

Moreton Bay Regional Council – Caboolture Shire

Planning Scheme Policy

PSP21C Trunk Infrastructure Contributions – Open
Space and Community Purposes

Moreton Bay Regional Council – Caboolture Shire

PSP21C Trunk Infrastructure Contributions – Open Space and Community Purposes

ADOPTION

Moreton Bay Regional Council adopted this planning scheme policy on 8 September 2009.

COMMENCEMENT

This planning scheme policy took effect from 29 October 2009.

This document contains the corrections identified in the "Planning Scheme Policies List of Corrections" document, and reflects the directive by the CEO to implement those corrections. The adopted version of the PSPs and the "Planning Scheme Policies List of Corrections" document can be accessed at Council's webpage.

I, Daryl Hitzman, A/Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.

A handwritten signature in black ink, appearing to read 'D. Hitzman', with a stylized flourish at the end.

Daryl Hitzman
A/Chief Executive Officer

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PSP 21C – TRUNK INFRASTRUCTURE CONTRIBUTIONS – OPEN SPACE AND COMMUNITY PURPOSES

Head of Power

This document is a Planning Scheme Policy for the Purpose of the *Integrated Planning Act 1997* (the Act) and is made in compliance with the process prescribed in Schedule 3 of the Act.

Objective

The objective of this policy is to apportion the cost of open space and community purposes trunk infrastructure over all benefiting development (existing and future) commensurate with the demand or load that existing and future development will place on existing and planned future infrastructure, while ensuring a reasonable and equitable distribution of the costs of open space and community purposes trunk infrastructure between Council and developers of land in the former Caboolture Shire.

Definitions / Application

Application

This policy applies to all applications for development which has been made assessable against the *Caboolture ShirePlan* and which will utilise any part of the Open Space and Community Purposes Trunk Infrastructure Network. For the purposes of this policy, the extent of the Open Space and Community Purposes Trunk Infrastructure Network within the former Caboolture Shire is shown in Schedule D.

The policy outlines the basis of Council's Infrastructure Contributions Regime for the Open Space and Community Purposes Trunk Infrastructure Network in the former Caboolture Shire. It is to be read in conjunction with Planning Scheme Policy PSP21G Trunk Infrastructure Contributions – Administration Policy.

Payment of any monetary contribution under this policy will in no way relieve the development proponent from any requirement under a condition of development approval to undertake non-trunk infrastructure works. Nothing contained in this policy precludes Council and the development proponent from entering into an infrastructure agreement in regard to the matters dealt with by this policy.

Definitions

The definitions of applicable terms are contained in PSP21G Trunk Infrastructure Contributions – Administration Policy. Where a term used in this policy is not defined in PSP21G that term shall, unless the context indicates or requires otherwise, have the meaning assigned to it in the *Caboolture ShirePlan* or in the *Integrated Planning Act 1997*.

Policy Statement

1 Scope

This policy sets out the basis for the determination of Development Contributions for Open Space and Community Purposes Trunk Infrastructure which Council will impose as conditions of development approval. The provisions of this policy shall apply to applications for development within the Shire which, in the opinion of Council, may generate a need for or actually impose a load on its Open Space and Community Purposes Trunk Infrastructure either immediately or at some time in the future. This policy:

- is to be read in conjunction with Planning Scheme Policy PSP21G Trunk Infrastructure Contributions – Administration Policy;
- specifies the assumptions made in determining the rate of the contribution payable towards the cost of Open Space and Community Purposes Trunk Infrastructure within the former Caboolture Shire;
- lists the land use and density assumptions made for population and employment forecasts for the Open Space and Community Purposes Trunk Infrastructure Network;
- specifies the works, structures or equipment, which the Council determines to be Open Space and Community Purposes Trunk Infrastructure;
- establishes the estimated cost of land acquisition, works and basic embellishments of the Open Space and Community Purposes Trunk Infrastructure Network in respect of which contributions are to be made; and
- lists the applicable Demand Factors and Schedules of Infrastructure Contribution Rates.

2 Background Information

The methodology used in establishing the amount of required Trunk Infrastructure Contributions under this policy is based on the following reports and strategies:-

- (1) the report by the Strategic Leisure Group, “Open Space Strategic Direction Paper, Part 2 – Background Information, Prepared for Council’s Priority Infrastructure Plan, Community Purpose Network and Local Growth Management Strategy – Urban Open Space Strategy”, Final Report October 2007.
- (2) Mike Halliburton Associates and Transplan Pty Ltd, “Caboolture Shire Trails Strategy”, 2007.
- (3) Planet Valuation Services, “Report for the Moreton Bay Regional Council, Caboolture Shire, Land Cost Estimates for Open Space and Community Purposes Land and Future Storm Water Land and Riparian Corridor Management Areas”, 2009.

3 Open Space and Community Purposes Methodology

3.1 Methodology

The methodology used for determining infrastructure contribution rates for Open Space and Community Purposes under this policy is based upon the method set out in the Department of Local Government and Planning’s IPA Guidelines 1/04 and 2/04 (dated 4th October 2004).

This methodology applies an equitable distribution of trunk infrastructure costs between Council (on behalf of the existing community) and entities proposing new development. Each development proponent will only be responsible for meeting the establishment costs of that proportion of the open space and community purposes trunk infrastructure network to be consumed by that entity’s development proposal.

Step 1 – Determine Service Catchments (refer Section 3.2):

The service catchments used for this policy are based on the discrete Planning Areas identified for the purposes of preparing the local growth management strategy (LGMS) for the former Caboolture Shire and also the extent of the Designated Infrastructure Service Area (DISA). These Catchments reflect areas of similar character and community values.

Step 2 – Determine Desired Standards of Service (refer Schedule E):

Determine Park Types by Function

An analysis of the existing network and historic Council Policies provided the baseline for determining the variety of Park Types.

Determine Standard Park Size for each Park Type

An analysis of the existing network and historic Council Policies provided the baseline for determining the applicable Standard Park sizes.

Determine Standard Embellishments for each Park Type

Embellishments for each Park Type were determined by assessing the existing network, analysing current design and development trends, and implementing current best practice and standards.

Determine the Standard Embellishment Unit Rate for each Park Type valid at 1 January 2009.

It is acknowledged that embellishments comprise both fixed cost items (such as services) and variable cost items (such as soffall or landscaping).

It is also acknowledged that the standard set of Embellishments will not be applicable to all parks of a particular type. For example, in certain instances, some of the Fixed Cost Items may not be required (i.e. Water & Sewer Connection to a Park in a Rural Area outside of a Water Service Area – in this case, the allocated expenditure will be substituted for expenditure on relevant related items – e.g. a Water Tank and Roof Area for Water Collection – at the discretion of Council).

Step 3 – Assess Existing Parks (refer Schedule D):

Map all Existing Parks in the Shire

A GIS layer containing all Existing Parks in the Shire was established using existing databases and subdivision sealing records.

Classify all Existing Parks by Type/Function

Each Existing Park was allocated a classification by assessing the particular characteristics of that park against

the criteria applicable to each park type and the ability for the standard embellishments to be carried out.

Determine Actual Extent of Existing Parks

The true extent of Existing Parks was determined using GIS analysis of existing Council information.

Determine those Areas to be excluded

Land that contributes primarily to other values such as conservation, drainage or transport was generally excluded. However, if substantial parts of such land also contribute significantly to outdoor recreational opportunity, they were allocated to the open space and community purposes network. Land and facilities provided solely for visitor/tourist usage was excluded.

Determine whether a Park was acquired Post 1990.

Survey plan dates were used as the primary mechanism for identifying parks acquired post 1990. As a checking mechanism, those parks were also assessed against the zoning maps of the 1988 Superseded Planning Scheme to identify those that were zoned “open space” prior to 1990 so as to filter out those shown on a relatively recent survey plan number but obviously required earlier.

Determine m² rate land value by Suburb valid at 01 January 2009 (refer Table 4.1A)

A Land Valuation report was prepared by Planet Valuation Services which determined rates for land across the Shire.

Apply m² Rate determined by Valuer to Existing Parks acquired Post 01 January 1990

The m² rate determined by Planet Valuation Services was applied to each existing park acquired post 01 January 1990 according to its location.

Determine embellishment cost for future upgrades to Existing Parks valid at 01 January 2009.

Determine embellishment costs related to upgrading of existing parks to enable them to accommodate increased demand. The level of embellishment in each park is determined on its own merits, with the range of embellishments provided in a particular park dependent upon its intended function and position in the specified hierarchy.

Step 4 – Examine the need for Future Parks:

Determine Future Parks

The need for future Parks was determined through the assessment of the existing network, projected population growth, development trends and other relevant information available at the time.

Determine Location of Future Parks (refer Schedule D)

The preferred location of Future Parks was determined using GIS analysis.

Obtain Land Valuations valid at 01 January 2009. (refer Table 4.1A)

Land Valuations for Future Parks were obtained from Planet Valuation Services using the same methodology as that used for Existing Parks.

Apply Embellishment Cost by Park Type valid at 01 January 2009.

The relevant Embellishment Cost by Park Type was applied to the Future Parks.

Add Land and Embellishment Value plus 20% Contingency.

Step 5 - Allocate Future and Existing Parks to Service Catchments (refer section 4.2):

Each infrastructure item has been charged to the catchment that it serves. In so doing, it is acknowledged that some items, notably district and higher level sporting parks or shire wide destination parks and recreational trails, will service more than one of the mapped service catchments. Since Shire wide facilities also provide a district and local level function for catchments within which they are located and district facilities also provide a local function for their immediate and local catchment, Costs have been apportioned equitably across each of the catchments serviced. The utilisation and cost distribution by the hierarchy of catchments of each infrastructure component is based on the hierarchy outlined in Table 3.1A.

Table 3.1A – Assumed Utilisation of Open Space and Community Purpose Infrastructure

Public Parks by Function	Shire Wide	District	Local
Recreation			
- Shire Wide	70%	20%	10%
- District	30%	50%	20%
- Local	0%	0%	100%
Multi-Use Sport			
- Shire Wide	70%	30%	0%
- District	40%	60%	0%
- Local	n/a	n/a	n/a
Community Purpose			
- Shire Wide	90%	10%	0%
- District	30%	50%	20%
- Local	n/a	20%	80%
Recreational Trails	100%	0%	0%

Step 6 - Adopt a uniform system of allocating and distributing Demand across Service Catchments:

Usage of parks by residential land uses is likely to vary depending on a number of factors, but primarily household size. For this policy, equivalent tenement (ET) was adopted as an equitable and uniform measure for attributing usage across residential land uses. ETs are constant over time. 1 ET represents (as per the average occupancy ratio in the Shire in 2005) the anticipated load imposed by a household of 2.6 People.

Determine maximum ETs in each Service Catchment for the 2021 planning horizon by dividing the 2021 Population in that catchment by 2.6.

Determine the NPV ET value by indexing the change in ET's to 2021 for anticipated fluctuations in construction costs (generally increases) and discounting for cost of capital.

Step 7 - Allocation of Demand by Non-Residential Users:

Council acknowledges that some Parkland adjacent or within industrial and commercial areas and some town parks will be used by employees of surrounding businesses and therefore generate demand on the Network. All parks in the Shire have been assessed for this use, and where applicable, a percentage of the total use has been apportioned to employees.

Step 8 – Assess timing of works:

Determine infrastructure timing for both existing open space upgrades and new items based on projected future development needs.

Step 9 – Calculate Contribution Rates (refer Schedule B):

Calculate the net present value at 01 January 2009 of each infrastructure item, (excluding the land component of parks acquired prior to 01 January 1990) by escalating the cost by an anticipated inflation index and discounting back by the relevant discount rate for the network.

For each Network Component and Service Catchment, add the valuations of existing infrastructure items and the net present value of the future infrastructure items minus any value allocated to external catchment or non-residential users to determine the 'total (chargeable) network value'. Some infrastructure items were allocated to multiple local catchments. In this case use the percentage of the value of the infrastructure item applicable to the catchment.

To satisfy the discounted cash flow methodology requirements of calculating the infrastructure contribution rates, existing demand is added to the value of future demand which has been indexed for anticipated fluctuations in construction costs (general increases) and discounted for cost of capital, resulting in NPV Demand.

The 'total (chargeable) network value' is then divided by the NPV demand to arrive at the contribution rate.

3.2 Open Space and Community Purposes Service Catchments

The former Caboolture Shire Council has been divided into a number of separate and quite distinct Service Catchments. Each Open Space and Community Purposes Service Catchment represents a discreet area in which residents identify as a community regardless of suburb.

There is an inherent nexus between an Open Space and Community Purpose Service Catchment and the demands generated for Open Space and Community Purposes Trunk Infrastructure within that area. As such, infrastructure items have been charged to the catchment they are anticipated to service. However, some items (notably District and Shire wide facilities) will service more than one catchment. Details of how costs are apportioned across Service Catchments are detailed in section 3.3.

The names allocated to these Service Catchments are shown in table 3.2A while the extent of each catchment is indicated on the maps contained in Schedule C of this Policy.

Table 3.2A – Service Catchments

Service Catchments
Beachmere
Bribie Island
Ningi, Sandstone Point and Godwin Beach
Toorbul
Donnybrook
Urban Growth Corridor North
Urban Growth Corridor Central
Urban Growth Corridor South
Wamuran
Woodford and D'Aguilar

3.3 Open Space and Community Purposes Demand Assumptions

The network planning for Open Space and Community Purposes Infrastructure relies on population projections as a means of determining infrastructure needs.

Demand Units

For Open Space and Community Purposes Infrastructure, the Equivalent Tenement (ET) has been adopted as the standard unit against which the demand for capacity and hence contribution rates, are assessed and determined. One Equivalent Tenement for Open Space and Community Purpose Network planning purposes is the anticipated demand generated by the occupants of a single detached residential dwelling.

Projected Demand

Projected ultimate demand for the open space and community purposes network is shown in Table 3.3A. To satisfy the discounted cash flow methodology requirements of calculating the infrastructure contribution rates, existing demand is added to the value of future demand indexed for anticipated fluctuations in construction costs (generally increases) and discounted for cost of capital, resulting in NPV Demand.

**Table 3.3A – Forecast Equivalent Tenements (ETs) in NPV
by Open Space and Community Purposes Service Catchment**

Service Catchment	Open Space and Community Purposes Demand in (ET) ACTUAL	Open Space and Community Purposes Demand in (ET) NPV
	2021	2021
Beachmere	2260	2213
Bribie Island	7737	7723
Donnybrook	381	376
Ningi, Sandstone PT, Godwin Beach	3168	3156
Toorbul	332	332
Urban Growth Corridor Central	21174	23400
Urban Growth Corridor North	15793	22764
Urban Growth Corridor South	19037	20470
Wamuran	537	532
Woodford, D'Aguilar	2478	2528

4 Open Space and Community Purposes Plan for Trunk Infrastructure

The Open Space and Community Purposes Trunk Infrastructure Network within the former Caboolture Shire is comprised of areas of land of varying topography, natural features and improvements that provide for a range of uses.

Each portion of Open Space and Community Purposes land within the trunk infrastructure network has been categorised according to its intended type and scale of use, namely:-

(1) Multi Use Sport

- Shirewide
- District

(2) Recreational Park

- Shirewide
- District
- Local

(3) Recreational Trails

- Shirewide

(4) Land for Community Purpose

- Shirewide
- District
- Local

Desired Standards of Service for the Open Space and Community Purposes Trunk Infrastructure Network are detailed in Schedule E of this Policy.

4.1 Open Space and Community Purposes Infrastructure Valuations

The estimates of costs for land in the Open Space and community purposes network have been determined on Council's behalf by Planet Valuation Services for the base date of 01 January 2009 by applying a unit rate.

The underlying valuation approach used was to adopt a figure reflective of a 'replacement value' of the land. Not included in the valuation were factors such as zoning improvements, severance, injurious affection to adjoining lands and disturbance or enhancement.

The value is not market value as defined by the Australian Property Institute Professional Practice International Standard 1. It ignores the current zoning of the land and adopts a figure, in the case of urban lands, equivalent to the value of englobed residential values, i.e. land held in large parcels suitable for subdivision to allotments and, in the case of rural and rural residential lands, a value in line with that of the surrounding allotments. The value applied is a generic one for that particular locality.

The values have been allocated accordingly to the following land categories:

- (a) land above the Q100 flood level and storm surge which allows for development of the land for dwellings;
- (b) land between Q100 and Q50 flood levels which allows for limited development and usage; and
- (c) land below Q50 flood level which has very limited potential for use intensification and is currently used mainly for agricultural purposes.

**Table 4.1A - Estimated Unit Rates for Land Valuation/Acquisition
by Suburb (\$/m²) valid at 01 January 2009**

Suburb	Above Storm Surge & Q100	Below Storm Surge	Q50- Q100	Below Q50 ¹
Banksia Beach	\$75	\$50	\$35	\$3
Beachmere	\$75	\$50	\$35	\$3
Bellara	\$75	\$50	\$35	\$3
Bellmere	\$75		\$35	\$3
Bellthorpe	\$2		\$2	\$2
Bongaree	\$75	\$50	\$25	\$3
Booroobin	\$2		\$2	\$2
Bracalba	\$2		\$2	\$2
Burpengary	\$50	\$35	\$20	\$3
Caboolture	\$75		\$35	\$3
Caboolture South	\$75		\$35	\$3
Campbells Pocket	\$2		\$2	\$2
Cedarton	\$2		\$2	\$2
Commissioners Flat	\$2		\$2	\$2
D'Aguilar	\$10		\$4	\$2
Deception Bay	\$60	\$40	\$35	\$3
Delaney's Creek	\$4		\$2	\$2
Donnybrook	\$50	\$35	\$20	\$3
Elimbah	\$10		\$4	\$2
Godwin Beach	\$60	\$40	\$35	\$3
Meldale	\$2		\$2	\$2
Moodlu	\$10		\$4	\$2
Moorina	\$2		\$2	\$2
Mount Delaney	\$2		\$2	\$2
Mount Mee	\$10		\$4	\$2
Morayfield	\$50		\$20	\$3
Narangba	\$50		\$20	\$3
Neurum	\$2		\$2	\$2
Ningi	\$20	\$15	\$10	\$3
Rocksberg	\$2		\$2	\$2
Sandstone Point	\$75	\$50	\$35	\$3
Stanmore	\$2		\$2	\$2
Stoney Creek	\$2		\$2	\$2
Toorbul	\$50	\$35	\$20	\$3
Upper Caboolture	\$50		\$20	\$3
Wamuran	\$10		\$4	\$2
Wamuran Basin	\$2		\$2	\$2
Welsby	\$2		\$2	\$2
Whitepatch	\$50	\$35	\$20	\$3
Woodford	\$10		\$4	\$2
Woorim	\$75	\$50	\$35	\$3

¹ In accordance the desired standards of service outlined in this policy, land area below Q50 is not included in any valuation for the purposes of determining an infrastructure contribution charge.

**Table 4.1B – Unit Construction Rates of Embellishment by Facility Type
as at 01 January 2009**

Facility Type and Function	Standard Embellishment cost Facility Type
Recreation	
Shire Wide (RPS)	\$2,160,261
District (RPD)	\$994,456
Local (RPL)	\$192,665
Sport	
Shire Wide (MUS)	\$5,586,960
District (MUD)	\$2,995, 900
Community Purposes Facilities (all)	\$233,000

The typical embellishment and construction cost associated with each park type along with the construction costs for the preparatory works for land for community purposes facilities have been based upon the schedule of rates provided in Table 4.1B.

In addition to the embellishment costs for new parks, the costs related to upgrading of existing parks to enable them to accommodate increased demand are also calculated. Where the upgrade will also address an existing undersupply within the service catchment, the costs are shared with the existing population (i.e. that proportion is not included in the charge). The upgrade cost of existing parks has been calculated on a case-by-case basis.

The cost of embellishment for recreational trails is based on the background document 'Caboolture Shire Trails Strategy, September 2007'.

4.2 Existing and Future Open Space and Community Purposes Infrastructure

The Plan for Trunk Infrastructure (PFTI) details the quantum of land required in the future based on DSS, general location preferences, proposed setting or use, and details of existing master planned sites. With regard to location, the PFTI map is indicative of location only and in most cases is not site specific. Each PFTI item will require detailed assessment to identify the preferred site.

The Plans for Trunk Infrastructure have been prepared on the basis of the anticipated need of each catchment that falls within the DISA. Maps in Schedule D show the existing and proposed future infrastructure that has been included in the infrastructure contribution rate.

Even though the following existing public parks are external to the DISA, they have been included within the PFTI:-

- GS2;
- GS4;
- GS13;
- GS21; and
- GS26.

In the following tables, the existing and future Trunk Infrastructure items for each of the ten catchments within the DISA are shown. In the case of existing parks and Community Purposes, the land content of parcels acquired prior to 1990 has a zero value in line with the limitations imposed under the *Integrated Planning Act 1997*. Costs are expressed in 1 January 2009 dollars.

Table 4.2A – Open Space and Community Purposes Plan for Trunk Infrastructure as at 01 January 2009

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
B1	Upgrade to Recreational Park Local (UG RPL)	Beachmere	0	\$190,958			\$190,958	2009	-	33%
B2	Upgrade Recreational Park District (UG RPD)	Beachmere	0	\$985,644			\$985,644	2009	-	33%
B3	Upgrade Recreational Park District (UG RPD)	Beachmere	0	\$ 976,911			\$976,911	2010	-	33%
B4	Upgrade Mixed Use Sporting Reserve - District (UG MUD)	Beachmere	0	\$2,790,008			\$2,790,008	2016	-	33%
B5	Upgrade Recreational Park District (UG RPD)	Beachmere	0	\$ 959,676			\$959,676	2012	-	33%
BI1	Mixed Use Sporting Reserve - District (MUD)	Bongaree	60000		\$5,282,147	\$3,521,431	\$8,803,578	2013	\$4.5M	27%
BI2	Upgrade Mixed Use Sporting Reserve - District (UG MUD)	Bongaree	0	\$2,891,122			\$2,891,122	2012	-	15%
BI3	Upgrade Recreational Park District (UG RPD)	Banksia Beach	0	\$985,644			\$985,644	2009	-	15%
BI4	Recreational Park Local (RPL)	Bellara	10000	\$719,472			\$719,472	2009	\$0.5M	15%
BI5	Upgrade Recreational Park District (UG RPD)	Bellara	0	\$195,382	\$488,456	\$293,073	\$976,911	2010	-	31%
BI6	Upgrade Recreational Park District (UG RPD)	Woorim	0	\$185,222	\$463,056	\$277,834	\$926,112	2016	-	31%
CF1	Community Centre (CC)	Caboolture	5000	\$160,281	\$400,703	\$240,422	\$801,406	2016	\$0.375M	44%
CF10	Community House (CH)	Morayfield	1000	\$285,913			\$285,913	2011	\$0.05M	41%
CF11	Community House (CH)	Morayfield	1800	\$62,073	\$155,184	\$93,110	\$310,367	2021	\$0.05M	34%
CF12	Indoor Recreation and Sport Centre (IR)	Morayfield	5000	\$996,212			\$996,212	2016	\$0.5M	41%
CF13	Library (LIB)	Morayfield	5000	\$721,665			\$721,665	2021	\$0.25M	41%
CF14	Cultural Facility (CUL)	Upper Caboolture	5000	\$104,424	\$261,059	\$156,635	\$522,118	2011	\$0.25M	40%
CF15	Emergency and Community Support Facility (ECS)	Upper Caboolture	1000	\$310,367			\$310,367	2021	\$0.05M	41%
CF16	Emergency and Community Support Facility (ECS)	Burpengary	5000	\$606,600			\$606,600	2016	\$0.25M	41%
CF17	Community House (CH)	Deception Bay	1000	\$310,494			\$310,494	2016	\$0.06M	21%
CF18	Community House (CH)	Deception Bay	1000	\$297,723			\$297,723	2011	\$0.06M	21%
CF19	Indoor Recreation and Sport (IR)	Narangba	10000	\$ 163,475	\$408,687	\$245,212	\$817,375	2011	\$0.5M	30%
CF2	Community House (CH)	Elimbah	1000	\$238,671			\$238,671	2011	\$0.01M	59%
CF20	Library (LIB)	Narangba	5000	\$721,665			\$721,665	2021	\$0.25M	21%

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
CF21	Community Centre (CC)	Narangba	10000	\$121,320	\$303,300	\$181,980	\$606,600	2016	\$0.25M	30%
CF22	Emergency and Community Support Facility (ECS)	Wamuran	1000	\$232,572			\$232,572	2016	\$0.01M	18%
CF23	Emergency and Community Support Facility (ECS)	Woodford	1000	\$232,572			\$232,572	2016	\$0.01M	26%
CF24	Library (LIB)	Bongaree	96	\$1,772	\$4,429	\$2,657	\$8,858	2011	\$0.0075M	24%
CF25	Emergency and Community Support Facility (ECS)	Bongaree	1000	\$361,779			\$361,779	2021	\$0.075M	15%
CF27	Library (LIB)	Donnybrook	0	\$3,408			\$3,408	2011	-	24%
CF28	Library (LIB)	Beachmere	240	\$325,435			\$325,435	2017	\$0.067M	33%
CF29	Upgrade Community House (UG CH)	Ningi	2000	\$216,987			\$216,987	2016	-	21%
CF3	Indoor Recreation and Sport (IR)	Caboolture	6000		\$2,936,364	\$2,020,713	\$4,957,077	2016	\$0.75M	40%
CF30	Upgrade Community Centre (CC UG)	Deception Bay	2000	\$80,800	\$202,001	\$121,200	\$404,001	2016	\$0.12M	30%
CF31	Upgrade Library (LIB UG)	Woodford	5000	\$62,073	\$155,184	\$93,110	\$310,367	2021	\$0.05M	30%
CF4	Library (LIB)	Caboolture	5000	\$154,020	\$400,703	\$240,422	\$795,145	2016	\$0.375M	44%
CF5	Cultural Facility (CUL)	Caboolture	5000	\$195,745	\$489,363	\$293,618	\$978,725	2021	\$0.375M	40%
CF6	Emergency and Community Support Facility (ECS)	Caboolture	1000	\$361,779			\$361,779	2021	\$0.075M	59%
CF7	Community Centre (CC)	Morayfield	5000	\$121,320	\$303,300	\$181,980	\$606,600	2016	\$0.25M	34%
CF8	Community House (CH)	Morayfield	1000	\$285,913			\$285,913	2011	\$0.05M	41%
CF9	Community House (CH)	Morayfield	1000	\$310,367			\$310,367	2021	\$0.05M	41%
D1	Upgrade Recreational Park Local (UGRPL)	Donnybrook	0	\$190,958			\$190,958	2009	-	24%
Existing Recreation & Sport	Existing Recreation & Sport	District	0		\$46,857,040		\$46,857,040	0	-	38%
Existing Recreation & Sport	Existing Recreation & Sport	Beachmere	0	\$436,182			\$436,182	-	-	33%
Existing Recreation & Sport	Existing Recreation & Sport	Bribie Island	0	\$6,497,881			\$6,497,881	0	-	15%
Existing Recreation & Sport	Existing Recreation & Sport	Donnybrook	0	\$-			\$-	0	-	0%
Existing Recreation & Sport	Existing Recreation & Sport	Ningi	0	\$6,255,942			\$6,255,942	0	-	21%
Existing Recreation	Existing Recreation & Sport	Toorbul	-	\$-			\$-	-	-	0%

PLANNING SCHEME POLICY PSP21C – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – OPEN SPACE AND COMMUNITY PURPOSES

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
& Sport										
Existing Recreation & Sport	Existing Recreation & Sport	Morayfield	0	\$37,369,925			\$ 37,369,925	-	-	41%
Existing Recreation & Sport	Existing Recreation & Sport	Caboolture	0	\$8,697,591			\$ 8,697,591	0	-	59%
Existing Recreation & Sport	Existing Recreation & Sport	Narangba	0	\$24,012,204			\$24,012,204	0	-	21%
Existing Recreation & Sport	Existing Recreation & Sport	Wamuran	0	\$51,388			\$51,388	0	-	18%
Existing Recreation & Sport	Existing Recreation & Sport	Woodford	0	\$582,502			\$582,502	0	-	26%
Existing Recreation & Sport	Existing Recreation & Sport	Shire Wide	0			\$50,515,000	\$ 50,515,000	0	-	38%
GC1	Upgrade to Multi-Use Sport Facility (UG MUS)	Burpengary	-		\$1,631,928	\$3,807,833	\$5,439,762	2011	-	37%
GC10	Recreational Park District (RPD)	Upper Caboolture	40000	619,940	\$ 1,549,850	\$904,129	\$3,073,920	2009	\$2.0M	38%
GC11	Recreational Park Local (RPL)	Upper Caboolture	10000	\$918,213			\$918,213	2015	\$0.5M	41%
GC12	Recreational Park Local (RPL)	Upper Caboolture	10000	\$958,649			\$958,649	2016	\$0.5M	41%
GC13	Recreational Park Local (RPL)	Caboolture South	10000	\$983,729			\$983,729	2009	\$0.75M	41%
GC14	Recreational Park District (RPD)	Caboolture South	40000	\$990,194	\$2,475,484	\$1,485,291	\$4,950,969	2019	\$2.2M	38%
GC15	Upgrade Recreational Park District (UG RPD)	Caboolture South	40000		\$297,908	\$148,954	\$ 446,861	2020	-	42%
GC2	Recreational Park Local (RPL)	Burpengary	10000	\$958,649			\$ 958,649	2016	\$0.5M	41%
GC3	Recreational Park Local (RPL)	Morayfield	10000	\$ 778,103			\$ 778,103	2011	\$0.5M	41%
GC4	Recreational Park Local (RPL)	Morayfield	10000	\$1,094,983			\$1,094,983	2019	\$0.5M	41%
GC5	Recreational Park Local (RPL)	Morayfield	10000	\$778,103			\$ 778,103	2011	\$0.5M	41%
GC6	Recreational Park District (RPD)	Morayfield	40000	\$598,891	\$1,665,154	\$922,727	\$3,186,773	2011	\$2.0M	37%
GC7	Recreational Park Local (RPL)	Upper Caboolture	10000	\$1,046,894			\$1,046,894	2018	\$0.5M	41%
GC8	Mixed Use Sporting Reserve - District (MUD)	Morayfield	60000		\$1,677,751	\$1,089,280	\$2,767,031	2016	\$1.2M	37%
GC9	Recreational Park Local (RPL)	Morayfield	10000	\$1,199,858			\$1,199,858	2021	\$0.5M	41%

CABOOLTURE SHIREPLAN

PLANNING SCHEME POLICY PSP21C – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – OPEN SPACE AND COMMUNITY PURPOSES

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
GN1	Recreational Park Local (RPL)	Caboolture	10000	\$ 742,665			\$742,665	2008	\$0.55M	59%
GN10	Recreational Park Local (RPL)	Caboolture	10000	\$1,001,728			\$1,001,728	2016	\$0.55M	59%
GN11	Mixed Use Sporting Reserve - District (MUD)	Caboolture	100000		\$5,854,323	\$3,902,882	\$ 9,757,205	2012	\$5.5M	37%
GN12	Recreational Park Local (RPL)	Caboolture	10000	\$1,713,980			\$1,713,980	2021	\$0.75M	59%
GN13	Recreational Park Local (RPL)	Caboolture	10000	\$1,302,683			\$1,302,683	2021	\$0.55M	59%
GN14	Recreational Park Local (RPL)	Caboolture	10000	\$1,133,728			\$1,133,728	2013	\$0.75M	59%
GN15	Recreational Park District (RPD)	Caboolture	20000	\$747,244	\$1,927,115	\$1,120,866	\$ 3,795,225	2013	\$2.2M	45%
GN16	Recreational Park District (RPD)	Caboolture	40000	\$1,411,052	\$3,527,631	\$2,191,816	\$7,130,500	2021	\$3.0M	41%
GN17	Upgrade Recreational Park District (UG RPD)	Caboolture	0	\$181,914	\$442,902	\$265,741	\$ 890,557	2021	-	41%
GN18	Recreational Park Local (RPL)	Caboolture	10000	\$1,073,359			\$1,073,359	2011	\$0.75M	59%
GN19	Upgrade Recreational Park District (UG RPD)	Caboolture	12000	\$198,891	\$467,196	\$ 280,317	\$ 946,404	2015	-	41%
GN2	Recreational Park Local (RPL)	Caboolture	10000	\$742,665			\$ 742,665	2008	\$0.55M	59%
GN20	Mixed Use Sporting Reserve - District (MUD)	Caboolture	60000		\$4,938,953	\$3,379,052	\$ 8,318,005	2011	\$4.5M	37%
GN21	Recreational Park Local (RPL)	Caboolture	10000	\$1,713,980			\$1,713,980	2021	\$0.75M	59%
GN22	Recreational Park Local (RPL)	Caboolture	10000	\$1,300,748			\$1,300,748	2016	\$0.75M	59%
GN23	Recreational Park Local (RPL)	Caboolture	10000	\$1,413,329			\$1,413,329	2017	\$0.75M	59%
GN24	Upgrade Multi-Use Sporting Reserve - Shirewide (UG MUS)	Caboolture	0	\$-	\$837,002	\$1,953,006	\$2,790,008	2016	-	37%
GN25	Upgrade Recreational Park Shirewide (UG RPS)	Caboolture	0	\$190,811	\$807,729	\$1,964,562	\$2,963,103	2020	-	39%
GN26	Upgrade Recreational Park District (UG RPD)	Elimbah	0		\$471,372	\$ 282,823	\$ 754,196	2014	-	42%
GN3	Recreational Park District (RPD)	Caboolture	40000	\$865,767	\$2,164,419	\$1,311,070	\$4,341,256	2010	\$3.0M	45%
GN4	Recreational Park Local (RPL)	Elimbah	10000	\$296,661			\$ 296,661	2009	\$0.1M	59%
GN5	Recreational Park District (RPD)	Caboolture	40000	\$713,303	\$1,783,257	\$1,069,954	\$3,566,514	2011	\$2.2M	45%
GN6	Recreational Park Local (RPL)	Caboolture	10000	\$ 1,073,359			\$ 1,073,359	2011	\$0.75M	59%
GN7	Recreational Park Local (RPL)	Caboolture	10000	\$1,027,248			\$1,027,248	2010	\$0.75M	59%
GN8	Recreational Park Local (RPL)	Caboolture	10000	\$ 942,665			\$ 942,665	2008	\$0.75M	59%
GN9	Recreational Park Local (RPL)	Caboolture	10000	\$1,713,980			\$ 1,713,980	2021	\$0.75M	59%
GS1	Upgrade Recreational Park District (UG RPD)	Deception Bay	20000	\$ 198,891	\$497,228	\$ 298,337	\$ 994,456	2008	-	31%
GS10	Mixed Use Sporting Reserve - District (MUD)	Deception Bay	60000		\$5,605,655	\$3,675,228	\$9,280,883	2009	\$3.6M	37%
GS11	Mixed Use Sporting Reserve - District	Deception	100000		\$8,732,218	\$5,973,523	\$14,705,741	2016	\$6.0M	37%

PLANNING SCHEME POLICY PSP21C – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – OPEN SPACE AND COMMUNITY PURPOSES

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
	(MUD)	Bay								
GS12	Recreational Park District (RPD)	Narangba	40000	\$776,626	\$1,941,565	\$ 1,128,979	\$3,847,169	2015	\$2.0M	31%
GS13	Mixed Use Sporting Reserve - District (MUD)	Narangba	60000		\$4,778,756	\$3,185,838	\$7,964,594	2018	\$3.0M	37%
GS14	Recreational Park District (RPD)	Narangba	40000	\$666,062	\$1,665,154	\$1,027,898	\$3,359,114	2011	\$2.0M	31%
GS15	Recreational Park District (RPD)	Burpengary	40000	\$718,063	\$1,795,158	\$1,109,279	\$3,622,501	2013	\$2.0M	31%
GS16	Recreational Park Local (RPL)	Narangba	10000	\$1,094,983			\$1,094,983	2019	\$0.5M	21%
GS17	Recreational Park Local (RPL)	Narangba	10000	\$778,103			\$ 778,103	2011	\$0.5M	21%
GS18	Recreational Park Local (RPL)	Narangba	10000	\$1,199,858			\$1,199,858	2021	\$0.5M	21%
GS19	Mixed Use Sporting Reserve - District (MUD)	Narangba	60000		\$3,876,029	\$ 2,641,630	\$6,517,660	2011	\$3.0M	37%
GS2	Recreational Park District (RPD)	Burpengary	40000	\$ 999,755	\$2,499,388	\$ 1,499,633	\$4,998,776	2021	\$2.0M	31%
GS20	Recreational Park Local (RPL)	Narangba	10000	\$ 1,094,983			\$1,094,983	2019	\$0.5M	21%
GS3	Upgrade Recreational Park District (UG RPD)	Deception Bay	0	\$92,611	\$231,528	\$ 138,917	\$ 463,056	2016	-	31%
GS4	Multi-Use Sporting Reserve - Shirewide (MUS)	Deception Bay	0		\$1,492,962	\$3,483,579	\$4,976,541	2021	-	37%
GS5	Recreational Park Local (RPL)	Burpengary	10000	\$958,649			\$958,649	2016	\$0.5M	21%
GS6	Upgrade Recreational Park District (UG RPD)	Burpengary	0	\$96,826	\$242,064	\$145,238	\$484,128	2011	-	31%
GS7	Upgrade Recreational Park District (UG RPD)	Deception Bay	0	\$88,580	\$221,451	\$132,871	\$442,902	2021	-	34%
GS8	Upgrade Mixed Use Sporting Reserve - District (UG MUD)	Deception Bay	0		\$1,765,827	\$1,177,218	\$2,943,045	2010	-	15%
GS9	Upgrade Recreational Park District (UG RPD)	Deception Bay	0	\$178,745	\$442,902	\$265,741	\$887,388	2021	-	31%
N1	Upgrade Recreational Park District (UG RPD)	Sandstone Point	0	\$926,112			\$926,112	2016	-	21%
N2	Recreational Park Local (RPL)	Ningi	10000	\$423,795			\$423,795	2011	\$0.2M	21%
N3	Upgrade Recreational Park District (UG RPD)	Sandstone Point	-	\$926,112			\$926,112	2016	-	21%
N4	Mixed Use Sporting Reserve - District (MUD)	Ningi	60000		\$2,600,520	\$1,710,636	\$4,311,156	2011	\$1.2M	31%
N5	Recreational Park Local (RPL)	Ningi	10000	\$582,912			\$582,912	2021	\$0.2M	21%
N6	Upgrade Recreational Park District (UG RPD)	Godwin Beach	0	\$985,644			\$985,644	2009	\$0.364M	105%
W1	Mixed Use Sporting Reserve - District (MUD)	Wamuran	34000		\$2,007,319	\$1,338,213	\$3,345,532	2012	-	18%
W2	Upgrade Recreational Park Local (UGRPL)	Wamuran	0	\$174,697			\$174,697	2019	-	31%

Park name	Description	Suburb	Future Area (m2)	Local (NPV)	District (NPV)	Shire Cost (NPV)	Total (NPV) including land	Year Planned	Land Value	% funding of total
WD1	Upgrade Recreational Park District (UG RPD)	Delaney's Creek	0	\$197,129	\$492,822	\$295,693	\$985,644	2009	\$0.04M	26%
WD2	Recreational Park Local (RPL)	Delaney's Creek	10000	\$253,875			\$253,875	2021	\$0.07M	26%
WD3	Recreational Park Local (RPL)	Woodford	10000	\$288,516			\$288,516	2016	\$0.07M	26%
WD4	Recreational Park Local (RPL)	Woodford	10000	\$270,261			\$270,261	2011	\$0.16M	31%
WD6	Upgrade Mixed Use Sporting Reserve - District (UG MUD)	Woodford	0		\$1,674,005	\$1,080,488	\$2,754,493	2016	-	31%
			1,629,136	\$149,664,765	\$134,800,923	\$115,232,092	\$399,697,780		\$80.92M	37%

Table 4.2B – Recreation Trails Plan for Trunk Infrastructure as at 01 January 2009

Description	Year	Cost
Pumicestone Way South & North	2008	\$1,165,521
Cottonwood Walk Enhancements	2008	\$382,185
Centenary Lakes Shared Use Path (Rotary Walk)	2008	\$14,605

4.3 Total Cost per Network Component and Charging Level for each Service Catchment

Table 4.3A: Total Infrastructure Value as at 01 January 2009

Catchment	Parks			Rec Trails	Community Facilities		Total	* Estimated % funded by contributions
	Local	District	Shire		District	Shire		
Bribie Island	\$11,838,275	\$6,233,658	\$4,092,338		\$4,429	\$2,657	\$22,171,358	15.40%
Donnybrook	\$194,366	0					\$194,366	87.20%
Ningi	\$10,317,505	\$2,600,520	\$1,710,636				\$14,628,661	21.50%
Toorbul	\$ -	0					\$0.00	0%
Urban Corridor Central	\$52,100,984	\$9,298,077	\$8,358,213		\$719,542	\$431,725	\$70,908,542	41.70%
Urban Corridor North	\$31,309,851	\$23,221,901	\$17,722,090		\$1,290,768	\$774,461	\$74,319,071	59.00%
Urban Corridor South	\$34,650,416	\$35,787,886	\$25,883,909		\$913,988	\$548,393	\$97,784,591	21.50%
Wamuran	\$458,657	\$2,007,319	\$1,338,213				\$3,804,189	17.90%
Woodford	\$2,129,896	\$2,774,248	\$1,740,634		\$155,184	\$93,110	\$6,893,071	26.00%
Beachmere	\$6,664,815	0					\$6,664,815	32.80%
Shirewide	\$ -	\$46,857,040	\$50,515,000	\$2,294,580	\$2,936,364	\$2,020,713	\$104,623,697	50.47%
Total	\$149,664,765	\$128,780,648	\$111,361,032	\$2,294,580	\$6,020,275	\$3,871,060	\$401,992,361	

Note: The proportion of future infrastructure expenditure being allocated to future development demand at 01 January 2009 is equivalent to 67% of the value of future embellishment cost, without giving consideration to the effect of the capping regime. The remaining 33% of future embellishment costs will be funded directly by Council so that costs associated with 'deficiencies' within the existing network are not passed to proponents of development approved after 01 January 2009.

Schedule A: Demand Factors

Table A – Demand Factors for Open Space and Community Purposes Infrastructure Contributions

DEMAND FACTORS FOR Material Change of Use – Caboolture ShirePlan	
USE	
Accommodation Building	0.95 ET / Dwelling Unit
Agriculture	Assess Impact on Application
Animal Husbandry (Intensive)	Assess Impact on Application
Animal Husbandry (Non-Intensive)	Assess Impact on Application
Aquaculture	Assess Impact on Application
Brothel	0.08 ET / 100 m ² GFA
Car Parking Facility	Assess Impact on Application
Car Wash	0.03 ET / 100 m ² GFA
Caravan Park	0.95 ET / Dwelling Unit
Caretaker's Residence	1.0 ET / Dwelling Unit
	0.01 ET / 100 m ² GFA
Child Care Centre	0.01 ET / 100 m ² GFA
Corrective Institution	0.01 ET / 100 m ² GFA
Dependent Person's Accommodation	0.95 ET / Dwelling Unit
Display Home	1.0 ET / Dwelling Unit
Dual Occupancy	0.95 ET / Dwelling Unit
Dwelling House	1.0 ET / Dwelling Unit
Educational Establishment	0.01 ET / 100 m ² GFA
Entertainment and Recreation (Indoors)	0.08 ET / 100 m ² GFA
Entertainment and Recreation (Outdoors)	0.08 ET / 100 m ² GFA
Estate Sales Office	0.13 ET / 100 m ² GFA
Extractive Industry	0.008 ET / 100 m ² GFA
Fuel Depot	0.03 ET / 100 m ² GFA
Funeral Parlour	0.08 ET / 100 m ² GFA
General Industry	0.008 ET / 100 m ² GFA
Home Based Business	0.13 ET / 100 m ² GFA
Hospital	0.01 ET / 100 m ² GFA
Hotel	0.08 ET / 100 m ² GFA
Landscape Supplies Production	0.03 ET / 100 m ² GFA
Landscape Supply Centre	0.03 ET / 100 m ² GFA
Marina	0.03 ET / 100 m ² GFA
Market	0.08 ET / 100 m ² GFA
Medical Centre	0.01 ET / 100 m ² GFA
Motor Vehicle Repair Station	0.03 ET / 100 m ² GFA
Multiple Dwelling	0.95 ET / Dwelling Unit
Office	0.13 ET / 100 m ² GFA
Park	-
Place of Worship	0.01 ET / 100 m ² GFA
Recycling Yard	0.03 ET / 100 m ² GFA
Relocatable Home Park	0.95 ET / Dwelling Unit

DEMAND FACTORS FOR Material Change of Use – Caboolture ShirePlan	
USE	
Restaurant	0.08 ET / 100 m ² GFA
Retail Showroom	0.03 ET / 100 m ² GFA
Retirement Village	0.95 ET / Dwelling Unit
Roadside Stall	Assess Impact on Application
Rural Service Industry	Assess Impact on Application
Rural Worker's Dwelling	Assess Impact on Application
Sales or Hire Yard	0.03 ET / 100 m ² GFA
Service Industry	0.03 ET / 100 m ² GFA
Service Station	0.03 ET / 100 m ² GFA
Shop	0.08 ET / 100 m ² GFA
Special Care Facility	0.01 ET / 100 m ² GFA
Special Industry	0.008 ET / 100 m ² GFA
Storage Facility	0.03 ET / 100 m ² GFA
Surgery	0.01 ET / 100 m ² GFA
Take Away Food Outlet	0.08 ET / 100 m ² GFA
Telecommunication Facility	0.03 ET / 100 m ² GFA
Transport Depot	0.03 ET / 100 m ² GFA
Vehicle Sales and Service	0.03 ET / 100 m ² GFA
Veterinary Establishment	0.01 ET / 100 m ² GFA
Warehouse	0.03 ET / 100 m ² GFA

DEMAND FACTORS FOR Reconfiguring a Lot – Caboolture ShirePlan	
ZONES	
Rural residential	0.9/Lot
Residential A	1.0/Lot
Residential B	63/ha
Metropolitan Centre	2/ha
District Centre	2/ha
Local Centre	2/ha
Regional Industry	0.4/ha
District Industry	0.4/ha
Local Industry	0.4/ha
Special Use	1.5/ha
	1.0/Lot

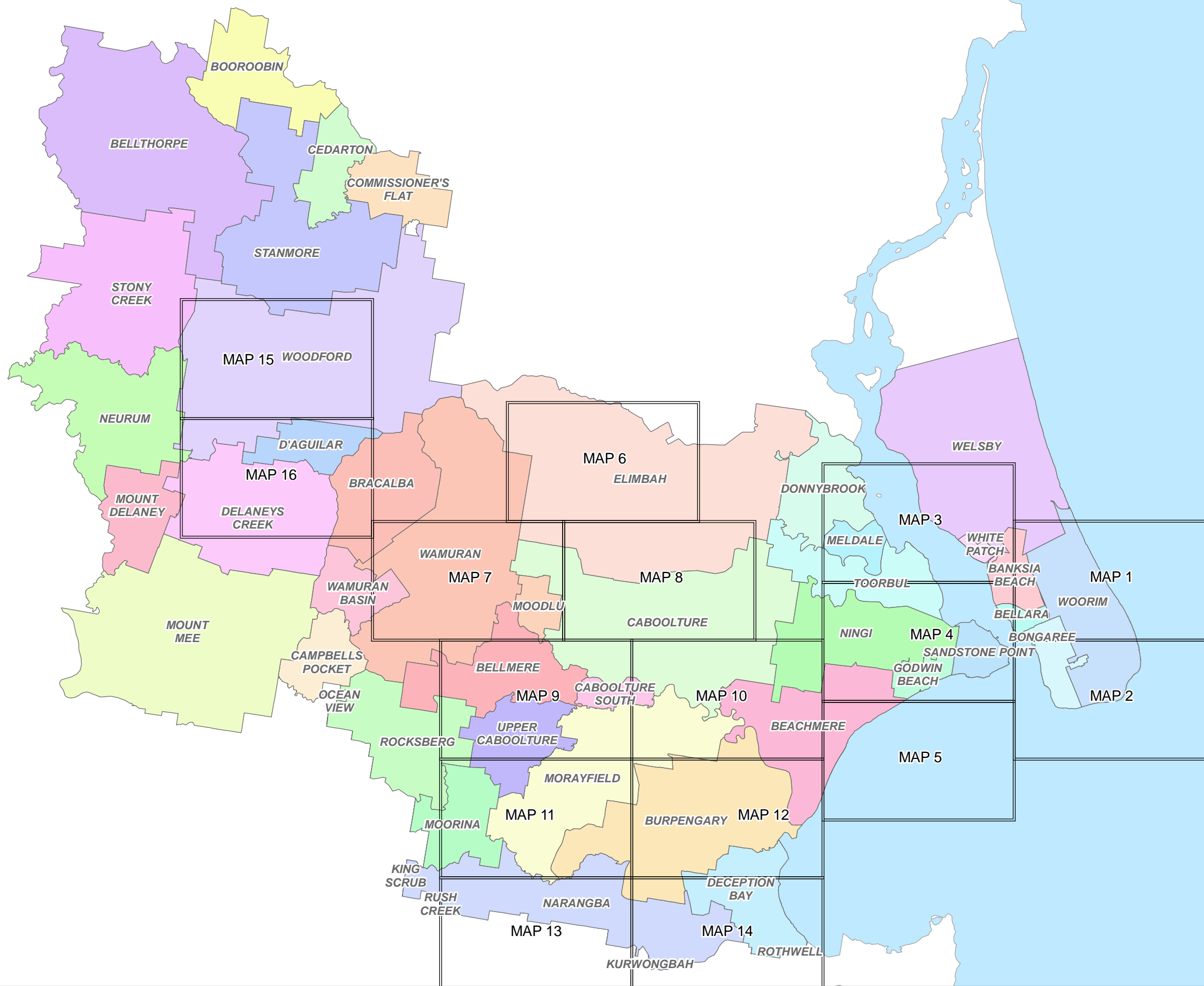
Schedule B: Open Space and Community Purposes Infrastructure Contribution Rates

The Open Space and Community Purposes network infrastructure contribution rate which applies in each of the service catchments is shown in Table B below.

Table B: Open Space and Community Purposes Network Infrastructure Contribution Rates

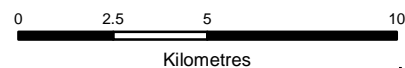
Open Space and Community Purposes Network Infrastructure Contribution Rates per ET							
Service Catchment	Parks- Recreation and Sport			Recreational Trails	Community Purposes		Total per ET
	Local (including Local Community Purposes)	District	Shire		District	Shire	
Bribie Island	\$1,532.86	\$1,069.31	\$1,356.22	\$23.17	\$0.39	\$23.62	\$4,005.57
Donnybrook	\$517.25	\$0.00	\$1,356.22	\$23.17		\$23.62	\$1,920.26
Ningi, Sandstone Point and Godwin Beach	\$3,268.87	\$1,523.29	\$1,356.22	\$23.17	\$0.39	\$23.62	\$6,195.56
Toorbul	\$0.00	\$0.00	\$1,356.22	\$23.17		\$23.62	\$1,403.01
Urban Corridor Central	\$2,226.52	\$1,953.13	\$1,356.22	\$23.17	\$62.72	\$23.62	\$5,645.38
Urban Corridor North	\$1,375.40	\$1,737.90	\$1,356.22	\$23.17	\$41.55	\$23.62	\$4,557.86
Urban Corridor South	\$1,692.73	\$1,719.98	\$1,356.22	\$23.17	\$36.76	\$23.62	\$4,852.48
Woodford and D'Aguilar	\$862.34	\$3,744.88	\$1,356.22	\$23.17		\$23.62	\$6,010.23
Wamuran	\$842.38	\$1,061.01	\$1,356.22	\$23.17	\$58.53	\$23.62	\$3,364.94
Beachmere	\$3,012.39	\$0.00	\$1,356.22	\$23.17		\$23.62	\$4,415.40

Schedule C: Service Catchments



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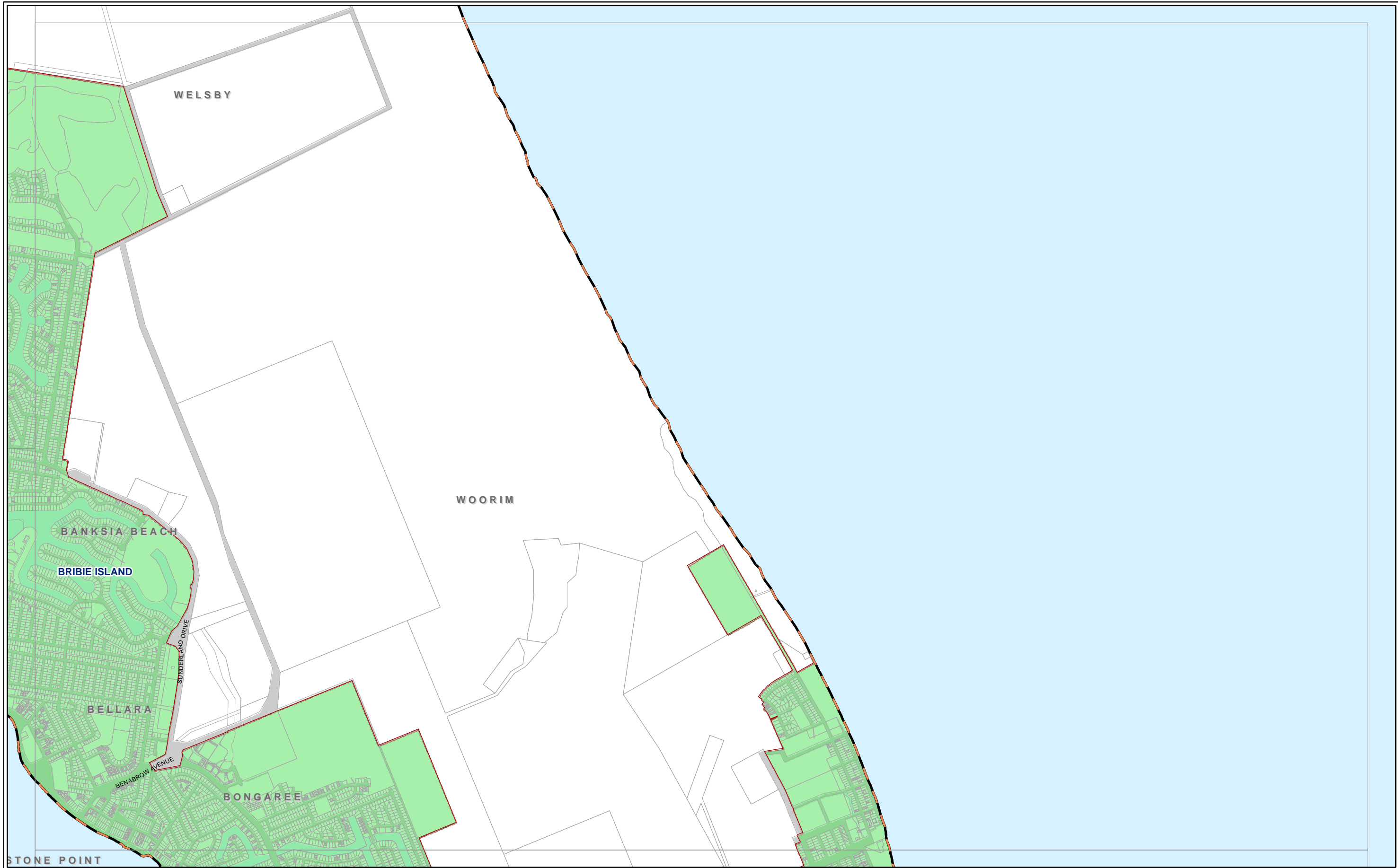
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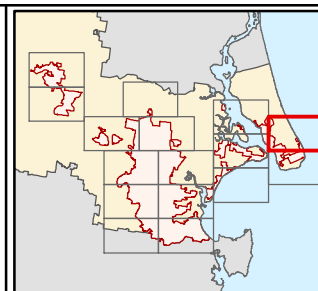
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- BEACHMERE
- BRIBIE ISLAND
- DONNYBROOK
- NINGI, SANDSTONE PT, GODWIN BEACH
- TOORBUL

- URBAN GROWTH CORRIDOR CENTRAL
- URBAN GROWTH CORRIDOR NORTH
- URBAN GROWTH CORRIDOR SOUTH
- WAMURAN
- WOODFORD, D'AGUILAR

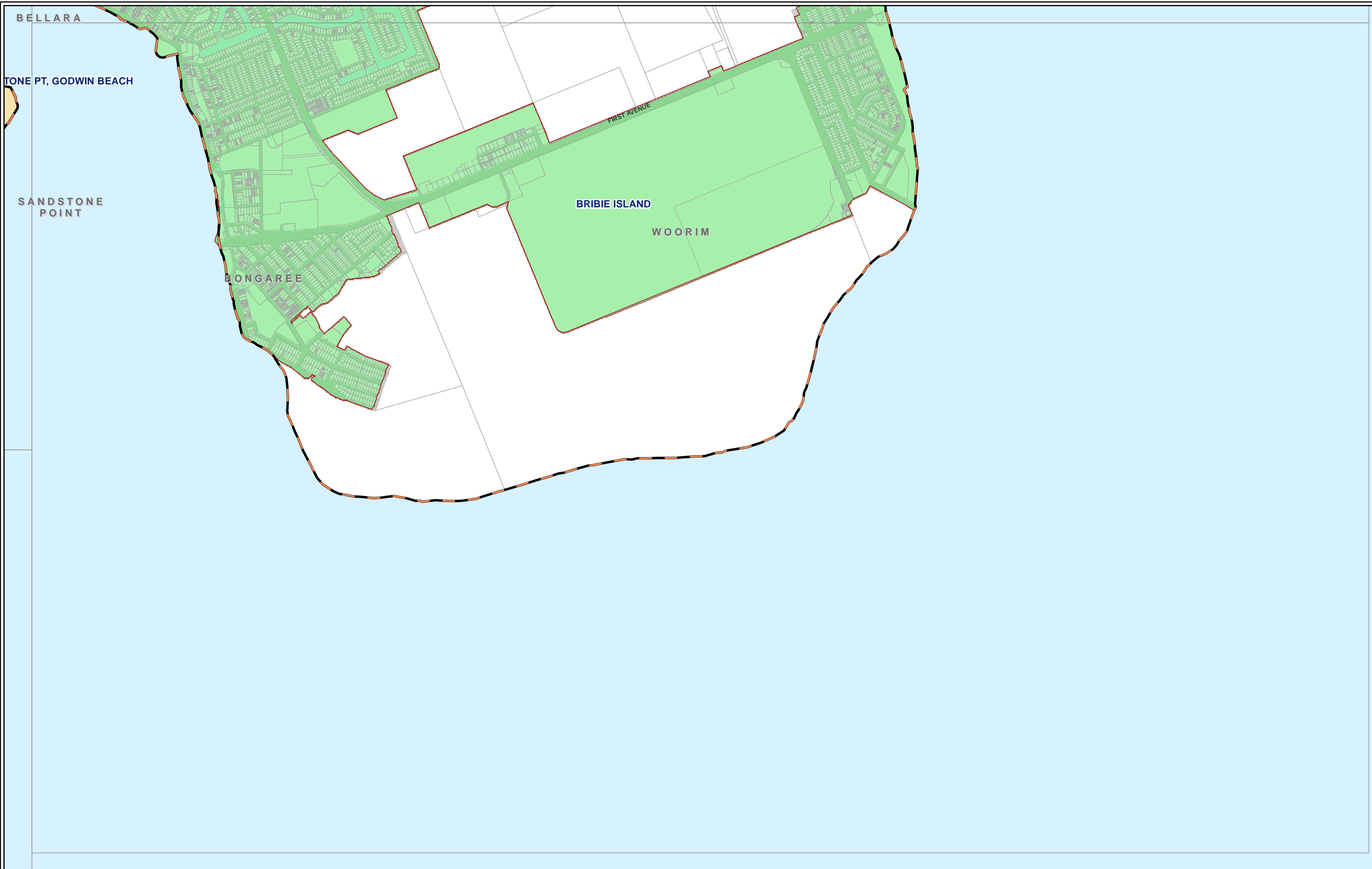
- DISA Boundary
- Shire Boundary
- Cadastral



Caboolture Shire Community Purpose Service Catchments

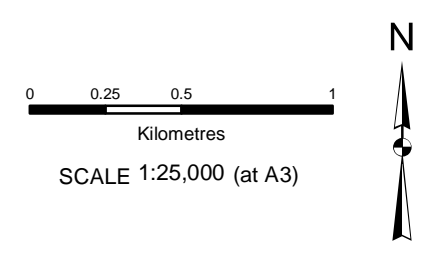
MAP C 1

EFFECTIVE FROM 29 October 2009

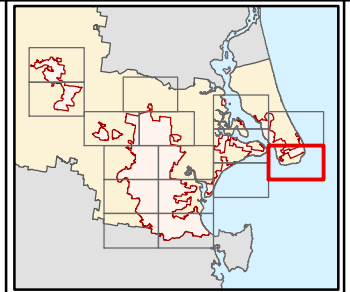


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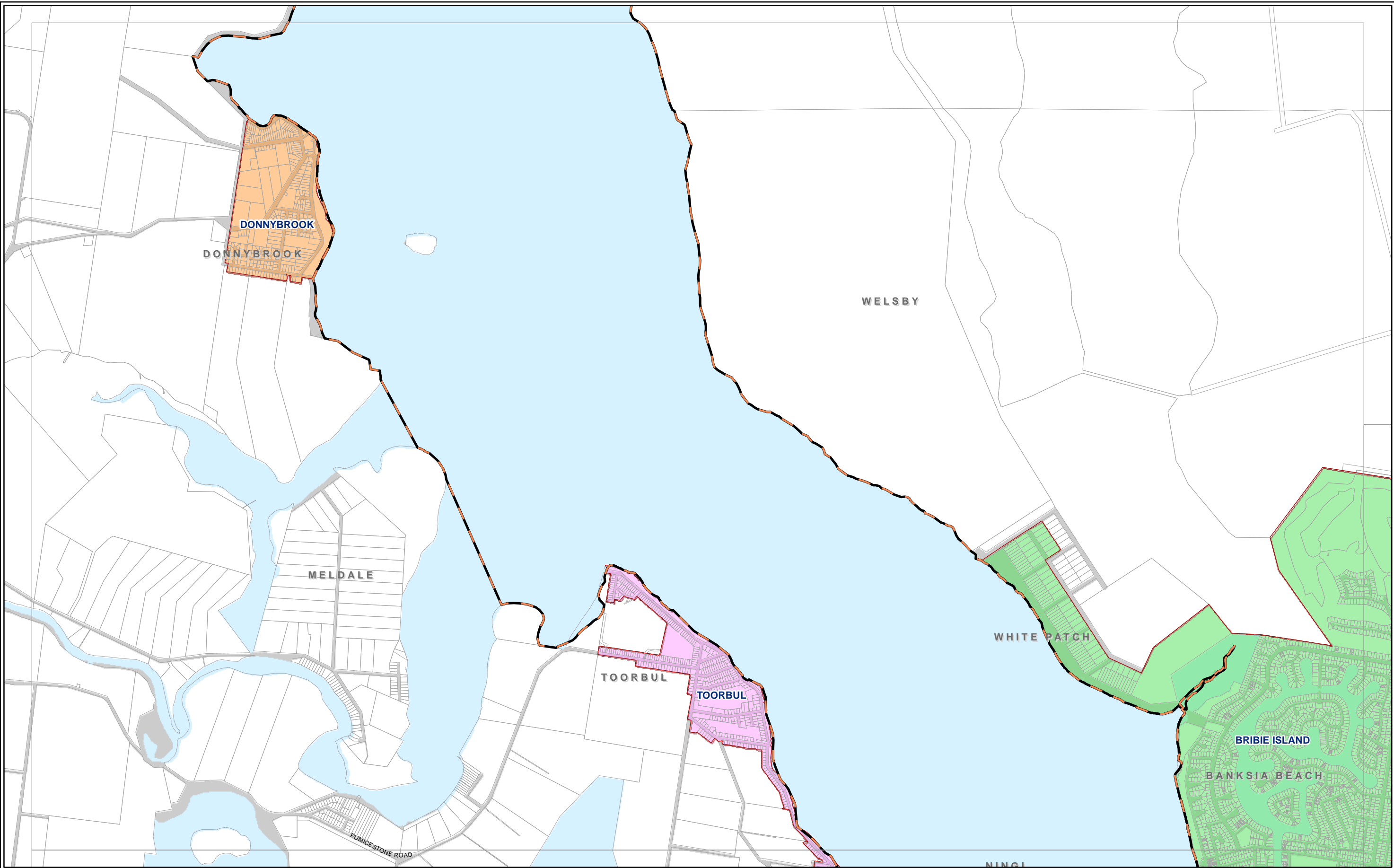
- | | | |
|-----------------------------------|-------------------------------|----------------|
| BEACHMERE | URBAN GROWTH CORRIDOR CENTRAL | DISA Boundary |
| BRIBIE ISLAND | URBAN GROWTH CORRIDOR NORTH | Shire Boundary |
| DONNYBROOK | URBAN GROWTH CORRIDOR SOUTH | Cadastral |
| NINGI, SANDSTONE PT, GODWIN BEACH | WAMURAN | |
| TOORBUL | WOODFORD, D'AGUILAR | |



Caboolture Shire
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MAP C 2

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Kilometres
SCALE 1:25,000 (at A3)

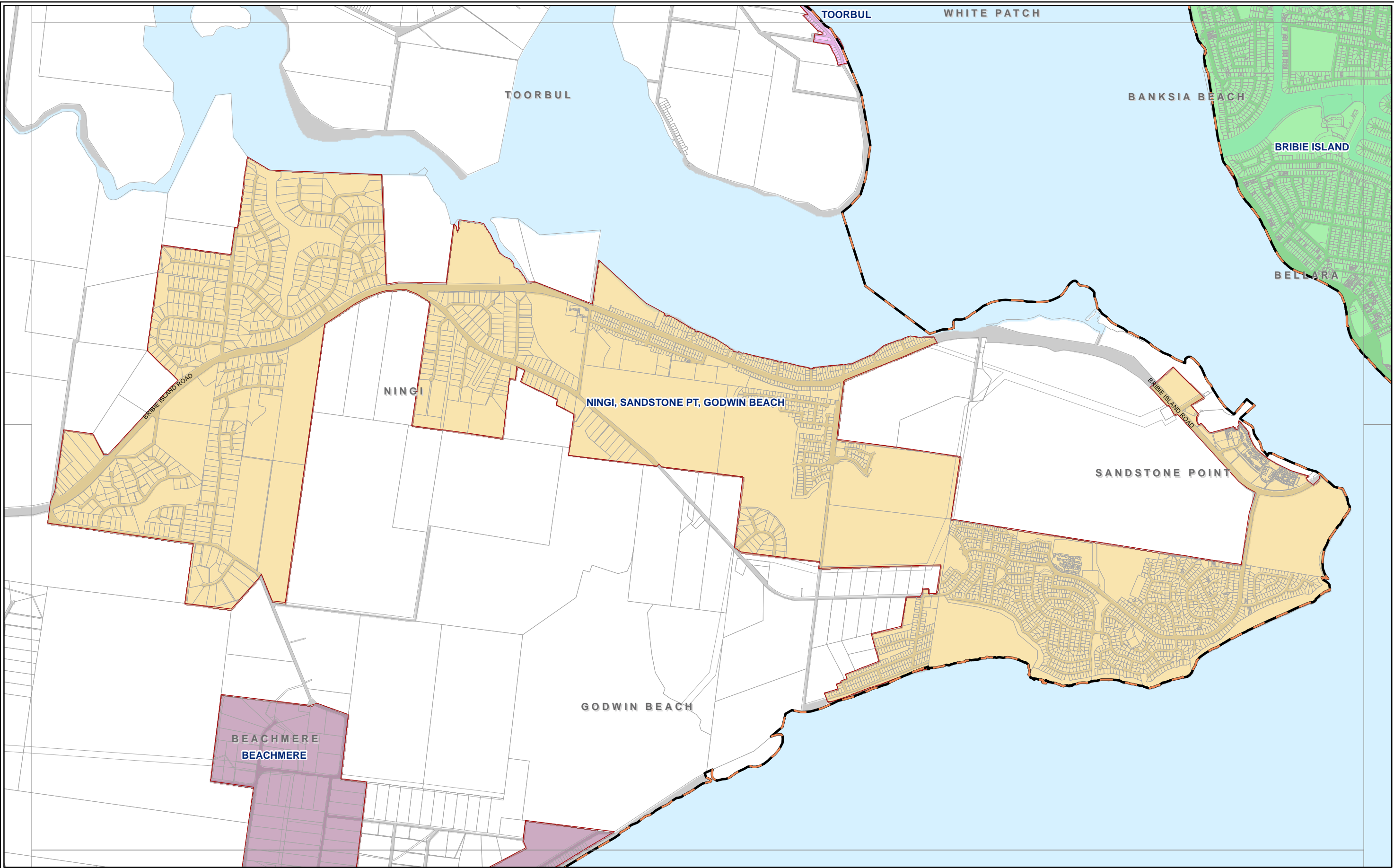
N

BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary Shire Boundary Cadastre
BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

Caboolture Shire
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MAP C 3

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Kilometres
SCALE 1:25,000 (at A3)

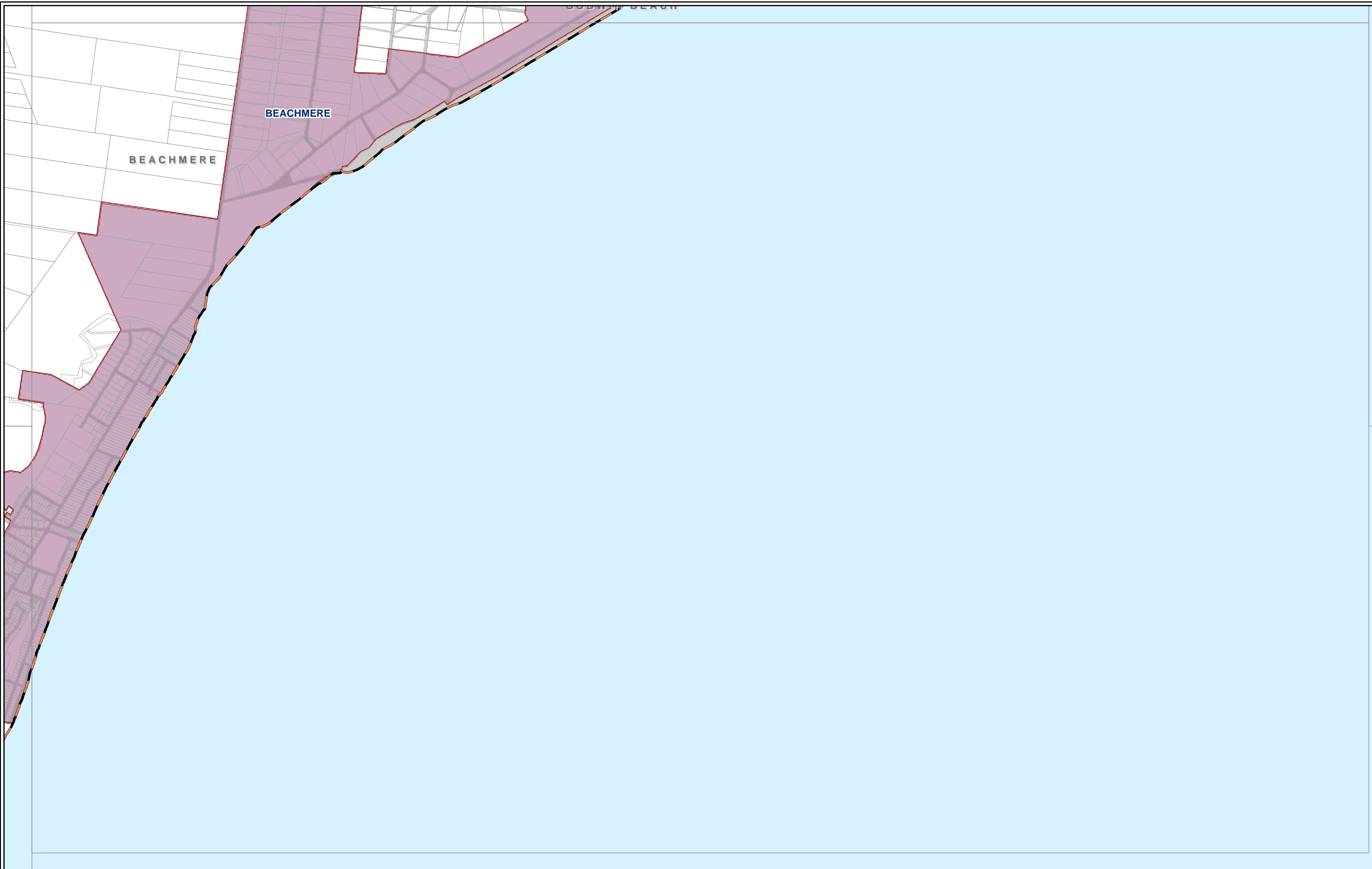
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BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary
BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

Caboolture Shire
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MAP C 4

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Kilometres

SCALE 1:25,000 (at A3)

N

BEACHMERE

BRIBIE ISLAND

DONNYBROOK

NINGI, SANDSTONE PT, GODWIN BEACH

TOORBUL

URBAN GROWTH CORRIDOR CENTRAL

URBAN GROWTH CORRIDOR NORTH

URBAN GROWTH CORRIDOR SOUTH

WAMURAN

WOODFORD, D'AGUILAR

DISA Boundary

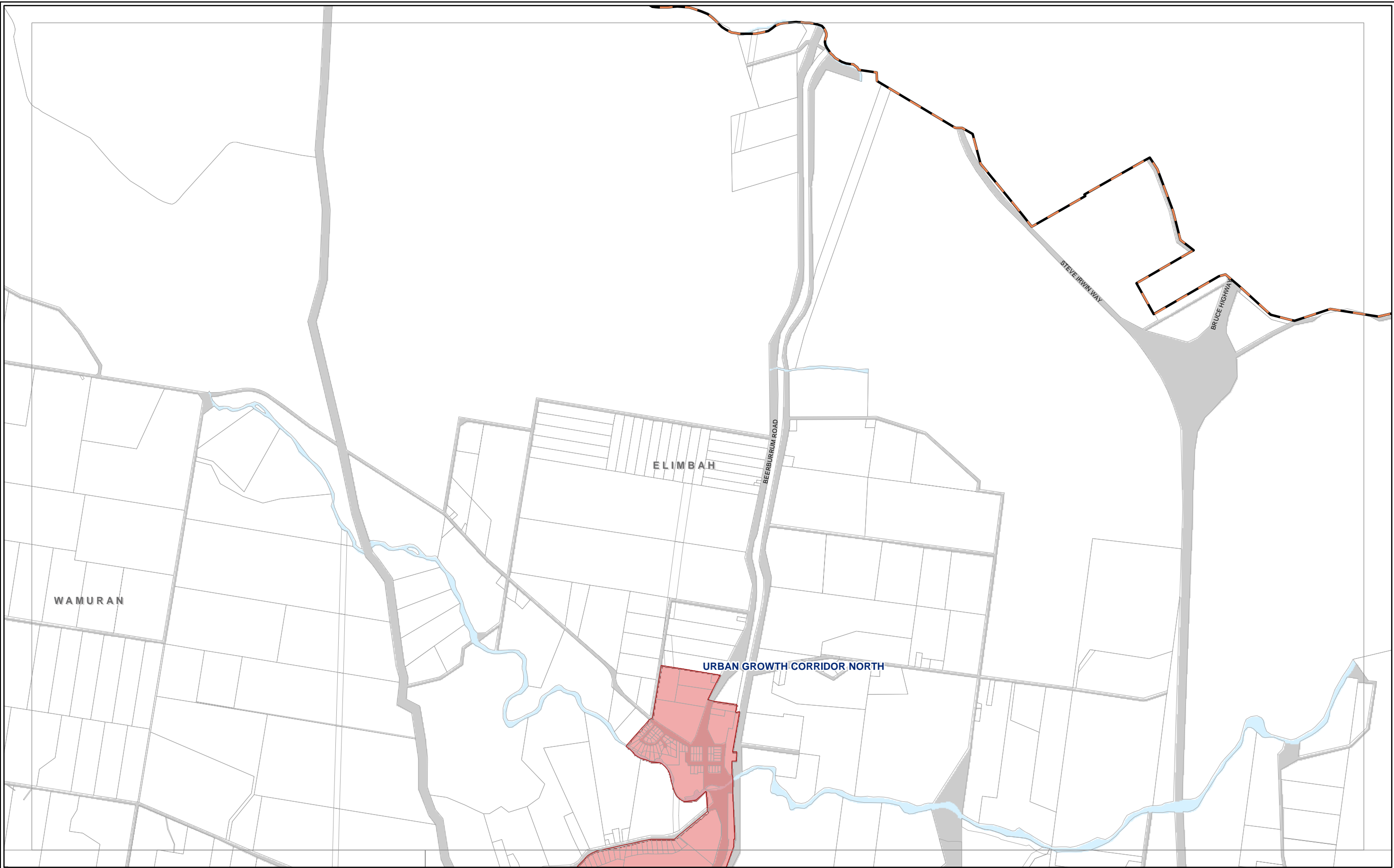
Shire Boundary

Cadastral

Caboolture Shire
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MAP C 5

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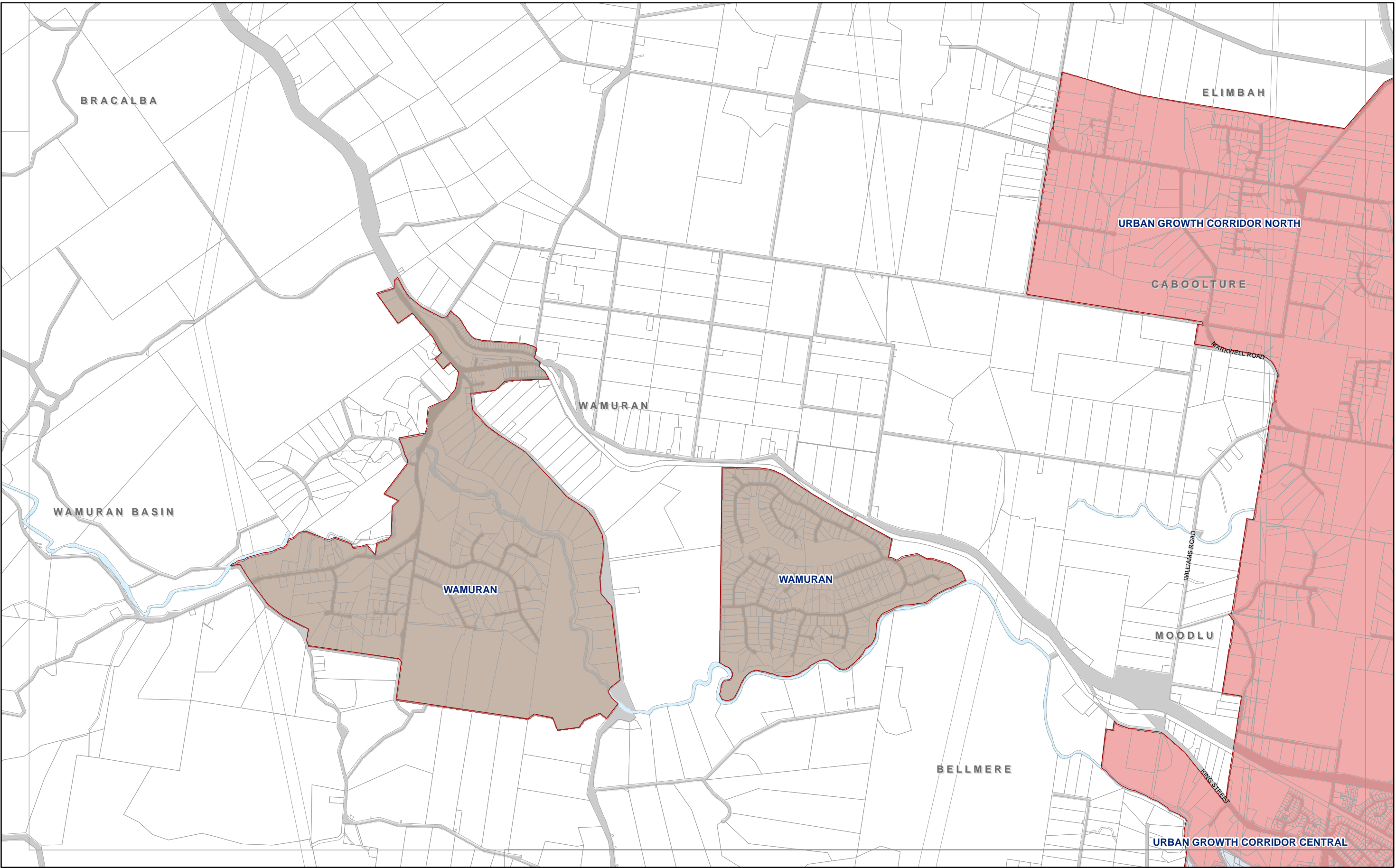
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BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary Shire Boundary Cadastral
BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

Caboolture Shire
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Service Catchments

MAP C 6

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Kilometres
SCALE 1:25,000 (at A3)

N

- BEACHMERE
- BRIBIE ISLAND
- DONNYBROOK
- NINGI, SANDSTONE PT, GODWIN BEACH
- TOORBUL
- URBAN GROWTH CORRIDOR CENTRAL
- URBAN GROWTH CORRIDOR NORTH
- URBAN GROWTH CORRIDOR SOUTH
- WAMURAN
- WOODFORD, D'AGUILAR

- DISA Boundary
- Shire Boundary
- Cadastral

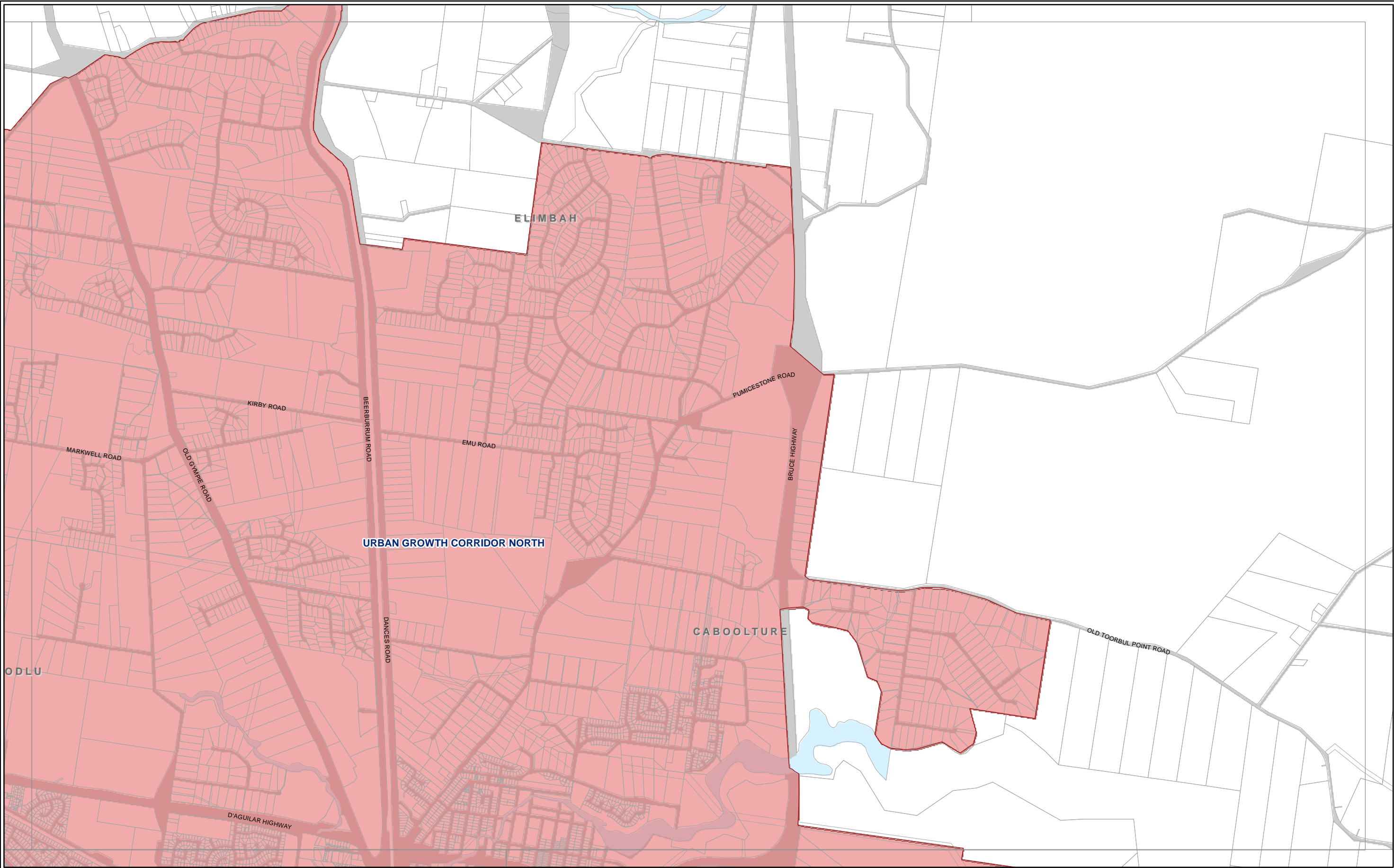
Caboolture Shire

Community Purpose

Service Catchments

MAP C 7

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Kilometres
SCALE 1:25,000 (at A3)

N

BEACHMERE

BRIBIE ISLAND

DONNYBROOK

NINGI, SANDSTONE PT, GODWIN BEACH

TOORBUL

URBAN GROWTH CORRIDOR CENTRAL

URBAN GROWTH CORRIDOR NORTH

URBAN GROWTH CORRIDOR SOUTH

WAMURAN

WOODFORD, D'AGUILAR

DISA Boundary

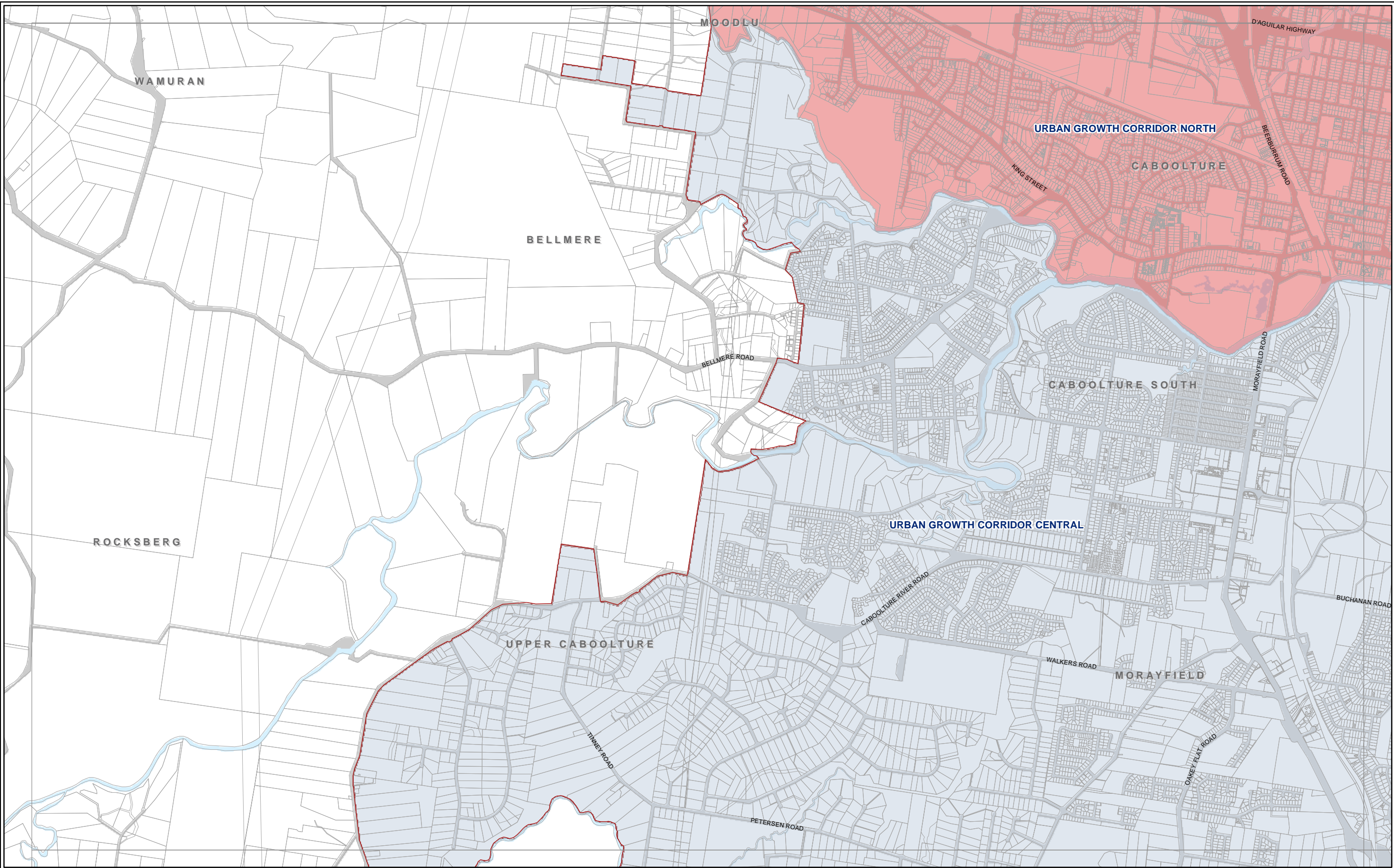
Shire Boundary

Cadastre

Caboolture Shire
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MAP C 8

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Kilometres
SCALE 1:25,000 (at A3)

N

BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary
BRIEBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

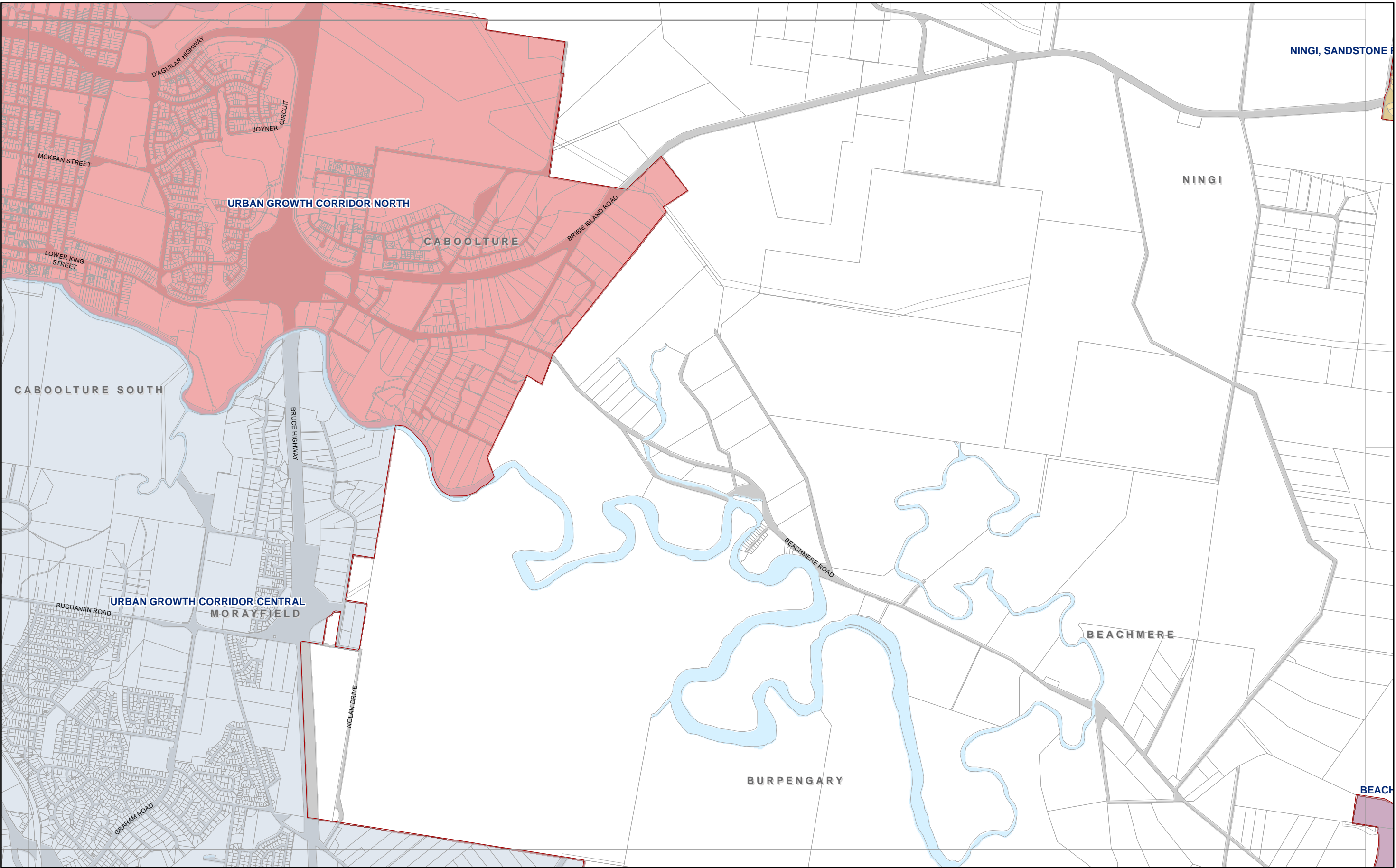
Caboolture Shire

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SCALE 1:25,000 (at A3)

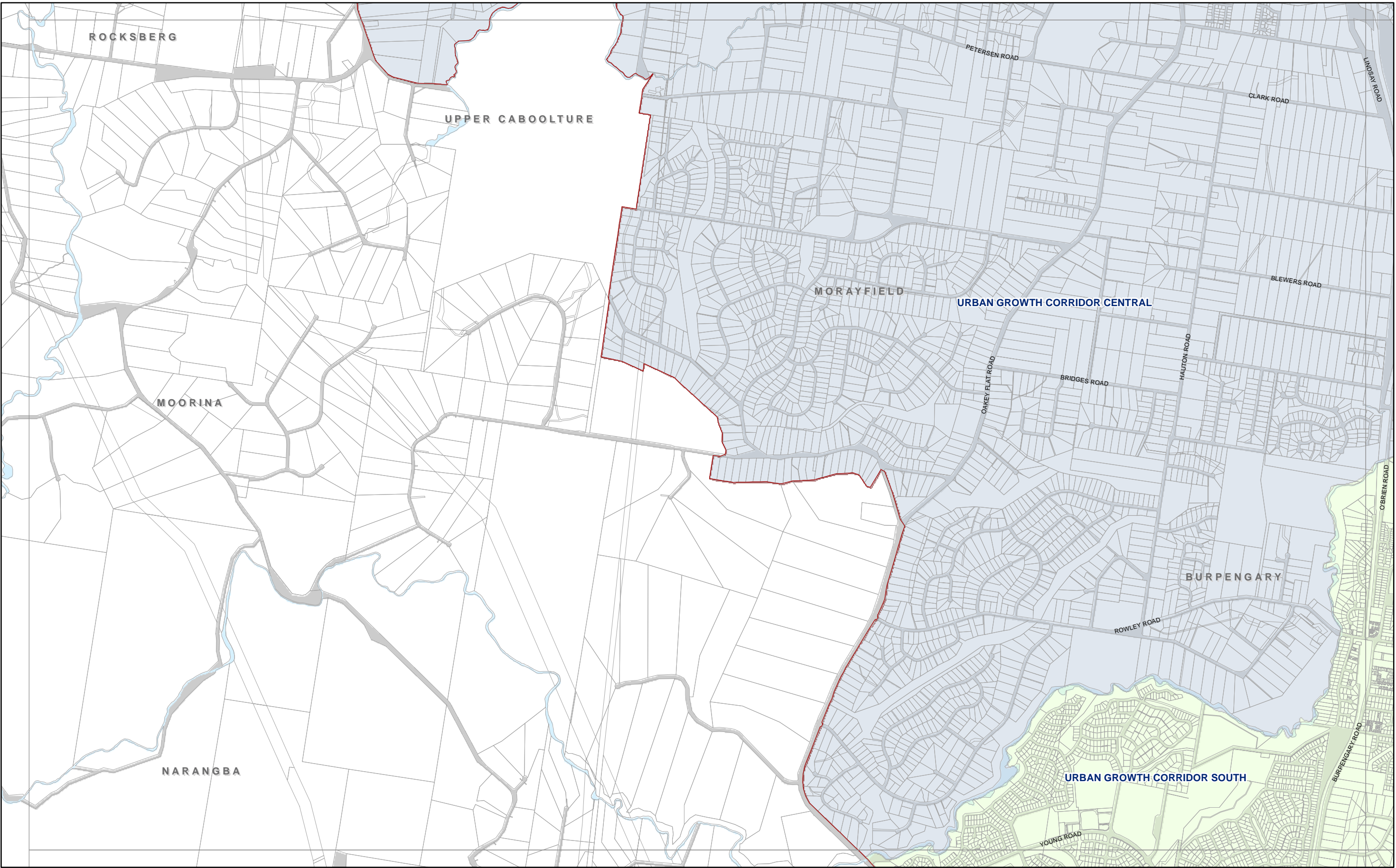
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BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

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Kilometres

SCALE 1:25,000 (at A3)

N

BEACHMERE

BRIBIE ISLAND

DONNYBROOK

NINGI, SANDSTONE PT, GODWIN BEACH

TOORBUL

URBAN GROWTH CORRIDOR CENTRAL

URBAN GROWTH CORRIDOR NORTH

URBAN GROWTH CORRIDOR SOUTH

WAMURAN

WOODFORD, D'AGUILAR

DISA Boundary

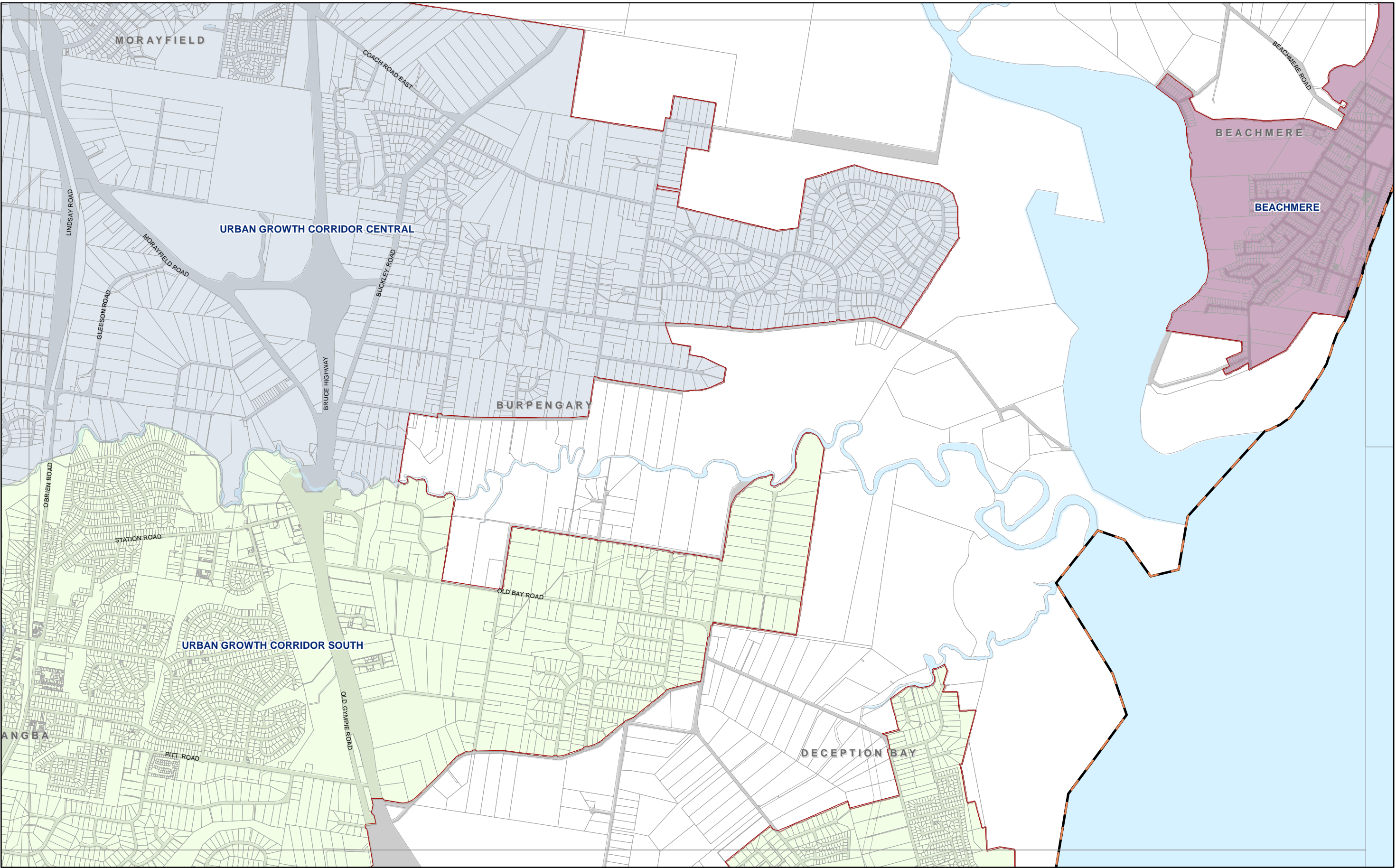
Shire Boundary

Cadastre

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Kilometres
SCALE 1:25,000 (at A3)

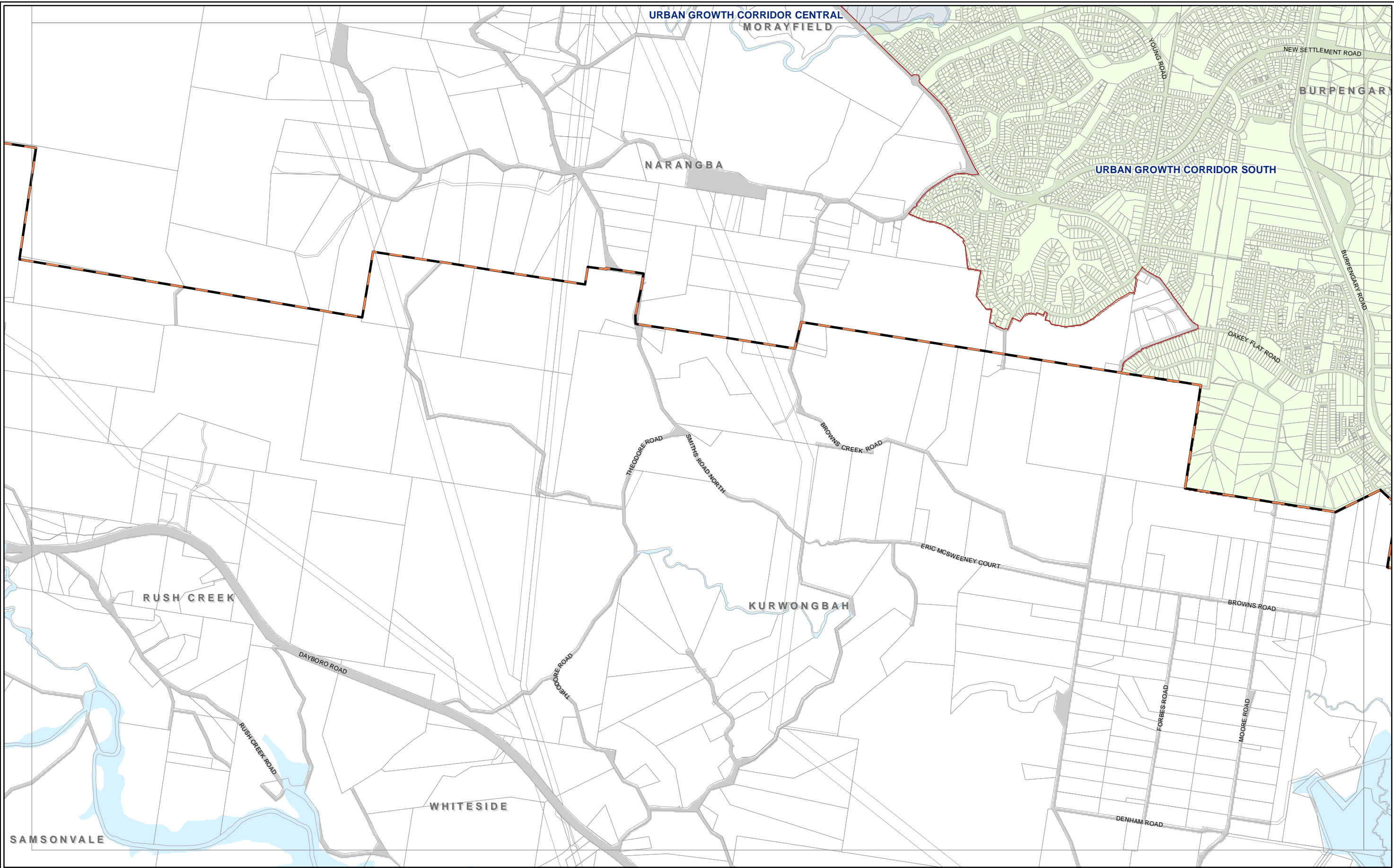
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BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

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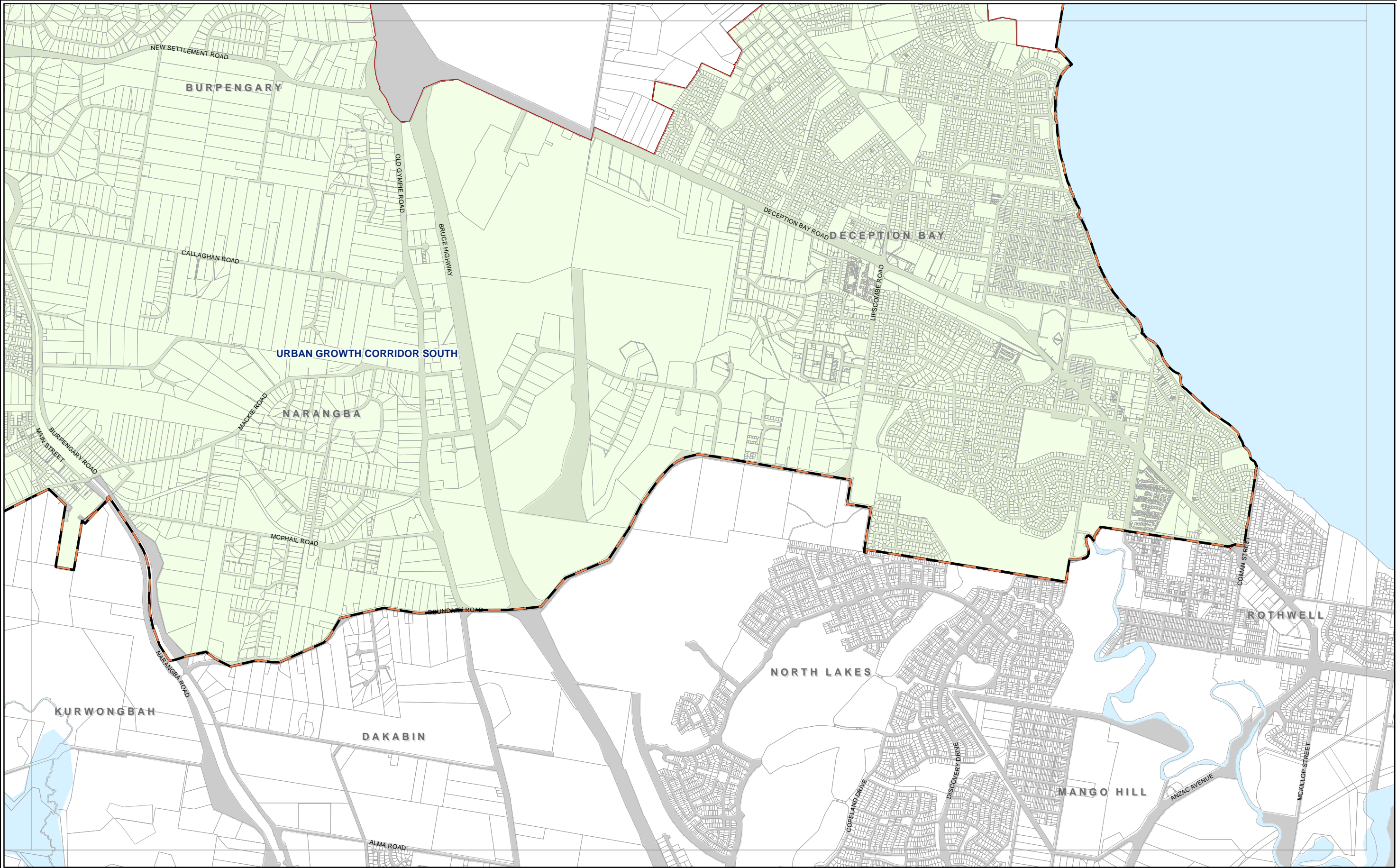
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BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

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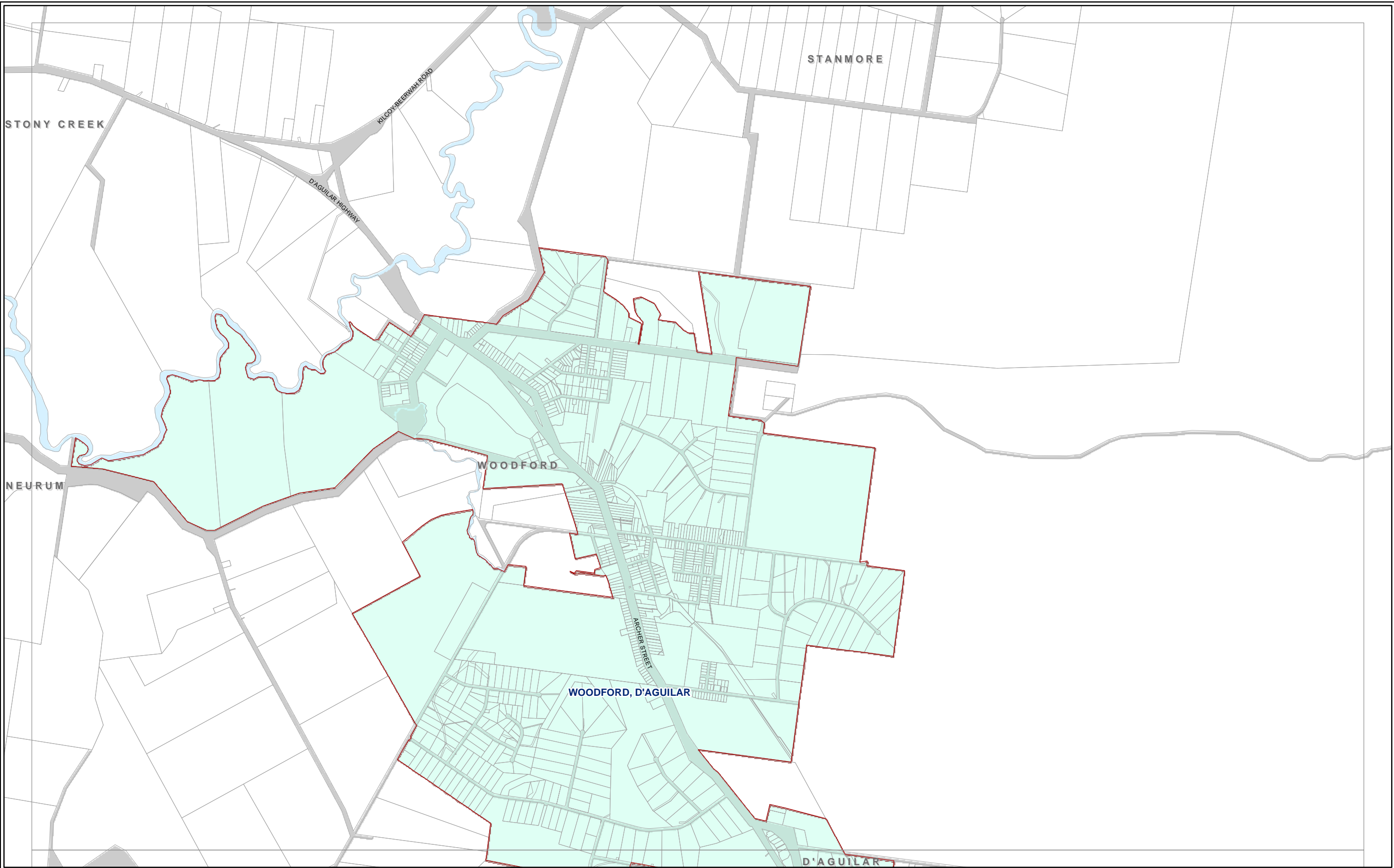
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BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary
BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

Caboolture Shire
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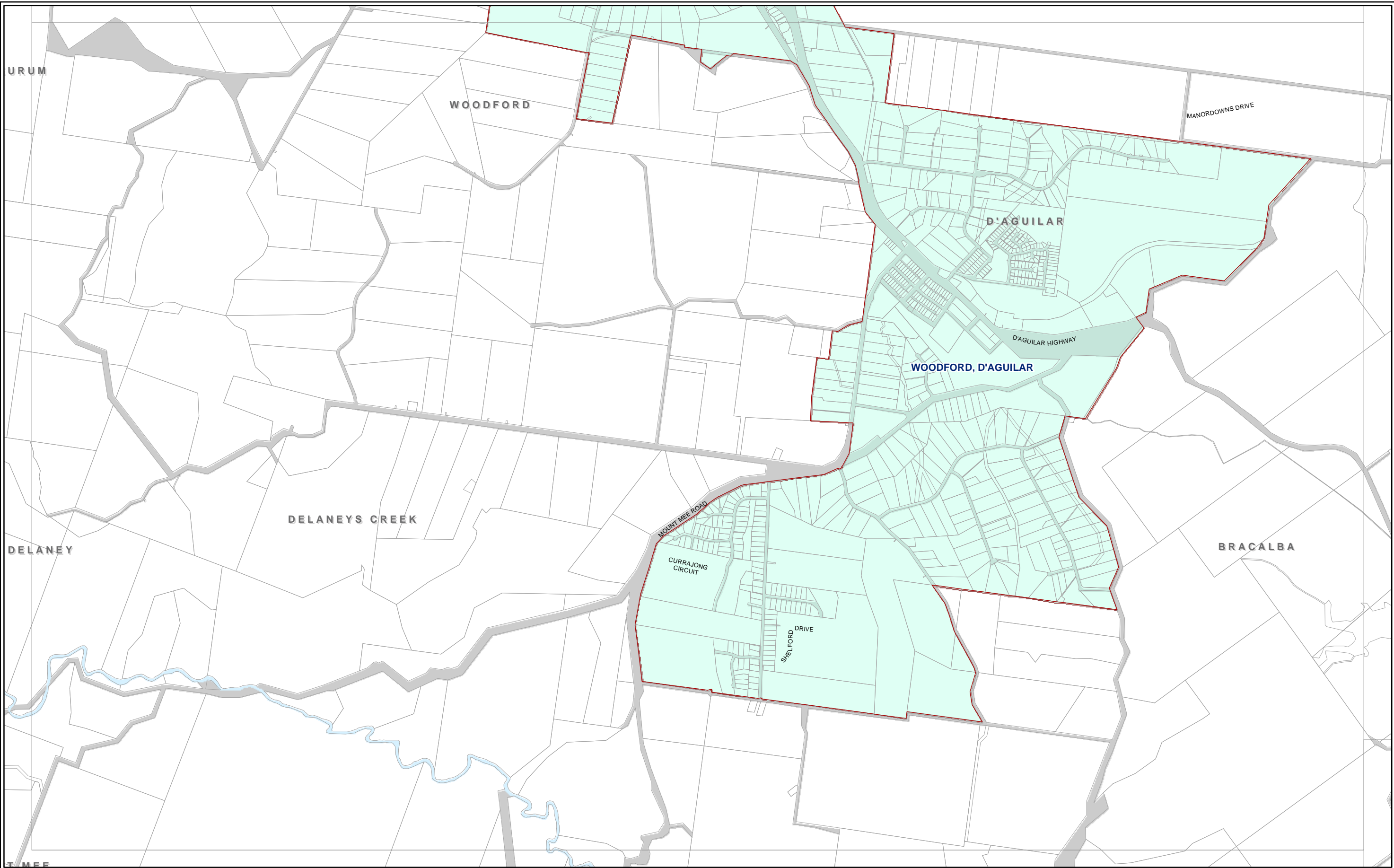
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BEACHMERE	URBAN GROWTH CORRIDOR CENTRAL	DISA Boundary		
BRIBIE ISLAND	URBAN GROWTH CORRIDOR NORTH		Shire Boundary	
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH			Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN			
TOORBUL	WOODFORD, D'AGUILAR			

Caboolture Shire
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Kilometres
SCALE 1:25,000 (at A3)

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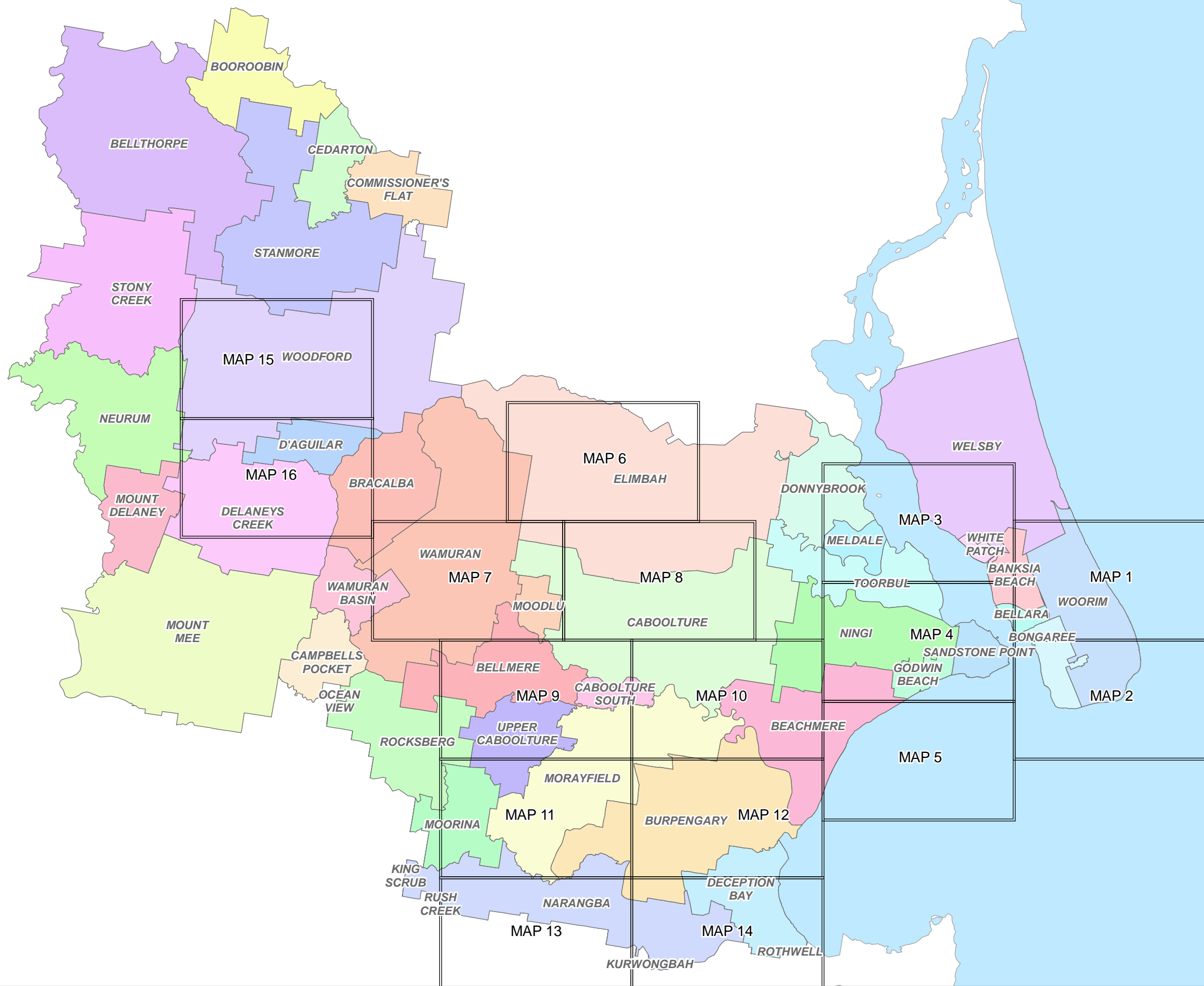
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BRIE ISLAND	URBAN GROWTH CORRIDOR NORTH	Shire Boundary
DONNYBROOK	URBAN GROWTH CORRIDOR SOUTH	Cadastre
NINGI, SANDSTONE PT, GODWIN BEACH	WAMURAN	
TOORBUL	WOODFORD, D'AGUILAR	

Caboolture Shire
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Service Catchments

MAP C 16

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Schedule D: Network Asset Maps



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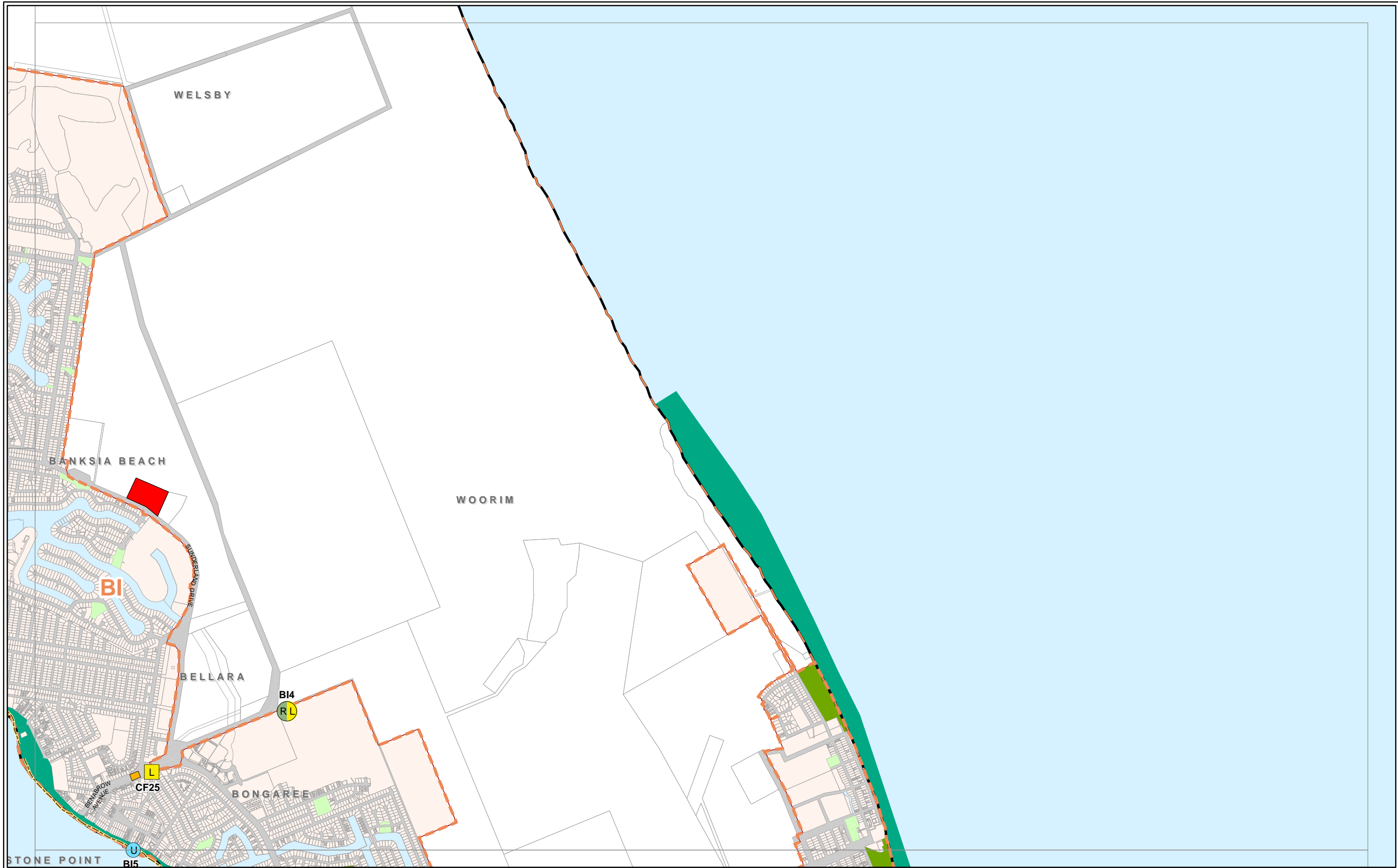
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Kilometres

SCALE 1:200,000 (at A3)



Caboolture Shire
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to
Map Sheets



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Kilometres
SCALE 1:25,000 (at A3)



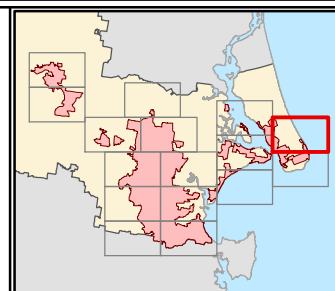
- Existing Community Facilities**
- Shirewide
 - District
 - Local
- Future Community Facilities**
- District
 - Local
 - Upgrade Existing

- Public Parks Recreation**
- Shirewide
 - District
 - Local
- Sport**
- Shirewide
 - District

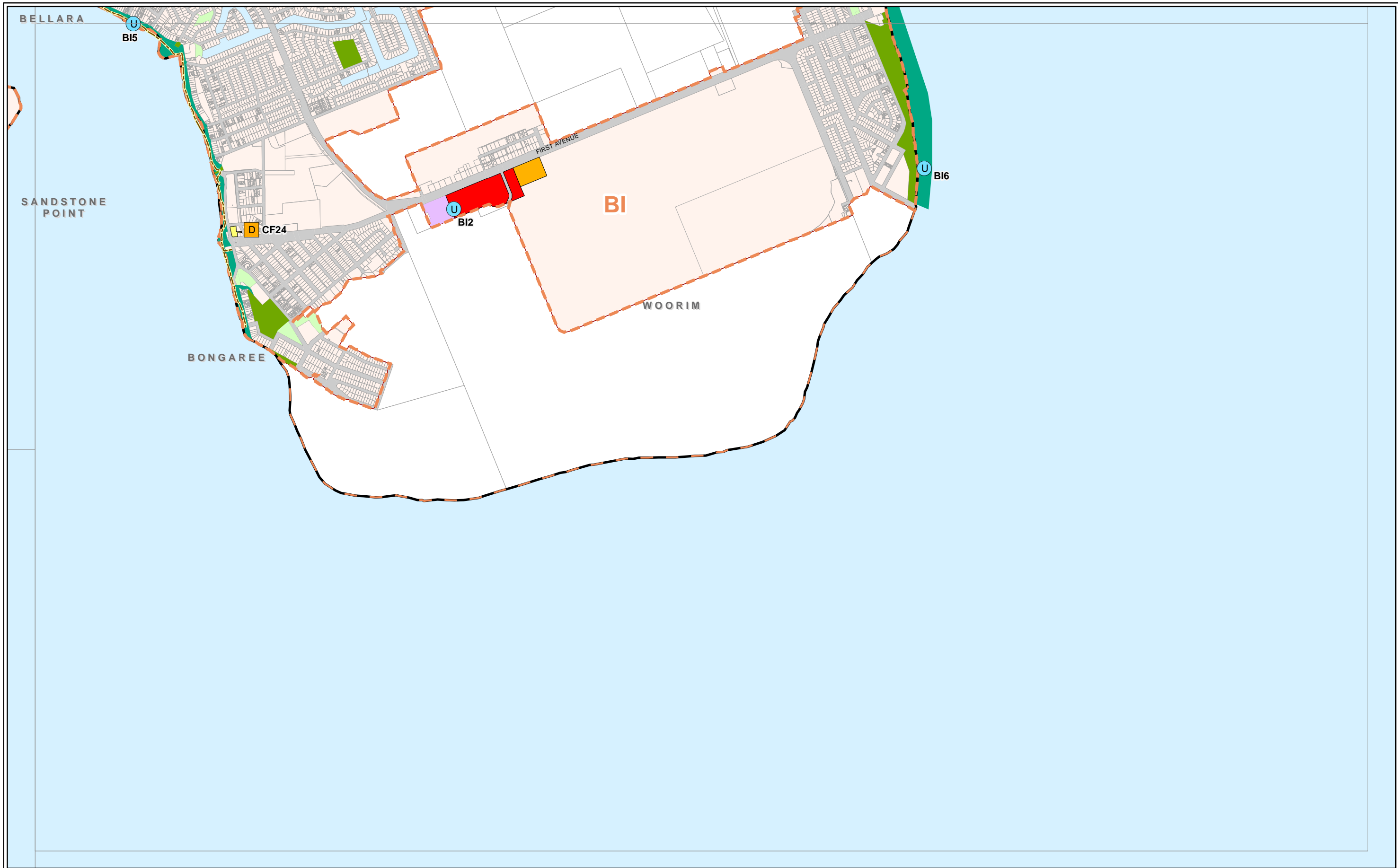
- Future Parks Recreation**
- Shirewide
 - District
 - Local

- Sport**
- Shirewide
 - District
 - Upgrade Existing

- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral



Caboolture Shire
Existing / Future Community Purpose
MAP C 1
EFFECTIVE FROM 29 October 2009



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Kilometres
SCALE 1:25,000 (at A3)



Existing Community Facilities

- Shirewide
 - District
 - Local
- #### Future Community Facilities
- District
 - Local
 - Upgrade Existing

Public Parks Recreation

- Shirewide
 - District
 - Local
- #### Sport
- Shirewide
 - District

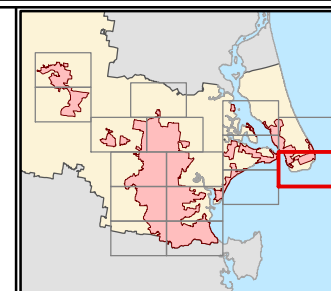
Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

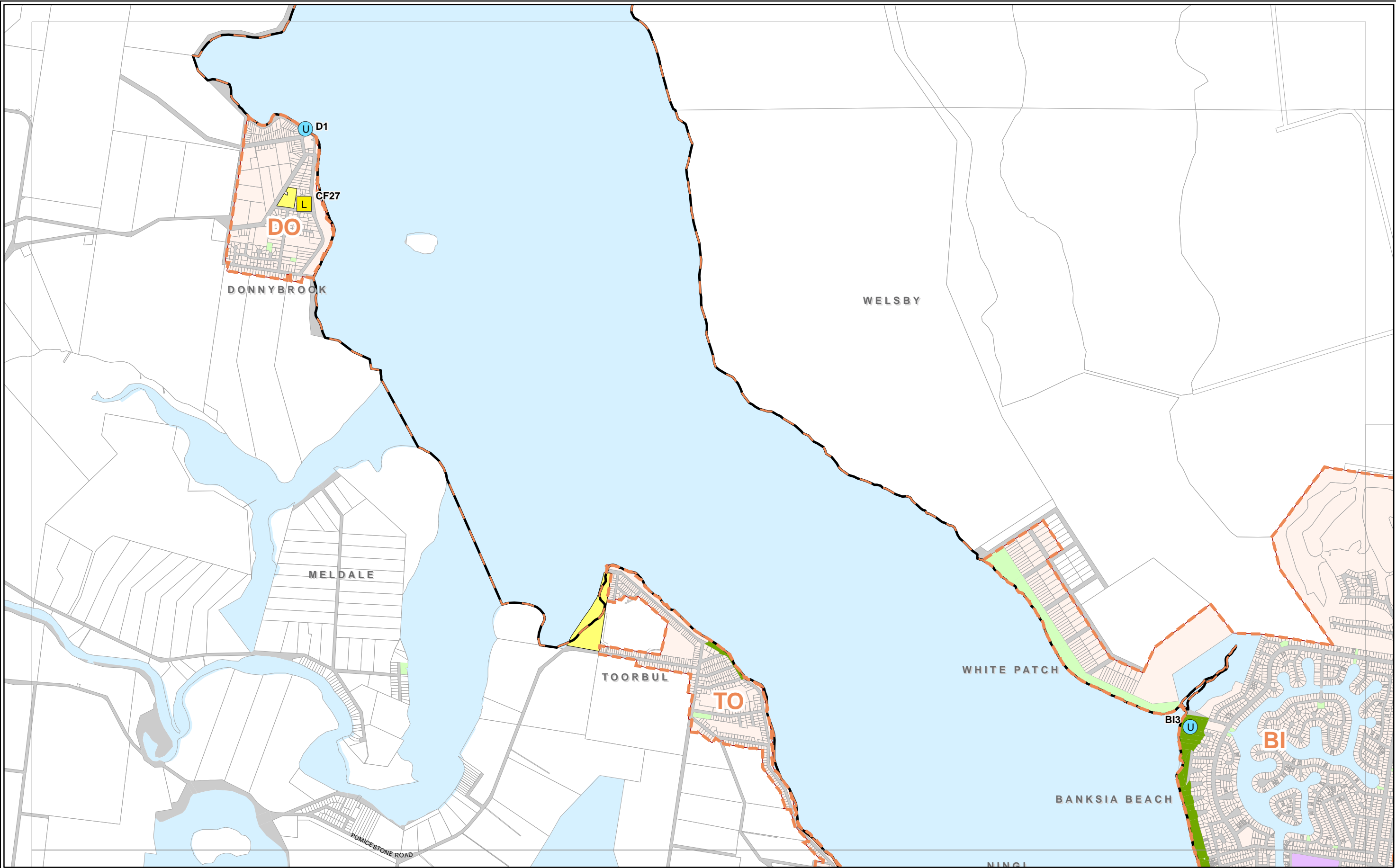


Caboolture Shire

Existing / Future Community Purpose

MAP C 2

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

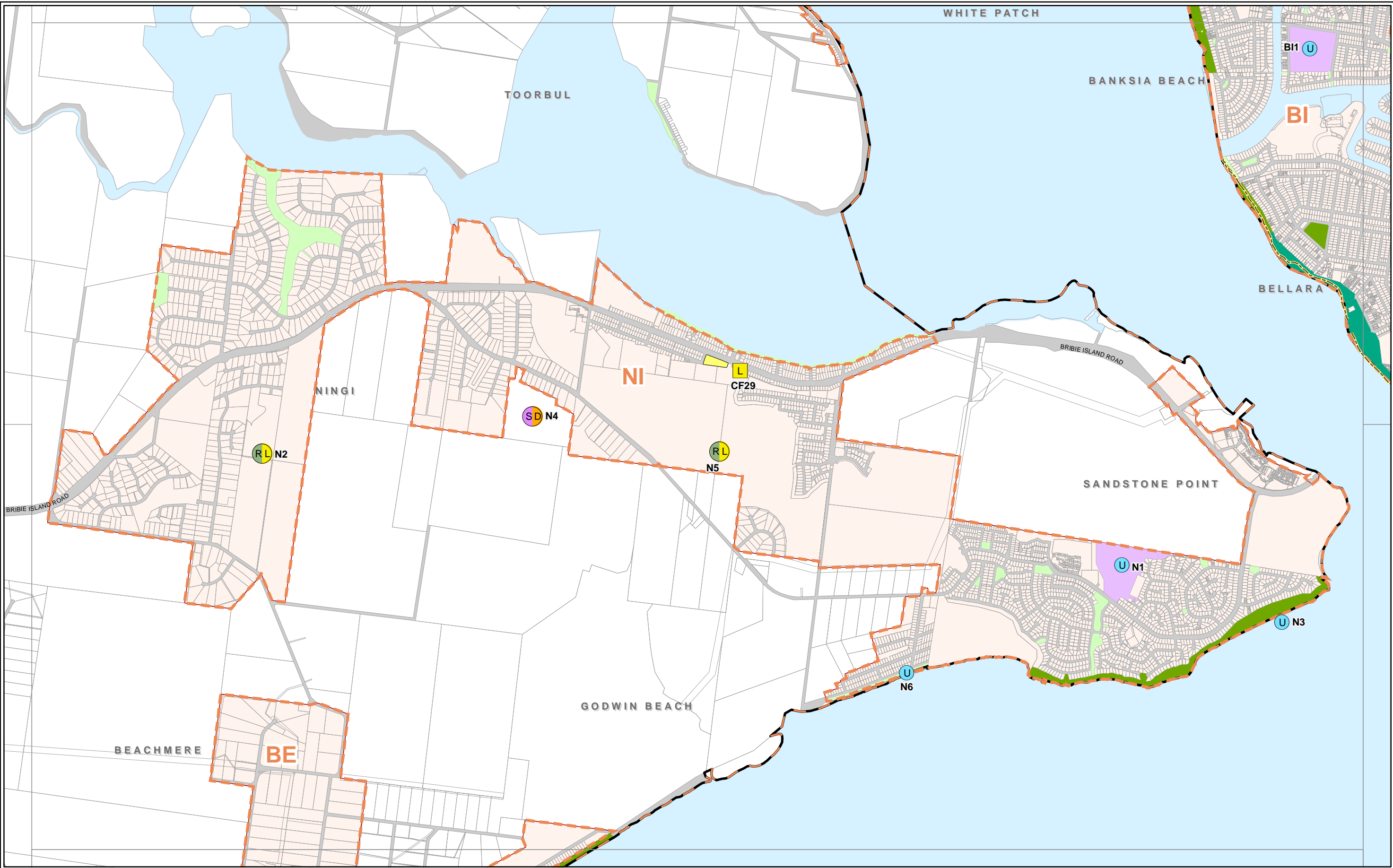
- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 3

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 4

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

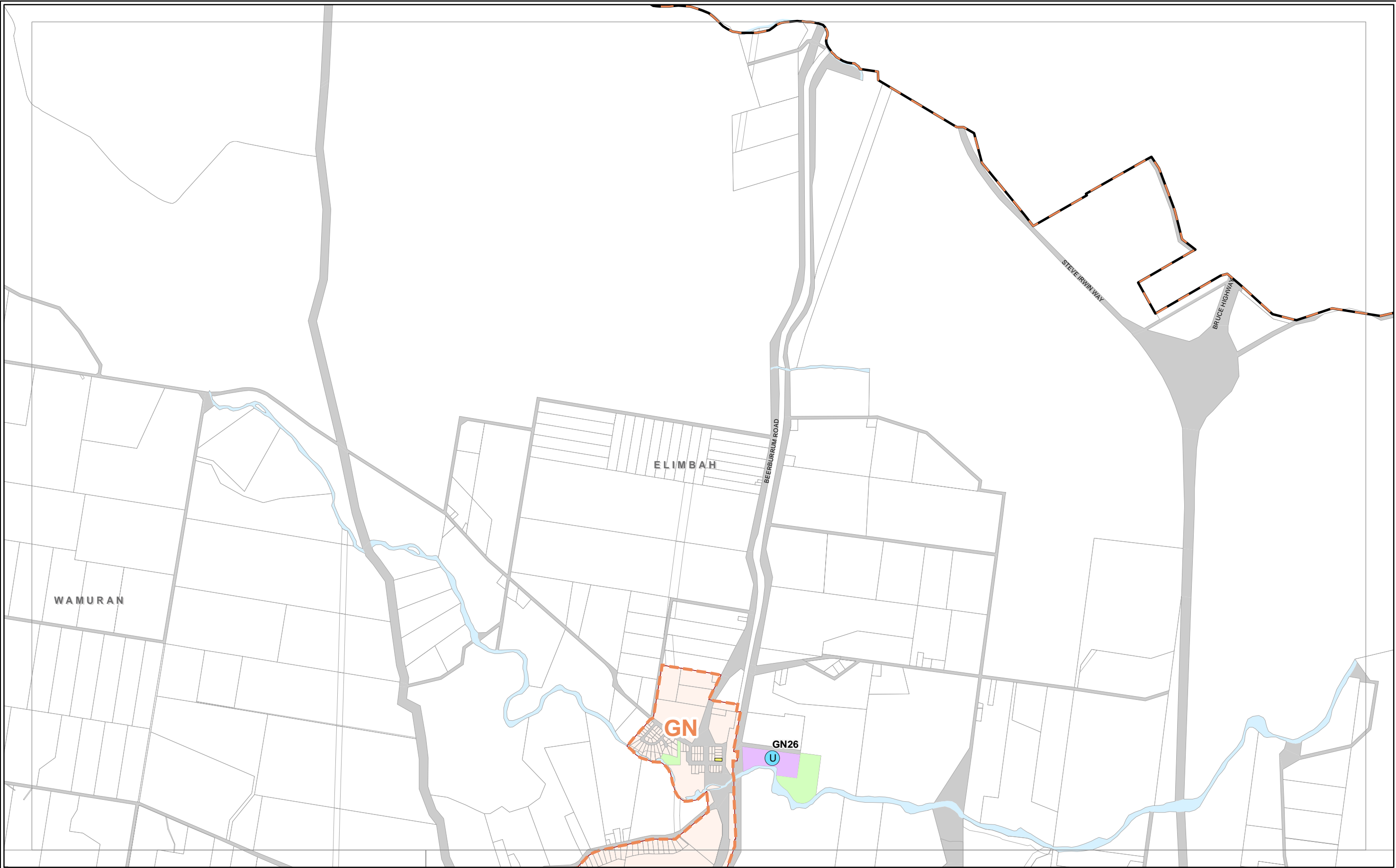
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 5

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

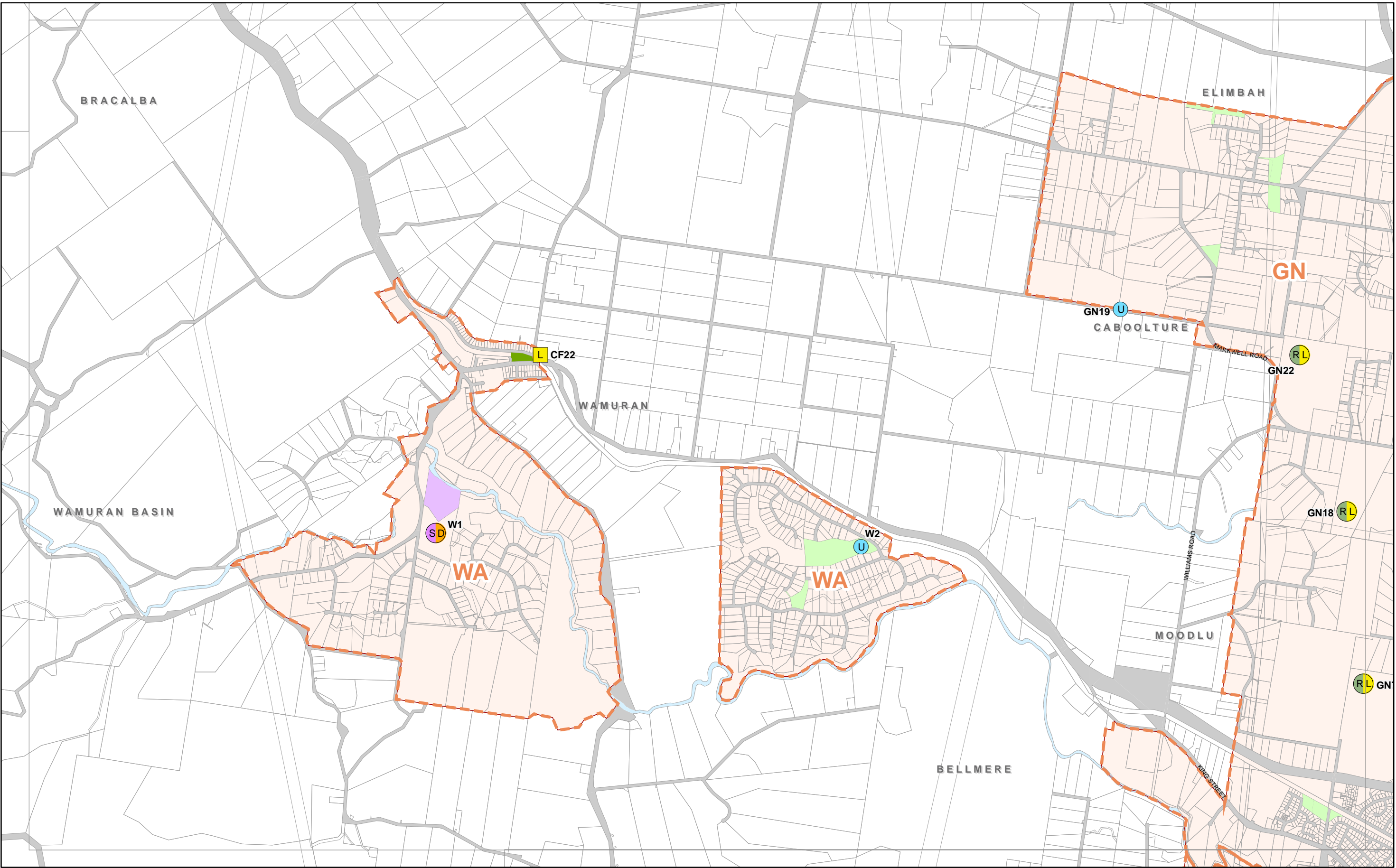
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 6

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

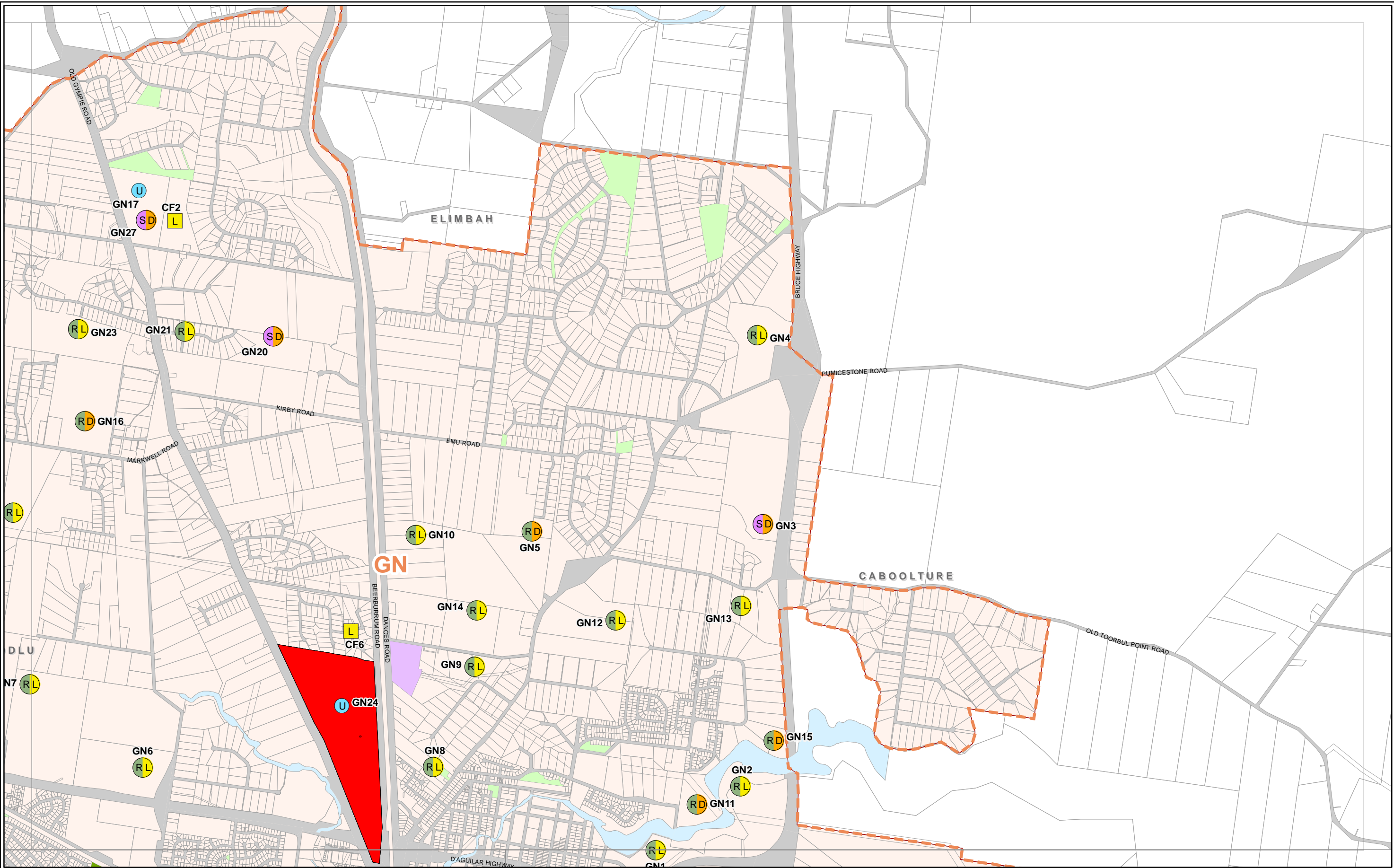
- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 7

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

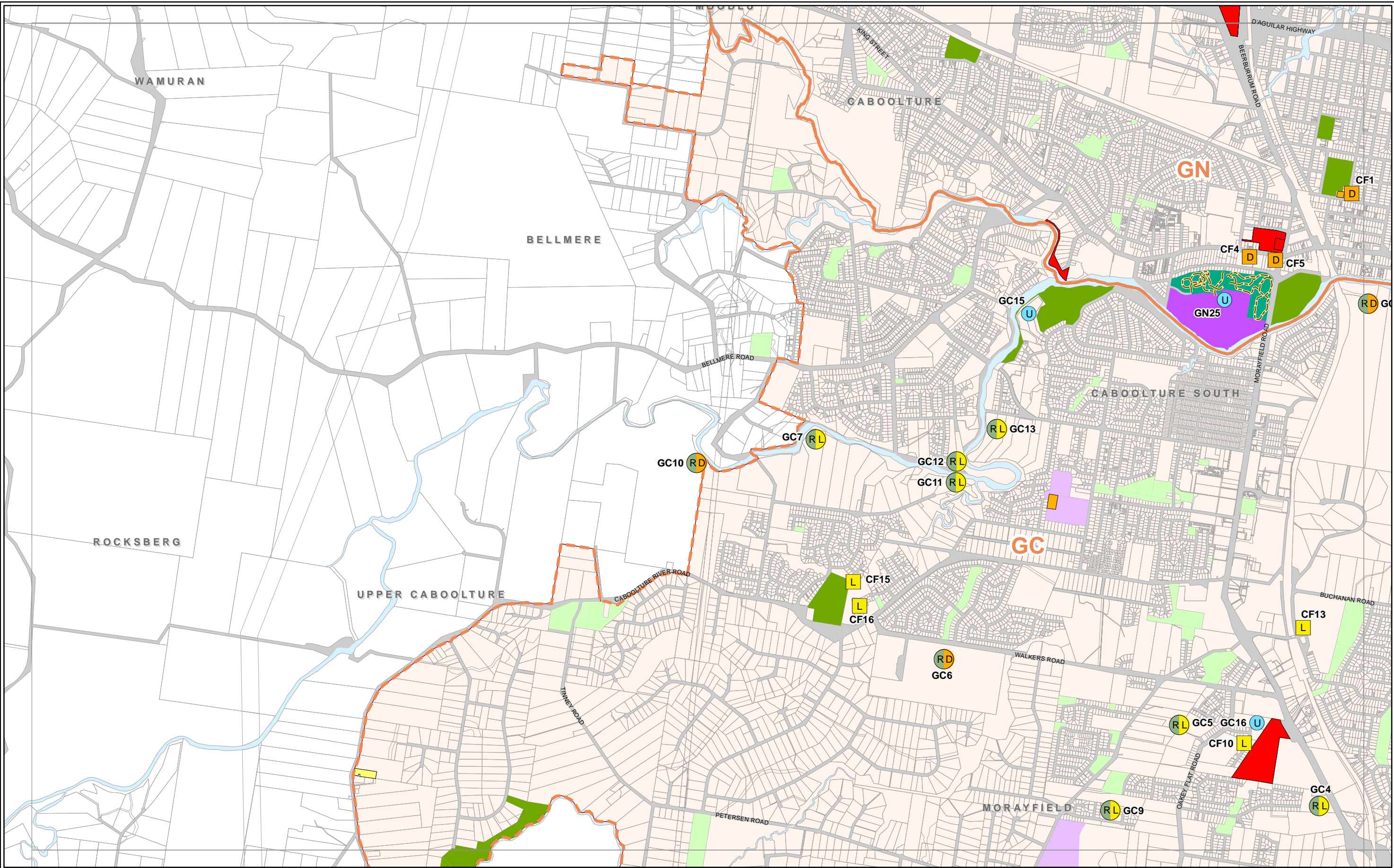
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 8

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

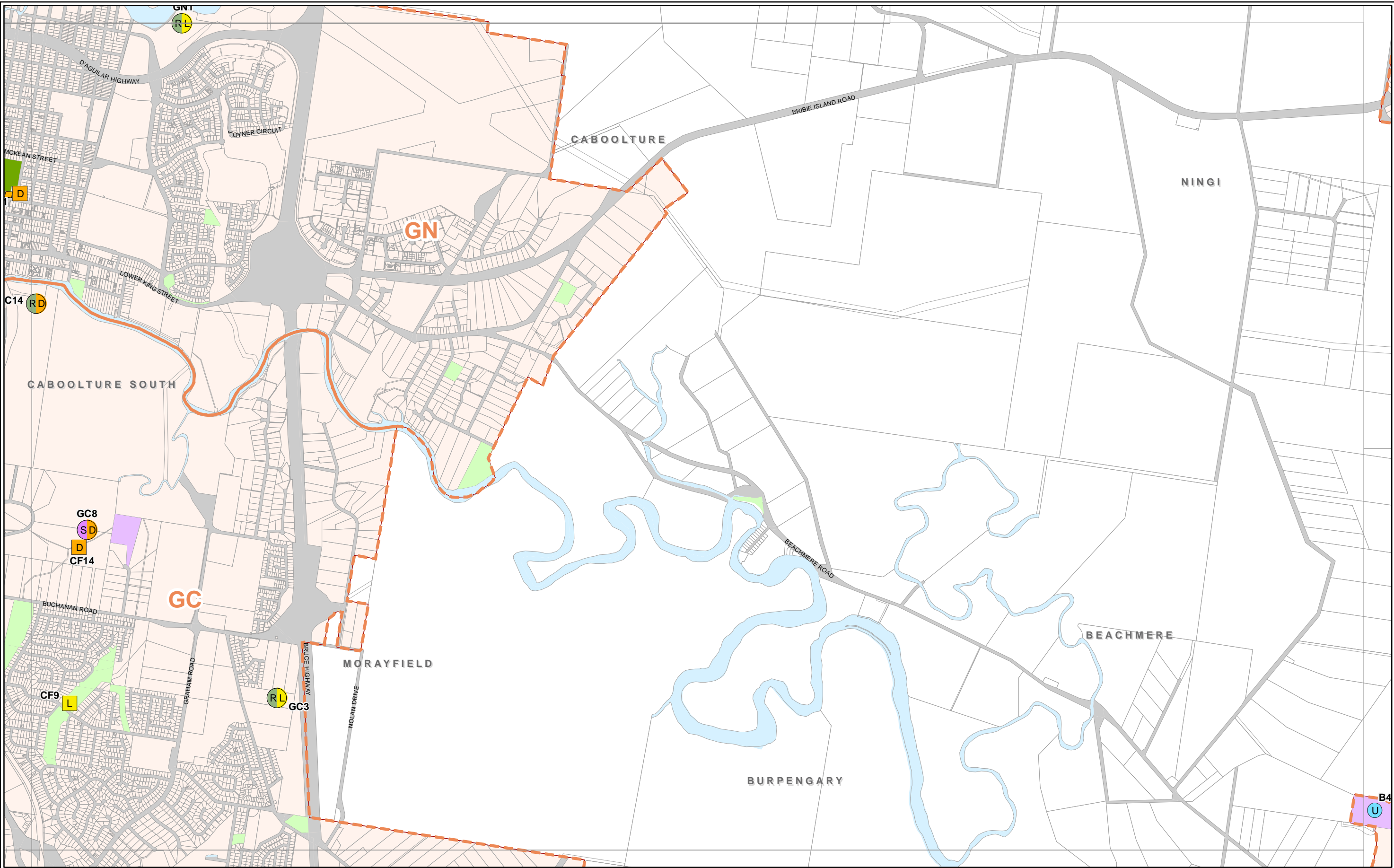
- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 9

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

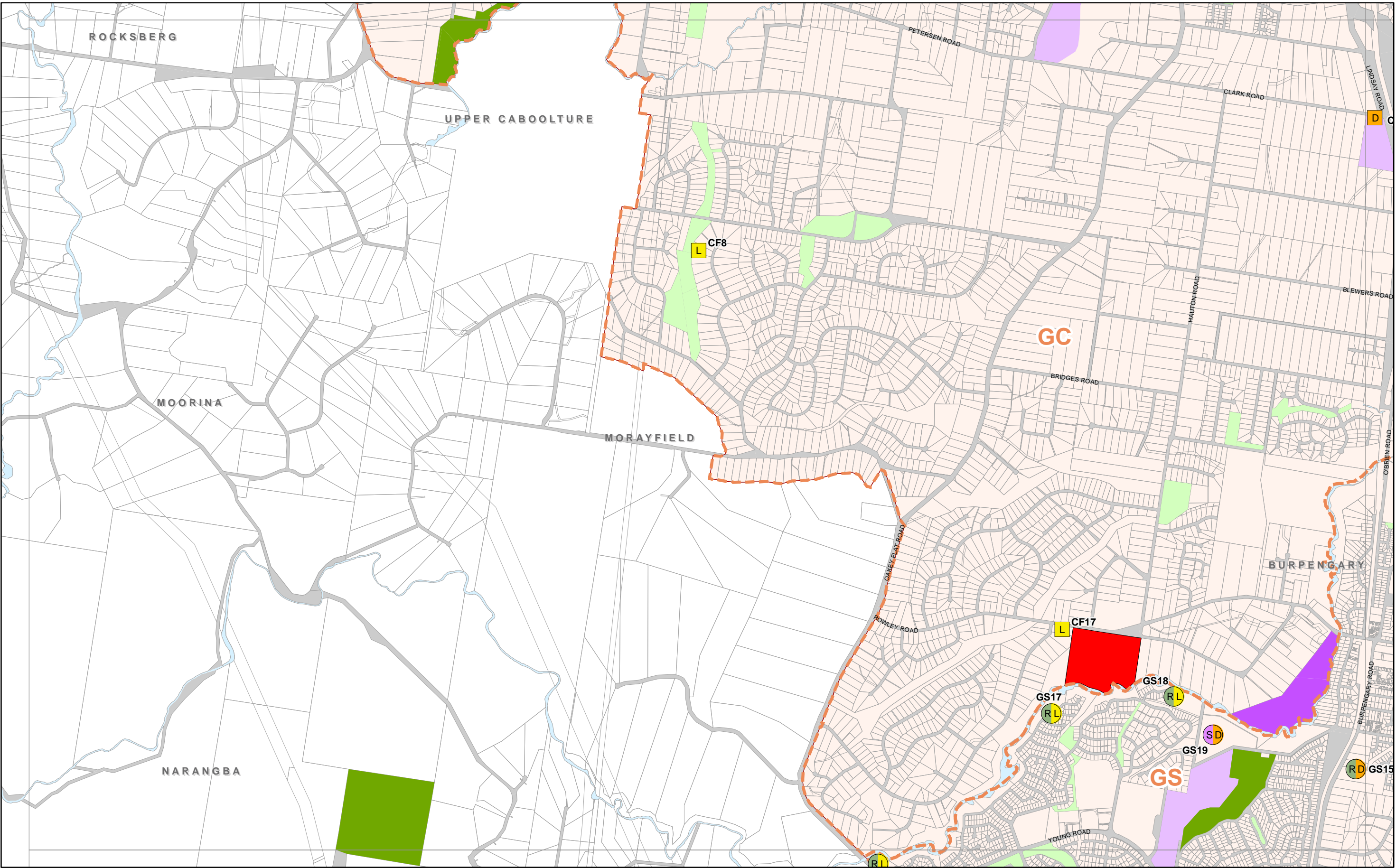
- Tracks and Trails
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 10

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

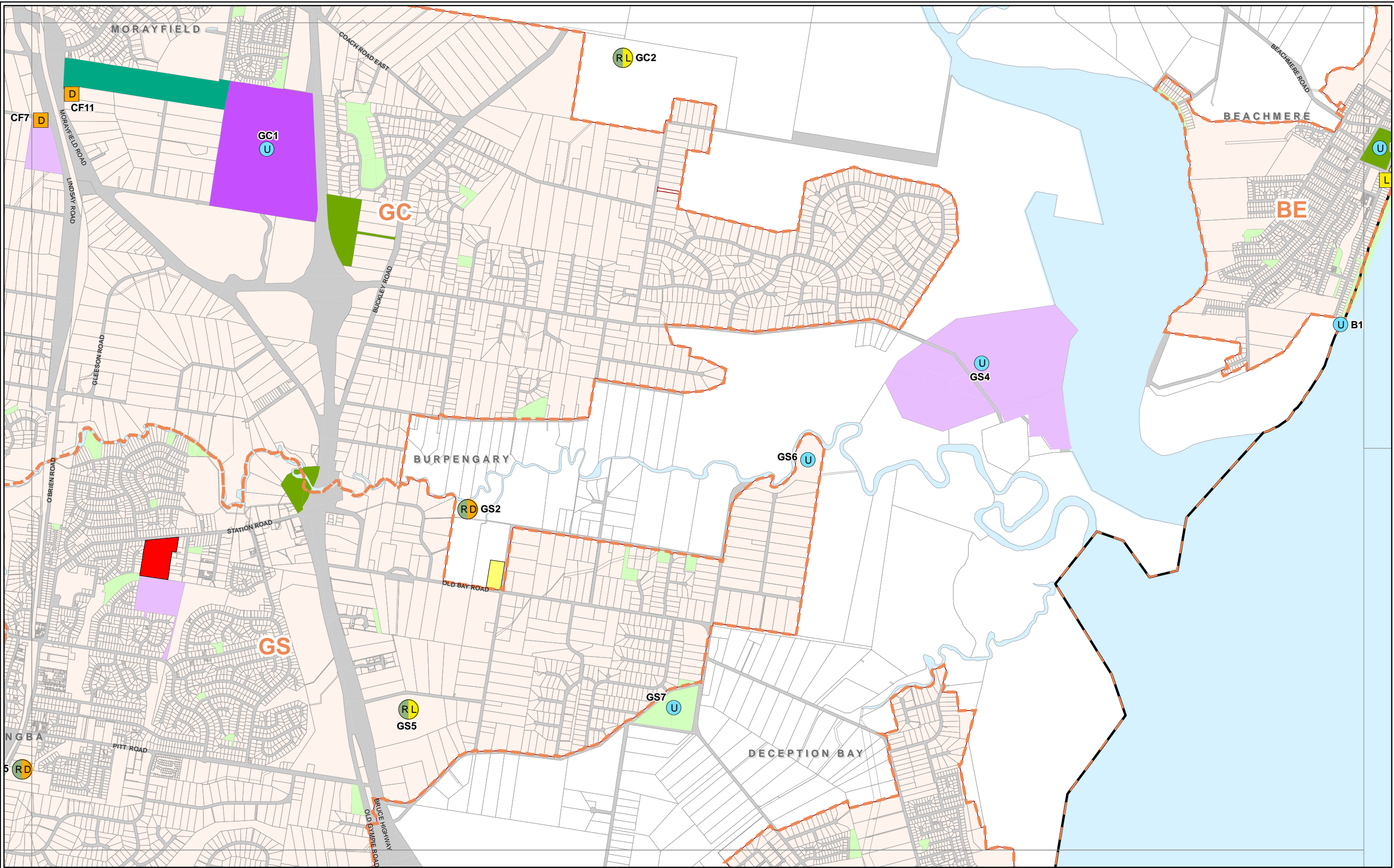
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 11

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

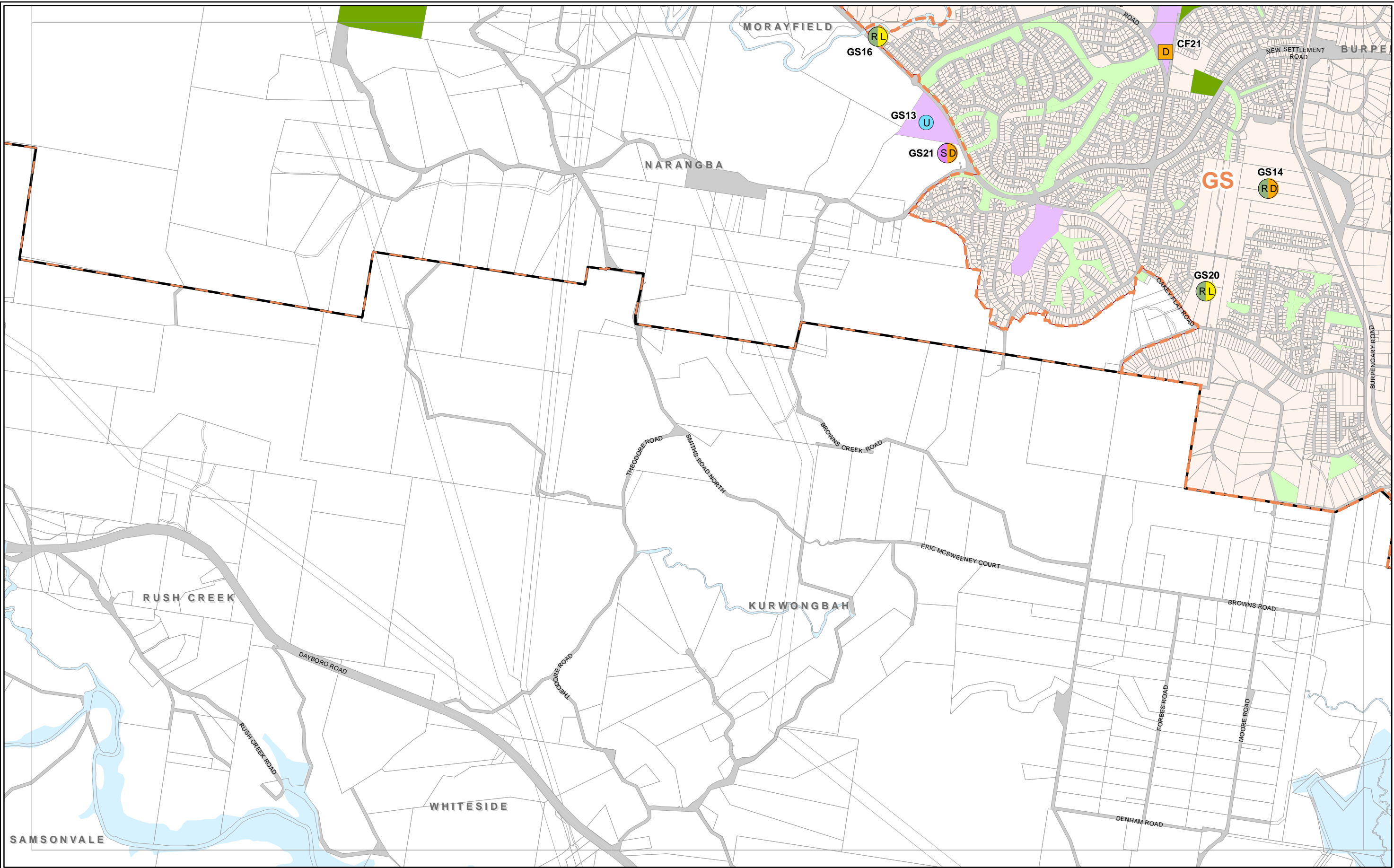
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 12

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

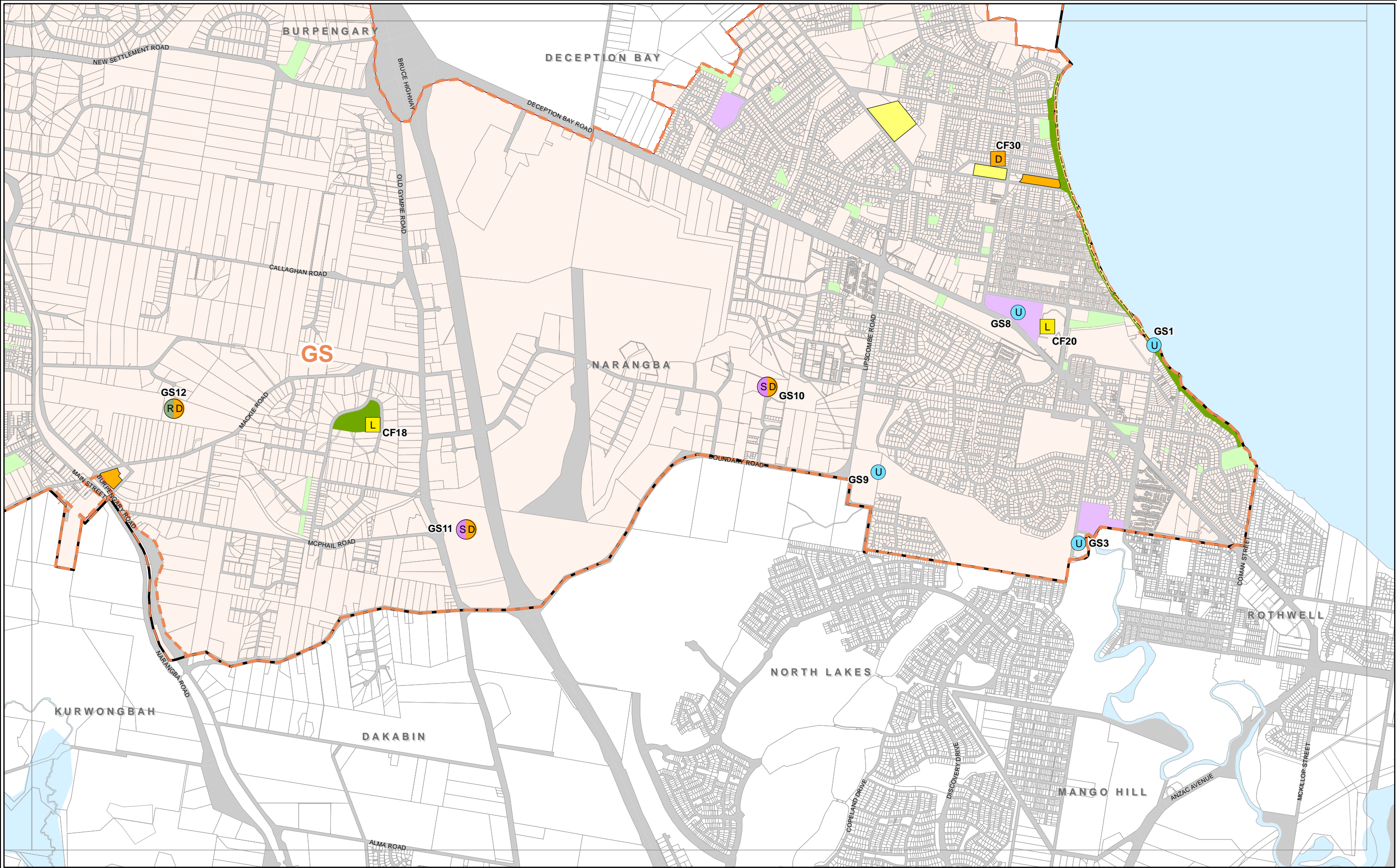
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 13

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

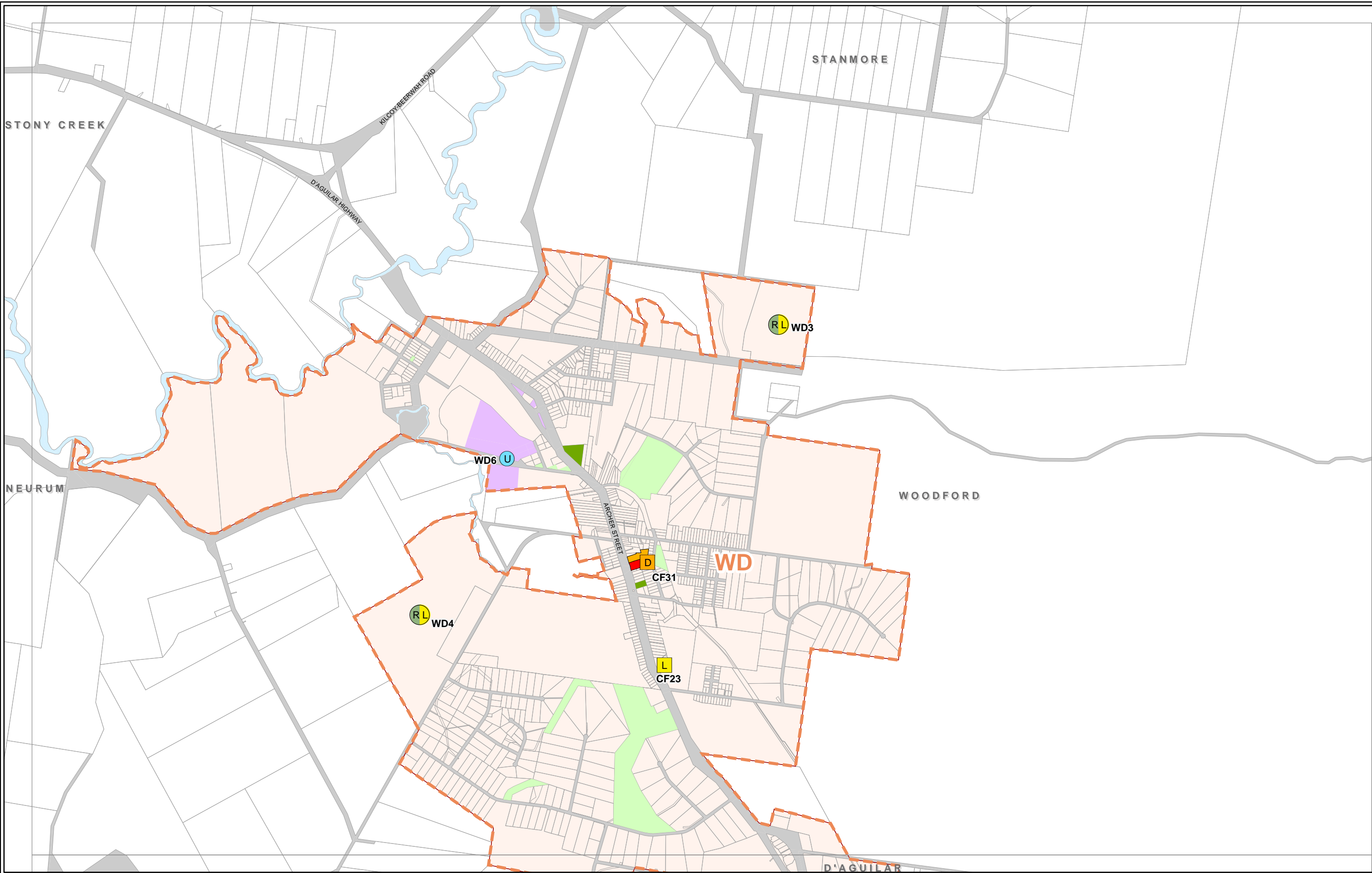
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 14

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

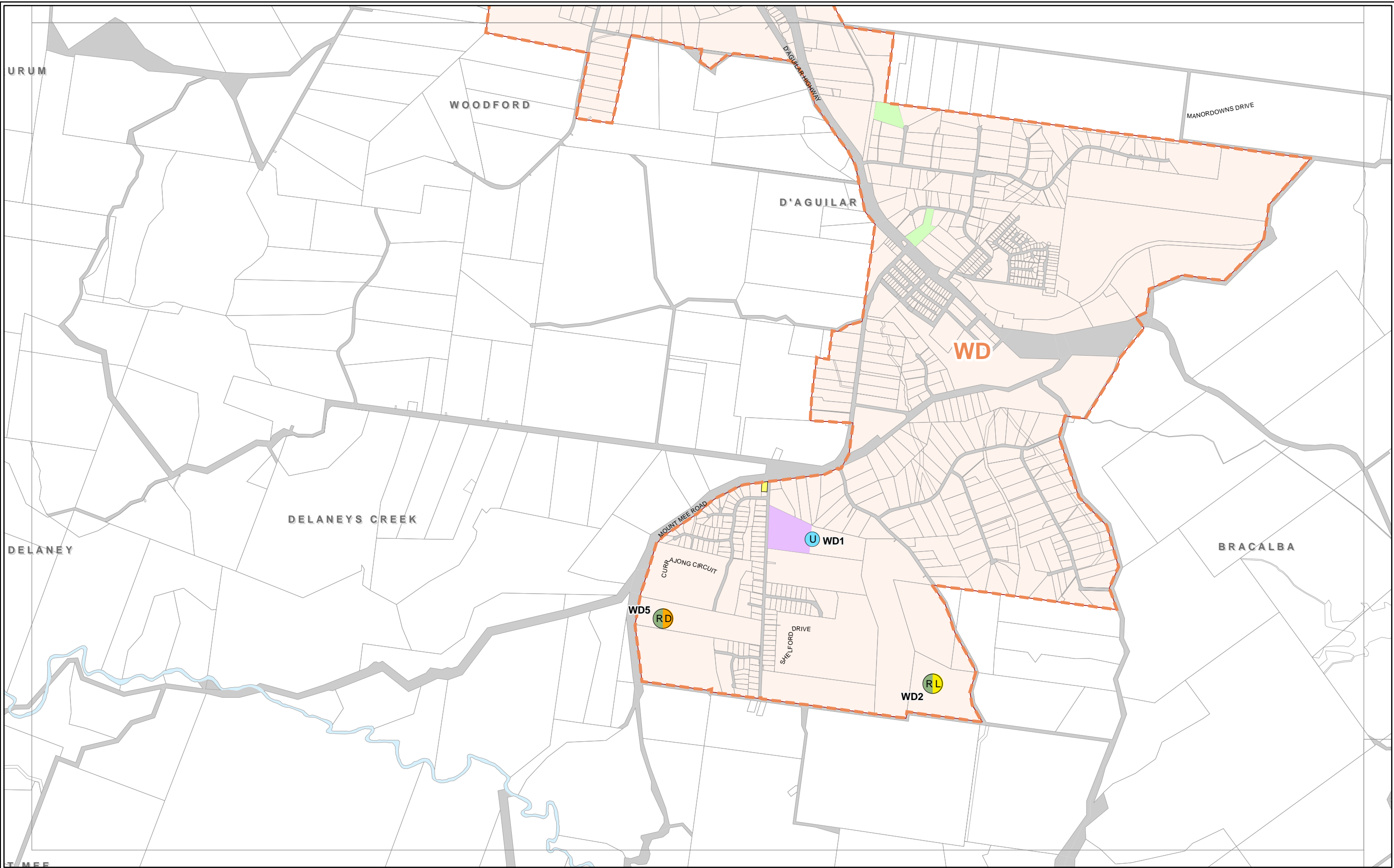
- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastral

Caboolture Shire

Existing / Future Community Purpose

MAP C 15

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0 0.25 0.5 1
Kilometres

SCALE 1:25,000 (at A3)

N

Existing Community Facilities

- Shirewide
- District
- Local

Future Community Facilities

- District
- Local
- Upgrade Existing

Public Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District

Future Parks Recreation

- Shirewide
- District
- Local

Sport

- Shirewide
- District
- Upgrade Existing

Tracks and Trails

- Catchment Area
- DISA Boundary
- Shire Boundary
- Cadastre

Caboolture Shire

Existing / Future Community Purpose

MAP C 16

EFFECTIVE FROM 29 October 2009

Schedule E: Desired Standards of Service

The Basis of Future Planning

The desired standards of service form the basis of future network planning and infrastructure provision in combination with the demands from the future growth in development.

Community Purposes Facilities

The distribution of these facilities has been determined through a review of the bench marking process undertaken in the development of Councils Community Facility Guidelines in 2003 and a comprehensive audit of existing community services and facilities in the Shire in 2007. The Office of Urban Management's Social Infrastructure Guidelines were used as a reference in developing Council's adopted service standards for Community Purposes Land.

The rationale for the PFTI for the land and preparatory works for the Community Purposes Facilities component of the network was based on a comprehensive review of existing levels of supply and a complete audit of all community services and facilities within the Shire. This detailed information was then compared against levels of supply in other Local Government areas and benchmarked against service and facility provision ratios.

The provision of land for community purposes facilities in the PFTI as detailed in Open Space Strategic Direction Paper prepared by Strategic Leisure Group is primarily based on population levels but also uses accessibility to facilities as a secondary tool for determining provision.

The land requirement represents the minimum area needed to accommodate the predetermined gross floor area (GFA) car parking, outdoor areas and amenities for such a facility. In the case of joint facilities (i.e. hall and library), adequate parking needs to be provided for both facilities.

Public Parks

A range of assessment mechanisms have been utilised to identify and quantify the demand for public parks. The DSS have been derived from a comprehensive review of the current open space network, the benchmarks established in the Open Space Strategic Direction Paper prepared by Strategic Leisure Group, and comparisons with other South East Queensland Local Governments.

Utilising existing and predicted population figures as well as the current provision and distribution of open space in the Shire, a detailed assessment was undertaken. That assessment identified anticipated shortfalls of open space by function, at times over the 10 year planning horizon.

The assessment considered the extent of catchment areas on a local, district and shire wide level as well as any major accessibility barriers and shortfalls.

Recreational Trails

The anticipated future demand for recreational trails has been determined based on consideration of existing trails within the Shire, a review of current and future recreation and physical activity trends, demographics of the Shire, and future population. An assessment of the extent and condition of existing trails against the needs of each of the identified user group was undertaken to determine any gaps or surplus in provision. From that assessment, Council developed the Caboolture Shire Trails Strategy 2007, which outlines a network of multiple use, non-motorised recreational trails.

The trails identified in that Strategy are Shire level trails providing a high quality user experience across a range of user groups. The trails are suitably located and are detailed in the Caboolture Shire Trails Strategy 2007.

Open Space and Community Purposes Network

The Open Space and Community Purposes Network comprise integrated networks of:

- local public parks – recreation and sporting;
- land prepared to readily accommodate community facilities; and
- recreational trails.

In the context of the public park network, 'local' means parks administered by Caboolture Shire Council and providing public recreational and/or sporting opportunities primarily to an identified local community.

The public parks system contains recreational parks and multi-use sporting reserves, including active play spaces, passive recreation nodes as well as sporting fields and courts.

The scope of community purposes facilities covered by this infrastructure contributions regime is limited to land and preparatory works for a range of services and uses such as meeting rooms, community halls, cultural facilities, galleries and libraries.

The recreational trails network comprises a system of Shire wide multi-use trails for non-motorised recreational use. The trails network includes embellishments but is limited to publicly owned and accessible land used solely for recreation experiences.

Public Parks and Other Community Purposes Facilities Networks

For this part, public parks and other community purposes facilities are considered together, even though the network planning is separate and the plans for trunk infrastructure identify future works separately.

Both networks contain the same hierarchical functions, which are:

- Shire wide facilities, (that may fulfil one or a combination of regional, shire, district and local functions);
- District facilities (that may also fulfil a local function); and
- Local facilities.

In the context of the hierarchical structure of the Open Space and Community Purposes network, local means fulfilling a 'local catchment' function.

Planning criteria

Table E1 identifies the planning criteria used for planning the public park and community purposes facilities networks.

Table E1 - Public Park and Community Purposes Facilities Planning Criteria

Measure	Planning Objectives
<ul style="list-style-type: none"> • Provide an accessible and integrated system of Shire-wide, district and local public parks that respond to the range of reasonable recreational and sporting needs of the community, and which are located in a range of settings from natural to developed. 	<ul style="list-style-type: none"> • Enable the community to access parks and participate in recreational and sporting pursuits from home and work locations; • Encourage community health through active lifestyles; • Provide for a pedestrian and cycle accessible park system; and • Provide for a variety of recreational opportunities in a range of different settings.
<ul style="list-style-type: none"> • Maximise use of public parks and other community infrastructure through the co-location wherever practicable; and • Use open space to buffer valued environmental assets such as waterways and conservation areas where the park function will not adversely affect the integrity of the protected assets. 	<ul style="list-style-type: none"> • Maximise the utilisation of community resources; and • Protects and enhances valued environmental assets wherever practicable.
<ul style="list-style-type: none"> • Ensure public parks are appropriately located and accessible to the catchments they serve. 	<ul style="list-style-type: none"> • Equitable access for all users; and • Promotion of cycle and walk trips as an enhancement to the intended purpose of the recreational facility and to encourage active and healthy lifestyle choices.

Design Criteria

Table E2 provides the design criteria for public parks and community purposes facilities.

Table E2 - Public Parks and Other Community Purposes Facilities Design Criteria

Measure	Design Objectives
<ul style="list-style-type: none"> Local, district and Shire wide public parks should have direct access from a public road from one side or from at least 50% of the perimeter. 	<ul style="list-style-type: none"> Ensure adequate public access to public parks; Accommodate visual surveillance; and Ensure pedestrian and cycle linkages
<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) principles to be adopted in designing all public parks and community facilities (relevant to the level of risk and the nature of the setting). 	<ul style="list-style-type: none"> Promote safety of public parks and community purposes facilities for the community.
<ul style="list-style-type: none"> Land to be developed for multi-purpose sport facilities is to be generally flat with a slope not exceeding 10%. 	<ul style="list-style-type: none"> Ensure sporting parks can be developed for a range of uses with suitable land on which to locate necessary buildings and facilities.
<ul style="list-style-type: none"> Public parks and community purposes facilities are to be of a size, quality and character that ensure they are appropriate for their intended purpose. 	<ul style="list-style-type: none"> Provide public parks and community facilities at the rates identified in Table E3 Rate of Land Provision; Ensure public parks reflect the relationship with catchments identified in Table E4 Desirable Accessibility Provisions; In industrial and commercial precincts, one local park is provided for each industrial area; Ensure that public parks and community purposes facilities meet the minimum size requirements in Table E5 Park Size Requirements ; and Ensure that land for public parks and community purposes facilities meet the flood immunity provisions set out in Table E6 Park Location Provisions.
<ul style="list-style-type: none"> Provide land for community purposes facilities that is generally flat and located within catchments they serve. 	<ul style="list-style-type: none"> Ensure adequate accessible land is available and fit for the purpose of future community purposes facilities.
<ul style="list-style-type: none"> Ensure land for community facilities is accessible to its intended users through appropriate road, public transport, bicycle and pedestrian access and that appropriate parking facilities are readily available. 	<ul style="list-style-type: none"> Build strong and cohesive communities by way of accessible facilities to all of the community.

Tables E3–E8 outline additional requirements for the provision of Open Space and Community Purposes Infrastructure.

Table E3 Rate of Land Provision

Infrastructure Type	Desired rate of provision (Ha/1000 EP)		
	Local Level	District Level	Shirewide
Recreation park	1.5	1.6	0.6
Multi-use Sport Park	N/A	1.6	0.6
Community Purposes Facilities	0.1	0.09	0.07

The “desired rate of provision” listed caters for the joint needs of both residents and employees of businesses within the catchment areas of those facilities. The proportions used for that purpose were, for residents (3.6 ha/1000residents) and for employees (at 0.4 ha/1000 jobs).

Table E4 - Desirable Accessibility Provisions

Maximum Desirable Distance to access Park Types			
Infrastructure Type	Local Level	District Level	Shire-wide Level
Recreation Park – residential	< 500m	< 2.5 km	< 25 km
Recreation Park – industrial	<1km	n/a	n/a
Sport multi-use Park	n/a	< 2.5 km	< 25 km
Community purposes facilities – urban residential	< 2km	< 5 km	< 25 km
Community purposes facilities – rural residential	< 5km	< 20km	> 25km

Table E5 - Park Size Requirements

Infrastructure Type	Local Level	District Level	Shire-wide Level
Recreation Park	≥ 1 ha	≥ 5 ha	≥ 10 ha
Sport Park	N.A	≥ 10 ha	≥ 20 ha
Community Purposes Facilities	≥ 0.6 ha	≥ 1.7 ha	≥ 3 ha

Table E6 – Additional Park Provisions

Hazards and Constraints to be avoided	Minimum widths	Buffers and adjacent land use	Constructed Drains
<ul style="list-style-type: none"> Land listed on Contaminated Land Register or Environmental Management Register. Land constrained by Easements including land under High Voltage Power lines or within 50m of the Line easement containing oil and/or gas lines or required for stormwater/drainage purposes unless it is in addition to the minimum suitable land requirements. All land below the Q50 flood inundation line unsuitable for credit and should be included in drainage reserves at least (50% of the creditable park is to be above Q100). Land used for waste water management or stormwater detention/treatment purposes unless it is in addition to the minimum suitable land requirements. 	<p>Land should be greater than 15m wide unless part of a linkage or minor entry point then 10m minimum applies.</p> <p>Land for sporting use must have a dimension in all directions of no less than 150m.</p>	<p>Parks should be adequately buffered from incompatible uses. Acceptable buffer solutions include vegetation corridors, planted mounds and fencing.</p>	<p>The minimum prescribed park area must be free of open drains that have an upstream catchment that extends beyond the limits of the park itself.</p>

Table E7 - Typical Embellishments

TYPE OF FEATURE	Local Recreation Park	District Recreation Park -Including Foreshore Park (FP)	District Multi Use Sport Park	Shire Recreation Park	Shire Multi Use Sports Park/ Precinct
Boundary fencing	Bollards to prevent car access.		Bollards to prevent car access onto fields.	Range of fencing/ boundary definition styles. Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities.	
Water taps and irrigation	1-2 drinking taps/ fountains. Generally not irrigated	In ground irrigation of formal use areas only. 2+ drinking fountains. Taps for picnic areas and active recreation nodes. (FP) include showers	In-ground irrigation. Taps on facilities and 1 per field.	In-ground irrigation. Drinking fountains and taps provided at picnic and active recreation nodes	In-ground irrigation. Taps located on built facilities and 1 per field.
Toilets/ change and meeting space	Not provided	Toilets usually provided (FP)- Toilets and change facilities	Toilets, change and meeting space provided as part of initial development of club house	Toilets provided. If foreshore or swimming related, then change facilities provided as well	Toilets, change and meeting space provided as part of initial development of club house
Bicycle / pedestrian paths	Footpath on perimeter providing access to boundary	Paths and links to park and within park, may include dedicated bikeways. (FP) include beach access paths.	Bikeway links to park. Internal pedestrian links to facilities and informal nodes.	Bikeway and pedestrian links to park. Internal links to facilities and dedicated bikeways.	
Lighting	Safety lighting provided by adjacent street lights	Security lighting for car park, toilets, and for youth spaces ² . Lighting for picnic areas. Lighting to and from internal facilities to car park.	Security lighting for car park, toilets, and for buildings. Field lighting responsibility of clubs. Lighting to and from internal facilities to car park.	For car parks, toilets, picnic areas, active recreation facilities (such as exercise stations) Lighting to and from internal facilities to car parks. Field lighting responsibility of clubs.	
Play grounds³	1-2 play events provided	Large multi-play events provided e.g. adventure playground. Foreshore parks 1-2 play events unless part of large district node ⁴ .	Not provided except in associated recreation nodes (eg. local rec)	Large playgrounds and possibly multiple locations.	Provided within recreation nodes of sports reserve.
Youth facilities	Not provided	Youth "active" facilities provided- ½ court, bicycle tracks, youth space	Not provided except as public access to sporting fields – co-location for safety/management e.g. BMX facility.	Large youth "active" facilities provided- ½ court, skate park, youth space etc	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)
Picnic tables, seats, BBQs	1- 2 tables 2 + seats No BBQ provided	4+ tables 4+ seats BBQs usually provided. Sheltered tables.	Informal spectator seating provided. Additional seating not provided except as recreation nodes. 2-4 perimeter seats per field	Multiple picnic nodes provided.	Formal spectator seating provided. Additional seating provided within recreation nodes. 2-4 perimeter seats per field.
Shade The preferred solution is natural shade (trees). Built structures provided where natural shade not available.	Shade trees or structures provided for play events and picnic node	Built shade for play and picnic facilities. Natural shade for remainder of site. (FP) high priority on foreshore vegetation for shade.	Shade for spectators provided. Perimeter shade from appropriate tree species. Built structures where appropriate.	Shade for picnic facilities and all use nodes. Combination of natural and built.	Shade for spectators provided. Perimeter shade for fields from trees. Built structures where appropriate.

² Youth spaces are those areas developed around active recreation facilities such as skate parks or ½ courts and usually include tables, shade and water.

³ Playgrounds provided to Council standard which includes soft fall and shade.

⁴ Play facilities at Foreshore Parks can vary as the beach and ocean are the main focus. Some Foreshore Parks are combined with a major District Park and a large Play event is required.

TYPE OF FEATURE	Local Recreation Park	District Recreation Park -Including Foreshore Park (FP)	District Multi Use Sport Park	Shire Recreation Park	Shire Multi Use Sports Park/ Precinct
Landscape Works⁶	Ornamental plantings. Shade species. Buffer plantings between use nodes	Enhancement plantings and shade plantings along with screening and buffers.	Planted buffer areas to adjacent to residential development. Screening/buffer plantings to rec nodes. Shade plantings	Significant works including plantings, features, public art. Shade plantings	Planted buffer areas to adjacent residential. Screening/buffer plantings to recreation areas. Shade plantings.
Car parks and internal roads.	On-street parking. No internal road access.	Off- street parking provided unless sufficient on-street available. Internal road may be provided dependent upon purpose, use and size of reserve	Off-street parking provided as a central hub to sporting facilities.	Off-street and/or dedicated on-street parking possibly provided in several locations. Internal roads if needed.	Off street parking provided as central hubs to facilities/ filled areas-linked by internal road network
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges.	Reserve signage. Location and directional signage. Interpretation signs where appropriate. Footpath kerbing and entry to park should allow for people with mobility challenges	May include development of indoor sporting facility such as indoor courts. Footpath kerbing and entry to park should allow for people with mobility challenges	Footpath kerbing and entry to park should allow for people with mobility challenges.	May include development of indoor sporting facility such as indoor courts. Footpath kerbing and entry to park should allow for people with mobility challenges.

Table E8 - Location and Size Criteria for Community Purposes Facilities Land

Facility Type	Hierarchy	Central Corridor	Coastal Settlements	Ranges and Foothills (rural)
Community Meeting, Program and Activity Space	Local - normally accommodates <i>Community house or meeting space</i>	1000m ² site for 200m ² GFA ⁵ - per 5000 residents in catchment area. Within 2-3 km of each dwelling.	1000m ² site for 200m ² GFA- per 5000 residents. Within 2-3 Km of a dwelling	No local provision
	District - normally accommodates <i>Neighbourhood Centre/ Community Centre</i>	0.5 ha site area for 400m ² GFA per 15,000 people in catchment area. Within 5 Km of each dwelling.	0.5 ha site area for 400m ² GFA per 15,000 people. Within 5 Km of a dwelling	Community Hall per each rural township/ village. Approx 0.1 Ha site area for 200m ² GFA
	Shire - normally accommodates <i>Civic Centre.</i>	Provided for whole Shire in Central Location. Approx 0.5ha site area for 1500m ² GFA/ 50,000 people in catchment area - Preferred outcome is to combine with Cultural Facility.		
Indoor Recreation and Sporting Facilities. Including Youth. (Usually included in Public Parks PFTI)	Local – <i>no local provision</i>			
	District - normally accommodates <i>Multi-use indoor Centre providing indoor program and activity space.</i>	0.5ha site area for 0.1ha GFA (plus parking) per 15,000- 20,000 people in catchment area. (Larger facility (x2) can service 30-40,000 from single location). Access within 5 km of each dwelling.	0.5ha site area for 0.1ha GFA (plus parking) per 15,000- 20,000 people in catchment area. (Larger facility (x2) can service 30-40,000 from single location). Access within 5 km of each dwelling in catchment area.	No provision until population of township reaches 10,000. Covered court/ community event space provided as part of Community Hall or sports precinct (approx 1000 m ²) for populations over 5000 people
	Shire - normally accommodates <i>Major complex allowing for large events</i>	Allow for Site area of 1ha min. for min 3000m ² GFA. Multi court and program space complex, multi activity complex /100,000 people in catchment area.		
Libraries	Local - normally accommodates <i>facilities for smaller and isolated communities</i>	No provision	Local sub branch or mobile service for communities where travel to branch is difficult (no Public Transport or greater than 15 min/ 5-10 km of a dwelling). 40m ² / 1000 people or mobile frequency of at least 2/ week.	Local sub branch or mobile service for townships and villages. 40m ² / 1000 people or mobile frequency of at least 2/ week.
	District - normally accommodates <i>Branch Libraries</i>	0.5ha/ 15,000 people in catchment area (for 600m ² GFA + parking). Within 5 km access/ 15 min travel of each dwelling in catchment area.	0.5ha/ 15,000 people in catchment area (for 600m ² GFA + parking). Within 5 km access/ 15 min travel of each dwelling in catchment area.	No branch provision
	Shire - normally accommodates <i>City Library and Knowledge centre</i>	0.7ha/ 50,000 people in catchment area (2000m ² GFA + parking). Provided as single central facility.		
Cultural Facilities- space for pursuit of cultural activity,	Local - normally accommodates <i>shared use of community space</i>	No Local Provision. Utilise part of Community Meeting/ Activity Space for this function.		

⁵ Gross Floor Area

Facility Type	Hierarchy	Central Corridor	Coastal Settlements	Ranges and Foothills (rural)
performance and display	District - normally accommodates <i>Specific Facilities for range of Cultural Activities</i>	1 facility/ 20,000 people in catchment area - 0.5ha site area for 500m ² GFA Within 5 km access/ 15 min travel of each dwelling in catchment area.	1 facility/ 20,000 people in catchment area - 0.5 ha site area for 500m ² GFA Within 5 km access/ 15 min travel of each dwelling in catchment area.	25m ² GFA/ 1000 people added to Community Hall.
	Shire - normally accommodates <i>Cultural/ performing Arts Complex</i>	0.7 ha site area for 1000m ² GFA/ 50,000 people in catchment area.		
Information Centres- For tourism, community information or environmental interpretation.	Local	No local provision		
	District	0.1ha/ 15,000 people in catchment area. Located on main road or assoc with major feature.	0.1 ha/ 15,000 people in catchment area. Located on main road or assoc with major feature.	500m ² per village or township. Can be provided as part of other community purpose.
	Shire	No shire wide provision		
Local Volunteer Groups providing community support and emergency services. (SES, Meals on Wheels, Lifesavers) (ECS)	Local	No Local Provisions		
	District - <i>Provision of indoor space as part of other facility or standalone.</i>	0.5ha / 25,000 people in catchment area (SES, RFB, SLSC) ⁶ . 0.1ha / 25,000 people in catchment area for Community Support (MOW ⁷ , Shelters, Youth Crisis etc).	0.5ha / 25,000 people in catchment area or township if more than 45km from other facility. (SES, RFB, SLSC) ⁸ . 0.1ha / 25,000 people in catchment area or Township if more than 45 Km from other facility. (MOW ⁹ , Shelters, Youth Crisis etc).	0.5ha / township. (SES, RFB, SLSC) ¹⁰ . 0.1ha township for community support (MOW ¹¹ , Shelters, Youth Crisis etc).
	Shire Wide	No Shire Wide services- This level normally State responsibility.		

⁶ SES volunteers, Rural Fires Volunteers, Surf Lifesaving Volunteers.

⁷ Meals on Wheels.

⁸ SES volunteers, Rural Fires Volunteers, Surf Lifesaving Volunteers.

⁹ Meals on Wheels.

¹⁰ SES volunteers, Rural Fires Volunteers, Surf Lifesaving Volunteers.

¹¹ Meals on Wheels.

Recreational Trails Network

Planning Criteria

For Purposes of this policy, the Recreational Trails network is comprised of Shire-wide facilities provided outside of road reserves.

The Planning criteria for the Recreational Trails network are identified in Table E9.

Table E9 - Recreational Trails Network Planning Criteria

Measure	Planning Objectives
<ul style="list-style-type: none"> Provide a sustainable and accessible network of Shire-wide trails for non-motorised recreational use. 	<ul style="list-style-type: none"> Encourage community use of recreational trails for a range of experiences (non-motorised) - walking, cycling, canoeing, horse-riding; Promote community well-being through physical activity; and Provide for passive recreational opportunities.
<ul style="list-style-type: none"> Provide a range of trails in a diversity of settings that are accessible and safe for a broad ranged of potential users. 	<ul style="list-style-type: none"> Provide a diverse range of signature recreational trail opportunities throughout the Shire.
<ul style="list-style-type: none"> Provide a trail network that builds on environmental, cultural heritage and landscape values of our Shire. 	<ul style="list-style-type: none"> Protection and enhancement of environmental and biodiversity values through community awareness; Identify and celebrate cultural heritage; and Protection and promotion of visual amenity and landscape values.

Design criteria

The design criteria for the Recreational Trails network are identified in Table E10.

Table E10 - Recreational Trails Network Design Criteria

Measure	Design Values
<ul style="list-style-type: none"> Make a high quality trail experience available to all residents 	<ul style="list-style-type: none"> Publicly accessible, well signed and promoted. A range of experiences supported by appropriate infrastructure; and Diverse range of experiences and settings.
<ul style="list-style-type: none"> CPTED principles are adopted in designing all trails in the Shire (relevant to the level of risk and the nature of the setting). 	<ul style="list-style-type: none"> Promote public safety; and High level of interpretive and safety information provided.
<ul style="list-style-type: none"> Connects and links community and natural resources to expand recreational experiences and opportunities. 	<ul style="list-style-type: none"> Connectivity between key sites, where possible, to promote and increase access and awareness; and Provide publicly accessible land.

The future trails are based on the Caboolture Shire Trails Strategy 2007. Particular works have been identified for each trail ranging from trail surfaces to seating and signage.

Schedule F: Embellishments

Embellishment	Unit Cost	Recreation Park						Sports Park			
		Qty	Local (RPL)	Qty	District (RPD)	Qty	Shire Wide (RPS)	Qty	District (MUD)	Qty	Shire Wide (MUS)
Park Sizes(ha)-minimum		1		5		10		10		20	
Earthworks(grading, levelling & grassing)	\$4.44	10%reduction	39,988.08	10%reduction	199,940.40	10%reduction	399,880.80	10%reduction	399,880.80	10%reduction	799,761.60
Weed free	\$1.84	\$/Sqm of Park	1,836.00	\$/Sqm of Park	9,180.00	\$/Sqm of Park	18,360.00	\$/Sqm of Park	18,360.00	\$/Sqm of Park	36,720.00
Signage(name/info)-\$500	\$612.00	1	612.00	2	1,224.00	2	1,224.00	2	3,672.00	2	6,120.00
Interpretivesignage-\$1000	\$1,224.00	0	-	2	2,448.00	2	2,448.00	0	-	0	-
Public Art(x % of project costs)		n/a	-	40,000	40,000.00	80,000	80,000.00	n/a	-	n/a	-
Car parking (onsite)-\$3,000perspace	\$4,300.00	n/a	-	50	215,000.00	100	430,000.00	50	215,000.00	200	860,000.00
Vehicle Barriers/Bollards	\$97.92	5	489.60	15	1,468.80	30	2,937.60	15	1,468.80	30	2,937.60
Bike racks	\$2,448.00	1	2,448.00	1	2,448.00	2	4,896.00	2	4,896.00	4	9,792.00
Footpath/bikeway(internal)-park diameter		250m,concrete	15,912.00	500m,concrete	31,824.00	1000m,concrete	63,648.00	500m,concrete	31,824.00	1000m,concrete	63,648.00
Flat mown play area(m ²)	\$9.79	70%landarea	6,854.40	70%landarea	34,272.00	70%landarea	68,544.00	70%landarea	68,544.00	70%landarea	137,088.00
Seating		2	4,896.00	6	14,688.00	10	24,480.00	6	14,688.00	10	24,480.00
-Timber	\$1,224.00										
-Timber & Metal	\$2,448.00										
Picnic table/shelters	\$2,937.60	1	15,177.60	2	30,355.20	3	45,532.80	2	30,355.20	3	45,532.80
-Shelter	\$12,240.00										
BBQ		n/a	-	2	29,376.00	4	58,752.00	n/a	-	n/a	-
-Electric One Plate	\$9,180.00										
-Electric Two Plate	\$14,688.00										
Toilets		n/a	-	1	122,400.00	1	171,360.00	1	122,400.00	1	171,360.00
-Local	\$73,440.00										
-District	\$122,400.00										
-Regional	\$171,360.00										
Skate Park		n/a	-	n/a	-	1	97,920.00	n/a	-	1	97,920.00
-Local	\$61,200.00										
-District	\$73,440.00										

Embellishment	Unit Cost	Recreation Park						Sports Park			
		Qty	Local (RPL)	Qty	District (RPD)	Qty	Shire Wide (RPS)	Qty	District (MUD)	Qty	Shire Wide (MUS)
-City Wide	\$97,920.00										
Playground(toddler-teenager)		small	20,000.00	medium	60,000.00	large	270,000.00	n/a	-	large	270,000.00
-Local	\$20,000.00										
-District	\$60,000.00										
-Regional	\$270,000.00										
-Soft fall (Rubber) perimeter	\$244.80										
-Soft fall(Sand)perimeter	\$67.32										
-Soft fall(Bark)perimeter	\$55.08										
Lighting		3	12,852.00	8	34,272.00	15	64,260.00	8	34,272.00	15	64,260.00
-General Park Lighting	\$4,284.00										
Water access–ramp/jetty	\$116,451.36	n/a	-	n/a	-	yes	29,112.84	n/a	-	n/a	-
Landscape/gardens	\$60.00	yes	3,500.00	yes	26,250.00	yes	52,500.00	yes	52,500.00	yes	105,000.00
Multipurpose fields(including Fieldlighting and drainage for sports ground)		n/a	-	n/a	-	n/a	-	4	1,124,518.18	6	1,686,777.26
-District	\$1,124,518.18										
-City Wide	\$1,686,777.26										
Multipurpose courts		n/a	-	n/a	-	n/a	-	7	334,152.00	10	477,360.00
-District	\$334,152.00										
-City Wide	\$477,360.00										
Storage sheds	\$36,720.00	n/a	-	n/a	-	1	36,720.00	1	36,720.00	1	36,720.00
Clubhouses/change rooms	\$235,620.00	n/a	-	n/a	-	n/a	-	1	235,620.00	1	353,430.00
Kiosk	\$85,680.00	n/a	-	n/a	-	n/a	-	1	85,680.00	1	85,680.00
Spectator seating		n/a	-	n/a	-	n/a	-	yes	6,120.00	yes	12,240.00
Bus set down With Shelter	\$4,284.00	n/a	-	n/a	-	yes	4,284.00	yes	4,284.00	yes	4,284.00
Rubbish bins (no.ofbins@\$1700ea)	\$2,080.80	2	4,161.60	6	12,484.80	12	24,969.60	6	12,484.80	12	24,969.60
Fencing(basedonfencing3sides)m		336m	23,442.05	670m	46,744.56	1,341m	93,558.89	948	66,140.06	1,341	93,558.89
-Bollardsandfenceareplaced1.4mapart/Lm	\$69.77										
-Post & rail fence /Lm	\$85.68										
-Balustrade fencing/Lm	\$85.68										
-Plastic fence(plastic coated rather than galvanised)/Lm	\$82.01										
-Chain & lock/Lm	\$30.60										
-Average	\$70.75										

Embellishment	Unit Cost	Recreation Park						Sports Park			
		Qty	Local (RPL)	Qty	District (RPD)	Qty	Shire Wide (RPS)	Qty	District (MUD)	Qty	Shire Wide (MUS)
Irrigation		yes	29,376.00	yes	48,960.00	yes	58,752.00	yes	61,200.00	yes	61,200.00
Design(Master Plan, concept plan & detailed design)	\$amounts as provided	\$5,000	5,000.00	\$25,000	25,000.00	\$50,000	50,000.00	\$25,000	25,000.00	\$50,000	50,000.00
Suitable building sites	\$-	n/a		n/a		yes		yes		yes	
Serviced site–water, sewerage, electricity	\$6,120.00	yes	6,120.00	yes	6,120.00	yes	6,120.00	yes	6,120.00	yes	6,120.00
Total			\$192,665.33		\$994,455.76		\$2,160,260.53		\$2,995,899.84		\$5,586,959.75

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with related documents and other legislative provisions when any of the following occurs:

- (1) The related documents are amended;
- (2) The related documents are replaced by new documents;
- (3) Amendments which affect the allowable scope and effect of a policy of this nature are made to the head of power; and
- (4) Other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:

- (1) implemented by the Senior Manager Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager Strategic Direction and Sustainability in consultation with the Senior Manager Development Services, the Senior Manager Regional and Environmental Planning and the Senior Manager Parks.

VERSION CONTROL

CEO Approval Date	15/09/2009
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Related Links: