

Fact Sheet: Housing Density & Diversity

Housing density and diversity are key priorities of Precincts WA, reflecting the strategic focus on directing growth to locations with access to high frequency public transport, employment, services and established infrastructure.

The Station Precincts Improvement Scheme will promote higher residential densities within station precincts to support transit-oriented development outcomes, make efficient use of land and infrastructure, and contribute to a more compact, connected and sustainable metropolitan urban form.

The Improvement Scheme applies a place-based approach to density, generally supporting higher-intensity development closest to the station, with a transition in scale and intensity towards surrounding neighbourhoods. This structure enables increased housing supply in the most accessible locations while maintaining appropriate relationships with established residential areas and respecting local context, heritage values and amenity considerations.

In addition to supporting increased density, the Scheme emphasises housing diversity to ensure that station precincts can accommodate a broad range of households and changing community needs over time. A mix of housing types - including apartments, townhouses and smaller dwellings - is encouraged to support singles and couples, families, older residents, key workers and students.



Providing a wider choice of housing in well-located areas supports inclusive communities, enables people to remain within their local area as their housing needs change, and contributes to improved housing affordability across the metropolitan area.

