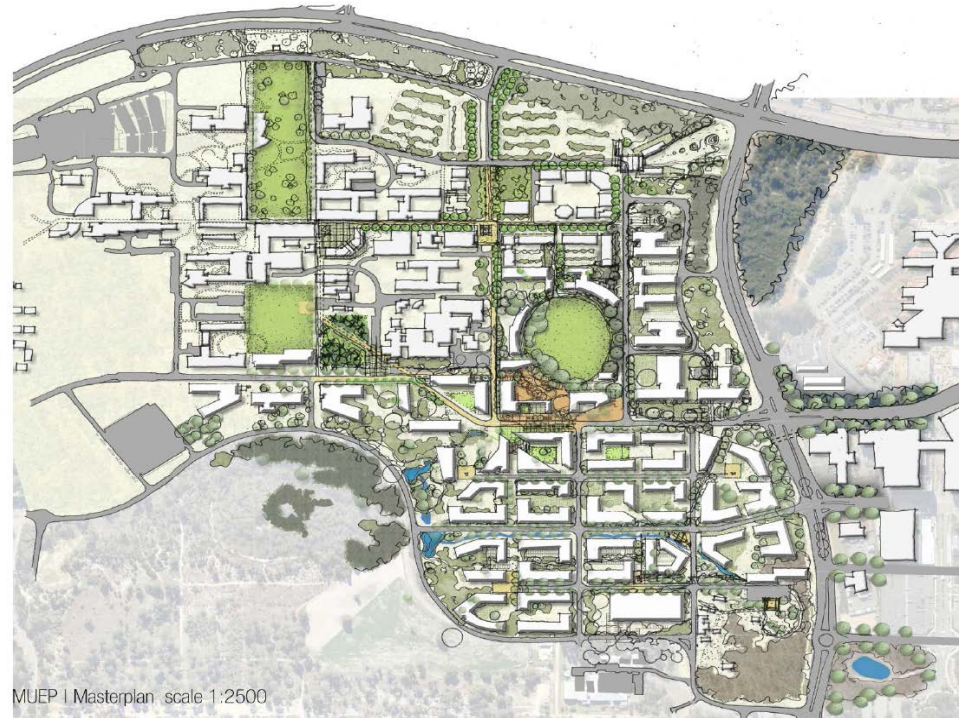
SJOG Murdoch Construction 2014-11-06 12:41:55



Recent Concepts:

Murdoch Eastern Precinct

- City centre scale development
- 43ha;
- 530,000sqm GFA
- University teaching and research commercial; retail; short term accommodation; residential
- \$215m land value
- \$3.4b development cost





Recent Approvals:

Challenger Institute of Technology

- Master Planning
- Campus Consolidation
- Building Program





Recent Approvals:

Murdoch Mixed Use Precinct Structure Plan

“Health and Knowledge Precinct”

(Source: Landcorp)

| Item | Data |
|--------------------------------|----------------------|
| Total ACSP area | 9.6ha |
| Estimated lot yield | 14 development sites |
| Estimated dwelling yield | 900-1200 dwellings |
| Retail floorspace | 5,271 sqm GFA |
| Commercial / office floorspace | 33,120 sqm GFA |
| Commercial health floorspace | 8,240 sqm GFA |
| Minimum building height | 6 storeys |
| Conservation Area | 0.9ha |





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Health and Knowledge Precinct





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Health and Knowledge Precinct





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Health and Knowledge Precinct

Source: Landcorp 2016



Source: Landcorp 2016





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Health and Knowledge Precinct



Source: Landcorp 2016



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Future Plans for Murdoch ?





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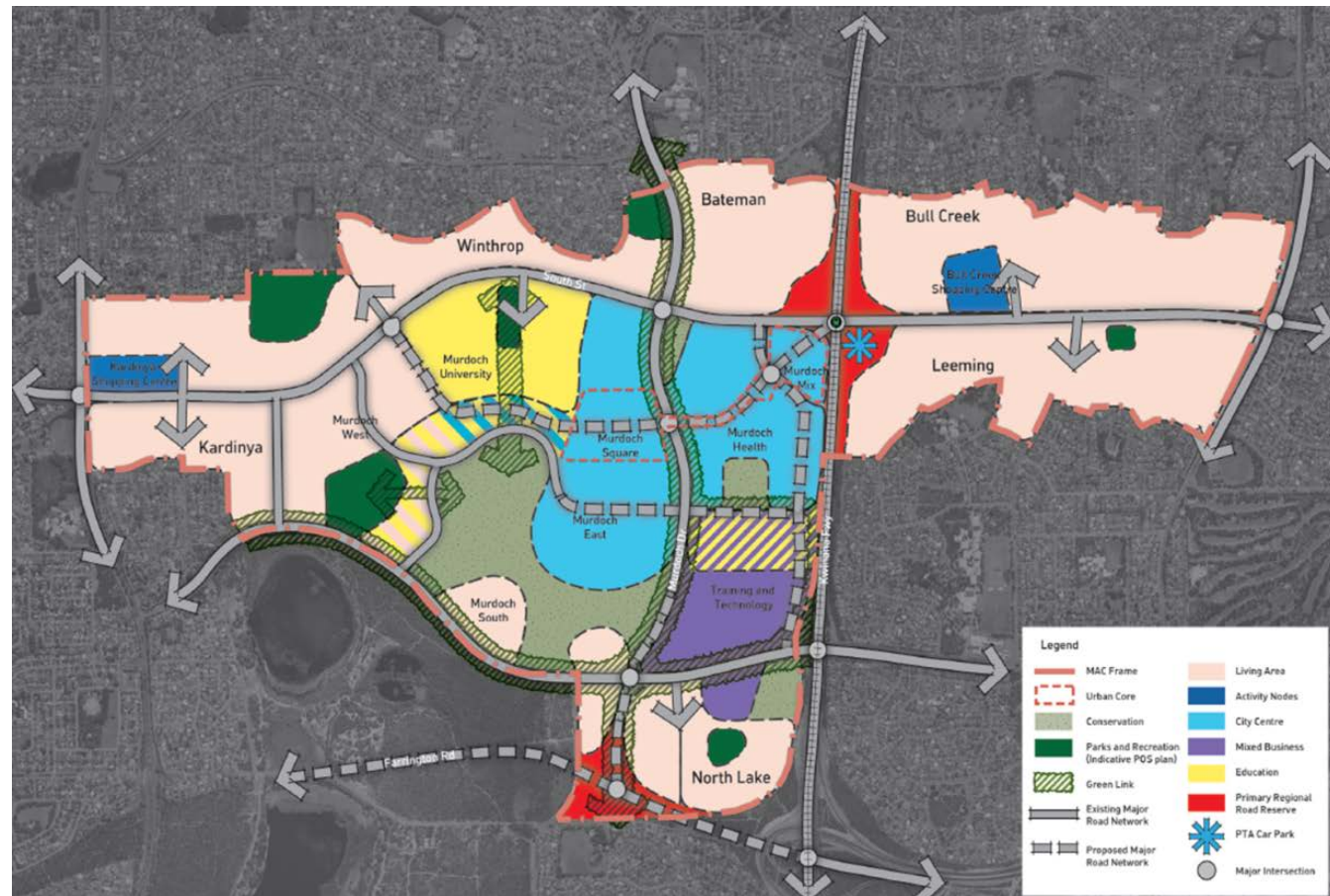
Murdoch Specialised Activity Centre

Current Focus on City Centre Areas

Structure Planning envisaged for all sub precincts of Murdoch

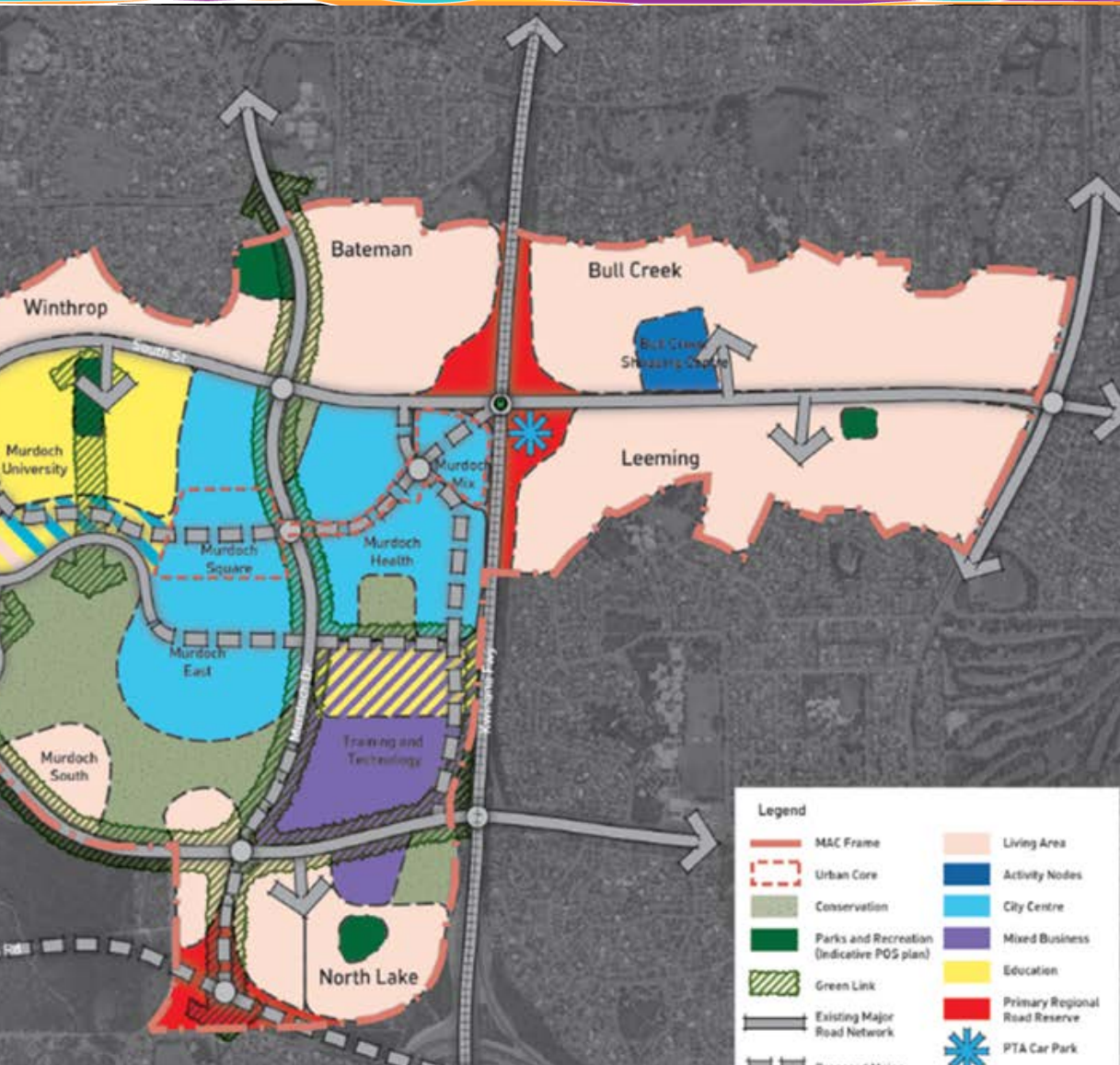
Priorities include:

- **Planning for district centres at Kardinya Park and Bull Creek**
- **Service/commercial precinct (south of FSH)**
- **Residential Quadrants around the rail station**





Residential Opportunities



- Opportunity for residential areas to support development of a city centre at Murdoch
- Currently being examined through preparation of Local Housing Strategy



Challenges:

- Limited access to rail station/South Street
- Limited access across the Freeway
- Multiple land ownership
- Suburban character Vs city centre intensity





Proposed Residential Opportunity Study to commence late 2016

- Talk to the community
- Explore options for density changes
- Explore options to improve accessibility
- Inform preparation of a concept for further discussion
- Initial engagement late 2016/early 2017





How to get involved:

Melville Talks:

Web: www.melvilletalks.com.au/

Local Housing Strategy (online survey) – mail out from next week....

Web: www.melvilletalks.com.au/

Health and Knowledge Precinct:

Web: www.landcorp.com.au/residential

Murdoch Residential Opportunities Study

Web: www.melvillecity.com.au/

Melville/Future Vision/ (Project commencement late 2016)



City of
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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