

DRAFT LOCAL PLANNING STRATEGY

Part One - The Strategy



Acknowledgement of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people. We pay respect to the Elders of the Noongar nation past, present and emerging, who have walked and cared for the land. And we acknowledge and respect the continuing culture and the contributions made to the life of this City and this region.



Local Fauna, City of Wanneroo

Adoption & Endorsement

The City of Wanneroo Local Planning Strategy certified for advertising on 26 July 2024.

Signed for and on behalf of the Western Australian Planning Commission.



an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date: 26 July 2024

ADOPTED

The City of Wanneroo herby adopts the Local Planning Strategy, at the Ordinary Meeting of Council held on the: _____ day of 20_____.

MAYOR

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

_____ Date

Preparation

The City of Wanneroo Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The City of Wanneroo Local Planning Strategy has been prepared by the City of Wanneroo in association with:

- Jointly Planning** | Housing Demographics, Population Forecast and Dwelling Yield Analysis
- MGA Town Planners** | Needs Assessment
- Urbaqua** | Water Management Study
- Eco Logical Australia** | Bushfire Hazard Level Assessment Study

Version Control Table

Reference	Version	Date
Version 1	Draft for Council Consideration	18 April 2023
Version 2	Draft for WAPC Certification	28 March 2024
Version 3	Final Draft for WAPC Endorsement	
Final	Final Endorsed Version	

Executive Summary

As one of Western Australia's fastest growing local government areas, the City of Wanneroo (the City) will continue to play an important role in accommodating rapid population growth. With an anticipated increase of around 150,000 people, our population is expected reach approximately 370,000 residents by the year 2041.

Land use planning changes will be driven by this growth, as well as the delivery of major new infrastructure and development projects. These will include the Yanchep rail extension project and new stations in Yanchep, Alkimos and Eglinton as well as the development of a major industrial hub in Neerabup. Population growth will continue to be focused along our north-west coastal corridor, infill areas such as Girrawheen, Koondoola and Wanneroo and in the future East Wanneroo.

Our Local Planning Strategy (Strategy) reflects our community's aspirations for planning and development in the City, which are articulated through our Strategic Community Plan 2021 - 2031. Our community advised us that they want planning and development to provide opportunities for population and economic growth, whilst minimising the impact on the natural environment. They also want diverse housing choices provided to residents as well as a range of transport services and infrastructure to support walking, cycling, public transport and car use to access other people and places.

Our Strategy implements the State Government's North-West Sub-regional Planning Framework 2018 by outlining actions to meet the State's housing requirements, support development in activity and employment centres and by planning for the delivery of infrastructure in key locations. It also outlines actions to protect the natural environment, facilitate green networks, increase urban forest and retain land for rural and agricultural purposes.

Our 'Place Approach' is integral to our Strategy as it outlines specific land use planning actions for certain areas to retain their local character and senses of place and to reflect their unique Place Management Area visions. Incorporating these elements into our Strategy has allowed us to develop a strategic approach to implement changes to our local planning framework and to provide the rationale for the zones, reserves and planning controls in our new Local Planning Scheme No. 3 (LPS 3). Our Strategy also provides the context for the coordinated planning of physical and social infrastructure and addresses more detailed and longer-term land use planning issues.

The Strategy sets out the key planning issues and actions relating to the themes of community, urban growth and settlement; economy and employment; the environment; and infrastructure and utilities as follows:

- **Community, urban growth and settlement**

Development in the City will take a 'place-based' approach and different areas will reflect distinct senses of place through their design and quality in the built environment and the

public realm. Housing provided will accommodate population growth and range in density and diversity to support our community's housing needs. There will be a particular focus on the areas that will undergo major change in the City such as East Wanneroo, the new Yanchep rail extension station precincts and surrounding activity centres at Alkimos, Eglinton and Yanchep. Density will be focused in areas which benefit from key social, transport and economic infrastructure. We will also support the provision of community facilities for our growing population. Some of this will be through developer contribution plans.

- **Economy, employment and tourism**

Land use planning will support the City's economy and local residents will be able to both live and work locally. Sufficient land will be available for employment uses, and these areas will be appropriately located so that jobs are easily accessible to our community and serve the needs of local businesses. Our hierarchy of activity centres in the City will be supported and maintained and we will ensure that employment land is protected against other competing land uses. As part of this, our land use planning will be flexible in order to support the development of our employment nodes including the Alkimos and Yanchep city centres and the Neerabup industrial area. To ensure food security, we will protect the agricultural sector in North Wanneroo from competing land uses.

- **The Environment**

To foster sustainable development, a balance will be achieved between the social, economic and environmental aspects of our City. In our role as an outer metropolitan growth local government area, we will continue to provide development to accommodate population growth. However, we will aim to balance this growth with the protection of the environment. As part of this, we will plan for climate change, making sure that we future-proof the City against its impacts. We will protect our biodiversity, conserve and increase our urban forest, manage the impacts of sea level rise on the coast and mitigate the impact of bushfires on the urban environments.

- **Infrastructure and Utilities**

Sufficient infrastructure and utilities will be provided to enable residents to access social and economic opportunities and to allow businesses to thrive. As part of this, the benefits from the Yanchep rail extension for the Northern Coastal Corridor will be maximised and infrastructure will be provided to support the urbanisation of East Wanneroo. We will aim to create a balanced and sustainable transport future by balancing the use of the private car with other transport options. We will also integrate smart technologies into the urban environment in order to future-proof the City.

Mayor's Forward

To be provided.

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Mindarie Marina, Mindarie



Perry's Paddock



Jindalee Beach Deck, Jindalee

1. Introduction

The City of Wanneroo's first ever Local Planning Strategy outlines our strategic framework for the planning and sustainable development of the City to the year 2041.

The City of Wanneroo (City) is undergoing an exciting period of rapid growth and change. This is being driven by population growth projections which indicate an increase of around 150,000 people by 2041; the delivery of major new infrastructure, including the Yanchep rail extension and new stations; and the release of new land areas for urbanisation and development, including those in East Wanneroo and along our northern coastal corridor.

In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, Local Governments are required to prepare local planning strategies. The purpose of these is to:

- a) set out the long-term planning directions for the local government;
- b) apply any State or regional planning policy that is relevant to the local planning strategy; and

c) provide the rationale for any zoning or classification of land under the local planning scheme.

Given the unique opportunities and challenges facing the City, it is timely to prepare our Local Planning Strategy (Strategy). Our Strategy will outline how we will adapt our local planning framework to respond to the changing needs of our community and to capitalise on opportunities to better align our planning responses with our community's aspirations for planning and development, which are articulated in our Strategic Community Plan 2021 - 2031.

The Strategy applies to the area shown in Figure 3 and comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC). The Strategy forms the strategic basis for the preparation, implementation and review of the new City of Wanneroo Local Planning Scheme No. 3 (LPS 3).

The City of Wanneroo's Local Planning Strategy comprises of:

- Part 1 - the Strategy which sets out the vision, issues, opportunities, planning areas, strategy maps and implementation measures.
- Part 2 - the background and context for the Strategy, which outlines the rationale and justification for the directions and actions included in Part 1.

2. Local Planning Strategy Vision

Our vision reflects our community’s aspirations for local land use planning and development which are outlined in our Strategic Community Plan 2021 - 2031.

Accordingly, the vision for the Strategy is:

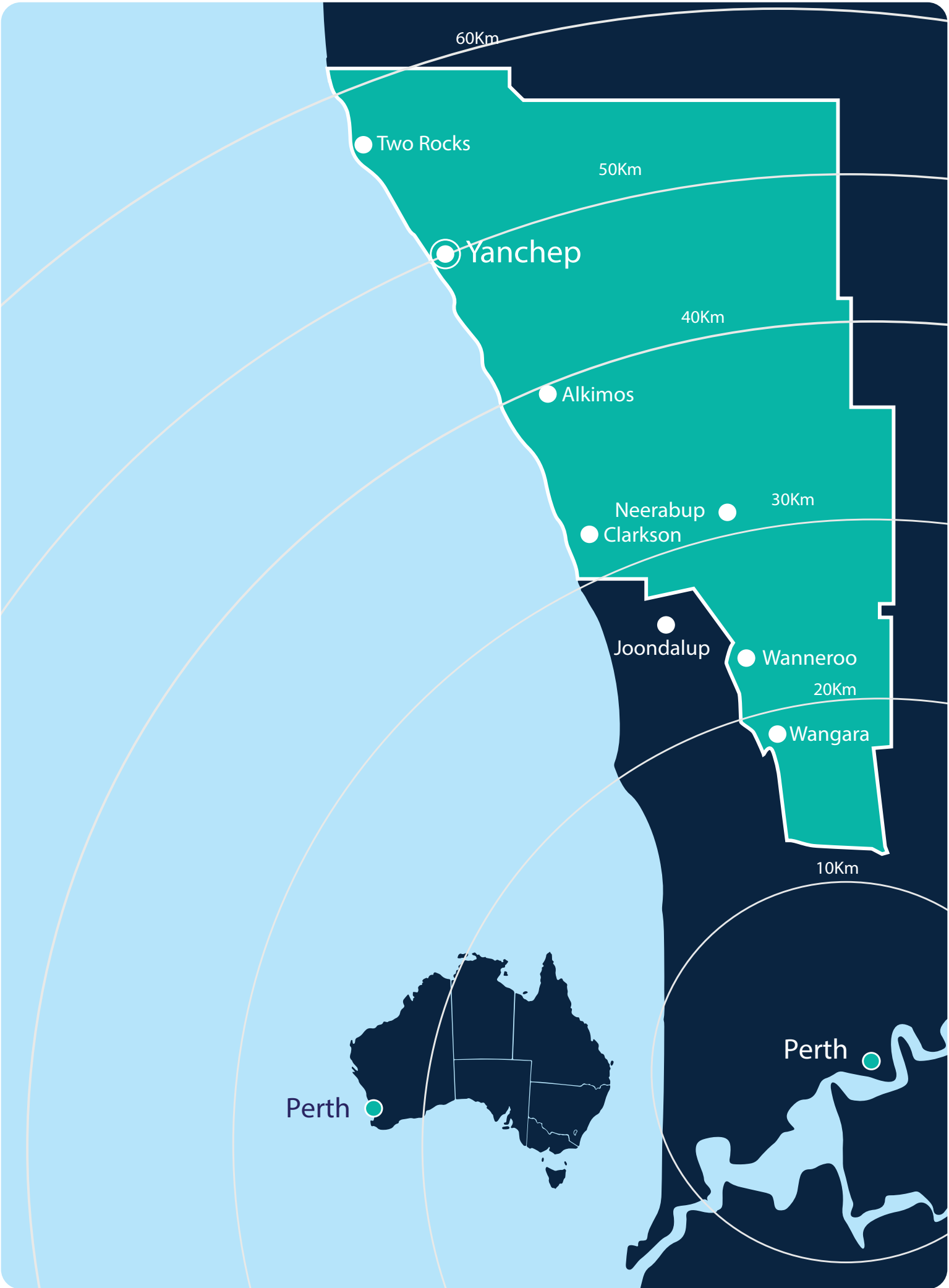
“A City that sustainably manages urban growth by facilitating developments that are sensitive to their surrounding natural environments, meet the housing and employment needs of local residents and connect people to places.”

This vision is largely attributed to our community's goal to see urban growth balanced with the environment. Given the City's role in delivering housing to accommodate population growth, development will be an inevitable part of future planning processes. Whilst it will not be possible to retain all vegetation, we will ensure that developments respond to local natural and environmental characteristics and seek to retain the most important aspects of our natural environment.

Our community also want to see places that reflect their natural and historic values and surrounding character. Our place-

based approach to land use planning and development will seek to achieve this by incorporating elements that are unique to places into future developments. These will include landscapes, artworks and materials used in design and development.

Meeting the needs of our community will include creating affordable, liveable and connected places with housing choices and economic opportunities. We will do this by providing diverse and affordable housing options and by providing employment opportunities that meet local needs and mitigate the need for people to travel further to access their places of work.



3. Aligning with our Strategic Community Plan

Achieving our Vision

The City of Wanneroo's Strategic Community Plan 2021 - 2031 establishes our community's vision for the City's future, including their aspirations and service expectations. The Local Planning Strategy expands upon this vision to specifically align it with land use planning and development. It then outlines directions and actions to enable planning and development outcomes in the City to reflect our community's vision and expectations.

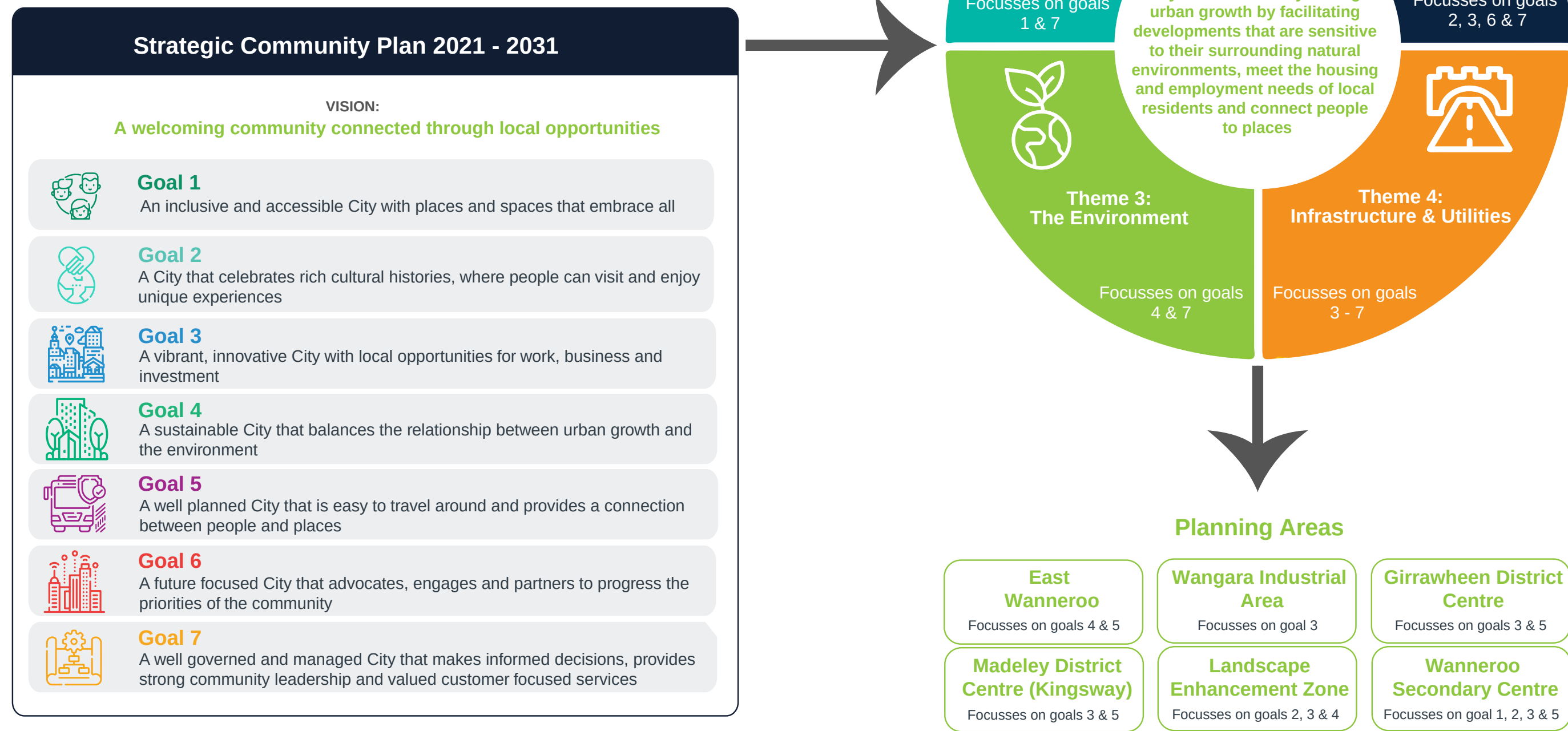
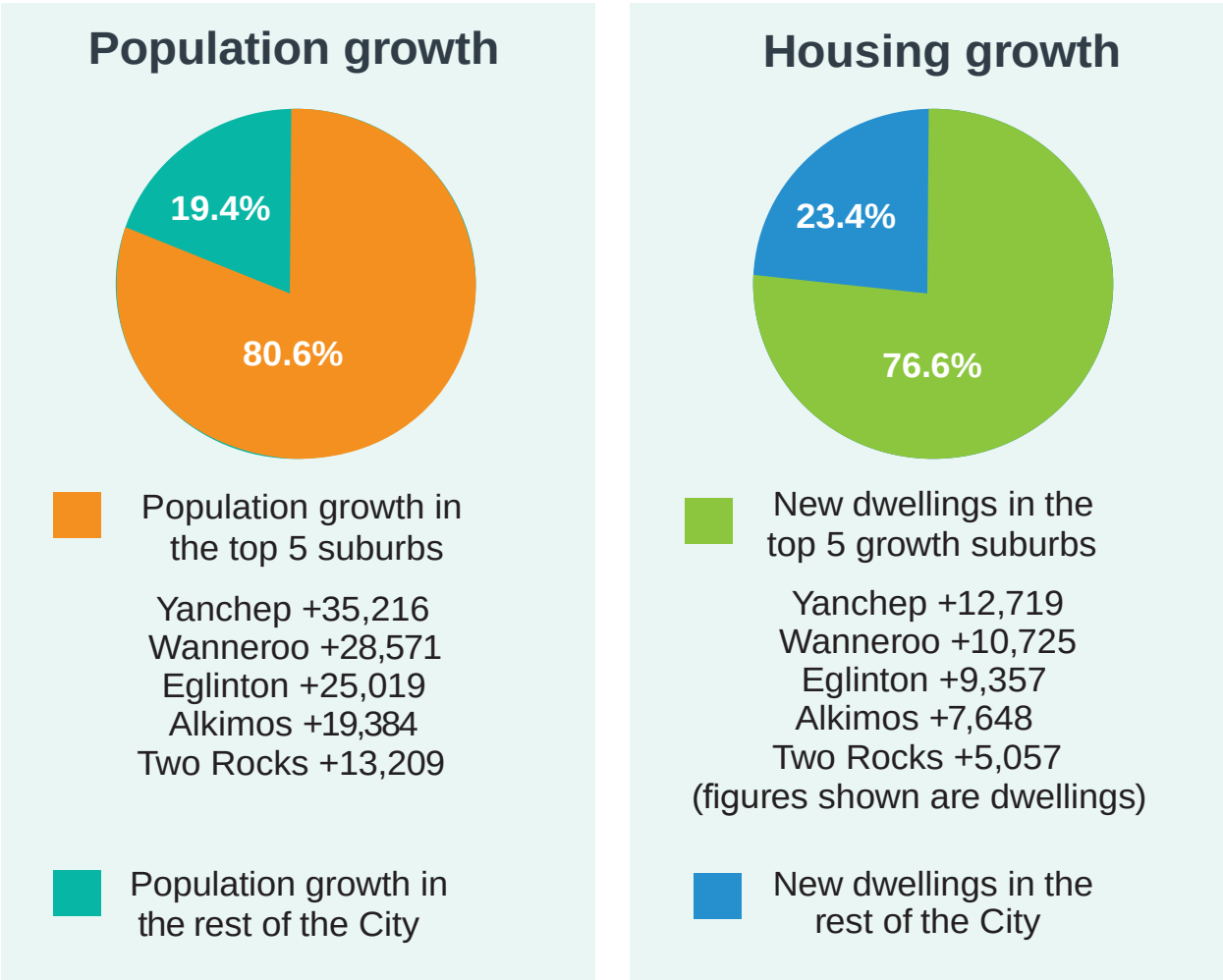


Figure 1: Goals and Themes from the City's Strategic Community Plan

4. Local Planning Strategy Overview

By 2041, the City's population will increase by around 150,000 people, which is a 68.5% growth rate. This will bring our total population to approximately 370,000 people (id.forecast, 2022).

To accommodate this growth, the City will provide significant housing, infrastructure, services and facilities, recreational opportunities and employment options. Land use planning will be critical to inform the approach that we take to deliver these elements and to ensure that local character, heritage and significant environmental qualities are retained and reflected throughout the City. What follows is a high level overview of our land use planning responses to population growth.



Community, Urban Growth and Settlement

- Approximately 55,000 new dwellings will need to be provided in greenfield and infill areas.
- Additional retirement, aged care and social housing will be provided.
- Community & recreational facilities and parks will meet community needs.
- Aboriginal and cultural heritage sites will be registered and protected.
- Local place values will be retained and reflected.
- Significant population growth will occur in East Wanneroo and along the northern coastal corridor.



Economy, Employment and Tourism

- 108,360 new jobs will be needed to achieve 60% employment self-sufficiency.
- Land will be protected and reserved for future employment in key areas.
- The Neerabup Industrial Area will provide specialised services to the region.
- Agriculture and horticulture will continue to be a major industries providing local food to the region.
- Agri-tourism in the Landscape Enhancement Zone area will develop as a niche employment industry.



The Environment

- Urban growth demands will be balanced with environmental considerations.
- The impacts of sea level rise on the urban environments will be managed.
- Significant local biodiversity hotspots and high quality vegetation will be protected where possible.
- Protect and enhance the urban tree canopy to minimise heat island effects.
- Actions will be taken to mitigate climate change.



Infrastructure and Utilities

- Transit oriented development will be provided in key places to encourage non-motorised methods of travel.
- Deliver connected transport networks which supports walking and cycling.
- We will advocate for key road links to improve freight connectivity.
- Smart technologies will be integrated into the urban environment.



Figure 2: Comparison between population and housing growth.

5. Local Planning Strategy Map

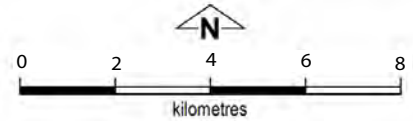


Figure 3: Local Planning Strategy Map