

APPENDIX 9

Social Infrastructure Summary (Urbis)



NORTH EAST BALDIVIS DISTRICT STRUCTURE PLAN: SOCIAL INFRASTRUCTURE SUMMARY

Prepared for Stockland
June 2023



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EXECUTIVE SUMMARY

It is important that community infrastructure and open space is based on evidence of need and is provided in a timely manner. As such, early planning was undertaken to inform the options and opportunities for social infrastructure within the North East Baldivis District Structure Plan (DSP) area.

This analysis was undertaken to provide decision makers an initial analysis on the community infrastructure needs for the DSP. This assessment sought to identify the type and extent of need for community infrastructure and open space and provide an evidence base to inform further planning for the area.

This assessment considered the projected residential population within the area, existing and planned facilities in the wider area and facility provision benchmarking (informed by the City of Rockingham’s strategic documents and Parks and Leisure Australia guidelines).

This assessment identified a range of local and sub-district level priorities for the DSP area.

In some instances, a sub-district level facility was recommended despite not meeting the City’s population benchmarks. This is due to expectations that other facilities already planned will be at capacity and / or are not well located to meet the needs of future residents in the DSP area. Additionally, facilities in the DSP are expected to draw usage from a wider area.

Any unknown future community infrastructure provision within the wider area may influence the attributes of the above needs and further discussion will be required with the City of Rockingham to coordinate provision. Consideration will also need to be given to adjacent developments in the future to ensure that community infrastructure is complementary to each other and does not compete, to assist with sustainability and liveability.

PRIORITY FACILITIES

FACILITY		RECOMMENDATION
	Open Space	1 x Sub-District Level Sport & Open Space (up to 10Ha, with clubrooms, sports lighting and recreation space) 4 x Local Open Spaces (1Ha each)
	Outdoor Multi-Purpose Courts	1 x Sub-District Facility (up to 12 courts)
	Indoor Recreation Centre	1 x Sub-District Facility (4 courts)
	Community Centre	1 x Sub-District Facility

INTRODUCTION

Community infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of community infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.

Social infrastructure assets are the buildings and spaces that facilitate the delivery of social services by governments and other service providers. While assets are often considered individually, our community infrastructure networks as a whole play a nationally significant role in supporting Australia's economy, liveability and sustainability. Our growing and ageing population, increasing urbanisation, migration, advancements in technology, and the changing nature of work will impact this sector over the next 10 years and beyond. These trends will increase demand for community infrastructure, particularly in our cities, and change the expectations people have for the variety, quality and accessibility of community infrastructure services and assets.

“Early coordination of community infrastructure planning is likely to result in more connected, well used and efficient infrastructure”

Queensland Department of State Development, Manufacturing, Infrastructure and Planning, 2019

STUDY PURPOSE AND APPROACH

Urbis was engaged to prepare an assessment of the community and social infrastructure needs of the North East Baldivis District Structure Plan area.

In particular, the study seeks to understand:

- The current and planned community and social infrastructure provision in the wider area; and
- The future need for community and social infrastructure to support the growth of the North Baldivis DSP area.

This study included the following tasks.

- **Site Context** – overview of the site and the projected residential and employment populations.
- **Demographics Snapshot** – overview of existing demographics of wider area.
- **Strategic Considerations** – overview of the key City of Rockingham documents that influence community and social infrastructure developments and planning.
- **Needs Assessment** – analysis of facility needs based on population benchmarks.
- **Facility Priorities** – summary of the social and community infrastructure considerations that should be considered as part of further planning for the North East Baldivis DSP area.

NORTH EAST BALDIVIS DISTRICT STRUCTURE PLAN

Site Context Overview

The site is located in Baldivis, a suburb located approximately 10km west of the City of Rockingham, and 40km south of the Perth CBD. The site is approximately 757ha and is advancing planning as a new urban development area.

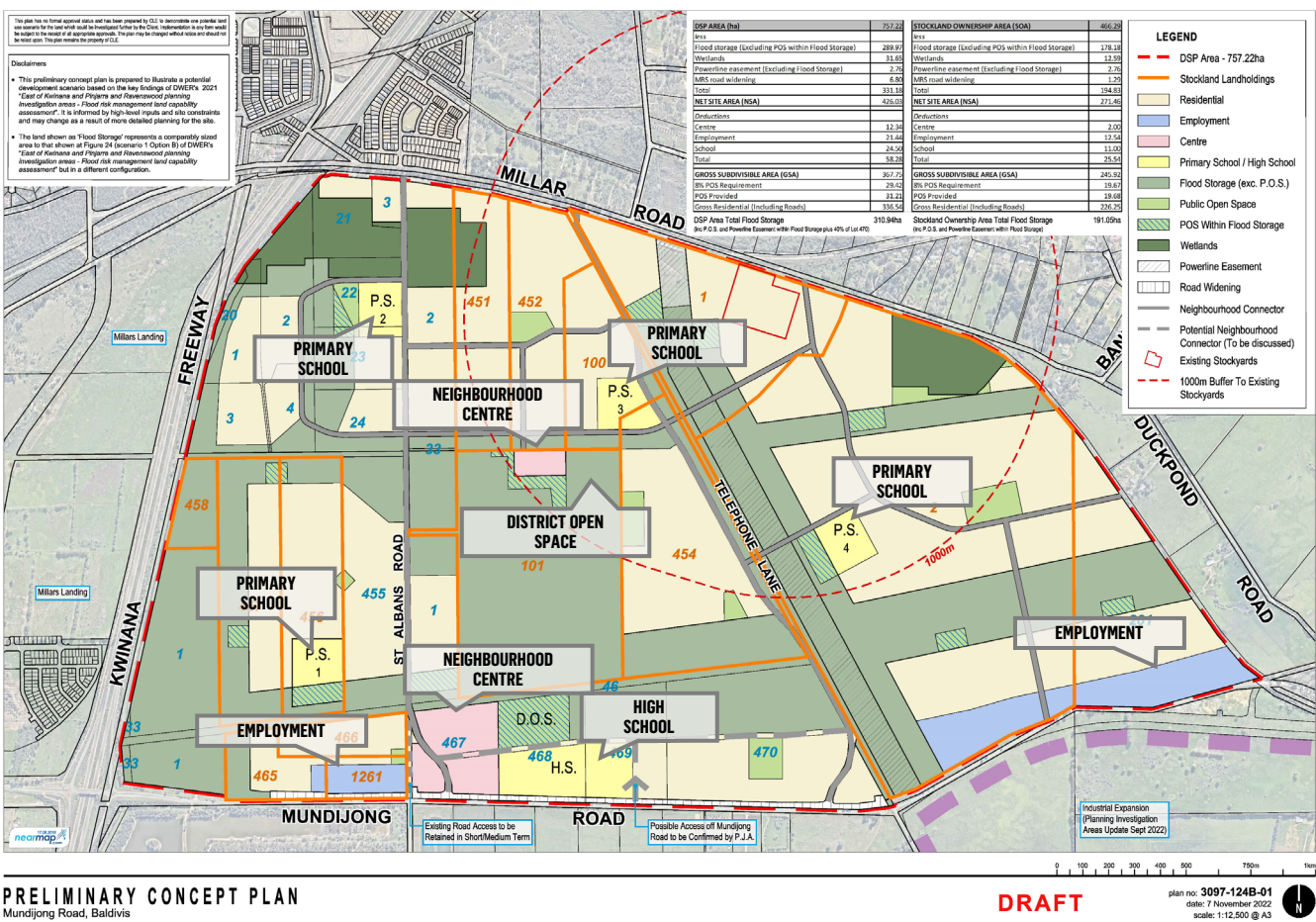
It is comprised of seven individual titles, with a number of landholders including the Western Australian Government. Stockland is the largest landholder with a current holding of 334ha.

6,000 dwellings are proposed for the entire DSP area with an estimated residential population of 17,400 residents. This is based on the average number of people per household is 2.9 and the occupancy rate of 93.8% in Baldivis.

The site is on the eastern edge of the City of Rockingham Local Government Area (an LGA with an estimated population of 140,595 people) and directly south of the City of Kwinana.

There are existing and future urban areas to the north of the DSP area (with approximately 2,500 existing residents south of Mortimer Road and north of Millar Road) which will influence social / community infrastructure need and opportunities within the DSP area.

Stockland North East Baldivis Concept Plan



Source: Stockland

DEMOGRAPHICS SNAPSHOT

Key Findings

The level of infrastructure within the North East Baldivis DSP area will be influenced by the socio-economic profile of its residents.

The North East Baldivis DSP sits within the Baldivis North SA2 (an area which includes residential areas north of Safety Bay Road within the Baldivis suburb). There are expected to be similar residential attributes for future residents within the DSP area.

There is a clear distinction in the socio-economic characteristics of residents in the Baldivis North SA2 and Greater Perth. This difference is likely driven by the greater prevalence of young family households and first home buyers which results in higher household sizes, a greater proportion of couples with children, a greater proportion of households who own their home with a mortgage and an overall younger age.

Key characteristics of the main trade area to note include:

- Higher proportion of couple family households;
- Above average proportions of households who own their home with a mortgage;
- Above average prevalence of young children (0-14 years) and 25-39-year-olds; and
- Below average age of 31.9 years.

This region has a higher proportion of people aged under 39 year than Greater Perth, this typically increases the demand for structured and competitive sport within the community which is likely to increase over time with the influx of young people and young families as the population grows.

This region also has a slightly higher average household income than the Greater Rockingham LGA (though less than Greater Perth), so may indicate a greater ability to pay for services and facility usage.

Who Lives in the Baldivis North SA2?

	BALDIVIS NORTH SA2	ROCKINGHAM LGA	GREATER PERTH
 Population	11,651	135,678	2,116,647
 Average Age	31.9	37.2	38.6
 Average Household Size	2.7	2.6	2.5
 Aged 0-14	26%	22%	19%
 Aged 25-39	30%	21%	22%
 Aged 65+	9%	14%	16%
 Average Household Income	\$121,700	\$112,900	\$125,900
 Average Rent	\$350	\$330	\$280
 Average Mortgage Repayments	\$2,000	\$1,900	\$2,150
 Owned Outright	16%	26%	29%
 Owned with a Mortgage	60%	49%	43%
 Rented	24%	26%	27%
 Born Overseas	33%	32%	38%
 English Speaking	89%	91%	79%
 Couples with No Children	26%	26%	26%
 Couples with Children	40%	34%	33%
 Single parent families	12%	13%	11%

Source: Based on ABS Census 2021

STRATEGIC CONSIDERATIONS

Key Findings

A review of relevant City of Rockingham and City of Kwinana documents was undertaken as part of this study.

The City of Rockingham's existing policies, plans and strategies recognise the need for the City to provide and upkeep sport and recreation facilities for the benefit of the community.

The City of Rockingham Community Infrastructure Plan defines Community Infrastructure as:

"Public buildings and spaces to accommodate activities that help communities function effectively, contributing to their wellbeing and meeting their social needs."

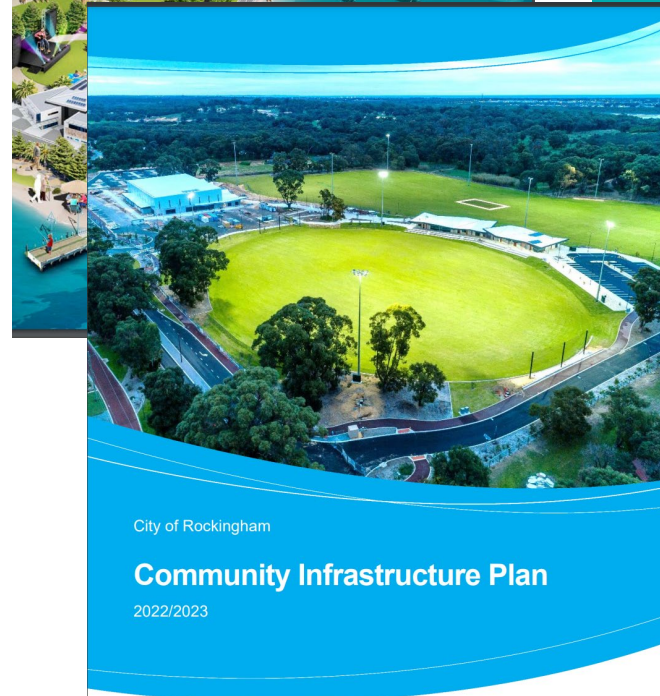
In the City of Rockingham context, this infrastructure may include;

- Sports and leisure facilities, including clubrooms and change rooms, indoor and outdoor playing surfaces, and aquatic and fitness facilities;
- Multipurpose community centres and halls;
- Centres designed for targeted groups such as children, young people or seniors;
- Libraries;
- Major parks, play spaces and youth spaces;
- Community arts centres, museums and galleries; and Surf club facilities.

The City of Rockingham Community Infrastructure Plan adopts population benchmarks to guide facility provision. It is however recognised that these benchmarks differ widely from guidelines developed by Parks and Leisure Australia. As such, both benchmarks were considered.

Whilst the subject site is within the City of Rockingham, the City of Kwinana's documents were additionally reviewed given its borders directly adjacent to the DSP area.

City of Rockingham & City of Kwinana background docs



EXISTING AND PLANNED FACILITIES

Key Findings

It is understood that community infrastructure planning to date has not considered future growth within the DSP area. Furthermore, many urban areas such as Baldivis currently have a number of existing and planned facilities which may not be capable of accommodating significant additional demands generated by the DSP area and potential growth from urban expansion area.

The map highlights the existing and proposed regional, district and sub-district facilities within a 10km catchment of the site. Appendix 2 has a detailed image with facilities labelled. The City of Rockingham Community Infrastructure Plan indicates that:

- Regional level facilities service a catchment of 25km.
- District level facilities service a catchment of over 10km

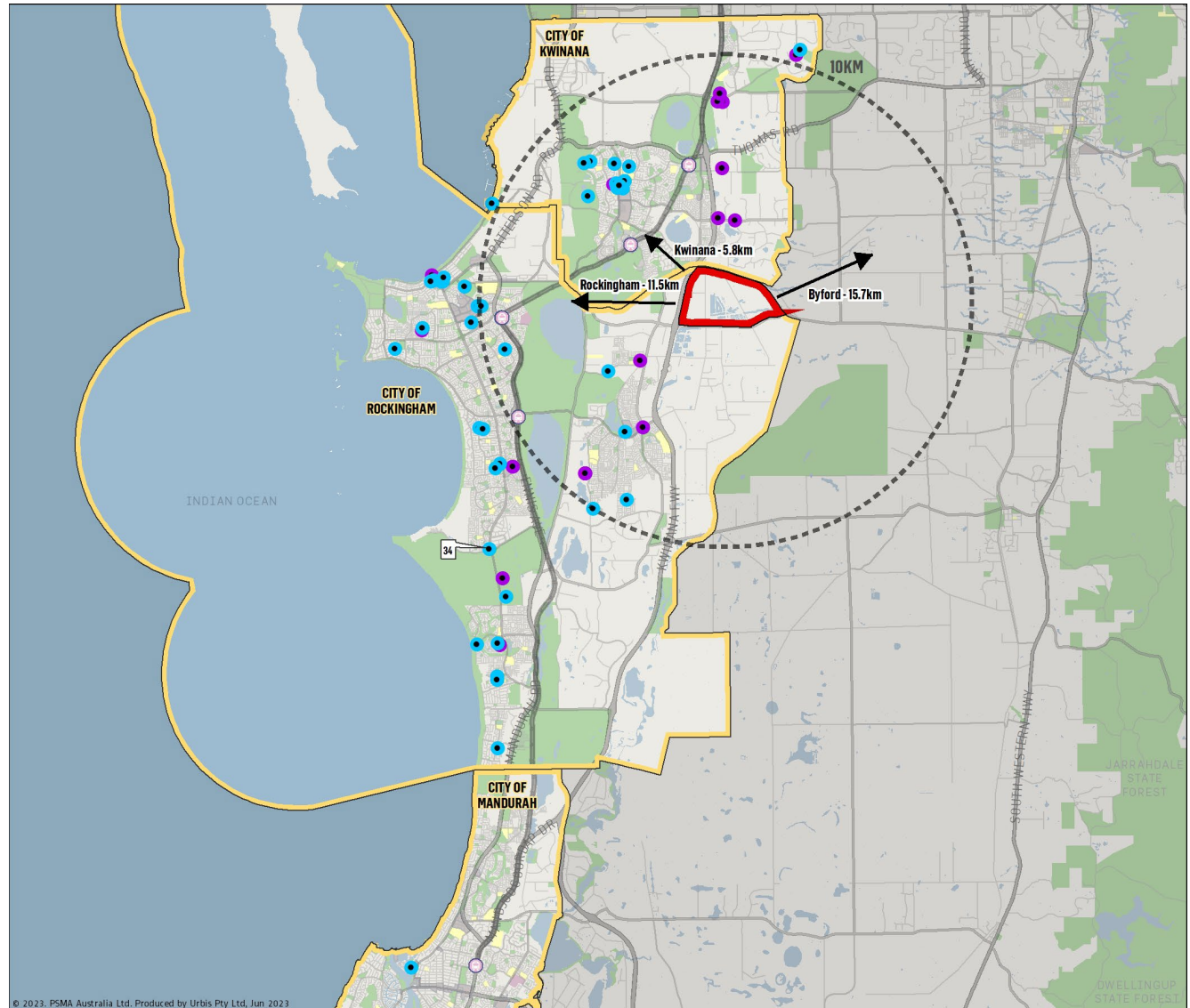
As such, we envisage no Regional or District Level facilities be required within this DSP and that residents of this DSP will be serviced by current or proposed facilities.

However, we do expect a higher-level provision may be required to ensure a more livable and sustainable community than the City's benchmarks would suggest.

A Sub-District catchment definition has been adopted. In line with the City of Rockingham Community Infrastructure Plan, these areas:

- Service a distinct cluster of neighborhoods bordered by urban or natural barriers, with a population between 25,000 and 75,000 people; and
- Catchment area radius between three and 10 kilometers.

Existing and Planned Social Infrastructure



COMMUNITY FACILITY NEEDS

Benchmark Summary

The following pages highlight the community facility needs within the North East Baldivis District Structure Plan area based on population estimates for the DSP area and consideration of existing and future population in directly adjacent areas.

The population benchmarks determine the size of the community facility and infrastructure needed within an area based on the number of people within it.

To determine the level of community infrastructure needed, the City of Rockingham community infrastructure population benchmarks from the Community Infrastructure Plan were referenced as well as Parks and Leisure Australia (PLA) population benchmarks (Appendix 1).

In determining the outcomes, it is recommended that a slightly higher benchmark of provision of community facilities is undertaken for the North Baldivis DSP as some current and planned facilities within the City of Rockingham and City of Kwinana are not expected to be able to support additional demand generated by the DSP area.

Application of Community Infrastructure Benchmarks



POPULATION BENCHMARK

OUTLINES THE LEVEL OF AMENITY FOR A CERTAIN AMOUNT OF PEOPLE



SIZE

OUTLINES THE SIZE OF EACH LEVEL OF AMENITY IDENTIFIED



NEED FOR SUBJECT SITE

BASED ON CONSIDERATION OF POPULATION BENCHMARKS AND EXISTING / PLANNED FACILITIES IN THE AREA

COMMUNITY FACILITY NEEDS (CONT.)

Summary of Social Infrastructure Benchmarks

FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	SIZE	NEED FOR SUBJECT SITE
Active Public Open Space	Serves as the recreational and social focus of a community where residents are attracted by the variety of features, and opportunities to socialise. When a play space is to be included, the identified site should focus on a specific age category & offer a suite of play opportunities tailored toward the toddler, junior and intermediate ages. These spaces could host organized sport (if local demand exists). The sport space must be senior sized and there must be a minimum provision of 2.9Ha flat turfed area. Multipurpose clubroom facilities must be included as well. Provision for sport lighting must be provided as well.	CoR: Sub-District: 1:25,000-75,000 Neighbourhood: 1:15,000-25,000 Local: 1-5,000-15,000 PLA: District / Sub-District: 1:15,000 – 25,000 Local / Neighbourhood 1:5,000	Sub-District: 6 – 10 HA Neighbourhood: 1 – 5 Ha Local: 1Ha	Sub-District POS x 1 (to include outdoor recreation space) Local POS x 4
Indoor Recreation Centre	Comprises of only the 'dry' elements of a leisure centre. May potentially include health consultation and professional suites and function and meeting rooms.	CoR: Sub-District: 1:25,000-75,000 PLA: District level facility (combined multi-use community centre): 1:30,000-50,000	Sub-District: 2-4 courts	Sub-District Indoor Recreation x 1 (could be combined with the community centre)
Library	A library provides a wide range of amenities and services to meet the lifelong learning aspirations of a community. The design, while guided by industry best practice and guidelines, is also dependent on the hierarchy and facility catchment. Spaces within a library may include children's activity area, maker's space, information technology area, meeting rooms, as well as floor space for book displays and loans. The Baldivis sub district is currently serviced by the Mary Davies Library and Community Centre which opened in 2014. Current facility provision will effectively cater for increased demand for lifelong learning opportunities during this time, therefore additional facilities are not required during the life of this plan.	Sub-District: 1:25,000-75,000		Not Required

Source: City of Rockingham, Community Infrastructure Plan 2022, Parks and Leisure Australia

COMMUNITY FACILITY NEEDS (CONT.)

Summary of Social Infrastructure Benchmarks (cont.)

FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	SIZE	NEED FOR SUBJECT SITE
Multipurpose Hard Courts	Outdoor hard courts provide for formal and informal recreation opportunities such as tennis, netball and basketball.	CoR: Sub-District: 1:25,000-75,000 Neighbourhood: 1:15,000-25,000 Local: 1-5,000-15,000 PLA: Basketball (outdoor): 1:3,000-4,000 (outdoor)	Sub-District: 6-12 courts Neighbourhood: 2-4 courts Local: 1-2 courts	Sub-District Facility of up to 12 courts x 1
Outdoor Recreation Space	An outdoor recreation space is a multipurpose outdoor area located within public open space with a purpose of encouraging unstructured sport, recreation and social activities. A space may have a particular focus or target group, however will generally suit the broader community and offer activities to suit a variety of ages and abilities.	Sub-District: 1:25,000-75,000 Neighbourhood: 1:15,000-25,000		Sub-District Facility (included within the sub-district active open space)
Community Centre	A community centre provides an integrated mix of spaces to accommodate a wide range of services and activities. Generally, community centres are located within a city or district centre and can provide for the whole community or for a specialised group within the greater community. The core infrastructure provision for a community is a multi-functional building to support the social, cultural, educational, and sporting activities of a neighbourhood or district. Community centres should be designed to offer operational flexibility and response to local needs.	CoR: Sub-District: 1:25,000-75,000 Neighbourhood: 1:15,000-25,000 PLA: District 1:15,000 –25,000		Sub-District Centre x 1 (could be combined with the indoor sports facility)

Source: City of Rockingham, Community Infrastructure Plan 2022, Parks and Leisure Australia

COMMUNITY FACILITY NEEDS (CONT.)

Summary of Social Infrastructure Benchmarks (cont.)

FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	SIZE	NEED FOR SUBJECT SITE
Aquatic Facilities	Indoor and / or outdoor facility of various constructions but generally include rectangular 25, or 50m pool including 6 to 8 lanes of 2.5m each. Local Government pools developed for recreational purposes include leisure water space in addition to formal lap swimming facilities. An additional district level aquatic facility may be required to service the future population of the Baldivis and Karnup sub districts.	CoR District: 1:75,00-150,000 PLA: Neighbourhood: 1:30,000 District: 1: 75,000	PLA: 25m lap and leisure pool and / or leisure water space – Neighbourhood at a 5km population catchment. 25m – 50m lap pool for recreational and club water space – District facility at a 5-10km population catchment.	For further consideration

Source: City of Rockingham, Community Infrastructure Plan 2022, Parks and Leisure Australia

FACILITY PRIORITIES

Key Findings

Based on a review of the City of Rockingham Community Infrastructure Strategy and the Parks and Leisure WA Community Infrastructure Benchmarks, this assessment identified the following priorities for the North East Baldivis District Structure Plan area.

- Local open space (x 4)
- Sub-District level sport and open space (including recreation space) (x 1)
- Sub-District level multi-purpose Outdoor Courts (x1)
- A Neighbourhood level community centre (x 1)
- A Sub-District Indoor Recreation Centre (x1)

Any unknown future social infrastructure provision within the wider area will influence the attributes of the above needs and further discussion will be required with the City of Rockingham and City of Kwinana.

Further discussion with the City of Rockingham on how and where they will be delivering future Aquatic facilities that have been identified in the Community Infrastructure Plan.

There is potential for multiple services to be provided from a single facility, such a community centre. There is additionally potential for user agreements with education facilities to increase and supplement this provision (especially for arts facilities and additional sporting provision).

Priority Facilities

	FACILITY	RECOMMENDATION
	Open Space	▪ 1 x Sub-District Level Sport & Open Space (up to 10Ha, with clubrooms, sports lighting and recreation space) ▪ 4 x Local Open Spaces (1Ha each)
	Outdoor Multi-Purpose Courts	▪ 1 x Sub-District Facility (up to 12 courts)
	Indoor Recreation Centre	▪ 1 x Sub-District Facility (4 courts)
	Community Centre	▪ 1 x Sub-District Facility

APPENDIX 1

PLA BENCHMARKS



APPENDIX 1 | COMMUNITY FACILITY BENCHMARKS

Summary of Parks and Leisure WA Social Infrastructure Benchmarks			
FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	FACILITY HIERARCHY, DISTANCE, CONSIDERATIONS
District Community Centre	Multi-functional building or group of public buildings for social, cultural and recreational activities.	PLA: 1:15,000 –25,000	Could include space for: ▪ Play Group ▪ Occasional Care ▪ Maternal and Child Health Services ▪ Youth Centre / Youth Space ▪ Multi-Agency Service Centre
Outside School Hours Care	Outside School Hours Care services provide care before and/or after school and/or during vacation time. Some services may also provide care on pupil-free days during the school term.	PLA: 1:4,000-6,000	Incorporated within: ▪ Long day care centres or ▪ School sites (where possible)
Skate Park	Formal skate park facility generally within established public open space	PLA: 1:10,000-25,000	2km local catchment population. Consultation process should be established to establish the need and the design of the infrastructure to reflect the youth within the catchment.
BMX dirt track facility	Non racing tracks, typically smaller and narrower than a BMX race track, designed for smaller catchments and budgets. Designed along the lines of BMX race track layouts, which encourage single direction riding.	PLA: 1: 5,000-10,000	2km local catchment population. BMX direct tracks and other surfaced wheel sports tracks.
Play Space	A developed component within the area of public open space or building for play. Generally designed for children aged 6 months to 12 years of age.	PLA: 1:2,000 Neighborhood PLA: 1:8,000-10,000 District	

Source: Urbis, Parks and Leisure Australia

APPENDIX 1 | COMMUNITY FACILITY BENCHMARKS (CONT.)

Summary of Parks and Leisure WA Social Infrastructure Benchmarks			
FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	FACILITY HIERARCHY, DISTANCE, CONSIDERATIONS
District / Sub-district Park	Multi-functional building or group of public buildings for social, cultural and recreational activities.	PLA: 1:15,000 – 25,000	-
Neighbourhood / Local Park	Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. Unique site character helps create a sense of place for the neighbourhood. Includes children's playground, paved games courts, unstructured open play areas for practice or pickup games, low impact recreation options.	PLA: 1:5,000	-
Sports Space	Generic open space for the provision of grass sporting infrastructure that can be flexibly used to incorporate seasonal variations in sporting use. A minimum of 205m x 175m north to south (3.5ha) will meet the needs of the sporting community, maximise financial viability and use of the infrastructure. Floodlighting to minimum training level. A combination of oval and rectangular pitch provision with a shared pavilion and associated infrastructure. Sports will be identified based on local demand.	PLA: 1:4,000-5,000	PLA: Provision of POS across all sub-regions per 1,000 of population in 2019 indicated a provision of between 4.2ha and 5.68ha. District and regional POS (typically publically accessible sports spaces) account for 1,93ha to 3.04ha per 1,000 head of population.
Indoor Sport and Recreation Centre (dry)	A multi-functional sport, recreation and community meeting place. A minimum 3 court facility with ancillary changing room space including storage, café, offices, reception, charging, gymnasium/fitness component etc.	PLA: District level facility (combined multi-use community centre): 1:30,000-50,000	PLA: 1-2 court facility within 5km population catchment to provide neighbourhood recreational level opportunities. 5km population catchment and which combined with other functional uses can be considered as viable for district level opportunities. 4+ courts within a 10km population catchment for regional (Association) level facilities.

Source: Urbis, Parks and Leisure Australia

APPENDIX 1 | COMMUNITY FACILITY BENCHMARKS (CONT.)

Summary of Parks and Leisure WA Social Infrastructure Benchmarks

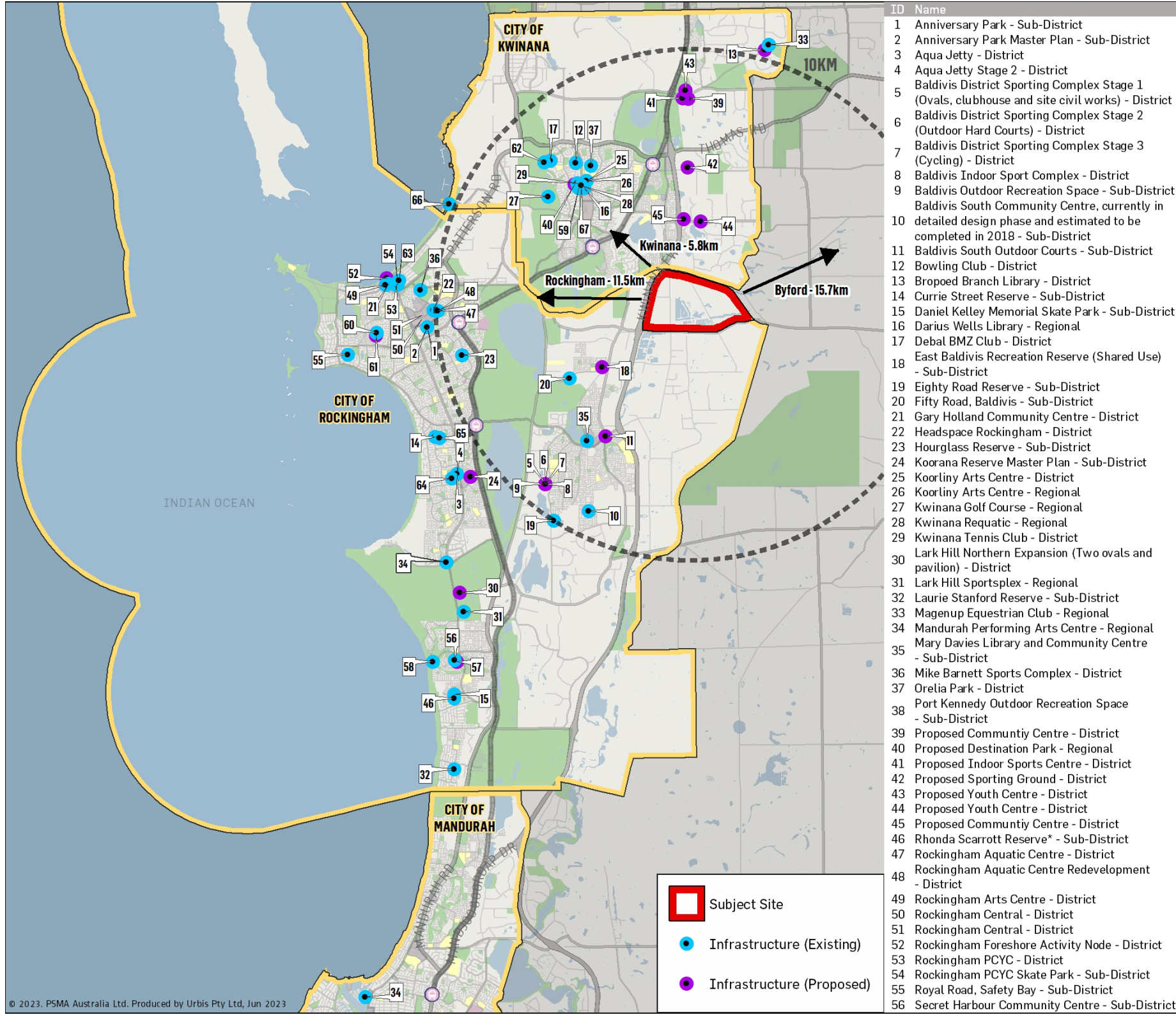
FACILITY TYPE	DEFINITION	POPULATION BENCHMARKS	FACILITY HIERARCHY, DISTANCE, CONSIDERATIONS
Aquatic Facilities	Indoor and / or outdoor facility of various constructions but generally include rectangular 25m or 50m pool including 6 to 8 lanes of 2.5m each. Local Government pools developed for recreational purposes include leisure water space in addition to formal lap swimming facilities. Could be delivered by commercial operators.	PLA: 1:75,000 District 1: 30,000 Neighbourhood	
Netball	Outdoor multi-sport courts	PLA: 1:5,000-8,000 (outdoor) for training purposes	
Basketball	Outdoor multi-sport courts	PLA: 1:3,000-4,000 (outdoor)	
Outdoor Meeting Space	A functional outdoor community meeting space with at least 1,000m ² dedicated space with ability to utilise adjacent grass provision for major events.		Integrated with a district centre. Includes Indigenous Meeting Space
Community and Performing Arts Centre	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development.	PLA: 1:50,000-150,000 District	Access to performing art facilities within school should be developed and potential multiuse space within community or sports centres.

Source: Urbis, Parks and Leisure Australia

APPENDIX 2

A close-up, low-angle shot of a tennis net. A bright yellow tennis ball is caught in the black mesh of the net, positioned slightly to the left of the center. The net extends from the foreground into the background, creating a strong sense of depth. The background is a blurred green tennis court with white lines. The overall lighting is bright and natural, suggesting an outdoor setting.

SOCIAL INFRASTRUCTURE MAP



COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

This report is dated June 2023 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 Stockland (Instructing Party) for the purpose of a Community and Social Infrastructure Insights (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.

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