



Henley Brook Capital Expenditure Plan

June 2026

Version control

Revision 0

Version	Date	Prepared by	Issue description	Issued to
0.1	08/01/2021	Asset Team	Draft	
0.2	02/02/2021	Asset Team	Revised following Manager Review	
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Revision 1

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1.1	05/01/2022	Asset Team	Revision for Council Report – based on amended structure plan	
1.2	06/01/2022	Asset Team	Revision following Finance Review	
1.3	07/01/2022	Asset Team	Revision following Finance Review – Gas Pipeline Rates	
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Revision 2

Version	Date	Prepared by	Issue description	Issued to
2.1	24/10/2024	DCP Team	Revision following Cost Review	
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The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

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1. Purpose of the Plan

The Henley Brook Capital Expenditure Plan (CEP) has been developed to outline the implementation of the Henley Brook Community Infrastructure Plan (CIP). The CEP is designed to address the effective delivery of appropriate infrastructure, facilities and services. The CEP has been developed to support:

- a) The process of applying development contributions for infrastructure in Henley Brook, should this be implemented in the future; and
- b) To refine recommended infrastructure construction and investigative costs to ensure effective delivery of appropriate infrastructure.

The study area is limited to the portion of Henley Brook identified as 'Urban Expansion' in the Department of Planning, Lands and Heritage (DPLH) North-East Sub-regional Planning Framework.

The CIP informs current and future public open space and community facilities for Henley Brook. This CIP primarily responds to the 'Henley Brook Urban Precinct' local structure plan, approved by the Western Australian Planning Commission, February 2021 and 'Henley Brook Local Structure Plan Amendment - Proposed Amendment to Local Structure Plan - Henley Brook, October 2021' and considered by Council at its May 4, 2022, Ordinary Meeting (OMC). Council considered the Draft Henley Brook DCP Base Year June 2021 and CIP May 2022 at its June 1, 2022, OMC.

In 2021, the 232-hectare site accommodated 103 lots and 255 residents. However, it is now anticipated to accommodate 3,396 dwellings and 9,800 residents by 2031.

The recommendations identified in the CIP consider allocation of spaces and facilities, driven by current and future demographic changes and demand trends. The CEP provides a 5-year infrastructure delivery schedule from the recommendations outlined in the CIP, to inform the City's Long-Term Financial Plan. Details of infrastructure delivery schedule, estimated costs and future demand can be found in Tables 1 and 2.

2. Context

The context of the CEP is consistent with current and previous outcomes, planning directions and project planning initiatives. A review of relevant strategic planning and research documents identifies key issues and recommendations that may impact this document.

2.1 State Planning Policy 3.6 - Infrastructure Contributions

SPP3.6 and its associated guideline document sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The CEP was prepared with consideration for the principles of

development contributions within SPP3.6. Clause 6.7 requires that where a Local Government is seeking contributions for community infrastructure, it must prepare a development contribution plan accompanied by a Community Infrastructure Plan (CIP) and a Capital Expenditure Plan (CEP).

2.2 Development Contribution Plans

The City will seek to apply the most efficient mechanism within any residential development area to fund the provision of identified community infrastructure. A *Development Contribution Plan* (DCP) may be prepared in accordance with the Planning and Development Act 2005 (and associated amendments), SPP3.6, and the City Local Planning Scheme. This DCP will, where appropriate, detail specific CEP items of a suitable nature, provisions required and be identified in Table 1.

3. Methodology

3.1 Infrastructure Costs and Funding

Table 1 provides a detailed list of DCP infrastructure items to be funded within the next 5 (five) years, with the full DCP infrastructure list available in the DCP Schedule.

Each DCP infrastructure item listed in Table 1 contains:

- Infrastructure type
- DCP Asset number
- Description
- Justification for inclusion in the DCP
- Trigger point for provision
- Estimated year of delivery
- Responsible for delivery
- Total cost.

Items are costed based on comparable projects, benchmarks and analysis of best practice, and evaluated by an independent Quantity Surveyor.

The City may seek, where applicable and feasible, contributions from external funding bodies, commercial partners and providers and other third parties, towards various infrastructure items. If external contribution is forthcoming, it will be credited towards the relevant infrastructure and reflected in an updated CEP.

3.2 Assumptions

The Henley Brook CEP utilises several assumptions:

- Population projections to 2031.

- Proposed playing fields adjoining primary schools would be supported by the Department of Education.
- Acceptance of the CEP as the future development area with a suitable charge calculated based on State Planning Policy 3.6 - Infrastructure Contributions, applying a community infrastructure cap of \$5,000 per dwelling.

3.3 Provision Triggers

The triggers for provision are, where relevant and suitable, at the time of development/subdivision clearance of the relevant equivalent demand or percentage of the 'catchment'. Alternatively, and in the majority of cases within the CEP, the trigger for provision is not quantified as a population demand but specific to a management and/or operational need or procedure.

Triggers reflected in Table 1 are based on early staging advice.

However, as the majority of sites within the structure plan are held in private ownership, development stages may differ, and timeframes and triggers for delivery will be reviewed during the DCP cost review process.

3.4 Strategic Financial Plan and Operational Costs

The costs and estimated timelines for provision in Table 1 will inform the City's Capital Works Plan. The operational costs of any new and or upgraded community infrastructure will be maintained by the City from municipal and reserve funds.

4. Infrastructure Schedules

Table 1 lists DCP infrastructure items. It is expected that the City would manage the project through all phases. Each infrastructure item has a reference number assigned to it that corresponds to the item in the CIP. A full description of each item is also provided.

The 'Justification' column provides the reasoning behind the infrastructure item. The 'Total cost' column reflects the infrastructure cost at the time of publication. These costs will be reviewed annually over the period of the CEP and in line with City operating procedures.

The estimated year of commencement may have to be varied depending on the rate and priority of growth and development. Provision triggers may be quantified according to population demand and/or aligned to management and operating procedures. The trigger for provision is generally expressed in one of the following formats:

- As a set percentage of the entire Henley Brook development through the CEP
- As a prescribed 'Equivalent Demand'

- As an activity and/or operationally based demand.

5. Method of Delivery

Infrastructure items outlined within this document may be funded through the following:

- Developer Contribution Plan (DCP),
- City's 10 Year Capital Works Plan,
- Cost-sharing agreements,
- External partnership agreements; and / or
- Federal or State Government grants (e.g. Community Sport and Recreation Facilities Fund (CSRFF)).

As the CEP is reviewed annually, the Plan is considered a working document and shall be reviewed every three (3) years to ensure that the assumptions and triggers remain current. However, the City may choose to review the Plan sooner if it considers there is a need to do so.

A draft planning and construction program for each infrastructure item in this document is provided in Table 1. The steps in the process and timeframes are based on standard City timelines for the design and delivery of that infrastructure item.

The recommendations and information provided within the Plans will be utilised by relevant City business units to inform service delivery planning. The Plan may also be used as a tool for the City to lobby the State and Federal Government to provide services in line with their respective obligations. It is to be noted that many of the project findings and recommendations are non-facility related and, as such, will require operational consideration separate from development plans.

6. Recommendations

The key findings and recommendations followed the process of analysis, identification of issues and strategies localised to the proposed Henley Brook development area. The intention is, where possible, to promote the multi-functional use of community facilities which have the potential to bring a range of compatible services to existing activity centres and/or community hubs.

Key findings are listed in the corresponding *Henley Brook Community Infrastructure Plan*; with key expenditure items for inclusion in the Developer Contribution plan listed in Table 1.

Henley Brook Capital Expenditure Plan

Table 1 – Infrastructure Schedule*

Infrastructure	DCP Asset ID	Description	Justification	Total	Trigger for Provision	Schedule Year	Responsible for delivery
Community Infrastructure	H-CIF01CAP	Community Centre / Sporting Pavillion	Henley Brook Community Infrastructure Plan Standard of Provision 2017	7,440,079	As and when development occurs in the relevant cell	2030	City of Swan
Community Infrastructure	H-CIF02CAP	Community Centre / Sporting Pavillion	Henley Brook Community Infrastructure Plan Standard of Provision 2017	6,253,374	As and when development occurs in the relevant cell	2030	City of Swan
Community Infrastructure	H-POSF05CAP	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	918,771	At subdivision clearance of 70% of catchment	2030	City of Swan
Community Infrastructure	H-POSF06CAP	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	947,533	As and when development occurs in the relevant cell	2030	City of Swan
Embellishment of Public Open Space	H-POS01	Local Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	2,791,411	Development of cell adjacent	2027	Developer
Embellishment of Public Open Space	H-POS02	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,482,317	Development of cell adjacent	2030	Developer
Embellishment of Public Open Space	H-POS03	Local Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	2,945,659	Development of cell adjacent	2028	Developer
Embellishment of Public Open Space	H-POS04	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,142,119	Development of cell adjacent	2030	Developer
Embellishment of Public Open Space	H-POS05	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	7,640,221	As and when development occurs in the relevant cell	2030	City of Swan
Embellishment of Public Open Space	H-POS06	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	7,209,376	At subdivision clearance of 70% of catchment	2030	City of Swan
Embellishment of Public Open Space	H-POS07	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,086,471	As and when development occurs in the relevant cell	2027	Developer
Embellishment of Public Open Space	H-POS08	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	5,033,438	As and when development occurs in the relevant cell	2027	Developer
Embellishment of Public Open Space	H-POS09	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	4,952,827	As and when development occurs in the relevant cell	2030	City of Swan
Embellishment of Public Open Space	H-POS10	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	4,591,176	Development of cell adjacent	2026	City of Swan
Embellishment of Public Open Space	H-POS12	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	2,155,614	Development of cell adjacent	2026	Developer
Embellishment of Public Open Space	H-POS13	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	4,928,431	Development of cell adjacent	2028	City of Swan
Embellishment of Restricted Public Open Space	H-POS02G	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	810,547	Development of cell adjacent	2030	Developer
Embellishment of Restricted Public Open Space	H-POS04G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,655,077	Development of cell adjacent	2030	Developer
Embellishment of Restricted Public Open Space	H-POS07G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	2,225,131	As and when development occurs in the relevant cell	2027	Developer
Embellishment of Restricted Public Open Space	H-POS12G	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,628,927	Development of cell adjacent	2028	Developer
Embellishment of Restricted Public Open Space	H-POS13G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,336,650	Development of cell adjacent	2027	Developer

NOTE:

*Infrastructure Schedule subject to change. Plans to be reassessed following updated triggers for development, staging/structure plan information to identify location of infrastructure, with consideration for staged development, and equitable provision of services for the community.

Henley Brook Capital Expenditure Plan

Infrastructure (Continued)	DCP Asset ID	Description	Justification	Total	Trigger for Provision	Schedule Year	Responsible for delivery
Land Acquisition - Local Road Intersections	H-ACQINT013	Gnangara Road & Losino Boulevard	Henley Brook Local Structure Plan Traffic Impact Assessment	15,843	From the earliest possible opportunity subject to funding availability	2026	City of Swan
Land Acquisition - Local Road Intersections	H-ACQINT02	Starflower Road, Fairmount Boulevard & Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment	62,880	Development of cell adjacent	2026	Developer
Land Acquisition - Local Roads	H-ACQTRF02	Andrea Drive - Losino Boulevard to Henley Street	Henley Brook Local Structure Plan Traffic Impact Assessment	39,680	Development of cell adjacent	2028	Developer
Land Acquisition - Local Roads	H-ACQTRF03C	Henley Street - Partridge Street to Asturian Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	421,280	Development of cell adjacent	2027	Developer
Land Acquisition - Local Roads	H-ACQTRF04	Partridge Street Extension - Brooklands Drive to Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment	68,640	Development of cell adjacent	2026	Developer
Land Acquisition - Local Roads	H-ACQTRF05A	Brooklands Drive - Henley Street to Local Road 1 (North-South)	Henley Brook Local Structure Plan Traffic Impact Assessment	270,080	From the earliest possible opportunity subject to funding availability	2029	City of Swan
Land Acquisition - Local Roads	H-ACQTRF06C	Park Street - Local Access Road 1 to Local Access Road 2	Henley Brook Local Structure Plan Traffic Impact Assessment	69,600	As and when development occurs in the relevant cell	2027	Developer
Land Acquisition - Local Roads	H-ACQTRF06D	Park Street - Local Access Road 2 to Henley Brook Avenue	Henley Brook Local Structure Plan Traffic Impact Assessment	29,120	As and when development occurs in the relevant cell	2030	Developer
Land Acquisition - Local Roads	H-ACQTRF08B	Henley Brook Avenue - Henley Road to Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment Council's decision	2,541,063	To coincide with the construction of Henley Brook Avenue	2026	City of Swan
Land for Public Open Space	H-ACQPOS01	Local Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	921,440	As and when development occurs in the relevant cell	2026	Developer
Land for Public Open Space	H-ACQPOS02	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	788,800	As and when development occurs in the relevant cell	2030	Developer
Land for Public Open Space	H-ACQPOS03	Local Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,388,960	As and when development occurs in the relevant cell	2028	City of Swan
Land for Public Open Space	H-ACQPOS04	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,649,120	As and when development occurs in the relevant cell	2028	Developer
Land for Public Open Space	H-ACQPOS05	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	5,913,760	As and when development occurs in the relevant cell	2030	City of Swan
Land for Public Open Space	H-ACQPOS06	Neighbourhood Park - Active	Henley Brook Community Infrastructure Plan Standard of Provision 2017	5,442,880	As and when development occurs in the relevant cell	2030	City of Swan
Land for Public Open Space	H-ACQPOS07	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,604,480	As and when development occurs in the relevant cell	2027	Developer
Land for Public Open Space	H-ACQPOS08	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	4,939,680	As and when development occurs in the relevant cell	2027	Developer
Land for Public Open Space	H-ACQPOS10	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,011,200	As and when development occurs in the relevant cell	2026	City of Swan
Land for Public Open Space	H-ACQPOS12	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	466,400	As and when development occurs in the relevant cell	2026	Developer
Land for Public Open Space	H-ACQPOS13	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	3,549,600	As and when development occurs in the relevant cell	2029	Developer
Land for Restricted Public Open Space	H-ACQPOS02G	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	301,360	As and when development occurs in the relevant cell	2030	Developer
Land for Restricted Public Open Space	H-ACQPOS04G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,987,760	As and when development occurs in the relevant cell	2028	Developer
Land for Restricted Public Open Space	H-ACQPOS07G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	1,131,600	As and when development occurs in the relevant cell	2027	Developer
Land for Restricted Public Open Space	H-ACQPOS12G	Neighbourhood Park - Passive (Small)	Henley Brook Community Infrastructure Plan Standard of Provision 2017	346,240	As and when development occurs in the relevant cell	2027	Developer
Land for Restricted Public Open Space	H-ACQPOS13G	Neighbourhood Park - Passive	Henley Brook Community Infrastructure Plan Standard of Provision 2017	849,840	As and when development occurs in the relevant cell	2029	Developer

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Infrastructure (Continued)	DCP Asset ID	Description	Justification	Total	Trigger for Provision	Schedule Year	Responsible for delivery
Local Road	H-TRF01	Losino Boulevard - Gngara Road to Andrea Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	485,740	At subdivision clearance of 40% of cell	2030	City of Swan
Local Road	H-TRF02	Andrea Drive - Losino Boulevard to Henley Street	Henley Brook Local Structure Plan Traffic Impact Assessment	4,837,717	As and when development occurs in the relevant cell	2028	Developer
Local Road	H-TRF03A	Henley Street - Starflower Road to Andrea Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	2,019,893	As and when development occurs in the relevant cell	2026	Developer
Local Road	H-TRF03B	Henley Street - Andrea Drive to Partridge Street	Henley Brook Local Structure Plan Traffic Impact Assessment	1,301,174	As and when development occurs in the relevant cell	2026	Developer
Local Road	H-TRF03C	Henley Street - Partridge Street to Asturian Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	4,389,808	As and when development occurs in the relevant cell	2027	Developer
Local Road	H-TRF03D	Henley Street - Asturian Drive to Henley Brook Avenue	Henley Brook Local Structure Plan Traffic Impact Assessment	2,323,790	As and when development occurs in the relevant cell	2027	Developer
Local Road	H-TRF04	Partridge Street Extension - Brooklands Drive to Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment	2,458,708	As and when development occurs in the relevant cell	2026	Developer
Local Road	H-TRF05A	Brooklands Drive - Henley Street to Local Road 1 (North-South)	Henley Brook Local Structure Plan Traffic Impact Assessment	2,402,757	As and when development occurs in the relevant cell	2030	City of Swan
Local Road	H-TRF05B	Brooklands Drive - Henley Street to Local Road 1 (East-West)	Henley Brook Local Structure Plan Traffic Impact Assessment	4,128,406	As and when development occurs in the relevant cell	2027	Developer
Local Road	H-TRF06B	Park Street - Partridge Street Extension to Local Access Road 1	Henley Brook Local Structure Plan Traffic Impact Assessment	1,340,927	As and when development occurs in the relevant cell	2027	Developer
Local Road	H-TRF06C	Park Street - Local Access Road 1 to Local Access Road 2	Henley Brook Local Structure Plan Traffic Impact Assessment	2,419,092	As and when development occurs in the relevant cell	2029	Developer
Local Road	H-TRF06D	Park Street - Local Access Road 2 to Henley Brook Avenue	Henley Brook Local Structure Plan Traffic Impact Assessment	1,225,912	As and when development occurs in the relevant cell	2030	Developer
Local Road	H-TRF07A	Starflower Road - Henley Street to Gngara Road	Henley Brook Local Structure Plan Traffic Impact Assessment	4,259,022	At subdivision clearance of 60% of cell	2028	Developer
Local Road	H-TRF07B	Starflower Road - Diane Place to Henley Street	Henley Brook Local Structure Plan Traffic Impact Assessment	3,748,043	At subdivision clearance of 70% of cell	2028	Developer
Local Road	H-TRF07C	Starflower Road - Park Street to Diane Place	Henley Brook Local Structure Plan Traffic Impact Assessment	2,219,774	At subdivision clearance of 70% of cell	2027	Developer
Local Road	H-TRF08A	Henley Brook Avenue - Asturian Drive to Henley Road	Henley Brook Local Structure Plan Traffic Impact Assessment. Council's decision.	4,773,637	To coincide with the construction of Henley Brook Avenue	2027	City of Swan
Local Road	H-TRF08B	Henley Brook Avenue - Henley Road to Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment. Council's decision.	5,397,334	To coincide with the construction of Henley Brook Avenue	2027	City of Swan
Local Road Intersection	H-INT01	Starflower Road & Henley Street	Henley Brook Local Structure Plan Traffic Impact Assessment	224,359	At subdivision clearance of 60% of cell	2026	Developer
Local Road Intersection	H-INT010	Henley Brook Avenue & Henley Street	Henley Brook Local Structure Plan Traffic Impact Assessment	1,773,614	To coincide with the construction of Henley Brook Avenue	2027	City of Swan
Local Road Intersection	H-INT013	Gngara Road & Losino Boulevard	Henley Brook Local Structure Plan Traffic Impact Assessment. Council's decision.	3,020,455	At subdivision clearance of 40% of cell	2030	City of Swan
Local Road Intersection	H-INT02	Starflower Road, Fairmount Boulevard & Park Street	Henley Brook Local Structure Plan Traffic Impact Assessment	1,608,978	At subdivision clearance of 60% of cell	2026	Developer
Local Road Intersection	H-INT04	Henley Street & Andrea Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	373,702	As and when development occurs in the relevant cell	2028	Developer
Local Road Intersection	H-INT05	Henley Street & Brooklands Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	752,780	As and when development occurs in the relevant cell	2028	Developer
Local Road Intersection	H-INT06	Andrea Drive & Losino Boulevard	Henley Brook Local Structure Plan Traffic Impact Assessment	451,481	As and when development occurs in the relevant cell	2027	Developer
Local Road Intersection	H-INT07	Henley Street & Asturian Drive	Henley Brook Local Structure Plan Traffic Impact Assessment	790,187	As and when development occurs in the relevant cell	2027	Developer

Table 2 – Future Demand*

		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
		2022	2023	2024	2025	2026	2027	2028	2029	2030
			Gazettal	1	2	3	4	5	6	7
		Actual				Forecast - Estimated average development rate based on past trends and scenarios analysis				
Henley Brook - DCA 8	HA - Cumulative	11.9	21.3	33.0	67.5	107.0	142.0	162.0	166.0	167.9
	HA - Movement	11.9	9.4	11.7	34.5	39.5	35.0	20.0	4.0	1.9
	% Completion*	7%	13%	20%	40%	64%	85%	96%	99%	100%
	Lots - Cumulative	215	387	611	1288	2117	2852	3271	3355	3396
	Lots - Movement	215	172	224	677	829	735	420	84	41

NOTE:

*Future Demand is subject to change and re-assessed with each cost review based on City-wide land demand forecast modelling reviewed annually