Wanneroo Ward Boundary Options

DISCUSSION PAPER

2 September 2026

City of Wanneroo

Disclaimer

This Discussion Paper has been prepared to inform the community and encourage participation in the City of Wanneroo's Ward and Representation Review. The document outlines the reasons for the Review, the assessment criteria required by legislation, and options for consideration by the community. The options presented are provided for consultation purposes only and are not listed in any order of preference. Council has not determined a preferred option, and all community submissions will be considered before any recommendation is made. Information contained in this document was current at the time of publication. While reasonable care has been taken in its preparation, the City of Wanneroo does not warrant the accuracy or completeness of all information and reserves the right to amend information

Summary

WHY ARE WE REVIEWING THE WARDS?

The City of Wanneroo has seven wards, each represented by two councillors. By law, councils must review their ward boundaries at least every ten years so that representation keeps pace with a changing population.

Wanneroo's north (and parts of the east) is growing quickly, and that growth has pushed two wards (**North** and **North-East)** outside the limits for how many electors each councillor represents. Fixing that imbalance is critical and is the reason this review was commissioned. The principle behind this is simple in that, as much as possible, every resident's vote should carry equal weight.

In addition, the population is continuing to grow, people are using the City in different ways, accessing services in different places and working in different locations. The review also needs to consider these changes to ensure that councillors represent identifiable communities of interest as they exist now and into the future.

WHAT IS BEING CONSIDERED?

The review could change ward boundaries, the number of wards, ward names, and/or the number of councillors in each ward. Three options have been put forward for community feedback. **The Council has not chosen a preferred option,** and your submission will help guide the Council in its deliberations.

THE THREE OPTIONS

Option	What it would mean
Option 1	Four wards, keeping 14 councillors. Small boundary variation; strong on liveability, but the weakest for even access to public open space and poor at containing facility catchments or aligning with PMA zones
Option 2	No wards. All 14 councillors represent the whole City. Removes representation imbalance entirely and simplifies elections, but can weaken local representation across a very large, diverse city.
Option 3	Three wards, 14 councillors. An amalgamation of the current seven wards into three larger wards. This is the simplest reconfiguration. However, by 2030, the difference in elector/councillor ratios will exceed the ±10% threshold.

Table A: Summary of Options
Note: These options are presented in no order of preference.

THE TRADE-OFFS

Every option involves a trade-off between things residents will value differently. In broad terms

- Options 1 and 3 propose **fewer, larger wards.** This tends to make representation more even, and the options score best for balancing access to services, open space and future growth. On the other hand, they make it harder for councillors to stay close to individual neighbourhoods.
- Option 2 takes away the imbalance altogether by **removing wards**. Arguably, this comes at the cost of local representation.

WHAT THIS COULD MEAN FOR YOU

Depending on the option chosen, you might find yourself in a differently named or shaped ward, represented by a different number of councillors, or (under Option 2) able to approach any of the City's councillors. In most options, existing neighbourhoods are kept together as far as possible. Your day-to-day council services will not change. What changes is how your area is grouped for representation and who you help elect.

HAVE YOUR SAY

This Discussion Paper sets out the maps, data and detailed assessment behind each option. Once you have formed a view, the City invites a written submission. A form is provided at the back of this document.

Table of Contents

1.0 Introduction 1

1.1 Background 1

1.2 The Current Challenge 1

1.3 Why Does this Matter? 1

1.4 The Way Forward 1

1.5 The Contents of this Discussion Paper 3

2.0 The Assessment Factors 4

2.1 Background 4

2.2 Combining the Factors 6

3.0 Options 10

3.1 Introduction 10

3.2 The Options 13

4.0 Submission Process 25

4.1 How to Make a Submission 25

4.2 Deadline 25

4.3 Further Information 25

4.4 Submission Form 26

5.0 Appendix 27

Ward and Suburb Data 27

List of Figures

Figure 1: City of Wanneroo Electoral Wards 2

Figure 2: City of Wanneroo, Current Wards and Representation 11

Figure 3: City of Wanneroo Option 1 Ward and Representation Configuration 15

Figure 4: City of Wanneroo Option 2 Representation Configuration 18

Figure 5: City of Wanneroo Option 3 Ward and Representation Configuration 22

List of Tables

Table 1: Ward Representation Ratios (Example) 6
Table 2: The Assessment Factors 9
Table 3: Current Wards, Representation and Divergence 10
Table 4: Wards, Representation and Divergence by 2036 12
Table 5 summary of key elements of each option 13
Table 6: Option 1 Ward Details 14
Table 7: Option 1 Assessment Factors 16
Table 8: Option 2 Ward Details 17
Table 9: Option 2 Assessment Factors 19
Table 10: Option 3 Ward Details 23
Table 11: Option 3 Assessment Factors 24
Table 12: Elector Forecasts 27
Table 13: Ward Configurations 29

1.0 Introduction

1.1 BACKGROUND

The City of Wanneroo is reviewing the configuration of its councillor wards and representation. The City is currently comprised of seven wards, each with two councillors (Figure 1). These were established in 2021 following the last review, with boundaries informed by expert insight and community input. The aim was to ensure each ward had as close to equal elector representation as possible and that each ward represented a community of interest with shared features.

It is a condition of the *Local Government Act 1995* (Schedule 2.2) that local governments with wards review boundaries and representation at least every ten years. This is to ensure that, as populations grow and conditions change, the ward boundaries reflect on-the-ground conditions and that electors are well represented.

1.2 THE CURRENT CHALLENGE

It is well understood that in the City, population growth means the ward configuration needs regular reviewing. In 2025 it was found that the North-East ward had too few electors per councillor (compared with other wards), and the North Ward had too many. In both cases, the ratio of electors to councillors fell outside the range acceptable position of the Local Government Advisory Board. After advice from the (then) Department of Local Government, Sport and Cultural Industries, it was agreed to conduct a formal ward boundary and representation review. In February 2025, the Council agreed to commission the review (to occur after the 2025 local government elections).

1.3 WHY DOES THIS MATTER?

Excessively unequal elector-to-councillor ratios across wards undermine the foundational democratic principle of "one vote, one value." While there can be differences in this ratio, they must be justified by other factors (for example, they represent communities of interest). This is why local governments regularly review their wards. And this is why this review is a formal process: decisions about wards are transparent and evidence-based.

1.4 THE WAY FORWARD

The primary purpose of the review is to ensure that:

- Representation is as close to equitable as possible across the wards.
- Where relevant, the boundaries reflect the unique characteristics of the different parts of Wanneroo, mindful that these change over time as the population grows and changes.

This Discussion Paper is the first part of the review of the City's ward boundaries. The document is for the public to use as a basis for forming a view on their preferred option for better representation of the community now and in the near term.

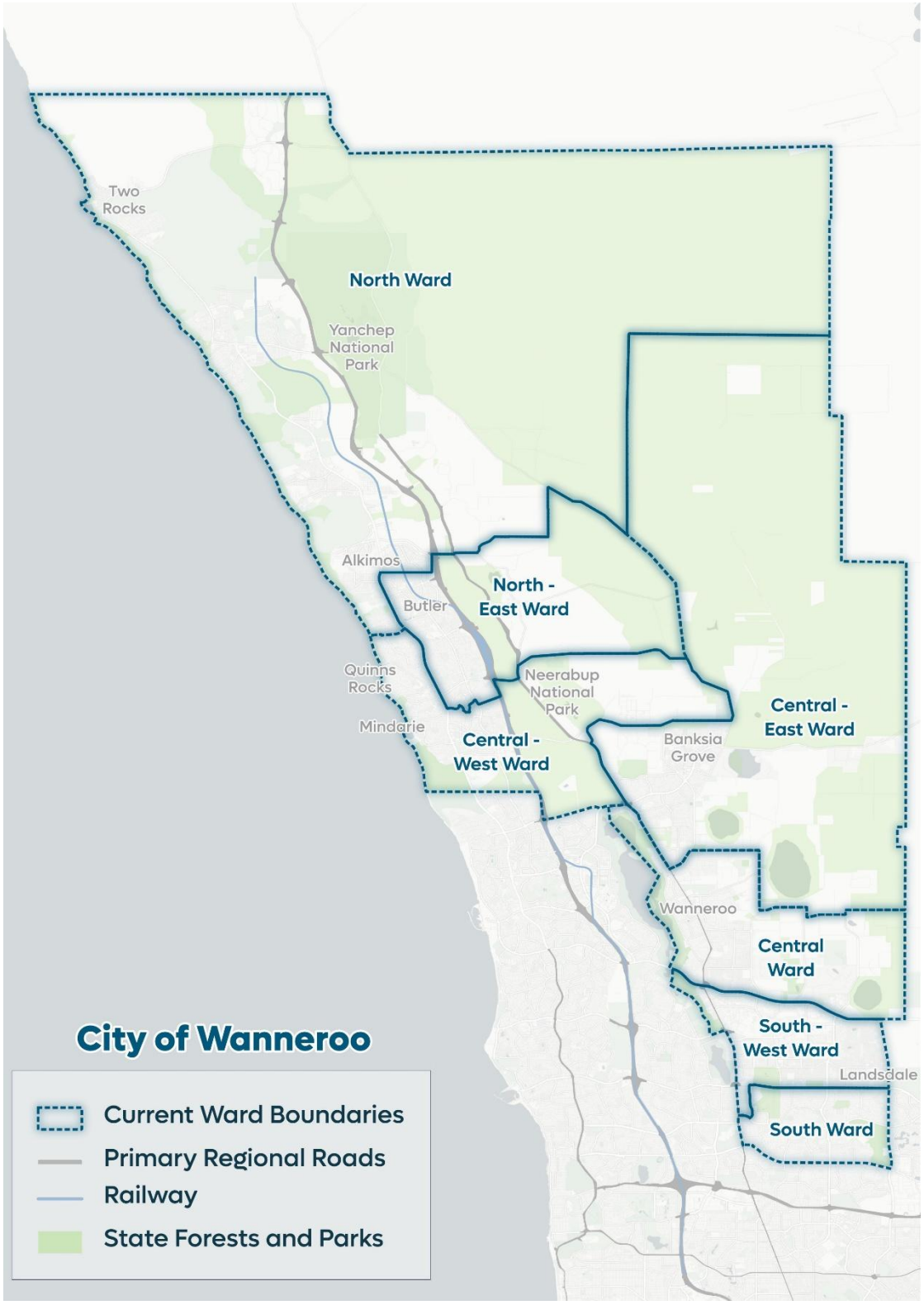


Figure 1: City of Wanneroo Electoral Wards
Source: Geografia, 2026

The Review Process

To ensure the wards and representation are well matched to the community, the City may add or remove wards, change ward boundaries or names and/or the number of councillors representing each ward. The first step in the process to change wards is to call for public submissions. The process is as follows:

1. Prepare a Discussion Paper (this document) outlining the current arrangement and any issues or imbalances in it, describing different options for change (and the pros and cons of each option) and how to submit in relation to changing the wards.
2. Advertise that the City is conducting a review and seeking public submissions.
3. Distribute the Discussion Paper and receive and evaluate the submissions against relevant 'assessment factors[1]'.
4. Draft a Proposal for change (if this is the preferred outcome) for consideration and approval by the Council.
5. Submit a Board Report with the preferred option for change to the Local Government Advisory Board[2] (LGAB).
6. The Board will consider the report and, assuming it is satisfied that the review was sound, make recommendations to the Minister for Local Government for changes to the wards or representation (if this is the proposal).
7. The Minister then accepts or rejects the Board's recommendation. If the changes are agreed, the Minister requests that the Governor issue a Governor's order, and the City will then implement the changes in accordance with that order.

1.5 THE CONTENTS OF THIS DISCUSSION PAPER

This Discussion Paper firstly describes the assessment factors for considering different ward boundaries and councillor representation, and then outlines options for change. These options have been developed through an evaluation exercise. The exercise mapped different features of the City, such as population distribution and growth forecasts, the provision of community facilities like open space, tertiary campuses, employment hubs and other features. These assessment factors are required by law to be considered when evaluating the merits of changes to wards and representation. The final part of this Discussion Paper includes instructions for submitting the review.

It is important to note that the options outlined in this Discussion Paper are not in any order of preference and that the Council does not have a preferred option.

[1] See Section 2 for a description of the assessment factors.

[2] This is an independent statutory body, with a core purpose to advise the Minister for Local Government on matters relating to the structure and boundaries of local governments.

2.0 The Assessment Factors

2.1 BACKGROUND

One of the strengths of Australian electoral systems is in how Western Australian local governments review their ward boundaries or the number of councillors representing each ward (representation). The decision to change anything cannot be made arbitrarily. Schedule 2.2 of the *Local Government Act 1995* sets out five specific factors that must be considered in any such review. These five factors are commonly referred to as the assessment factors. They are:

1. Community of interest.
2. Physical and topographic features.
3. Demographic trends.
4. Economic factors.
5. The ratio of councillors to electors across the wards.

Mindful that there may be other issues to consider, the legislation also allows for 'other' relevant factors, providing some flexibility in the review. When combined, the factors mean that the local government and the LGAB must consider substantive evidence rather than draw ward lines purely for administrative (or other) convenience. A description of these assessment factors is outlined here.

1. Community of Interest

A community of interest is defined by a feature (or multiple features) that residents share. It could be created through:

- The timing of the establishment of a suburb. A suburb with low resident turnover may have developed a sense of community over decades.
- Common demographic or economic characteristics (e.g., working in a particular employment hub, or an area known for a high proportion of family homes).
- Sharing facilities. For example, most residents of a particular area may use the same recreation facilities, shopping centre, clubs or parks.

Quite often, communities of interest align with recognised neighbourhoods or suburbs. This means ward boundaries should align with suburb boundaries, rather than, for example, run down the middle of a suburban street, splitting neighbours into two different wards.

Community of interest is a very important assessment factor. Ward boundaries that match service catchments, or suburbs where residents mostly use the same sporting facilities, mean the ward will have households that share a lot in common. They will have many of the same needs and priorities, which means their councillor (s) can better represent the views of the entire ward.

2. Physical and Topographical Features

These features may be natural or artificial, including rivers, hills, train lines or freeways. Landforms (e.g., coastal plains) and common land uses (e.g., agricultural areas or areas dominated by dense residential development) are also considered.

Physical and topographical features are important in ward boundary configuration, as aligning with them means wards are more geographically contained, and neighbourhoods are less likely to be split. For example, you may have different wards on different sides of a river, or a range of hills, coastal and inland wards and so forth. Physical and topographical features can create different communities of interest on either side of the feature.

3. Demographic Trends

Demographic patterns can be geographically concentrated, and this can also be taken into account in ward configuration. For example, there may be communities with similar age profiles, household structures (such as an abundance of family households), or occupations (e.g., people all work in the same industry) which can be encompassed in one ward, or wards can be designed to ensure communities are more similar in age profile and so forth.

The ratio of electors to total population can be a particularly valuable demographic factor in assessing the level of representation. Wards with high ratios (that is, a high proportion of residents who are electors) mean that local election outcomes are arguably more representative of the views of the entire resident population. Configuring wards that have similar ratios is one way to improve overall representativeness.

This assessment factor must also consider how the demographic profile is trending. That is, what will it look like in the future. While the socio-economic characteristics of future populations are very hard to predict, the overall growth rate is less so. Wards that have a more balanced mix of fast- and slow-growing suburbs will have more in common and may share interests. It also reduces the risk of extreme variation in elector-councillor ratios.

4. Economic Factors

These factors include anything that relates to the economy. For example, the mix of local jobs, the presence of significant industrial land (where a high proportion of residents work) and the distribution of infrastructure such as harbours and roads. As with demographic features, the economic profile of the resident base can change quickly, although economic features like employment hubs are more stable.

5. Ratio of Councillors to Electors

Of the five factors, the ratio of councillors to electors is the most quantitatively precise and the most significant. It refers to the expectation that each ward will have a close-

to-equal ratio of electors to councillors[3]. The LGAB stipulates that the difference in this ratio cannot exceed 10% in either direction. That is, the ratio of electors to councillors can vary by up to ±10% from the overall representation for the entire local government area. A range is used because an exact match is impossible.

The ratio is calculated by dividing the number of enrolled electors in each ward by the number of councillors representing that ward. This ratio is then compared against the district-wide ratio. The resulting percentage deviation from the average is the clearest signal of whether representation is equitable.

A positive deviation indicates over-representation (fewer electors per councillor relative to the average), while a negative deviation indicates under-representation. When any ward falls outside the 10% band, the LGAB will generally require the local government to conduct a review and propose a solution. By way of example, Table 1 shows data for a simple three-ward local government. Each ward has 2 councillors, but the populations vary widely. Using a simple formula to calculate the deviation in this ratio ((ward ratio-average ratio)/average ratio), we can see that Ward 1 is overrepresented and Ward 3 underrepresented.

	Measure			
Ward	Electors	Councillors	Electors per Councillor	Deviation
Ward 1	5,000	2	2,500	+50%
Ward 2	10,000	2	5,000	0%
Ward 3	15,000	2	7,500	-50%
Average	10,000	2	5,000	-

Table 1: Ward Representation Ratios (Example)

2.2 COMBINING THE FACTORS

An innovation that the City is considering is to match the assessment factors with the concept of quality of life. A recent project commissioned by UN-Habitat[4] brought together several hundred researchers from around the world to discuss what most influenced the quality of life of residents in a city or town and how best to measure this. The work was designed to help local government make residents' quality of life the objective of all decision-making.

Quality of life is measured in terms of the following dimensions:

[3] In Western Australia, a council the size of Wanneroo must have between 9 and up to 15 councillors – including a popularly elected mayor. If a ward system is chosen, each ward must have at least one councillor.

[4] A UN agency that helps cities improve their liveability.

- Basic infrastructure and services (access to important infrastructure, such as roads, rail, water and electricity).
- Culture and recreation (e.g., access to arts and sporting facilities).
- Economics (e.g., proximity to employment precincts, or the concentration of residents by income profile).
- Education (access to schools and tertiary campuses).
- Environment (the local physical landscapes, clean air and water, etc.).
- Health (proximity to hospitals and medical clinics).
- Housing (accessibility to housing).
- Social connection (the liveability of an area or the sense of community. This can be as simple as ensuring ward boundaries do not split neighbourhoods).

Aligning the assessment factors with these dimensions of quality of life can help remind us that we are seeking to ensure that improvements in quality of life (as we each define it) are factored into ward design. Table 2 shows the alignment between the assessment factor and quality of life outcomes. Note that not every quality-of-life element has a corresponding assessment factor. Additionally, the elector/councillor ratio requirement is a separate, but very significant factor.

The Table also describes how the factors have been measured. In most cases, the analysis is based on determining whether an option's ward configuration reduces the 'between-ward' variation in that measure. For example, if the 'average resident' in Ward A has a more or less similar volume of public open space within walking distance of their home as an average resident from Ward B it can be argued that is a better ward configuration.

Each assessment factor has been measured separately. By doing this, individuals can choose which factors they wish to consider and prioritise in their evaluation of the options. It may be that you consider some assessment factors less important than others when choosing your preferred ward option.

	Assessment Factors				
Quality of Life Factors	Community of Interest	Physical and Topographical Features	Demographic Trends	Economic Factors	Elector/Councillor Ratio
Basic services and mobility		Equitable proximity to nearest train station[5]			
Culture and recreation	Proportion of recreation facility catchments within the ward[6]				
Economic				Proportion of major commercial areas accommodated within one ward	
Education	Equitable proximity to nearest tertiary campus				
Environmental		- Similar per capita square metres of public open space within 400 m of residents in the ward - Boundaries aligned along train lines, major roads, rivers or other physical features			

[5] All proximity measures are analysed by using population-weighted mean distances of member suburbs to the nearest features (such as train stations).

[6] Twenty large community and recreation facilities were plotted and catchment areas mapped to determine which ward configurations cut across more catchments.

	Assessment Factors				
Quality of Life Factors	Community of Interest	Physical and Topographical Features	Demographic Trends	Economic Factors	Elector/Councillor Ratio
Governance	Equitable proximity to nearest police station		- Similar ratio of electors to population in each ward - More even growth rates across wards[7]		Elector/councillor ratio no more than ±10% from the overall ratio
Health	Equitable proximity to nearest hospital				
Housing				More even median house prices by ward[8]	
Social Connection	- Boundaries aligned with existing suburbs and neighbourhoods - More even liveability scores for all wards	Proportion of the ward within the same City of Wanneroo Place Management Area (PMA)			

Table 2: The Assessment Factors
Each assessment factor is treated separately, focusing on whether different ward boundary configurations improve conditions. Improvements are measured as described in the table. Data is sourced from geospatial analysis, the Australian Bureau of Statistics, and, for house sale and rental prices, RP Data, median prices by suburb for the calendar year 2025.

[7] Both factors here are measured using the coefficient of variation.
[8] Measured in terms of price convergence.

3.0 Options

3.1 INTRODUCTION

Three options for changing the ward boundaries and representation have been prepared. Each of these options aims to improve representation for wards both now and through to 2036 (based on the City's current population forecasts[9]). The potential impact on the other assessment factors is also analysed.

The Wards in 2026

Figure 2 (overleaf) illustrates the current wards with elector and councillor counts. The current configuration was the preferred option from the 2020 review. It was found:

- to align with localities, which meant boundaries largely followed major roads (i.e., it did not split neighbourhoods).
- provided equal representation (at the time).
- consolidated areas of higher density into single wards.
- encompassed major commercial areas into single wards.

However, it was also noted that there would be excessive deviations in elector-councillor ratios (by 2024, the North Ward would be under-represented, and by 2028, the North and North-East wards would be under- and over-represented, respectively).

Table 3 confirms this is what occurred and, in fact, it occurred sooner than expected.

Current Ward	Electors (2026)	Councillors	Electors/Councillor	Divergence
North	28,648	2	14,324	**-30.6%**
Central-East	22,442	2	11,221	-2.3%
North-East	18,279	2	9,140	**+16.7%**
Central-West	20,060	2	10,030	+8.6%
Central	20,745	2	10,373	+5.4%
South-West	22,468	2	11,234	-2.4%
South	20,942	2	10,471	+4.6%
Total	153,584	14	10,970	n.a.

Table 3: Current Wards, Representation and Divergence
Divergences greater than ±10% are bolded. Geografia, 2026

[9] See the Appendix for data on current and projected populations by locality and ward.

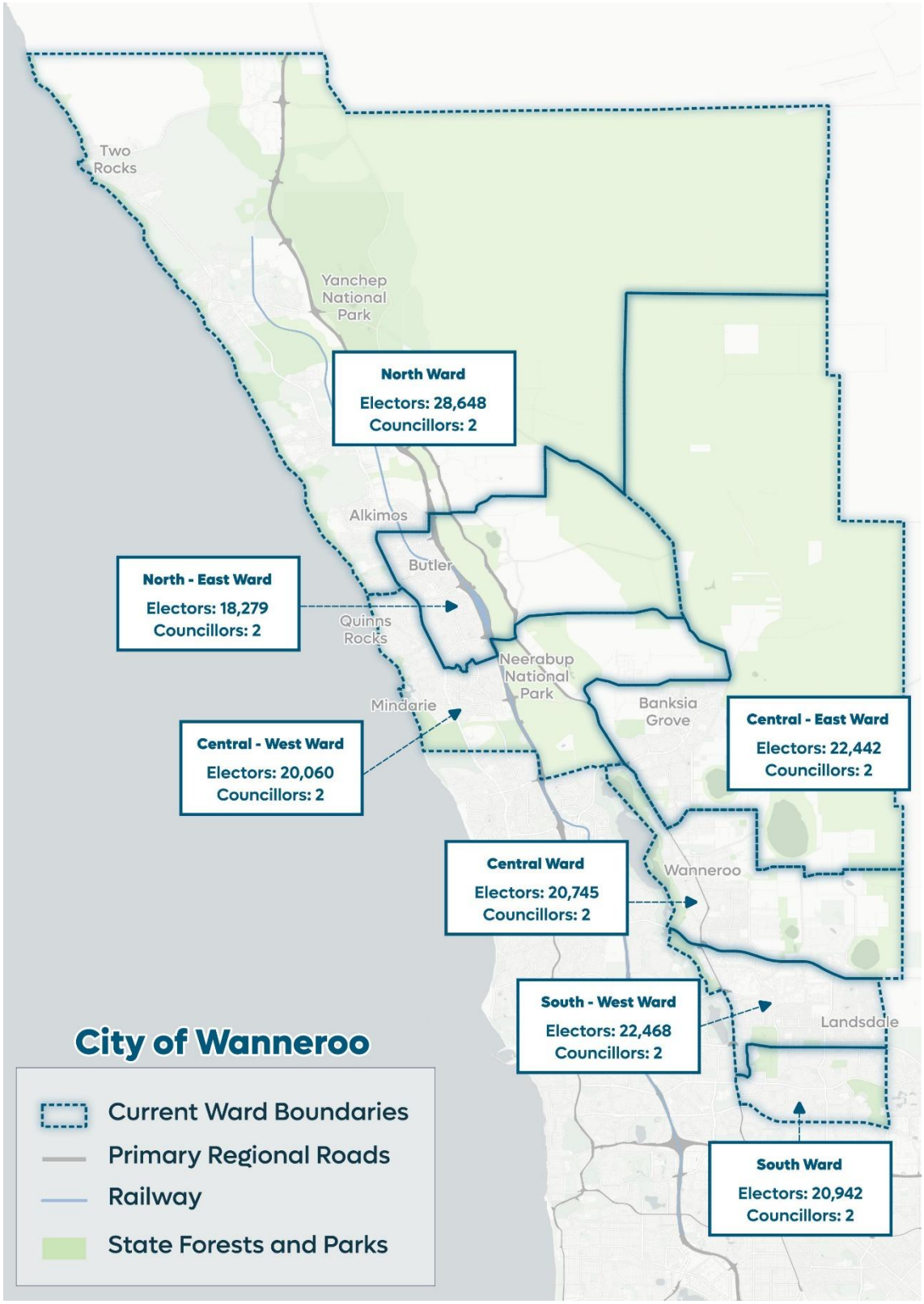


Figure 2: City of Wanneroo, Current Wards and Representation
Source: Geografia, 2026

The Wards in 2036[10]

If the current ward boundaries remain, by 2031, four of the seven will be either over or underrepresented. By 2036, six of them are beyond the threshold (Table 4). This means that, for the City to remain compliant with the legislation on the elector/councillor ratio variation, doing nothing is no longer an option.

Current Ward	Electors (2036)	Councillors	Electors/councillor	Divergence
North	64,089	2	32,050	**-107.2%**
Central-East	30,269	2	15,136	+2.2%
North-East	20,164	2	10,083	**+34.8%**
Central-West	22,489	2	11,251	**+27.3%**
Central	33,501	2	16,752	-8.3%
South-West	24,765	2	12,384	**+20.0%**
South	21,284	2	10,642	**+31.2%**
Total	216,561	14	15,471	n.a.

Table 4: Wards, Representation and Divergence by 2036
Note that numbers do not always add up due to rounding. Data source: Geografia, 2026

The Impact of Uneven Population Growth on Wanneroo's Future Wards

Before looking at the various options, there is one more factor to consider. The City's projected rapid population growth is concentrated in a few areas (mostly in the north). This has two important implications:

1. The combination of uneven growth results in misalignment within only a few years in most variations of six or seven-ward configurations. There may be six or seven-ward configurations that can solve this now and to 2036, but they are likely to have very erratic boundaries that split suburbs, cut across communities of interest, or have very uneven numbers of councillors in each ward[11].
2. As the main reason for this problem is the spatial concentration of population growth, the only viable solution is to blend fast-growing with slower-growing areas. As there are only so many fast-growing areas to go around, the total number of wards has to be reduced.

With this in mind, the details of three options, including their strengths and weaknesses, are outlined below.

[10] To evaluate the future state, the City's official population forecasts were used (see https://forecast.id.com.au/wanneroo). The analysis uses this data to extrapolate forward in time to consider what these wards might look like in 2036.
[11] A mathematical exercise was used to search for a feasible configuration of suburbs into six or seven wards and found that only very complex suburb splits would address the problem. This then increases the unreliability of population forecast data.

3.2 THE OPTIONS

The options below are derived from a combination of different councillor counts, boundary modifications and changes in the number of wards. They are intended to retain the advantages of the current configuration (e.g., not splitting neighbourhoods), while addressing the primary problem (divergent representation) and sustaining this into the future. Estimates on elector numbers for 2036 are used to calculate this. When considering the options, it is important to note:

1. There are always trade-offs.
2. The options are placed in no particular order of preference.
3. The assessment factors are evaluated separately for individual consideration. You can apply as little or as much weight to these factors as you see fit.

Error! Reference source not found. summarises key elements of each option.

Option	Wards (councillors)	Significant Changes	Objective
Current	7 (2,2,2,2,2,2,2)	-	Address elector/councillor ratio imbalances in North and North-East wards
One	4 (4, 3, 3, 4)	Reduced ward count and variable councillor count	Minor change to geography to retain current councillor numbers
Two	0 (14)	No wards, same councillor count	Permanently remove all ward configuration and representation concerns
Three	3 (6, 4, 4)	Reduced ward count and variable councillor count	Minimise changes to the current configuration with a focus on communities of interest

Table 5 summary of key elements of each option

Option 1 – Four Wards and 14 Councillors

Option 1 also reduces the number of wards from seven to four. Figure 3 shows the new ward configuration. To enable the retention of 14 councillors, minor changes have been made to the configuration. These are:

- The locality of Butler moves from Coastal to North Ward.
- The locality of Tapping moves from Central to South-East Ward.

The primary objective of this Option is to retain 14 councillors. By moving these localities, this is achieved and then maintained through to 2036.

Table 6 summarises the ward details for Option 1. It shows that the elector-councillor ratios are within the thresholds through to 2036. Note that the worst-case deviation for Option 1 is -9.5% for Central Ward in 2026.

Ward (councillors)	Electors (2026)	Electors/ councillor	Divergence	Electors/ councillor 2036	Divergence 2036
South-East Ward (4)	41,672	10,418	+1.6%	15,054	+2.7%
Coastal Ward (3)	30,108	10,036	+5.3%	16,273	-5.2%
Central Ward (3)	34,799	11,600	-9.5%	14,522	+6.1%
North Ward (4)	41,711	10,428	+1.6%	15,989	-3.4%
Total (14)	153,584	10,592	-	15,469	-

Table 6: Option 1 Ward Details
Divergences greater than ±10% are bolded. Geografia, 2026

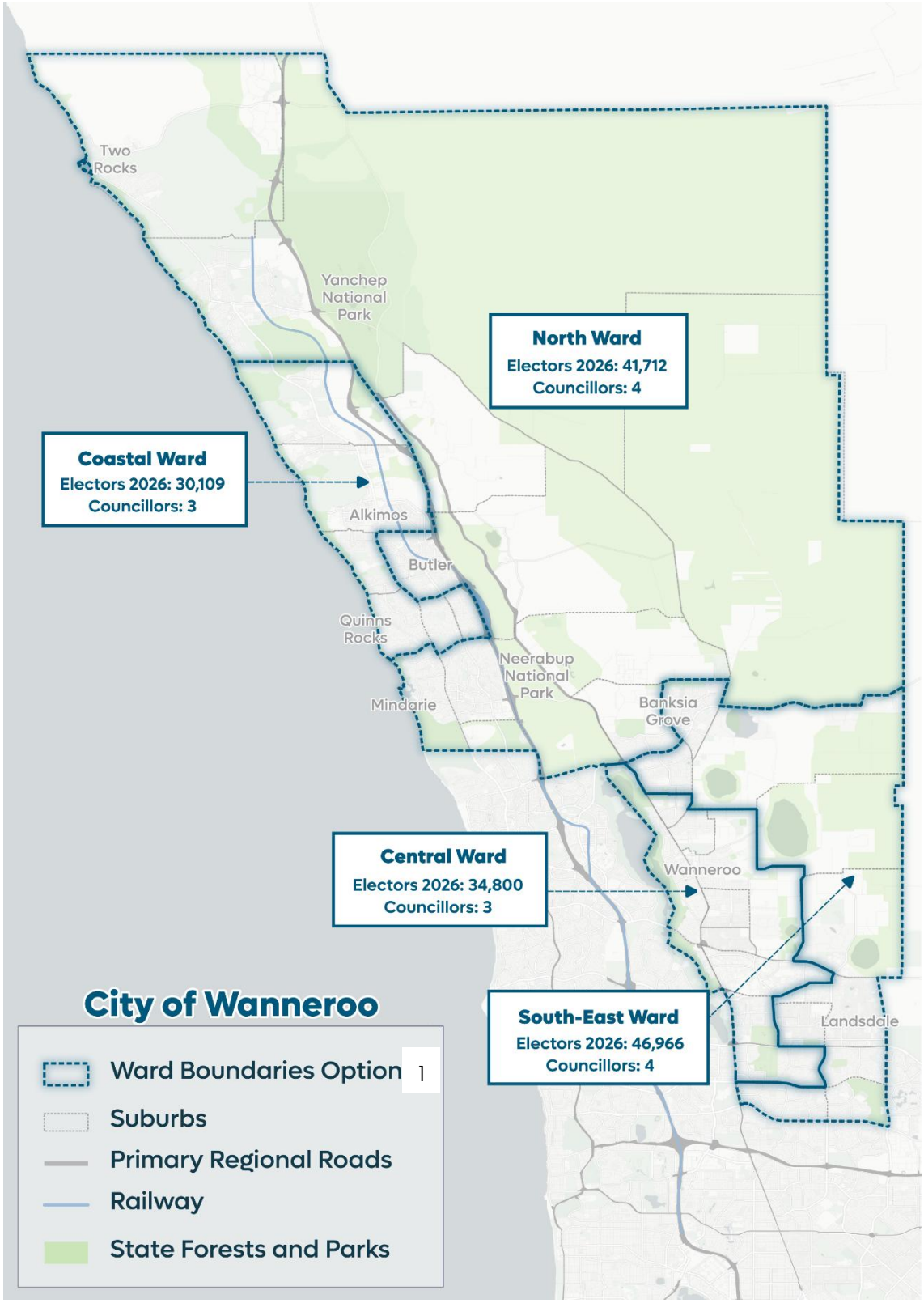


Figure 3: City of Wanneroo Option 1 Ward and Representation Configuration
Source: Geografia, 2026

OPTION 1 ASSESSMENT FACTORS

Table 7 summarises the strengths and weaknesses of Option 1 with respect to the assessment factors.

Assessment Factor	Strength	Weakness
Overall	- Retains 14 councillors	- It requires different councillor numbers (4, 3, 3, 4)
Community of interest	- One of the better options for smoothing out the liveability measures - Third best improvement in average distance to nearest policy station, hospital and tertiary campus	- Worst facility catchment containment (splits most catchments boundaries overlap)
Physical and topographical features	- Aligned to existing locality boundaries - Slight improvement in average distance to nearest train station	- The worst option for even distribution of public open space access - Second worst for alignment with PMA zones
Demographic	- Reasonable balance of elector/population ratios	- Concentrates population growth
Economic	- Highest house price convergence	- Separation of Wangara-Landsdale Commercial-Industrial precinct

Table 7: Option 1 Assessment Factors

OPTION 1 SUMMARY

Option 1 smooths out the liveability scores, and is reasonable at ensuring a high ratio of elector to population. However, it requires wards with different numbers of councillors and, as with most options, it still splits the major Wangara-Landsdale commercial-industrial precinct. It is second worst for alignment with the PMA zones, but the least effective option for ensuring an even distribution of access to public open space by ward. The ward boundaries also tend to split more facility catchments.

Option 2 – No Wards

One option is to move to having no wards with 14 councillors (Table 8 and Figure 4). Strengths and weaknesses of this option have been discussed at length in previous reviews, including for the City of Wanneroo in 2020.

District	Electors	Councillors	Electors/Councillor
City of Wanneroo 2026	153,584	14	10,970
City of Wanneroo 2036	216,561	14	15,468

Table 8: Option 2 Ward Details
Geografia, 2026, using data from the WAEC and City of Wanneroo.

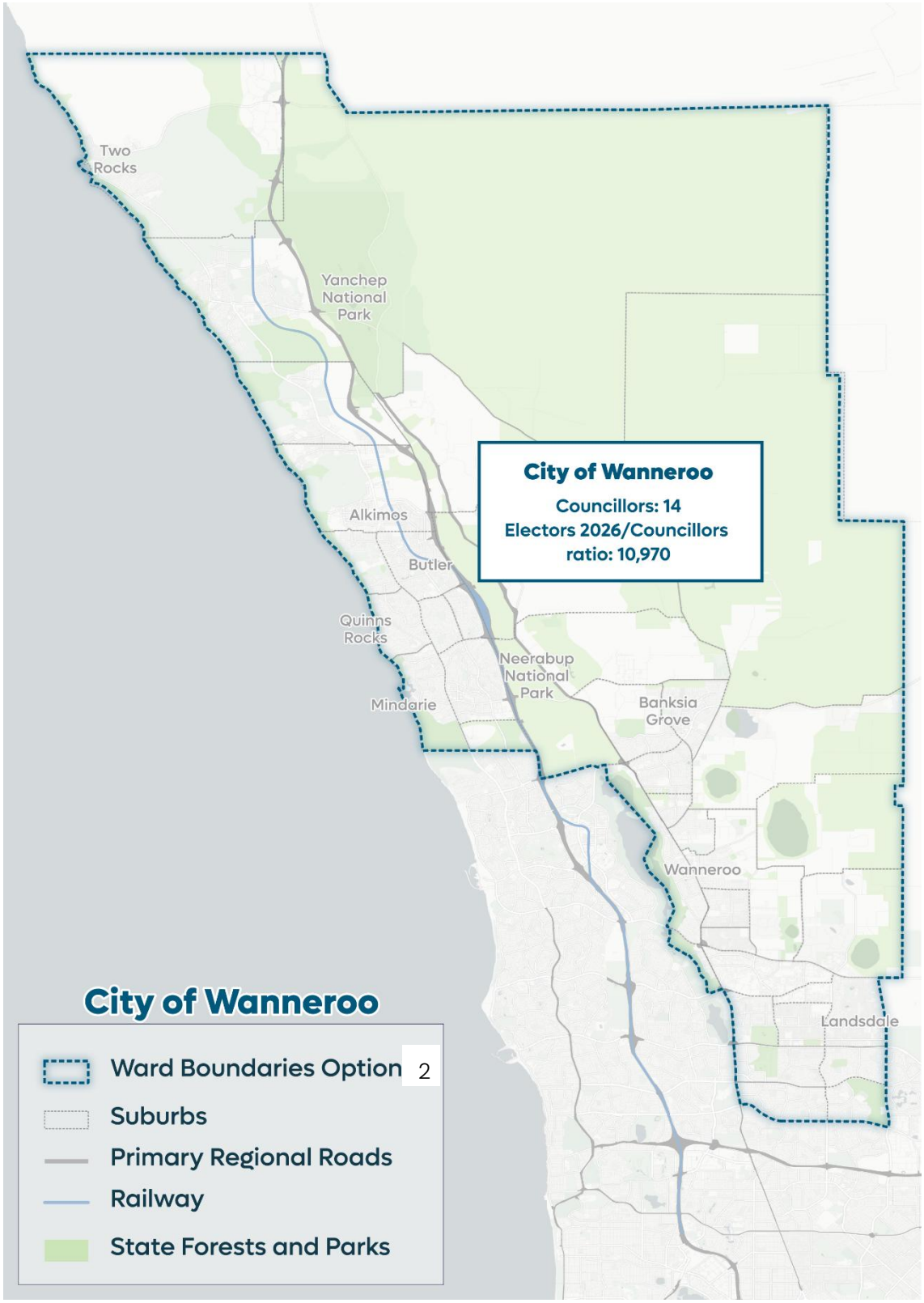


Figure 4: City of Wanneroo Option 2 Representation Configuration
Source: Geografia, 2026

OPTION 2 ASSESSMENT FACTORS

Table 9 summarises the strengths and weaknesses of Option 2 relative to the assessment factors. Because of the unique configuration, the relative strengths and weaknesses have been summarised in more detail below.

Assessment Factor	Strengths	Weaknesses
Overall	– Removes any risk of elector-councillor ratio divergence	– Very large councillor district
Community of interest	– No allowance for localised communities	– No option for representing local communities of interest
Physical and topographical features	– Removes risks	-
Demographic	– Removes risks	-
Economic	– Removes risks	-

Table 9: Option 2 Assessment Factors

THE STRENGTHS OF OPTION 2

Having a single district has several recognised benefits, including:

- It removes any imbalance in representation regardless of population growth patterns. The elector/councillor ratio is the same for all electors and councillors and remains so into the future.
- It means all councillors are accountable to the entire community, which is consistent with the *Local Government Act* requirement that councillors represent all electors. In turn, this means electors can approach any councillor for assistance, reducing a potential barrier to engagement.
- It removes any problems associated with communities of interest crossing multiple wards. For example, in Wanneroo, several of the assessment factors show poor alignment with the current ward boundaries; this is particularly notable with the major commercial precincts.
- It removes any potential imbalance in the quality of councillor representation. It is arguably better that a councillor with a valuable specialist skill represents the entire community, rather than just electors of one ward.
- Local government elections should be cheaper to run.
- It removes any potential unproductive inter-ward competition for resources.
- It removes the need for future ward boundary reviews as there is no legislative requirement for boundary reviews in districts with no wards.

THE WEAKNESSES OF OPTION 2

While the strengths are clear, there are also weaknesses. In Wanneroo's case, they are largely due to the size of the City. They include:

- Electors are less likely to know their representatives, and therefore, may feel less inclined to engage with them and seek effective representation.
- If councillors mostly come from one part of the City, they may have little to no understanding of issues in other parts of the City. In fact, the sheer size of the City makes it more difficult for any single councillor to be familiar with all of the issues that emerge across the different suburbs.
- It becomes challenging for councillors to understand and, therefore, effectively represent the views of electors.
- Election campaigning can be harder and more expensive, with councillors required to canvas across the entire City. This may narrow the pool of potential candidates, making standing for election only available to those with significant resources.
- Wanneroo has a mix of densely developed urban areas and low-density rural areas. Councillors are more likely to come from the latter, leaving rural areas less effectively represented.

Option 3 – Three Wards and 14 Councillors

Option 3 (Figure 5) combines the seven existing wards into three. The main changes from the current configuration are:

- A new North Ward is created by combining the existing North, Central-West and North-East wards.
- A new Central Ward is a merger of Central-East and Central wards.
- A new South Ward combines the current South-West and South wards.
- No reorganisation of the localities within wards. Option 3 merges existing wards.

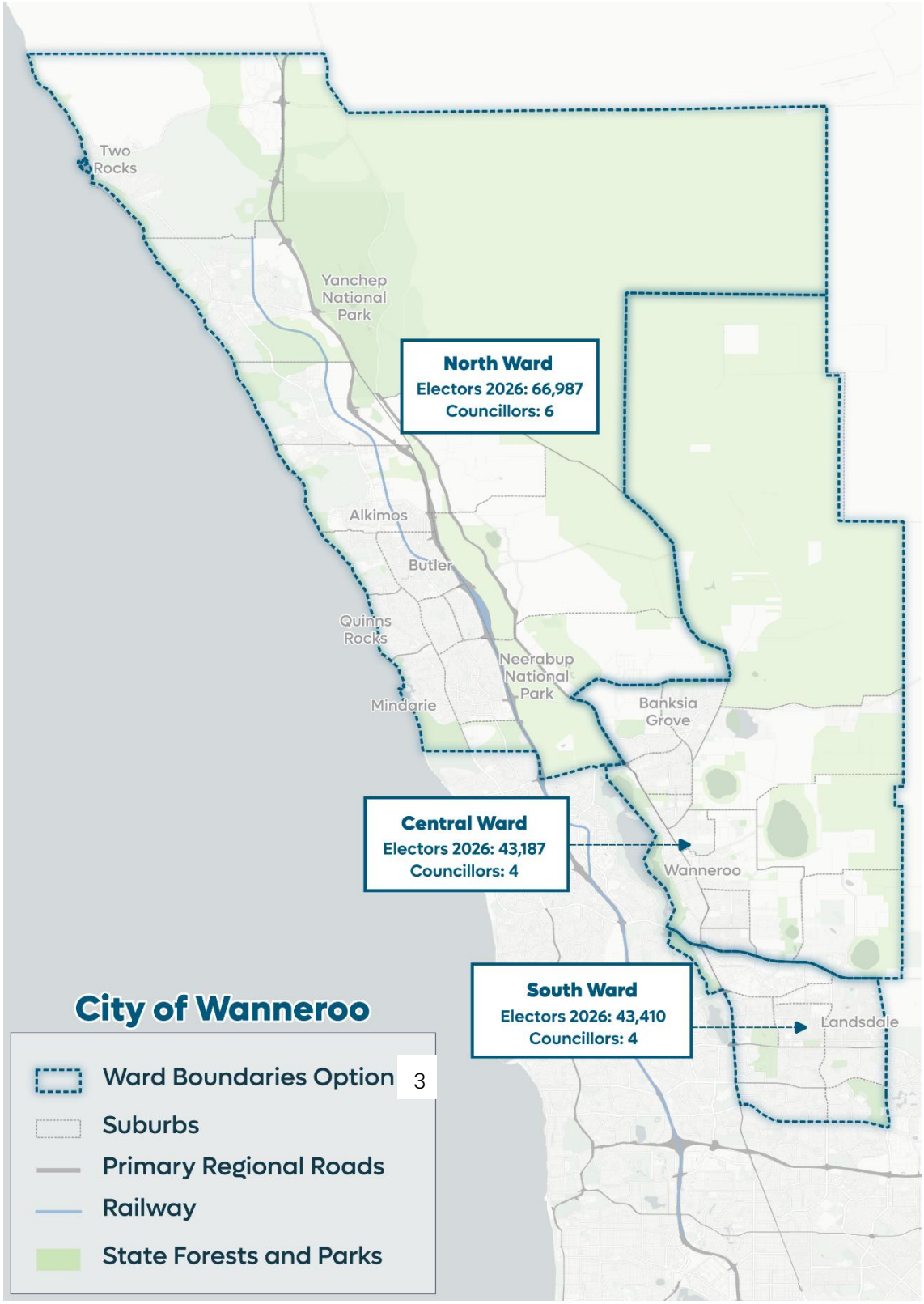


Figure 5: City of Wanneroo Option 3 Ward and Representation Configuration
Source: Geografia, 2026

Table 10 shows the divergences in elector-councillor ratios are removed for 2026. However, they re-emerge (by 2029). Note that the worst-case deviation for Option 3 is +25.6% for South Ward in 2036.

Ward (councillors)	Electors (2026)	Electors/ councillor	Divergence	Electors/ councillor 2036	Divergence 2036
North (6)	66,987	11,164	-1.8%	17,790	**-15%**
Central (4)	43,187	10,797	+1.6%	15,942	-3.1%
South (4)	43,410	10,852	+1.1%	11,512	**+25.6%**
Total (14)	153,584	10,970	-	15,468	-

Table 10: Option 3 Ward Details
Divergences greater than ±10% are bolded. Geografia, 2026, using data from the WAEC and City of Wanneroo.

OPTION 3 ASSESSMENT FACTORS

Table 11 summarises the strengths and weaknesses of Option 3 with respect to the assessment factors.

Assessment Factor	Strength	Weakness
Overall	- The three wards merge several adjacent existing wards, aligning with 'obvious' junctures (north, coastal and south).	- Two of the three wards exceed the 10% threshold within two to three years. Changing councillor counts cannot correct this
Community of interest	- Has the most even average population proximity to police and train stations, hospitals and tertiary campuses of all the ward options - Best for not splitting facility catchments	- Does not smooth out liveability scores across wards
Physical and topographical features	- Aligned to existing locality boundaries - The best option for even public open space provision	- Worst alignment with PMA zones
Demographic	- Merging faster and slowing growing suburbs	-

Assessment Factor	Strength	Weakness
	- The best Option for increasing overall elector/population ratios	
Economic	- Combines Wangara-Landsdale into one Ward	- Low house price convergence

Table 11: Option 3 Assessment Factors

OPTION 3 SUMMARY

Option 3 involves a merging of neighbouring wards into three wards, but without any reconfiguration of the underlying localities from which wards are built. It improves average proximity measures for residents to key public facilities and is comparable access to public open space. One issue with Option 3 is that within two to three years, two of the three proposed wards no longer have elector/councillor ratios that fall within the 10% threshold. This is because this configuration continues to concentrate fast-growing localities into two wards (North and Coastal) and slow-growing localities into the other ward (South). As a result, there will be a requirement for another review by 2030 at the latest.

4.0 Submission Process

4.1 HOW TO MAKE A SUBMISSION

The City is inviting the community to make a written submission to this review. Submissions can be lodged:

- Online via Review of Wards and Representation Your Say page - https://yoursay.wanneroo.wa.gov.au/%21drafts/review-wards-and-representation
- By email to communityengagement@wanneroo.wa.gov.au
- By mail to City of Wanneroo, Attention Governance, Locked Bag 1, Wanneroo, WA, 6946
- In-person at City of Wanneroo, 23 Dundebar Road, Wanneroo

A submission form can be found at the back of this document.

4.2 DEADLINE

Submissions must be received by:

4:00 pm on Monday 19 October 2026

4.3 FURTHER INFORMATION

For further information on this review, please contact the City at:

Madonna Iliffe
Acting Manager Corporate Governance & Council Services
08 9405 5000

4.4 SUBMISSION FORM

The Submission form is available via the Review of Wads and Representations Your Say page - https://yoursay.wanneroo.wa.gov.au/%21drafts/review-wards-and-representation

5.0 Appendix

WARD AND SUBURB DATA

Table 12 shows the suburb elector count forecasts used in this review. Each ward is made up of a combination of these suburbs. Table 13 shows the locality distribution of the different ward options.

Suburb/Locality	Electors 2026	Electors 2031	Electors 2036
Alexander Heights	5,294	5,364	5,352
Alkimos	8,229	13,006	15,663
Ashby - Sinagra	5,174	6,706	7,337
Banksia Grove	7,982	8,457	8,562
Butler	8,701	9,180	9,226
Carramar	4,783	5,724	5,687
Clarkson	10,139	11,360	11,483
Darch	5,236	6,070	6,386
Eglinton	5,391	10,697	13,468
Girrawheen	6,586	6,752	6,798
Gnangara - Jandabup - Mariginiup	1,856	5,075	11,938
Hocking - Pearsall	8,159	8,697	9,257
Jindalee	3,353	5,340	6,110
Koondoola	2,698	2,739	2,716
Landsdale	10,928	11,367	11,641
Madeley - Wangara - Woodvale	5,394	5,665	5,820
Marangaroo	7,274	7,355	7,335
Merriwa	3,837	3,949	3,893
Mindarie - Tamala Park	6,154	6,941	6,923
Neerabup - Pinjar - Nowergup - Carabooda	522	694	3,738
Quinns Rocks	6,197	6,409	6,364
Ridgewood	3,102	3,300	3,321
Tapping	6,386	6,776	6,824
Two Rocks	3,436	6,935	10,911
Wanneroo	8,799	10,400	13,818
Yanchep	7,977	12,754	15,989
TOTAL	**153,584**	**187,712**	**216,560**

Table 12: Elector Forecasts
Source: Calculated by Geografia from Forecast ID, 2026 population forecasts

Locality	ERP 2026	Current Wards	Option 1	Option 3
Alexander Heights	8,305	South Ward	South-East Ward	South Ward
Alkimos	16,904	North Ward	Coastal Ward	North Ward
Ashby - Sinagra	8,607	Central Ward/Central-East Ward	Central Ward	Central Ward
Banksia Grove	14,071	Central-East Ward	South-East Ward	Central Ward
Butler	14,812	North-East Ward	North Ward	North Ward
Carramar	7,900	Central-East Ward	North Ward	Central Ward
Clarkson	16,322	Central-West Ward/North-East Ward	North Ward	North Ward
Darch	8,154	South-West Ward	South-East Ward	South Ward
Eglinton	10,978	North Ward	Coastal Ward	North Ward
Girrawheen	10,251	South Ward	South-East Ward	South Ward
Gnangara - Jandabup - Mariginiup	2,991	Central Ward/Central-East Ward	South-East Ward	Central Ward
Hocking - Pearsall	12,708	Central Ward	Central Ward	Central Ward
Jindalee	6,125	North Ward	Coastal Ward	North Ward
Koondoola	4,198	South Ward	South-East Ward	South Ward
Landsdale	18,049	South-West Ward	South-East Ward	South Ward
Madeley - Wangara - Woodvale	8,329	South-West Ward	Central Ward	South Ward
Marangaroo	11,034	South Ward/South-West Ward	Central Ward	South Ward
Merriwa	6,190	North-East Ward	Coastal Ward	North Ward
Mindarie - Tamala Park	9,743	Central-West Ward	North Ward	North Ward

Locality	ERP 2026	Current Wards	Option 1	Option 3
Neerabup - Pinjar - Nowergup - Carabooda	924	North Ward/North-East Ward/Central-East Ward/Central-West Ward	North Ward	Central/North Ward
Quinns Rocks	9,803	Central-West Ward	Coastal Ward	North Ward
Ridgewood	5,132	North-East Ward	Coastal Ward	North Ward
Tapping	10,657	Central-East Ward	South-East Ward	Central Ward
Two Rocks	6,566	North Ward	North Ward	North Ward
Wanneroo	13,358	Central Ward	Central Ward	Central Ward
Yanchep	15,784	North Ward	North Ward	North Ward

Table 13: Ward Configurations
Source: Forecast ID, 2026, Geografia, 2026

This shows the localities used in the ward configurations, the two options with wards and the estimated resident population for each locality in 2026.

Note that currently, localities are split across multiple wards. Given the uncertainty in both small area population estimates and forecasts, most options (excluding Option 3) assign the entire localities to a single ward to improve the reliability of estimations going forward.