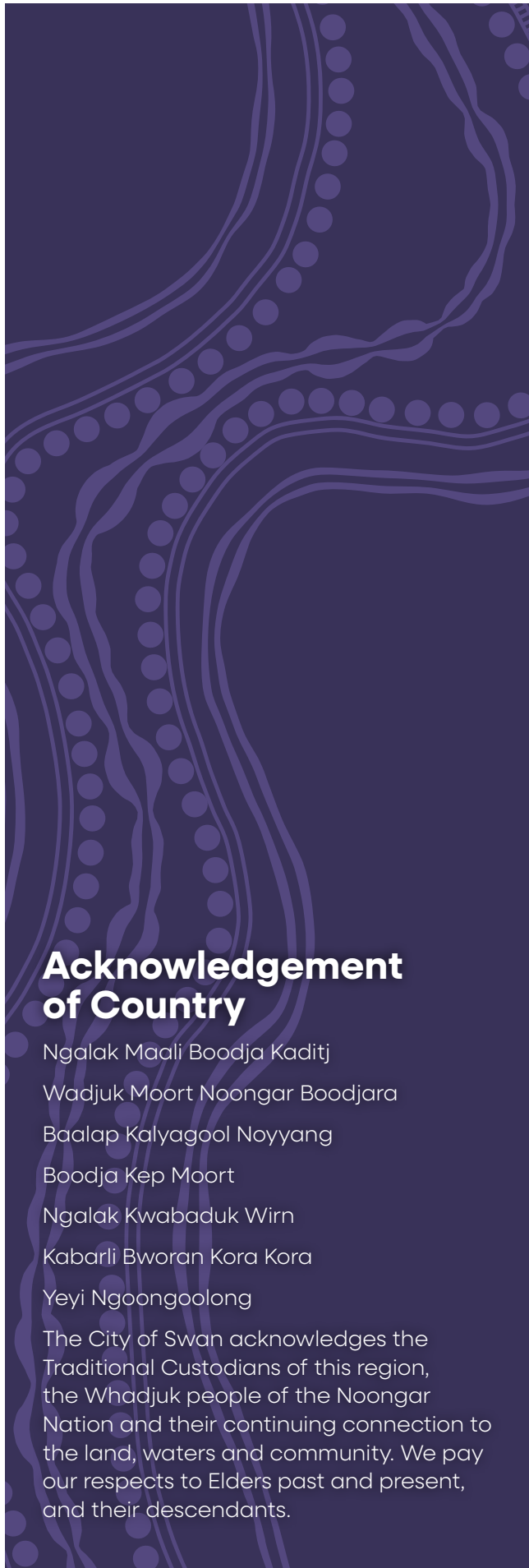




Ballajura Local Area Plan

October 2025 | Background report



Acknowledgement of Country

Ngalak Maali Boodja Kaditj

Wadjuk Moort Noongar Boodjara

Baalap Kalyagool Noyyang

Boodja Kep Moort

Ngalak Kwabaduk Wirn

Kabarli Bworan Kora Kora

Yeyi Ngoongoolong

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

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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 careful consideration, community contribution and 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 identifying their priorities for their local area. The City then uses these priorities to guide service delivery across the local area for the next five years.

The Local Area Plan (LAP) is therefore an important document to support the City in planning for infrastructure and services, as well as managing change at a local level.

The City appreciates the tremendous support and contribution made by community members and other stakeholders in developing the Ballajura LAP.

Mayor Tanya Richardson
City of Swan

Ballajura Local Area

The Ballajura local area is made up entirely of the suburb of Ballajura. It is predominantly a residential suburb with established schools, commercial centres, and open spaces. Cullacabardee defines the Ballajura boundaries to the north, Whiteman Park to the east, Malaga industrial area to the south, and Alexander Heights and the Koondoola Regional Bushland to the west.

Ballajura is approximately 14km from Perth CBD and has good connectivity for vehicles with Alexander Drive to Perth City, Hepburn Avenue to the coast and the Reid and Tonkin Highways.

Ballajura is within 30 minutes of the Perth International and Domestic Airports, and

in late 2024, the Ballajura Train Station was officially opened as part of METRONET's Morley- Ellenbrook Line. The station has significantly improved public transport access for residents, with a 21-minute commute to Perth CBD and regular services throughout the day.

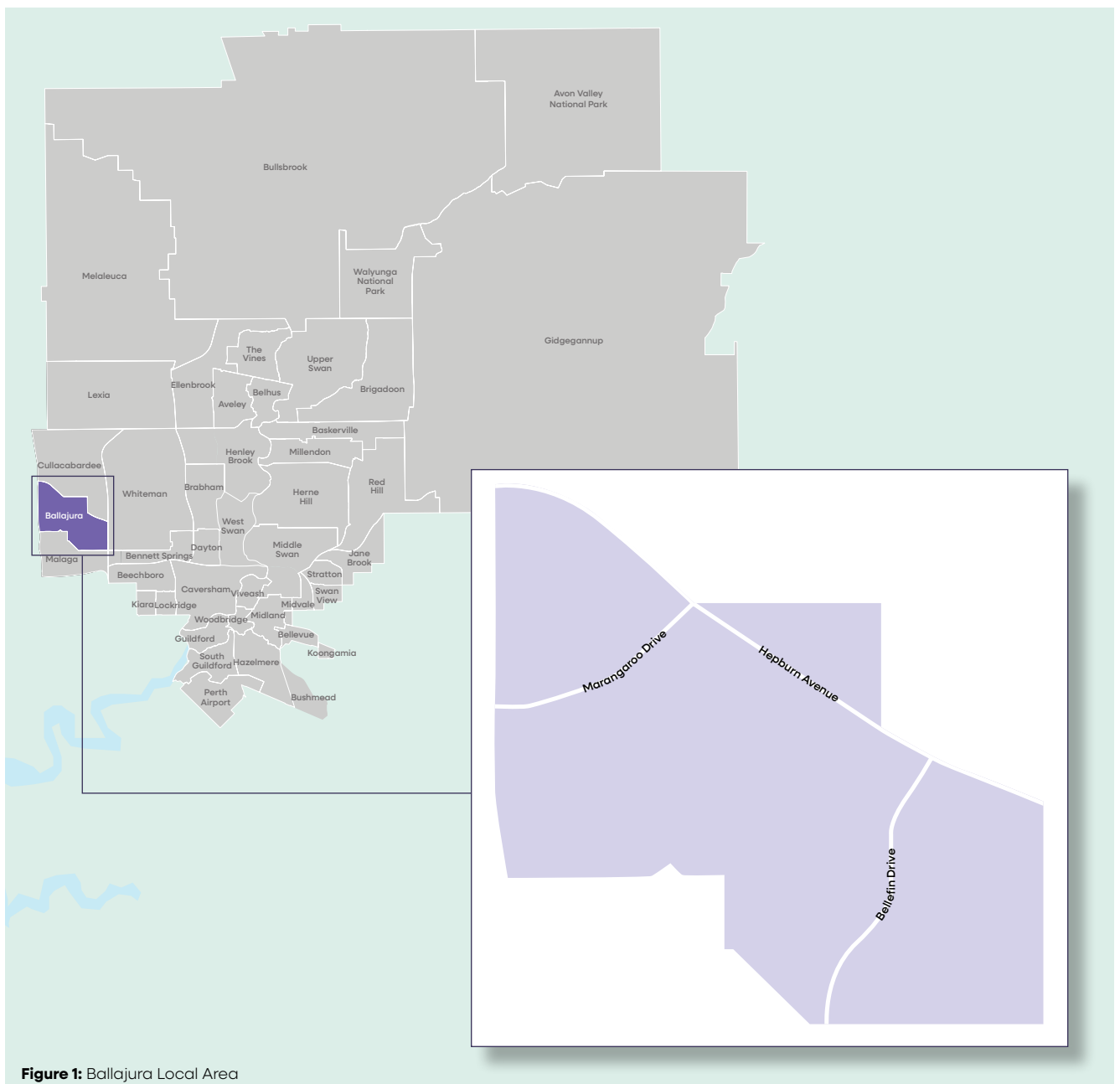


Figure 1: Ballajura Local Area

Establishment. Foundation. History.

40,000 years ago

For the Whadjuk people it was a source of fresh water and a hunting ground for the long-necked tortoise.

1829

Settled by Europeans as part of one of the original land grants along the Swan River.

First 200 acres purchased and cleared for farming but poor soil saw the venture fail. Area remained leased as a cattle farm until 1977.

1905

Property is sold and subdivided, which also created Alexander Heights

1976

1978

Residential development begins with majority of the area cleared with the exception of Emu Swamp Reserve.

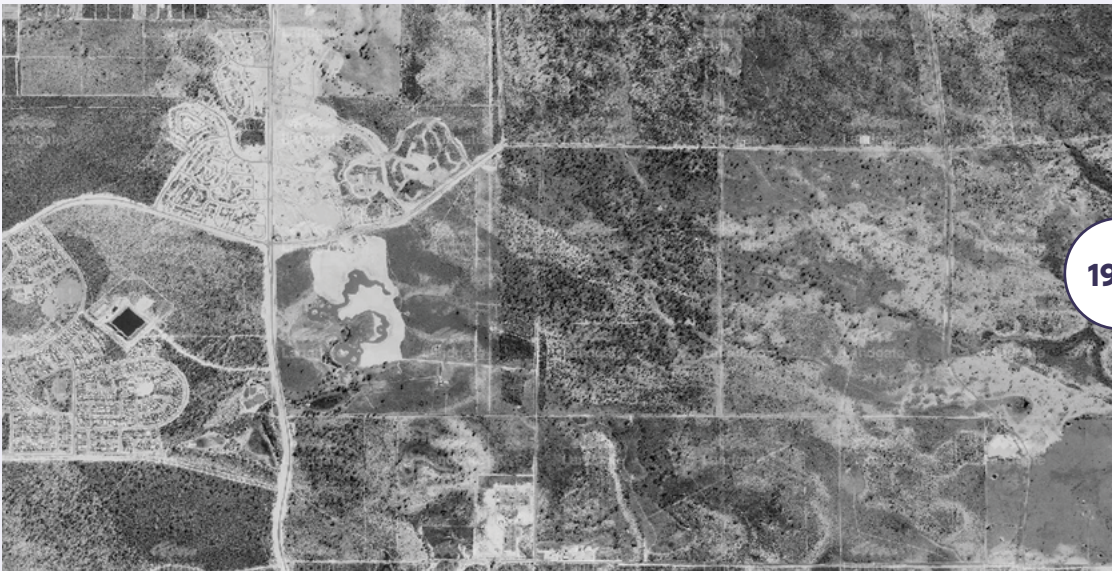
1984

The 'Lakes Estate' released. Significant development costs due to the lakes and large lots meant housing prices were above the City's average.

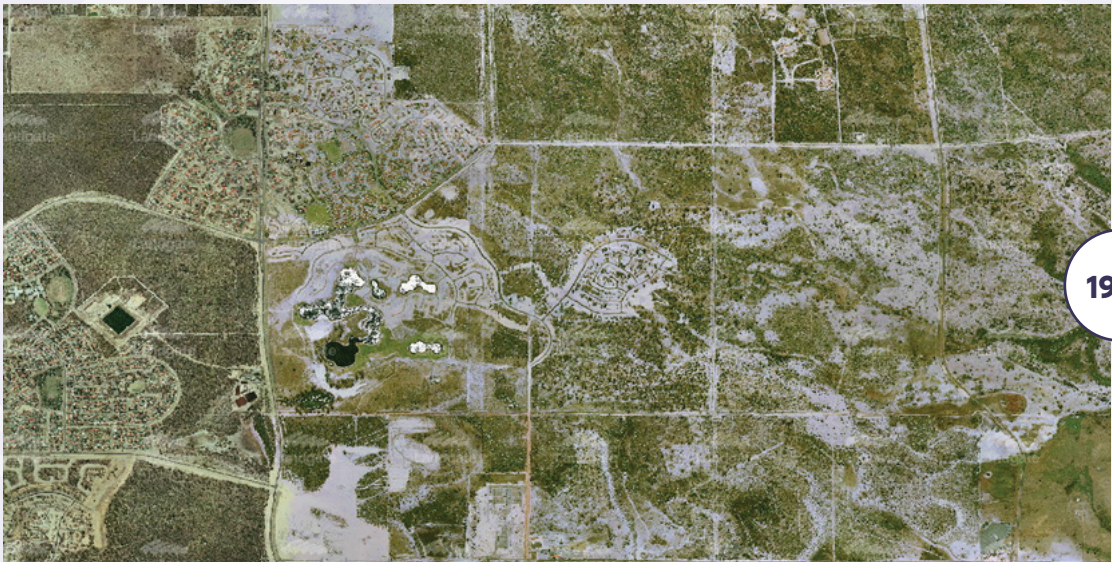
1990s

The southern part of Ballajura was developed for Homeswest.

Due to staggered development, Ballajura has a wide range of housing styles, street layouts and lot sizes, with lots from 500sqm to over 1,000sqm in size.



1979



1985



1995

Heritage. Culture. Stories.

Emu Swamp Reserve in Ballajura was a significant area for providing a continuous source of fresh water and food to local Aboriginal people, prior to and after European settlement, as well as for those passing through and camping along the outskirts of the swamps. The area was used as a camping ground up until the 1960s.

Preserving the ecological value of Emu Swamp Reserve is vital to ensure it can thrive and be enjoyed by the community now, and into the future. The State Government has committed \$20,000 to the City to conduct improvements at the Reserve. This commitment will improve access through upgrades to firebreak tracks, deliver drainage improvements to reduce pollutants from

entering the wetland, and include the installation of Whadjuk interpretive signage to highlight the reserve's significance to Aboriginal people.

Other Sites of Significance include Bennett Brook, which has both camping and mythological significance, and South Ballajura Camp which is known as a transitional campsite.

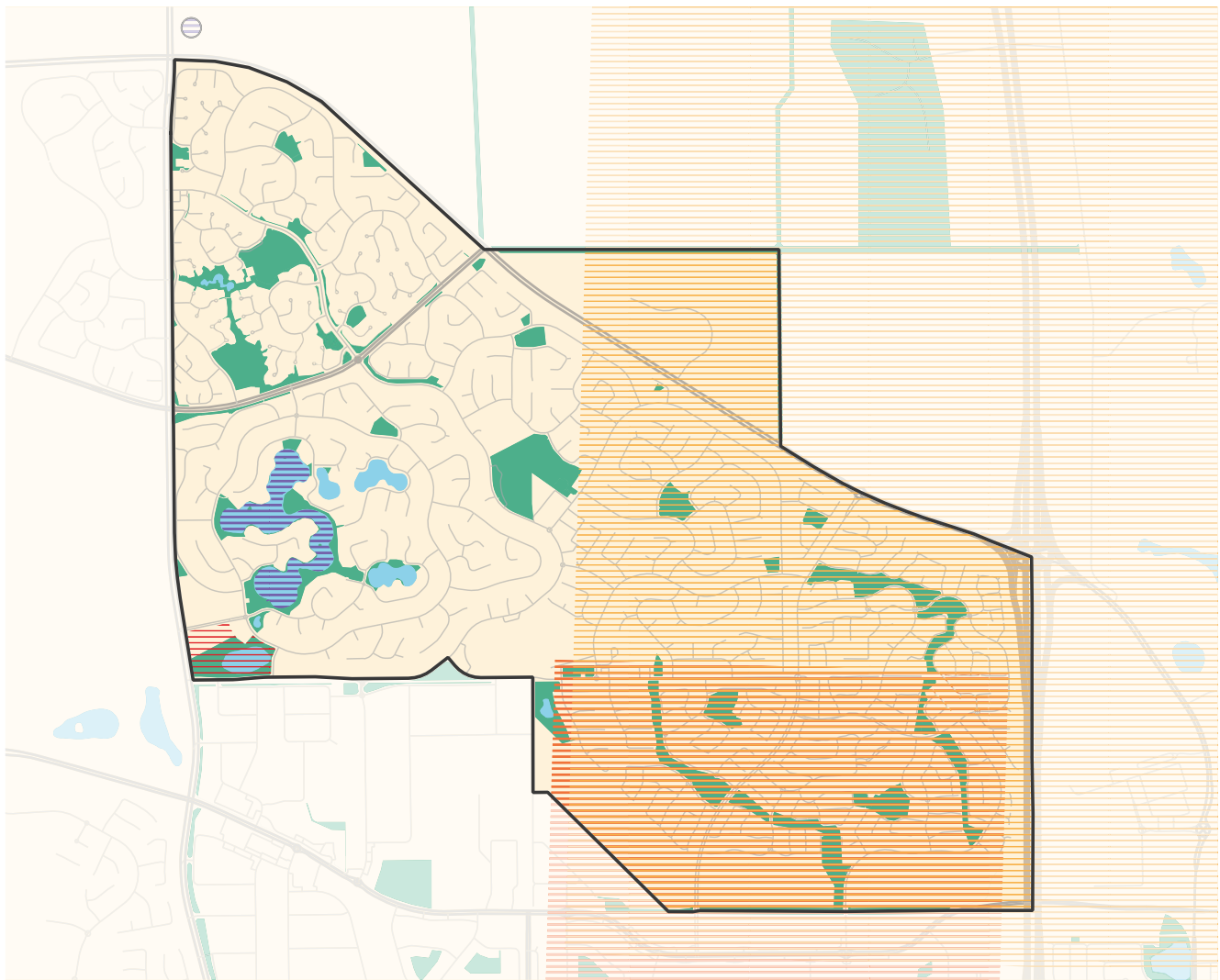



Figure 2: Aboriginal heritage sites in Ballajura

- | | |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Emu Swamp Lake |  Bennett Brook |
|  Emu Swamp Reserve |  South Ballajura Camp |

Balljura at a glance

Population statistics 2024



2024 residential population

19,644



Aboriginal and Torres Strait Islander population

2.1%

Ballajura

3.5%

City of Swan



Largest age group

55-59

years

Ballajura

30-34

years

City of Swan



Median age

36

years

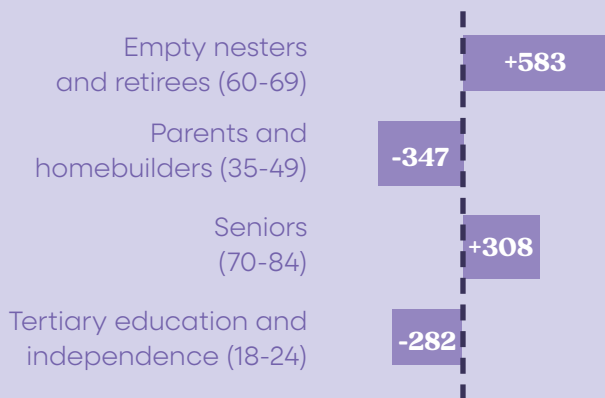
Ballajura

34

years

City of Swan

The largest changes in the age structure between 2016 and 2021 were in the following age groups:



Household breakdown



- Fully owned (29% | City 21%)
- Mortgage (48.5% | City 52%)
- Renting (18% | City 18%)
- Social housing (3.6% | City 3%)

Top five industries



13%

(City 13%)

Healthcare and social assistance



10.7%

(City 10.2%)

Retail and trade



9.8%

(City 7.4%)

Construction



7.5%

(City 7%)

Education and training

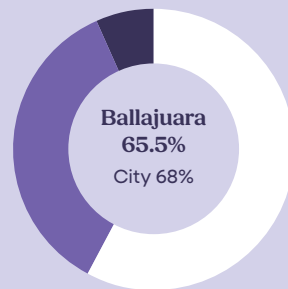


7.4%

(City 6.4%)

Manufacturing

Labour force



- Full-time (55% | City 58%)
- Part-time (33.5% | City 30%)
- Unemployed (6.3% | City 18%)



Ballajura development circa 1980

State influence. Land use. Frameworks.

Perth is a growing city, with an expected population of 3.5 million by 2050.

To manage this population growth, the State Government has developed a plan to identify the future urban footprint of the Perth and Peel regions including identifying land for residential, commercial and industrial development, as well as how to best use proposed and existing social, community and physical infrastructure.

The North-East Sub-regional Planning Framework (NESRPF), developed under Perth and Peel @ 3.5 million, provides high-level strategic direction for managing urban growth, housing, employment, and infrastructure in the north-east corridor of Perth, which includes Ballajura.

As an established suburb, Ballajura is identified in the NESRPF as part of the 'Urban Core', where future planning should focus on urban infill, housing diversity, and connectivity to employment hubs; highlighting Malaga and the wider METRONET network.

The framework supports local initiatives that align with infill targets, particularly in areas with dual coding (e.g. R20/50), and promotes integrated transport and land use planning. It also reinforces the need to maintain liveability, protect environmental assets, and enhance access to services in maturing suburbs like Ballajura.

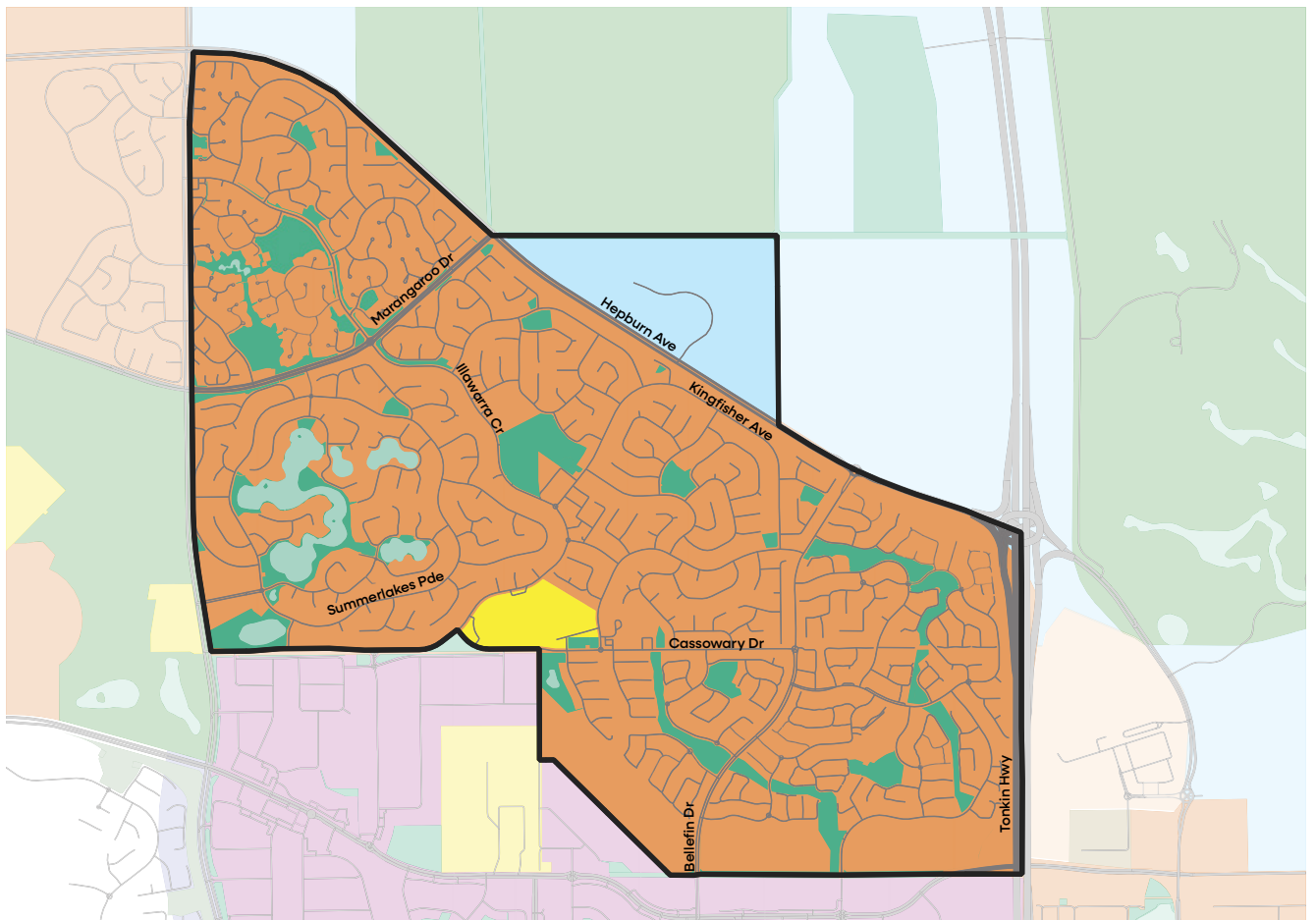










Figure 3: Ballajura State Government Planning Framework

- | | | |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Urban |  Public purposes |  Industrial centre |
|  Industrial |  Planning investigation |  Urban expansion |
|  Open space |  Urban deferred | |



Community infrastructure plan

Community infrastructure includes buildings and spaces such as community centres, parks, and sports facilities provided for, and used by, the community. The Community Infrastructure Plan (CIP) is a guide for the planning and delivery of these places so they can meet the needs of your evolving communities.

Community infrastructure planning for the Ballajura area uses data and trends to guide future needs, which includes changing population forecasts and expected increases in housing density.

The City completes assessments in your local area as part of the local area planning process to understand the needs, requirements, and gaps in the infrastructure provided. These assessments include:

- Examining existing infrastructure in the area to determine if it aligns with the City's CIP, Standards of Provision, and other key documents

- Analysing population forecasts, demographics, demands, trends, usage, and the condition of existing facilities
- Engaging with the community on the use of existing facilities and aspirations for these facilities.

After the review, the City will form infrastructure priorities that will be valid for a 5-10- year period.

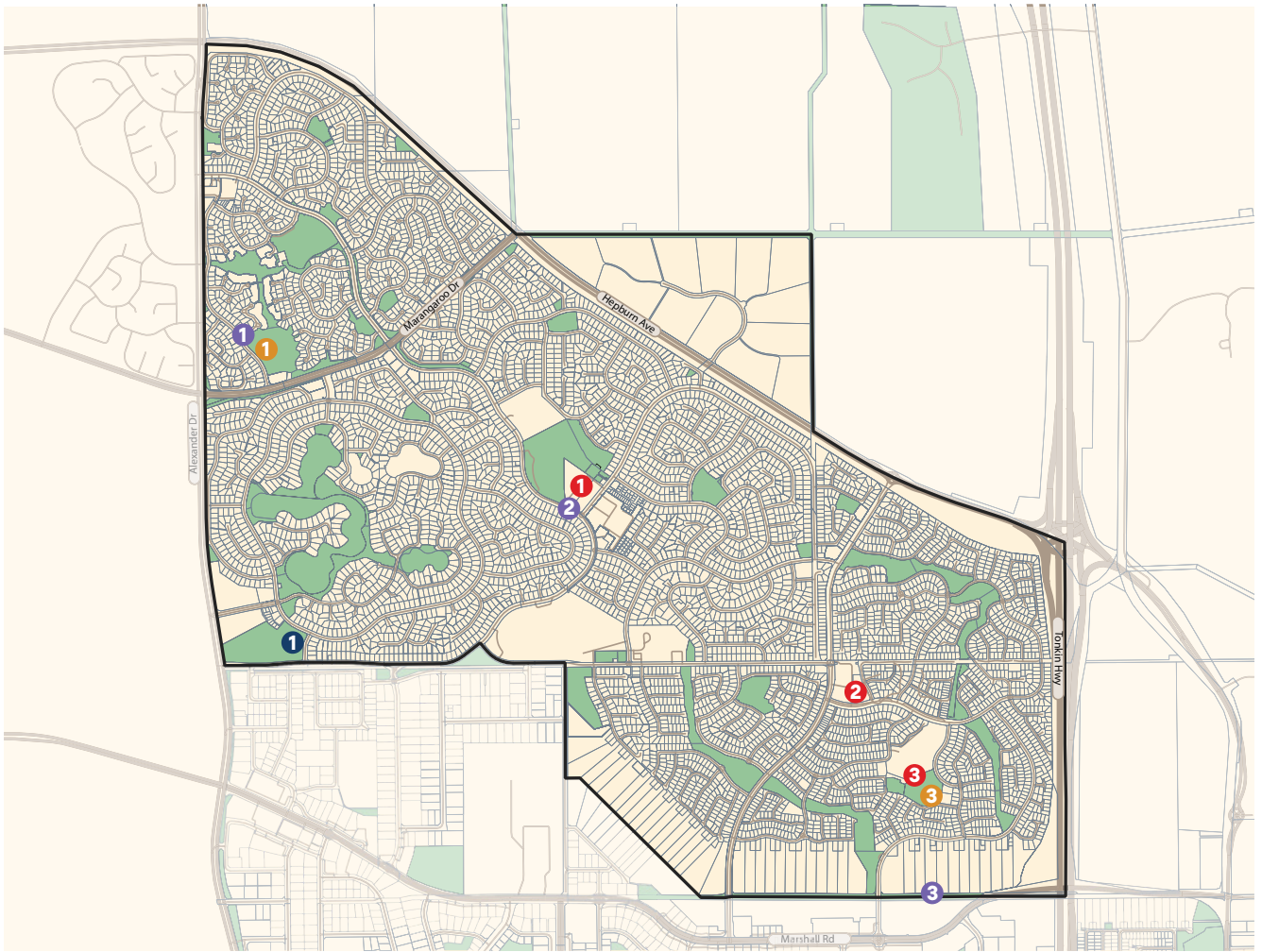


Figure 4: Ballajura Community Infrastructure Plan

Community facilities

- 1** Swan Active Ballajura entry way renewal construction 2027/28-2028/29
- Kingfisher Community Centre construction 2029/30-2030/31
- Ballajura Library air conditioner renewal construction 2029/30
- Ballajura Youth and Community Centre construction 2033/34
- Kingfisher Family construction 2028/29
- Kingfisher Pavilion South construction 2030/31
- 2** South Ballajura Community construction 2030/31
- 3** Karajini Pavilion construction 2026/27-2029/30

Parks public open space

- 1** Ballajura Oval outdoor exercise equipment and playspace renewal 2025/26
- 2** Bayview Park – playspace renewal 2028/29
- 3** Karajini lighting construction 2028/29

Roads and civil

- 1** Parkview Drive footpath construction 2027/28
- 2** Illawarra Cr after Kingfisher Av bus stop 15984 construction 2026/27
- 3** Safe Active Street 2025/26
- 4** Old Marshall Rd Cycle Path 2024/25

Natural areas

- 1** Emu Swamp construction 2026/27-2029/30



Ballajura train station

Growth. Development. Transport.

Ballajura is a well-established suburb, with a strong community and a developed environment that is being supported to meet the needs of its growing and diverse population.

A key highlight of the local area is the Ballajura Train Station, which was officially opened in December 2024 as part of METRONET's Morley- Ellenbrook Line. The station has significantly improved public transport access for residents, with a 21-minute commute to Perth CBD and regular services throughout the day.

It's designed with accessibility in mind, including bike facilities, a pedestrian footbridge, and over 1,100 car bays helping to reduce car dependency and better connect Ballajura to the wider metro area. With increased activity around the new train station, ensuring safe and connected walking and cycling paths is a priority.

The Ballajura Station Precinct Structure Plan will guide future roads, community facilities, schools, openspace and land use in the area surrounding the station. It will also contain details on zoning for transit-oriented residential and employment development opportunities.

The Ballajura Intergenerational Playspace was completed in early 2025 at Weitj Park. This was highlighted as a priority from the community in the 2020 Ballajura Local Area Plan, which led to its inclusion on the City's 2021 Advocacy Priority List. It resulted in a \$6.5 million project co-funded by Lotterywest, designed to bring people of all ages and abilities together with inclusive, nature-based play equipment, a ninja assault course, shelter, and picnic facilities. It provides varied play experiences which engage a range of senses, includes options for intergenerational play, and promotes connection to nature.

The City continues to support aged care development and services for its communities, with a development planned for a site in Ballajura named Paradise Quays. This development opportunity places the City at the forefront of providing necessary facilities that can deliver important care and independent living infrastructure to meet the community's growing needs.

Housing in Ballajura is largely low-density, detached dwellings, with most zoning set at R17.5. However, areas near shops and community facilities have been up-coded to R20-R40, allowing for grouped and multiple dwellings in suitable locations. This shift supports housing diversity, an ageing population and smaller households.

There's been an uptake on subdivision and development applications being lodged, which

suggests there is ongoing and active infill within Ballajura. While Ballajura has strong foundations in its community infrastructure and public spaces, feedback from residents continues to highlight the importance of enhancing pedestrian connectivity, increasing provision and availability of community facilities, and creating a wider mix of housing options to meet the changing needs of the population.

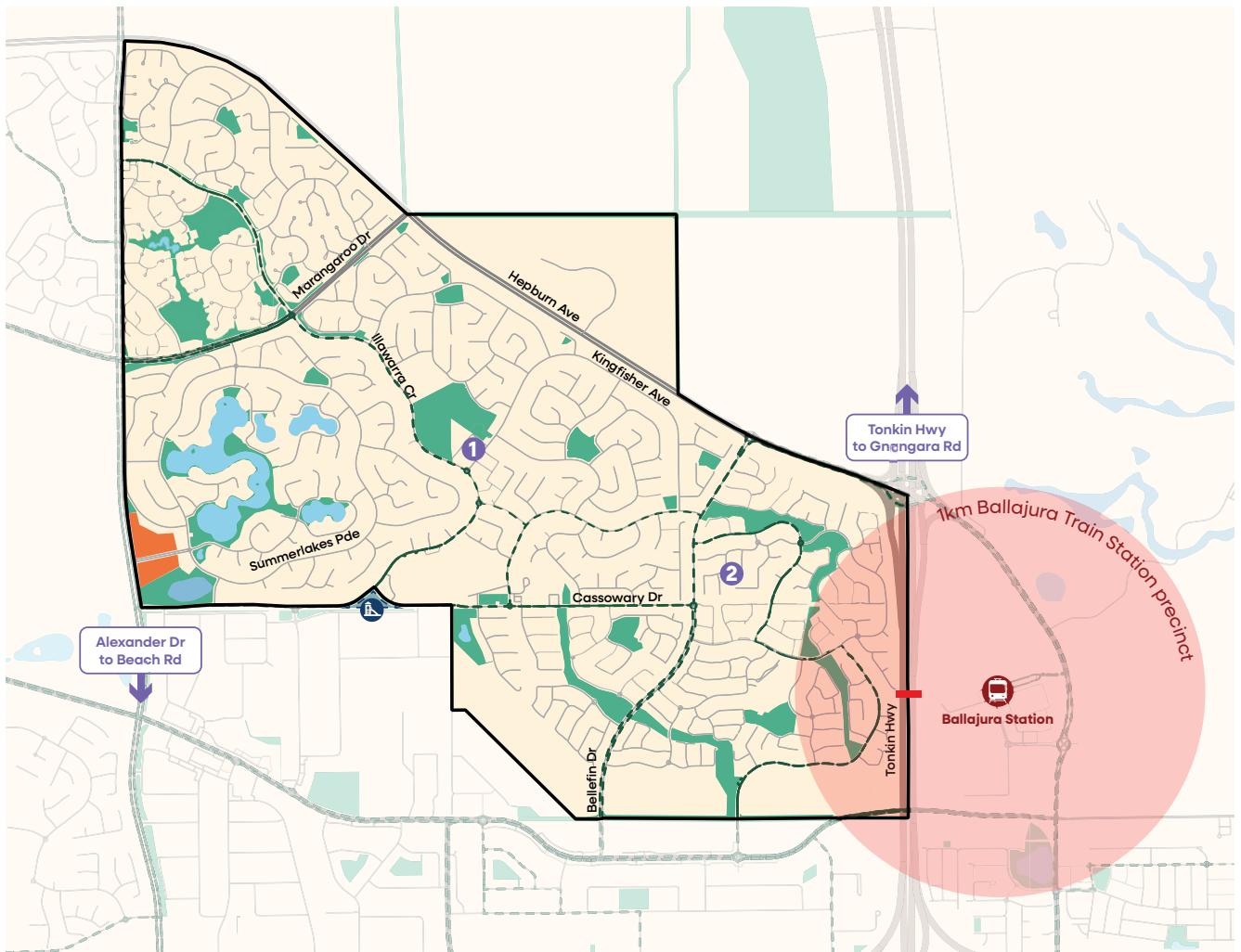


Figure 5: Ballajura built environment and transport connections

- Open space
- Water bodies
- Paradise Quays

- 1 Swan Active, Ballajura Library and Community Centre
- 2 South Ballajura Community Centre
- 🏠 Ballajura Intergenerational Playspace
- Bus route
- Pedestrian bridge

Conservation. Biodiversity. Sustainability.

Ballajura's most significant natural asset is Emu Swamp Reserve, a tree-dominated wetland located south of Emu Lake. This reserve includes a lake, pond, and stream, providing habitat for native flora and fauna. It plays an important ecological role while offering peaceful, natural spaces for walking and passive recreation. In recent years, there has been little standing water in the Swamp due to the drying climate and altered hydrology.

The Urban Forest Strategy reports Ballajura had a 6.73 per cent canopy coverage of vegetation above three metres, which is a source of permanent and reliable shade. Anything less than 10 per cent canopy cover is considered low and requires improvement. With the area's moderate verge widths and linear park connections, there is plenty of opportunity for revegetation, which will improve streetscapes and provide better amenity for pedestrians and cyclists.

The City encourages residents to request a tree through our free street tree program. There have been 32 street trees planted in 2024/25 to date. Planting is completed in winter, and requests are assessed against parameters such as available space, suitable species, existing surroundings, customer's requirements, and soil conditions.

The City also runs a Free Trees and Plants Giveaway to support the revegetation of urban and rural properties in the City. Residents in Ballajura can apply for a free native plant pack which includes six native seedlings. For more information and to apply for 2026, read more here.

During April and May 2025, a series of free Branching Out workshops were hosted in Ballajura to encourage positive perceptions towards the value and retention benefits of planting more trees throughout the community.

Workshops around sustainable garden design, healthy soils, conversations with garden experts, and many more topics, were held in support of the City's Urban Forest Plan (2022), which provides the vision for protecting and establishing the City's urban forest through a series of strategies and actions. These sessions

empower residents to adopt eco-friendly practices in their own backyards, strengthening community-led environmental care.

A Friends Group consists of a group of people who volunteer their own time to conserve and protect a local reserve under the management of the City of Swan. The City supports Friends Groups by providing environmental and technical advice, training and education, funding and budget assistance, seedlings to plant in the reserve, and insurance and safety gear.

Ballajura has two Friends Groups, including Emu Lake Friends and Community that care for the flora and fauna around the lake and focus on litter removal and the Friends of Uluru Park and Karrajini Park, made up of South Ballajura Primary School students who look after the two parks opposite the school.



Together, these initiatives reflect a strong and growing commitment to preserving Ballajura's natural environment. With ongoing investment and community involvement, the area is working towards a greener, cleaner, and more sustainable future.





Kingfisher Oval, Ballajura

Community. Activity. Support.

Ballajura provides a range of facilities and programs that support older residents to stay active, healthy, and socially connected. The Ballajura Senior Citizens Association hosts regular social activities such as cards, crafts, snooker, and excursions, to help reduce isolation and promote community participation.

Swan Active Ballajura offers a Be Active Seniors program, which includes low-impact fitness classes and aqua sessions tailored to over 50s. The Ballajura Library contributes to learning and social interactions through programs like Geri-Fit and community talks. The proposed Paradise Quays aged care precinct also reflects the City's commitment to meeting the housing and care needs of older residents locally.

Ballajura is home to a significant youth population. According to the 2021 Census, 19.9 per cent of Ballajura's residents were aged 0–14 years, and 8.4 per cent were aged 15–19 years, demonstrating a substantial proportion of the community is comprised of children and teenagers.

The Ballajura Public Library runs tech-focused workshops such as Futures Lab, which includes LEGO robotics and game design that encourages creativity and STEM skills. Ballajura is home to a growing number of children and teenagers who are supported through education, recreation, and creative programs.

Swan Active Ballajura offers junior swimming lessons, and general fitness programs that aim to build physical literacy and confidence in young people. The City's Youth Development team also provide ongoing support for young people in Ballajura. The team are based in the library, facilitating several programs and

providing in-person support throughout the year, including the Ballajura Youth Outreach project which was launched in 2023 in response to an increase in disengaged youth.

The City received a \$200,000 grant from the State Government to hire two youth outreach workers to meet young people aged 12–25 in their own spaces, including hot spots around the hub precinct, allowing them to play a valuable role linking young people to much-needed support services. They also offer peer mentorship and support to local service providers to help them develop positive relationships with at-risk young people. The overall aim is sustainable change, with the project set to increase leadership and participation opportunities for young people, while reducing anti-social behaviour.

Ballajura is one of the most culturally diverse suburbs in the City of Swan, with over 40 per cent of residents born overseas. Community facilities such as the Ballajura Community Centre regularly host multicultural events and offer services that cater to different language groups and cultural needs. The City supports the annual Ballajura Community Fair, which celebrates this diversity with cultural performances, food stalls, and community displays, encouraging cross-cultural understanding and bringing together residents from all backgrounds.

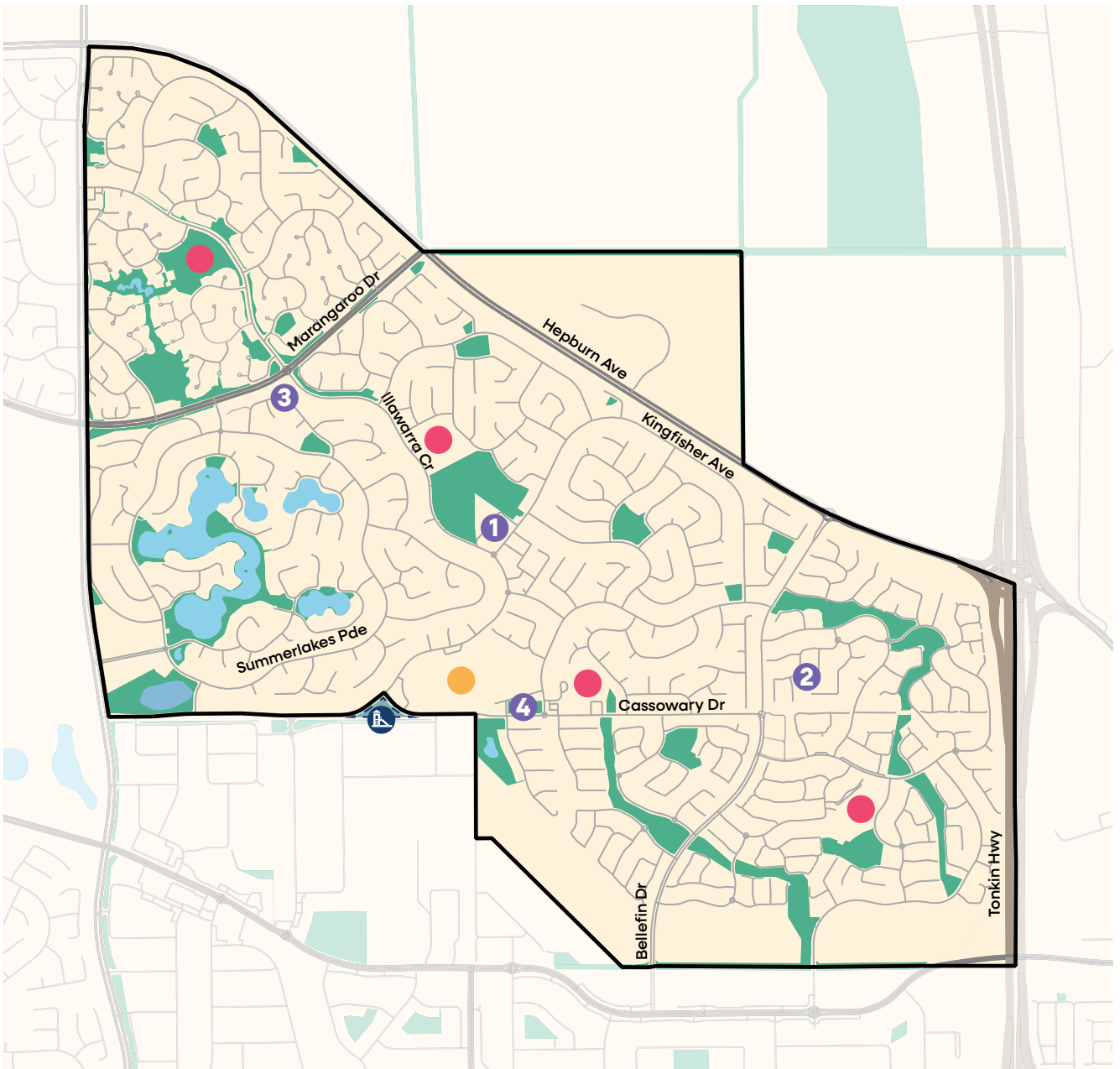


Figure 6: Social infrastructure

- Open space
- Water bodies
- Primary schools
- Secondary schools
- ♿ Ballajura Intergenerational Playspace
- 1 Swan Active, Ballajura Library and Community Centre
- 2 South Ballajura Community Centre
- 3 Ballajura Medical Centre
- 4 Ballajura Community Garden and Police Station



Industry. Opportunity. Business.

Ballajura's workforce is strongly represented in health care, retail, construction, and education. The proportion of residents working in Health Care and Social Assistance is 13.3 per cent which reflects a strong local presence in aged care, disability support, and medical services. Retail and education employment indicate strong family and youth engagement, while construction and manufacturing suggest a skilled, hands-on workforce.

Ballajura's economy is supported by a combination of commercial and community services, its proximity to Malaga, as well as a growing presence of home-based businesses. Together, these elements contribute to the suburb's local employment opportunities, convenience, and potential for future growth.

Ballajura is home to three shopping hubs. The Ballajura Central Shopping Centre, located at the corner of Bellefin and Hamelin Drives, features a Woolworths supermarket, six specialty shops, and a standalone Caltex fuel station. Occupying a 16,962m² landholding, the site holds potential for future redevelopment and expansion.

Ballajura City Shopping Centre, situated on Illawarra Crescent, includes a range of retailers such as IGA, Chemist Warehouse, cafes, and takeaway shops. The Market Place has an IGA, a bakery, hairdressers and more.

Ballajura supports a notable number of home-based businesses, reflecting a shift towards flexible work arrangements and small-scale entrepreneurship. According to the 2021 Census, approximately 6.1 per cent of Ballajura's employed residents work from home. The suburb's residential design and access to local services make it a suitable environment for sole traders, freelance professionals, and service-based home enterprises.

The proposed Paradise Quays aged care project will further contribute to Ballajura's economy by creating new employment opportunities and stimulating construction and service sectors. The development includes 120 aged care units, 70 independent living units, and 34 dementia care rooms on a 4.4-hectare site. With demand for aged care services expected to increase, this project is set to bring long-term benefits to the community through job creation and improved aged care facilities.

The new Ballajura Station has improved economic access for residents, offering a direct 21-minute train journey to Perth CBD and providing access to a broader range of employment and training opportunities. The nearby METRONET Trades Training Centre at North Metropolitan TAFE will support workforce development in civil infrastructure, potentially benefiting local job seekers. The plans for the Ballajura Station Precinct will also aim to encourage new mixed-use development and commercial growth around the station area, which could potentially provide employment opportunities during construction periods, as well as economic benefits for future residents.

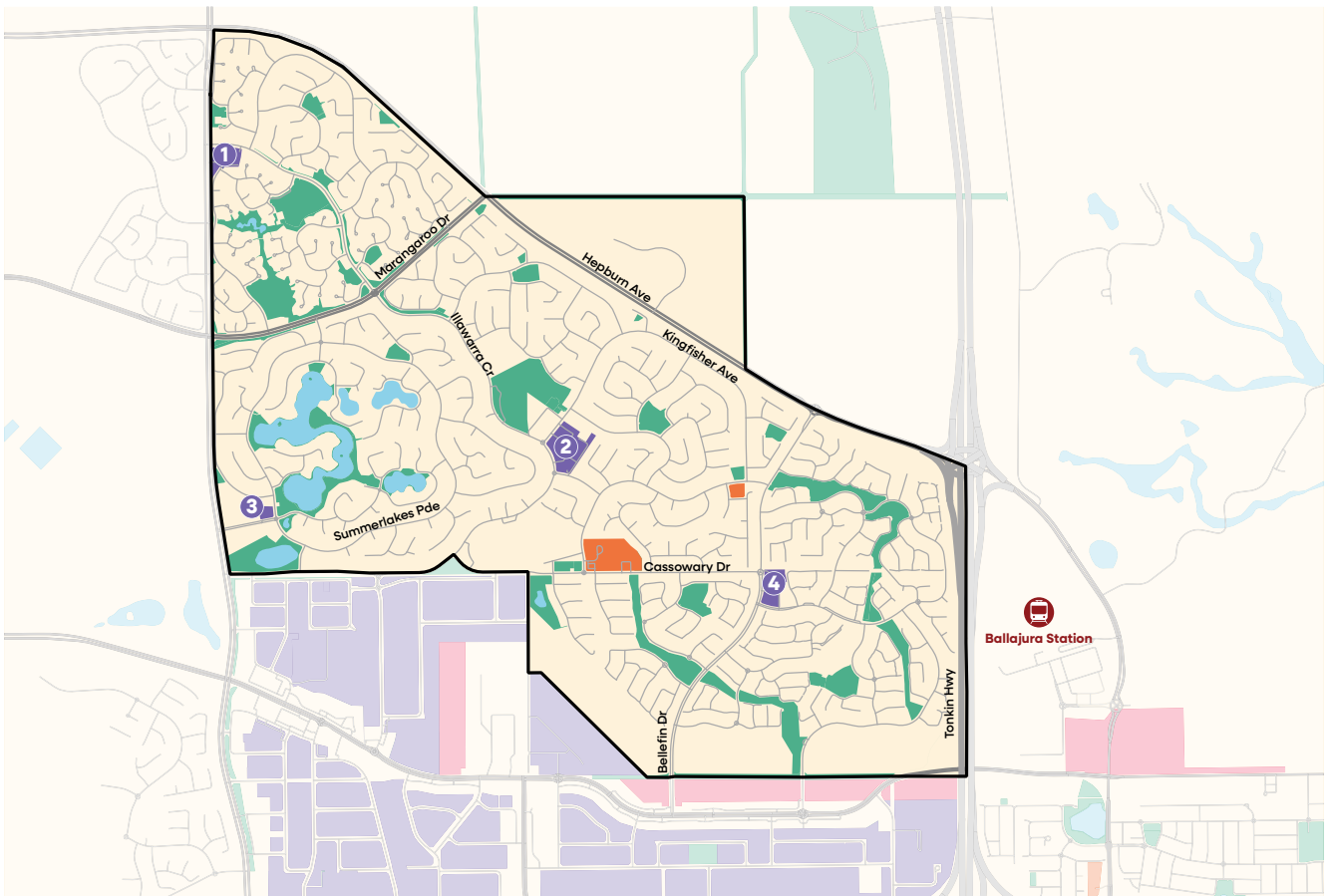


Figure 7: Economic environment

- Reserves
- Water bodies
- Private clubs and institutions
- Industrial
- Industrial development

General commercial

- 1 The Market Place
- 2 Ballajura City Shopping Centre
- 3 Proposed Paradise Quays location
- 4 Ballajura Central Shopping Centre



Action. Process. Strategy.

City planning framework

The Strategic Community Plan (SCP) sets out the City's vision for the next 10 years and governs all the work that the City conducts. Local Area Plans (LAP) align with the objectives of the SCP and consider the key themes at the local level.

The draft Local Planning Scheme No. 18 sets out land use zones, uses permitted within those zones, and the requirements for land development. The scheme's alignment with state regulations suggests a focus on:

- Consistent zoning and land use designations
- Updated development controls and standards
- Integration with state planning policies.

These updates may affect residential densities, commercial development, and infrastructure planning in Ballajura.

The Local Planning Strategy (LPS) sets out a strategic development plan for the entire City. It acknowledges the need to balance the preservation of Ballajura's established urban form with opportunities for infill development and increased housing diversity. This includes considerations for medium-density housing in appropriate locations, improved public transport connectivity, and the enhancement of local amenities to support a growing population.

Regional planning

The North-East Sub-Regional Planning Framework (NESRPF) determines the State's vision for the area and provides for the short, medium and long-term planning of land uses and infrastructure, to guide the growth of the Perth and Peel region. This framework, along with three others, was prepared for the outer sub-regions of Perth and Peel as part of the Perth and Peel @ 3.5 Million document.

The Metropolitan Region Scheme (MRS) sets a broad, statewide land-use zoning of the land for the Perth metropolitan area. Local planning schemes are required to be consistent with this document.



State planning

SPP 3.0 – Urban Growth and Settlement

This policy guides sustainable urban development across Western Australia. In Ballajura, it reinforces the need to consolidate development within existing suburbs while ensuring access to services and infrastructure. The policy encourages a mix of housing options, promotes efficient use of land, and supports local employment. It also underpins many of the City's infill and density planning strategies, particularly where dual-coding (e.g. R20/50) exists in established suburbs like Ballajura.

SPP 2.8 – Bushland Policy for the Perth Metropolitan Region

Ballajura includes areas of significant bushland and wetlands that are protected under this policy. SPP 2.8 ensures that local planning decisions consider the conservation value of natural areas, especially in relation to development proposals, rezoning, and infrastructure upgrades. The policy helps safeguard biodiversity and landscape amenity, particularly around Emu Swamp Reserve and local drainage reserves with remnant vegetation.



Future of Ballajura

The **Ballajura Safe Active Street (SAS)** project aims to provide an east-west connection for Ballajura residents between the existing Tonkin Highway pedestrian shared path and the Ballajura Central Shopping Centre. In addition, this SAS will tie into the Tonkin Highway footbridge, providing Ballajura residents with better pedestrian/cycle access to the Ballajura Train Station.

The project has been staged over three years. Comprehensive designs have been completed and construction is expected to begin in 2025/26; subject to community feedback, future Council resolution, and grant funding.

The Ballajura Train Station Precinct Structure Plan is being developed and will guide future roads, community facilities, schools, openspace and land use around the station. It will also identify zoning for transit-oriented residential development and employment opportunities. The Draft Ballajura Station Precinct Improvement Scheme No.1 has been prepared to progress planning for the precinct, providing land use and development controls over the scheme area.

The Paradise Quays aged care site has a preferred buyer that has signed a Sale and Development Agreement and provided a Concept Plan, which was publicly available for comments in March 2025. The next steps are for Council to review the community's comments and decide whether to proceed with the sale. To read more on the draft concept plan, click [here](#).

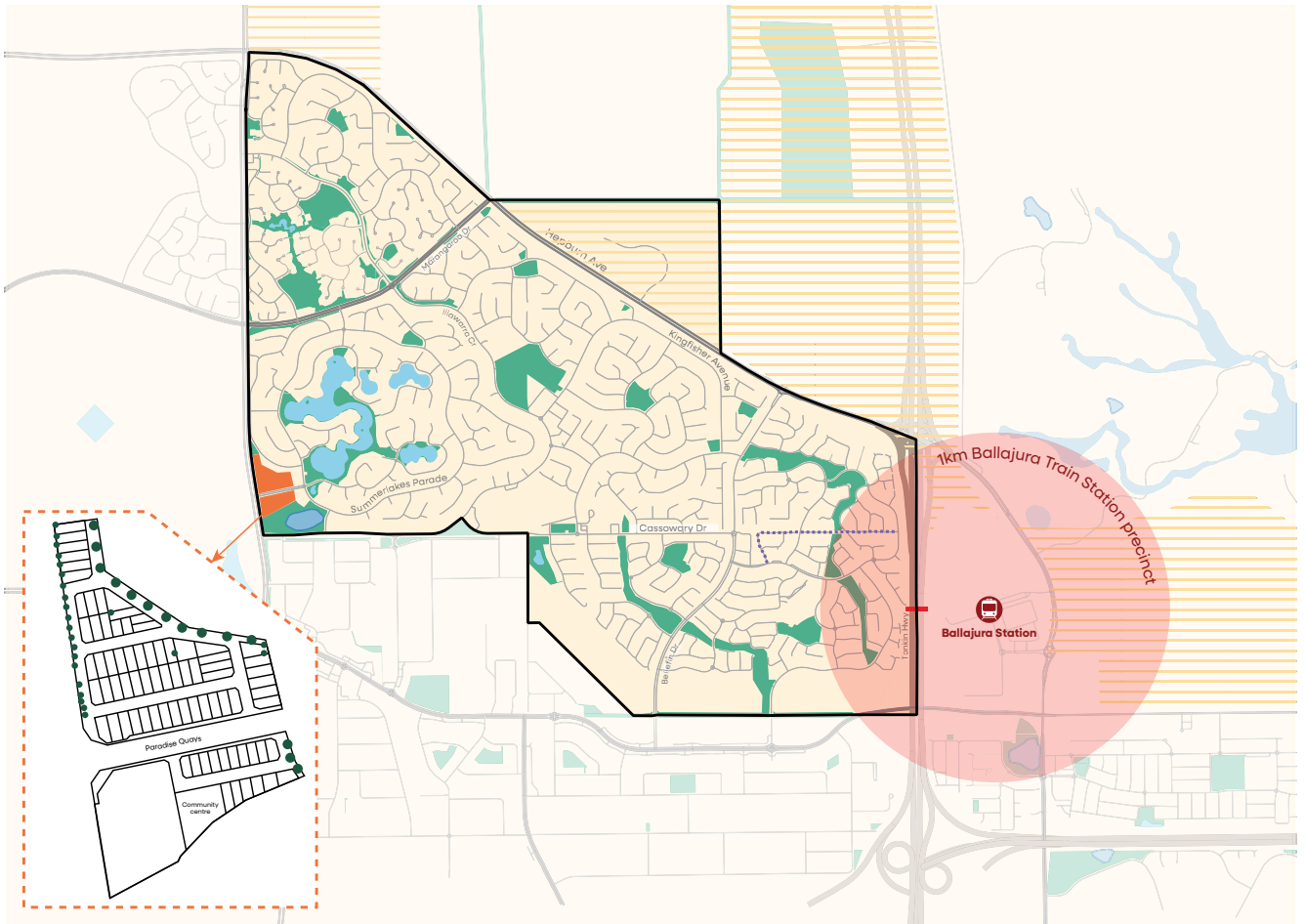


Figure 8: Future developments in Ballajura

- Open space
 - Water bodies
 - Paradise Quays
- Planning investigation
 - Safe Active Street
 - Pedestrian bridge

Next Steps

Upcoming community engagement

An important first step in the preparation of the City's LAP is hearing from the community about their priorities for the Ballajura LAP.

What to consider

Do you live, work, or visit Ballajura? We want to hear what you think the City should prioritise in Ballajura over the next five years.

Stay updated

Visit the City's website to learn more about the upcoming community engagement and stay up to date with the progress of the LAP.

swanengage.com/ballajuraLAP

