

# **FORBES RESIDENCES: COMMUNITY BENEFIT ADVICE**

Prepared for Mustera Property Group

MAY 2019

---

# CONTENTS

<b>INTRODUCTION</b> .....	<b>3</b>
<b>REVIEW</b> .....	<b>4</b>
<b>ASSESSMENT</b> .....	<b>11</b>
<b>RECOMMENDATIONS</b> .....	<b>17</b>

## **Acknowledgements**

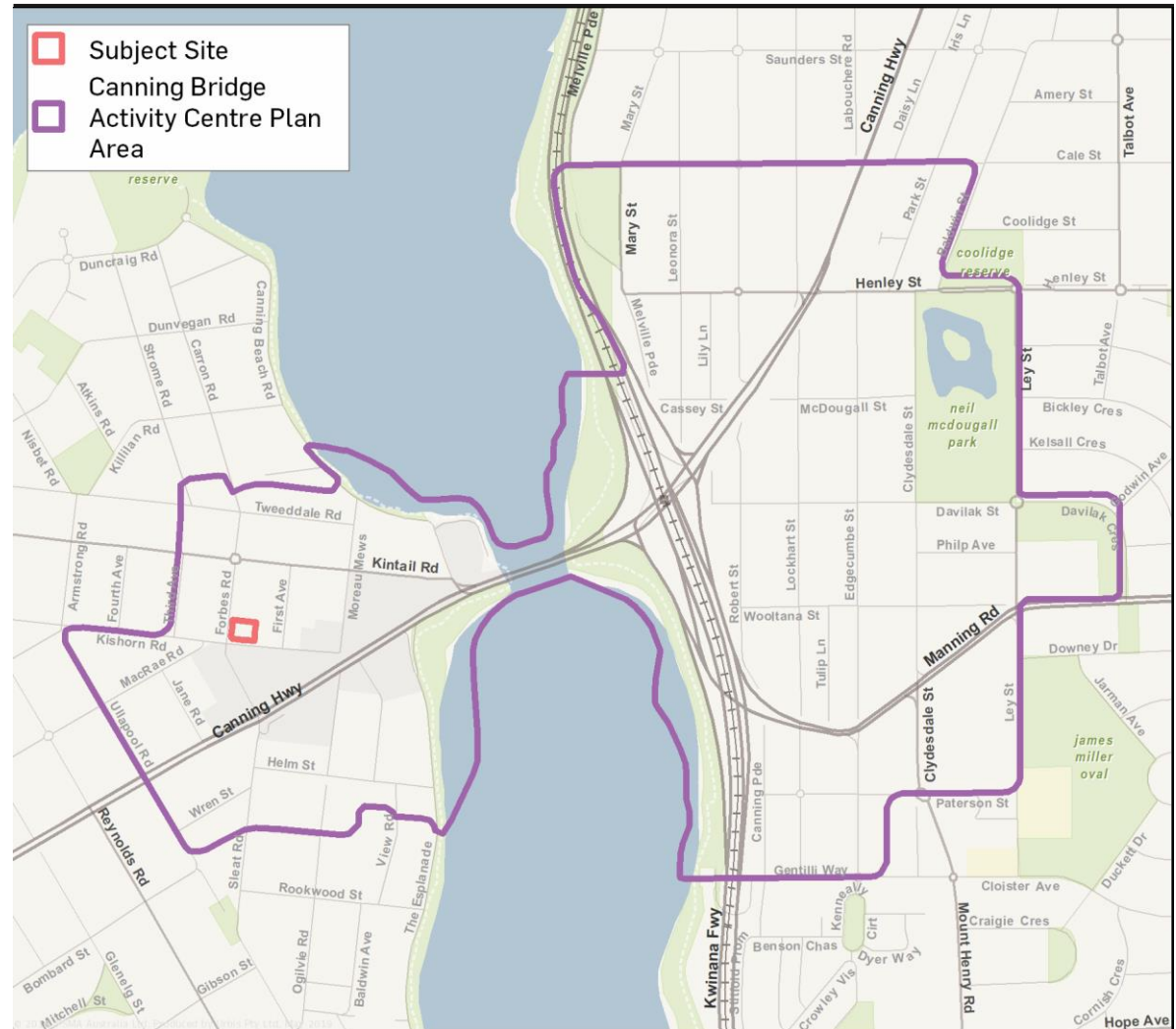
This analysis and advice was supported by input from the following people.

- Leanne Hartill – Manager Neighbourhood Development (City of Melville)
- Martin Spencer – Senior Strategic Urban Planner (City of Melville)
- Peter Prendergast – Manager Statutory Planning (City of Melville)
- Troy Cappelluci – Senior Planning Officer (City of Melville)
- Mark Ciesielski – Director (MJA Studio)
- James Thomson – Director (MJA Studio)

# INTRODUCTION

- Urbis was engaged to assist with understanding the current and anticipated need for community places, spaces and services in the Canning Bridge Precinct and the opportunities to accommodate these community needs in the proposed Forbes Residences development.
- In order to inform the advice, this study included the following tasks.
  - **Review** – of the current provision and accessibility of community facilities and services in the area.
  - **Assessment** – of, at a preliminary level, the likely future community facility / service requirements in the Canning Bridge Precinct.
  - **Recommendations** – of any facilities / services which should be accommodated in the development to meet anticipated community needs.
- Urbis engaged with the client and the City of Melville throughout the development of this study. The City of Melville provided important input in regards to what is important to the local community and the capacity of existing community facilities. This included several meetings with the City and the Neighbourhood Development team.

## SUBJECT SITE CONTEXT



# SECTION ONE

## REVIEW

- Whilst neither the City of Melville or City of South Perth have community infrastructure plans which explore the current and expected need for community facilities, a range of existing documents and strategies inform community needs and priorities.
- The review noted the following key findings.
  - The City of Melville wants to deliver community facilities focused around urban spaces linked to new buildings.
  - The City of Melville intends to develop and implement the socially isolated seniors project, Hand to Heart, to facilitate opportunities for older residents to be included.
  - The City of Melville has adopted a policy that aims to consolidate community facilities into multi-use community hubs. A community hub model for the City provides the opportunity to expand and contract community activity / focus around the hub as required and provides more flexibility for service delivery options.

## REFERENCE DOCUMENTS

Document	Description
Infrastructure Strategy 2016-2036 (City of Melville)	This document proposes core infrastructure priorities for investment over the next 20 years.
Strategic Community Plan 2016-2026 (City of Melville)	This document identifies the City's vision and aspirations and the community's priorities.
Achieving Community Wellbeing: Our Key Challenges (City of Melville)	This document identifies key challenges and how the City is addressing them through community engagement, appropriate infrastructure, environment and urban development.
Corporate Business Plan 2016-2020 (City of Melville)	This document outlines the strategic direction for the organisation, aligning with community aspirations.
Strategic Community Plan 2017-2027 (City of South Perth)	The plan aims to engage the community, articulate a vision provide a clear understanding of community priorities and long term impact up to 2027.
Corporate Business Plan 2015-2019 (City of South Perth)	This plan identifies the priorities to sustainably and strategically meet the needs of the community.
Canning Bridge Activity Centre Plan	This plan outlines the objectives and goals for the future of the area, guidelines for the style of built form and the implementation framework for infrastructure and land over time.
Neighbourhood Plans (City of Melville)	The plans guide the way the City works with the community. The Neighbourhood Plans aim to build on existing neighbourhoods through place making activities for all ages, local events and activities and other initiatives for a sustainable community.
Age Friendly Melville Plan 2017-2021 (City of Melville)	This plan identifies the future aspirations and needs of ageing residents.
Neighbourhood Development – Community Hub Policy (City of Melville)	This policy applies to community facilities owned or under the control of the City of Melville.

- Engagement with the neighbourhood development team at the City of Melville identified the following strategic aims for building a sense of community in the Canning Bridge Precinct.
- Encourage place activation and vibrancy
- Create opportunities for positive connections
- Support connection to place and history
- Strengthen communities through active participation
- Be inclusive and support diverse needs
- Support creative expression
- Building on these aims, the City identified the need to deliver places and spaces in the Canning Bridge Precinct that:
  - Are for **diverse age ranges**;
  - Encourage **community gathering**;
  - Enhance **connectivity and travel smart behavior**;
  - Contribute to **precinct branding and identity**; and
  - **Meet future needs**.
- The above considerations informed and complemented the desktop review of community facility needs.

## STRATEGIC COMMUNITY PLAN ASPIRATIONS, CITY OF MELVILLE

### YOUR ASPIRATIONS

At the heart of the Community Plan are **SIX COMMUNITY ASPIRATIONS** for our City.

They are:



To continue to be **CLEAN AND GREEN** and with many more trees everywhere.



To build **A SENSE OF COMMUNITY** through organising a range of opportunities for people to get to know one another and do things together at local events and activities throughout the year.



To work towards **SUSTAINABLE AND CONNECTED TRANSPORT** through better public transport, cycling and walking infrastructure and responsive traffic management.



To encourage **HEALTHY LIFESTYLES** which involve group or individual outdoor activities in the neighbourhood.



To achieve **GROWTH AND PROSPERITY** by supporting small local businesses such as cafes in the suburbs.



To feel **SAFE AND SECURE** everywhere and at all times.

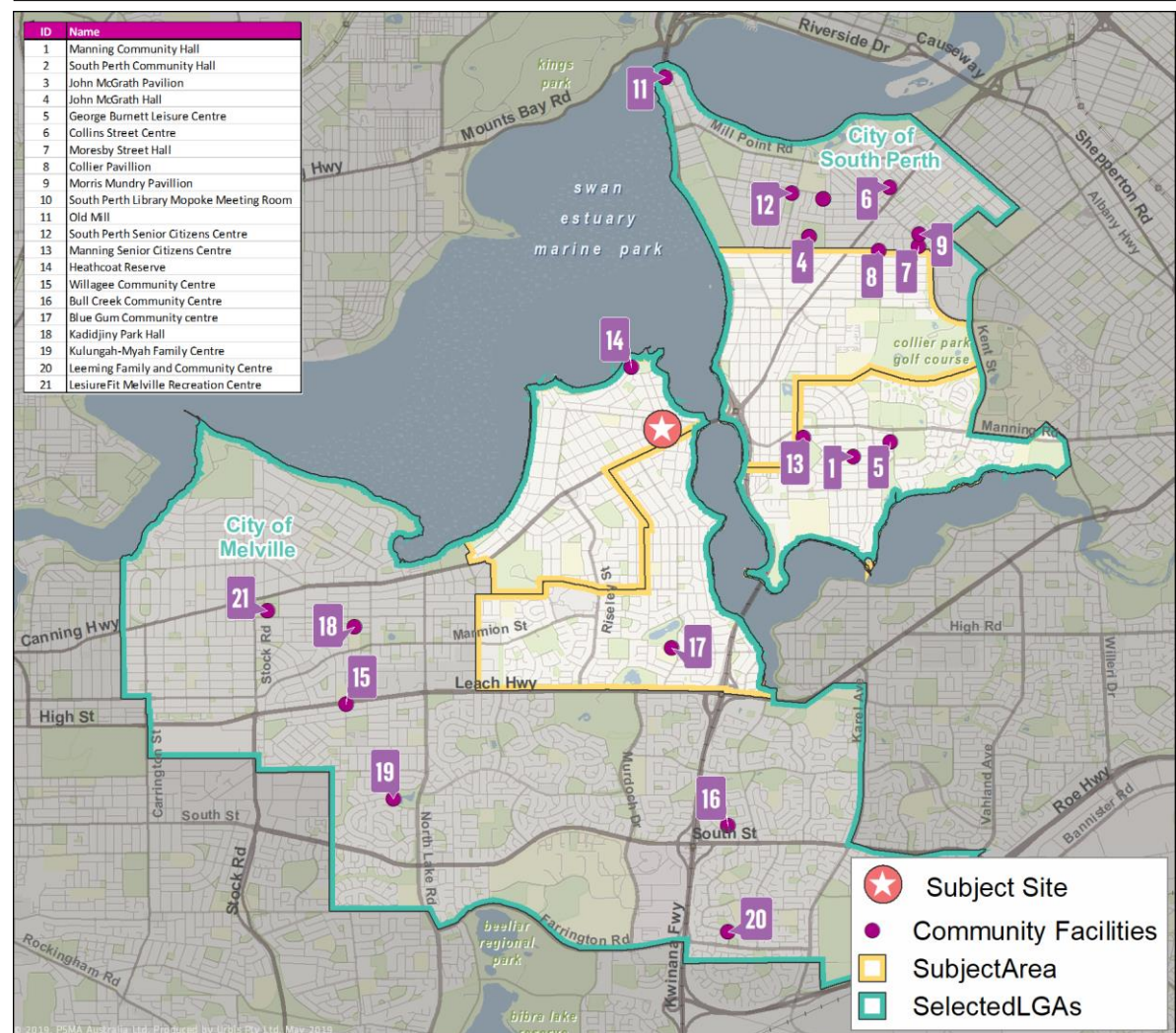
# LOCAL GOVERNMENT COMMUNITY FACILITIES

- There is currently a lack of indoor local government owner / managed community facilities servicing residents in the Canning Bridge Precinct and wider residential area.
- The City of Melville operate multi-use community centres in three locations in the local government area: Willagee, Bull Creek and Brentwood (Blue Gum). Public transport access to these facilities is very limited and the most proximate facility is 5km by road.
- The City of South Perth own a number of facilities however the most proximate are located in Manning (approximately 3km by road) and are additionally not easily accessible via public transport.
- In addition to multi-use space, there are a range of local government-owned facilities, of varying quality, that are available for hire (dependent on availability). The Heathcote Cultural Precinct is the only facility nearby which is operated by the City of Melville. These facilities however have a varying ability to cater to a wide range of community services due to factors such as physical constraints (building age and layout) and in-building facilities.

Source: City of Melville

(<<https://www.melvillecity.com.au/things-to-do/community-centres>> & <<https://www.melvillecity.com.au/things-to-do/find-venues-parks-and-reserves>>) & City of South Perth (<<https://southperth.wa.gov.au/community/facilities>>)

## LOCATION OF LOCAL GOVERNMENT-OWNED COMMUNITY FACILITIES



# LOCAL COMMUNITY FACILITIES

- In addition to local government-owned facilities, this advice considered the current provision of facilities managed 'at an arms length' by the City of Melville or privately run facilities that include community services.
- Whilst there are several facilities which have spaces available for hire, many of these facilities are suitable for only a limited number of community needs and / or are fully-utilised. For instance, the following comments were provided by the City of Melville.
  - The Applecross District Hall known as the Tivoli is fully utilised with prop making, rehearsals and shows throughout the weekdays and weekends.
  - The Waylen Bay Sea Scouts at the Strand Applecross is fully utilised with both permanent and casual bookings – including activities like yoga, children's dance, Zumba, ballroom dancing, karate, youth activities and relaxation therapy.
- Furthermore, the Swan River Rowing Club's for hire facility has limited ability to cater to other community uses due to affordability and available in-building facilities.

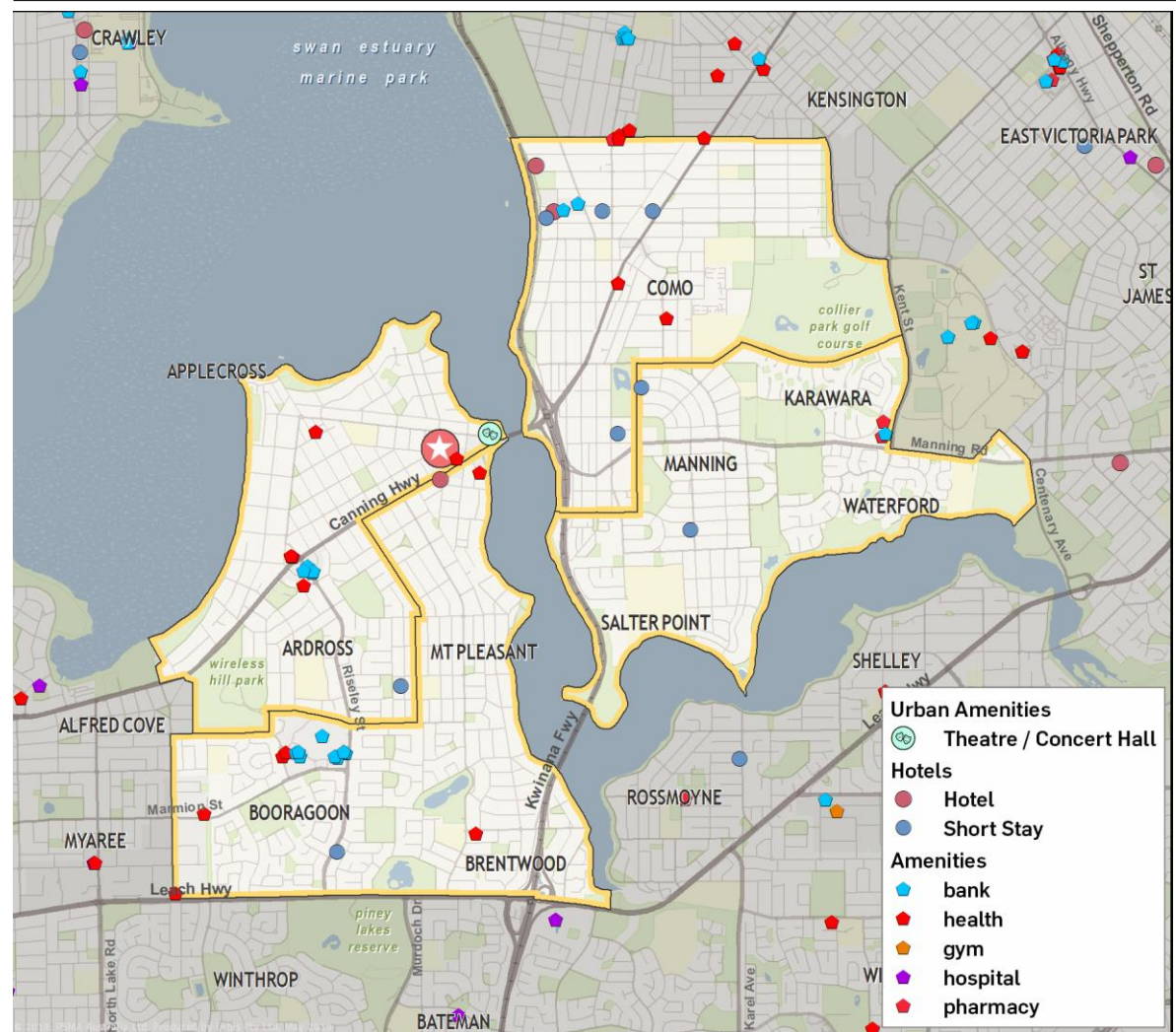
## LOCATION OF LOCAL COMMUNITY FACILITIES



# URBAN AMENITIES & SERVICES

- To support significant population change, the Canning Bridge Precinct will need to accommodate a variety of amenities and services suitable for current and future residents.
- A review of the types of amenities and services currently available in the wider area revealed the following current and emerging gaps.
  - **Short Stay Accommodation / Hotels:** There are few accommodation options for business, holiday and family / friends visitation. The only offering in the Canning Bridge Precinct is the 3-star Canning Bridge Auto Lodge.
  - **Restaurants:** Food retail is primarily limited to fast-food and take-away options, with few restaurant options supporting a night time economy and street activation.
  - **Health Services:** Outside of general practitioner services, there are few allied health and alternative health / wellness providers in the Canning Bridge Precinct (e.g. yoga / cross fit).
  - **Personal Services:** There are several hair dressers and gyms however there are several uses not in the Canning Bridge Precinct (e.g. spa / massage / beauty services, laundry / cleaning services).

## MAP OF URBAN AMENITIES

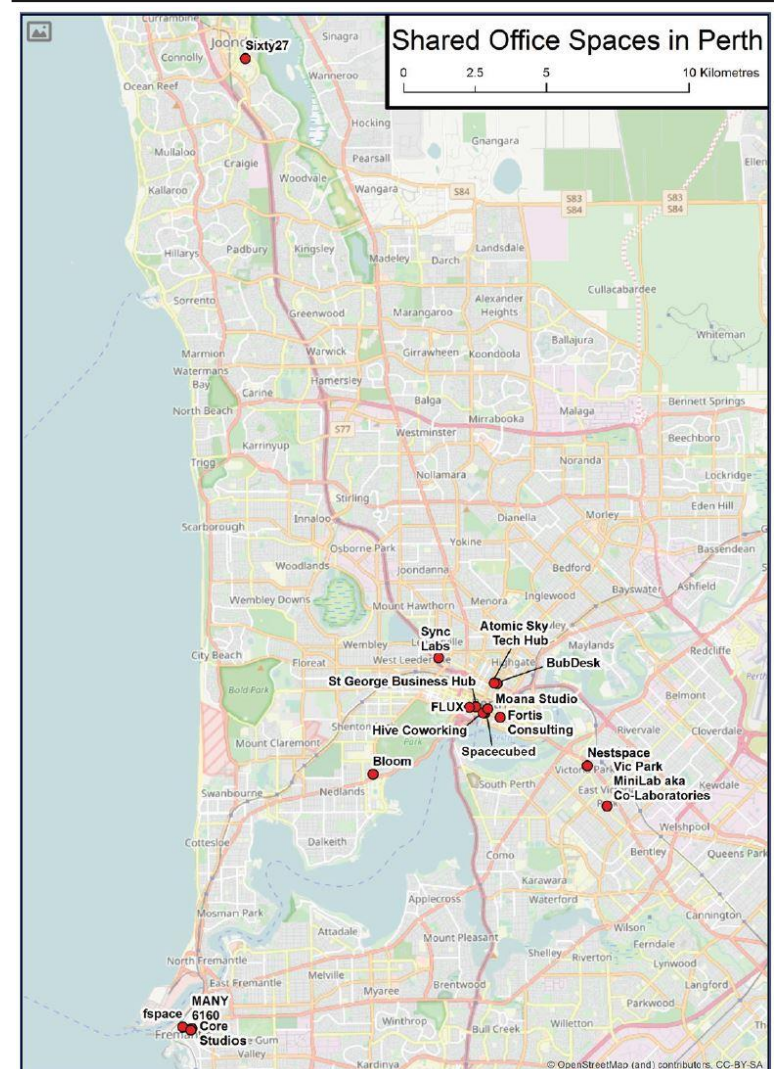


# CO-WORKING SPACE

- Workplaces and the future of work are undergoing significant change which is fuelling significant growth in co-working space / hubs. According to Knight Frank, the number of co-working spaces grew 300% between 2013 and 2017 in Australia and this is expected to triple again over the next 10-15 years. Forecasts suggest that about 12% of office space in Australia will be used for flexible workspaces by 2030.
- This growth is being driven by increasing freelance / contractor employment, more professional services employment, increased digital technology adaption, the sharing / gig economy and other trends.
- A review of co-working space opportunities in the Canning Bridge Precinct revealed the following findings.
  - **Limited Options** – there are currently few formal co-working spaces near the Canning Bridge Precinct for start-ups and small businesses despite its existing office-based employment, relatively high level of residents in white collar employment and proximity to Perth.
  - **Perth Under-Represented** – Perth is playing catch-up to other capital cities given its low level of co-working spaces.
  - **Significant Benefits** – co-working spaces can address many of the reported problems of working from home, such as social isolation, lack of collaboration opportunities, equipment availability and workplace atmosphere, and they support economic activity through start-up and small business support services such as networking and training.

Source: BCEC *Unlocking the Potential for Working Closer to Home (2017)*, Office Hub *The Australian Co-Working Market Report (2018)* & Knight Frank *Culture Clash: Flexible workspace, coworking & the future (2017)*

## LOCATION OF CO-WORKING SPACES, PERTH (AS OF 2017)



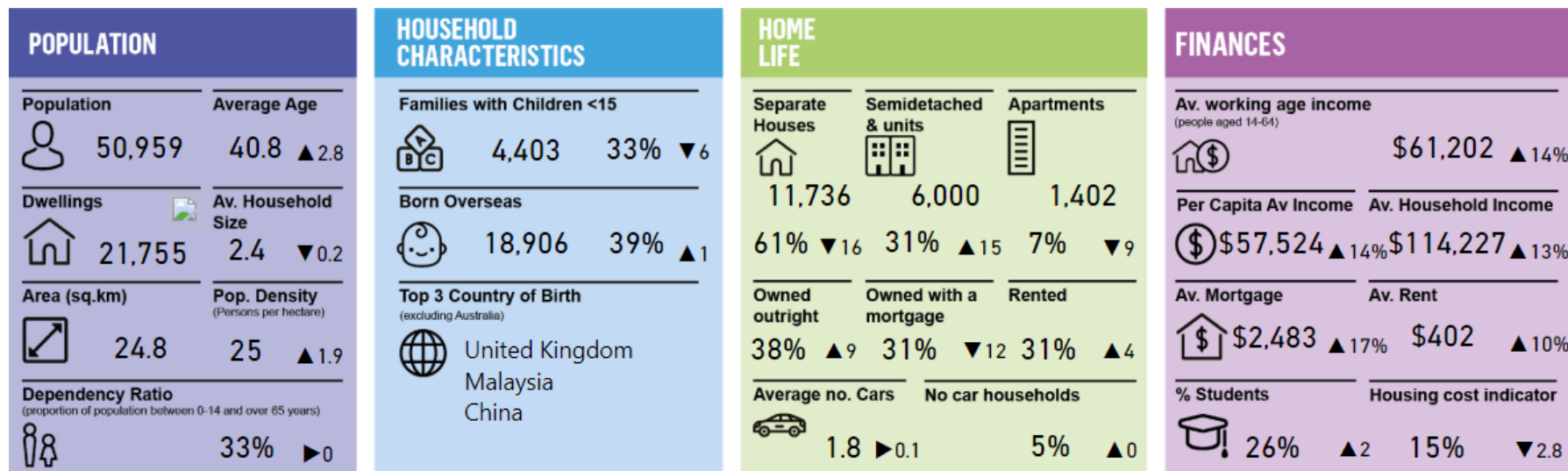
# SECTION TWO

## ASSESSMENT

# DEMOGRAPHICS

- Residents in the Canning Bridge Precinct and wider area are characterised by a number of attributes noted below.
  - The population is older and ageing rapidly**, with a high proportion of retirees and mature aged residents (equivalent to 30%) compared to Perth levels.
  - There are few young residents and establishing families**, with only 20% of adults in this cohort.
  - There is a high proportion of medium and high density dwellings** in the area (38%) which has implications for shared / socialisation space requirements.
- High incomes**, approximately 13% above the Perth benchmark, implies higher spending on discretionary uses (such as personal services, allied / alternative health and wellness providers and restaurants).
- There is an increasing cultural diversity** driven by increased levels of residents from Asia.
- High level of volunteering**, at approximately 35% above Perth averages.
- Older but fit**, with health indicators relatively better than Perth averages.

## KEY DEMOGRAPHIC INDICATORS, SUBJECT AREA, 2016



Source: ABS, Urbis

- Increased development is expected to drive strong population growth and associated community service / amenity requirements. According to the Canning Bridge Activity Centre Plan, the population will double by 2031 to approximately 8,000 people and a further to 24,000 people by 2051. Meanwhile, forecast.id estimates that the population of Applecross, Ardross, Mount Pleasant and Brentwood is on track to increase by 3,100 residents over the 2016 to 2021 period.
- Significant levels of infill (i.e. apartment) development is expected to lead to a more diverse population mix and exacerbate some current demographic trends. The key expected demographic trends are noted below.
  - Ageing** – further increased levels of older residents, particularly residents with increasing physical and mental health and wellbeing requirements.
  - Cultural Diversity** – increased overseas migration, especially from East and South-East Asia, driving needs for cultural event facilities and migration services.
  - Young Professionals** – increases in young professionals and couples, especially high income professionals, to support recreation / sports facilities and discretionary retail.

## FUTURE DEMOGRAPHIC CONSIDERATIONS

Trend	Forecast / Expectation	Implications for Community Needs
<b>Ageing</b>	<p>The proportion of residents aged 65 and above has increased 23% over the past decade. This trend is expected to continue and be supported by above-average levels of downsizer apartment purchasers.</p> <p>Alongside this trend, the number of lone person households is expected to increase. Older lone person households are already at levels well-above Perth averages.</p>	<ul style="list-style-type: none"> <li>Health services</li> <li>Personal services</li> <li>Disability services / facilities</li> <li>Social gathering spaces and opportunities</li> </ul>
<b>Cultural Diversity</b>	<p>There has been an increase in overseas migration and large proportion of residents from the UK and Asia which has supported notable levels of cultural diversity. Being close to Curtin University and the Perth CBD is expected to support a greater level of migration and cultural diversity as development activity expands.</p>	<ul style="list-style-type: none"> <li>Short stay accommodation</li> <li>Event facilities</li> </ul>
<b>Young Professionals</b>	<p>Higher levels of one and two bedroom rental stock and more affordable dwelling price points in the area will support increases in young professionals and couples in the Canning Bridge Precinct.</p> <p>An increase in young professionals, especially millennials, will support the need for co-working spaces and services.</p>	<ul style="list-style-type: none"> <li>Co-working spaces</li> <li>Recreation / sport facilities</li> <li>Discretionary retail (i.e. restaurants)</li> </ul>

Source: ABS, Urbis

- A benchmarking exercise confirmed an expected need for the following range of facilities in the Canning Bridge Precinct in the short and medium term.
- **Co-working space** - including wrap-around services to support business development and networking.
- **Local government multi-use space** – a dedicated multi-purpose space for the growing local resident base.
- **Short stay accommodation / hotel** – such as serviced apartments and / or hotel.
- **Health services** – such as alternative health and wellness uses and a medium term need for additional general practitioner services.
- **Personal services** – such as spas, massage therapists, alternative fitness services and laundry / cleaning services.
- **Business services** – such as banks and financial services.
- **Restaurant/s** – a dining / bar option in the mid-to-upper range.
- **Green Space** – for socialisation and outdoor exercise.
- A number of other users were explored however these were not considered to have immediate or near term need.

## COMMUNITY NEEDS ASSESSMENT FINDINGS

Use	Forecast Need	
	2021	2026
Co-Working Space	VERY HIGH	VERY HIGH
Local Government Multi-Use Space	HIGH	VERY HIGH
Short Stay Accommodation / Hotel	HIGH	HIGH
Health Services	HIGH	VERY HIGH
Personal Services	MODERATE	HIGH
Business Services	MODERATE	HIGH
Restaurant	MODERATE	HIGH
Green Space	HIGH	VERY HIGH
Child Care	LOW	LOW
Take-Away Food	VERY LOW	LOW
Leisure / Aquatic Facility	VERY LOW	LOW
Gyms	LOW	MODERATE
Primary School / Kindergarten	LOW	MODERATE
Secondary School	LOW	MODERATE

## COMMUNITY SERVICE / AMENITY NEEDS ASSESSMENT CONSIDERATIONS

Use	Assessment Summary
Co-Working Space	Not supplied in area despite high levels of professional services workforce and local office worker base.
Local Government Multi-Use Space	The Canning Bridge Precinct and surrounding residential areas (Applecross, Ardross, north of Mount Pleasant) had a population of approximately 15,000 residents. According to benchmarks, local multi-use community facilities are required for 6,000 to 10,000 residents and district level facilities are supported from 20,000 residents.
Short Stay Accommodation / Hotel	The area is under supplied of short stay accommodation. Population growth and increased vibrancy due to development activity is expected to support greater overnight visitor levels.
Health Services	Resident demographics support higher levels of spending on medical and health services (equivalent to 30% more than Perth averages). Population growth expected to support more need.
Personal Services	Personal services are limited in the area, with only hair and select fitness options available.
Business Services	The existing and expected increase in the local workforce is expected to support business services such as banks / financial services and decentralised government services.
Restaurant	Food catering options outside take-away and fast food is limited. Strong growth in downsizer and affluent young professional cohorts to support greater expenditure on food catering.
Green Space	There is limited public open space, civic squares and / or pocket parks.
Child Care / Play Group	There is a low proportion of young children in the area and a number of facilities in Ardross, Applecross and Como.
Take-Away Food	There is a considerable existing supply of fast food and take-away food options.
Leisure / Aquatic Facility	The George Burnett Leisure Centre and LeisureFit Melville are located within a 5-10 minute drive.
Gyms	Two existing offerings operate within the Canning Bridge Precinct.
Primary School / Kindergarten	Whilst an increasing population would support this need, there are currently adequate facilities within Ardross, Applecross and Manning.
Secondary School	There are a number of schools nearby such as Applecross Senior High School, Aquinas College and Como Secondary College.

# SITE SUITABILITY



- The subject site features a number of strong success factors that suggest that it is well placed to cater to a range of community services / uses.
- In particular, the subject site is located on the edge of the existing commercial office and retail precinct surrounding Sleat Road. This will support exposure and accessibility; including greater usage and viability of needed community services and facilities.

## SITE ASSESSMENT

Attribute	Assessment Findings
<b>Exposure / Accessibility</b>	<ul style="list-style-type: none"><li>• Located with ease of access from Canning highway via Sleat Road.</li><li>• Existing passing traffic supported by exposure to existing commercial uses.</li><li>• Corner site to support increased exposure and access.</li></ul>
<b>Competitive Environment</b>	<ul style="list-style-type: none"><li>• Wider area is primarily residential and limited new development planned nearby to offer competing uses.</li></ul>
<b>Ant Track / Co-Location</b>	<ul style="list-style-type: none"><li>• The site is located within the edge of the commercial office precinct along Sleat Road and Kishorn Road. This will support visitation and usage levels.</li><li>• Site located within walkable distance to current development activity along Canning Highway.</li></ul>
<b>Population Levels / Growth</b>	<ul style="list-style-type: none"><li>• Substantial growth planned within immediate area.</li><li>• Existing residential catchment in Applecross suburb.</li></ul>

# **SECTION THREE**

## **RECOMMENDATIONS**

# KEY FINDINGS & RECOMMENDATIONS

- This preliminary study identified a current and emerging need for the following uses.
  - **Multi-Use Community Facility:** There is an observed need for a local multi-use community facility and expectations of a need for a district-level facility in approximately 5-7 years.
  - **Co-Working Space:** The Canning Bridge Precinct has an existing office market and high level of professional service workers however there are no current co-working spaces and associated business support services.
  - **Short Stay Accommodation / Hotel:** The only existing offering in the area is purportedly a 3-star motel. An increasing level of population and associated retail services and vibrancy supports the need for additional short stay accommodation options.
  - **Health / Wellness:** There is a current need for additional uses and services such as day spas, massage therapists, alternative fitness services, naturopaths, podiatrists, dieticians, chiropractors, pathology clinics etc.
  - **Restaurant:** The current food catering options are limited to take-away and fast food in the immediate area. An additional restaurant will support increased resident needs and street activation.

## RECOMMENDED USES

Use	Description	Relevant Community Objective/s
<b>Multi-Use Community Facility</b>	A flexible space that can accommodate district level community services for a more diverse population base. Consideration to be given to flexible spaces that accommodate varying age cohorts and needs (such as sport / recreation facilities to support active health and event / function facilities for community groups / residents / businesses).	<b>A Sense of Community Health Lifestyles</b>
<b>Co-Working Space</b>	A small-to-mid size co-working hub and associated amenities for local freelance and small business sector.	<b>Growth and Prosperity</b>
<b>Short Stay Accommodation / Hotel</b>	Serviced apartments or a hotel to cater to business and family / friends visitation requirements.	<b>Growth and Prosperity</b>
<b>Health / Wellness</b>	A commercial tenancy for health and wellness services (particularly the fast growing alternative health / wellness providers).	<b>Health Lifestyles</b>
<b>Restaurant</b>	A mid-to-upper range restaurant offering for local worker catchment and expanding affluent residential catchment.	<b>Growth and Prosperity Safe and Secure</b>

This report is dated May 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Mustera Property Group (Instructing Party) for the purpose of a preliminary community needs assessment (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

## **Urbis staff responsible for this report were:**

Director	Tim Connoley
Consultant	Yashwini Halai
Consultant	Dermott Carr

© Urbis Pty Ltd

ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.



## **AUSTRALIA**

Brisbane  
Gold Coast  
Melbourne  
Perth  
Sydney

---

**URBIS.COM.AU**

## **INTERNATIONAL**

Hong Kong  
Singapore

---

**CISTRI.COM**

*Outside Australia, Urbis trades as Cistri*