



LOCAL HOUSING STRATEGY PLAN

South Gosnells Housing Precinct

The South Gosnells Precinct is bounded by Corfield Street to the north-west, the Municipal boundary to the south-west and the Southern River to the east. The majority of development in the Precinct has been guided by Town Planning Scheme No. 10, approved in 1981 to facilitate development in this part of Gosnells.

Environmental Considerations

Soils: Dominant soils in the area are sand with some layers of sandy clay (Guildford Formation), and pockets of peat rich sand surrounding the northern section of Southern River Road.

Vegetation: Bush Forever Site 246 (Southern River) is located on the western boundary of the Precinct. Several Conservation Category Wetland (CCW) areas are located in the southern portion of the Precinct. Bush Forever Sites 255 and 464 abut the River, just south of the Precinct. Wetland areas in the south-east possibly worthy of conservation may require further investigation prior to future development.

Bunbury to Dampier Natural Gas Pipeline:

The Bunbury to Dampier Natural Gas Pipeline Corridor 300 metre buffer will be a constraint to development closest to the south-eastern boundary of the Precinct.

Housing Stock & Lot Sizes

- Housing stock in the Town Planning Scheme No. 10 area generally dates to the 1980s, and is mostly in good-average condition. A small number of dwellings date from the 1950's to 1970's.
- Lots generally range between 680m²-790m² in size, with some up to 900m².
- Lots in the recently approved subdivision on the corner of Southern River Road and Chamberlain Street generally range between 500m²-700m² in size.
- There are a number of group dwellings scattered across the Precinct.

Community Facilities & Land Use

Community services and facilities within the Precinct include:

- Ashburton Village shopping centre, which provides neighbourhood focus in the centre of the Precinct.
- An existing small neighbourhood centre located just north of Corfield Street, at the intersection with Harry Street.
- Five schools: Wirrabirra Primary, St Munchin's Primary, Seaforth Primary, Ashburton Primary and Gosnells Senior High School.
- The Richard Rushton Community Centre and the Huntingdale Infant Health Clinic, located within the Southern River Foreshore Reserve to the north.
- A potential neighbourhood centre that has been identified on the corner of Southern River Road and Chamberlain Street.
- Land use within the Precinct is predominantly residential; with educational, retail and recreational land uses.

Utilities & Infrastructure Services

Public Transport: The Precinct is generally well serviced by bus services, which follow Anaconda Drive, Southern River Road, Chamberlain Street, Ashburton Drive and Verna Street, linking to Corfield Street and the northern areas of Gosnells.

Roads: Corfield Street, an Other Regional Road under the MRS, Southern River Road, Verna and Chamberlain Streets, provide arterial road access. Tonkin Highway, a Primary Regional Road, will be extended along the south-east boundary of the Precinct. The internal road network is predominantly cul-de-sac in design.

Drainage: Drainage will require further investigation and possible future upgrades to allow for future residential development and density increases.

Sewer: Additional sewerage infrastructure will be required to facilitate urban development in substantial areas of the Precinct, particularly land south-east of Verna Street (which will be subject to a future structure plan), and south of Chamberlain Street.

Demographics - Census 2001

<i>Snapshot:</i>	<i>Percentage of the Population Aged:</i>	<i>Percentage of Households that area:</i>
<p>Total Population: 6,287</p> <p>Average Household Size: 2.94pp</p> <p>Separate Dwellings constitute 91% of the total housing stock.</p>	<p>Under 15 years: 27%</p> <p>Between 15 to 29 years: 25%</p> <p>Between 30 to 44 years: 24%</p> <p>Between 45 to 64 years: 20%</p> <p>65 years and over: 4%</p>	<p>Couple family with children: 43.5%</p> <p>Couple family w/o children: 21%</p> <p>One parent family: 18%</p> <p>Lone person: 16%</p> <p>Shared/Other/Not Stated: 1.5%</p> <p style="text-align: right;">(ABS 2001)</p>

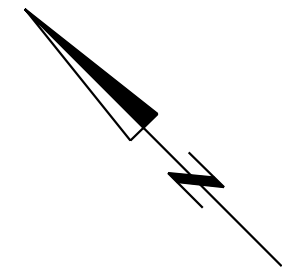
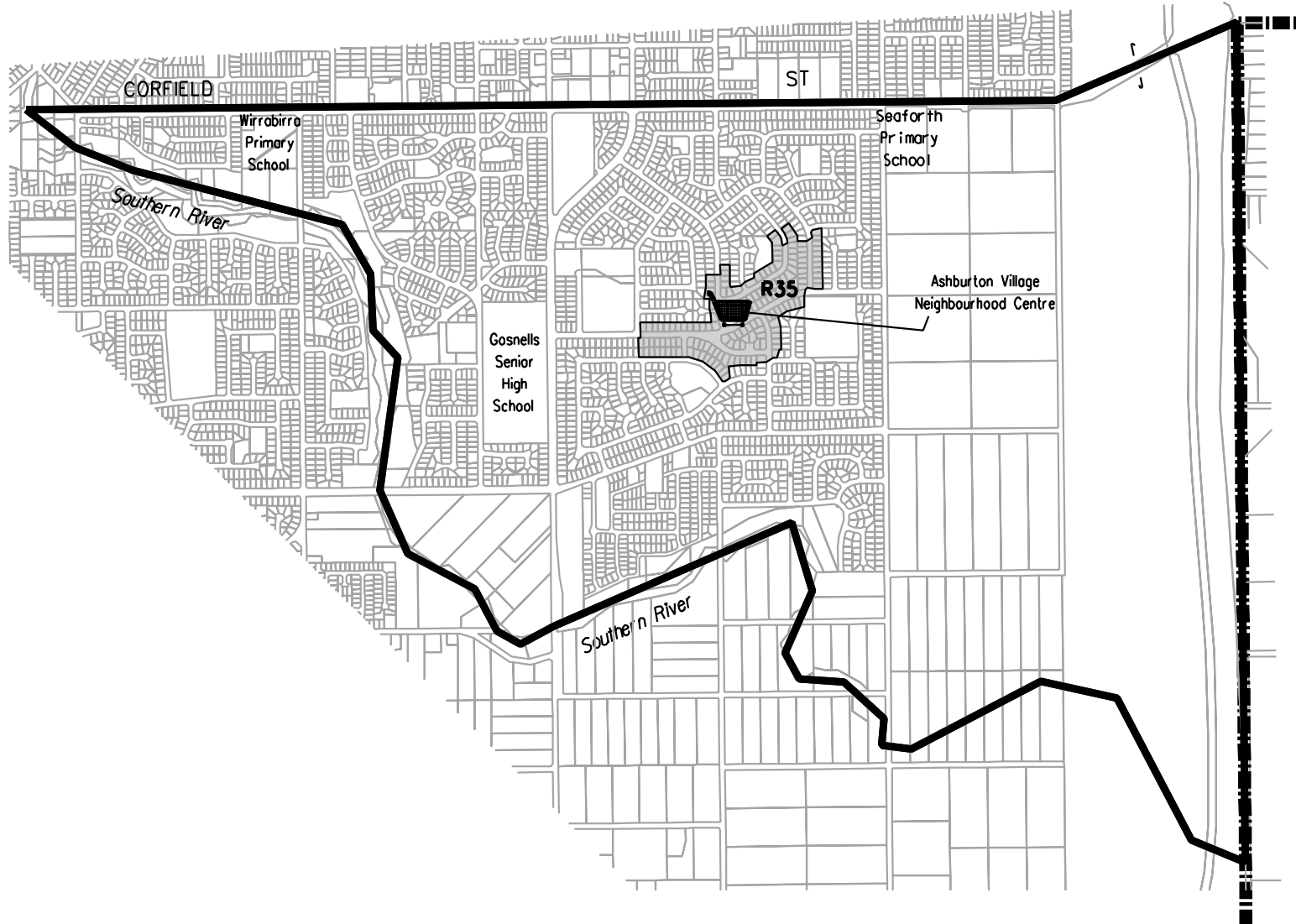


Issues/Opportunities at a Glance




- The Ashburton Village Neighbourhood Centre services the local area and provides some local employment opportunities and a neighbourhood focus.
- Provision of a range of community facilities.
- Introduction of extended infrastructure services will facilitate additional residential density in currently undeveloped areas.
- The Bunbury to Dampier Natural Gas Pipeline Corridor, 300 metre buffer affects land within the south eastern portion of this Precinct.
- Bush Forever Sites are located within the Precinct
- Wetland areas in the south-east of the Precinct may require further investigation prior to future development.

Recommendations

- Residential areas as shown on the plan generally within a 5 minute (400 metre) walk from the Ashburton Village Neighbourhood Centre be identified as suitable for an R35 density code.
 - This will generally result in 1 additional dwelling on average per existing lot, assuming lot sizes of 680m² – 750m² in the area.
- Where Outline Development Plans are not required “Spot” rezoning may be supported in areas identified in accordance with the provisions of the Local Housing Strategy.
- *Refer to Local Housing Strategy Section 7.0 (Implementation and Monitoring) for instances where exceptions to the above may apply.*



LEGEND

-  SUGGESTED MEDIUM DENSITY RESIDENTIAL AREAS
-  HOUSING PRECINCT BOUNDARY
-  SHOPS/MIXED USE CENTRE