

COOLBELLUP

What will the community need?

Housing and private open space

Coolbellup continues to undergo infill development resulting from residential upcodings.

The associated reduction of private open space is projected to continue.

Population and households

Overall population is expected to experience moderate growth of about 12% by 2046. The share of young people (aged 0–19) will remain relatively stable at about 20%, with modest growth in numbers.

The most significant change will be the ageing population - those aged 55 and over are projected to increase by more than 60%, rising from 26% to 37% of the total population. In contrast, the working-age group (20–54) will decline both in size and proportion, dropping from 55% to 43%.

Assessment of public open space to meet community need

Key measures	Outcome
Amount	8.6% POS, slightly below the 10% benchmark. - Currently above the 33.6m² of POS per capita with 35.1 m² projected to decline slightly to 31.4 m² by 2046.
Access	- Most households within the 400m radius catchment except for a pocket in the southwestern side along Sebastian Crescent – this area is within the 800m catchment of a District Reserve and has access to the Sebastian Crescent playground (within the Regional Road Reserve between Sebastian Crescent and Stock Road. The proposed Stock Road pedestrian bridge (adjacent to Antonio Street) will also provide access to POS in Hamilton Hill (former Hamilton Senior High site). - Water Corporation 'Public Purpose' site located near this gap in accessibility – provides an opportunity for additional POS in the event surplus land is proposed for redevelopment. 2 sporting Reserves within the suburb. - Vegetation shades 17% of road reserves – higher than both the City's 8% and the Perth-Peel suburb average of 15%
Quality and function	- Well-balanced range of POS classifications and functions - provides for diversity. - Playgrounds well-distributed across the suburb, with 64% featuring accessible elements. One Local Park includes a playground with wheelchair access, complemented by another wheelchair-accessible play space at the community hub. 4 dog exercise play areas well-distributed across the suburb. - Vegetation shades 43% of the Parks - higher than both the City's 26% and the Perth-Peel suburb average of 34%.

Cash-in-lieu

Moderate amount of CIL available (\$194,454). Majority of future infill development likely to be below threshold for CIL requirement so a modest amount of additional CIL is anticipated.

Outcomes

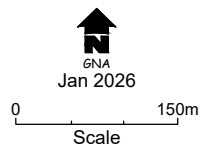
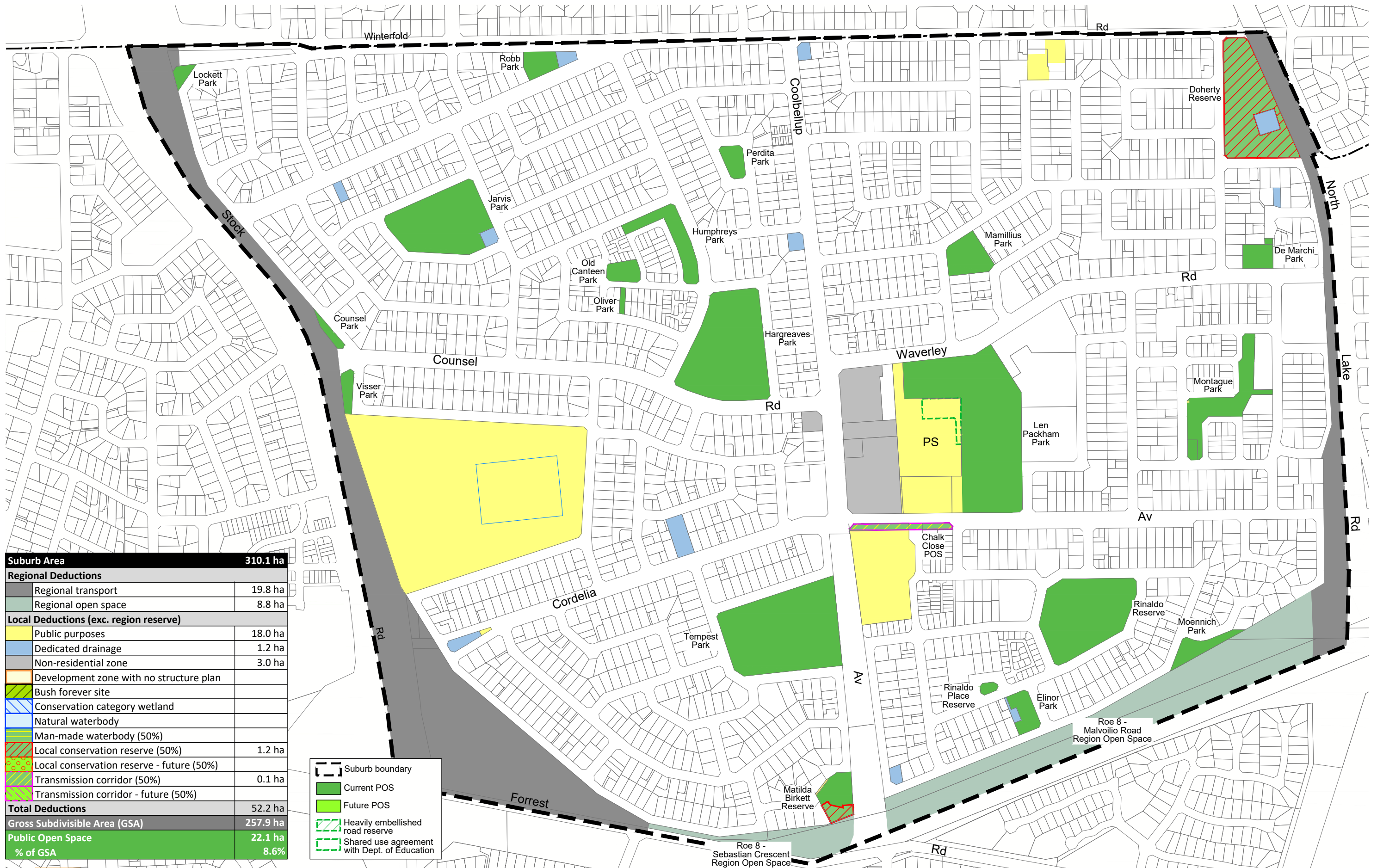
Developer requirements

- ✓ As per Section 4 of the POS Strategy.
- ✓ Redevelopment of any surplus portions of the Water Corporation 'Public Purpose' site to include consideration of whether POS can be provided, including retention of the best quality vegetation and mature trees in a practical arrangement for ongoing maintenance.

Suburb specific priorities and considerations

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

- Despite a shortfall in POS, the minimum per capita requirement along with the modest population growth indicate no need to acquire additional POS.
- Priority will be given to addressing identified gaps to ensure the community needs are met into the future, particularly amenities for the increased ageing population.
- Consideration of underserved community groups not currently benefiting from existing park features, to support more equitable outcome in future POS provision.
- Opportunities to advocate for the Department of Housing to upgrade Sebastian Crescent Playground.
- Recognition of the potential for POS provision and vegetation retention associated with any redevelopment of surplus areas of the Water Corporation site.
- Potential to improve access to POS for residential areas located outside the 400m radius catchment.



Coolbellup

Gross POS Calculations

