

What will the community need?

Housing and private open space	Population and households
Steady, ongoing infill development in Spearwood means smaller lots and garden areas for recreation, increasing the role of POS to meet that need.	The overall population is projected to grow modestly by about 4% by 2046. Young people (aged 0–19) currently make up 20% of the population and are expected to increase to 23%, with the strongest growth in the 0–4 and 5–9 age groups, rising by around 31% each. In contrast, the 15–19 cohort will decline slightly by 4%. The working-age population (20–54) is forecast to fall significantly, dropping by 14% and reducing its share from 48% to 39%. Meanwhile, the ageing population (55 and over) will see notable growth of about 20%, increasing its proportion from 33% to 38% of the total.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	9.5% POS, close to the 10% benchmark. - Currently above the 33.6m² of POS per capita with 35m², decreasing to 33.9m² by 2046. - Although the suburb has a minor shortfall in POS quantity, it currently meets the per capita benchmark and is expected to maintain the 33.6m² standard into the future. Combined with a high level of accessibility, this indicates no need to acquire additional POS.
Access	- Most households within the 400m radius catchment, besides a small northern pocket and eastern pocket where the train line is a barrier to Vela Luka Park, which still have access to a park within 800m. - Vegetation shades 7% of road reserves – lower than both the City’s 8% and the Perth-Peel suburb average of 15%.
Quality and function	- High proportion of Sporting and Recreational POS, including Beale Park which is one of the largest reserves with multipurpose sports fields, is currently undergoing redevelopment to support increased participation. Good balance in terms of hierarchy, although a high ratio of pocket parks. 14 playgrounds well-distributed across Local Reserves with 80% being accessible and one providing wheelchair access. Complemented by 4 playgrounds at Market Garden Park. - General lack of informal amenities for youth and exercise equipment specifically for seniors. - Three dog parks well-distributed across the north and south areas, and whilst the western side lacks coverage it is near Manning Park (Regional Reserve), which offers a designated off-leash area. - City’s Administration Site currently serves a recreation function and contributes to useable open space. - Vegetation shades 30% of the Parks – higher than both the City’s 26% and the Perth-Peel suburb average of 34%.

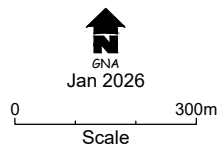
Cash-in-lieu
No POS CIL funds currently available, with majority of future infill development likely to be below threshold so a modest amount of additional CIL is anticipated.

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 Atwell: - Priority will be given to improving the diversity of parks to meet community needs with a focus on amenities for seniors and youth. - Consideration of equitable access to POS, including recognition of community groups that may not currently benefit from existing park features. - Potential to upgrade some of the Local and Neighbourhood parks to meet the community needs and offset the suburb’s projected high population increase, including providing for youth and seniors. - Consideration of connectivity and recreation outcomes, with potential to establish or enhance a linear path within the former BP Oil Pipeline corridor where feasible. - Potential to improve access for residential areas located outside the 400m radius catchment.

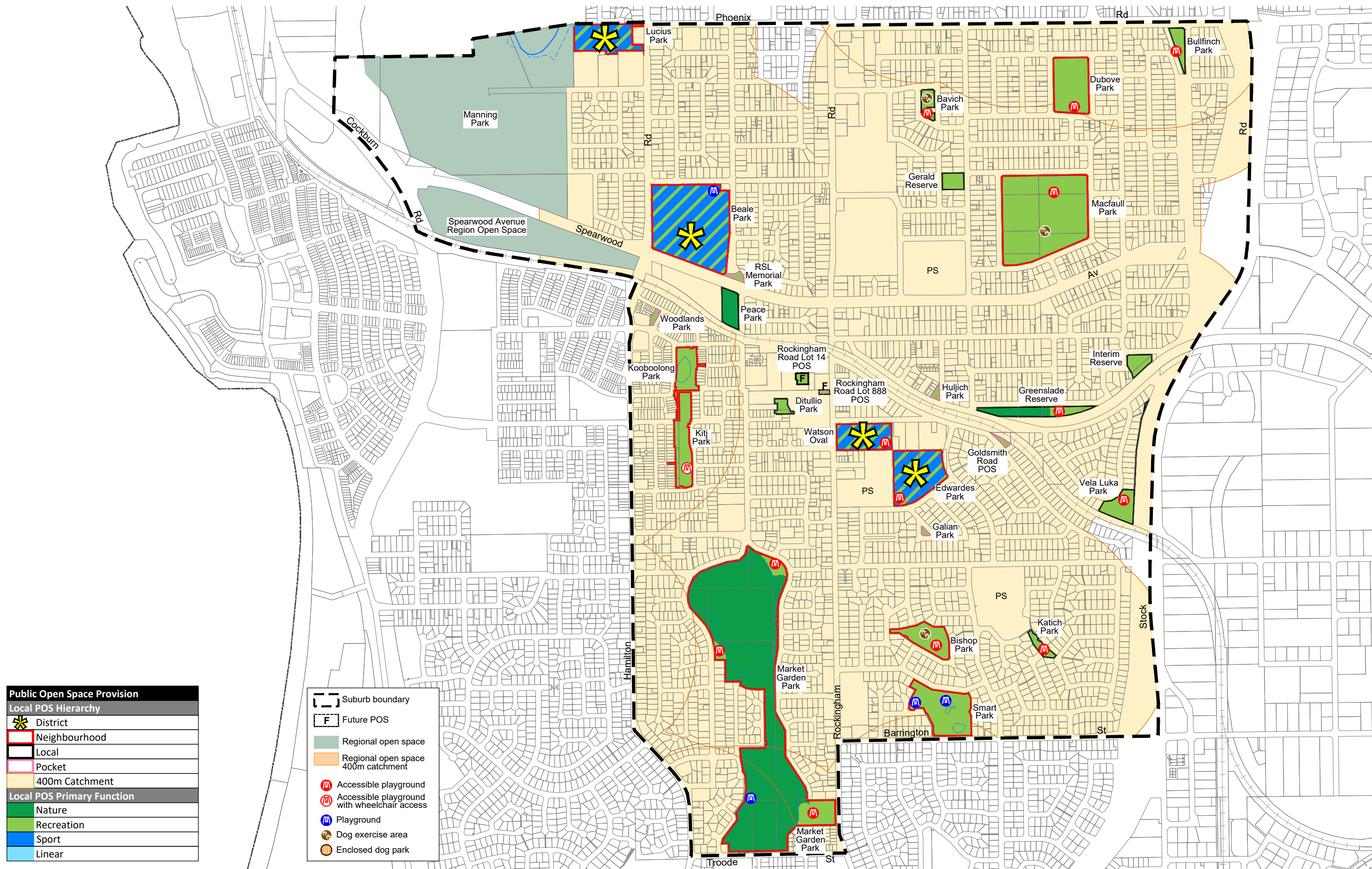
Suburb Area		609.4 ha
Regional Deductions		
Regional transport		55.5 ha
Regional open space		42.4 ha
Local Deductions (exc. region reserve)		
Public purposes		21.8 ha
Dedicated drainage		1.8 ha
Non-residential zone		25.7 ha
Development zone with no structure plan		1.2 ha
Bush forever site		22.1 ha
Conservation category wetland		
Natural waterbody		
Man-made waterbody (50%)		0.2 ha
Local conservation reserve (50%)		0.6 ha
Local conservation reserve - future (50%)		
Transmission corridor (50%)		
Transmission corridor - future (50%)		
Total Deductions		171.3 ha
Gross Subdivisible Area (GSA)		438.1 ha
Public Open Space		41.7 ha
% of GSA		9.5%

- Suburb boundary
- Current POS
- Future POS
- Heavily embellished road reserve
- Shared use agreement with Dept. of Education



Spearwood

Gross POS Calculations



Spearwood

Primary Function & Hierarchy