



LOCAL HOUSING STRATEGY PLAN

Thornlie East Housing Precinct

The Thornlie East Precinct is bounded by the Canning River and Southern River to the north and east, Spencer Road to the south and the future Roe Highway to the west.

Environmental Constraints

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

Vegetation: Significant sites of conservation value include the Canning and Southern River Foreshore Reserves (identified as Bush Forever Site 246), containing Conservation Category Wetlands.

Community Facilities & Land Use

Community services and facilities within the Precinct include:

- Thornlie Square Shopping Centre, designated a District Centre under TPS6.
- Spencer Village Shopping Centre, designated a Local Centre under TPS6.
- Leisure World (an indoor aquatic centre) adjacent to the Thornlie Square Shopping Centre, includes a gymnasium.
- Thornlie Library and Thornlie Skate Park.
- Thornlie Infant Health Clinic.
- Thornlie Community Centre.
- Thornlie Primary School and an Islamic College.
- Thornlie Tennis Club and Bowling Club.
- Thornlie TAFE Campus in the south-east.

Land use within the Precinct is predominantly residential, with a significant amount of commercial land use at the two neighbourhood centres, as well as educational, cultural and recreational uses within the Thornlie Square area.

Housing Stock & Lot Sizes

- Some housing located north of the Thornlie Square Shopping Centre dates back to pre-1950 however the majority dates to the 1970's. Lot sizes vary between 650m²-1,000m² and are based on a grid road layout.
- Housing south of the Shopping Centre generally dates to the 1960's - 1970's, on lots between 750m²-850m². Some 1980's subdivision exists adjacent to Burslem Drive with lots generally between 650m²-750m²
- The quality of housing generally ranges from average to good condition, the majority being brick and tile.
- A small number of grouped dwellings have developed across the Precinct.

Utilities & Infrastructure Services

Public Transport: Public transport provision is currently provided by bus services along Spencer Road, Royal Street, Spring Road and Thornlie Avenue. The future Thornlie railway station is to be located south of Spencer Road and will include a new bus interchange facility and a new bridge over Spencer Road.

Roads: The Precinct is well serviced by and connected to surrounding areas by the regional road network, including Spencer Road, Roe Highway, and Burslem Drive.

Drainage: It is likely that increased urban development will require further drainage infrastructure provision, particularly in areas close to the railway line and Spencer Road.

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

Demographics - Census 2001

Total Population: 4,926
Average Household Size: 2.5
Percentage of the Population Born:
 In Australia: 61%
 Overseas: 33%
 Visitors/Not Stated: 6%

Percentage of the Population Aged:
 Under 15 years: 22%
 Between 15 to 29 years: 22%
 Between 30 to 44 years: 21%
 Between 45 to 64 years: 24%
 65 years and over: 11%

Percentage of Households that are a:
 Couple family with children: 31%
 Couple family w/o children: 27%
 One parent family: 15%
 Lone person: 24%
 Shared/Other/Not Stated: 3%
Separate Dwellings constitute 83% of the total housing stock. (ABS 2001)

Employment

Sites of employment within the Precinct include Spencer Village, Thornlie Square Shopping Centre, the Thornlie Library, Leisure World, Thornlie Community Centre, the two schools and the Thornlie TAFE Campus.



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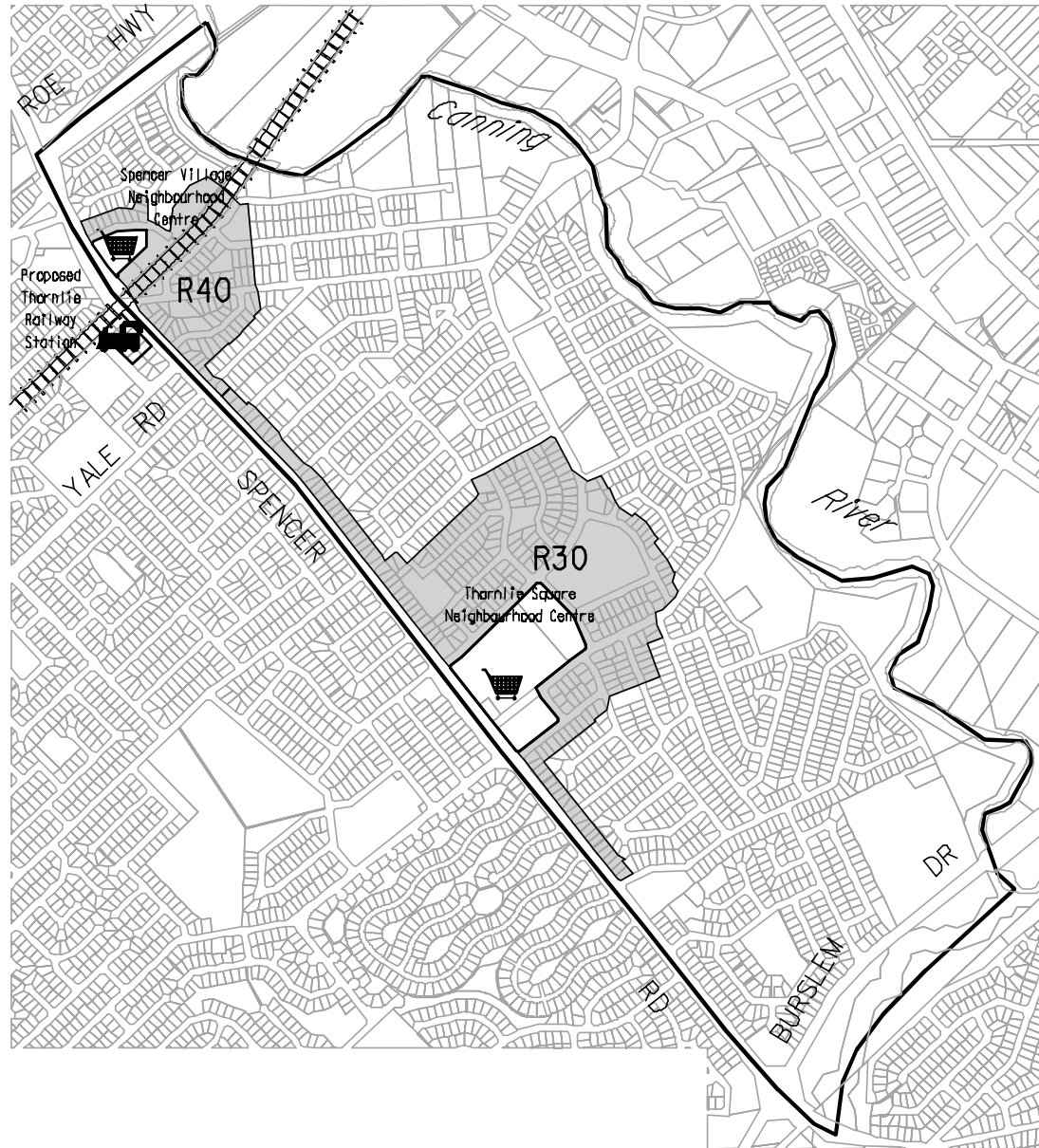
Thornlie East Housing Precinct

Issues/Opportunities at a Glance





- Thornlie Square Shopping Centre services the local area well and provides significant local employment opportunities and a neighbourhood focus in the centre of the Precinct.
- Spencer Village provides a neighbourhood focus in the north-west corner of the Precinct.
- Good community facility provision.
- Consideration of traffic management issues in areas closest to the future Thornlie Railway Station will be addressed jointly by State Government and the City.
- Infrastructure provision is generally good but may require upgrade in some areas to facilitate additional residential density.

Recommendations

- Residential areas as shown on the plan generally within a 5 minute (400 metre) walk from the Thornlie Square Neighbourhood Centre and/or fronting Spencer Road be identified as suitable for an R30 density code.
 - This will generally result in 1 to 2 additional dwellings on average per existing lot, given average lot sizes of 700m² – 1,000m² in the area.
- Residential area as shown on the plan generally within a 5 minute (400 metre) walk from the Spencer Village Neighbourhood Centre be identified as suitable for an R40 density code.
 - This will generally result in 2 to 3 additional dwellings on average per existing lot, given average lot sizes of 700m² – 950m² 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