



Meridian Park, Neerabup

7. Economy, Employment and Tourism

Growing and strengthening our economy, providing employment for the local community and attracting visitors to the City are important priorities in our Strategic Community Plan. Land use planning will play an important role in achieving these priorities by supporting businesses and employment-generating activities in key locations.

Economic growth is critical to the City's ongoing development and will be triggered by population growth, the development of industrial areas and new centres and the redevelopment of existing centres. Tourism attractions and activities in the City will also contribute to economic development and job creation.

The Sub-regional Planning Framework outlines the objective to promote employment opportunities and increase the number of people who both live and work within the north-west sub-region (Wanneroo and Joondalup). A focus is on attracting strategic economic and employment land uses within strategic metropolitan and key industrial centres, while maximising the use of existing and proposed infrastructure to support the economy.

The directions and actions outlined in our Strategy reflect the Sub-Regional Planning Framework's objectives as well as those in our Economic Development Strategy 2022 - 2032 and Tourism Plan 2019 - 2024 (Figure 11).

The City's economy is predominantly population-driven, meaning that it mainly services the local population with its major industries including construction, retail, education and training. To deliver the jobs required to achieve 60% employment self-sufficiency, we will need to expand from a predominantly population-driven economy to one that is strategic in nature, attracting higher level industries and jobs that make it globally competitive (Figure 12).

Land use planning will assist to create opportunities for economic development and employment growth in the City by providing sufficient land for businesses, facilities and other employment services to locate. As development occurs, this land will be protected from other non-employment land uses to enable the City's long-term economic growth. Through the provisions in our local planning framework, we will also ensure that land uses do not detrimentally impact on one another, but complement each other.

Our Strategic Community Plan Goals that relate to Economy, Employment and Tourism are:

- Goal 2:**

'A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences.'
- Goal 3:**

'A vibrant, innovative City with local opportunities for work, business and investment.'

Figure 10: Strategic Community Plan 2021 - 2031 goals relating to economic growth and tourism.

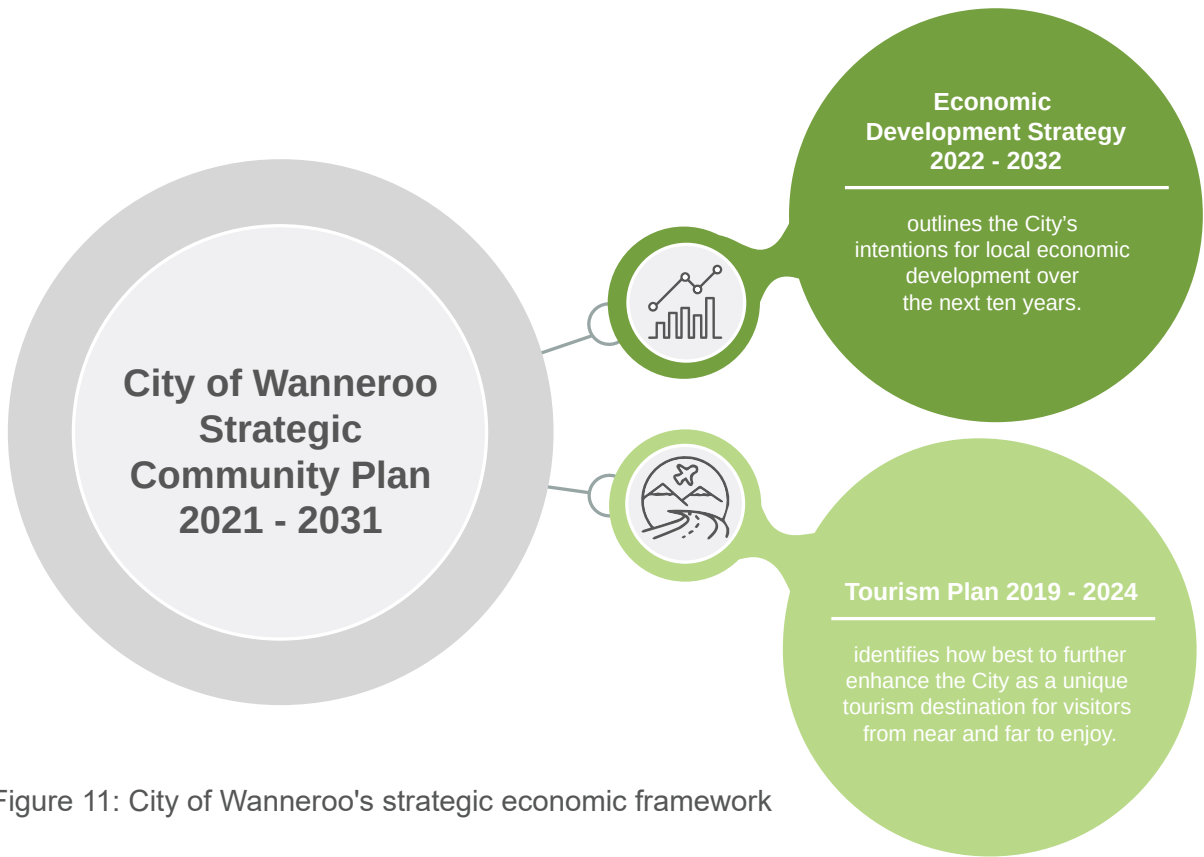


Figure 11: City of Wanneroo's strategic economic framework

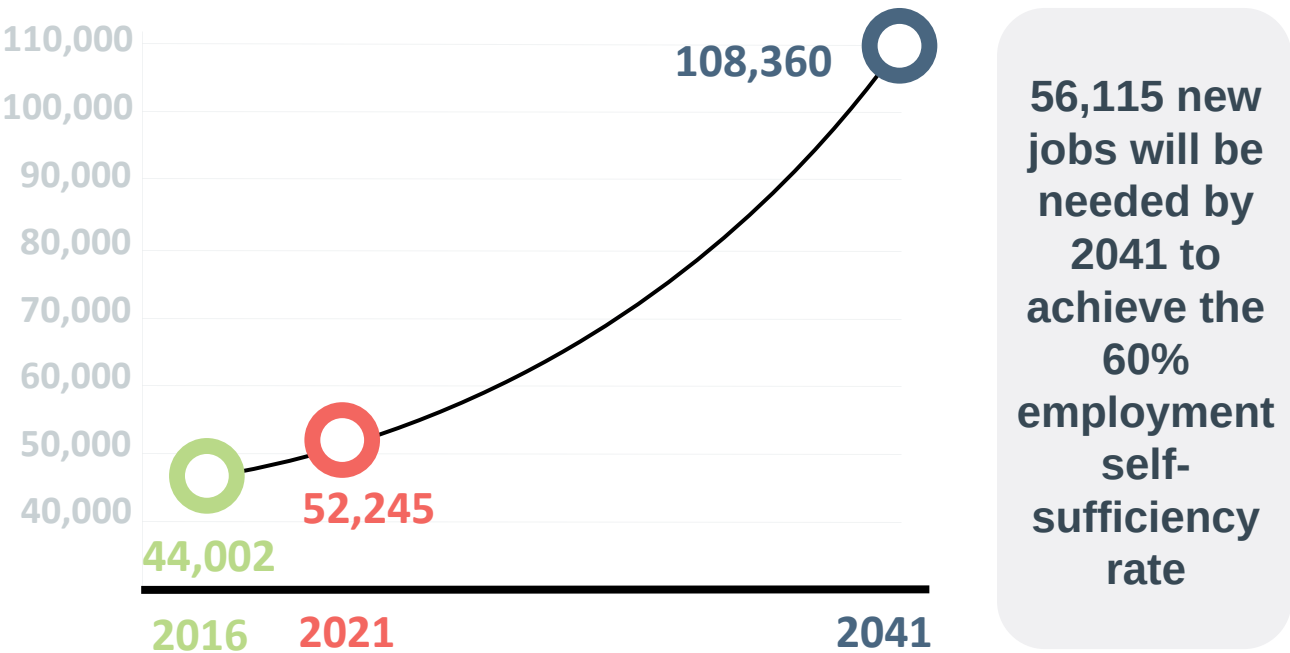


Figure 12: City of Wanneroo Needs Assessment employment self-sufficiency targets

7.1 Tourism

7.1.1 TOURISM GROWTH AREAS

Tourism activities in the City are primarily located within coastal and nature-based nodes and key precincts such as the Wanneroo Raceway and key activity centres. The City will support more tourism in specific locations by investigating and ensuring appropriate land use zonings are in place to support tourism-based activities.

Nature Based / Rural Tourism

The City will investigate the development of a Nature Based / Rural Tourism Node comprising the Yanchep National Park, the current Landscape Enhancement zone and the Neerabup National Park. This area contains unique local biodiversity values and local Aboriginal and historic cultural values and could attract a range of visitors including those who wish to experience its natural values and those wanting to learn about and enjoy locally produced food. The City will work with State agencies to consider appropriate zoning and tourism and retail-related land uses under the local planning scheme. Pending these further investigations, these land uses may include parks and recreation, restaurants, cafes, micro breweries, farmer's markets, cider houses, small galleries, chalets and other land uses.

Coastal Tourism Nodes

The City's 32 km coastline with its hierarchy of coastal nodes is, and will continue to be, a major tourism attraction in the City. Coastal tourism will develop and attract more visitors to the City, particularly as population growth occurs along the north-west coastal corridor. The Two Rocks Marina is an area which will undergo major redevelopment and become a significant tourism destination offering a restaurant hub, short stay accommodation and public mooring facilities. The Yanchep Lagoon Precinct will also experience significant development that will attract more tourism visitation, economic growth and social recreation to the region. A new marina is proposed for Eglinton which will, in time, also attract more visitors.

Wanneroo Raceway Precinct

The Wanneroo Raceway is Perth's premier car racing venue which hosts V8 races and many other events each year. There is potential for the precinct surrounding the Raceway to accommodate more tourism uses. The City has prepared the Wanneroo Raceway Masterplan and will consider this area's expansion in line with the overarching State planning framework.

Key Activity Centres

Activity centres in key locations will support tourism activities as demand increases, particularly along our northern coastal corridor. Supported by increased accessibility through the Yanchep Rail extension, centres such as Alkimos and Yanchep will offer more entertainment, restaurants and local cultural services, such as libraries and art galleries, attracting more people to the area.

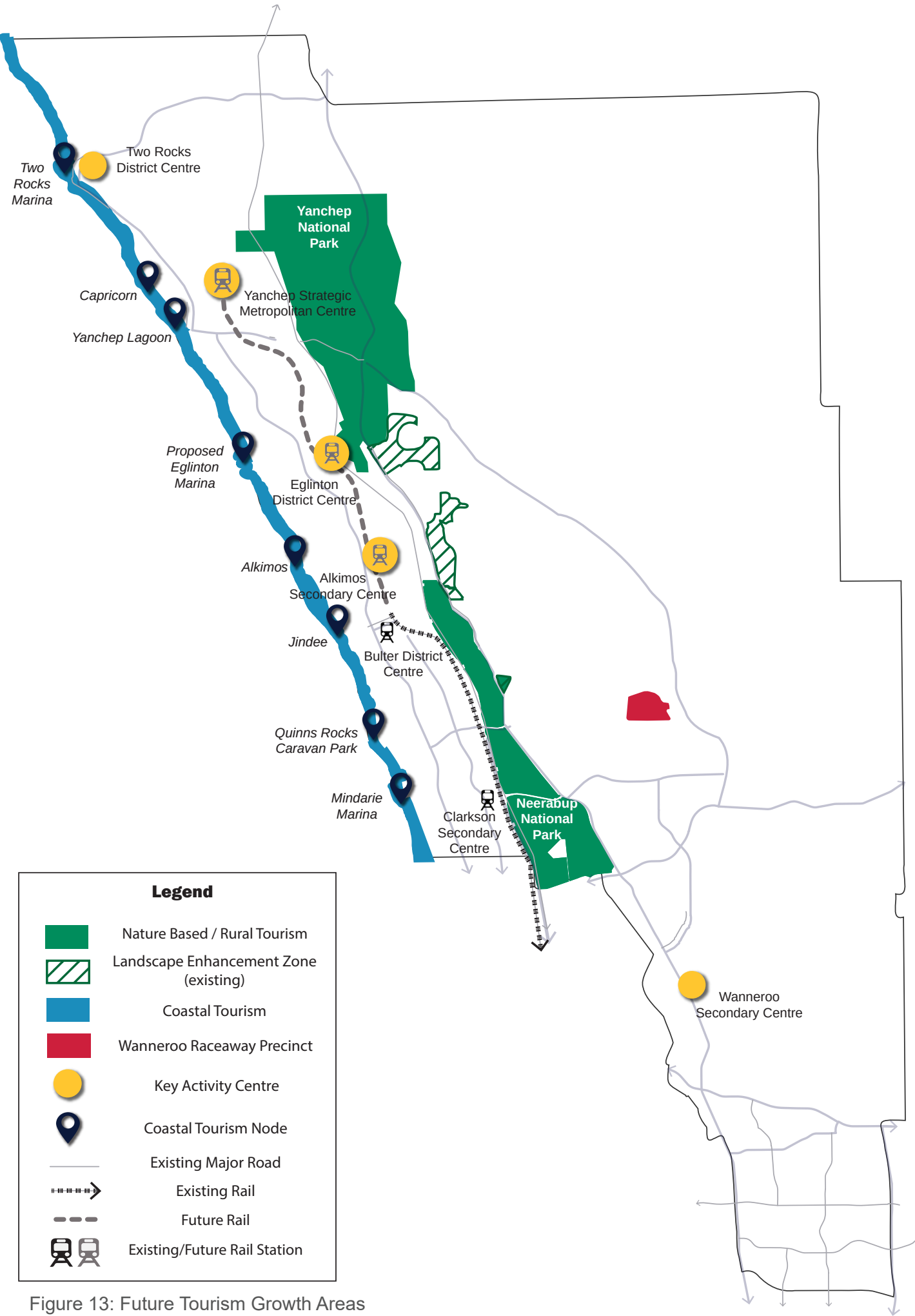


Figure 13: Future Tourism Growth Areas

7.1.2 A PLANNING FRAMEWORK DESIGNED TO FACILITATE MORE TOURISM

The City's Tourism Plan 2019 - 2024 outlines our goal to become a vibrant tourist destination. Whilst there is significant potential for more tourism in the City, particularly in the areas outlined in Figure 13, we need to attract more landowners and investors to locate tourism land uses in the allocated areas. Whilst planning frameworks are in place to facilitate tourism in most areas, we will need to consider how it can be strengthened to further promote Wanneroo as a place to visit.

A landscape rich, unique, rural tourism area

The area which is currently zoned Landscape Enhancement in DPS 2 has significant potential to develop as a niche rural tourism destination which offers activities, events and land uses to attract people to the region to explore the unique landscape and to visit local attractions. Some examples include cafes, microbreweries, restaurants, farmers' markets, cider houses, art galleries, reception centres, camping grounds and chalets as well as other land uses which complement the rural setting. The region would be one of its kind in Perth and attract a range of visitors, many of which would come from the adjacent North West coastal corridor. For primary producers, this region would offer opportunities to diversify and market their produce, which would assist in supporting a resilient farming community and generate a supplementary income stream.

In order to develop the area demarcated in line with the vision, our planning framework must contain clear and distinct objectives which outline to

investors and developers what we want to achieve. The City will work with State Government agencies to consider appropriate zoning and tourism and other related land uses which will be included in LPS 3. We will also review the current zone's boundaries and investigate the inclusion of additional lots that could offer rural tourism uses. Given the significance of this area which includes the historic former Dizzy Lamb Park site, we have included it as a separate planning area and it is discussed further in Chapter 10.

A greater variety of short-stay options

There are limited short-stay accommodation opportunities in the City and as our population increases, so will the demand for this type of accommodation. The City will encourage more short-term accommodation options such as hotels, motels and short stay apartments in areas of high tourism amenity. Camping and caravan parks will be supported in appropriate zones where noise impacts do not adversely affect nearby residents. Additional siting considerations for short-stay accommodation uses will include natural hazards, such as bushfires, coastal erosion and floods.

Following the release of the final State Government's 'Position Statement – Planning for Tourism' and 'Planning for Tourism Guidelines', the City will investigate the requirement for scheme or policy provisions to provide guidance on registering short stay accommodation, complaints management procedures, health and safety protocols and parking requirements in line with these documents.



Yanchep Lavender Farm, Carabooda

7.2 Economy and Employment

7.2.1 ECONOMIC GROWTH AREAS

Significant economic growth is expected to occur in the City in the key areas outlined in Figure 14. These will include employment generating land uses along our northern coastal corridor, the Neerabup Industrial area, industrial investigation areas and in the East Wanneroo District Structure Plan area which is expected to support up to 20,000 new jobs when it is ultimately developed.

Legend (Key Features)

<div></div> <p>Future Strategic Metropolitan Centre</p> <p>As an emerging SMC, the Yanchep City Centre is expected to be the largest centre of a similar size to the Joondalup City Centre. It will contain major offices buildings, tertiary institutions, large-scale retail and higher density housing.</p>	<div></div> <p>Future Secondary Centres</p> <p>New secondary centres in Alkimos and, in time, Two Rocks will be similar in size and scale to the Wanneroo and Clarkson Centres and complement the Yanchep Strategic Metropolitan Centre by containing similar land uses, but of a smaller scale.</p>
<div></div> <p>Future District Centres</p> <p>District centres will emerge in East Wanneroo and Two Rocks and be of a similar size and scale to centres in the suburbs of Alexander Heights, Butler, Banksia Grove, Girrawheen and Kingsway.</p>	
<div></div> <p>Future Neighbourhood Centres</p> <p>7 neighbourhood centres will be delivered to support higher order centres.</p>	<div></div> <p>Future Local Centres</p> <p>12 local centres will service the day-to-day needs of the community.</p>
<div></div> <p>Neerabup Industrial Area</p> <p>The NIA which consists of around 1005 hectares will, at full capacity, employ around 30,000 people.</p>	<div></div> <p>METRONET Stations</p> <p>The station precincts and surrounding areas will be key focus areas for economic activity and higher density residential.</p>
<div></div> <p>Industrial Investigation Areas</p> <p>The Western Australian Government will investigate the potential for these areas to develop to accommodate industrial land uses.</p>	<div></div> <p>Employment Investigation Area</p> <p>Employment land uses for this area will be aligned with the reviewed Alkimos-Eglinton District Structure Plan.</p>
<div></div> <p>Future Industrial Areas</p> <p>Which will undertake light industrial and service commercial activities near the Two Rocks and Yanchep major centres.</p>	<div></div> <p>Future Marina</p> <p>The Alkimos Eglinton District Structure Plan (DSP) No. 18 identifies a proposed marina in Eglinton, which will include tourism land uses, housing and accommodation.</p>

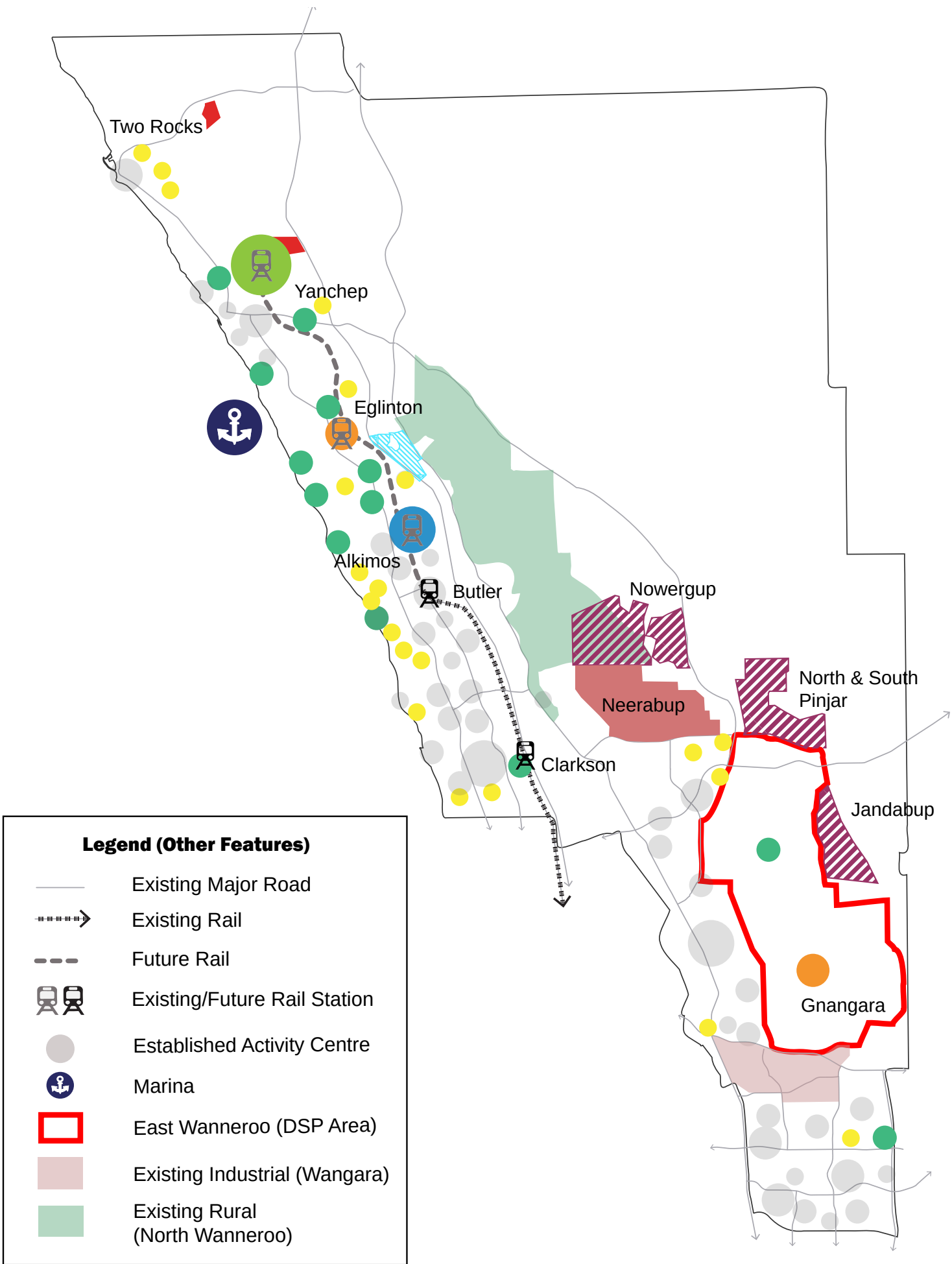


Figure 14: Economic Growth Areas in the City

7.2.2 OUTCOMES OF NEEDS ASSESSMENT AND LAND USE IMPLICATIONS FOR THE CITY

A Needs Assessment has been undertaken to determine the location, total number of jobs and employment floorspace required to meet City's future employment needs by 2041.

The City is working towards the employment self-sufficiently (ESS) target of 60% by 2031, which is outlined in the State Government's Directions 2031 and Beyond. This document precedes the North-West Sub-regional Planning Framework, and applies to the Cities of Wanneroo and Joondalup. The North-West Sub-regional Planning Framework outlines an ESS target of 59.5% by 2050. However, the Needs Assessment outlines that the sub-region can achieve this sooner, which is why we striving for 60% by 2031. This goal is also articulated on the City's Economic Development Strategy 2022 - 2032. Table 3 shows that the City of Wanneroo alone is set to reach 53.5% by 2031, while the region is set to achieve 60% by this time.

It is anticipated that the City will have a labour force (employed persons) of approximately 180,500 people by 2041 (ABS census 2021, Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), March 2024 and City of Wanneroo modelling). To achieve the ESS target within this timeframe, an additional 56,115 jobs will be required (Figure 15).

In 2016, there was a total of 44,002 people employed in the City. At the time, the WAPC Land Use and Employment Survey reviewed the City's floorspace and employment figures for our commercial, industrial, public purpose and recreation areas to reveal a total of 32,953 people were employed in jobs in these areas. This indicates that 11,049 people (or 25% of all employed persons) were employed outside of employment centre locations, including home based, agriculture,

contractors, mobile workers (trades) and construction workers.

It is projected that the City will need to accommodate 5,695,624m² of floorspace in its commercial, industrial, public purpose and recreation areas to accommodate a total of 82,497 jobs by 2041 (Table 4). Additionally, based on the rate of 25% of people working outside of these locations, a total of 25,863 jobs will be required to reach the total 108,360 jobs estimate.

Generally, there is sufficient vacant land identified under the MRS, endorsed District Structure Plans and the Neerabup Industrial Area Structure Plan to accommodate this need. However, the City will continue to investigate ways to account for the additional floorspace required through structure planning and subsequent zoning under LPS 3 where relevant.

7.2.3 ACTIVITY CENTRES

The Needs Assessment projects that, by 2041, the City's activity centres alone will achieve a total of 34,593 jobs and consist of 1,105,651m² of employment floorspace. The City currently accommodates two secondary centres, seven district centres and over 30 local and neighbourhood centres. However, in the lifetime of this Strategy major new centres will emerge in the locations outlined in Figure 16. These will include the City's first Strategic Metropolitan Centre in Yanchep, the Alkimos Secondary Centre and Eglinton District Centre. The catalyst for the development of these centres will be the METRONET rail line and new stations in these locations.

Most of the City's strategic metropolitan, secondary and district centres (which are outlined in Table 5) have approved structure or precinct plans in place to guide their development which include the anticipated employment floorspaces and total number of jobs that these centres will achieve. However, the Two Rocks Secondary Centre (Two Rocks North as identified under SPP 4.2),

Table 3: Employment Self-sufficiency

Employment Self-sufficiency	ESS 2001	ESS 2006	ESS 2011	ESS 2016	ESS 2021	Forecast 2031 ESS
City of Wanneroo	46.0%	44.1%	44.7%	45.2%	50.0%	53.5%
City of Joondalup	35.7%	39.1%	47.4%	54.3%	59.2%	70.2%
NW Sub Region	39.0%	41.1%	46.1%	49.4%	54.1%	60.0%

(Source: City of Wanneroo Modelling based on 2021 ABS Census and forecast.id Population and Housing Forecasts, December 2021)

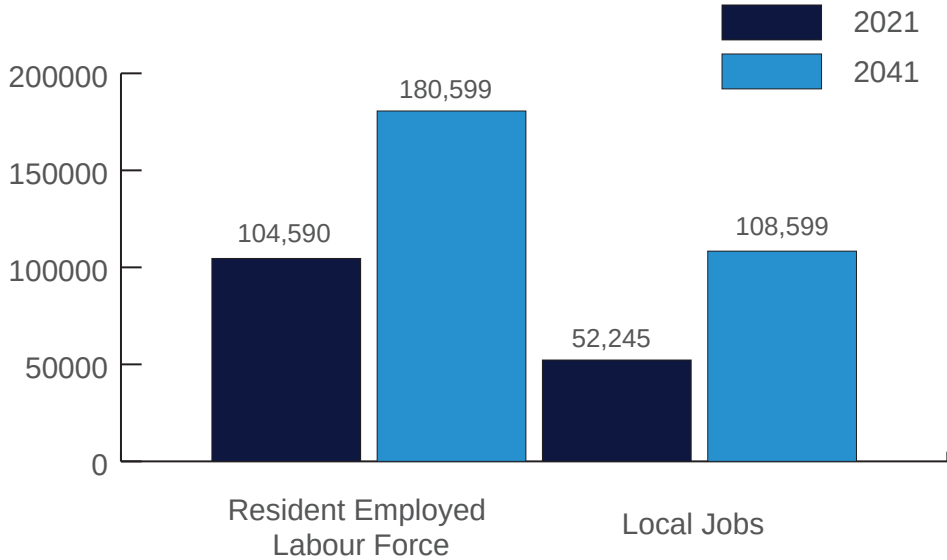


Figure 15: Employment Self-Sufficiency Comparison 2021 - 2041
(Source: 2021 ABS Census, General Community Profile and Worker Population Profile, and City of Wanneroo Modelling based on 2021 ABS Census and forecast.id Population and Housing Forecasts, December 2021)

Table 4: Total Floorspace Comparison 2016-2041

		Non-Retail Uses	Other Retail	Shop/Retail	Total Occupied
2016 - Total Floorspace	% of Occupied	86.9%	4.6%	8.5%	100.0%
	Floorspace (m ²)	2,007,182	105,331	196,119	2,308,632
	Employment	24,337	1,232	7,384	32,953
	m ² /Job ratio	82.5	85.5	26.6	70.1
2041 - Total Floorspace	% of Occupied	86.7%	4.6%	8.7%	100.0%
	Floorspace (m ²)	4,942,896	259,389	493,339	5,695,624
	Employment	59,932	3,034	19,531	82,497
	m ² /Job ratio	82.5	85.5	25.3	69.0

(Source: WAPC Land Use and Employment Survey 2015-2017, and City of Wanneroo Modelling and MGA Planners Retail Needs Assessment

Girrawheen Newpark, Alexander Heights and Two Rocks District Centre E currently do not have precinct plans over them. Girrawheen Newpark is included as a planning area in this Strategy given that the Centre is projected to grow and be supported by increased densities proposed for the area. However, as the Alexander Heights Centre is not projected to grow in this Strategy's lifetime, it is not identified as a planning area. The City will investigate preparing a precinct plan for these centres prior to assessing any major developments on the site.

Additionally, the Two Rocks Secondary Centre and Two Rocks District Centre E, do not have a precinct plan in place, and are only expected to commence development after 2041. Before this time the Yanchep Two Rocks District Structure Plan will need to be reviewed and updated to determine the functions that the two Centres will need to perform in the context of the area, including housing needs and employment. For this reason, the preparation of precinct plans in these centres will be longer term actions and guidance for their preparation will be included in a revised version of this Strategy.

Not surprisingly, the Alkimos and Eglinton Centres will develop in advance of the Yanchep Strategic Metropolitan Centre, given their proximity to existing development. As this occurs, there will be a strong demand for retail, services, health and educational facilities in these centres. Maintaining the hierarchy of centres to align with SPP 4.2 will be important. The City will need to ensure that the Alkimos and Eglinton Centres are developed in accordance with their precinct plans and that an over-provision of retail and commercial floorspace, services, infrastructure and facilities does not occur.

As Table 5 demonstrates, much of the City's employment land in its centres will remain vacant until enough residential growth has occurred around it to create a sufficient demand for shops, services and facilities in these locations. This will particularly be the case for the City's emerging Strategic

Metropolitan, Secondary and District Centres in Yanchep, Alkimos, Two Rocks, Eglinton and East Wanneroo. These growth areas will result in a future demand for additional retail floorspace in the longer term (2036 and beyond). Therefore, until these centres have been developed, new unplanned centres are generally not supported in the City.

As residential growth occurs around these centres, it is likely the City will face pressures to use commercial land to develop housing at lower densities than the structure plans specify. Once commercial land is subdivided and developed for lower density residential uses the opportunity to use it for employment in the future becomes very limited. It is important that sufficient employment land is retained to meet residents' needs in the future even before these needs arise. However, to address shorter term demands for land, the City will consider the development of interim land uses in centres, which are those which can remain in place for limited periods.

There are a number of existing neighbourhood and local centres that have approached their development capacity and are unlikely to experience further growth in the lifetime of this Strategy. In particular, Mindarie Marina, Madeley, Clarkson and Clarkson Avenue (see Table 5) are neighbourhood centres which are more consistent with local centres of their size. Beyond the life of this Strategy, these centres may redevelop and expand to meet demand resulting from increased infill growth; therefore, it is proposed that they maintain their neighbourhood centre hierarchies.

There are also a number of local centres that have reached their retail capacity as outlined in the below Table 5. The size of these centres is projected to remain consistent with that of local centres so their hierarchy will not need to be amended.

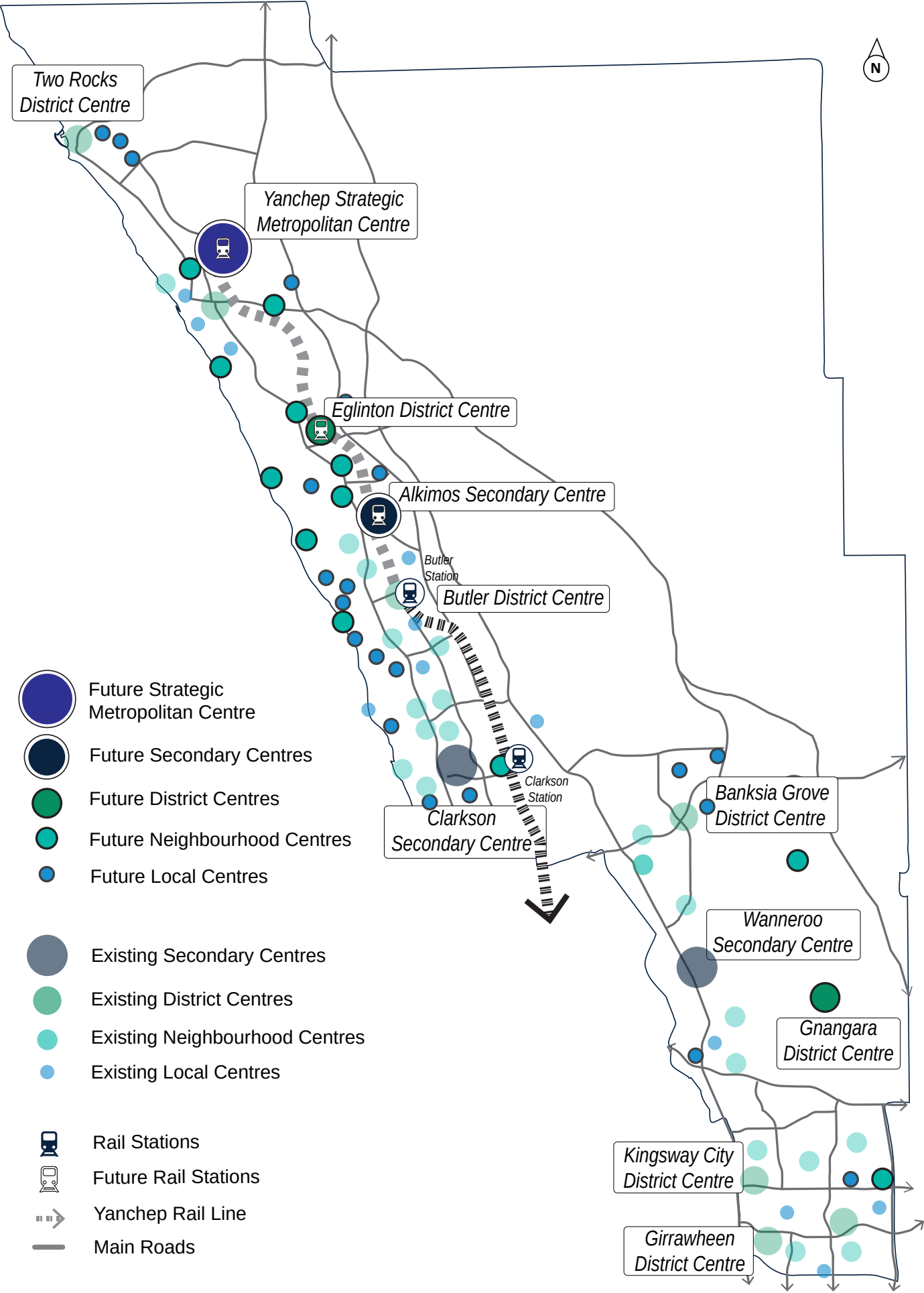


Figure 16: Existing and Future Activity Centres

Table 5: Retail NLA and projected growth for the City's activity centres.

Strategic Metropolitan Centres Retail Floorspace (NLA)

Centre	2021sqm	2026sqm	2031sqm	2036sqm	2041sqm
Yanchep City Centre	0	5000	10000	20000	20000

Secondary Centres Retail Floorspace (NLA)

Centre	2021sqm	2026sqm	2031sqm	2036sqm	2041sqm
Clarkson (Ocean Keys)	42786	50000	50000	50000	50000
Alkimos City Centre	0	10000	20000	30000	40000
Wanneroo Town Centre	22064	30000	30000	30000	30000

District Centres Retail Floorspace (NLA)

Centre	2021sqm	2026sqm	2031sqm	2036sqm	2041sqm
Madeley (Kingsway)	18149	32000	32000	32000	32000
Eglinton District Activity Centre	0	11000	11000	17100	27000
Butler	10000	10000	15000	22000	22000
Banksia Grove	9000	9000	15000	20000	20000
Girrawheen Newpark	8623	10000	15000	15000	15000
Yanchep District Centre	4000	10000	10000	10000	10000
Alexander Heights	9416	9416	9416	9416	9416
Two Rocks District Centre	2161	5000	5000	5000	5000
East Wanneroo PD1	0	0	0	5000	5000

Neighbourhood Centres Retail Floorspace (NLA)

Centre	2021sqm	2026sqm	2031sqm	2036sqm	2041sqm
East Wanneroo PN1	0	0	0	2000	2000
Ashby	7100	7100	7100	7100	7100
Carramar Village	3142	5500	5500	5500	5500
Trinity Village	3500	5400	5400	5400	5400
South Alkimos Gateway	1400	1400	5000	5000	5000
Capricorn	0	0	0	0	4700
Summerfield	4572	4572	4572	4572	4572
Brighton Village	4570	4570	4570	4570	4570
Wyatt Grove	4250	4250	4250	4250	4250
Jindee Coastal Centre	0	2000	4000	4000	4000
Darch	3550	3550	3550	3550	3550
Clarkson Main Street	0	2800	2800	2800	2800
Merriwa Plaza	2784	2784	2784	2784	2784
Lukin Drive	2550	2550	2550	2550	2550
Pearsall	2100	2100	2100	2100	2100
Koondoola	2087	2087	2087	2087	2087
Eglinton	0	2000	2000	2000	2000
Quinns Village	1891	1891	1891	1891	1891
Mindarie	1794	1794	1794	1794	1794
Lansdale Forum	1679	1679	1679	1679	1679
Capricorn Coastal	1600	1600	1600	1600	1600
Mindarie Keys	1511	1511	1511	1511	1511
Mindarie Marina	1359	1359	1359	1359	1359
Madeley	1250	1250	1250	1250	1250
Alkimos Coastal Village	0	1200	1200	1200	1200
Clarkson Avenue	1100	1100	1100	1100	1100
Clarkson	693	693	693	693	693
Yanchep Beach Road 1	0	0	0	2500	2500
South Yanchep	0	0	0	3000	3000
North Eglinton	0	0	0	0	2500
Indigo Street	0	0	0	0	2051
North Alkimos Coastal Village	0	0	0	4000	4000
North Alkimos 2	0	0	0	0	3000
East Landsdale	0	5197	5197	5197	5197

Local Centres Retail Floorspace (NLA)

Centre	2021sqm	2026sqm	2031sqm	2036sqm	2041sqm
Agora Village	240	240	1500	1500	1500
Yanchep Village (2)	100	100	1500	1500	1500
Beverley Crescent	0	0	0	0	1500
Butler Local	1200	1200	1200	1200	1200
Banksia Grove A	1200	1200	1200	1200	1200
North Alkimos 3	0	1000	1000	1000	1000
Baltimore Parade	983	983	983	983	983
Eglinton Marina	0	850	850	850	850
East Road	700	700	700	700	700
Villanova Street	0	0	0	0	700
Hainsworth	662	662	662	662	662
Marangaroo	574	574	574	574	574
Alinjarra Village	520	520	520	520	520
Jindalee North	0	500	500	500	500
Santa Barbara Parade	0	0	0	0	500
Duncombe Grove	0	0	0	0	500
Lake Neerabup	430	430	430	430	430
Central Tamala Park	0	0	400	400	400
Lagoon Drive	350	350	350	350	350
West Tamala Park	0	250	250	250	250
Quinns Rocks Beach	215	215	215	215	215
Viridian Drive	0	0	0	0	200
Yanchep Village (1)	100	100	100	100	100
Two Rocks D	0	0	0	0	2000
Two Rocks F	0	0	0	0	2000
Two Rocks G	0	0	0	0	2000
Yanchep Beach Road 2	0	0	0	1000	1000
Eglinton Mixed Use	0	0	0	0	250
North Alkimos 1	0	0	0	1051	1051
South Alkimos Central Village	0	0	0	0	1500
Jindalee North Coastal Centre	0	0	0	0	300
Jindalee Beach	0	0	0	0	500
Banksia Grove B	0	0	0	0	500
West Landsdale	0	0	0	0	1100

7.2.4 INDUSTRIAL ACTIVITIES

The City has two major industrial areas which are located in Wangara and Neerabup. The Wangara Industrial Area (WIA) was established in the 1970s and has experienced considerable growth and intensification since this time. This growth is expected to continue and manufacturing and engineering will remain the WIA's predominant industries.

The Neerabup Industrial Area (NIA) is an emerging new industrial precinct in the City. The North-West Sub-regional Planning Framework and this Strategy's main map on Page 5 (Figure 3) identify a further two industrial investigation areas in Pinjar and Jandabup. The NIA is envisioned to develop as an advanced manufacturing and engineering location which builds upon existing automotive and construction services as well as clean technologies such as residential solar power and agribusiness. At full capacity, it will employ around 30,000 people, which will contribute significantly towards achieving the City's ESS targets.

The NIA is currently 1,005 hectares which is almost one and a half times the size of the existing WIA. Whilst this land area is likely to support the growth predicted in the NIA between now and 2041, there will inevitably be a demand for additional industrial land in this location beyond this timeframe. It is proposed that investigations of the land earmarked for future industrial uses in Pinjar and Jandabup are undertaken in the near future to inform their suitability for industrial expansion.

As outlined in the Infrastructure chapter of this Strategy, sufficient road connections to support freight movement are essential to support economic growth and we will continue to advocate for the provision of important economic infrastructure outlined in Chapter 9.

The City will support a diversity of business activities in its industrial areas to support the primary industrial uses. It is important however, that other supporting land uses do not conflict with one another and that the primary role of industrial areas is maintained and not undermined by activities that would be better located in other areas.

As a general principle, the City will only support the provision of uses that are industrial or support industrial uses in its industrial areas. Uses that are more commercial in nature such as shops, larger office complexes, restaurants and other commercial outlets will be reserved for the City's activity centres and other commercial zoned areas.

However, the City acknowledges that land uses in industrial areas are evolving based on changing economic needs and over the years, many industrial areas now contain a range of uses such as trade centres, showrooms and warehouses. Some also contain clusters of offices known as business parks.

The demand for offices to support local workers in industrial areas will continue and, whilst the City considers that some stand alone offices are needed, it is important to limit and regulate this type of development to ensure that it doesn't adversely impact or undermine the predominant functions of industrial areas. Without parameters in place, ad hoc office development could occur as is currently the case in the WIA. In this regard, this Strategy proposes to regulate this type of development by ensuring better guidance that will allow stand alone offices, of a certain size and scale and in limited locations, in the WIA. This proposal is discussed in further detail in Chapter 10 of this Strategy.

Stand-Alone Offices in Wangara Industrial Area (WIA)

The Wangara Industrial Area has been identified as a Planning Area, where an additional 50,000m² - 75,000m² of office floorspace can be accommodated to support the areas land uses and surrounding workforce.

Details pertaining to the Wangara Industrial Area are addressed through a planning area in section 10.3

**7.2.5 IDENTIFYING NEW
EMPLOYMENT LAND**

Strategically identifying key locations for new employment land is important to provide for future economic and employment needs. In 2022, the Department of Planning, Lands and Heritage (DPLH) released the outcomes of its investigations of the suitability of 110 hectares of land in Eglinton East for employment purposes. It determined that this land would become an employment land area and support the future Alkimos Secondary Centre and Eglinton District Centres.

Through the preparation of the revised Alkimos-Eglinton District Structure Plan the City will work with the DPLH to ensure that the area provides land for a diverse range of employment-generating purposes and complements, and does not compete with, the traditional uses envisaged for Neerabup nor the commercial, retail, office and community uses best placed within the Alkimos and Eglinton Centres.

State Forest 65 is an important strategic land bank that could be used in the future to accommodate 'advanced technology' agricultural and horticultural expansion as well as infrastructure and facilities to support these industries (ie. water harvesting zone through enhanced infiltration and recharge). Much of this area formerly contained pine plantations that have since been decommissioned and although there are currently no future land uses planned for the site, the revised State Government's overarching planning framework will provide further guidance on the future development of the area. At the appropriate time, the City will amend its LPS 3 to implement any revised Framework.

To progress the planning of parts of State Forest 65, the City will work with the State

Government to determine the approvals pathways required for any alternative land uses. Importantly, although not a planning consideration, the availability and provision of water in this area will be important to ensure its sustainability in the longer term and this will be a key factor in the future planning of the area.

Parking in Rural Areas

Over the years, there has been increased demand for the parking and storage of caravans, boats, and trailers on rural properties in the City. This demand has largely been driven by decreases in residential lot sizes, resulting in residents being less capable of parking such vehicles at their homes. In recent years, rural landowners have established small businesses by offering unused spaces on their lots to accommodate caravans, boats, and trailers. Whilst DPS 2 permits the parking and storage of these vehicles in the Light Industrial and General Industrial zones, they are currently not permitted in the DPS 2 Rural or Rural Resource zones.

The parking and storage of these vehicles in rural areas are not 'sensitive' land uses that would impact or be impacted by neighbouring rural activities such as spray drift or noise. In certain locations and with suitable design requirements, the visual and traffic impacts of this land use can be managed. The uses may provide short term opportunities for landowners in the East Wanneroo District Structure Plan area who are scaling down from traditional agricultural and horticultural uses in anticipation for urbanisation to occur.

The City is not proposing to allow the storage of caravans, boats, and trailers in the Special Rural, Special Residential, or Landscape Enhancement Zones, where there is more of an emphasis on preserving the natural landscape.

However, the City may consider proposals for this use, as an additional use, in the Rural zone where it:

- is within an area of transition / land identified for urban purposes but which has not yet been developed for those purposes (such as East Wanneroo);
- is not the predominant use of the land;
- is on the periphery of existing rural areas; and
- has reasonable access.

Proposals will be required to demonstrate that the use will not adversely impact environmental values and have minimal to no impact on the amenity of the surrounding area.



Market Garden, Carabooda

7.2.6 NORTH WANNEROO

Agriculture and horticulture have been major industries in the City since early European settlement. However, over time many growers have moved to other areas as rural land has become urbanised or to pursue agriculture or horticulture on larger landholdings. In the future, the urbanisation of East Wanneroo will result in the gradual displacement of more food producers as the area develops.

The State Government's North-West Sub-regional Planning Framework outlines that there is a need to secure food production in proximity to urban areas. The proximity provides local farmers with direct access to markets which supports employment and the local economy and increases food security for Perth's population.

Despite the importance of this industry, food producers in North Wanneroo face major challenges as a result of climate change and the State Government's plans to reduce water allocations to growers by 10% from 2028, which is outlined in its Gnangara Groundwater Allocation Plan. The City does not support this plan, as most licenced operators in the region are already maximising the efficiency of their water resources. Reducing water allocations will adversely impact local food producing businesses, which will threaten this important industry.

From a land use planning perspective, losing food production in North Wanneroo will impact surrounding urban areas, particularly in the event of supply chain issues due to natural disasters or pandemics disrupting transport routes. In line with the City's Agribusiness Position Paper, the City will continue to advocate for food producers to be exempt from future water allocation reductions or for any reductions imposed to be supplemented with an alternative affordable, long-term water supply. Through its planning framework, the City will also protect food production industry from any potential land use conflicts.

The future desalination plant, which will be located in Alkimos, presents opportunities for local growers to receive some water entitlements to

compensate for the planned reductions. Additionally, recent work undertaken by the Department of Water and Environmental Regulation suggests that groundwater levels in the East Wanneroo District Structure Plan area are predicted to rise with development. There is an opportunity in the future for excess water in East Wanneroo to be transported for the use of agricultural and horticultural growers to alleviate the impacts of the water allocations restrictions that they face. The City will work with the State Government to achieve mutually beneficial outcomes for North Wanneroo growers and development in East Wanneroo.

7.2.7 RURAL LAND IN NEERABUP

Some areas in rural Neerabup along Wanneroo Road (between Wattle Avenue West and Travertine Vista) have transitioned over time and some landowners have departed from traditional agricultural and horticultural pursuits to undertake activities that are more typically associated with the Service Commercial zone. Over the years, the City has received enquiries from landowners regarding the future planning of the area and the potential expansion of land uses.

While these land parcels are not needed to accommodate activities associated with the Service Commercial zone at present, given their good visibility along Wanneroo Road, future activities on these lots could potentially complement economic development in the nearby Neerabup Industrial Area when the need arises. However, before any zoning changes are formally proposed, detailed investigations and studies would need to be undertaken to understand the impacts of any land use changes. The City will work with the State Government to evaluate the role and function of rural land along Wanneroo Road in Neerabup, as part of the State's broader strategic planning for the sub-region.

7.2.8 ATTRACTING NEW INVESTORS TO THE CITY

As changes and trends shape the economic landscape, the City's planning framework must be flexible to continue to meet the ongoing needs of businesses and industries. A planning framework that is relatively simple and clear allows businesses and investors to better navigate planning processes. This in turn can create early confidence for investors to invest or develop in specific locations. It can also simplify and fast-track planning approval processes.

As the planning framework is primarily led by the State, local governments

are limited in their ability to make major modifications to it. However, we will ensure that our own planning documents are clear and concise. This will be achieved through the methods outlined in Figure 17.

The City was also one of the first local governments to participate in the Small Business Friendly Approvals Program, designed to accelerate regulatory reform to support economic recovery. Developing further initiatives to assist small businesses in navigating the approval pathways, and further cutting the 'red tape' where practicable, will be a key consideration for the organisation during the life of the Strategy.



Implement New Local Planning Reforms

The City is implementing reforms as part of its Small Business Friendly Approvals Program. The reforms will simplify approval processes for small businesses by providing information that is clear and accessible, granting automatic approvals for certain applications, streamlining application processes and facilitating a business support service. The City's LPS 3 will support the Program's intent by outlining planning provisions that are simple, concise and easy to follow, which will allow landowners and potential investors to more easily navigate the local planning system.

Consider Net Lettable Areas in the new Scheme

In accordance with the new State Planning Policy 4.2 - Activity Centres, the City will need to remove net lettable area (NLA) provisions for commercial activity centres in LPS 3. Historically, the City has included these NLAs in DPS 2 to stipulate the maximum required commercial floor space permitted within each centre.

Removing the NLAs may have implications for emerging Centres in the City's growth areas, as many smaller Centres will develop in advance of larger Centres. This will result in a demand for more retail uses and greater NLA in some smaller Centres in the short term. However, this demand will reduce once larger Centres are in place as many people will then travel further to visit them instead. The City will consider the implications of removing NLAs for activity centres in LPS 3.

Reflect working from home trends

Workplaces are changing and more people are now working from home. As this trend continues, it is likely to result in changes to urban environments and land uses that support office workers, such as dining options and shared meeting spaces, may be required to be distributed to neighbourhood areas to support those working from home. The City will investigate ways in which LPS 3 and policy settings may address the emerging trends in this space.

Normalise Structure Plans

As structure plan areas reach their full development capacity, they will be integrated into LPS 3 and removed as separate documents from the City's planning framework.

Develop an Exemptions Local Planning Policy

In the City, some developments could be exempt from requiring a development approval where they will not have an adverse impact on the streetscape or adjoining properties. The City will consider developing an exemptions local planning policy to outline these in addition to those listed in the *Planning and Development (Local Planning Schemes) Regulations*.

Figure 17: Approaches to simplify the City's local planning framework.

7.2.10 STRATEGIC COMPARATIVE ADVANTAGE

There are significant opportunities for the City to capitalise on its assets and strengths to service broader regional, interstate and overseas markets. Some of the features that gives the City a strategic comparative advantage are outlined in Figure 18 and include:

- The Yanchep rail line which will facilitate rail linkages between the City of Wanneroo, Perth CBD, Perth airport, Fremantle port and Kewdale and Kwinana industrial areas.
- The Yanchep City Centre which will ultimately be one of the largest strategic metropolitan centres after the Perth CBD and provide major investment and employment opportunities.
- New roads including the Yanchep-Whiteman Highway and upgraded existing roads which will reduce travel times between the City, the Wheatbelt and Perth metropolitan regions.
- The Neerabup Industrial Area which is expected to be one of the biggest industrial estates in Perth, and ultimately generate up to 30,000 new job opportunities.
- State Forest 65 which has the potential to contribute to food production if some of this land is used for farming or for innovative and sustainable practices to support this industry.
- The City contains some of the region’s best beaches with Yanchep Lagoon and Quinns beach attracting a range of regional, interstate and overseas visitors.

Looking even further into the future, there are a number of technological advancements they are likely to become

prevalent beyond the timeframe of the Strategy which will further facilitate the City’s strategic comparative advantages. These may require further innovative planning solutions at both a local and State Government level. Such innovations include:

- Self-driving and electric vehicles have the potential to improve driver safety and create greater mobility options for residents who may not have the ability to drive themselves. This is important for the City’s emerging development, industrial and rural areas which are not well-served by public transport.
- Delivery drones and ‘air taxis’ may influence freight movements in the future by being able to operate over the ocean faster than cargo ships and be more cost effective than traditional air freight. Drones could also offer an alternative to trucks for deliveries, reducing emissions and congestion on the roads. As this technology develops in the future, planning may need to consider new provisions to accommodate drone flyways throughout the City.
- Shared transport includes car sharing, public transport, ride-share modes such as Ubers, bike sharing and car pooling and offers many benefits to commuters, ultimately reducing the need and expenses associated with owning a private car.

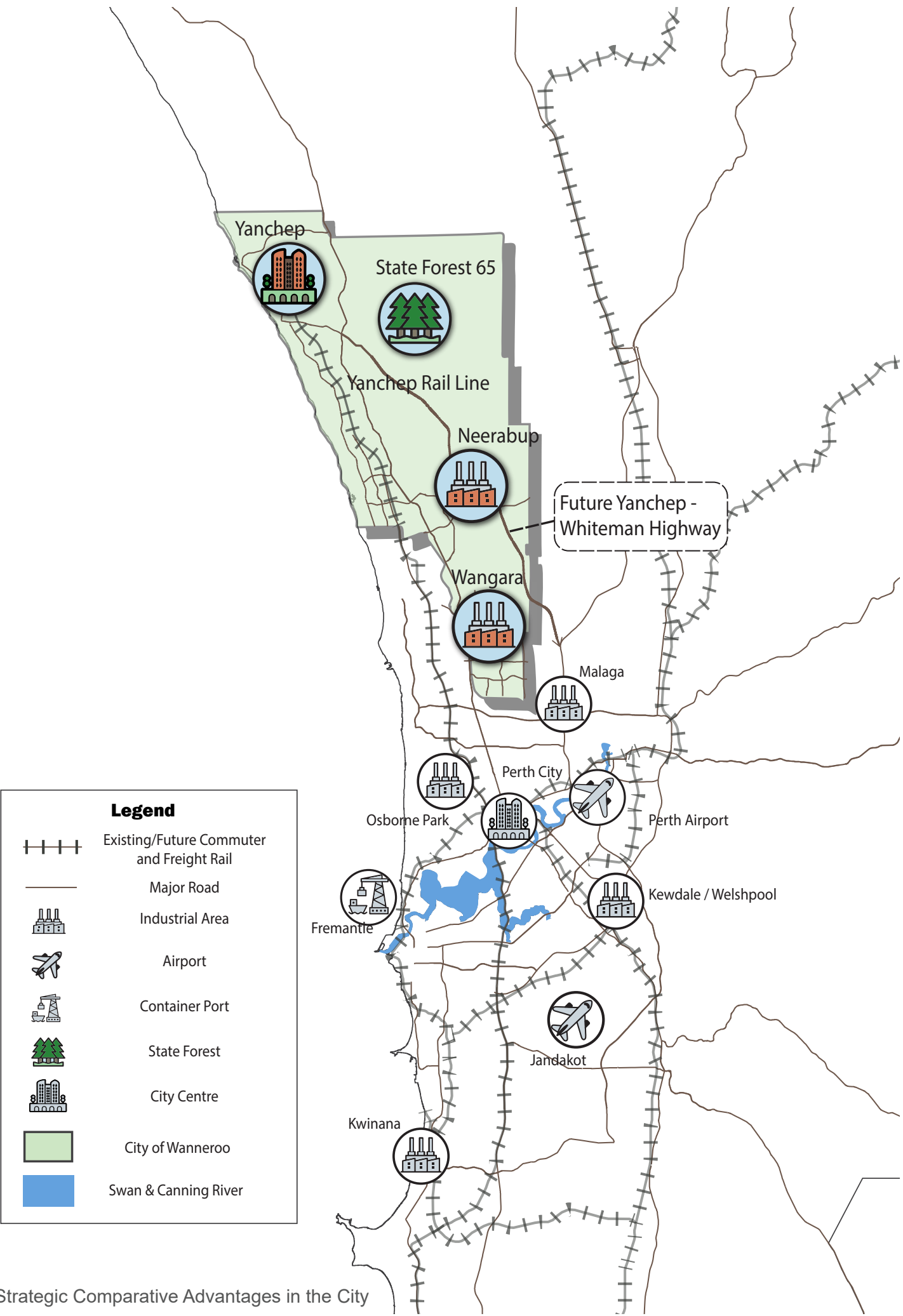


Figure 18: Strategic Comparative Advantages in the City

7.3 Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
7.3.1 Tourism Facilitate more tourism opportunities in the City.	Increase opportunities for more tourism land uses by reviewing and amending the City's local planning framework.	a. Explore and review the land uses permitted in the City's tourism growth areas (outlined in Figure 13) and consider updates to increase the number of tourism activities allowed in these areas in LPS 3 and structure plans where appropriate.	Section 4.2.2 of part 2 encourages reviewing tourism land uses in the Scheme and/or structure plans to determine if additional tourism uses could be accommodated in areas which promote tourism attractions.	Short Term
	Update the City's local planning framework to provide distinct zoning and clearer guidance for tourism activities in the City.	b. Investigate scheme mechanisms that will better reflect the rural-tourism intent of the existing Landscape Enhancement zone.	Section 4.2.2 of part 2 outlines that a distinct zone for this area is required to allow potential investors and developers to easily understand the zone's objectives.	Short Term
		c. Consider including mechanisms in LPS 3 to allow larger recreational and 'landmark' tourism uses on the following lots, that are compatible with the areas surrounding rural character: <ul style="list-style-type: none"> • Lot 5838, Karoborup Road, Carabooda (the former Dizzy Lamb Park site); • Lot 2 Bailey Road, Carabooda; and • Lot 1 Karoborup Road, Carabooda. 	Section 4.2.2 of part 2 outlines the potential that the former Dizzy Lamb and its neighbouring sites have to facilitate larger-scale rural tourism and recreational uses that the Landscape Enhancement zone has typically not permitted. These larger uses will have the potential to attract more people to the region.	Short Term
	Update the City's local planning framework to reflect the State's recent directions for tourism articulated through its planning framework.	d. Following the release of the final State Government's 'Position Statement – Planning for Tourism' and 'Planning for Tourism Guidelines', investigate the requirement for a local planning policy to provide guidance on registering short stay accommodation and parking requirements in line with these documents. e. Investigate the inclusion of new land use definitions in line with the Position Statement in LPS 3.	Section 4.2.2 of part 2 identifies that providing policy guidelines on short term accommodation will assist landowners to understand the development assessment requirements for designing and managing short term accommodation to minimise any adverse impacts on the amenity of the local area.	Short Term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
7.3.2 Activity Centres Protect land earmarked for future employment in activity centres.	Maintain the activity centre hierarchy outlined in State Planning Policy 4.2 - Activity Centres for Perth and Peel, particularly through the development of new centres.	a. Consider reviewing the Yanchep, Two Rocks, Alkimos, and Eglinton District Structure Plans to identify developments, land uses and infrastructure required to allow them to develop in accordance with State Planning Policy 4.2 - Activity Centres for Perth and Peel and the City's existing community facilities plans.	Section 4.2.1 of part 2 acknowledges that the Alkimos secondary centre will develop in advance of the Yanchep strategic metropolitan centre. However, as the Yanchep Centre will become the higher-order centre, the City must proactively ensure that it has primacy over Alkimos through development and implementation of precinct and local structure plans (as well as subsequent Local Development Plans and development applications).	Ongoing
	Consider interim land uses on strategic sites reserved for future employment until the development of these sites becomes viable.	b. Encourage future precinct and structure plans to outline a criteria for allowing time-limited approvals in specific areas in activity centres, to accommodate interim land uses that can be adapted or removed when the land is ready for its intended purpose.	Section 4.2.1 of part 2 supports time limited approvals in activity centres where it will allow employment land in developing centres to be occupied until residential growth occurs around it to generate more demand for businesses.	Ongoing
	Ensure that strategic planning guidance is provided to inform the development of new Activity Centres in the City.	c. Consider including the Two Rocks Secondary Centre and the Two Rocks District Centre E as Planning Areas in a future revised version of the Local Planning Strategy.	Section 4.2.1 outlines that the Two Rocks Secondary Centre and the Two Rocks District Centre E will require strategic planning guidance to inform the preparation of Precinct Plans over these areas. However, before this the District Structure Plan needs to be updated to reflect housing needs and employment.	Medium Term
7.3.3 Industrial Activities Support a diversity of compatible land uses in industrial areas.	Consider including provisions in the local planning framework to allow for offices of a limited size and scale in specific locations to ensure land uses are compatible and consistent with the zone objectives.	a. Consider allowing some small-scale offices as 'additional uses' in LPS 3 in the Wangara industrial area.	Section 4.2.1 of part 2 recognises that there is increasing demand for office spaces in the Wangara industrial area to offer more professional services and the City's activity centres within proximity to the area will not have the capacity to accommodate these.	Short Term
	Explore opportunities for the City to accommodate more industrial land which can accommodate a range of compatible uses.	b. Advocate for the DPLH, on behalf of the WAPC and in conjunction with relevant agencies and local governments, to investigate the land earmarked for future industrial uses in Pinjar and Jandabup to inform their suitability for industrial expansion.	Section 4.2.1 of part 2 outlines that in the future, there will be a greater demand for additional industrial land in the City in key locations..	Medium Term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
7.3.4 Identifying new employment land Identify and earmark strategic land parcels for future employment growth.	Ensure that development on new employment land complements other employment areas and services local residents.	a. Work with the DPLH to plan for future employment land uses in Eglinton East, ensuring that these complement Neerabup and nearby commercial, retail, office and community uses within the Alkimos and Eglinton District Centres.	Section 4.2.1 of part 2 recognises that early planning of future employment areas allows for the consideration of potential land use conflicts as well as conflicts with other employment areas.	Short Term
	Investigate the benefits, constraints and further studies needed to determine the suitability of potential future employment land.	b. Work with the State Government, including the DPLH and the Department of Primary Industries and Regional Development to undertake the relevant studies to determine the feasibility of using State Forest 65 for expanded agricultural activities.	Section 4.2.1 of part 2 outlines the Minister for Agriculture and Food's proposal to develop a business case that includes cost benefit analysis and approvals pathways required for a new leasehold agri-precinct in State Forest 65, supplied with recycled water.	Medium Term
		c. Advocate for the State Government to investigate future land use opportunities and potential zoning/ reserve changes for the portion of State Forest 65 that has contained decommissioned land uses.	Section 4.2.1 of part 2 recognises that State Forest 65 contains decommissioned land uses and could be used in the future to accommodate 'advanced technology' agricultural and horticultural expansion as well as infrastructure and facilities to support these industries (such as water harvesting zone through enhanced infiltration and recharge, larger-scale renewable energy uses).	Medium Term
	Explore opportunities for diversification of Rural zoned land that will provide economic opportunity without impacting rural amenity.	d. Consider additional use proposals for the parking/storage of caravans, boats and trailers on Rural zoned land in appropriate locations. The City may consider proposals that are within an area of transition/land identified for urban purposes but which has not yet been developed for those purposes; is not the predominant use of the land; is on the periphery of existing rural areas; and has reasonable access. Proposals will be required to demonstrate that the use will not adversely impact environmental values and have minimal to no impact on the amenity of the surrounding area.	Section 4.4.1 of part 2 recognises residential lots are getting smaller leaving less room for parking vehicles on site. Whilst the parking and storage of caravans, boats and trailers is permitted in the Light Industrial and General Industrial zones, land rates in these areas are higher making these uses less financially viable.	Short Term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
7.3.5 North Wanneroo Ensure that land use planning supports important industries in North Wanneroo.	Lobby for water security in North Wanneroo to assist the viability of its food production industries.	a. Advocate for rural food producers in North Wanneroo to be exempt from the 10% water allocation reduction outlined in the Gngara Groundwater Allocation Plan and work with the State Government to provide these landowners with a long-term, sustainable, climate independent water source.	Section 4.2.1 of part 2 outlines the land use planning implications of reduced water allocations in North Wanneroo on neighbouring urban areas. These include farmers relocating to other regions, reduced food security, increased carbon emissions caused by food miles and reduced access to local labour markets.	Short Term
	Investigate how to provide clear guidance on and facilitate the extraction of basic raw materials.	b. Consider if the scheme or other instruments in the local planning framework can be used to provide clear guidance to landowners to simplify the process of obtaining approvals to extract basic raw materials and mitigate potential land use conflicts with other businesses and residents.	Section 4.2.1 of part 2 recognises that the extraction of basic raw materials are finite resources that are essential for the construction of buildings, roads, other infrastructure and agricultural production.	Short Term
7.3.6 Rural land in Neerabup To consider opportunities for land areas to better support food production and industrial activities.	Evaluate the role and function of rural land along Wanneroo Road in Neerabup.	a. Work with the DPLH to investigate the most appropriate future uses for rural zoned land in Neerabup, taking into account existing uses along Wanneroo Road.	Section 4.2.1 of part 2 outlines that land uses in rural Neerabup are changing from traditional rural activities. Given its good exposure along Wanneroo Road and access to nearby rural and industrial activities, there may be potential for land uses to formally transition to better support these industries.	Medium Term
7.3.7 Attracting new investors to the City Encourage new businesses to locate in the City.	Simplify the City's local planning framework to make it easier for potential investors and landowners to understand.	a. Consider removing net lettable areas (NLAs) for individual activity centres in LPS 3 and include provisions for centres to develop in line with the NLAs in State Planning Policy 4.2 - Activity Centres.	Section 4.2.1 of part 2 outlines that the DPLH has advised that LPS 3 will need to remove separate NLAs for retail floorspaces for activity centres. Landowners wanting to develop or expand will need to consider the relevant NLAs outlined in draft SPP 4.2 and conduct an impact test to demonstrate that impact of their proposals.	Short Term
		b. Explore developing an exemptions local planning policy that outlines a list of development types (works or land uses) that are minor in nature and therefore do not need to obtain (or are exempt from needing) planning approval.	Section 4.2.1 of part 2 recognises some developments in the City could be exempt from requiring a development approval where they will not have an adverse impact on the streetscape or adjoining properties	Short Term