



LOCAL HOUSING STRATEGY PLAN

North Gosnells Housing Precinct

The North Gosnells Precinct is located within the suburb of Gosnells and is bounded by the Canning River to the north east, Albany Highway to the east, the Southern River to the west and Corfield Street to the south. The Precinct includes land currently controlled by Guided Town Planning Scheme 20, and as such has been excluded from consideration as part of the Local Housing Strategy process.

Environmental Constraints

Soils: Dominant soils in the area are Guilford formation clayey sand and sandy silty clay and Southern River Complex sand with isolated patches of peat rich sand.

Vegetation: Sites containing significant vegetation of conservation value include: Mary Carroll Park conservation category wetland (Bush Forever Site 124) as well as the Canning River (Bush Forever Site 246).

Community Facilities & Land Use

Community services and facilities within the Precinct include:

- A variety of services and facilities within the Gosnells Town Centre including the Gosnells Library, Addie Mills Senior Citizens Centre along with a significant amount of other commercial activities.
- The Gosnells Recreation Ground off Stalker Road (an active recreation park). A large number of small pocket parks, as well as the larger Robinson Park on the southern boundary, Pioneer Park along the Canning River and Mary Carroll.
- The Gosnells Family Hospital, corner of Eudoria and Dorothy Streets.
- The Gosnells Museum (Wilkinson Homestead).
- The George Street and Corfield Street Neighbourhood Shopping Centres.
- Thornlie TAFE Campus is located just outside the Precinct, on the northern side of Burslem Drive.

In relation to land use the Precinct accommodates a significant mix of residential and commercial development.

Housing Stock & Lot Sizes

- Housing dates from pre-1950s (as early as 1902) to post 1980s development to the north of Fremantle road. Several places are listed on the City's Municipal Heritage Inventory.
- There are several grouped dwelling developments (predominantly for aged persons) close to the railway.
- The quality of housing, generally, ranges from average to good condition.
- Lot Sizes vary from 819m² to 1315m²

Utilities & Infrastructure Services

Public Transport: Public transport within the Precinct consists of the Perth-Armadale railway line, with two stations, Gosnells and Seaforth. In addition there are bus services along Albany Highway as well as some within the inner Precinct area, which link to south-eastern suburbs and the Perth city centre.

Roads: The Precinct is well serviced by and connected to surrounding areas by the regional road network, namely Albany and Tonkin Highways.

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

Sewer: There is a need for sewerage infrastructure in the portion of land between the railway and Homestead Road to facilitate increased development.

Demographics - Census 2001

Total Population: 10596

Average Household Size: 2.5

Percentage of the Population

Aged:

Under 15 years: 20%

Between 15 to 29 years: 21%

65 years and over: 16%

Percentage of the Population Born:

In Australia: 64%

Overseas: 31%

Not Stated: 4.7%

Separate Dwellings constitute 79% of the total housing stock.

Percentage of Households that are a:

Couple family: 27%

Couple family w/o children: 25%

One parent family: 13%

Other family: 1%

Lone person: 29%

Other and Not Stated: 5% (ABS 2001)

Employment

Sites of employment within the Precinct include the Gosnells Town Centre; the City of Gosnells Administration building; West Gosnells Neighbourhood Centre (corner of Fremantle Road and George Street); and Corfield Shopping Centre (corner Corfield and Harry Streets).



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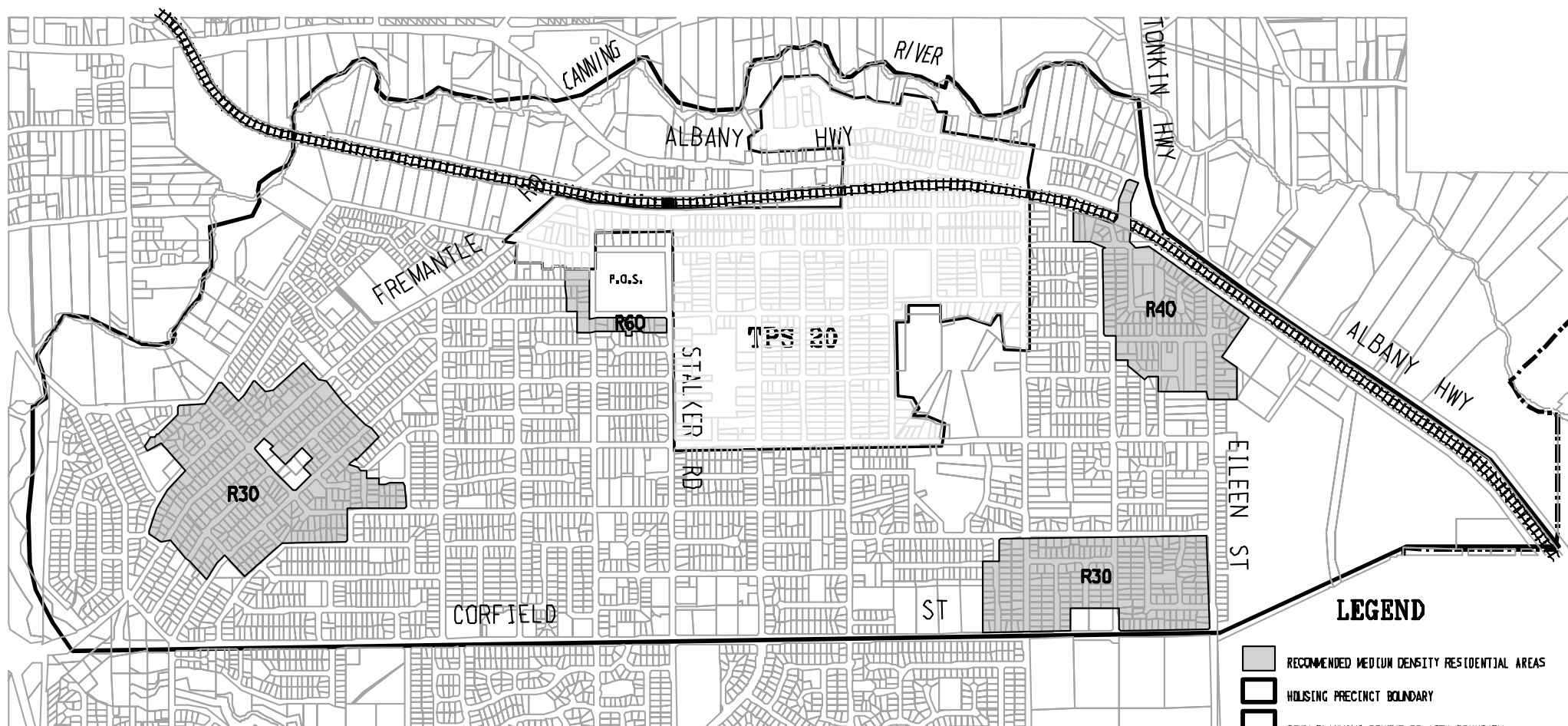
North Gosnells Housing Precinct

Issues/Opportunities at a Glance







- Gosnells and Seaforth Railway Stations are located within Precinct.
- The Precinct is well serviced by community services and facilities and there is significant potential for local employment with the Gosnells Town Centre located within the Precinct.
- Majority of Precinct is provided with sewer with the exception of the properties on the northern side of Homestead Road.
- The Dampier to Bunbury Natural Gas Pipeline Corridor is located within the southern corner of the Precinct and this buffer area will be subject to specific development guidelines.
- Infrastructure provision is generally good.
- George Street and Corfield Street shopping centres provide neighbourhood focus points.

Recommendations

- Residential area as shown on the plan generally within 400-metres of the Seaforth Railway Station be identified as suitable for an R40 density code.
- Residential area fronting the Gosnells Recreation Ground as shown on the plan be identified as suitable for an R60 density code due to its proximity to the Gosnells Railway Station.
- Residential area as shown on the plan generally within 400-metres of the George Street Neighbourhood Centre be identified as suitable for an R30 density code.
- Outline Development Plans be prepared as required to coordinate subdivision of larger lots and to ensure adequate infrastructure provision – particularly in the area of drainage.
- Where such 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

-  RECOMMENDED MEDIUM DENSITY RESIDENTIAL AREAS
-  HOUSING PRECINCT BOUNDARY
-  TOWN PLANNING SCHEME 2D AREA BOUNDARY
-  PUBLIC OPEN SPACE
-  TRAIN STATION
-  SHOPS/MIXED USE CENTRE