



City of
Melville
Libraries & Museums

My Future Melville Speaker Series

Melville's 20-year vision

Willagee

Will Schaefer

Strategic Urban Planner

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 centre in your local area
- How our quiet suburbs will be retained
- How public transport will connect us
- Opportunities for business and jobs

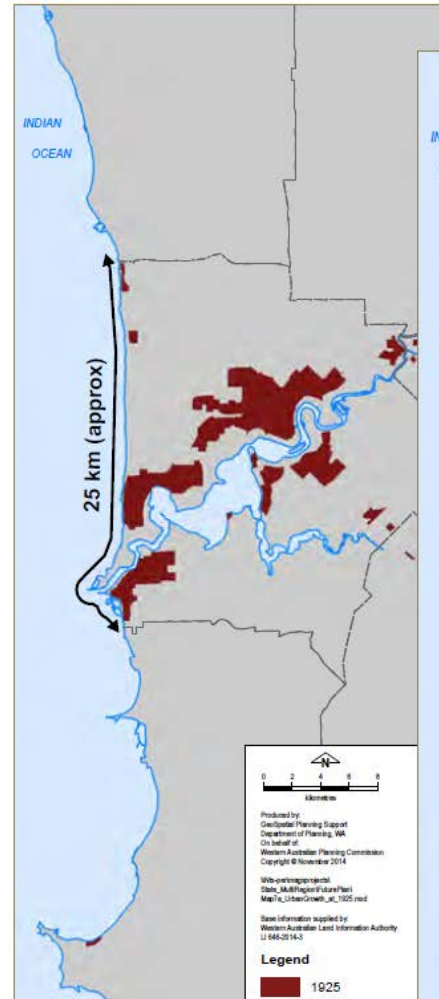


Perth's population has grown by **10.5 times**

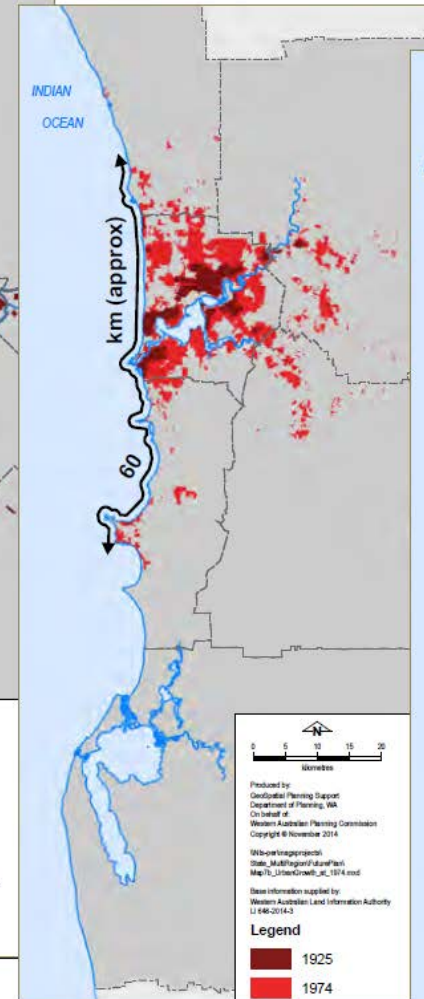
Perth's Population

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

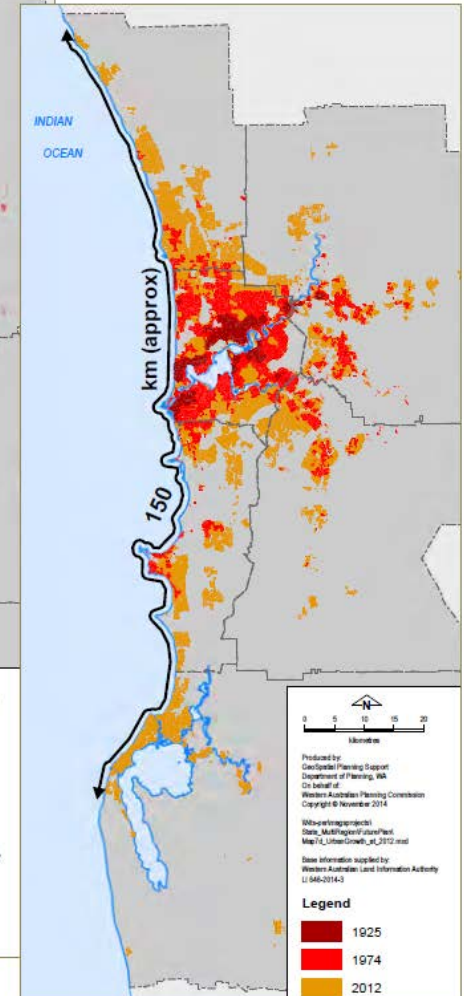
Perth's geographical size has grown by **13 times**



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."

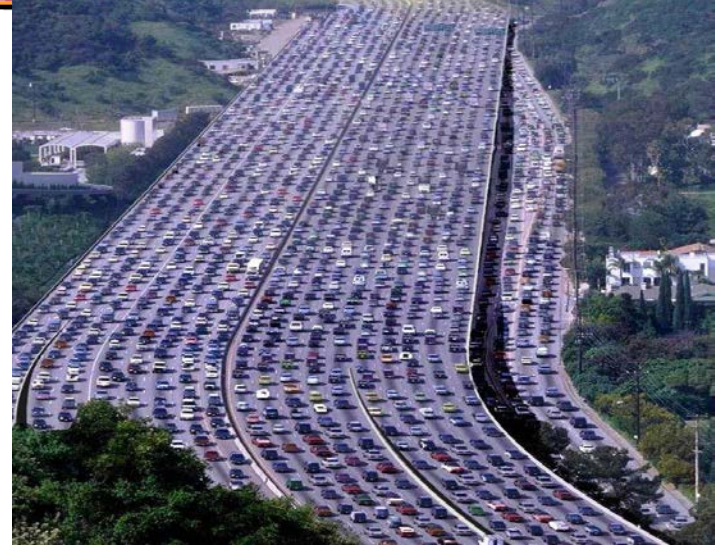
PERTH IN 2050





Key issues driving change

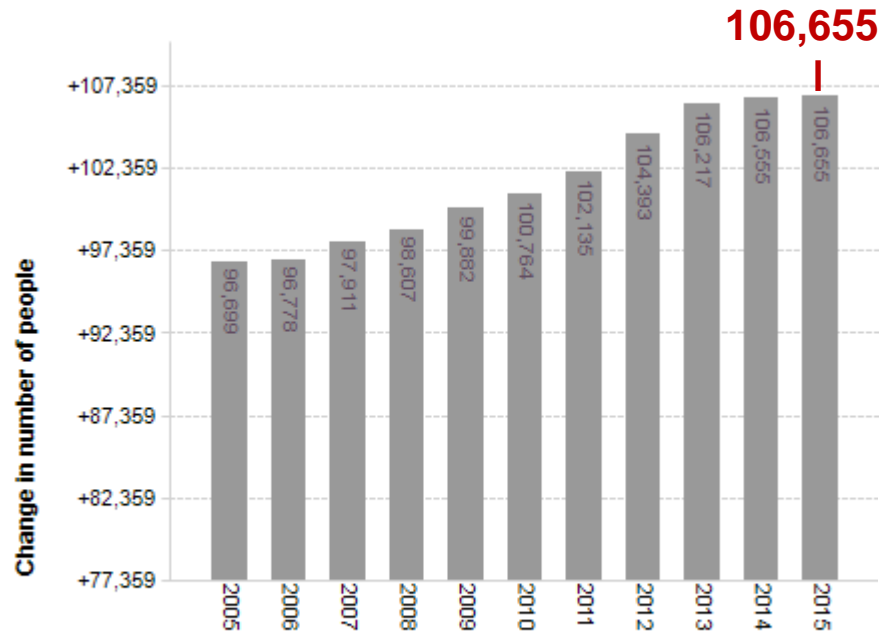
- **Perth is changing**
 - Rapidly increasing population
 - Ageing population
 - Poor sustainability outcomes
- **Perth is a sprawling city**
 - Stretches 150km along the coast
 - Urban sprawl creates traffic congestion
- **State Government strategies**
 - Plan for activity centres and corridors
- **Lifestyle choices people make**
 - Need for a range of housing choices
 - Live close to schools, shops, transport
 - Desire for vibrancy and culture
 - Affordability





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

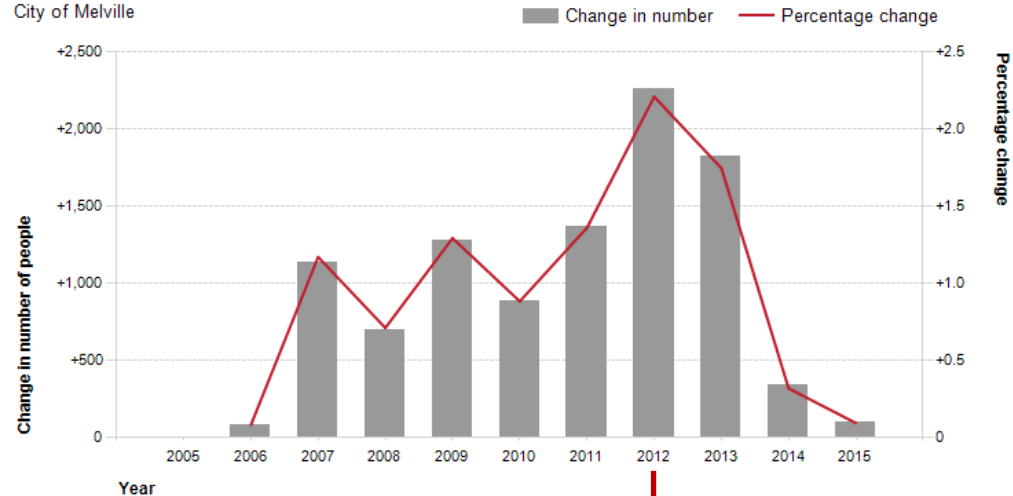
Our population is growing

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

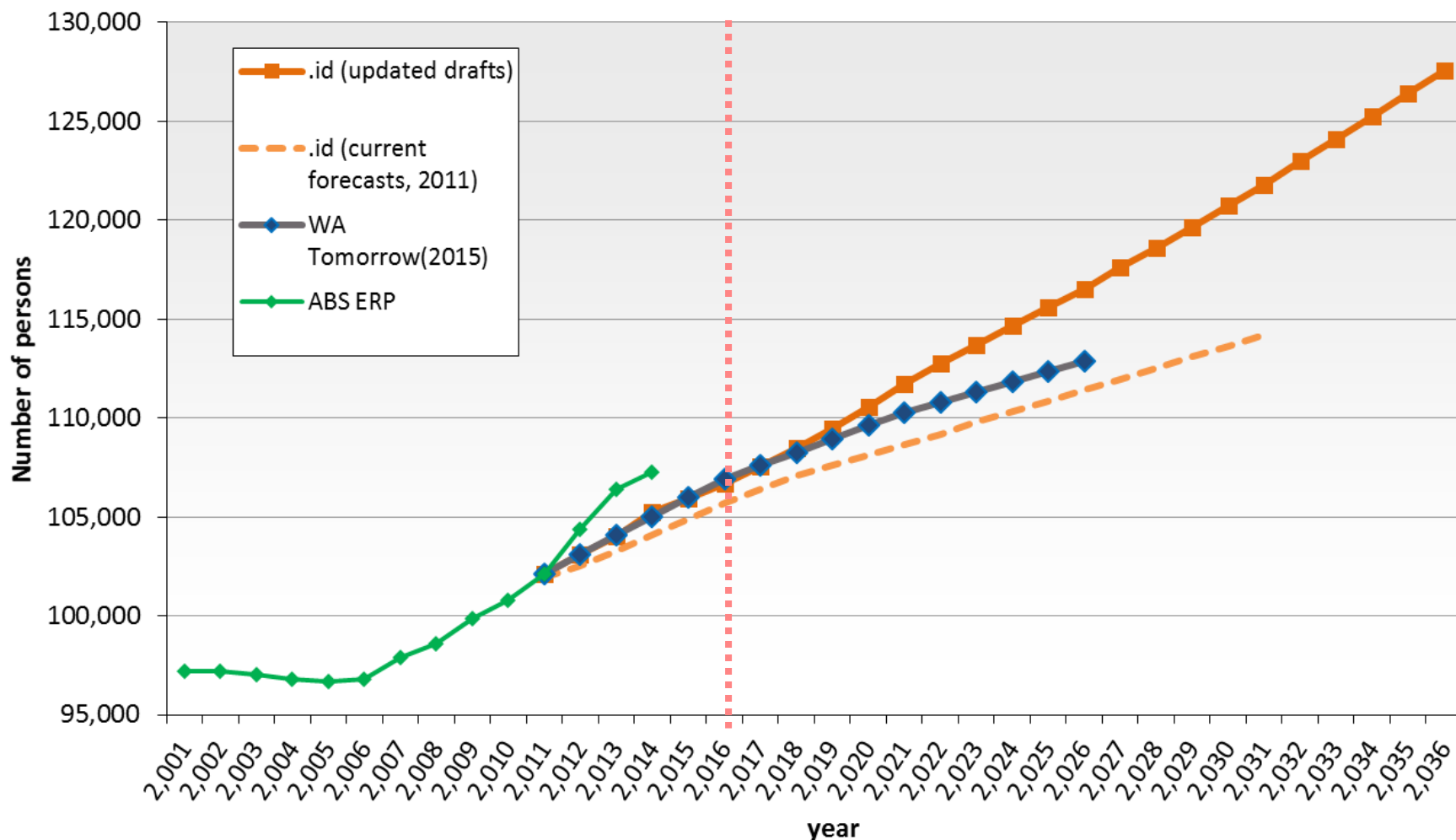
2,258



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Melville's population is growing

What is the future looking like?





- **Indications are that Melville will keep growing**
- **What Strategic Urban Planning is being done to accommodate and direct this growth?**





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We need to align with State Government strategies

directions2031 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



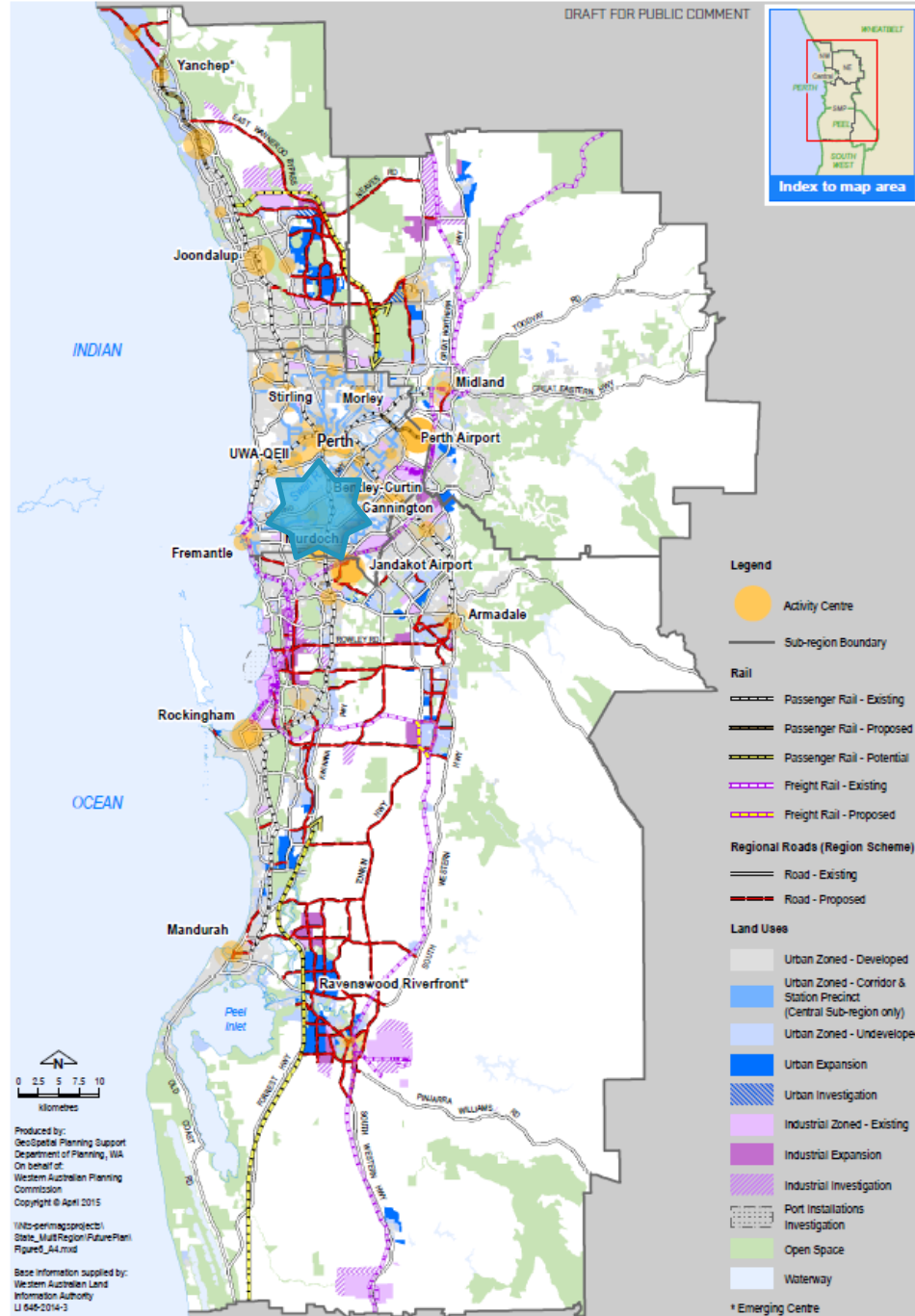


FIGURE 1: SUB-REGIONAL BOUNDARIES



Central Sub-region Responsibilities

To accommodate Perth's growth to 3.5 million, each sub-region is given certain responsibilities

- The Central Sub-region has established infrastructure, good accessibility and liveability, and an established network of centres and transport corridors
- Melville points of difference over other Central Sub-region LGAs:
 - 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 |

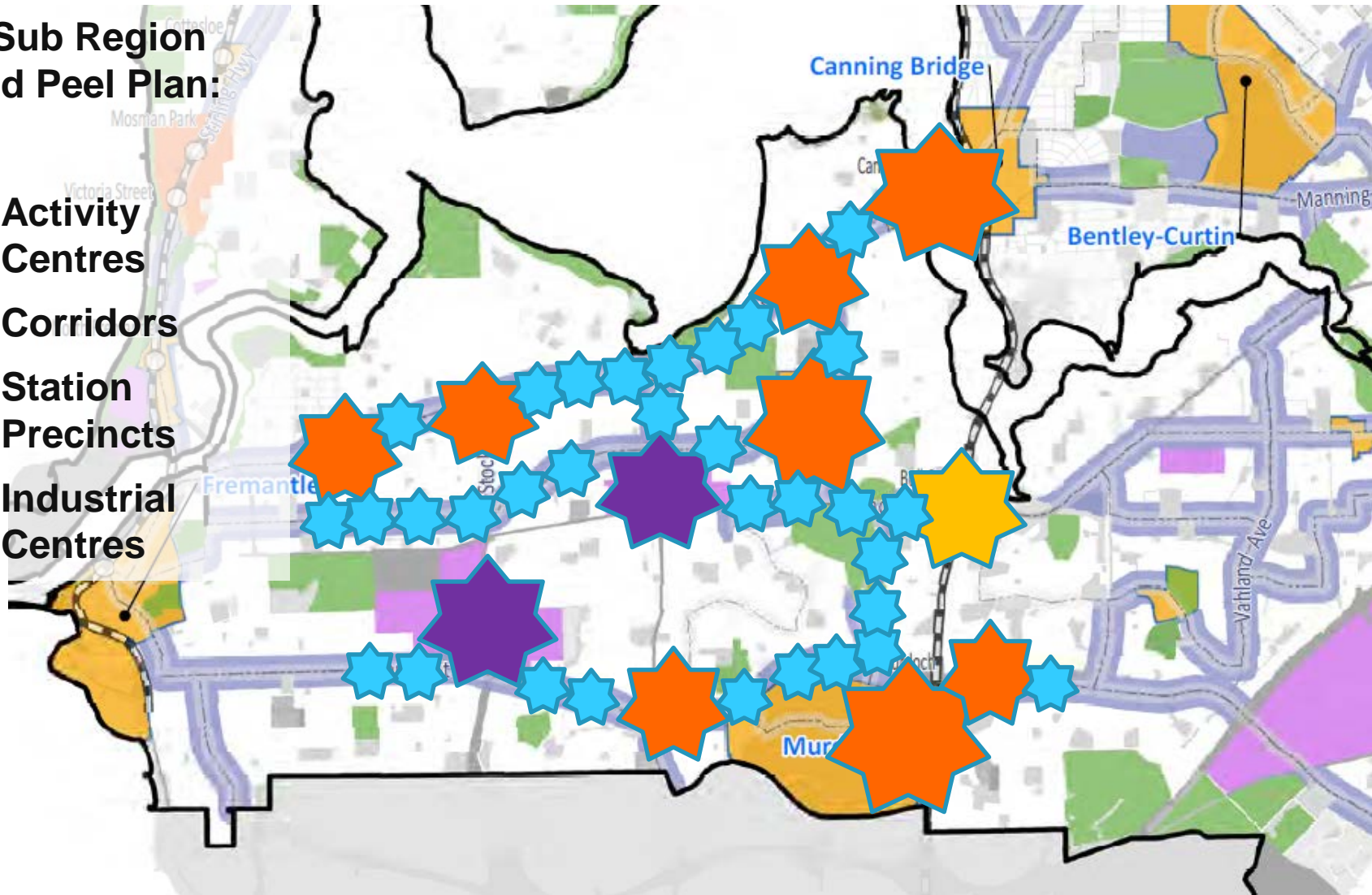
Figure 4: Perth's population, jobs and homes targets

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



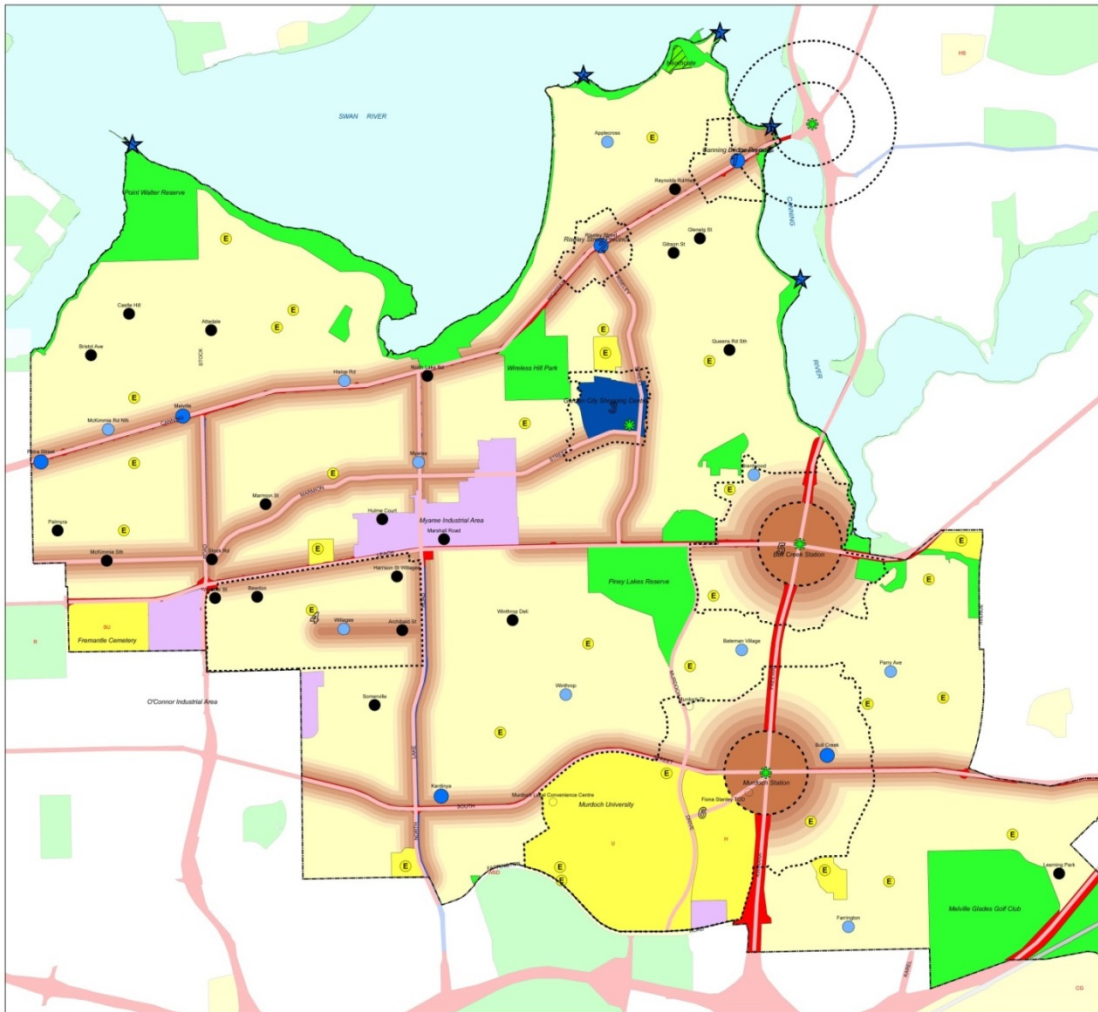
Central Sub Region Perth and Peel Plan:

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





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 region's unique tourism opportunities



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Local Planning Strategy

The community wants a mix of all these things



Vibrant activity centres



Quieter suburban areas

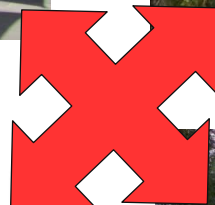


Figure 5: Your move, your choice

Range of transport choices



Quality parks & natural areas



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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

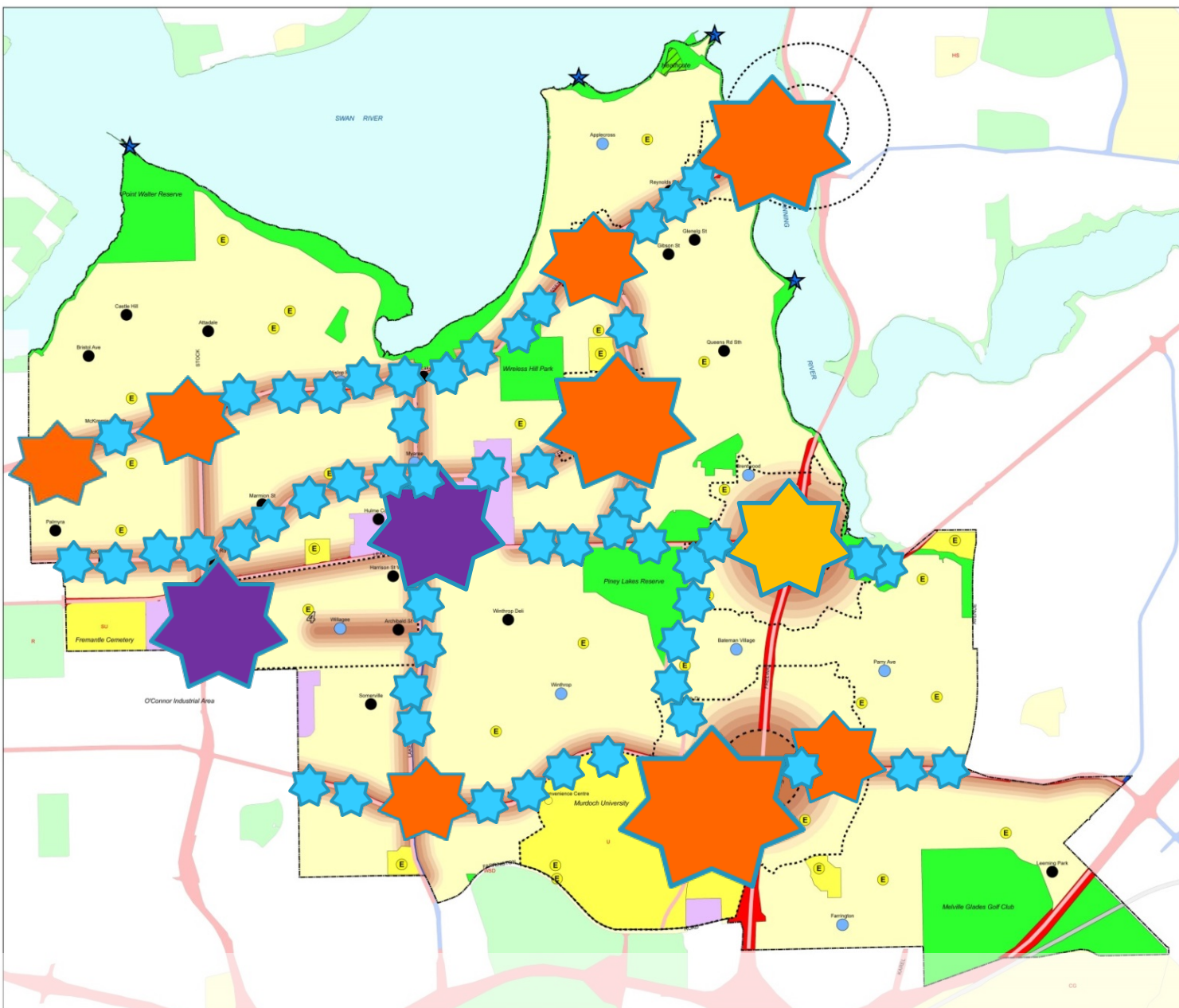
NOTE
Areas outside of Melville are half toned and indicative
of the Metropolitan Region Scheme Reserves



Scale 1:17,500
(at A1)

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

JAN 2013 (VERSION 17)



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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Our Local Planning Strategy

Adoption of Local Planning
Scheme 6 - May 2016

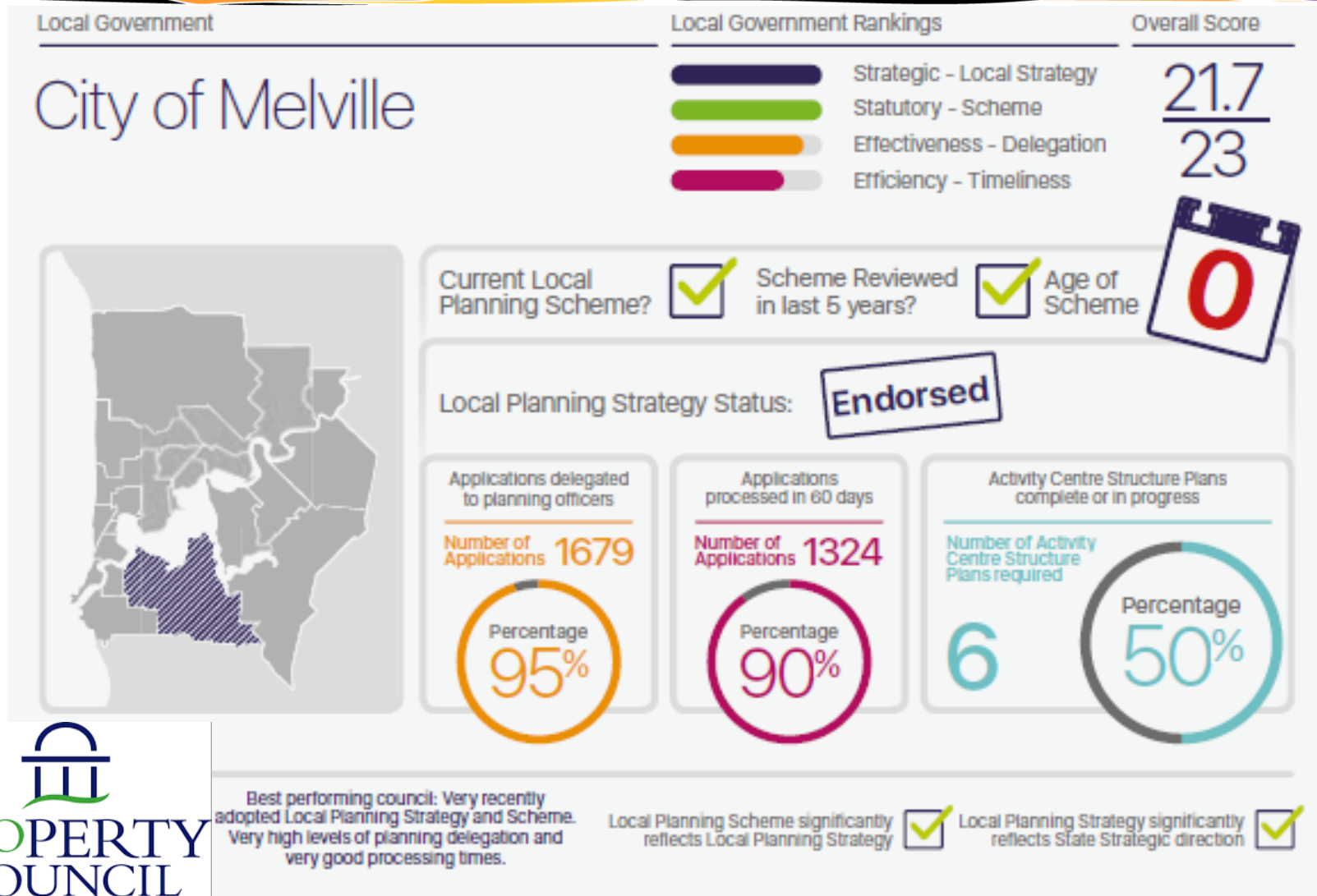
Rollout of Structure Plans for
key centres and precincts





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My Future Melville: Best Practice Planning Performance





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My Future Melville: Best Practice Planning Performance

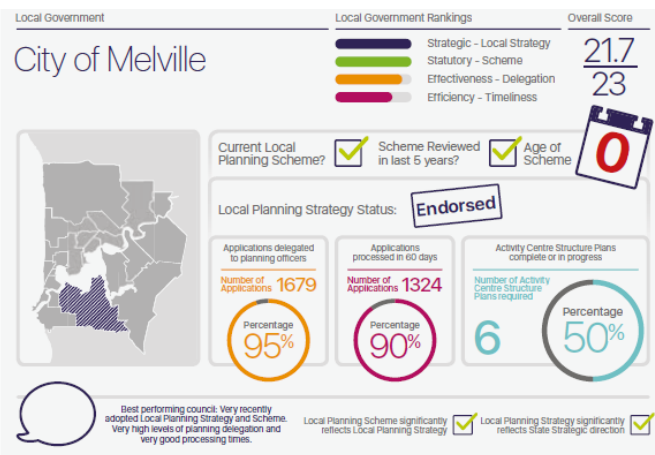
***“Best Performing Council.
Very recently adopted Local
Planning Strategy and
Scheme. Very high levels of
planning delegation and very
good processing times.”***

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 |
| Beirmont | 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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Willagee Structure Plan



Adopted December 2013 (part of Scheme since February 2016)



Why plan for Willagee?



- Willagee needs rejuvenation
- Community asked us to help

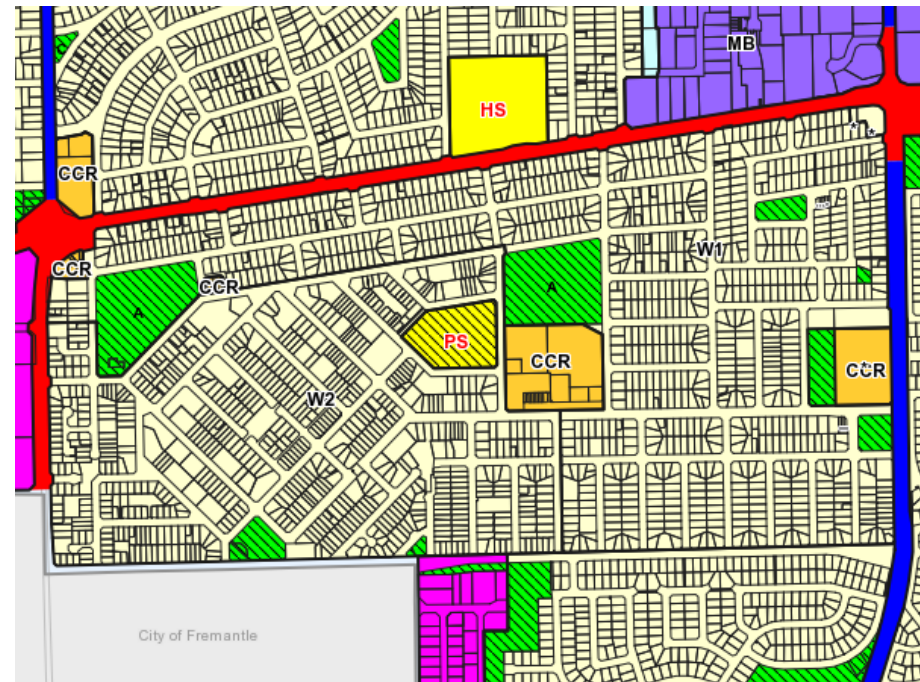


- Housing Authority wants to redevelop & reduce presence
- Federal initiatives
- Need to develop Carawatha land in harmony with rest of suburb



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Willagee in 2013





Willagee's Strengths & Weaknesses in 2013: What locals said

Strengths

- Great location
- High-frequency bus route
- Laid back village feel
- Commercial areas
- Community facilities
- Relatively affordable
- Nice parks

Opportunities

- Chance to guide development
- Some key sites vacant
- Chance to guide Housing Authority
- Future improvements to bus services
- More trees and landscaping can help create a better environment
- Chance to improve public realm: eyes on the street, nicer buildings

Weaknesses

- Run down buildings
- Little to no investment
- Businesses finding it hard
- Concerns with public housing
- Safety at night
- Need for more medical facilities
- Some key sites vacant

Threats / Constraints

- Leach Highway could get busier with heavy freight
- Viability of development
- Need to preserve suburban qualities of Willagee



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Finding the right balance



If there are **no rules at all**, owners can do anything they like with their land.

This doesn't work.



If there are **too many rules**, compliance becomes the main goal of design and we often end up with awful buildings.

This doesn't work either.

Rules need to bring a vision to life!



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Willagee Structure Plan



A revitalised
suburb

4 Policy areas
& suburban
Willagee

Concept plans
for Carawatha
site &
Archibald Hub

Plan specially
commended by
Planning
Institute
Australia



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Wins in the Archibald Street Hub

New two-storey
medical centre:
room for 4
doctors

Another medical
centre relocated

Several new
businesses



10.10.2016



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Wins in the other centres: Bawdan Street

Bawdan Street





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Wins in the other centres: Archibald East



Small businesses opening across suburb!





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Wins: Carawatha Park



1 new award
winning park
(*PLA 2015 State
Awards of
Excellence
“Major
Playspace”*)



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Wins: New Development

New aged-care facilities
up and
running

More units
on the way
elsewhere





13 informal verge
parks





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Wins: locals working together

Community-built nature play
area at Webber Reserve
Public parklet at Jaylea's Café
Roy Neal Reserve





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Wins: locals working together

Community art projects

Kaya Lane: Youth drop-in





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Wins: Carawatha site concepts

Residential

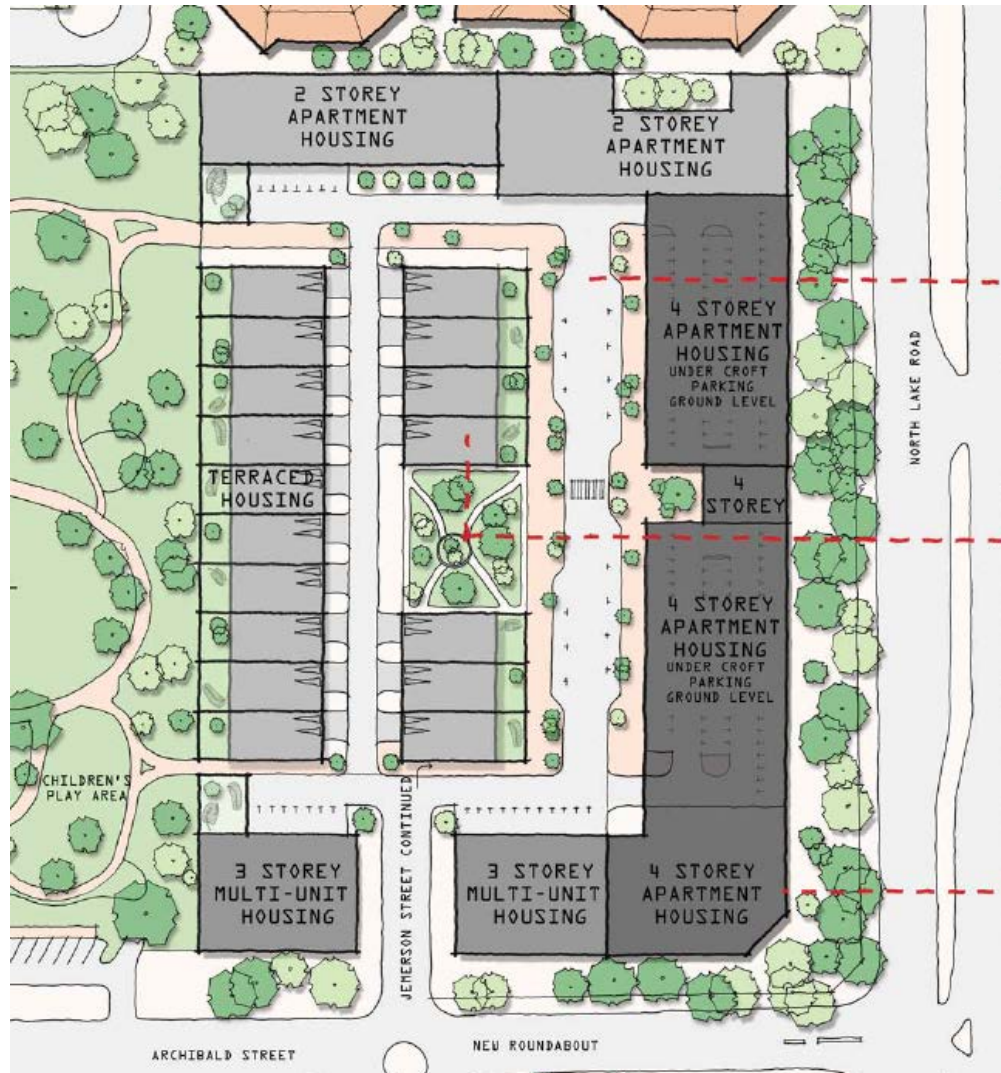
Mix of single residential cottage lots, two-storey townhouses & apartments

Entry statement building on corner

Work starts late next year, homes on sale early 2018

Staged development
City has control over outcome

No Housing Authority





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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