

Draft Local Planning Strategy

What is a Local Planning Strategy?

Local planning strategies are high level, strategic documents that outline the vision and directions for future land use planning and development in a local government area over a 15-year period.

In doing so, they address the following land use planning topics:

- Population and Housing,
- Economy, Employment, and Tourism,
- Transport and Infrastructure
- Sustainability and Environment,
- Built form, Design, and Heritage management,
- Public spaces and facilities

What does a Local Planning Strategy do?

Local planning strategies identify issues, challenges and opportunities which relate to each of the above planning topics and provide planning directions and actions to address them.

Local planning strategies are important planning tools as they provide:

- a vision for land use and development;
- the context and planning rationale for responding to key issues;
- a basis for changes to the City's local planning framework; and
- guidance to make decisions in line with the City's adopted direction.

In addition to this, local planning strategies outline the strategic basis for a local government's planning scheme and subsequent land use plans and planning policies.

What is the difference between a Local Planning Strategy and a Local Planning Scheme?

Whilst local planning strategies outline broad strategic land use planning directions for local governments, local planning schemes set out the specific land use and development provisions that specifically apply to land areas.

Why has the City prepared a Local Planning Strategy?

All local governments in Western Australia are required to prepare a local planning strategy in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

What engagement has the City already undertaken to inform the draft Local Planning Strategy?

Community engagement which occurred between October 2020 and February 2021, to inform the City's Strategic Community Plan 2021 – 2031, which engaged residents about their key priorities in relation to how the City should grow, including issues relating to planning and development in the City. Additionally, in mid-2022 residents were invited to provide their thoughts on the Strategy's various land use planning themes.

Landowners have also provided input into the draft Strategy through their feedback on various other strategies and plans that the City has prepared. These include the City's Transport Strategy 2019/20, the Urban Forest Strategy, the Coastal Management Plan, the Local Environmental Strategy and the Coastal Hazard, Risk Management and Adaptation Plan.

How will the Local Planning Strategy affect my property?

The Strategy is a high-level document that identifies broad responses and actions to be implemented at a City-wide and local level. The Strategy will not specify changes to individual property zonings or land uses, however, the recommendations in the Strategy will inform the development of a new Local Planning Scheme No. 3 which will consider these matters and may propose zoning or land use changes in some instances. At this time, all affected residents will be contacted again as part of an extensive engagement process.

How do targets and forecasts inform the Local Planning Strategy?

The City uses targets and forecasts to provide information about what our communities are likely to look like in the future. This data helps the City anticipate and plan for different future community needs.

Along with State Government policies which provides guidance on where growth should be targeted, the City is able to plan for growth in locations that meet the needs of our growing population.

What are the key priorities of the draft Local Planning Strategy?

The key priorities of the draft Local Planning Policy include:

- Managing population growth to deliver housing in new and established areas and encouraging housing diversity to meet our community's needs.
- Ensuring that adequate community facilities and public open spaces are provided in appropriate areas.
- Providing sufficient employment land in appropriate areas, attracting new investors to the City and encouraging tourism in key locations.
- Balancing urban growth with the retention of significant biodiversity and urban forest and encouraging planting more trees in urban areas.
- Encouraging more sustainable design in buildings and developments and protecting coastal areas from coastal erosion and inundation.
- Facilitating transit-oriented development around centres.
- Delivering renewable energy and smart technology infrastructure to ensure emerging and future trends are met.

How can I provide feedback on the draft Local Planning Strategy?

In accordance with the *Planning and Development Act (Local Planning Schemes) Regulations 2015*, a Local Planning Strategy must be advertised for a minimum of 21 days. However, due to the significance of this Strategy in shaping future development in the City, Council resolved to advertise the Strategy for 42 days. Therefore, feedback must be received no later than **5:00pm on Sunday 10 November 2024**.

The draft Strategy can be found on the City's website under the YourSay page. Should you wish to seek further information or clarification on any of the matters discussed in the Strategy, three drop-in sessions will be held at the following times. Registrations for these sessions is essential.

Pearsall Hocking Community Centre Multipurpose Room	5pm - 7pm	Thursday, 10 October 2024
Two Rocks Phil Renkin Function Room	5pm - 7pm	Tuesday, 15 October 2024
Koondoola Community Centre Activity Room	5pm - 7pm	Thursday, 17 October 2024

Submissions can be made in the following manner:

- Via the City's YourSay page online submission portal
- Via the email address planningstrategy@wanneroo.wa.gov.au
- Via hard copy to the City of Wanneroo Civic Centre at the following address
23 Dundobar Road
WANNEROO, WA 6065

For any further information or to discuss the draft Strategy please contact Mandy Pearce on 9405 5000.

What will happen to the stakeholder and community feedback?

All feedback provided will be included in a Schedule of Submissions that will be reviewed by the City's Strategic Land Use Planning team and used to inform any modifications to the draft Strategy. The Schedule of Submissions and any modifications to the draft Strategy will then be considered by Council prior to being forwarded to the Western Australian Planning Commission for consideration and final determination.

Will my personal details be made available to the public?

No, the City of Wanneroo will not share any personal details of submitters to the public.

A Schedule of Submissions will be prepared as a record of all the submissions received during the public consultation period. This will be used to inform any modifications to the Local Planning Strategy and will be presented to Council along with the Strategy for consideration before being sent to the Western Australian Planning Commission for final determination.

Why is the advertised Local Planning Strategy version different to the version Council endorsed in April 2023?

At the Ordinary Council meeting on 18 April 2023, Council approved the draft Local Planning Strategy for submission to the Western Australian Planning Commission (WAPC) for approval to advertise.

On 30 January 2024, the WAPC's Statutory Planning Committee approved the draft Strategy for advertising, subject to a number of modifications that the City was required to make before commencing formal advertising. The modifications were undertaken, and a revised version of the draft Strategy was then accepted by the WAPC for advertising on the 26 July 2024.

What are the next steps after community consultation?

The submissions close at **5:00pm on Sunday 10 November 2024.**

After conclusion of the public advertising period, the City will analyse submissions made and prepare a Schedule of Submissions to capture all the information received.

A report will then be presented to Council accompanied by the Schedule of Submissions document. Council may –

1. Support the Local Planning Strategy without modification; or
2. Support the Local Planning Strategy with proposed modifications.

Once supported by Council, the Local Planning Strategy will be sent to the Western Australian Planning Commission (WAPC) for endorsement. The WAPC may choose to:

1. Endorse the Local Planning Strategy without modifications;
2. Endorse the Local Planning Strategy with proposed modifications by the local government;
3. Require the local government to modify the Local Planning Strategy in the manner specified by the Commission before the Strategy is resubmitted to them for endorsement; or
4. Refuse to endorse the Local Planning Strategy.

The process is typically completed within 60 days. However, an extension may be granted to the WAPC under authorisation by the Minister for Planning.

When will the new Local Planning Scheme No. 3 be prepared?

The City's District Planning Scheme No. 2 is due for review to ensure that it reflects contemporary community needs and current State planning framework requirements.

The new Local Planning Scheme No. 3 (Scheme No. 3) will be prepared following final adoption of the Local Planning Strategy, and will be informed by the recommendations of the Strategy.

It is expected that the preparation of the new Scheme No. 3 will take several years to finalise, and will require consideration by Council, public consultation, assessment by the Western Australian Planning Commission and final approval by the Minister for Planning.