

LEEMING

What will the community need?

Housing and private open space

Typically, a low-density residential area (R20) that has not been up coded (due to not meeting the *Perth and Peel @3.5 million* infill criteria).

Only a small number of larger and corner lots have limited subdivision potential. Lot sizes (av 700m²) provide for useable garden areas.

Population and households

Overall population is projected to decline slightly by around 4% by 2046. While currently a relatively strong cohort of young people, this group is expected to grow modestly, particularly within the 0–9-year-old segment.

The most significant demographic shift is the ageing population, with those 55 and over increasing by nearly 17%, and their share rising from 34% to 42% of the total.

Meanwhile, the working-age group will see a substantial decline, dropping by almost 30% and falling from 41% to 30% of the population.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	6.3% POS, below the 10% benchmark (excluding the southern portion of Classen Park which falls within the City of Melville) - noting the suburb of Leeming extends into City of Melville with POS data not available for that portion. - Below the 33.6m² of POS per capita with 22.3m² currently, reducing slightly to 21.6m² by 2046.
Access	- Most homes within a 400m radius catchment, except for a small area in the northwest, which is within 800m of two parks, including the Peter Ellis sporting reserve (within the City of Melville). - Closest sporting reserve is within 1km radius and located in the City of Melville. - Overall lack of footpaths, typical of subdivisions of the time (1980-1990s). - Vegetation shades 5% of road reserves – lower than both the City's 8% and the Perth-Peel suburb average of 15%.
Quality and function	- High number of large parks with a significant portion being Local Conservation. Although all local reserves are classified as Nature Reserves, two incorporate recreational features, including grassed areas, playgrounds, and a basketball court. - Classen Park and Douglas Freeman Park within the City of Melville, also provide playground facilities and pedestrian-friendly access to the Peter Ellis Sporting Reserve, which supports multiple sports including AFL, soccer, and cricket. - Good distribution of playgrounds with one in each park (playground in City of Melville's side of Classon Park) with 1 providing accessible features but none providing wheelchair access. - No Dog park available - Vegetation shades 27% of the Parks – higher than the City's 26% but lower than the Perth-Peel suburb average of 34%.

Cash-in-lieu

No CIL available, and with limited infill planned, significant additional contributions are not anticipated.

Outcomes

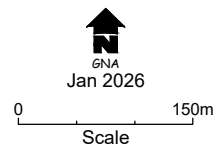
Developer requirements

- ✓ As per Section 4 of the POS Strategy.

Suburb specific priorities and considerations

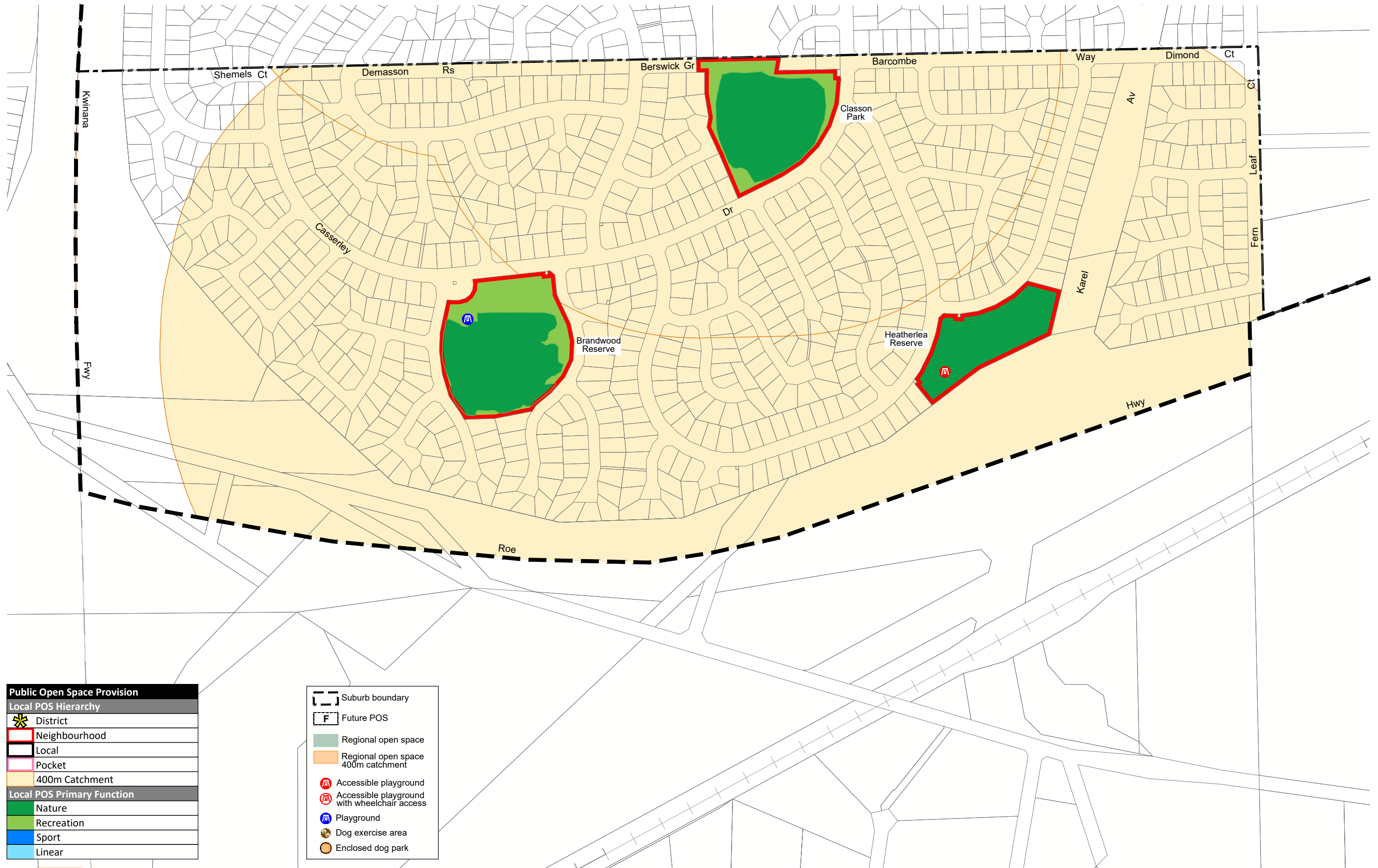
The following will guide POS planning, POS design and expenditure of cash-in-lieu funds in Leeming:

- Despite a notable shortfall of POS, both in total area and per capita provision, its proximity to Beeliar Regional Park - including Bibra Lake Regional Playground and Walliabup Skatepark - offers a wide range of recreational, environmental, scenic, and sporting opportunities. These regional facilities, along with nearby sporting reserves such as Meller Park and Peter Ellis Park (both within a 5km radius), complement the local provision and are likely sufficient to meet the community's needs, particularly given the stable population.
- Priority will be given to increasing diversity, improving accessibility within parks and access to POS.
- Potential need for a dog exercise area.
- Potential need for senior or multigeneration features to respond to demographics trend.
- Potential to deliver wheelchair-accessible playground(s) to improve inclusive play opportunities.
- Opportunity to support increased canopy in road reserves, subject to confirmation of suitable locations through the Urban Forest Plan.
- Potential to improve access for residential areas located outside the 400m radius catchment.



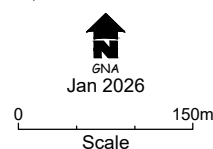
Leeming

Gross POS Calculations



Public Open Space Provision	
Local POS Hierarchy	
	District
	Neighbourhood
	Local
	Pocket
	400m Catchment
Local POS Primary Function	
	Nature
	Recreation
	Sport
	Linear

	Suburb boundary
	Future POS
	Regional open space
	Regional open space 400m catchment
	Accessible playground
	Accessible playground with wheelchair access
	Playground
	Dog exercise area
	Enclosed dog park



Leeming

Primary Function & Hierarchy