



LOCAL HOUSING STRATEGY PLAN

Central Beckenham Housing Precinct

The Central Beckenham Housing Precinct is located within the suburb of Beckenham and is bounded by the Municipal Boundary to the north-west, Albany Highway to the south and North Street, Brixton Street, Sullivan Street, Saturn Street, Streatham Street and Dulwich Street to the north and east.

Environmental Constraints

Soils: Dominant soils in the area are Guilford formation sandy clay to clayey sand with isolated limestoney clay.

Vegetation: The Precinct contains no significant remnant native vegetation.

Noise: 20ANEF Contours affect a portion of William Street and Railway Parade.

Community Facilities & Land Use

Currently, the Precinct is poorly serviced by community facilities, which will need to be addressed to support an increased population.

Existing community services and facilities within the Precinct include:

- The Beckenham Primary School, Railway Parade
- The Beckenham Community Centre, Streatham Street.

Other community services and facilities within proximity of the Precinct include:

- Mills Park, to the east, is the closest major recreational park.
- Hester Park and the Canning River Foreshore, to the south, provide passive recreation opportunities.

In relation to land use, the Precinct contains a significant amount of commercial development as well as the former Salvation Army Depot that is now zoned for residential development.

Housing Stock & Lot Sizes

- Housing dates from the pre-1950's to 1980's. The proportion of pre 1950's housing to the north and 1970's to 1980's housing to west is high. Several places within the Precinct are listed on the City's Municipal Heritage Inventory.
- There are a few grouped dwelling developments scattered throughout the Precinct.
- The quality of housing ranges, generally, from poor to good condition.
- Lot sizes vary considerably, from 680-850m² (south of the railway), with some varying between 1000-3000m² plus, north of the railway.

Utilities & Infrastructure Services

Public Transport: Public transport primarily consists of the Perth Armadale Line with one station, Beckenham. In addition bus routes run in the north and east of the Precinct, but do not currently connect to the station.

Roads: Proximity to Albany Highway and Roe Highway provide connection to regional areas. Improvements to the road network and better traffic management are considered necessary if increased development is to occur.

Drainage: The area has a low level of drainage infrastructure. Improved drainage is needed to facilitate increased development.

Sewer: There is adequate sewerage infrastructure, due to the Water Corporation's Infill Sewerage Program (2002-2004), which is covers most areas.

Demographics - Census 2001

Total Population: 2500

Average Household Size: 2.7

Percentage of the Population

Aged:

Under 15 years: 19%

Between 15 to 29 years: 14%

65 years and over: 10%

Percentage of the Population Born:

In Australia: 63%

Overseas: 31%

Not Stated: 6%

Separate Dwellings constitute 91% of the total housing stock.

Percentage of Households that are a:

Couple family: 34%

Couple family w/o children: 26%

One parent family: 13%

Other family: 2%

Lone person: 20%

Other and Not Stated: 6%

(ABS 2001)

Employment

Sites of employment within the Precinct include the light and general industrial areas off William Street; the Mixed Business area on Albany Highway; and the Beckenham Primary School. Outside of the Precinct Carousel and the industrial areas of Welshpool, Kewdale and Maddington provide significant regional employment.



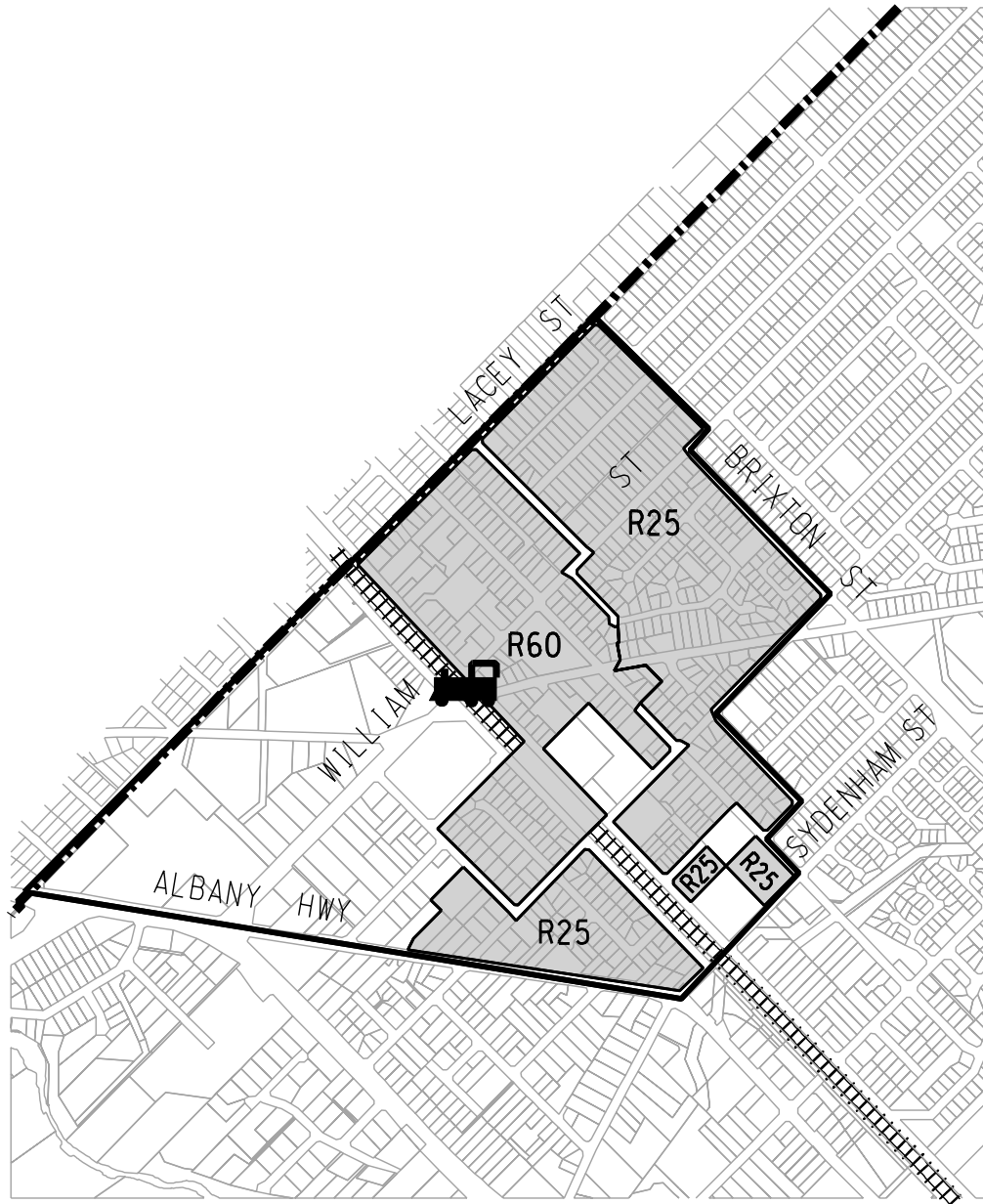
Central Beckenham Housing Precinct

Issues/Opportunities at a Glance






- Beckenham Railway Station within Precinct.
- Significant redevelopment opportunities available in large residential street blocks which are currently underutilised.
- Light and General Industry areas provide local employment within the Precinct.
- 20 ANEF Contours affect a portion of William Street and Railway Parade.
- Introduction of infill sewerage will facilitate additional residential density.
- Possible redevelopment of Salvation Army Depot site.

Recommendations

- Residential areas as shown on the plan generally within 400-metres of the Beckenham Railway Station be identified as suitable for an R60 density code.
- Residential areas outside of the R60 area be identified as suitable for an R25 density.
- Outline Development Plans be prepared as required to coordinate subdivision of larger lots and to ensure adequate infrastructure provision - particularly in the area of drainage.
- Where such Outline Development Plans are not required "Spot" rezoning may be supported.
- *Refer to Local Housing Strategy Section 7.0 (Implementation and Monitoring) for instances where exceptions to the above may apply.*



LEGEND

-  HOUSING PRECINCT BOUNDARY
-  SUGGESTED R25 DENSITY RESIDENTIAL AREAS
-  SUGGESTED R60 DENSITY RESIDENTIAL AREAS
-  TRAIN STATION
-  SHOPS/MIXED USE CENTRE