

HOUSING

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

Over the next 20 years, the City's population is expected to increase by approximately 150,000 residents.

As a result, more than 60,000 new houses will need to be built. It is important to ensure our residents will have a diverse range of housing to choose from, in terms of affordability, needs and lifestyle.

Providing the right type of housing in the right locations is also important; residents will need access to transport links and local services to help reduce car dependency, and also support local businesses and industries.

The majority of the City's housing in established areas is expected to occur around public transport precincts, along parts of major transit corridors, within and around activity centres, and close to areas with high-quality open space.

The majority of new housing will be delivered along the City's northern coastal corridor, including Two Rocks, Yanchep, Alkimos, Eglinton, Butler and Clarkson, as well as in East Wanneroo.

WHERE WILL HOUSING DENSITY OCCUR?



Activity Centres

including the future Yanchep, Alkimos and Eglinton town centres and in and around Clarkson, Wanneroo and smaller centres.



Transit Corridors

including along parts of the City's major transport roads such as Wanneroo Road and Marmion Avenue.



Station Precincts

including around Clarkson and Butler rail stations as well as around future stations in Alkimos, Eglinton and Yanchep.



Parks and Open Spaces

such as existing and future public open spaces, passive open spaces and conservation areas/reserves.

Key City Station Precincts and Activity Centres	Number of houses projected by 2041
Yanchep	+13,501
Eglinton	+10,461
Alkimos	+8,893
Two Rocks	+5,665
Clarkson	2,078

Let us know your thoughts

We are aiming to provide more housing diversity to accommodate future population growth in the City of Wanneroo.

We want to ensure future housing delivers high quality design outcomes, accommodates different dwelling types and supports established centres and transport links in the City.

COASTAL PROCESSES

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

The City's coastline is one of its greatest natural assets, stretching 32 kilometres from Mindarie in the south to Two Rocks in the north.

The City's coastal suburbs are expected to account for a significant portion of the City's population growth over the next 20 years.

As the coastal corridor continues to grow, it is important that we encourage sustainable development within future coastal nodes, whilst managing challenges associated with development and climate change.



WHERE COULD FUTURE COASTAL NODES BE LOCATED?



Regional Coastal Nodes

attract people from the wider region, and provide larger scale retail and commercial opportunities to support a higher number of visitors. Examples include Mindarie Marina, Two Rocks Marina and Yanchep Lagoon.



District Coastal Nodes

cater for people within the wider local government area and provide some commercial, retail and recreation opportunities. Examples include Quinns, Mindarie, Shorehaven, Jindalee and Eden Beach.



Local Coastal Nodes

are used by people living close by and offer land uses and infrastructure. Examples include Catalina and Amberton.

Let us know your thoughts

The City's coastline is continually changing as a result of coastal influences such as erosion and sealevel rise.

To minimise these risks, we encourage development to be delivered within the existing and future coastal node locations.

Let us know how you would like us to make this happen.

TOURISM

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

Tourism provides opportunities for people to enjoy themselves and learn from their surrounding environments.

It also provides local jobs and boosts other industries such as hospitality and agriculture.

The City offers unique places for visitors to enjoy, and tourism could be developed further.

However, we need to grow tourism in a way that also preserves local historic and environmental values and character.



WHERE COULD TOURISM DEVELOP?



Coastal Nodes

including our beaches and marinas.



Nature/Rural Tourism Node

which runs from the Yanchep National Park, through the rural-tourism area to the Neerabup National Park.



Wanneroo Raceway Precinct

in the City's north-east which could support additional events and tourism activities.



Activity Centres

including Yanchep, Alkimos, Eglinton and the Wanneroo Town Centre, which are highly accessible and could develop as tourism hubs.

Let us know your thoughts

By planning for land uses and infrastructure around key transport hubs, we are aiming to provide more opportunities for people to use alternative modes of transport to their private cars.

This will reduce many of the issues associated with vehicle dependency in the City.

Let us know how you would like us to make this happen.

ENVIRONMENT AND BIODIVERSITY

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

As a local government area experiencing significant population growth, the City of Wanneroo faces the unique challenge of providing sufficient land to meet future housing needs, while also preserving the region's natural environmental and conservation values.

In order to accommodate the anticipated 150,000 additional City residents over the next 20 years, the clearing of some land will be inevitable.

However, to mitigate loss and to protect local biodiversity, the City will identify and preserve significant vegetation in key areas and replenish vegetation in others.

WHAT PLANS DO WE HAVE IN PLACE TO PROTECT OUR NATURAL ENVIRONMENT?

Local Environmental Strategy (2019)

outlines the City's overall approach to protecting and managing the natural environment and provides a framework to achieve this.

Local Biodiversity Plan (2018)

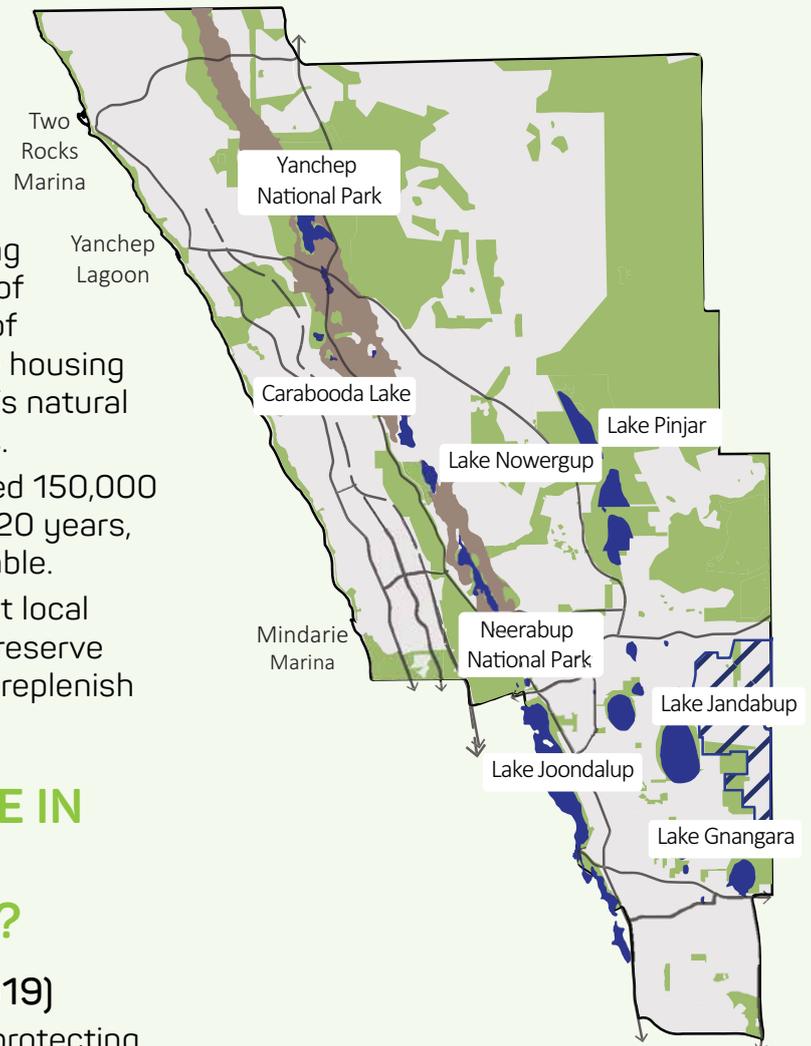
sets targets and outlines actions for the City to retain, protect and manage its local natural areas.

Climate Change Adaption and Mitigation Strategy (2021)

provides risk management adaptation measures to reduce the impact of climate change and manage its impacts.

Urban Forest Strategy

currently being developed, and will outline measures to protect and replenish urban forest in the City.



-  High concentration of limestone caves
-  High priority vegetation & Bush Forever
-  Surface water incl. estuaries and wetlands
-  Major Roads

Let us know your thoughts

The City has a responsibility to work with developers and government agencies to ensure that development occurs in a sustainable manner.

Through land use planning, we aim to further reduce the clearing of remnant vegetation, retain existing natural canopy cover, and replenish vegetation to mitigate loss.

Let us know how else you would like us to protect our natural environment.

INTEGRATED TRANSPORT

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

Like many outer growth local government areas, the City of Wanneroo is highly dependent on cars.

Vehicle dependency has several negative impacts; traffic congestion, increased air pollution, reduced exercise and increased consumer costs resulting from vehicle-related expenses.

To alleviate car dependency as the City's population grows, future housing, businesses and leisure spaces should, where possible, be provided within walking distance of public transport.

Environments should also prioritise pedestrian movement to encourage people to use alternative modes of transport to private cars.

WHAT ARE OUR LATEST TRANSPORT STATS?



80% of the City of Wanneroo's working residents travel to work by car.*



100,000 people in 93,000 cars travel in and out of the City of Wanneroo on an average day for work reasons.*



67% of households in the City of Wanneroo have two or more cars compared to 62% in the greater Perth region.*

*Australian Bureau of Statistics, 2016.



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PUBLIC OPEN SPACE AND COMMUNITY FACILITIES

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

Parks, recreational spaces and sporting fields provide important places for people to engage in physical and social activity, which has a positive impact on the mental health, physical health and mortality rates of the local community.

It is anticipated that Alkimos, Eglinton, Yanchep, Two Rocks and East Wanneroo will have the greatest population growth by 2041.

As a result, there will be a greater demand for access to a range of open space and community facilities in these areas.

WHAT TYPES OF COMMUNITY FACILITIES WILL BE NEEDED?



Regional facilities

such as libraries, art and cultural centres, sporting complexes, surf life saving clubs and indoor recreation centres will be needed in areas that are expected to experience the most significant population growth.



District facilities

such as community centres, recreation centres, and sporting fields will be needed in and around other emerging town centres and developing areas.

Land use planning determines the location and type of public open space being delivered.

This can include parks and recreation spaces, conservation areas and public purpose sites such as community halls or libraries.

WHAT ARE OUR CURRENT STATS?

69%

parks used for recreation

7%

parks used for sporting

24%

parks used for nature protection

- 4** Libraries

- 1** Aquatic Centre

- 3** Surf Life Saving Clubs

- 21** Community Centres

- 2** Recreation Centres

Let us know your thoughts

We are aiming to provide attractive, functional and flexible public open space and community facilities for local residents and visitors to enjoy.

As the climate changes, we want to make sure these spaces protect the natural environment while also being functional for people to use.

Let us know how you would like us to make this happen.

THE ECONOMY AND EMPLOYMENT

WHAT ARE OUR OPPORTUNITIES AND CHALLENGES?

In the next 20 years the City will grow by approximately 150,000 residents which will result in an increase of qualifications, skills and experiences.

Whilst this influx of skills will contribute significantly towards developing and strengthening the local economy, it will also create challenges for the City to provide a suitable supply of jobs to match these skills and make the City a place where people choose to both live and work.

WHERE WILL ECONOMIC ACTIVITY OCCUR?



Activity Centres

including the future Yanchep, Alkimos and Eglinton Centres as well as Clarkson, Wanneroo and smaller centres.



Industrial Areas

such as the Neerabup and Wangara industrial areas, as well as new industrial locations in Yanchep and Two Rocks.



Specialised industries

including agriculture in areas such as North Wanneroo, as well as tourism and commercial fishing areas.



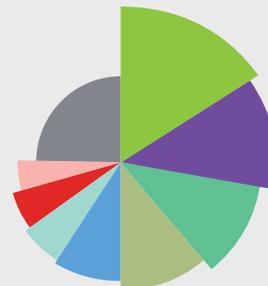
Home-based businesses

such as home offices, family day care centres and professional practices in locations throughout the City.

Land use planning determines the location of industries and businesses and the types of activities that can occur.

This can play a role in influencing a businesses or industry's success.

WHAT ARE OUR CURRENT LEADING INDUSTRIES?



Let us know your thoughts

We are aiming to provide more employment opportunities for residents to increase the number of people who both live and work in the City of Wanneroo.

We also want to assist economic growth by attracting industries and businesses to locate to the City of Wanneroo.

Let us know how you would like us to make this happen.