



LOCAL HOUSING STRATEGY PLAN

Langford Housing Precinct

The Langford Precinct incorporates the suburb of Langford and is bounded by the Canning River to the north-east, the future Roe Highway to the south-east and Nicholson Road to the west.

Environmental Constraints

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

Vegetation: Significant vegetation sites of conservation value include the Canning River (Bush Forever site 224) to the north and the Tom Bateman Reserve (Bush Forever Site 456), containing Conservation Category Wetlands.

Noise: 20 ANEF Contours affect a significant area in the western portion of the Precinct.

Community Facilities & Land Use

Community services and facilities within the Precinct include:

- Langford Village Shopping Centre, designated a Local Centre under TPS6, includes shops, post office, medical centre, tavern and fuel station.
- Langford Community Centre, includes a Child Care Centre and Senior Citizens Club, and a youth group.
- Langford Sports Ground, where activities include softball, athletics, tee-ball and netball.
- Other recreation areas, including small local parks and regional parkland to the north (Hester Park) and south.
- There are two primary schools within the Precinct (one public and the other private).

Land use within the Precinct is predominantly residential, with a small amount of Commerce, some educational and cultural uses, and a significant amount of recreational land use provided by the open space areas and Recreation Reserves.

Housing Stock & Lot Sizes

- Housing dates mostly from the 1960s and the 1970s. Newer housing stock (post-1980) is located to the north and north-east of the Precinct.
- Lot sizes generally vary from 550m² - 800m².
- The quality of housing ranges from good/average to poor condition. Some housing has already been redeveloped through the Ministry for Housing's *Langford Living* urban renewal project, reducing public housing from 30% to 10%.
- The majority of housing is low-density brick and tile, however spot rezonings to R30 have resulted in some small clusters of grouped and multiple dwellings, including townhouses.
- White House Reception Centre, a homestead built in 1888, is one of the few Municipal Heritage Inventory properties.

Utilities & Infrastructure Services

Public Transport: Public transport provision is principally provided by bus services along Langford Avenue, Nicholson Road and Spencer Road. The Precinct is also located close to the proposed Thornlie Railway Station.

Roads: The Precinct is well serviced by and connected to surrounding areas by the regional road network namely Roe Highway, and Nicholson and Spencer Roads.

Drainage: The area has adequate drainage, however some areas may need improved drainage to support further development.

Sewer: The majority of the Precinct is provided with reticulated sewer, however upgrades may be necessary in some areas.

Demographics - Census 2001

Total Population: 4,444

Average Household Size: 2.7

Percentage of the Population

Born:

In Australia: 56%

Overseas: 38%

Visitors/Not Stated: 6%

Percentage of the Population

Aged:

Under 15 years: 24%

Between 15 to 29 years: 23%

Between 30 to 44 years: 20%

Between 45 to 64 years: 25%

65 years and over: 8%

Percentage of Households that are a:

Couple family with children: 37%

Couple family w/o children: 19%

One parent family: 16%

Lone person: 25%

Shared/Other/Not Stated: 3%

Separate Dwellings constitute 81% of the total housing stock. (ABS 2001)

Employment

Sites of employment within the Precinct include the Langford Village Shopping Centre, the Community Centre, as well as two primary schools.



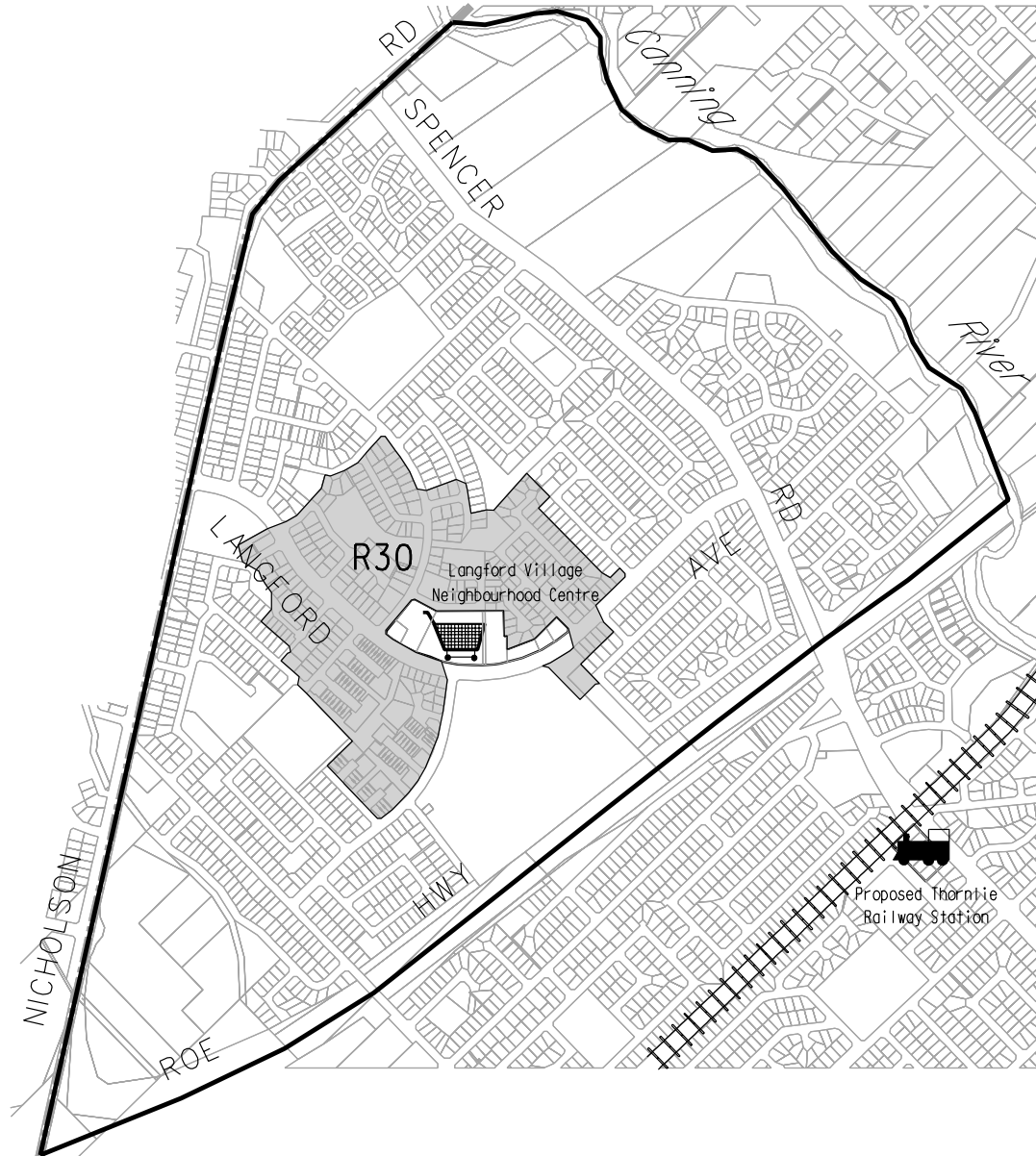
Langford Housing Precinct

Issues/Opportunities at a Glance





- Langford Village Shopping Centre services the local area and provides some local employment opportunities and a neighbourhood focus.
- Ministry for Housing's *Langford Living* urban renewal project has upgraded a significant number of residential sites within the Precinct.
- 20 ANEF Contours affect a significant area in the western half of the Precinct.
- Good community facility provision.
- Infrastructure provision is generally good but may require upgrade in some areas to facilitate additional residential density.

Recommendations

- Residential area as shown on the plan generally within a 5 minute (400 metre) walk from the Langford Village Neighbourhood Centre be identified as suitable for an R30 density code.
 - This will generally result in 1 additional dwelling on average per existing lot, assuming lot sizes of 600m² – 800m² in the area.
- Where 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

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