

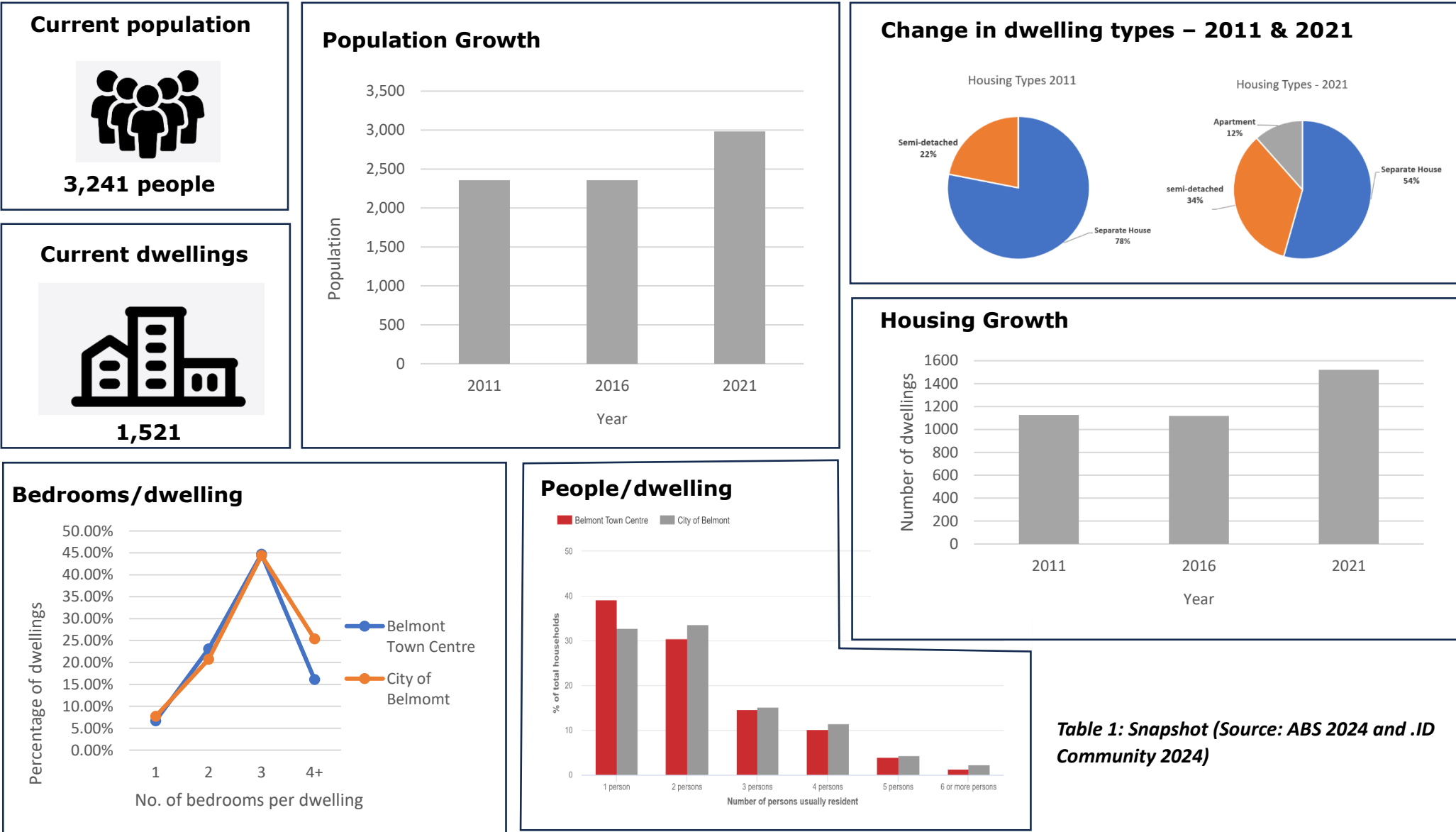
PART 2

Town Centre

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Snapshot – Population and Dwellings (Residential R20/50/100 Area)



Town Centre Overview

Location and Focus Areas

The Belmont Town Centre is located within the suburb of Cloverdale, and is bound by Abernethy Road, Fulham Street, Knutsford Avenue and Wright Street. The Centre has been operating as a major commercial hub for approximately 50 years and is a focal point of the City of Belmont.

There are three key focus areas that will be analysed in this section of the Local Housing Strategy. These include:

1. Belmont Town Centre
2. Belmont Town Centre Frame Area
3. Land coded R20/50/100 and subject to Local Planning Policy No. 1 – Town Centre Density Bonus Requirements



Key Features

Connectivity

- The Town Centre's boundaries are defined by Abernethy Road, Fulham Street, Knutsford Avenue, and Wright Street.
- Belmont Avenue intersects the Town Centre diagonally, enhancing overall connectivity and accessibility.
- These road connections link the Town Centre to suburbs and key routes like Great Eastern Highway, Orrong Road, and Leach Highway.
- Bus routes 935, 998, 999, 37, 39, 284, and 293 serve the Town Centre and surrounding residential land and provide connections to Perth Airport, Perth CBD, rail corridors, and surrounding suburbs.
- Pedestrian and cyclist infrastructure mainly consists of footpaths, with Wright Street offering a pedestrian and cyclist-friendly environment featuring dedicated crossings and slower traffic. The City's Activity Centre Planning Strategy includes actions to investigate improvements to pedestrian and cyclist priority.

Services and Amenities

- Belmont Town Centre is dominated by Belmont Forum which functions as a major shopping centre containing a range of land uses including supermarkets, department stores, specialty shops, restaurant/cafes and personal service businesses.
- Outside Belmont Forum, a range of land uses exist including entertainment uses, restaurant/cafes, offices, and small specialty shops.
- Belmont Town Centre is supported by surrounding activity generators and employment areas including the Belmont Oasis, Faulkner Civic Precinct, Cloverdale Primary School and Belmont City College. Faulkner Civic Precinct contains several community and civic land uses, as well as providing public open space. In particular, activity is generated by visitors to the Civic Centre, Belmont Hub and Belmont Oasis.

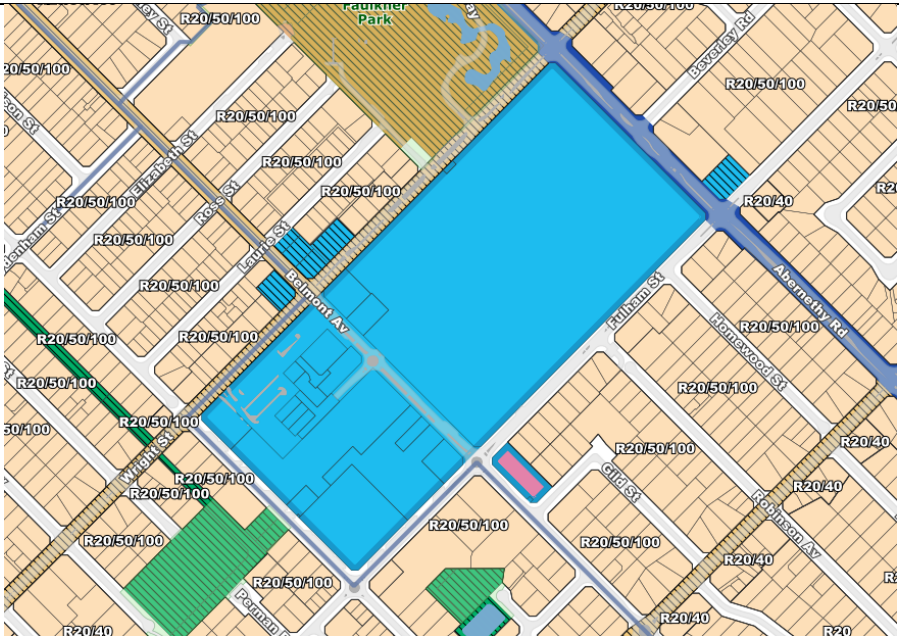
Public Open Space

- Currently, Belmont Town Centre lacks public open space. However, Wicca Reserve is situated to the south west and Faulkner Civic Precinct to the north west.
- The City's Activity Centre Planning Strategy (ACPS) proposes to explore creating an urban open space within Belmont Town Centre. It identifies potential locations for this space and includes an action to investigate its development through the preparation of a precinct structure plan.

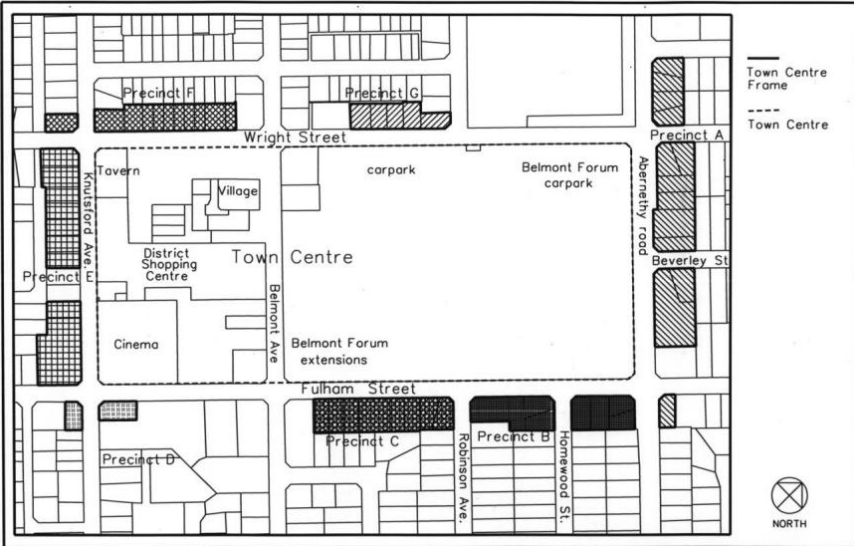
Development Patterns

- Belmont Forum was constructed in 1972 and was officially opened to the public in 1973.
- Development of other commercial uses in the Town Centre occurred at a similar time
- During the 1990s, Belmont Forum underwent expansion and renovation. Further expansion and refurbishments occurred between 2016 and 2018.
- There has been a level of commercial development undertaken surrounding the Belmont Town Centre within the Frame Area. A further description of this area is included in the Focus Area Tables.
- Residential development in the area zoned 'Residential' R20/50/100 surrounding Belmont Town Centre has seen limited uptake, primarily featuring low-scale single or grouped dwelling housing.

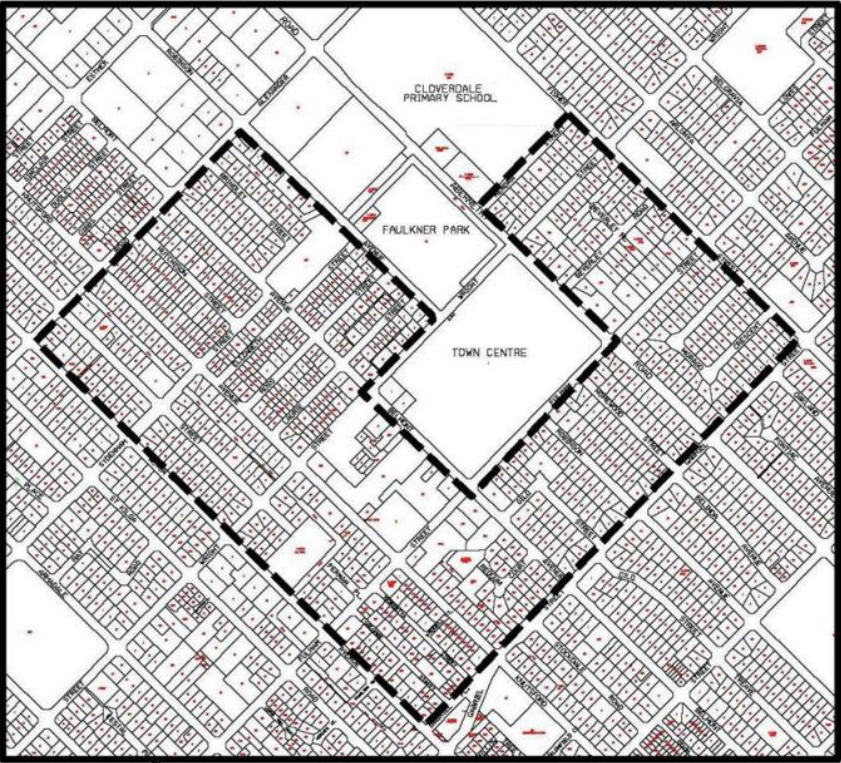
Focus Areas

1: Belmont Town Centre  LOCAL SCHEME ZONES - Civic and Cultural - Commercial - Industrial - Mixed Business - Mixed Use - Place of Public Assembly - Place of Public Assembly - Club - Place of Public Assembly - Place of Public Worship - Place of Public Assembly - Pre-School Centre - Place of Public Assembly - Private School - Place of Public Assembly - Racecourse - Residential (R20 Density Unless Otherwise Shown) - Residential and Stables - Service Station - Special Development Precinct - Town Centre LOCAL SCHEME RESERVES - Local road - Major Distribution Road - Parks and Recreation - Parks and Recreation - Water Supply Sewerage and Drainage - Public Purposes - Ambulance Depot - Public Purposes - Civil Defence	Strategies: - Facilitate the delivery of a contemporary planning framework which meets the needs of the community. - Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. - Encourage development of underutilised 'Urban' zoned land. - Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance. Key Considerations and Opportunities - The Centre is identified as a secondary centre within the activity centre hierarchy established by State Planning Policy 4.2 – Activity Centres (SPP 4.2). SPP 4.2 requires the preparation of a Precinct Structure Plan for Secondary Centres. - The Centre is currently zoned 'Commercial' under Local Planning Scheme No. 15 (LPS 15). - While the 'Commercial' zoning is currently consistent with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, it is noted that the Department of Planning, Lands and Heritage (DPLH) are planning to introduce 'Centre', 'Neighbourhood Centre', and 'Local Centre' zones. - The Town Centre contains only commercial land uses. The area northeast of Belmont Avenue is dominated by the Belmont Forum, while the southeast area primarily consists of at-grade parking. Consolidating this parking into a multistorey car park would create additional redevelopment opportunities within the Town Centre.
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		- Land within the Town Centre does not currently have an allocated residential density coding. There is also no residential development that has occurred within it. - During community consultation undertaken to inform the Strategy and broader scheme review project (detailed in Part One), respondents outlined a desire for a mix of commercial and residential land uses within centres, through the provision of apartment style development being located above retail/commercial tenancies on the ground floor. - In this regard, the City's Activity Centre Planning Strategy (ACPS) recommends that a density code is applied to the centre to facilitate a mix of residential and retail commercial land uses. - The provision of residential dwellings above commercial tenancies will generate activity, increase population, contribute to better passive surveillance, and incentivise further redevelopment within the Centre. - To achieve the above, it may be appropriate to apply a residential density code of R-ACO to the centre. This code provides for development to occur in accordance with a precinct structure plan. - The precinct structure planning process is identified by State Planning Policy 7.2 – Precinct Design (SPP 7.2) as an appropriate method of guiding land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities in accordance with SPP 4.2.
Actions:	Zoning	1. Investigate the appropriateness of rezoning land within the centre to 'Centre' through the preparation of a new local planning scheme.
	Residential Density	2. Investigate the appropriateness of applying an R-ACO density code to land within the Town Centre through the preparation of a new local planning scheme, consistent with the recommendation of the Activity Centre Planning Strategy.
	Built Form	3. Consistent with the recommendation of the Activity Centre Planning Strategy, liaise with the landowners of Belmont Town Centre regarding their preparation of a precinct structure plan.

2: Belmont Town Centre Frame Area 	Strategies: 1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Encourage development of underutilised 'Urban' zoned land. 7. Facilitate medium and high density infill development which is of a high quality and positively contributes to the streetscape. 11. Facilitate higher density development near high frequency public transport stops and stations with an aim to reduce private vehicle reliance. Key Considerations and Opportunities • A variety of businesses and residential properties are positioned to provide essential support to the function of the centre. This area is known as the 'Town Centre Frame' and is visualised in the image to the left as the hatched land parcels. • The Town Centre Frame area is currently zoned 'Residential' and has an associated density coding of R20/50/100. • Schedule 2 of LPS 15 divides the frame area into seven precincts and provides for the additional uses of 'Art Gallery', 'Consulting Rooms', 'Office', and 'Studio'. Land within Precinct A is also subject to two additional land uses being 'Showroom' and 'Video Outlet'. • Each precinct is subject to unique development controls aimed at encouraging small scale retail land uses to support the Belmont Town Centre operations, achieving an appropriate mix of land uses, and guiding built form to achieve a high architectural standard which respects the amenity of adjacent residential properties. • There has been an uptake of additional uses particularly along Wright Street, Abernethy Road, and Fulham Street. Uses predominantly consist of offices with a small number of consulting rooms and retail land uses.
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		• The ACPS suggests that it may be appropriate to retain the existing zoning of 'Residential' with 'Additional Uses' being applied. • The ACPS also includes an action to investigate whether it is appropriate to introduce a residential density code of R160 over the Town Centre frame area through the preparation of a new local planning scheme.
Actions:	Zoning	1. Through the preparation of a new local planning scheme, investigate whether it is appropriate to retain the 'Residential' zoning and additional uses for the Town Centre Frame area.
	Residential Density	2. Investigate whether it is appropriate to introduce a residential density code of R160 over the Town Centre Frame Area through the preparation of a new local planning scheme consistent with the Activity Centre Planning Strategy.
	Built Form	3. Through the preparation of a new local planning scheme, investigate the appropriate land use and built form control mechanisms for the Town Centre Frame area.

3: Local Planning Policy No. 1 Area (R20/50/100 coded Area)	Strategies
	1. Facilitate the delivery of a contemporary planning framework which meets the needs of the community. 3. Apply appropriate zonings and density codings to land in close proximity to transport corridors and activity centres. 5. Encourage development of underutilised 'Urban' zoned land. 7. Facilitate medium and high density infill development which is of a high quality and positively contributes to the streetscape. 11. Facilitate higher density developments near high frequency public transport stops and stations with an aim to reduce private vehicle reliance.
	Key Considerations and Opportunities • Residential zoned land surrounding the Belmont Town Centre is designated a flexible residential density coding of R20/50/100. Development within this area is guided by LPS 15 and Local Planning Policy No. 1 – Performance Criteria – Town Centre Density Bonus Requirements (LPP1). • LPP 1 outlines the criteria (in addition to the provisions of the Residential Design Codes and LPS 15) against which all residential development, proposed above a density coding of R50, will be assessed against. • The Policy has six objectives which in summary aim to ensure superior residential development, diverse housing options, vibrant community growth, amalgamation of lots for enhanced development, contemporary architectural consistency and optimised safety outcomes. • A detailed description of the criteria of LPP 1 is included in the City Wide section of this Strategy. • Since the implementation of LPP 1, there has been limited uptake of the maximum residential density coding, with the majority of the area still characterised by low-scale single or grouped dwellings. Within a 400m walkable catchment of the town centre, the urban zone density is approximately 12.75 dwellings per hectare, significantly falling short of the SPP 4.2 target of 40 dwellings per hectare.

		• One of the intentions behind the triple code was to encourage increased housing choice and affordability within close proximity to the Town Centre. However, given many developments have not gone above R50, the potential for establishing increased housing diversity has not been realised to the extent originally envisioned. • The current planning framework governing development in the R20/50/100 area was established before Volume 2 of the Residential Design Codes and the new Medium Density Code were introduced. Prior to Volume 2's introduction, several multiple dwelling developments showed poor built form outcomes, such as excessive screening, unattractive streetscape, insufficient setbacks and integration with neighbouring single-story dwellings, limited landscaping, and loss of tree cover. The implementation of Volume 2 and the involvement of the Design Review Panel have significantly improved this situation. • The R20/50/100 density code has the potential to result in high-density dwellings being located adjacent to low-density housing. To address this, it may be appropriate to amend existing density codes to establish a suitable transition area. • The City is aware that DPLH are seeking to rationalise flexible density codes through the preparation of new local planning schemes.
Actions	Residential Density 1. Through the preparation of a new local planning scheme, identify an appropriate transition area from the Town Centre and investigate suitable density codes.	

Appendix 1 - Population and Housing Characteristics (Residential R20/50/100 Area)

Age Structure

A comparison between the 'Residential R20/50/100' area surrounding the Town Centre and the City of Belmont in 2021 reveals that the 'Residential R20/50/100' area had a lower proportion of people in the younger age groups (under 9) and a higher proportion of people in the older age groups (75+ years) (refer to **Figure 1**).

Overall, 15.3% of the population was aged between 0 and 15, and 16.5% were aged 65 years and over, compared with 15.9% and 14.2% respectively for the City of Belmont. The largest age group was the 25 to 29 accounting for 11.8% of the population compared to the City of Belmont which was those aged 30-34, accounting for 10.3%.

From 2011 to 2021, the population of the 'Residential R20/50/100' area surrounding the Town Centre increased by 633 people (26.9%). This represents an average annual population change of 2.41% per year. The greatest changes in age structure occurred in the following age groups (refer to **Figure 2**):

- 25 to 29 (+142 persons)
- 30 to 34 (+97 persons)
- 20 to 24 (+81 persons)
- 5 to 9 (+58 persons).

These statistics indicate that the 'Residential R20/50/100' area surrounding the Town Centre accommodates people of various ages.

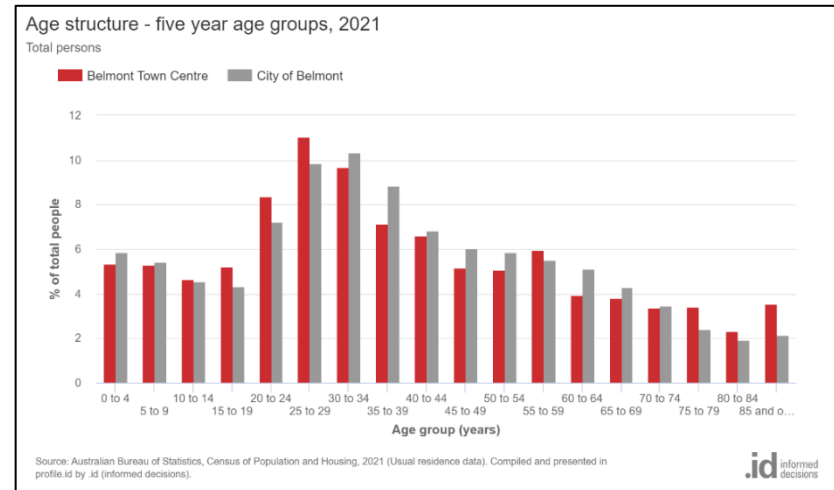


Figure 1 – Age Structure – Five Year Age Groups (2021) (.id 2024)

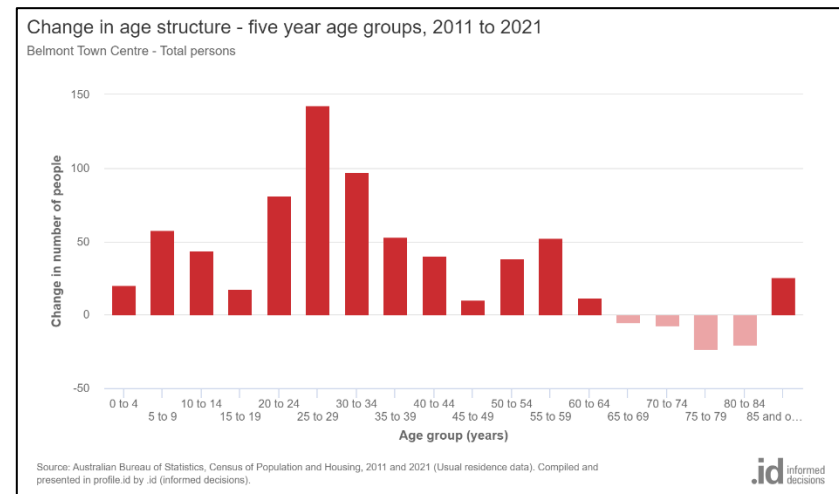


Figure 2 – Change in Age Structure (2021) (.id 2024)

Family Structure

When comparing the household types in the 'Residential R20/50/100' area to the City of Belmont in 2021, the analysis reveals the following (refer to **Figure 3**):

- The proportion of couple families with children was 19.9%, lower than the 22.4% in the City of Belmont.
- The proportion of one parent families is 9.0% similar to 9.3% in the City of Belmont.
- The proportion of lone person households was 36.8% higher than the 31.1% in the City of Belmont.
- The proportion of couple families without children was 19.4% lower than 23.9% for the City of Belmont.

Between 2011 and 2021, the greatest increase occurred in the number of lone person households followed by couples with children as visualised by **Figure 4**.

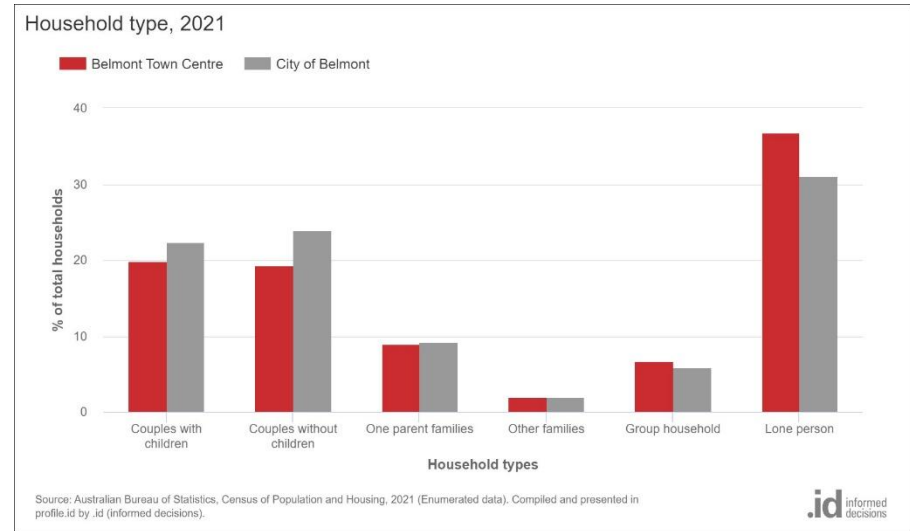


Figure 3 – Household Type (2021) (.id 2024)

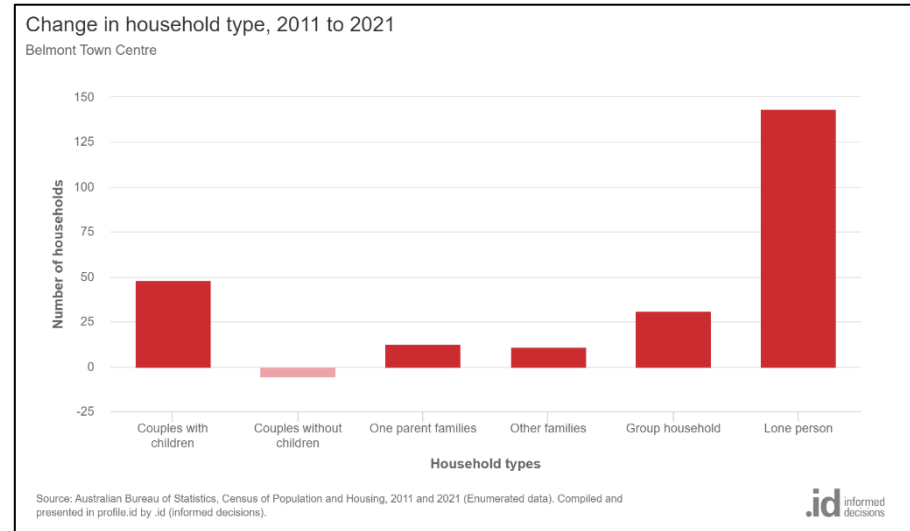


Figure 4 – Change in Household Types 2011 to 2021 (.id 2024)

Dwelling Structure

In the 'Residential R20/50/100' area surrounding the Town Centre, 45.3% of the dwellings were semi-detached, row, terrace, townhouses and villa units, plus flats and apartments compared to 37.4% in the City of Belmont. Specifically, 54% of all dwellings were separate houses, 33.8% were semi-detached, row, terrace, townhouses and villa units, plus 1-2 storey flats and apartments and 11.5% were flats/apartments in 3 storey and larger blocks, compared with 62.3%, 24.6%, and 12.8% in the City of Belmont respectively (refer to **Table 2**). Between 2011 and 2021, the following changes were experienced:

- Semi-detached, row, terrace, townhouses and villa units, plus 1-2 storey flats and apartments (+267)
- Flats and apartments in 3 storey and larger blocks (+176 dwellings)
- Separate house (-57 dwellings)

The decrease in number of separate houses can be attributed to the development of other housing typologies. It is expected that this trend will continue as further development occurs surrounding the town centre.

Belmont Town Centre – Occupied Dwellings (Enumerated)	2021			2011			Change
Dwelling type	Number	%	City of Belmont %	Number	%	City of Belmont %	2011 to 2021
Separate house	821	54.0	62.3	878	77.9	71.9	-57
Semi-detached, row, terrace, townhouses and villa units plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses	513	33.8	24.6	246	21.9	22.0	+267
Flat or apartment in 3 storey and larger blocks	175	11.5	12.8	0		5.6	+176
Other/Not Stated	11	0.7	0.5	3	0.3	0.1	0
Total Private Dwellings	1,520	100.0	100.0	1,127	100.0	100.0	+393

Table 2: Dwelling Structure 2011-2021 (ABS 2024)

Number of Bedrooms

A comparative analysis of bedroom numbers for the 'Residential R20/50/100' area surrounding the Town Centre and the City of Belmont in 2021 reveals that the 'Residential R20/50/100' area had a higher proportion of dwellings with 2 bedrooms or less, and a lower proportion of dwellings with 4 or more bedrooms. More specifically, 29.8% of households had 2 bedrooms or less and 16.1% had 4 or more bedroom dwellings, compared with 27.5% and 24.2% for the City of Belmont respectively (refer to **Figure 5**).

Between 2011 and 2021, the 'Residential R20/50/100' area saw a higher growth rate for dwellings with two bedrooms or less, indicating a shift towards reduced bedroom numbers. The number of additional 0 or 1 bedroom (+78) dwellings exceeded the number of additional 3 or more bedroom dwellings (+58) (refer to **Figure 6**).

Despite this trend, there remains a disparity between the proportion of lone-person households and the availability of single-bedroom dwellings. From 2011 to 2021, the number of lone-person households increased by 136 (refer to **Figure 7**), but only 78 single-bedroom dwellings were constructed. This indicates a discrepancy between the size of dwellings and the number of people residing in them. To address this issue, promoting a diverse range of dwelling types, including single-bedroom units, within the R20/50/100 area is crucial. This will help cater to the specific needs of residents.

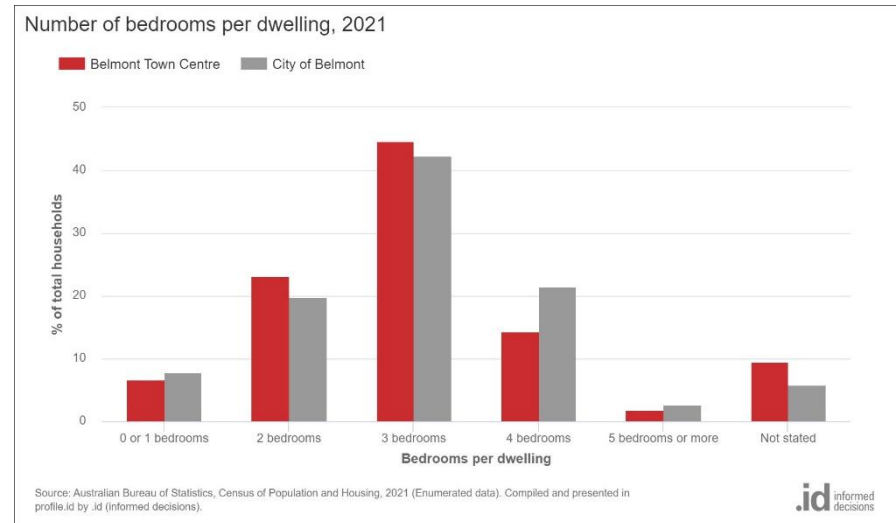


Figure 4 – Number of bedrooms per dwelling – Belmont and City of Belmont (.id 2024)

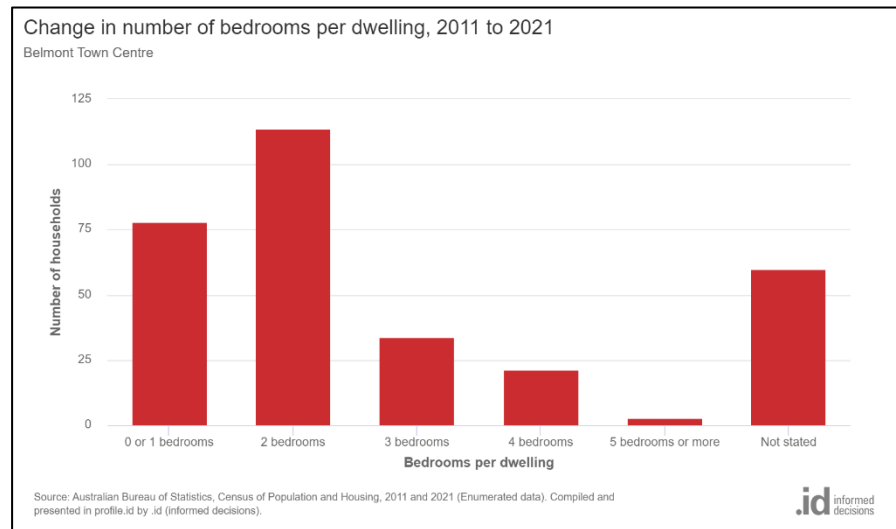


Figure 6 – Change in number of bedrooms per dwelling 2011 to 2021 (.id 2024)

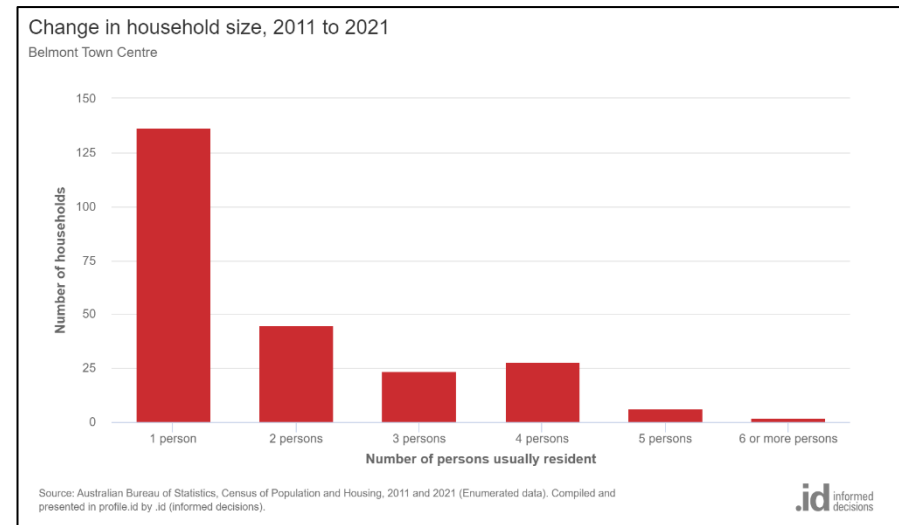


Figure 7 – Change in Household Size 2011 to 2021 (.id 2024)