



Cr Domenic Zappa

26 August 2019

Executive Officer
Electoral Boundaries WA

Via email - boundaries@waec.wa.gov.au

Dear Executive Officer

WA Distribution 2019 - Objection to seat of Kingsway

I am writing to raise an objection to the proposed boundary review, in respects of the seat of Kingsway.

In the first instance I am a resident of the locality of Landsdale as well as an Elected Member of the City of Wanneroo Council, the views I am conveying in the below objection are my views only and are not that of the Council of the City of Wanneroo nor should they purport to be the views of the Council of the City of Wanneroo.

In undertaking my role as Local Government Elected Member, I believe having a good working relationship with all stakeholders, include the Local State Government Elected Members is important in providing leadership and representing ratepayers.

I have been an Elected Member of the City of Wanneroo Council since 2013 representing the area known as the South Ward which encompasses the following suburbs of Girrawheen, Koondoola, Marangaroo, Alexander Heights, Madeley, Darch, Landsdale, Gnangara, Wangara and part of Woodvale

I also serve the community on several local not for profit Boards and / or Committee's being:

- Board Member -Marangaroo Family Centre Inc;
- President- Landsdale Residents Association;
- Committee Member- Darch Neighbourhood Watch; and
- Board Member- Mercy College School Board

As such I come from a well-placed and knowledgeable position about the communities that will be impacted by the proposed boundary review.

The proposed seat of Kingsway which in the most part is formed for the seat currently known as Girrawheen raises several concerns to me as to how the community will be represented at a State Government level.

The below objection will discuss the below points:

1. The exclusion of Gnangara within the Seat of Kingsway
2. Communities of interest in the locality of Marangaroo
3. Relationship of Pearsall and Hocking to the rest of the district

Please note that this correspondence is a personal message from your Councillor and does not necessarily represent the official position of the City of Wanneroo.

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1. The exclusion of Gnangara within the Seat of Kingsway

I object to the fact that the locality of Gnangara is proposed to be excluded from the seat of Kingsway. It is my view that the locality of Gnangara should be ceded from the seat of Wanneroo and included in the proposed seat of Kingsway for the following reasons.

Basis for objection:

Communities of interest:

Schools: The local intake area for Landsdale Primary School includes the locality of Gnangara. Landsdale Primary School is part of the Ashdale Cluster of neighbouring schools, the cluster partnership is an integrated, holistic kindergarten to Year 12 learning community which has led to a shared identity and a strong sense of being an inclusive community in the localities of Madeley, Darch and Landsdale. In my view this forms a strong argument that the locality of Gnangara has common interests with several other localities within the seat of Kingsway and therefore should not be excluded from the seat.

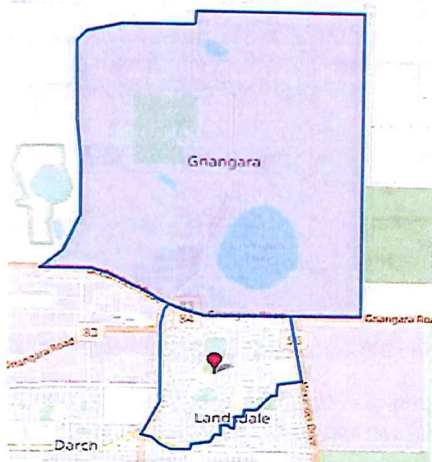


Illustration 1: Local intake area for Landsdale Primary School from the Department of Education website (https://www.det.wa.edu.au/schoolsonline/local_intake.do?schoolID=5766&pageID=SP09)

Community facilities: The electors in the locality of Gnangara would commonly utilise the community facilities within the suburb of Landsdale such as Warradale Oval, Warradale Community Centre and Landsdale Forum Shopping Centre is the nearest District Centre, given its proximity compared to any of the community facilities or District Centre within the seat of Wanneroo.

Existing local government boundaries

The locality of Gnangara is within the South Ward of the City of Wanneroo which also includes the localities of Alexander Heights, Madeley, Darch, Landsdale and, Wangara. Having consistency among Local and State Elected Members would allow for a higher degree of collaboration and cooperation of matters effecting the locality.

Predicted future increases or decreases in elector numbers

It isn't foreseen that the increase in electors in the locality would be significant and that based on the number of electors within the locality as per the Local Government elector enrolment statistics as at 30 June 2019 which would also approximate the number of State Government elector enrolments of 922 electors would not significantly change the variance from the average district enrolment.

Recommendation:

I would encourage the Commissioners to include the locality of Gnangara within the seat of Kingsway as, noting the Commissions overriding determinant in all cases must be elector numbers, the inclusion of this locality would not materially affect the average district enrolment.

2. Communities of interest in the locality of Marangaroo

I object to the proposed to transfer all (swap) of the locality of Marangaroo from the proposed seat of Kingsway (which substantially corresponds to the district known as Girrawheen at 2015 Distribution) to Girrawheen (which substantially corresponds to the former district of Mirrabooka) due to there being two distinct communities of interest.

Basis for objection:

Communities of interest:

As a Board member of the Marangaroo Family Centre Inc and the Hepburn Centre based in Marangaroo which also services the locality of Alexander Heights. I have a strong knowledge of the Marangaroo and Alexander Heights locality and their needs, this is in addition to the fact that I have previously resided in Marangaroo for most of my early life and my family has resided in the locality since the 1970's.

Both communities are well established areas and have very little reason for change in the district they are represented in at a State level as there is no growth, or planned change is planning (such as increase in density due to re-zoning) within the areas in the near future based on the City of Wanneroo's town planning strategy or emergence of a new community of interest.

This is supported by the below population growth forecast.

Total population	2021	2026	% Growth
Alexander Heights	8,283	8,402	1.42%
Marangaroo	10,932	11,026	0.85%

Source: City of Wanneroo Population Id - <https://forecast.id.com.au/wanneroo/population-summary>

If change is required by the Commission to balance out the number of electors between the districts of Kingsway and Girrawheen, the below qualitative factors should be considered by the Commission. The locality of Marangaroo has two distinct communities, west and east which are physically separated by the Marangaroo Golf Course and the Marangaroo Conservation Reserve. The way the locality was developed from a town planning perspective does not include any neighbourhood or district centres for retail or commercial activity, resulting in electors having to leave the locality to access many services both of a commercial and community nature.

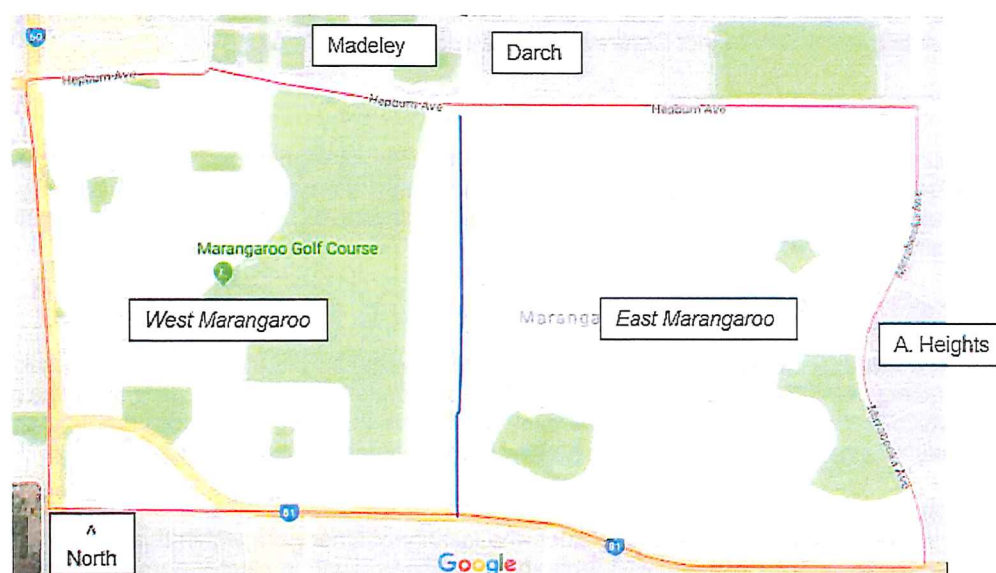


Illustration 2: Locality of Marangaroo identifying the natural physical boundary between the western and eastern areas.

Having resided in both areas of Marangaroo and representing Marangaroo as part of the South Ward it is my experience and understanding that electors in the western area of Marangaroo would have a stronger connection with the locality of Girrawheen due to the proximity of the nearest district centre of Girrawheen (Newpark) as identified in the City of Wanneroo's Local Planning Policy 3.2: Activity Centres and that this area of Marangaroo was planned and developed in the 1970's hence the age of the housing stock and infrastructure is more consistent with that found in the locality of Girrawheen as compared to the locality of Madeley or Alexander Heights. Furthermore, Kingsway Regional Sporting complex and Kingsway Shopping Centre are physical barriers between this area and the locality of Madeley, hence the western areas should remain in the seat of Girrawheen.

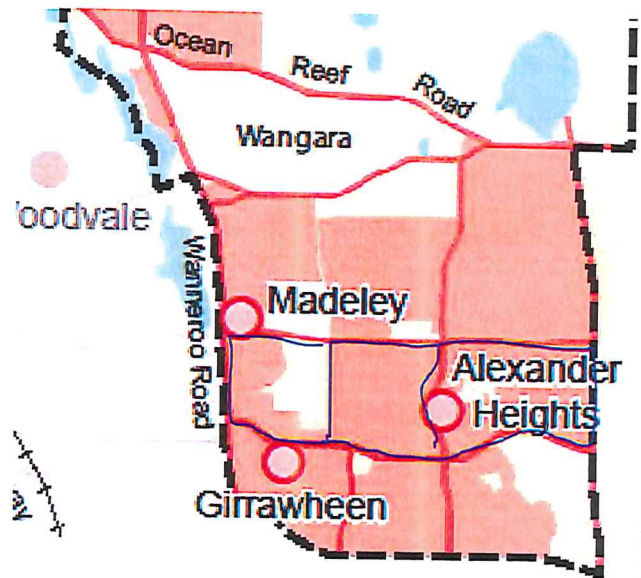


Illustration 3: Extract from City of Wanneroo's Local Planning Policy 3.2: Activity Centres identifying the District Centres in Madeley, Girrawheen and Alexander Heights. Source: http://www.wanneroo.wa.gov.au/downloads/file/91/activity_centres_-_lpp_32

However, and more importantly those electors in the eastern area of Marangaroo have a stronger connection and shared community of interest with the electors in Alexander Heights because of the following reasons:

- a) The housing stock and the design of the subdivisions from a town planning standpoint in the eastern area of Marangaroo is consistent to what is found within the locality of Alexander Heights; and
- b) The location of the district centre within the *City of Wanneroo's Local Planning Policy 3.2: Activity Centres* known as the "Alexander Heights District Centre". The Alexander Heights District Centre which contains the Heights Shopping Centre, the Alexander Heights Community Centre and Paloma Park sporting facilities which is the nearest and most accessible district centre for the electors in the eastern area of Marangaroo due to the the road and transport network within the eastern area of Marangaroo area are centred around this district centre as shown in Illustration 3.

Recommendation:

I suggest and recommend to the Commissioners that the area of East Marangaroo is included in the seat of Kingsway. I note that this may cause a deficit in the number of electors in the seat of Girrawheen, however it can be reasonably expected that due to the increase in density throughout the localities of Koondoola and Girrawheen due to the re-zoning/ split coding of land to R20/R40, that over the coming years the number of electors in these locality would cover the deficit by the removal of the area of East Marangaroo.

3. Relationship of Pearsall and Hocking to the rest of the district

I object to the proposal to include the localities of Pearsall and Hocking in the seat of Kingsway. It is my view that the localities of Pearsall and Hocking would be better served if they were within the district of Wanneroo on the following basis:

Basis for objection:

Communities of interest:

The Commission in its reasons for the inclusion of Pearsall and Hocking in the seat of Kingsway is on the basis that it forms a hub of commercial and sporting activities in the area.

It is my view that the localities of Pearsall and Hocking have very limited common community linkage with the suburbs of Madeley, Darch and Landsdale in respects of commercial and sporting activities. Drawing the reasoning that Kingsway Regional Open Space is the common linkage between the localities is flawed as Kingsway Regional Open Space, by its very name being a "Regional Open Space" means that a number of suburbs with wider north metropolitan area could also have the linkage to the localities of Madeley, Darch and Landsdale as inferred by the Commission in its reasons.

In respects of commercial activity, in the localities of Pearsall and Hocking are well served by the commercial and retail activity from the Wyatt Grove Shopping Centre and the Wanneroo Central Shopping precincts and in my experience as a representative of the wider City of Wanneroo community, would rarely travel across the physical boarder created by Ocean Reef Road and the Wangara Industrial area to undertake commercial activities such a retail purchase from the Kingsway Shopping Centre or other retail areas which are common commercial centres for the localities of Madeley, Darch, Landsdale and Marangaroo.

Local government boundaries:

The localities of Pearsall and Hocking are within the Central Ward of the City of Wanneroo whereas the balance of the localities in the seat of Kingsway are within the South Ward. Having consistency among Local and State Elected Members would allow for a higher degree of collaboration and cooperation of matters effecting the localities.

Furthermore, the Wangara Industry Area is a natural boundary which has in my experience as an Elected Member of the City of Wanneroo formed a natural barrier between these localities and the localities of Madeley, Darch and Landsdale. This is evidence through the City of Wanneroo's planning instruments and community development programs.

Recommendation:

While I appreciate the Commissions overriding determinant in all cases must be elector numbers, the above qualitative factors in my view are significant enough to bring to your attention.

Conclusion:

I appreciate the Commission taking the time to consider the above objection, and I recognise the overriding determinant in all cases must be elector number, however I believe the qualitative factors I have outlined deserve due consideration. Should the Commission wish to discuss any element of the above objection I am more than happy to.

Yours sincerely

Domenic Zappa
COUNCILLOR