



CONTEXT & RESEARCH

THINKING AHEAD
HELP SHAPE YOUR CITY

This paper sets out a high-level summary of the current context of the City of Wanneroo and outlines some of the key research points that are relevant to the major review of the City's *Strategic Community Plan*. The key facts and considerations for Wanneroo address each of the *Strategic Community Plan* Pillars: **Economy, Environment, Society, and Civic Leadership**.

195,369



POPULATION

684 km²



TOTAL AREA

FASTEST GROWING

The City is the fastest growing local government in Western Australia and fifth fastest growing in Australia.

Perth's next major Strategic Metropolitan Centre at Yanchep is currently being developed in the City of Wanneroo's north.

41%



COUPLES WITH CHILDREN

25%



COUPLES WITH NO CHILDREN

16%



LONE PERSONS

RAPIDLY EXPANDING

The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth Metropolitan Area.

The City is located approximately 12 kilometres from the Perth CBD at its nearest point and 63 kilometres at its furthest point.

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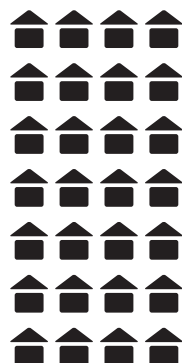
MEDIAN AGE

20%



OWN

52%



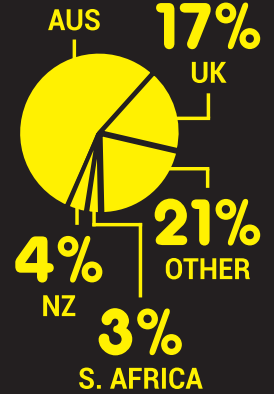
MORTGAGE

22%



RENT

55%



COUNTRY OF BIRTH

ECONOMY

In recent years, there has been a perceptible slow-down in the Western Australian economy. The most recent Australian Bureau of Statistics' figures show a growth in the real Gross State Product of 1.4% from 2013/14 to 2014/15, well below the 10-year annual average growth rate of 6.0%. Local unemployment was 8.2% for December 2015 and sub-regional employment self-sufficiency (living and working in the same area) is one of the lowest in the Perth and Peel regions at just 49%. The State Government has established a target of 60% for the North-West Sub-Region by 2031.

The population of the City of Wanneroo is predicted to almost double from just over 195,000 in 2016 to more than 350,000 in 2036. An additional 2,875 new dwellings will be required per year to accommodate this population increase, and more than 50,000 additional jobs will be needed. In the City of Wanneroo, strategic employment is focused on: Yanchep Strategic Metropolitan Centre; Wanneroo, Clarkson and Alkimos Secondary Centres; and Neerabup and Wangara industrial areas. The Neerabup Business Area is projected to employ in excess of 20,000 people at full capacity and will contribute significantly towards achieving State targets for local employment. The timely provision of rail infrastructure will be critical to the activation of these employment areas.

KEY CONSIDERATIONS

Facilitating an increase in employment self-sufficiency to improve local employment opportunities.

Meeting demand for housing choice and affordability.

Ensuring land and infrastructure is made available to support economic development.

Promoting and facilitating tourism opportunities.

Ensuring enhanced transport connectivity and advocating for an integrated transport plan for Wanneroo (including rail to Yanchep and other strategic transport infrastructure).

Focussing on strategic industry development, including clean technology, agribusiness and advanced manufacturing and engineering.

Cooperating with State Government and other agencies to ensure awareness of policies that support economic growth.

Facilitating the strategic economic development of the Neerabup Business Area.

Partnering with service providers to enhance the provision of workforce development and business support services.

ENVIRONMENT

Environmental issues remain a significant challenge for local governments. Adapting to and mitigating climate change, protecting biodiversity, monitoring and improving water quality and managing resource use, waste and recycling, continue to be important. In the last 50 years, autumn and winter rainfall has declined by between 10–20% and is projected to decline even further. This has a direct impact on groundwater levels in the Gnangara groundwater system – the key fresh water source for the Greater Perth Metropolitan Area and crucial for the health of local wetlands and vegetation.

The latest climate change modelling suggests a 0.5–1.0 metres sea level rise by 2100, compared to 1990 levels. Locally, the Western Australian Planning Commission is predicting a sea level rise of 0.9 metres by the year 2110. The most recent Local Government Waste and Recycling Census revealed a 33% waste recovery rate for metropolitan local governments. This can be compared to the State Government target of 50% by 2015 and 65% by 2020. Additionally, clearing of remnant vegetation in urban-zoned land usually results in loss of local habitat, amenity, biodiversity, canopy cover and 'green' communities. More than 55% of the land in the North-West Sub-Region, which is formed by the Cities of Wanneroo and Joondalup, is reserved as parks and recreation or State forest.

KEY CONSIDERATIONS

Ensuring continuing improvements in the management of water quality and reduction of water usage.

Managing natural areas to maintain biodiversity of bushland, wetland and coastal areas.

Managing and adapting to the impacts of climate change.

Effectively planning for the impact of sea level rise and coastal processes.

Optimising retention of significant vegetation types and habitat in urban-zoned land to maintain amenity, local habitat and canopy cover.

Implementing energy reduction initiatives and reducing greenhouse gas emissions.

Balancing urban development and community access with the protection and appropriate management of the City's environmental assets.

Monitoring any emerging carbon and water policies that will impact on the City.

SOCIETY

The City's population is culturally and linguistically diverse. Of the more than 195,000 residents, approximately 40% were born overseas and 18% do not speak English at home. The age profile of the City is likewise diverse, generally with older, more established suburbs home to ageing populations, and newer areas in the north of the City home to young families. Within this setting, the provision of local community services is managed through complex funding and regulatory circumstances. These are achieved across a diversity of community service providers, including State and Federal Governments, as well as the not-for-profit and private sectors.

In the future, it is anticipated that local government will be expected to play an even greater role in coordinating community service provision at the local level. In addition to community programs and services, the provision and facilitation of adequate infrastructure is a key responsibility of local government. Public infrastructure, including drainage, streetscaping, parks, community buildings, recreation facilities and public areas, form a significant portion of local government budgets. The design and quality of these can impact on the way people feel and behave. They can affect local area amenity and, indirectly, the local housing market.

KEY CONSIDERATIONS

Ensuring the ongoing provision of high quality services and facilities for people of all ages.

Ensuring residents and visitors feel safe in the community.

Ensuring demand for neighbourhood connectedness and amenity is met.

Ensuring an accessible and inclusive community for people with disability and culturally and linguistically diverse groups.

CIVIC LEADERSHIP

The *Local Government Act 1995* regulates the civic and decision-making responsibilities for local governments in Western Australia. The most significant policy in recent times has been the cessation of the local government reform process and its impact on State Government/local government relations, as well as the relationships between neighbouring local governments.

Whilst reform is no longer on the State Government's agenda, there remains ongoing pressure to increase local government effectiveness and accountability, including a move towards performance benchmarking and integrated planning and reporting. Cost-shifting from State and Federal Government, and an increasingly constrained funding environment will maintain pressure on the City to demonstrate and realise efficiencies in service delivery.

KEY CONSIDERATIONS

Facilitating partnerships and relationships with stakeholders.

Ensuring a good customer experience — clear line-of-site to customers.

Ensuring front-line staff have good technology competency.

Ensuring ongoing good governance, including efficient and effective financial sustainability, workforce capability and innovative solutions.

Ensuring community inclusiveness and engagement.

Advocating on behalf of the community.

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