



LOCAL HOUSING STRATEGY PLAN

Thornlie South Housing Precinct

The Thornlie South Precinct is bounded by Spencer Road to the north-east, Warton Road to the south-east, Garden Street to the south-west, and Yale/Murdoch and Hume Roads to the north.

Environmental Considerations

Soils: Dominant soils in the area are sand with some layers of sandy clay (Guildford Formation). An area of peat rich sand extends along the Forest Lakes Reserve.

Vegetation: A wetland area of possible local biodiversity conservation significance has been identified within the undeveloped site adjacent to the Forest Lakes Shopping Centre, and will require further investigation.

Community Facilities and Land Use

Community services and facilities within the Precinct include:

- Forest Lakes Shopping Centre, zoned a District Centre under TPS 6, being located in the centre of the Precinct and provides the neighbourhood focus in the Precinct. The site includes the Don Russell Performing Arts Centre, Lakers Tavern and Forest Lakes Infant Health Centre.
- A small Local Centre located just outside the Precinct, on the corner of Warton and Matilda Roads, in the northern portion of the Precinct.
- A childcare centre approval for a portion of the Local Centre zoned site on Garden Street. The remaining portion of this site is yet to be developed.
- A Detailed Area Plan being adopted for the area south of the Garden Street/Nicholson Road corner. This plan proposes 4,500m² retail space, home-based business, and residential densities between R30-R40.
- Four schools, including Thornlie Senior High School, South Thornlie Primary, Sacred Heart Primary (a private school), and Forest Crescent Primary School.
- The Castle Glen tennis courts, located to the north-east of the Precinct.
- An even spread of parks and reserves, containing many wetlands across the Precinct.

Land use within the Precinct is predominantly residential, with substantial retail and services at the Forest Lakes Shopping Centre, as well as educational, cultural, and recreational land uses.

Housing Stock and Lot Sizes

- In the 'Crestwood' subdivision to the north-east, lots range between 760m²-800m² in size.
- Lots generally range between 680m² - 750m² in the remainder of the Precinct, with some to the south up to 990m² in size.
- Lots located close to the Forest Lakes Shopping Centre to the south are generally smaller, ranging between 500m² - 750m².
- Housing in the northern portion of the Precinct, including the Crestwood estate, generally dates to the 1970s, with some scattered 1960s and 1980s development. In the remainder of the Precinct housing generally dates to the 1980s-1990s and is in good condition.
- The majority of the subdivision in the Precinct incorporates cul-de-sac design.
- There is some grouped dwelling development, particularly in the northern portion of the Precinct.

Utilities and Infrastructure Services

Public Transport: The area is well serviced by bus services that follow major arterial roads (Forest Lakes Drive, Murdoch Road, Ovens Road, Humes Road, Spencer Road and Warton Road). The possible future Nicholson Road railway station, which may be located just south of the Nicholson Road/Garden Street intersection, would greatly enhance the accessibility of surrounding areas to the city via the Perth-Armadale railway line.

Roads: The Precinct is well serviced by and connected to surrounding areas by the regional road network, including Garden Street, Warton Road, Spencer Road, and Nicholson Road.

Drainage: Access to drains is problematic in some areas, eg. within the Crestwood estate. Drainage studies will be required to accommodate additional housing on currently undeveloped sites.

Sewer: There will be need for some additional sewerage infrastructure, notably the undeveloped site adjacent to the Forest Lakes Shopping Centre as well as a site located at the Yale Road/Garden Street intersection.

Demographics - Census 2001

<i>Snapshot:</i>	<i>Percentage of the Population Aged:</i>	<i>Percentage of Households that are a:</i>
Total Population: 11,130 Average Household Size: 3.1pp Separate Dwellings constitute 93.5% of the total housing stock.	Under 15 years: 24% Between 15 to 29 years: 22% Between 30 to 44 years: 24% Between 45 to 64 years: 25% 65 years and over: 5%	Couple family with children: 54% Couple family w/o children: 25% One parent family: 9% Lone person: 10% Shared/Other/Not Stated: 2%

(ABS 2001)

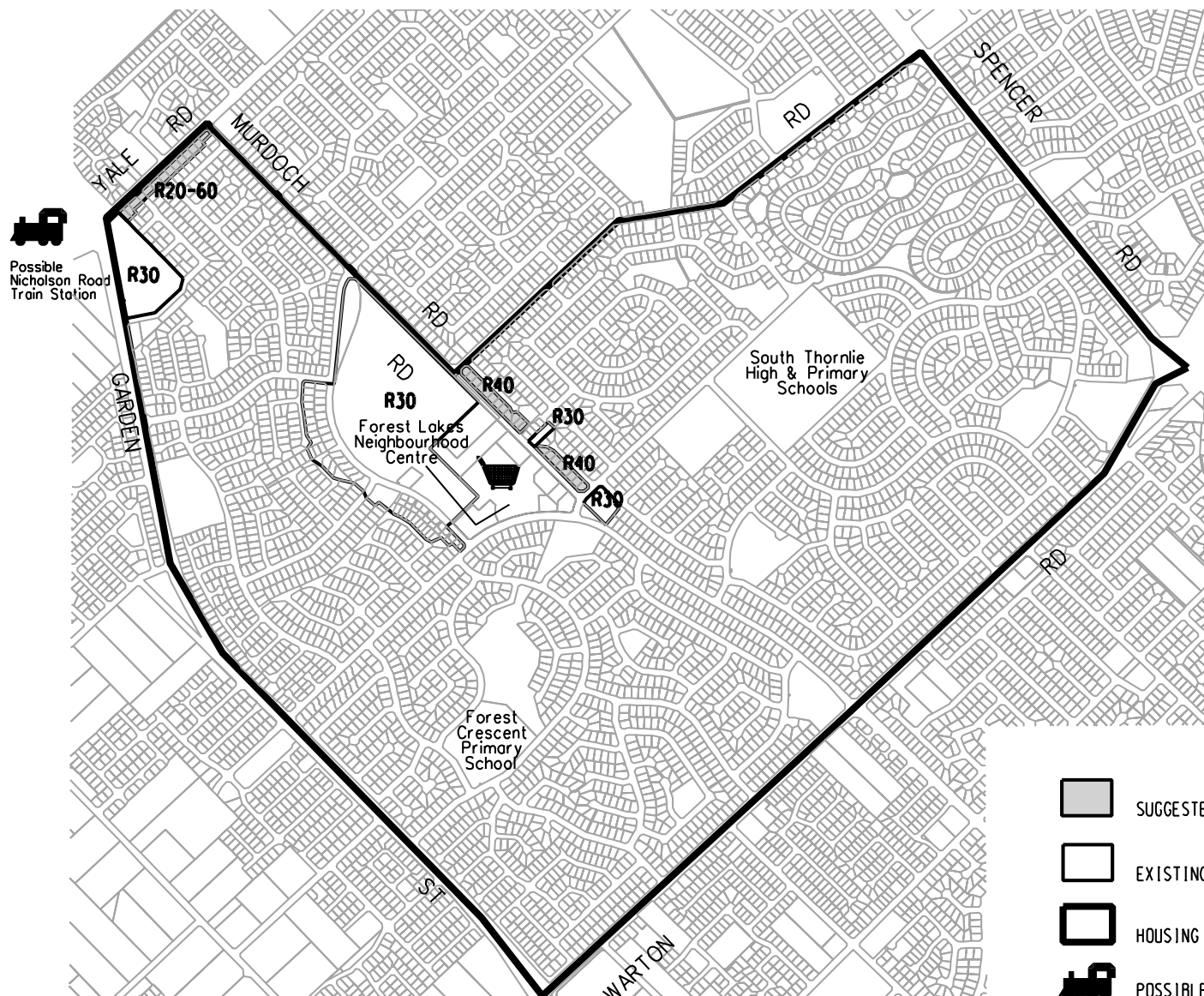


Issues/Opportunities at a Glance

- There is a wetland of possible local biodiversity conservation significance.
- There is limited potential for development within the Precinct due to the on average smaller sized lots and generally good condition of housing.
- Possible future development of the Nicholson Road railway station would greatly improve the Precinct's accessibility to the city centre via the Perth – Armadale railway.
- Extensive cul-de-sac street layout has been used, resulting in poor street permeability.

Recommendations






- Residential areas as shown on the plan in close proximity to the Forest Lakes District Centre be identified as suitable for a density code of R40.
 - This will generally result in an average of 1 additional dwelling per existing lot, or two-storey townhouse redevelopment, based on existing lot sizes of 680m²–690m² in the area and increase street surveillance.
- Residential areas as shown on the strategy plan, in close proximity to the location of the possible future Nicholson Road Railway Station be identified as suitable for a split density code of R20/R60. A density of R20 is considered appropriate for the area until such time as the development of the proposed Railway Station has been confirmed, when a density code of R60 would be considered appropriate 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.




Possible
Nicholson Road
Train Station



LEGEND

-  SUGGESTED MEDIUM DENSITY RESIDENTIAL AREAS
-  EXISTING R30 DENSITY AREAS
-  HOUSING PRECINCT BOUNDARY
-  POSSIBLE FUTURE TRAIN STATION
-  SHOPS/MIXED USE CENTRE