Tomorrow's Kwinana

HAVE YOUR SAY

Effective planning today, helps to shape the Kwinana of tomorrow.

City of Kwinana

KWINANA POPULATION AND HOUSING

Housing is important for building safe and connected communities, as well as creating jobs and a diverse economy. As Kwinana's population and household types grow and change, the demand for new and diverse types of housing will change in the future. This discussion paper provides a snapshot of the demographic and housing trends in Kwinana and the challenges the City will face over the next 20 years.

Our population is growing and our households are changing

In 2016, the total population of the City was 40,305 people. This number is expected to increase by over 44,000 people to 85,000 by 2036. This growth in population will result in an increase of 15,245 households (from 14,740 to 29,985) during the same period, with the average number of people per household rising from 2.68 to 2.81 by 2036.

Forecast population and households	Forecast year				
	2016	2021	2026	2031	2036
Population	40,305	51,746	62,902	75,270	85,158
Change in population (5yrs)	-	11,441	11,155	12,368	9,888
Households	14,740	18,559	22,443	26,480	29,985
Average household size	2.68	2.74	2.76	2.81	2.81

While the predominant household type is forecast to be 'couples with dependents', one and two person households such as 'lone person' and 'couples without dependents' will continue to remain at the current level i.e. 47 per cent of the total households in the City.

Seniors and Elderly Aged Groups

In 2016, the City had 2,343 people in the Seniors (70 to 84), and Elderly Aged (85 and over) demographic groups. These groups are projected to increase to 6,246 by 2036. This means the City will have an additional 3,903 Seniors and Elderly Aged people by 2036.

Mismatch between Housing Need and Housing Supply

In 2016, approximately 89 per cent of all dwellings were separate and single storey (13,607 out of 15,302). Only 9 per cent (1,273 out of 15,302) of the dwellings had less than two bedrooms and the remaining had more than three bedrooms.

The number of people living in a dwelling and the number of bedrooms available in those dwellings showed that a large number of dwellings that have more than three bedrooms are occupied by one and two person households.

Dwelling Size (No. of bedrooms)	Single Person		Two Persons	
	Number	%	Number	%
0 to 1 bedroom	193	1.47	27	0.20
Two bedrooms	318	2.42	486	3.70
Three bedrooms	1,355	10.34	1,905	14.54
4+ bedrooms	699	5.33	1,700	12.97
Not stated	29	0.22	77	0.58

Sustainability and Population Growth

Kwinana comprises a diverse range of residential areas, spanning from housing constructed in the 1950s in the Medina and Calista suburbs, through to newer greenfield developments in Wandi and Wellard. Older suburbs are now reaching an age where renewal or improvement of housing stock is appropriate.

Planning for newer areas and established areas needs to have regard to access to services and facilities. The availability of housing choices facilitates 'ageing in place' and supports age-friendly and inclusive communities.

Directions from State Strategic Planning

The South Metropolitan Peel Sub-regional Planning Framework sets out a 1,365 infill dwelling target for the City by 2050 for an estimated 3003 people. This is equivalent to 41 dwellings per annum for the next 33 years. This target is achievable in the established suburbs of the City, as an additional 800 to 900 dwellings can be delivered under the current Local Planning Scheme zoning and R-coding. The challenge for the City will be to see that these infill developments provide the type of housing needed for the changing demography and retain the residential character of the established areas.

Working together for better housing and connected communities

Changing demographics including an ageing population and greater diversity of household types, along with the cost of living, is increasing the demand for a wider range of housing choices across Kwinana. Importantly households who make Kwinana their home need to have diverse housing options at suitable locations. Such housing also needs to support easy access to employment, education, health and other services, as well as natural environment.

To help create such a housing environment, the City is interested in revisiting the things it currently does, and what could be done better. In order to understand people's need for determining appropriate housing options and choices at suitable locations, the City has prepared the following 'Housing Themes' for initiating the discussion with the community:

Theme 1 – Towards a better mix and diversity of dwelling types

Why?

- For providing better housing choice.
- To attract aged persons to 'age-in-neighbourhood'.
- To assist affordability (ownership and rental).

Key Themes for Community Engagement

- What is intended by housing and dwelling diversity?
- What type of housing do you think is needed now and in the future?
- Where might be the best places and locations for more density and diversity?
- What types of housing are suitable for the aged and elderly and where?

Google maps –Street view

Photo Courtesy:
mackay urban design

Photo Courtesy:
mackay urban design

Theme 2 – Quality and type of built form

Why?

- To understand community views on built form outcomes at differing densities (height, building articulation, and streetscape)
- To understand views about wider marginal increases in density outside Activity Centres

Key Themes for Community Engagement

- What type of housing should we be encouraging?
- How should the housing respond to the street?
- Where should the taller/larger buildings be located?

Google maps –Street view

Google maps –Street view

Photo Courtesy: mackay urban design

Theme 3 – Opportunities to renew housing stock

Why?

- To co-ordinate the redevelopment of old housing stock.
- To manage the type and character of development and streetscapes.
- To seek diversity of housing types.
- To encourage improvements to centres and open space areas.

Key Themes for Community Engagement

- What improvements would you like to see in our older suburbs?
- What needs to remain the same, for example trees, verge, single storey?

Photo Courtesy: mackay urban design

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Google maps –Street view

Theme 4 – Opportunities in and around Activity/Commercial Centres

Why?

- To increase population density in the immediate facility of local shops and offices.
- To give people access to transport links and promote walkability.
- To promote commercial confidence.
- To assist to create better public spaces and meeting places as there is more activity.

Key Themes for Community Engagement

- Which centres are suitable for development opportunity?
- What type of housing, density, and height?
- What are your views on mixed-use development?

Photo Courtesy:
mackay urban design

Google maps –Street view

Theme 5 – Opportunities in transport nodes and along transport corridors

Why?

- To provide housing choice close to public transport.
- To leverage off public transport.
- To capitalise on Transit Oriented Developments (TODs).

Western Australian Planning Commission
Liveable Neighbourhoods Draft 2015

Key Themes for Community Engagement

- Which transport focused places, routes and corridors are appropriate for transport corridors?
- What type of development and height?
- How can we maximise development around bus/train stations?

Where to from here?

Your feedback and suggestions will be considered when finalsing the Local Housing Study, followed by preparing the Local Housing Strategy. The strategic directions and actions required for developing diverse types of housing to build safe, and connected communities will be incorporated in the City's Local Planning Strategy for the consideration and endorsement of the Western Australian Planning Commission.

Information and updates on the process will be made available to the community through the City's website at **www.kwinana.wa.gov.au/tomorowskwinana**.