

WATTLEUP

What will the community need?

Population, housing and private open space

Low population density expected to remain steady by 2046.

Suburb comprises mainly the Latitude 32 Industrial area, with Rural zoned properties in the south and east with no further subdivision potential.

Residents have large areas of private open space which support recreation by offering space, nature, and options for diverse outdoor activities.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	10% POS requirement not applicable; majority of the suburb is subject to the Hope Valley Wattleup Redevelopment area (Latitude 32 industrial area) and the remaining area is rural.
Access	400m radius catchment not applicable; being low density housing, residents would typically rely on vehicles to access services and amenities including POS. - No sporting Reserve within the suburb; closest one is Frankland Reserve in Hammond Park. - Proximity to Thomson Lake which is part of the Beeliar Regional Park and offers walking track and scenic views around the water body. 17% of road reserves shaded by vegetation which is largely over the City's average (12%).
Quality and function	- One Nature reserve including a playground. - Future POS (Wattleup Swamp) will be predominately a nature reserve given this is a Conservation Category Wetland and Aboriginal Cultural Heritage site. - No amenities for workers of Latitude 32 area, however potential for inclusion on perimeter of drainage reserves. - No dog parks, however given large lot sizes, need is expected to be limited and catered for by dog parks in the nearby suburbs. - Major Regional Ecological Linkage through the suburb - opportunity to establish an ecological corridor connecting western and eastern portions of Beeliar Regional Park. - Rowley and Russell Roads identified as major ecological corridors, and Wattleup Road as a minor corridor, which may shift to Dalison Avenue.

Cash-in-lieu

No CIL currently available, and no additional contributions are anticipated.

Outcomes

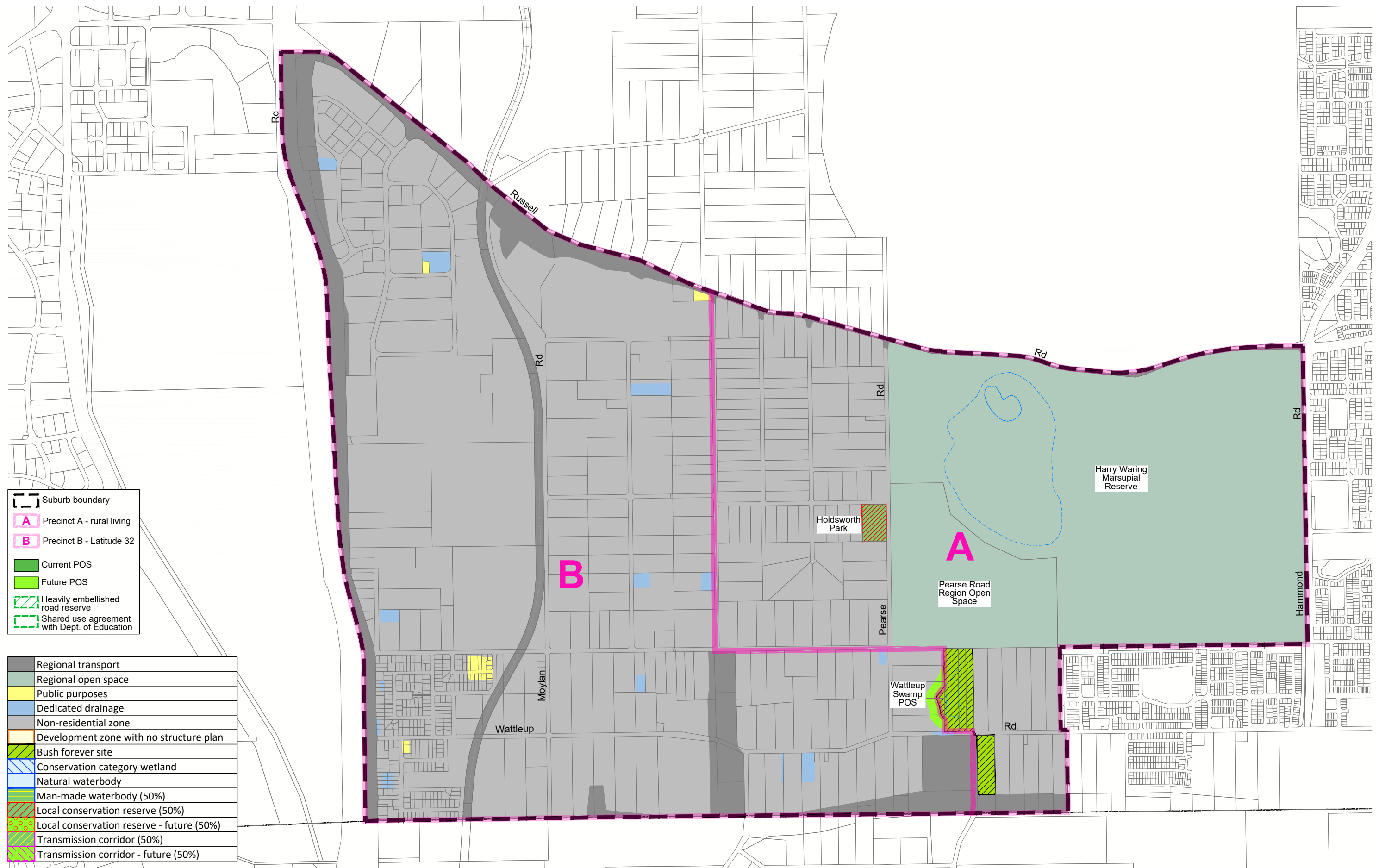
Developer requirements

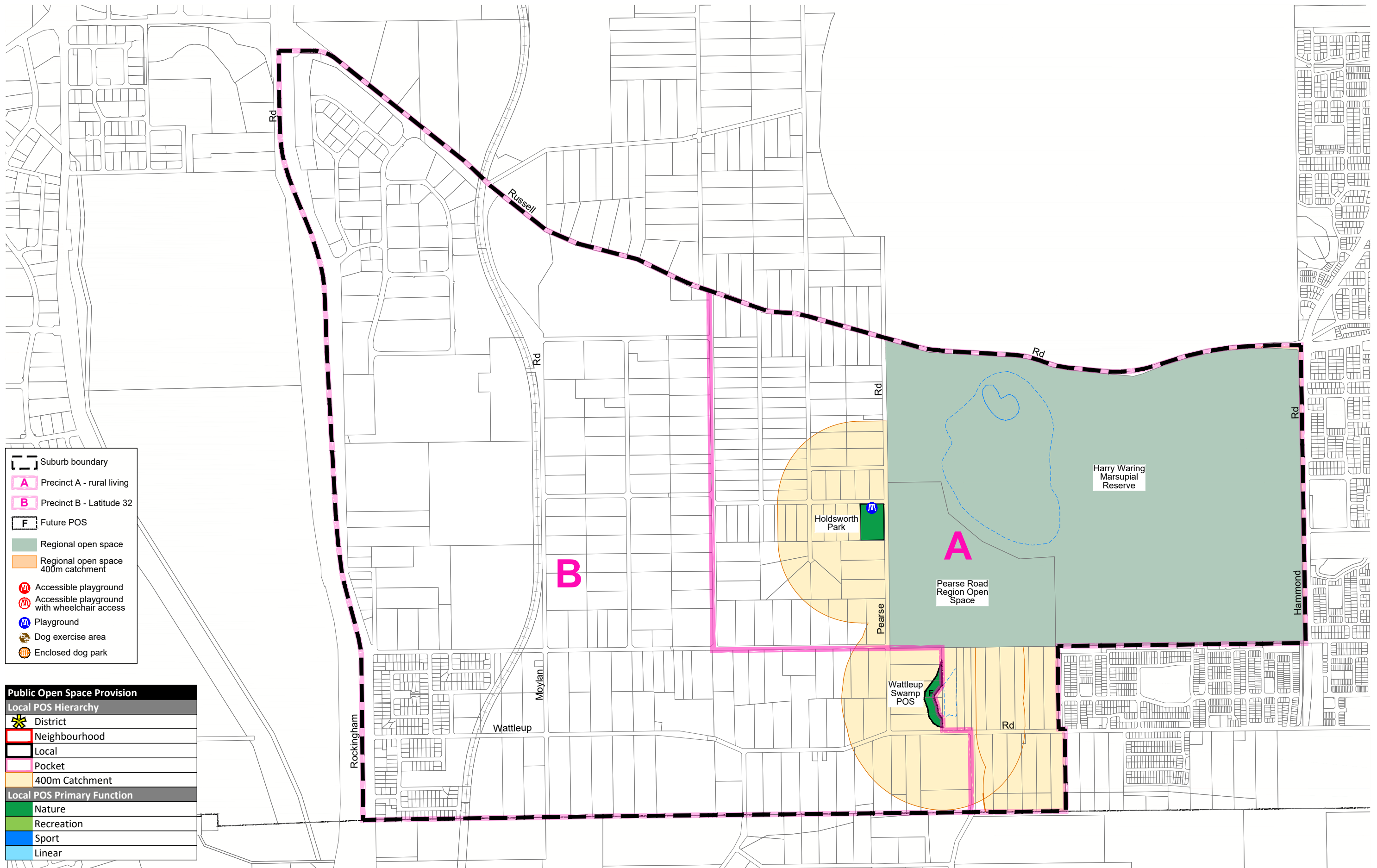
- ✓ As per Section 4 of the POS Strategy.
- ✓ Wattleup Swamp (Conservation Category Wetland) and a 50m buffer to be ceded free of cost upon any subdivision of the land.
- ✓ If there is urbanisation west of Planning Area G 'Wattleup Industrial Investigation Area' this should include extension of the linear POS along the southern interface with Harry Waring Marsupial Reserve.
- ✓ Consideration should be given to identified ecological corridors in all subdivision and development.
- ✓ All proposed reserves to consider whether they can contribute to the identified ecological corridors.

Suburb specific priorities and considerations

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

- Demand for additional green spaces is relatively low due to the large rural lot sizes, the reliance on vehicles for local travel, the minimal population growth and proximity to Frankland Reserve and Thomson Lake; however, drainage reserves provide the potential opportunity for Latitude 32 worker amenities (such as seating).
- Priority will be given to enhancing conservation values of the area, considering ecological corridors during the planning process.
- Consider whether there are gaps in community need that may potentially be addressed through additional amenities at Holsworth Park.
- Consider the potential for worker amenities within existing and future reserves.





Wattleup

Primary Function & Hierarchy

