



## LOCAL HOUSING STRATEGY PLAN

### Kenwick Housing Precinct

The Kenwick Precinct incorporates land within the suburbs of Kenwick and Maddington; and is generally bounded by the Roe Highway to the west, Bickley Road to the north, Tonkin Highway to the east, Maddington Road/ Kelvin Road to the south, and the Kenwick link to the south.

#### Environmental Constraints

**Soils:** Dominant soils in the area are Guilford formation sandy clay and clay to clayey sand.

**Vegetation:** Sites containing significant vegetation of conservation value include: the Greater Brixton Street Wetlands (Bush Forever site 387), Kenwick Road Bushlands (Bush Forever site 422), Canning River (Bush Forever site 246) and a number of conservation category wetlands including a portion of Bickley brook.

#### Housing Stock & Lot Sizes

- Housing dates from the pre-1950s to the early 1980s, with the majority built in mid 1960's to 1970's (brick and tile).
- The quality of housing generally, ranges from fairly poor to average condition.
- A significant potential for increased residential development exists within many of the area's larger lots. These are concentrated around Park, Wanaping, Kenwick and Belmont Roads, and Stafford and Rupert Streets to the south.
- Lot sizes vary from 544m<sup>2</sup> to 4047m<sup>2</sup>, however a significant portion of the precinct contains lot sizes between 680m<sup>2</sup> and 730m<sup>2</sup>.

#### Community Facilities & Land Use

Community services and facilities within the Precinct include:

- Kenwick Recreation Centre, south of Albany Highway.
- Packer Park in the south as well as numerous pocket parks.
- Kenwick Primary School and Rehoboth Christian College.
- Kenwick Village Shopping Centre.
- Kenwick Community Centre and Library on the corner of Brixton Street and Kenwick Road.
- Greater Brixton Street Wetland and Kenwick Road bushlands.

Land use within the Precinct includes a significant amount of General and Light Industry, in addition to residential development.

#### Utilities & Infrastructure Services

**Public Transport:** Public transport provision is principally provided by the Kenwick and Maddington railway stations (Perth-Armadale line). In addition buses service Albany Highway, Kelvin, Bickley, Kenwick Roads, Belmont Avenue and Wanaping Road and the two train stations.

**Roads:** The Precinct is well serviced by and connected to surrounding areas by the regional road network namely Albany Highway, Tonkin Highway, Kenwick Link and the Roe Highway.

**Drainage:** The area has some stormwater drainage infrastructure. It is likely that increased urban development will require further drainage infrastructure provision.

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

#### Demographics - Census 2001

**Total Population:** 5700

**Average Household Size:** 2.6

**Percentage of the Population**

**Aged:**

Under 15 years: 24%

Between 15 to 29 years: 22%

65 years and over: 10%

**Percentage of the Population Born:**

In Australia: 64%

Overseas: 28%

Not Stated: 8%

**Separate Dwellings constitute 87% of the total housing stock.**

**Percentage of Households that are a:**

Couple family: 32%

Couple family w/o children: 23%

One parent family: 14%

Other family: 1%

Lone person: 22%

Other and Not Stated: 6%

(ABS 2001)

#### Employment

Sites of employment within the Precinct include the Maddington Industrial area; Kenwick Village and Kenwick Station Neighbourhood Centre; a variety of commercial businesses along Albany Highway; the two schools; and the Kenwick Industrial area. The Maddington Metro Shopping Centre and adjacent commercial areas lying just outside the Precinct to the south-east, also provide significant employment opportunities for the Precinct.



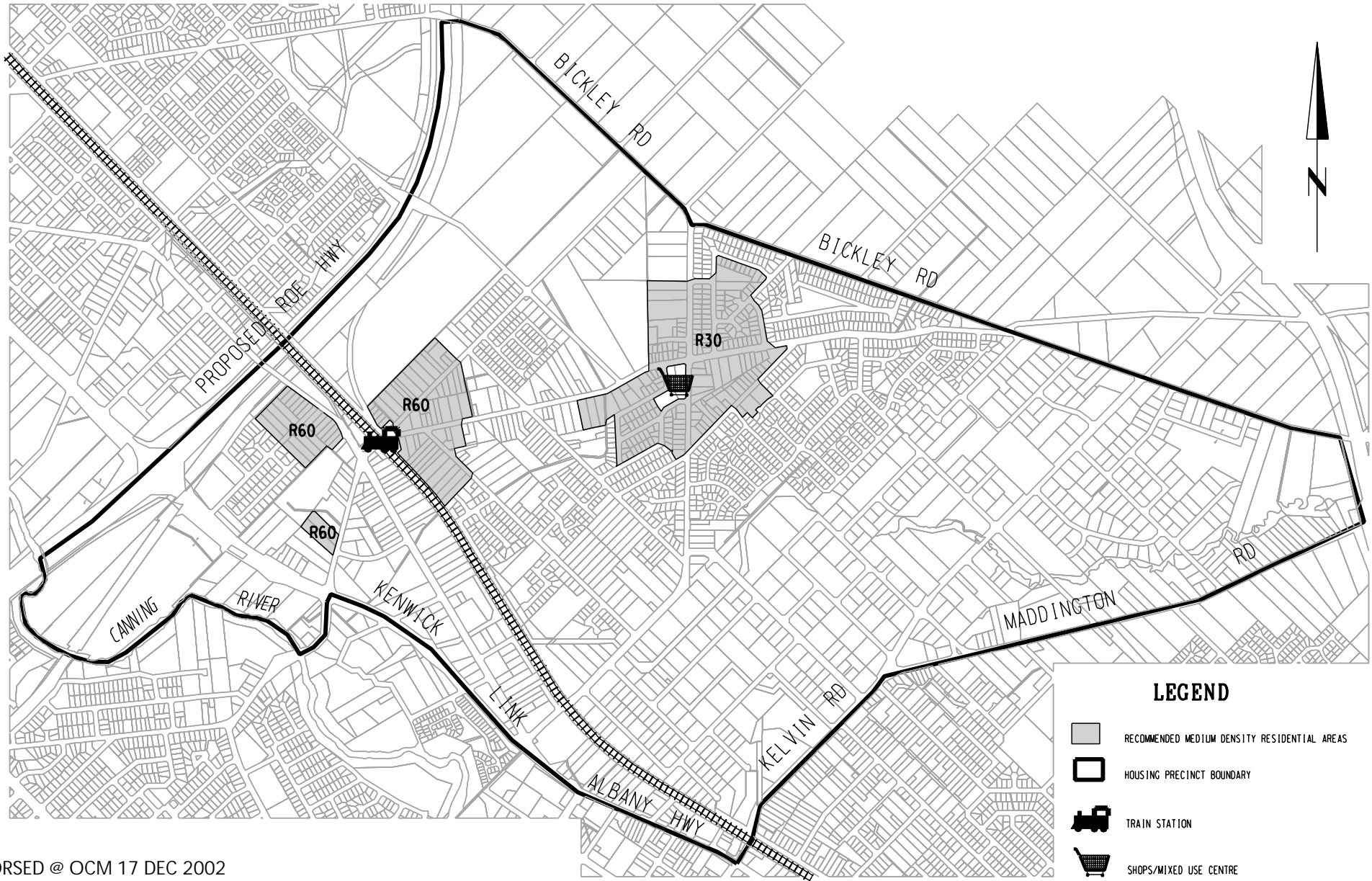
## Kenwick Housing Precinct

### Issues/Opportunities at a Glance





- Kenwick and Maddington Railway Stations within Precinct - with residential land located in proximity to the Kenwick Station.
- Significant redevelopment opportunities available in large residential street blocks which are currently underutilised.
- Good community facility provision.
- Significant potential for local employment with the Kenwick and Maddington industrial areas within the Precinct.
- Lack of sewer constrains much of the Precinct and drainage infrastructure may require upgrade in areas.
- Kenwick Village Shopping Centre provides neighbourhood focus in the north-east of the Precinct.

### Recommendations

- Residential areas as shown on the plan generally within 400-metres of the Kenwick Railway Station be identified as suitable for an R60 density code.
- Residential area as shown on the plan within proximity to Kenwick Village Shopping Centre be identified as suitable for an R30 density code.
- 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**

-  RECOMMENDED MEDIUM DENSITY RESIDENTIAL AREAS
-  HOUSING PRECINCT BOUNDARY
-  TRAIN STATION
-  SHOPS/MIXED USE CENTRE