



Strategic Community Plan 2025–2035

Contents



Acknowledgement of Country

Ngalak Maali Boodja Kaditj Wadjuk Moort Noongar Boodjara Baalap Kalyagool Noyyang Boodja Kep Moort Ngalak Kwabaduk Wirn Kabarli Bworan Kora Kora Yeyi Ngoongoolong

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.



Message from the Mayor

I am proud to share the City of Swan's Strategic Community Plan (SCP) for 2025–2035.

The City of Swan is one of the fastest growing local governments in the Perth metropolitan area, and the largest by land area.

We are a diverse community, not only in terms of who we are, but also where we live. Swan is a unique blend of residential, rural, commercial and farmland. It was important to Council that we sought the views of different people across the City to guide our future planning.

This SCP is informed by one of the largest City-led consultations, with more than 3,415 people engaging in the process through an event or online. This represents a significant achievement and is testament to the City's commitment to meaningful consultation with our community.

I would like to thank all participants for their valuable contributions. The final document represents your collective vision for the City as a great place to live, work and visit.

This SCP communicates a clear future direction for the City of Swan, a direction that recognises the region's strong connection to the natural environment, community and culture.

We are committed to providing the infrastructure and services to meet the community's needs. We will also strive to advocate for State and Federal investment, not just for our physical assets, but also to help attract much needed social services.

I look forward to working with Council, staff and the community to deliver our goals over the next 10 years.

Mayor Tanya Richardson

City of Swan

Introduction

The City of Swan's Strategic Community Plan (SCP) is our key long-term planning document. It sets out the City's vision, goals and objectives for the next 10 years, guiding decisions, resource allocation and future projects.

We develop the SCP in close consultation with our community to ensure it reflects the local needs and aspirations of our residents and businesses.

It is a legislative requirement under the Local Government Act 1995 and the Local Government (Administration) Regulations 1996, with a major review every four years and a desktop review every two years.

The plan is flexible and regularly updated to stay relevant as our community evolves and we continue to consult with you. It helps us plan responsibly and deliver a sustainable, vibrant and thriving City, now and for future generations.

By setting clear priorities and maintaining strong governance, the SCP ensures Swan remains a great place to live, work and invest.

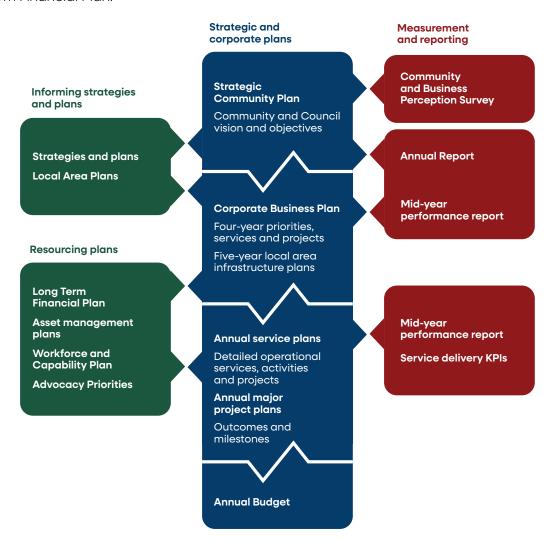


How we plan

The City operates through the Integrated Planning and Reporting Framework (IPRF), as mandated by the Department of Local Government, Industry Regulation and Safety (LGIRS) to ensure a structured and transparent approach to planning and decision-making. A simplified version is shown below.

Where the SCP outlines the community's vision and priorities, and sets the strategic direction for the City, the Corporate Business Plan (CBP) provides a detailed operational plan to deliver over a four-year period through budget allocations, asset and workforce.

These plans are further supported by the service plans, major project plans, annual budget and Long-Term Financial Plan. How we will deliver on the SCP is further articulated in the City's key strategies and plans, the Sustainable Environment Strategy, Economic Development Strategy, Social Strategy, Local Planning Strategy and the Asset Management Strategy and the supporting detailed corporate plans.



Sustainable development

The SCP contributes towards the United Nation's 17 sustainable development goals, which are a blueprint to achieve a better and more sustainable future. We reference these goals throughout the document to demonstrate we are making a positive global impact.

Our Council

The City's Council comprises 14 Councillors representing five wards and a popularly elected Mayor, known collectively as Council Members.

Council sets the City's strategic direction based on community aspirations, and the administration puts it into action. Council plans for the future by managing finances, setting policies, and making sure the City meets its legal and community responsibilities effectively.



City of Swan ward boundaries

Mayor



Tanya Richardson^ Mayor 0414 384 734

Altone Ward



Cr Jennifer Catalano*0403 338 002



Cr Jagdip Singh*



The office is vacant until October 2025

Midland/Guildford Ward



Cr Sarah Howlett*



Cr Ian Johnson[^] Deputy Mayor 0411 097 393



Cr Rashelle Predovnik[^]

Pearce Ward



Cr Aaron Bowman JP*0458 501 075



Cr Cate McCullough[^]



Cr Patty Jones*



Cr Evia Aringo^0470 347 694

Swan Valley/Gidgegannup Ward



Cr Rod Henderson^ (08) 9267 9267



Cr Charlie Zannino*

Whiteman Ward



Cr Haeden Miles[^]



The office is vacant until October 2025

^{*}Term expires in 2025

[^]Term expires in 2027

Our City



Our vision

One City, diverse people, cultures and places.

Our vision is to be a sustainable, thriving City of diverse people and places enjoying a great quality of life, health and wellbeing.



Our values



Respect

We will work cooperatively with our City colleagues, community and stakeholders. We will respect the individual, with an understanding of our diverse roles, while working and living in one City.



Accountability

We will take responsibility for our actions and behaviour. We will be ethical and act with integrity. Our professional behaviour will be reflected in our open and transparent decision making. We will provide good governance that addresses legislative and organisational compliance.



Excellence

We commit to providing excellent customer services with a 'can do' approach. It is our 'can do' attitude that is built into our actions and behaviours and allows us to be responsive to our changing environment.



Leadership

We will lead by example, with a professional pride in our City. We will set direction, provide guidance and help people to be the best they can be.

Local area planning

The City of Swan includes 42 suburbs across 13 Local Planning Areas, each with its own unique characteristics and community needs. To reflect this diversity, we use Local Area Plans (LAPs) to deliver the SCP in ways that suit each area.

LAPs are reviewed every five years. During each review, we ask residents to share what matters most to them. We use this feedback to set local priorities that align with the broader goals of the SCP and reflect the unique needs of each community.

This process helps us plan and deliver services in a way that matches local needs ensuring resources are used effectively and communities recieve what is most important to them.





About the City of Swan

Located north-east of Perth, the City of Swan is the largest local government by land size in the metropolitan area, covering 1,042 square kilometres – almost 20 per cent of Perth.

Our location on the periphery of the metropolitan area is characterised by a variety of urban and rural landscapes and land uses. We are the northern and eastern gateway to our State, with major road and rail transport routes running through our City. This importance is demonstrated by the designation of Midland as a "strategic metropolitan centre" in State planning documents.

Rich in natural assets like the iconic Derbal Yerrigan (Swan River) and the internationally renowned Swan Valley, the City blends stunning landscapes with a strong sense of place.

Home to the Whadjuk people of the Noongar Nation for over 40,000 years, the area holds deep cultural significance, especially the Derbal Yerrigan. The land provided a natural abundance of food and water resources and the Traditional Owners developed a rich history of customs in the area, many of which continue to the present day.

This richness in natural resources was noted by early European settlers and saw the establishment of the first European settlement in the area, Guildford, as an inland port to service growing agricultural pursuits in the surrounding Swan Valley. Our community also reflects a rich blend of European heritage and multicultural diversity, with one in three residents born overseas and nearly a quarter speaking a language other than English at home.

With 42 suburbs and a population of 172,988 in 2024 – expected to reach nearly 300,000 by 2050 – the City's location, services and facilities make it an attractive place to live.

Rapid population growth will require a balance between the housing, services and infrastructure needed to accommodate the expanding population, with demand for additional places of employment, recreation and the protection of the natural environment.

Our economy benefits from our location as an outer metropolitan gateway, with all kinds of businesses choosing to call our City home. Our largest industries of employment are healthcare, social assistance and construction, contributing to an annual Gross Regional Product over \$13 billion with almost 90,000 local jobs across more than 13,000 businesses in 2024.

Our unique history, diverse community and strong economy position us for a future full of opportunity.









Our community



Aboriginal and Torres Strait Islanders

3.5%



Born overseas

34%



Language at home other than English

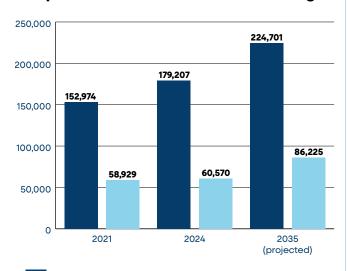
23%



Couples with children

36%

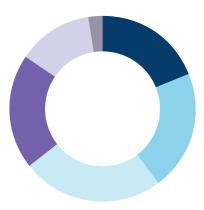
Population and number of dwellings



Population

Dwellings

Generations in Swan



19%	Gen Alpha (0-12)	
20.9%	Gen Z (13-28)	
24.6%	Millenials (29-44)	
20%	Gen X (45-60)	
13%	Gen Baby Boomers (61-79)	
2.5%	Silent Generation (80-99)	

Source: https://profile.id.com.au/swan



Our economy



Local jobs

87,450



Local businesses

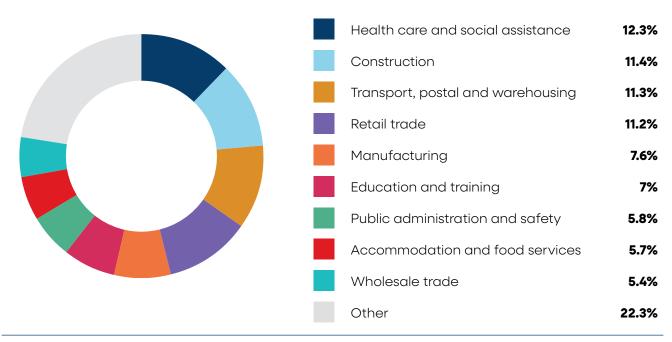
13,301



Locally employed Swan residents

31.5%

Local businesses by industry



Source: https://economy.id.com.au/swan



Our assets

Roads

1,598km



1,687km **Footpaths**



955km

1,015km

Managed natural resource areas



1,817km² 1,860km²

Playgrounds



Libraries



Youth centres



Leisure centres



City buildings



Our future

Swan 2050

As Western Australia's fastestgrowing metropolitan local government, the City is focused on building a vibrant and inclusive future that supports the needs of our diverse and evolving community.



Community wellbeing is central to this vision.

We're creating and connecting resilient and inclusive neighbourhoods through welcoming spaces, accessible services and programs that inspire learning, creativity, volunteering, youth engagement and cultural expression.

By empowering community-led initiatives, strengthening partnerships and investing in social infrastructure, we reduce isolation, build belonging and support the social, cultural and economic wellbeing of all residents.

As the City grows, our social services expand, along with the need to work collaboratively with other public, private and voluntary sectors to deliver:

- Libraries
- Leisure centres
- · Youth services
- · Community safety
- · Community and aged care
- Public health
- · Community arts, culture and funding
- Volunteer centre and services
- Associated wrap around services.



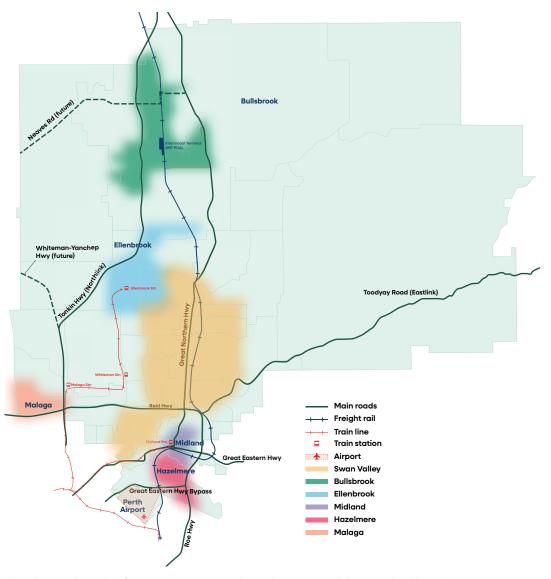
A strong local economy is also essential to community wellbeing.

Businesses drive employment and investment, both of which are fundamental to the prosperity and resilience of our community. Rising levels of employment, economic participation, and business confidence are hallmarks of a healthy and sustainable city.

The City partners with the business community to attract investment, support business growth and promote tourism – driving job creation across seven main employment centres:

- Midland
- Ellenbrook
- Bullsbrook
- Hazelmere
- Malaga
- Swan Valley
- Perth Airport.

Major employment centres



Residential, industrial and infrastructure growth in the City will be guided by the State Government Planning Framework* and the City's Local Planning Strategy.

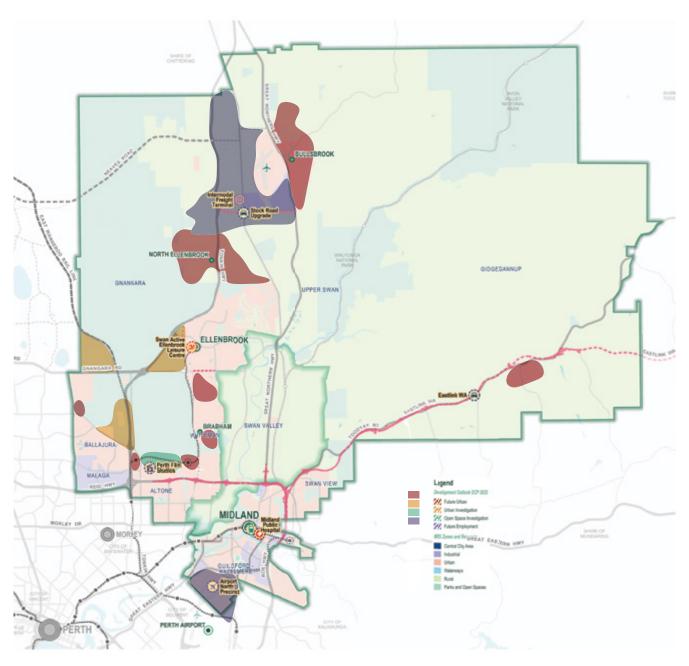
Together, these plans ensure development meets the needs of our growing population while protecting the environment, especially in greenfield development areas.





*Perth and Peel @ 3.5 Million and the North East Sub-Regional Planning Framework

City of Swan development outlook to 2050



Map created by Strategic Planning on 20/6/25. Information presented is conceptual for illustrative purposes. The City makes no representations or warranties about the map layer's accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



By 2050:

Ellenbrook will have matured into a Strategic Centre, alongside Midland.

Employment land in Malaga and Hazelmere will have reached or exceeded their capacity. However, Bullsbrook's and Perth Airport will have expanded, including an intermodal freight terminal.

Around 26,450 dwellings (79,350 people) will be located in new residential areas clustered around METRONET stations, in North Ellenbrook and around Bullsbrook townsite.

Sustainable growth depends on continued investment in essential services and infrastructure, including health, education, emergency services, law and order, transport and utilities.

The City's Community Futures Blueprint and Local Planning Strategy guide how we plan and advocate for the future – ensuring our employment centres and neighbourhoods develop in ways that support community wellbeing, with coordinated public and private investment.

By working collaboratively with government agencies, residents, businesses and stakeholders, the City can effectively advocate for the critical infrastructure needed to support our growing population and ensure long-term sustainability.

To help build a strong, well-connected and thriving City, several major projects are being delivered*, including:

- \$355 million expansion of Midland Public Hospital
- · New St John of God Private Hospital, Midland
- \$247 million redevelopment of Midland Station
- \$225 million Eastlink upgrades
- \$233 million film studio in Malaga
- \$145 million Swan Active Ellenbrook.

^{*}indicative costs.

Key growth areas to 2050	New dwellings	New residents (dwellings × 3 people)
Bullsbrook	10,000	30,000
Brabham (remaining area)	2,500	7,500
Henley Brook	3,500	10,500
North Ellenbrook – East	7,250	21,750
North Ellenbrook - West	9,200	27,600

Our challenges and opportunities



- · Responding to environmental disasters
- · Balancing development with environmental protection
- · Environmentally responsible waste processing.



Social:
Growing and
diverse

- Cost of living high inflation in cost of services (ABS)
- · Housing availability rated above average in Swan (CATALYSE)
- · Homelessness crisis
- Raise the standard of living (SEIFA index)
- · Pressure for local government to provide more social services
- Attracting necessary services to new and developing areas.



Economic:Prosperous and vibrant

- Investment attraction including local jobs
- Home to the Swan Valley, one of the most significant tourism hotspots in Western Australia.



Built Environment: Sustainable and connected

- We are one of the fastest growing local governments in Metropolitan Perth
- · The challenges of maintaining a growing asset base
- Establishing a secondary centre in Ellenbrook
- Facilitating housing and jobs to accommodate expected population growth.



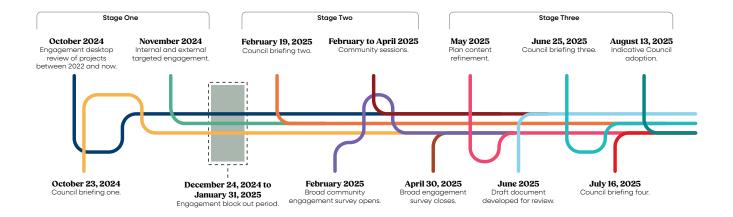
Governance:
Accountable and
engaged

- The need for significant State and Federal investment into both capital projects and social services
- Technology needed to support organisational efficiency.

Community input

The City committed to engaging with the community to ensure their hopes and priorities helped shape the future direction of our City through this SCP.

From February to April 2025, the City ran its largest ever SCP community engagement campaign, **Swan it's time – we're listening**, to give everyone who lives, works and plays in the City a convenient and accessible way to help shape our future.



Over a 14-week period, the City hosted 45 events, with more than 3,400 individuals engaging directly via the City's Swan Engage page, City-led pop-ups, event stalls, drop-in sessions and targeted stakeholder workshops.







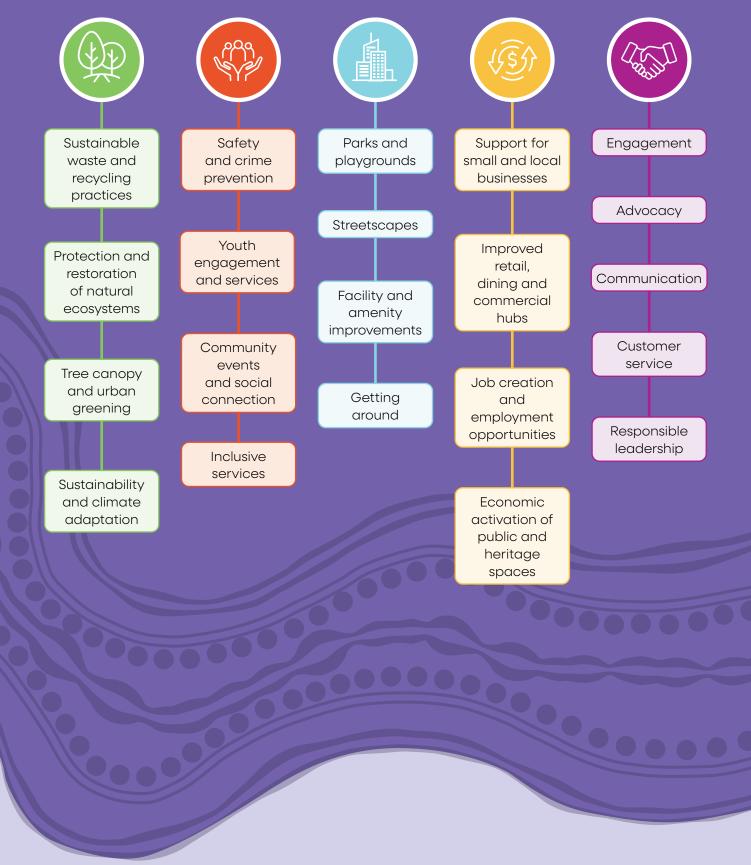






What we heard

Key priority areas







The Natural Environment KRA seeks to preserve our abundant natural reserves, maintain green open spaces, support healthy waterways while ensuring the impacts of unavoidable urban development on the environment are appropriately mitigated.

Goals and objectives

Goal N1 – Conserve and enjoy natural areas

- **N1.1** Enhance, preserve and protect local biodiversity and natural ecosystems
- **N1.2** Preserve our waterways by enhancing the surrounding natural areas
- **N1.3** Increase and advocate for urban canopy and green corridors.

Goal N2 - Resource management

- **N2.1** Achieve resource recovery and minimise waste to landfill
- **N2.2** Consume water, energy and other natural resources responsibly
- **N2.3** Partner with community to promote and educate on sustainability and waste management practices.

Measures

- Potable water (kL) corporate consumption per capita
- Non-potable water (per cent DWER allocation and consumption per hectare)
- 3 SERCUL Nutrient Management Scorecard
- Number of plantings on foreshore reserves
- Carbon emissions trajectory per annum and per capita
- Percentage of community satisfied with management of nature reserves
- Percentage of community satisfied with waste management
- 8 Percentage of waste diversion to landfill
- Resource recovery rate percentage of waste that is recovered, reused, reprocessed, recycled, or used in energy recovery
- Material recovery rate percentage of waste that is recovered, reused, reprocessed or recycled
 - Increase the total canopy cover >3m on the City's road reserves to at least 8 per cent.



Community priority: Waste management

see objectives N2.1 and measures 7, 8, 9 and 10.

Supported sustainable development goals















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The Social KRA focuses on improving wellbeing and accessibility to meet the diverse needs of our community. We want our community to be healthy and safe, growing and diverse, engaged and participating, and celebrated and vibrant.

Goals and objectives

Goal S1 - A safe community

- **S1.1** Work with community and partners to create a safer City
- **S1.2** Provide effective emergency management, and disaster recovery.

Goal S2 - Healthy and active

\$2.1 Facilitate, partner and deliver a range of services and recreational opportunities that support health and wellbeing.

Goal S3 – A connected and inclusive community

- **S3.1** Foster opportunities for community connection
- **S3.2** Deliver and support inclusive events, services and facilities to meet current and future needs.

Measures

- Percentage of community that feel safe in their area
- Percentage of community satisfied with safety and crime prevention
- Percentage of community satisfied with leisure centres
- Percentage of community satisfaction with services and facilities for seniors
- Percentage of community satisfied with services and facilities for families
- Percentage of community satisfied with services and facilities for youth
- Percentage of community satisfied with services and facilities for people with disability
- Percentage of community satisfied with libraries
- Percentage of community satisfied with activities and events
- Attendance rates for libraries and leisure facilities
- Percentage of community satisfied with emergency management.



Community priority: Safety

see objective S1.1 and measures 1 and 2

Supported sustainable development goals



























The Built Environment KRA ensures the sustainable growth and development of urban spaces within our community. It focuses on creating well-planned areas where individuals can live, work, and relax while meeting the community's current and future infrastructure needs.

Goals and objectives

Goal B1 – Accessible infrastructure that meets present and future community need

- **B1.1** Provide sustainable, well maintained and accessible community facilities
- **B1.2** Create and enhance public spaces and parks.

Goal B2 – Accessible and sustainable movement

B2.1 Provide and maintain a safe and accessible network of roads, cycle paths and footpaths, connecting people and places.

Goal B3 – Sustainable growth

- **B3.1** Facilitate urban growth, while minimising the impact on the natural environment
- **B3.2** Balance development with preservation and protection of the City's heritage.

Measures

- Percentage of community that like living in their area
- Percentage of community satisfied with streetscapes and public spaces
- Percentage of community satisfied with community buildings
- Percentage of community satisfied with ovals and outdoor sports facilities
- Percentage of community satisfied with parks
- Percentage of community satisfied with local roads
- Percentage of community satisfied with footpaths
- Percentage of community satisfied with cycle network
- Percentage of community satisfied with preserving local heritage
- (10) Km additional footpaths
- (11) Km additional cycle paths
- Asset consumption ratio, asset sustainability ratio and asset renewal funding ratio.



Community priority: Playgrounds, parks and reserves

See objective B1.2 and measures 2, 4 and 5

Supported sustainable development goals











The Economic KRA aims to foster a thriving local economy by supporting local businesses, attracting investment and strengthening the tourism industry.

Goals and objectives

Goal E1 – Thriving local businesses and vibrant activity centres

- **E1.1** Support, grow and sustain local businesses with business support programs
- **E1.2** Assist and encourage thriving activity centres.

Goal E2 – Diverse employment opportunities and economic growth

E2.1 Advocate for infrastructure, business and investment opportunities to drive local job creation and sustainable economic growth.

Goal E3 – A leading tourism and visitor destination

- **E3.1** Support the tourism sector through collaboration and advocacy
- **E3.2** Create and promote engaging visitor experiences.

Measures

- Percentage of businesses that like owning a business in the City of Swan
- Percentage of businesses that find it easy to do business with the City
- 3 Gross Regional Product
- 4 Number of local jobs
- 5 Number of businesses
- 6 Estimated visitor expenditure per annum (City of Swan)
 - Annual brand familiarity with Swan Valley (Percentage of).



Local business priority: Support Local Business

– see objective E1.1 and measures 1, 2, 4 and 5.

Supported sustainable development goals





















The Governance KRA focuses on effective leadership and governance. We seek to lead and support the community with good customer service, clear communication and opportunities to have a say on matters that affect them.

Goals and objectives

Goal G1 – Empower and represent the community

- **G1.1** Involve, engage and inform our community
- **G1.2** Communicate effectively and provide a consistent, responsive customer experience
- **G1.3** Advocate for and on behalf of the City of Swan community.

Goal G2 - Leadership and good governance

- **G2.1** Deliver transparent, accountable and ethical leadership that ensures responsible decision-making
- **G2.2** Ensure the sustainable and optimal use of City resources through continuous improvement and innovation.

Measures





Percentage of community who believe that the City provides good value for money

Percentage of community satisfaction with the City's customer service

Percentage of community satisfaction with how the community is consulted on local projects, plans and issues

Percentage of community satisfaction with how the community is informed about what's happening in the local area

Participation in community engagement per capita

Percentage of community satisfaction with advocacy and lobbying on community's behalf.



Community priority: Engagement

– see objectives G1.1 and measures 5, 6 and 7

Supported sustainable development goals







Safety community priority – see objective S1.1 and measures 1 and 2



We keep our community informed about our progress and performance against the measures and targets through our annual report, mid-year performance report and quarterly performance reports. Each key result area is reported on a rotating basis throughout the year, with all reports published on the City's website. For more information, visit: www.swan.wa.gov.au/our-performance

Our measures are drawn from a range of sources, including the annual Community and Business Perceptions Survey which assesses resident and business satisfaction with City facilities and services.

How you can be involved

The City invites the community to be involved in having your say, volunteering and connecting with your neighbours.

If you want to find out more about ways you can get involved, visit **www.swan.wa.gov.au**.

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This document can be made available in alternative formats and languages on request.