

# Technical Appendix E – Community Infrastructure Strategy



## UPDATED FINAL REPORT

CITY OF KALAMUNDA  
FORRESTFIELD NORTH  
STRUCTURE PLAN  
COMMUNITY INFRASTRUCTURE STRATEGY

For



**city of  
kalamunda**

July 2021

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## EXECUTIVE SUMMARY

Following the preparation of an initial Community Infrastructure Strategy (CIS) for the Forrestfield North (FFN) area further work was undertaken dealing with population forecasts for the precinct and surrounding catchment areas.

The new population forecasts have revealed both lower build out numbers and a slower rate of development. This will result in lower and later demand for community facilities in the precinct.

From a community infrastructure planning perspective, once the population to be serviced is known, facility needs can be determined. The question is not if, but rather when facilities will be required. Development delays occasioned a slowing economy, failure to secure finance or labour and materials shortages are not unusual and affect the timing of provision. However, the principal determinant of when facilities should be provided is demand driven by population milestones.

When the population to be serviced changes significantly, the number and scale of facilities required needs to be reviewed. In this instance, with an appreciably lower service population now forecast together with other facility planning occurring in the City of Kalamunda, the size and scale of the facilities proposed for Forrestfield North needs to be reviewed.

The community infrastructure needs for Forrestfield North has been reviewed through the same process originally applied with a particular focus on changes to the demographic profile and rate of residential uptake, notwithstanding that a great deal of the demand for the facilities proposed in Forrestfield North will emanate from surrounding areas.

The infrastructure needs have then reviewed in consideration of the agreed vision for the area and a set of guiding principles for facility provision. These have not changed.

The recommended infrastructure development program has been tailored to the available land parcels resulting in three major precincts being identified for development noting that two of these three land parcels have changed. The first is the sporting precinct (SP) associated with the proposed education precinct (EP) offering a local primary school. This area remains unchanged and is large enough to provide for a district level sport and recreation precinct provided that the POS allocation within the primary school site is amalgamated with the POS allocation for active playing fields. Refer Figure 10.

The second is a future community hub site (CH). Elements originally identified as required in this location included a library and community meeting and function facilities. In the intervening period the City of Kalamunda has also considered aquatic facility provision and together with a fitness centre these elements are now also considered key components of a future community hub. As the diversity of the hub has grown and its location moved into the transit oriented development (TOD) precinct there has also been consideration of including additional facilities such as childcare, serviced offices, arts and cultural facilities and a council service desk. Refer Figure 14. The City has consequently identified early provision of the community hub as a significant attractor to stimulate development and service the broader foothills community.

The third land parcel considered in the original CIS was a strategically situated Town Park offering civic and social amenity in a landscaped setting. The Town Park was to accommodate the proposed community hub. With the relocation of the community hub into the TOD precinct, the civic and social amenities are now to be removed from the Town Park and incorporated into the community hub.

The schedule of amenities identified through the revised needs analysis process and a forecast staged approach to development has been prepared based on the revised forecast land release and population growth projections.

It is noted however that the City proposes to pursue funding opportunities with a view to bringing the development of the community hub on much sooner than dictated solely by population milestones. If successful the implementation timeline may alter significantly.

Timing for development of the primary school will be determined by the Education Department and is not anticipated to occur before 2040.

Implementation summary	Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>Community Centre</b>																						
Stage 1 - 940m <sup>2</sup>	2028				■																	
Stage 2 - 560m <sup>2</sup>	2042																		■			
<b>Branch library</b>																						
Stage 1 - 1200m <sup>2</sup>	2028				■																	
Stage 2 - 1600m <sup>2</sup>	2042																		■			
<b>Aquatic centre</b>																						
Stage 1 - Indoor pools	2027			■																		
Stage 2 - Outdoor pool and slides	2035											■										
<b>Fitness centre</b>																						
Stage 1 - 700m <sup>2</sup>	2027			■																		
Stage 2 - 500m <sup>2</sup>	2042																		■			
<b>Childcare centre</b>																						
Stage 1 - 60 places	2026		■																			
Stage 2 - 40 places	2040																	■				
<b>Sports precinct</b>																						
Stage 1 - Playing field & change rooms	2030						■															
Stage 2 - Clubhouse	2040																	■				
Stage 3 - School oval	2045																					■
<b>Town Park</b>																						
Stage 1 - Parkland	2027			■																		

The cost of implementation of this program is summarised in the table below.

	Element	Current Cost June 2021
<b>Community Hub</b>		
1.1	Child Care Centre - Stage 1	\$ 1,136,125
1.2	Child Care Centre - Stage 2	\$ 693,875
2.1	Branch Library - Stage 1	\$ 1,631,750
2.2	Branch Library - Stage 2	\$ 8,240,887
3.1	Community Centre - Stage 1	\$ 6,687,055
3.2	Community Centre - Stage 2	\$ 2,729,750
4.1	Aquatic Centre - Indoor Pools - Stage 1	\$ 13,914,118
4.2	Aquatic Centre - Outdoor Pool & Slides - Stage 2	\$ 7,734,495
5.1	Fitness Centre - Stage 1	\$ 4,058,788
5.2	Fitness Centre - Stage 2	\$ 1,962,675
6.1	Carpark - Stage 1	\$ 1,091,550
6.2	Carpark - Stage 2	\$ 420,375
7.1	External Works - Stage 1	\$ 1,153,549
7.2	External Works - Stage 2	\$ 32,811
8.1	External Services - Stage 1	\$ 676,875
8.2	External Services - Stage 2	\$ 49,875
	<b>Total</b>	\$ 52,214,551

	<b>Sports Precinct</b>	
9.1	Stage 1 - Playing fields and Changerooms	\$ 3,977,556
9.2	Stage 2 - Clubhouse	\$ 2,225,327
9.3	Stage 3 - School Oval	\$ 1,409,904
	<b>Total</b>	\$ 7,612,787
	<b>Town Park</b>	
10.1	Stage 1 - Parkland	\$ 3,563,676
	<b>Total</b>	\$ 3,563,676
11.0	<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 65,976,677</b>
13.0	<b>ESCALATION</b>	
	Current Total Construction Cost	\$ 65,976,677
13.1	Total Escalation to 2045	\$ 28,640,387
13.0	<b>ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 94,617,064</b>

The table below summarises shows the anticipated developer contribution for community infrastructure development. Further detail is provided in section 14.

Developer contributions % of development cost	FFN TOD precinct contribution at build-out	FFN Residential precinct contribution at build-out
Community Centre	3.0%	13.3%
Branch library	2.5%	11.1%
Aquatic centre	2.0%	9.0%
Fitness centre	2.7%	11.8%
Childcare centre	3.6%	15.9%
Sports precinct	5.2%	22.8%
Town Park	10.1%	44.8%

## 1. INTRODUCTION

This report outlines the community infrastructure requirements for Forrestfield North based on updated population projections released in 2021.

Alignment with the district structure plan and community facility guidelines has been retained. The capacity and provision of community infrastructure in surrounding areas has also been reviewed, noting that the City of Kalamunda has initiated a series of parallel studies addressing library and aquatic and recreation centre provision within the context of a broader Community Facilities Plan.

It is noted that since the original Community Infrastructure Strategy (CIS) was prepared, the principal community purposes site within the structure plan area has been relocated from within the residential precinct to the transit oriented development (TOD) precinct.

This update adopts the proposed community purpose site location opposite the train station as the location for the community hub (CH), removing these elements from the landscaped parklands (Town Park) component of the original CIS.

As before, the actual detail of each type of facility development may vary as the community establishes and the people who take up residence in the area have an opportunity to be involved in the design development process.

The requirements outlined in this report will provide the community with an adequate and flexible suite of community facilities. The approach taken here is to identify those services that are likely to be required and provide opportunities for those services to be efficiently delivered.

## 2. DEMOGRAPHIC ANALYSIS

### 2.1. Catchment Population

The original projections forecast a build-out population of 14,450 in Forrestfield North and over 75,000 in the broader catchment area by 2041.

	2016	2021	2026	2031	2036	2041
Forrestfield North	397	896	3,393	5,890	10,170	14,450
High Wycombe	13,039	13,595	13,884	14,069	14,311	14,500
Forrestfield	13,646	14,842	15,912	16,653	17,218	17,500
Maida Vale	4,948	5,437	5,965	8,079	10,658	14,100
Wattle Grove	6,185	7,476	8,099	9,717	11,947	15,018
<b>Total</b>	<b>38,215</b>	<b>42,247</b>	<b>47,253</b>	<b>54,408</b>	<b>64,304</b>	<b>75,568</b>

Table 1: Original Population Forecasts (AEC September 2017)

Revised population forecasts in Table 2 show slightly less than 55,000 residents in the catchment area by 2041 and a revised build-out figure of around 61,000 by 2050. This is a reduction in total catchment of 20%.

This assessment includes infill development in Forrestfield, High Wycombe and Maida Vale plus new land releases identified for The Hales, Cell 9 and Wattle Grove South, plus a distinction between the residential and TOD precincts in Forrestfield North.



Locality	2021	2031	2041	2050
	Forecast id	Based on Yields Analysis	Based on Yields Analysis	Based on Yields Analysis
<b>Forrestfield North</b>				
TOD precinct		151	1,359	1,359
Residential precinct		850	3,948	5,998
Total	896	1,001	5,307	7,357
<b>High Wycombe</b>				
Infill @	2.6 per dwelling	668	1,277	1,825
75% of infill		501	957	1,369
Total	11,935	12,436	12,892	13,304
<b>Forrestfield</b>				
Hales		650	650	650
Infill @	2.6 per dwelling	772	1,474	2,103
Total	13,931	15,353	16,055	16,684
<b>Maida Vale</b>				
MV South		2,124	4,954	7,077
Infill @	2.6 per dwelling	668	1,277	1,825
25% of infill		167	19	456
Total	4,650	6,941	9,923	12,183
<b>Wattle Grove</b>				
Cell 9		972	972	972
WG South		1,063	2,481	3,544
Total	6,236	8,271	9,689	10,752
<b>Total Foothills</b>	<b>37,648</b>	<b>44,002</b>	<b>53,867</b>	<b>60,281</b>
<b>Total City of Kalamunda^</b>	<b>60,558^</b>	<b>66,565^</b>	<b>71,407^</b>	<b>75,695*</b>

Table 2: Revised Population Forecasts  
(Urbis, DevelopmentWA, City of Kalamunda April 2021 and Forecast.id^)

Assumptions:

1. Build out has been extended from 2041 to 2050
2. Total City Population growth^ from 2041 to 2050 is estimated at 0.65% annually\*
3. Development projections have been based on the medium yield build out scenario
4. Population density has been based on 2.6 person per household

For community infrastructure planning, the long-term build-out figure of 60,000 residents in the foothill's catchment (by 2050) has been applied in lieu of the previously forecast 75,000.

In terms of the immediate catchment within Forrestfield North, an estimated build out population of 7,357 has been applied through to 2050. This is less than half of the original estimate of 15,000 by 2041.

## 2.2. Catchment areas

Figure 1 shows 1km, 2km, 3km and 5km radius catchment circles from the new High Wycombe train station. The proposed residential precinct for Forrestfield North falls within a 1.75km radius before the geographical barrier of Roe Highway.

The approved local structure plan for the residential precinct includes a flyover of Roe Highway connecting to Ravenswood Road on the east (refer the red double headed arrow). This will open access to and from areas on the east of Roe Highway, which at this stage are predominantly large rural residential lots which have been identified as urban expansion under the Western Australian Planning Commission (WAPC) North-East Sub-Regional Structure Plan. To the west there are airport and freight rail facilities within which there are no readily accessible community facilities, nor residents to be serviced in Forrestfield North.

The 3km radius is just short of the Roe Highway/Tonkin Highway interchange to the south and to the north extends to Adelaide Street, just short of the Great Eastern Highway Bypass. The 5km radius cuts into Cell 9 in Wattle Grove.

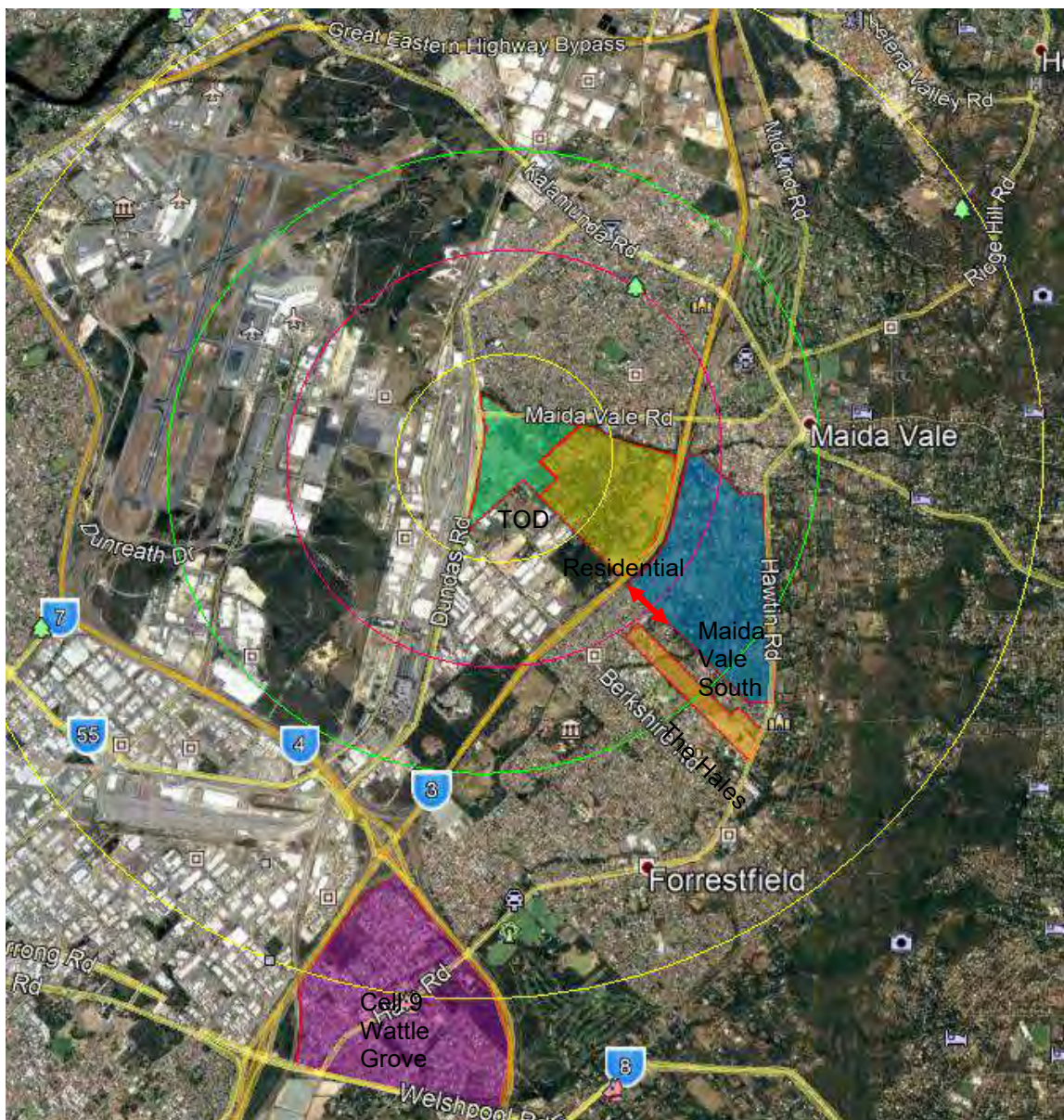


Figure 1: Catchment radii (1km, 2km, 3km and 5km) around the local structure plan area

From a community facility planning perspective, local level facilities will be required to fall within the boundaries of the rail line to the west, Roe Highway to the east, Tonkin Highway to the south and Kalamunda Road to the north.

Given the nature of the zoning in the surrounding areas, existing local facilities of interest will be restricted to provision within High Wycombe to the north.

The catchment for district level facilities, nominally within a 5km radius will extend beyond the immediate geographical barriers and beyond Maida Vale and Forrestfield with some consideration of access to facilities in Wattle Grove.

The catchment for regional level facilities will extend east and up the hill to Gooseberry Hill and Kalamunda, but more likely to south and west to Kenwick, Beckenham and Queens Park and north to Hazelmere, Guildford and Midland. The new Forrestfield Airport Link train line will also allow foothills residents easier access to facilities in Bayswater.

It is noted that there is very limited unconstrained land within the Forrestfield North area for community infrastructure purposes, and specifically sports space allocations, other than the old Brand Road landfill site. Should this area be set aside as a sports space it will require extensive rehabilitation. Dependent on site layout the area could offer local and potentially district level accommodation if the open space component of the proposed primary school land allocation is adjacent to and connected to the sports space.

The landfill site is the subject of detailed investigations to determine its suitability and rehabilitation requirements for this purpose.

Provision for regional standard community infrastructure will require a focus outside the Forrestfield North area.

### **2.3. Social characteristics**

The population of the foothills area has a significantly different social profile to the hills area<sup>1</sup>. This is characterised by:

- Higher density development - 11.78 persons per hectare in High Wycombe compared to 6.59 in Kalamunda
- A greater level of disadvantage - SEIFA index in the 50<sup>th</sup> percentile for the foothills compared to in the 90<sup>th</sup> percentile for the hills
- A significantly younger population in the foothills than in the hills, particularly in the younger workforce aged 25-34
- JobSeeker support measured in April 2021 was much higher in the foothills than in the hills - High Wycombe 7.2% compared to just 4.9% in Kalamunda, Maida Vale and Gooseberry Hill

These differences are anticipated to perpetuate and potentially further diverge as the rate of population growth in the foothills continues to outstrip the hills.

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<sup>11</sup> <https://profile.id.com.au/kalamunda/annual-migration-by-location?WebID=130>

### 3. LITERATURE REVIEW

#### 3.1. Forrestfield North District Structure Plan

The District Structure Plan offers high-level strategic planning guidance on future land use, employment, broad density direction and the coordination and provision of major infrastructure. This includes:

- Location of high schools;
- District water management requirements;
- Movement networks;
- Coordination of infrastructure provisions;
- Location and distribution of regional open space;
- Land use buffers;
- Environmental assets; and
- Activity centres.

It is noted that there is a requirement to ensure the protection of the existing ecological assets in the area, including Poison Gully Creek (a designated nature space), whilst providing opportunities for sports space, recreation space<sup>2</sup> and other community facilities for the future local population.

District Structure Plan Summary Table:		Structure Plan Ref (section no.)
Item	Data	
Total area covered by structure plan	264.1 hectares	3.1
Area of each land use proposed:		5.2 and 5.3
• Residential	• 100.6 hectares	
• Commercial	• 27.6 ha ('Activity Centre' & 'Mixed Use' areas)	
• Industrial	• 74.7 hectares	
• Rural Residential	• N/A	
Total estimated lot yield	Estimated lot yield to be determined at local structure planning stage	N/A
Estimated number of dwellings	4,250 - 5,250	5.3, 6.1, 6.2 and 6.3
Estimated residential site density	33.2 - 40.1 dwellings per hectare, inclusive of 'Residential', 'Activity Centre' and 'Mixed Use' areas	5.2 and 5.3
Estimated population	9,350 - 11,550 (@2.2 persons per household)	5.3, 6.1, 6.2 and 6.3
Number of high schools	Nil	5.5.3

<sup>2</sup> DSR POS Classification framework which describes Nature Space, Sports Space and Recreation Space, <http://www.dsr.wa.gov.au/docs/default-source/file-support-and-advice/file-facility-management/framework-for-open-space-online-version.pdf?sfvrsn=4>

District Structure Plan Summary Table:		Structure Plan Ref (section no.)
Item	Data	
Number of primary schools	To be determined at local structure planning stage	5.5.3
Estimated commercial floor space	Retail - 23,000 - 32,500m <sup>2</sup> net lettable area Commercial - 229,000 - 394,500m <sup>2</sup> net lettable area	5.3, 6.1 and 6.2
Estimated area and percentage of public open space given over to:	<ul style="list-style-type: none"> <li>• 16.3 hectares 6.1%</li> <li>• Determined at local structure planning stage</li> <li>• Determined at local structure planning stage</li> <li>• Determined at local structure planning stage</li> </ul>	4.3, 4.4, 4.5, 4.6 and 4.9
Estimated percentage of natural area	24.2 hectares 9.2%  Natural areas include those designated as 'Parks and Recreation – Local and Regional' incorporating Bush Forever and identified conservation areas.  Additional natural areas may be identified for conservation purposes at local structure planning stage.	4.3, 4.4, 4.5, 4.6 and 4.9

Table 3: District Structure Plan Summary

### 3.2. City of Kalamunda Community Facilities Audit (2017)

The Community Facilities Audit for the Foothills and Plains section of the City was originally prepared in 2010 and updated in April 2017. This inventory has been used to help build the profile of community infrastructure needs for Forrestfield North in section 7.

The audit notes that the library and community centre in Forrestfield have an estimated remaining life of 15 and 21 years respectively requiring their replacement in 2032 and 2038 respectively. In High Wycombe, the library and community and recreation centre are forecast to be removed in 2038 and 2062 respectively.

Of particular note is the extent of use of the sports spaces in the City as shown below:

Reserve Name	Summer use	Hours	Winter use	Hours
Scott Reserve	Cricket	88	Football	41
Fleming Reserve	Cricket (social only - concrete pitch no topping)	n/a	Football (informal and incidental)	n/a
Maida Vale Reserve	Cricket -Diamond sports	86	Soccer	67

Hartfield Park 1	Cricket	40	Hockey	29
Hartfield Park 2	Cricket	38	Rugby	15
Hartfield Park 3			Soccer	37
Morrison Oval	Cricket	38	Rugby Soccer	34
Reid Oval	Diamond sports	14	Football	32
Pioneer Park	decommissioned			

**Table 4: Community Facilities Audit Summary**

Many of the City’s reserves are approaching or exceeding the recommended maximum load of 30-35 hours use per week. Even though new hockey/ tee ball sports fields have recently been developed at Hartfield Park, the City remains short of sports space.

### 3.3. City of Kalamunda Public Open Space Strategy (2018)

This strategic document prepared by officers of the City and peer reviewed by CCS Strategic in its preparation in 2017. The evaluation of existing POS provision in the City determined that there is an inadequate provision of sports space. The strategy notes that the Foothills provide a lot of sport and recreation based reserves, whereas the Hills mostly consist of nature and recreation based reserves. Only Forrestfield and Wattle Grove achieve the 10% POS provision however by 2036 the level of provision will be inadequate with an additional 16ha of sports space.

The quality and functionality of the smaller local parks is generally quite low. In comparison most Neighbourhood, District and Regional Open space parks are of a reasonable standard. The larger, multi-function reserves are more attractive to residents, have greater usage and are an easier maintenance asset than the dispersed low usage small local parks.

The focus of the strategy is to provide attractive multi-function POS and rationalise any small Local Open Space areas. It is likely the Foothills will have to compensate for the Hills limited sports space through existing sports reserves and future sports reserves.

Calculations used in the strategy suggest that Forrestfield North will require 11.5 hectares of sports space by 2050 (15.7m<sup>2</sup> for each of the forecast 7,357<sup>3</sup> residents). Additionally, Forrestfield North may have to provide for High Wycombe’s shortfall in sports space. However, given the environmental constraints of Forrestfield North it may be difficult to provide the sports space required.

The old landfill site on Brand Road has been identified as a potential location for a sports reserve. The costs of remediation will have to be investigated to identify if this option is viable. The site has the potential to provide a reserve of approximately 9ha, albeit in an odd shape with only around 7ha clustered in a readily useable shape.

<sup>3</sup> Based on revised population forecasts in Table 2

### 3.4. Scott Reserve Master Plan, ABV, May 2020

This master plan proposes the consolidation of Scott Reserve as a district level sports space serving cricket ( 1 turf and 2 synthetic wickets) and junior football (1 full size and 3 junior fields). It also proposes the demolition of the existing High Wycombe Community and Recreation Centre and replacement with a new community centre comprising a 300m<sup>2</sup> main hall, two multipurpose rooms of 75m<sup>2</sup> and a meeting room of 30m<sup>2</sup>. An area of 50m<sup>2</sup> is to be allocated for ongoing lease by the Foothills Learning Centre.

Notably the fitness centre / gym is not proposed to be replaced. The estimated useful life of this building suggests that this replacement program would occur in the period 2038 to 2040. A further detailed feasibility study will need to be undertaken closer to this time, to determine need noting the timing of the community centre in the Forrestfield North.

### 3.5. Guidelines for Australian Public Libraries, APLA 2020

This updated guide identifies five core service offerings for public libraries.

- Physical and digital content and collections, including general, specialist, local studies, heritage and Cultural collections
- Information and reference services
- Reading, literacy, learning, wellbeing, cultural and creative programs
- Access to computers, the internet, printers, scanners and other mainstream technology, as well as support in developing digital literacy
- Places and spaces where people can relax, work, meet, learn, connect and create.

The following standards are cited.

Measure	Library service population	per capita measure	
		Median	Range
Annual expenditure	20,000 to 99,999	\$48.00	\$39.00-\$62.00
Staff per 3,000 population	10,000 to 49,999	1.25	1.5
Qualified librarians	Per 10,000	1.0	1.2
Opening hours	20,000 to 49,999	48	56
Expenditure on materials	Per capita	\$4.50	
Collection items	Per capita	1.6	1.4
Collection age	Less than 50,000	40%	45%
Internet devices	Per 2,500	1.0	1.2
Registered members	Catchment population	35%	35%-45%
Library visits	Per capita	4.0	4.5
Loans (physical + digital)	Per capita	6.0	7.0
Loans of physical items	20,000 to 49,999	2.0	3.0
Visits to library website	Per capita	2.1	
Hours of use of computers	Per capita	0.3	
Attendance at programs	Per capita	0.3	0.35

Table 5: Library Provision Guidelines

### 3.6. People Places - A Guide for Public Library Buildings in NSW 2020

This document prepared by the State Library Service of NSW is a default guide to library planning in Australia. It offers the following:

Minimum size	190m <sup>2</sup>	Only serves 2,750 people
Base area	30% of floor space	Area for collections and computers
Functional and service areas	70% of floor space	Reading and study areas, service desk and staff work areas, specialist areas, amenities
Collection to be housed	65%-75%	Remainder is on loan
Shelving	4 shelves high	1,500mm between rows

Table 6: Library Floor Space Requirements

## 4. COMMUNITY INFRASTRUCTURE TRENDS ANALYSIS

### 4.1. Overview

There are numerous trends in the provision of community infrastructure led primarily by:

- an economic imperative to do more with less;
- a changing community profile, particularly an ageing demographic;
- ageing infrastructure; and
- increased community expectations influenced by:
  - greater mobility;
  - access to information; and
  - access to technological advances.

A summary of the key trends is provided below.

#### 1. Size and Scale

In recent times, many councils have moved away from providing small, stand-alone community buildings for local neighbourhood populations. This is due to the management and maintenance costs, limited use, lack of flexibility, security problems, and lack of capacity for staffing. Instead, there is a move towards the provision of fewer, yet larger facilities designed for a larger catchment area that can provide higher quality amenity and a wider range of services and activities. This trend is reinforced by evidence that people frequently choose to bypass poorer quality local facilities within walking distance and travel further to facilities that offer better amenity and choice. Ready access to transport and strong mobility supports this trend.

Note that even primary schools, are growing in size with a general design population up from 430 to 540 students despite Year 7 students now accommodated in high schools.

#### 2. Multi-Purpose and Multi-Function Facilities

Community facilities must respond to increasingly diverse and complex social needs. It is simply not viable to provide separate facilities for each of the myriad demands now evident in a community.



To make best use of limited resources and ensure higher rates of utilisation across the week and at weekends, community buildings need to provide for multiple uses and target groups and be adaptable as needs change over time.

Successful community facilities tend to be those that offer a diversity of well organised and well attended services, programs and activities. This diversity requires a variety of flexible spaces and amenities, capable of multiple functions and accessible to all. A key to this flexibility is not only in functional facility design but also in the availability of specialised equipment and fit-out, especially audio visual and staging / seating provision.

### 3. Staffing

Well used, active and vibrant community buildings tend to be those that have staff who can identify community needs and organise and deliver services, activities and programs across the week. The older style unstaffed or caretaker controlled halls for hire are frequently underutilised. Poor levels of use are often apparent in leased facilities under the exclusive care and control of a particular interest group.

Professional facility management and program staff can be important in ensuring there is a good mix of activities that will appeal to a variety of people, and that the facility is not monopolised by particular groups. On-site management is also often critical in providing services and programs for high need target groups, to enhance the social benefit of the facility.

Having fewer, larger facilities increases the requirement and viability of staffing these larger facilities, thereby increasing levels of activity and utilisation. Given the difficulties of securing government funding for staff, many councils are engaging specialist facility management contractors to service providers or community organisations with a broad community development focus to ensure they are continuously activated.

### 4. Location

Well used community facilities tend to be in places where people already have cause to congregate, such as shopping centres and schools, and to a lesser degree, those which are well served by public transport. This reduces the need for separate trips and enhances visibility, safety and convenient access. There is a move away from building stand-alone facilities in residential areas, which are often poorly utilised. Instead, leading practice favours the clustering of community buildings in activity centres, to enhance accessibility and connectivity with related uses.

### 5. Co-Location

The co-location of community services, involving shared or joint use of buildings amongst several service providers, is a commonly espoused objective of many new buildings. Co-location usually involves bringing community services together in a single location, sometimes as part of some form of multi-service centre. Co-location is a response to the fragmentation and lack of integration of related services and is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single location.

Co-location has potential advantages in pooling resources to provide a better range of facilities (such as meeting rooms, training facilities) that may not be afforded if each were provided separately. An additional motivator is to make more efficient use of resources, by sharing common facilities rather than each organisation having its own separate space and generic furniture and equipment. Providing co-located services also enhances synergies between services and more integrated delivery of services to meet the needs of the community.

## 6. Community Hub Models

Numerous councils across Australia are moving towards a 'hub' model in the provision of community buildings. A 'smart Hub' model has been espoused by the City of Kalamunda for the Kalamunda Town Centre, Forrestfield Shopping Centre Precinct and for the Forrestfield North Activity Centre.

A hub is more than a multi-purpose community centre or a co-location of services. A hub brings together, either in the same building or a cluster of buildings, an extensive mix of uses that provide an activity centre an access point for meeting a diverse range of community needs.

These may include facilities such as a library, recreation centre, health care and social support services, childcare, meeting space for community groups, office accommodation for community organisations, space for community functions and events and possibly some form of enterprise, whether that be commercial or social in nature. Hubs are well integrated into other uses in the surrounding area, such as local shops, activity centres, open space, schools, civic places and transport nodes.

The essence of a community hub is the concentration of activity that occurs and how the mix of those activities is accessible to and serves the needs of a diverse range of community members.

## 7. Place-Making and Community Identity

Community buildings provide important gathering places for people and are catalysts for community activity and social interaction. They are recognised as having potential to contribute to the creation of vital public spaces that help engender a sense of place and distinctive community identity. The design of community buildings can enhance the physical quality and appearance of public places to reinforce a place's identity and make it a more attractive environment for people to gather and interact with each other.

Design is a large part of place making, but another significant component is planning. Planning can enhance the human experience of a place by ensuring that there is a mix of uses that will meet a variety of needs and will attract a diversity of people at different times of the day. This mix and variety add to safety (perceived and real) as well as vibrancy.

When located in or with retail and commercial centres community facilities can help to reinforce the role of those centres as public gathering, meeting and information sharing places. It is important that community buildings have a civic quality, sense of stability and level of amenity that marks them as an important place in the community, and that encourages people to interact in the public realm.

When social and cultural activities are encouraged and programmed into community spaces the 'place' comes alive.

## 8. Community Building

Community facilities are recognised as providing an important focus for community building activities, enhancing the connections and relationship among people in order to strengthen common values and promote collective goals. These goals may include community cohesion, safer neighbourhoods, support for isolated or disadvantaged people, healthier children and families, more local employment opportunities, greater cultural recognition, more equitable access to housing or more profitable local businesses.

Recognising the role that community facilities can play in providing a focal point where people with common interests can come together, and a base for community development activities, is important in planning community buildings.

## 9. Sustainability

The increasing focus on all aspects of sustainability means that not only are sustainable design, materials, energy and water aspects of the design of community buildings important, so too is sustainability in terms of funding, management and maintenance arrangements. Commonly, income from user charges, hire fees and rent from tenancy arrangements is insufficient to cover the costs of maintenance of community buildings.

Many councils have been exploring other income generating activities, such as operating commercial cafes or fitness centres, running monthly markets or incorporating convenience retail outlets. The growing wellness industry, specifically highlighted by allied health providers offers a blend of community and commercial service delivery. Some are income generating activities, some are run as social enterprises and some are operated by or to service disadvantaged groups. Capacity for commercial operations may need to be built into the design of the facility, to ensure compatibility with other activities and programs. These uses will also enable subsidisation of other activities.

### 4.2. Megatrends in Sport and Recreation

An Australian Sports Commission<sup>4</sup> study released by CSIRO in April 2013 identifies six megatrends likely to shape the Australian sports sector of the next 30 years. The megatrends are shown below in an interlinked and overlapping Venn diagram. This captures the connection between the different forces potentially shaping the future.



Figure 2: Megatrends affecting Sport

#### 1. A Perfect Fit

Individualised sport and fitness activities are on the rise. We are increasingly playing sport to get fit, rather than getting fit to play sport.

#### 2. From Extreme to Mainstream

There is a rise of lifestyle, adventure and alternative sports, which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill-seeking.

#### 3. More than Sport

The broader benefits of sport are being increasingly recognised by governments, business and communities. Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives.

<sup>4</sup> The Future of Australian Sport, Megatrends shaping the sports sector over coming decades, ASC and CSIRO, April 2013

#### 4. Everybody's Game

Australia faces an ageing population. This will change the types of sports we play and how we play them. Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens.

They will also need to cater for the changing cultural make-up of Australia. Australian society has become, and will continue to become, highly multicultural. Different cultures have different sporting preferences and recreation habits.

#### 5. New Wealth, New Talent

Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment. Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics over recent decades.

As disposable incomes grow, the populations of Asian countries are becoming more interested in sport. This may create new markets for sports television, sports tourism, sports equipment, sport services and sports events.

#### 6. Tracksuits to Business Suits

Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems considering market pressures.

The cost of participating in sport is also rising and this is a participation barrier for many people. Several studies indicate that for those living at or below the poverty line, participation in sports and recreation activities were not high on their priority list.<sup>5</sup>

In a culturally diverse community, other barriers to participation include fear of racism or discrimination, access barriers such as language or lack of transport, affective barriers where participation is not culturally important or competition is too confronting, resource barriers including time and finance, physiological barriers due to ill-health and interpersonal barriers stemming from low confidence and lack of self-esteem.<sup>6</sup>

### 4.3. Popular physical activities

The following chart from the AusPlay 2020<sup>7</sup> shows the rate of participation in the top ten activities for adults on the left and children on the right.

Walking is the most popular physical recreation undertaken which makes footpaths, tracks and trails the most important type of recreation facility that can be provided. This is reinforced by running ranked at 3 for adults and 9 for children.

For adult's, fitness and gym activities ranked at number two represents the first activity where some form of specialised facility is required, similar to swimming which ranks 1 for children. The most popular team sport for both adults and children is football (soccer).

<sup>5</sup> <https://dspace.nwu.ac.za/handle/10394/14934>

<sup>6</sup> [https://www.sprc.unsw.edu.au/media/SPRCFile/Report8\\_08\\_CALD\\_Women\\_in\\_sport.pdf](https://www.sprc.unsw.edu.au/media/SPRCFile/Report8_08_CALD_Women_in_sport.pdf)

<sup>7</sup>

<https://app.powerbi.com/view?r=eyJrIjoiaMzlmNjZiOTYtYTVjNC00MzUwLTk2OWMtZTEwMDljZTBjYzI0IiwidCI6IjhhkMmUwZjRjLTU1ZjltNGNiMS04ZWU3LWRhNWRkM2ZmMzYwMzYwMCJ9>

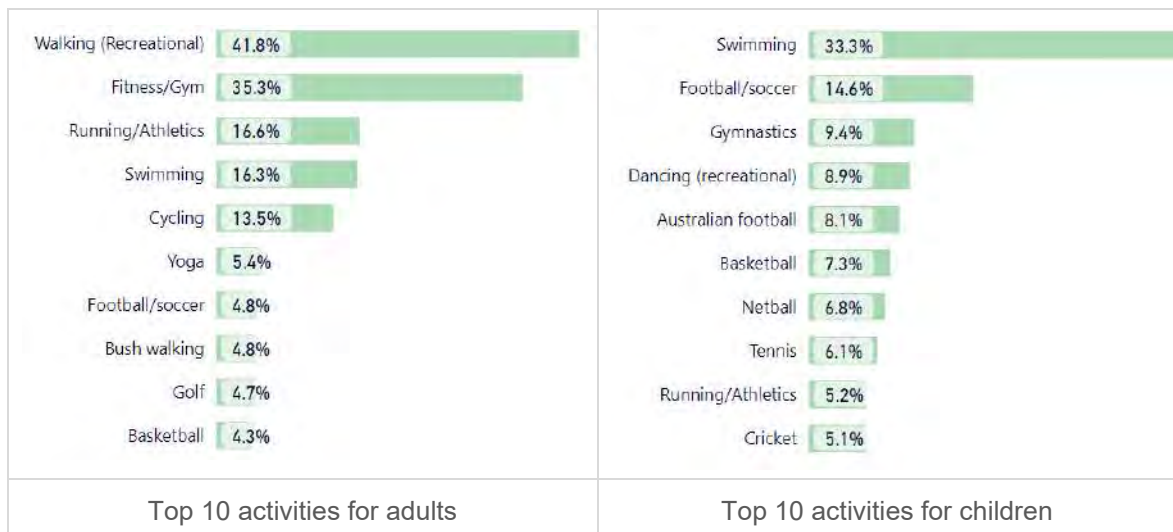


Figure 3: Total participation in top ten activities, 2020 - AusPlay

#### 4.4. Trends in library services

Released in March 2021 the latest Annual Public Library Statistics<sup>8</sup> from 2019-20 show the considerable impact of Covid-19 on library services with a 24% decrease in physical attendances and a 23% increase in the use of on-line services, culminating with a 3% growth in library memberships in 2019-20.

The report follows a suite of data over the past 5 years which bear consideration in planning for new library and information services. Whilst library costs in total and costs per capita have risen year on year (on average 2.8% per annum), there was a decrease in costs over the previous year of around 4% due to a rationalisation of resources.

Physical collections are getting smaller and the per capita usage of the collections fell by 13% in 2019-20. Website visits per capita rose by nearly 20%. Loans per capita is decreasing (down nearly 14% over the past 5 years) and registered members is trending down (by nearly 7%) although customer visits per capita is stable and customers overall is on the rise (up 2.2%).

From a planning perspective library floor area will have a progressively smaller allocation to book stock and a correspondingly greater allocation to internet capability, local history collections and on-site programs and services where patrons interact on a personal level. The assumption in this study is that overall library floor space requirements will remain unaltered.

#### 4.5. Summary and Analysis of Trends

There is a move towards the provision of larger, more diverse, multifunctional facilities that become a destination in their own right, offering a wide variety of experiences.

Targeted programs for special needs and interest groups and for a specific age and gender are increasingly delivered from multipurpose facilities through the use of flexible room layouts and portable / adjustable fittings and equipment. These programs cater to the social, cultural, physical, recreation and fitness needs of the community.

<sup>8</sup> <https://www.nsla.org.au/news/2019-20-australian-public-libraries-statistics>

The venues that stage these programs provide spaces for social interaction and networking and are usually supported by hospitality (food and beverage) and sometimes retail services. These are places of community building where identity and connection to place are fostered.

## 5. VISION AND GUIDING PRINCIPLES

### 5.1. DSP Vision

The District Structure Plan<sup>9</sup> states:

“The long-term vision for Forrestfield North is to create an attractive, vibrant and sustainable urban setting within a landscaped context, focussed on medium and high-density housing with local employment opportunities. The area will have direct access to Perth’s regional road network and will be serviced by high quality public transport focussed on the new Forrestfield Train Station. Forrestfield North will include the following key elements:

- Medium and high-density urban neighbourhoods focussed on a new activity centre and commercially focussed Transit Oriented Development (TOD) based around the train station.
- Significant new parklands that ensure the protection of the existing ecological assets in the area, including Poison Gully Creek, whilst providing opportunities for passive and active recreation for an increased local population.
- New centres of employment within the activity centre and TOD precinct around the train station. “

With respect to community infrastructure considerations the District Structure Plan further states:

Reference	Commentary
p 31 4.1 Environmental	Careful consideration of potential future uses for the Brand Road landfill site, including non-sensitive recreational or commercial land uses and additional contamination investigations if required to support such uses at the local structure planning stage
p 41 5.2.1.1 Mixed Use	Local open spaces will also be provided that meet the active and passive recreational requirements of residents and users of the area and that protect the environmental values of the nearby TEC and Poison Gully Creek.
p 41 5.2.2. Activity centre vision	The main street environment is intended to be the main location for entertainment and other recreational activities within Forrestfield North with a strong focus on activated food and beverage uses.
pp 441-44 5.2.3, 5.2.4 Residential built form	Substantial well designed local open space will be provided that meets the active and passive recreational requirements of residents and users of the area, that enhances linkages within the proposed movement network and that protects the environmental values of the area, including the nearby TEC and Poison Gully Creek.
p 47 5.5	... an appropriate hierarchy of community facilities will be established as part of future detailed local structure plans to ensure that: <ul style="list-style-type: none"> <li>• State level services continue to be located in the Perth CBD;</li> </ul>

<sup>9</sup> Forrestfield North District Structure Plan (KALA/2015/2), Section 1.3, p8.

<p>Community facilities</p>	<ul style="list-style-type: none"> <li>• Regional services continue to be located in Midland, Belmont or Cannington;</li> <li>• District level facilities that rely on higher densities should be encouraged to locate in the Shire (now City), including within the Kalamunda Townsite, Forrestfield North Activity Centre Precinct and Forrestfield Forum; and</li> <li>• Local community facilities relevant to the Forrestfield North population should be located within the immediate area, including within the Forrestfield Station TOD Precinct.</li> </ul> <p>Community and social infrastructure requirements include:</p> <ul style="list-style-type: none"> <li>• Provision of a range of facilities to cater for people of different abilities and cultural backgrounds;</li> <li>• Spaces and places for interaction to promote social inclusion and connection;</li> <li>• Services that provide support for individuals, families and groups;</li> <li>• Services that provide passive and active recreational opportunities for all community sectors;</li> <li>• Facilities that can provide a central and easily accessed location for service provision and/or community initiated activity; and</li> <li>• Visual markers of community identity including public art, environmental features, streetscape, landscaping and gardens.</li> </ul>
<p>p 47 5.5.1 Health services</p>	<p>These could be located within the Forrestfield North Activity Centre Precinct or the Forrestfield Station TOD Precinct. Local structure planning should provide for the establishment of health facilities where appropriate.</p>
<p>p 47 5.5.2 Aged care services</p>	<p>The preparation of detailed local structure plans for Forrestfield North are expected to specifically consider and provide:</p> <ul style="list-style-type: none"> <li>• Locations for aged care accommodation and allied facilities within close proximity and with excellent linkages to the proposed activity centre and TOD precinct;</li> <li>• Spaces for a range of activities for an active ageing population;</li> <li>• Space for allied health services provided through the public health system on an outreach basis;</li> <li>• Affordable office accommodation for not for profit organisations that provide support services to the elderly; and</li> <li>• Neighbourhood based respite day care centres, particularly for people with dementia who live at home.</li> </ul>
<p>pp 47-48 5.5.3 Schools</p>	<p>Current and future needs for secondary education for Forrestfield North residents should be adequately provided through schools in the surrounding suburbs, and specialist high schools throughout the metropolitan area.</p> <p>The need for an additional primary school in the area in the longer term will be determined in conjunction with the Department of Education as part of detailed local structure planning processes in due course if required in response to projected population growth.</p> <p>If required, the location of a primary school will be determined as part of this process and, should be located to take advantage of public transport opportunities and any proposed sporting and recreational facilities. Consultation with key stakeholders will be required as well as detailed site investigations to inform the ultimate location of any required primary school.</p>
<p>p 48</p>	<p>At a local neighbourhood level, availability of youth friendly spaces is an important consideration. It is important that the needs of young people are</p>

5.5.4 Children	recognised in the planning of public space at a neighbourhood/local level as well as at district and regional levels.
p 48 5.6 Open Space	<p>... the landscaped character of Forrestfield North will be retained and enhanced through the retention and protection of areas of remnant vegetation and with the creation of new publicly accessible parklands.</p> <p>It is expected that detailed planning and development of the new parklands will balance the need for waterway edge stabilisation associated with Poison Gully, ecological protection, stormwater management and limited availability of groundwater for reticulation purposes, with public access and the provision of active and passive recreation uses.</p> <p>The minimum total area of local Public Open Space (POS) within the area is estimated at approximately 13 hectares, of which an estimated 2.6 hectares will require irrigation. Much of the POS is to be rehabilitated/landscaped with native vegetation and will require limited, if any, irrigation.</p> <p>It is noted that a minimum of 10% local POS will need to be provided as a result of detailed local structure planning processes and that additional local POS beyond the 10% minimum may be required in order to ensure adequate protection of the significant environmental values of the area.</p>
p 48 5.7 Environmental protection	<p>Establishment of vegetation protection and enhancement areas as local parks and recreation reserves including retention and rehabilitation of ecological linkages where possible.</p> <p>Establishment of a Poison Gully Creek buffer zone as a local parks and recreation reserve along the northern boundary of the subject land as determined in the Poison Gully Creek Foreshore Assessment.</p>
p 49 5. Urban water management	Integrate stormwater treatment into the landscape – use stormwater in the landscape by incorporating multi-use corridors that maximise the visual and recreational amenity of developments.
p 59 5.9 Bus routes	One or more of these services can be re-routed during school holidays to service a primary school (if required) and any recreational or sporting precinct within the area as identified through future local structure planning processes.

Table 7: Summary of Community Infrastructure Provision from the Forrestfield DSP

## 5.2. Guiding Principles

The following principles have been extracted from previous bodies of work variously undertaken by the City of Kalamunda and CCS Strategic relating to the provision of community infrastructure. They have been reviewed and expanded to guide community infrastructure provision for Forrestfield North.

When applied, these principles have been shown to enhance the performance potential of community facilities and spaces in terms of achieving higher levels of utilisation, being recognised as a source of social support in communities and contributing to the identity and sense of place of an area. They also reflect key trends in community infrastructure planning as evidenced by direct experience, extensive case study research and literature reviews. These guiding principles should be used to guide the planning and design of community infrastructure within the Forrestfield North area.



#### 1. A co-ordinated and integrated network of facilities

Community facilities and sporting spaces should be planned and delivered to create an integrated hierarchical network of facilities and spaces. This approach requires consistency in application across the various levels of provision including whole of City, regional, district and local provision, and reduces the duplication of services, programs, spaces and amenities. This approach also allows distinct, unique or specialist services or amenities to be provided in appropriate locations.

#### 2. Central to catchment and equitable access

Community facilities and sporting spaces should wherever possible be centrally located within the catchment area they intend to serve to enable equitable access. Facilities should be outward facing, welcoming and designed to be accessible to all. This principle is also reflected in the draft WAPC Operational Policy 2.4 for schools<sup>10</sup>.

#### 3. Location to promote visibility and accessibility

To best serve the needs of the community, and promote increased levels of utilisation, facilities should be highly visible and easily accessible. Buildings must comply with the legislative requirements of universal design and provide high levels of physical access, connectivity and wayfinding. Visibility of activity within the building also attracts increased interest.

#### 4. Integrated/co-located

Co-locating and integrating a variety of community facilities to create a community hub is strongly encouraged. The grouping of compatible and complementary uses within the one location provides a focal point within the community, providing opportunities for people to meet, learn, play, socialise and express their culture.

The community hub model can extend beyond co-locating community facilities, to clustering community facilities with other activity generating uses such as transport nodes, shops, government service outlets, schools, childcare, open spaces and playgrounds.

#### 5. Resilient and multiple use

Community facilities should be designed and built for maximum flexibility, with the capacity to be readily modified or expanded to adapt as needs change. Acknowledging that for some activities there is a minimum size or fit-out standard, buildings should be multi-purpose, and capable of delivering a range of programs and services.

#### 6. Serving identified social needs

Community facilities should address the social needs of the particular community in which it is located in order to contribute to the community's health, wellbeing and quality of life. Programs, activities and services offered should respond to the needs and interests of the people that live and work within the particular catchment area to foster long term social benefits for the community. The planning and design of facilities should reflect the potential programs, activities and services envisaged through extensive stakeholder engagement.

#### 7. Contribute to public domain and sense of place

Community facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community.

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<sup>10</sup> [https://www.dplh.wa.gov.au/getmedia/1f4cd2af-2c6a-4a13-9025-4fb1c9662be0/DCP-Draft-Operational\\_Policy\\_2-4\\_Planning\\_for\\_school\\_sites](https://www.dplh.wa.gov.au/getmedia/1f4cd2af-2c6a-4a13-9025-4fb1c9662be0/DCP-Draft-Operational_Policy_2-4_Planning_for_school_sites)

A strong connection between the facility and the broader community can be fostered through the development of facilities on landmark sites, and with distinctive architecture and quality design.

Community facilities should be distinctive civic buildings and welcoming places and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is also important in creating distinctive and welcoming facilities.

#### 8. Connected to public transport, pedestrian and cycling networks

Community facilities and sporting spaces should ideally be located within a 400-metre walking distance of a regular public transport stop. Linkages to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities and is a further means to encourage sustainable transport choices and a healthy and active lifestyle.

#### 9. Sufficient size and design to enable expansion and adaptation

Site selection and building design must allow for expansion or modification as the community and its needs change over time.

#### 10. Financial viability and environmental sustainability

Community facilities should be financially viable (which may include an agreed operating loss in recognition of a broader community benefit) and provide value for money for their users, owners and operators.

While capital costs are often a major issue, ongoing operational costs are likely to exceed the capital investment and become a critical cost consideration for the longer term. Building design efficiencies that reduce ongoing operating and maintenance costs, and include revenue generating elements such as tenantable spaces, should be considered.

#### 11. Value for Money

Local procurement processes must look to ensure value for money through competitive tendering processes against well detailed and unambiguous specifications.

#### 12. Safety and security

Community facilities should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Locating facilities in active areas and providing adequate lighting ensures higher levels of passive surveillance and increased security.

#### 13. Master planned and staged strategy

Master planning provides an opportunity to locate facilities and spaces in areas where utilisation can be optimised and negative or consequential impacts on the community, environment and other uses can be minimised. Building location and orientation are also important considerations in reducing any potential future conflict with users and the building's surrounds.

Many of the master plans will respond to growing population demands over time and therefore will be expected to be progressively implemented. A staged implementation plan is inherent in the master planning process.

## 6. ANALYSIS OF STAKEHOLDER FEEDBACK

### 6.1. Initial feedback

A summary report on stakeholder consultation was prepared by TPG (now element) following the first round of engagement in June 2017.

An on-line survey revealed the respondents' desire was for Forrestfield North to be family oriented with a strong bushland presence and a relaxed village lifestyle. The design of the place whilst distinctly modern should feature the natural creeks and streams offering ready recreational access and bushland style living, noting that provision for active sport was also highly desirable.

A series of workshops were also held which revealed the following key infrastructure findings:

- Retained connection to the bush and the feeling of open space
- A focus on active recreation provision
- The need for a recreation centre, not just a place to kick a footy
- A focus on active transport requiring quality footpaths and cycle paths
- A well-lit and CCTV serviced public realm for safety
- Podium (stage) and shade canopy for outside events and performance space
- Various accommodations for community activities including:
  - Arts and Crafts
  - Library
  - Bicycling
  - Cinema
  - Swimming
  - Interactive play
  - Childcare, adult day care
  - Community garden
  - Markets/night markets
  - Active sports in a central location
  - Local courts (tennis / basketball)
  - Admiring public art
  - Social gatherings
  - Natural museum

### 6.2. Recent feedback

Dialogue with City of Kalamunda officers has been undertaken as part of this update and review of the CIS with respect to community centre, library and aquatic and fitness centre provision in the City.

#### 6.2.1. Community Centre

Accommodation for arts and cultural pursuits within the foothills community has been given a heightened focus. The core elements of meeting spaces and function rooms remain with the introduction of new features including a community radio station, an arts workshop and an artist in residence studio. With the Forrestfield North community hub proposed as a major foothills hub, the City is likely to run programs, events and activities in and around the hub to activate the community. Office and essential storage space will be required and including a customer service space for foothills residents to readily access City of Kalamunda services has also been proposed.

The increase in scale of the Forrestfield North community hub has consequences for the proposed new community centre at Scott Reserve. This will need to be reassessed.

### 6.2.2. Library

City of Kalamunda staff confirmed that a new library in Forrestfield North would affect both foothills branch libraries, however no fixed or firm position has been taken. In forecasting demand this review has assumed:

- A new library in Forrestfield North would see the closure of the High Wycombe library. Note that this building has an estimated useful life through to 2062 and therefore its future, perhaps for another purpose, needs to be considered.
- The Forrestfield library will be considerably downsized and relocated to the Forrestfield Shopping centre as part of a digital hub and customer service centre for a broad range of City services. Existing patrons will either move to digital services or use the existing High Wycombe branch until an alternative is provided. The estimated useful life of this building is through to 2032 however the transition may occur sooner due to pressing needs for other facility development in Forrestfield.

### 6.2.3. Aquatic centre

There is no fixed or firm decision by Council on the future provision of aquatic facilities in the City, however it is noted that:

- Even with a downward revision of the future population in the foothills, the percentage of the Kalamunda population living in the foothills is already larger than the population living in the Hills and will continue to increase.
- The existing Kalamunda Water Park will ultimately fail and need to be replaced.
- The logical solution is to develop a new aquatic centre in proximity to the majority of the population.
- Combining a future aquatic centre with other community facilities as part of a multifaceted community hub is highly desirable.
- Aquatic centre viability is greatly enhanced by the inclusion of a fitness centre and this is considered an essential part of the hub development.
- There is the possibility of a privately operated aquatic centre being established on Hawtin Road in Forrestfield (3.8km away), similar to the existing Maida Vale indoor swimming centre on Gooseberry Hill Road (2.9km away).

### 6.2.4. Tenantable spaces

With the development of the High Wycombe Train station and relocation of the community hub into the TOD precinct, the profile of the community hub is significantly enhanced. There is the opportunity to provide ancillary and support services for the community within the hub. Suitable spaces for commercial tenants as part of the community hub could add to the activation of the TOD precinct. Consideration is proposed for a range of tenantable spaces to provide commercial services not usually provided by local government but essential to community wellbeing and livelihood. These include:

- Food and beverage outlet - café / coffee shop
- General Practitioner services
- Pharmacy
- Child care (not crèche)

- Infant health clinic
- Allied health providers
  - Physiotherapists
  - Chiropractors
  - Naturopaths
  - Remedial masseurs
  - Nutritionists
  - Occupational therapists
  - Psychologists
  - Social workers
- Government services under the Services Australia banner
  - Centrelink
  - Medicare
  - Child support

The commentary in section 6.2 has been taken into consideration in determining size, scale and cost for the CIS.

## 7. ASSESSMENT OF COMMUNITY NEED

The table below has been developed through a comprehensive assessment of existing community infrastructure provision, PLA WA Community Facility Guidelines and consultant expertise.

The approximate distance of travel (km) to a home point in the centre of Forrestfield North shown in column 4 has been measured for all existing facilities using the shortest or most likely route considering existing roads and column 5 offers the PLA WA facility provision ratio guideline.

Column 6 indicates whether provision of this facility is required in Forrestfield North (designated with a ✓, and where that provision is location dependent it is indicated with **CH** for the community hub location, **TP** for the town park or **SP** for the sporting precinct.

Column (7) refers to how each need is proposed to be met within Forrestfield North or referred to facilities in other locations.

This commentary takes into account the existing level of provision, the PLA WA guideline, industry trends, stakeholder consultation and population forecasts.

The various colours across the rows are solely for distinction between each classification of facility.

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
1	2	Nearest current provision	FFN	Guideline	in FFN	
1	2	3	4	5	6	7
<b>1. Children and families</b>						
1.1 Child care (Early learning/long day care)				1:4000-8000	✓ CH	Local level in community hub
	1.1.1	Eastern Region Family Day Care	12.3			
	1.1.2	Good Start Early Learning Centre	8.9			
	1.1.3	Good Start Early Learning Centre	5.3			
1.2 Child care (Occasional care)				1:12000-15000	✓	District provision by private provider
1.3 Maternal and child health				1:30000-50000	✓ CH/SP	District level in community hub or sporting precinct
	1.3.1	Gooseberry Hill Child Health Centre	6.7			
1.4 Out of hours school care				1:4000-6000	✓ SP	Local level in sporting precinct
	1.4.1	Kalamunda Out of School Care	11.2			
1.5 Playgroup				1:4000-6000	✓ CH/SP	Local level in community hub or sporting precinct
	1.5.1	Little Tackas Playgroup	13.2			
	1.5.2	Scallywags	8.7			
	1.5.3	Woodlupine Family Centre Playgroup	5.7			
1.6 Primary School				1:5000	✓	At least one primary school required locally
	1.6.1	Dawson Park	3.9			
	1.6.2	Edney	2.1			
	1.6.3	Falls Road	10.4			To be established adjacent to the sporting precinct
	1.6.4	Gooseberry Hill	6.6			
	1.6.5	Heritage College	5.2			
	1.6.6	High Wycombe	2.9			
	1.6.7	Hillside Christian School	5.1			
	1.6.8	Lesmurdie	14.0			
	1.6.9	Mary's Mount	6.7			
	1.6.10	Matthew Gibney Catholic	3.7			
	1.6.11	St Brigid's	15.1			
	1.6.12	Wattle Grove	7.6			
	1.6.13	Woodlupine	5.4			
1.7 Toy library				1:6000-15000	✓ CH	Currently provided at Kalamunda RSL, additional facility desirable
	1.7.1	Kalamunda and Districts Toy Library	7.5			

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
Nearest current provision			FFN	Guideline	in FFN	
1	2	3	4	5	6	7
<b>2. Youth</b>						
2.1 BMX track				1:25000-30000	✘	No additional provision required
	2.1.1	Fleming Reserve	2.3			
	2.1.2	Ray Owen Reserve	13.6			
2.2 Drop-in /programs centre				1:20000-30000	✓ CH	As part of community hub
	2.2.1	High Wycombe Com & Rec Centre	2.1			
2.3 Guides and Brownies				No guideline	✓ CH	As part of community hub
2.4 Secondary School				No guideline	?	No additional requirement - maybe a private school
	2.4.1	Carmel Adventist College	15.6			
	2.4.2	Darling Range Sports College	3.8			
	2.4.3	Heritage College Perth	5.2			
	2.4.4	Hillside Christian School	5.1			
	2.4.5	Kalamunda Christian School	10.7			
	2.4.6	Kalamunda Senior High	7.9			
	2.4.7	Lesmurdie Senior High School	13.9			
	2.4.8	Mazenod College	12.9			
	2.4.9	St Brigid's	15.1			
2.5 Scouts and Cubs				No guideline	? CH	Potential hirer of community hub
	2.5.1	1st Forrestfield Scouts	7.1			
	2.5.2	1st Kalamunda Scouts	7.7			
	2.5.3	Boys Brigade	6.9			
	2.5.4	1st Walliston Scout Group	11.2			
2.6 Skatepark				1:5000-10000	✘	No additional provision required - revert Fleming Reserve, Hartfield Park and Maida Vale Reserve
	2.6.1	Fleming Reserve	2.3			
	2.6.2	Maida Vale Reserve	3.4			
	2.6.3	Hartfield Park	6.5			
	2.6.4	Kalamunda	8.3			
<b>3. Adults</b>						
3.1 Arts and crafts centre				1:50000	✓ CH	As part of community hub
	3.1.1	Kalamunda Performing Arts Centre	7.7			
	3.1.2	Jack Healey SCC	7.4			
	3.1.3	Jorgensen Park Pavilion	8.2			
3.2 Animal welfare services				No guideline	✘	By private provider
	3.2.1	Kanyana WRC Horse Rescue and Rehab	15.9			
3.3 Learning Centre				1:6000-15000	✓ CH	As part of community hub
3.4 Service Groups				No guideline	✘	No specific provision - use community hub or commercial facilities
	3.4.1	CWA Kalamunda	7.6			
	3.4.2	Darling Range RSL	7.6			
	3.4.3	CWA Foothills	6.3			
	3.4.4	Inner Wheel (Hartfield Country Club)	8.3			
	3.4.5	Lions Kalamunda	8.0			
	3.4.6	Lions Forrestfield / High Wycombe	4.2			
	3.4.7	Rotary Kalamunda	6.4			
	3.4.8	The Women's Powder Room	4.1			

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
1	2	Nearest current provision	FFN	Guideline	in FFN	
		3	4	5	6	7
<b>4. Seniors</b>						
4.1 Aged accommodation				No guideline	✓	As per structure plan
4.2 Seniors Centre/Autumn centre (well aged)				1:20000-30000	✓	Commercial provision within the seniors village or in community hub
	4.2.1	Woodlupine Family Centre	5.7			
	4.2.2	Jack Healey SCC	7.4			
4.3 Long day care / respite (frail aged)				1:3000-4000	✗	District level provision
4.4 Men's Shed				No guideline	✗	No provision proposed - revert to Foothills
	4.4.1	Foothills Men's Shed	5.2			
	4.4.2	Kalamunda Men's shed	10.5			
4.5 Bridge				No guideline	✓ CH	No stand alone facility - use community hub
	4.5.1	Kalamunda Districts Bridge Club	6.8			
<b>5. All ages</b>						
5.1 Amphitheatre				In district open space	✓ CH	As part of landscape within community hub
5.2 Aquatic centre				1:60000	✓ CH	Foothills aquatic centre - indoor + outdoor pools + fitness centre as part of community hub
	5.2.1	Kalamunda Aquatic Centre	8.3			
	5.2.2	Darling Range Sports College	3.8			
	5.2.3	Aqua Tots Maida Vale Swim School	3.3			
5.3 Community Centre				1:20000-30000 D	✓ CH	As part of community hub
5.4 Neighbourhood Centres and Community Halls				1:5000 N	✓	As part of community hub
	5.4.1	Anderson Road Community Hall (16+15+15)	5.2			
	5.4.2	Woodlupine Community Centre (369)	5.7			
	5.4.3	Forrestfield Hall (115)	5.1			
	5.4.4	Cyril Rd Community Hall (196)	3.3			
	5.4.5	Headingly Rd Cottage	6.7			
	5.4.6	Jorgensen Pk Pavilion	8.2			
	5.4.7	Falls Farm (40)	15.7			
	5.4.8	Lesmurdie Hall (211)	13.6			
	5.4.9	Walliston Hall (90)	11.5			
	5.4.10	Forrestfield Library Exhibition Room (50)	5.1			
	5.4.11	Town Square Community Hall	6.9			
5.5 Fire and emergency services				Set by DFES	✗	
5.6 Fitness centre				1:50000	✓ CH	As part of the community hub
	5.6.1	Hartfield Park Recreation Centre	6.7			
5.7 Footpath/DUP network				At least one side of every street	✓	Dual use footpaths on both sides of main urban streets
5.8 Gallery				1:50000	✓ CH	As part of the community hub
5.9 Indoor sports centre				1:50000	✗	
	5.9.1	High Wycombe Com & Reec Centre (300 - 3/4 court)	2.1			No additional provision - revert Hartfield Park, High Wycombe CRC and Ray Owen
	5.9.2	Ray Owen Sports Centre (300 - 6 courts)	13.6			
	5.9.3	Hartfield Park Recreation Centre (980 - 2 courts)	6.7			



Community Infrastructure			km from	PLA WA	Required	Notes/Comments
Nearest current provision			FFN	Guideline	in FFN	
1	2	3	4	5	6	7
<b>5.10 Library</b>				Refer	✓ CH	New library in community hub - replaces High Wycombe and downsized Forestfield
	5.10.1	Forrestfield Library (22,968)	5.1	Libraries		
	5.10.2	High Wycombe (18,924)	3.1	NSW model		
	5.10.3	Lesmurdie (12,207)	13.9			
	5.10.4	Kalamunda (???)				
<b>5.11 Museum</b>				1:250000	×	No provision
<b>5.12 TBA</b>						
<b>5.13 Performing arts centre</b>				1:50000	✓ CH	No separate provision - revert Kalamunda - capture activity in community hub
	5.13.1	Kalamunda Performing Arts Centre	7.7			
<b>5.14 Places of Worship</b>				No guideline	×	Privately provided
<b>5.15 Playground</b>				1:5000	✓ SP ✓ CH	Specific playground provision throughout the POS within FFN with priority focus on the community hub and the sporting precinct
	5.15.1	Ollie Worrell Reserve	3.8			
	5.15.2	Scott Reserve	2.1			
	5.15.3	Peter Hegney Reserve	2.5			
	5.15.4	MacKenzie Park	3.2			
	5.15.5	Hewson Park	4.1			
	5.15.6	Rangeview Park	3.1			
	5.15.7	Progress Park	3.6			
	5.15.8	Jacaranda Springs Park	5.5			
	5.15.9	Pine Tree Reserve	3.0			
	5.15.10	Gladys Newton Park	3.8			
	5.15.11	Emms Reserve	3.8			
	5.15.12	Viv Robinson Park	3.4			
	5.15.13	Peter Annus Park	3.1			
	5.15.14	Agraulia Court Park	1.8			
<b>5.16 Public Toilets</b>				Required in	✓ SP ✓ CH	Specific public toilet provision throughout the POS with priority focus on the community hub and the sporting precinct
	5.16.1	Kalamunda Library Toilets	7.1	all areas		
	5.16.2	Stirk Park	6.4	where		
	5.16.3	Public Toilets behind Police Station	7.5	people		
	5.16.4	Falls Road – SKAMP	10.5			
	5.16.5	Lower Lesmurdie Falls (not found)	???			
	5.16.6	Jorgensen Park	8.2			
	5.16.7	Pickering Brook (Beside school)	18.1			
	5.16.8	Fleming Reserve	2.3			
	5.16.9	Alan Anderson Reserve	11.6			
	5.16.10	Maida Vale Reserve	4.4			
	5.16.11	Gooseberry Hill Reserve	6.7			
	5.16.12	Town Square Public Toilets	6.9			
	5.16.13	Lesmurdie Falls	13.9			
	5.16.14	High Wycombe Train Station	0.0			
<b>5.17 Recreation Centre</b>				1:50000	×	No additional provision - revert Hartfield Park, High Wycombe CRC and Ray Owen
	5.17.1	Hartfield Park	6.7			
	5.17.2	High Wycombe	2.1			

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
1	2	Nearest current provision	FFN	Guideline	in FFN	
1	2	3	4	5	6	7
5.18	Nature space			<40% of POS	✓	As provided by bush forever reservations
5.19	Recreation Open Space			<40% of POS	✓	As provided within POS allocations
5.12	Sports Open Space			>40% of POS	✓	As provided in sporting precinct - Brand Road landfill site
<b>6. Sports/Activity specific accommodation</b>						
6.1	Archery			No guideline	✗	No specific allocation
		Stirk Park	6.5			
6.2	Athletics			1:30000 D	✓ SP	Grassed track and field amenities in the sporting precinct
6.2.1	Little Aths Forrestfield		6.8			
6.2.2	Little Aths High Wycombe		2.8			
6.2.3	Belmont Little Athletics Centre		8.5			
6.3	Badminton			Refer Rec Centres 5.17	✗	No additional provision - revert Hartfield Park and High Wycombe
6.4	Baseball with cut-outs -Kalamunda Rangers			1:8000-10000	✓ SP	Within sporting precinct
6.4.1	Maida Vale Reserve		4.4			
6.5	Basketball			1:3000-4000	✗	No additional provision - revert Hartfield Park, High Wycombe CRC and Ray Owen - 4 extra courts proposed
6.5.1	Kalamunda Districts (6 indoor +4)		13.6	Ray Owen		
6.5.2	Hartfield Park (2 indoor)		6.7	Hartfield Park		
6.5.3	High Wycombe (1 indoor)		2.1	High Wycombe		
6.6	BMX			1:25000 D	✗	Revert hills area
6.7	Bowls			1:50000-75000 D	✗	No additional provision - revert Forrestfield and Kalamunda
6.7.1	Forrestfield and Districts (2)		7.0			
6.7.2	Kalamunda (3)		6.4			
6.7.3	Pickering Brook (2)		17.5			
6.8	Bridle paths			No guideline	?	Potential trail along Poison Gully Creek
6.8.1	Maida Vale Reserve		4.2			
6.9	Climbing wall			Refer Rec Centre 5.17	✗	No additional provision
6.10	Cricket			1:8000-10000	✓ SP	Within sporting precinct
6.10.1	High Wycombe - Scott Reserve (2+1)		2.2	Scott Reserve		
6.10.2	Kalamunda		7.9	Kostera Oval		
6.10.3	Forrestfield - Morrison Oval		6.8	Hartfield Park		
6.10.4	Lesmurdie-Mazenod		13.6	Ray Owen Reserve		
6.10.5	Pickering Brook		17.5			
6.11	Croquet			1:175000	✗	No provision - revert to bowls clubs
		No provision	2.2			

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
1	2	Nearest current provision	FFN	Guideline	in FFN	7
		3	4	5	6	
6.12	Dance			Refer Community	✓ CH	As part of community hub
	6.12.1	Scott Reserve	2.2	Centre or Hall		
6.13	Equestrian			No guideline	×	No provision
	6.13.1	Walliston Riding and Pony Club	11.5			
6.14	Softball and Teeball - Diamond sports			1:8000-10000	✓ SP	
	6.14.1	Kalamunda Rangers	4.4	Maida Vale Reserve		Within sporting precinct
	6.14.2	Forrestfield Flyers	3.7	Hartfield Park		
6.15	Football (AFL)			1:5000	✓ SP	
	6.15.1	Forrestfield Juniors - Reid oval	6.8			Within sporting precinct
	6.15.2	High Wycombe Amateurs - Scott Reserve (2)	2.2			
	6.15.3	High Wycombe Juniors - Scott Reserve (1)	2.2			
	6.15.4	Kalamunda Districts	13.6			
	6.15.5	Pickering Brook	17.5			
6.16	Golf			1:30000	×	
	6.16.1	Hartfield Park Country Club (18)	8.3	Hartfield Park		No provision - revert Hartfield or Hillview
	6.16.2	Hill View (18)	3.7	Hartfield Park		
6.17	Gymnastics			Refer Rec Centres 5.17	✓ CH	Potential use of community hub for Kindy Gym
6.18	Hockey (synthetic)			1:75000	×	
	6.18.1	Kalamunda Districts (grass)	6.8	Hartfield Park		No synthetic - revert Guildford
	6.18.2	John Reid Oval (grass)				
	6.18.3	Guildford (synthetic)				
6.19	Martial arts			Refer Recreation Centre or Hall	✓ CH	As part of community hub
6.20	Netball			1:3000-4000	×	
	6.20.1	Kalamunda Districts (6 indoor + 10 outdoor)	13.6	Ray Owen		No provision - revert Maida Vale or Ray Owen
	6.20.2	Maida Vale (12)	3.4	Sports Centre		
6.21	Singing / Choral			Refer Community Centre or Hall	✓ CH	As part of community hub
6.22	Soccer			1:3000-4000	✓ SP	
	6.22.1	Forrestfield United (3)	6.8			Within sporting precinct
	6.22.2	Morrison Oval (2)	6.8			
	6.22.3	Kalamunda United (6)	4.4			
6.23	Squash			No guideline	×	No provision proposed - revert Hartfield Park
	6.23.1	Hartfield Park (4)	6.8			
6.24	Swimming			1:60000 N	✓ CH	
	6.24.1	Darling Range Sports College - Kalamunda Districts	3.8			Foothills aquatic centre - indoor + outdoor pools + fitness centre as part of community hub - pending detailed design
	6.24.2	Kalamunda Aquatic Centre	8.3			
	6.24.3	Aqua Tots Maida Vale Swim School	3.3			

Community Infrastructure			km from	PLA WA	Required	Notes/Comments
1	2	Nearest current provision	FFN	Guideline	in FFN	
		3	4	5	6	7
6.25	Tai Chi			Refer Rec Centre or Community hall	✓ CH	As part of community hub
6.26	Tennis			8:15000	*	No provision - revert Rangeview and Maida Vale
	6.26.1	Forrestfield (6)	7.0			
	6.26.2	Rangeview (4)	3.1			
	6.26.3	Maida Vale (12)	4.4			
	6.26.4	Kalamunda (10)	8.2			
	6.26.5	Lesmurdie (8)	10.4			
6.27	Volleyball			Refer Rec Centre 5.17	*	No provision proposed - revert Hartfield Park or High Wycombe
	6.27.1	Hartfield Park Recreation Centre (2)				
	6.27.2	High Wycombe (2 indoor)	2.1			
6.28	Water polo			1:75000	✓ CH	Foothills aquatic centre - part of community hub - pending detailed design
	6.28.1	Kalamunda Aquatic Centre	8.3			
6.29	Yoga			Refer Rec Centre or Community hall	✓ CH	As part of community hub
	6.29.1	Kundaliini Yoga and Meditation	6.7			

Table 8: Proposed community facility provision for residents of FFN

## 8. LAND PARCEL AVAILABILITY

A preliminary assessment of potentially available land parcels for community infrastructure provision was presented to the consultant team at the beginning of the study. This was to show possibilities rather than to make firm recommendations. The scoping exercise was to see what would fit.

For example, Figure 4 indicates that up to 6 rectangular pitches (soccer, rugby) could be accommodated on the old landfill site at Brand Road. The site measures approximately 7ha and can also accommodate two full size AFL ovals 165 x 135m and at a squeeze up to three club level cricket fields (60m radius). In this sense the site could be classified as a district level provision. Utilisation of this area is predicated on the ability to adequately remediate the landfill to allow the establishment of grassed playing fields. The black outlined indicates the proposed parking and pavilion location which is understood to be on a relatively undisturbed portion of the site.

It is also noted that the adjacent primary school site will require a playing field. By using a portion of the school site for playing fields the scale of the development could truly be of district scale.

### 8.1. Sports Space Opportunities



Figure 4: Potential playing field layouts on Brand Road landfill site

## 8.2. Community Service Opportunities

Opportunities for community service provision were articulated in the District Structure Plan as being focused on the activity centre precinct, nominally as part of a community hub provided in conjunction with a future town park. This indicated community facilities being located in the western portion of the residential precinct as shown in the pink rectangle.



Figure 5: Initially identified Community Service facility location options

It is now proposed that the community hub (red polygon in the image below) be relocated to a site opposite the train station (blue polygon) in the TOD precinct .

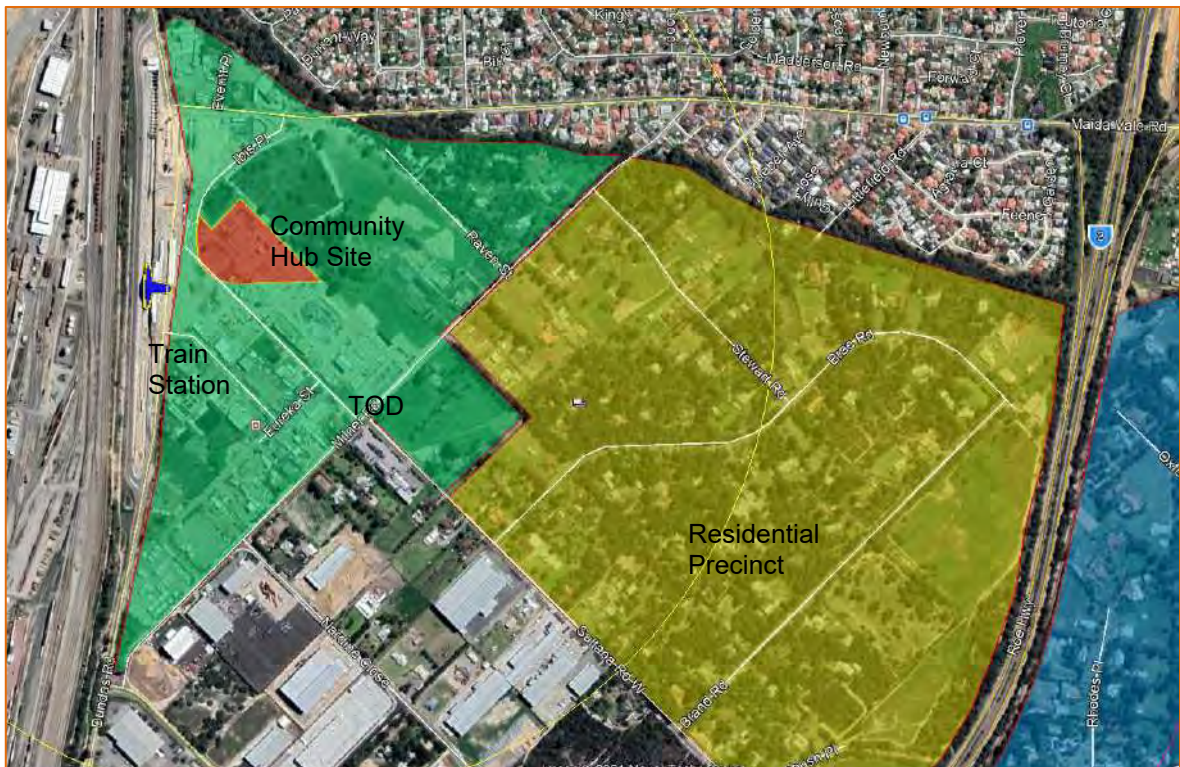


Figure 6: Revised community hub location (shown in red)

The town park will remain as an allocation of POS in the residential area.



Figure 7: Revised town park location (shown dotted in red)

## 9. SOLUTIONS ANALYSIS

### 9.1. Sports Space

The active open space analysis in the City of Kalamunda POS Strategy reveals a shortage of sports space in the foothills area. The old Brand Road landfill site provides an opportunity to assist in meeting the shortfall. Other investigations carried out revealed:

- Fleming Reserve in High Wycombe has been developed in a manner to exclude sports being allocated to this site for anything other than informal training.
- Pioneer Park in Forreestfield has been decommissioned pending further compaction and remediation works to prepare the area for stable and sustainable development. Note that the Master Plan prepared by AECOM in 2015 appears to respond to existing site settlement constraints. The remediation of this site is not expected to occur for a number of decades, if at all, with alternative uses being actively explored.
- Ollie Worrell Reserve in High Wycombe could be used as a sports space capable of accommodating two soccer fields or one AFL field (albeit with the wrong orientation). If the site is used as a competition venue, changeroom and potentially clubroom facilities would need to be considered. This reserve is approximately 3km from the centre of the Forreestfield North residential precinct.
- The decommissioned Brand Road landfill site would appear to be the best, if not the only option for sports space development within the Forreestfield North Local Structure plan area. Being an old landfill, this site will present similar challenges to that experienced at Pioneer Park, however landfilling on this site was not as deep and the site stopped receiving waste sooner than Pioneer Park. Less remediation may be

required for playing fields. This site is unlikely to be suitable for residential development and could provide for district level playing fields servicing the community if combined with provision on the adjacent primary school site.

- The proposed playing fields amenities complex will require changeroom facilities to service both playing fields (nominally two sets of changerooms) as well as clubhouse facilities for the resident cubs. It is anticipated that these clubrooms would be multipurpose and given the connection to the adjacent primary school could offer out of school hours care services and support both playgroup and toy library functions.
- It is argued that the out of school care service is ideally located next to the school as recommended in this report.

## 9.2. Library

The current library provision in the City of Kalamunda is detailed in Table 6.

Library	High Wycombe	Kalamunda	Forrestfield	Lesmurdie
Building condition rating	2	3	4	Ed. Dept.
Estimated years remaining	45 (2062)	21 (2038)	15 (2032)	?
Active membership	2,145	6,752	3,130	1,864
Total issues p.a.	46,376	155,689	68,482	39,549
Floor area (m <sup>2</sup> )	425	830	626*	1205**
Per capita Book stock	1.44	5.41	1.67	1.38
Stock, Books, Audio, DVD	12,771	26,540	17,966	22,457***
Periodicals #	377	1,107	604	331
Public Computer terminals #	4	8	5	5
Toy library area	N/A	N/A	21.6	N/A
Local history collection area	N/A	33.8	N/A	N/A
Staff work area (m <sup>2</sup> )	33	30	37	Unknown
Meeting/training rooms area	N/A	N/A	62	N/A
Storage area (m <sup>2</sup> )	10	16	8	Unknown
Foyer lobby area (m <sup>2</sup> )	N/A	66	21.5	Unknown
Public amenities area (m <sup>2</sup> )	16.5 m <sup>2</sup>	-	12	Unknown

Table 9: City of Kalamunda library data

\* Not including the 50m<sup>2</sup> exhibition room

\*\* Shared use agreement with Lesmurdie High

\*\*\* Including school stock

The provision of a library service in Forrestfield North is predicated on the closure of the High Wycombe branch library. Noting that this building has a forecast useful life to 2062<sup>11</sup> it is anticipated that the building will be repurposed when the Forrestfield North library is established.

<sup>11</sup> City of Kalamunda Community Facilities Audit 2017



The Forrestfield library building has a forecast useful life to 2032<sup>12</sup>. The library site has been identified for possible repurposing to accommodate an expanded police station, which may mean earlier relocation to leased premises in the Shopping centre.

If the repurposing is to occur it is anticipated that the Forrestfield Library will be downsized and relocated into approximately 320m<sup>2</sup> of leased premises in the Forrestfield shopping centre. The relocated Forrestfield library would operate as a digital hub and Customer Services Centre for a variety of City services rather than a traditional branch library.

Planning for the Forrestfield North library is influenced by the following assumptions

- The Kalamunda library will continue to operate as the central library
- A new branch library in Forrestfield North branch should be sized to service a target catchment population drawn primarily from Forrestfield North, High Wycombe, Forrestfield, Wattle Grove and Maida Vale.
- The catchment population for a proposed Forrestfield North library is estimated over time as shown in table 6. It is anticipated that the Forrestfield library / digital hub will continue to service the 50% of the resident population in Forrestfield. 15% of the residents from Maida Vale and 20% from Wattle Grove will use Forrestfield or another service in lieu of Forrestfield North.
- With the advent of the High Wycombe train station, a library on the adjacent community hub site will usurp some of the central branch load assuming city workers / commuters will use the Forrestfield North branch. An estimated 10% of the Hills population is anticipated to use Forrestfield North library.

Ratio	Area	2021	2031	2041	Build out 2050
100%	Forrestfield North	896	1,001	5,307	7,357
100%	High Wycombe	11,935	12,436	12,892	13,304
50%	Forrestfield	6,966	7,677	8,028	8,342
85%	Maida Vale	3,488	5,206	7,442	9,137
80%	Wattle Grove	6,236	8,271	9,689	10,752
	Commuters	N/A	2,042	2,131	2,155
	Total	28,738	35,672	44,543	50,115

Table 10: FFN library forecast catchment population

- The established trend of a decreasing demand on book stock and an increase in on-line services is expected to continue.
- Accordingly, a book stock ratio of 1.4 per capita is proposed for the Forrestfield North library. This has a resultant effect slightly reducing the floor area required.

Applying this data in the People Places<sup>13</sup>, the NSW Library Service planning calculator, both population and service driven calculations are possible. The calculator requires the space requirement to be based on the 10 year population forecast. Assuming the new Forrestfield North library is to be developed by 2031 (10 years from now) , the catchment population to be serviced will be 33,360 foothills residents with 2,042 commuter patrons.

<sup>12</sup> City of Kalamunda Community Facilities Audit 2017

<sup>13</sup> <https://www.sl.nsw.gov.au/public-library-services/people-places/library-building-calculator>

The population based calculator indicates a library floor area of 1,767m<sup>2</sup>.

Using the service based calculator with a collection of 1.4 items per capita, the library will house 49,941 items and require a floor area of 1,848m<sup>2</sup>.

Based on Western Australian standards these calculations seem high. A slightly more modest approach is proposed targeting 1,600m<sup>2</sup> of floor space.

### 9.3. Community Centre

A community meeting place is essential in every community. It provides the space for the development of belongingness as described in the third level of Maslow's hierarchy of need.

Additionally, community centres offer spaces for learning, sharing, social celebrations, for the expression of culture, creativity, kinship and local community.

It is noted that the existing High Wycombe Community and Recreation Centre has several functionality issues that results in an underperforming asset for the community. The Scott Reserve Master Plan proposes a new community centre be developed for the site, however given the scale of development and co-location opportunities at the Forrestfield North Community Hub site the development of the Scott Reserve Community Centre may not be required. This will be subject to further investigation.

Contemporary community centres are however much more than just meeting spaces.

Kalamunda is renowned for its artistic and creative community, however existing accommodations such as the Kalamunda Performing Arts Centre and the Zig Zag Gallery are located in the hills. There is an opportunity to provide accommodation for the creative and artistic in the foothills area by including suitable accommodation as part of the community infrastructure in Forrestfield North. The specific needs of individuals and community groups in the foothills will need to be identified during the detailed design stage.

There are six elements to consider that would provide suitable accommodation in Forrestfield North.

#### 1. Function and meeting rooms

There is a requirement for a variety of spaces to accommodate the civic, social and operational needs of the local community. This requires a series of rooms of various sizes, to cater for social celebrations such as engagements, weddings and anniversaries, for business related gatherings such as seminars, conferences and meetings, for civic activities such as citizenship ceremonies and community awards and for general get-togethers for a multitude of purposes. These spaces all need to be serviced by suitable amenities (e.g., toilets, dressing/change/shower rooms, kitchen and bar areas and storage) and must be suitably equipped with furniture and equipment (especially audio visual and other tech items). The areas may be subdivisible by dividing walls to enhance flexibility.

#### 2. Exhibition / gallery spaces

These can be a mixture of permanent and ephemeral spaces. A suggested option is for a small permanent display space in a common area (lobby) supported by access to larger spaces on an as needed basis in a meeting or function room for specific exhibitions and shows.

### 3. Workshop / activity spaces

Critical to the cultivation and progression of creative and artistic talent is a place to learn and practice those skills. This requires suitably designed and equipped areas. Examples include a suitable floors and mirrors for dance, appropriate acoustics for musical and choral works, wet areas, wheels and clay storage for pottery and sophisticated and technical equipment for multimedia, digital and film making.

### 4. Artist studio / work spaces

As with impulse buying and the science behind placing chocolates at the supermarket checkout, ready and consistent exposure to artistic and creative activity imbues participation. Having a resident artist within the community centre will demonstrate a commitment to the arts. Having an arts group as a resident tenant will similarly strengthen the Centre's connection to the arts as well as drawing patrons in an observer and / or participant capacity.

### 5. Performance space

Whilst it is not intended to usurp the role of the Kalamunda Performing Arts Centre at the top of the hill, there is a need for a performance space within the Hub. This can be done in two ways. Firstly, through the use of temporary / portable equipment such as stage, sound and lighting facilities in the halls of the community centre.

The second and perhaps most important is to provide opportunity to outdoor performance. An amphitheatre as part of the landscaping on site is one way that this could be achieved.

Critical to the activation of the community centre will be the need to manage the demands of tenants and hirers who require certainty of access on a regular daily, weekly or monthly basis, and those groups that seek to hire the facility for block bookings or seasons such as occurs with performances, shows and exhibitions.

### 6. Community radio station studio

A further consideration is accommodation for a local radio station. Community radio stations are by definition operated, owned, and influenced by the communities they serve. Often seen as a tool for social change, community radio allows true participatory communication which is essential for sustainable development. It is also an excellent way to communicate with a specific community or group (sometimes marginalized or vulnerable) or those whose main language is not the official national language. The social profile of the foothill's community suggests it may benefit significantly by such as service.

The design of this community centre will be influenced by the priority given to each of the 6 elements described above and the interplay with library spaces. It is anticipated that the Community Centre will have a floor space of at least 1,200m<sup>2</sup>.

#### 9.4. Aquatic Centre

A separate business case is being prepared addressing the future provision of aquatic facilities in the City. As the demographic analysis indicates the foothills area already accommodates a larger percentage of the City population than the hills area and this will accentuate over time.

The anticipated demise of Kalamunda Water Park calls for a replacement facility. It is logical to locate a new aquatic centre in the area of greatest population and more importantly greatest demand. Swimming participation rates are highest in adults aged 35-44 and children aged 5-8 years. This is representative of the age profile of foothills residents with the median age being in the 30-39 age bracket for adults and the 0-9 age group for children. Residents in the hills are collectively older with a median age of 50-54 for adults and 10-14 years for children.

Forrestfield North offers a suitably sized parcel of land for the establishment of a community hub, located opposite the new High Wycombe train station and capable of accommodating a district scale aquatic centre.

The design detail outlining size and scale of the proposed facility is provided in the Aquatic Centre Business Case and summarised as follows:

- Outdoor heated 8 lane 50m pool
- Indoor heated 8 lane 25m pool
- Indoor heated program pool
- Indoor heated leisure pool
- Spa sauna and steam room
- High spec change, toilet and shower facilities
- Refreshment outlet and lounge area
- Merchandise outlet
- Crèche

#### 9.5. Fitness Centre

It is common practice to add fitness centre facilities to aquatic centre facilities to improve service offerings and operational viability. Now that an aquatic component is being contemplated, the intent is to include an integrated health and fitness centre. A minimum floor space of 1,200m<sup>2</sup> is suggested offering the following components.

- Cardio zone
- Spin room
- Free weights area
- Pin loaded machine area
- Personal / Circuit training area
- Group fitness room
- Warm-up / cool down area
- High intensity interval training (HIIT) suite
- Appraisal room
- Allied health consulting rooms
- High spec change, toilet and shower facilities
- Refreshment outlet and lounge area
- Merchandise outlet
- Crèche

#### 9.6. Public Open Space

The extensive network of POS throughout the structure plan area is largely restricted through bush forever and conservation classifications. In addition to the Town Park there is a retention of green space around the old landfill site, along the northern side of Brand Road and along Poison Gully Creek.

The Town Park allocation (refer Figure 7) provides an informal open space area which could readily include a variety of support facilities including:

- Amphitheatre
- Community garden
- Outdoor stage
- Dog exercise area

There is a need to ensure the conservation areas are not alienated from the local residents. Ideally a network of formal and informal pathways, tracks and trails will permit and encourage these areas to be accessed, albeit in a controlled way.

Where bush forever sites require fencing to protect TECs, pedestrian access gates, formed pathways and interpretive signage should be provided. In less sensitive areas, formalised access ways should be developed to encourage pedestrian thoroughfare, both as a means of shortest access route through the suburban areas and as a means of connection to natural bush.

Focused vistas into these POS areas from the surrounding residential developments is to be encouraged. At a minimum, these views should be enhanced through active management of the natural and remnant bushland reflecting CPTED principles.

## 10. SPATIAL MAPPING AGAINST PROVISION HIERARCHY

The image below is a snapshot from Google Earth with all the local, district and regional facilities identified in section 7 plotted on the map. The clusters of facilities are quite evident as follows:

- High Wycombe - Maida Vale - shown in yellow oval
- Kalamunda - shown in the purple oval
- Lesmurdie - shown in the blue oval
- Forrestfield - shown in the green oval

Note that additional facilities can be found further afield as you travel north to Midland and Guildford, west to Belmont and east to Pickering Brook. The Forrestfield Airport train link will also provide connections to facilities in Bayswater.

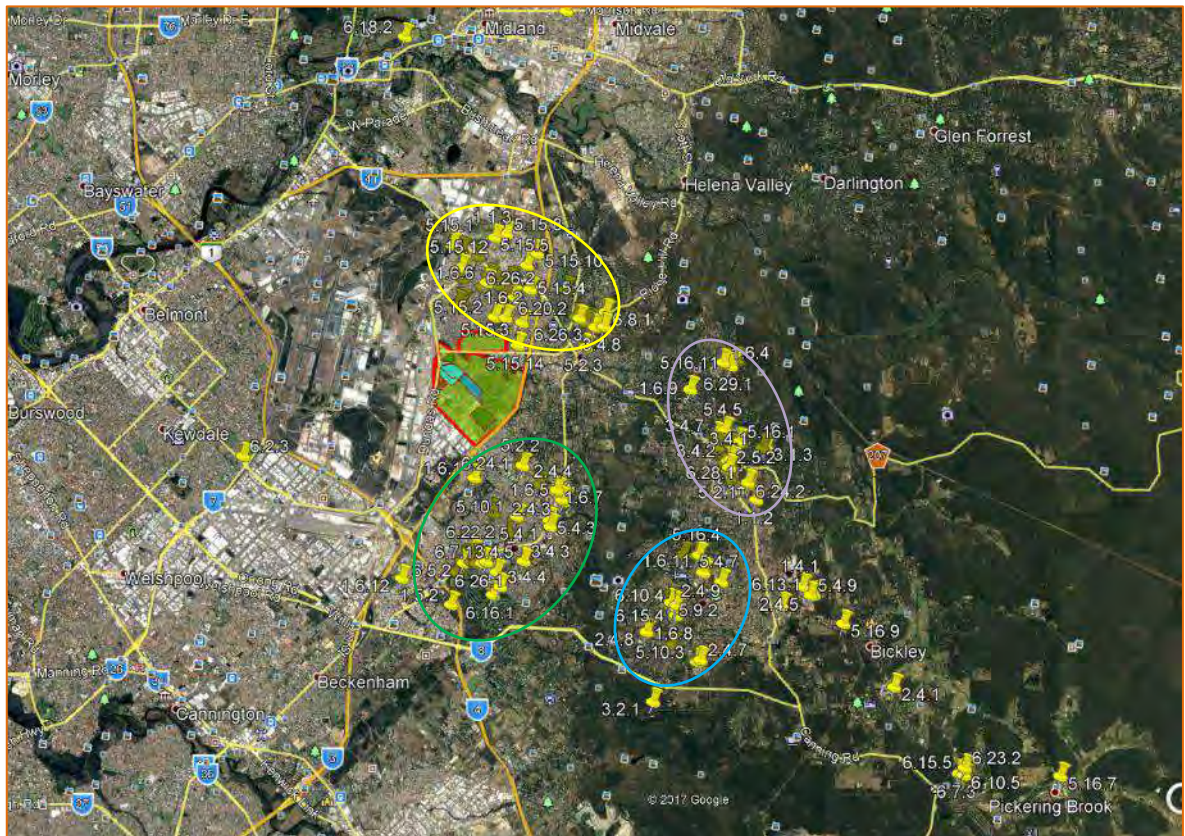


Figure 8: Spatial clustering of existing community infrastructure

Local service needs for Forreestfield North will for the most part need to be met from provision within Forreestfield North. A range of district level facilities requirements may be required in the Forreestfield North area while regional facilities will certainly need to be provided elsewhere.

## 11. CONCEPT PLANS

In terms of community infrastructure provision there are three key precincts and a series of general amenity provisions to be accommodated throughout the remaining areas. These are discussed below.

### 11.1. Education and Sporting Precinct

The area comprising the old Brand Road Landfill site is well situated and offers a large enough area to accommodate district level sporting facilities. The virgin land adjacent to the land fill site is suitable for the accommodation of a primary school. The initial concept is shown in Figure 9. It is noted that the land area allocated for the school is approximately 3.5ha and accordingly it is anticipated that the Education provider (public or private) will most likely seek a joint use/shared development arrangement to access portion of the playing fields.

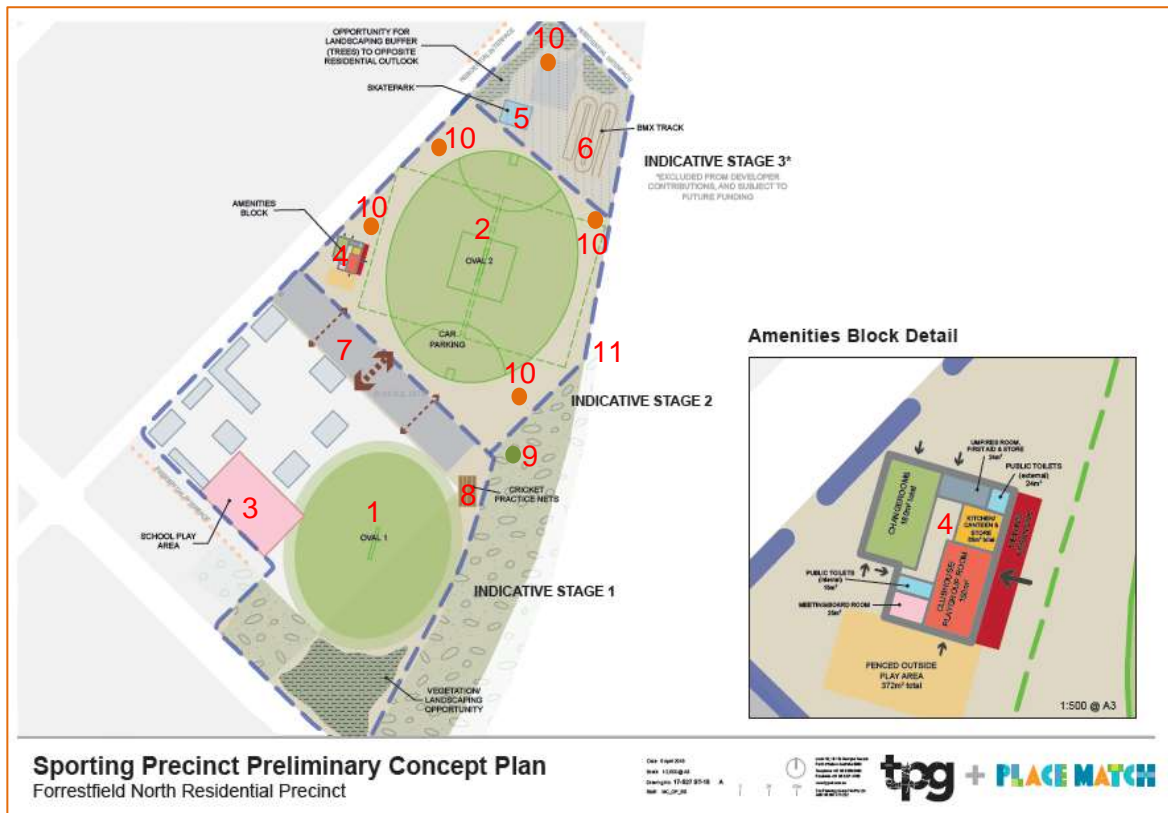


Figure 9: Original Education and Sporting Precinct Concept Plan

**Legend**

- |   |  |
|---|--|
| 1. Oval playing field - cricket, junior AFL       | 7. Carpark                             |
| 2. Multipurpose playing field - all codes         | 8. Cricket practice nets               |
| 3. School play area – off the main playing fields | 9. Water supply bore and storage tanks |
| 4. Club, change, playgroup, out of school care    | 10. Site furniture - shade and seating |
| 5. Skatepark                                      | 11. 2.4m wide red bitumen walk trail   |
| 6. BMX track                                      |  |

The image above shows a stand-alone cricket field (1) and a multipurpose sporting field (2). The actual use of the playing fields will be determined by future demand given that development of these facilities is likely to be on the 5-10-year horizon.

A revised design is shown in figure 10. This design allows for additional grassed field sports to be accommodated, including capacity for two full size senior AFL, four rectangular fields for rugby, soccer or hockey and summer season overlays for athletics, cricket and diamond sports. Naturally not all sports can be accommodated at this site and it is anticipated that both summer and winter codes will share the available grounds, which will be developed fit for purpose. The variation in colour between the playing surface and the surrounding area reflects a reference to hydrozoning to minimise water use.



Figure 10: Updated Education and Sporting Precinct Concept Plan

There will need to be district playing field standard amenities on this site. For Forrestdfield North it is proposed that these should be developed as multipurpose facilities to accommodate early childhood and children's services such as playgroup, toy library, after school hours care and vacation care programs. Proximity to the school makes this an ideal location for such activities.

This multipurpose facility will also serve as a clubhouse for the sporting clubs based on site. The development will need to include gender neutral changeroom facilities (2 sets), an umpire's room, first aid room, universally accessible public toilets and a kiosk or canteen with a kitchen to service the children's activities and sporting participants and spectators. A covered viewing area (verandah) should front the playing field.



The parking areas are positioned to service the playing fields, the multipurpose amenities building and the school.

Note that the revised plan excludes the skate park and BMX track. These facilities are adequately provided at Fleming Reserve, Hartfield Park and Maida Vale Reserve and adjacent to the Kalamunda Water Park in Kalamunda.

### 11.2. Town Park

The original CIS proposed a Town Park as part of a community hub situated on the community purposes site located east of Milner Road in the residential precinct.

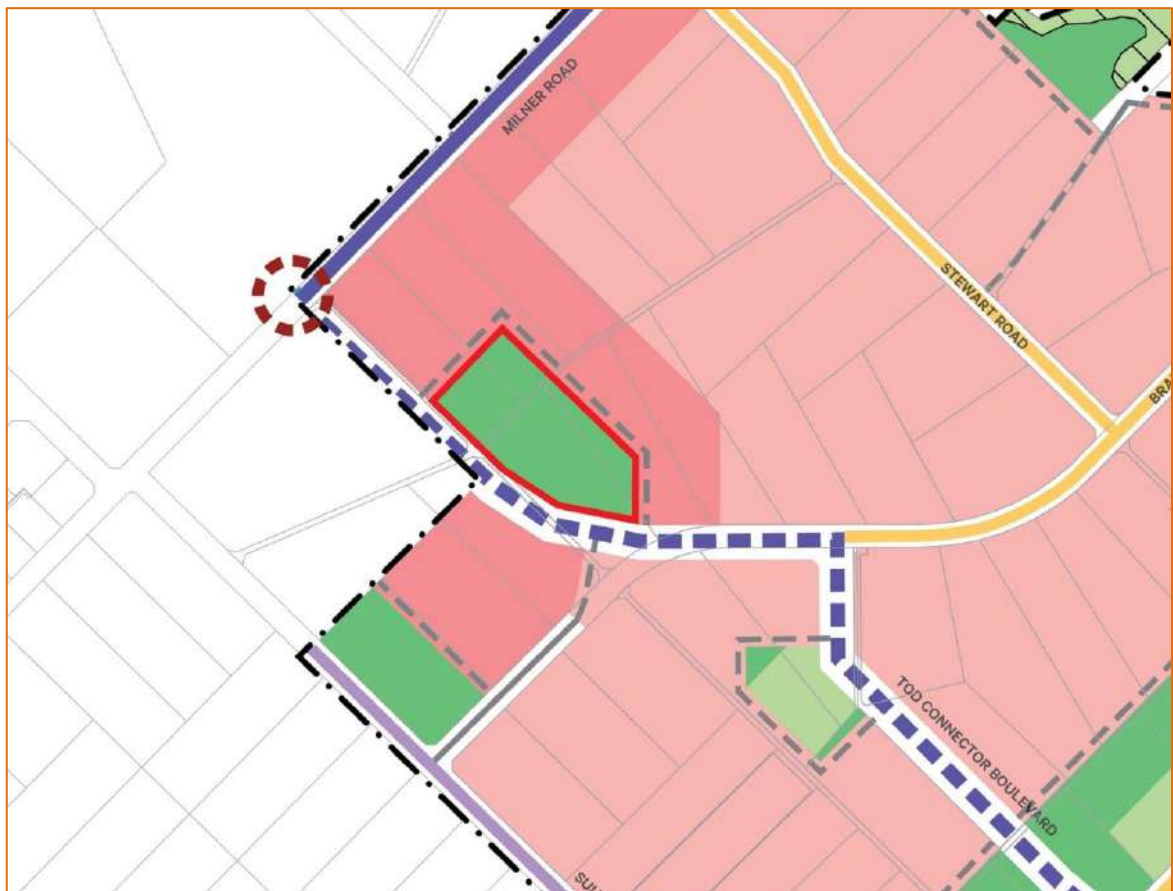


Figure 11: Original Town Park and Community Hub Location Plan

The original concept design for the town park and community hub site combined is shown in Figure 12 providing for a community centre, library, market square and associated parking and landscaping.



Figure 12: Previous Community Hub Preliminary Concept Plan

This town park shape has now been slightly reconfigured and the community hub site relocated into the TOD precinct opposite the new High Wycombe train station.

The park elements originally proposed for the town park remain largely unaltered and include areas of high quality green space and high end urban landscape combining the following elements:

- Shade (natural and man-made)
- Connecting pathways
- Seating
- Drinking fountain
- Water feature
- Public toilets (self-cleaning style)
- Community information and signage
- Car park with shade tree planting
- Public art – stand-alone and integrated
- Clear open turf areas with good sightlines
- Areas for civic and social celebrations
- Power and water connections for events
- Security lighting
- Feature lighting
- Play equipment
- Podium with shade canopy

A revised concept plan for the town park is shown in Figure 13



Figure 13: Revised Town Park Concept Plan

### 11.3. Community Hub

The community hub component, now positioned within the TOD precinct and opposite the train station is proposed to provide a social gathering, meeting and activity space for a multitude of community purposes.

The community hub concept as depicted in Figure 14 reflects a residential precinct setting. Relocation to the TOD precinct provides incentive for the co-location of a range of other community, institutional and recreational facilities. This has encouraged the introduction of a new aquatic centre and fitness centre together with childcare facilities (indoor and outdoor). The hub is also to include a range of arts and cultural accommodations such as a community radio station, workshop spaces (wet and dry), an artist in residence studio and exhibition / gallery spaces. The landscaped garden areas could also provide for an outdoor performance space.

The following components are proposed to be included to meet the variety of need identified.

- Branch library
- Main function room (300pax)
- Secondary function room (150pax)
- Board / meeting room (20pax)
- Kitchen (commercial grade)
- Manager / Reception
- Public toilets (as part of the building)
- Activity room 1 – dry (100pax)
- Activity room 2 – wet (40pax)
- Storage areas
- Circulation space and lobby
- Community Radio studio

- Artist workshop
- Exhibition / gallery space
- Aquatic centre 50 outdoor heated pool
- Aquatic centre 25m indoor heated pool
- Aquatic centre indoor program pool
- Aquatic centre leisure pool
- Crèche
- Workshop spaces (wet and dry)
- Artist in residence studio
- Tenantable space (office and workroom)
- Fitness centre
- Parking
- Childcare centre
- Childcare centre outdoor play area
- Landscaped gardens
- Community radio station

Figure 14 provides an indicative layout of these features on the community purposes site opposite the High Wycombe train station.

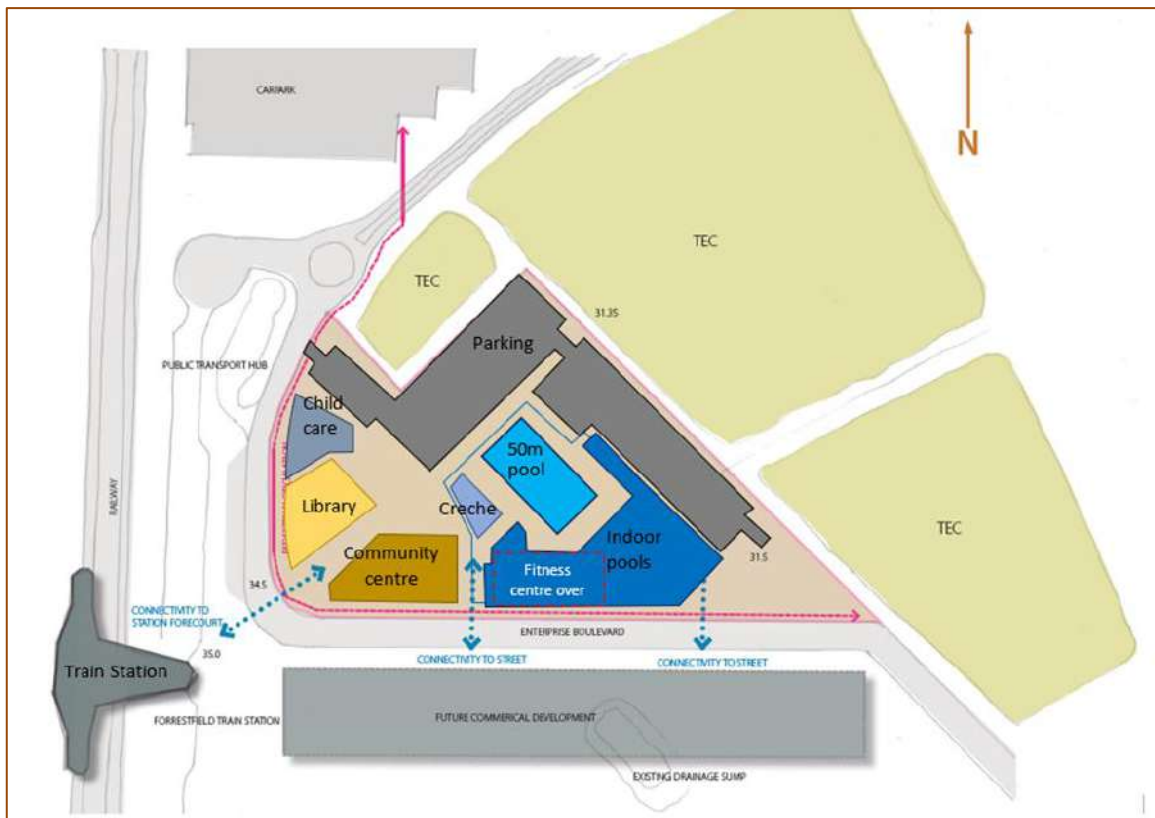


Figure 14: FFN Community Hub Concept Plan

## 12. IMPLEMENTATION TIMELINE

The revised population projections described in Table 2 indicate that Forrestfield North as a stand-alone suburb will not reach a targeted critical mass for facility provision until around 2040. It is not until then that the combined TOD and residential precinct catchment population is forecast to have exceeded 5,000 and warrant a full suite of facilities.

However, by 2040 the broader catchment population anticipated to use the community hub and sporting precinct will have grown from the current 37,678 to in excess of 53,000 and is already well beyond critical mass. Accordingly, it is the broader catchment population that must be considered rather than just the Forrestfield North community.

Demand for the establishment of the proposed facilities should be triggered by demand and this will be influenced by:

- The shortage of playing fields and player amenities in the foothills
- The forecast failure of Kalamunda Water Park
- The redevelopment or removal the High Wycombe Community and Recreation Centre and consequent loss of the fitness centre
- The proposed closure of the High Wycombe library
- The relocation and reduction in size of the Forrestfield library
- The opportunity to service foothills residents with council services located locally
- Reconsideration of a proposal to renew facilities on Scott Reserve in favour of the facilities in the Forrestfield North Community Hub
- The establishment of the High Wycombe train station

One of the questions to consider in the timing of facility and amenity provision is whether provision should lead or lag population arrival. Developers will typically provide a selection of lead amenities such as local recreation parks and playgrounds and footpaths as part of the marketing package to launch a new estate.

Forrestfield North presents an unusual situation given the broader catchment and the train station already in situ. The City of Kalamunda proposes to pursue funding opportunities with a view to bringing the development of the community hub on much sooner than dictated solely by Forrestfield North catchment population milestones. If successful the implementation timeline may alter significantly.

The triggers identified above and the broad catchment area suggests that many of the proposed facilities, regardless of when they are developed will actually be lag provided. The earliest possible provision is encouraged as it will be aimed to pick up on shortages in current provision and to replace existing provision.

The exception is perhaps the provision of facilities which are local in scale and aimed at serving only the new Forrestfield North residential population. These facilities are primarily proposed for the Town Park.

The following broad development timeline is proposed noting that many of the facilities are recommended for staged development. Should funding opportunities permit the aim would be to develop the components of the community hub in one stage.

The elements listed are reflected in the concept plans in section 11. A summary table is shown below with more detail in table 12.

Implementation summary	Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<b>Community Centre</b>																						
Stage 1 - 940m <sup>2</sup>	2028				■																	
Stage 2 - 560m <sup>2</sup>	2042																		■			
<b>Branch library</b>																						
Stage 1 - 1200m <sup>2</sup>	2028				■																	
Stage 2 - 1600m <sup>2</sup>	2042																		■			
<b>Aquatic centre</b>																						
Stage 1 - Indoor pools	2027			■																		
Stage 2 - Outdoor pool and slides	2035											■										
<b>Fitness centre</b>																						
Stage 1 - 700m <sup>2</sup>	2027			■																		
Stage 2 - 500m <sup>2</sup>	2042																		■			
<b>Childcare centre</b>																						
Stage 1 - 60 places	2026		■																			
Stage 2 - 40 places	2040																	■				
<b>Sports precinct</b>																						
Stage 1 - Playing field & playground	2030						■															
Stage 2 - Clubhouse	2040																	■				
Stage 3 - School oval	2045																					■
<b>Town Park</b>																						
Stage 1 - Parkland	2027			■																		

Table 11: Implementation summary

The detailed breakdown of the elements that comprised each stage is described below.

Community Centre	Year	Building element
Stage 1 (ground floor development)	2028	Main function room 300m <sup>2</sup>
		Manager / Reception 65m <sup>2</sup>
		Board / meeting room 30m <sup>2</sup>
		Circulation gallery and lobby 320m <sup>2</sup>
		Kitchen (commercial grade) 50m <sup>2</sup>
		Activity room 1 – dry 80m <sup>2</sup>
		Public toilets (as part of the building) 50m <sup>2</sup>
		Storage areas 45m <sup>2</sup>
		Landscaped gardens 80m <sup>2</sup>
		Parking 55 bays
Stage 2 (First floor development - built in 2028 to accommodate the main portion of the stage 1 library. Refit and refurbishment in 2042 as the upper level of the community centre)	2042	Secondary function room 150m <sup>2</sup>
		Artist workshop 50m <sup>2</sup>
		Activity room 2 – wet 50m <sup>2</sup>
		Community Radio studio 40m <sup>2</sup>
		Artist in residence studio / workshop 50m <sup>2</sup>
		Tenantable space (office and workroom) 100m <sup>2</sup>
		Public toilets (as part of the building) 30m <sup>2</sup>
		Storage areas 30m <sup>2</sup>
Parking 22 bays		
<b>Branch library</b>		

Stage 1 (Housed in upper level of community centre and portion of fitness centre)	2028	1,200m <sup>2</sup>
		Parking 45 bays
Stage 2 (provided as a new 1600m <sup>2</sup> building)	2042	1600m <sup>2</sup>
<b>Aquatic centre</b>		
Stage 1	2027	8 lane x 25m indoor pool 500m <sup>2</sup>
		Indoor program pool 175m <sup>2</sup>
		Indoor leisure pool 250m <sup>2</sup>
		Changerooms 175m <sup>2</sup>
		Crèche 160m <sup>2</sup>
		Crèche outdoor play area 160m <sup>2</sup>
		Café kiosk 45m <sup>2</sup>
		Circulation 320m <sup>2</sup>
		Parking 100 bays
Stage 2	2035	50m 8 lane outdoor heated pool and ramp 1,040m <sup>2</sup>
		Water slides
		Water slides splash pool 30m <sup>2</sup>
		Water slides - plant room 40m <sup>2</sup>
		Additional changerooms 100m <sup>2</sup>
		Additional parking 50 bays
		Landscaped gardens 3,000m <sup>2</sup>
<b>Fitness centre</b>		
Stage 1 (1200m <sup>2</sup> built in 2027 with 310m <sup>2</sup> allocated to library)	2027	890m <sup>2</sup>
		Parking 70 bays
Stage 2 (refit and refurbishment of area used by stage 1 library)	2042	310m <sup>2</sup>
		Additional parking 30 bays
<b>Childcare centre</b>		
Stage 1	2026	60 place centre 250m <sup>2</sup>
		Outdoor play area 350m <sup>2</sup>
		Parking 10 bays
Stage 2	2040	40 place centre 150m <sup>2</sup>
		Outdoor play area 250m <sup>2</sup>
<b>Sports precinct</b>		

Stage 1	2030	Multipurpose playing field - all codes 205m x 175m
		Secondary playing field 165m x 135m + buffer
		Changerooms x 4, first aid room, umpire's room, kiosk, public toilets, storerooms, viewing verandah 576m <sup>2</sup>
		Cricket wickets x 2
		Cricket practice nets 3 bays
		2.4m wide red bitumen walk trail - 600m
		Water supply bore and storage tanks
		Parking 50 bays
		External services, power, water, sewer, drainage, fire
Stage 2	2040	Clubroom, playgroup, out of school care 200m <sup>2</sup>
		Site furniture - shade and seating
		Additional parking 30 bays
Stage 3	2045	School playing field 185m x 155m
<b>Town Park</b>		
Stage 1	2027	2.4m wide red bitumen walk trail 500m
		Public art – stand-alone and integrated
		Open turf areas with good sightlines
		Areas for civic and social celebrations
		Power and water connections for events
		Security lighting
		Feature lighting
		Play equipment
Podium with shade canopy		

Table 12: FFN implementation plan by facility and component



### 13. ORDER OF PROBABLE COST

The following cost schedules have been prepared at an elemental level and costed by Neil Butler from NBQSS.

#### 13.1. Education and Sporting Precinct

The cost of developing the primary school is anticipated to be a Department of Education cost and accordingly has not been included here. However, the cost of developing a full sized playing field on the school site, to ensure sporting precinct is a true district level facility has been included. It is anticipated that a joint development and shared use agreement will be established with the Department of Education.

Project delivery costs are included in the order of probable cost for each community facility and have been calculated as follows:

Site works Project On-costs		
Site furniture	2%	Further analysis is required of these items as the project proceeds.  An indicative loading of 43% has been allowed to cover the items listed to the left
Computers etc.	0%	
AV equipment	0%	
Kitchen Equipment	0%	
Legal fees	2%	
Professional Fees	8%	
Public Art	1%	
City of Kalamunda recoverable costs	5%	
Project preliminaries	10%	
Design contingency	10%	
Construction contingency	5%	
Total project on-cost allowance	43%	
Land costs excluded		

Table 13: Project cost allowance for site works such as playing fields

Building Project On-costs		
Loose furniture	6%	Further analysis is required of these items as the project proceeds.  An indicative loading of 59% has been allowed to cover the items listed to the left
Computers etc.	1%	
AV equipment	1%	
Kitchen Equipment	2%	
Legal fees	2%	
Professional Fees	10%	
Public Art	2%	
City of Kalamunda recoverable costs	5%	
Project preliminaries	10%	
Design contingency	10%	
Construction contingency	10%	
Total project on-cost allowance	59%	
Land Costs excluded		

Table 14: Project cost allowance for building works

The appropriate project on-cost allowance has been added to each of the elemental cost in the schedules below.

	Element	Current Cost June 2021
	<b>Community Hub</b>	
1.1	Child Care Centre - Stage 1	\$ 1,180,825
1.2	Child Care Centre - Stage 2	\$ 721,175
2.1	Branch Library - Stage 1	\$ 1,695,950
2.2	Branch Library - Stage 2	\$ 8,565,118
3.1	Community Centre - Stage 1	\$ 6,950,152
3.2	Community Centre - Stage 2	\$ 2,837,150
4.1	Aquatic Centre - Indoor Pools - Stage 1	\$ 14,313,880
4.2	Aquatic Centre - Outdoor Pool & Slides - Stage 2	\$ 8,038,803
5.1	Fitness Centre - Stage 1	\$ 4,218,478
5.2	Fitness Centre - Stage 2	\$ 2,039,895
6.1	Carpark - Stage 1	\$ 1,091,550
6.2	Carpark - Stage 2	\$ 420,375
7.1	External Works - Stage 1	\$ 1,153,549
7.2	External Works - Stage 2	\$ 32,811
8.1	External Services - Stage 1	\$ 676,875
8.2	External Services - Stage 2	\$ 49,875
	<b>Total</b>	\$ 53,986,460
	<b>Sports Precinct</b>	
9.1	Stage 1 - Playing fields and Changerooms	\$ 5,716,109
9.2	Stage 2 - Second field and Clubhouse	\$ 1,300,528
9.3	Stage 3 - School Oval	\$ 1,409,904
	<b>Total</b>	\$ 8,426,541
	<b>Town Park</b>	
10.1	Stage 1 - Parkland	\$ 3,563,676
	<b>Total</b>	\$ 3,563,676
11.0	<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 65,976,677</b>
13.0	<b>ESCALATION</b>	
	Current Total Construction Cost	\$ 65,976,677
13.1	Total Escalation to 2045	<b>\$ 28,640,387</b>
13.0	<b>ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 94,617,064</b>

Table 15: Summary of total community infrastructure costs escalated as per implementation

Itemised cost estimates by the proposed stages of development are provided below.

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>COSTINGS</b>							
Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment							
Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants							
<b>FORRESTFIELD NORTH RESIDENTIAL PRECINCT</b>							
<b>SPORTS PRECINCT</b>							
Refer to Concept Plans - Figure 10, Figure 12 and Figure 14							
It has been assumed that all infrastructure roads and street footpaths will be provided by others and do not form part of these costs							
<b>Stage 1</b>							
1.1	<u>Main Oval</u>						
1.1.01	205m x 175m - includes buffer						
1.1.02	Site remediation ( clearing + compaction)	m2	35,875	\$ 4	\$ 143,500	\$ 60,988	\$ 204,488
1.1.03	Site resurfacing and levelling (300mm topsoil)	m2	35,875	\$ 18	\$ 645,750	\$ 274,444	\$ 920,194
1.1.04	Reticulation	m2	35,875	\$ 4	\$ 143,500	\$ 60,988	\$ 204,488
1.1.05	Stolons	m2	35,875	\$ 3	\$ 107,625	\$ 45,741	\$ 153,366
1.1.06	Spectator fence	m	500	\$ 125	\$ 62,500	\$ 26,563	\$ 89,063
1.1.07	Goal posts (Soccer)	No	4	\$ 2,550	\$ 10,200	\$ 4,335	\$ 14,535
1.1.08	Cricket pitch - synthetic	No	1	\$ 13,000	\$ 13,000	\$ 5,525	\$ 18,525
1.1.09	Sports lighting	Item	1	\$ 225,000	\$ 225,000	\$ 95,625	\$ 320,625
1.2	<u>Top oval</u>						
1.2.01	165m x 135m + 10m buffer all round						
1.2.02	site remediation ( clearing + compaction)	m2	28,675	\$ 4	\$ 107,531	\$ 45,701	\$ 153,232
1.2.03	site resurfacing and levelling (300mm topsoil)	m2	28,675	\$ 18	\$ 516,150	\$ 219,364	\$ 735,514
1.2.04	reticulation	m2	28,675	\$ 4	\$ 114,700	\$ 48,748	\$ 163,448
1.2.05	stolons	m2	28,675	\$ 3	\$ 86,025	\$ 36,561	\$ 122,586
1.2.06	Goal post set (AFL)	item	2	\$ 3,750	\$ 7,500	\$ 3,188	\$ 10,688
1.2.07	cricket pitch - synthetic	item	1	\$ 13,000	\$ 13,000	\$ 5,525	\$ 18,525
1.3	<u>Practice nets</u>						
1.3.01	Bank of 3 synthetic cricket nets	item	1	\$ 57,000	\$ 57,000	\$ 24,225	\$ 81,225

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
1.4.	<u>Amenities Block</u>						
1.4.01	Changerooms, clubhouse and playgroup						
1.4.02	Changerooms 1+2 (incl toilet and shower)	m2	145	\$ 2,700	\$ 391,500	\$ 229,028	\$ 620,528
1.4.03	Changerooms 3+4 (incl toilet and shower)	m2	145	\$ 2,700	\$ 391,500	\$ 229,028	\$ 620,528
1.4.04	Umpires room	m2	15	\$ 2,000	\$ 30,000	\$ 17,550	\$ 47,550
1.4.05	First aid room	m2	15	\$ 2,200	\$ 33,000	\$ 19,305	\$ 52,305
1.4.06	Storerooms	m2	80	\$ 1,500	\$ 120,000	\$ 70,200	\$ 190,200
1.4.07	Public toilets - External access	m2	26	\$ 3,500	\$ 91,000	\$ 53,235	\$ 144,235
1.4.08	Kiosk/canteen	m2	25	\$ 3,000	\$ 75,000	\$ 43,875	\$ 118,875
1.4.09	Clubhouse store 1 (furniture)	m2	15	\$ 1,500	\$ 22,500	\$ 13,163	\$ 35,663
1.4.10	Viewing verandah 3m wide	m2	80	\$ 215	\$ 17,200	\$ 10,062	\$ 27,262
1.4.11	Meeting / Board room	m2	30	\$ 2,400	\$ 72,000	\$ 42,120	\$ 114,120
1.5	<u>Carpark</u>						
1.5.01	50 bays plus crossover	m2	1500	\$ 65	\$ 97,500	\$ 41,438	\$ 138,938
1.5.02	Allowance for lighting	Item			\$ 30,000	\$ 12,750	\$ 42,750
1.5.03	Pathways 80m x 2.4m wide	m2	192	\$ 65	\$ 12,480	\$ 5,304	\$ 17,784
1.6	<u>Water supply</u>						
1.6.01	Bore	Item	1	\$ 80,000	\$ 80,000	\$ 34,000	\$ 114,000
1.6.02	Storage tanks (35kl) including base and pumps	item	2	\$ 30,000	\$ 60,000	\$ 25,500	\$ 85,500
1.6.03	Electrical supply (200m run)	item	1	\$ 25,000	\$ 25,000	\$ 10,625	\$ 35,625
1.7	<u>External Services</u>						
1.7.01	It has been assumed that all infrastructure services (Sewer, water, gas, electricity) will be provided to the site boundary		Note				
1.7.02	Allowance for site stormwater services	Item	1	\$ 10,000	\$ 10,000	\$ 4,250	\$ 14,250
1.7.03	Allowance for site sewer services	Item	1	\$ 15,000	\$ 15,000	\$ 6,375	\$ 21,375
1.7.04	Allowance for site water services	Item	1	\$ 10,000	\$ 10,000	\$ 4,250	\$ 14,250
1.7.05	Allowance for site electricity services	Item	1	\$ 15,000	\$ 15,000	\$ 6,375	\$ 21,375
1.7.06	Allowance for site gas services	Item	1	\$ 5,000	\$ 5,000	\$ 2,125	\$ 7,125
1.7.07	Allowance for site fire services	Item	1	\$ 15,000	\$ 15,000	\$ 6,375	\$ 21,375
	<b>TOTAL - STAGE 1</b>				<b>\$ 3,871,661</b>	<b>\$ 1,844,448</b>	<b>\$ 5,716,109</b>

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>Stage 2</b>							
2.1	Amenities block						
2.1.01	clubhouse/playgroup room	m2	200	\$ 2,400	\$ 480,000	\$ 280,800	\$ 760,800
	clubhouse kitchen/canteen						
2.1.02	upgrade	m2	25	\$ 1,000	\$ 25,000	\$ 14,625	\$ 39,625
2.1.03	clubhouse store 1 (furniture)	m2	15	\$ 1,500	\$ 22,500	\$ 13,163	\$ 35,663
	clubhouse store 2						
2.1.04	(equipment)	m2	15	\$ 1,500	\$ 22,500	\$ 13,163	\$ 35,663
2.1.05	viewing verandah 5m wide	m2	75	\$ 215	\$ 16,125	\$ 9,433	\$ 25,558
2.1.06	meeting / board room	m2	25	\$ 2,400	\$ 60,000	\$ 35,100	\$ 95,100
	public toilets - Internal						
2.1.07	access	m2	25	\$ 3,500	\$ 87,500	\$ 51,188	\$ 138,688
			380				
2.2	<u>Outdoor play area</u>						
2.2.01	Fenced outside play area						
	Grassed area including soil						
2.2.02	preparation and grass	m2	300	\$ 29	\$ 8,700	\$ 3,698	\$ 12,398
2.2.03	Riding track	m2	60	\$ 3	\$ 180	\$ 77	\$ 257
	Play equipment and shade						
2.2.04	sails	item	1	\$ 75,000	\$ 75,000	\$ 31,875	\$ 106,875
2.2.05	Sheltered verandah	m2	30	\$ 550	\$ 16,500	\$ 7,013	\$ 23,513
2.2.06	Outdoor store - Metal shed	m2	15	\$ 500	\$ 7,500	\$ 3,188	\$ 10,688
	Palisade fencing and gates						
2.2.07	pedestrian gate	m	76	\$ 145	\$ 11,020	\$ 4,684	\$ 15,704
<b>TOTAL - STAGE 2</b>					<b>\$ 832,525</b>	<b>\$ 468,003</b>	<b>\$ 1,300,528</b>
<b>Stage 3</b>							
3.1	<u>School Oval</u>						
	165m x 135m + 10m buffer						
3.1.01	all round						
	Site remediation (clearing +						
3.1.02	compaction)	m2	28,675	\$ 4	\$ 107,531	\$ 45,701	\$ 153,232
	Site resurfacing and levelling						
3.1.03	(300mm topsoil)	m2	28,675	\$ 18	\$ 516,150	\$ 219,364	\$ 735,514
3.1.04	Seticulation	m2	28,675	\$ 4	\$ 114,700	\$ 48,748	\$ 163,448
3.1.05	Stolons	m2	28,675	\$ 3	\$ 86,025	\$ 36,561	\$ 122,586
3.2	<u>Carpark</u>						
3.2.01	60 bays plus crossover	m2	2,000	\$ 65	\$ 130,000	\$ 55,250	\$ 185,250
3.2.02	Allowance for lighting	Item	1	\$ 35,000	\$ 35,000	\$ 14,875	\$ 49,875
<b>TOTAL - STAGE 3</b>					<b>\$ 989,406</b>	<b>\$ 420,498</b>	<b>\$ 1,409,904</b>
<b>TOTAL - SPORTS PRECINCT- ALL STAGES</b>							<b>\$ 8,426,541</b>
	Goods and Services Tax	Item		10%			\$ 842,654
<b>Total Sports Precinct all stages including GST</b>							<b>\$ 9,269,195</b>

Table 16: Order of probable costs for Sports Precinct

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>COSTINGS</b>							
Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment							
Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants							
<b>FORRESTFIELD NORTH RESIDENTIAL PRECINCT</b>							
<b>TOWN PARK</b>		<b>Site Area - 2.5 Hectares</b>					
Refer to Concept Plans - Figure 10, Figure 12 and Figure 14							
<b>Note</b>	It has been assumed that all infrastructure roads and street footpaths will be provided by others and do not form part of these costs						
<b>1.1 Stage 1 - Parkland</b>							
1.1.01	Shade (mature trees to be retained)	Note					
1.1.02	Shade shelters (3 off)	No	3	\$ 15,000	\$ 45,000	\$ 19,125	\$ 64,125
1.1.03	Red bitumen walk trail (500m x 2.4m)	m2	1200	\$ 65	\$ 78,000	\$ 33,150	\$ 111,150
1.1.04	Seating	No	4	\$ 2,500	\$ 10,000	\$ 4,250	\$ 14,250
1.1.05	Drinking fountain including dog fountain	No	1	\$ 8,000	\$ 8,000	\$ 3,400	\$ 11,400
1.1.06	Public toilets (self-cleaning style)	No	1	\$ 160,000	\$ 160,000	\$ 68,000	\$ 228,000
1.1.07	Community information signage - aluminium - (7 No.) - 1 at each path entrance	Item			\$ 35,000	\$ 14,875	\$ 49,875
1.1.08	Community information signage - Digital (2 No)	Item			\$ 30,000	\$ 12,750	\$ 42,750
1.1.09	Clear open turf areas with good sightlines including soil preparation and reticulation	m2	14000	\$ 28	\$ 392,000	\$ 166,600	\$ 558,600
1.1.10	Rain gardens	m2	6000	\$ 45	\$ 270,000	\$ 114,750	\$ 384,750
1.1.11	Drought resistant groundcover planting	m2	5000	\$ 25	\$ 125,000	\$ 53,125	\$ 178,125
1.1.12	Raised podium with shade canopy	No	1	\$ 60,000	\$ 60,000	\$ 25,500	\$ 85,500
1.1.13	Power and water connections for events	Item			\$ 70,000	\$ 29,750	\$ 99,750
1.1.14	Security lighting - solar powered	No	40	\$ 10,000	\$ 400,000	\$ 170,000	\$ 570,000
1.1.15	Feature lighting	Item			\$ 100,000	\$ 42,500	\$ 142,500
1.1.16	Play equipment and shade sails	Item			\$ 200,000	\$ 85,000	\$ 285,000
1.1.17	Public art – stand-alone and integrated - 1%	Item			\$ 35,000	\$ 14,875	\$ 49,875
1.1.18	Perimeter log barrier to park boundary	m	800	\$ 30	\$ 24,000	\$ 10,200	\$ 34,200
1.1.19	BBQ's	Item	2	\$ 8,000	\$ 16,000	\$ 6,800	\$ 22,800
1.1.20	Site furniture - bins, etc	Item			\$ 4,500	\$ 1,913	\$ 6,413
1.1.21	Clear site of vegetation, small trees etc	m2	14000	\$ 2	\$ 28,000	\$ 11,900	\$ 39,900
1.1.22	Allowance for demolition and removal of existing buildings	Item	1	\$ 50,000	\$ 50,000	\$ 21,250	\$ 71,250
1.1.23	Carparking	m2	945	\$ 85	\$ 80,325	\$ 34,138	\$ 114,463
<b>Total Stage 1 - Parkland</b>					<b>\$ 2,220,825</b>	<b>\$ 943,851</b>	<b>\$ 3,164,676</b>

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost	
<b>1.2 External Services</b>								
<b>Note</b>	It has been assumed that all infrastructure services (Sewer, water, gas, electricity) will be provided to the							
1.2.01	Allowance - stormwater services	Item			\$ 120,000	\$ 51,000	\$ 171,000	
1.2.02	Allowance - sewer services	Item			\$ 10,000	\$ 4,250	\$ 14,250	
1.2.03	Allowance - water services	Item			\$ 50,000	\$ 21,250	\$ 71,250	
1.2.04	Allowance - electricity services	Item			\$ 100,000	\$ 42,500	\$ 142,500	
1.2.05	Allowance - gas services	Item			\$ -	\$ -	\$ -	
1.2.06	Allowance - fire services	Item			\$ -	\$ -	\$ -	
						\$ -	\$ -	
	Total Stage 1 - External Services				\$ 280,000	\$ 119,000	\$ 399,000	
	<b>TOTAL - STAGE 1</b>				<b>\$ 2,500,825</b>	<b>\$ 1,062,851</b>	<b>\$ 3,563,676</b>	
	<b>TOTAL - TOWN PARK - ALL STAGES</b>				<b>\$ 2,500,825</b>	<b>\$ 1,062,851</b>	<b>\$ 3,563,676</b>	
	Goods and Services Tax	Item		10%			\$ 356,368	
	Total Town Park All stages including GST							\$ 3,920,043

Table 17: Order of probable costs for the Town Park

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>COSTINGS</b>							
<b>Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment</b>							
<b>Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants</b>							
<b>FORRESTFIELD NORTH COMMUNITY HUB</b>							
<b>COMMUNITY HUB - STAGE 1</b>							
Refer to Concept Plans - Figure 10, Figure 12 and Figure 14							
It has been assumed that all infrastructure roads and street footpaths will be provided by others and do not form part of these costs							
<b>1.1</b>	<b>Child Care Centre</b>						
1.1.01	Child Care Building	m2	250	\$ 2,700	\$ 675,000	\$ 394,875	\$ 1,069,875
1.1.02	Child Care Outdoor	m2	350	\$ 200	\$ 70,000	\$ 40,950	\$ 110,950
	<i>Total Child Care Centre</i>				\$ 745,000	\$ 435,825	\$ 1,180,825
<b>2.1</b>	<b>Library</b>						
2.1.01	Additional cost to fit out top floor of Community Centre as temporary Library	m2	890	\$ 800	\$ 712,000	\$ 416,520	\$ 1,128,520
2.1.02	Additional cost to fit out top floor of Fitness Centre as temporary Library	m2	310	\$ 800	\$ 248,000	\$ 145,080	\$ 393,080
2.1.03	Lift	Item			\$ 90,000	\$ 52,650	\$ 142,650
2.1.04	Stairs	Item			\$ 20,000	\$ 11,700	\$ 31,700
	<i>Total Library</i>				\$ 1,070,000	\$ 625,950	\$ 1,695,950
<b>3.0</b>	<b>Community Centre</b>						
3.1.01	Community Centre - Ground Floor	m2	900	\$ 2,100	\$ 1,890,000	\$ 1,105,650	\$ 2,995,650
3.1.02	Community Centre including bridge with Library - First Floor	m2	890	\$ 2,100	\$ 1,869,000	\$ 1,093,365	\$ 2,962,365
3.1.03	Lift - Service Lift	Item			\$ 90,000	\$ 52,650	\$ 142,650
3.1.04	Stairs	Item			\$ 20,000	\$ 11,700	\$ 31,700
3.1.05	Allowance for airconditioned glass bridge to link temporary library in Community Centre and Fitness centre	Item			\$ 154,304	\$ 90,268	\$ 244,572
3.1.06	Allowance for temporary foyer to the Western end of Community (180m <sup>2</sup> )	Item			\$ 361,650	\$ 211,565	\$ 573,215
	<i>Total Community Centre</i>	m2	1790	\$ 2,450	\$ 4,384,954	\$ 2,565,198	\$ 6,950,152



Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>4.1</b>	<b>Indoor Heated Aquatic Facility</b>						
	<u>Swimming Pools</u>						
	<b>Note</b> Pool costs include filtration and pool equipment, backwash tanks and balance tanks						
4.1.1	Indoor 25m x 8 lane pool	m2	1085	\$ 2,100	\$ 2,278,500	\$ 1,332,923	\$ 3,611,423
4.1.2	Learn to Swim pool	m2	120	\$ 2,100	\$ 252,000	\$ 147,420	\$ 399,420
4.1.3	Hydro Pool	m2	70	\$ 2,400	\$ 168,000	\$ 98,280	\$ 266,280
4.1.4	Leisure Water	m2	250	\$ 2,100	\$ 525,000	\$ 307,125	\$ 832,125
		m2	1525		\$ 3,223,500	\$ -	\$ 3,223,500
4.1.5	Heating to pools	Item			\$ 220,000	\$ 128,700	\$ 348,700
4.1.6	Pool blankets	Item			\$ 40,000	\$ 23,400	\$ 63,400
4.1.7	Pool hoist to hydrotherapy	Item			\$ 20,000	\$ 11,700	\$ 31,700
4.1.8	Allowance for lane ropes etc	Item			\$ 50,000	\$ 29,250	\$ 79,250
4.1.9	Allowance for water features	Item			\$ 200,000	\$ 117,000	\$ 317,000
					\$ 530,000	\$ -	\$ 530,000
	<b>Aquatic Facility including foyer with Community Centre - Ground Floor</b>						
4.1.10	Pool Hall	m2	1670	\$ 2,100	\$ 3,507,000	\$ 2,051,595	\$ 5,558,595
4.1.11	Electoral Office	m2	100	\$ 2,400	\$ 240,000	\$ 140,400	\$ 380,400
4.1.12	Changerooms	m2	160	\$ 2,700	\$ 432,000	\$ 252,720	\$ 684,720
4.1.13	Reception/Lobby	m2	20	\$ 2,500	\$ 50,000	\$ 29,250	\$ 79,250
4.1.14	Administration	m2	150	\$ 2,400	\$ 360,000	\$ 210,600	\$ 570,600
4.1.15	Kiosk	m2	60	\$ 3,500	\$ 210,000	\$ 122,850	\$ 332,850
4.1.16	Plantroom	m2	170	\$ 1,500	\$ 255,000	\$ 149,175	\$ 404,175
4.1.17	Storage areas	m2	120	\$ 1,500	\$ 180,000	\$ 105,300	\$ 285,300
4.1.18	Spa/Steam/Sauna	m2	80	\$ 5,000	\$ 400,000	\$ 234,000	\$ 634,000
4.1.19	Creche indoor	m2	120	\$ 2,700	\$ 324,000	\$ 189,540	\$ 513,540
4.1.20	Circulation	m2	249	\$ 2,100	\$ 522,900	\$ 305,897	\$ 828,797
		m2	2899	\$ 2,236	\$ 6,480,900	\$ 3,791,327	\$ 10,272,227
4.1.21	Creche outdoor	m2	160	\$ 480	\$ 76,800	\$ 44,928	\$ 121,728
4.1.22	Service yard	m2	50	\$ 2,100	\$ 105,000	\$ 61,425	\$ 166,425
					\$ 181,800	\$ 106,353	\$ 288,153
	<b>Total Indoor Heated Aquatic Facility</b>	m2	2899	\$ 3,593	\$ 10,416,200	\$ 3,897,680	\$ 14,313,880
<b>4.2</b>	<b>Outdoor Swimming Pool and Slides</b>						
	<b>Total Outdoor Swimming Pool &amp; Water Slide Facility</b>				\$ -	Refer Stage 2	

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>5.1</b>	<b>Fitness Centre</b>						
<b>Note</b>	Excludes gymnasium equipment						
5.1.1	Reception	m2	30	\$ 2,500	\$ 75,000	\$ 43,875	\$ 118,875
5.1.2	Lobby	m2	10	\$ 2,500	\$ 25,000	\$ 14,625	\$ 39,625
5.1.3	Administration	m2	45	\$ 2,400	\$ 108,000	\$ 63,180	\$ 171,180
5.1.4	Change/locker room	m2	80	\$ 2,700	\$ 216,000	\$ 126,360	\$ 342,360
5.1.5	Cardio Zone	m2	100	\$ 2,100	\$ 210,000	\$ 122,850	\$ 332,850
5.1.6	Pin-loaded Zone	m2	100	\$ 2,100	\$ 210,000	\$ 122,850	\$ 332,850
5.1.7	Free weights Zone	m2	100	\$ 2,100	\$ 210,000	\$ 122,850	\$ 332,850
5.1.8	GF Studio 1	m2	110	\$ 2,100	\$ 231,000	\$ 135,135	\$ 366,135
5.1.9	GF Studio 2	m2		\$ 2,100	\$ -	\$ -	\$ -
5.1.10	PT room	m2	45	\$ 2,100	\$ 94,500	\$ 55,283	\$ 149,783
5.1.11	Appraisal Room	m2	15	\$ 2,100	\$ 31,500	\$ 18,428	\$ 49,928
5.1.12	Spin Room	m2	80	\$ 2,100	\$ 168,000	\$ 98,280	\$ 266,280
5.1.13	Plantroom	m2	50	\$ 1,500	\$ 75,000	\$ 43,875	\$ 118,875
5.1.14	Storage	m2	25	\$ 1,500	\$ 37,500	\$ 21,938	\$ 59,438
5.1.15	Allied Health	m2		\$ 2,400	\$ -	\$ -	\$ -
5.1.16	Circulation	m2	100	\$ 2,000	\$ 200,000	\$ 117,000	\$ 317,000
5.1.17	Are allocated to stage 1 library	m2	310	\$ 2,000	\$ 620,000	\$ 362,700	\$ 982,700
		m2	1200	\$ 1,576	\$ 1,891,500	\$ 1,469,228	\$ 3,980,728
	<u>Lifts and Stairs</u>						
5.1.17	Lift serving two levels	No	1	\$90,000	\$ 90,000	\$ 52,650	\$ 142,650
5.1.18	Staircases	m ris	12	\$ 5,000	\$ 60,000	\$ 35,100	\$ 95,100
					\$ 150,000	\$ 87,750	\$ 237,750
	<i>Total Fitness Centre</i>	m2	1200	\$ 1,701	\$ 2,041,500	\$ 1,556,978	\$ 4,218,478
<b>6.1</b>	<b>Car Park</b>						
6.1.01	Child Care Drop Off and parking bays	m2	600	\$ 85	\$ 51,000	\$ 21,675	\$ 72,675
6.1.02	On grade open carpark	Bays	300	\$ 2,100	\$ 630,000	\$ 267,750	\$ 897,750
6.1.03	Lighting to carpark	Item			\$ 85,000	\$ 36,125	\$ 121,125
					\$ 766,000	\$ 325,550	\$ 1,091,550
<b>7.1</b>	<b>External Works</b>						
7.1.01	Landscaping including reticulation	m2	4000	\$ 56	\$ 224,000	\$ 95,200	\$ 319,200
7.1.02	External paving to building	m2	1900	\$ 140	\$ 266,000	\$ 113,050	\$ 379,050
7.1.03	Fencing to pool external areas	m2	130	\$ 145	\$ 18,850	\$ 8,011	\$ 26,861
7.1.04	Allowance for playground equipment and shadesails	Item			\$ 75,000	\$ 31,875	\$ 106,875
7.1.05	BBQ	No	3	\$ 8,000	\$ 75,000	\$ 31,875	\$ 106,875
7.1.06	External signage	Item			\$ 50,000	\$ 21,250	\$ 71,250
7.1.07	Landscaping including reticulation to area of Future Library comprising portion of paving	m2	721	\$ 98	\$ 70,658	\$ 30,030	\$ 100,688
7.1.08	Allowance for site furniture to area of Future Library	Item			\$ 30,000	\$ 12,750	\$ 42,750
					\$ 809,508	\$ 344,041	\$ 1,153,549
	<i>Total External Works</i>				\$ 809,508	\$ 344,041	\$ 1,153,549

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>8.1</b>	<b>External Services</b>						
<b>Note</b>	It has been assumed that all infrastructure services have been provided to the boundary of the site						
8.1.01	External Stormwater - Allowance	Item			\$ 100,000	\$ 42,500	\$ 142,500
8.1.02	External Sewer drainage- Allowance	Item			\$ 150,000	\$ 63,750	\$ 213,750
8.1.03	External Water - Allowance	Item			\$ 50,000	\$ 21,250	\$ 71,250
8.1.04	External Gas service	Item			\$ 25,000	\$ 10,625	\$ 35,625
8.1.05	External Fire service	Item			\$ 100,000	\$ 42,500	\$ 142,500
8.1.06	External light and power - Allowance for lighting to pool area	Item			\$ 50,000	\$ 21,250	\$ 71,250
	<i>Total External Services</i>				\$ 475,000	\$ 201,875	\$ 676,875
<b>9.00</b>	<b>TOTAL STAGE 1 CONSTRUCTION COST</b>						<b>\$ 31,281,258</b>
	Goods and Services Tax	Item		10%			\$ 3,128,126
	<b>Total Stage 1 cost including GST</b>						<b>\$ 34,409,384</b>

Table 18: Order of probable costs for Stage 1 FFN Community Hub Infrastructure

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>COMMUNITY HUB - STAGE 2</b>							
Refer to Concept Plans - Figure 10, Figure 12 and Figure 14							
It has been assumed that all infrastructure roads and street footpaths will be provided by others and do not form part of these costs							
<b>1.2</b>	<b>Child Care Centre</b>						
1.2.01	Child Care Building	m2	150	\$ 2,700	\$ 405,000	\$ 236,925	\$ 641,925
1.2.02	Child Care Outdoor	m2	250	\$ 200	\$ 50,000	\$ 29,250	\$ 79,250
	<i>Total Child Care Centre</i>				\$ 455,000	\$ 266,175	\$ 721,175
<b>2.2</b>	<b>Library</b>						
2.01	Library - Ground Floor	m2	1200	\$ 2,900	\$ 3,480,000	\$ 2,035,800	\$ 5,515,800
2.02	Library - First Floor	m2	400	\$ 2,900	\$ 1,160,000	\$ 678,600	\$ 1,838,600
2.03	Lift	Item			\$ 90,000	\$ 52,650	\$ 142,650
2.04	Stairs	Item			\$ 20,000	\$ 11,700	\$ 31,700
2.05	Allowance for demolition of temporary foyer, lift and stairs	Item			\$ 27,000	\$ 15,795	\$ 42,795
2.06	New foyer (250m2)				\$ 626,860	\$ 366,713	\$ 993,573
	<i>Total Library</i>				\$ 5,403,860	\$ 3,161,258	\$ 8,565,118

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>3.2</b>	<b>Community Centre</b>						
3.2.01	Refurbish lower floor to align with new developments	m2	900	\$ 1,000	\$ 900,000	\$ 526,500	\$ 1,426,500
3.2.02	Refurbish top floor after relocation of Library	m2	890	\$ 1,000	\$ 890,000	\$ 520,650	\$ 1,410,650
	<i>Total Community Centre</i>	m2	890	\$ 2,011	\$ 1,790,000	\$ 1,047,150	\$ 2,837,150
<b>4.2</b>	<b>Outdoor Swimming Pool and Slides</b>						
	<u>Swimming Pool</u>						
4.2.1	50m x 20m (8 lane) reinforced concrete swimming pool with ramp pool access complete including filtration and pool equipment. Includes dive pool extension, backwash tank, balance tank	Item			\$ 2,415,000	\$ 1,412,775	\$ 3,827,775
4.2.2	Allowance to heat pool	Item			\$ 220,000	\$ 128,700	\$ 348,700
4.2.3	New pool plant room	m2	125	\$ 1,500	\$ 187,500	\$ 109,688	\$ 297,188
4.2.4	External equipment store	m2	55	\$ 1,500	\$ 82,500	\$ 48,263	\$ 130,763
4.2.5	Internal equipment store	m2	35	\$ 1,800	\$ 63,000	\$ 36,855	\$ 99,855
4.2.6	Allowance for lane ropes etc	Item			\$ 50,000	\$ 29,250	\$ 79,250
4.2.7	Pool blankets - 50m pool	Item			\$ 80,000	\$ 46,800	\$ 126,800
4.2.8	Concourse paving	m2	800	\$ 140	\$ 112,000	\$ 65,520	\$ 177,520
4.2.9	Concourse drainage	Item			\$ 10,800	\$ 6,318	\$ 17,118
4.2.10	Tiered seating and shade cover	m2	550	\$ 1,100	\$ 605,000	\$ 353,925	\$ 958,925
4.2.11	Life guard centre	m2	48	\$ 750	\$ 36,000	\$ 21,060	\$ 57,060
4.2.12	Service yard	m2	75	\$ 1,000	\$ 75,000	\$ 43,875	\$ 118,875
	<i>Sub-Total Swimming Pool</i>				\$ 3,936,800	\$ 2,303,028	\$ 6,239,828
	<u>Water Slide Facility</u>						
4.2.13	Allowance for water slides including stairs and launching pad facility	Item			\$ 1,000,000	\$ 585,000	\$ 1,585,000
4.2.14	Filtration system	Item			\$ 135,000	\$ 78,975	\$ 213,975
	<i>Sub-Total Water Slide Facility</i>				\$ 1,135,000	\$ 663,975	\$ 1,798,975
	<i>Total Outdoor Swimming Pool &amp; Water Slide Facility</i>				\$ 5,071,800	\$ 2,967,003	\$ 8,038,803

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item Cost
<b>5.2</b>	<b>Fitness Centre</b>						
	<u>Lifts and Stairs</u>						
5.2.01	Lift serving two levels - Refurbishment	No	1	\$25,000	\$ 25,000	\$ 14,625	\$ 39,625
5.2.02	Staircases	m ris	12	\$ -	\$ -	\$ -	\$ -
					\$ 25,000	\$ 14,625	\$ 39,625
	<u>Refurbishment</u>						
5.2.03	Refurbish top floor after relocation of Library	m2	310	\$ 1,200	\$ 372,000	\$ 217,620	\$ 589,620
5.2.04	Refurbish balance of Fitness Centre after relocation of Library	m2	890	\$ 1,000	\$ 890,000	\$ 520,650	\$ 1,410,650
					\$ 1,262,000	\$ 738,270	\$ 2,000,270
	<i>Total Fitness Centre</i>	m2	1200	\$ 1,073	\$ 1,287,000	\$ 752,895	\$ 2,039,895
<b>6.2</b>	<b>Car Park</b>						
6.2.01	On grade open carpark	Bays	100	\$ 2,100	\$ 210,000	\$ 89,250	\$ 299,250
6.2.02	Lighting to carpark	Item			\$ 85,000	\$ 36,125	\$ 121,125
						\$ -	
	<i>Total Car Park</i>				\$ 295,000	\$ 125,375	\$ 420,375
<b>7.2</b>	<b>External Works</b>						
7.2.01	Clear landscaping including reticulation to area of Future Library	m2	721	\$ 25	\$ 18,025	\$ 7,660.63	\$ 25,685.63
7.2.02	Remove site furniture to area of Future Library	Item			\$ 5,000	\$ 2,125.00	\$ 7,125.00
	<i>Total External Works</i>				\$ 23,025	\$ 9,786	\$ 32,811
<b>8.2</b>	<b>External Services</b>						
<b>Note</b>	It has been assumed that all infrastructure services have been provided to the boundary of the site						
8.2.01	External Stormwater - Allowance	Item			\$ 10,000	\$ 4,250	\$ 14,250
8.2.02	External Sewer drainage- Allowance	Item			\$ 5,000	\$ 2,125	\$ 7,125
8.2.03	External Water - Allowance	Item			\$ 5,000	\$ 2,125	\$ 7,125
8.2.04	External Gas service	Item			\$ 5,000	\$ 2,125	\$ 7,125
8.2.05	External Fire service	Item			\$ 10,000	\$ 4,250	\$ 14,250
	<i>Total External Services</i>				\$ 35,000	\$ 14,875	\$ 49,875
<b>TOTAL STAGE 2 CONSTRUCTION COST</b>					<b>\$ 14,360,685</b>	<b>\$ 8,344,517</b>	<b>\$ 22,705,202</b>
	Goods and Services Tax	Item		10%			\$ 2,270,520
<b>Total Stage 2 cost including GST</b>							<b>\$ 24,975,722</b>

Table 19: Order of probable costs for Stage 2 FFN Community Hub Infrastructure

These costs have then been escalated through to the date of construction as detailed in Table 8 in accordance with construction cost index history and projections provided by the Australian Institute of Quantity Surveyors. The effect of cost escalation is shown in table 20 using the multiplier in row 3 of the table.

Element	Current Cost June 2021	Year	Stage 1					Stage 1 2030
			2025	2026	2027	2028	2029	
<b>Community Hub</b>			1,134	1,169	1,204	1,241	1,318	
1.1 Child Care Centre - Stage 1	\$ 1,180,825	2026	-	1,380,190	-	-	-	
1.2 Child Care Centre - Stage 2	\$ 721,175	2040	-	-	-	-	-	
2.1 Branch Library - Stage 1	\$ 1,695,950	2028	-	-	-	2,105,050	-	
2.2 Branch Library - Stage 2	\$ 8,565,118	2042	-	-	-	-	-	
3.1 Community Centre - Stage 1	\$ 6,950,152	2028	-	-	-	8,626,680	-	
3.2 Community Centre - Stage 2	\$ 2,837,150	2042	-	-	-	-	-	
4.1 Aquatic Centre - Stage 1	\$ 14,313,880	2027	-	-	17,240,852	-	-	
4.2 Aquatic Centre - Stage 2	\$ 8,038,803	2035	-	-	-	-	-	
5.1 Fitness Centre - Stage 1	\$ 4,218,478	2027	-	-	5,081,092	-	-	
5.2 Fitness Centre - Stage 2	\$ 2,039,895	2042	-	-	-	-	-	
6.1 Carpark - Stage 1	\$ 1,091,550	2026	-	1,275,842	-	-	-	
6.2 Carpark - Stage 2	\$ 420,375	2035	-	-	-	-	-	
7.1 External Works - Stage 1	\$ 1,153,549	2025	1,308,403	-	-	-	-	
7.2 External Works - Stage 2	\$ 32,811	2034	-	-	-	-	-	
8.1 External Services - Stage 1	\$ 676,875	2025	767,739	-	-	-	-	
8.2 External Services - Stage 2	\$ 49,875	2034	-	-	-	-	-	
	\$ 53,986,460		2,076,142	2,656,032	22,321,944	10,731,730	-	
<b>Sports Precinct</b>								
9.1 Stage 1 - Playing Fields and Changeroom	\$ 5,716,109	2030	-	-	-	-	7,534,351	
9.2 Stage 2 - Clubhouse	\$ 1,300,528	2040	-	-	-	-	-	
9.3 Stage 3 - School Oval	\$ 1,409,904	2045	-	-	-	-	-	
	\$ 8,426,541		-	-	-	-	7,534,351	
<b>Town Park</b>								
10.1 Stage 1 - Parkland	\$ 3,563,676	2027	-	-	4,292,394	-	-	
	\$ 3,563,676		-	-	4,292,394	-	-	
<b>11.0 TOTAL CONSTRUCTION COST</b>	<b>\$ 65,976,677</b>		<b>2,076,142</b>	<b>2,656,032</b>	<b>26,614,338</b>	<b>10,731,730</b>	<b>7,534,351</b>	
<b>13.0 ESCALATION</b>								
Current Total Construction Cost	\$ 65,976,677							
13.1 Total Escalation to 2045	\$ 28,640,387							
<b>13.0 ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 94,617,064</b>		<b>\$ 2,076,142</b>	<b>\$ 2,656,032</b>	<b>\$ 26,614,338</b>	<b>\$ 10,731,730</b>	<b>\$ 7,534,351</b>	

Element	Current Cost June 2021	Year	Stage2 2034	Stage2 2035	Stage2 2040	Stage2 2042	Stage 3 2045	Total
<b>Community Hub</b>			1,486	1,532	1,780	1,890	2,069	
1.1 Child Care Centre - Stage 1	\$ 1,180,825	2026	-	-	-	-	-	\$ 1,380,190
1.2 Child Care Centre - Stage 2	\$ 721,175	2040	-	-	1,283,707	-	-	\$ 1,283,707
2.1 Branch Library - Stage 1	\$ 1,695,950	2028	-	-	-	-	-	\$ 2,105,050
2.2 Branch Library - Stage 2	\$ 8,565,118	2042	-	-	-	16,190,291	-	\$ 16,190,291
3.1 Community Centre - Stage 1	\$ 6,950,152	2028	-	-	-	-	-	\$ 8,626,680
3.2 Community Centre - Stage 2	\$ 2,837,150	2042	-	-	-	5,362,948	-	\$ 5,362,948
4.1 Aquatic Centre - Stage 1	\$ 14,313,880	2027	-	-	-	-	-	\$ 17,240,852
4.2 Aquatic Centre - Stage 2	\$ 8,038,803	2035	-	12,313,364	-	-	-	\$ 12,313,364
5.1 Fitness Centre - Stage 1	\$ 4,218,478	2027	-	-	-	-	-	\$ 5,081,092
5.2 Fitness Centre - Stage 2	\$ 2,039,895	2042	-	-	-	3,855,930	-	\$ 3,855,930
6.1 Carpark - Stage 1	\$ 1,091,550	2026	-	-	-	-	-	\$ 1,275,842
6.2 Carpark - Stage 2	\$ 420,375	2035	-	643,906	-	-	-	\$ 643,906
7.1 External Works - Stage 1	\$ 1,153,549	2025	-	-	-	-	-	\$ 1,308,403
7.2 External Works - Stage 2	\$ 32,811	2034	48,770	-	-	-	-	\$ 48,770
8.1 External Services - Stage 1	\$ 676,875	2025	-	-	-	-	-	\$ 767,739
8.2 External Services - Stage 2	\$ 49,875	2034	74,134	-	-	-	-	\$ 74,134
	\$ 53,986,460		122,904	12,957,270	1,283,707	25,409,169	-	\$ 77,558,899
<b>Sports Precinct</b>								
9.1 Stage 1 - Playing Fields and Changeroom	\$ 5,716,109	2030	-	-	-	-	-	\$ 7,534,351
9.2 Stage 2 - Clubhouse	\$ 1,300,528	2040	-	-	2,314,968	-	-	\$ 2,314,968
9.3 Stage 3 - School Oval	\$ 1,409,904	2045	-	-	-	-	2,916,452	\$ 2,916,452
	\$ 8,426,541		-	-	2,314,968	-	2,916,452	\$ 12,765,772
<b>Town Park</b>								
10.1 Stage 1 - Parkland	\$ 3,563,676	2027	-	-	-	-	-	\$ 4,292,394
	\$ 3,563,676		-	-	-	-	-	\$ 4,292,394
<b>11.0 TOTAL CONSTRUCTION COST</b>	<b>\$ 65,976,677</b>		<b>122,904</b>	<b>12,957,270</b>	<b>3,598,676</b>	<b>25,409,169</b>	<b>2,916,452</b>	<b>\$ 94,617,064</b>
<b>13.0 ESCALATION</b>								
Current Total Construction Cost	\$ 65,976,677							
13.1 Total Escalation to 2045	\$ 28,640,387							
<b>13.0 ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 94,617,064</b>		<b>122,904</b>	<b>12,957,270</b>	<b>3,598,676</b>	<b>25,409,169</b>	<b>2,916,452</b>	<b>\$ 94,617,064</b>

Table 20: Escalation of community infrastructure costs to build-out

## 14. DEVELOPER CONTRIBUTIONS

The following table details the estimated percentage of the population serviced by each of the major elements of community infrastructure:

- on a suburb by suburb basis for the foothills' catchment
- for the balance of the City for the hills' catchment

By way of explanation, the community centre will service Forrestfield North residents, be they in the residential or TOD precinct, and a large percentage of the high Wycombe and Maida Vale communities but a slightly lesser share of the Forrestfield. These percentages are influenced by the availability of alternative facilities (refer table 8) and also the scale and diversity of amenity proposed for the community centre in the hub.

The library will be a major branch outlet servicing the foothills. The closure of the High Wycombe branch will direct all of the High Wycombe residents to the community hub and the downsizing of the Forrestfield library will send the majority of current users to the community hub whilst maintaining a service of convenience for some Forrestfield, Maida Vale and Wattle Grove residents. The commuters from the hills will make use of the library due to its convenience near the train station.

The aquatic centre and fitness centre will service 100% of foothills residents and an estimated 40% of hills residents. The scale of the pool being a major attractor and a way point for commuters using the train.

The child care centre will have a broad attraction largely influenced by the commuters dropping their children off before catching the train to work.

The sports precinct is proposed to be a district scale facility although the majority of the users are anticipated to come from the foothills.

The town park will service 100% of the Forrestfield North residents, but a much smaller percentage of residents from other suburbs, primarily because they have local parks in their own area.

Table 21 identifies the developer contributions for the Forrestfield North TOD precinct and the Forrestfield North residential precinct based on the population served by the various facilities at catchment build-out projected to 2050.



Developer contributions	Community Centre	Branch library	Aquatic centre	Fitness centre	Childcare centre	Sports precinct	Town Park
<b>% of resident population in each suburb served at build-out in 2050</b>							
Forrestfield North - TOD Precinct	100%	100%	100%	100%	100%	100%	100%
Forrestfield North - Residential Precinct	100%	100%	100%	100%	100%	100%	100%
High Wycombe	75%	100%	100%	100%	50%	30%	5%
Forrestfield	50%	70%	100%	65%	50%	30%	40%
Maida Vale	70%	90%	100%	75%	50%	30%	2%
Wattle Grove	80%	80%	100%	75%	50%	30%	50%
Commuters / Hills residents	15%	15%	40%	15%	25%	20%	5%
<b>Forecast resident population by suburb at Build-out (2050)</b>							
Forrestfield North - TOD Precinct	1,359	1,359	1,359	1,359	1,359	1,359	1,359
Forrestfield North - Residential Precinct	5,998	5,998	5,998	5,998	5,998	5,998	5,998
High Wycombe	13,304	13,304	13,304	13,304	13,304	13,304	13,304
Forrestfield	16,684	16,684	16,684	16,684	16,684	16,684	16,684
Maida Vale	12,183	12,183	12,183	12,183	12,183	12,183	12,183
Wattle Grove	10,752	10,752	10,752	10,752	10,752	10,752	10,752
Hills population (balance of the city)	15,414	15,414	15,414	15,414	15,414	15,414	15,414
<b>Catchment population catered for at build out (2050) - Demonstrated Need - Nexus</b>							
Forrestfield North - TOD Precinct	1,359	1,359	1,359	1,359	1,359	1,359	1,359
Forrestfield North - Residential Precinct	5,998	5,998	5,998	5,998	5,998	5,998	5,998
High Wycombe	9,978	13,304	13,304	13,304	6,652	3,991	665
Forrestfield	8,342	11,679	16,684	10,845	8,342	5,005	6,674
Maida Vale	8,528	10,965	12,183	9,137	6,092	3,655	244
Wattle Grove	8,602	8,602	10,752	8,064	5,376	3,226	5,376
Commuters / Hills residents	2,312	2,312	6,166	2,312	3,854	3,083	771
<b>FFN TOD precinct contribution at build-out</b>	<b>3.0%</b>	<b>2.5%</b>	<b>2.0%</b>	<b>2.7%</b>	<b>3.6%</b>	<b>5.2%</b>	<b>6.4%</b>
<b>FFN Residential precinct contribution at build-out</b>	<b>13.3%</b>	<b>11.1%</b>	<b>9.0%</b>	<b>11.8%</b>	<b>15.9%</b>	<b>22.8%</b>	<b>28.4%</b>

Table 21: FFN developer contributions for community infrastructure