

Moreton Bay Regional Council – Redcliffe City

Planning Scheme Policy

PSP4 Part 8.4.3 Development Contributions for Trunk
Infrastructure – Public Open Space and Community
Purposes

Moreton Bay Regional Council – Redcliffe City

PSP4 Part 8.4.3 Development Contributions for Trunk Infrastructure – Public Open Space and Community Purposes

ADOPTION

Moreton Bay Regional Council adopted this planning scheme policy on 28 November 2005.

COMMENCEMENT

This planning scheme policy took effect from 12 December 2005.

Amendment

ADOPTION OF AMENDMENT

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

COMMENCEMENT OF AMENDMENT

This amendment to the 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.



Daryl Hitzman
A/Chief Executive Officer

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PSP4 Part 8.4.3 – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – PUBLIC OPEN SPACE and COMMUNITY PURPOSES

Head of Power

This document is a Planning Scheme Policy for the purposes 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 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 public open space and community purposes trunk infrastructure between Council and developers of land in the former Redcliffe City.

Definitions / Application

Application

This policy applies to all applications for development which has been made assessable against the *Redcliffe City Planning Scheme* and which will utilise any part of the Public Open Space and Community Purpose Trunk Infrastructure Network. For the purposes of this policy, the extent of the Public Open Space and Community Purpose Trunk Infrastructure Network within the City is shown in Schedule C.

The policy outlines the basis of Council's Infrastructure Contributions Regime for the Public Open Space and Community Purpose Trunk Infrastructure Network in the former Redcliffe City. It is to be read in conjunction with PSP4 Part 8.4.1 Development Contributions for Trunk Infrastructure – 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 PSP4 Part 8.4.1 Development Contributions for Trunk Infrastructure – Administration Policy. Where a term used in this policy is not defined in PSP4 Part 8.4.1, that term shall, unless the context indicates or requires otherwise, have the meaning assigned to it in the *Redcliffe City Planning Scheme* or in the *Integrated Planning Act 1997*.

Policy Statement

1 Scope

This policy sets out the basis for the determination of Development Contributions for Public Open Space and Community Purpose Trunk Infrastructure which Council will impose as conditions of development approval. The provisions of this policy shall apply to applications for development within the former Redcliffe City which, in the opinion of Council, may generate a need for or actually impose a load on its Public 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 PSP 4 Part 8.4.1 Development Contributions for Trunk Infrastructure – Administration Policy;
- specifies the assumptions made in determining the rate of the contribution payable towards the cost of Public Open Space and Community Purposes Trunk Infrastructure within the former Redcliffe City;
- specifies the works, structures or equipment, which the Council determines to be Public Open Space and Community Purposes Trunk Infrastructure;
- establishes the estimated cost of works and basic embellishments of the Public 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 work undertaken by Council in the preparation of its proposed Priority Infrastructure Plan under the *Integrated Planning Act 1997*.

3 Public Open Space and Community Purpose Methodology

3.1 Methodology for Public Open Space and Community Purpose Network

The methodology used for determining the rate of infrastructure contributions for Council Public Open Space and Community Purpose trunk infrastructure 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 public open space (and community purposes) trunk infrastructure network to be consumed by that entity's development proposal.

Step 1 – Determine Desired Standards of Service (refer Schedule D):

The DSS were developed through an assessment of the current provision of public open space and community purposes and the typical embellishments included in them during the work undertaken by Council in the preparation of its proposed Priority Infrastructure Plan.

Step 2 – Assess Existing Network:

The existing infrastructure, including parks embellishments, was determined from Council's asset management records.

Step 3 – Determine Plan for Trunk Infrastructure:

Analysis of the land area of Redcliffe City showed that the existing quantity of land in the public open space and community purpose network met the land quantity component of the DSS and no further acquisitions were necessary in the future. An exercise was conducted to ensure that 90% of households were within 800m of local park facilities and the land provision was found to be compliant. However, upgrades to existing embellishments are required to fully meet the DSS, and those have been determined for each individual network item and were valued by applying the 2005 unit rates for embellishments shown in Table 4.1A, escalated to 01 January 2009 values (refer Table 4.2.1).

Step 4 - Determine External Use of the Network:

It has been assumed regional parks and sports facilities are used by users external to the former Redcliffe City and a 30% allowance has been attributed to external use. This has been taken into account in the calculation of the Infrastructure Contribution Rate applicable to users within the former Redcliffe City.

Step 5 - Calculate Contribution Rates

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'.

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.

Step 6 – Determine Plan for Trunk Infrastructure

The Plan for Trunk Infrastructure was developed by comparing the existing infrastructure to Council's adopted desired standards of service and establishing a reasonable upgrading program based on perceived demand. A relatively uniform rate of growth in demand across the City suggests that a program of linear expenditure distribution over the Planning Horizon to upgrade the Public Open Space and Community Purposes Network is appropriate.

3.2 Public Open Space and Community Purpose Service Catchments

Given the nature and size of the former Redcliffe City local government area, it is reasonable to consider it as one single service catchment.

The concept of an External Catchment has been introduced to acknowledge that the Public Open Space and Community Purpose Trunk Infrastructure Network is an open network. This allows for the identification of a proportion of users of the network that come from within the City and users that come from areas External to the City for the purpose of fair cost apportionment.

3.3 Public Open Space and Community Purpose Demand Assumptions

Demand Units

The Public Open Space and Community Purpose Infrastructure contributions regime relies on population projections as a means of determining infrastructure needs. For Public Open Space and Community Purpose Infrastructure, the Equivalent Person (EP) has been adopted as the standard unit against which the demand for capacity and hence contributions are assessed. Equivalent Persons for Public Open Space and Community Purpose network planning have been derived from the Population Projections.

Projected Demand

Projected ultimate demand for the public 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 - Equivalent Persons (EPs)

	Actual 2021 EPs	NPV 2021 EPs
EP's for residential development	60,740	60,257
EP's based on GFA for non residential demand	2,539	2,525
Total	63,279	62,782

4 Public Open Space and Community Purpose Plan for Trunk Infrastructure

The Public Open Space and Community Purpose network consists of the following components:

- Recreation parks: local, neighbourhood or regional;
- Sporting facilities: district or regional; and
- Land for community facilities.

4.1 Public Open Space and Community Purpose Infrastructure Valuations

There is no Land Acquisition component cost factored into the valuations for the Public Open Space and Community Purpose network.

Table 4.1A outlines the typical embellishments by park type required to meet Council's adopted DSS, as well the relevant Unit Rates for those embellishments. This is an indicative list only. An analysis was conducted on each park within the City to determine appropriate embellishments based on the function performed by each site.

Table 4.1A: Typical Embellishments per Park Type

Embellishment type	Local	Neighbourhood	Regional	Sports	Community	Cost
Concept plan	•					\$10,000
Park toilets		•	•	•		\$234,000
Change room/shower			•	•		\$173,400
Shade shelters	•	•	•	•		\$34,680
BBQ Shelters			•			\$28,900
Small play equipment	•			•		\$34,680
Large play equipment		•	•			\$92,480
Playground Fencing Small				•		\$23,120
Playground Fencing Large		•				\$46,240
Impact Absorption Small	•			•		\$11,560
Impact Absorption Large		•	•			\$34,680
Playground Shade Cover Small	•			•		\$28,900
Playground Shade Cover Large		•	•			\$57,800
Picnic tables	•	•	•	•		\$3,468
Park bench seats	•	•	•	•		\$2,312
Park Name Signage	•	•	•	•		\$2,312
Park Bins		•	•			\$1,156
Recycle Bins			•			\$1,734
Turf irrigation		•	•			\$57,800
Garden irrigation			•			\$28,900
Recycled Water Storage			•	•		\$11,560
Sport field irrigation				•		\$150,280
Drink fountain		•				\$5,780
Water tap			•			\$2,312
Outdoor Beach Showers			•			\$13,872
Property pole		•		•		\$5,780
Park lighting	•		•			\$4,624
Feature Lighting			•			\$4,046
Pathway lighting		•	•			\$5,780
Facility lighting				•		\$4,046
Field lighting				•		\$23,120
Carpark lighting				•		\$8,670
BBQ		•	•			\$9,248

Embellishment type	Local	Neighbourhood	Regional	Sports	Community	Cost
Power outlets				●		\$5,780
Pathways		●				\$150,280
Bike Ways/Shared Footpath			●			\$1,156
Footbridges			●	●		\$80,920
Boardwalks			●			\$173,400
Ramps						\$173,400
Steps		●	●		●	\$115,600
Retaining walls			●			\$57,800
Barrier bollards	●	●	●			\$578
Park Drainage				●		\$86,700
Shade tree planting	●	●				\$57,800
Garden/Shrub beds		●			●	\$57,800
Turf – Parks			●			\$34,680
Turf - Playing Field				●		\$115,600
Site establishment	●	●	●	●	●	\$17,340
Fishing platforms		●				\$57,800
Fish cleaning station		●				\$17,340
Boat Ramp			●			\$115,600
Trailer Parking			●			\$115,600
Skate Park			●			\$173,400
BMX Park						\$52,020
Tennis rebound wall		●				\$52,020
Ball activities	●			●		\$23,120
Exercise station				●		\$34,680
Half-court basketball		●				\$57,800
Goal Posts				●		\$4,624
Cricket Nets				●		\$52,020
Sports Surfacing				●		\$289,000
Athletics Facilities				●		\$462,400
Field Safety Fencing				●		\$57,800
Basic Spectator Seating				●		\$57,800
Memorial Plaques	●	●	●			\$11,560
Feature Infrastructure						\$57,800
Monuments	●	●	●			\$11,560
Car Parking Small		●				\$57,800
Car Parking Large			●	●		\$173,400
Wheelchair Pram Crossings	●		●	●		\$3,468
Bike Racks		●	●	●		\$2,312

4.2 Existing and Future Public Open Space and Community Purpose Infrastructure

As previously indicated, analysis of the land area of the former Redcliffe City showed that the existing quantity of public open space and community purpose network land met the quantity component of the DSS and no further acquisitions were necessary in the future. An exercise was conducted to ensure that 90% of households were within 800m of local park facilities and the land provision was found to be compliant. Table 4.2A outlines the split of park types and their hierarchies across the network.

Table 4.2A: Total land provision

Park Type	Hierarchy Level	Total Land Area (Ha)
Recreation Park	Local	95.9
	Neighbourhood	125.3
	Regional	34.4
Sporting Facilities	District	68.7
	Regional	
Community Facilities	All	4.5
Total		328.8 Ha

No land cost has been included for the Public Open Space and Community Purpose network, only the embellishments have been costed and shared equally across all users, existing and future.

The future works to be undertaken within the network are limited to embellishments to improve the usability and access features of existing facilities.

The following tables outline the existing value of the Public Open Space and Community Purpose infrastructure and the Net Present Value of future works to be undertaken, all measured in 01 January 2009 dollars.

Local Park

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK79	ALBATROSS CANAL	Local park	\$-	\$-	\$ -	\$ -
PK80	ASHMOLE CNR/GRIFFITH	Local park	\$-	\$-	\$ -	\$ -
PK81	BEACON PARK	Local park	\$ 30,518	\$124,661	\$ -	\$155,179
PK82	BELLS PARK	Local park	\$-	\$ 46,433	\$ -	\$46,433
PK83	BERTIE DOW PARK	Local park	\$ 1,907	\$-	\$ -	\$1,907
PK84	BEVINGTON WOODLAND	Local park	\$ 76,296	\$ 77,389	\$ -	\$153,685
PK85	BINGARRA PARK	Local park	\$ 35,605	\$ 5,159	\$ -	\$40,764
PK86	BOAMA PARK	Local park	\$174,209	\$ 11,158	\$ -	\$185,367
PK87	BOARDMAN ROAD drainage reserve	Local park	\$-	\$-	\$ -	\$ -
PK88	CHARTWELL PARK	Local park	\$115,716	\$ 5,159	\$ -	\$120,875
PK89	CLAYFIELD STREET	Local park	\$-	\$-	\$ -	\$ -
PK90	CLONTARF BEACH PARK	Local park	\$644,701	\$116,083	\$ -	\$760,784
PK91	COMAN PARK	Local park	\$ 3,815	\$-	\$ -	\$3,815
PK92	COOPER PARK	Local park	\$-	\$-	\$ -	\$ -
PK93	CORESCADDEN PARK	Local park	\$364,949	\$557,198	\$ -	\$922,147
PK94	CORMORANT CANAL	Local park	\$ 1,272	\$-	\$ -	\$1,272
PK95	CURLEW CANAL (6)	Local park	\$-	\$-	\$ -	\$ -
PK96	DAPHNE CARPENTER PARK	Local park	\$ 13,988	\$ 18,057	\$ -	\$32,045
PK97	Donkin Street (Unnamed Soubiruos 1)	Local park	\$ 1,272	\$-	\$ -	\$1,272
PK98	EUSTON STREET / fleet drive	Local park	\$-	\$-	\$ -	\$ -
PK99	FALCON CANAL	Local park	\$-	\$-	\$ -	\$ -
PK100	GARNNET CANAL	Local park	\$-	\$-	\$ -	\$ -
PK101	GLANVILLE PARK	Local park	\$170,394	\$288,917	\$ -	\$459,312
PK102	GRANT PARK	Local park	\$178,024	\$ 85,127	\$ -	\$263,151
PK103	HALAMKA PARK	Local park	\$147,506	\$216,688	\$ -	\$364,194
PK104	HAWK CANAL	Local park	\$-	\$-	\$ -	\$ -
PK105	HAYSMOUTH PARADE	Local park	\$-	\$-	\$ -	\$ -
PK106	HERON CANAL	Local park	\$-	\$-	\$ -	\$ -
PK107	HITCHINSPARK	Local park	\$ 1,907	\$-	\$ -	\$1,907
PK108	HOMEFIELD STREET centre median	Local park	\$-	\$-	\$ -	\$ -
PK109	HUBNER PARK	Local park	\$ 2,543	\$-	\$ -	\$2,543
PK110	IBIS CANAL	Local park	\$-	\$-	\$ -	\$ -
PK111	INTREPID PARK	Local park	\$ 61,037	\$134,140	\$ -	\$195,177
PK112	JABIRU CANAL	Local park	\$-	\$-	\$ -	\$ -
PK113	JIM FINLAY PARK	Local park	\$ 2,543	\$ 45,143	\$ -	\$47,687
PK114	JIM MCGAHEY PARK	Local park	\$ 2,543	\$ 45,143	\$ -	\$47,687
PK115	JOHN OXLEY PARK	Local park	\$ 86,469	\$ 11,158	\$ -	\$97,626
PK116	KENNA PARK	Local park	\$ 67,395	\$ 73,519	\$ -	\$140,914
PK117	KIRKWOOD SQUARE - HOMEFIELD STREET	Local park	\$-	\$ 5,159	\$ -	\$5,159
PK118	LESLIE SLAUGHTER PARK	Local park	\$148,777	\$105,764	\$ -	\$254,542
PK119	LIONS MEMORIAL PARK	Local park	\$ 58,494	\$ 91,126	\$ -	\$149,619
PK120	MACFARLANE PARK	Local park	\$264,493	\$196,051	\$ -	\$460,544
PK121	MACKENZIE PARK	Local park	\$ 8,901	\$-	\$ -	\$8,901
PK122	MADELEINE CT	Local park	\$ 1,907	\$-	\$ -	\$1,907
PK123	MAGNOLIA PARK	Local park	\$ 73,753	\$-	\$ -	\$73,753
PK124	MAHOGANY PARK	Local park	\$ 86,469	\$ 7,739	\$ -	\$94,208

PLANNING SCHEME POLICY PSP4 Part 8.4.3 – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – PUBLIC OPEN SPACE & COMMUNITY PURPOSE

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK125	MARSALAPARK	Local park	\$ 54,679	\$ 69,650	\$ -	\$124,329
PK126	MARSALA ST DRAIN reserve	Local park	\$-	\$-	\$ -	\$ -
PK127	MORRIS PARK	Local park	\$ 10,173	\$ 55,462	\$ -	\$65,635
PK128	OASIS CRT	Local park	\$-	\$-	\$ -	\$ -
PK129	OSPNEY CANAL	Local park	\$-	\$-	\$ -	\$ -
PK130	PACIFICPARK	Local park	\$-	\$-	\$ -	\$ -
PK131	PARADISE PARK	Local park	\$ 55,950	\$-	\$ -	\$55,950
PK132	PARSONS PARK	Local park	\$ 80,111	\$335,351	\$ -	\$415,461
PK133	PASKPARK	Local park	\$ 86,469	\$ 10,318	\$ -	\$96,787
PK134	PELICAN CANAL	Local park	\$ 2,543	\$-	\$ -	\$2,543
PK135	PETREL CANAL	Local park	\$-	\$-	\$ -	\$ -
PK136	PLUMEPARK	Local park	\$ 12,716	\$163,355	\$ -	\$176,071
PK137	QUEENSPARK	Local park	\$ 66,123	\$ 6,449	\$ -	\$72,572
PK138	QUEENS BEACH PARK	Local park	\$324,258	\$146,588	\$ -	\$470,846
PK139	QUEENS BEACH SOUTH PARK	Local park	\$ 17,802	\$153,037	\$ -	\$170,839
PK140	REGENCY PARK	Local park	\$ 7,630	\$ 18,057	\$ -	\$25,687
PK141	ROTHWELL RESERVOIR ()	Local park	\$-	\$-	\$ -	\$ -
PK142	SANDPIPER CANAL	Local park	\$ 2,543	\$-	\$ -	\$2,543
PK143	SEAEAGLE CANAL	Local park	\$-	\$-	\$ -	\$ -
PK144	SEAGULL CANAL	Local park	\$-	\$-	\$ -	\$ -
PK145	SEAHAWK CANAL	Local park	\$-	\$-	\$ -	\$ -
PK146	SHEARWATER CANAL	Local park	\$-	\$-	\$ -	\$ -
PK147	SPOONBILL CANAL	Local park	\$ 63,580	\$-	\$ -	\$63,580
PK148	SWAN CANAL	Local park	\$-	\$-	\$ -	\$ -
PK149	TERN CANAL	Local park	\$ 12,716	\$-	\$ -	\$12,716
PK150	TINGIRAPARK	Local park	\$ 83,926	\$ 94,156	\$ -	\$178,082
PK151	TOM CURRY PARK	Local park	\$ 50,864	\$-	\$ -	\$50,864
PK152	TOM WALLACE PARK	Local park	\$ 47,049	\$-	\$ -	\$47,049
PK153	UNNAMED PARK OFF HAYSMOUTH PDE	Local park	\$-	\$-	\$ -	\$ -
PK154	VISTA COURT WALKWAY	Local park	\$-	\$-	\$ -	\$ -
PK155	WALSH ST	Local park	\$-	\$-	\$ -	\$ -
PK156	WATTLEPARK	Local park	\$ 3,815	\$-	\$ -	\$3,815
PK157	YOURELLPARK	Local park	\$109,358	\$ 67,070	\$ -	\$176,428
Totals			\$ 3,919,707	\$ 3,386,466	\$ -	\$ 7,306,173

Neighbourhood Park

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK28a	ADMINISTRATION CENTRE	Neighbourhood park	691,750	-	-	\$691,750
PK29	AMITY PARK	Neighbourhood park	66,123	37,404	-	\$103,528
PK30	ANZAC PLACE	Neighbourhood park	493,381	-	-	\$493,381
PK31	APEX PARK	Neighbourhood park	432,344	-	-	\$432,344
PK32	ATKINSON PARK	Neighbourhood park	353,505	109,634	-	\$463,139
PK33	BARRY BOLTON	Neighbourhood park	308,999	442,405	-	\$751,404
PK34	BELLEVUE PARK	Neighbourhood park	282,295	39,984	-	\$322,279
PK35	BELLS BEACH PARK	Neighbourhood park	362,406	161,226	-	\$523,632
PK36	BILL ROGERS PARK	Neighbourhood park	466,677	70,940	-	\$537,617
PK37	CAPTAIN COOK PARK	Neighbourhood park	587,479	256,672	-	\$844,151
PK38	CARRICKPARK	Neighbourhood park	100,456	7,739	-	\$108,195
PK39	CHARLISHPARK	Neighbourhood park	460,319	407,580	-	\$867,899
PK40	DOBELL PARK	Neighbourhood park	356,048	60,621	-	\$416,669
PK41	ENDEAVOUR PARK	Neighbourhood park	496,560	853,854	-	\$ 1,350,414
PK42	GAYUNDAH ARBORETUM PARK	Neighbourhood park	689,970	697,787	-	\$ 1,387,757
PK43	GREG ENRIGHT PARK	Neighbourhood park	-	37,404	-	\$37,404
PK44	HENRY PIEPER PARK	Neighbourhood park	479,393	196,051	-	\$675,444
PK45	HUMPYBONG CREEK PARK NORTH	Neighbourhood park	779,491	41,274	-	\$820,765
PK46	HUMPYBONG CREEK PARK SOUTH	Neighbourhood park	726,084	883,520	-	\$ 1,609,603
PK47	JAMIESONPARK	Neighbourhood park	1,035,464	159,936	-	\$ 1,195,400
PK48	KALOWENPARK	Neighbourhood park	104,271	2,580	-	\$106,851
PK49	KIRAMIPARK	Neighbourhood park	225,709	25,796	-	\$251,505
PK50	KROLL GARDENS	Neighbourhood park	445,314	254,093	-	\$699,407
PK51	LAHORE PARK	Neighbourhood park	105,543	104,475	-	\$210,017
PK52	LANCASTERPARK	Neighbourhood park	57,222	-	-	\$57,222
PK53	LANGTREE PARK	Neighbourhood park	7,630	6,449	-	\$14,079
PK54	M.J. BROWN PARK	Neighbourhood park	438,702	236,035	-	\$674,737
PK55	MCKILLOPPARK	Neighbourhood park	703,831	234,745	-	\$938,576
PK56	MORGANPARK	Neighbourhood park	476,977	-	-	\$476,977
PK57	MUNGARAPARK	Neighbourhood park	53,407	301,816	-	\$355,223
PK58	NEWPORT PARK - stage 22	Neighbourhood park	137,333	419,188	-	\$556,521
PK59	OWEN PARK	Neighbourhood park	247,962	-	-	\$247,962
PK60	OXLEY AVE JETTY	Neighbourhood park	227,616	322,452	-	\$550,069
PK61	OXLEY AVE hall	Neighbourhood park	1,272	-	-	\$1,272
PK62	PETER MORRIS PARK	Neighbourhood park	509,276	103,185	-	\$612,461
PK63	PIKETTPARK	Neighbourhood park	191,503	-	-	\$191,503
PK64	QUEENS BEACH NORTH PARK	Neighbourhood park	1,373,328	266,991	-	\$ 1,640,319
PK65	REDCLIFFE BOTANIC GARDENS	Neighbourhood park	703,195	286,338	-	\$989,533
PK66	REDCLIFFE MEMORIAL SWIMMING POOL PARK	Neighbourhood park	621,812	-	-	\$621,812
PK67	ROBERT DALTON PARK	Neighbourhood park	144,072	12,898	-	\$156,970
PK68	ROMAPARK	Neighbourhood park	297,300	33,535	-	\$330,835
PK69	ROTARYPARK	Neighbourhood park	362,787	99,315	-	\$462,103
PK70	SCOTTS POINT PROGRESS PARK	Neighbourhood park	1,066,109	357,277	-	\$ 1,423,387
PK71	SEACRESTPARK	Neighbourhood park	433,616	183,153	-	\$616,769
PK72	SOUTHERN CROSS PARK	Neighbourhood park	2,543	3,869	-	\$6,413
PK73	SUNSTATE PARK	Neighbourhood park	492,109	313,424	-	\$805,533

PLANNING SCHEME POLICY PSP4 Part 8.4.3 – DEVELOPMENT CONTRIBUTIONS FOR TRUNK INFRASTRUCTURE – PUBLIC OPEN SPACE & COMMUNITY PURPOSE

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK74	TACOMA PARK	Neighbourhood park	226,090	5,159	-	\$231,250
PK75	TARADALE PARK	Neighbourhood park	251,777	10,318	-	\$262,095
PK76	WALKER PARK	Neighbourhood park	52,136	-	-	\$52,136
PK77	WOODCLIFFE PARK	Neighbourhood park	16,531	180,573	-	\$197,104
PK78	WOODY POINT PARK	Neighbourhood park	261,950	128,981	-	\$390,931
Totals			19,407,668	8,356,679	-	\$27,764,347

1. Regional Park

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK16	BICENTENNIAL PARK	Regional park	\$ 1,195,685	\$629,427	\$ 547,534	\$ 1,277,579
PK17	CROCKATT PARK	Regional park	\$ 1,396,980	\$632,007	\$ 608,696	\$ 1,420,291
PK18	CULTURAL PRECINCT PARK	Regional park	\$462,862	\$ 58,041	\$ 156,271	\$364,633
PK19	MARGATE BEACHPARK	Regional park	\$ 4,225,527	\$ 18,057	\$1,273,075	\$ 2,970,509
PK20	PELICAN PARK	Regional park	\$ 1,761,166	\$877,064	\$ 791,469	\$ 1,846,761
PK21	REDCLIFFE JETTY PARK	Regional park	\$ 1,304,662	\$ 7,739	\$ 393,720	\$918,680
PK22	SCARBOROUGH BEACHPARK	Regional park	\$ 1,985,858	\$915,765	\$ 870,487	\$ 2,031,136
PK23	SETTLEMENT COVE PARK	Regional park	\$ 2,528,322	\$510,765	\$ 911,726	\$ 2,127,361
PK24	SUTTONS BEACH	Regional park	\$ 3,102,704	\$-	\$ 930,811	\$ 2,171,893
PK25	THURECHTPARK	Regional park	\$ 1,307,205	\$829,348	\$ 640,966	\$ 1,495,587
PK26	WOODY POINT BEACH PARK	Regional park	\$ 1,174,958	\$ 15,478	\$ 357,131	\$833,305
PK27	YOUTHPARK	Regional park	\$670,133	\$201,210	\$ 261,403	\$609,940
Totals			\$ 21,116,062	\$ 4,694,903	\$7,743,289	\$18,067,676

Sports Facility

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK1	A.J. (JOCK) KELLY PARK	Sports facility	1,093,067	88,351.98	354,426	\$826,994
PK2	BOARDMAN PARK	Sports facility	994,773	168,965.10	349,121	\$814,616
PK3	BRADLEY PARK	Sports facility	385,931	334,060.78	215,997	\$503,994
PK4	DALTON PARK	Sports facility	982,057	626,847.63	482,671	\$ 1,126,233
PK5	FILMER PARK	Sports facility	920,384	321,162.68	372,464	\$869,083
PK6	GEORGE MORRIS FIELDS	Sports facility	37,894	69,649.74	32,263	\$75,280
PK8	K.R.BENSON	Sports facility	2,066,986	211,528.83	683,554	\$ 1,594,960
PK9	LANGDON PARK	Sports facility	1,021,095	257,961.99	383,717	\$895,340
PK7	MARY NANN HOCKEY FIELDS	Sports facility	694,294	317,293.25	303,476	\$708,111
PK10	OXLEY AVE	Sports facility	226,345	-	67,903	\$158,441
PK11	PEARSON PARK	Sports facility	200,913	288,917.43	146,949	\$342,881
PK12	RAY FRAWLEY FIELDS	Sports facility	818,402	292,786.86	333,357	\$777,832
PK13	REDCLIFFE SHOWGROUNDS PARK (HOCKEY FIELDS)	Sports facility	924,453	1,434,268.01	707,616	\$ 1,651,105
PK14	ROTHWELL PARK	Sports facility	829,719	835,796.20	499,655	\$ 1,165,861
PK15	TALOBILLA 1 PARK	Sports facility	1,674,697	1,204,681.58	863,814	\$ 2,015,565
Totals			\$ 12,871,008	\$ 6,452,273	\$5,796,984	\$13,526,297

Community Purpose

Park Number	Park Name	Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
PK158	CULTURAL PRECINCT (Redcliffe Museum)	Community area	\$ 34,333	\$-	\$ -	\$34,333
PK159	MUSEUM PARK	Community area	\$ 34,333	\$-	\$ -	\$34,333
PK160	P.C.Y.C.	Community area	\$ 34,333	\$-	\$ -	\$34,333
PK161	REDCLIFFE LIBRARY	Community area	\$ 34,333	\$-	\$ -	\$34,333
Totals			\$137,333	\$ -	\$ -	\$137,333

4.3 Total Cost per Network Component

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

Park Type	Existing Value	NPV of Future Works	Less External Users	Total Park Cost
Community area	\$137,333	\$ -	\$ -	\$137,333
Local park	\$ 3,919,707	\$ 3,386,465	\$ -	\$ 7,306,172
Neighbourhood park	\$19,407,668	\$ 8,356,679	\$ -	\$27,764,346
Regional park	\$21,116,062	\$ 4,694,902	\$ 7,743,289	\$18,067,675
Sports facility	\$12,871,008	\$ 6,452,272	\$ 5,796,984	\$13,526,296
Grand Total	\$57,451,778	\$22,890,318	\$13,540,273	\$66,801,822

The proportion of future infrastructure expenditure anticipated to be collected from future development after 01 January 2009 is equivalent to 35%. The proportion of the value of the overall network anticipated to be collected from future development after 01 January 2009 is equivalent to 10.5% without giving regard to the capping regime. The remainder of future embellishment costs will be funded directly by Council so that costs associated with 'deficiencies' within the existing network and the use of facilities by external users are not passed to proponents of development approved after 01 January 2009.

Schedule A: Demand Factors

Table A shows the demand factors expressed in Equivalent Persons (EPs) for different uses.

Table A - Demand Factors for Public Open Space and Community Purpose Infrastructure Contributions

Land Use Category	Demand Unit (EP)
Detached residential	2.9 EP/dwelling unit
Attached residential	1.3 EP/dwelling unit
Non-residential use	0.3 EP/100 m2 GFA
Non-residential use (reconfiguring a lot)	1 EP/lot

Schedule B: Infrastructure Contribution Rates

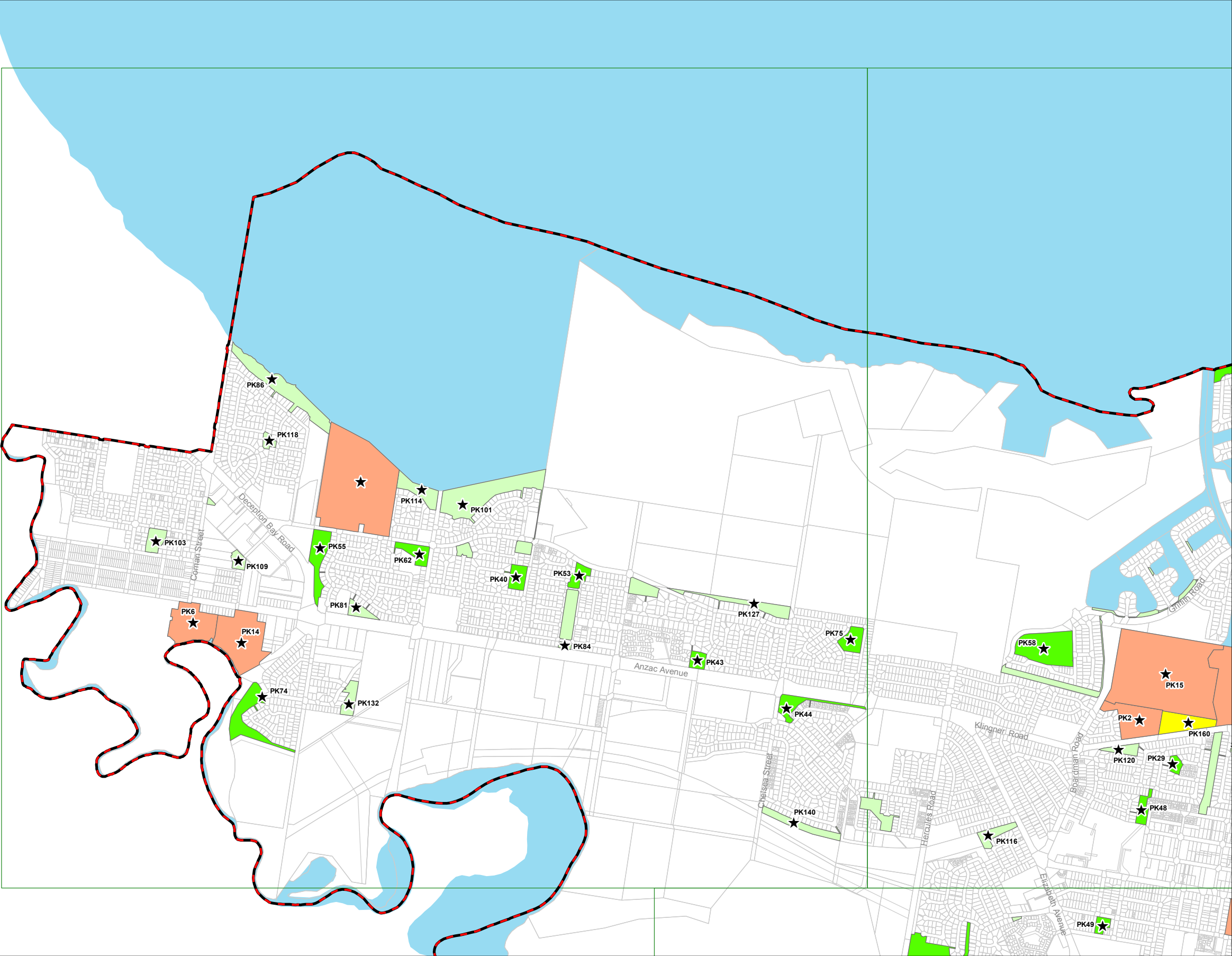
Table B shows the Infrastructure Contribution Rates for the network.

Table B: Public Open Space and Community Purpose Infrastructure Contribution Rates

Charge	ICR per EP
City-wide charge	\$1,064.03

Schedule C: Network Asset Maps

Open Space Network

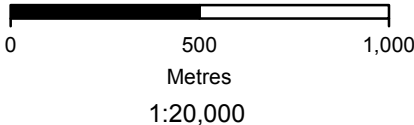


Legend

★ Park - Future Embellishment

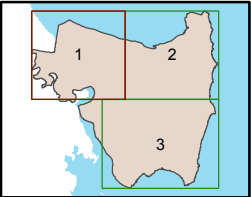
Park/FacilityType

- Local Park
- Neighbourhood Park
- Regional Park
- Sports Facility
- Community Purpose
- DISA Boundary

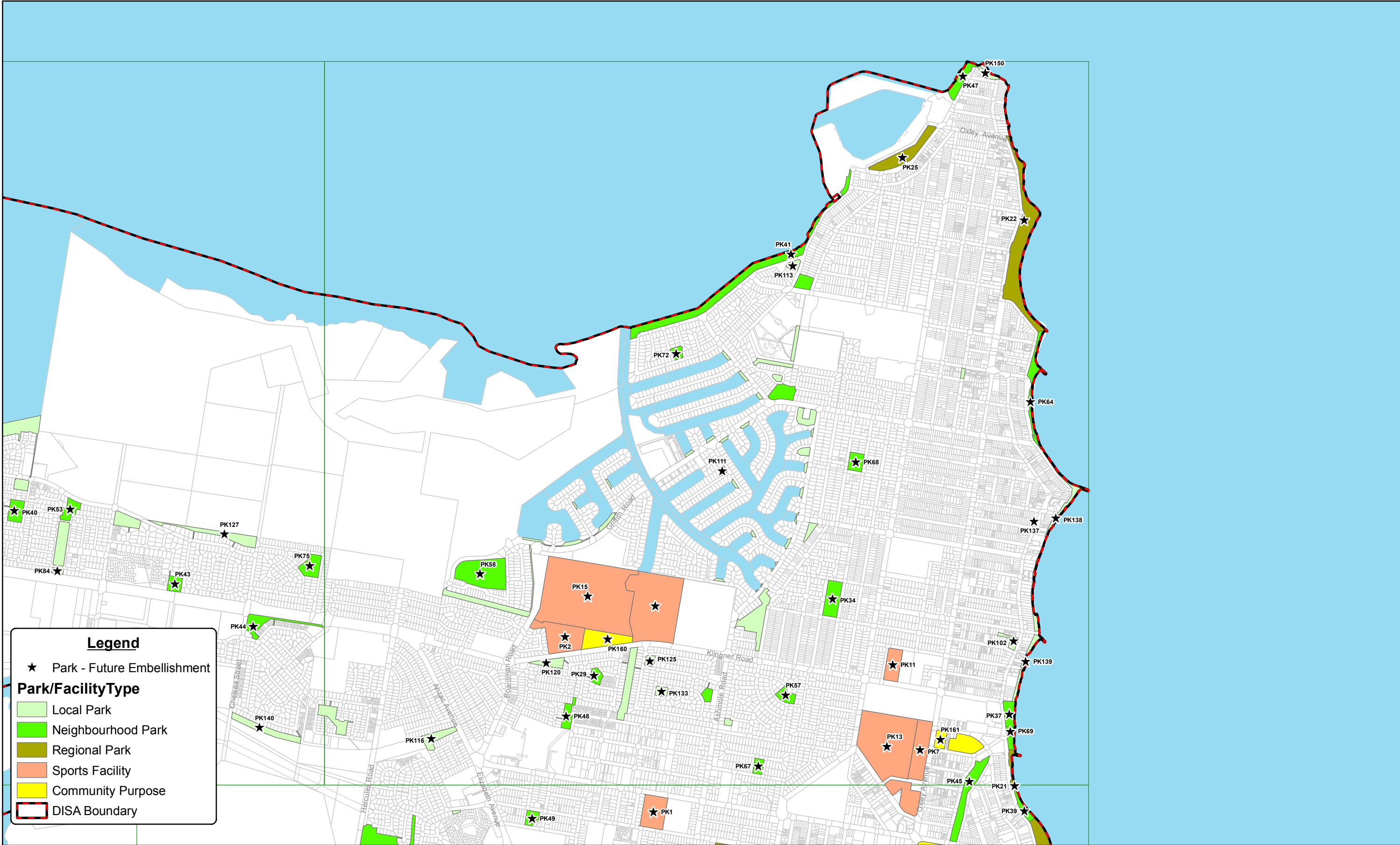


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Open Space Network

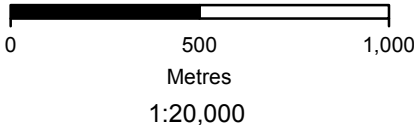


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★ Park - Future Embellishment

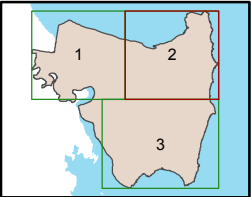
Park/FacilityType

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- Neighbourhood Park
- Regional Park
- Sports Facility
- Community Purpose
- DISA Boundary

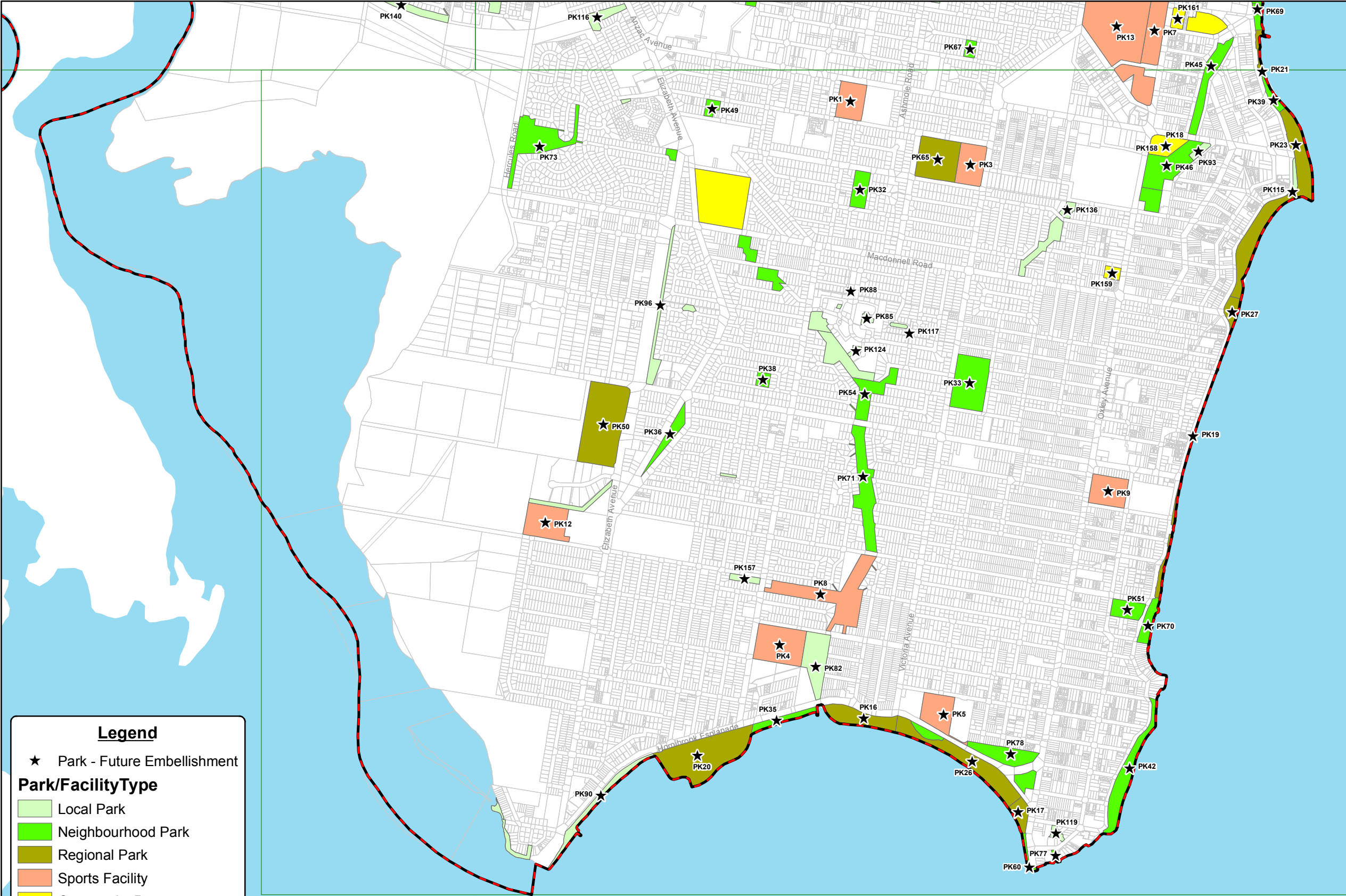


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Open Space Network

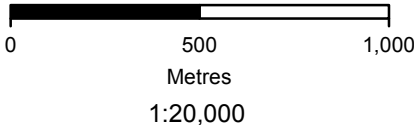


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★ Park - Future Embellishment

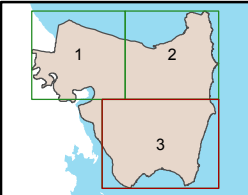
Park/FacilityType

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Schedule D: Desired Standards of Service

The planning provisions for the entire network are outlined in Table D and include some general considerations for each type of park within the hierarchy. The DSS were developed through an assessment of the current provision of public open space and community purposes and the typical embellishments included in them during the work undertaken by Council in the preparation of its proposed Priority Infrastructure Plan. The network is planned and designed to meet a hierarchy of user needs. Each park type/facility meets different needs within the community and the DSS aims to provide embellishments which service a variety of reasonable user needs.

Table D Desired Standards of Service for the Public Open Space and Community Purpose Network

Facility Item	Local Park/ Informal Areas	Neighbourhood park	Regional Park	Sports Facilities	Community Purpose
Park/facility Description	Smallest public open space recreation area which may be either named or unnamed, These spaces provide informal recreation opportunities where children can play and/or adults can relax in a pleasant setting. Park space may also provide a buffering role to conservation/environmental areas.	Moderate size public recreation area which can provide multiple informal recreation opportunities for small events, gatherings, family parties and celebrations.	Large public recreation areas which provide multiple formal and informal recreation opportunities. The recreational, leisure and visual amenity of these parks is highly desirable.	Special purpose public activity area designed and used for formal/organised sporting activities e.g. soccer field. . Where feasible multi use and co habitation of user groups is to be encouraged.	Special purpose community activity area designed and used for predominant by indoor use e.g. Library.
Visitation Levels	Regular daily or weekend visits. Users are encouraged to enjoy the resource 'as is'. However, visitation may vary and is directly related to what activities may be undertaken in the space available.	Extensive daily or weekend visits, providing opportunity for individual and/or group participation. Use is directly related to what activities may be undertaken in the space available. Prolonged visitation would be expected due to the options available for recreation.	Intensive day or weekend visits, with visitation higher at weekends and public holidays. Use is directly related to what activities may be undertaken, such as active and passive recreation, picnicking, games, socialising and other activities.	Visitation rate usually tied to activity type and frequency However, it is generally aligned to regular programmed and structured participation in designated sporting activities and may also be aligned with advertised and ticketed events.	Most of these facilities are aligned to regular programmed and structured participation in designated indoor activities and may also be aligned with advertised and ticketed events.
Catchment Area	Up to 850 metres walking distance of facility.	Up to 1.5 kilometres travel distance of facility.	Up to 4 kilometres travel distance of facility but may attract day visitation from outer regions.	Up to 5 kilometres travel distance of facility but may attract visitation from outside this range.	Up to 7 kilometres travel distance of facility but may attract visitation from outside this range's.
Area Criteria	Size will generally be within a range of 0.1 to 1 hectare but may be greater.	Size will generally be within a range of 0.2 to 2.8 hectares but may be greater.	Size will generally be within a range of 0.4 to 3.5 hectares but may be greater.	Sportsfield area is dependent on that required for associated ancillary facilities such as car parks and the playing field configuration - Refer to sport/code regulations. Size will generally be within a range of 1.5 to 5.5 hectares but may be greater.	Area is dependent on that required for building footprint and associated ancillary facilities such as car parks. May be any size but would usually be greater than 1 hectare in size.

Facility Item	Local Park/ Informal Areas	Neighbourhood park	Regional Park	Sports Facilities	Community Purpose
Social Interaction	The facility is to provide avenues for Individuals or groups to be involved in social interaction.	The facility is to provide avenues for individuals or groups to be involved in interaction, and other activities which may attract spectator audience.	The facility is to provide avenues for a variety of groups and individuals to have protracted contact and allow for both visible and audible sharing of facilities.	The facility is to provide avenues for individuals or groups to be involved in social and sporting interaction. The sports activity may be unstructured or structured but usually attracts spectator audience.	The facility is to provide avenues for individuals or groups to be involved in social and cultural activities.

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 Regional and Environmental Planning and Development Services.

VERSION CONTROL

CEO Approval Date	15/09/2009
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Related Links:

ENDNOTES

Amendment	Date Adopted – 8 September 2009	Effective Date – 29 October 2009
Planning Scheme Policy Reference	Description of Amendment	
PSP 4 Part 8.4.3	<ul style="list-style-type: none">Amendments to this policy reflect the intent of the draft Redcliffe Priority Infrastructure Plan and incorporated changes to bring cost estimates up to current values.	