

What will the community need?

Housing and private open space Moderate level of infill is expected by 2046, primarily through subdivision of larger lots under the current zoning, dispersed throughout the area. Most residential lots are over 500m², offering useable outdoor living spaces.	Population and households The overall population is projected to grow modestly by about 2% between 2024 and 2046. The share of young people (aged 0–19) will remain stable at around 26%, with only a slight increase in numbers. The most notable demographic shift will be the ageing population: those aged 55 and over are expected to rise significantly by more than 50%, increasing their share from 25% to 37% of the total population. In contrast, the working-age group (20–54) will experience a substantial decline, both in size and proportion, falling from 49% to 37%.
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Assessment of public open space to meet community need

Key measures	Outcome
Amount	8.3% POS, below the 10% threshold. - Proposed removal of future Yardie Crescent POS is noted, given little demand for another pocket park, and cash-in-lieu alternatively being provided to enhance Spinnaker Park to meet community need. - Below the 33.6m² of POS per capita with 30.5m² currently reducing to 30.4m² by 2046. - While a moderate shortfall of POS (quantity and per capita), proximity to the Little Rush and Yangebup Regional Reserve in the context of a minor increase of the population and limited infill means the existing quantity of POS should be sufficient to meet the need of the community.
Access	- Most households within the Residential precinct are within the 400m radius catchment, except for a small pocket on the northeastern edge of the suburb, however, these homes are within 400m of the Little Rush Lake Regional Reserve. - While Yangebup has only one sporting reserve located in its eastern part, residents in the western area also benefit from access to Radonich Sporting Reserve in the neighbouring suburb of Beeliar. - No POS available within the Industrial precinct. - Vegetation shades 7% of road reserves – lower than both the City’s 8% and the Perth-Peel suburb average of 15%.
Quality and function	- Good balance of POS in terms of function and hierarchy. - Access to the natural environment is also available through Little Rush Lake and Yangebup Lake, both featuring walking tracks around the water bodies, with Little Rush Lake including custom-designed electric gates to provide access for people who use mobility aids. 14 playgrounds well-distributed with one fenced, two thirds being accessible but only one providing wheelchair access, complemented by one playground at Little Rush Regional Reserve. - Strong focus on playgrounds and overall lack of fitness equipment and senior’s exercise equipment. - Cockburn Bowling and Recreation Club caters for a wide range of sports activities and contributes to the recreational opportunities in the area. - Three dog parks well-distributed across Yangebup, though a gap exists in the western area beyond the railway line. Future enclosed dog park is proposed at Radonich District Reserve in Beeliar, which could serve residents in west Yangebup where dog park access is currently lacking. - Vegetation shades 30% of the Parks – higher than the City’s 26% but lower than the Perth-Peel suburb average of 34%. - Opportunity for POS along Beeliar Drive to contribute to the Beeliar Drive/Armadale Road Ecological Corridor.

Cash-in-lieu Substantial CIL balance (\$591,220). Given the limited, small-scale infill development planned, only minimal future contributions are expected, except for the Tindal Avenue Structure Plan (subject to an amendment) where CIL is preferred to a pocket park.

Outcomes

Developer requirements ✓ As per Section 4 of the POS Strategy.
Suburb specific priorities and considerations The following will guide POS planning, POS design and expenditure of cash-in-lieu funds in Yangebup: - Priority will be given to improving diversity of parks and addressing gaps to ensure the community’s needs are met with a focus on adult and senior amenities. - Identified potential gap in dog exercise areas in the Western part of the suburb. - Potential to deliver wheelchair-accessible playground(s) to improve inclusive play opportunities. - Priority to address equity of access, by identifying underserved community groups not currently benefiting from existing park features and guiding targeted improvements through future POS-enabled planning.

