



VOLUME
10

**CURTIN
UNIVERSITY
& BENTLEY
PLACE PLAN**

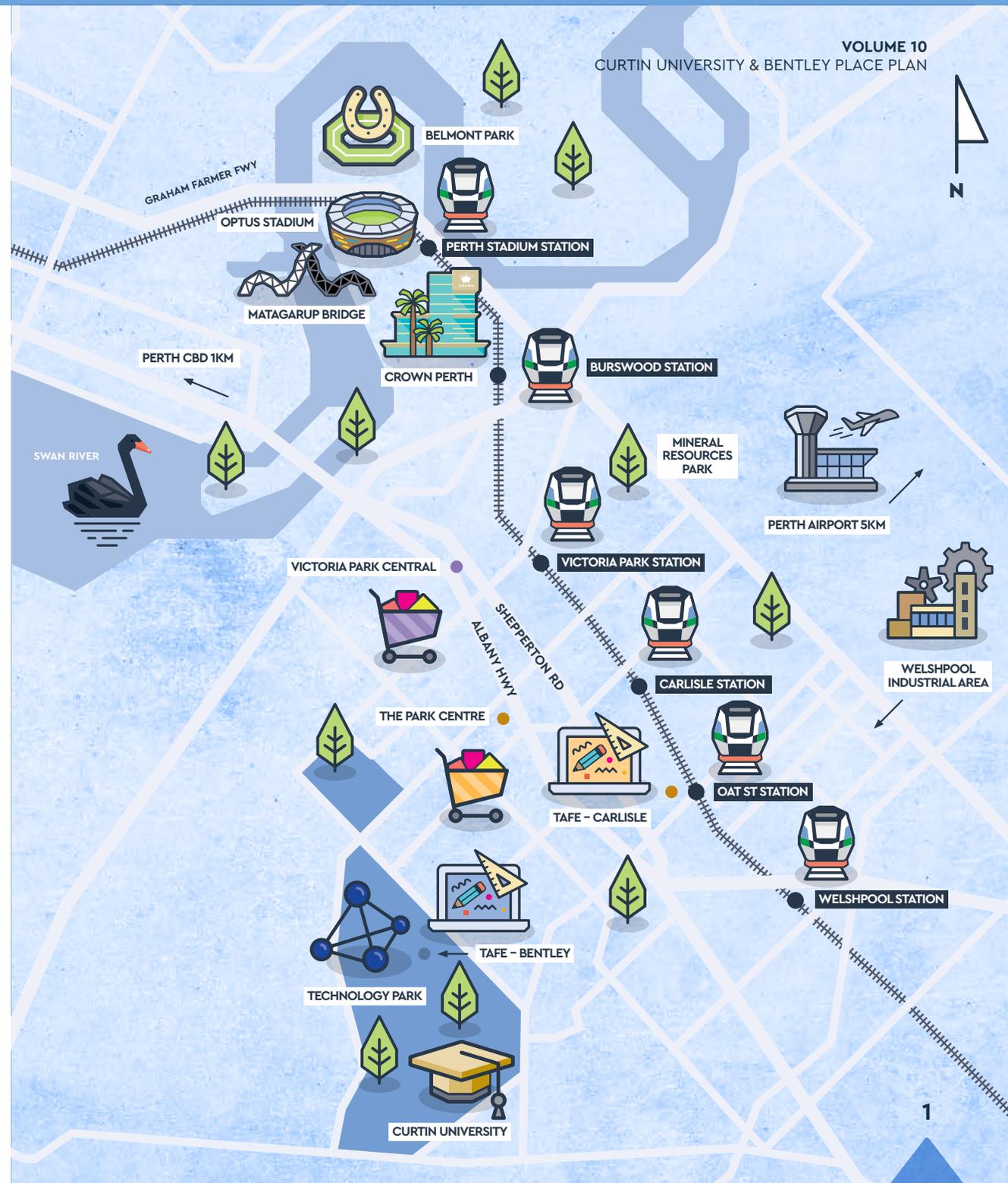
An Introduction to Curtin/Bentley

The Curtin/Bentley Place Plan is a collection of 'place-based' action plans that guide the allocation of funding and resources in the neighbourhood.

Curtin University and Bentley is the epicentre of knowledge and innovation within the Town of Victoria Park. Anchored by the Curtin University Bentley campus and surrounded by private training institutions, technology innovators and community service leaders, Curtin/Bentley is well-located for business and learning in Perth's inner suburbs.

Curtin/Bentley accommodates the majority of aged care and retirement living complexes within the Town of Victoria Park, as well as the Boronia Pre-Release Centre for Women. Perth Hockey Stadium at Curtin University hosts the majority of Hockey WA league games and the Kookaburras and Hockeyroos national teams.

Curtin University and Bentley is also home to Kensington Bushland, the Town's most pristine area of natural bush, and the popular Harold Rossiter Park.



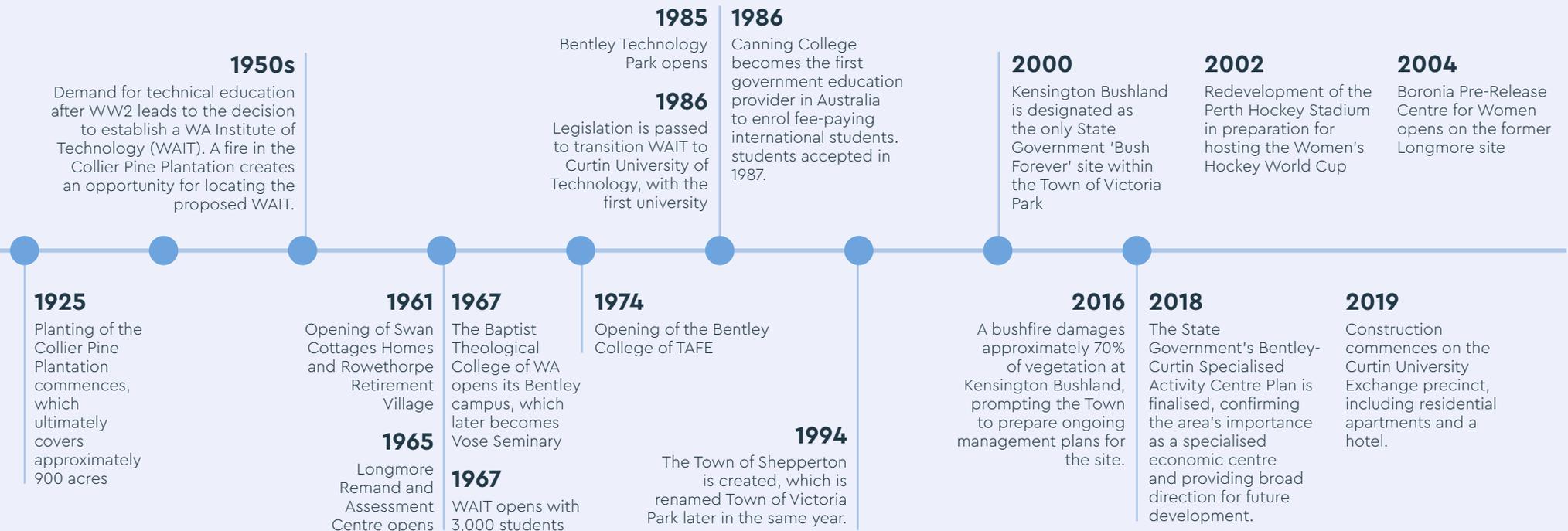
Snapshot

HISTORIC

Pre-Settlement

The Noongar people are the original inhabitants of the south-west of Western Australia, with Whadjuk being the language group for the area now known as the Town of Victoria Park. The Whadjuk people have a close connection to this country and the Derbarl Yerrigan (Swan River).

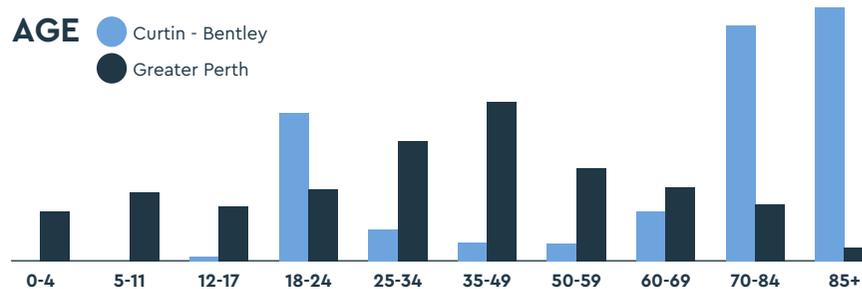
Post-Settlement



Snapshot

DEMOGRAPHIC

2016 
POPULATION
1,825 CURTIN - BENTLEY
=5.2% TOWN OF VIC PARK



 **REQUIRE ASSISTANCE WITH DAY TO DAY TASKS DUE TO A DISABILITY**
28.8% vs **3.9%**
CURTIN - BENTLEY vs GREATER PERTH

GENDER
32.3%   **67.7%**

 **MEDIAN WEEKLY INCOME**
\$508 vs **\$1,636**
CURTIN - BENTLEY vs GREATER PERTH

 **VOLUNTEERS**
20.6% vs **17.9%**
CURTIN - BENTLEY vs GREATER PERTH

PRIVATE CAR OWNERSHIP  **49.8%** vs **87.7%**
CURTIN - BENTLEY vs GREATER PERTH

 **SINGLE RESIDENT**
82.4% vs **23%**
CURTIN - BENTLEY vs GREATER PERTH

 **INTERNET CONNECTION**
44.2% vs **82.3%**
CURTIN - BENTLEY vs GREATER PERTH

PEOPLE OVER 55 FULLY ENGAGED IN WORK OR STUDY
0.2% vs **44%**
CURTIN - BENTLEY vs GREATER PERTH

 **MEDIUM OR HIGH DENSITY HOUSING**
78% vs **25%**
CURTIN - BENTLEY vs GREATER PERTH

Curtin-Bentley has a unique demographic profile. The various education facilities, including Curtin University, attract a large number of students to live in the area, while the numerous care facilities provide housing for the elderly.

POPULATION SPOTLIGHT: SEIFA INDEX

Curtin-Bentley has the lowest Socio-Economic Indexes for Areas (SEIFA) index score of all the places within the Town of Victoria Park Local Government Area.

AREA	SEIFA INDEX SCORE
Curtin-Bentley Place	782.7
Town of Victoria Park LGA	1,022.0
Greater Perth	1,026.0

The SEIFA index score draws on a range of data sets that can reflect disadvantage, such as income, unemployment, educational attainment, disability and English proficiency. A lower score indicates a higher level of disadvantage.

The relatively low SEIFA index score for Curtin-Bentley should be approached with caution. Lifestyle considerations of the highly unusual population structure – comprising mostly students and seniors – may skew the assessment of disadvantage. For example, a large proportion of the Curtin-Bentley population is not employed in full-time work, however, this may be due people being engaged in full-time study or semi-retirement instead. It is worth noting that the median household income in Curtin-Bentley is significantly lower than in other parts of the Town of Victoria Park. This may be because many people are on pension or study assistance payments, or working less than full-time hours. Disadvantage in Curtin-Bentley needs to be considered within the community's unique demographic profile.

*All data sourced from the Australian Bureau of Statistics, 2016 Census.

Snapshot

ECONOMIC

CURTIN-BENTLEY WEEKLY INCOME 
IS SIGNIFICANTLY LOWER THAN GREATER PERTH.
 THIS WILL BE INFLUENCED BY THE EMPLOYMENT AND AGE DEMOGRAPHIC.

INDUSTRY

ACCOMMODATION + FOOD SERVICES
 **28.6%** vs **6.5%**
CURTIN - BENTLEY vs GREATER PERTH

EDUCATION + TRAINING
 **23.8%** vs **8.8%**
CURTIN - BENTLEY vs GREATER PERTH

EMPLOYMENT

LABOUR FORCE
 **9.1%** CURTIN - BENTLEY vs **63.7%** GREATER PERTH

EMPLOYED PART TIME
 **49.1%** CURTIN - BENTLEY vs **63.7%** GREATER PERTH

UNEMPLOYED
 **37.6%** CURTIN - BENTLEY vs **8.1%** GREATER PERTH

LOOKING FOR PART TIME WORK
 **35.8%** CURTIN - BENTLEY vs **3.3%** GREATER PERTH

THESE STATISTICS MAY BE A REFLECTION OF STUDENTS WANTING TO BALANCE WORK WITH STUDIES, OR OLDER PEOPLE IN SEMI-RETIREMENT.

EMPLOYER



ENVIRONMENT

Curtin-Bentley is home to the Town of Victoria Park's richest natural bushland asset, the Jirdarup Bushland. This precinct includes three distinct sub-areas, being the Kensington Bushland Reserve, the George Street Reserve, and the Kent Street Sandpit. The Kensington Bushland Reserve is the best preserved remnant urban bushland between the Swan and Canning Rivers, and is recognised as a 'bush forever' site.

The Kent Street Sandpit was formerly used as a sand quarry and landfill site, and the George Street Reserve as a landfill site, which has led to both being contaminated sites. The sites have been classified as being suitable for passive recreation purposes. The Town has ongoing management practices in place to monitor and contain contamination issues.



KENSINGTON BUSHLAND RESERVE

The Purpose of Place Plans & How They Have Been Created

The Place Plans provide a 'place filter' on the Town's suite of Informing Strategies to create a clear 'work list' for each of the neighbourhoods within the Town.

The Place Plans directly inform the Town's Corporate Business Plan, which is a requirement for all Local Governments. An outline of the role of the Place Plans in the Town's Integrated Planning and Reporting Framework is provided below.



The Place Plans are action plans that clearly demonstrate what is planned to be delivered in each neighbourhood across the entire organisation. This provides a clear, one-stop shop for the community to access critical information about their neighbourhood, while also providing the means for a cross-departmental approach to the delivery of great place outcomes.

The Place Plans organise the range of projects and initiatives identified for each neighbourhood across all of the Town's suite of strategic documents and plans. These projects are cross checked against the direction set in the Town's Strategic Community Plan, other Strategies, current data and best practice to ensure they are relevant. The list of Town Strategies and Plans that have been reviewed are contained in Volume 1 – Town Wide.

Some of the Town's strategies and plans provide high level guidance for the direction and type of work the Town should be undertaking, while others provide very specific place actions.

The Place Plans provide a critical cross-departmental lens on these strategies and plans. Clear, detailed and relevant projects are carried over, while high level strategic statements are, where appropriate, extrapolated into clearer projects. This ensures that the Place Plans contain clear, actionable projects that can be planned, budgeted and delivered.

The level of consultation and community involvement will be delivered as appropriate for each project in accordance with the Town's Policies. Every project is different and the level of community engagement and involvement will be assessed on a project-by-project basis.

Reading this Document

Each project is explained using the following three step process



STEP 1 DIAGNOSIS



STEP 2 ANALYSIS



STEP 3 SOLUTION



STEP 4 STRATEGIC CATEGORY

Actions might be delineated with one or more of the following icons, demonstrating that the action is linked to or is fulfilling a key strategic focus of the Town.

Covid-19 Strategy

These projects will contribute to the economic recovery of the Town following the Covid-19 pandemic emergency

S Survive **R** Revive **T** Thrive

SOCIAL RECOVERY

- S1** Maintain the social fabric of our community
- R1** Reconnect our local community
- T1** Re-imagining the community

ECONOMIC RECOVERY

- S2** Maintain our local economy
- R2** Reactivate the local economy
- T2** A new and revived local economy

Other categories:



GREENING

This is a project that will contribute to the Town's strong focus on greening and increasing canopy coverage.



ADVOCACY REQUIRED

This project requires advocacy at multiple levels to attract funding and/or support from State or Federal Government.



CLIMATE CHANGE ADAPTATION & MITIGATION

This project will be a significant contributor to the Town's climate change adaptation and mitigation efforts.

Curtin Gallery



Action 10.01 Curtin Collaborations



Curtin University is a major facility within the Town of Victoria Park. The two organisations have a good working relationship and should continue to collaborate innovatively and effectively.



There is an existing Memorandum of Understanding between the Town and Curtin University, however, new opportunities are always emerging. A process to understand and take action on these opportunities will help to strengthen the relationship between the organisations and set up joint projects for success. Collaboration is for the benefit of both the on-campus and broader Curtin-Bentley community, and could involve sharing knowledge, facilities, events or technological innovations for the benefit of all.



Establish a process for managing projects and collaborations operating under the Memorandum of Understanding between Town of Victoria Park and Curtin University, and broaden collaboration opportunities.



Action 10.02 A Place for Innovators



Bentley Technology Park could be the premier knowledge industry hub within the Perth metropolitan area.



Bentley Technology Park was established in the 1980s as a centre for technology and innovation industries. It enjoys an excellent location for this purpose, being close to Curtin University, the Perth CBD, Perth Airport and major transport routes. However, Technology Park is underdeveloped and experienced fluctuating vacancy rates over recent years. The State Government's Bentley-Curtin Specialised Activity Centre Structure Plan proposes significant redevelopment and revitalisation of Technology Park.



Develop strategies to facilitate the attraction, retention and relationships between knowledge-based and high-tech industries.





HAROLD ROSSITER PARK



THERE COULD BE NEW OPPORTUNITIES FOR BUSINESSES IN TECHNOLOGY PARK FOLLOWING THE COVID-19 PANDEMIC

Action 10.03

Harold Rossiter Masterplan



Harold Rossiter Park is a much-loved open space, sited in a neighbourhood where the population is anticipated to grow. Strategies are needed to ensure that the park continues to suit the needs of the community now and into the future.



Harold Rossiter Park is a much-loved open space, popular with locals people, dogs and sporting clubs. It is located next to Kensington Bushland, the Town's most pristine area of native bush, and several community facilities.

Harold Rossiter Park is flagged in both the Town's Public Open Space Strategy and State Government's Bentley-Curtin Specialised Activity Centre Plan as a key open space for the neighbourhood's future population. It will be necessary to balance the needs of sporting clubs, community groups, local community users and the protection of Kensington Bushland so the Harold Rossiter Park continues to be a valued space for the community.



Develop a Master Plan for Harold Rossiter Park.



Action 10.04

Tech Park Green Space



Workers in Bentley Technology Park would like an outdoor space to relax during the working Day. The State Government's Bentley-Curtin Specialised Activity Centre Plan notes the need for a formal park in the area.



Bentley Technology Park has been developed as a low-density commercial park with large landscaped areas surrounding buildings. However, these areas are not generally designed for use as recreation spaces and are located on private land which can limit general public use. Having access to outdoor spaces is beneficial for the health and wellbeing of local workers, and several informal requests have been made. It can also provide opportunities for casual interaction between people, strengthening the working community.

There is limited Town-owned land within Bentley Technology Park in which to create a green space for recreation. The Town will need to identify and negotiate opportunities for securing a location as a first step for meeting this need.



Investigate opportunities to create a Recreation Space for users of Technology Park.



Action 10.05

Curtin University Wayfinding Plan

	Curtin University is a major destination drawing students and workers across Perth. Well-marked cycle routes between the campus and surrounding areas can encourage visitors to ride or walk instead of driving private cars.
	Increasing active transport commutes has positive impacts for the environment, commuter wellbeing and road congestion. While the Curtin University Bentley Campus is quite centrally located, major potential cycle routes are not always well-defined. This can discourage cyclists from choosing to ride to campus if there is a perception that the route is unsafe, difficult or too long. The joint City of South Perth and Town of Victoria Park Bike Plan proposes to address this through introducing wayfinding strategies that stretch out beyond the immediate campus area.
	Partner with City of South Perth and Curtin University to develop a precinct-wide Wayfinding Plan.
	

Action 10.06

Kent Street Cycling And Ecological Corridor

	Kent Street is the main road connection between Curtin University and the East Victoria Park centre. Cycling infrastructure and street trees along this important route are inconsistent.
	Wide road reserve along sections of Kent Street provide the opportunity to improve cycling infrastructure along this route. The route design should also consider provision of trees for shade and to improve the general appearance of the road. Plantings may be able to achieve an ecological corridor across the Town and past Kensington Bushland.
	Prepare a design that improves the cycling environment and creates an ecological corridor for Kent Street between Jarrah Road and Curtin University.
	

Action 10.07

Hayman Road Streetscape

	Hayman Road is the major road between the Curtin University campus and other parts of the Curtin-Bentley Place. Footpaths, cycle paths and street trees along Hayman Road are inconsistent.
	Future development at Bentley Technology Park, Curtin University, SwanCare and Juniper Rowethorpe will contribute to a better street environment along Hayman Road. Fixing gaps in the path network and identifying opportunities for more plantings will make it more appealing to pedestrians and cyclists moving through Curtin-Bentley.
	Prepare a Streetscape Improvement Plan for Hayman Road.
	

Action 10.08

Trackless Tram Project

	The Curtin University Sustainability Policy Institute is investigating the feasibility of a Trackless Tram service connecting Curtin University with other parts of Perth. To be successful, the project requires collaboration from multiple local and state government organisations.
	The Trackless Tram project aims to provide a flexible new public transport service to Perth. Increasing connections between the campus and other parts of the metropolitan area will encourage more visitors to the area to use public transport. The Trackless Tram would be the first of its kind in Western Australia.
	Advocate for a Trackless Tram connection to Curtin University.
	

Action 10.09

Pedestrian Path Refresh

	The Pedestrian Access Way ("PAW") between Jarrah Road and Allen Court provides a convenient connection for pedestrians and cyclists travelling to Curtin University and other destinations along Hayman Road. The PAW is currently in poor condition and not well signposted to alert pedestrians and cyclists that it's there.
	There are limited connections between Jarrah Road and Hayman Road, which can be a significant deterrent to pedestrians and cyclists travelling between. The PAW provides a quicker, more convenient connection for pedestrians and cyclists, but it is not easy to locate. The current poor condition also makes the PAW unattractive and may affect perceptions of safety. Enhancing the PAW environment to make pedestrians and cyclists feels welcome can help encourage active transport use for people commuting to Curtin University and other destinations along Hayman Road.
	Prepare an options analysis to enhance Pedestrian Access Way connecting Jarrah Road and Allen Court.
	-

Action 10.10

Kent Street Sandpit Management

	The Kent Street Sandpit has been recognised as a contaminated site and classified as 'remediated for restricted use'. A condition of this classification is the ongoing management of the site in accordance with a management plan.
	The Town has previously prepared and commenced implementation of the SERS Kensington Bushland Site Management Plan. This Management Plan should continue to be implemented and reviewed to ensure that its objectives are met and that the Kent Street Sandpit remains suitable for use as a passive recreation space.
	Monitor and review implementation of SERS Kensington Bushland Site Management Plan.
	

Action 10.11

Enhancing the Jirdarup Bushland

	Jirdarup Bushland (Kensington Bushland) is the Town's prime area of native bushland. Ongoing management to protect and enhance the Jirdarup Bushland is necessary to maintain its ecological and community value.
	The Jirdarup Bushland precinct incorporates several areas with environmental value – the main "Bush Forever" bushland area, the Kent Street sandpit which is to be revegetated, the George Street Reserve, and scattered native vegetation around Harold Rossiter Park. The Town should consider whether a broader plan is required to guide ongoing management for the precinct as a whole.
	Implement Kensington Bushland Protection Strategy and investigate the preparation of an overall Jirdarup Bushland Precinct Management Plan.
	



JIRDARUP BUSHLAND



BENTLEY-CURTIN ACTIVITY CENTRE STRUCTURE PLAN TO BE IMPLEMENTED

Action 10.12

Greening the Kent Street Sandpit



The Kent Street Sandpit sits adjacent to the Jirdarup Bushland. The land is currently underutilised and poorly vegetated.



The Kent Street Sandpit was previously used as a rubbish tip and quarry. It has been remediated for restricted use but not yet substantially improved. In 2019, the Council resolved to revegetate the Kent Street Sandpit to complement the Jirdarup Bushland. This will enhance the ecological value of the Jirdarup Bushland Precinct and extend the bush area available to the community to enjoy. A concept plan is recommended to ensure the revegetation of the site meets environmental goals and community expectations.



Prepare a concept plan to guide the revegetation of the Kent Street Sandpit.



Action 10.13

Revitalising Bentley-Curtin



The State Government has prepared a Bentley-Curtin Specialised Activity Centre Structure Plan ("BCSACSP") that provides a blueprint for redevelopment of the Curtin-Bentley place and surrounds.



The State Government's BCSACSP provides a high-level concept for redevelopment of the Curtin-Bentley place and surrounds. To achieve the objectives of the BCSACSP, the affected local governments, institutions and landowners will need to collaborate on how to approach implementation.



Collaborate with other stakeholders to investigate implementation options for the Bentley-Curtin Specialised Activity Centre Structure Plan.



Volume 10 Curtin University & Bentley Action List

KEY ACTION/PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING *all timing to be determined				STRATEGIC ALIGNMENT	CORPORATE BUSINESS PLAN	CATEGORY
				20/21	21/22	22/23	23/24			
10.01	Establish a process for managing projects and collaborations operating under the Memorandum of Understanding between Town of Victoria Park and Curtin University, and broaden collaboration opportunities.	Place Planning	C-Suite					Economic Development Strategy, Pathways to Growth 2018-2023	EC1.1.2	R1 T1 T2 
10.02	Develop strategies to facilitate the attraction, retention and relationships between knowledge-based and high-tech industries.	Place Planning	Community Development					Economic Development Strategy, Pathways to Growth 2018-2023 Bentley Technology Precinct Network Activation Strategy 2008	EC1.1.2	R2 T2
10.03	Develop a Master Plan for Harold Rossiter Park.	Place Planning	Infrastructure Operations					Public Open Space Strategy 2019 Bentley-Curtin Specialised Activity Centre Structure Plan 2018		T1  
10.04	Investigate opportunities to create a Recreation Space for users of Technology Park.	Place Planning	Infrastructure Operations					Nil		T1  
10.05	Partner with City of South Perth and Curtin University to develop a precinct-wide Wayfinding Plan.	Place Planning Curtin University	Technical Services Infrastructure Operations Stakeholder Relations					City of South Perth and Town of Victoria Park Joint Bicycle Plan 2018		
10.06	Prepare a design that improves the cycling environment and creates an ecological corridor for Kent Street between Jarrah Road and Curtin University.	Technical Services	Place Planning					City of South Perth and Town of Victoria Park Joint Bicycle Plan 2018 Integrated Movement Network Strategy 2013 Public Open Space Strategy 2019 Urban Forest Strategy 2018	EN3.1.4	  

KEY ACTION/PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING *all timing to be determined				STRATEGIC ALIGNMENT	CORPORATE BUSINESS PLAN	CATEGORY
				20/ 21	21/ 22	22/ 23	23/ 24			
10.07	Prepare a Streetscape Improvement Plan for Hayman Road.	Place Planning	Technical Services Infrastructure Operations					Bentley-Curtin Specialised Activity Centre Structure Plan 2018 City of South Perth and Town of Victoria Park Joint Bicycle Plan 2018		
10.08	Advocate for a Trackless Tram connection to Curtin University.	Place Planning	C-Suite	Ongoing				Integrated Movement Network Strategy 2013	EN3.1.4 EN3.2.1	
10.09	Prepare options analysis to enhance Pedestrian Access Way connecting Jarrah Road and Allen Court.	Technical Services	Infrastructure Operations Place Planning					Nil		
10.10	Monitor and review implementation of SERS Kensington Bushland Site Management Plan	Infrastructure Operations		Ongoing				SERS Kensington Bushland Site Management Plan		
10.11	Implement Kensington Bushland Protection Strategy and investigate the preparation of an overall Jirdarup Bushland Precinct Management Plan.	Infrastructure Operations		Ongoing				Kensington Bushland Protection Strategy		
10.12	Prepare a concept plan to guide the revegetation of the Kent Street Sandpit.	Environment	Infrastructure & Operations Place Planning					Environment Plan 2013 - 2018 Urban Forest Strategy 2018 Public Open Space Strategy 2019 Bentley-Curtin Specialised Activity Centre Structure Plan 2018 Council Resolution	EN7.1.3	
10.13	Collaborate with other stakeholders to investigate implementation options for the Bentley-Curtin Specialised Activity Centre Structure Plan.	Place Planning	C-Suite Urban Planning	Ongoing				Bentley-Curtin Specialised Activity Centre Structure Plan 2018		



TOWN OF
VICTORIA PARK



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