



City of Bayswater Local Housing Strategy

May 2012



Local Housing Strategy

The purpose of the Local Housing Strategy is to establish a strategic framework to guide and provide for the City of Bayswater's current and future housing needs. The Local Housing Strategy was developed in consultation with the local community.

The Strategy is important because:

- Perth's population is expected to more than double to 3.5 million people by 2050 and around 650,000 new homes will be required to accommodate Perth's population growth;
- Housing affordability is a growing problem across the Perth Metropolitan Area;
- Our community is changing with less people living in each house and an ageing population; and
- There is a need for a mix of housing choices to suit the City's changing population.

Extensive research was undertaken on important issues to develop a Strategy that is relevant for our local area.

The key objectives of the Strategy are to:

1. Provide a strategic direction for Council, developers and the community in relation to residential densities and housing issues in the City;
2. Facilitate a mix of housing choices to accommodate all ages and diverse lifestyles; and
3. Identify locations which have the capacity to accommodate population growth and change.

Council adopted the Local Housing Strategy at its Ordinary Meeting of 22 May 2012.

The Local Housing Strategy will guide future decision making, particularly for changes to town planning schemes or policies, rezonings or major development proposals.



How will this affect me?

The Strategy promotes high quality development, local character and sustainability throughout the City.

The 'Focus Areas for Change' will be vibrant, desirable and safe places to live, work and socialise. They will have increased development potential, and will facilitate a mix of housing choices, while focussing on quality streetscapes for pedestrians. In return, developers will be required to build high quality development to enhance the character of the area. Further detailed studies will be prepared in consultation with the local community.

Most of the City lies outside of the 'Focus Areas for Change' and is predominantly residential. Minimal change is proposed to the planning framework in these areas.

What are the next steps?

The City will continue to consult with the community to implement the actions recommended by the Local Housing Strategy. This may include amendments to town planning schemes, new policies, residential design guidelines and detailed studies around the 'Focus Areas for Change'.

Further information or questions

The Local Housing Strategy is available on the City's website at www.bayswater.wa.gov.au.

Please contact the City's Planning and Development Services on (08) 9272 0622 or mail@bayswater.wa.gov.au.



Key Elements of the Local Housing Strategy

Focus Areas for Change
 The Strategy identifies 'Focus Areas for Change' as being suitable areas for more residential development (refer map). Minimal change is proposed to the planning framework outside these areas. Specific studies into traffic and transport, detailed zoning changes and development controls will be undertaken to guide future development in each of the 'Focus Areas for Change'.



Quality Design and Streetscape
 Quality built form and streetscapes are characterised by strong interactions between buildings and the street, articulated buildings and pedestrian friendly environments. High quality development contributes to the character and amenity of an area and may be addressed through residential design guidelines. New urban design standards will be developed for the 'Focus Areas for Change' to promote high quality design and streetscapes.

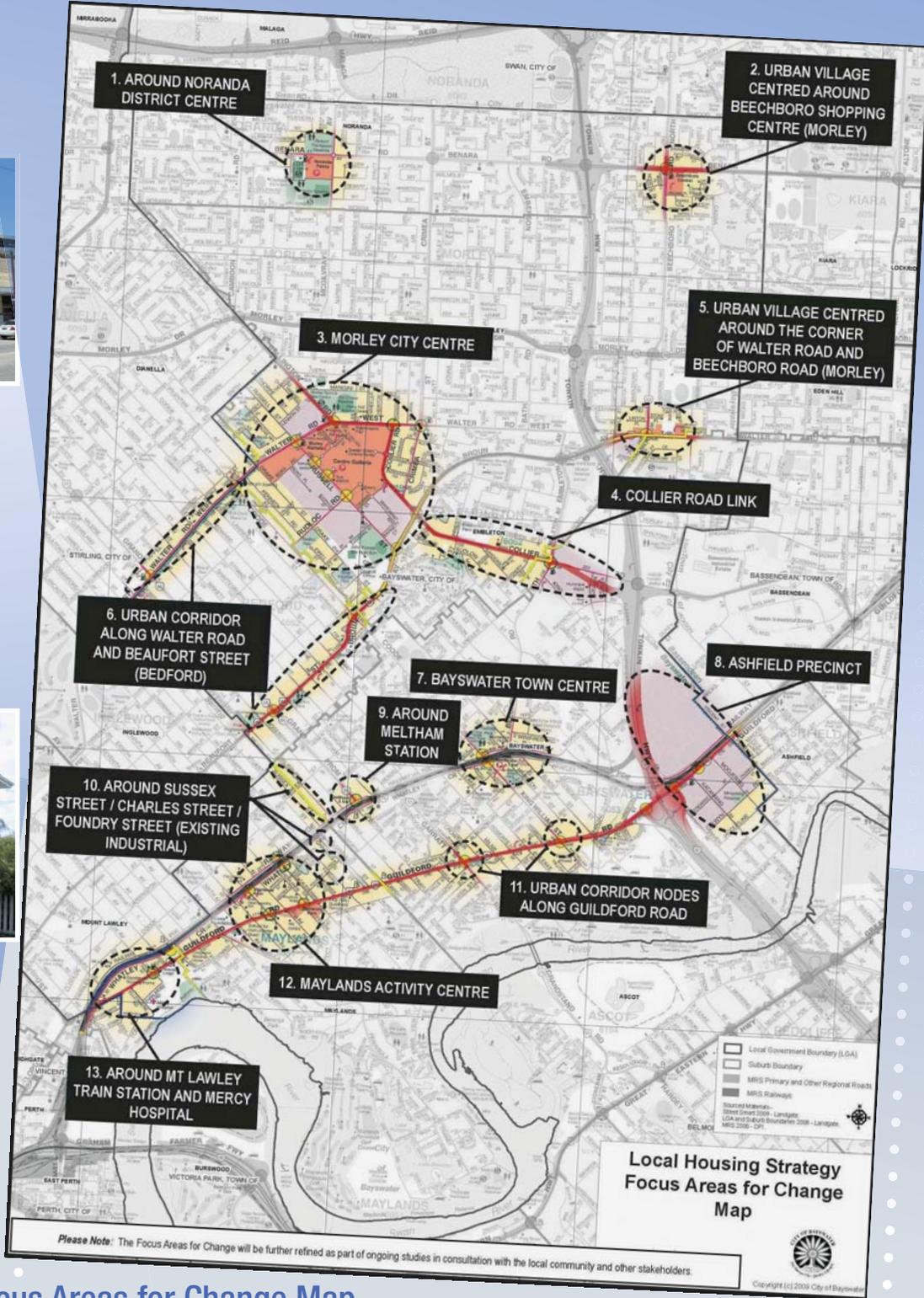


Character and Heritage
 One important way by which the local community identifies itself is through its cultural heritage, mainly represented by the built environment. It is important to ensure that further development is sympathetic to the local heritage and character of an area.



Housing Choice and Affordability
 There is a need for a range of housing types to cater for different household types and lifestyles. The 'Focus Areas for Change' will help to deliver greater diversity of housing choice whilst leaving much of the City as suburban residential areas.

Sustainability and Environment
 This Strategy is underpinned by sustainable development principles, including but not limited to, sustainable building designs, local living and water-wise gardens. Further examination into sustainable options and design will be undertaken in order to develop an information sheet and other promotional tools to facilitate sustainable residential design.



Focus Areas for Change Map