

Whiteman Local Area Plan

May 2023



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Acknowledgement of Country

Ngalak Maali Boodja Kadij

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.



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A 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 priorities 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 Whiteman Local Area Plan.

Cr David Lucas
Mayor, City of Swan



Introduction

What is Local Area Planning?

Local Area Planning involves the local community working with the City to identify specific issues affecting community and to produce a plan that establishes the key priorities of each local area and what's being done in this space to address these.

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.

Local area planning integrates with the Strategic Community Plan (SCP) and the Local Planning Strategy (LPS) in order to inform corporate business planning to achieve place based planning and service delivery.

The priorities are established through the community engagement conducted with the local community. Outcomes of the LAPs, importantly, also provide feedback to the Local Planning Strategy and the Strategic Community Plan.

The Local Area Plan's comprise of a Community Engagement Background Report, the Community Engagement feedback and the Local Area Plan that identifies the community's top priorities.



Background Report

A thorough review of the current practices in Whiteman and discussion of the known issues in the community



OUTPUT

BACKGROUND REPORT



Community Engagement

Community engagement is conducted to help confirm the known issues and creates guidance on how the community wants to develop over the next 5 years



OUTPUT

HAVE YOUR SAY SURVEY



Whiteman Local Area Plan

The collected information is collated and discussed with the internal and external stakeholders. Responses are formulated to address communities concerns and create a vision for the local area



OUTPUT

LAP DOCUMENT



Annual Review

The City will review the Whiteman LAP annually and what progress or projects have developed in the area. The updates are published on the City's website



OUTPUT

WEBSITE LAP UPDATES

Whiteman context

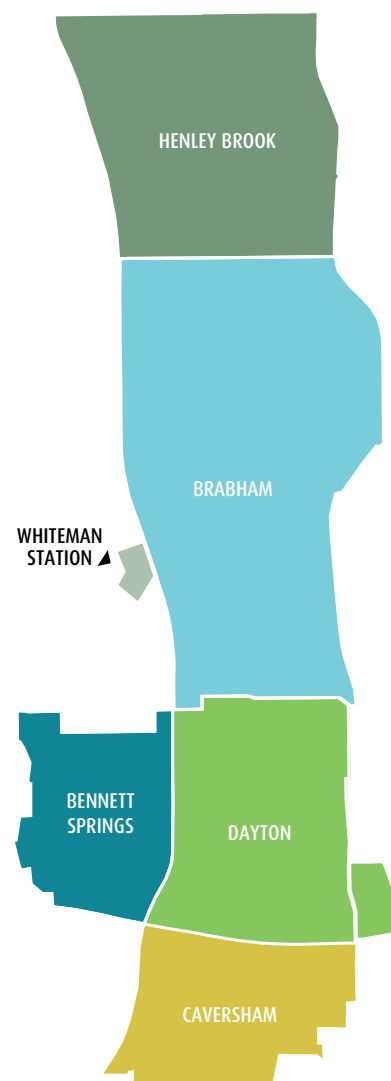
Whiteman (formerly Urban Growth Corridor) is located approximately 20km north east of the Perth CBD, and 7km north west of the Midland Strategic Metropolitan Centre.

The Whiteman local area stretches between Ellenbrook to the north and Caversham to the south, bounded by Whitemand Park to the west and the Swan Valley to the east.

The local area is comprised of five distinct suburbs:

- Caversham (south of Reid Highway)
- Bennett Springs (to the west of Drumpellier Drive)
- Dayton (north of Reid Highway and east of Drumpellier Drive)
- Brabham (formally Albion in the centre of the Urban Growth Corridor local area)
- Henley Brook (in the north)

The local area has experienced significant growth since the first Urban Growth Corridor Local Area Plan was endorsed in 2017. Brabham and Caversham have almost been completely built out since the previous LAP, while Dayton, Henley Brook and Bennett Springs are transitioning to urbanised areas. Further development is expected to occur around the new METRONET station at Whiteman and at the future METRONET station at Bennett Springs.



Map 1. Whiteman Local Area Suburb Breakdown

Whiteman Local Area Assets

Our assets

Brabham Pavilion

Caversham Community
Centre

Dayton Community Centre

Our active parks

Brabham Neighbourhood
Park

Walter Day Park

Jungle Park

Livvi's Place Playground

Our proposed assets

Brabham District Community
Centre

Dayton District Open Space and
Community Centre



Community statistics



21,476

2021 resident
population



22,936

Expected increase in
resident population
2020-2036



2.4%

Aboriginal and Torres
Strait islander population



49%

Couples
with children



41%

Residents born
overseas



30 yrs

Median age of
residents

Community Engagement

More than 340 community members provided their feedback on what their number one priority is for the Whiteman local area through City's "Have Your Say" survey.

How did the City engage the Whiteman Community?

The survey was open for six weeks from 28 March to 9 May 2022. The community was invited to participate in the online consultation via social media, emails, poster advertisements and promotion at the Jungle Park Milli Markets event.


The City aimed to reach as many people in the community, however, due to the COVID restrictions at the time, the opportunities to organise in-person engagement such as drop-in sessions were limited.



677
total visits



20,224
people reached



345
comments


Who provided their feedback?



330
Residents



15
Sporting or
interest group



15
Belong to a
community
group



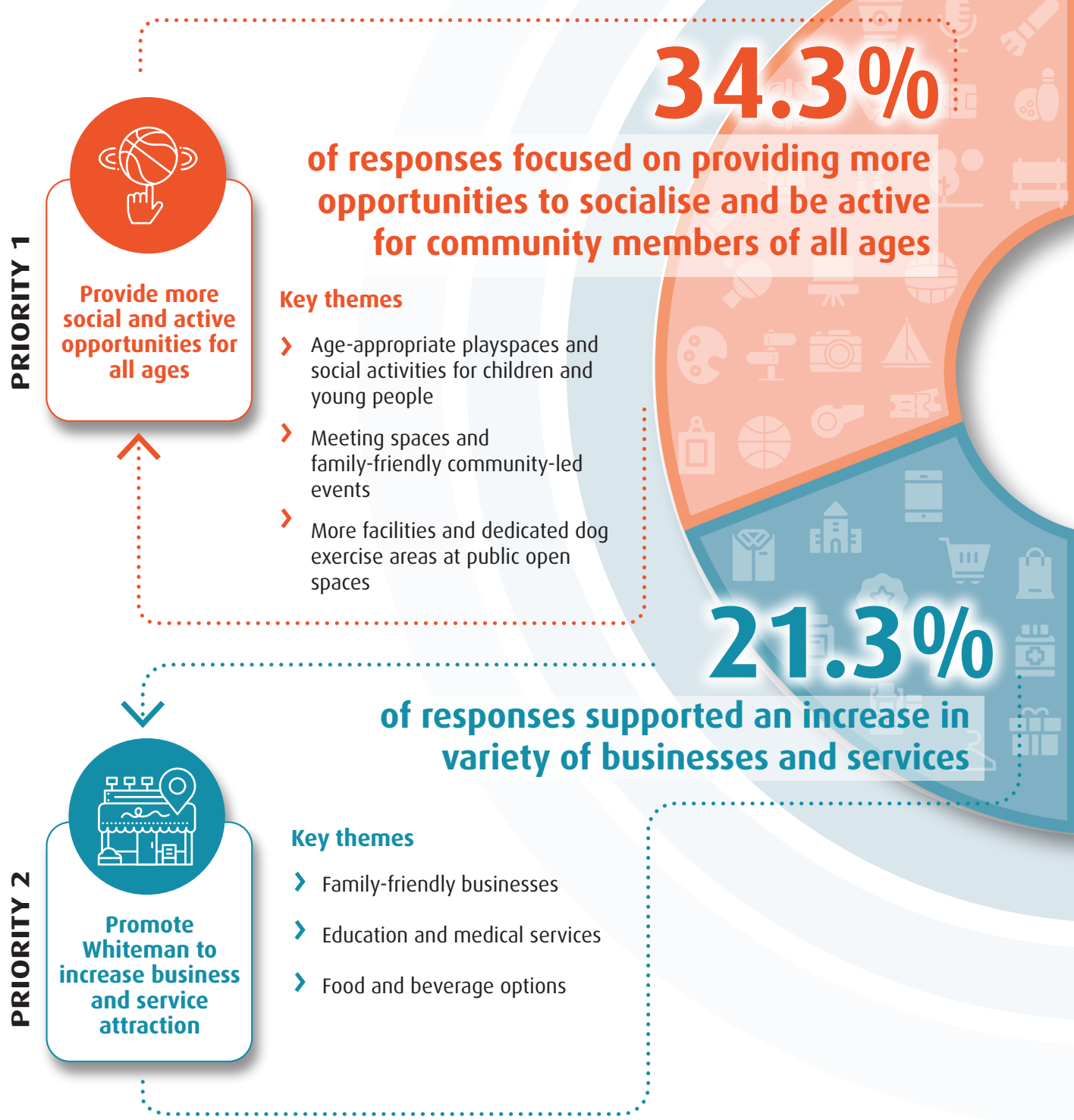
6
Local
employees



2
Local business
owners

Summary of Responses

The following diagram provides a summary of the “Have your Say” responses and their relationship to the Whiteman LAP priorities.



21.0%

of responses prioritised provision of trees and maintenance of natural spaces

Key themes

- Maintaining green character of Whiteman
- Protecting natural environment
- Improved park maintenance



PRIORITY 3

15.9%

of responses advocated for improved walking and cycling opportunities

Key themes

- Better connection to train and bus developments
- More greenery and shade along the paths
- Provide links to West Swan and Whiteman Park
- Improve safety and crime prevention measures



PRIORITY 4

7.5%

of responses highlighted a need to improve connections between the City and the multicultural communities, especially by supporting dedicated events and activities



PRIORITY 5

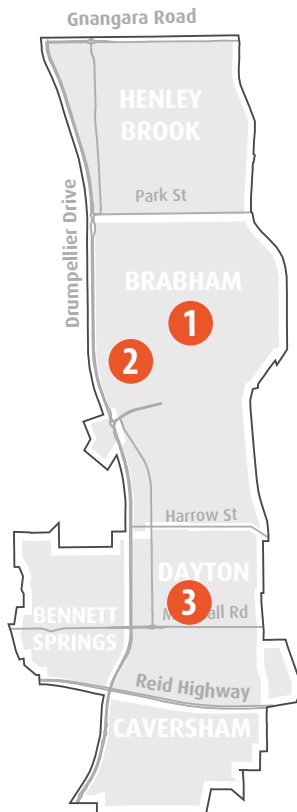
Whiteman Local Area Priorities 2022-27

The following priorities outline the community's priorities, determined by the feedback received throughout the engagement period, which shows what is most important to the community.

The following maps indicate what is being done in the area in support of these priorities.

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.





Priority 1

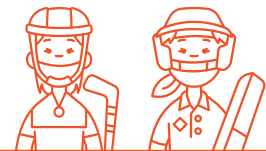
Provide more social and active opportunities for all ages

1

The Brabham Neighbourhood Park and Pavilion was completed in Mid-2021, with an official opening event in November 2021.

The park intends to serve the sporting needs of the local community and the future neighbouring primary school. Works have included:

- ↪ One turfed playing field
- ↪ Practise cricket wickets
- ↪ Pavilion
- ↪ Car parking
- ↪ Sports floodlighting
- ↪ Landscaping
- ↪ Play space



2

Dayton District Open Space will provide a new green recreation space for Dayton - one of the City of Swan's fastest growing areas. The first Stage of the project is complete, with Stage 2 commencing mid-2022 and expected to be completed in 2024.

Stage 2 works include:

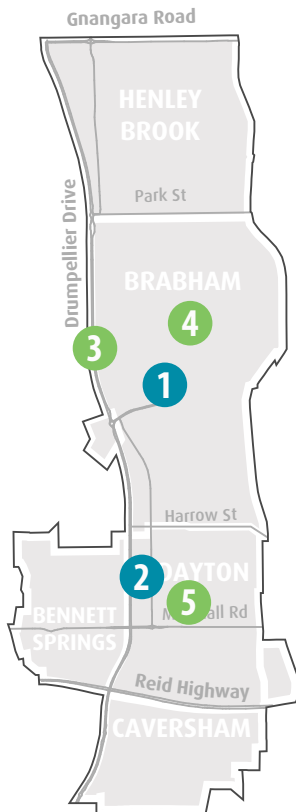
- ↪ Sporting pavilions
- ↪ AFL ovals
- ↪ Youth precinct
- ↪ Netball courts
- ↪ Synthetic hockey fields
- ↪ Cricket nets
- ↪ Play space

3

The City of Swan is planning to develop a new Brabham District Community Centre alongside Jungle Park in Brabham.

The Centre will provide a space for residents and community groups to host meetings, classes, functions and events. This project is funded by a Developer Contribution Scheme. The facility will include a large and small function room, kitchen, meeting rooms, store rooms, toilets and a small playspace. The City will engage an architect to design the building in 2022.





Priority 2

Promote Whiteman to increase business and service attraction

1 Stage One of the **Whiteman Edge Village** shopping centre was completed in June 2021, including WA's first Coles 'click and collect' drive-through supermarket, 12 specialty retailers, gym, a medical centre and childcare facilities.

2 **Dayton Central Shopping Centre** is due for completion in mid-2023. The development will include a mixed-use development, including:

- ↳ Health, Lifestyle
- ↳ Food & Beverage
- ↳ Early Learning
- ↳ Retail/Showroom/Commercial premises designed to cater for a variety of tenants in a high-profile location anchored by a brand-new Woolworths.



3

The City supports business and service investment interests through providing information and advice e.g. the [Swan Investment Guide](#) and promoting Whiteman's close proximity to key tourist destinations such as Whiteman Park and Swan Valley.



Priority 3

Protect and retain trees and the natural environment

1

A total of 1109 trees have been planted in the Whiteman LAP area:

- ↳ **Dayton:** 184 street trees were planted via the Dayton Tree Planting Project and 80 park trees to be planted as part of the new District Open Space on Blundell Street.
- ↳ **Brabham:** 656 street trees were planted as part of the Drumpellier Dr Streetscape Improvement project and 189 park trees to be planted as part of the new Brabham Neighbourhood.

3

The City provided **more than 7,100 seedlings** to the local Friends of Groups that have been planted in 2020/21 in Bennett Springs and Henley Brook.

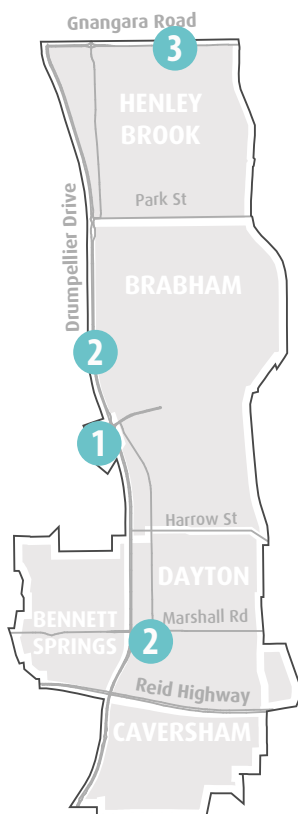


4

The City promoted sustainable living practices by hosting **Worm Farming** (West Swan) and **Gardening for Wellbeing and Wildlife** (Dayton) workshops as part of its **Nature Know-How** and **Thinking Green** programs. To learn more about Worm Farm subsidies or upcoming events, see the City's [Sustainable Living webpage](#).

2

The City has committed to **increase the number of urban street trees by 10% by 2031** in its Strategic Community Plan 2021-2031.



Priority 4

Increase opportunities to safely walk and cycle in Whiteman

1

The Whiteman station precinct will encourage sustainable travel choices, connecting the station to Whiteman Park and the Swan Valley with high quality walking and cycling trails.

It will be a people-first place, with a car-free station forecourt. The City continues to work with the METRONET team to ensure integration of the existing cycle and pedestrian infrastructure and improve security through installation of **CCTV cameras** in and around the station.

2

A total of **840 trees** have been planted as part of the Dayton Tree planting project and the Drumpellier Dr Streetscape Improvement project in Brabham. This improves walking and cycling environment as it provides street shade and enhances the streetscape.



3

A new shared path is now installed to connect Henley Brook Avenue and Egerton Park along Gngara Road.



Priority 5

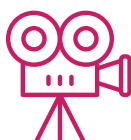
Support and celebrate Whiteman's multicultural communities

1

The City provided support to multiple community groups and organisations to deliver local events and initiatives in 2020/21, which included:

- ↪ **Movie Nights** in Bennett Springs and Caversham
- ↪ **Brabham Diwali Festival** in October 2021
- ↪ **Interfaith Bus Tour** in November 2021
- ↪ **Free Meals Initiative** in Bennett Springs provided 800 meals per week

The supported community groups included *Bennett Springs Residents Association, Rotary Club, Befriend, the Sikh Gurdwara and Brabham Multicultural Club* and were instrumental in delivering these events.



2

A number of workshops and events were hosted to support local community and cultural groups through the City's **Inspire** and **Kaleidoscope** programs :

- ↪ **Strategic Planning for Clubs and Groups** workshop in Caversham
- ↪ **People at Place** Networking Event in Dayton
- ↪ Five **Migrant Women's Job Readiness** workshops at the Dayton Community Centre

2

The City's ongoing support and programs also helped deliver the following events:

- ↪ **Swan Dementia Friendly Community Forum**
- ↪ Several **Seniors Healthy Active Group** events
- ↪ **Free Social English Club** program hosted every Friday in Beechboro Library



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. Key documents that influence the direction of the Whiteman LAP include:

Directions 2031 and Beyond

The WAPC published Directions 2031 and Beyond (Directions 2031) as the State's blueprint for managing the growth of the Perth metropolitan region, looking at the planning and delivery of housing, infrastructure and services necessary to accommodate anticipated population growth.

North-East Sub-regional Framework (2018)

Four sub-regional planning frameworks were developed as part of the Draft Perth and Peel@3.5million. The North-East Sub-regional Planning Framework (NESRPF) is one of three frameworks prepared for the outer sub-regions of Perth and Peel. The NESRPF establishes a long-term and integrated planning framework for land use and infrastructure provision as it builds on principles of Directions 2031 and Beyond.

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. Whiteman is zoned residential under the MRS.

City of Swan Local Planning Strategy 2020

The Local Planning Strategy 2020 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.

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.

Decision Making

The decision making process in the development of the Local Area Plan 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 Whiteman Local Area Plan will include community engagement through an online platform. Once the draft document is ready, it will go to the Executive of Planning and Development for approval to go to Council to be endorsed.

The Whiteman Community Analysis

Brabham | Dayton | Bennett Springs | Caversham | Henley Brook



21,476

ABS Usual Resident population 2021

Key Developments

- The State Government's METRONET Whiteman Park Station application has been submitted to the City and WAPC, and will be located on Drumpellier Drive at the main entrance of Whiteman Park.
- A future METRONET station has been proposed for Bennett Springs East to respond to expected development in the area.
- Major road upgrades in the Whiteman local area include the 'New Lord Street' completed in 2018, and proposed plans to duplicate Gngangara Road.
- Community infrastructure such as new parks and community centres at Dayton and Caversham have been funded and delivered through Developer Contribution Plans.
- The Whiteman Edge Village was opened in June 2020. This has increased economic activity for the local area to support urbanisation.
- The City's Thinking Green workshops and Friends of Groups have been established in the Whiteman local area and attract a high number of community members.
- The Whiteman local area received funding from WALGA's Urban Canopy Grant Program. This included the purchase of 54 trees for the suburb of Dayton.
- Road upgrades will enhance accessibility to, from and within Whiteman.
- Upgrades and further development to public open spaces will add to the amenity of the local area, including existing and new designs.
- Urbanisation surrounding Whiteman Park and the METRONET stations will increase economic activity around the commercial centres.
- Encouraging tourism at Whiteman Park and the Swan Valley remains high priority across the City.

Key Community Needs



Support existing Culturally and Linguistically Diverse (CaLD) services and encourage other multi-cultural groups to be involved in the community.



Need for increased services and facilities for young people and early years children through the provision of appropriate facilities and the provision of public open spaces.








The Whiteman local area has a low percentage of urban tree canopy, which will be further impacted as the area continues to develop.

Social Environment

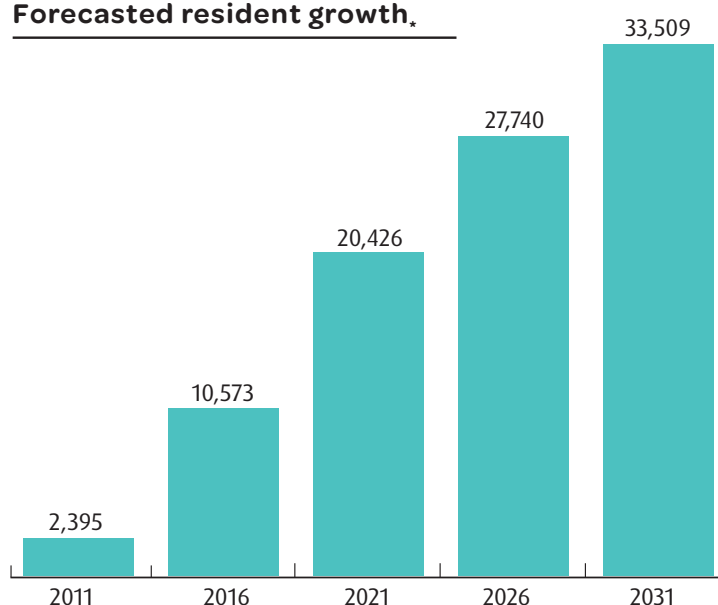
Population

The social environment of 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 to apply informed planning that reflects the needs of the community.

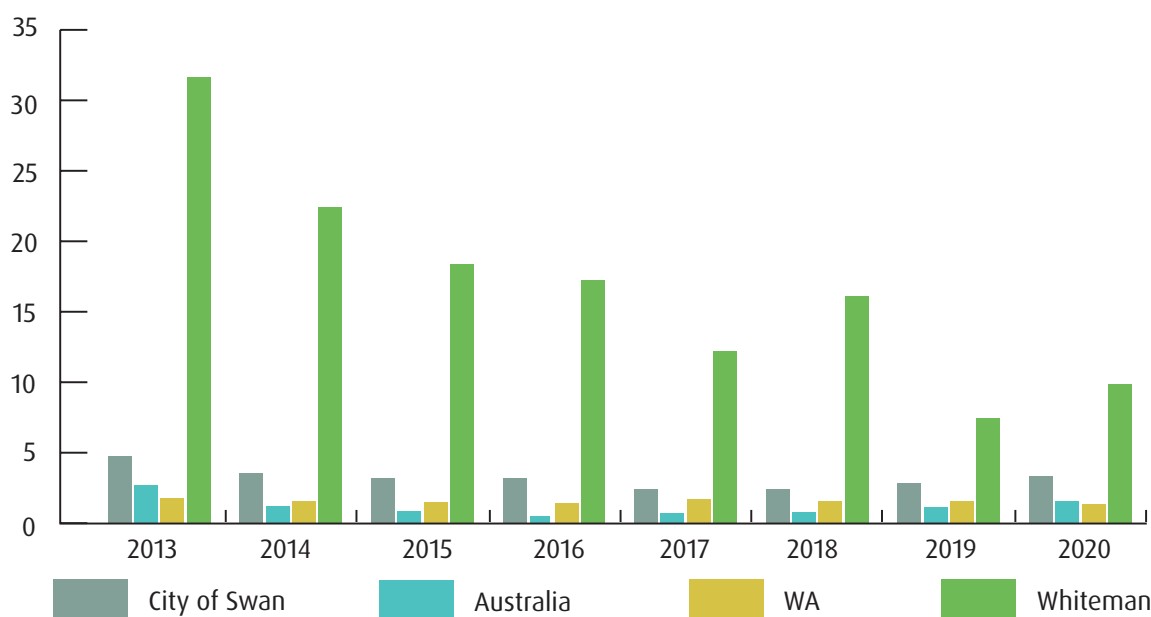
The Whiteman local area has experienced rapid population growth over the last decade, far exceeding the state and national averages. Since 2016 Census, the resident population nearly doubled in size and now represents 14% of the City's population. Population growth is projected to continue, with the majority of growth continuing to occur in the young family age demographics.

	Whiteman	Perth
 Median age	30	34
 Couples with children	49%	32%
 0 - 4	12.3%	6.1%
 25 - 29	10%	6.8%
 30 - 34	14%	7.6%

Forecasted resident growth*



Annual population growth (%)



*2011 and 2016 figures are from the Census - Usual Resident Population. 2021, 2026 and 2031 figures are projections.

Children and early years development

The Whiteman local area is serviced by Swan Active Beechboro. The facility provides a range of programs and activities including swimming lessons, holiday activities, creche, kindy gym, and 10 week coaching programs in netball, basketball, soccer and cricket, which run throughout the school terms.

Brockman House is a not-for-profit community based centre in Beechboro that offers playgroups, free parenting sessions, education courses and creche facilities.

The State Government is responsible for the provision of public primary schools and high schools. Map 3 identifies the existing and proposed schools in the Whiteman local area. The Department of Education requires a public primary school for every 1,500 lots and a public high school for every 3-4 primary schools. Early planning for the Whiteman local area as part of the Albion District Structure Plan anticipated 5,500 lots, however the actual number of lots delivered has been higher than planned, creating a shortfall in the number of schools in Brabham.

Primary schools in the Whiteman local area have been co-located with Public Open Space, allowing for ovals to be shared school and community active open space facilities. The provision of the shared ovals has been shared between the City of Swan and developers through Developer Contribution Plans (DCPs).

Existing Schools

- Caversham Valley Primary School opened 2020
- Brabham Primary School opened 2021
- Caversham Primary School

Proposed Schools

- West Swan (Dayton) Primary School opening 2023
- Henley Brook South Primary School opening 2024
- Primary school in Bennett Springs
- Two Primary Schools in Henley Brook
- Public High school in Dayton

A youth centre has been funded through the DCPs for Dayton to service 12-24 year olds.

Culturally and Linguistically Diverse (CaLD) Communities

The City supports the diverse community through activities, programs and support services.

Beechboro Library offers a free Social English Club program every Friday, 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. These programs are important to support the high proportion of non English speakers in the community. The community of Brabham have established a multi-cultural group as a response to the diverse community as a local support group. Along Marshall Road, there are a variety of religious temples that support the Brabham community. During the bushfires of early 2021, the Sikh community provided food relief for those affected by the bushfires and as a response to Covid19.

Born overseas	Indian ancestry	Filipino ancestry	Don't speak English at home
Whiteman 41%	Whiteman 11.1%	Whiteman 4.8%	Whiteman 32%
Perth 36%	Perth 3.3%	Perth 1.5%	Perth 20%
WA 32%			WA 18%

Other social developments

The Whiteman local area has an ageing population with persons aged 60 years and over comprising 17% of the Whiteman population. In particular, in the suburb of Caversham, residents have formed three key seniors groups; Caversham and Beechboro Retirees, Altone Park Bowlers, and the Seniors Healthy Active group (SHAG-ER's).

The City is working in partnership with METRONET to develop an Indigenous Art project.

The Whiteman community is active on social media, enabling a community led approach to minimising crime and the perception of crime within the local area.

Economic Environment

The Whiteman local area has been transitioning from a rural area to an urban area for the last decade and this has included the establishment of retail and commercial areas to service the urban population.

Between the 2011 and 2016 Census, the Whiteman labour force grew substantially from 1,203 to 6,141 persons. There was a higher proportion in employment, and a lower proportion unemployed, when compared to Perth and Western Australia.

Technicians and trade workers, clerical and administrative workers, and community and personal service works were all higher in comparison to greater Perth.

The City provides a Business Engagement Program city-wide aimed at supporting local businesses within the City through information services, business facilitation and identifying potential business opportunities. For Whiteman, small businesses and home based businesses are supported.

Employment status

Unemployment	Participation rate	Median weekly income
Whiteman 6.2%	Whiteman 75%	Whiteman \$2010
Perth 8.19%	Perth 64%	Perth \$1636
WA 7.8%	WA 63%	WA \$1582

Commercial Centres

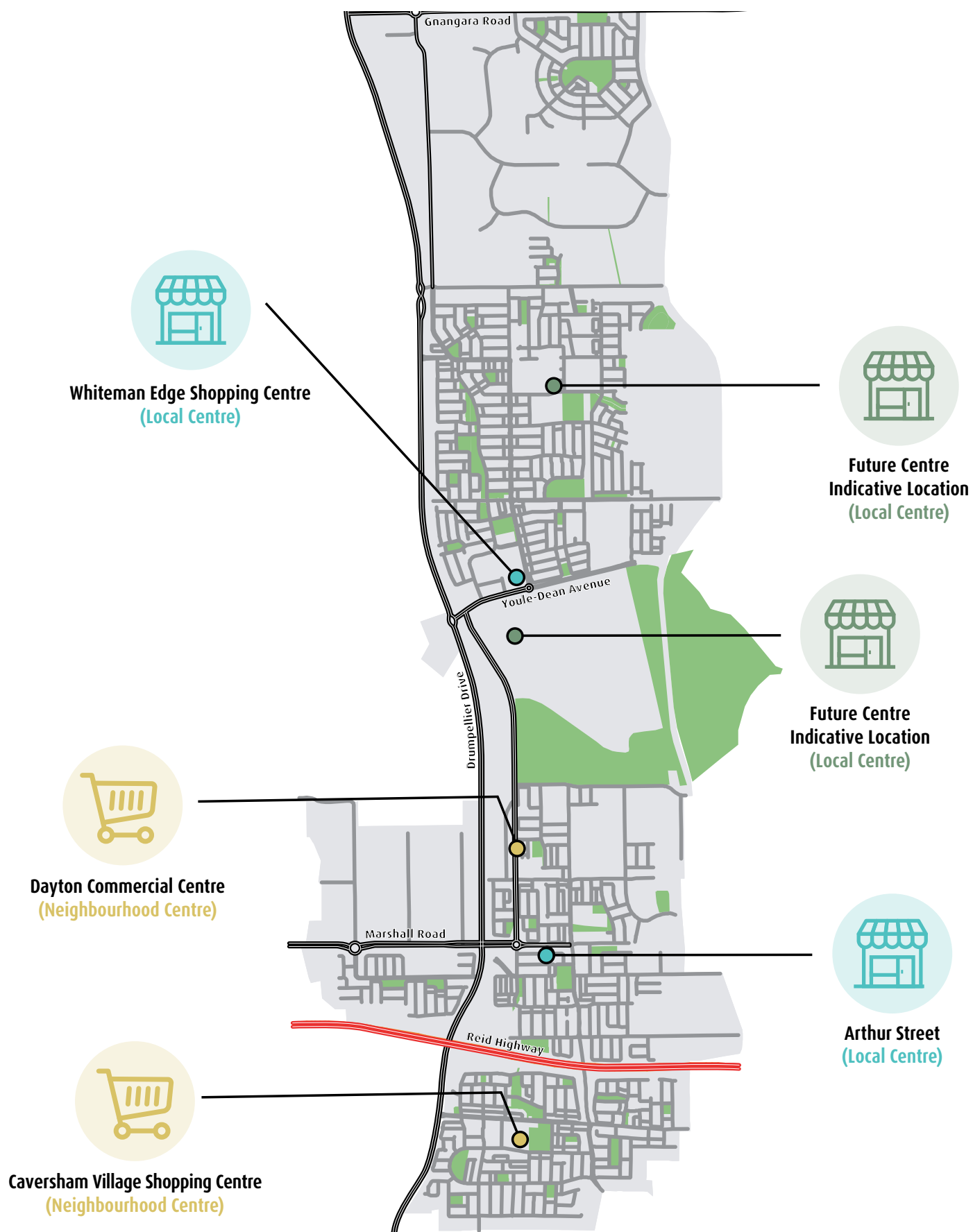
The Whiteman local area has undergone rapid urbanisation and continues to experience rapid population growth as the remaining undeveloped areas are built out.

As a planned new residential area, commercial areas have been designated in strategic locations through the structure planning process to provide the best catchment proximity for residents (Map 2).

Neighbourhood Centres have been planned at Brabham (Whiteman Edge), Dayton (Dayton Commercial Area) and Caversham (Caversham Village). Neighbourhood Centres primarily provide day-to-day and weekly shopping and other services. Smaller Local Centres have been planned at Arthur Street in Dayton and Palfrey street in Brabham. Local Centres provide a variety of day-to-day convenience services.

Tourism and Visitor Attractions

Whiteman Park is located on the western boundary of the Whiteman local area and is a major tourism and visitor attraction. The local area is also nearby to the Swan Valley, which is the City's major tourist attraction. Lifting the brand and awareness of the Swan Valley has been identified in the City's Tourism Development Strategy (2015-2020). Ongoing private sector investment has also improved the visitor experience through new and improved cellar door operations, visitor attractions, meeting and conference facilities, and other operations.



Map 2: Commercial Centres



Natural Environment

Biodiversity

The Whiteman local area was historically cleared for stock grazing and viticulture, however there are remnant areas of bushland with a wide range of native flora and fauna within Whiteman Park and the Caversham Airbase Bushland. The Caversham Airbase Bushland between Dayton and Brabham is currently owned by the WAPC and has been designated as a Bush Forever site. The site is an estimated 6.2 hectares.

Remnant vegetation is also being retained at Old Caversham Wildlife Park, Barbarossa Park and a swamp identified on Wollcott Avenue. A number of areas remain under developer control, therefore not under City control in preserving remnant vegetation. Upon handover they will be added to a Bennett Brook compensation basin vegetation schedule, managed by the City's Water Quality Officer.

Streams throughout Whiteman are being transformed into drainage corridors and passive open spaces. Developers are generally responsible for the upkeep and maintenance for several years after construction, as set out on the relevant management plan, before being handed over to City control and management.

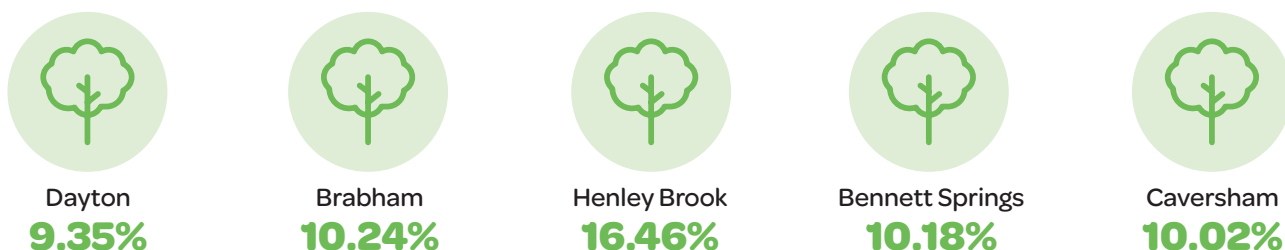
Fauna Management

Whiteman is home to a large number of kangaroos, specifically surrounding Whiteman Park. The City is aware of the risk of new development displacing habitats for kangaroos and other fauna. In April 2021, the City initiated Scheme Amendment No.199 to LPS17, to require developments to provide a fauna management plan if any fauna such as kangaroos were to be affected.

The City has also prepared a draft Native Fauna Management Policy (2021) in support of Scheme Amendment No.199. The policy seeks to encourage better outcomes for fauna displaced through the land development process.

Tree Canopy

The City has committed to increasing the number of urban street trees by 1% per annum in its Strategic Community Plan 2021-2031. To meet this commitment, the City has developed a draft Urban Forest Plan which identifies urban tree canopy coverage for each local area. The Whiteman local area ranked 6th in canopy cover across 11 of the City's local areas. A breakdown of Whiteman's canopy coverage is shown below.



Reference: Urban Forest Plan, 2019

The City has been successful in securing funding from WALGA as part of the Local Government Urban Canopy Grant Program Round Two for the 'Dayton Tree Planting Project'. Conditions of the funding provides for the full scope of works for Stage 2 Dayton Boulevard and for the purchase of 54 trees and supporting infrastructure for Stage 3 verge planting south of Dayton Boulevard.

Dayton was identified for this project as it has considerably low tree canopy and a high Urban Heat Index rating (greater than 7). This project aims to increase canopy cover and improve the amenity through safe pedestrian movement with shaded corridors.

'Friends of' Groups

Friends Groups consist of a few people working together informally to conserve and protect a local reserve under the management of the City. These groups work voluntarily in their own time and at their own pace including activities such as planting native trees, weed and rubbish removal, dieback control, protecting and restoring habitats for native species, and creekline restoration. Friends of Groups in the Whiteman Area are Friends of Oriole Park/ Bennett Brook Catchment Group, Friends of Savello Park, and Friends of Heisler Park.

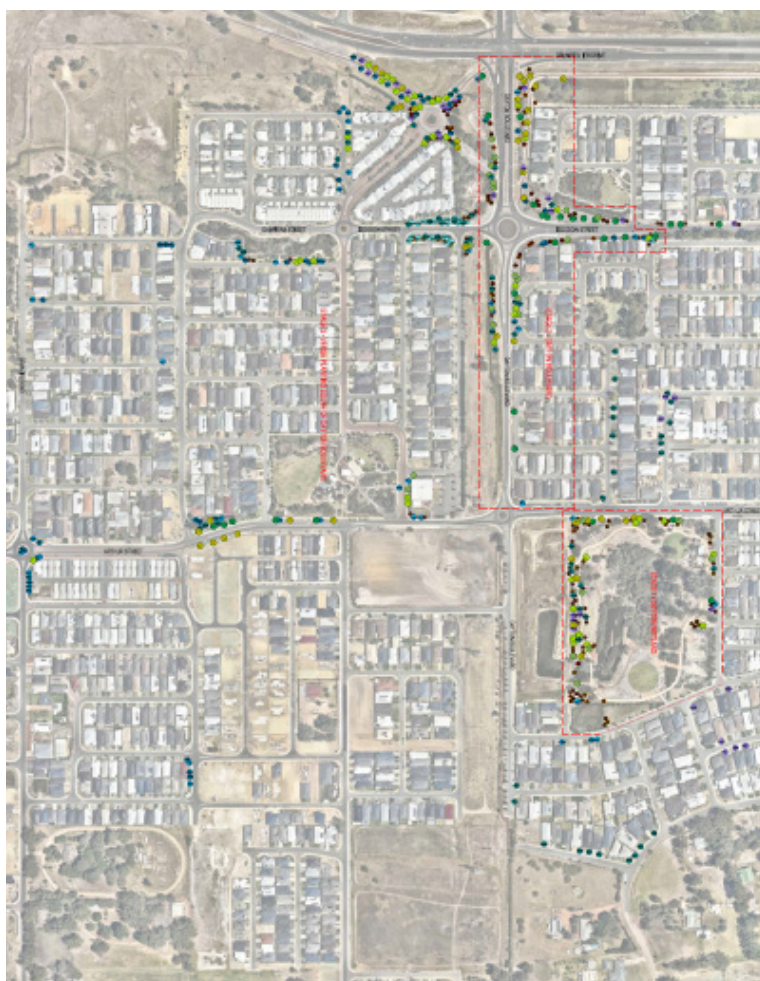


Image 1: Dayton Tree Planting Funding Application

Built Environment

Aboriginal Heritage

There are a number of registered Aboriginal sites in Whiteman, including but not limited to:

- St Leonard's Creek (Brabham)
- Moore's Camp (Caversham)
- Marshall's Paddock (Caversham)
- Little Creek
- One Hundred Year Creek (Caversham)

Approval is required under the Aboriginal Heritage Act 1972 for any development on land where sites of significance are registered and will require consultation with local Aboriginal people.

Built Form

Housing

The built form of Whiteman is characteristic of an outer metropolitan growth area with the vast majority of housing stock comprising of single storey dwellings on green title lots. Similarly the majority of homes are mortgaged.

Estimated dwelling capacity - selected structure plan areas

Structure plan area	Planned number of dwellings	Built dwellings	Future dwelling capacity	Total projected dwellings
Urban Growth corridor				
Henley Brook (Henley Brook - Local Structure Plan)	3,500	101	3,399	3,500
Brabham Capacity (Albion District Structure Plan)	5,555	3,864	2,614	6,478
Dayton (West Swan East District Structure Plan)	3,094	2,500	859	3,359
Caversham North (Caversham North Local Structure Plan)	459	405	2	407
Caversham (Caversham Local Structure Plan)	1,628	1,305	323	1,628
Bennett Springs East (Bennett Springs East Structure Plan)	665	370	263	633
Lots 624 and 625 Marshall Road (just north of Bennett Springs East Structure Plan)	64	1	110	111
Whiteman Total	14,965	8,546	7,570	16,116



Whiteman housing ownership breakdown:

Fully Owned 11.3%

Mortgaged 68.3%

Rented 14%

Social Housing 0.7%

New Development Opportunities

Whiteman is still experiencing high rates of resident growth, and as of recently, now has detailed structure plans for the entire area. Some of these structure plans will require modification to reflect and capitalise on the new METRONET train stations.

Development Contribution Plan

The development of the Whiteman local area was guided by the Swan Urban Growth Corridor Sub-Regional Structure plan developed by the WAPC in 2009.

The provision of services and infrastructure in the area have been facilitated through Developer Contribution Plans; agreements between the City and developers to equitably share the costs of providing new infrastructure such as roads, parks and community facilities.

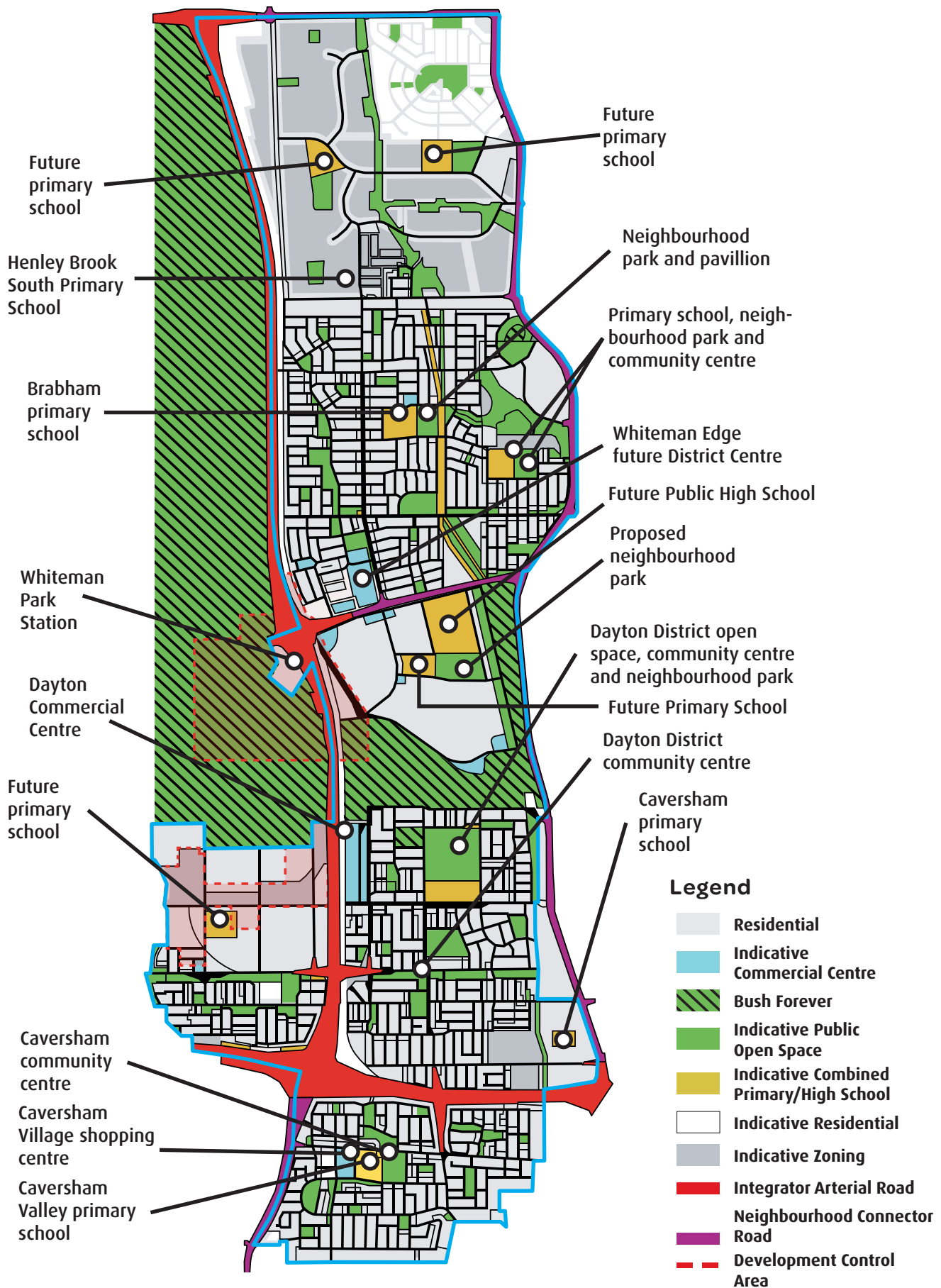
There are three Development Contribution Plans (DCPs) in Whiteman; DCA 1 - Brabham (Albion), DCA 2 - Dayton (West Swan East), and DCA 3 Caversham. The City is also developing a DCP for Henley Brook (DCA8).

Items which have been delivered under these development contribution plans include; Brabham Oval (completed Feb 21), Dayton District Open Space including the pavilion and toilet block, Dog Park, Dayton Boulevard and Firewood Way (nearing completion), Dayton Local Park (wetlands), Jungle Park, Brabham Playing Fields and Neighbourhood Pavillion.

A key item of infrastructure is Dayton District Open Space. This facility will include two rectangular turf fields, landscaping, play space, modular toilet block, and car parking. Stage one (Neighbourhood Park) will be completed by 2021.



Whiteman complete buildout



Map 3: Whiteman Complete Build Out

Public Open Space and Community Facilities

Public open space contributes to the amenity and to the health of the community. Public Open Space balances an urban environment with natural features to improve overall amenity.

The table below provides an overview of some of the walking trails, parks, picnic areas and playgrounds within Whiteman. The planning of all open space is based on the hierarchy, function, use and its intended length of stay, as identified in the City's Standard of Provision Framework. A hierarchy of provision ensures that appropriate open space and buildings are provided for distinct catchments, with larger infrastructure serving a larger population, and a smaller space catering for local needs.

Park	Hierarchy Level	Function					Amenities
		Recreation	Sport	Nature	Kick about	Play space	
Kemble Park	Local					✓	 
Sunlit Park	Neighbourhood			✓		✓	 
Noonan Park	Local		✓				
Carnelian Park	Neighbourhood		✓		✓	✓	 
Walter Day Park	District		✓	✓	✓	✓	   
Savello Park	Local					✓	 
Glenhilda Park	Local					✓	 
Jungle Park	District		✓	✓	✓	✓	 
Livvi's Place Playground	District			✓		✓	  
Tempest Park	Local		✓				
Featherflower Park	Neighbourhood			✓		✓	 
Caloria Park	Neighbourhood					✓	  
Kinsale Park	Local			✓		✓	 
Sandown Park	District		✓			✓	
William Henry Oval	Neighbourhood		✓		✓	✓	 
Belford Park	Neighbourhood		✓	✓		✓	 

Community Facilities

Residents in the Whiteman local area access community facilities in the surrounding neighbourhoods, such as the Beechboro Hub. This includes the library and Swan Active which has been built to accommodate for growth of its local area. Of the 1,410 active memberships (August 2021) 27% are from Whiteman. A further breakdown shows Caversham had the highest number of memberships accessing the facility. At Swan Active Beechboro, the Swim School had a total of 1,891 students (August 2021) where 34% are from Whiteman. A further breakdown shows that Caversham had the highest number of students enrolled in the classes.

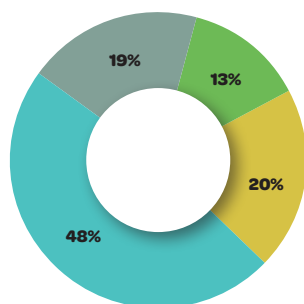


Figure 2: Swan Active Memberships

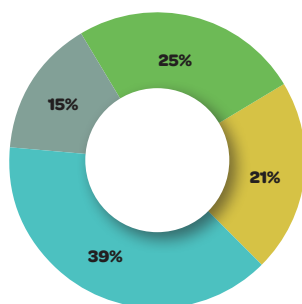
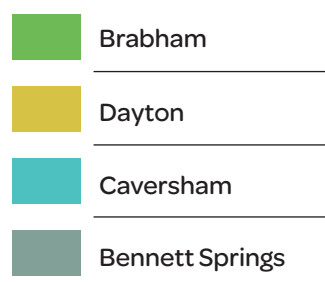


Figure 3: Swan Active Swim School



Transport And Access

Roads Network

NorthLink's central section is now complete, which created the free flowing link between Tonkin and Reid Highways. In particular, NorthLink includes upgrading Reid Highway between Altone Road and Malaga Drive to dual carriage way, flyovers at Marshall Road and Beechboro Road North, and modification upgrades to allow for dual carriage way along Reid Highway in both directions.

Cycle and Pedestrian Provision

Pedestrian and cycling facilities will be provided as an inclusion in and around the METRONET stations to encourage sustainable travel. The City continues to work with the METRONET team to ensure that existing cycling and pedestrian networks will continue to connect to the train stations.

The City's Cycle Network Plan (2020) identifies a list of priority items for the City. In particular for Whiteman it identifies a Bennett Springs to NorthLink shared path and a local route along Mayfield Drive, Brabham. These additions will encourage and promote alternative transport routes connecting Whiteman to nearby areas.

Metronet

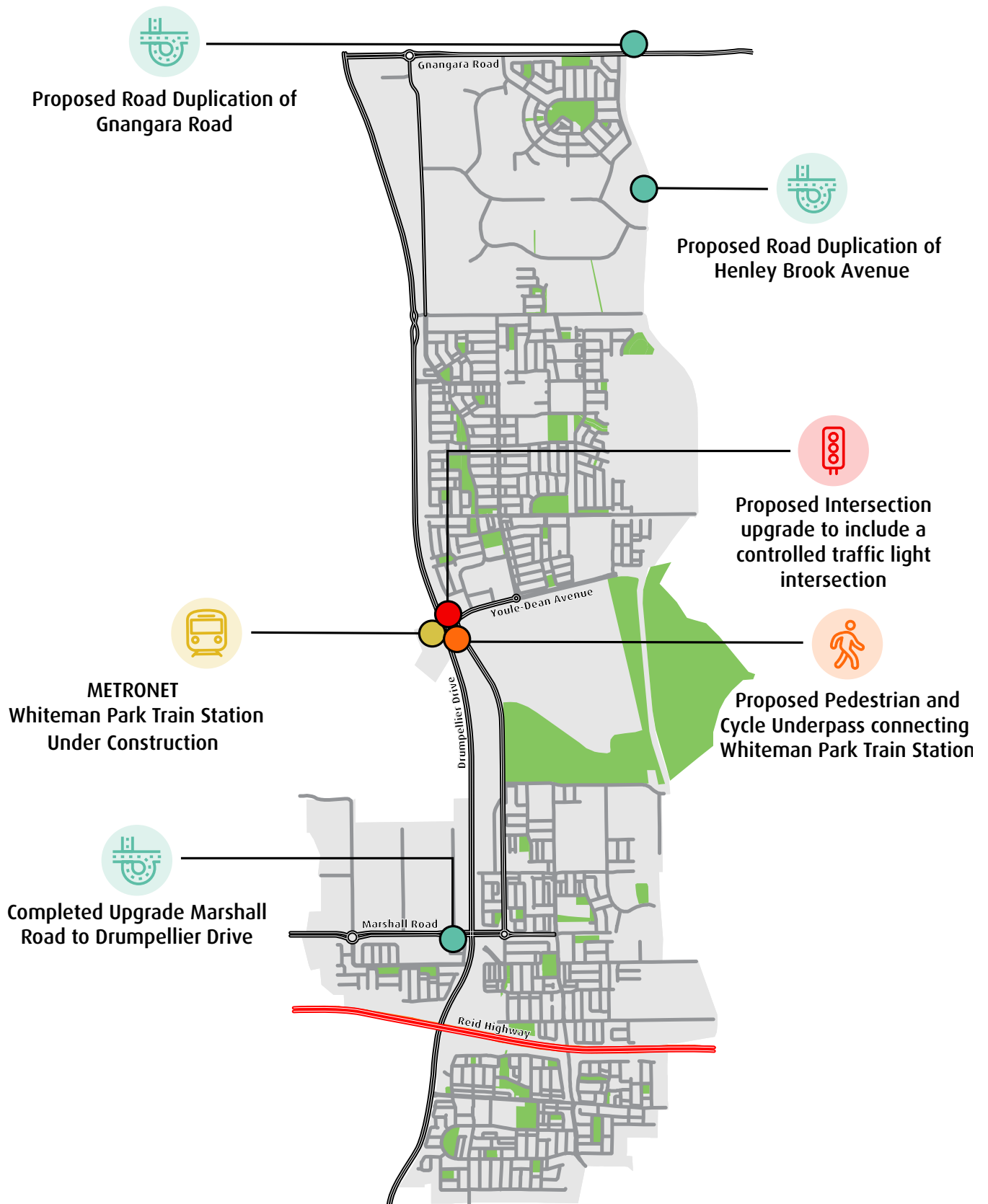
Two METRONET stations are proposed for the Whiteman local area. The Whiteman Park station is confirmed as a key part of the Morley-Ellenbrook Line and Bennett Springs station is identified as a future station.

The Whiteman Park Station will be an elevated design located west of Drumpellier Drive opposite the current main entrance to Whiteman Park. This will enhance the area as a tourist destination, whilst also connecting to future development of the Whiteman local area. The station will provide alternative transport options to Whiteman Park and the Swan Valley, two of the City's premier tourism destinations.

The proposed design includes car parking, bus interchange, a pedestrian and cycle underpass, and will improve community connection through enhanced green spaces, safety and legibility, and retaining connection to nearby areas.

The Whiteman Park Station Precinct Concept Master Plan (CMP) was released in March 2022 by the WAPC, and provides a guide for the future planning and development in the area surrounding the new Whiteman Park METRONET station. The CMP encompasses an area with a 1km radius around the future station and is a high-level roadmap for development in the area. The CMP has been designed to ensure that the development in and around the Whiteman Park Station integrates with and supports the local area as it expands over the next 30 years through extensive urban development.

The City received the development application for the Whiteman Park Station in October 2021, and it was endorsed by Council in November 2021



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