

What will the community need?

Housing and private open space

Suburb comprises 'Rural Water Protection' zone (with portion within the Jandakot-North Treeby District Structure Plan area identified for potential rezoning to 'urban') and greenfield residential development mainly, low to medium density planned until 2039.

Population and households

The total population is projected to almost double by 2046. While the young population (0–19 years) will grow significantly in number—up 87%—it will slightly reduce as a share of the total, from 29% to 28%. The working-age group (20–54 years) will also see strong growth of 74%, but its proportion will decline from 54% to 48%.

The most notable demographic shift is among older residents, with those aged 55 and over expected to increase by around 168%, rising from 17% to 24% of the population.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	14.4% POS, above the 10% benchmark. - Currently above the 33.6m² of POS per capita with 37m², reducing significantly to 26.7m² by 2046. - While current quantity of POS appears sufficient to meet community needs, projected population growth is expected to place increasing pressure on these areas although additional POS will also be provided through local structure planning within the proposed Jandakot- North Treeby District Structure Plan area.
Access	- All households in the Residential precinct are within the 400m radius catchment. - No POS in the 'Rural Water Protection' zone. - Existing oval at Treeby Reserve, along with the planned future oval to the east of Treeby (Fairway View POS), will provide a well-balanced distribution of sporting POS across the existing area. - Expectation for provision of district-level sporting facilities, in recognition of significant potential additional residential development within the proposed Jandakot-North Treeby District Structure Plan area. - Vegetation shades 2% of road reserves – lower than both the City's 8% and the Perth-Peel suburb average of 15%.
Quality and function	- Despite a higher proportion of linear POS compared to most suburbs, the area maintains a well-balanced POS network in terms of both hierarchy and function. - Good distribution of diverse playgrounds and amenities over the suburb with almost half being accessible and a third providing wheelchair access, catering to a range of age groups, including a Senior's Exercise Park (Gavelia Park). - A number of higher specification developer-funded playgrounds and infrastructure items – at the end of their lifecycle, like-for-like replacement may not be financially feasible or equitable where cost of those elements is significantly greater than typically spent for that type of POS – as surrounding infrastructure and accessibility improves reserves may devolve to their long-term intended function and typical level/range of amenities, considering community need. 1 central enclosed dog park. - Vegetation shades 13% of the Parks – lower than both the City's 26% and the Perth-Peel suburb average of 34%.

Cash-in-lieu

No current CIL funds available with minimal to come as greenfield development will include land provision and embellishment by developers.

Outcomes

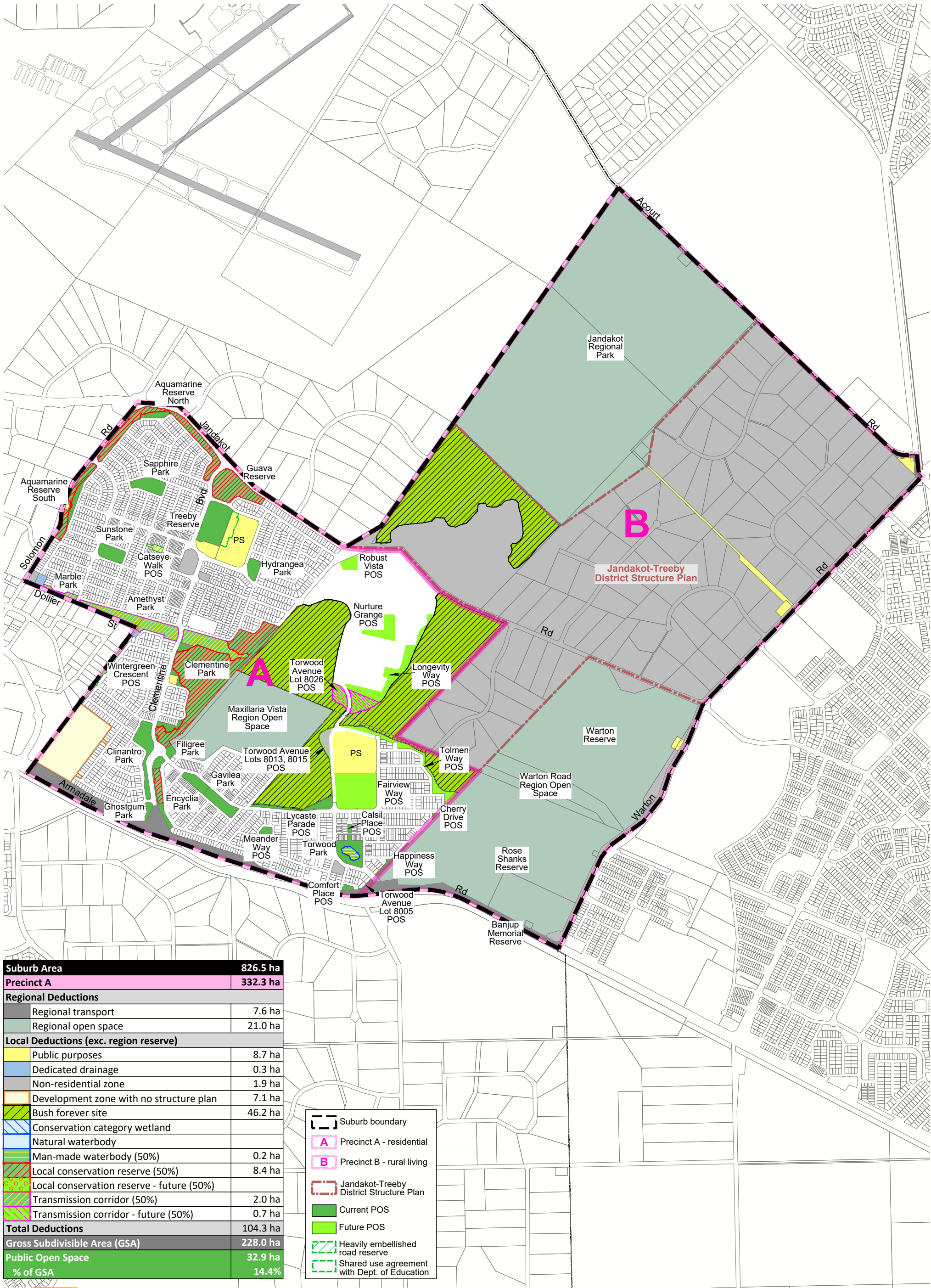
Developer requirements

- ✓ As per Section 4 of the POS Strategy.
- ✓ City commissioned Otium Report identifies the need for 2 x 2 oval sites for District Playing Fields, plus a further 2 x Department of Education ovals (ideally one of each in Jandakot, and one of each in Treeby).
- ✓ Provision of POS must provide sufficient opportunities for active recreation and to meet community need along with protection of conservation values, with 10% POS being the minimum required provision.

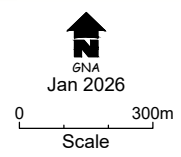
Suburb specific priorities and considerations

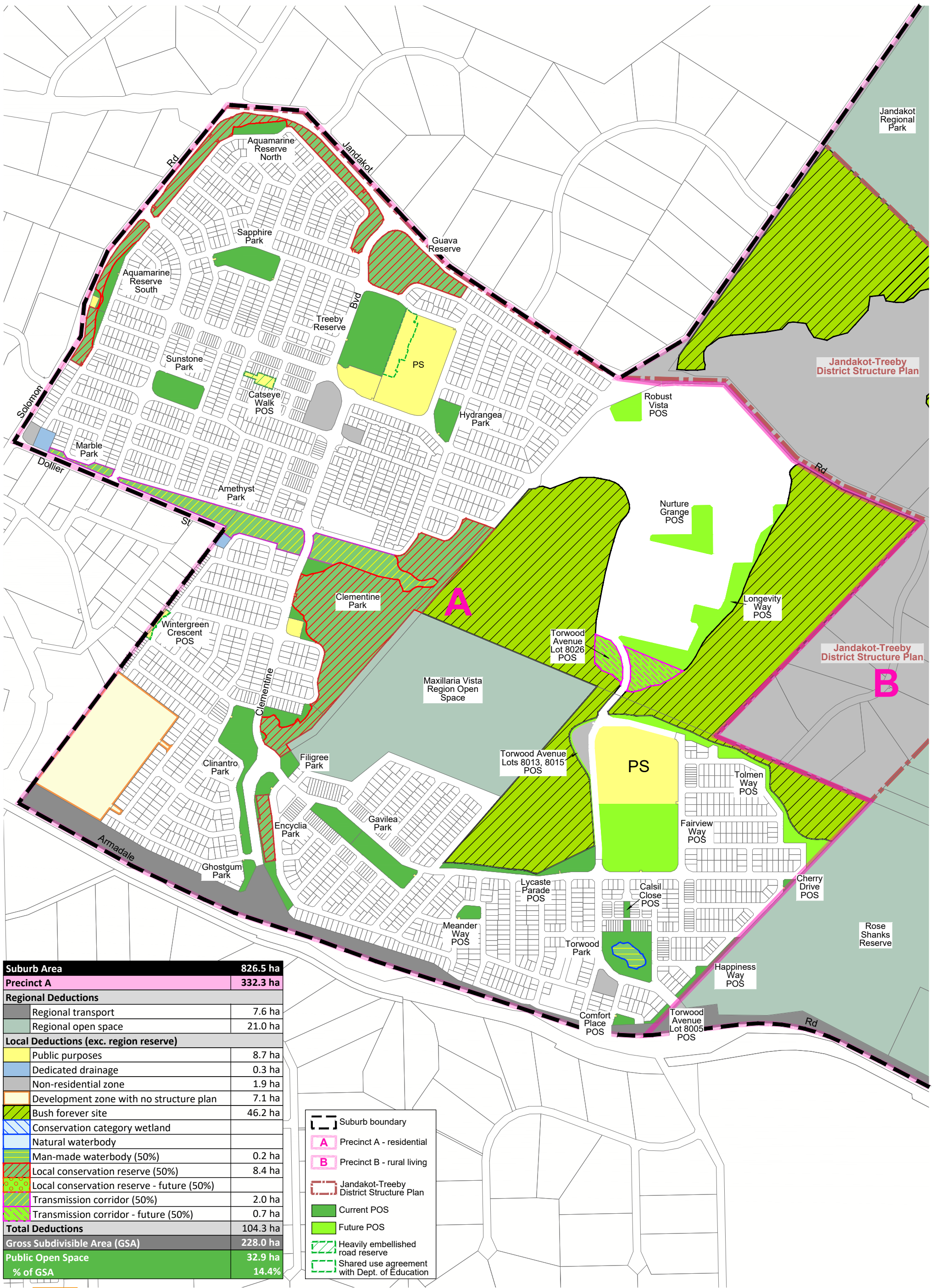
The following will guide POS planning, POS design and expenditure of cash-in-lieu funds in Treeby:

- Priority will be given to advocating for larger POS and active playing and addressing gaps in community need.
- Ongoing advocacy for the State Government to acquire and develop land to facilitate delivery of sufficient sized local and district-level POS, to overcome the difficulties in delivery due to the fragmentation of land within the Urban Expansion area.
- Consider the district playing fields identified as being required in the 'City commissioned Otium Report' - 2 x 2 oval sites for District Playing Fields, plus 2 x Department of Education ovals (ideally one of each in Jandakot and Treeby).
- Opportunity to support increased canopy in road reserves and parks, subject to confirmation of suitable locations through the Urban Forest Plan.



Treeby
Gross POS Calculations





Suburb Area		826.5 ha
Precinct A		332.3 ha
Regional Deductions		
Regional transport	7.6 ha	
Regional open space	21.0 ha	
Local Deductions (exc. region reserve)		
Public purposes	8.7 ha	
Dedicated drainage	0.3 ha	
Non-residential zone	1.9 ha	
Development zone with no structure plan	7.1 ha	
Bush forever site	46.2 ha	
Conservation category wetland		
Natural waterbody		
Man-made waterbody (50%)	0.2 ha	
Local conservation reserve (50%)	8.4 ha	
Local conservation reserve - future (50%)		
Transmission corridor (50%)	2.0 ha	
Transmission corridor - future (50%)	0.7 ha	
Total Deductions		104.3 ha
Gross Subdivisible Area (GSA)		228.0 ha
Public Open Space		32.9 ha
% of GSA		14.4%

- Suburb boundary
- Precinct A - residential
- Precinct B - rural living
- Jandakot-Treeby District Structure Plan
- Current POS
- Future POS
- Heavily embellished road reserve
- Shared use agreement with Dept. of Education

Treeby Precinct A

Gross POS Calculations

