

What will the community need?

Housing and private open space

Limited current potential for further infill/subdivision given the lot sizes. All development zones are now structure planned.

Most residential lots in the older part of Coogee are over 500m², offering useable outdoor living spaces. The newer housing stock in the northern areas features smaller lots but benefits from good access to parks.

Population and households

Overall population is projected to grow modestly by 2046, increasing by around 6%. The proportion of young people (aged 0–19) will remain stable at 21%, with only a slight rise in numbers.

The most significant demographic shift is the ageing population: those aged 55 and over will increase by about 36%, rising from 38% to nearly half of the total population. In contrast, the working-age group (20–54) is expected to decline both in size and share, dropping from 40% to 29%.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	6.3% POS, significantly below the 10% benchmark. - Currently below the 33.6m² per capita with 20.2m² reducing to 19.4m² by 2046.
Access	- Majority of households within 400m radius catchment of POS except for a small area on the southwest which still has access to a few local Parks within 800m as well as to Woodman Point (Regional Reserve). - No district POS within the suburb with the closest ones being Beale Park in Spearwood and Santich Park in Lake Coogee, however Regional Reserves also provide large Recreational spaces. - Vegetation shades 6% of road reserves – lower than both the City’s 8% and the Perth-Peel suburb average of 15%
Quality and function	- High proportion of small Local POS balanced by the presence of nearby Regional POS - such as the foreshore and Rotary Park (treated as a local/neighbourhood park, including a community garden) - which also enhance the overall functionality of the local open space network. - Playgrounds well-distributed, with more than half offering accessible features. One playground equipped for wheelchair access, complemented by 4 playgrounds with Regional Reserves. - Good provision of diverse amenities, including for youth and adults within the Regional Reserves and POS, although limited amenities for seniors. 3 central dog exercise areas. - Vegetation shades 22% of the Parks - lower than both the City’s 26% and the Perth-Peel suburb average of 34%.

Cash-in-lieu

Modest amount of existing CIL available (\$54,148). Majority of future infill development likely to be below threshold for cash-in-lieu so a modest amount of additional cash-in-lieu is anticipated. Potential to spend CIL within adjacent Regional Reserves where it can add to recreational function to meet community need.

Outcomes

Developer requirements

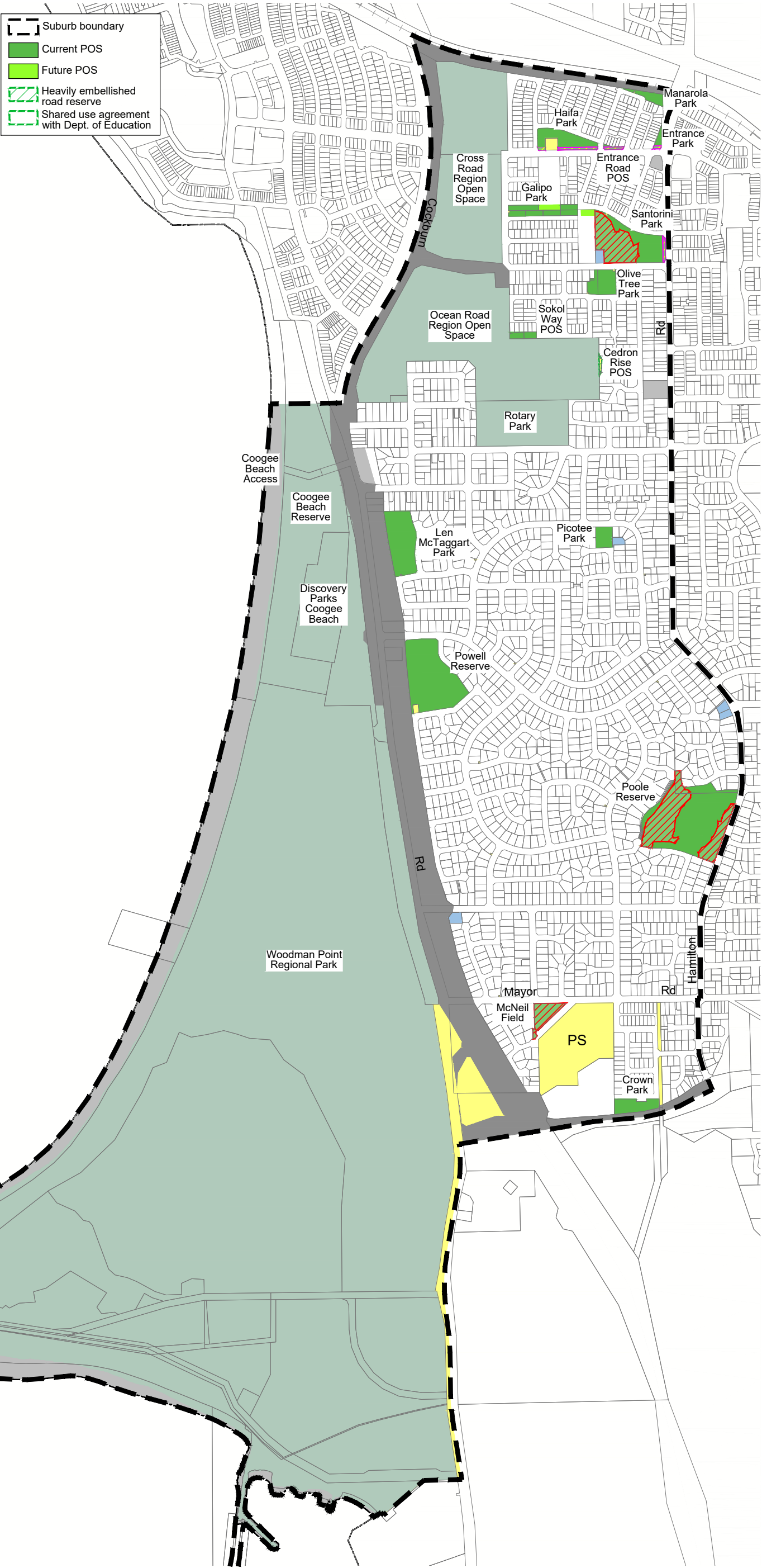
- ✓ As per Section 4 of the POS Strategy.
- ✓ Any future development of the Department of Education ‘Residential’ zoned land south of Coogee Primary School (Lot 505 Mayor Road) is to provide a minimum of 10% POS as a western extension of the adjacent Crown Park to meet the needs of the community whilst also responding to the conservation values of the site and providing a buffer to the ‘Other Regional Road’ reservation.

Suburb specific priorities and considerations

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

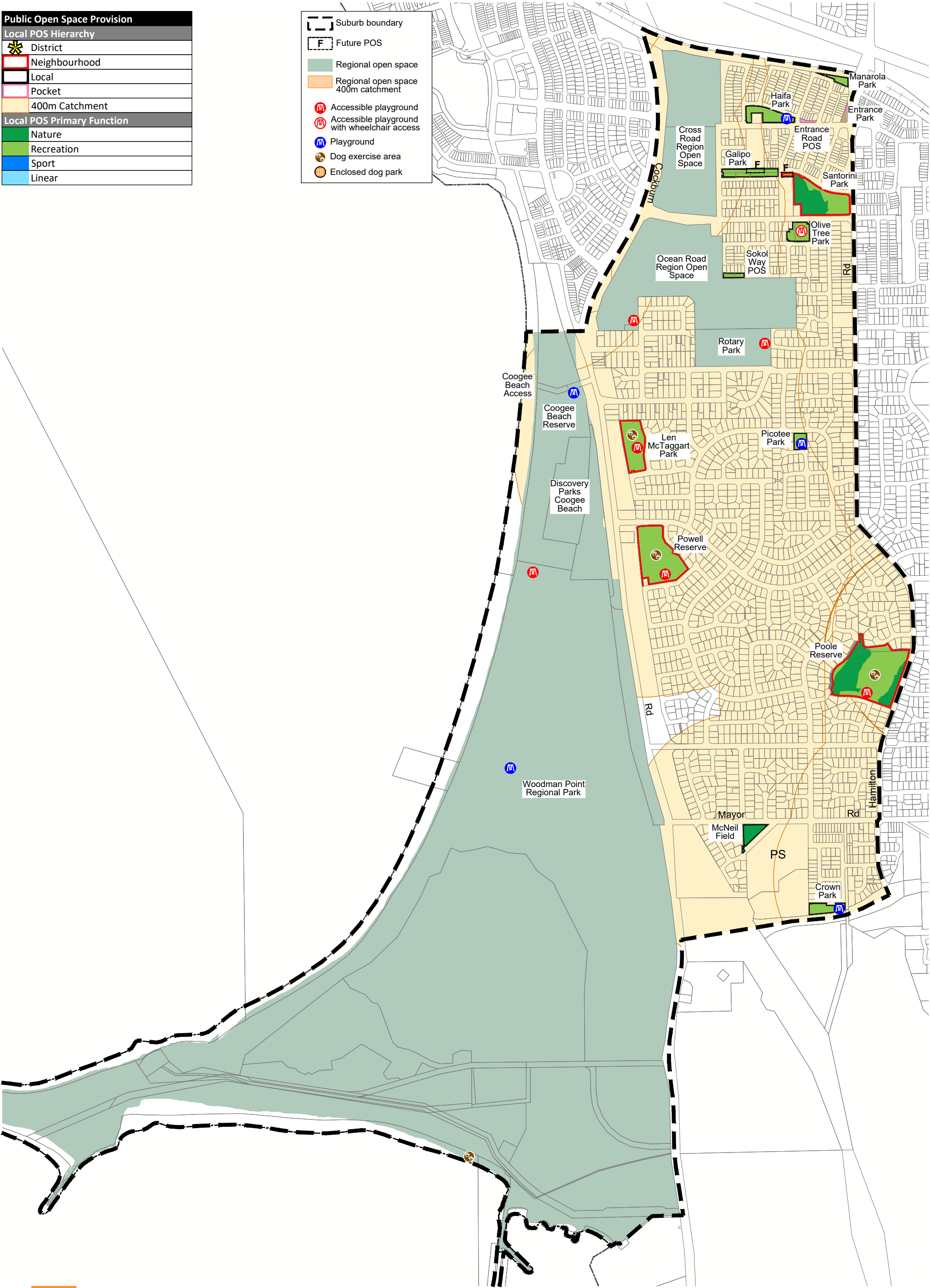
- Despite a notable shortfall in POS (total area and per-capita provision), proximity to the foreshore, the Market Garden/Boodjar Mooliny corridor to the east and Rotary Park provides a range of recreational and environmental functions that help offset this deficiency, particularly given the modest projected population growth and Coogee Beach Masterplan foreshadowing some uses transitioning to Len McTaggart Park to maintain adequate space for foreshore-specific activities.
- Priority will be given to addressing access to POS and regional reserves and improving amenities available to seniors.
- Potential to upgrade some Local Parks to neighbourhood level standard to meet the community needs and offset the suburb’s high proportion of Local/Pocket Parks, including considering the needs of an ageing population.
- Opportunity to support increased canopy in road reserves with a focus on connection to Regional Open Space and coastal areas (subject to Urban Forest Plan confirming priority location for canopy increase)
- Potential to improve access to POS for residential areas located outside the 400m radius catchment.

Suburb Area		560.8 ha
Regional Deductions		
Regional transport		29.5 ha
Regional open space		287.3 ha
Local Deductions (exc. region reserve)		
Public purposes		9.3 ha
Dedicated drainage		
Non-residential zone		31.0 ha
Development zone with no structure plan		
Bush forever site		
Conservation category wetland		
Natural waterbody		
Man-made waterbody (50%)		
Local conservation reserve (50%)		1.8 ha
Local conservation reserve - future (50%)		
Transmission corridor (50%)		0.1 ha
Transmission corridor - future (50%)		
Total Deductions		359.1 ha
Gross Subdivisible Area (GSA)		201.7 ha
Public Open Space		12.8 ha
% of GSA		6.3%



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



Coogee
Primary Function & Hierarchy