

HENDERSON

What will the community need?

Population, housing and private open space

Henderson is primarily a strategic industrial area, located within the EPA prescribed Kwinana Air Quality Buffer, focused on defence, resource, and marine-related activities, anchored by the Australian Marine Complex (AMC) in the northeast. Residential presence is minimal, with fewer than 50 residents, though there could be additional need generated by the AUKUS project. The area also includes a TAFE campus and the Henderson Business Hub (81 Quill Way), zoned as Local Centre.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	10% POS requirement not applicable; majority of the suburb is a strategic industrial zone and the Woodman Point Water Resource Recovery Facility (WRRF). - Various areas of existing and proposed POS within the AMC Technology Park.
Access	Access to Mt Brown and Henderson Cliffs walk trails within the adjacent Beeliar Regional Park (includes wheelchair accessible sections).
Quality and function	- Mainly nature Reserves, including Redemptora Reserve (includes walk trail and lookout) close to the Henderson Business Hub (zoned 'Local Centre'). - Limited amenity for workers/visitors. - POS identified in the AMC Structure Plan is subject to Environmental Ministerial Statements, which requires consideration if POS modifications are proposed. - South Coogee Reserve (active playing fields) identified for potential relocation; however, the new location has not been finalised and is likely to be a lengthy process, subject to review of the AMC Technology Park Structure Plan.

Cash-in-lieu

No CIL available, and none anticipated in future.

Outcomes

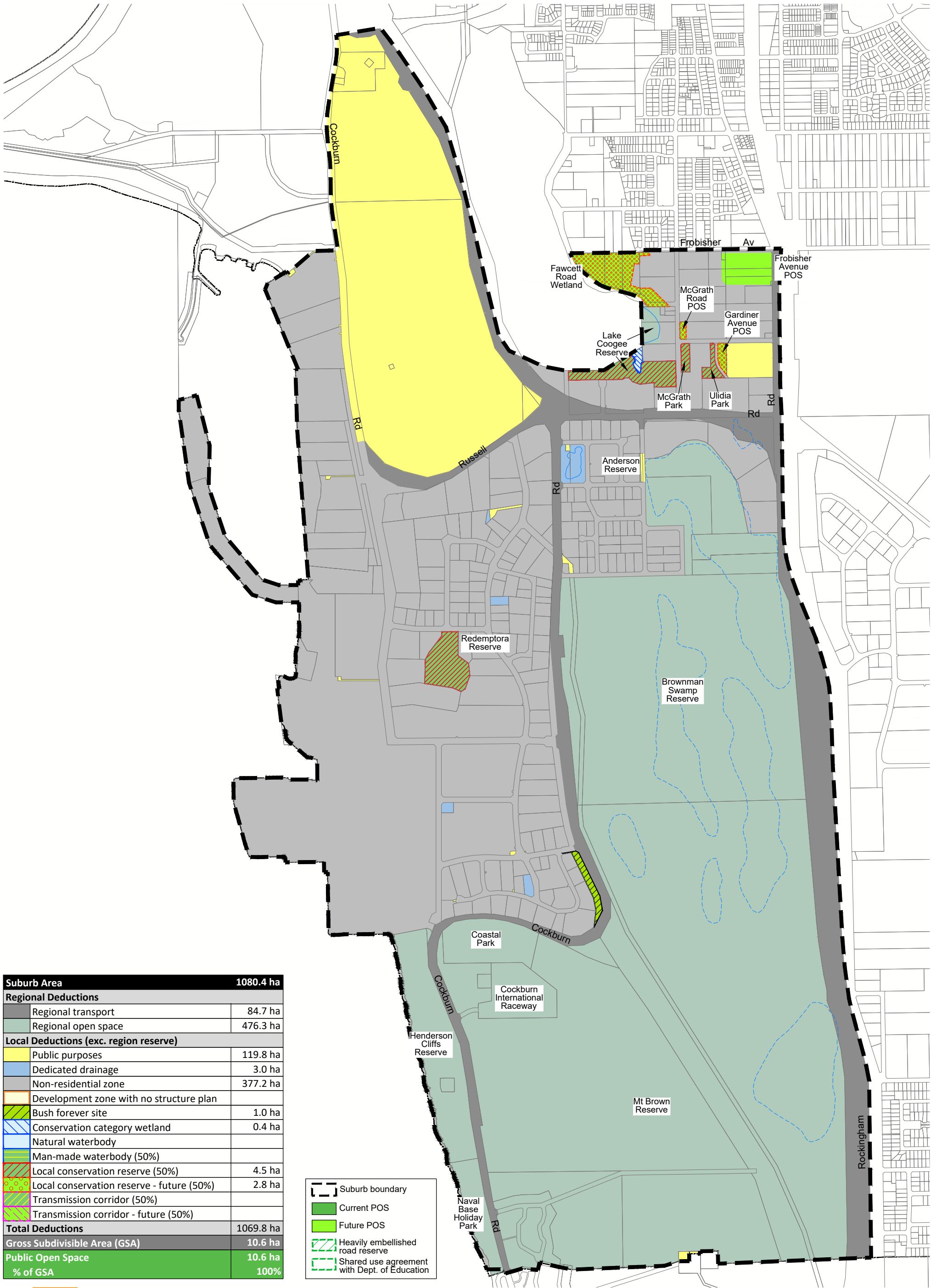
Developer requirements

- ✓ As per Section 4 of the POS Strategy.
- ✓ Relocation of any proposed or existing POS requires consideration of Environmental Ministerial Statements and environmental values generally, including protection of wetlands and their buffers.

Suburb specific priorities and considerations

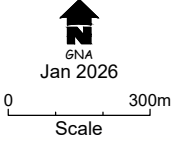
The following will guide POS planning, POS design and expenditure of cash-in-lieu funds in Henderson:

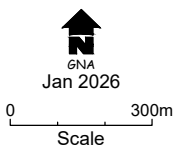
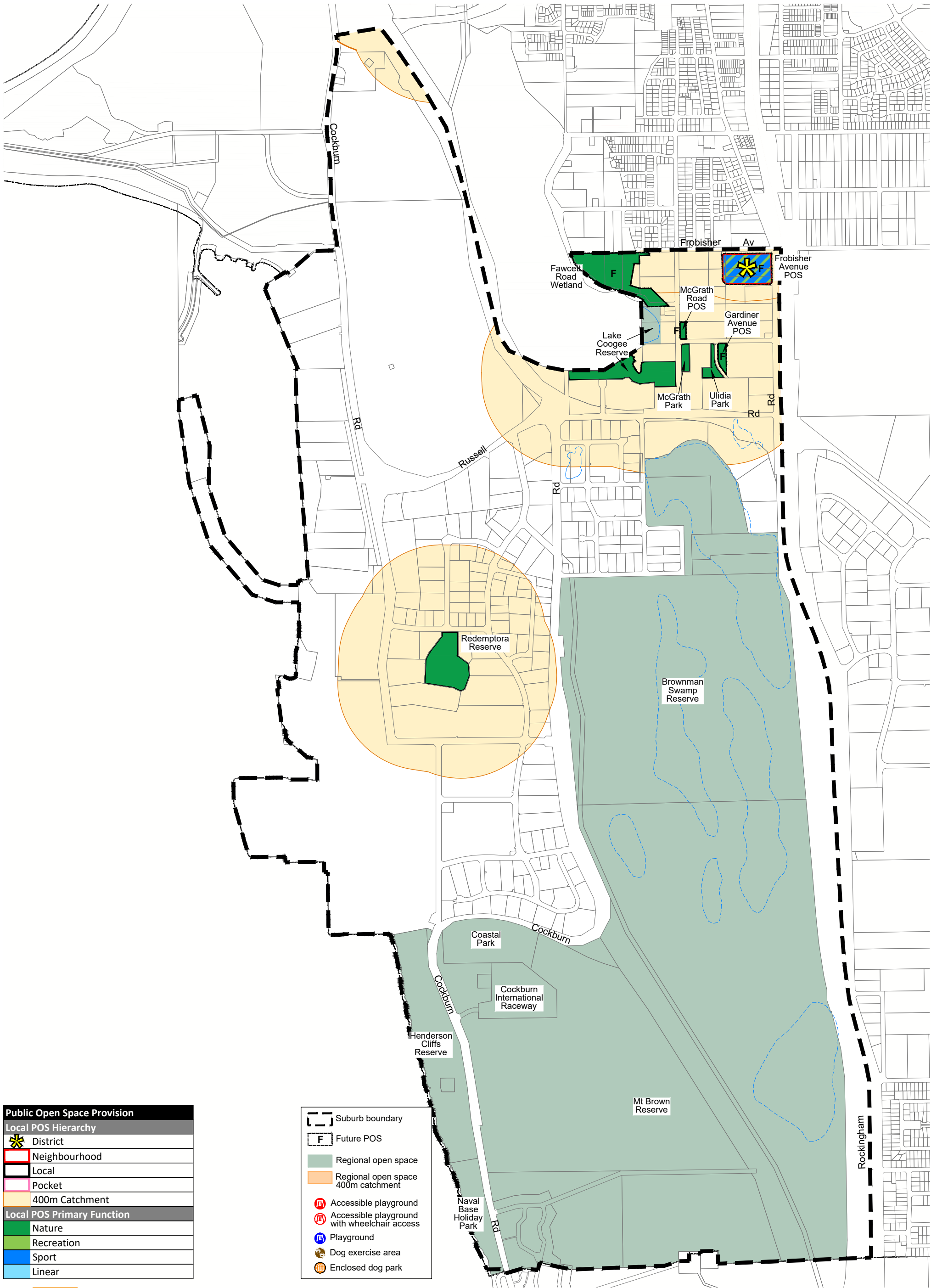
- Priority will be given to environmental matters in modifying existing and proposed POS as well as improving amenity for workers/visitors.
- Consideration of opportunities to improve public access and amenity at Redemptora Reserve, with potential to better support workers by leveraging its proximity to the Local Centre and the emerging Henderson Business Hub.
- Potential to incorporate small, shaded rest areas within ancillary reserves – such as road and drainage - corridors to provide comfortable break spaces for workers, particularly near existing lunch bars and areas of natural shade.
- Priority to the siting and design of relocated playing fields, with potential to maximise long-term functionality and respond to anticipated future community needs.



Henderson

Gross POS Calculations





Henderson Primary Function & Hierarchy