

# outer metropolitan perth and peel sub-regional strategy

August 2010



Department of  
Planning



Western  
Australian  
Planning  
Commission

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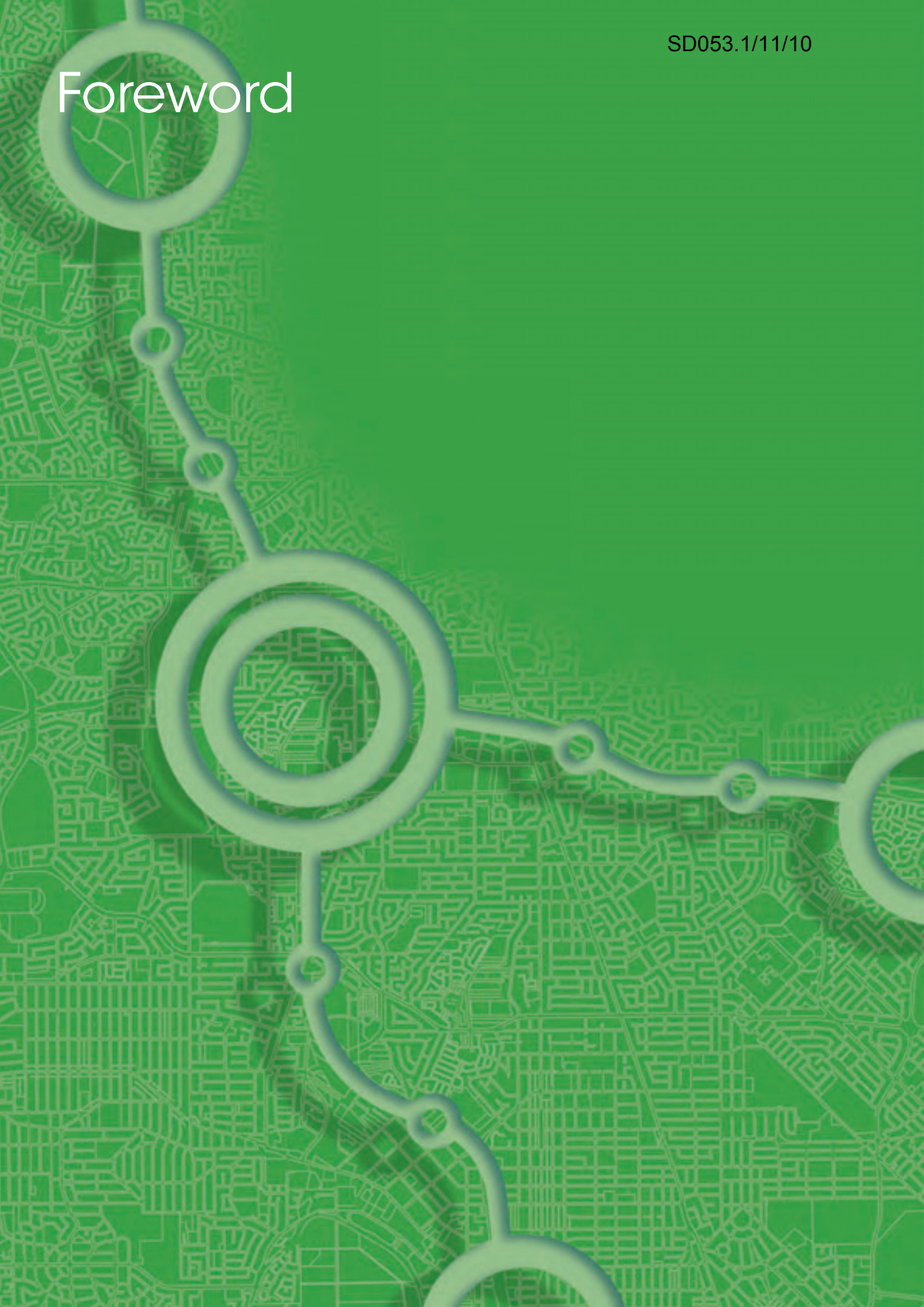
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# outer metropolitan perth and peel sub-regional strategy

August 2010  
draft for public comment

directions2031  
and beyond

# Foreword





The draft Outer Metropolitan Perth and Peel Sub-regional Strategy forms an integral part of the Directions 2031 vision. It provides information about the levels of expected population growth by local government area, and highlights development opportunities and increased densities in greenfields areas throughout the five outer sub-regions of north-west, north-east, south-east and south-west metropolitan Perth and Peel. Together with the draft Central Metropolitan Perth Sub-regional Strategy, this strategy also promotes the achievement of the Directions 2031 housing targets.

This sub-regional strategy provides information which will inform the timely and cost-effective provision of essential services and social infrastructure to support growth in Perth's outlying areas, including Peel. It also encourages Local Government, when reviewing Local Planning Schemes, to identify specific locations that could accommodate higher densities to counter the trend towards urban sprawl.

As always, we must be careful to locate our residential areas in ways which protect the environment as well as provide for quality of life. Valuable resources such as rural land for agricultural production or employment-generating industrial areas also play a part in meeting the needs of a growing population.

This draft strategy aims to achieve higher average densities in greenfield areas and to promote housing affordability and lifestyle choices over the longer term, so that people can live close to where they work and have access to good public transport. This will occur through the development of a number of key strategic activity centres and a hierarchy of places, both well connected by public transport, offering a range of economic activities and employment opportunities.

In recognition of a range of population growth scenarios the strategy also includes a draft plan for urban expansion. This plan will be monitored and reviewed to identify the most appropriate locations for future urban development, and should not be interpreted as a "blueprint", but rather as a starting point for considering how potential expansion areas might be realised. It indicates where civil and social infrastructure will be required to service planned and future growth areas and as such provides the impetus for long term infrastructure and land use planning and coordination to complement the work of the Department of Planning Urban Development Program.

I thank the many individuals, organisations and State Government agencies who have contributed to the development of this draft Strategy and who will continue to participate in the preparation of the final report. I would encourage all who have an interest in the future growth of the metropolitan Perth and Peel outer sub-regions to make a submission while the Strategy is advertised for public comment.

A handwritten signature in black ink that reads "John Day." The signature is fluid and cursive, with a period at the end.

**John Day MLA**

Minister for Planning



In 2010 the Western Australian Planning Commission released the Directions 2031 and Beyond final report which is the highest level spatial framework and strategic plan for the Metropolitan Perth and Peel region. This plan builds on our heritage of metropolitan planning including the Stephenson - Hepburn plan in 1955, the Corridor Plan in 1970, Metroplan in 1990 and the draft Network City in 2004.

Directions 2031 provides a framework to guide the more detailed planning and delivery of housing, infrastructure, services and employment to achieve a connected city pattern of growth.

Population growth is stimulated by a strong economy and Western Australia looks set to maintain a sustained level of economic growth having emerged from the recent global down turn in exceptionally good form. Planning has an important role to play in supporting economic development by anticipating and responding to the population growth pressures of providing housing choice, essential social and service infrastructure needs and employment as well as developing and revitalising activity centres.

The draft Outer Metropolitan Perth and Peel Sub-regional Strategy has been prepared to guide state and local government and development industry actions and decisions to achieve Directions 2031 outcomes. These include a balance between greenfield and infill development; protecting our natural environment and resources as well as providing housing and lifestyle choices. It also looks beyond 2031 to meet housing needs of the community in the long term.

The strategy models a range of scenarios to provide an indication of how the planning system could accommodate a city of 3.5 million people, whenever that might occur. It is flexible in order to accommodate the dynamic nature of the population growth and ensure the development industry can respond to global and local economic and environmental challenges.

Through a very conventional approach, the strategy demonstrates that there is more than enough land for at least the next 25 years, which can easily accommodate current trends and absorb any unexpected future boom in growth.

Specifically, the strategy introduces an urban expansion management program to ensure that there is sufficient land available for development at all times, without the need for blanket rezonings;

The success of the urban expansion management program will depend on effective stakeholder engagement with the planning process. Key infrastructure and servicing constraints to development will require different ways of working together and innovative funding models. This strategy is intended to complement the Urban Development Program, which coordinates the planning and release of serviced land by identifying land ahead of the rezoning process.

The development of this sub-regional strategy has been informed by the public submissions on the draft Directions 2031; and existing sub-regional, district and local structure plans; local planning strategies and sub-regional strategies and other policies endorsed by the WAPC.

I now invite and encourage all stakeholders and affected parties to provide comments and feedback on the work to date.

A handwritten signature in black ink, appearing to read 'Gary Prattley'.

**Gary Prattley**

Chairman  
Western Australian Planning Commission

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# 1. Executive Summary



## 1.1 Introduction

In 2010 the Western Australian Planning Commission (WAPC) released the *Directions 2031 and Beyond* final report – the highest level strategic plan and spatial framework for the metropolitan Perth and Peel region. Directions 2031 establishes a vision for future growth, and identifies strategic themes to guide future urban growth in a way that captures the many and varied expectations we have of our city. Directions 2031 seeks to address population growth scenarios and land use patterns for the medium to long term increase of half a million people in Perth and Peel by 2031, as well as being prepared to provide for a city of 3.5 million people – whenever that will occur.

## 1.2 Directions 2031 hierarchy of strategic plans

Directions 2031 provides the highest level of strategic metropolitan planning to guide the development of more detailed policies strategies and plans. Due to the complexity of strategic planning for the metropolitan area, sub-regional strategies are required to provide guidance at the local level. Sub-regional strategies address issues that extend beyond local government boundaries and that require a regional response as well as commonly shared issues such as provision of housing choice and affordability.



## 1.3 Sub-regional strategic planning

Sub-regional strategies provide a framework for delivering the objectives of Directions 2031. They identify a strategic plan of actions, stakeholder responsibilities and timeframes for delivery.

This sub-regional strategy addresses strategic planning issues in the outer sub-regions of north-west, north-east, south-east and south-west metropolitan Perth and the Peel sub-region. This sub-regional strategy will link State and local government strategic planning to guide the preparation and review of structure plans and local planning strategies by:

- providing information about the level of expected population growth in each local government area;
- identifying potential urban expansion areas and investigation areas for future urban development to meet the long-term residential needs;
- estimating the dwelling supply for each sub-region based on currently identified infill opportunities, existing urban and urban deferred zoned land, and potential urban expansion and investigation areas;
- outlining the wide spread of development opportunities throughout the outer metropolitan Perth and Peel sub-regions;
- investigating the development potential of planned and future urban growth areas including activity centres and transit oriented developments;
- supporting the planning and delivery of land for employment growth and actions to support economic development; and
- informing all levels of government decision-making on where and when to fund the most efficient roll out or upgrading of public infrastructure services.

## 1.4 Outer sub-regional areas

The outer sub-regions comprise the north-west, north-east, south-east and south-west sub-regions of metropolitan Perth and the Peel sub-region, which covers 14 local government areas (see Figure 1).

## 1.5 Urban expansion management program

Australia faces significant challenges over the long term to accommodate population growth and ageing, as well as climate change, national productivity and other social, economic and environmental drivers of change.

While Directions 2031 provides a medium term planning horizon for Perth, we must also look beyond 2031 to ensure the city is able to respond in a sustainable way to longer term growth pressures. In response to population growth, Directions 2031 identifies the need to plan for urban expansion beyond 2031 and has initiated the process by undertaking initial scenario planning. Directions 2031 also identifies the need to introduce an urban expansion management program of which ongoing scenario planning will be undertaken as part of this program to maintain a sufficient supply of land for future growth in the long term.





Figure 1: Outer metropolitan Perth and Peel sub-regional local government areas

## 1.6 Urban expansion planning work program

In order to develop the draft urban expansion plan set out in this sub-regional strategy, the following work program (see Figure 2) was undertaken:

- **Scenario planning** for a city of 3.5 million people was undertaken to provide a broad. To determine different land and housing requirements from infill and greenfields development different levels of demand for housing were modelled, based on the current population increasing by 1.85 million people. The initial scenario planning that was undertaken informed the development of the draft urban expansion plan.
- **Opportunities and constraints analysis** led to the development of a map of the metropolitan Perth and Peel sub-regions that identified the most suitable areas for future urban expansion as well as areas that were significantly constrained according to a range of indices.
- Infrastructure agencies and public utilities were engaged early in the process of developing the draft urban expansion plan in order to undertake a desk top review of the feasibility of areas identified for urban expansion and investigation. This work will be continued as a key part of the urban expansion management program through ongoing **stakeholder engagement** with State government planning, development and infrastructure agencies and local government.
- **Performance indicators** were developed as a tool to assess the appropriateness of areas indicated in the draft urban expansion plan and new rezoning applications for areas in the Perth Metropolitan Region Scheme and Peel Region Scheme.
- Planned urban growth areas and areas for potential urban expansion were identified; and, will undergo regular **monitoring and review** in order to respond to significant changes in land supply, population growth and other factors that impact on the demand for land.
- **Estimates for dwelling supply** were developed for existing urban and urban deferred zoned land<sup>1</sup>, and areas indicated in the draft urban expansion plan. These estimates indicate the scale of potential growth based on structure plan information; or, where no structure plan existed, it was assumed that 75 per cent of the land could be developed.

<sup>1</sup> Including land that is currently used for very low density residential development

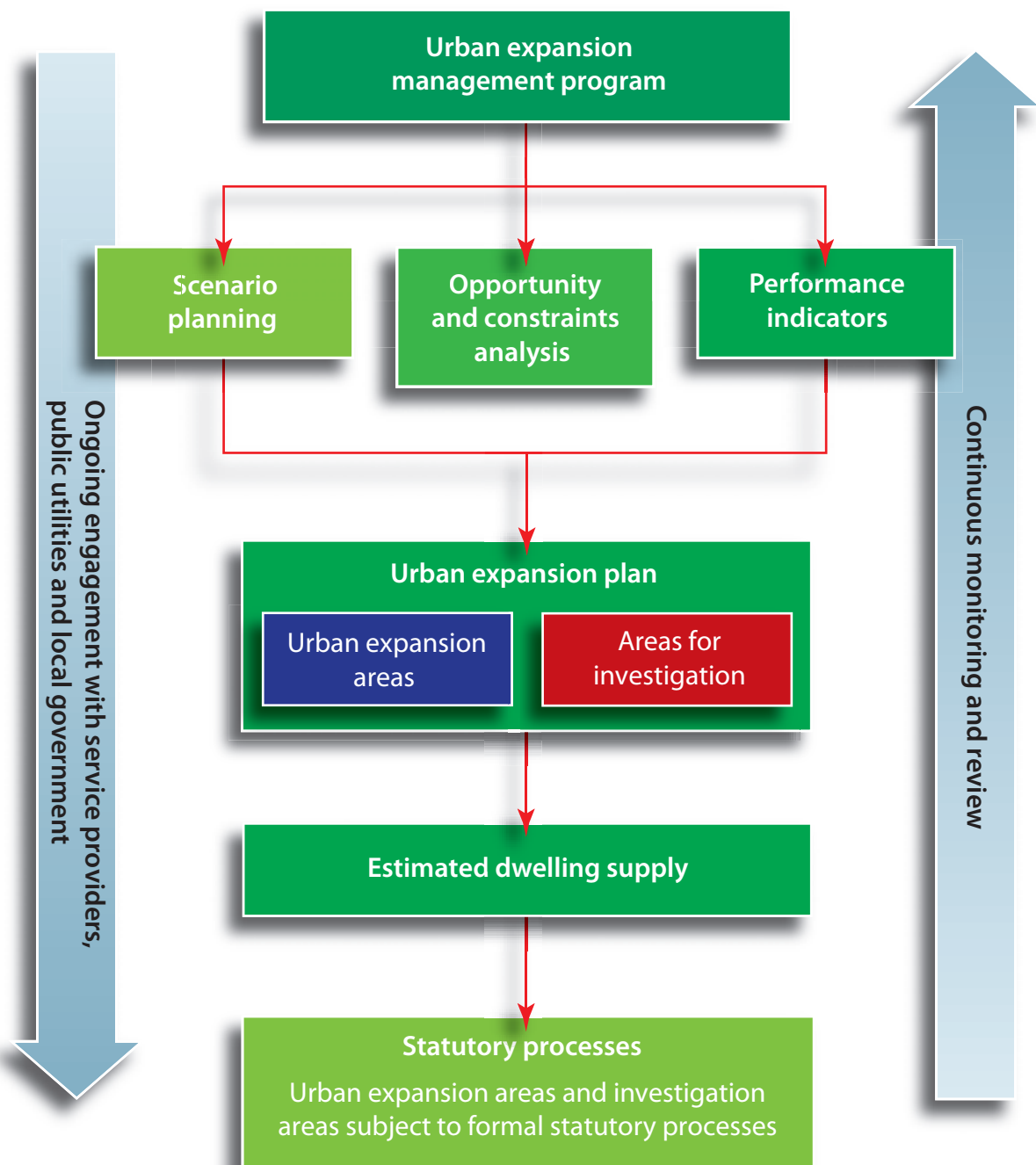


Figure 2: Urban expansion management program

### Dwelling supply assumptions

In order to have a consistent approach in calculating the estimated dwelling supply for each sub-region, the following assumptions were used:

- **Dwelling supply will range from a business as usual yield at 10 dwellings per gross urban zoned hectare<sup>2</sup> to a connected city yield of 15 dwellings per gross urban zoned hectare.**
- **Dwelling supply is calculated using existing structure plan data.**
- **Where there is no structure plan in place, dwelling supply was calculated on the assumption that only 75 per cent of the land can be developed.**

*Liveable Neighbourhoods (WAPC 2007)* indicates that approximately 65 per cent of land is generally available for residential development<sup>3</sup>. This percentage of land considered available for residential development was further increased to 75 per cent to compensate for variance in scale.

- **Dwelling supply through infill development is based on known major infill and redevelopment projects.**
- **It is assumed that the estimated take-up rate for infill development will range from a business as usual take-up rate of 85 per cent to a connected city take-up rate of 100 per cent.**

The connected city estimate of future dwelling supply is aligned with the Directions 2031 aspirational growth target for greenfields development areas. To increase the average density over time planning will need to increase average densities higher than 15 dwellings per gross urban zoned hectare.

## 1.7 Current and future land supply

The *Urban Growth Monitor (WAPC 2009)* identified approximately 18,600 hectares of urban and urban deferred zoned land not yet developed; and approximately 4900 hectares of land zoned urban or urban deferred that is currently used for very low-density residential development, making the total stock of potentially developable land approximately 23,500 hectares. In preparing this draft strategy data was only available for approximately 22,000 hectares of land in the urban and urban deferred zoned areas<sup>4</sup>.

In addition to identifying planned urban growth areas through the development of land currently zoned urban and urban deferred, this outer sub-regional strategy also indicates urban expansion areas and investigation areas set out in a draft urban expansion plan, which will potentially be recommended to undergo statutory rezoning processes in the short to medium term of one to ten years.

The draft urban expansion plan indicates that there is potentially approximately 4,000 hectares of land for urban expansion and 6,400 hectares for investigation (see Figure 3).

The draft urban expansion plan has been prepared taking into consideration an appropriate allocation of areas across the outer sub-regions; the likely future demand for housing and the extent of known constraints that will need to be overcome for development to occur. It should not be assumed that urban expansion areas and investigation areas indicated in the draft urban expansion plan will be rezoned for urban or industrial development at anytime.

A draft set of performance indicators have been developed to determine the suitability of all urban expansion or investigations areas for future urban development. Following the adoption of these

<sup>2</sup> Department of Planning, Urban Growth Monitor database. (2009).

<sup>3</sup> Liveable Neighbourhoods. Western Australian Planning Commission. (2007).

<sup>4</sup> The difference of approximately 1500 hectares is a matter of timing of the data capture between 2009 and 2010 whereby the data used in the this strategy has excluded recent development or changes to land use classifications as a result of rezonings.

Sub-region	Land in undeveloped urban zoned areas	Land in undeveloped urban deferred zoned areas	Rural land in the process of region scheme rezoning	Urban expansion areas 2011-2015	Urban investigation areas 2011-2020	Totals
North-west	5,900 ha	1,700 ha	-	1,600 ha	400 ha	9,600 ha
North-east	2,000 ha	600 ha	100 ha	400 ha	600 ha	3,700 ha
South-east	4,400 ha	600 ha	-	400 ha	-	5,400 ha
South-west	2,700 ha	1,900 ha	-	1,200 ha	3,100 ha	8,700 ha
Peel	1,900 ha	100 ha	100 ha	400 ha	2,400 ha	4,900 ha
Sub-total	16,900 ha	4,900 ha	200 ha			
<b>Total</b>	<b>22,000 ha</b>			<b>3,800 ha</b>	<b>6,500 ha</b>	<b>32,300 ha</b>

Figure 3: Total land supply indicated on the draft urban expansion plan

indicators by the WAPC – the strategic assessment of all urban expansion areas, investigation areas and proposals for rezoning rural land to urban and urban deferred will include consideration of how development proposals specifically address these performance indicators.

This sub-regional strategy has been developed based on land identified in the Metropolitan Region Scheme and the Peel Region Scheme. During the public comment period the Department of Planning will consult with the various redevelopment authorities to identify planned urban growth areas to be included in the final report.

## 1.8 Dwelling yields

The potential dwelling yields for each of the outer metropolitan and Peel sub-regions has been estimated based on identified infill opportunities, existing urban and urban deferred zoned land and urban expansion and investigation areas (see Figure 4). The potential dwelling yields have been calculated using a range between the business as usual scenario of achieving 10 dwellings per gross urban zoned hectare to the connected city scenario of achieving 15 dwellings per gross urban zoned hectare in greenfields development.

This sub-regional strategy estimates that the dwelling yield for the outer sub-regions will range from approximately 400,000 new dwellings under a business as usual pattern of development to approximately 514,000 additional dwellings if we achieve the connected city target.

Sub-region	Estimated dwelling supply	
	Business as usual	Connected city
North-west	131,900	167,400
North-east	42,490	54,580
South-east	62,400	86,700
South-west	87,220	119,760
Peel	64,380	85,850
<b>Total</b>	<b>388,390</b>	<b>514,290</b>

Figure 4: Expected yield for all sub-regions (numbers rounded to the nearest ten)

# 2. Directions 2031 strategic framework



## Vision

*“By 2031, Perth and Peel people will have created a world class liveable city; green, vibrant, more compact and accessible with a unique sense of place.”*

This sub-regional strategy is based on the Directions 2031 strategic framework:

Theme	Objective	Strategies
1 Liveable	Living in, or visiting, our city should be a safe, comfortable and enjoyable experience.	Promote good urban design and development to enhance people’s experience of the city.
		Identify, protect and build our cultural identity, neighbourhood character and sense of place.
		Protect heritage places and values.
		Improve community safety.
		Design accessible, well-connected and sustainable urban communities that support and enable effective inclusion and participation in the community for all residents.
		Provide quality passive and active public open space.
		Plan for increased housing supply in response to changing population needs.
		Promote and increase housing diversity, adaptability, affordability and choice.
		Ensure urban expansion occurs in a timely manner in the most suitable locations.
		Promote higher densities in greenfields development.

Theme	Objective	Strategies
2 Prosperous	Our success as a global city will depend on building on our current prosperity.	Provide a hierarchy of places and locations for a range of economic activities and employment across the metropolitan Perth and Peel region.
		Plan for a diverse mix of services, facilities, activities, amenity and housing types in centres to facilitate economic development and employment.
		Increase the levels of employment self-sufficiency in sub-regional areas.
		Facilitate and retain employment land to support economic growth and a balanced distribution of employment across the metropolitan Perth and Peel regions.
		Protect access to productive natural resources and agricultural land.
		Promote and support tourism opportunities.

Theme	Objective	Strategies
3 Accessible	All people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.	Connect communities with jobs and services.
		Improve the efficiency and effectiveness of public transport.
		Encourage a shift to more sustainable transport modes.
		Maximise the efficiency of road infrastructure.
		Manage and reduce congestion.
		Protect freight networks and the movement economy.
		Consider parking in the overall transport picture.
		Plan and develop urban corridors to accommodate medium-rise higher density housing development.
		Plan and develop transit oriented developments to accommodate mixed use and medium-rise higher density housing development.

Themes	Objective	Strategies
4 Sustainable	We should grow within the constraints placed on us by the environment we live in.	Protect our natural and built environments and scarce resources; respond to social change and optimise the land use and transport conditions that create vibrant, accessible, healthy and adaptable communities.
		Protect and manage significant biodiversity areas.
		Protect matters of national environmental significance.
		Protect water resources.
		Protect our coastline.
		Mitigate and adapt to climate change.
		Reduce waste generation and encourage reuse and recycling.
		Improve air quality.
		Expand and enhance our open space network.
Integrate natural resource management into land use planning.		

Theme	Objective	Strategies
5 Responsible	We have a responsibility to manage urban growth and make the most efficient use of available land and infrastructure.	Provide a hierarchy of strategic plans for the metropolitan Perth and Peel regions.
		Maximise essential urban infrastructure efficiency and equity, and, develop a coordinated approach to infrastructure and land use planning and development.
		Minimise conflict between land use and key infrastructure assets.
		Allow for the strategic expansion of the urban area, with priority on the development and use of land that is already zoned urban or urban deferred.
		Improve the timing and coordination of infrastructure for new areas.
		Plan for an efficient and equitable distribution of social infrastructure.
		Engage with the development industry, State government agencies, local government and the community to implement the strategy.





# 3. Policy framework



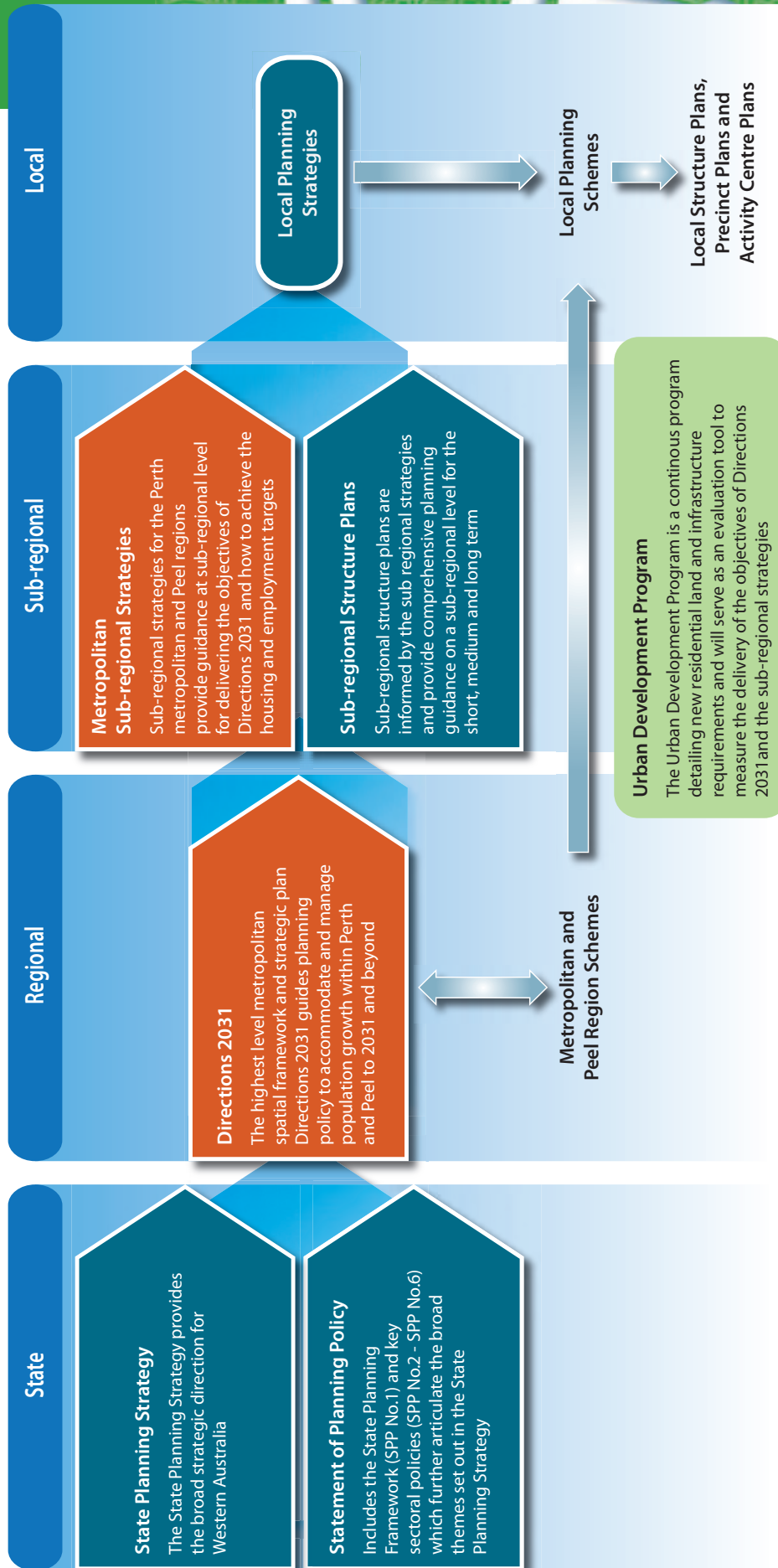


Figure 5: Policy framework

### 3.1

## Key elements of the framework

The outer metropolitan Perth and Peel sub-regional urban growth management strategy has been developed in the context of the Western Australian planning system.

### 3.2

## State Planning Strategy

The *State Planning Strategy* provides the basis for State and regional land use planning and coordinates a whole-of-government approach to planning. The State Planning Strategy provides the high-level strategic context and principles to guide decision-making for land use and infrastructure planning. It sets out key principles relating to the environment, community and economy as well as infrastructure and regional development which should guide planning decision-making. It also provides a range of strategies and actions which support these principles for each of the ten regions of the State.

### 3.3

## State planning framework

*Statement of Planning Policy No. 1 - State Planning Framework Policy (Variation No. 2)* brings together all existing State and regional plans, policies, strategies and guidelines that apply to land use and development in Western Australia; and provides a framework for decision-making on land use and development.

*State Planning Policy 3 - Urban Growth and Settlement* recommends that State and local governments, developers, service providers and the community work together to support more consolidated development in appropriate locations consistent with neighbourhood

character and where the necessary services are available or can be provided. Local government planning strategies assess the locations most suited for new housing supply and redevelopment opportunities considering existing conditions, heritage and amenity.

### 3.4

## Liveable neighbourhoods

*Liveable Neighbourhoods* (WAPC 2007) is an operational policy for the design and assessment of structure plans and subdivision for greenfields sites and for the redevelopment of large brownfields and urban infill sites.

### 3.5

## Local planning strategies

Local planning strategies are required by the *Town Planning Amendment Regulations 1967* (as amended) to be endorsed by the WAPC, and local government decisions must be consistent with them.

Local planning strategies:

- provide the link between the district level strategic planning and regional policy;
- provide the rationale for the zones and provisions of local planning schemes;
- have a significant status in the Western Australian planning system; and
- provide a decision-making framework for scheme amendments, subdivision and development.

## 3.6 Sub-regional structure planning

Sub-regional structure plans guide land use and infrastructure provision and ultimately amendments to the relevant Metropolitan Region Scheme (MRS) and the Peel Region Scheme (PRS). The purpose of sub-regional structure planning is to address all strategic issues in a transparent and uniform manner by developing a long term spatial framework for the sub-region. This will in turn provide guidance to government agencies and service providers for their long term planning of funding, staging and implementation.

## 3.7 Planning reform

The implementation of *Planning Makes it Happen – a Blueprint for Planning Reform* (WAPC 2009) will enable the planning system to better facilitate the actions identified in Directions 2031 by:

- introducing development assessment panels to improve development assessment procedures and outcomes of significant developments;
- streamlining, simplifying and tracking structure planning to reduce the time taken to prepare and approve structure plans, as well as standardise the layers of structure plans, clarify content and differentiate between structure plans for major metropolitan land release areas and small regional centres;
- introducing the Multi Unit Housing Code to operate in conjunction with the Residential Design Codes (R-Codes) to supplement the permissible range of housing in medium and higher density and mixed use coded areas; and

- amending the *Planning and Development Act 2005* to give statutory effect to State planning policies by allowing the Minister to direct local governments to amend their local planning schemes to incorporate model text provisions contained in certain State planning policies.

## 3.8 Council of Australian Governments Capital City Agenda

As part of its microeconomic reform agenda, COAG has agreed to reforms to ensure Australia's capital cities are well placed to meet the challenges of the future.

From 1 January 2012, the Commonwealth Government will link future infrastructure funding to states and territories that meet national criteria for transport, housing, urban development and sustainability.

The national criteria include:

- achieving a balance between greenfields and infill development;
- prioritising infrastructure project pipelines; and
- efficient development and use of new and existing infrastructure.

Directions 2031 provides the framework for demonstrating how Western Australia will meet the national criteria.

## 3.9

# Draft Capital City Planning Framework

The draft Capital City Planning Framework being produced by the WAPC for the Central Perth Planning Committee, will guide the development of the Perth city centre and the surrounding central Perth area. The study area includes a number of significant locations including two inner-city specialised activity centres at Bentley/Curtin and UWA-QE11.

The framework sets high-level spatial policy for the inner city over the next 20 years and directions for policy beyond this period.

Proposals in the framework include:

- creating a setting for the city centre that is focused on the natural environment;
- recognition of the Perth Cultural Centre-Forrest Place precinct, the Perth Waterfront-Civic precinct, and the Kings Park-Parliamentary precinct as the three major public precincts of Perth as a capital city;
- re-conceptualising most of the major streets as places for both activity and movement;
- increasing the residential population in the central Perth area; and
- intensification of built form at locations along the major street corridors that are provided with high-frequency, high-priority public transport.

The framework is expected to be released for public comment in the last quarter of 2010.



# 4. Connected city





## 4.1 Preferred pattern of growth

Directions 2031 identified the *Connected city* model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region.

A connected city pattern of urban growth is characterised by:

- promoting a better balance between greenfields and infill development;
- protecting and enhancing the natural environment, agricultural land, open spaces and our heritage and community well-being;
- reducing energy dependency and greenhouse gas emissions;
- developing and revitalising activity centres as attractive places to invest, live and work;
- ensuring that economic development and accessibility to employment informs urban expansion;
- planning for an adequate supply of housing and land in response to population growth and changing community needs;
- facilitating increased housing diversity, adaptability, affordability and choice;
- planning and developing key public transport corridors, urban corridors and transit oriented developments to accommodate increased housing needs and encourage reduced vehicle use;
- creating and enhancing transport and freight movement networks between activity centres and industrial centres; and
- maximising essential service infrastructure efficiency and equity and identifying and prioritising the coordination of projects to support future growth.

In addition to guiding future growth in the metropolitan Perth and Peel regions the connected city growth scenario has been used to inform the distribution of the Directions 2031 housing and employment targets.

## 4.2 Infill development and greenfields density housing targets

To achieve a connected city pattern of growth Directions 2031 has set the following targets as medium to long term aspirations and to ensure growth of the city can be sustained beyond 2031:

- Directions 2031 seeks a 50 per cent improvement on current infill residential development trends of 30 and 35 per cent; and, has set a target of 47 per cent or 154,000 of the required 328,000 dwellings as infill development.
- Directions 2031 seeks a 50 per cent increase in the current average residential density of 10 dwellings per gross urban zoned hectare; and, has set a target of 15 dwellings per gross urban zoned hectare of land in new development areas.

## 4.3 Population growth

Based on *WA Tomorrow* (WAPC 2005) forecasts, Directions 2031 estimates that Perth and Peel will grow from the current population of 1.65 million to more than 2.2 million. In order to accommodate this level of growth it is estimated that we will need another 328,000 houses and 353,000 jobs.

It is also expected that 205,000 of the approximate 555,000 new residents will be located in the central sub-region and 350,000 in the outer sub-regions (see Figure 6).

While Directions 2031 provides a medium term planning horizon for Perth, we must also look beyond 2031 to ensure the city is able to respond in a sustainable way to longer term growth pressures. Recent Commonwealth Government population forecasts project that the population of Australia will grow to 35.5 million by 2056 and that Perth will reach

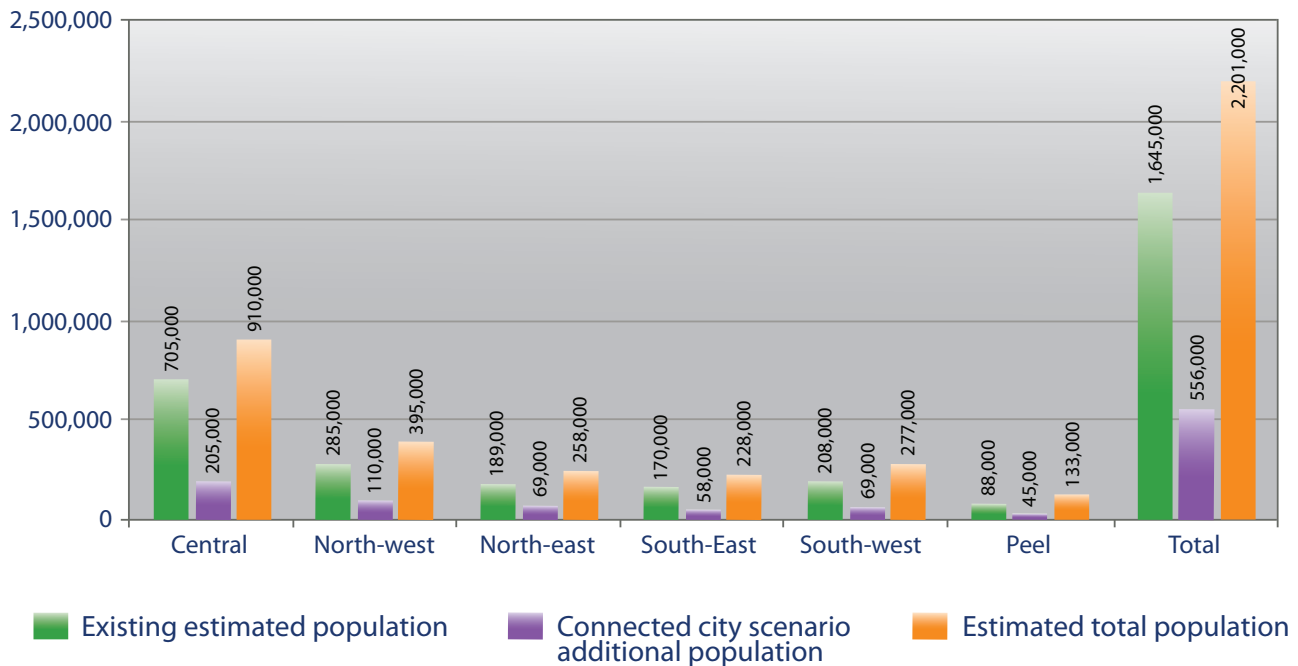


Figure 6: Directions 2031 estimated population growth

a city of 3.5 million by 2056<sup>5</sup>. Other Commonwealth Government forecasts suggest a slightly higher rate of growth where Australia's population will be 35.9 million by 2050<sup>6</sup>.

In response to population growth, Directions 2031 has addressed the need to plan for urban expansion beyond 2031 and initiated the process by undertaking scenario planning. In order to plan for the land supply and housing needed to accommodate a city of 3.5 million people, three growth scenarios for different rates of infill and greenfields development have been modelled on high, medium and low density scenarios. Directions 2031 has also identified the need to introduce an urban expansion management program of which ongoing scenario planning will undertaken as part of this program in order to maintain a sufficient supply of land for future growth.

In May 2010, the State Government renewed the terms of reference for the Interdepartmental Forecasting Committee. The Interdepartmental Forecasting Committee primarily coordinates and provides advice on population and related forecasts by WA government

agencies; and agreement on the demographic program undertaken by the Department of Planning's Research Branch in preparing WA Tomorrow forecasts.

Membership of the Interdepartmental Forecasting Committee Steering Group comprises representatives from the Department of Planning (Chair), Department of Treasury and Finance; Department of Local Government, Department of Health, Department of Environment and Conservation, Water Corporation and Western Power, and observers including the Australian Bureau of Statistics.

The first review of the Directions 2031 population growth forecasts will occur following the release of the next edition of *Western Australia Tomorrow*, which is planned for publication by the WAPC in December 2010. Given the whole-of-government responsibility that the WAPC has, the Interdepartmental Forecasting Committee, as the agent of the Commission, will seek to ensure that the forecasts produced by the Department of Planning are suitable for use across a broad range of government agencies.

<sup>5</sup> Commonwealth of Australia, 2010. *State of Australian Cities 2010*. Major Cities Unit, Infrastructure Australia.

<sup>6</sup> Commonwealth of Australia, 2010. *Australia to 2050: future challenges*. Attorney-General's Department.

Sub-region	2008 dwellings	Additional dwellings required by 2031	Total dwellings based on Directions 2031
Central	319,400	121,000	440,400
North-west	106,700	65,000	171,700
North-east	73,400	40,000	113,400
South-east	64,800	35,000	99,800
South-west	82,000	41,000	123,000
Peel	38,200	26,000	64,200
<b>Total</b>	<b>684,500</b>	<b>328,000</b>	<b>1,012,500</b>

Figure 7: Directions 2031 sub-regional housing targets

## 4.4 Achieving infill and greenfield housing targets

To achieve a connected city pattern of growth, Directions 2031 has set housing targets for each sub-regional area as medium to long term aspirations and to ensure growth of the city can be sustained.

These targets represent the additional housing stock that will be required within each sub-region to accommodate expected growth to 2031. Directions 2031 estimates that an additional 328,000 dwellings will be required in the coming 20 years, of which 121,000 of these will be located in the central sub-region and 207,000 in the outer sub-regions (see Figure 7).

The Directions 2031 infill target of 47 per cent for Perth and Peel comprises approximately:

- 37 per cent or 121,000 dwellings to be accommodated in the central sub-region; and
- 10 per cent or 33,550 dwellings, distributed across the north-west, north-east, south-west, south-east and Peel sub-regions.

The infill target is intended to make more effective use of existing developed areas as well as reduce the current pressure for new land to be released in the outer sub-regions and reduce the subsequent cost of providing infrastructure on the urban fringe.

In order to achieve these housing targets planning for growth will need to:

- focus on targeted locations for future urban growth such as in and around retail and employment centres, transit oriented developments and high-frequency public transport/urban corridors; and
- apply higher R-Codes in strategies and schemes within areas that have close proximity to educational institutions, community facilities and services such as hospitals, medical centres and libraries.

This should not be interpreted as a requirement for across-the-board increases in density throughout established suburbs.