

MN02-05/22 Cr Jordan Wright – East Wanneroo Community Reference Group

File Ref: 29323V03 – 22/160490
Author: Cr Jordan Wright
Action Officer: Director Planning and Sustainability
Attachments: Nil

Issue

To consider establishing an East Wanneroo Community Reference Group (CRG).

Background

The East Wanneroo District Structure Plan (EWDSP) was formally released in August 2021 and provides the high level planning framework for the urbanisation of 8,300 hectares which will accommodate 150,000 residents in 50,000 dwellings. More detailed planning will occur through the preparation of local structure plans at a precinct level (not by the City), which will guide subdivision and development.

There is some angst within the community at the lack of clear and definitive information that is available on future development, particularly with respect to timeframes in which landowners affected by future regional reservations may know the ultimate impact on their land. In addition, there are landowners who are concerned that the urbanisation will have significant detriment to the natural environment of East Wanneroo.

Administration has commenced development of a District Sense of Place Statement (DSOPS) and further local planning policy (LPP) provisions to provide clear expectations for the preparation of local structure plans to ensure place is a key element in this process. This process will require input from Council Members, the community, relevant state agencies, developers and a number of internal service units.

Detail

It is proposed to establish the CRG to provide input into the development of the DSOPS and LPP provisions and to receive periodical updates from relevant agencies on important milestones which will affect the community. The CRG can then share this information through their networks within the community.

The CRG is proposed to comprise of the following members:

- Five (5) Council Members including the Mayor, two (2) Central Ward Councillors, and two (2) Central East Ward Councillors;
- Up to eight (8) community members within the EWDSP area from a range of precincts;
- Maximum of four (4) City staff members including a Director that attends each meeting on rotation;
- Representatives from relevant state agencies and developers on as as-needed basis.

Consultation

Expressions of interest for members would be advertised should Council be supportive of establishing a CRG.

Comment

The urbanisation of East Wanneroo has been discussed for a number of years, and is met with differing views across the community. Many residents welcome the change, some are hesitant and some do not want to see any change at all. The main concern that is raised by the community is the lack of any certainty as to when development will occur, and how it may impact their land.

The EWDSP identifies a number of integrator arterial roads, a transit corridor, future stations and high school sites, all of which impact existing properties. Many of the affected landowners simply want to know exactly how they will be impacted and when they may need to leave their property. Many landowners are also concerned that they will be unable to sell their land due to the unknown impacts.

Through the CRG, it is hoped that the responsible agencies can provide clear information on key milestones which will help to provide some certainty to affected landowners. In addition, CRG members can be given a greater insight into the planning process and what is involved in preparing a local structure plan.

The vision for East Wanneroo is important and Council has previously expressed its desire for a Place Led approach to ensure the future character of East Wanneroo is reminiscent of its past and present. The CRG members can provide input from a residents perspective into how best the past and present can be represented in the future, and how the protection of natural, historical and cultural values can be balanced with the development necessary for urbanisation.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

- 1 ~ An inclusive and accessible City with places and spaces that embrace all*
- 1.1 - Value the contribution of all people*

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

The above risk relating to the issue contained within this report has been/have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

Policy Implications

The CRG will provide input into policy development.

Financial Implications

Costs associated with community engagement on development of the City's place and planning approach can be accommodated within the existing operational budget.

Voting Requirements

Simple Majority

Moved Cr Wright, Seconded Cr Cvitan

That Council AUTHORISES the formation of an East Wanneroo Community Reference Group, including the development of appropriate Terms of Reference to present for consideration at its Ordinary Council Meeting on 14 June 2022.

CARRIED UNANIMOUSLY

Administration Comment

Administration supports the establishment of a CRG and considers it will assist in providing for better communication with the community via the CRG members. Administration acknowledges there is frustration and concern within the community at the lack of certainty around timeframes and the impact of development. This is largely due to the fact that many of the processes which inform this information are outside of the City's control including the fact that progression of planning relies on preparation of local structure plans for an entire precinct by individual development proponents.

The role and functions of the proposed CRG will need to clearly articulate that the group has been established to provide input into the development of the DSoPS and LPP provisions to ensure Place forms a key element in the preparation of local structure plans. The group should not be seen as an opportunity to revisit the planning outcomes envisaged the East Wanneroo District Structure Plan.

In addition to providing valuable input to the City in developing the DSoPS and LPP provisions, a Community Reference Group will also provide members with regular updates on key milestones relating to East Wanneroo, including the progress on determining final alignments for regional reservations, and allow members to gain a better understanding of the planning process.

Attachments: Nil