

Local Planning Policy – Smart Growth

Policy Owner:	Strategic Projects
Distribution:	All Employees
Implementation:	07 June 2005
Scheduled Review:	June 2007

Introduction

The City of Wanneroo comprises a major part of the north western section of the Perth Metropolitan Region. Its main land uses include urban, agriculture, forestry (pines), industry (Wangara-Landsdale) and nature reserves (including Yanchep and Neerabup National Parks).

The City's urban areas are of varying ages: 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; the new urban areas being developed now at many locations in the main coastal urban 'corridor' between Mindarie/Clarkson and Butler/Jindalee, as well as the new urban areas situated east of Wanneroo Road.

The City's population as at 30 June 2005 was approximately 107,820 and this is forecast to grow to just over 147,000 by 2011.¹ This represents an average annual population growth of just over 6,300 people per year, or roughly 120 new residents per week.

In terms of new households, this population growth represents an average annual household growth of almost 2,300 new households per year, or roughly 44 new households per week.

The longer term population forecast for the City is for a 2021 population of approximately 217,000. This represents an average annual population growth between 2011 and 2021 of approximately 7,000 people per year.

To assist in managing the significant population growth occurring in this City and in ensuring that adequate services are provided to these new communities as well as existing communities, in April 2002, the Wanneroo City Council adopted a Strategic Plan for the 2002-2005 period entitled 'Our People, Our Future'.

The Strategic Plan includes the following vision statement:

“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. This will be achieved through:

¹ This as well as the forecasts which follow are contained in the “Wanneroo City Council Population and Household Forecasts”, Forecast.id consultants, 2003.

Organisational culture:

Participative culture, quality of governance and management

Community well-being:

Community driven, change and participation, unique and vital atmosphere

Infrastructure and service provision:

Provision of infrastructure and services in a timely and cost effective manner

Planning for a balanced environment:

Natural, cultural, economic and built forms; conservation and enhancement of natural assets; recognition and celebration of cultural heritage; economic development and land use planning.”

To achieve this vision, the Strategic Plan sets out four goals as follows:

“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.”

To achieve the four goals, 52 strategies are proposed.

In April 2003, Council considered a report² by City Administration concerning a proposal for the preparation of a Smart Growth Strategy for this City. The report referred to a Smart Growth Discussion Paper³ which had been considered by Elected Members at Council’s Policy Forum meeting held in March 2003.

² Report “CE06-04/03 Towards a Smart Growth Strategy” by City Administration to Wanneroo City Council Meeting held on 29 April 2003.

³ “Smart Growth Strategy Discussion Paper, Charles Johnson, Chief Executive Officer, City of Wanneroo, 2003.”

Council decided to endorse the general approach set out in the Discussion Paper for the preparation of a Smart Growth Strategy and preparation of the Strategy consequently began in July 2003.

The Smart Growth Discussion Paper noted that although the City's Strategic Plan was seeking to improve the City's performance in respect to sustainability, the growth of the City in its current form was not considered to be sustainable.

To date, growth has been managed through the established land planning processes, and although this has often involved an application of the Liveable Neighbourhoods⁴ policy of the WA Planning Commission, it has not involved assessment of proposals in a manner which provides an effective integration of the environmental, social and economic elements of sustainability.

The Smart Growth approach would involve working toward more sustainable practices through such an integrated application of environmental, social and economic principles (through the use of 'sustainability assessment'), and a seeking of solutions which are mutually supportive of those principles. Such integrated assessment should also ideally occur during the course of the planning phase of projects, rather than upon submission of the proposal for approval.

Essentially, Smart Growth is ensuring that growth is managed through effective use of resources to improve the quality of life for current and future residents, support the local economy and minimise environmental impact.

In respect to the preparation of the Smart Growth Strategy itself, an important aspect of the approach proposed is that this be done in close consultation with all interest groups involved, particularly the community, land development and other industry groups, and the other spheres of government.

The Smart Growth Strategy which has been prepared has involved an identification of the issues and challenges which need to be addressed in this City, and the development of principles which are based on the Strategic Plan's vision and goals. These principles are intended to form the basis for strategies and actions for effectively addressing the identified issues and challenges.

Policy Objective

The objective of this policy is to enable the principles and associated strategies which are contained in the Smart Growth Strategy to be applied to proposals required to be considered by the City.

⁴ "Liveable Neighbourhoods. A Western Australian Government Sustainable Cities Initiative", WA Planning Commission, June 2000 (Edition 2).

Significant proposals now to be considered in this regard include:

- Review of the portion of the North West Corridor Structure Plan situated north of Butler and Jindalee
- Preparation of a District Structure Plan for Alkimos-Eglinton
- Preparation of a District Concept Plan and District Structure Plans for Yanchep-Two Rocks

For an initial trial period, it is intended that this Policy shall be applied to Structure Plan proposals through the related Smart Growth Assessment Tool, in the case of Structure Plans where there is substantial support by the developers involved to participate in such a trial.

Policy Measures

In considering any proposals affecting this City, including urban development, community development, economic development and conservation proposals, Council shall have due regard to the following Smart Growth principles and associated strategies:

Principle 1: Lifestyle and Housing Choices:-

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

Strategies:

- 1a. Promote a range of lot sizes to cater for different lifestyle choices.
- 1b. Promote a range of housing types in appropriate locations to meet current and future market demands.
- 1c. Provide a variety of quality 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.

Strategies:

- 2a. Support commercial and residential developments that support community facilities, commercial facilities and public transport systems.
- 2b. Optimise the use of infrastructure and assets.
- 2c. Revitalise areas to meet changing community needs.

- 2d. Effectively plan for the development of future infrastructure. This is to include:
- i) requiring developers to be responsible for the cost of services and infrastructure they may propose which may be above any agreed minimum standard of provision.
 - ii) discouragement of non-frontal development unless justified by significant net public benefit.
- 2e. Promote urban design that is responsive to the needs of the community. This is to include:
- i) incorporating compactness and ease of navigation for vehicles and pedestrians into development plans.
 - ii) promoting buildings that cater for changes in community needs.
 - iii) promoting distinctive and attractive urban design through diversity, land use and building detail.
 - iv) promoting urban design that encourages and nurtures local identity by responding to the unique qualities and physical characteristics of different sites.

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.

Strategies:

- 3a. Conserve and enhance local biodiversity. This is to include:
- i) using market-based instruments to protect targeted areas.
 - ii) promoting sustainable land management techniques.
 - iii) creating a network of trails and greenbelts to improve the connectivity of conservation areas.
- 3b. Encourage community participation in local bushcare efforts.
- 3c. Promote more efficient use of water, energy and other resources. This is to include:
- i) assessing the environmental component of planning and building applications using the Smart Growth Assessment Tool
 - ii) implementing the Energy Action Plan under the Cities for Climate Protection program to reduce Council and community greenhouse gas emissions, and support initiatives, such as ‘Cleaner Production’
 - iii) including ‘green’ design feature in future and retrofitted Council buildings.
 - iv) promoting and supporting the Greensmart program to residents and builders.
- 3d. Encourage sustainable waste management options and improve resource recovery.

This is to include:

- i) increasing the amount of ‘green’ purchasing by the Council, such as recycled building materials, renewable energy or recycled office stationery.
 - ii) supporting the construction of a resource recovery facility by the Mandarie Regional Council.
 - iii) supporting the establishment of construction and demolition recycling facilities within the City of Wanneroo.
- 3e. Promote a variety of alternative transport choices to reduce energy consumption. This is to include:
- i) encouraging the use of alternative modes of transport other than private vehicles, such as bicycles and public transport.
 - ii) encouraging the development of walkable neighbourhoods that are easy to navigate on foot or by bicycle.
 - iii) promoting effective and accessible public transport infrastructure and promoting alternative transport usage programs.
- 3f. Develop integrated wastewater management strategies to increase water efficiency. This is to include:
- i) approving appropriate household greywater recycling systems to help reduce scheme water demand.
 - ii) supporting the State Government in implementing the reuse of treated wastewater.

Principle 4: Identity, Equity and Inclusiveness:-

Smart Growth is creating opportunities to enhance and develop the identity of our places and our people.

Strategies:

- 4a. Value social and cultural diversity. This is to include:
- i) valuing and supporting the celebration of diverse cultures.
 - ii) providing resources that cater for needs of people living with a disability, including increasing community awareness and valuing differing abilities in relation to these people.
 - iii) promoting access for the disabled to private services, and to recreation and leisure services.
 - iv) promoting employment opportunities for people with disabilities.

- 4b. Encourage social cohesiveness and civic participation. This is to include:
- i) providing recognition of volunteers and community service groups, as well as opportunities for participation.
 - ii) promoting the role of volunteers and providing participation opportunities.
 - iii) providing residents, community groups and businesses with information and knowledge that encourages civic participation.
 - iv) supporting the development of diverse local groups.
 - v) encouraging social interaction between neighbours.
- 4c. Encourage interconnectedness between neighbourhoods. This is to include:
- i) Lobbying for more effective transport options in our region.
 - ii) building community meeting places.
- 4d. Promote distinctive and attractive communities. This is to include:
- i) fostering communities with distinctive and attractive characteristics.
 - ii) encouraging longer term support for communities after developers move on.
 - iii) promoting the inclusion of artistic elements in design.
- 4e. Promote community safety. This is to include:
- i) enhancing crime prevention through environmental design.
 - ii) implementing road safety initiatives in partnership between Council and key stakeholders.
 - iii) implementing community safety education initiatives.
 - iv) providing events promoting community safety.
- 4f. Encourage and support equity for all community members. This is to include:
- i) encouraging partnerships and communication sharing between sectors.
 - ii) promoting activities that reduce marginalisation and isolation.
 - iii) promoting adequate provision for the needs of Aboriginal and Torres Strait Islanders.
- 4g. Promote appreciation and conservation of heritage sites. This is to include:
- i) developing partnerships with related community groups and funding bodies.
 - ii) promoting Wanneroo's history and heritage.
 - iii) coordinating heritage based community art projects and events.
 - iv) encouraging protection and promotion of Aboriginal heritage sites.

- 4h. Promote provision of community facilities and services that meet the needs of the community. This is to include:
- i) coordinating community facility planning in partnership with other key stakeholders.
 - ii) coordinating community service planning in partnership with other key stakeholders.

Principle 5: Long Term Economic Health:-

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

Strategies:

- 5a. Build on local industry strengths and opportunities.
- 5b. Promote investment consistent with strategic vision.
- 5c. Advocate the provision and enhancement of communications infrastructure.
- 5d. Promote business assistance and support networks.
- 5e. Promote lifelong learning and targeted industry training. This is to include working with educational institutions and industry to map training requirements in line with industry growth.
- 5f. Encourage workforce participation and local employment placement. This is to include:
 - i) promoting employment alternatives (eg. home-based businesses).
 - ii) encouraging training alternatives.
 - iii) ensuring developers provide local employment opportunities from the commencement of development.
- 5g. Protect and promote agricultural and productive primary industries. This is to include:
 - i) working with the Department of Agriculture to facilitate opportunities such as the production of fresh food, export development opportunities and agri-tourism, where appropriate;
 - ii) supporting the sustainable development and management of agriculture in conjunction with agricultural industry groups, the Department of Agriculture and other groups;
 - iii) promoting integration of waste management systems including composting and the use of recycled water;
 - iv) ensuring that the East Wanneroo Land Use and Water Management Strategy adequately recognises the value of the City's agriculture.

Principle 6: People and Government:-

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

Strategies:

- 6a. Promote inclusive decision making. This is to include:
 - i) educating and empowering community members regarding their rights and responsibilities.
 - ii) providing access to information and resources.
 - iii) consulting community members on key issues.
 - iv) providing opportunities to actively involve residents in projects relating to their neighbourhoods.
 - v) ensuring that people with disabilities are well represented in consultation and decision making.
- 6b. Encourage partnerships that address the changing needs of the community. This is to include encouraging coordinated consultation between all tiers of government.
- 6c. Create a commitment to the future of the region. This is to include:
 - i) identifying and working with community and business organisations within the region
 - ii) promoting and developing a coordinated and integrated approach to planning for our communities.
 - iii) investing in community capacity building
 - iv) providing working examples of the Smart Growth principles.
- 6d. Support the City's internal community, our staff

Responsibility for Implementation

Chief Executive Officer, all Directors and Managers.