

2005

SMART GROWTH  
STRATEGY

smartgrowthstrategy

# MAYOR'S MESSAGE

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WELCOME TO THE CITY OF WANNEROO'S INNOVATIVE AND FUTURE DRIVEN SMART GROWTH STRATEGY, THE OFFICIAL ROAD MAP NOW GUIDING AND SUPPORTING SUSTAINABLE DEVELOPMENT WITHIN THE CITY.

The Smart Growth Strategy reflects the recognition of the City of Wanneroo's position as one of the fastest growing local governments in the country. We are fortunate to have gained a reputation for our range of lifestyle choices, including coastal locations, bush retreats, and rural destinations. Our diverse housing market is attracting first home buyers, families upgrading to second and third homes, as well as empty nesters and retirees seeking a new relaxing lifestyle.

There is no better time to have developed and implemented our Smart Growth Strategy, a time when we are on the verge of doubling our population from our current 107,820 to more than 217,000 people by 2021<sup>1</sup>. This Strategy will help the City to meet the needs of a rapidly expanding community while maintaining our unique lifestyle choices.

With the development of the Smart Growth Strategy, the City of Wanneroo has undoubtedly established itself as a leader in growth management in Australia and has become a best practice example for all three levels of Government.

I would like to thank the community and relevant stakeholders who have all contributed to this important blueprint, and I look forward to the many positive results that will flow-on in the exciting years to come.

**JON KELLY JP**  
MAYOR



# 1.0 WANNEROO SNAPSHOT



Located 22 kilometres from Perth, the City covers an area of 687.5 square kilometres, which includes over 32 kilometres of coastline, large tracts of untouched bushland, market gardens, industrial and commercial estates and housing for the rapidly growing population base.

The City's urban areas vary in age. They include the early settlement area of the Wanneroo Townsite, the Girrawheen and Koondoola areas developed with the arrival of the main Perth urban development front, around 1970. New urban areas currently being developed at a range of locations in the main coastal urban corridor between Mindarie/Clarkson and Butler/Jindalee, as well as the new urban developments situated east of Wanneroo Road.

THE NEW CITY OF WANNEROO (THE CITY) BECAME AN ENTITY IN ITS OWN RIGHT WHEN THE FORMER CITY OF WANNEROO WAS DIVIDED INTO TWO LOCAL GOVERNMENTS IN JULY 1998, (CITY OF WANNEROO & CITY OF JOONDALUP). IN JULY 1999, THE CITY ESTABLISHED ITS OWN ADMINISTRATION AND COUNCIL MEMBERS WERE SUBSEQUENTLY ELECTED IN DECEMBER OF THAT YEAR.

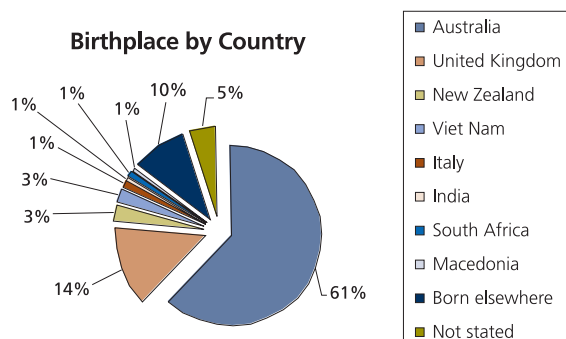
The City's population as at January 2005 was estimated at 107,820 and this is forecast to grow to just over 147,000 by 2011.<sup>3</sup> This represents an average annual population growth of just over 6560 people per year, which is approximately the number of residents currently living in Clarkson.

In terms of new households, this forecast population growth represents an average annual household growth of almost 2350 new households, or roughly 45 new households per week, between 2005 and 2011.

As an indication of how rapidly the City of Wanneroo is currently growing, in 2004-2005 the City issued approximately 3322 building licences for new single dwelling households, (around 63 households per week). Hence our growth is above the forecast average at this time.

## Where does our community come from?

Just under two thirds (61%) of our residents are born in Australia. The 'Birthplace by Country' chart that follows indicates the eight most common birthplaces by country, making up 93% of the total population. The chart also highlights the cultural diversity that characterises our population.



SOURCE: AUSTRALIAN BUREAU OF STATISTICS, 2001 CENSUS OF POPULATION AND HOUSING

<sup>3</sup> forecast.id, (2003). [City of Wanneroo Population Forecasts](#).

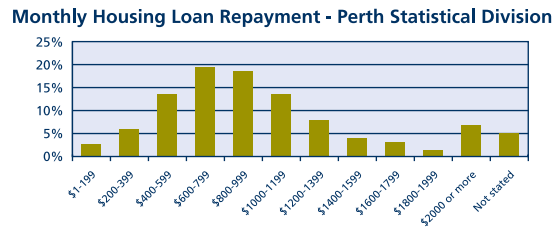
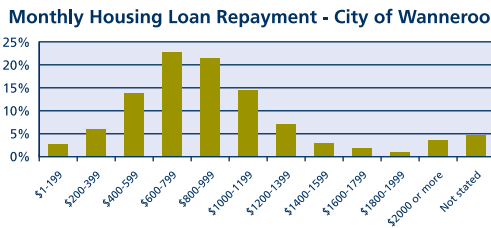
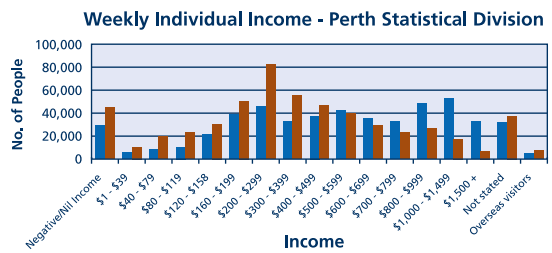
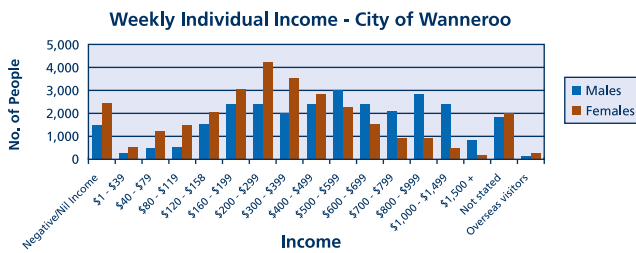
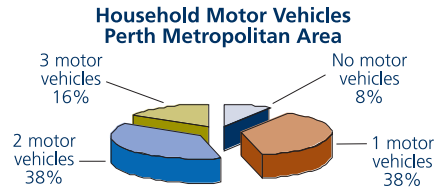
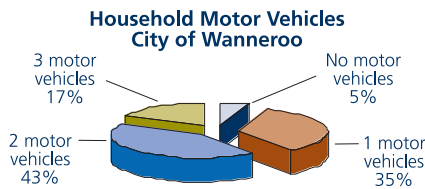
## How affordable is life in the City of Wanneroo?

Houses in the City of Wanneroo are generally less expensive than similar houses elsewhere. The average median house price for the City of Wanneroo at March 2005 was \$276,411 as opposed to the average median house price for the whole of the Perth Metropolitan Region (PMR) of \$284,500 (REIWA, 2005).

However, living in the City of Wanneroo is less affordable than in the PMR as a household in City of Wanneroo is more likely to be dependent on two or more vehicles and incur the associated running costs.

Over the life of a mortgage the ongoing cost of maintaining these vehicles may equate to the additional initial cost of buying the same home but in a different, more expensive location.

There are also the issues of the cost of public transport, such as increased costs to travel into Perth from the City of Wanneroo due to greater distance, and more limited access to other essential services for particular suburbs. For instance, Joondalup is the most northern major commercial area to the north of the PMR and this is more than 30kms from Yanchep/Two Rocks.



SOURCE: AUSTRALIAN BUREAU OF STATISTICS, 2001 CENSUS OF POPULATION AND HOUSING



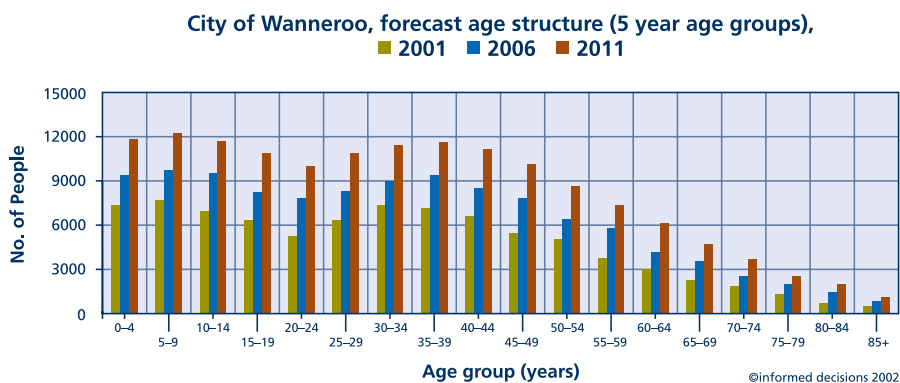
## What types of households do we anticipate in the future?

It is anticipated that changing household types in the City of Wanneroo will see:

- Couple families with dependents almost double in number,
- A significant increase in couples without dependents,
- A small increase in lone parent families with dependents,
- A small increase in group households,
- A significant increase in lone person households.

Household Types	Forecast Year		
	2001	2006	2011
Households (occupied private dwellings)			
Couple families with dependents	12,183	16,716	21,770
Couples without dependents	7,348	10,676	14,227
Lone parent families with dependents	3,599	4,645	5,773
Other families	476	629	798
Lone person households	4,193	5,810	7,537
Group households	578	751	949
<b>Total households</b>	<b>28,376</b>	<b>39,226</b>	<b>51,054</b>

## How are we ageing?



The City of Wanneroo has a relatively young age structure compared to the PMA and neighbouring local government areas (City of Stirling, City of Joondalup and City of Swan) and is expected to experience growth in every age group. Nevertheless, the ageing of the population is still a significant issue for the City as the rate of growth in the older age groups is expected to be faster than for others.

In the 10 years between 2001 and 2011 the number of people aged 50 and over is forecast to almost double from 18,373 to 35,709 (21.9% & 22.4% of the City of Wanneroo's population respectively). Further, by 2011 it is expected that of the 22.4% of residents aged 50 and over, more than a quarter of these (25.6%) will be aged 70 and over.

The ageing of the population - in particular the increase of those aged 70 and over - is a challenge to all levels of government (Federal, State and Local) and those agencies responsible for the provision of housing facilities, health and support services.



## 1.1 CONSTRAINTS AND CHALLENGES

Many of the constraints and challenges that the City faces have been examined in a Scoping Paper, entitled "Setting the Scene", which is available on the City's website, [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au). This paper was developed in June 2003 and a number of the issues identified have since been addressed in the Smart Growth Strategy.

It is, however, important to highlight the range and significance of many of these factors and a summary of the Scoping Paper is outlined below:

### Land Development and Growth Patterns

- Predominance of single residential lot development
- Managing 'leap frog' development
- The need for increased mixed use and other zonings
- Lack of planning for future/changing communities
- Understanding the implications for North-West Corridor Structure Plan and the extent of existing urban zoning under the Metropolitan Region Scheme
- Managing multiple development fronts

### Services and Accessibility

- Over reliance on private transport
- Cost benefit analysis of infrastructure and maintenance – whole of life cost
- Limited public transport access to and from employment nodes
- Limited access to services by public transport network for some communities
- Local roads and associated pedestrian/cycling facilities

### Natural Capital and Environment

- Pressure on water and energy resources
- Protecting significant natural areas
- Lack of assigned value to services provided by natural systems
- Lack of environmental benchmarking
- Lack of incentives for 'green' building
- Challenge of balancing environmental protection and economic development/growth
- Challenge of encouraging developers to come forward with cost-effective and practicable environmentally-friendly developments
- Addressing and respecting environmental constraints to development

### Internal Governance

- Nurturing an organisational culture that supports Smart Growth
- Continually investigating new methods of engaging the broader community in the governance process

### Partnerships and Collaboration

- Resistance by some developers to changes toward increased sustainability
- Managing developer driven growth
- Lack of clear commitment to the region by State Government
- General resistance to change from conventional planning and design approaches
- Rigidity of the planning and other regulatory systems
- Funding sources for Smart Growth projects
- Lack of agreement on the definition of 'sustainability' by different stakeholders
- Developer covenants that are not supportive of sustainability







- Lack of reliable information for internal planning
- Lack of on-the-ground examples of sustainable practices
- Lack of future planning scenarios that engage stakeholders

### People and Community

- Decline in the affordability of housing
- Importance of developing communities not simply housing developments
- Marketing of 'communities' and the impact of community development plans
- Consultation of a wider cross-section of the community
- Providing the community with opportunities to learn more about the issues of sustainability and potential impact on the future
- Measuring the social implications of increased density living
- Determining the needs of new and existing communities as well as our future residents

### Employment and Business Growth

- Lack of regional strategic integration
- Lack of infrastructure and resources to support business development
- Reliance on construction economy
- Lack of investment into value adding new economy projects or ideas
- Dislocation of residential growth versus business growth
- Retention of mixed business and other employment areas ahead of demand



## 1.2 WHAT DOES THIS MEAN?

Our rate of growth, changes in age structure and cultural diversity of residents pose significant challenges in the management of current and future demand for housing, quality infrastructure and economic opportunities, as well as the impact on the natural environment.

The pressures upon the City's environment, particularly its natural environment, including bushland and wetland areas, have also been previously identified in a State of the Environment report prepared for the Cities of Wanneroo and Joondalup (Chambers and Galloway, 1999).

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**This has led to a new way of thinking, called Smart Growth. Smart Growth seeks to manage growth more effectively to improve the outcomes of development for new and existing communities.**

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## 2.0 WHAT IS SMART GROWTH?



SMART GROWTH IS THE RECOGNITION THAT GROWTH WILL CONTINUE; FROM NATURAL POPULATION GROWTH, IMMIGRATION, REGIONAL POPULATION SHIFTS AND PEOPLE'S DESIRES. GIVEN THIS FACT, GROWTH NEEDS TO BE MORE BALANCED BY INCORPORATING ECONOMIC, ENVIRONMENTAL AND SOCIAL PRINCIPLES. SMART GROWTH IS ABOUT A COORDINATED EFFORT INVOLVING THE PUBLIC/PRIVATE SECTORS AND THE COMMUNITY TO ACHIEVE ITS OBJECTIVES.

**The concept of Smart Growth emerged in the United States of America in the 1990s. It was a reaction to worsening trends in traffic congestion, air pollution, loss of open space, degradation of existing communities and the increasing cost of public infrastructure. The apparent failure of traditional planning techniques to improve these conditions led to a new way of thinking<sup>4</sup>.**

More information regarding the history of Smart Growth is found in the Smart Growth Discussion Paper (Johnson, 2003), available at [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)

### How is Smart Growth being introduced within the City of Wanneroo?

At its Ordinary Council Meeting on the 29 April 2003, Council resolved as follows:

1. *ENDORSE* the general approach taken in the SMART GROWTH STRATEGY Discussion Paper and *AGREE* to its release to interested stakeholders.
2. *AGREE* to the establishment of a SMART GROWTH TEAM for a period of up to 2 years with a performance report on the achievements of the team to be presented to Council half yearly.
3. *AGREE* to the establishment of a SMART GROWTH STEERING COMMITTEE including Elected Member representation with the Term of Reference being presented to Council prior to July 2003.
4. *CONSIDER* the funding requests associated with the development of the SMART GROWTH STRATEGY as part of the 2003/2004 Budget deliberations.

A multi-disciplinary team has been established based on secondments of officers from the City of Wanneroo for a period of two years.

Council has formed a Smart Growth Steering Committee comprising of Council's Mayor and Elected Members, Chief Executive Officer and Council's Executive Management Team.







### How does Smart Growth relate to the State Sustainability Strategy?

Smart Growth represents a local approach to state sustainability. The Smart Growth Strategy complements the Foundation Principles, visions and goals of the State Sustainability Strategy.

The strength of Smart Growth as a strategy to manage growth within the City of Wanneroo is its ability to facilitate an integrated approach to sustainability within a high growth area, allowing for negotiated outcomes to create more liveable communities.

The Smart Growth Strategy adopts the State Sustainability Strategy's approach of seeking an effective integration of environmental, social and economic goals. However, it does not necessarily foresee that this integration in itself will lead to the City of Wanneroo being sustainable, particularly when we are faced

with the reality that our population will continue to grow at a significant rate for many years to come.

Consequently, the concept of Smart Growth is seen to more accurately reflect our true situation.

### How does Smart Growth relate to 'Dialogue with the City'?

'Dialogue with the City' is the State Government's process for preparing a new strategic planning framework for the Perth region and surrounds. This process is nearing conclusion and a new plan for the region (titled "Network City: Community Planning for Perth and Peel") is expected to be finalised shortly.

The vision, values, principles and objectives upon which the plan is to be based have been established ("Making Perth the City We Want", April 2004) and the Smart Growth Strategy is considered to be consistent with these. Through the City's involvement in the preparation of the Network City plan, it is anticipated that the resulting implementation strategies and actions will also be supportive of 'Dialogue with the City'.



## 2.1 AN OVERVIEW OF THE CITY OF WANNEROO'S STRATEGIC PLAN OUR PEOPLE, OUR FUTURE 2002-2005



### How does Smart Growth relate to the City of Wanneroo's Strategic Plan?

The City of Wanneroo's Strategic Plan – Our People, Our Future – was developed as a result of extensive community consultation and represents a consensus understanding of the future directions for the City and the means by which this will be achieved.

The plan analyses the existing social, economic and physical environment in which we live and operate as a local government, and identifies a vision for our future as a community.

The development of a Smart Growth Strategy supports the achievement of Council's strategic vision and goals (as detailed right) by considering the impact of growth and urban renewal against the four strategic goals.

### Vision

The City's Strategic Vision states, "By the year 2007, the City of Wanneroo will be a vibrant centre of creative growth known for the quality of lifestyle choices and development patterns, which enhance sustainability."

### Key Strategic Goals

The Plan contains four Strategic Goals:

#### Goal One – Environmental Sustainability

To value, protect and enhance our natural environment in harmony with the growth and progress of our City.

#### Goal Two – Healthy Communities

To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure.

#### Goal Three – Economic Development

To maximise opportunities for balanced economic growth and development within the City.

#### Goal Four – Corporate Management and Development

To create a culture that is committed to corporate learning, evolution and proper management of our natural, financial and human resources.





## 2.2 LINKING SMART GROWTH TO OUR STRATEGIC PLAN

The Smart Growth Strategy is closely linked to the City of Wanneroo's Strategic Plan, Our People Our Future 2002-2005. Common themes exist between the Smart Growth Strategy's Principles and the Strategic Plan's strategic vision and goals.

Table 2.2 (i) outlines the relationship between these documents, as well as the implementation phase associated with area specific action plans. These links are explained in further detail in Section 2.4.



TABLE 2.2 (i): Smart Growth Strategy relationship table.





## 2.3 WHAT WILL THE CITY OF WANNEROO LOOK LIKE?



### Smart Growth is about:

- Improving the quality of life and lifestyle opportunities for current and future residents in the City of Wanneroo.
- Growth that is managed through effective and efficient planning, and the use of both natural and built resources.
- Supporting the local economy by providing increased business and employment opportunities.
- Minimising our impact on the environment by valuing, protecting and enhancing our natural assets.
- Acknowledging what we are already doing well and identifying areas for improvement in the future.

### Living in the City of Wanneroo:

#### a) With Smart Growth

Our homes would be located in well-planned suburbs where vibrant centres of community, retail activity, parklands and transport are all within walking distance.

Each suburb (new and established) would integrate existing infrastructure, producing a network of neighbourhoods with lifestyle choices, employment opportunities and facilities to support all ages and life stages. Smart Growth planning would promote a village self-sufficiency approach, respect for the natural environment and a sense of belonging within the local, regional and global environment.

Such an integrated approach to our community, environment and economy will result in a more effective use of resources with increased benefits for the community as a whole.

#### b) Without Smart Growth

Our City will continue to develop at a rapid rate and trying to establish and maintain a sense of community within unconnected estates and existing suburbs will become increasingly difficult. Meeting essential infrastructure and service requirements will involve an ongoing challenge to simply keep up with our growth, leaving little time or resources to take an integrated approach to our community, the environment and our economy.

Limited housing variety and lifestyle options may not adequately meet the needs of our population as they reach different ages and stages of their lives. Access to service and retail centres will be disjointed, with some small areas developed or revitalised with limited consideration for surrounding services and facilities.





## 2.4 KEY SUPPORTING DOCUMENTS

**The City's Smart Growth Strategy is supported by a number of key documents that provide direction for our people, our economy and our environment. These documents drive the area-specific action plans that assist the City in meeting its organisational goals. A selection of these documents is outlined below:**

### Community Development Strategy

Wanneroo Lifestyles, the City's Community Development Strategy, provides an overview of our community now, how we anticipate it will change over time and what we anticipate our community will look like in the future.

#### Wanneroo Lifestyles focuses on how the City:

- and other key stakeholders (such as developers and service providers) can coordinate planning to assess the regional, district and local neighbourhood level requirements of our community,
- can make a positive contribution to the lives of our community members,
- as an organisation, can continue to contribute consistently and effectively over time,
- can encourage and support our community members by involving them in these processes,
- can assist the community to work towards a more sustainable social environment through capacity building, empowerment and developing partnerships,
- can provide a guide to internal and external stakeholders, defining roles in the development of our community.



### Economic Development Strategy

The Economic Development Strategy focuses upon attracting investment to the Wanneroo region, generating employment opportunities within the City's growing commercial and industrial areas, as well as capitalising upon existing industry clusters. The strategy extends economic development within a regional context where there is an interdependence of people, resources, institutions and business in the northern region.

The aim of the Economic Development Strategy is to bring economic prosperity to suburbs currently experiencing high unemployment rates, create improved local job opportunities and potentially increase household earnings.

#### The Strategy centres around five key areas:

- Commercial / industrial,
- Rural economy,
- Broadband,
- Home based business, and
- Tourism.

### Local Environmental Strategy<sup>5</sup>

The City is committed to responsible environmental management, and has prepared a Local Environmental Strategy (LES) that provides strategic direction for action on environmental issues for the next three to five years. These include biodiversity, the Greenhouse effect, waste, resource conservation and management, community participation and environmental awareness, and sustainability.

### Other Strategies

The City is continually considering the role of other potential strategies that will assist us in the Smart Growth approach. For example, local housing and tourism strategies are currently under development.



<sup>5</sup>The LES can be viewed online, or at your local City of Wanneroo Library.



## 3.0 OUR **SMART GROWTH** PRINCIPLES

THE FOLLOWING PRINCIPLES REFLECT THE CITY OF WANNEROO'S STRATEGIC DIRECTION AS WELL AS PRACTICAL EVIDENCE OF THE CHANGING NEEDS OF OUR COMMUNITY.

IT IS IMPORTANT TO NOTE THAT THE PRINCIPLES SHOULD NOT BE VIEWED IN ISOLATION. EACH PRINCIPLE FORMS AN INTEGRAL COMPONENT OF THE SMART GROWTH APPROACH.

EACH PRINCIPLE IS IDENTIFIED AND DEFINED IN THIS SECTION, WITH A MORE DETAILED EXPLANATION INCLUDING IMPLEMENTATION STRATEGIES, ACTION EXAMPLES AND MEASUREMENT INDICATORS OUTLINED IN SECTION 5.



### PRINCIPLE 1 **LIFESTYLE AND HOUSING CHOICE**

Smart Growth encourages the provision of a variety of housing types and the enhancement of lifestyle options.



### PRINCIPLE 2 **EFFECTIVE USE OF LAND AND INFRASTRUCTURE**

Smart Growth supports the effective use and development of land and buildings for the benefit of the local area.



### PRINCIPLE 3 **LONG TERM HEALTH OF THE ENVIRONMENT**

Smart Growth promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas



### PRINCIPLE 4 **IDENTITY, EQUITY AND INCLUSIVENESS**

Smart Growth is creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community.



### PRINCIPLE 5 **LONG TERM ECONOMIC HEALTH**

Smart growth supports opportunities that enhance industry growth and promote job creation within our region.



### PRINCIPLE 6 **PEOPLE AND GOVERNMENT**

Smart Growth encourages citizen and stakeholder participation in governance and development decisions.





## 4.0 SMART GROWTH PRINCIPLES IN PERSPECTIVE

### 4.1 Facts at a glance

Outlines useful facts and figures associated with each principle and why it has been identified by the City of Wanneroo as a priority area.

### 4.2 What does this mean?

Explains what the facts and figures mean in a simple and concise manner.

### 4.3 Putting the principle into practice

Provides a brief profile of a project or activity that is currently underway that represents a practical example of how each particular principle may be implemented.

### 4.4 How will we achieve this?

Outlines a range of strategies developed to assist the City of Wanneroo in achieving each principle.

### 4.5 What actions should we take?

Provides information about actions that can be taken in achieving the outcomes related to the key principle.

### 4.6 Examples

Provides specific examples that may be used in achieving the outcomes related to the key principle. These examples are not exhaustive but are designed as a starting point.

### 4.7 Indicators

Explains how the City will measure the results of the strategies and actions, helping to establish precisely how successful the strategies and actions have been by using a series of indicators.

### 4.8 Who?

Outlines who should be involved in converting these strategies into actions.

#### IMPORTANT INFORMATION ABOUT THE EXAMPLES AND INDICATORS

The examples and indicators outlined in the Smart Growth Strategy are designed as a guide. It is envisaged that the Strategy will be reviewed annually, allowing it to remain a living document that adapts to meet the needs of the City of Wanneroo and the wider community.

More detailed information about the implementation of the Strategy will be included in Section 6.1 and the Smart Growth Technical Manual.







## THE PRINCIPLES



# 5.1 LIFESTYLE AND HOUSING CHOICE

SMART GROWTH ENCOURAGES THE PROVISION OF A VARIETY OF HOUSING TYPES AND THE ENHANCEMENT OF LIFESTYLE OPTIONS.



## FACTS AT A GLANCE

- The Metropolitan Development Programme Urban Land Release Plan 2003/04 to 2007/08 (WA Planning Commission, 2003) estimates that for this period a total of 17,417 dwelling unit sites will be created within the City of Wanneroo, of which 1182 (or 6.8%) will be sites for non-single dwellings.
- Recent dwelling forecasts for the City of Wanneroo predict that from June 2005 to June 2007, there will be an additional 4869 new dwellings (approximately) built in the City, (forecast.id, 2003).
- In 2005, there were only 76 approvals issued for grouped and multi-unit residential dwellings, (compared to 3322 for single dwellings), representing 1.0% of all approvals issued, (City of Wanneroo, 2005).
- The type of housing that people live in is strongly related to household type as well as to the progression of people through life-cycle stages.
- The average (mean) size of Western Australian households has decreased over the last decade from 2.8 persons in 1991, 2.7 in 1996 and 2.6 in 2001, with projections for further decreases in coming years, (Australian Bureau of Statistics, 2001).
- The ageing of the population represents a fundamental change in the make-up of our community. It is estimated that the proportion of seniors (60 years and over) in Western Australia will increase from 17.9% of the population in 2011 to 28.3% by 2051 (Australian Bureau of Statistics, 1999).

## WHAT DOES THIS MEAN?

The City of Wanneroo is investigating the current situation regarding housing and lifestyle options for our residents and this research has raised a number of important points.

Research to date indicates that people prefer to have a choice in the lifestyle that they live, such as on the coast, on a rural block, in a free standing home, in a multi-unit development or in an area that gives them easy access to shopping, transport, employment or recreational activities.

The current pattern in housing development in the City is unlikely to cater for this range of needs if it continues without change.

The City's **Local Housing Strategy (LHS)** is currently being developed to address many of the issues associated with meeting the needs of our residents through all stages of their lives.



## SOMERLY VILLAGE CENTRE DESIGN GUIDELINES







### Putting this principle into practice... Somerville Estate, Clarkson

The Somerville Estate at Clarkson is a joint venture development involving Urban Pacific and Landstart. It is adjacent to the soon to be completed Clarkson train station. The precinct near to the station will include a range of housing types, as well as a mix of residential and commercial uses.



BLOCK 1: INDICATIVE MAIN STREET STREETScape  
MIXED USE : COMMERCIAL / RESIDENTIAL



UNIVERSITY OF QUEENSLAND  
BLOCK 1



## HOW WILL WE ACHIEVE THIS?

### 1a. By promoting a range of lot sizes to cater for different lifestyle choices.

#### i) ACTION

Guide the future variety of lot sizes to cater for a range of lifestyle choices

##### EXAMPLE

- Implement LHS

##### INDICATOR

- % LHS proposals implemented

##### WHO

- City of Wanneroo

#### ii) ACTION

Encourage a variety of housing choices in urban and rural locations

##### EXAMPLE

- Apply R (residential) codes as minimum and/or split, rather than maximum development density level

##### INDICATOR

- % of lots within each R code annually

##### WHO

- City of Wanneroo

#### iii) ACTION

Encourage public open space (POS) design that complements housing choice

##### EXAMPLE

- Investigate the impact lifestyle, flexibility and usability has on the planning and management of POS

##### INDICATOR

- Progress towards implementing of innovative design standards

##### WHO

- City of Wanneroo

### 1b. By promoting a range of housing types in appropriate locations to meet current and future market demands.

#### i) ACTION

Guide the future variety of housing types to cater for market demands

##### EXAMPLE

- Implement LHS

##### INDICATOR

- % LHS proposals implemented

##### WHO

- City of Wanneroo

#### ii) ACTION

Encourage a variety of housing types to meet changing lifestyle demands

##### EXAMPLE

- Encourage adaptable housing that allows for changing use over time, e.g. mixed-use development, shop-houses, factory-apartment shells

##### INDICATOR

- % multi residential units approved compared to the % of single residential units

##### WHO

- City of Wanneroo and Stakeholders

#### iii) ACTION

Work with stakeholders to promote an adequate supply of affordable housing

##### EXAMPLE

- Seek agreements with Government land and housing development agencies where they are involved in land development projects

##### INDICATOR

- Median housing cost of suburbs in the City of Wanneroo compared with other similar Perth outer metropolitan local governments

##### WHO

- City of Wanneroo and Stakeholders





## HOW WILL WE ACHIEVE THIS cont...

### iv) ACTION

Encourage the application of universal design principles<sup>6</sup> in house design to allow greater housing choice for people living with disabilities.

#### EXAMPLE

- Incorporate universal design principles into display project

#### INDICATOR

- % house applications approved each year which address one or more universal design principles

#### WHO

- City of Wanneroo and Stakeholders

## 1c. Providing a variety of quality lifestyle options

### i) ACTION

Catering for the changing lifestyle needs of our population

#### EXAMPLE

- The City of Wanneroo's Family Daycare Programme

#### INDICATOR

- Ratio of places needed in comparison with places available

#### WHO

- City of Wanneroo and Stakeholders

### ii) ACTION

Providing our residents with access to a range of social and recreational opportunities

#### EXAMPLE

- Hainsworth Community Centre – rejuvenation and expansion of facility to cater for a wider range of user groups, services and activities

#### INDICATOR

- % of capacity utilised in City of Wanneroo community facilities

#### WHO

- City of Wanneroo and Stakeholders

### iii) ACTION

Promote access to services and facilities that support independent living in the community.

#### EXAMPLE

- Community Aged Care Packages – a package of services provided to an individual that allows them to remain living in their home

#### INDICATOR

- % of available places that are filled

#### WHO

- City of Wanneroo and Stakeholders



<sup>6</sup> For further information regarding universal design principles, see page 49



# 5.2 EFFECTIVE USE OF LAND AND INFRASTRUCTURE

SMART GROWTH SUPPORTS THE EFFECTIVE USE AND DEVELOPMENT OF LAND AND BUILDINGS FOR THE BENEFIT OF THE LOCAL AREA.



## WHAT DOES THIS MEAN?

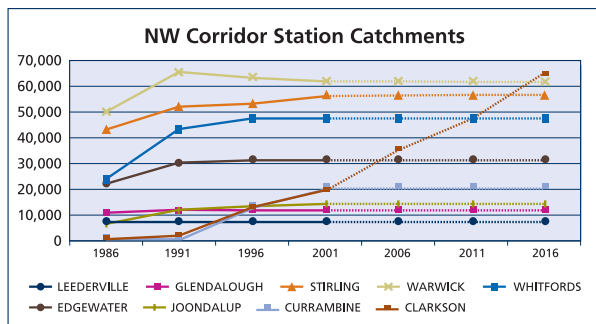
This principle examines methods by which the City and the community can gain the best results from the use of land, as well as new and existing infrastructure (e.g. roads, buildings, land). It identifies strategies to not only meet the needs of new and developing communities but to support and revitalise older existing suburbs. This principle also identifies the importance of developing partnerships to achieve the best results for the community.

## FACTS AT A GLANCE

- In 2005, 41% of residents within the City of Wanneroo live in suburbs north of the end of the Mitchell Freeway (Hodges Drive), (forecast.id, 2003).
- The 'Proposed Transit System 2007' offers limited public transport options to City of Wanneroo residents, particularly with regard to east-west movement, (refer to [www.transport.wa.gov.au/tenyearplan/proposed.html](http://www.transport.wa.gov.au/tenyearplan/proposed.html)), (Transperth, 1998).
- The analysis below represents the projected demand on rail stations as the northwest corridor continues to develop past Clarkson, (J. Syme, 2003).

## Putting this principle into practice... New North Project

The WA State Government's New North New Living Project is a successful urban renewal programme in Western Australia. The ten-year project is a mix of refurbishment, beautification and community development activities provided in partnership between the Department of Housing and Works, the Satterley McCusker





## HOW WILL WE ACHIEVE THIS?

### 2a. By supporting commercial and residential developments that support community facilities, commercial facilities and public transport systems.

**i) ACTION**  
Guide the future form and density of housing within the City of Wanneroo.

**EXAMPLE**

- Implement LHS

**INDICATOR**

- % LHS proposals implemented.

**WHO?**

- City of Wanneroo

**ii) ACTION**  
Encourage transit-orientated development.

**EXAMPLE**

- Integration of Train Station Precinct into the Somerly development in Clarkson

**INDICATOR**

- Comparison of patronage rates of train stations among residents

**WHO?**

- City of Wanneroo and Stakeholders

**iii) ACTION**  
Encourage higher densities around key facilities.

**EXAMPLE**

- Support higher densities adjacent to proposed coastal node developments at Jindalee ("Jindee" project)

**INDICATOR**

- % breakdown of R-coding categories within 400m of designated centres

**WHO?**

- City of Wanneroo and Stakeholders

**iv) ACTION**  
Form partnerships to share resources and the provision of key infrastructure.

**EXAMPLE**

- Cost sharing of development of public space and community facilities that will benefit users of facilities and adjacent residents

**INDICATOR**

- % of new developments that are subject to partnership agreements

**WHO?**

- City of Wanneroo and Stakeholders

### 2b. By optimising the use of infrastructure and assets.

**i) ACTION**  
Maximise potential of under-utilised community facilities.

**EXAMPLE**

- Investigate alternative uses for under utilised community assets, (e.g. sale, lease of land, building use)

**INDICATOR**

- Cost benefit analysis for specific asset types, (e.g. facilities)

**WHO?**

- City of Wanneroo





## HOW WILL WE ACHIEVE THIS cont...



**ii) ACTION**  
**Work with key stakeholders to improve regional transport links.**

**EXAMPLE**

- Seek cooperative agreements with land developers to complete links in major road systems

**INDICATOR**

- Change in travel time resulting from new road links

**WHO?**

- City of Wanneroo and Stakeholders

**iii) ACTION**  
**Encourage the location of community facilities and services in mixed use and commercial centres.**

**EXAMPLE**

- Integrating council services and facilities into the Wanneroo Town Centre Redevelopment project

**INDICATOR**

- Number of facilities and services located in mixed-use or commercial centres

**WHO?**

- City of Wanneroo and Stakeholders

**2c. By revitalising areas to meet changing community needs.**

**i) ACTION**  
**Encourage partnerships and communication sharing between sectors.**

**EXAMPLE**

- New North Project in Girrawheen and Koondoola

**INDICATOR**

- Number of projects resulting from partnerships between sectors

**WHO?**

- City of Wanneroo and Stakeholders

**ii) ACTION**  
**Revitalise local amenities to better meet community needs.**

**EXAMPLE**

- Renovation and refurbishment of Hainsworth Community Centre

**INDICATOR**

- Change in patronage numbers for facility pre and post revitalisation

**WHO?**

- City of Wanneroo and Stakeholders

**iii) ACTION**  
**Encourage community involvement in revitalisation projects.**

**EXAMPLE**

- Ferrara Park upgrade (community garden, playground equipment, path system, lighting, artwork and barbecue facility) in Girrawheen

**INDICATOR**

- Pre and post revitalisation crime statistics

**WHO?**

- City of Wanneroo and Stakeholders

**2d. By effectively planning for the development of future infrastructure.**

**i) ACTION**  
**Establish minimum infrastructure and service standards for new developments in consultation with the WA State Government.**

**EXAMPLE**

- Seek amendments to Western Australian Planning Commission Bulletin No. 18 "Developer Contributions for Infrastructure" to enable an increased level of developer contribution, recognising the limited financial capacity of developing Councils to provide community infrastructure and facilities





## HOW WILL WE ACHIEVE THIS cont...

### INDICATOR

- % new developments where the new minimum infrastructure and service standards are met

### WHO?

- City of Wanneroo and Stakeholders

### ii) ACTION

**Require developers to be responsible for the cost of services and infrastructure above the minimum standard**

### EXAMPLE

- Development of the City of Wanneroo's Smart Growth Assessment Tool

### INDICATOR

- % of approvals meeting Smart Growth Assessment Tool standards on first submission

### WHO?

- City of Wanneroo and Stakeholders

### iii) ACTION

**Encourage the Western Australian Planning Commission (WAPC) to give the Metropolitan Development Programme (MDP) effect as a growth management tool through a Statement of Planning Policy under the Town Planning and Development Act.**

### EXAMPLE

- Work with WAPC in making the MDP an effective growth management tool

### INDICATOR

- % new residential lots approved which comply with MDP

### WHO?

- City of Wanneroo and Stakeholders

### iv) ACTION

**Discourage non-frontal development unless justified by significant net public benefit.**

### EXAMPLE

- Withhold support for Metropolitan Region Scheme Amendments for non-frontal developments that have not been justified by significant net public benefit

### INDICATOR

- Area (hectares) of non-frontal land approved annually that is not justified by significant public benefit

### WHO?

- City of Wanneroo and Stakeholders

### v) ACTION

**Identify and secure regional public open space ahead of development.**

### EXAMPLE

- Memorandum of Understanding between St Andrews Project and Western Australian Planning Commission (WAPC) bringing district open space into public ownership well ahead of development

### INDICATOR

- Ratio of regional open space sites identified versus secured prior to development

### WHO?

- City of Wanneroo and Stakeholders



SCHOOLS IN HOUSES  
PENDING CONSTRUCTION  
OF PERMANENT SCHOOL.

## HOW WILL WE ACHIEVE THIS cont...

### 2e. By promoting urban design that is responsive to the needs of the community.

#### i) ACTION

Encourage developments that are compact and easy to navigate, (e.g. vehicles, bicycles and pedestrians), subject to topographic suitability.

#### EXAMPLE

- Support regular, grid based systems over excessive curvilinear /cul-de-sac street systems

#### INDICATOR

- % of developments using a predominantly grid based system

#### WHO?

- City of Wanneroo and Stakeholders

#### ii) ACTION

Increase the available stock (number) of adaptable buildings that cater for changes in community needs.

#### EXAMPLE

- Support interim alternative uses for buildings (e.g. Banksia Grove school in houses)

#### INDICATOR

- Change in stock (number) of adaptable buildings or facilities

#### WHO?

- City of Wanneroo and Stakeholders

#### iii) ACTION

Promote distinctive and attractive urban design through diversity of land use, building design and detail.

#### EXAMPLE

- Design and development of Wanneroo Town Centre

#### INDICATOR

- % of development applications meeting Smart Growth Assessment Tool criteria for distinctive and attractive urban design features

#### WHO?

- City of Wanneroo and Stakeholders

#### iv) ACTION

Promote urban design that encourages and nurtures local identity by responding to the unique qualities and physical characteristics of different sites.

#### EXAMPLE

- Encourage retention of natural landform features and bushland that can enhance the character of a development area, e.g. Jindalee

#### INDICATOR

- % land in new urban developments that retains natural landform features

#### WHO?

- City of Wanneroo

#### v) ACTION

Encourage WAPC to consider the Smart Growth principles and implementation strategies in reviewing Liveable Neighbourhoods.

#### EXAMPLE

- Work with WAPC in review of Liveable Neighbourhoods

#### INDICATOR

- % of Smart Growth strategies supported in the revised Liveable Neighbourhoods Code

#### WHO?

- City of Wanneroo and Stakeholders



# 5.3 LONG TERM HEALTH OF THE ENVIRONMENT



SMART GROWTH PROMOTES DEVELOPMENT THAT MINIMISES ENVIRONMENTAL IMPACT, TOGETHER WITH PRACTICES THAT CONSERVE AND ENHANCE NATURAL AREAS



## WHAT DOES THIS MEAN?

This principle acknowledges that although growth and development will inevitably continue, protection of the natural environment will be considered as an integral part of the planning process. Development has an impact on the land that is cleared to provide for it and on the resources it uses (including materials, water and energy). Once development has occurred, waste and greenhouse gas emissions are by-products that need to be minimised and managed efficiently.

## FACTS AT A GLANCE

- In terms of natural assets, the City of Wanneroo compares favourably with the rest of the PMR. Approximately 33% of the area of Wanneroo is covered by Bush Forever, totalling 22,787 hectares, (Western Australian Local Government Association (WALGA), 2003).
- The City has 1,384 hectares of native vegetation in reserves, (WALGA, 2003).
- A continuing rapid expansion of suburbs within the City, as well as a relatively low level of local employment, is leading to high private vehicle dependence.
- Large areas of natural vegetation are being cleared to make way for housing and parks. This places an increasing strain on local biodiversity, as well as a reduction in many primary industries.

Principle 3 identifies ways in which we can minimise these impacts on the environment and take a more proactive approach to conserving and enhancing our natural areas. It promotes more sustainable and efficient use of resources, encourages development activity away from sensitive natural areas and encourages community participation in local bushcare initiatives

In addition, the City has prepared a **Local Environmental Strategy (LES)** that provides strategic direction for action on environmental issues for the next three to five years.

## Putting this principle into practice... Water Sensitive Urban Design

This award winning swale (a gradual dip in the landscape to aid drainage) is an example of innovative and effective water sensitive urban design encouraged by the Liveable Neighbourhoods principles. Not only is this swale designed to meet drainage requirements but also to complement the overall landscape design of the area. It was established by Stocklands as part of their Landsdale development and was supported by the City of Wanneroo through their willingness to trial a new approach to water drainage in a residential area.





## HOW WILL WE ACHIEVE THIS?

### 3a. By conserving and enhancing local biodiversity.

#### i) ACTION Implement the LES.

##### EXAMPLE

- Development of Memorandums of Understanding (MOUs) with the Department for Conservation and Land Management (CALM) for the recovery and management of rare flora and fauna in the City of Wanneroo

##### INDICATOR

- % of LES actions implemented

##### WHO?

- City of Wanneroo.

#### ii) ACTION Implement Urban Natural Area Management Study.

##### EXAMPLE

- Urban Natural Area Management Study – group project funded by Perth Local Government Authorities

##### INDICATOR

- Urban Natural Area Management Study Key Performance Indicators (KPIs)

##### WHO?

- City of Wanneroo

#### iii) ACTION Participate in the Perth Biodiversity Project (WALGA programme).

##### EXAMPLE

- Develop and implement a Local Biodiversity Strategy

##### INDICATOR

- m<sup>2</sup> of Conservation Reserve per capita

##### WHO?

- City of Wanneroo

#### iv) ACTION

Use market-based instruments to protect targeted areas.

##### EXAMPLE

- Investigate the potential for the use of Transfer of Development Rights (TDRs) to allow developers increased lot densities in exchange for reserving land for conservation purposes

##### INDICATOR

- Extent (%) of mapped native vegetation that has some level of protection

##### WHO?

- City of Wanneroo

#### v) ACTION

Promote sustainable land management techniques.

##### EXAMPLE

- Conservation activities on Council properties, such as: fencing of remnant vegetation, rehabilitation of degraded areas

##### INDICATOR

- % of Conservation Reserve Management Expenditure allocated from Council Budget

##### WHO?

- City of Wanneroo

#### vi) ACTION

Develop and implement regional biodiversity stewardship agreements with other local government authorities and State government.

##### EXAMPLE

- Projects funded by National Heritage Trust Funding Scheme

##### INDICATOR

- % of Natural Area that is managed for conservation purposes

##### WHO?

- City of Wanneroo and Stakeholders



ABOVE LEFT: PIXIE MOPS (*Petrophile linearis*)  
RIGHT: COCKIE'S TONGUES (*Templetonia retusa*)

IMAGES COURTESY OF CALM





## HOW WILL WE ACHIEVE THIS cont...

### vii) ACTION

Create a network of trails and greenbelts to improve the connectivity of conservation areas.

#### EXAMPLE

- City of Wanneroo Trails Masterplan

#### INDICATOR

- Number of significant ecological linkages provided

#### WHO?

- City of Wanneroo and Stakeholders

### viii) ACTION

Support and partner with community groups and non-government organisations in the acquisition and conservation of bushland.

#### EXAMPLE

- Assess the conservation value of undeveloped Council property and consider reserving it

#### INDICATOR

- m<sup>2</sup> of Conservation Reserve per capita

#### WHO?

- City of Wanneroo and Stakeholders



## 3b. By encouraging community participation in local bushcare efforts.

### i) ACTION

Support local community bushcare groups with resources, grants and professional input.

#### EXAMPLE

- Develop and promote the City of Wanneroo 'Bushcare Groups Manual'

#### INDICATOR

- Ratio of \$ funding contribution from Council versus \$ value of projects submitted for consideration

#### WHO?

- City of Wanneroo and Stakeholders

### ii) ACTION

Raise community awareness of local bushcare efforts.

#### EXAMPLE

- Allocation of salary funding for Bushcare Officer position

#### INDICATOR

- Awareness and opinion of bushcare efforts from Household Panel surveys

#### WHO?

- City of Wanneroo and Stakeholders

### iii) ACTION

Liaise between other Government agencies and local community bushcare groups.

#### EXAMPLE

- Implementation of Bush Links (community-based project)

#### INDICATOR

- Relative importance of the environment in annual customer satisfaction survey

#### WHO?

- City of Wanneroo and Stakeholders



GRADUATED BARRIER PROVIDES SEPARATION BETWEEN THE INTRODUCED LANDSCAPE AND THE NATURAL BUSHLAND.

## HOW WILL WE ACHIEVE THIS cont...

### 3c. By promoting more efficient use of water, energy and other resources.

**i) ACTION**  
Assess environmental component of planning and building applications using the Smart Growth Assessment Tool.

**EXAMPLE**

- Develop and implement the Smart Growth Assessment Tool for development applications

**INDICATOR**

- % of approvals meeting Smart Growth Assessment Tool standards for the environment on first submission

**WHO?**

- City of Wanneroo and Stakeholders

**ii) ACTION**  
Implement Energy Action Plan under Cities for Climate Protection™ (CCP™) programme to reduce Council and community greenhouse gas emissions, as well as supporting initiatives such as 'Cleaner Production'.

**EXAMPLE**

- Retrofitting for energy and water usage efficiency in Council buildings

**INDICATOR**

- % achievement of Council's emissions reduction goals

**WHO?**

- City of Wanneroo and Stakeholders

**iii) ACTION**  
Include 'green' design features in future and retrofitted Council buildings.

**EXAMPLE**

- Design features such as: effective passive-solar design, energy-efficient lighting features, rainwater harvesting, belowground irrigation of lawns

**INDICATOR**

- City of Wanneroo's Energy Action Plan indicators for Council buildings

**WHO?**

- City of Wanneroo

**iv) ACTION**  
Promote and support GreenSmart programme to residents and builders.

**EXAMPLE**

- "Green householder" kits with information and resources about energy and water efficiency and waste minimisation

**INDICATOR**

- No. of housing applications that meet GreenSmart accreditation requirements

**WHO?**

- City of Wanneroo and Stakeholders

### 3d. By encouraging sustainable waste management options and improving resource recovery.

**i) ACTION**  
Increase the amount of 'green' purchasing by Council, such as recycled building materials, renewable energy or recycled office stationery.

**EXAMPLE**

- Develop and implement an Environmental Purchasing Policy for Council

**INDICATOR**

- Establishment of Environmental Purchasing Policy indicators

**WHO?**

- City of Wanneroo



THE CARE OF KOONDOOLA BUSHLAND IS SUPPORTED BY A LOCAL BUSHCARE GROUP.







## HOW WILL WE ACHIEVE THIS cont...

### ii) ACTION

Develop and implement a Waste Management Plan in line with the State Sustainability Strategy.

#### EXAMPLE

- Develop and implement a waste minimisation community education campaign, including business and industry

#### INDICATOR

- Kilograms of domestic waste per capita per annum

#### WHO?

- City of Wanneroo

### iii) ACTION

Support construction of a Resource Recovery Facility by the Mandarie Regional Council (MRC).

#### EXAMPLE

- Provide technical input to the MRC Technical Working Group

#### INDICATOR

- % of total domestic waste stream diverted from landfill per annum

#### WHO?

- City of Wanneroo and Stakeholders

### iv) ACTION

Support the establishment of construction and demolition (C&D) recycling facilities within City of Wanneroo.

#### EXAMPLE

- Investigate feasibility of establishing a C&D recycling facility on Council property at Wangara

#### INDICATOR

- Tonnes per annum of inert material recycled within the City of Wanneroo

#### WHO?

- City of Wanneroo and Stakeholders



## 3e. By promoting a variety of alternative transport choices to reduce energy consumption.

### i) ACTION

Encourage the use of alternative modes of transport other than private vehicles, such as bicycles and public transport.

#### EXAMPLE

- Implement and update the City Bikeplan

#### INDICATOR

- Number of public transport services/routes available

#### WHO?

- City of Wanneroo

### ii) ACTION

Encourage the development of walkable neighbourhoods that are easy to navigate on foot or by bicycle.

#### EXAMPLE

- Integrate urban design guidelines that improve the walkability of neighbourhoods into the Smart Growth Assessment Tool

#### INDICATOR

- Kilometres of shared-use footpaths per capita

#### WHO?

- City of Wanneroo

### iii) ACTION

Advocate effective and accessible public transport infrastructure and promote alternative transport usage programmes

#### EXAMPLE

- Lobby the State Government to bring forward construction timeline for north metro train lines

#### INDICATOR

- % of houses within 100m of public transport routes

#### WHO?

- City of Wanneroo and Stakeholders





## HOW WILL WE ACHIEVE THIS cont...

### 3f. By developing integrated water management strategies to increase water efficiency.

#### i) ACTION

Review Council's water consumption and implement efficiency measures.

#### EXAMPLE

- Council water consumption benchmarking report

#### INDICATOR

- % change in Council water usage per annum

#### WHO?

- City of Wanneroo

#### ii) ACTION

Approve appropriate household greywater recycling systems in order to help reduce scheme water demand.

#### EXAMPLE

- Approved greywater-recycling system used to irrigate lawns and gardens

#### INDICATOR

- No. of applications to install household greywater recycling systems per year

#### WHO?

- City of Wanneroo and Stakeholders

#### iii) ACTION

Integrate water sensitive urban design guidelines into the Smart Growth Assessment Tool.

#### EXAMPLE

- Water sensitive urban design features such as the innovative drainage swale in Landsdale, (refer to page 25)

#### INDICATOR

- No. of new developments that include re-use of grey water and/or stormwater

#### WHO?

- City of Wanneroo and Stakeholders

#### iv) ACTION

Support the State government in implementing the re-use of treated wastewater.

#### EXAMPLE

- Supply of treated wastewater for commercial, industrial or agricultural purposes by the Water Corporation

#### INDICATOR

- % of wastewater treated and re-used in the City of Wanneroo

#### WHO?

- City of Wanneroo and Stakeholders

#### v) ACTION

Maintain close involvement in State government studies relating to groundwater management in the City of Wanneroo.

#### EXAMPLE

- East Wanneroo Land Use and Water Management Strategy

#### INDICATOR

- Completion of East Wanneroo Land Use and Water Management Strategy

#### WHO?

- City of Wanneroo and Stakeholders



# 5.4 IDENTITY, EQUITY AND INCLUSIVENESS



SMART GROWTH IS CREATING OPPORTUNITIES TO ENHANCE AND DEVELOP THE IDENTITY OF OUR PLACES AND OUR PEOPLE, AND TO IMPROVE EQUITY AND INCLUSIVENESS WITHIN OUR COMMUNITY



## WHAT DOES THIS MEAN?

This principle is about recognising that our community is made up of many different people and doing our best to provide the same opportunities to participate in the community and access to essential services for each individual. This principle also identifies the need to develop the communities that people need and want, not simply the communities that we, as a local government, think they should have.

In addition, Wanneroo Lifestyles, the City's **Community Development Strategy**, provides an overview of our community now, how we anticipate it will change over time, what we anticipate our community will look like in the future and how the City can effectively meet the ongoing needs of our community.

## FACTS AT A GLANCE

- 19.5% of people living in the City of Wanneroo speak other languages compared to 16.5% for the Perth Metropolitan Region.
- The top three languages spoken in the City of Wanneroo, other than English are:
  - Vietnamese (3.76%)
  - Italian (1.84%)
  - Macedonian (1.37%)(Australian Bureau of Statistics, 2001)
- New trends in urban development have placed more emphasis on the importance of community and providing opportunities for residents to become involved in their neighbourhood.
- Approximately 2.36% of the City's population are Aboriginal or Torres Strait Islander.
- The City has adopted a broad Community Consultation Strategy, however, we (along with many other organisations) have not yet developed adequate strategies for targeting small pockets of the community.

## Putting this principle into practice... Revitalising Ferrara Reserve, Girrawheen

The City of Wanneroo is coordinating an upgrade of Ferrara Park to assist residents in reclaiming the park and to discourage anti-social behaviour. Additions to date include the construction of a new gazebo, installation of an electric barbeque, an improved path network, repositioning of the children's play equipment to a more prominent position, and the installation of new lighting. Plans are also currently underway for the launch of a community garden, a community artwork and the installation of a heritage sign detailing the history of the reserve.



TREE PLANTING AT FERRARA RESERVE WITH LOCAL PRIMARY SCHOOL CHILDREN.

## HOW WILL WE ACHIEVE THIS?

### 4a. By valuing social and cultural diversity.

#### i) ACTION

Develop and implement a range of resources that address social and cultural diversity within the City of Wanneroo.

#### EXAMPLE

- Development and implementation of Multicultural Plan, Disability Access and Inclusion Plan, Cultural Plan, Community Development Plan

#### INDICATOR

- Attendance numbers versus capacity at training sessions / information forums

#### WHO?

- City of Wanneroo

#### ii) ACTION

Value and support the celebrations of diverse cultures, such as Aboriginal and Torres Strait Island cultures.

#### EXAMPLE

- Partnering with cultural groups or specific cultural celebrations

#### INDICATOR

- Number of promotional strategies employed by the City of Wanneroo that value different cultures, (e.g. WannerooLink features)

#### WHO?

- City of Wanneroo and Stakeholders

#### iii) ACTION

Value differing abilities by catering for the needs of people living with a disability, as well as increasing community awareness.

#### EXAMPLE

- Implementation of the City's Disability Access and Inclusion Plan

#### INDICATOR

- Progress of actions implemented from the Disability Access and Inclusion Plan

#### WHO?

- City of Wanneroo and Stakeholders

### 4b. By encouraging social cohesiveness and civic participation.

#### i) ACTION

- Provide recognition of volunteers and community service groups, as well as opportunities for participation

#### EXAMPLE

- Annual volunteer recognition programme

#### INDICATOR

- % of community members participating in a voluntary or social capacity within the community

#### WHO?

- City of Wanneroo

#### ii) ACTION

- Develop a series of events for specific demographic groups

#### EXAMPLE

- Annual LIVE Youth Concert

#### INDICATOR

- No. of events designed to target specific demographics compared to general events

#### WHO?

- City of Wanneroo

#### iii) ACTION

- Provide residents, community groups and businesses with information and knowledge that encourages civic participation

#### EXAMPLE

- Inviting businesses to sponsor local awards and events

#### INDICATOR

- Proportion of local businesses that have supported local community projects via donation, sponsorship or business

#### WHO?

- City of Wanneroo and Stakeholders

#### iv) ACTION

Support the development of diverse local groups.

#### EXAMPLE

- Funding and resource support, (e.g. Community Funding Programme and donations)





## HOW WILL WE ACHIEVE THIS cont...

### INDICATOR

- % of applications received that are funded by the City of Wanneroo's Community Funding Programme

### WHO?

- City of Wanneroo and Stakeholders

### v) ACTION

**Encourage social interaction between neighbours.**

### EXAMPLE

- Holding a series of community events in different neighbourhood locations

### INDICATOR

- % of people who know their neighbours

### WHO?

- City of Wanneroo and stakeholders

## 4c. By encouraging interconnectedness between neighbourhoods.

### i) ACTION

**Lobby for more effective transport options in our region.**

### EXAMPLE

- Lobby WA State Government to bring forward construction timeline for north metro train lines

### INDICATOR

- Kilometres of railway line per capita in the City of Wanneroo

### WHO?

- City of Wanneroo and Stakeholders

### ii) ACTION

**Build community meeting places.**

### EXAMPLE

- Proposed Town Square within the Somerly train station precinct in Clarkson

### INDICATOR

- % of structure plans incorporating community meeting places

### WHO?

- City of Wanneroo and Stakeholders

### iii) ACTION

**Support and promote access to services and facilities for people living with a disability.**

### EXAMPLE

- Implementation of the City's Disability Access and Inclusion Plan

### INDICATOR

- Progress of actions implemented from the Disability Access and Inclusion Plan

### WHO?

- City of Wanneroo and Stakeholders

## 4d. By promoting distinctive and attractive communities.

### i) ACTION

**Foster neighbourhoods with distinctive and attractive characteristics.**

### EXAMPLE

- "Jindee" Estate (Jindalee) proposal to apply architectural codes for building design based on architectural forms of Rottneest Island

### INDICATOR

- % of people who are proud of their local community

### WHO?

- City of Wanneroo and Stakeholders

### ii) ACTION

**Encourage longer-term support for communities after developers move on.**

### EXAMPLE

- Community chest concept used at Brighton Estate to provide a source of funds for future needs in the community

### INDICATOR

- % of new developments incorporating a community chest

### WHO?

- City of Wanneroo and Stakeholders





## HOW WILL WE ACHIEVE THIS cont...



HAINSWORTH CENTRE  
MURAL PROJECT



**iii) ACTION**  
**Promote the inclusion of artistic elements in design.**

**EXAMPLE**

- Development and implementation of the City's Arts Policies

**INDICATOR**

- % of new developments that include public art

**WHO?**

- City of Wanneroo and stakeholders

**4e. By promoting community safety.**

**i) ACTION**  
**Enhance crime prevention through environmental design.**

**EXAMPLE**

- Revitalisation of Koondoola Plaza Shopping Centre

**INDICATOR**

- Change in patronage of shopping centre

**WHO?**

- City of Wanneroo and Stakeholders

**ii) ACTION**  
**Implement road safety initiatives in partnership between Council and key stakeholders.**

**EXAMPLE**

- Pedestrian crossing review project – Clarkson/Butler

**INDICATOR**

- Annual number of complaints and requests from residents regarding road safety and traffic management

**WHO?**

- City of Wanneroo and Stakeholders

**iii) ACTION**  
**Implement community safety education initiatives.**

**EXAMPLE**

- Safer Citizens' Dog Safe Programme coordinated by the City of Wanneroo

**INDICATOR**

- % of City of Wanneroo schools visited as part of Dog Safe Programme

**WHO?**

- City of Wanneroo and Stakeholders

**v) ACTION**  
**Provide events promoting community safety.**

**EXAMPLE**

- Safer Citizens' 4 Elements Volunteer Fire Fighter Games coordinated by the City of Wanneroo

**INDICATOR**

- Attendance at Safer Citizens' Community Events

**WHO?**

- City of Wanneroo and Stakeholders

**4f. By encouraging and supporting equity for all community members.**

**i) ACTION**  
**Raising staff awareness regarding the needs of people with disabilities.**

**EXAMPLE**

- Providing disability awareness training for City of Wanneroo staff.

**INDICATOR**

- % of staff who have completed disability awareness training

**WHO?**

- City of Wanneroo

**ii) ACTION**  
**Encourage partnerships and communication sharing between sectors.**

**EXAMPLE**

- Child Health Forum, in partnership with the City of Joondalup

**INDICATOR**

- No. of organisations represented on working group

**WHO?**

- City of Wanneroo and Stakeholders





## HOW WILL WE ACHIEVE THIS cont...

### iii) ACTION

Promote activities that reduce marginalisation and isolation.

#### EXAMPLE

- School holiday camps that bring young people together from across the City of Wanneroo

#### INDICATOR

- % of places filled

#### WHO?

- City of Wanneroo and Stakeholders

### 4g. By promoting the appreciation and conservation of heritage sites.

#### i) ACTION

Develop partnerships with related community groups and funding bodies.

#### EXAMPLE

- Funding received from Lotterywest for the conservation of lime kilns in Carabooda, Mindarie and Neerabup

#### INDICATOR

- Progress toward indicators outlined in the City's Heritage Services Management Plan 2004-2006.

#### WHO?

- City of Wanneroo and Stakeholders

#### ii) ACTION

Promote the City of Wanneroo's history and heritage, including Aboriginal heritage sites.

#### EXAMPLE

- Visitor programmes for schools at Buckingham House.

#### INDICATOR

- % of people surveyed who value local heritage.

#### WHO?

- City of Wanneroo and Stakeholders



### iii) ACTION

Coordinating heritage based community art projects and events.

#### EXAMPLE

- Hosting heritage based community events such as 'Kidsfest – Treasures of Yesteryear' as part of the City's Beach to Bush Festival.

#### INDICATOR

- Annual attendance at heritage based events

#### WHO?

- City of Wanneroo and Stakeholders

### 4h. By promoting the provision of community facilities and services that meet the needs of the community.

#### i) ACTION

Coordinate community facility planning in partnership with other key stakeholders.

#### EXAMPLE

- Working partnership between the City of Wanneroo and WA Department of Education and Training to assess the potential for co-location of school sites with public open space

#### INDICATOR

- % of new school sites assessed against potential co-location criteria

#### WHO?

- City of Wanneroo and stakeholders

#### ii) ACTION

Coordinate community service planning in partnership with other key stakeholders.

#### EXAMPLE

- Feasibility study and needs assessment for youth health centre – a joint project between the City of Wanneroo and City of Joondalup to cater for young people not accessing mainstream health services

#### INDICATOR

- \$ allocated on feasibility studies for targeted service provision.

#### WHO?

- City of Wanneroo and stakeholders



# 5.5 LONG TERM ECONOMIC HEALTH

SMART GROWTH SUPPORTS OPPORTUNITIES THAT ENHANCE INDUSTRY GROWTH AND PROMOTE JOB CREATION WITHIN OUR REGION.



## FACTS AT A GLANCE

- The main industries of employment for people in the City of Wanneroo include retail trade, manufacturing, construction, property and business, and community and health services, (Australian Bureau of Statistics, 2001).
- A total of 23.8% of residents live and work within the City of Wanneroo, (Australian Bureau of Statistics, 2001).
- 2% of the City of Wanneroo's 2004-2005 Budget was spent on Economic Services, (City of Wanneroo, 2005).
- On 16 December 2003, the City of Wanneroo adopted an Economic Development Strategy.

## WHAT DOES THIS MEAN?

This principle focuses on developing local industries and businesses, creating new jobs within our region and providing an environment that supports local people who choose to live, work and shop locally. It identifies the need to provide networking opportunities for local businesses and to equip our work force with the skills they require to gain employment in their chosen industry.

The City has also developed an **Economic Development Strategy**, focusing upon attracting investment to the Wanneroo region, generating employment opportunities within the City's growing commercial and industrial areas, as well as capitalising upon existing industry clusters.

## Putting this principle into practice...

### Eco-Detour - a Youth Training Programme

Eco-Detour is a training programme designed to assist young people to pursue a career within the automotive industry. The programme provides participants with the skills required to go on to further training or directly into apprenticeships (ideally, within the local automotive industry). In addition to providing participants with basic mechanical training it also provides professional development and workplace experience.

The Eco-Detour programme achieved third place in the Australian National Training Authority Australian Training Awards (Australian Training Initiative Category) in 2003.





## HOW WILL WE ACHIEVE THIS

### 5a. By building on local industry strengths and opportunities.

**i) ACTION**  
Identify opportunities for local industry development.

**EXAMPLE**

- Develop and implement a Tourism Strategy

**INDICATOR**

- % of actions initiated from Tourism Strategy

**WHO?**

- City of Wanneroo and Stakeholders

**ii) ACTION**  
Support new and existing business in the City of Wanneroo.

**EXAMPLE**

- Provide internal advocacy for business within Council administration

**INDICATOR**

- Number of businesses assisted by Council

**WHO?**

- City of Wanneroo

**iii) ACTION**  
Promote commercial and industrial areas within the City.

**EXAMPLE**

- Target complementary businesses identified in cluster research

**INDICATOR**

- Employment ROI (return on investment) for projects coordinated by the City

**WHO?**

- City of Wanneroo

**iv) ACTION**  
Promote business excellence through hosting industry events.

**EXAMPLE**

- City of Wanneroo Business Awards

**INDICATOR**

- Number of award nominations received annually

**WHO?**

- City of Wanneroo and Stakeholders

### 5b. By promoting investment consistent with strategic vision.

**i) ACTION**  
Facilitate and encourage regional industry

**EXAMPLE**

- Projects promoting purchasing within the region - buying local

**INDICATOR**

- % of total \$ spent by City of Wanneroo for Council purchases that are paid to local industries

**WHO?**

- City of Wanneroo and Stakeholders

**ii) ACTION**  
Advance the development of industrial and commercial areas within the City of Wanneroo.

**EXAMPLE**

- Working in partnership with the State Government and Tokyu Corporation, through the IDEAs project (Innovation, Development, Employment and Applications), to generate local employment opportunities for the St Andrews project based in Yanchep Two Rocks

**INDICATOR**

- \$ invested in infrastructure at specific location per annum

**WHO?**

- City of Wanneroo and Stakeholders

### 5c. By advocating the provision and enhancement of communications infrastructure.

**i) ACTION**  
Advocate for the provision of communications infrastructure.

**EXAMPLE**

- Develop and implement a Broadband Strategy

**INDICATOR**

- Ratio of known black broadband areas (broadband not available) to areas addressed

**WHO?**

- City of Wanneroo and Stakeholders





## HOW WILL WE ACHIEVE THIS cont...

### 5d. By promoting business assistance and support networks

#### i) ACTION

Provision of information and resources to aid business planning and strategic decision-making.

#### EXAMPLE

- City of Wanneroo population forecasts and assorted statistics available through the City's website

#### INDICATOR

- Number of businesses contacted through the BEC (Business Enterprise Centre), WBA (Wanneroo Business Association) and City of Wanneroo

#### WHO?

- City of Wanneroo and Stakeholders

#### ii) ACTION

Promote and enhance existing business support networks

#### EXAMPLE

- Locally focused networking functions, forums and workshops, such as Home Based Business Expo

#### INDICATOR

- % of City of Wanneroo businesses that have attended a Council workshop and/or forum

#### WHO?

- City of Wanneroo and Stakeholders

### 5e. By promoting lifelong learning and targeted industry training.

#### i) ACTION

Work with educational institutions and industry to map training requirements in line with industry growth.

#### EXAMPLE

- Eco-Detour – Youth automotive training programme

#### INDICATOR

- % of participants finding job placements resulting from Council supported industry training programmes

#### WHO?

- City of Wanneroo and Stakeholders

#### ii) ACTION

Develop niche training packages targeting local employment needs

#### EXAMPLE

- Partnering with training providers to develop training packages, such as TAFE aged care training for the Yanchep-Two Rocks area

#### INDICATOR

- % of training places filled

#### WHO?

- City of Wanneroo and Stakeholders

### 5f. By encouraging workforce participation and local employment placement.

#### i) ACTION

Promoting employment opportunities for all potential workforce members, including people living with a disability.

#### EXAMPLE

- Reach Out – the City's home-based business training package

#### INDICATOR

- % of training places filled

#### WHO?

- City of Wanneroo

#### ii) ACTION

Encouraging training alternatives.

#### EXAMPLE

- Promoting opportunities for apprenticeships and traineeships within local industries

#### INDICATOR

- Apprenticeships and traineeships available in the City of Wanneroo

#### WHO?

- City of Wanneroo and Stakeholders

#### iii) ACTION

Ensuring developers provide local employment opportunities from the commencement of development.

#### EXAMPLE

- Inclusion of employment strategies at structure plan level





## HOW WILL WE ACHIEVE THIS cont...

### INDICATOR

- Self-containment rate for City of Wanneroo (i.e. no. of employed residents versus the no. of residents employed in the City of Wanneroo)

### WHO

- City of Wanneroo and Stakeholders

## 5g. By protecting and promoting agricultural and productive primary industries.

### i) ACTION

Work with the WA Department of Agriculture to facilitate opportunities such as the production of fresh food, export development opportunities and agri-tourism, where appropriate.

### EXAMPLE

- Establish a working group to identify and explore opportunities for production of fresh food, value adding and agri-tourism.

### INDICATOR

- Number of farming businesses supported to value-add to their agricultural production.

### WHO?

- City of Wanneroo and Stakeholders

### ii) ACTION

Support the sustainable development and management of agriculture in conjunction with agricultural industry groups, the WA Department of Agriculture and other groups.

### EXAMPLE

- Work with the WA Department of Agriculture in establishing a 'Farming for the Future' program for Wanneroo's rural area.

### INDICATOR

- Number of farming businesses accredited through the 'Farming for the Future' program.

### WHO?

- City of Wanneroo and Stakeholders

### iii) ACTION

Promote integration of waste water management systems, including composting systems and the use of recycled water.

### EXAMPLE

- Work with the WA Department of Agriculture to give support to farming businesses to update irrigation infrastructure and soil amendment systems.

### INDICATOR

- Number of farming businesses supported and subsequently able to adopt composting, water re-use and more water-efficient irrigation systems.

### WHO

- City of Wanneroo and Stakeholders

### iv) ACTION

Ensure that East Wanneroo Land Use and Waste Management Strategy (EWLUWMS) adequately recognises the value of the City's agriculture.

### EXAMPLE

- Ensure that an adequate area of land is protected for agriculture and related industries

### INDICATOR

- The area of land protected for agricultural and related industries

### WHO?

- City of Wanneroo and Stakeholders

### v) ACTION

Seek close involvement in reviews of ground water allocations affecting the rural area.

### EXAMPLE

- Ensure that ground water allocation reviews adequately recognise the value of the City's agriculture industry

### INDICATOR

- Gigalitres of groundwater allocated for agriculture per annum

### WHO

- City of Wanneroo and Stakeholders



# 5.6 PEOPLE AND GOVERNMENT

SMART GROWTH ENCOURAGES CITIZEN AND STAKEHOLDER PARTICIPATION IN GOVERNANCE AND DEVELOPMENT DECISIONS.



2005 CITY OF WANNEROO MAYOR JON KELLY AND COUNCILLORS

## FACTS AT A GLANCE

- The City of Wanneroo conducts two Council Meetings on Tour each calendar year.
- The City of Wanneroo provides two Community Funding rounds per financial year, allocating an annual total of \$60,000 to assist community groups in providing activities, services and events.
- The City of Wanneroo delivers a variety of community education programmes, ranging from personal safety, home security and dog safety, to fund raising, recruiting volunteers and current legal issues for community groups.
- The City has established a Household Panel, a selection of up to 400 City of Wanneroo residents who are surveyed on a regular basis regarding a range of topics and issues.
- The City carries out an annual Customer Satisfaction Survey to measure the level of community satisfaction with our service provision across a range of areas.
- In 2005, the City of Wanneroo employs approximately 620 staff.

## WHAT DOES THIS MEAN?

The main focus of this principle is the need to seek greater involvement from the City of Wanneroo's citizens and stakeholders in our decision making processes. Through this involvement the City of Wanneroo is able to more effectively plan for the future.

In addition, the City has implemented a **Community Consultation and Engagement Policy** which provides a series of principles to guide our consultation processes that aim to encourage and support community involvement in our decision-making.

Smart Growth also encourages the City of Wanneroo to assess its own processes and achievements to ensure that we are supporting our staff and elected members to best meet the needs of our community.





## Putting this principle into practice...

### Household Panel

The City of Wanneroo has established a Household Panel made up of residents living in the City of Wanneroo who are contacted on a regular basis to complete a short survey or provide us with comments on various issues. There will be up to 400 households (one person per household) on the panel at any point in time.

It is important for the City of Wanneroo to keep up with the changing needs of our community. The City feels that the best way to make informed decisions and ensure that we understand what our community wants is to keep in contact with our residents.

The information collected from the panel feeds into decision-making processes at the City of Wanneroo or may be incorporated into the community consultation process for particular projects. The data gathered will help to improve the quality and timeliness of information collected by the City of Wanneroo to provide input into service planning and community issues.



#### EXAMPLE

- Provision of welcome pack to new residents

#### INDICATOR

- % of residents who feel well informed about council activities

#### WHO?

- City of Wanneroo

#### iii) ACTION Consulting community members on key issues.

#### EXAMPLE

- Using the Household Panel to survey community members in relation to particular issues

#### INDICATOR

- Number of issues covered by Household Panel surveys per annum

#### WHO?

- City of Wanneroo

#### iv) ACTION Provide opportunities to actively involve residents in projects relating to their neighbourhood.

#### EXAMPLE

- Tree-planting day hosted by the Yellagonga Catchment Group

#### INDICATOR

- Number of community based projects including residents in decision-making group.

#### WHO?

- City of Wanneroo and Stakeholders

#### v) ACTION Ensure that we attempt to engage all community members within our consultation process, including people living with a disability.

#### EXAMPLE

- Implementation of the City's Disability Access and Inclusion Plan

#### INDICATOR

- Progress of actions implemented from the Disability Access and Inclusion Plan

#### WHO?

- City of Wanneroo and Stakeholders



## HOW WILL WE ACHIEVE THIS?

### 6a. By promoting inclusive decision making.

#### i) ACTION Educate and empower community members regarding their rights and responsibilities.

#### EXAMPLE

- Youth Advisory Council (YAC)

#### INDICATOR

- Ratio of Council decisions incorporating community comments versus those that do not

#### WHO?

- City of Wanneroo

#### ii) ACTION Provide access to information and resources.



## HOW WILL WE ACHIEVE THIS cont...

### 6b. By encouraging partnerships that address the changing needs of the community.

**i) ACTION**  
Encourage coordinated consultation between all tiers of government.

**EXAMPLE**

- Seek establishment of Northwest Corridor Planning Steering Committee

**INDICATOR**

- \$ invested in community planning workshops

**WHO?**

- City of Wanneroo and Stakeholders

### 6c. By creating a commitment to the future of the region.

**i) ACTION**  
Identify and work with community and business organisations within the region.

**EXAMPLE**

- Investigate a Regional Stewardship Model for the City of Wanneroo and the northern growth corridor

**INDICATOR**

- % of identified organisations contacted by the City of Wanneroo

**WHO?**

- City of Wanneroo

**ii) ACTION**  
Promote and develop a coordinated and integrated approach to planning for our communities.

**EXAMPLE**

- Implementation of Smart Growth Assessment Tool

**INDICATOR**

- Progress of Smart Growth Strategies implemented

**WHO?**

- City of Wanneroo

**iii) ACTION**  
Invest in community capacity building.

**EXAMPLE**

- Smart Clubs Programme – training and education for sport and recreation clubs

**INDICATOR**

- % of available places filled at training and education workshops

**WHO?**

- City of Wanneroo and Stakeholders

**iv) ACTION**  
Provide working examples of the Smart Growth Principles.

**EXAMPLE**

- Undertake demonstration projects in partnership with developers

**INDICATOR**

- No. of projects with partnership agreements

**WHO?**

- City of Wanneroo and Stakeholders

### 6d. By supporting the City's internal community, our staff.

**i) ACTION**  
Create a work force and workplace committed to innovation and creativity, customer service, the right skills for the job, working together with colleagues and the community, and a balance between work and personal life.

**EXAMPLE**

- Develop targets via the City's People Management Plan

**INDICATOR**

- Continuous tracking of targets set in the City's People Management Plan

**WHO?**

- City of Wanneroo





## IMPLEMENTATION



# 6.0 IMPLEMENTATION

**IMPLEMENTATION OF THIS STRATEGY WILL OCCUR THROUGH A NUMBER OF MEANS:**

## **1. Undertaking of Strategy Actions.**

The Strategy includes specified actions that the City intends to undertake. The matter of assigning responsibilities for the undertaking of each action will be determined through the process of the preparation of a Smart Growth Technical Manual and will involve close consultation with City staff and any external agencies involved. A timeframe for each action will also be determined.

## **2. Focussed Strategy Development, Implementation and Review**

Similar to the City's Strategic Plan, the Smart Growth Strategy seeks to provide a broad, holistic approach to the wide range of issues needing to be addressed and managed by the City. This information will then be fed down into more detailed and focussed strategy areas and action plans. Existing documents, such as the Local Environmental Strategy, will be reviewed over time to ensure consistency with the broader Smart Growth Strategy.

Other strategies are currently being prepared, (such as the Local Housing Strategy), or are proposed. Similarly, these documents will need to be aligned with the Smart Growth Strategy. This more detailed level of strategy implementation will assist in the regular review of different aspects of the Smart Growth Strategy.

The proposed Smart Growth Technical Manual is intended to provide further guidance as to the relationship required between the various document levels and comprehensively identify the various strategies and stakeholders involved.

## **3. Review of the City's Strategic Plan**

Revision of the City's current Strategic Plan, 'Our People, Our Future 2002 – 2005' has commenced and is designed to provide direction for the City for the next five years, 2006 – 2010. Our strong focus on creative growth will continue, with extensive community and stakeholder consultation planned in order for the City to continue to meet the needs and aspirations of our current and future communities.

The development of the Smart Growth Strategy will drive this review, assisting the development of a more integrated approach to the support, development and renewal of communities within the City of Wanneroo.

The development of the Smart Growth Strategy will drive this review, assisting the development of a more integrated approach to the support, development and renewal of communities within the City of Wanneroo.





## IMPLEMENTATION cont...

### 4. Review of Existing City Regulatory Systems

Various elements of the City's existing regulatory systems may not be consistent with the principles, strategies and actions of this Strategy. They will, therefore, need to be reviewed in order to achieve this consistency. This process will include the review of the following:

- City of Wanneroo District Planning Scheme No. 2 (DPS2),
- Structure Plans,
- Policies,
- Local Laws.

A programme for the undertaking of this review will be developed in consultation with all relevant City of Wanneroo business units.

In respect to DPS2, it is proposed that the changes to be made will also provide a key implementation mechanism for the land use planning elements of the Strategy. This is intended to occur in two stages:

- A first stage involving an amendment to DPS2 to include provisions in DPS2 which will require that planning and development in the City occurs in accordance with the relevant principles, strategies and actions of this Strategy.
- A second stage (which may be initiated concurrently with the undertaking of the first stage) that will involve a formal review of DPS2 under the Town Planning Regulations.

Such a formal review is considered appropriate considering the following matters:

- Smart Growth, together with a similar regional level planning approach arising from the State Government's Dialogue with the City project, represents a fundamental change in direction in respect to ways in which urban areas should develop.
- The coastal urban 'corridor' is currently subject to a number of major planning initiatives, in particular:
  - The review of the coastal portion of the North West Corridor Structure Plan,
  - The preparation of District Structure Plans/Concept Plans for the Alkimos-Eglinton and Yanchep-Two Rocks (St Andrews) districts.
- The future of the East Wanneroo area will soon be clarified through the East Wanneroo Land Use and Water Management Strategy. Changes to scheme provisions will also soon need to be made arising from the Gnaragar Land Use and Water Management Strategy.
- The current review of the WA Planning Commission's Liveable Neighbourhoods development control policy and related Commission subdivision and other development policies.

The undertaking of the proposed DPS2 amendment will take considerable time and the formal scheme review even longer. To provide for more immediate implementation of the Strategy in terms of assessment of development proposals, it is proposed that it be adopted as a Local Planning Policy under DPS2 (having complied with the relevant process set out in DPS2).





## IMPLEMENTATION cont...

### 5. Smart Growth Assessment Tool

The SGAT is an electronic assessment tool that will assist developers in preparing their structure plans (at district and local levels) and subdivision plans while considering the social, economic and environmental components of these proposals. It will allow developers and City of Wanneroo staff to consistently assess the performance of structure plans and subdivision plans against the City's Smart Growth Strategy. In addition, the tool also flags statutory and policy requirements in an integrated manner.

To enable implementation of the Smart Growth Assessment Tool, it is likely that its use will be incorporated into the Local Planning Policy and DPS2 provisions referred to previously.

### 6. Indicators and Review

**To allow for the effective monitoring and review of Smart Growth, the Strategy includes indicators for each proposed action. Assigning the tasks for measuring these indicators will be established in consultation with all relevant City of Wanneroo business units and external agencies, where applicable.**

**This information will be detailed in the Smart Growth Technical Manual.**





## 7.0 RESOURCE GUIDE



### **Smart Growth Projects – Some examples from overseas, wider Australia and WA.**

Burswood Peninsula

[www.mirvac.com.au/content/homes\\_apartments/perth/burswood/](http://www.mirvac.com.au/content/homes_apartments/perth/burswood/)

Colorado, USA

[www.dola.state.co.us/smartgrowth/](http://www.dola.state.co.us/smartgrowth/)

Coomera Waters, Gold Coast, Queensland

[www.coomerawaters.com.au/pages/default.asp?contentID=The+Coomera+Waters+Vision&pageCategory=overview](http://www.coomerawaters.com.au/pages/default.asp?contentID=The+Coomera+Waters+Vision&pageCategory=overview)

Ontario, Canada

[www.smartgrowth.gov.on.ca](http://www.smartgrowth.gov.on.ca)

The Docklands, Melbourne, Victoria

[www.docklands.com/](http://www.docklands.com/)

### **What is happening in WA?**

Dialogue with the City – Department for Planning and Infrastructure

[www.dpi.wa.gov.au/dialogue/](http://www.dpi.wa.gov.au/dialogue/)

Sustainability Policy Unit – Department of Premier and Cabinet

[www.sustainability.dpc.wa.gov.au/](http://www.sustainability.dpc.wa.gov.au/)

Urban Development Institute of Australia (UDIA) – WA Branch

[www.udiawa.com.au/](http://www.udiawa.com.au/)

WA Collaboration – Sustainability Agenda

[www.wacollaboration.org.au/](http://www.wacollaboration.org.au/)

### **What are other WA local governments doing?**

City of Gosnells – Sustainable Development

[www.gosnells.wa.gov.au/scripts/viewurlist.asp?NID=2058&Thm=6](http://www.gosnells.wa.gov.au/scripts/viewurlist.asp?NID=2058&Thm=6)

City of Joondalup – Living Joondalup Sustainability

[http://living.joondalup.wa.gov.au/BUOrgnStrategic/sustainability/living\\_services\\_sustainability.asp](http://living.joondalup.wa.gov.au/BUOrgnStrategic/sustainability/living_services_sustainability.asp)

City of Mandurah – Sustainability

[www.mandurah.wa.gov.au/default.asp?et=2&ei=28](http://www.mandurah.wa.gov.au/default.asp?et=2&ei=28)

Shire of Serpentine / Jarrahdale – Sustainable Development

[www.sjshire.wa.gov.au/~wcpserp/](http://www.sjshire.wa.gov.au/~wcpserp/)

City of Swan – Place Planning

[www.cityofswan.com/placeplanning/default.asp](http://www.cityofswan.com/placeplanning/default.asp)

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## WHAT IS UNIVERSAL DESIGN?

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

The following principles of universal design have been developed by a working group of architects, product designers, engineers and environmental design researchers at the Centre for Universal Design, NC State University, Raleigh, North Carolina.

The seven principles each have guidelines for their application, which include the main elements that should be present in a design that adhere to the principle. Not all guidelines will be relevant to all designs.

These principles of design address only universally useable design and it should be noted that the practice of design involves more than consideration for usability. Designers must also incorporate other considerations such as economic, engineering, cultural, gender and environmental concerns in their design processes.

- Principle One: Equitable use
- Principle Two: Flexibility in use
- Principle Three: Simple and intuitive use
- Principle Four: Perceptible information
- Principle Five: Tolerance for error
- Principle Six: Low physical effort
- Principle Seven: Size and space for approach and use

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