



LOCAL HOUSING STRATEGY PLAN

**Central Maddington Housing Precinct**

The Central Maddington Precinct is located within the suburb of Maddington and is bounded by Alcock Street to the north east, Gosnells Road West to the east, the Canning River to the south, and Royal Street, Albany Highway and Kelvin Road to the west. The Precinct includes an area highlighted for the future Guided Town Planning 21, which will be addressed through a separate planning process.

**Environmental Constraints**

**Soils:** Dominant soils in the area are Guildford formation sandy clay and sandy silty clay bordering the Canning River.

**Vegetation:** Sites containing significant vegetation of conservation value include: the Canning River (Bush Forever 246). The Helm Street main drain south of Albany Highway a Conservation Category Wetland (CCW) also crosses into Bush Forever site 246.

**Housing Stock & Lot Sizes**

- Housing dates primarily between 1960s and 1980s.
- There are several grouped dwelling developments close to the Westfield Street Shopping Centre, and Albany Highway
- The quality of housing, generally, ranges from average to good condition.
- Predominant lot sizes within the Precinct are 650m<sup>2</sup> to 750m<sup>2</sup>.

**Community Facilities & Land Use**

The Precinct is serviced by the following community services and facilities:

- The Westfield Street Shopping Centre.
- Gibbs Park, close to the northern boundary, as well as a scattering of pocket parks.
- Three primary schools - one south of Albany Highway and two north of Westfield Street.
- A small local shopping centre on Albany Highway close its intersection with Helm Street (on the opposite side of the Highway).
- The former Maddington Golf Course lies just outside the northern boundary.
- Landuse within the Precinct is predominantly residential with some rural land located on the southern side of Albany Highway.

**Utilities & Infrastructure Services**

**Public Transport:** Public transport primarily consists of the Perth-Armadale Rail line with the Maddington station just outside the Precinct, to the west. In addition there is a bus route servicing Kelvin Road, Westfield Street and Gosnells Road West.

**Roads:** The Precinct is well serviced by and connected to surrounding areas by the regional road network, namely Albany Highway, Kelvin Road and the Tonkin Highway

**Drainage:** Current drainage infrastructure in some areas may require upgrade to support any significant increase in densities.

**Sewer:** The majority of the Precinct is provided with reticulated sewer with some exceptions primarily within the future TPS 21 area.

**Demographics - Census 2001**

**Total Population:** 7068

**Average Household Size:** 2.5

**Percentage of the Population**

**Aged:**

Under 15 years: 20%

Between 15 to 29 years: 22%

65 years and over: 12%

**Percentage of the Population Born:**

In Australia: 62%

Overseas: 29%

Not Stated: 8%

**Separate Dwellings constitute 88% of the total housing stock.**

**Percentage of Households that are a:**

Couple family: 29%

Couple family w/o children: 25%

One parent family: 14%

Other family: 1%

Lone person: 24%

Other and Not Stated: 7% (ABS 2001)

**Employment**

Sites of employment within the Precinct include the Westfield Street Shopping Centre; the three primary schools; and the small local centre on Albany Highway. Outside of the Precinct the Maddington Metro Shopping Centre, the Maddington Industrial area, and the Gosnells Town Centre provide additional employment opportunities.



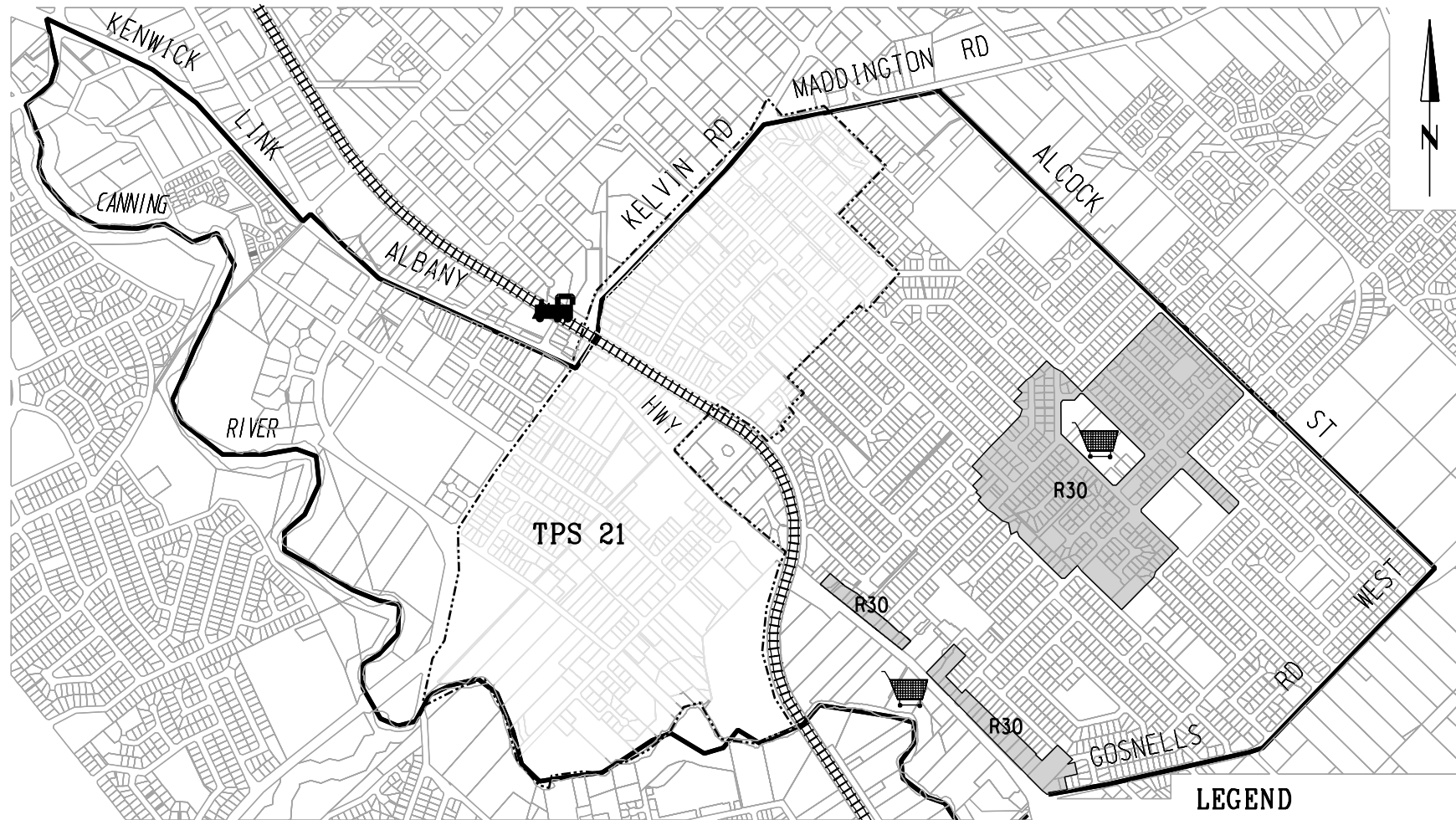
## Central Maddington Housing Precinct

### Issues/Opportunities at a Glance






- Precinct accommodates predominantly residential development on generously sized lots.
- Westfield Street Shopping Centre and small local centre on Albany Highway service the local area and provide some local employment opportunities and a neighbourhood focus.
- Maddington railway station lies just outside of the Precinct and a bus route services Albany Highway, Westfield Street and Gosnells Road West
- Infrastructure will require upgrade in some areas in terms of function as well as appearance.
- Precinct contains the future Guided Town Planning Scheme 21 area, which will be addressed through a separate planning process.

### Recommendations

- Residential areas as shown on the plan generally within 400-metres of the Westfield Street Shopping Centre be identified as suitable for an R30 density code.
- Residential areas fronting Albany Highway as shown on the plan within proximity to local 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
-  TOWN PLANNING SCHEME 21 AREA BOUNDARY
-  SHOPS/MIXED USE CENTRE
-  TRAIN STATION