



LOCAL HOUSING STRATEGY PLAN

Outer Beckenham Housing Precinct

The Outer Beckenham Precinct is located within the suburb of Beckenham and is generally bounded by the Canning River to the south-west, the Municipal boundary to the west and the Roe Highway to the east. It excludes the Beckenham Station Precinct area.

Environmental Constraints

Soils: Dominant soils in the area are sandy silty clay and limestone.

Vegetation: A significant site of conservation value is the Canning River Foreshore Reserve to the south, part of Bush Forever site 246, which includes a Conservation Category Wetland.

Community Facilities & Land Use

Community services and facilities within the Precinct include:

- Two retail areas designated Local Centres under TPS6, located at William/Tooting Streets in the north, and at Albany Highway/Highbury Crescent in the south.
- A local shop granted approval on the corner of Brixton and Ladywell Streets (facing Mills Park) has potential to provide a neighbourhood centre for the local area.
- The Beckenham Infant Health Clinic and Pre-Primary School, located on Birchington Street.
- Public open space areas to the north and the Canning River Reserve to the south.
- Mills Park, a sports ground providing 4 sports ovals, tennis courts and bowling greens. A masterplan proposes to open up the Yule and Woodlupine Brooks through the Park.
- A strip of Highway Commercial development between Albany Highway and Brookland Street in the centre of the Precinct
- The Beckenham Community Centre is located just outside the Precinct to the north

Land use within the Precinct is predominantly residential, with some Commerce at the Local Centres, and education, cultural and recreational uses.

Housing Stock & Lot Sizes

- Housing age and condition is varied in the Precinct. Generally, older housing stock is located to the north and closer to the railway line, on lots approximately 2,000m².
- To the north-east the majority of the housing stock dates from the 1960's-1970's and is generally brick and tile in good condition. A wide variety of lot sizes exist, approximately one third each being 650m²-800m², 800m²-900m² and 900m²-1,000m².
- In the south-west, housing varies in age, and dates from the 1950's and from more recent periods. Lots range between 800m²-3,700m², the majority being 900m²-2,000m².
- Some post-1980's subdivision has occurred south-east of the Kenwick Link, on lots generally between 500m²-600m².

Utilities & Infrastructure Services

Public Transport: Public transport provision is principally provided by bus services along Albany Highway, Nicholson Road, William, Tooting and Brixton Streets in the north of the Precinct. The Beckenham station is located near to, but outside the Precinct.

Roads: The Precinct is well serviced by and connected to surrounding areas by the regional road network, namely Roe Highway, Nicholson Road, Albany Highway and the Kenwick Link. Pedestrian access is restricted in some areas due to these roads.

Drainage: A drainage study has been completed for the area south-east of Albany Highway. Further drainage studies are recommended to establish other areas that may require upgrade.

Sewer: There is need for sewerage infrastructure in some areas of the Precinct to facilitate increased urban development.

Demographics - Census 2001

Total Population: 3,280
Average Household Size: 2.6
Percentage of the Population Born:
 In Australia: 66%
 Overseas: 29%
 Not Stated: 5%

Percentage of the Population Aged:
 Under 15 years: 21%
 Between 15 to 29 years: 25%
 Between 30 to 44 years: 20%
 Between 45 to 64 years: 25%
 65 years and over: 9%

Percentage of Households that are a:
 Couple family with children: 34%
 Couple family w/o children: 26%
 One parent family: 13%
 Lone person: 24%
 Shared/Other/Not Stated: 3%
Separate Dwellings constitute 87% of the total housing stock. (ABS 2001)

Employment

Sites of employment within the Precinct include the two existing Local Centres, the Beckenham Primary School, as well as commercial areas fronting Albany Highway, and the industrial area north of the Kenwick Link.



LOCAL HOUSING STRATEGY PLAN

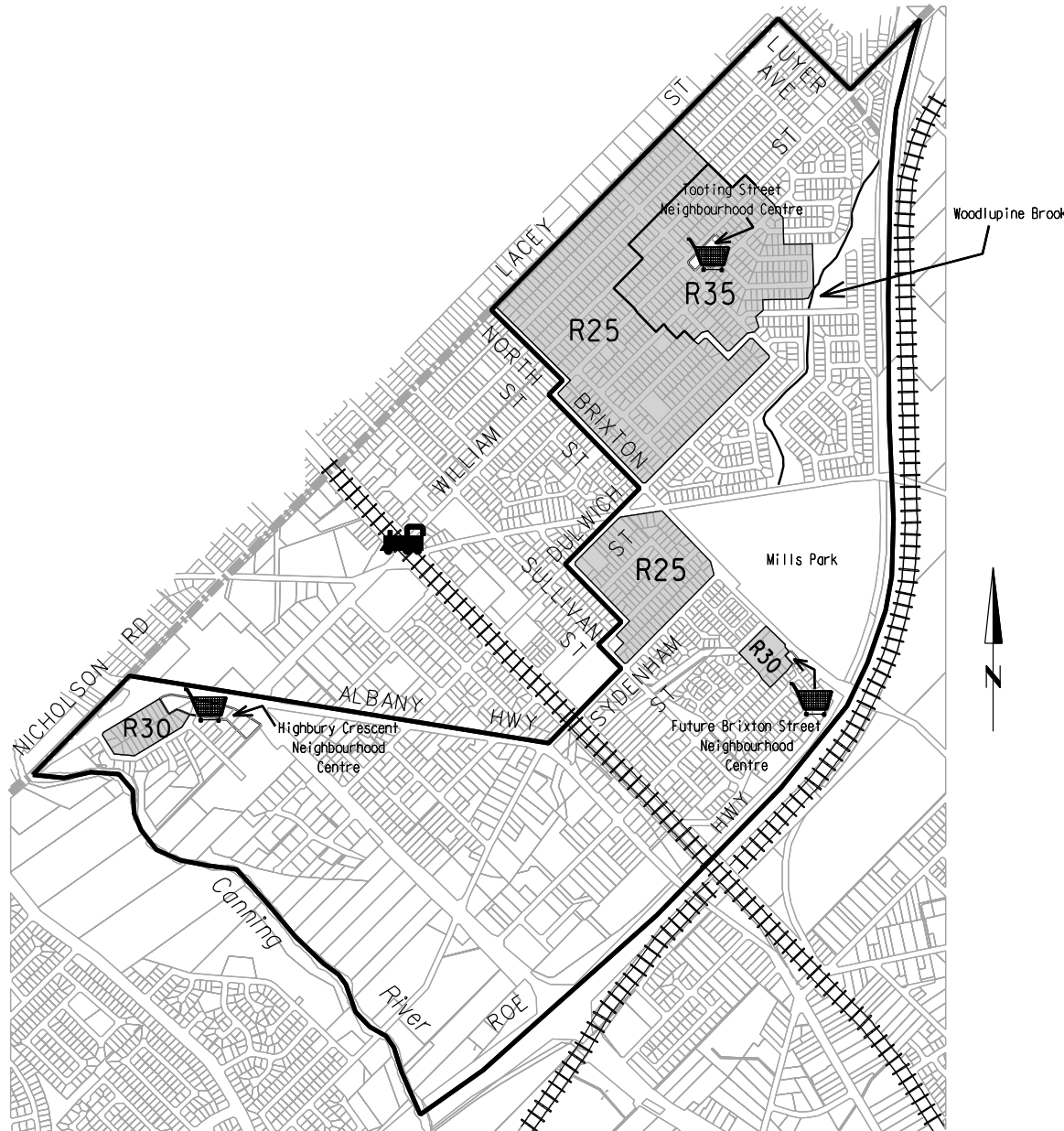
Outer Beckenham Housing Precinct

Issues/Opportunities at a Glance







- The Tooting Street and Highbury Crescent shops service the local areas and provide some local employment opportunities and neighbourhood focus in the north and south of the Precinct respectively.
- The future local shop on Brixton Street provides a potential neighbourhood focus south of Mills Park in the centre of the Precinct.
- The lot size and subdivision pattern of the older areas within the northern portion of the Precinct provide good opportunity for infill residential development, and will enable the streetscape character and amenity of those areas to be retained.
- Infill sewerage will facilitate some additional residential density in the east of the Precinct.
- Drainage infrastructure may require further investigation and upgrade in some areas to facilitate additional residential density.
- Development on lots abutting the Canning River will need to recognise environmental and landscape constraints, and in particular any requirements of the Western Australian Planning Commission (WAPC) and the Swan River Trust.
- The green corridor following the Woodlupine Brook and Mills Park provides opportunity for increased density for adjacent lots.
- 20 –25 ANEF Contours affect a portion of the Precinct in the northern-most corner.

Recommendations

- Residential areas as shown on the plan generally within a 5 minute (400 metre) walk from:
 - the Tooting Street Neighbourhood Centre be identified as suitable for an R35 density code
 - this will generally result in 1 to 2 additional dwellings on average per existing lot, given average lot sizes of 650m²–1,000m² in the area.
 - the area closest to the identified Highbury Crescent Neighbourhood Centre be considered suitable for an R30 density code
 - this will generally result in 1 to 2 additional dwellings per existing lot on average, given average lot sizes of 900m²–1,100m² in the area.
 - the future Brixton Street Neighbourhood Centre be identified as suitable for an R30 density code
 - this will generally result in 1 to 2 additional dwellings on average on lots south-east of Ladywell Street, given average lot sizes of 800m²–1,100m² in the area
 - on the currently undeveloped lots north-west of Ladywell Street, the final number of additional lots will be dependent on the subdivision design.
 - An area surrounding the Tooting Street Neighbourhood Centre to the south be considered suitable for an R25 density code
 - this will generally result in 1-2 additional dwellings per existing lot on average, given average lot sizes of 800m²–1,500m² in the area.
- 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

-  SUGGESTED R25 DENSITY RESIDENTIAL AREAS
-  SUGGESTED R30 DENSITY RESIDENTIAL AREAS
-  SUGGESTED R35 DENSITY RESIDENTIAL AREAS
-  HOUSING PRECINCT BOUNDARY
-  TRAIN STATION
-  SHOPS/MIXED USE CENTRE