CITY OF BELMONT

DRAFT Community Infrastructure Plan

Contents

Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Design, Assets and Development team on (08) 9477 7293.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

Purpose

The Community Infrastructure Plan 2022 – 2040 (Plan) outlines the City of Belmont's long-term direction for community infrastructure provision.

The City of Belmont (City) manages a diverse network of community infrastructure on behalf of our Community, supporting various activities, including cultural, educational, recreational, sporting, and community groups.

Adopting an integrated planning approach is essential to ensure the City uses its resources in our Community's best interests. This Plan provides a combined perspective of all the strategic plans that influence the delivery of community infrastructure.

Complementing this Plan is a more comprehensive, technical document Community Infrastructure Plan 2022 – 2040 Part 2, which contains the research, findings and analysis supporting the actions outlined in this Plan.

PICTURE PLACEHOLDER

Purpose

What is community infrastructure?

Community infrastructure is a platform for community activity, including social, cultural, or physical pursuits, and can help shape and influence community and economic outcomes.

For this Plan, community infrastructure includes built or hard infrastructure such as places, spaces, and physical assets. It does not include soft infrastructure such as programs, services, and networks that run from and occur in these spaces.

This Plan focuses on community infrastructure for which the City has the primary responsibility and ability to deliver. This includes a wide range of spaces, places, and physical assets where the following types of activities and services can be accommodated:

- Recreation, sports, the arts, cultural activities, social gatherings, and meeting places
- Emergency services where there is a statutory obligation for the City to do so
- Community programs and services offered by not-for-profit organisations.

Arts and Cultural Places and Spaces

Art centres

Museums

Heritage buildings

Community and Civic Places and Spaces

Community centres

Multi-purpose community halls

Community hubs

Libraries

Seniors' housing and care

Men's shed

Community gardens

Youth, family and seniors' activity centres

Sport and Recreational Places and Spaces

Sporting venues

Leisure and recreation centres

Skate parks

BMX/Pump tracks

Indoor/Outdoor sports courts

Public open space

[include infographics on how many different community infrastructure sites the City has]
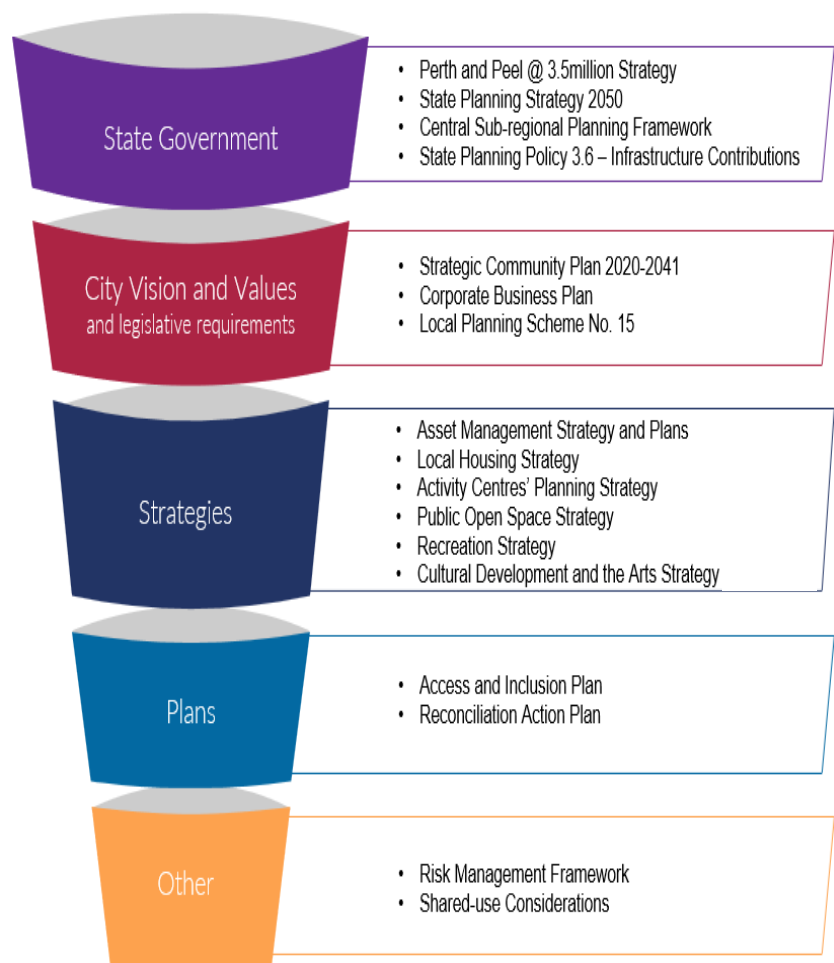
Why is it important to have a plan?

This Plan provides recommended actions to deliver an integrated community infrastructure network that will enhance our vibrant, desirable, and liveable Community now and into the future.

This Community Infrastructure Plan seeks to:

- ✓ Guide facility standards and the appropriate level of community facility provision.

- ✓ Predict future demand by considering trends in demographic data, participation, use and design.

- ✓ Assess the City's existing facilities to identify any potential gaps in provision now and in the future.

- ✓ Identify opportunities for collaboration or partnerships with external stakeholders to help provide improved community infrastructure.

- ✓ Align the community infrastructure priorities with the City's strategic direction.

- ✓ Provide a 20-year development plan in line with the City's Long-Term Financial Plan.

- ✓ Identify high-value projects for inclusion in the City's Long-term Financial Plan.

This Plan is the primary instrument to guide the City's community infrastructure planning, designing, and delivery.

Community infrastructure planning fits within a comprehensive policy framework at the state and local government levels. Therefore, this Plan must align with the following related policies, strategies, and plans.

State Government
- Perth and Peel @ 3.5million Strategy
- State Planning Strategy 2050
- Central Sub-regional Planning Framework
- State Planning Policy 3.6 – Infrastructure Contributions

City Vision and Values and legislative requirements
- Strategic Community Plan 2020-2041
- Corporate Business Plan
- Local Planning Scheme No. 15

Strategies
- Asset Management Strategy and Plans
- Local Housing Strategy
- Activity Centres' Planning Strategy
- Public Open Space Strategy
- Recreation Strategy
- Cultural Development and the Arts Strategy

Plans
- Access and Inclusion Plan
- Reconciliation Action Plan

Other
- Risk Management Framework
- Shared-use Considerations

How was this Plan created?

The following steps were taken to create this Plan, and ongoing monitoring will occur to ensure the Plan reflects our Community's best interests.

Vision and Objectives

Develop vision.

Define the objectives and guiding principles.

Align with City's strategies, plans and policies.

What

Assess Current Capacity

Assess the capacity of the existing community infrastructure.

Review state and local government policy framework and industry standards.

Gauge future demand.

Gap

Identify Options

Identify options and opportunities.

Develop recommendations.

Seek peer review.

Identify risks and controls.

Options

Plan

Draft the Plan.

Consult with the community.

Finalise the Plan.

Plan

Implement

Implement the Plan.

Implement

Review

Monitor and review the Plan.

Update as required.

Review

Strategic Synergies

The Community Infrastructure Plan aligns with the aspirations of the City of Belmont Strategic Community Plan 2020 - 2040 (key areas are outlined below) and supports and enhances other key City strategies, plans and policies.

LIVEABLE BELMONT	CONNECTED BELMONT	NATURAL BELMONT	CREATIVE BELMONT	RESPONSIBLE BELMONT
We are vibrant, desirable and liveable	**We can all get where we want to go**	**We care for and enjoy our environment**	**We are innovative, creative and progressive**	**We are inclusive, engaging and act with integrity**
What this will look like: • All ages can live, work and play in the City. What we will do: • Encourage and educate the community to embrace sustainable and healthy lifestyles.	What this will look like: • People of all abilities are able to move freely, safely and sustainably around the City. • Supports the City's liveability by enabling seamless connections between people and places. What we will do: • Design our City so that it is accessible by people of all ages and abilities. • Make our City more enjoyable, connected and safe for walking and cycling.	What this will look like: • Highly rated as a place to live. • Planning and development will have a focus on sustainability. What we will do: • Promote water and energy efficiency, renewable energy sources, and reduce emissions and waste.	What this will look like: • There is a strong focus on arts and culture in the City. • The City works with local schools and businesses to run programs. What we will do: • Promote the growth of arts and culture. • Support and collaborate with local schools and businesses.	What this will look like: • Community is actively involved in decision making through engagement. • The City is well governed and acts with the highest level of integrity. What we will do: • Support collaboration and partnerships to deliver key outcomes for the City. • Manage assets and financial resources in a responsible manner. • Invest in services and facilities for our growing community. • Engage and consult the community in decision-making.

What do we know?

An analysis was undertaken to better understand the City's demographics and related trends.

Population

- 41,448 residents in 2016 are expected to grow by 24,211 to a total of 65,659 by 2041.
- 50% of residents under the age of 34.
- 18% of our residents are over the age of 60 years old.
- 1,739 (or 4%) people require assistance with core activities.
- 36% of people travel to work using a mode of transport other than a car.

Household

- 22% are couples with children.
- 23% are couples without children
- 9% are single parent families.
- 27% are lone person households.

Diversification

- The City is a diverse community; home to people from 86 different cultures.
- 40% of the population were born overseas.
- 29% of households speak a language other than English.

Education

- 48% of people hold a tertiary qualification.
- 38% of people have no qualifications.
- 9% of people are neither working nor studying.

Predicted Demographics Trends

✓ A large portion of the City's growth will arise from parents and homebuilders (aged 35-49) with a projected growth of 6,000 new residents making up approximately 25% of the total increase in population.

✓ With the rising numbers in the above age group, there is likely to be an increase in demand for family services and sporting clubs for children and youth across the City.

✓ Other areas of significant growth are predicted in the young workforce (aged 25-34), older workers and pre-retirees (aged 50-59), and seniors (aged 70-84).

✓ The above trends highlight the need for universal accessibility to sporting infrastructure and public open space.

✓ Over a quarter of the projected growth is within the 50-59 and 70-84 age groups, which may indicate an increase in demand for the provision of seniors-focused infrastructure and services, particularly within the suburbs of Redcliffe and Ascot where the highest growth in retirement age residents is expected.

✓ Redcliffe within Development Area 6 is projected to have the most significant population growth within the City, which currently has limited community facility provision.

Source: Forecast.id 2016

What is the future demand?

An analysis was undertaken to assess the City's current level of provision and drivers of future demand for community infrastructure.

The City used the Parks and Leisure Australia WA Guidelines for Community Infrastructure 2020 (PLAWA Guidelines) to benchmark the provision of community infrastructure, using the PLAWA hierarchy of regional, district, neighbourhood and sporting catchments.

The PLAWA Guidelines highlight the extent of community infrastructure provision needed within a developed urban area. The PLAWA Guidelines also encourage exploring co-locating facilities and shared use of infrastructure for greater community benefit.[1]

The following matters were also considered:

- Trends – Current and future trends in relation to use by community groups, community services, sports and recreation clubs.

- Community infrastructure utilisation rates – Usage was reviewed to assist with identifying available capacity and opportunities for increased use or deficiencies.

- Lease/occupancy agreements – The City's lease arrangements and opportunities for improvement in relation to management and user selection.

- Challenges – Identified areas where the City is likely to face increased demand to support program and service provision.

[insert picture]

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[1] Parks and Leisure Australia (WA). *Guidelines for Western Australian Community Infrastructure 2020.* p.6.

What does our Community say?

Overall, our Community feels optimistic about our community infrastructure.

The City undertakes a biennial survey to obtain valuable feedback from our Community. This feedback informs budget decisions, strategic planning, and performance evaluation.

A community survey conducted in October 2021 demonstrated positive results[2]. The City's overall performance index score of 70 out of 100 ranked three points above the industry average for Western Australia. The City was identified as an industry leader in six community areas with the following related to the provision of community infrastructure:

- Youth services and facilities
- Family and children's services
- Disability access and inclusion
- Volunteer support and recognition.

The newly built Belmont Hub and library services achieved the highest score. Areas that demonstrated the most improvement included history and heritage, youth services and facilities, and families and children services.

While our Community said that overall sports and recreation facilities and services were highly regarded, opportunities for improvement were also identified. Belmont Oasis, for example, has continued to perform below the industry average in the survey rankings for the past 11 years.

The survey also indicated a strong desire for improved street and public places lighting. This area performed below the industry average, with declining ratings over the past three years.

[insert picture – Belmont City Centre showcased under lights at night]

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[2] MARKYT® Community Scorecard October 2021

Our vision

The City will facilitate the provision of well-planned and flexible contemporary community infrastructure with equitable access, encouraging positive community health and well-being.

Our principles

To achieve our vision, we will be guided by the following principles.

An accessible, equitable and connected network

Our community infrastructure must allow equitable access for everyone regardless of age and ability.

This means our community infrastructure will incorporate universal design standards, be centrally located, and be accessible via public transport, pedestrian and cycle networks.

Additionally, access to our facilities will not be cost-prohibitive for our community members who are financially constrained.

Multifunction and co-located facilities

Our community infrastructure will be designed and utilised to optimise the benefits of the facility, be adaptable to cater to diverse needs and provide increased opportunities to connect and create a positive social impact.

Co-locating community infrastructure will maximise travel networks, service provision efficiency, and enhance opportunities for community participation.

This approach will assist with less duplication, reduced operating costs, improved usage, and create opportunities for different users to mingle.

Well-managed community infrastructure

Our community infrastructure will be well-managed to maximise its use, matched by efficient and effective facility management over its service life.

Focussing+ on efficiently and effectively managing our community infrastructure will ensure we get the most out of it.

Sustainable community infrastructure

Our community infrastructure will be developed to be sustainable, both environmentally and financially.

This means the City will explore options to work collaboratively or partner with external stakeholders to ensure we provide the greatest benefit to our Community.

It will also mean that we will use sustainable resources to build and/or renew our community infrastructure and encourage sustainable practices by users wherever possible, for example, promoting waste recycling.

Safe and secure infrastructure

Our community infrastructure will incorporate Crime Prevention Through Environmental Design (CPTED) principles, including appropriate lighting, visual prominence, and location.

Our facilities will encourage various activities during the day and evening to promote the activation of the space.

All facilities will be welcoming, safe, and maintain work health and safety standards.

[insert pictures, design work]

Evidence-based decision making

To ensure our community infrastructure meets the needs of our Community and is sustainable. Decisions to build and/or renew community infrastructure will be based on evidence.

This means we will actively engage and consult with our Community regarding their needs and listen to their feedback about what works and what doesn't.

It will also mean we will rely on current and projected demographic trends, research better practices, embed lessons learned in our project planning and use feasibility studies and business cases to explore the benefits and costs of progressing with one idea over another.

What is our gap?

The tables below summarise the City's key community infrastructure facilities and how they compare with the guidelines set by PLAWA.

The facilities have been grouped by their hierarchical classification.

■ Meets or exceeds the guidelines   ■ Within reach of the guidelines   ■ Under the guidelines

SPORTING Catchment Hierarchy Gap Analysis

	2021	2031	2041
Basketball Courts (indoor and outdoor)	Under	Under	Under
Volleyball (incorporated with above)	Under	Under	Under
ARL Senior Oval	Under	Under	Under
ARL Junior Oval	Within reach	Under	Under
Sports Spaces	Meets	Within reach	Under
Soccer Pitches	Meets	Within reach	Under
Cricket Ovals	Meets	Within reach	Under
Diamond Sports	Meets	Within reach	Within reach
Indoor Sport and Recreation Centre	Meets	Meets	Meets
Tennis Club (Tennis Courts)	Meets	Meets	Meets
Netball Courts	Meets	Meets	Meets
Lawn Bowls	Meets	Meets	Meets
Rugby Union / Rugby League	Meets	Meets	Meets
Athletics	Meets	Meets	Meets
Hockey Pitches	Under	Under	Under
Multi-Use Synthetic Surfaces	Under	Under	Under

DISTRICT/REGIONAL Catchment Hierarchy Gap Analysis

	2021	2031	2041
Speciality Park All Abilities Playground	🟥	🟥	🟥
Skate Park	🟧	🟧	🟥
Youth Centre/Youth Space	🟩	🟧	🟧
Community Centre	🟩	🟩	🟩
Seniors Centre	🟩	🟩	🟩
Arts and Cultural Centre	🟩	🟩	🟩
Local Government Gym (within leisure centre)	🟩	🟩	🟩
Aquatic Centre	🟩	🟩	🟩
Seniors Living	🟩	🟩	🟩
Men's (Community) Shed	🟩	🟩	🟩
Multi-functional Branch Library (Regional)	🟩	🟩	🟩

NEIGHBOURHOOD Catchment Hierarchy Gap Analysis

	2021	2031	2041
Pump Track	🟥	🟥	🟥
Skate Park	🟥	🟥	🟥
Aboriginal Meeting Place/ Respecting Heritage	🟥	🟥	🟥
Community Centre	🟩	🟧	🟥
Community Garden	🟩	🟩	🟩

What are our opportunities?

Our diverse and changing Community creates opportunities for improvement.

In light of the PLAWA Guidelines and relevant planning principles, an assessment of our existing community infrastructure and predicted future demands identified the following opportunities. For further information on the key findings, please refer to Community Infrastructure Plan 2022-2040, Part 2.

Notably, while a key focus of this Plan is to guide the provision of the City's community infrastructure, consideration has also been given to facilities that are not owned or operated by the City where the presence of these facilities may influence the City's current or future needs assessment.

1 Art Centre

✓ There is demand for additional art space within the City. Consideration should be given to supporting the growth of arts and cultural pursuits, including creating a dedicated art space within the City.

2 Community Centres

✓ There is capacity within the current community centres to cover the City's future needs. However, this will need regular assessment to ensure possible capacity issues are highlighted as early as possible and allow time to explore other options.

✓ The development of a hub at 400 Abernethy Road Complex will offer opportunities for expansion and support diversification of sporting codes on site.

✓ Asset upgrade/renewal will need to focus on accessibility for all and fit-for-purpose facilities meeting users' ongoing needs, for example, providing gender-diverse facilities, and improved lighting for sporting activities as required.

✓ The City's community centres are currently equipped for larger activities, events, or meetings. There is a need for more flexible, smaller spaces with enhanced amenities such as heating, carpeting, and audio and visual equipment.

3 Community Spaces

✓ Develop guidelines regarding the provision of community spaces.

✓ Consider community space needs and provision in future master planning and/or design of new projects. For example, quiet garden space for meditation or an outdoor meeting area.

4 Youth Centres

✓ Based on the City's projected population growth, a second youth centre facility will likely be required by 2041. The PLAWA data analysis also supports the need to expand youth spaces across the City in the future.

5 Seniors Centres and Living

✓ Currently, senior-focussed services are spread across the City. Co-location should be considered when looking at future options for some of these services. For example, the Belmont RSL and The Men's (Community) Shed.

✓ Develop a feasibility study to consider the upgrade and renewal requirements for future independent living units and related services.

6 Active Sporting Reserves

✓ Review existing capacity and use of the City's active sporting reserves to maximise usage and consider opportunities to expand sporting codes at specific locations to support supply gaps.

✓ Review junior versus senior participation rates to better understand why junior participation is so high compared to senior and consider opportunities to increase senior participation.

7 Outdoor Hard-Courts and Bowling Greens

✓ The future provision of tennis and lawn bowls should be considered as part of the development plans for the sporting precinct at 400 Abernethy Road.

✓ Consideration should be given to opportunities to support indoor court sports when master planning new developments such as 400 Abernethy Road.

8 Aquatic and Leisure Centre

✓ The Belmont Oasis' future needs to be reviewed on an ongoing basis to ensure it can continue to offer the services expected of a modern aquatic leisure centre as it ages.

9 Passive Recreation

✓ Design community infrastructure to support passive recreation pursuits and include in the Standards of Provision for community infrastructure.

Our action plan

The City will implement the following actions to achieve our community infrastructure vision.

1   Future Investment Principles

We will:

- Focus on investing in multi-functional shared facilities

- Continue to prepare business cases for new or upgraded facilities to ensure we make informed decisions based on evidence

- Develop a structured approach to assessing financial or in-kind contributions requested by user groups and clubs

- Prioritise partnerships (where possible) to develop opportunities to maximise the return on community infrastructure resources

- Reserve funds to ensure adequate asset management renewal and replacement.

2   Standards of Provision

We will:

- Develop standards of provision (Standards) to improve clarity around the levels of service associated with community infrastructure

- The Standards would address, for example, the focus on multi-functional, universally accessible facilities, the provision of flexible spaces in line with other City strategies and plans, and ensuring the facilities are inclusive and welcoming to all.

3   Rationalisation

We will:

- Aim to optimise land and buildings. Where an asset is evaluated as under-utilised or not-fit-purpose; the asset should be re-purposed or retired.

4   Not-for-profit occupancy assessment

We will:

- Develop assessment criteria to assist with prioritising requests from not-for-profit organisations to occupy City-owned buildings.

5   Leases and Licences

We will:

- Regularly review all lease and licence arrangements, including the guidelines and standards associated with the provision of such agreements, to ensure optimal value is maintained.

6   Facilities Management

We will:

- Ensure well-managed facilities through effective governance, capacity building, reporting, maintenance, and seek future investment options when necessary.

7   Equity, Access and Inclusion

We will:

- Actively consider community members who experience barriers to participation to ensure that infrastructure is accessible, affordable and welcoming

- Incorporate the seven universal design principles when developing, upgrading or renewing community infrastructure.

8   Community Provision Principles

We will:

- Ensure all applications to use community infrastructure by organisations, including not-for-profits:
    - Align with the City's strategies and plans
    - Meet an identified service gap that cannot be viably met by other means
    - Are feasible and in the best interests of our Community that the City assists or provides the service or infrastructure.

9   School Sites

We will:

- Approach public and private schools to help offset shortfalls in providing sporting or public open spaces
- Develop a framework that sets out the broad terms and conditions for shared use.

10 Facility Enhancements

We will:

- Upgrade/renew our existing facilities in line with this Plan and other relevant strategies or plans, such as the Asset Management Plans and Recreation Strategy
- Consider the feasibility of creating a dedicated art space in the City.

11 Ongoing Review

We will:

- Monitor and review all community infrastructure services ongoing, particularly critical services for youth and seniors
- Continue to consult with our Community regarding their needs and aspirations
- Review this Plan at least every two years or sooner as required.

[insert picture]

[insert picture]

Implementation

To support the implementation of this Plan, an implementation schedule has been developed to identify key actions required to ensure the outcomes outlined in this Plan are achieved.

The implementation schedule will take into consideration the following points and will inform both the City's Long Term Financial Plan and Annual Budget:

- A key consideration for the timing of works will be the asset renewal and upgrade schedule for community infrastructure, in accordance with Asset Management Plans.

- For locations identified for upgrades or retrofitting (for example, works to support female participation in sport) that are not scheduled to be renewed or upgraded within the near future, retrofitting within the existing built infrastructure can be considered.

- Project progression will be in accordance with the City's Project Management Framework and project prioritisation assessment process.

Finally, as part of the City's ongoing review process and consultative approach, the Community Infrastructure Plan will be monitored and adjusted as required to ensure outcomes are in the Community's best interests.