



## LOCAL HOUSING STRATEGY PLAN

### North Huntingdale Housing Precinct

The North Huntingdale Precinct is bounded by Southern River to the north-east, Huntingdale Road to the south and Warton Road to the west.

#### Environmental Considerations

**Soils:** Dominant soils in the area are sand with some layers of sandy clay (Guildford Formation).

**Vegetation:** Bush Forever Site 246 incorporates the Southern River Foreshore Reserve on the north-eastern border of the Precinct, which contains open woodland native vegetation.

#### Community Facilities & Land Use

Community services and facilities within the Precinct include:

- The Huntingdale shopping centre (which is considered a small Local Centre) located on the corner of Warton Road and Matilda Street, on the north-west boundary.
- A small mixed business centre located on the north-west corner bounded by Warton Road, Corfield Road and Lilac Place, containing a medical centre, chemist, physiotherapy centre, naturopath clinic, settlement agency, real estate agency, veterinary clinic, lunch bar and a child care centre.
- Huntingdale Primary School located on Matilda Street in the centre of the Precinct.
- Passive recreation is well catered for with cycle and pedestrian paths located along the Southern River Foreshore Reserve, the Princess Street Reserve, Armstrong Park, and a good supply of local parks scattered across the Precinct.

Land use within the Precinct is predominantly residential, with a small amount of retail, office, educational and recreational land use provided by the open space areas and Recreation Reserves.

#### Housing Stock & Lot Sizes

- Residential development occurred mainly from the early 1970s–1980s, with much of the subdivision layout incorporating cul-de-sac design. There is some older housing closer to the river in the north (generally 1960s).
- Average lot sizes range between 650m<sup>2</sup> - 750m<sup>2</sup> with housing stock being mostly brick & tile single residential development.
- There are currently no grouped dwellings within the Precinct.

#### Utilities & Infrastructure Services

**Public Transport:** Warton Road is a major bus route with bus services also provided along Matilda Street, Balfour Street and Huntingdale Road.

**Roads:** Warton Road, designated an Other Regional Road under the Metropolitan Region Scheme is a proposed dual carriageway in the future. Together with Huntingdale Road they provide the major access links within the internal road layout. Southern River forms a physical barrier along the north-east boundary of the Precinct, and as there are no bridges over the river, access to Gosnells must be via Balfour and Bullfinch Road to the south, which connects to Southern River Road.

**Drainage:** Drainage upgrades are likely to be required if residential density increases around the Matilda Street Neighbourhood Centre.

**Sewer:** The Precinct is well serviced by sewerage infrastructure, however upgrades may be necessary in some areas.

#### Demographics - Census 2001

<i>Snapshot:</i>	<i>Percentage of the Population Aged:</i>	<i>Percentage of Households that are a:</i>
<p><b>Total Population:</b> 3,636</p> <p><b>Average Household Size:</b> 2.89pp</p> <p><b>Separate Dwellings constitute 93% of the total housing stock.</b></p>	<p>Under 15 years: 23%</p> <p>Between 15 to 29 years: 26%</p> <p>Between 30 to 44 years: 23%</p> <p>Between 45 to 64 years: 22%</p> <p>65 years and over: 6%</p>	<p>Couple family with children: 44%</p> <p>Couple family w/o children: 25%</p> <p>One parent family: 13.5%</p> <p>Lone person: 16%</p> <p>Shared/Other/Not Stated: 1.5%</p>
(ABS 2001)		



## North Huntingdale Housing Precinct

### Issues/Opportunities at a Glance




- The small Local Centre on Warton and Matilda Roads services the local area and provides some local employment opportunities and a neighbourhood focus.
- Provision of a range of community facilities.
- Infrastructure provision is generally good but may require upgrade in some areas to facilitate additional residential density.
- The Southern River foreshore is incorporated into a Bush Forever site.

### Recommendations

- Residential area as shown on the plan generally within a 5 minute (400 metre) walk from the small Local Centre located on the corner of Warton Road and Matilda Street 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 680m<sup>2</sup>–750<sup>2</sup> in the area.
- Where Outline Development Plans are not required “Spot” rezoning may be supported 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