

JANDAKOT

What will the community need?

Housing and private open space Suburb comprises ‘Rural Water Protection’ zone, the established Glen Iris residential area (characterised by R20 lots) and the redeveloped former Glen Iris Golf Course structure plan area (low-medium density) currently under development; and the Jandakot-North Treeby District Structure Plan area which includes a mix of potential residential, and rural residential development.	Population and households Overall population is projected to increase by almost 300% by 2046, growing from 2,711 to 10,839 residents. While there is currently a relatively strong cohort of young people, this group is expected to decline proportionally, falling from 21% to 15% of the population, despite an increase in absolute numbers. The most significant demographic shift is the ageing population, with those aged 55 and over more than quadrupling, increasing by around 322% and rising from 33% to 35% of the total. Meanwhile, the working-age group will experience substantial growth, climbing from 45% to 50% of the population, reinforcing its role as the dominant age segment.
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Assessment of public open space to meet community need

Key measures	Outcome
Amount	12.3% POS in Residential precinct which is above the 10% benchmark (although noting the Jandakot-Treeby District Structure Plan area outcomes are still unknown). - Currently above the 33.6m² of POS per capita with 46.7m² of POS, reducing to 30.8m² by 2046 (including Rural Water Protection Area). - While the 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 Residential precinct are within the 400m radius catchment. - No sporting reserve currently available within the suburb - closest available within 2km is Lakeland Reserve in South Lake. - Vegetation shades 6% of road reserves – lower than both the City’s 8% and Perth-Peel suburb average of 15%.
Quality and function	- High proportion of Local, Pocket and Linear parks, reflecting the Glen Iris Structure Plan area being designed to interface with the existing residential area and respond to environmental matters. - No sporting oval currently in the suburb - while waiting for Prinsep Park development, Lakeland Reserve in South Lake complements the network of POS by providing an active sporting function. - Given growth in the eastern area of the City, the lack of district playing fields is an identified issue – City commissioned ‘Jandakot/Treeby District Structure Plan – Community Needs Analysis Report’ (Otium, 2025) identifies the need for an additional 4 x sporting fields, ideally located in pairs (each capable of providing 2 x ovals measuring 165m x 135m and that can fit 2 x senior soccer pitches on each plus supporting facilities), with one pair in Jandakot and the other in Treeby. - Good distribution of playgrounds with all including accessible features and one providing wheelchair access. - Proposed Glen Iris Structure Plan area to provide a range of connected POS and amenities including play areas and fitness equipment to meet community need. 1 centralised enclosed Dog Park. - Vegetation shades 21% of the Parks – lower than both the City’s 26% and the Perth-Peel suburb average of 34%.
Cash-in-lieu Small amount of CIL currently available (\$37,873) with minimal to come, as greenfield development will include land provision and be embellished by developers.	

Outcomes

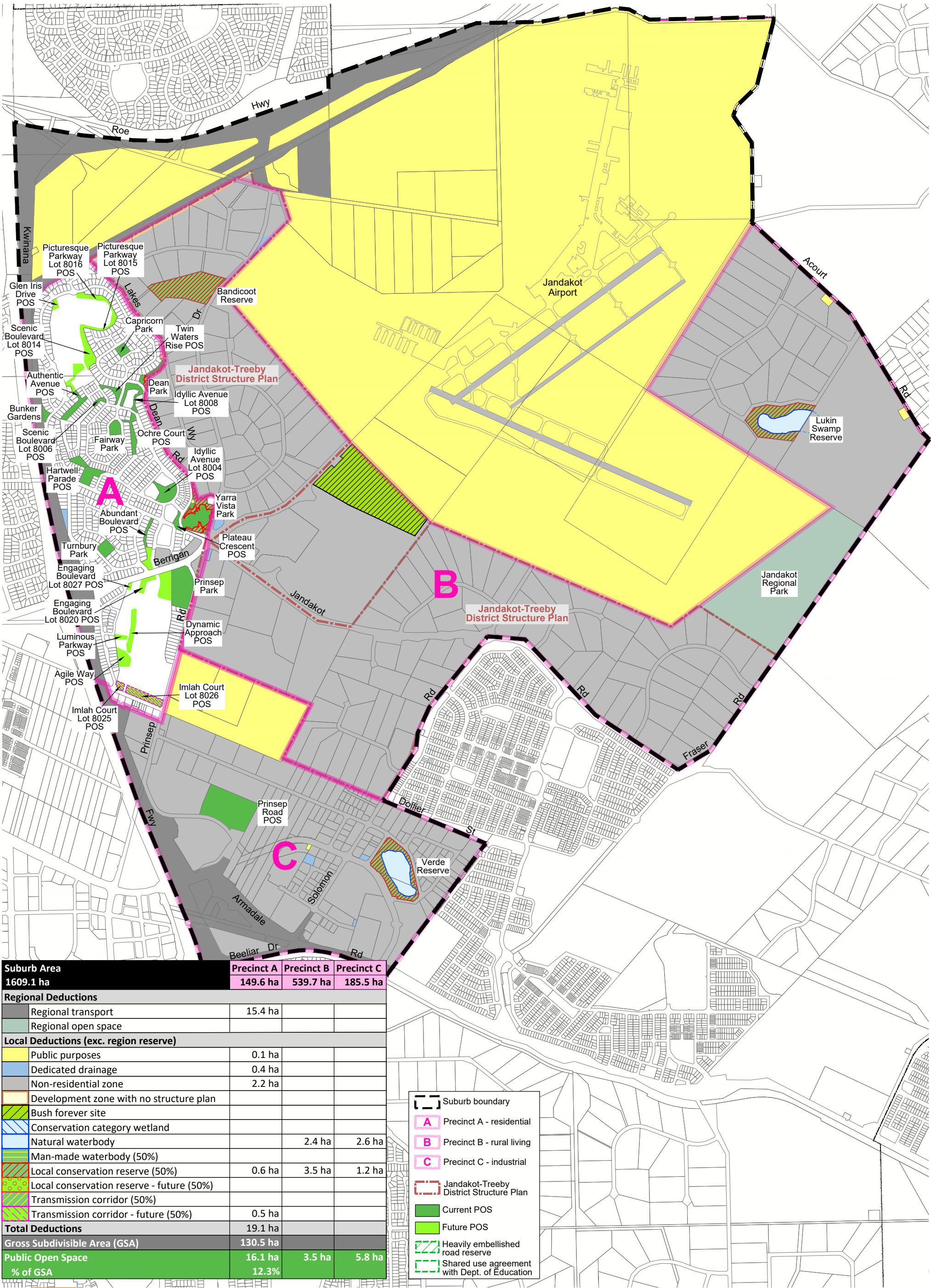
Developer requirements

- ✓ As per Section 4 of the POS Strategy.
- ✓ Overprovision of POS provision in the Glen Iris Structure Plan area was fundamental to rezoning of that area and lesser provision elsewhere will not be supported on that basis.
- ✓ 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.

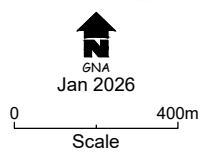
Suburb specific priorities and considerations

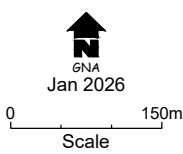
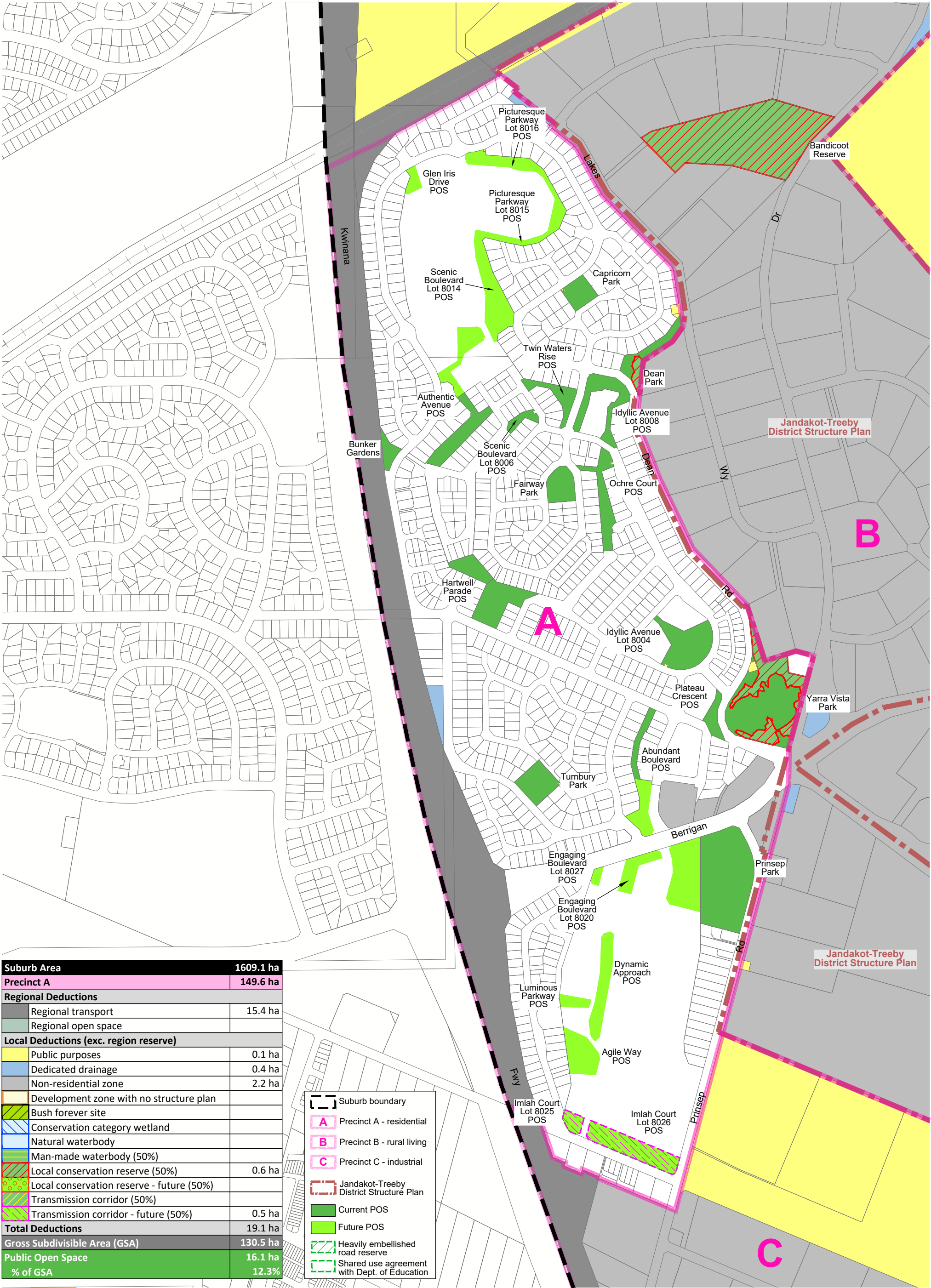
The following will guide POS planning, POS design and expenditure of cash-in-lieu funds in Jandakot:

- Priority will be given to advocating for larger POS and active playing fields and addressing gaps in community need.
- Consideration of ongoing advocacy with the State Government, with potential to support the acquisition and delivery of suitably sized local and district-level public open space to address land fragmentation within the Urban Expansion Area.
- Consideration of future district-level sporting provision, with potential to support the delivery of the playing fields identified in the City-commissioned Otium Report, including district playing fields and Department of Education ovals in Jandakot and Treeby.
- Consideration of whether additional dog parks may be required to meet future demand.
- Opportunity to support increased canopy in road reserves and parks, subject to confirmation of suitable locations through the Urban Forest Plan.
- Potential to enhance reserves within or adjacent to industrial areas, including drainage reserves, with potential to improve amenity for workers through seating, facilities, and improved connectivity.



Jandakot
Gross POS Calculations





Jandakot Precinct A

Gross POS Calculations

