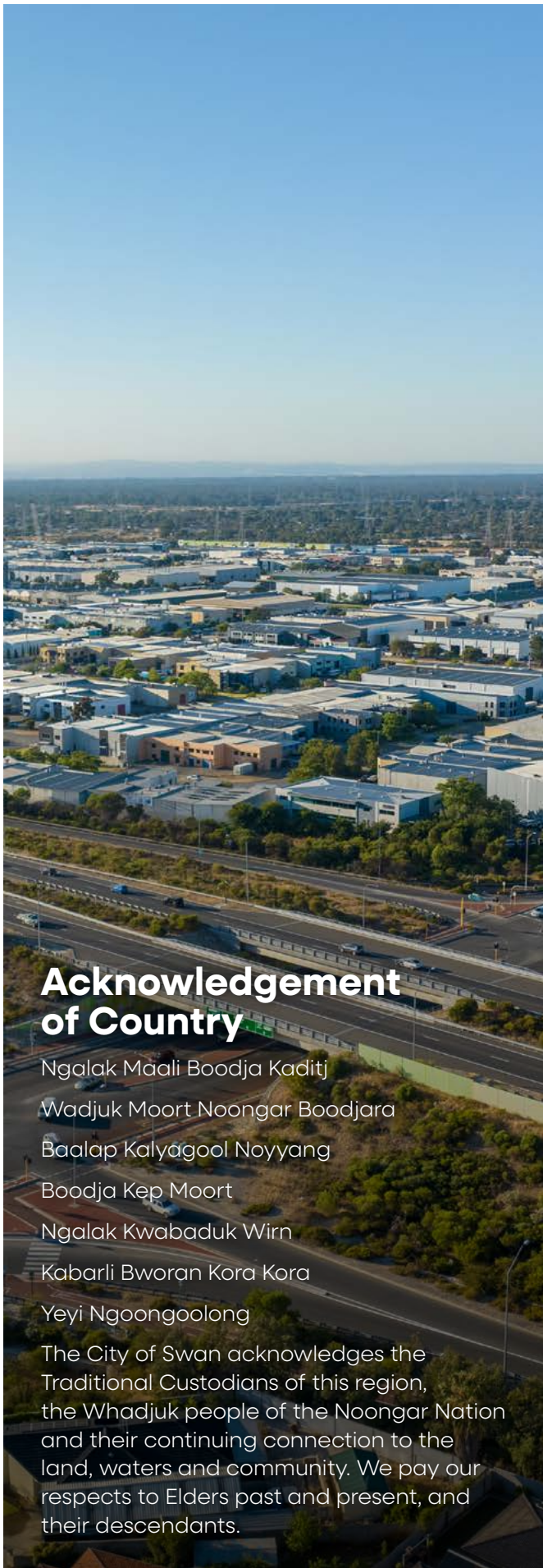


# Malaga Local Area Plan

August 2025





## 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 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 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 Malaga LAP.

A handwritten signature in black ink, appearing to read 'Tanya Richardson'.

**Mayor Tanya Richardson**  
City of Swan





# Introduction

Local area planning has been adopted by Council under its Integrated Planning Framework and provides a mechanism for local communities to address issues through a consultative process.

The process establishes community priorities for each local area. Local Area Plans help consolidate the City's Strategic Community Plan vision of "One City, diverse people, cultures and places" while meeting the objectives and actions within the Local Planning Strategy.

These objectives and outcomes are then further developed to be prioritised specific to the local area.

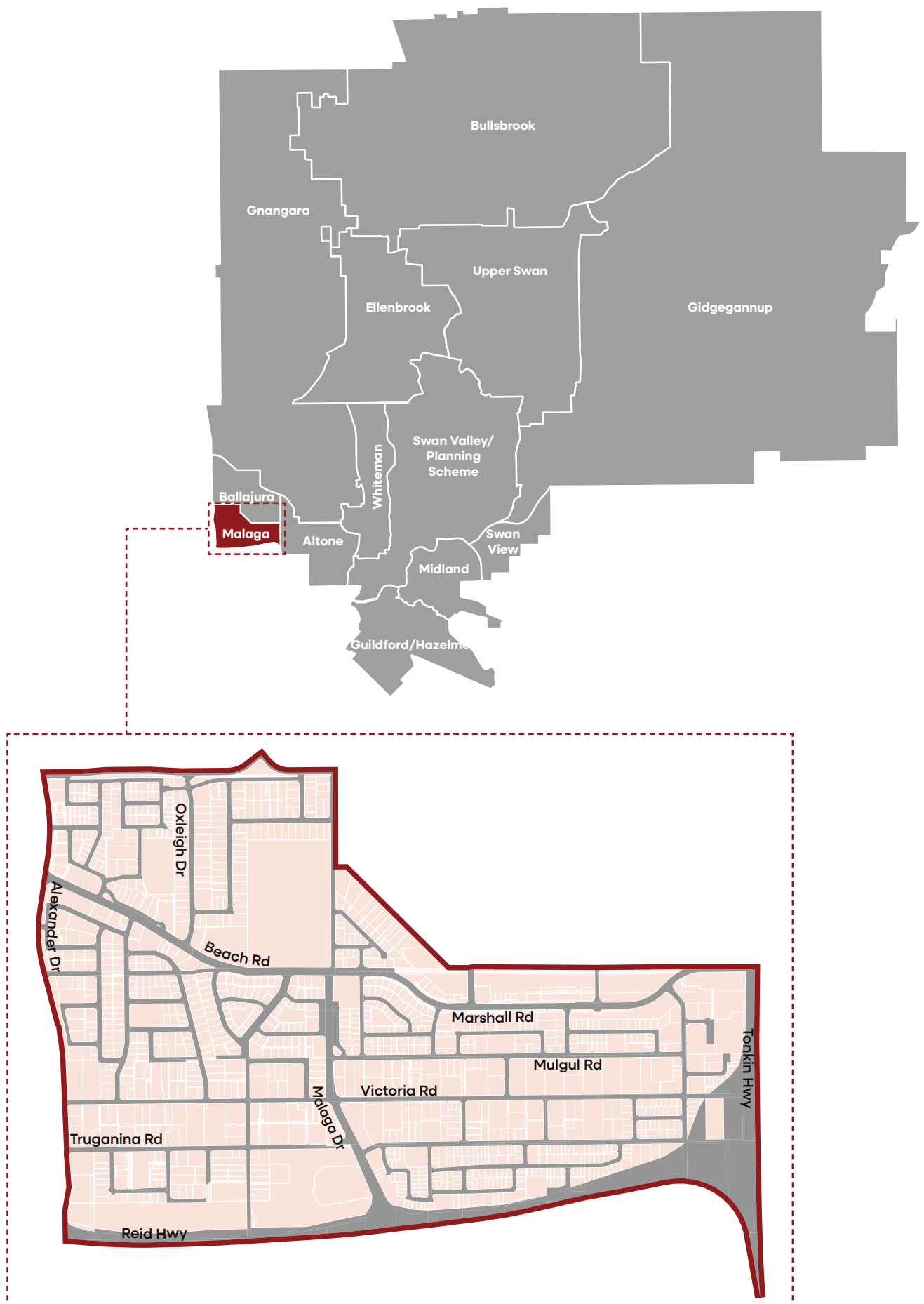
## Malaga Local Area Plan

Recognised as a strategic industrial area for Western Australia, Malaga is centrally located in the northern suburbs, 12 km from the Perth CBD, 33km from Fremantle Port and 15 minutes from the Perth Airport and the Kewdale Freight Terminal.

Malaga is well connected to major transport networks, including Reid Highway, Tonkin Highway, and Mitchell Freeway, which provide quick and easy access for customers, goods transportation and the workforce. Bounded by residential suburbs, Malaga benefits from a large and accessible labour and consumer pool.

Malaga is the City of Swan's major industrial and commercial precinct employing more than 17,146 people. This positions Malaga as the largest employment area within the City of Swan and the second-largest industrial centre of employment in Western Australia.





**Figure 1:** Local area within the City of Swan

# History



The Whadjuk Noongar people have occupied the Perth region, including Malaga, for over 60,000 years. Land along the Swan River has always been an important source of food, shelter, tools and gathering.

1829

The Swan River Colony was established, and early explorations enabled stock grazing along the coastal plain.

1877

Robert de Burgh, owner of the nearby 'Caversham' estate, sold 800ha of land west of West Swan Road to Henry Brockman, who subdivided the property into parcels for lease or sale and were named Valencia Park, Belvedere Park and Malaga Park.

Malaga, Truganina, Uganda (no longer existing) and Camboon Roads were identified and mapped.

1894

CIRCA

1900

The Manx Brickworks occupy some of the land within Malaga.

CIRCA

1908  
1915

The area known today as Malaga was promoted by Peet & Co. as suitable for agricultural farming (Figure 2). However, due to low soil fertility, the area was then promoted for cattle grazing, poultry and piggery farming.



**Figure 2:** Balcatta Park Extension – Malaga Circa 1908 – 1915  
(Sources: State Library of Western Australia 1908)



1963

A mining boom driven by lifting restrictions on iron resulted in economic growth between 1960-1972 and Malaga was reserved as a light industrial area under the Metropolitan Regional Scheme.

1955

The Brickworks was purchased by Atlas Corporation to establish a sand quarry.

1930

The area was rapidly growing as a popular location for farming but lacked road access.

1969

The name Malaga was registered as a suburb and was taken from Malaga Road surveyed in 1894. However, it is unknown if the origin of Malaga is the city of Malaga in Spain, after the original Malaga Park resulting from the 1877 subdivision, or after the Aboriginal word Malaga meaning ironstone.

1976

Malaga's land was zoned for industrial purposes under the Metropolitan Region Scheme.

1980

Introduction of Malaga Industrial Redevelopment Scheme with the redevelopment of Malaga from a rural to an industrial area. Despite the scheme being disputed because it was perceived as an additional tax, it was successful and Malaga developed quickly (Figure 3).



**Today:** Malaga has almost reached its full development capacity and is now the second largest industrial centre in WA behind Kewdale/ Welshpool. Containing 2,686 businesses that employ more than 17,146 people, it has become a cultural melting pot with people from a range of backgrounds travelling there to work every day.

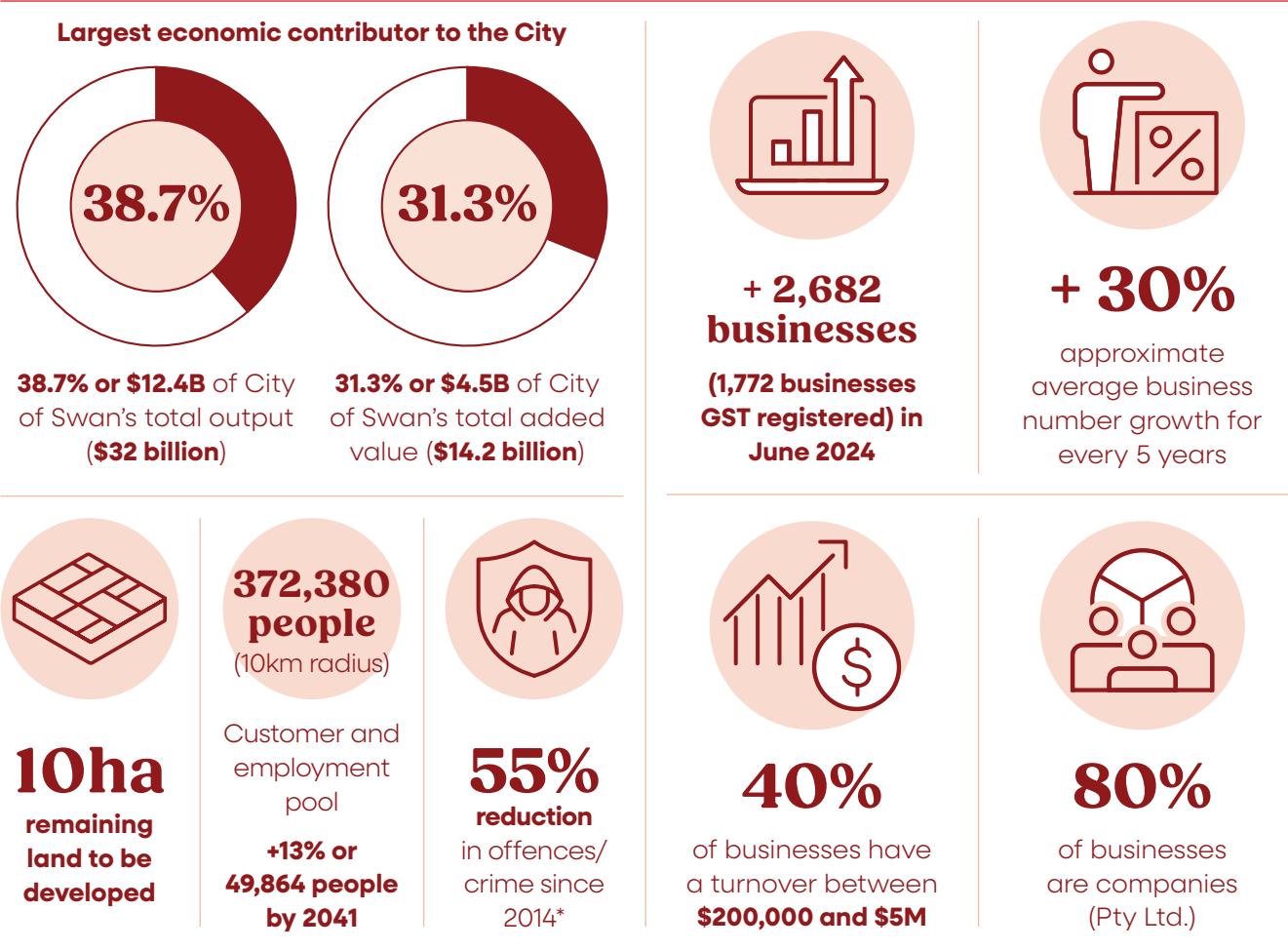
# Malaga at a glance

Malaga is a strategic industrial area in WA, the City’s major industrial area and the largest employment centre.

Malaga is a unique suburb with a community of **2,682 businesses** providing more than **17,146 jobs** and contributing more than **1/3 to the City of Swan’s economy**.

Originally focusing on industrial activities only, Malaga has become a unique area combining industrial, bulky goods and commercial activities.

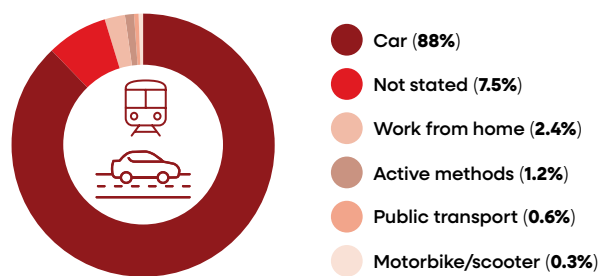
As Malaga continues to grow and is about to reach full development capacity, activities will shift away from industrial to commercial activities.



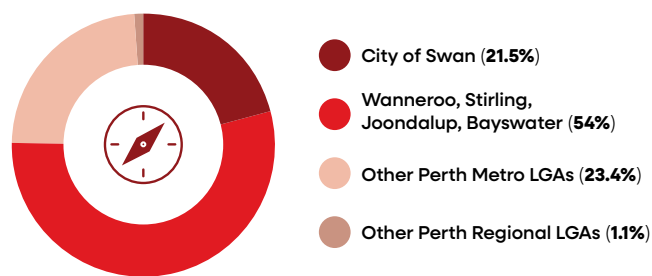
\* (Western Australian Police Force n.d.)



**Work commute:** 88% of Malaga's workforce travel to work by car



**Workforce residence:** 21.5% of Malaga's workforce reside within the City of Swan, while 66% are from neighbouring LGA.



**17,146 employees**

**1st**

Employment hub of the City

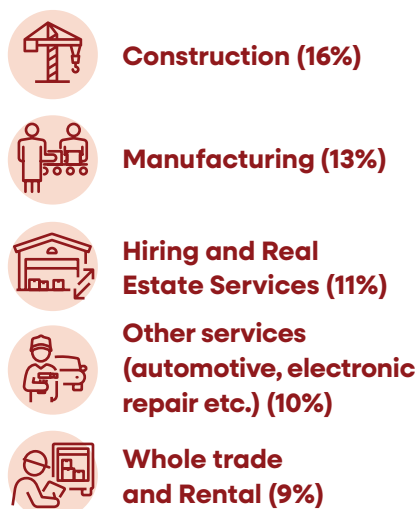
**2nd**

Employment hub in WA

**3rd**

Largest for employment density  
(40 employees/ha)

**Top industries,**  
representing more than **59% of businesses** in Malaga and  
employing more than **55% of all employees** in Malaga



**Top Emerging sectors**





# 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, and how to best use proposed and existing social, community and physical infrastructure.

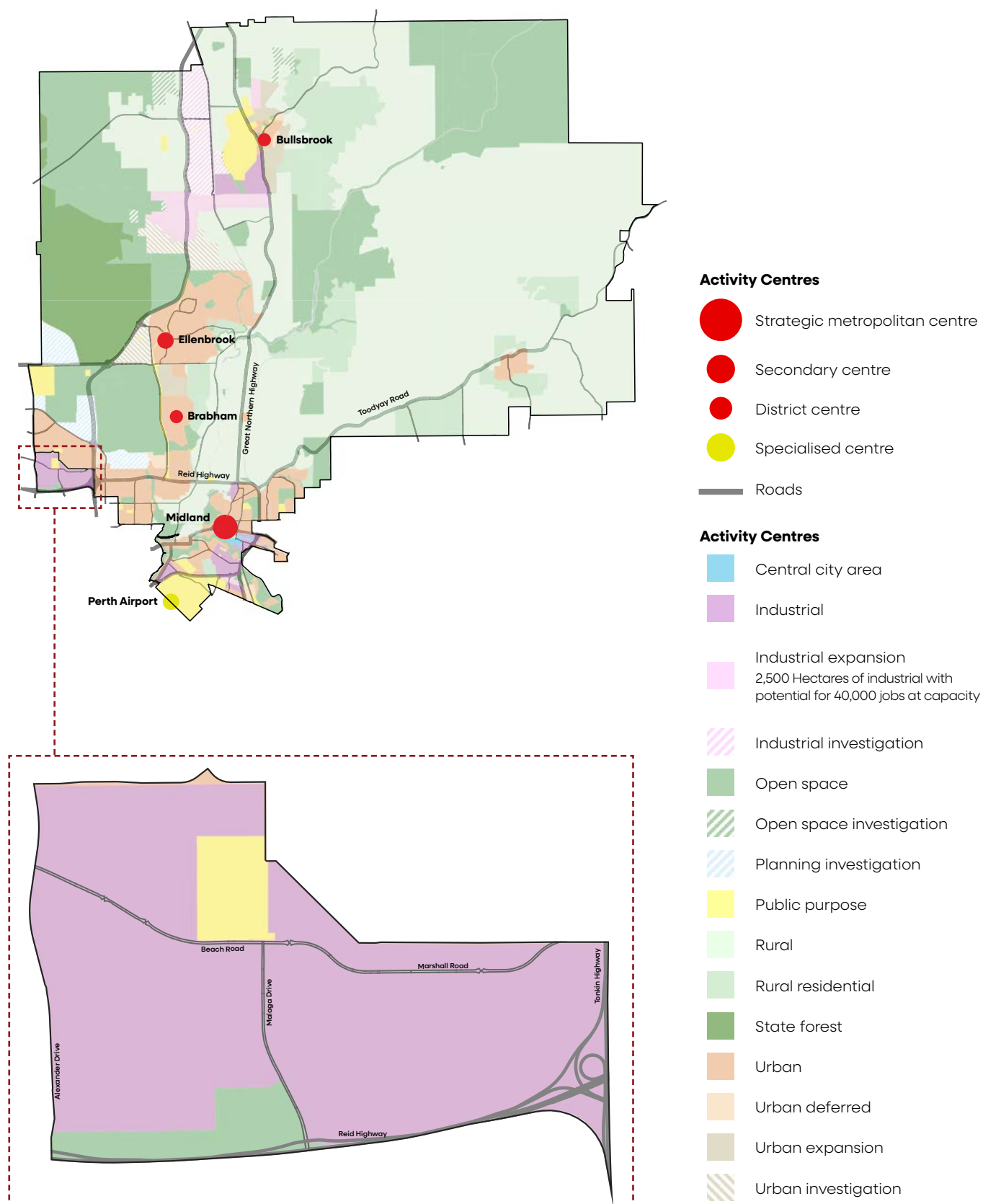
The plan divides the Perth and Peel Regions into five sub-regions. The City of Swan is part of the North-East Sub-regional Planning Framework (NESRPF). The NESRPF provides strategic guidance to government agencies and local governments on all aspects of land use and infrastructure provision in the north-east sub-region, which is embedded in the City's Local Planning Scheme and Local Planning Strategy.

The NESRPF predicts that employment will grow from 82,380 jobs in 2011 to more than 192,950 by 2050, which will take place in Midland, Ellenbrook, around Perth Airport, Malaga, Forrestfield, Hazelmere, the Swan Valley and the Avon Valley. It is expected that 4,300 additional jobs will be created in Malaga by 2050.

The NESRPF estimates that this subregion will experience strong demand for land in industrial centres of about 2,810 hectares (industrial expansion or industrial investigation) by 2050.

As industrial estates closer to Perth are reaching full development capacity and are subject to land use pressure, Malaga is under increasing pressure for its land use to change to a light or service industrial focus, with general and heavy industrial development expected in Bullsbrook, North Ellenbrook, Hazelmere and Wattle Grove.





**Figure 3:** Malaga zoning

# Local Area 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 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 Malaga area uses data and trends to guide future needs including taking into account 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 and determining if it aligns with the City's Community Infrastructure Plan, 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.

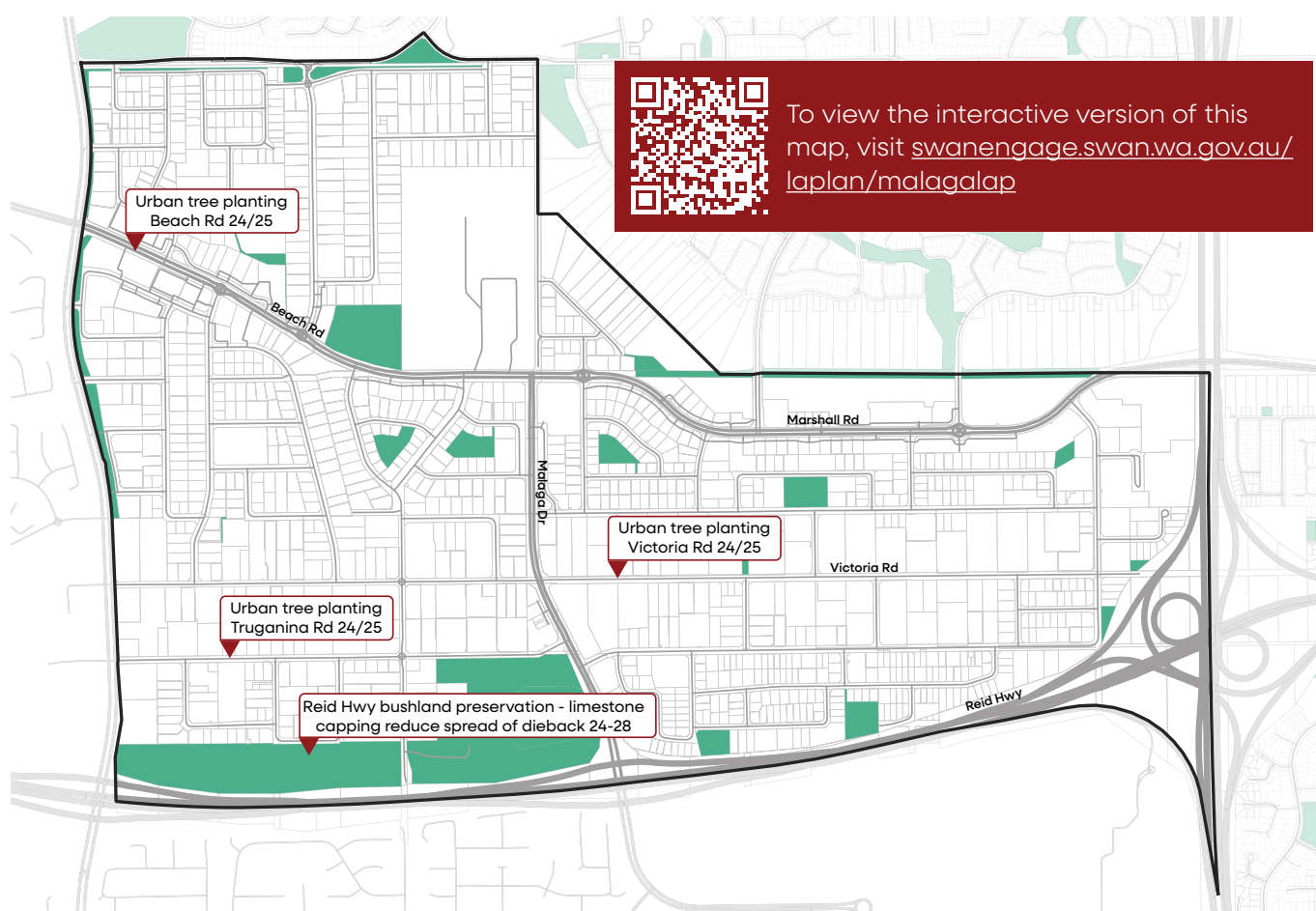


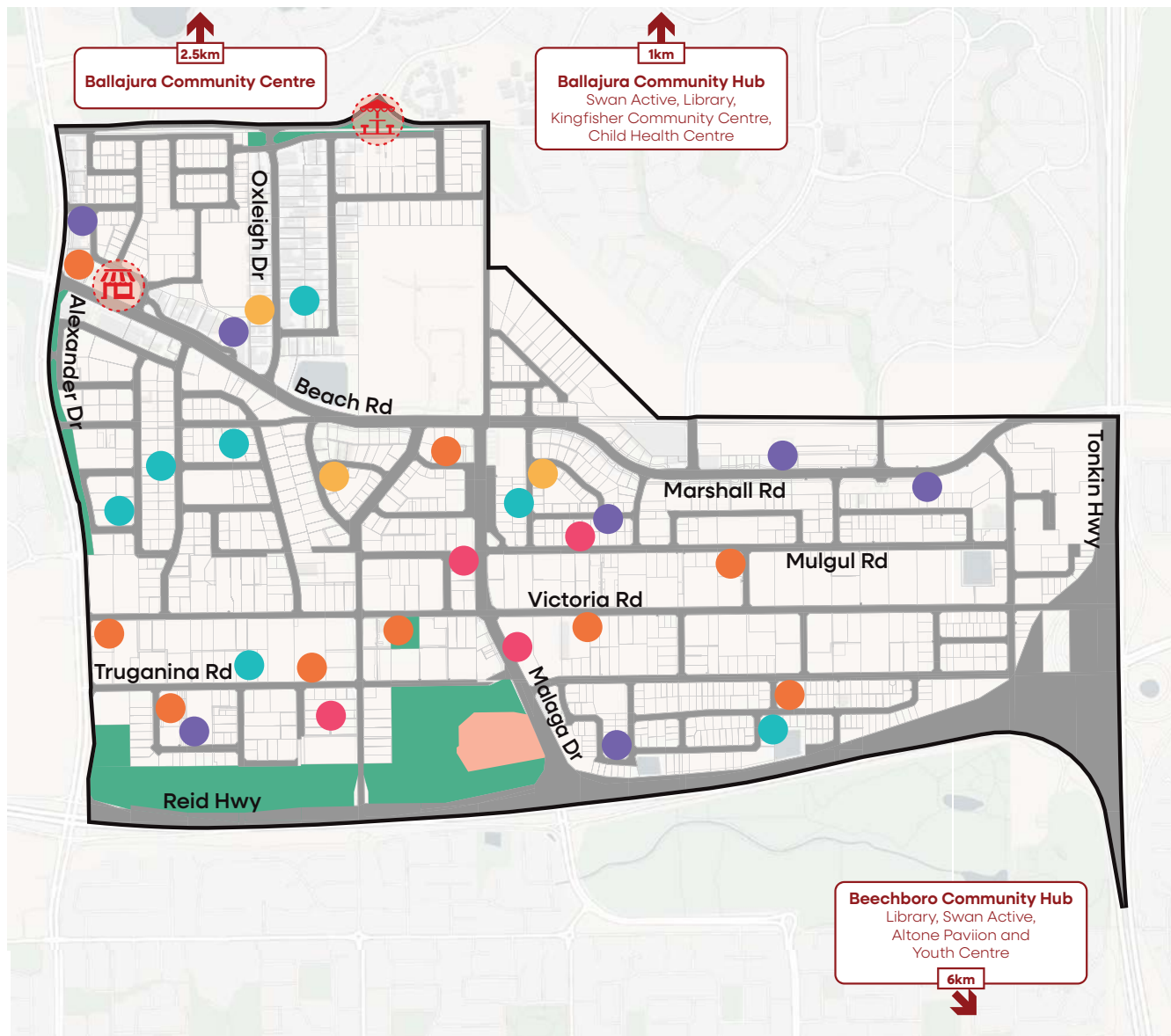
Figure 4: Malaga Community Infrastructure Plan



# Diverse. Industrious. Community

The 2021 ABS Census indicates that only 25 people lived in Malaga, including six people occupying a dwelling and 19 considered as not living but being present in Malaga on census night. This means that Malaga is mainly a business community.

As a result, community facilities, entertainment and recreational activities are provided via private businesses within Malaga, while public facilities (community centre, library, swimming pool and sports facilities) are located in the neighbouring suburbs of Ballajura, Bennett Springs and Beechboro.



- |  |   |
|--|---|
|  Parks and recreation         |  Sport and recreational facilities (gym, climbing, ice arena etc.) |
|  RSPCA WA Animal Care Centre  |  Child Care Centre   |
|  Malaga market                |  Dog day care  |
|  Intergenerational play space |  Dance and performing art facilities                               |
|  |  Cafes, lunch bars, restaurants, bakeries etc.                     |

Figure 5: Malaga Social and Recreational Map

# Economic Growth. Business Opportunities. Investment.



**+ 2,682 businesses**  
(1,772 businesses GST registered) in June 2024

## Land and rental price



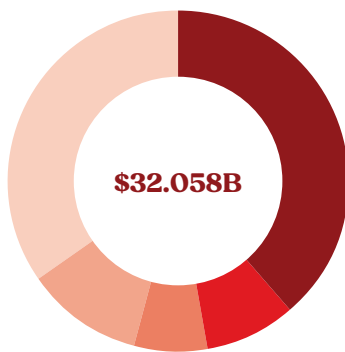
**\$440 to \$600 per sqm**  
(Average land price for 1,000 to 3,560sqm)  
**\$100 to \$140 per sqm**  
(Prime warehouse rents)  
**\$180 to \$235 per sqm**  
(Large format retail rents)

## Businesses' turnover



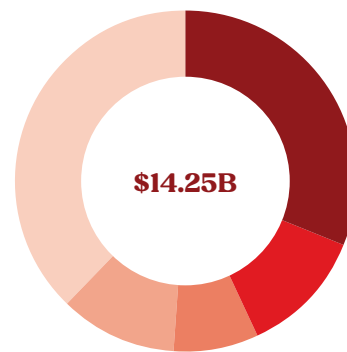
**60%**  
between \$0 and \$200,000  
**30%**  
between \$200,000 and \$2m  
**10%**  
\$2m and more

## City of Swan Total Output



Malaga	\$12.402B	38.7%
Midland	\$2.764B	8.6%
South Guildford	\$2.231B	7.0%
Hazelmere	\$3.578B	11.2%
Rest of Swan	\$11.083B	34.6%
<b>City of Swan (Total)</b>	<b>\$32.058B</b>	<b>100%</b>

## City of Swan Total Added Value



Malaga	\$4.465B	31.3%
Midland	\$1.7B	11.9%
South Guildford	\$1.128B	7.9%
Hazelmere	\$1.576B	11.1%
Rest of Swan	\$5.376B	37.7%
<b>City of Swan (Total)</b>	<b>\$14.25B</b>	<b>100%</b>

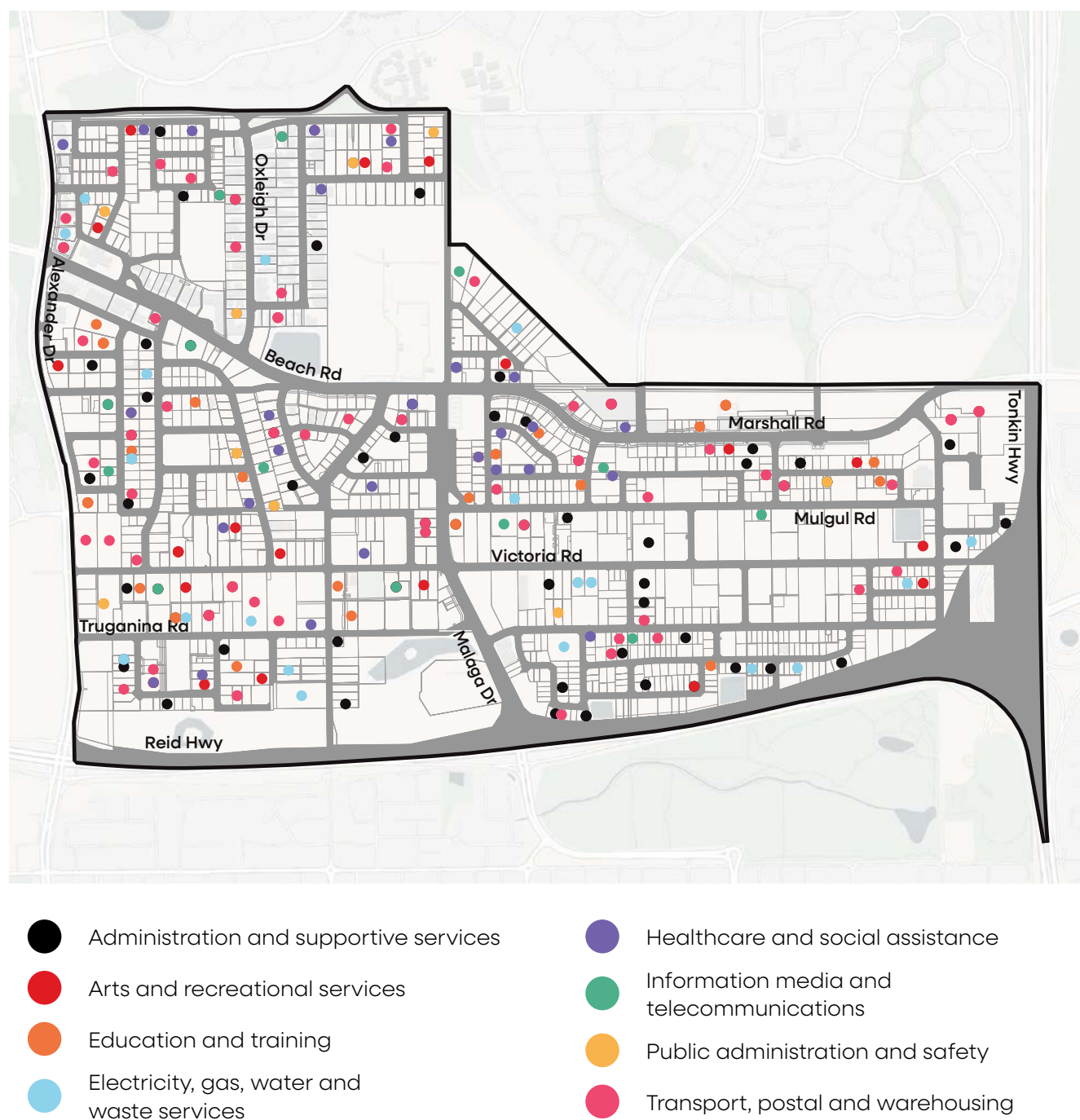
Malaga is an important industrial centre for the City of Swan and, more broadly, for Western Australia. Malaga is a dynamic and unique area combining commercial and industrial activities, accommodating various business sizes, providing more than **17,146 jobs** and contributing to more than a **1/3 of the City of Swan's total economy**. This places Malaga as the primary economic and employment contributor to the City.

It is expected that Malaga's business numbers, employment and consumer pool will **continue to grow** and create more economic activity. According to past trends, we can expect that business numbers will continue to grow by 30 per cent every five years, while between 2021 and 2041, the population within a 10km radius of Malaga is predicted to **increase by 13 per cent to 422,244 people**.

However, Malaga is subject to a range of pressures provoking changes in its economic dynamic and the nature of future development. Malaga's future land supply is scarce and the potential for future subdivision is limited. In 2020 Malaga had only **10 hectares** remaining to be developed and existing lots are relatively small, being less than one hectare. This is likely to provoke an increase in property and rental prices in the future.

Additionally, due to market forces and population growth, most industrial estates close to the CBD

are **subject to a transition in business type**, moving toward more commercial activities. While Malaga retains its core function in the secondary sector (industrial and manufacturing sector), we can already observe a **shift toward the tertiary sector** (service sector) focusing on service industries (Figure 7). A recent example of this is the State's **new screen production facility** located in Malaga which is likely to contribute to increasing activity in the art and creative industry sectors and related activities.



**Figure 6:** Malaga Emerging Businesses (Sources: Adapted from ABR n.d.)





# Evolving. Functional. Active

Originally occupied by Whadjuk Noongar people for over 60,000 years, Malaga contains Aboriginal heritage sites representing a good proportion of the area.

Today Malaga is a built-up industrial area continuing to evolve toward more intensive land uses, which will have an impact on its built form, transport system and land uses.

## Aboriginal heritage

Malaga has numerous Aboriginal heritage sites that must be considered when conducting any development (Figure 8).

These sites have a considerable heritage value and significance for Aboriginal people and relate to meeting places, hunting places, water sources, modified trees, artefacts, archaeological deposits, and mythological and ceremonial places. As shown in Figure 8, Malaga has two Registered Aboriginal Heritage Places. One of these sites relates to a mythological place (creation/dreaming narrative), and the other to an Aboriginal Camp.

Therefore, under the *Aboriginal Heritage Act 1972*, any person wanting to excavate or remove items from an area identified as an Aboriginal site must consult with the Traditional Owners and seek permission from the Registrar of Aboriginal Sites.

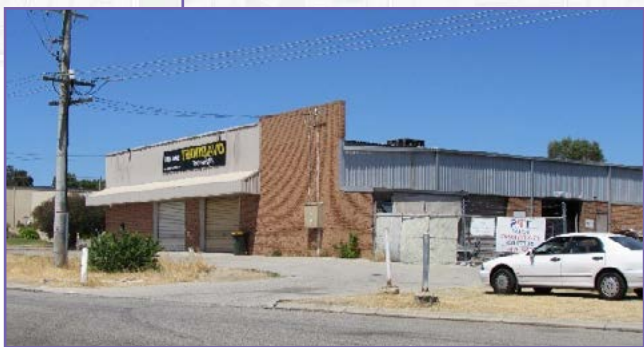
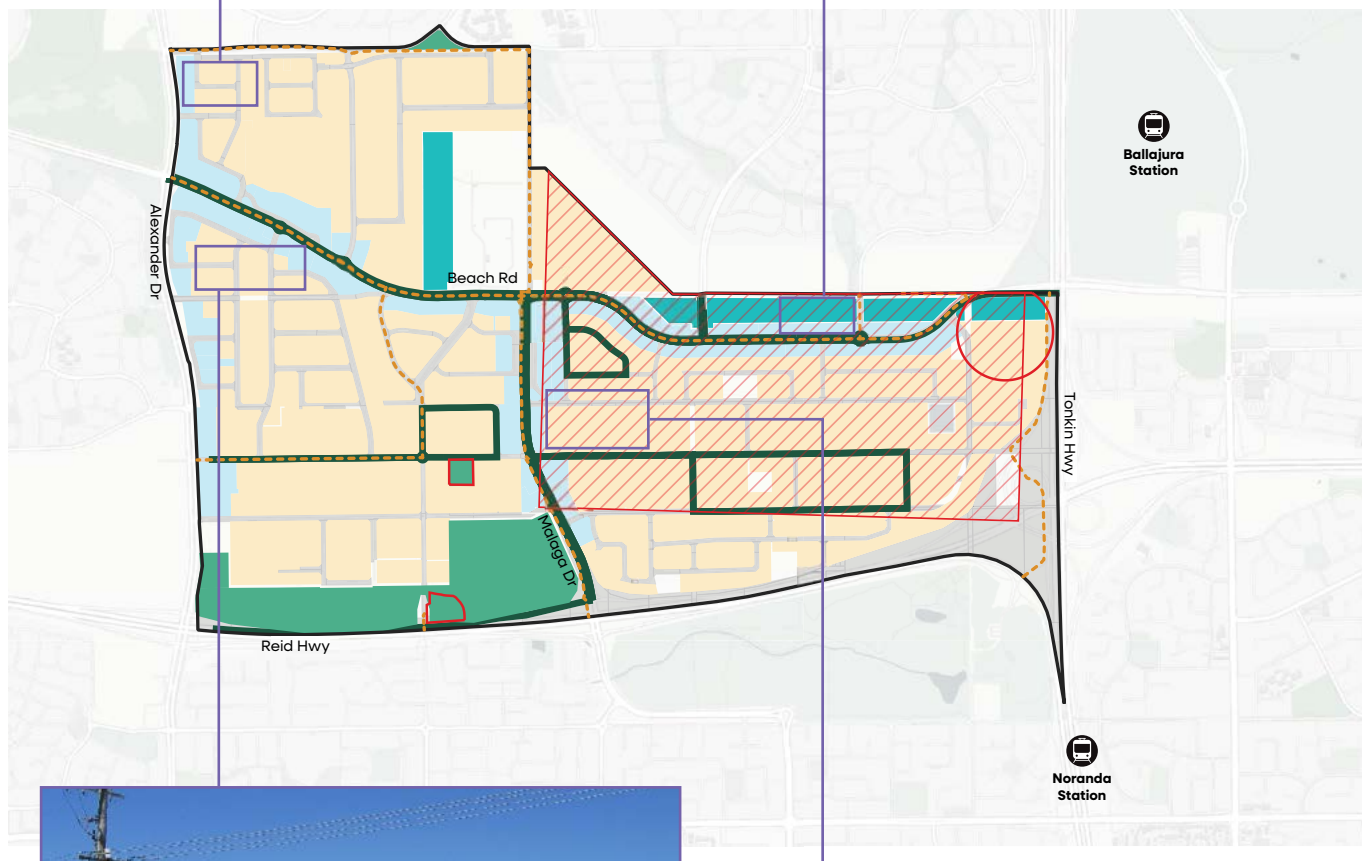
## Parking and transport

Infrastructure projects such as NorthLink WA (completed in 2020) and Eastlink WA (under completion) will positively impact Malaga by providing bridges and interchanges, improving traffic flow and access for businesses and residents. The Tonkin Highway completion allows for free-flowing travel north south along the eastern boundary of Malaga.

Despite this, traffic, road quality and parking are ongoing issues in Malaga due to road use competition between Malaga's consumers/visitors, vehicles to operate businesses (logistics etc.) and more than 88 per cent of the 17,146 Malaga workers using a car to reach their place of work. Operational in late 2024, the Morley-Ellenbrook Metronet line and additional transport links (buses and bike paths) are expected to provide some relief to these issues by improving employees' and visitors' movements to and from Malaga via its new train stations at Morley, Noranda, Ballajura, Whiteman Park, Ellenbrook and a proposed future train station at Bennett Springs.

## Adaptation to change to more intensive activities

An amendment to Local Planning Scheme No. 17 came into effect in October 2017 allowing for more commercial land uses on Alexander Drive, Marshall Road, Beach Road and Malaga Drive while preserving the core role and function of Malaga as a Strategic Industrial Centre (Figure 7).



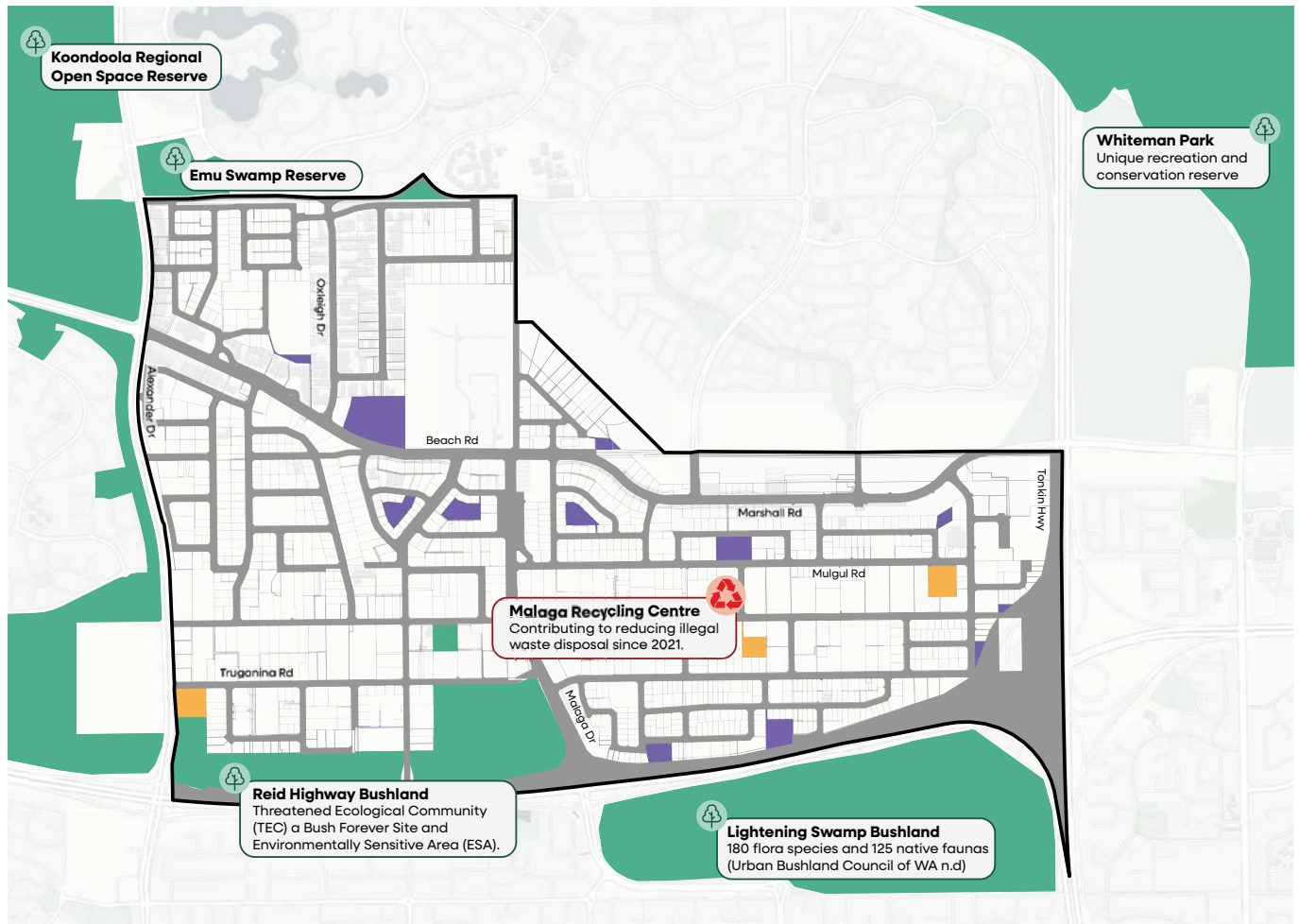
- General industry
- Highway service
- Reserves/parks
- Industrial development
- Practicable bike services
- Bus network services
- Aboriginal Heritage Places under assessment
- Registered Aboriginal heritage places
- 🚂 Passenger train station

**Figure 7:** Aboriginal Heritage Places and Transport



# Ecological. Sustainable. Protected

Malaga is bounded by natural features and roads, which act as a buffer for surrounding residential land uses and soften the appearance of Malaga. These natural features provide spaces for water infiltration to the natural environment and green corridors essential for the movement of fauna, especially birds.



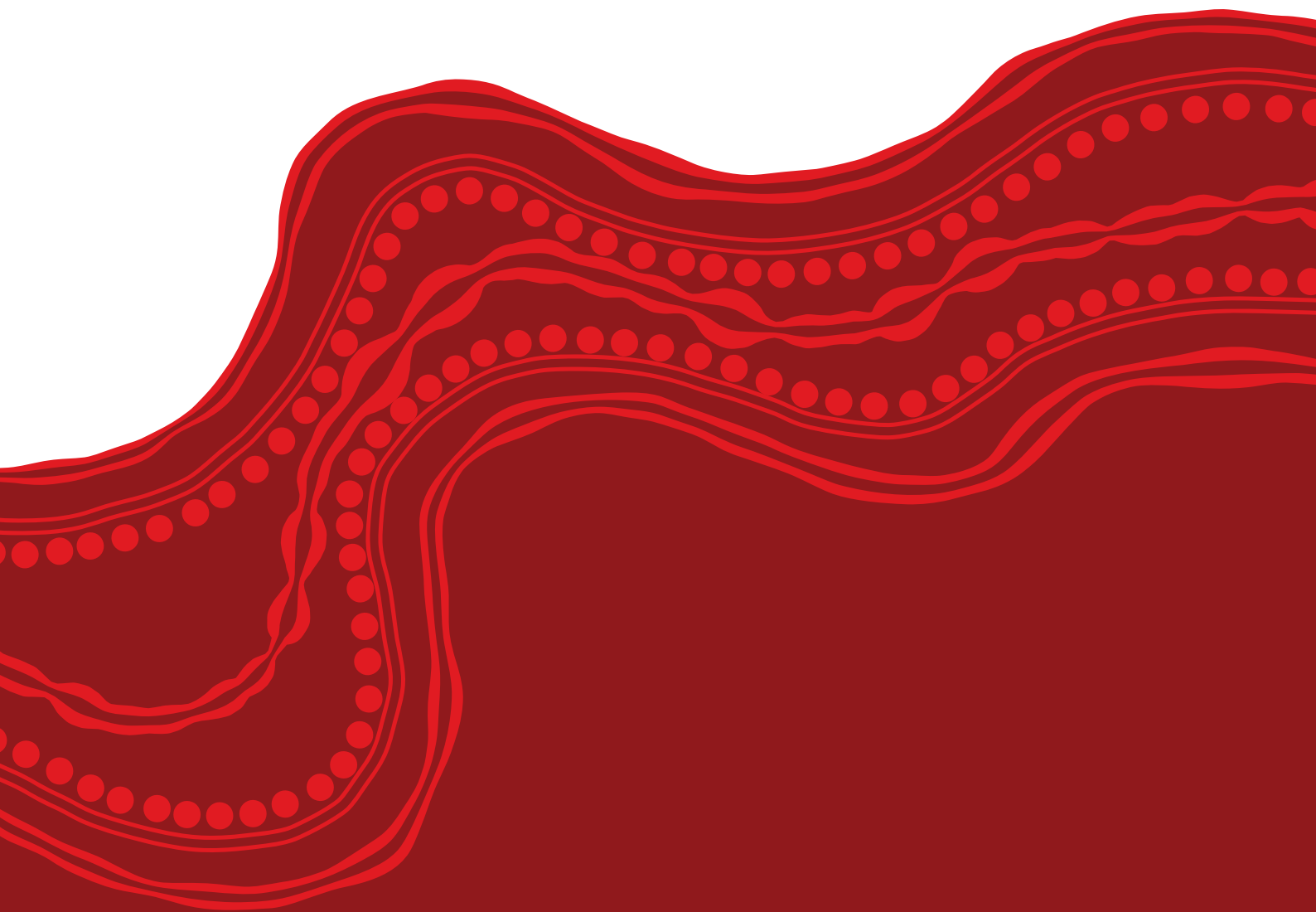
**Figure 8:** Malaga environmental features



Malaga is subject to illegal solid (e.g. pallets, building materials and furniture) and liquid (e.g. oil, detergent, solvents and others) waste disposal issues, which harm the environment.

To address waste issues, the City has taken the following actions:

- Continuous commitment to the **Light Industrial Program** (LIP) aiming to assist businesses with waste disposal (audit, waste disposal legal obligation and waste reduction education)
- Littering and illegal dumping online reporting system
- Opening of the **Malaga Recycling centre** in 2021
- Working with the Department of Water and Environment Regulation (DWER) to develop industry environmental fact sheets to assist businesses in preventing pollution into the environment
- Works closely with the Water Corporation and the Department of Biodiversity, Conservation and Attractions (DBCA) to ensure the maintenance, necessary remediation and ongoing monitoring of water bodies
- Infringement Notices under the *Environmental Protection Act 1986* (WA) and associated regulations.





# Action. Process. Strategy

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

LAPs sit within a framework of strategic and statutory instruments produced by the Western Australian Planning Commission at the regional level, and local strategic and statutory instruments produced by the City. The LAP is required to be consistent with the City's Strategic Community Plan and the City's local planning framework of policies, strategies and structure plans.

## Regional planning

**North-East Sub-regional Planning Framework** – 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.

**Metropolitan Region Scheme** – 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 policies

**SPP 2.8** – Bushland Policy for the Perth metropolitan region – provides a policy and implementation framework to ensure bushland protection and management issues in the Perth metropolitan region are appropriately addressed and integrated with broader land use planning and decision-making.

**SPP 4.1** – Industrial interface – aims to guide land use planning for industrial and sensitive land uses.

**SPP 4.2** – Activity centre – aims to ensure planning, development and decision-making adequately consider the distribution, function, broad land use, access and urban form considerations for activity centres.

## City Planning Framework

**Strategic Community Plan** – sets out the City's vision for the next 10 years and governs all the work that the City conducts. LAPs align with the objectives of the SCP in more detail at the local level.

**Local Planning Strategy** – sets out a strategic development plan for the entire City and contains specific actions for Malaga relating to land use issues and transport connectivity.

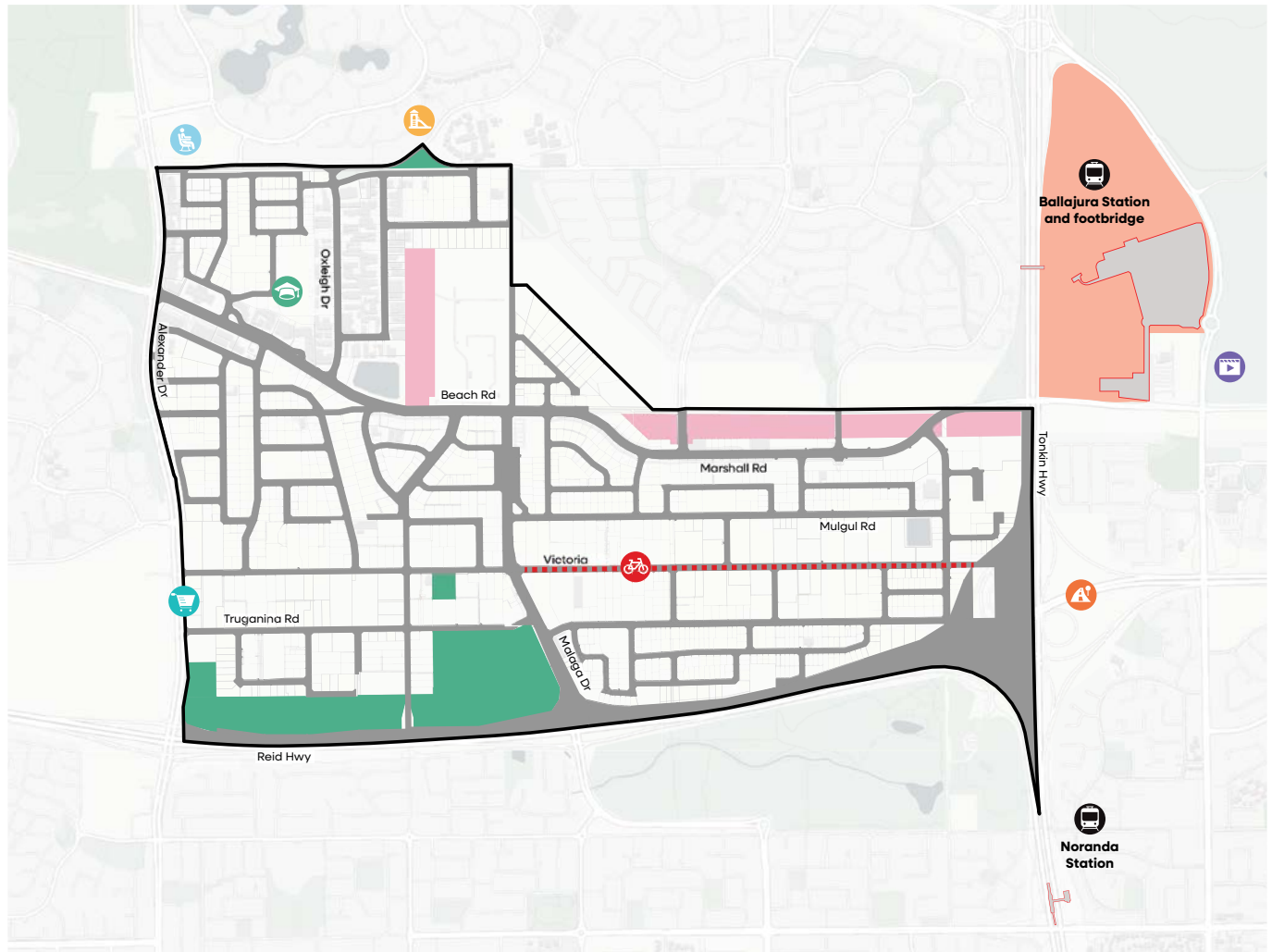
**Economic Development Strategy** – this document guides the City, its partners and stakeholders in their efforts to support the growth and prosperity of the economy, and the well-being of the community.

**Local Planning Scheme No. 17** – sets out the land use zones, uses permitted within those zones and the requirements for land development.

**Local Planning Policies Building and Development Standards for Industrial Zones** – aims to provide building and development standards for development within Light Industrial, General Industrial and Industrial Development Zones to ensure these developments are consistent with the principles of proper and orderly planning while meeting the objectives of the relevant zone.

# The future of Malaga

Here is a snapshot of some important future projects shaping the Malaga local area community.



- Industrial development
- Parks and recreation
- Draft Malaga Precinct Improvement/ Structure Plan:** Future residential and commercial precinct
- 🚲 Cycle path
- 🎬 **Screen production facility - Perth Film Studios:** Likely to increase the number of Arts and Recreation services locating in Malaga.
- 🏰 **Ballajura Intergenerational Playspace:** Will feature a nature based play area, a ninja assault course and will also provide shelter, seating and picnic facilities.
- 🦽 **Paradise Quays Aged living Complex:** Future aged care and retirement facility.
- 🛒 **Future Woolworth Drive Through and Bunnings**
- 🎓 **New Islamic College:** Approximately 1,500 students
- 🚦 **Eastlink WA:** Reid Highway upgrade with Altone Road and Drumpellier Drive to allow for uninterrupted traffic.

**Figure 9:** Malaga future projects



# Community Engagement

The Malaga Local Area Plan (LAP) priorities have been formed by the community through an online and in-person engagement program. From February 3 to March 16, 2025, the community was invited to complete a survey and provide their priorities for Malaga for the next five years.

Engagement offered in person and online opportunities for the community to get involved, including drop-in sessions at various locations, including the Malaga Markets, lunch bars, bakeries, Australia Post, Malaga Mosque and City-run events (e.g. Ballajura intergenerational Playspace and Altone Comes Alive).

Additionally, the City organised two specific events for the Malaga LAP (a business breakfast and a sundowner), where participants could hear from speakers about Malaga's future, including presentations on the Perth Film Studio and the new Ballajura Train Station.

## Process



# Community Priorities



## **Priority One**

**Parking:** Increase available parking and improve management of on-street and off-street parking areas.



## **Priority Two**

**Road quality and traffic:** Improving road conditions through increased monitoring and ensuring road suitability to accommodate various transport needs.



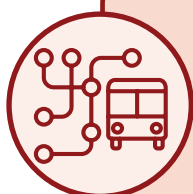
## **Priority Three**

**Supporting future business growth:** Increase support for businesses by encouraging services for workers and surrounding residents (e.g. lunch bar, retail, restaurants, etc.)



## **Priority Four**

**Natural environment:** Increase tree canopy cover and enhance the protection of natural environment assets.



## **Priority Five**

**Connectivity:** Improving connectivity via public transport and the pedestrian and cycle networks.

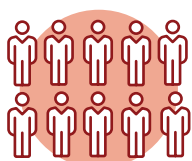
# Consultation outcomes

## How we got here – community consultation results

The engagement period aimed to identify what was most important to the Malaga community through a dotmocracy activity, online and in-person.



**436**  
overall activity  
responses



**379**  
in-person responses



**2**  
specific events  
(business breakfast and sundowner)



**57**  
online responses



**2,600+**  
businesses contacted via  
emails and phone calls



**177**  
individual comments



**1,855**  
website visits



**18**  
pop-up stalls  
throughout Malaga



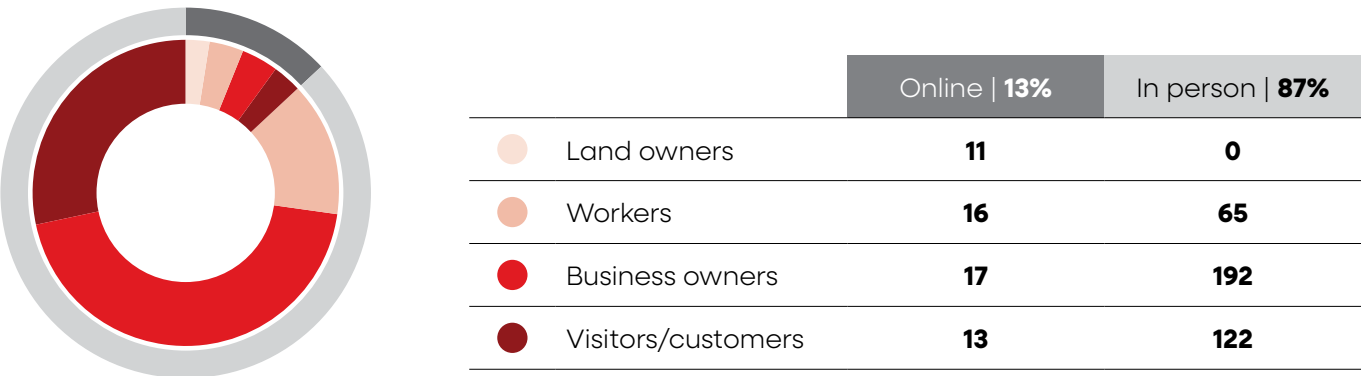
**2,871**  
social media engagements  
(Facebook, Instagram, and LinkedIn)



# Prioritisation activity

Participants were invited to distribute five dots (votes) among 11 themes/options to represent their priorities and how they want the City to allocate its resources over the next five years. Dots had different colours to separate Malaga’s key stakeholders (landowners, workers and business owners) from visitors/customers.

The graph below shows how and who we engaged with. It indicates that a large proportion of participants were workers, business owners, and visitors/customers who mainly completed the activity in person rather than online.

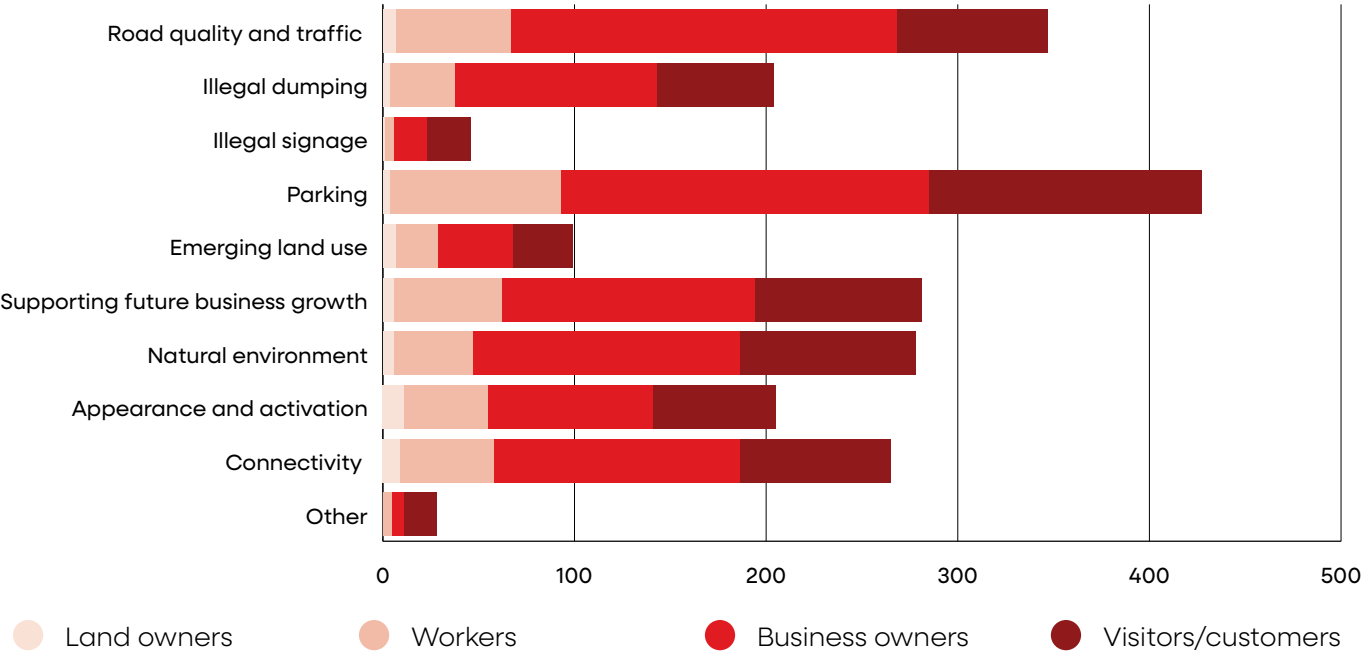


A breakdown of the 436 activity responses during the six-week engagement period is provided below.

The Other category allowed stakeholders to tell us what matters to them, which resulted in 28 votes with the following themes:

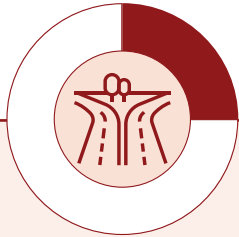
- Access for people with a disability: **One vote**
- Security, lighting, and safety: **20 votes**
- Better internet speed for businesses: **Two votes**
- Larger bin for businesses: **Five votes**

## All Malaga stakeholders' priorities



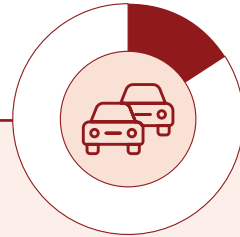
# Comments and submissions

Participants had the opportunity to provide individual or specific comments that could relate to specific locations, linked to one of the activity's themes/options, or to another relevant Malaga issue not identified by the options. The City received 177 comments.



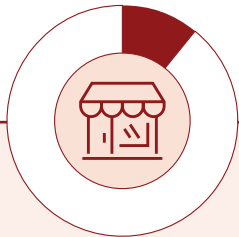
## Road quality and traffic | 25%

Reducing hooning and speeding.  
Improving intersections to enhance traffic flow and safety.  
Wayfinding/signage and speed limit reminders.



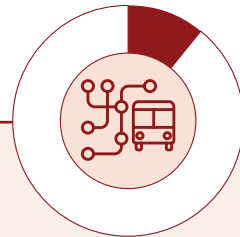
## Parking | 16%

Better management of on-street and off-street parking.  
More parking bays.  
Managing the future of parking and the increase in business activity.



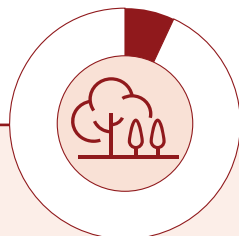
## Supporting business growth | 11%

Promoting and supporting diverse types of businesses (e.g. coffee shops, food places, supermarkets, retail and high-rise offices).  
Organisation allowing businesses to connect within Malaga.  
Longer opening hours to support the Perth film studio (e.g. Malaga Markets).



## Connectivity | 11%

More well-connected and safer foot and bicycle paths  
Advocating for more public transport connections (e.g. Ballajura Train Station)  
Advocating for more bus stops providing shade and seating.



## Natural environment | 7%

Increasing tree canopy cover  
More shaded paths for pedestrians and cyclists  
Protect existing natural features

# Annual updates

We are always listening to our community and for the next five years, will provide services inline with these priorities. Every year, we will publish an update on our website to keep the community informed on how their priorities are being addressed. The next full review of the Malaga LAP is scheduled for 2030.

Go to our webpage to find out more about the Malaga LAP annual updates.

**[swanengage.swan.wa.gov.au](https://swanengage.swan.wa.gov.au)**

