

# City of Belmont

# Community Statistics

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Prepared by the City of Belmont  
Planning Department

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# Executive Summary

Belmont has seen an increase in both residential and commercial developments in recent years. The proximity of the City to the Perth Central Business District (CBD) and major transport routes has provided an attractive environment for both residents and businesses.

The 1991 census showed a trend of population decline within the City. The Council successfully reversed the housing decline with a housing strategy that targeted family capable housing and through the City of Opportunity Marketing Strategy.

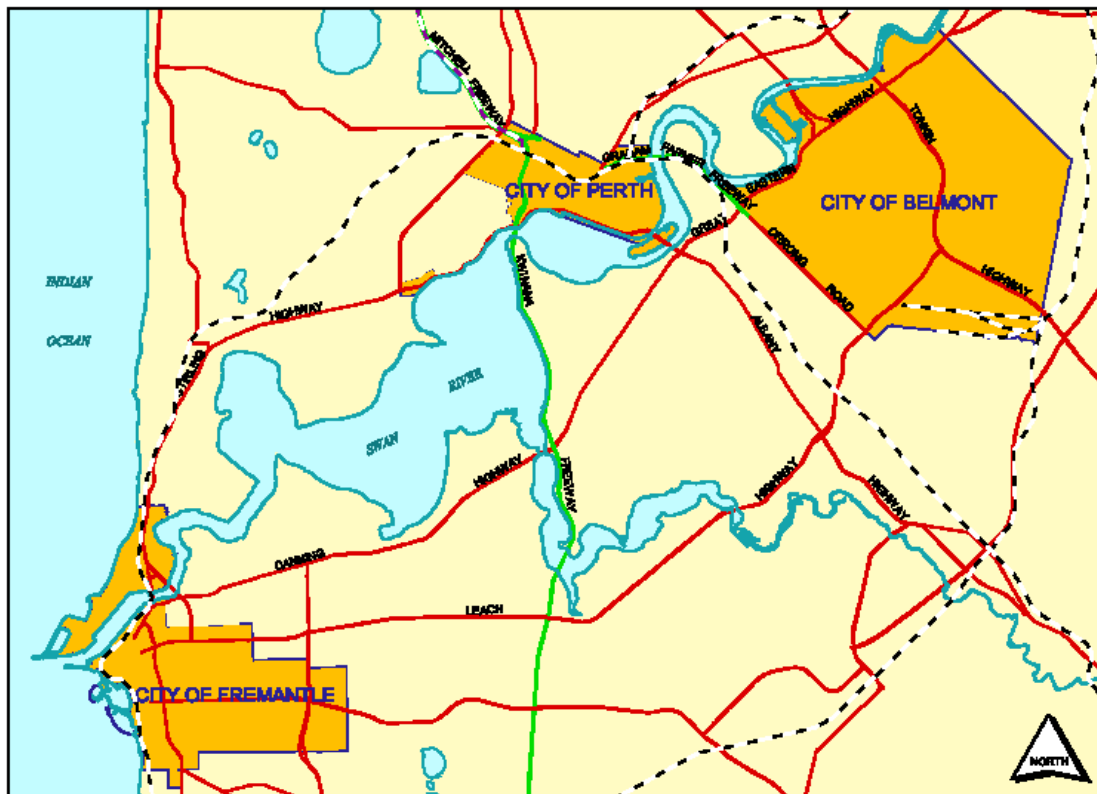
It is estimated that the population of the City will continue to increase. This population trend is indicative of the 'rejuvenation' of the City of Belmont.

## 1. City of Belmont Profile

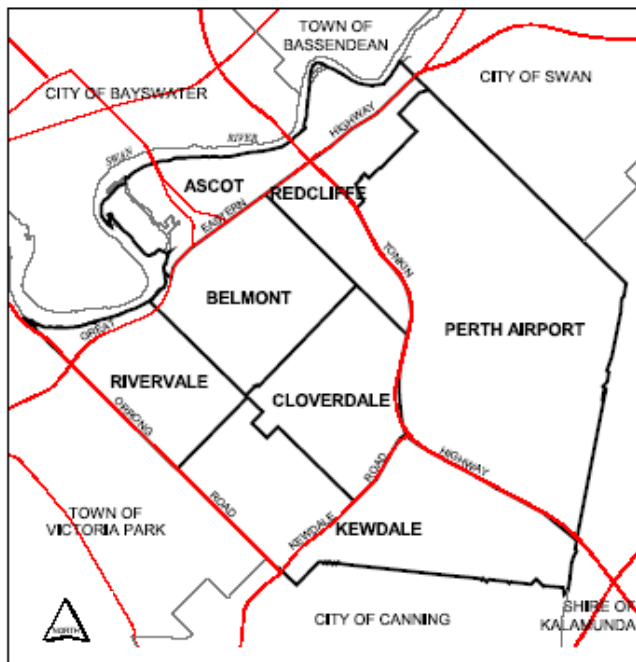
### 1.1 Council Information

#### 1.1.1 Geography

The City of Belmont was established as a Roads Board in 1899. The City covers an area of approximately 40 square kilometres and is located 5.5 kilometres from the Perth Central Business District (CBD).



Map 1: City of Belmont Location



Map 2: City of Belmont Suburbs

The City contains the suburbs of Ascot, Belmont, Cloverdale, Kewdale, Redcliffe and Rivervale. The City is bounded to its northwest by the Swan River with approximately 11 kilometres of river foreshore. To the east of the City are the standard gauge railway line and the Kewdale Freight Terminal. The southern boundary is shared with the Town of Victoria Park and City of Canning, the northern boundary the City of Swan, and the eastern boundary with the Shire of Kalamunda.

The topography of the City is flat, undulating sand plain with few contours rising above 21 metres, which is typical of the Swan Coastal Plain. The lack of surface drainage caused by the featureless landscape generally resulted in some swampy areas. As a result, an extensive drainage system has been implemented throughout the City to create land suitable for urban development.

**1.1.2 Council Statistics**

City of Belmont Statistics at June 2008	
<b>Rates and Income:</b>	
Total Rates Levied	\$24,136,744
Total Revenue	\$36,637,727
<b>Assets:</b>	
Total Equity	\$256,839,988
Length of Sealed Roads	227.6km
Length of Drains	198.5km
Area of Paths	0.36km <sup>2</sup>
Area of Turf	1.69km <sup>2</sup>

Table 1: Council Statistics

Source: City of Belmont (Rates Department & Technical Services)

## 2.2 Land Use and Development

### 2.2.1 Land Use

The City is made up of the following zones:

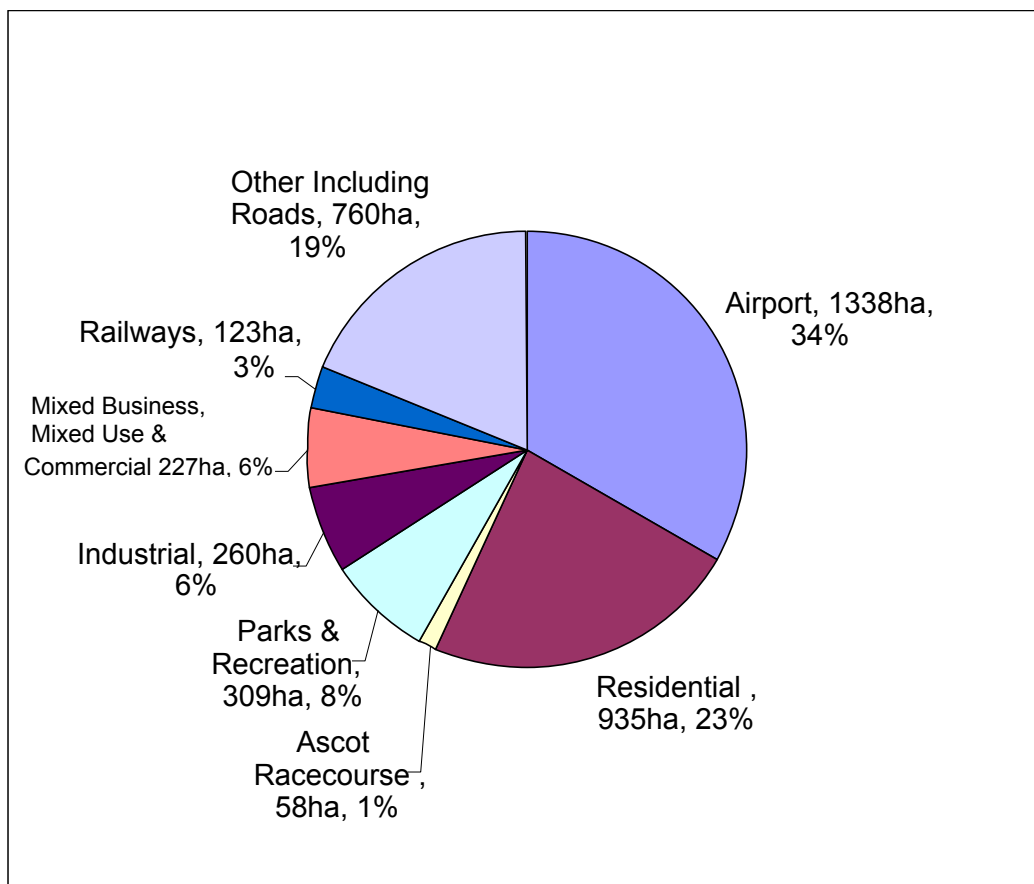
- Residential
- Mixed Business / Mixed Use
- Commercial / Town Centre
- Industrial
- Perth Airport
- Recreation

Approximately 23% of the City comprises residential land use, 34% Perth international and domestic airports, and the remainder zoned for mixed use, retail and light industrial (Figure 1).

The City enjoys a substantial area of parks and gardens. There are 309 hectares of Council administered parkland and 58 hectares of land devoted to the Ascot Racecourse.

A further 310ha within Perth Airport has been designated as a natural conservation area.

The City of Belmont is serviced by a comprehensive transport system, including the Perth Airport, major highway and the Kewdale Freight Terminal. The City now enjoys a direct link to the Perth CBD via the Graham Farmer Freeway.



**Figure 1: Land Use Areas**

Source: ABS, 2003

### 2.2.2 Development

Belmont has seen an increase in both residential and commercial developments in recent years. The proximity of the City to both the Perth CBD and major transport routes has created an attractive environment for both residents and businesses.

Over the last ten years, the process of urban renewal has seen a number of substantial residential developments take place, including the following estates:

- Tibbradden
- Ascot Waters
- Willow Tree Estate (former site of Kewdale Junior Primary School)
- Flemington Chase (Redcliffe Redevelopment)
- Ascot Gardens (former Monier Roof Tile Factory)
- Ascot Park (former site of Whiteside Primary School)
- Moreton Bay Estate (corner of Frederick Street and Hardey Road)
- Belgravia Residential Estate (former Western Power Depot)

There is market pressure for changes of land use and this may result in more land becoming available for residential and commercial redevelopment. Such an example is the 12.5ha portion of Rivervale located between Great Eastern Highway and the Swan River, known as The Springs, which is still to be redeveloped.

In addition to the large scale developments, infill development is occurring within the residential suburbs. Upgrading of the existing housing stock is occurring within the majority of the low density residential suburbs. Within the areas of the City, medium residential density new dwellings, in the form of units, are being constructed.

It is anticipated that the ongoing residential redevelopment will impact on the City's demographic profile and will be reflected in future Census data.

### 2.2.3 Land Values

Whilst slightly under that of the average Perth metropolitan housing price, Belmont has seen strong growth in residential prices over the past five years, in keeping with the current economic housing boom (Table 2). Ascot in particular has seen large increases due to the Ascot Waters development and proximity to the river.

Suburb	Median House Price to June 2008	Growth Rate 1 Year	Growth Rate 5 years	Growth Rate 10 years
Ascot	\$815,000	7.9	17.9%	15%
Belmont	\$435,000	6.1%	18%	14.5%
Cloverdale	\$419,000	4.8%	18.1%	15.1%
Kewdale	\$439,000	4.4%	18.2%	12.9%
Redcliffe	\$430,000	1.2%	16.5%	14.5%
Rivervale	\$489,000	10.7%	17.2%	13.9%
City of Belmont Average	\$504,500	5.85%	17.65%	14.31%
Perth Metro	\$443,000	2.6%		

**Table 2: Land Values**

Source: <http://www.reiwa.com.au>

## 2.3 Demographic Characteristics

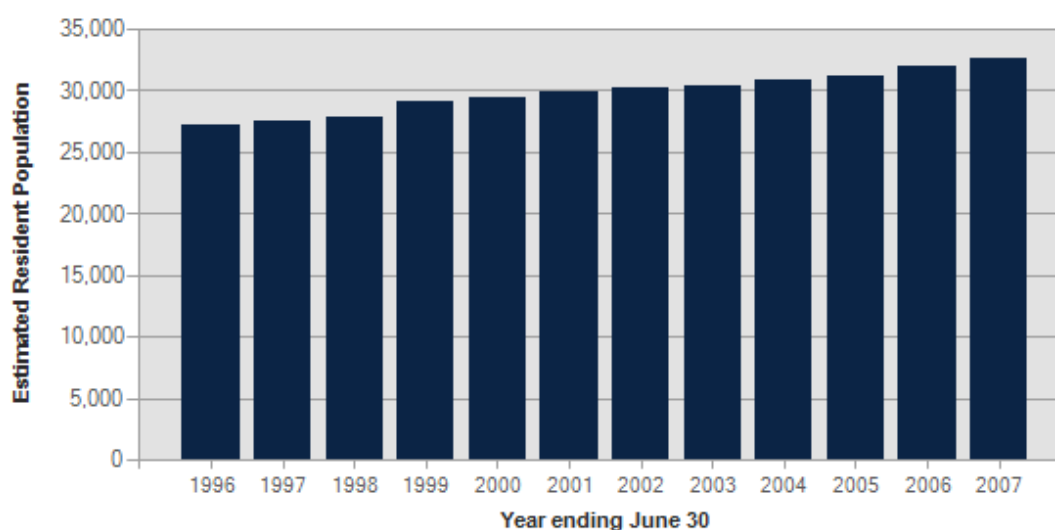
### 2.3.1 Population

The 1991 census revealed a disturbing trend of population decline within the City. The City's population was estimated to be 26,906 persons in 1991, down from a historical peak of 32,656 recorded in 1971 (ABS, 1991). The Council successfully reversed the housing decline with a housing strategy that targeted family capable housing and through the City of Opportunity Marketing Strategy. It is estimated that the City's population is now approximately 31,000 persons.

From the mid-1990s onwards, the population growth rate within the City shifted from a negative to a positive trend. Between 1996 and 2001 this growth rate has been just over 8%. It is expected that the population of the City will continue to increase.

This population trend is indicative of Belmont's status as a City of rejuvenation and urban renewal. There are an estimated 13,524 residential dwellings in the City of Belmont, with an estimated 3,000 businesses (Mazzerol, 2003). An estimated 1,000 of these businesses are home based (Business Register, ABS 1998 Data). As noted above, the last decade has seen a number of substantial residential property developments in the City, including Ascot Waters Estate in 1995 and Redcliffe Redevelopment in 1997. The population increase correlates directly with the development of these new residential estates (Figure 2).

**Estimated Resident Population, City of Belmont**



Source: Australian Bureau of Statistics, Estimated Resident Population Cat. No. 3218.0.55.001 Regional Population Growth, Australia

**Figure 2: Estimated Resident Population 1996-2007**

A comparison of the population growth rates of Belmont and four adjacent inner-city local governments (Bayswater, South Perth and Victoria Park) is shown in Table 3. It can be seen that the City of Belmont population had declined significantly during the 1980's in relation to these other local governments, but experienced a reversal of fortunes from the mid-1990s to the present. While growth rates in these other local governments were between 1.5% and 3%, Belmont was seeing population growth of over 8% (Mazzerol 2003).



	Belmont	Bayswater	South Perth	Victoria Park
1971-76	-3.4	11.8	-4.1	
1976-81	-5.3	0.6	3.7	
1981-86	-3.4	7.3	3.5	
1986-91	-6.8	6.5	5.1	
1991-96	-0.3	-0.2	3.2	8.1
1996-2001	8.3	1.6	2.1	2.9

**Table 3: Annual population growth rate (%) 1971 to 2001**

Source: ABS 1971-1991, 2003

These figures suggest a reversal of the long-term decline in the population of the City of Belmont. The reasons for this positive change in the population base within the City are likely to be associated with the rejuvenation of the city and the residential developments mentioned above (Mazzerol 2003). The growing recognition of the City's proximity to the CBD, and the City's strategic objective of attracting families into the area have also contributed to the increasing population.

### 2.3.8 Homeswest Ownership

The presence of the Department of Housing and Works in Belmont (14.33%), Redcliffe (13.89%) and Rivervale (14.95%) is higher than the surrounding suburbs, as can be seen from Map 17.

As at 30 June 2004, the Department's overall presence in the City of Belmont was 10.35%. This figure was within the Department's aim of achieving a 1 in 9 ratio of public housing, which equates to an 11% presence.

The Department acknowledges that their presence in Belmont, Redcliffe and Rivervale is high, but it must be appreciated that with the significant increase in the number of private dwellings in the City of Belmont, the Department's presence in the suburbs of Belmont and Rivervale has progressively reduced since 2001. There has been only a marginal increase in the number of Department properties in Redcliffe. Furthermore, it is anticipated that the Department's presence in the City of Belmont will continue to decrease as private developments take place throughout the area.

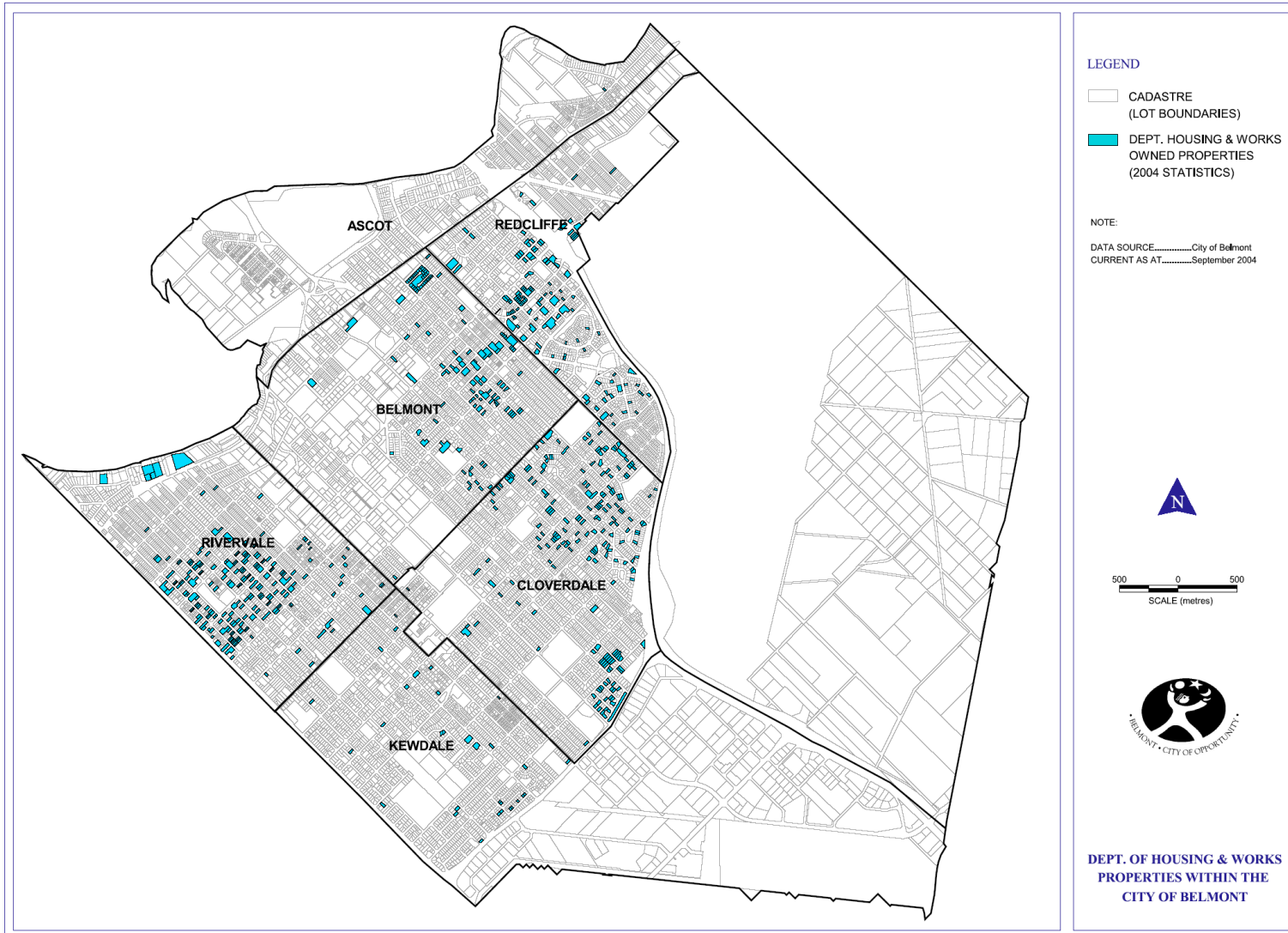
Since June 2001, the total number of dwellings in the suburb of Belmont has increased from 2,301 to 2,464 in June 2004. Of this number, 360 properties were owned by the Department in 2001 and 353 properties were owned by the Department in June 2004. This has resulted in a reduction of the Department's presence in Belmont from 15.65% to 14.33%.

The total number of dwellings in Rivervale has increased from 3,370 in 2001 to 3,772 in 2004. From this, the Department's presence has decreased from 573 properties to 564. As a result the Department's presence in Rivervale has reduced from 17% to 14.95%.

The total number of dwellings in Redcliffe has increased from 1,711 in 2001 to 1,858 in 2004. There has been a slight increase in the number of Department properties included in these figures from 231 in 2001 to 258 in 2004, however this can be attributed to the demolition of single detached dwellings and construction of multi-resident dwellings in their place. As a result, the Department's presence in Redcliffe has increased marginally from 13.50% in 2001 to 13.89% in 2004.

Most of the suburbs within the City of Belmont are included in the Department's South City zone, which includes Belmont, Carlisle, Cloverdale, East Victoria Park, Kewdale, Lathlain, Redcliffe, Rivervale and Victoria Park. The Department experiences a very high demand for public housing in the South City zone, particularly for family accommodation.

The high demand for public housing in the South City zone clearly justifies the need for the Department to maintain a presence in the area. Notwithstanding this, the Department will continue to reduce its presence in the identified areas through sales of rental properties and redevelopment, with the aim of achieving its ideal of a 1 in 9 ratio of public housing.



Map 3: Department of Housing & Works Properties within the City of Belmont

### 3. Population Projections

#### 3.1 Belmont Projections

In 2001, the total population of the City of Belmont was estimated at 29,850. It is expected to increase by over 8,500 people to 38,401 by 2021, at an average annual growth rate of 1.27%. This is based on an increase of more than 4,600 households during the period, with the average number of persons per household falling from 2.25 to 2.14.

Forecast POPULATION		Forecast year			Change between 2001 and 2021	
Key Statistics	2001	2011	2021	Number	Average annual % change	
City of Belmont	29,850	34,184	38,401	8,551	1.27	
Ascot	1,693	2,240	2,472	779	1.91	
Belmont	5,052	6,025	6,511	1,459	1.28	
Cloverdale	6,465	7,452	8,287	1,822	1.25	
Kewdale	5,783	5,852	6,224	441	0.37	
Redcliffe - Perth Airport	4,077	4,566	4,539	462	0.54	
Rivervale	6,780	8,049	10,368	3,588	2.15	

↔ stable\* from previous year ↗ increase from previous year ↘ decrease from previous year  
\* stable refers to between +/- 0.5% change

**Table 4: Population Projections for the City of Belmont**

Source: <http://www.id.com.au/belmont/forecastid/default.asp?id=283&pg=1>

All areas in the City of Belmont are expected to increase in population to 2021, with the largest gains expected in the small areas with residential redevelopment potential, such as Rivervale, Cloverdale and Belmont. The population increases are based on household growth, which in turn relates to new residential opportunities. The forecast population growth rates are lower than household growth as a result of the decreasing number of people per household. This is a pattern that is likely to affect most areas of the City of Belmont during this period.

## 4. Conclusion

Over the past 10 years the City of Belmont has experienced substantial changes in its demographic profile. The trend of population decline has been reversed and it is anticipated that the population will continue to grow as the City undergoes urban renewal.

The aging population of the City is consistent with national trends. Whilst the City encourages new families within the area, it should be recognized that the number of nuclear family households is decreasing. The aging of the 'baby boomer' generation will have significant social and economic outcomes. Careful planning is required to ensure that the City will be able to meet the needs of its older residents.

## 5. References

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