



# Altone Local Area Plan

July 2021- 2026





Beechboro Community Hub

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## Message from the Mayor

The City of Swan comprises a large land area with diverse communities. Planning for such a diverse area requires creative solutions.

Local Area Plans provide the opportunity to recognise the unique character and needs of these diverse communities.

Local Area Planning involves local community members working together with the City to identify the specific issues affecting their community and, to produce a plan that provides solutions to meet the specific needs of their local area in support of its unique character. The Local Area Plan is therefore an important document for the City to plan for infrastructure and services and manage change at a local level.

The City appreciates the tremendous support and contribution made by community members and other stakeholders in developing the Altona Local Area Plan.

A handwritten signature in black ink that reads "Kevin Bailey". The signature is written in a cursive style and is positioned above a horizontal line.

**Cr Kevin Bailey**

Mayor  
City of Swan

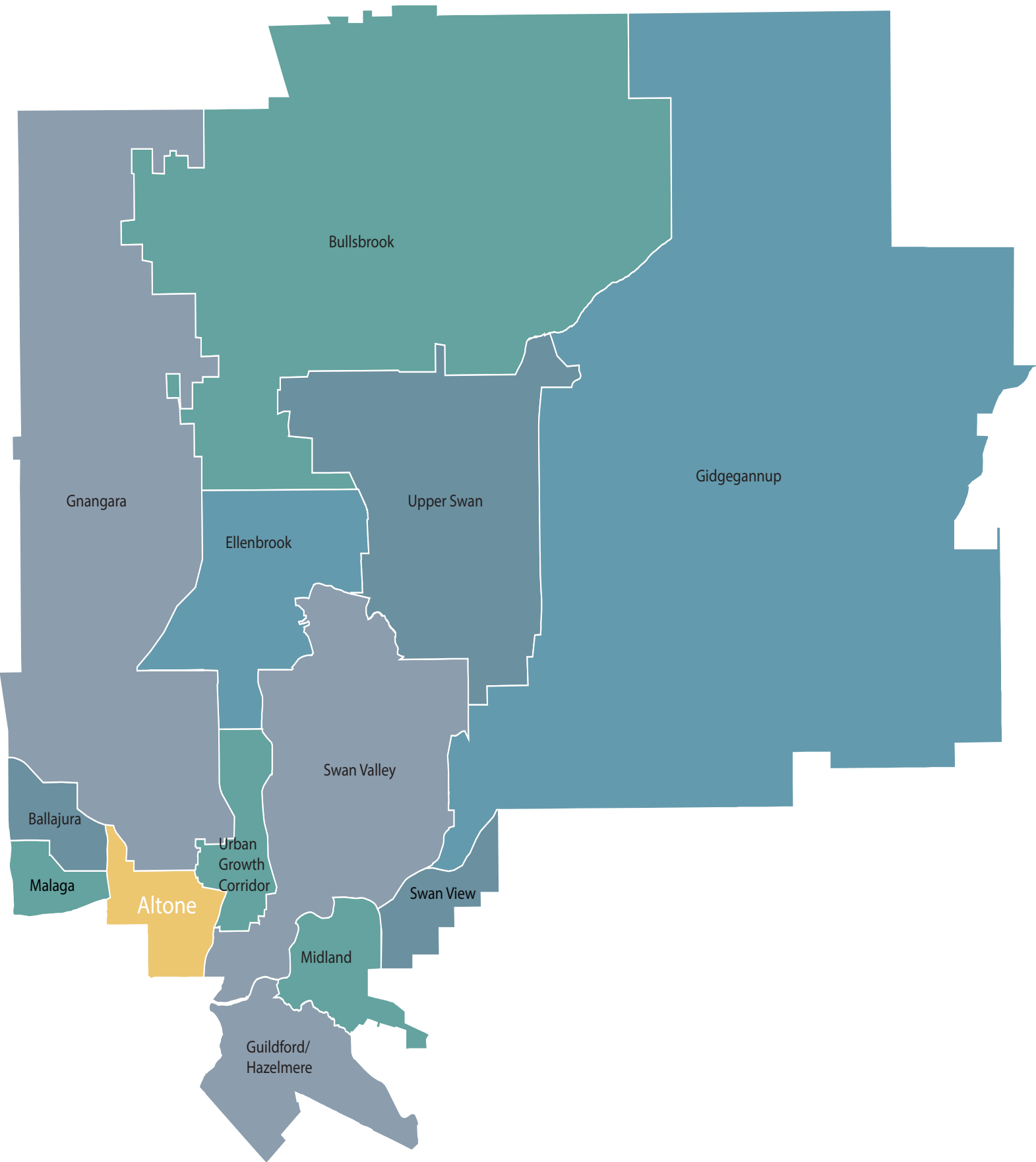


Figure 1. City of Swan Local Area Planning Boundaries

# Altone Local Area Plan

## Local Area Planning

The City's Place Management approach to service delivery recognises that the City is made up of many communities which may have very different needs and aspirations. Documents such as the City's Strategic Community Plan and Local Planning Strategy guide the City's business planning by identifying future land use, strategies and actions at the district level but do not necessarily identify the particular needs and aspirations of individual communities.

### What is Local Area Planning?

Local Area Planning involves community members working with the City to identify specific issues affecting their community and to produce a plan that provides solutions to meet the specific needs of their local area. Local Area Plans (LAPs) provide the opportunity to recognise the unique character and needs of our diverse communities. They focus on planning for the management of future growth as well as providing community services. Each LAP identifies a broad range of issues that affect the local area and, in consultation with the local community, establishes a vision and objectives for the area, consolidating strategies and actions.

The local area plans consolidate the outcomes and objectives from the SCP and the strategies and actions from the LPS and further develop these specific to the relevant local area and prioritise them. These actions are guided by a vision and objectives for the local area, established through the community consultation conducted with the community and set out in Part 2 of the Local Area Plan. Outcomes of the LAPs, importantly, also provide feedback to the Local Planning Strategy and the Strategic Community Plan. Dependent upon the point within the cycle of review of the SCP and the LPS, LAPs therefore also inform the SCP and LPS.

The Local Area Plan's comprise of a Background Report, Community Consultation feedback and an Action Plan.

#### 1. Background Report

The City undertakes a thorough review of the current practices in Altone and discuss the known issues in the Community.



#### 2. Community Consultation

The City conducts community consultation to confirm the known issues discussed in the Background Report and investigate further to understand how the community wants to develop over the next 5 years.



#### 3. Altone Local Area Plan

The information from the community consultation is collated and discussed with the relevant internal and external stakeholders. Responses are formulated to respond to the communities concerns and create a vision for the local area.



#### 4. Annual Review

The City will review the Altone LAP annually and what progress and/or projects have developed in the area, and then publish an annual update to the City's website.

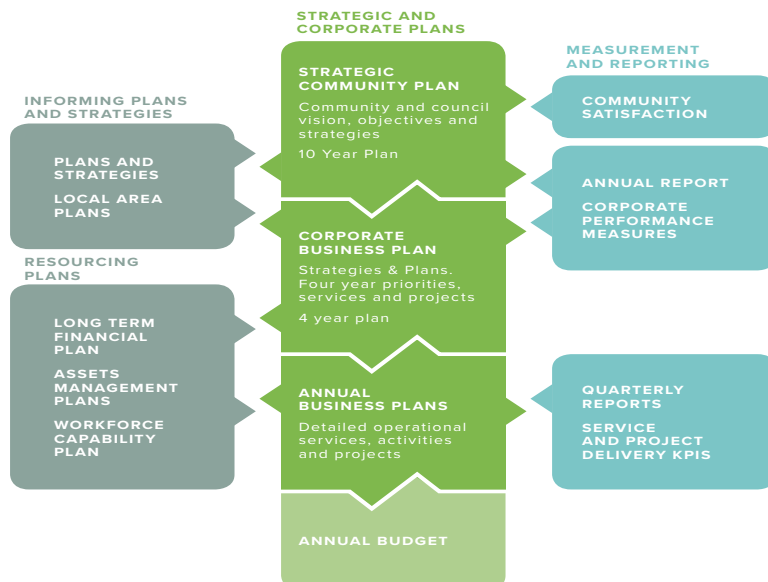


Figure 2. Integrated Planning Framework Model



Lockridge Community Garden

# Snapshot of Altone

The Altone local area is located in the south west area of the City of Swan and includes the suburbs of Bennett Springs, Beechboro, Kiara, Lockridge and parts of Caversham and Whiteman. It is predominantly a residential area with a population of 22,826 persons and 7,950 private dwellings.

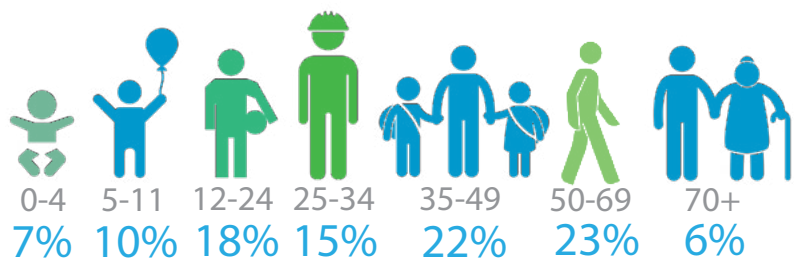
Prior to 1829, the area was home to the Noongar people. Historically, the suburb of Lockridge was known as “Mooro” and part of the territory belonging to Yellagonga. European settlement of the area dates from late 1829 when land was allocated to settlers along the Swan River.

Approximately 80% of Altone’s residents are aged less than 55 years and 28% are less than 20 years of age. Almost 16% of residents are aged between 55 and 69 years, and 6% are aged 70 or more.

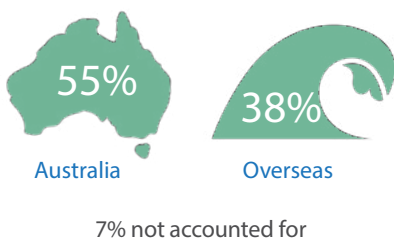
Almost 30% of Altone residents come from countries where English was not their first language. Other than English, Vietnamese is the most common language spoken at home. More than 72% of all households in the Altone local area are family households with 51% of those having children. Altone’s labour force of 10,613 includes 9,594 employed persons of which 61% work full time and 37% are employed part time.



## AGE STRUCTURE



## BIRTHPLACE

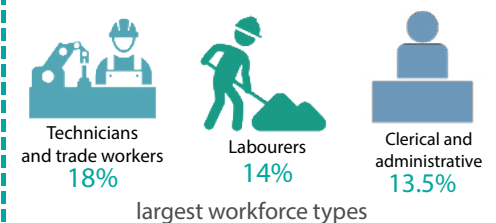


## HOUSEHOLD SIZE



## EMPLOYMENT STATUS

Of the Altone labour force:





Beechboro Community Hub

# Altone Local Area Priorities

These priorities show what is most important to the community based on the feedback received during the consultation. The City is listening to the community and providing services in line with these priorities. The City will provide an annual update on these priorities which will be available on the [City's website](#).

Altone Local Area Priority	City of Swan Actions and Developments	Strategic Community Plan Actions
<p><b>1</b></p> <p><b>Ensuring Adequate Amenities and Infrastructure for Public Open Space</b></p>	<p>The City has a number of internal mechanisms to ensure adequate embellishments are provided for at our public open spaces. This includes the Altone Community Infrastructure Plan developed to provide guidance on future planning, location, development and funding priorities for public open space and community facilities within the Altone local area. The intention in Altone is, where possible, to maximise current infrastructure and promote the multi-functional use of community facilities which have potential to bring a range of compatible services to existing activity centers.</p> <p>The City's Standards of Provision Open Space and Community Buildings document sets out the City's expectations in order to meet the City's growing population and diverse community needs. The standards guide our planning and development by ensuring the City provides consistent and adequate open space and community building provision throughout the City.</p> <p>The City is developing a playspace strategy to guide the efficient use of resources whilst providing quality play environments for the community. This includes the City's Play Space Replacement Program, a 5 year plan which indicates where facilities become due for replacement, based on an assessment of safety, and the most appropriate course of action.</p>	<p>B1.1 Create community places to live, relax and work</p> <p>B2.1 Manage current and future assets and infrastructure</p>
<p><b>2</b></p> <p><b>Improving Movement and Access Networks</b></p>	<p>The Altone local area is located between three Metronet stations: Bennett Springs East (indicative), Malaga and Noranda, as shown in Figure 9 in the Background Report. The project is currently in the Design Phase, with designs available on the Metronet website. Bus routes and cycle facilities will also be planned for as part of the designs. Construction of the project is expected to be complete by 2023.</p> <p>On the completion of Northlink WA project, residents in the vicinity of Beechboro Road North will be in the proximity of a high quality PSP along Reid Highway and Tonkin Highway extension. Cycling access to the new PSPs should be improved by upgrading the path on Beechboro North (from Marshall Road to City boundary) to a 3m wide shared path, and a shared path on the southern side of Marshall Road (From Beechboro Road North to Northlink WA) to ensure it is connected to the Northlink PSP.</p>	<p>S1.1 Build a strong sense of community health wellbeing and safety</p> <p>S1.2 Build social inclusion and connectivity in local places and areas</p>
<p><b>3</b></p> <p><b>Protecting Bushland and Tree Retention</b></p>	<p>This City encourages the retention of bushland where appropriate. The City has prepared a draft Urban Forest Plan as a response to the loss of tree canopy as clearing of vegetation increases with continued development. This Plan seeks to provide healthy and diverse landscaping on public and private land, supporting biodiversity, preserving natural amenity and protecting valuable natural plant resources as the region develops.</p> <p>The City supports the formation of 'Friends Of' groups who work together informally to conserve and protect a local reserve under the management of the City. Activities include planting native trees, weed and rubbish removal, dieback control, protecting and restoring habitat for native species, and creekline restoration. In Altone there is a 'Friends of Bennett Brook' who aim to increase biodiversity and provide habitats for the various native animals that reside in the bushland, and anyone is welcome to join.</p>	<p>N1.1 Enhance, preserve and protect local ecology and biodiversity of natural ecosystems</p> <p>N1.3 Protect our green environment</p>



Beechboro Community Hub

Altone Local Area Priority	City of Swan Actions and Developments	Strategic Community Plan Actions
<p style="text-align: center;"><b>4</b></p> <p style="text-align: center;"><b>Facilitating Social Cohesion through Community Programs and Activities</b></p>	<p>The City continues to facilitate events and programs which promote social cohesion amongst Altone’s multicultural community. This includes ‘Altone Comes Alive’, a key cultural event for the local area to celebrate Altone’s strong diverse community. It is an opportunity for residents to connect and learn more about the community’s rich cultures.</p> <p>The City offers free Social English Club at Beechboro Library where conversational English is encouraged over a tea or coffee and cake. The library also offers the pop up space in the foyer to CaLD organisations who would like to showcase their organisation, services and activities that are available within the Altone local area.</p>	<p>S1.1 Build a strong sense of community health wellbeing and safety</p> <p>S1.2 Build social inclusion and connectivity in local places and areas</p>
<p style="text-align: center;"><b>5</b></p> <p style="text-align: center;"><b>Provision of Social Opportunities for Young People</b></p>	<p>The City continues to facilitate programs, activities and events for young people including Futures Labs at Beechboro Library, BMX, skateboarding and scooter sessions for all ages and levels at Altone Skate Park, Youth Out Loud public speaking competition series, the Youth Power Leadership Group, and the Hyper series which includes small and large scale music festivals, and art exhibition and competition. See section 3.3 of the Background Report for more.</p>	<p>S2.1 Build service delivery options to meet the future needs of aged, youth, families and children</p>
<p style="text-align: center;"><b>6</b></p> <p style="text-align: center;"><b>Provision of Service Delivery for the Community</b></p>	<p>The Beechboro library is part of the Be Connected project, a digital inclusion program providing computer access, free personalised training and support through a learning portal. The learning portal includes a range of free courses and resources to help improve their skills and embrace digital technology.</p> <p>The City of Swan Community Care Services continues to offer a variety of support services for the frail aged or people living with dementia or disabilities. Support services include a Home Care Package consisting of domestic assistance, personal care, social support, community transport and home maintenance. Community Care Services provides cost-effective transport for clients and their carers to attend social activities, medical appointments, social support and shopping assistance.</p> <p>The City of Swan has commenced construction on the Brockman Community Centre, a modern, functional home for a not-for-profit neighbourhood centre that has provided valuable services to our local community for over 30 years. Funded by a \$5 million commitment from the State Government, we look forward to delivering Brockman Community Centre which will support our growing community and provide strong social benefits for years to come.</p>	<p>B1.1 Create community places to live, relax and work</p>
<p style="text-align: center;"><b>7</b></p> <p style="text-align: center;"><b>Promoting Indigenous Culture</b></p>	<p>The City has developed a draft Reconciliation Action Plan (RAP). The RAP will formalise a commitment between the City and the Wadjuk-Noongar and other Indigenous peoples living and working in Swan. Developing the RAP enables the City to develop greater cultural awareness and professional development practices that will strengthen relationships with Aboriginal and Torres Strait Islander stakeholders, and ensure more effective and relevant service delivery to Aboriginal and Torres Strait Islander peoples and communities.</p> <p>The City of Swan supports annual NAIDOC Week celebrations to celebrate the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. The Beechboro Library supports free access to the library collection and public computers to Indigenous communities. The library recognises and celebrates the culture by having dual signage of the welcome and bookshelves in both English and Noongar.</p>	<p>B1.1 Create community places to live, relax and work</p> <p>B3.1 Advocate and provide sustainable transport solutions</p>

# Altone Community Consultation

Local area planning is crucial to the future development of the City of Swan, and involves community members working closely with the City to identify specific issues affecting their community. Altone comprises of key developments in and around its proximity that will see significant improvements and long term benefits to the local area.

The Altone community consultation was open from March 21 until May 2, 2020. The community consultation was hosted through an online consultation platform called Social Pinpoint, which used an interactive map to collect the comments. Participants could drag and drop comments onto specific locations in Altone, which enabled the City to geographically pinpoint where the community has concerns, feedback or suggestions. The online consultation was inclusive and transparent as all comments were visible and other participants could respond to comments, which created discussions within the community about issues that were important to them. Stakeholders and relevant parties were invited to participate through a variety of advertising methods, including advertising in the Echo Newspaper, emails to various known stakeholders and targeted advertising through social media platforms.

## What Did We Ask the Altone Community?

The Background Report undertook a review of the Altone local area, which identified key issues and activities that the City of Swan is currently addressing or actioning. This information informed the key topics that the consultation markers were based on and the leading questions:



### Social Services

What programs and services do you use in Altone and what would you like to see in the future? Are you a part of any groups, clubs or other community based organisations in Altone?



### Parks and Recreation

Which parks and recreation spaces do you use and why? What do you like and dislike about them?



### Movement and Accessibility

Is there anywhere that is hard to get to within the Altone local area? Do you cycle or use public transport? Are there any barriers to using cycle paths or public transport?



### Employment and Shopping

Are larger shopping centres and employment opportunities accessible from your area e.g. Midland?



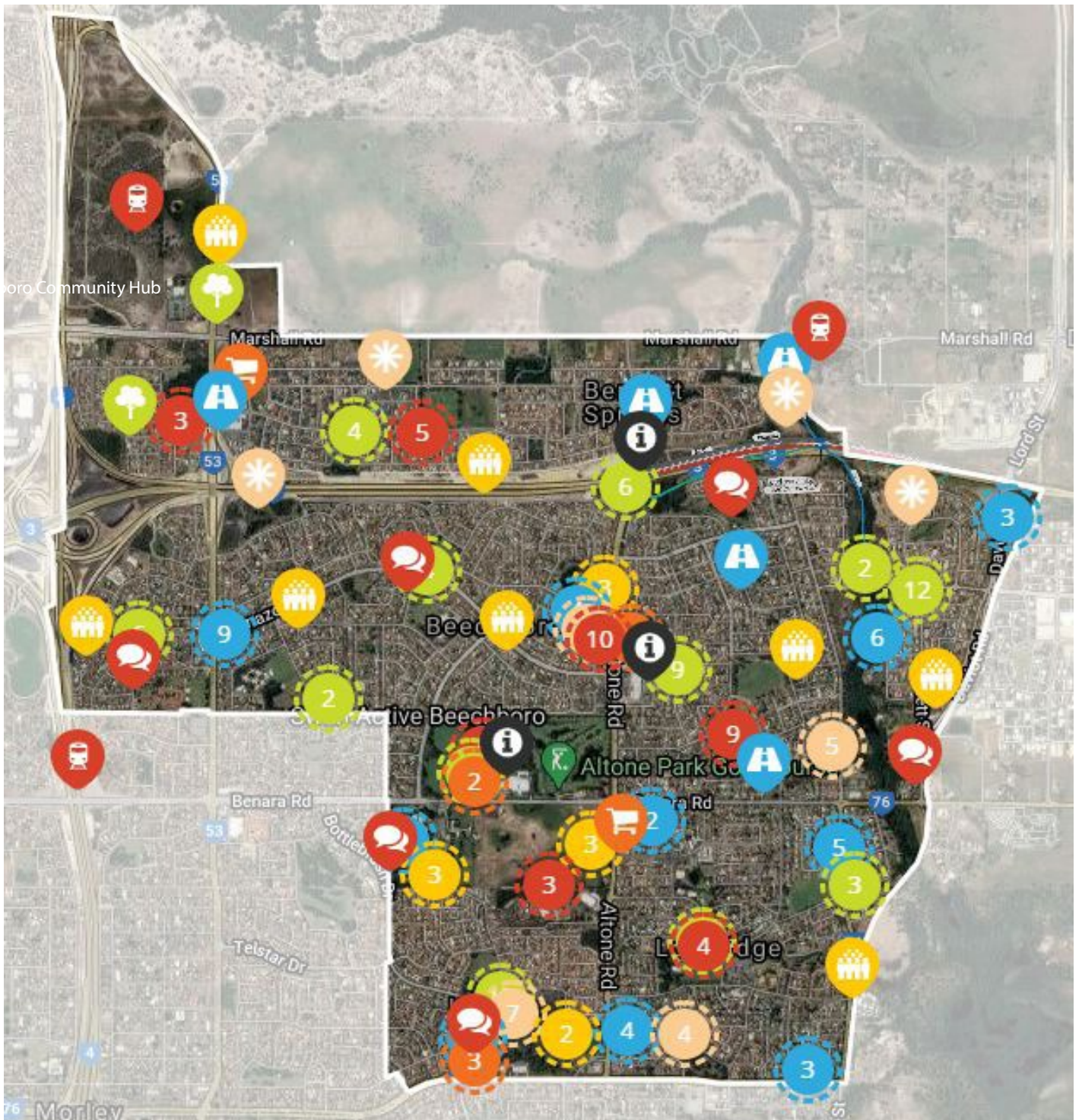
### Natural and Cultural Environment

How can the natural environment in the Altone Local Area be improved? How can we support the Aboriginal culture and heritage of the Altone Local Area?



### Other comments

This marker provided a space for any other comments.



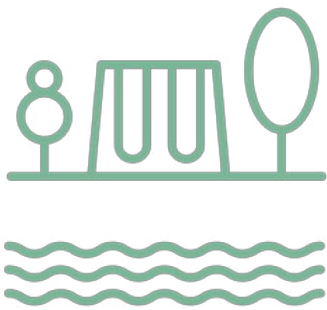
Community Consultation Social Pinpoint Map

# Summary of Responses

The consultation was open for six weeks and the City aimed to reach as many people in the community using online and in person methods. The participation rates in the Altona Local Area Plan community consultation were:

**453 users visited the page 1375 times**  
**255 comments were made by 154 people**

After the consultation period closed, the City collated the comments received and analysed the biggest themes the community raised. These themes and the key considerations from the Background Report formed the basis of the Altona Local Area Plan Actions.



## PARKS AND RECREATION

**98 Comments**

- Requests for more park upgrades
- More amenities at parks
- Retention of park space
- Altona Skate Park in need of upgrades



## NATURAL AND CULTURAL ENVIRONMENT

**25 Comments**

- Retention of natural bushland
- Celebrating and capacity building within CaLD communities
- Verge tree planting and maintenance



## MOVEMENT AND ACCESSIBILITY

**46 Comments**

- Requests for more parking bays at schools
- Footpath widening and improvements
- Increased public transport services



## SOCIAL SERVICES

**22 Comments**

- Concerns for Brockman House relocation
- Opportunities for social cohesion



## EMPLOYMENT AND SHOPPING

**14 Comments**

- Shopping Centre upgrades
- CCTV around shopping centres

SEE APPENDIX A FOR THE FULL SCHEDULE OF SUBMISSIONS AND THE CITY'S RESPONSES.

## COMMUNITY CONSULTATION

# Have your say on the future of Altone & surrounds

YOUR  
CHANCE TO  
**WIN A  
\$200  
GIFT CARD**  
DETAILS OVERLEAF

Share your thoughts for the chance to win a \$200 gift card!

This is your chance to have your say on the future of your local area, including the suburbs of Beechboro, Kiara, Bennett Springs, Lockridge and part of Caversham and Whiteman Park.

The City of Swan values your feedback and aims to ensure that you have the opportunity to contribute to how your community develops over time.

The Altone community consultation will run from Saturday, March 21 until Saturday, April 18, 2020, through our online consultation platform available at [www.swan.wa.gov.au/AltoneLAP](http://www.swan.wa.gov.au/AltoneLAP)

Make a comment through the online platform by April 18 to go into the draw to win!

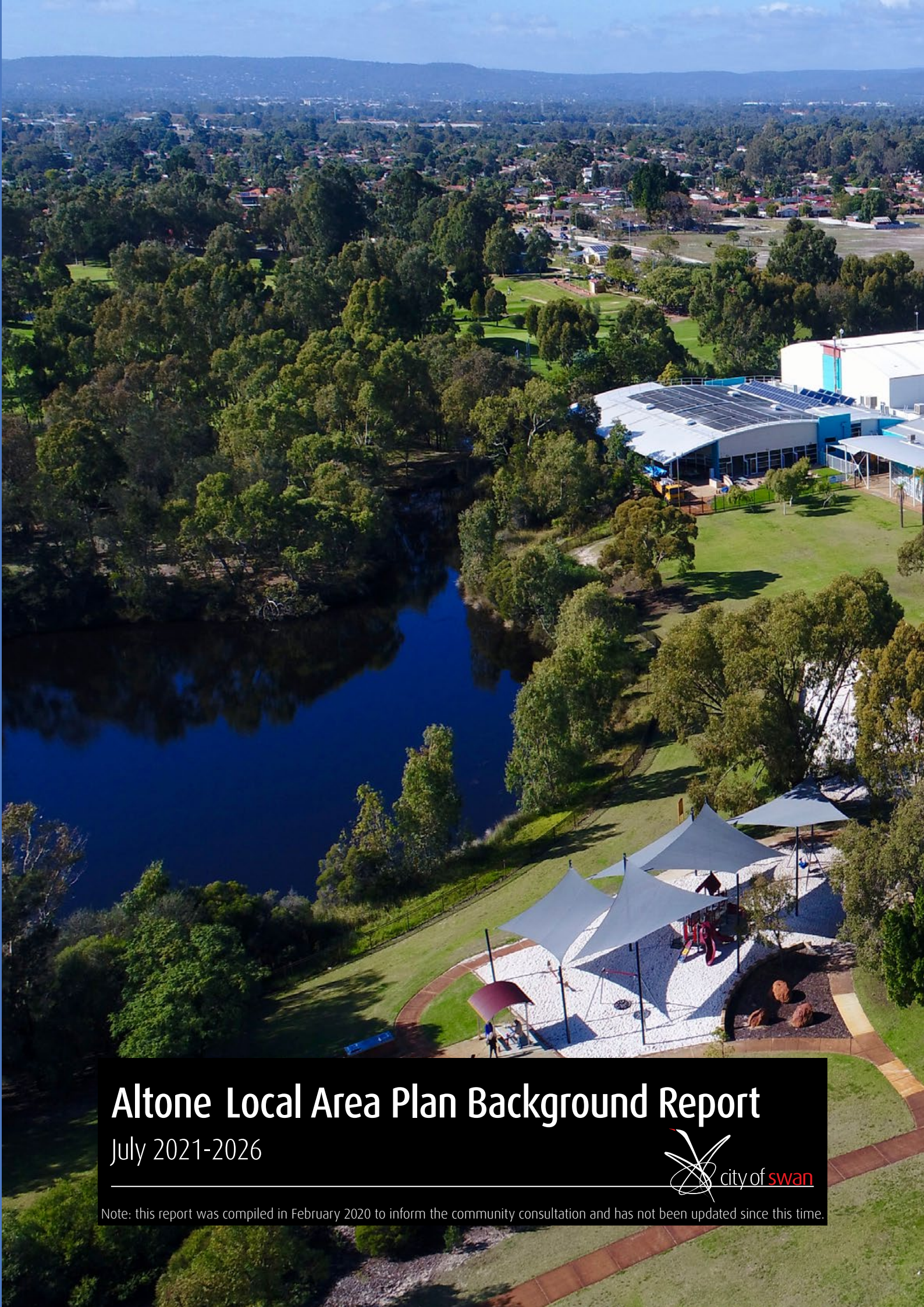


To enter, go to [www.swan.wa.gov.au/AltoneLAP](http://www.swan.wa.gov.au/AltoneLAP)

1. Click on the consultation link. This will take you to the Social Pinpoint site.
2. Select an icon on the top of the map that relates to the comment you'd like to make.
3. Drag and drop the icon to a location on the map, where a box will appear. Add your comments and details, agree to terms and conditions, and then press add comment.
4. Review comments made by other community members. You can like, dislike or comment on other pins by clicking on an existing map pin.

Please note: all comments are reviewed prior to being published on the map. Inappropriate comments will not be accepted. You will need to provide your email, name and age to submit comments. Information is collected for internal purposes only and we will only email you to update you about the project. The competition will open along with the consultation on March 21, 2020.

SEE APPENDIX A FOR THE FULL SCHEDULE OF SUBMISSIONS AND THE CITY'S RESPONSES.



# Altone Local Area Plan Background Report

July 2021-2026



Note: this report was compiled in February 2020 to inform the community consultation and has not been updated since this time.

# The Background Report

## 1.0 Context

### 1.1 ALTONE LOCAL AREA

The Altone local area (Altone) comprises the localities of Beechboro, Bennett Springs, Kiara, Lockridge, and parts of Caversham and Whiteman Park. Altone is predominantly a residential area with a population of 22,826 people and 7,950 private dwellings. 80% of these residents are under 55 years old, and 30% are less than 20 years of age.

Almost 30% of Altone residents come from countries where English was not their first language. Other than English, Vietnamese is the most common language spoken at home. More than 72% of all households in the Altone local area are family households with 51% of those having children. Altone's labour force includes 64% full time and 32% part time workers.

Prior to European settlement in 1829, the area was home to the Noongar people. Historically, the suburb of Lockridge was known as "Mooro" and part of the territory belonging to Yellagonga. There are a number of registered sites of significance throughout the area and as such, approval is required under the *Aboriginal Heritage Act (1972)* for any development of land on those sites.

Europeans settled in Beechboro in the 1870s, when a large part of the Caversham estate was subdivided into large farming and agricultural lots and renamed from its original name of "Beechborough Park". Prior to World War II, the Beechboro area was subdivided into smaller farms and used for dairy farming. During the 1960s, Lockridge was partly developed as a housing estate and in the 1970s, development of the area took off with the first subdivision north of Benara Road. The suburb of Kiara was approved and named in 1990 and the suburb now known as Bennett Springs was developed during the 1990s. More recently, there has been significant development in Beechboro, Bennett Springs and Caversham.

Major features and attractions of the area include:

- Beechboro Hub; Swan Active, Library, playing fields and skate and BMX track
- Shopping centres at Altone Park, The Springs, Amazon Drive, Kiara and Beechboro
- New housing developments in east Bennett Springs and Kiara
- Numerous primary and secondary schools

The development of the first Altone Local Area Plan (LAP) in 2016 involved local community members working together with the City to identify specific issues affecting their community. Community members and stakeholders were invited to contribute to the Altone LAP through a series of community workshops, events and an online survey in early 2015. All submissions received were considered and formulated into strategies and actions to implement Altone's vision, and ensure that local needs and aspirations are met. Commencement of this LAP, version two, is therefore an important document for the community and the City, to see where improvements and changes have been made over the last 5 years, and identify areas we can improve within the next 5 years.



Altone Park Lake, Beechboro

## 2.0 Governance

Governance is the framework of laws, policies, strategies, resources and processes that enable decision making.

Local Area Plans sit within a framework of strategic and statutory instruments and documents produced by the Western Australian Planning Commission (WAPC) at the regional level and local strategic and statutory instruments produced by the City. Regional planning provides the broad framework within which planning at the local level is required to be consistent. Similarly, the Local Area Plan is required to be consistent with the City's local planning framework of policies, strategies and structure plans. The principal documents that directly influence the direction of the Altone Local Area Plan include the following:

### 2.1 REGIONAL PLANNING

#### 2.1.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the State Government's high level land use zoning of land for the Perth metropolitan region and with which zoning under local planning schemes is required to be consistent. Altone is zoned residential under the MRS.

### 2.2 LOCAL PLANNING

#### 2.2.1 Draft City of Swan Local Planning Strategy 2019

The Draft Local Planning Strategy 2019 is a strategic plan for the entire City of Swan district that is prescribed under the *Planning and Development Act* 2005 and provides the strategic direction for the City that informs the Local Planning Scheme, through which it is implemented.

#### 2.2.2 Altone Local Area Plan 2016

The Altone Local Area Plan was adopted in January 2016. This plan will soon be superseded once the process of this second version of the Altone Local Area Plan is completed and adopted. The 2016 version and associated community consultation was undertaken 5 years ago, and influenced the development of actions and strategies which have been reviewed yearly as part of this process.

#### 2.2.3 City of Swan Local Planning Scheme No. 17

The City of Swan Local Planning Scheme No. 17 (LPS 17) sets the land use zones, the uses permitted within those zones and the requirements for development of land. Many of the strategies and actions identified in the Local Area Plan will be implemented through Amendments to LPS 17.

### 2.3 DECISION MAKING

The process of decision making for Local Area Plans sits within the Local Area Planning model described in the introduction, which ultimately leads to place-based service delivery. The decision making process in the development of the Local Area Plan also includes community engagement processes. In 2019 the City held online community consultation for the review of its high level document *The Strategic Community Plan (2017-2027)*, which sets the overarching strategies for development and service delivery in the City of Swan. The Altone Local Area Plan will include community consultation through online engagement and public drop-in sessions to help assist groups with the online forum.



Altone Park Lake, Beechboro

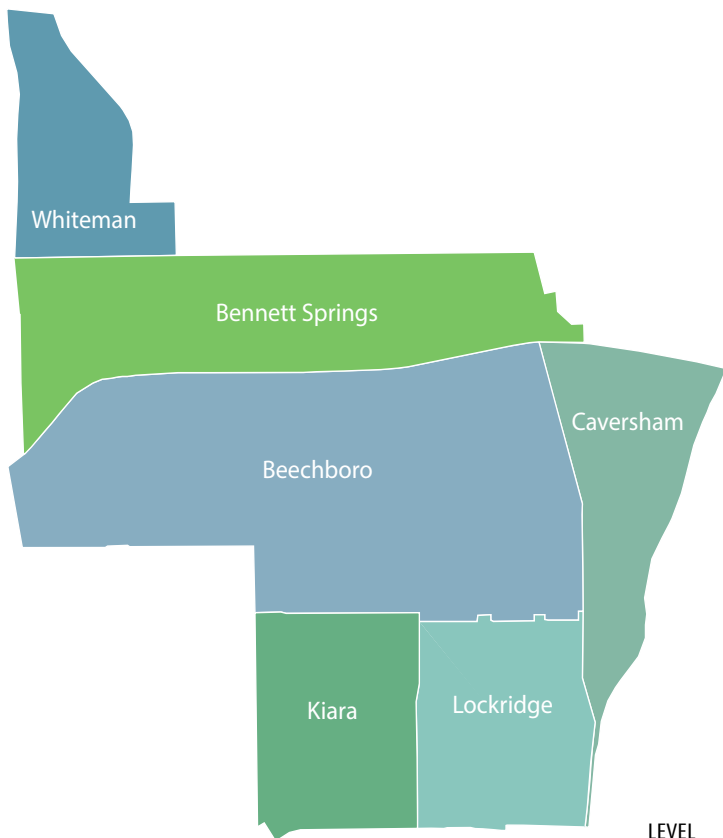


Figure 3. Altona Local Area Suburb Breakdown

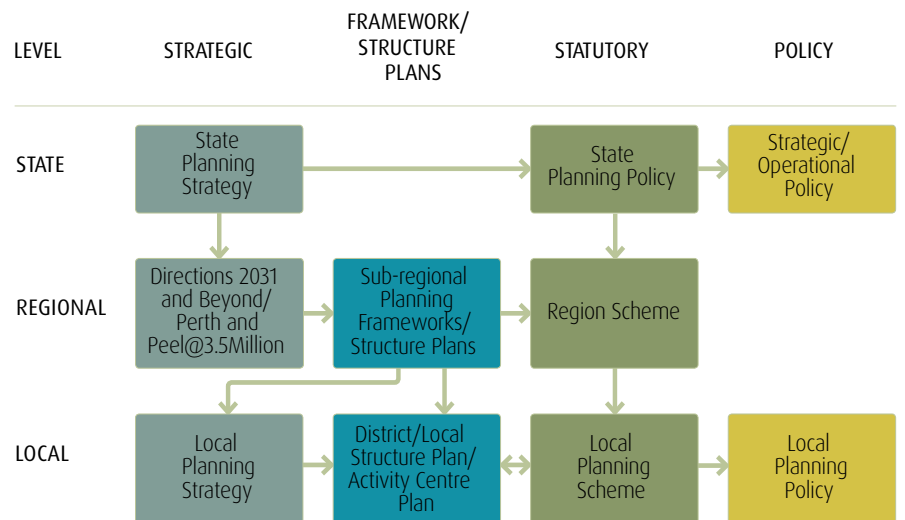
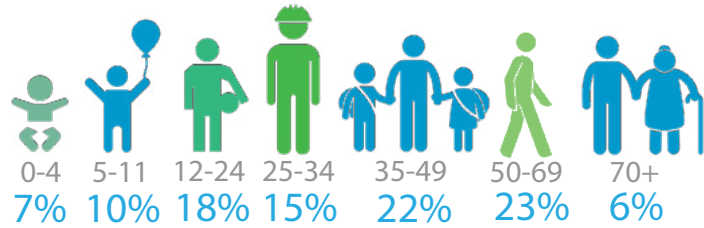


Figure 4. The Planning Framework

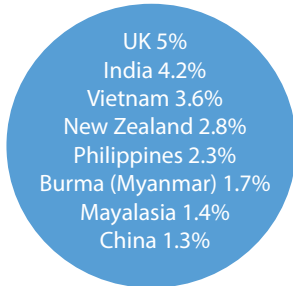
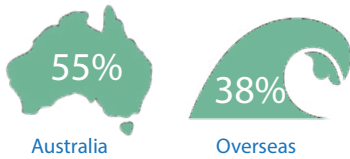
# Social Profile of Altone



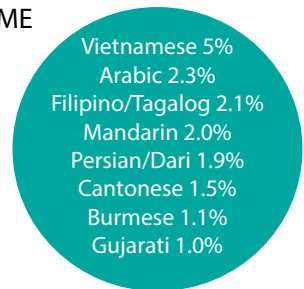
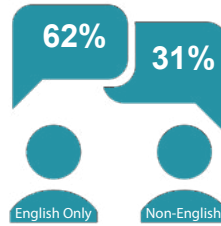
## AGE STRUCTURE



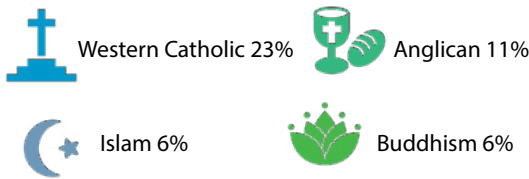
## BIRTHPLACE



## LANGUAGE SPOKEN AT HOME



## RELIGIOUS BELIEFS



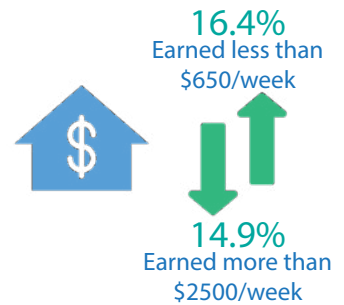
## EMPLOYMENT STATUS

Of the Altone labour force:

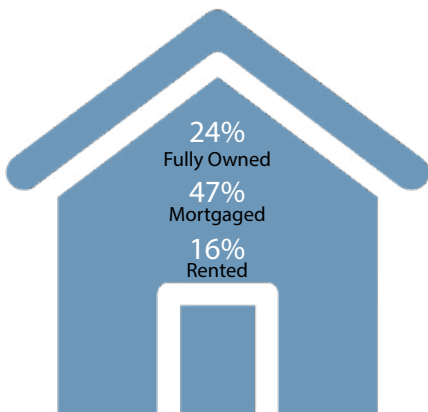


90.4% are employed  
61% work full-time  
37% work part-time  
9.6% are unemployed

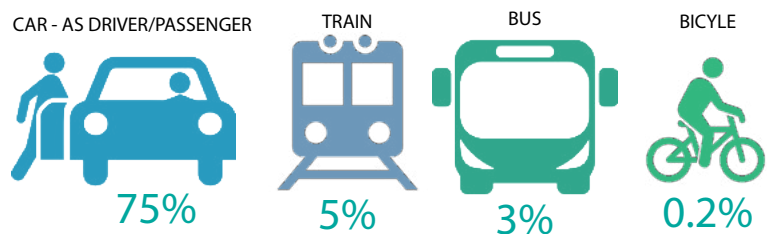
## INCOME LEVELS



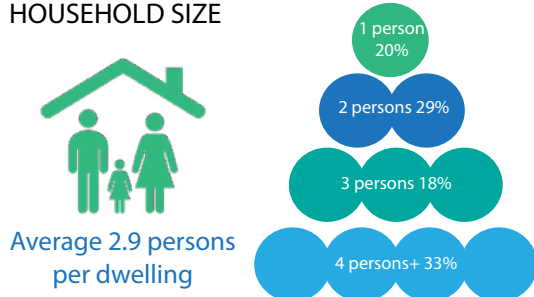
## HOME OWNERSHIP



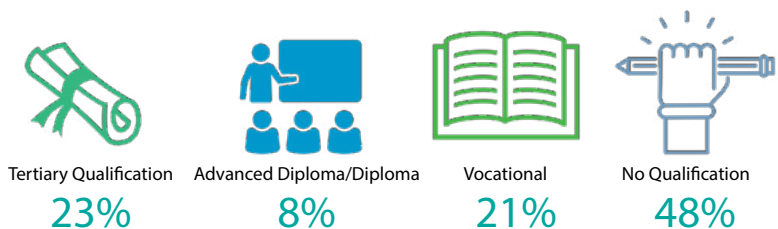
## METHOD OF TRAVEL TO WORK



## HOUSEHOLD SIZE



## LEVEL OF EDUCATION



Reference: Profile ID 2016



## 3.0 Social

### 3.1 POPULATION

The social environment for any local area reflects the identity of the community through the analysis of the population and the factors that influence this. By recognising these factors, the City is able to identify and plan for the people who live in each area and for better informed planning that reflects the needs of the community. At the 2016 Census, the Altone local area had a population of 22,826 people, representing 16.3% of the City's total population.

### 3.2 CHILDREN AND EARLY YEARS DEVELOPMENT

There are a range of programs and facilities in Altone that provide for children and early years (children aged 4-11 years old) who represent 9.9% of the population.

Swan Active Beechboro provides a range of programs and activities for kids throughout the year. These include swimming lessons, holiday activities, crèche, kindy gym, and 10 week coaching programs in netball, basketball, soccer and cricket, which run throughout school terms for ages 5-10.

The Beechboro Library runs programs for kids and families, such as Rhymetime every Thursday morning, and Better Beginnings, a family literacy program aimed at children from birth to five years and their families.

The Altone local area is well catered for in regards to the number of early learning centres and services in the area. The largest of these includes Brockman House and Meerilinga.

Brockman House is a not-for-profit community based neighbourhood community centre in Beechboro that offers playgroups, free parenting sessions, education courses including parenting courses, and crèche available on request. There's an onsite children's service offering child care for 0-5 years and before and after school care, and vacation care program for children 5-12 years.

Meerilinga Children and Family Centres are child centred hubs for families to connect with each other and the community. Each Children and Family Centre has a variety of services for families to support early childhood development, including Early Learning Programs, Playgroups, Parenting Support & resources, Child Health Services, Speech Therapy, Toy Libraries and community groups. Meerilinga adopts a Child Safe Environment Policy.

### 3.3 YOUNG PEOPLE

Young people make up 18% of the Altone local area's population.

Altone Youth Services (AYS) Youth Futures supports at risk young people within the Altone local area aged 11-25 years. It provides a drop-in centre which offers a range of activities, provides a meal, access to youth workers and a safe place to hang out. AYS also provides informal counselling, support, information, and advocacy and case management to young people. It also facilitates the Lifeskills Program, depending on funding at the time, where various programs such as Healthy Relationships and Cultural Connections are run for young people. AYS is co-located with the Altone Skate Park, BMX and Basketball Courts. The skate park is proposed to receive upgrades in the near future, with planning expected to commence in 2024/25 and construction, subject to budget approval, planned for 2025/26.



Lockridge Community Garden

The Beechboro library continues to run Futures Labs; a program of interactive, collaborative and creative workshops that explore technologies in areas such as robotics, electronics, coding, virtual reality and 3D printing. The program is currently running the CoderDojo Club for young people aged 7-17 to learn how to code, develop websites, apps, programs, games and explore technology in an informal and creative environment with the aid of both mentors and other club members.

The City also hosts a number of free opportunities and events for young people. This includes BMX, skateboarding and scooter sessions for all ages and levels at Altone Skate Park, Youth Out Loud public speaking competition series, the Youth Power Leadership Group, and the Hyper series which includes small and large scale music festivals, and an art exhibition and competition.

City of Swan Youth Development team seeks opportunities for partnership, collaboration, and support of community stakeholders to develop and implement community responses which assists in the participation and development of young people within our communities. The City sponsors the annual scholarship program for the Young Australian League (YAL), offering one lower secondary scholarship/bursary targeted towards a student living or attending school in years 7-9 within the City. The scholarship also provides financial assistance and mentorship in any area which helps to support their educational needs and requirements.

The City also supports the delivery of the Edmund Rice Centre WA North East Metro Sports Program which offers free sporting and development opportunities in sports such as AFL, soccer, and basketball, swimming, and is complemented by a Youth Leadership program looking at Coaching and Officiating. The program is delivered once a week at Grimrey Oval in Lockridge and provides valuable participation activities to build awareness through the use of sport and physical activity; focusing on participation and skill development, team building, resilience and leadership, whilst building pathways into local sporting clubs, community service, and other development programs.

### 3.4 AGEING POPULATION

Altone facilitates and hosts a number of events, activities and services catering to the ageing population (65 years and over), which make up 10% of its total population.

Ageing Disgracefully is a City run event held at Swan Active Beechboro annually. The event, which continues to grow in popularity, is a day of music, comedy and entertainment aimed at those with age on their side and youth in their hearts. Each year the event has drawn crowds of over 500 people.

The Beechboro library is part of the Be Connected project, a digital inclusion program providing computer access, free personalised training and support through a learning portal. The learning portal includes a range of free courses and resources to help improve their skills and embrace digital technology. The library also hosts a Scrabble club which meets weekly and a monthly book club, free for all to join.

Swan Active Beechboro runs a range of senior fitness programs and activities, including active seniors circuits, senior aquatics classes and Zumba Gold.

The City of Swan Community Care Services offers a variety of support services for the frail aged or people living with dementia or disabilities. These services are designed to help people maintain independence, improve quality of life and prevent premature entry into residential care. Support services include a Home Care Package consisting of domestic assistance, personal care, social support, community transport and home maintenance. Outside of the home, Community Care Services provides cost-effective transport for clients and their carers to attend social activities, medical



Lockridge Community Garden

appointments, social support and shopping assistance. This is important as 318 (4.3%) households in Altona don't own a private vehicle.

Community groups include the Lockridge Senior Citizens Association consisting of bingo, indoor bowls and sewing groups. The association, based at the Alice Davoren Centre in Lockridge, has a strong membership that grows consistently each year. There is also a Seniors Community Sewing and Craft Group that runs twice a week at BlueSky in Lockridge, for seniors interested in craft, sewing, painting, drawing or quilting, and Men's Group for over 65s, which includes Altona Community Mens Shed and the monthly Blokes Bus outing group. The Men's Group is open to men eligible for community care services.

The Department of Planning, Lands and Heritage (DPLH) is proposing to submit a Local Planning Scheme amendment to the City to allow for aged housing and/or residential aged care on Kerwin Way in Lockridge. The City's strategic documents support the development of aged care/housing, especially in infill areas to allow for ageing in place. Public consultation is proposed to be conducted as part of the Local Planning Scheme amendment process to ensure that the land can only be developed for aged housing and/or residential aged care. The Scheme Amendment is currently being prepared by the DPLH and is expected to be submitted to the City for initiation within the next few months.

### 3.5 CULTURALLY AND LINGUISTICALLY DIVERSE (CALD) COMMUNITIES

The CaLD community makes up 31.3% of the Altona population, making it a diverse place to live. Therefore the City provides and supports the diverse based community activities, programs and support services.

The City's annual Altona Comes Alive fair is a key cultural event for the local area. The purpose of the event is to celebrate Altona's strong diverse community and is an opportunity for residents to connect and learn more about the communities' rich cultures.

Beechboro Library offers a free Social English Club program every Friday, where conversational English is encouraged over a tea or coffee and cake. The sessions are open to anyone with any background or level of English. The library also offers the pop up space in the foyer to CaLD organisations who would like to showcase their organisation, services and activities that are available within the Altona local area.

BlueSky Community Group in Lockridge works with recent arrivals, refugees and migrants to access employment and training opportunities. As part of their Migrant Services, they provide one-on-one assessment, group information and cultural awareness sessions, as well as advocacy and referral services. The services are available at the BlueSky building.

The East Metropolitan Multicultural Network meeting is held every six weeks at the Beechboro Community Hub. Membership is comprised of local, state and federal agencies as well as many not for profit organisations, all working strategically towards the common goal of enhancing the lives of people from culturally and linguistically diverse backgrounds. Further, the City in partnership with the Association for Services to Torture and Trauma Survivors (ASeTTS), delivers the Community Innovators, Volunteers and Leadership (CIVAL) Program from the Beechboro Community Hub.

### 3.6 INDIGENOUS COMMUNITIES

The Aboriginal and Torres Strait Islander Census population of the City in 2016 was 3,801, living in 1,427 dwellings. Typically Aboriginal and Torres Strait Islander populations around Australia have a younger age structure than the total population, but age structures vary greatly between areas. In the City, the largest age group amongst Aboriginal and Torres Strait Islander people are the 5-11 year olds (17.6%), followed by the 35-39 (15.8%) and 25-34 (15.0%). This indicates a majority of the population is made up of young families with young children, and therefore the need for aged-based services is essential.



Beechboro Community Hub

Meerilinga Beechboro holds an Aboriginal Playgroup called Kadadjiny Waabiny for children up to 4 years old. The purpose of the group is to meet other parents, share experiences, culture and develop support networks. There are also transport assistance options that can be arranged to help getting to and from the facility.

The Kiara Girls Academy is a program at Kiara College that aims to increase the skills, employability, mental health and well-being of school-aged Aboriginal and Torres Strait Islander girls. The Academy provides mentoring and engagement programs and is a safe space for students to learn about their culture. In 2019 the girls began the Yokayi project, encouraging students to explore their creative expression through visual art, media, drama and dance during weekly art sessions. The City supports the program and has awarded the Academy a grant of \$5000 for the project.

The City of Swan supports NAIDOC Week celebrations to celebrate the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. NAIDOC is celebrated not only in Indigenous communities, but by Australians from all walks of life. The week is a great opportunity to participate in a range of activities and to support the local Aboriginal and Torres Strait Islander community. In 2019 the Altone community celebrated at Meerilinga Beechboro, where traditional dance was performed by students from the Kiara Girls Academy and West Beechboro Primary School, as well as offering traditional food and other family friendly activities.

The Beechboro Library supports free access to the library collection and public computers to Indigenous communities. The library recognises and celebrates the culture by having dual signage of the welcome and bookshelves in both English and Noongar.

The City is currently developing its Reconciliation Action Plan (RAP). The RAP will formalise a commitment between the City and the Wadjuk-Noongar and other Indigenous peoples living and working in Swan. The RAP framework enables organisations to contribute to reconciliation by:

- Building and encouraging relationships between Aboriginal and Torres Strait Islander peoples, communities, organisations, and the broader Australian community
- Fostering and embedding respect for the world's longest surviving cultures and communities
- Developing opportunities to improve socio-economic outcomes for Aboriginal and Torres Strait Islander peoples and communities

Developing the RAP enables the City to develop greater cultural awareness and professional development practices that will strengthen relationships with Aboriginal and Torres Strait Islander stakeholders, and ensure more effective and relevant service delivery to Aboriginal and Torres Strait Islander peoples and communities.

### 3.7 DISABILITY AND ACCESS

The Disability Access and Inclusion Plan (DAIP) is a document developed every five years to identify key ways to improve access and inclusion across the City. To enhance access and inclusion for people with disability, and with the knowledge that community attitudes and the environment are often more of a disabling factor than the person's impairment, the City of Swan is committed to the seven outcomes of the DAIP. These are that people with disability:

- Have the same opportunities as other people to access the services of, and any event organised by the City



- Have the same opportunities as other people to access the buildings and other facilities of the City
- Can access information from the City as readily as other people are able to access it
- Receive the same level and quality of service from the staff of the City
- Have the same opportunities as other people to make complaints to the City
- Have the same opportunities as other people to participate in any public consultation carried out by the City
- Have the same opportunities as other people to obtain and maintain employment within the City

Since the implementation of the 2012-2016 DAIP, there have been key achievements in the Altone local area including the Beechboro Community Library updated their policy so carers can use the library card of the person with disability that they support, Swan Active Beechboro is part of the Access All Areas Program which provides discounted casual access for clients and free access for carers, and their school holiday program being made available to primary school children with additional support requirements.

### 3.8 COMMUNITY SAFETY

The general perception of the community is that Altone has high levels of crime and anti-social behaviour. However the number of reported crimes to Western Australian Police has consistently dropped in areas such as Kiara, Lockridge, Beechboro and Bennett Springs. There is a decline in numbers overall, however the statistics for stealing has increased in the local area.

The City's Community Safety Plan identified key priority areas as the focus for improving community safety across the City. This includes measures to detect, deter crime and address the underlying causes of crime, address personal and community safety issues, and increased coordination and responsiveness. As a result, the City's Community Safety team has supported the development of fibre optics to the Kiara Police station and additional CCTV to be installed around Alice Davoren and Beechboro Community Hub.

### 3.9 BEECHBORO COMMUNITY HUB

Since the development of Altone's first Local Area Plan, the City has undertaken upgrades to Beechboro Community Hub, rebranding of Swan Active, the Beechboro library and the relocation of the Altone Place Office. The Beechboro Community hub has been reconfigured to allow for greater accessibility and a more streamlined user experience. This has transformed the hub into a space that offers combined central social services, a public art display and Your Café, creating a place to strengthen and celebrate the Altone community.

#### Key Social Considerations

- Need for more CaLD services
- High levels of low income households
- Need for increased social service provision for young people
- Altone Skate Park is scheduled for improvements in 2024/25



Swan Active Beechboro

## 4.0 Economic

Economic development is concerned with increasing the level of income and the capital wealth of an area, and distributing that wealth to the community through local expenditure and jobs. The City of Swan is committed to developing partnerships with government and business to ensure local commerce is supported and sustainable. Local employment opportunities should attract and sustain our communities, who should have access to local services, shopping, health and education.

### 4.1 EMPLOYMENT AND ECONOMY

Altone's employment statistics are a key indicator of the community's socio-economic status. Identifying the levels of full or part-time employment, unemployment and labour force participation helps us understand the social characteristics of the population and the strength of the local economy. Employment status is influenced by a number of factors including age structure, which is linked to the number of people in the workforce, the employment and economic opportunities available in the area, and the skill and education of the community.

In 2016, there were 9,594 employed people living in Altone, of which 55% worked full-time and 33.6% part-time, which is similar to the Greater Perth's average of 56% and 34%. These figures represent a decrease from the 2011 Census data which showed 60.8% of the Altone labour force worked full time, and an increase in part time workers which made up 30.4% of the labour force in 2011. Since 2011, the unemployment rate in Altone has increased from 5.4% to 9.6% in 2016, higher than the City's average of 8.3%. Unemployment is the highest within the 15-24 age group at 19.1%, which reflects the barriers of access to employment opportunities for young people due to a lack of localised employment and public transport limitations.

The decrease in full time work and increase in part-time may be as a result of the economic downturn and the changing employment market. This is reflected in the 2016 census data, which showed 14.9% of the households in Altone earned a high income and 16.4% were low income households, compared with 24.8% and 15.7% respectively for Greater Perth. This reflects Altone's lower socio-economic status compared to greater Perth.

The largest fields of employment for residents of the Altone local area were technicians and trade workers (18%), labourers (14%) and clerical and administrative roles (13.5%). The top five places of work for Altone's residents within the City are in Malaga, Beechboro, Midland-Guildford, Lockridge-Kiara and Hazelmere-South Guildford. Census data also indicates 1.4% of the employed population work from Home Based Businesses within the Altone local area. This is slightly lower compared to 1.6% in the Ballajura local area, 1.5% in Swan View local area, and 2.1% average across the City.

### 4.2 TOURISM AND VISITOR ATTRACTIONS

The Beechboro Community Hub on Benara Road is a significant community attraction for the Altone Local Area. The hub contains the Library, Swan Active Beechboro and the Place Office, which provide recreational facilities, assistance and services. The hub also holds community events such as free movie nights, presentations and workshops for all ages, that attracts visitors from all over Perth to the facility each year.

Altone Comes Alive is a City initiative to bring the multicultural community together and provide entertainment by local performers, schools, dance and cultural groups with a massive program of onstage entertainment. The event includes markets, food trucks and multicultural stalls, as well as a kids zone with plenty of rides and amusements, native animals, activities and face painting. Entry and entertainment is free and attracts approximately 6000+ people each year.



Swan Active Beechboro

### 4.3 COMMERCIAL CENTRES

The Caversham Village Shopping Centre were opened in April 2016. Located on the corner of Suffolk Street & Waldeck Road, the centre forms the base for the Taylor Village precinct. The village includes a supermarket, liquor store, newsagency, pharmacy, hair and nail salons, a barber and a variety of speciality stores.

Altone Park Shopping Centre intends to redevelop and expand their current centre. The redevelopment of the shopping centre will consist of a refurbishment of the entire centre and an extension to incorporate the Brockman House site, which is currently under construction. This is also expected to generate increased employment opportunities for the community.



Photo: Festivities at Altone Comes Alive

The Altone local area is predominately a residential area and therefore only contains retail to meet the needs of the local population. As a result, there is a lack of localised employment, training opportunities and limited retail services. Importantly, Altone is located in close proximity to Midland, a Strategic Metropolitan Centre, which provides expanded retail and employment opportunities.

With the construction of Northlink, upgrades to Reid Highway and the future plans for Metronet, is expected to improve accessibility to commercial centres and employment opportunities for residents of the Altone local area.

### Key Economic Considerations

- High unemployment rate amongst young people
- The part-time labour force has increased
- Road and public transport developments expected to improve employment opportunities



Photo: The Springs Shopping Centre

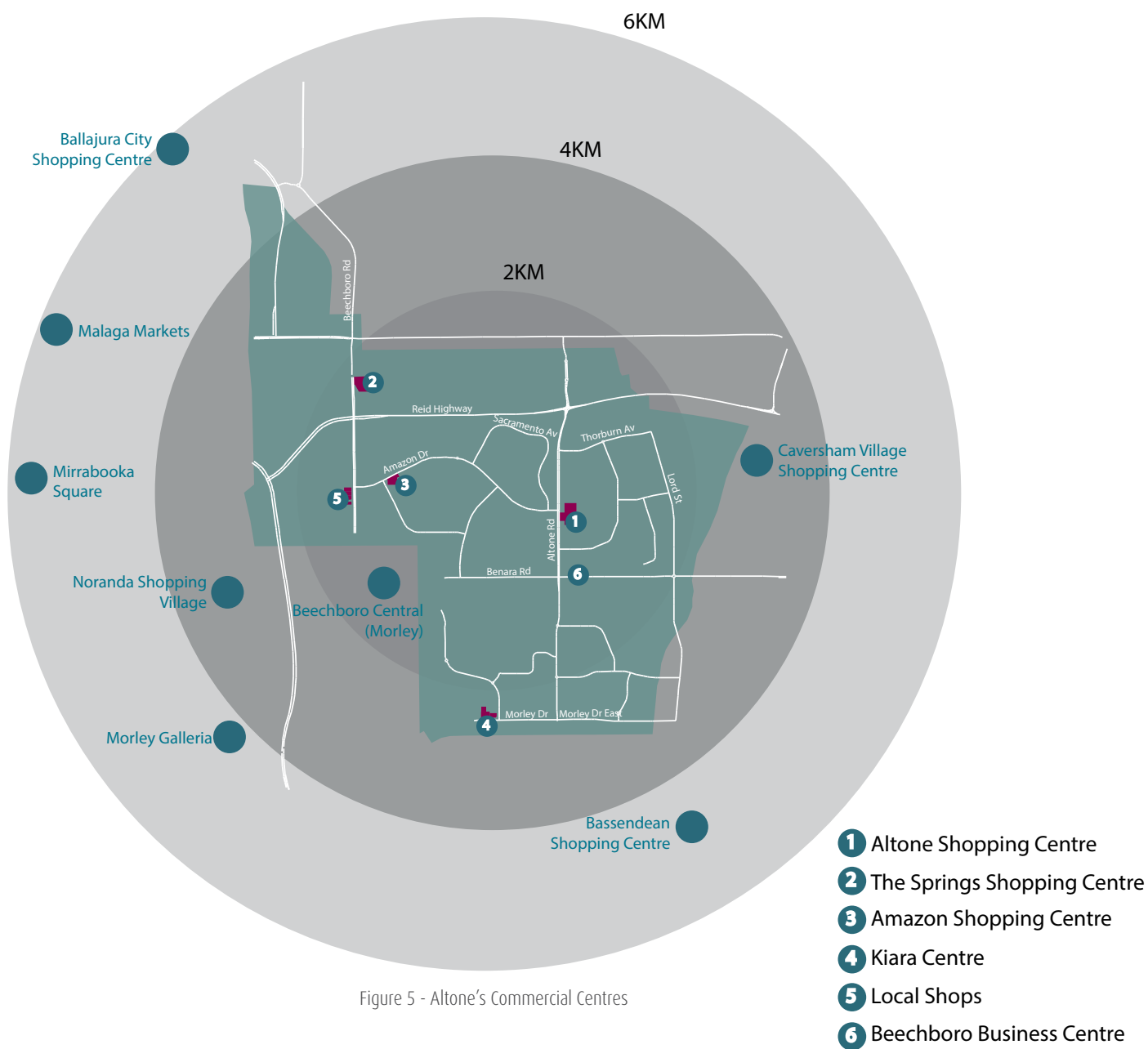


Figure 5 - Altoné's Commercial Centres



Lanius Park, Beechboro

## 5.0 Natural Environment and Sustainability

The City of Swan is a large outer metropolitan growth Council, where rapid population growth presents challenges to environmental protection, however, the City is committed to a sustainable future for its communities through working with communities and stakeholders to achieve improved environmental outcomes.

### 5.1 ENVIRONMENT

Land within the Altone local area was originally covered by seasonal wetlands and natural bushland west of the Bennett Brook. Today remnants of the original wetlands are found in Altone Park, Orchid Park, Sacramento Park, St Lawrence Park, Thorburn Park and Woolgar Park lakes.

Altone is predominantly residential with large areas of bushland in close proximity, with Whiteman Park to the north of Bennett Springs, Lightning Swamp Bushland (City of Baywater) to the west of Tonkin Hwy/Northlink and Bennett Brook within the local area's eastern section. During the 1930s and 1940s, sections of the southern and eastern parts of Whiteman Park were cleared and used for grazing, but significant vegetation corridors have been retained.

### 5.2 BIODIVERSITY

Biodiversity retention is critical to maintaining healthy ecosystem services such as drinkable water, clean air and fertile soils. The loss of biodiversity poses a great risk to plant and animal life and contributes to long-term impacts to human well-being. Biodiversity is most obviously lost through land clearing, but a large threat comes from weed invasion. Weeds by their nature reproduce rapidly, colonising large areas while outcompeting locally endemic plants for water, nutrients and sunlight. Weed seeds can lie dormant in the soil for around 20 years depending on species, hence their ongoing control can take large resources of manpower and time, prior to revegetation being able to establish and a dedicated plan to phase out chemical control.

The City of Swan's Local Biodiversity Strategy 2014 (LBS) identifies areas with significant biodiversity within the City. These areas are defined as Potentially Significant Local Natural Areas (PSLNAs) and categorised as conservation, protection, or retention areas in the LBS. The Altone local area was largely cleared prior to development in the 1960s and 1970s, however, patches of remnant vegetation remain along its southern boundary with a 'Limited' protection level. The ecological corridor along Bennett Brook has a 'Conservation' biodiversity protection level.

The Biodiversity Strategy identifies that the City contains a variety of vegetation complexes. Research has indicated that it is necessary to retain 30% of the original extent of each ecological community to prevent critical loss, ecosystem function disruption and exponential loss of species.

#### 5.2.1 St Lawrence, Thorburn and Orchid Parks

The vegetation at St Lawrence Park, the bushland on the west end of Thorburn Park and Orchid Park, is categorised as a Southern-River vegetation complex. This is a unique combination of species, underlying soils and position in the landscape. The Southern River complex is under-represented with less than 18% remaining as at 2015 and only 0.09% protected within the City of Swan. The Southern River complex is characterised by an open woodland of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - *Banksia* species with fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca raphiophylla* (Swamp Paperbark) along creek beds. St Lawrence Park also contains a *Banksia* woodland, which is a Threatened Ecological Community (TEC) and therefore protected under State legislation.



Lanius Park, Beechboro

The central portion of Orchid Park is under the control and management of the Department of Biodiversity, Conservation and Attractions and has been fenced off to restrict access and protect the wetland. However, the periphery of Orchid Park is under management of the City and provides significant aesthetic and ecological values. In spring, *Gompholobium shutteworthii* flowers bright pink among many other endemic plants along Orchid Avenue.

The City has undertaken significant action to retain biodiversity, largely focused on restoration and the management of priority biodiversity corridors. Altona has regional and local biodiversity corridors to the east, Bennett Brook (Regional and Local) and a Regional corridor crossing the area to the north, and connecting Bennett Brook to the west. The Friends of Bennett Brook work to maintain and restore this important ecological and Aboriginal Heritage area. Notably, Whiteman Park and the lots comprising the Bennett Brook are under the management and control of the Western Australian Planning Commission with the Bennett Brook soon to be returned to its Traditional Owners.

The State Government have recently announced round 3 projects for their Community Rivercare Program. Over the three-year program, not-for-profit community volunteer groups have shared in a total of \$900,000 to help improve wildlife habitat, water quality and address foreshore erosion in the Swan Canning catchment. Projects receiving funding under the third round, as allocated by the Department of Biodiversity, Conservation and Attractions, include Riparian restoration and a habitat improvement project at Bennett Springs East by the Friends of Bennett Brook.



Photo: Thorborn Park (west)



Photo: St Lawrence Park

## 5.3 WATER

An overall decline in surface water sources has been observed over time and this trend is predicted by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) to continue (BOM, 2012). A decline in surface water affects biodiversity, wetlands, waterways, flora and fauna, and declining rainfall, resulting dropping of water tables. Shallow root trees die when they cannot reach the water table, and artificial lakes, compensation basins and drains are put under pressure from Algal Blooms and become refuges for water birds, such as Avifauna. Declining rainfall and surface water has forced Perth to increase the use of groundwater as a potable water source.

The City acknowledges that the availability of water resources is slowly declining and for this reason has committed to improving its own corporate water management. The highest water use within the City's facilities included swimming pools, function and community centres, and irrigation of open space and sports field accounts for the largest proportion of total corporate use. Swan Active Beechboro water use was 14244kL in 2018/19.

Four main drains service the Altone local area, including Emu Swamp Main Drain, Widgee Road Branch Drain, Wonga Road Branch Drain, and Mary Crescent Main Drain. Ongoing monitoring actions for littering, garden waste, erosion, weed control and rubbish removal are carried out on these sites by the Water Corporation.

Key initiatives by the City as part of the Water Efficiency Action Plan 2016-2021:

- Water Efficient and Waterless Appliances: the City's Building Renewal Program will ensure that all City owned assets are installed or retrofitted with water saving initiatives to be implemented (i.e. Swan Active Beechboro, Library, and Place Office);
- Landscape and Irrigation Practices: water-wise planting (low-water use plants and co-planting of species with similar water use requirements) and water saving techniques will be implemented at City of Swan's Public Open Space areas and parks (e.g.. drought tolerant turf species);
- Water Reuse/Recycling: the Building Renewal Program ensures the feasibility of using greywater for fit for purpose facilities;
- Water Campaign and Waterwise Council Program: this initiative will continue to monitor scheme and groundwater use by water audits of the top high water consuming accounts which include existing facilities in the Altone local area.

## 5.4 THINKING GREEN WORKSHOP

Thinking Green is a series of free community, sustainable living workshops presented by the City of Swan from January to June each year. They are held at the City's libraries and other local venues. The workshops aim to inspire participants to change their lifestyle in order to improve their wellbeing and be kinder to the environment.

Thinking Green workshops run annually at Beechboro Community Library, Caversham Community Centre and Lockridge Community Gardens, and focus on themes such as worm farming, DIY skincare and low cost gardening.

## 5.5 'FRIENDS OF' GROUPS

A Friends Group usually consists of a few people working together informally to conserve and protect a local reserve under the management of City of Swan. Friends Groups work voluntarily in their own time and at their own pace. They choose the activities most suited to the needs and objectives of the reserve based on your abilities and the time available, in consultation with the City. Activities to get involved in include planting native trees, weed and rubbish removal, dieback control, protecting and restoring habitat for native species, and creekline restoration.

For the Altone local area, there is a 'Friends of Bennett Brook' that have been working on revegetation of the reserve since 1998. The group aims to increase biodiversity and provide habitats for the various native animals that reside in this urban bushland. They run a series of planting and weeding days and rubbish clean up days for anyone welcome to join.

## 5.6 TREE CANOPY

The City has prepared a draft Urban Forest Plan as a response to the loss of tree canopy as clearing of vegetation increases with continued development. This Plan represents an integrated approach to addressing these issues by supporting and enhancing our urban forest within the City's operations and throughout the wider community. Achieving cohesive urban forest outcomes requires commitment, leadership and consistent effort across the entire organisation.

This Plan seeks to provide healthy and diverse landscaping on public and private land, supporting biodiversity, preserving natural amenity and protecting valuable natural plant resources as the region develops. The Strategy will set the City's policy for urban forestry defining future actions required to deliver a cohesive and connected urban forest in the City of Swan. In 2016 the tree canopy cover for the Altone local area was 12.1%.

## 5.7 CLIMATE ADAPTATION AND CARBON REDUCTION

Since the adoption of the Sustainable Environment Strategy and the previous Altone LAP, the City has completed and adopted the Biodiversity Strategy, Carbon Management Plan and Risk Assessment Process, as subsidiary strategies to providing further definition to the task of environmental improvement within the City of Swan. The Carbon Management Plan adopted in 2016 contains actions (separated by scope) to manage and reduce the City's carbon emissions across the breadth of the City's operations and within our community. It proposes significant investment but in many cases, a compelling business case for investment exists on the basis of avoided utility cost. In many cases, this business case has improved in recent years due to technological advance and increased production capacity in the energy efficiency and alternative energy industry. In light of this fact, this Carbon Management Plan will ensure that wherever possible, this information will be researched and presented when proposing the investment detailed in this Plan.

The City of Swan offers electric vehicles as part of their fleet cars, and has subsequently installed an electric vehicle charge station outside the City's main administration building. The fast charging station is currently being used to charge the electric vehicles for the City's fleet and parking inspectors. Members of the public are welcome to use the charging station which is located at the rear of the City of Swan Administration building. The fast charging station will take approximately 20-30 minutes to sufficiently charge an electric vehicle.



Photo left to right: Orchid Park

### Key Natural Considerations

- Availability of water resources is slowly declining
- Thinking Green workshops and 'Friends of' groups continue to be successful in participant numbers
- The City is responding to carbon reduction and climate change through adoption of the Carbon Management Plan and Risk Assessment Process, and the provision of electric vehicles as part of their fleet cars



Altone Road, Beechboro

## 6.0 Built Environment

The built form of a place defines its 'atmosphere' and character, and although usually a reflection on its history, development should be carefully managed through urban design to ensure a 'sense of place' for its residents is not lost into the future.

### 6.1 ABORIGINAL HERITAGE

Prior to 1829, Altone was home to the Noongar people, with the suburb of Lockridge known as "Mooro" and part of the territory belonging to Yellagonga.

Approval is required under the Aboriginal Heritage Act 1972 for any development on land where sites of significance are registered. This may require consultation with local Aboriginal people, a heritage survey and a full inventory of heritage values, or other requirements from the Department of Aboriginal Affairs (DoAA). Sites of significance within the Altone local area can be found on the DoAA's website.

### 6.2 BUILT FORM

#### 6.2.1 Housing

The Altone local area has the highest population density in the City, with 17.83 persons per hectare, equating to a residential density of R20. This is significant in comparison to similar residential areas such as Ballajura at 12.68, Midland at 9.78 and Swan View 9.46. Slow population growth of 0.06% per annum is forecast for the Altone local area, with infill development enabled as a result of the City's Urban Housing Strategy (UHS), which will facilitate approximately 4658 infill dwellings expected by 2031.

The City's UHS was adopted by Council in 2012 and gazetted in 2015 by the Minister in response to the State Government's Directions 2031 and Beyond report which outlines a potential doubling of the population and an additional 35,510 dwellings within the City of Swan by 2031. The anticipated number of new dwellings could be accommodated in the City's expanding urban growth areas as greenfield development. However, increasing the opportunities for infill development within the City's established areas will provide the much needed diversity of housing options. The Infill Housing Strategy which introduces a Dual Residential Code, was applied in Beechboro, Lockridge and Kiara.

Since the implementation of the UHS, Altone's local area has seen approximately 325 lots created from 114 original lots.

#### 6.2.2 New Development and Opportunities

The Department of Communities owns a 13.7-hectare site in Kiara that is planned to feature two vibrant residential developments, designed in harmony with the site's cultural heritage and natural environment, with a range of modern housing options that are well connected to nearby services and amenity.

Stage 1 is the SugarGum Estate, which includes 30 lots ranging from 367 to 561 square metres, have all sold to private buyers. Detailed design guidelines are in place to ensure the blocks accommodate high quality and environmentally sustainable houses. The Department of Communities preparing a new structure plan to guide how the rest of the site will be developed in the future. The Bottlebrush Project will allocate more than 4 hectares of the site as public open space and preserved bushland. The project will aim to deliver a land and housing development that demonstrates best practice in affordable and diverse medium-density housing.



Altone Road, Beechboro

The City currently holds Management Orders for lots on Kerwin Way and Diana Crescent in Lockridge for the purpose of ‘Public Recreation’. The Department of Planning, Lands and Heritage (DPLH) is proposing to submit a Local Planning Scheme amendment to rezone the subject lots to allow for aged housing and/or residential aged care. The City’s strategic documents support the development of aged care/housing, especially in infill areas to allow for ageing in place. Public consultation is proposed to be conducted as part of the Local Planning Scheme amendment process to ensure that the land can only be developed for aged housing and/or residential aged care. The Scheme Amendment is currently being prepared by the DPLH.

### 6.3 PUBLIC OPEN SPACE AND COMMUNITY FACILITIES

The quality of open space forms part of a place’s urban fabric and affects the quality of life in that place. These spaces contribute to defining a community’s unique identity and provide social, environmental and economic benefits to its residents, workers and visitors.

City’s Standards of Provision Open Space and Community Buildings document sets out the City’s expectations in order to meet the City’s growing population and diverse community needs. The standards guide the planning and development by providing a framework with regard to hierarchy, function and design, to provide a consistent level of open space and community building service and provision throughout the City. Generally, facility and public open space provisions and ratios for Altone are adequate for the current population and are well used, with some capacity in most cases for increased use. The Altone Skate Park, BMX and Basketball Courts are proposed for renewal, with works being scheduled for planning in 2024/25 and 2025/26 for construction. There are several parks and open spaces located in Altone, shown in Figure 6.

#### 6.3.1 Beechboro Community Hub

The Beechboro Community Hub renovations were completed in March 2019 to offer combined central services for residents, with the facility now including the library, Swan Active, Your Café and the Place Office. The facilities provided at Swan Active Beechboro include a gym, heated indoor swimming pools, sports courts, crèche, a spa, group fitness room, spin studio and function room. Since the renovations, Swan Active Beechboro has seen an increase of 25% in the number of memberships since the end of 2018, and the Library has seen a 67% increase in members.

#### 6.3.2 Caversham Community Centre

Another recently constructed facility is the Caversham Community Centre, which opened in 2017. The space includes a large function hall, meeting room and club room, located next to William Henry Oval. The venue is generally used for community activities, private functions and children’s birthday parties, as it can hold 188 people in the function room, 62 people in the meeting room and 58 people in the club room.

#### 6.3.3 Brockman House

The City of Swan has commenced construction on the Brockman Community Centre at Lot 10019 Hull Way, Beechboro. The facility will be a modern, functional home for Brockman Community House. Opens in new window, a not-for-profit neighbourhood centre who have provided valuable services to our local community for over 30 years. They have grown substantially since opening in 1986, and are now due for an upgrade to meet current standards and keep providing valuable services to our growing population.

The City puts a high value on the social, mental and physical wellbeing of our community. Funded by a \$5 million commitment from the State Government, Brockman Community Centre will support our growing community and provide strong social benefits for years to come. The centre is expected to be operational in early 2022.

## 6.4 TRANSPORT AND ACCESS

### 6.4.1 Road Network

NorthLink's central section is now complete which created the free-flowing link between Tonkin and Reid Highways. This removed one of the state's most dangerous intersections, replacing it with a highway to highway interchange. NorthLink also includes upgrading Reid Highway between Altone Road and Malaga Drive to dual carriageway, flyovers at Marshall Road and Beechboro Road North, and modification to upgrade Altone Road and Reid Highway intersection to allow Reid Highway to be two lanes in each direction.

Extension of new Lord Street (Drumpellier Drive) was opened to traffic in April 2019. This removed one of the major bottlenecks on the local road network on the southbound approach to the Marshall Road roundabout, where queues during peak hours would extend 2.5 kilometres. The new road will relieve pressure on the existing Lord Street, a single carriageway road used by approximately 14,000 vehicles a day.

Design work is ongoing for the duplication of Marshall Road, including an intersection upgrade at Beechboro North, which is anticipated to start construction in 2021/22.

Construction has commenced on the Reid Highway Dual Carriageway project, which will upgrade a four-kilometre section of the highway between Altone Road and West Swan Road, shown in Figure 8. The construction will include a two-lane second carriageway on the southern side of the existing road, a shared path and local links to improve access to the Swan Valley and local connectivity, and a new flyover at northern and southern sections of Arthur Street connecting to Reid Highway. Construction is due for completion in mid-2020.

### 6.4.2 Public Transport

The four main Bus Routes that service the local area are 345, 353, 955 and 340. These operate at approximately 20-30min intervals during weekdays between suburbs and transport nodes such as Bassendean Station and Morley Bus Station.

Altone local area is located between three Metronet stations: Bennett Springs East (indicative), Malaga (indicative) and Noranda station, as shown in the Metronet map photo. The project is currently in the Planning Phase, with the next step being Project Definition and Precinct Masterplanning. Construction of the project is expected to be complete by 2023. Although Noranda station is in the City of Bayswater, the City of Swan will work with the Council to ensure good connectivity is being considered, particularly because Swan Active Beechboro is also located on Benara Road.

### 6.4.3 Cycle and Pedestrian Provision

A new shared path will be constructed along the south side of Reid Highway between Altone Road and West Swan Road to improve cyclists' access to and from the Swan Valley. The new shared path is expected to be open mid-2020.

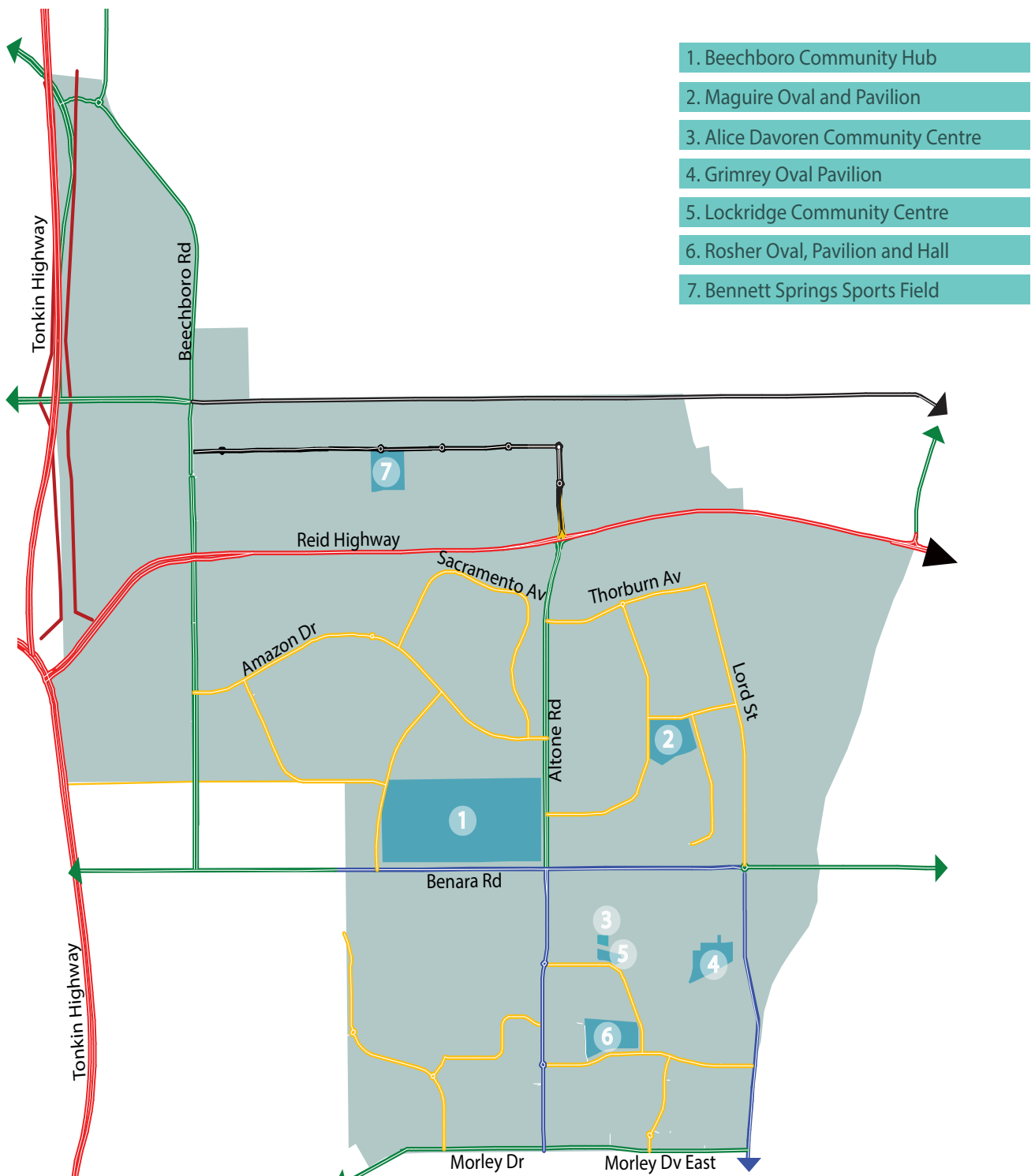
Pedestrian and cycling facilities will also be provided as an inclusion in and around the proposed Metronet stations. The City will work with the Metronet team to ensure that existing cycling and pedestrian networks will connect to the new train stations.

The City of Swan's Cycle Strategy proposes a local route extending the path across Guadalupe Drive and along the old Marshall Road reserve alignment, before continuing along the northern side of Marshall Road and link into future Tonkin Highway.

On the completion of NorthLink WA project, residents in the vicinity of Beechboro Road North will be in the proximity of a high quality Principal Shared Path (PSP) along Reid Highway and Tonkin Highway extension. Cycling access to the new PSPs should be improved through upgrades/connections along Beechboro Road North and Marshall Road as part of future planned roadworks.



Photos: Left - Beechboro Community Hub, Right - Altone Skate Park



- 1. Beechboro Community Hub
- 2. Maguire Oval and Pavilion
- 3. Alice Davoren Community Centre
- 4. Grimrey Oval Pavilion
- 5. Lockridge Community Centre
- 6. Rosher Oval, Pavilion and Hall
- 7. Bennett Springs Sports Field

Figure 6 - Alton Community Facilities

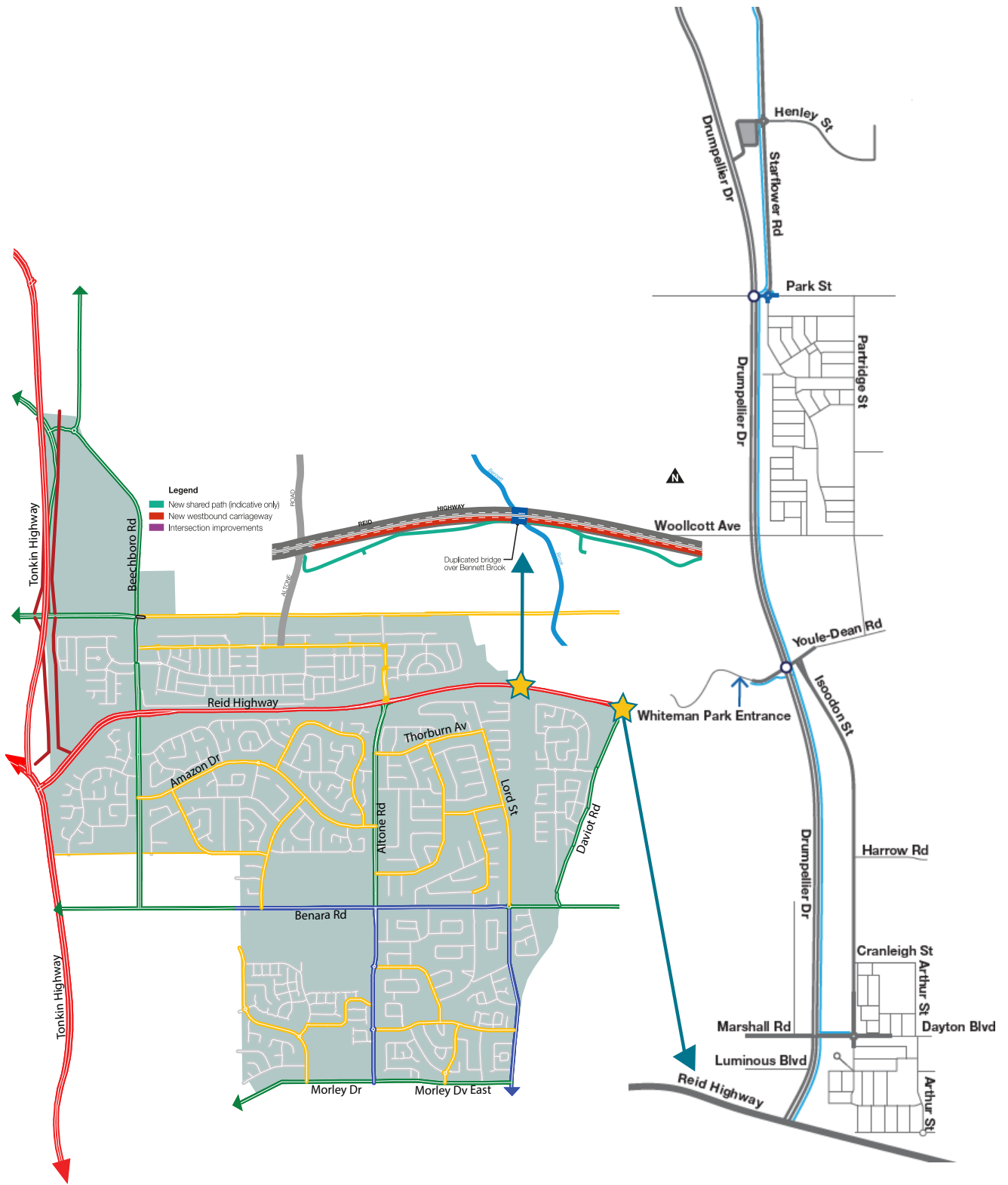


Figure 7: Reid Highway Dual Carriageway and New Lord street Upgrades

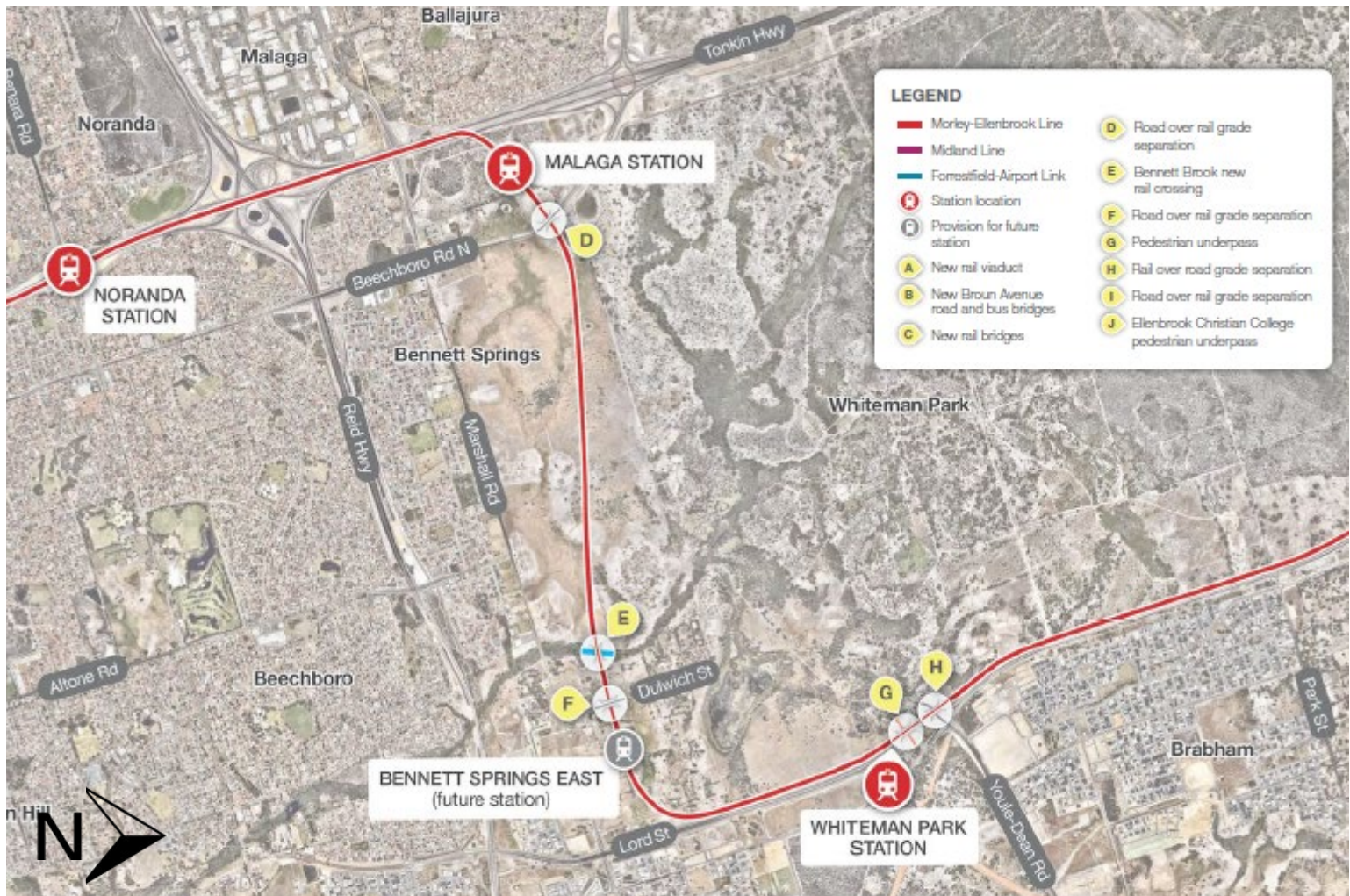


Figure 8 - Proposed Metronet Stations Surrounding Altone local Area

### Key Built Considerations

- Housing opportunities are available with the implementation of the UHS
- New road upgrades will create less congestion and better linkages to Midland
- Proposed Metronet Ellenbrook line will create three new stations within close proximity to the Altone local area
- Renovations of Beechboro Community Hub has seen Swan Active Beechboro numbers increase

[www.swan.wa.gov.au](http://www.swan.wa.gov.au)



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alternative formats on request.

