

**Background Information for
Public Parks Network for the
Sunshine Coast Council
Local Government Infrastructure Plan**

March 2022

1.0 Preliminary

This report provides the background information for the Public Parks Network, to support the development of the Sunshine Coast Council Local Government Infrastructure Plan (LGIP).

The report outlines:

1. The definition of trunk infrastructure (Section 1)
2. The service catchments (Section 2)
3. The demand assumptions and conversions (Section 3)
4. The desired standards of service (Section 4)
5. Network planning and modelling (Section 5)
6. Network costings and valuation methodology (Section 6)
7. Schedules of work (Section 7)
8. Source and supporting documents (Section 8)

1.0 Definition of trunk infrastructure

Detailed in the table below are the identified trunk infrastructure items for the network for Public Parks.

Table 1 — Hierarchy for identified trunk for the public parks network

Open Space Category	Hierarchy
Recreation Parks	Council-wide
Recreation Parks	District
Sports Grounds	Council-wide
Sports Grounds	District

Colocation of park trunk network – Recreation and Sport Precinct

The colocation of park infrastructure (Council wide and District Recreation Parks and Council Wide and District Sports Parks) may occur when suitable land and site attributes can be achieved.

This colocation of park trunk infrastructure into a “Recreation and Sport Precinct” seeks to improve and expand functionality, achieve economies of scale by shared infrastructure and increase adaptability for the future.

Recreation and Sports Precincts utilise a combined Desired Standards of Service and embellishments list for the respective trunk being delivered at the Precinct. This colocation is identified in the Schedule of works as a colocation project – Recreation and Sport Precinct (RSP).

Exclusions and Justification

Local Recreation Parks have been excluded on the basis that they service a specific local catchment and are predominantly provided to cater for local catchments and do not rely on a population catchment external to a local development. Specific Purpose Sports and Recreation Trails have been excluded from the trunk network.

2.0 Service catchments

The Public Parks network consists of Recreation Parks and Sports Grounds.

Table 2 —Service catchments for Recreation Parks

Hierarchy	Service catchment
Council-wide	Whole of the Local Government Area
District	Demand Service Catchment: <ul style="list-style-type: none"> Coastal Urban North Coastal Urban South Rural Hinterland and Townships

Table 3 —Service catchments for Sports Grounds

Hierarchy	Service catchment
Council-wide	Whole of the Local Government Area
District	Demand Service Catchment: <ul style="list-style-type: none"> Coastal Urban North Coastal Urban South Rural Hinterland and Townships

Table 4 —Details of District Level Service Catchments

District Service Catchment	Local Planning Areas (as defined by the <i>Sunshine Coast Planning Scheme 2014</i>)	
Coastal Urban North	Buderim Coolum Forest Glen/Kunda Park/Tanawha Maroochy North Shore Maroochydore/Kuluin Maroochydore Structure Plan Area	Mooloolaba/Alexandra Headland Peregian South Sippy Downs Palmview Infrastructure Agreement Area
Coastal Urban South	Caloundra Caloundra West Golden Beach/Pelican Waters Kawana Waters	Kawana Waters Infrastructure Agreement Area Caloundra South
Rural Hinterland and Townships	Beerburum Beerwah Blackall Range Bli Bli Eudlo Eumundi Glass House Mountains Kenilworth	Landsborough Maleny Mooloolah Nambour Palmwoods Woombye Yandina Rural

The service catchments are identified on maps prepared and referenced as Plans for Trunk Infrastructure.

3.0 Demand assumptions and conversions

Table 5 — Existing and projected demand for the public parks network

Column 1 Service catchment	Column 2 Existing and projected demand (Persons)						
	2011 (base date)	2016	2021	2026	2031	2036	Ultimate development
Council Wide	267,125	298,223	335,580	374,439	412,849	461,636	602,964
Coastal Urban North	103,174	115,038	127,741	141,473	151,357	158,487	221,056
Coastal Urban South	78,734	89,135	104,347	118,167	140,701	170,255	205,493
Rural Hinterlands and Townships	85,217	94,050	103,492	114,799	120,791	132,893	176,415

4.0 Desired standards of service

The Desired Standards of Service used are based on Councils *Draft Environment and Liveability Strategy Part C* and the *Open Space Strategy 2011*.

Table 6 —Desired Standards of Service Summary of the public parks network

Open Space			Desired Standards				
Category		Hierarchy	Minimum size	Minimum width	Minimum road frontage	Accessibility	Provision rate
Recreation	Recreation parks	Council-wide	10-20ha	100-200m	50%	20km (30 min travel)	0.7ha/1,000 people
		District	3-5ha	50-100m	50% or 2 sides	3km (40min walk, 20min cycle 10min drive)	1.3ha/1,000 people
Sport	Sports grounds	Council-wide	20ha	400m	50%	20km (30min travel)	0.5ha/1,000 people
		District	15ha	300m		5km (60min walk, 45min cycle, 10min drive)	1.5ha/1,000 people

Note - Colocation of Recreation Parks and Sports Grounds 'Recreation and Sport Precincts' utilise the DSS for each of the respective projects contributing to the Precinct.

A detailed description of the Desired Standards of Service includes:

- Guidelines – Planning and Design
- Land Suitability
- Category Standards
- Open Space Embellishments (refer attachment A)

4.1 Guidelines – Planning and Design

The following overarching guidelines outline the broad fundamental requirements for the provision of open space on the Sunshine Coast. These guidelines are to be applied holistically in the planning and design of all open spaces.

Location

- Site selection supports the intended open space function (including consideration of location, size, micro-climate, topography, setting, shade etc.)
- Adjacent uses are considered in site selection and design of open space to minimize conflict and maximise benefit (such as co-location with other compatible uses and impacts on residential areas)

Access and equity

- Open spaces are accessible for people of all ages and abilities and well connected by a range of transport options, including walking and cycling

- Open spaces provide pedestrian and cycling opportunities with connections to the road and pedestrian network
- The network provides a diverse range of organised and informal recreational opportunities for all residents and visitors regardless of ability, age, income or ethnicity
- Open space distribution and embellishment is equitable for all communities
- Open spaces are provided for public use by the community

Flexible and innovative design

- Open spaces are designed to accommodate changing recreation needs and uses over time and changing demographics
- A strong commitment to excellence in open space planning and design is demonstrated
- Attractive, high quality, robust and durable embellishments suitable for the intended use are selected
- An innovative approach to how the public engages with open spaces is adopted utilising the smart city framework
- Spaces that enhance the economic viability of the Sunshine Coast as a visitor destination are created

Sustainability

- Ecologically important areas are protected and local biodiversity is supported where consistent with the primary function of the park
- Remnant and established urban bushland and other open spaces are enhanced and linked where possible
- Remnant vegetation is protected and vegetation clearing is avoided to maintain biodiversity values
- Unavoidable vegetation clearing is offset
- The impact of a changing climate and mitigation opportunities are considered in planning and design
- Efficient management of open spaces is applied in regards to water use, energy use and waste management practices
- Natural elements are a key feature reducing built infrastructure requirements and cost
- Design and materials selection considers value for money, whole of life management and longevity
- Facilities integrate smart technology principles and innovation
- Capital and operational costs are minimised through design and infrastructure and species selection
- Local suppliers and products are sourced

Character, identity and sense of community

- The distinctive qualities of the Sunshine Coast landscape character cultural values and heritage (formal to natural) are revealed and strengthened through a mix of settings, material selection, built form and planting design
- Urban and landscape heritage is integrated in the design of open spaces
- The value of existing native and exotic landscapes is recognised
- Contemporary and historical cultural values of the community are determined and acknowledged in open space design
- Character reflects local identity and heritage values

- Local community specific open space needs are considered in the design of all open space areas
- Public art is integrated into open spaces where appropriate

Well-being and safety

- Comfortable spaces for people to enjoy and that support social interaction are provided
- Varied opportunities to engage in physical activity and social connectivity are facilitated
- Connection to nature and the outdoors is facilitated to improve health and well-being
- The risk to life and property is mitigated through design (e.g. bushfire)
- Public safety, passive surveillance and security of assets is maximised through applying Crime Prevention Through Environmental Design (CPTED) principles holistically

4.2 Land Suitability

Land for open space must be suitable for its intended role and function. Suitable land includes land that:

- Is outside of the erosion prone area as defined by the *Coastal Management and Protection Act 2005*
- Lies above the 5% AEP (1 in 20) flood level
- Is developable under environment related restrictions such as the *Vegetation Management Act 1999*
- Is free of health and safety hazards and encumbrances, i.e. easements and other utilities such as drainage, sewerage pump stations, electrical transformers and high voltage power lines
- Is relatively level with a natural slope less than 25%
- Is not required for:
 - a buffer, esplanade or easement
 - drainage purposes
 - utility infrastructure or services
 - storm water treatment or detention
 - underground infrastructure and services
 - future transport infrastructure and services
- Is outside land designated for road reserve and at least 50m from easements with conflicting purposes
- Is uncontaminated
- Is unconstricted by existing infrastructure or utilities

Exemptions may occur where a proposal can demonstrate the constraints are required or advantageous to the role and function of the open space area (i.e. amenity reserves and landscape corridors may protect vegetated areas, recreation trails are often located in areas that are otherwise constrained, linear park/esplanade can be provided in erosion prone areas).

Where topography requires additional land to achieve the required role and function, land area should be increased from the minimum size.

Redevelopment of existing open space areas should also consider the above requirements and seek to avoid or mitigate development in areas where land may be unsuitable.

4.3 Category Standards: Council-wide Recreation Parks

Recreation parks are primarily used for recreation, social, cultural and leisure activities. They connect people to the outdoors and may provide other complementary values such as landscape enrichment, biodiversity or cultural conservation. Council-wide recreation parks are large parks that attract visitors and residents, providing spaces, settings and facilities to cater for large numbers of people. They may host major events and celebrations.

Provision rate

- 0.7 ha per 1,000 people

Size, shape and frontage

- 10-20ha (refer to standard land requirements)
- Minimum width of 100-200m
- A regular and compact shape that can accommodate the intended role and function
- Road frontage a minimum of 50% of perimeter

Topography and gradient

- Activity areas (plazas, playgrounds, kick about spaces) have a gradient of no more than 3%
- Key use areas provide for equitable access

Location and accessibility

- Within 20km from most residences (generally 30 min travel time)
- On or close to an arterial road and within walking distance of regular public transport in urban areas
- Linked to the recreation trail or pedestrian/bicycle network
- Generally located in or adjacent to urban areas however rural and hinterland areas may provide opportunities for diversity of experience
- Located to take advantage of significant natural features
- On-site car parking is provided to meet user needs
- Signage is provided in key locations for way finding within and on-route to the park
- Emergency and service vehicle access is provided

Linkages

- May provide a trail head for recreation trails
- Internal pathways connecting to the street are provided without conflicting with the primary use

Activities

- A range of activities such as recreation and community gathering, play spaces, major events, community gardens, dog off-leash, skate parks
- Commercial activities may be permitted

Functionality

- Refer to Table 10 in Attachment A – Open Space Embellishments Table An area is provided which can withstand heavy use for major events
- Adequate natural shade is provided that maximises user comfort and safety
- Utility functions not servicing the park should be located adjacent and not impact functions

Landscape and character

- Distinctive qualities of the landscape character (formal to natural) are strengthened through material selection, built form and planting design
- Existing trees are retained and new trees planted at strategic locations to contribute to amenity
- Key viewpoints are identified and protected
- Interpretive elements are provided for cultural and environmental features

Natural assets

- A planting style that suits the character of the park and local area
- Where integrated, WSUD elements are provided in addition to minimum land requirements and do not interfere with the function of the park

Safety and security

- CPTED principles are applied
- Play spaces are located in visible, safe areas away from roads and private dwellings
- Landscaping, vegetation or other measures are used to deter unauthorised vehicle access

Flood immunity

- Land above 5% AEP (1 in 20)
- Key infrastructure and activity areas (i.e. playgrounds/exercise equipment, picnic/kickabout spaces, bins, pathways, fencing, access and car parking etc.) above 2% AEP (1 in 50)
- Buildings/structures above 1% AEP (1 in 100)
- Stormwater flows do not compromise function or safety in the park

4.4 Category Standards: District Recreation Parks

Recreation parks are primarily used for recreation, social, cultural and leisure activities. They connect people to the outdoors and may provide other complementary values such as landscape enrichment, biodiversity or cultural conservation. District recreation parks attract visitors from the local community and surrounding suburbs and provide a variety of spaces, settings and facilities. They may host community events and celebrations.

Provision rate

- 1.3 ha per 1,000 people

Size, shape and frontage

- 3-5ha (refer to standard land requirements)
- Minimum width of 50-100m
- A regular and compact shape that can accommodate the intended role and function
- Road frontage a minimum of two sides or 50% of perimeter

Topography and gradient

- Activity areas (plazas, playgrounds, kickabout spaces) have a gradient of no more than 3%
- Key use areas provide for equitable access

Location and accessibility

- Within 3km from most residences in urban areas (generally a 40 min walk, 20 min cycle or 10 min drive)
- On or close to a distributor or arterial road and within walking distance of regular public transport
- Linked to the recreation trail or pedestrian/bicycle network
- Located in urban areas or areas of special interest and may adjoin other community facilities
- On-site car parking is provided to meet user needs
- Emergency and service vehicle access is provided

Linkages

- May provide a trail head for recreation trails
- Internal pathways connecting to the street are provided without conflicting with the primary use

Activities

- A range of activities such as recreation and community gathering, play spaces, community events, community gardens, dog off-leash, skate parks
- Commercial activities may be permitted

Functionality

- Refer to Table 10 Attachment A – Open Space Embellishments
- Areas are provided that can withstand use for community events
- Adequate natural shade is provided that maximises user comfort and safety
- Utility functions not servicing the park should be located adjacent and not impact functions

Landscape and character

- Distinctive qualities of the landscape character (formal to natural) are strengthened through material selection, built form and planting design
- Existing trees are retained and new trees planted at strategic locations to contribute to amenity
- Key viewpoints are identified and protected
- Interpretive elements are provided for cultural and environmental features

Natural assets

- A planting style that suits the character of the park and local area
- Where integrated, WSUD elements are provided in addition to minimum land requirements and do not interfere with the function of the park

Safety and security

- CPTED principles are applied relevant to the level of risk and nature of setting
- Play spaces are located in visible, safe areas away from roads and private dwellings
- Landscaping, vegetation or other measures are used to deter unauthorised vehicle access

Flood immunity

- Land above 5% AEP (1 in 20)
- Key infrastructure and activity areas (i.e. playgrounds/exercise equipment, picnic/kickabout spaces, bins, pathways, fencing, access and car parking etc.) above 2% AEP (1 in 50)
- Buildings/structures above 1% AEP (1 in 100)
- Park layout is designed so that stormwater flows do not compromise function or safety in the park

4.5 Category Standards: Council-wide Sports Ground

Sports grounds provide spaces and facilities for practising and playing structured or organised sports. They also provide a range of recreation activities and spaces for residents and visitors to the park.

Council-wide sports grounds are large parks that provide spectator seating, supporting infrastructure and parking for major sports events. They cater for a large catchment and normally accommodate several organisations that share the facilities. These parks may host major community and sporting events. They may be appropriate locations for an outdoor stadium and event space.

Provision rate

- 0.5 ha per 1,000 people

Size, shape and frontage

- Minimum 20ha (refer to standard land requirements)
- Minimum width of 400m
- A regular and compact shape that can accommodate the intended role and function
- Road frontage a minimum of 50% of perimeter
- Allowance of 5% of the site for drainage from within the site, with an appropriate runoff buffer
- Minimum of 20m buffer on 2 sides, in addition to safety requirements for fields

Topography and gradient

- Areas for sports activity to be generally flat and suitably graded for drainage
- Key use areas provide for equitable access

Location and accessibility

- Within 20km from most residences (generally a 30 min travel time)
- On or close to an arterial road and within walking distance of regular public transport
- Linked to the recreation trail or pedestrian/bicycle network
- Co-located or adjoining a recreation park where possible, creating a larger open space
- On-site car parking is provided to meet user needs
- Emergency and service vehicle access is provided

Linkages

- Internal pathways connecting to the street are provided without conflicting with the primary use

Activities

- Sports participation, recreation and community gathering, major events
- Commercial activities may be permitted

Functionality

- Refer to Table 10 Attachment A – Open Space Embellishments
- Multi-use fields and courts have shared clubhouse, storage and shade areas
- Sporting activity and lighting to meet required standards to have minimal impact on residential amenity

- Shade trees are provided in car park areas and between fields, with unrestricted line of sight around playing areas
- Cleared areas are grassed
- Utility functions not servicing the park should be located adjacent and not impact functions

Landscape and character

- Distinctive qualities of the landscape character are strengthened through material selection, built form and planting design

Natural assets

- Appropriate locations of the site are substantially planted with locally native tree/shrub species
- Where integrated, WSUD elements are provided in addition to minimum land requirements and do not interfere with the function of the park

Safety and security

- CPTED principles are applied
- Landscaping, vegetation or other measures are used to deter unauthorised vehicle access

Flood immunity

- Playing fields above 5% AEP (1 in 20)
- Key infrastructure and activity areas (i.e. bins, pathways, fencing, access and car parking etc.) above 2% AEP (1 in 50)
- Buildings/structures above 1% AEP (1 in 100)
- Designed so that stormwater flows do not compromise function or safety in the park and fields allow sufficient drainage following an event

4.6 Category Standards: District Sports Ground

Sports grounds provide spaces and facilities for practising and playing structured or organised sports. They also provide a range of recreation activities and spaces for residents and visitors to the park. District sports grounds are medium sized spaces that may provide opportunities for shared use. They cater to the district and local catchment, and are used as a competition venue or community event space.

Provision rate

- 1.5 ha per 1,000 people

Size, shape and frontage

- Minimum 15ha (refer to standard land requirements)
- Minimum width of 300m
- A regular and compact shape that can accommodate the intended role and function
- Road frontage a minimum of 50% of perimeter
- Allowance of 5% of the site for drainage from within the site, with an appropriate runoff buffer

Topography and gradient

- Areas for sports activity to be generally flat and suitably graded for drainage
- Key use areas provide for equitable access

Location and accessibility

- Within 5km from most residences in urban areas (generally a 60 min walk, 45 min cycle or 10 min drive)
- On or close to a collector road and within walking distance of regular public transport
- Linked to the recreation trail or pedestrian/bicycle network
- Co-located or adjoining a recreation park where possible, creating a larger open space
- In higher density areas co-located with community infrastructure where possible
- On-site car parking is provided to meet user needs
- Emergency and service vehicle access is provided

Linkages

- Internal pathways connecting to the street are provided without conflicting with the primary use

Activities

- Sports participation, recreation and community gathering

Functionality

- Refer to Table 10 Attachment A – Open Space Embellishments
- Multi-use fields and courts have shared clubhouse, storage and shade areas
- Sporting activity and lighting to meet required standards to have minimal impact on residential amenity

- Shade trees are provided in car park areas and between fields, with unrestricted line of sight around playing areas
- Cleared areas are grassed
- Utility functions not servicing the park should be located adjacent and not impact functions

Landscape and character

- Distinctive qualities of the landscape character are strengthened through material selection, built form and planting design

Natural assets

- Appropriate locations of the site are substantially planted with locally native tree/shrub species
- Where integrated, WSUD elements are provided in addition to minimum land requirements and do not interfere with the function of the park

Safety and security

- CPTED principles are applied
- Landscaping, vegetation or other measures are used to deter unauthorised vehicle access

Flood immunity

- Playing fields above 5% AEP (1 in 20)
- Key infrastructure and activity areas (i.e. bins, pathways, fencing, access and car parking etc.) above 2% AEP (1 in 50)
- Buildings/structures above 1% AEP (1 in 100)
- Designed so that stormwater flows do not compromise function or safety in the park and fields allow sufficient drainage following an event

5.0 Network planning and modelling

The following process was undertaken to determine the priority projects for the Local Government Infrastructure Plan, for the Public Parks network.

1. Provision rate analysis per head of population
2. Applying the strategic policy intent of the ~~Draft~~ Environment and Liveability Strategy and the Category Directions
3. Assessment of existing capacity for Recreation Park and Sports Grounds
4. Consideration of other opportunities and assumptions that contribute to the network and lessen demand on trunk infrastructure

The details of this process is discussed below for Recreation Parks and Sports Grounds. The outcomes of this assessment process is intended to identify the land area and embellishment requirements for future needs that will form the list of priority projects for the Local Government Infrastructure Plan for the Public Parks network.

The overall assessment of the open space network is based upon the ~~Open Space Strategy 2011 and draft~~ Environment and Liveability Strategy Part C.

5.1 Provision rate analysis for Recreation Parks and Sports Grounds

The Public Parks network assessment was undertaken utilising a rate of provision analysis applied to the catchments and the desired standards of service to identify the shortfall and surplus provisions for the current and forecast population. The provision rate analysis provided the base level, a quantitative assessment. This analysis was then adjusted by a qualitative process that considered what is occurring on the ground in relation to access to other types of open space, not included in the existing trunk network that complements the trunk network.

The provision rate analysis indicated the following:

Table 7: Provision Rate Analysis for Recreation Parks - Land only

Catchment & Hierarchy	Existing provision (ha) 2016	Required provision (ha) 2016	Existing shortfall/excess (Ha) 2016	Required provision (ha) 2031 (growth only)	Total ha required 2031	Total Ha in LGIP projects and contributed assets	Balance
Coastal Urban North - District	68	149	-82	48	130	50	-80
Coastal Urban South - District	112	115	-3	63	66	50	-16
Rural Hinterland & Townships - District	148	122	27	35	8	10	2+
Council Wide – Council wide	48	208	-161	79	240	210	-30

Table 8: Provision Rate Analysis for Sports Grounds - Land only

Catchment & Hierarchy	Existing provision (ha) 2016	Required provision (ha) 2016	Existing shortfall/excess (Ha) 2016	Required provision (ha) 2031 (growth only)	Total ha required 2031	Total Ha in LGIP projects and contributed assets	Balance
Coastal Urban North - District	61	172	-111	55	166	90	-76
Coastal Urban South - District	146	133	12	73	61	40	-21
Rural Hinterland & Townships - District	250	141	109	41	0 (surplus of 68)	15	+15
Council Wide – Council wide	153	149	4	56	52	50	-2

5.2 Category Directions - Recreation Parks

In addition to the provision rate analysis based on the desired standard of service, the strategic directions and the following Category Directions contained within the ~~draft~~ *Environment and Liveability Strategy Part C*, has informed the priority projects for the trunk network. These Category Directions include:

- Larger parks that encourage community gathering/celebration away from coastal parks
- A balance of diverse open space settings (e.g. passive or active) within catchments
- Parks strategically located with community facilities and centres to create safe and comfortable community gathering spaces and strengthen the character, identity, urban separation and local amenity

- Landform, vegetation and other ‘natural’ elements used in a way that helps reduce constructed embellishment requirements

5.3 Category Directions – Sports Grounds

In addition to the provision rate analysis based on the desired standard of service, the strategic directions and the following Category Directions contained within the draft *Environment and Liveability Strategy Part C*, has informed the priority projects for the trunk network. These Category Directions include:

- Capacity of existing sports grounds is maximised through design and management to minimise need for additional land
- Larger, centrally located sports grounds capable of hosting events, functions and social gatherings
- Smaller local sports grounds transitioned to a recreation use as larger, centrally located facilities are developed to ensure no net loss
- Sports grounds co-located with recreation parks to strengthen intra-urban separation and local amenity
- Shared use of non-Council provided sports facilities such as educational establishment complement the network

5.3.1 Category Direction – Colocation of Recreation and Sports Infrastructure

- Opportunity to co locate Recreation Parks and Sports Grounds in accordance with DSS is supported
- Precinct approach to the network strengthens opportunities for large areas to create inter/intra urban separation

5.4 Capacity and Other Assumptions - Recreation Parks

Following the provision rate analysis based on the desired standard of service, the application of policy and category directions, there are a number of other assumptions utilised to assist in developing the priority projects for the trunk recreation parks networks.

These assumptions address the identified shortfalls. The identified shortfall of land, particularly in Urban North has been fully assessed and it is considered that the following assumptions enable Council to deliver to the community the desired standard of service.

These assumptions include the following:

- Significant open space contained within the coastal (dunal, beaches and rocky headlands) of the Sunshine Coast provides access to a broad range of other recreational experiences which lessen the demand on the traditional trunk network
- Local parks, linear parks, trails and amenity reserves provide key linkages within and across the trunk network, while not considered trunk they provide functional open space along waterways (rivers, creeks and canals), linking parks and community spaces which significantly contribute to recreational experiences
- The natural environment provides significant recreational activities within the Council's Environmental Reserve Network and the National Parks Network. The use of this land complements the more traditional recreational parks identified within the trunk network
- Co-location of new land for recreation park purposes with new land for environmental purposes expands the recreational opportunities beyond the trunk network.
- There is an identified lag time between delivery of parks and full demand from the predicted population growth enabling time for further park development
- Significant land holdings that have not yet been embellished for the purpose of recreation parks and therefore have significant embellishment capacity to contribute to meet the demand from growth
- Recreation Parks with adopted master plans have been determined to provide opportunities for increased use to accommodate population growth
- New land acquisitions proposed in the future network, are of a larger land area than the existing developed network, thereby enabling more efficient use of space, economies of scale, to reduce capital and maintenance costs

All of the above factors have been taken into full consideration to determine the priority projects contained in the Local Government Infrastructure Plan for Recreation Parks.

5.5 Capacity and Other assumptions – Sports Grounds

Following the provision rate analysis based on the desired standard of service, the policy and category directions, there are a number of other assumptions utilised to assist in developing the priority projects for the trunk recreation parks networks.

These assumptions address the identified shortfalls. The identified shortfall of land, particularly in Urban North has been fully assessed and it is considered that the following assumptions enable Council to deliver to the community the desired standard of service.

These assumptions include the following:

- New land acquisitions proposed in the future network are of a larger land area than the existing developed network, thereby enabling more efficient use of space, economies of scale, to reduce capital and maintenance costs
- Multi-use of sports fields is encouraged across the network improving capacity to meet demand.
- Access to sports grounds located at public and private education facilities contribute and complement the sports ground network and lessen demand on trunk infrastructure.
- Access to a network of local and sports grounds complementing the truck network.
- Consideration of the limited suitable land for sports development, given the coastal nature of our urban settlement pattern and need to consider alternative solutions to improve flood immunity
- The delivery model of inter-club sports competition allows for sports grounds in the rural hinterland townships to service a reasonable amount of the coastal demand.
- There is an identified lag time between delivery of sports grounds and full demand from the predicted population growth enabling time for further development
- Significant land holdings acquired that have not yet been embellished for the purpose of sports ground development and therefore have significant capacity to accommodate population growth
- Sports Grounds with adopted master plans have been determined to provide opportunities for increased capacity to accommodate population growth
- Sports grounds co-located with recreation parks complement and share resources to strengthen the open space network
- Trends in sporting participation indicate access to a wider range of adventure, linear and/or nature based activities which require access to alternative sporting network
- The delivery model by sporting organisations requires travel within the districts for sporting purposes outside of the identified catchments

All of the above factors are taken into full consideration to determine the priority projects contained in the Local Government Infrastructure Plan for Sports Grounds.

6.0 Network costings and valuation methodology

The embellishment costs for each trunk type and hierarchy of public parks were established by applying a list of standard embellishments relevant to each trunk and hierarchy type of public parks and assigning a cost to the individual items identified for the public parks embellishments.

Not all embellishment were costed for the purposes of Local Government Infrastructure Plan. The costed embellishment elements for Local Government Infrastructure Plan were identified as the minimum requirements for the nominated trunk infrastructure item required to ensure suitable functional park for each type for the purpose of costing the network.

Costs assigned to each embellishment were based on the unit rates in the Financial Asset Information Module (FAIM) used to determine the value of Council assets.

Where an applicable rate was not available from the FAIM, alternate rates were based on recent construction costings provided through Council departments responsible for the delivery of the new infrastructure.

The final embellishment cost for each trunk public park type are as follows:

Table 9 — Embellishment Cost allocation for the public parks network

Public Parks Trunk Infrastructure Category	Base Cost
District Recreation Parks	\$2,058,334
Council Wide Recreation Parks	\$4,466,100
District Sports Grounds	\$6,905,880
Council Wide Sports Grounds	\$12,294,919

Recreation & Sport Precinct – Utilising the allocated costings of the trunk infrastructure categories a ‘precinct’ cost is based on the above cost allocation for each specific precinct which may contain a number of trunk infrastructure functions. For example, RSP-01 consists of 3 x District Recreation; 2x District Sports; 1x Regional Recreation and 1x Regional Sports.

A copy of the full listing and costing of the embellishment details is provided in the Local Government Infrastructure Plan Extrinsic material.

The land costs for the existing and future public park network were established using two methods. Where council has recently purchased land for trunk public parks, the purchase cost was used to establish the value of the land. For the existing and future public parks network, where purchase price was not available, or the land is yet to be acquired, the land value was established based on land valuations prepared by a qualified valuer. A copy of this Land Valuation Report prepared by CBRE is provided in the Local Government Infrastructure Plan Extrinsic material.

7.0 Schedule of works

The Schedule of works are detailed in the preparation of the Local Government Infrastructure Plan which has been prepared to form Schedule 3 of the Sunshine Coast Planning Scheme.

The introduction of Recreation & Sport Precincts has been included in the Schedule of Works which comprise a number of former projects. Refer to attachment B for a summary of these changes.

For the details, please refer to this prepared documentation, contained within Section 4.5.2 of the LGIP. Details include the detailed Schedule of Works Model and the summary Schedules.

8.0 Source and supporting documents

Open Space Strategy 2011 <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Strategies/Sunshine-Coast-Open-Space-Strategy>

Palmview Infrastructure Agreement <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/Palmview-Proposed-PS-Amendments>

Sunshine Coast Planning Scheme 2014
<https://www.sunshinecoast.qld.gov.au/Development/Planning-Documents/Sunshine-Coast-Planning-Scheme-2014>

Maroochydore City Centre Development Scheme
<https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/Maroochydore-City-Centre/Maroochydore-City-Centre-PDA>

Kawana Waters Infrastructure Agreement <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/Kawana-Master-Plans>

Sport and Active Recreation Plan <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Sport-and-Active-Recreation-Plan>

Open Space Landscape Infrastructure Manual
<https://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/Open-Space-LIM>

Generic Land Valuations Report prepared by CBRE June 2015 (Refer to Extrinsic Material)

Caloundra South Infrastructure Agreement

Draft Environment and Liveability Strategy Part C – Network Plan

Attachment A

Table Legend

W where adjacent to coast or waterway
✓ maybe suitable

Table 10 — Open Space Embellishments Table

Embellishments	Recreation parks		Sports grounds	
	Council-wide	District	Council-wide	District
Animals				
Artificial fauna habitat (nest boxes, bat box etc.)				
Dog off leash	✓	✓		
Dog on leash	✓	✓		
Horse infrastructure				
Barriers				
Bollards	✓	✓	✓	✓
Fences and gates	✓	✓	✓	✓
Walls – retaining (hard and soft)	✓	✓	✓	
Walls – freestanding	✓	✓	✓	✓
Furniture				
Barbecues	✓	✓	✓	
Bicycle racks and rails	✓	✓	✓	✓
Bins	✓	✓	✓	✓
Drinking fountains	✓	✓	✓	✓
Picnic tables and benches	✓	✓	✓	✓
Seats	✓	✓	✓	✓
Showers (outdoor)	W	W		

Taps – maintenance	✓	✓	✓	✓
Taps – public access	✓	✓	✓	✓
Pedestrian infrastructure				
Boardwalks and viewing platforms	✓	✓		
Sealed paths, trails and tracks (internal)	✓	✓	✓	✓
Sealed footpath/bikeway (link to external network)	✓	✓	✓	✓
Unsealed trails and tracks				
Pedestrian bridges	✓	✓	✓	✓
Tactiles	✓	✓	✓	✓
Planting				
Garden edging	✓	✓	✓	✓
Planting (community gardens)	✓	✓		
Planting (landscape)	✓	✓	✓	✓
Planting (revegetation)	✓	✓	✓	✓
Shade trees (Native)	✓	✓	✓	✓
Weeding	✓	✓	✓	✓
Signs, art, displays and memorials				
Artwork	✓	✓	✓	
Interpretive trails	✓	✓	✓	
Memorials and plaques	✓	✓	✓	
Naming Signage	✓	✓	✓	✓
Informational Signage (interpretation, trail head, directional and regulatory)	✓	✓	✓	✓

Interpretive displays				
Play, sports and activities				
Flat well drained play area for kick and throw	✓	✓	✓	✓
Play spaces	✓	✓	✓	
Exercise equipment	✓	✓	✓	
Nature based camping				
Adventure based sports				
Multi-use space (sports and games)	✓	✓	✓	
Multi-purpose fields			✓	✓
Multi-purpose courts	✓		✓	✓
Spectator seating			✓	✓
Event space	✓	✓		
Skate parks	✓	✓	✓	
Structures and parking				
Shade sails	✓	✓		✓
Shelters	✓	✓	✓	✓
Toilets	✓	✓	✓	✓
Clubhouses/change rooms/showers			✓	✓
Storage sheds	✓		✓	✓
Vehicle access (emergency/maintenance)	✓	✓	✓	✓
Kiosk/café	✓		✓	✓
Parking (on-site)	✓	✓	✓	✓
Bus set down	✓	✓	✓	✓
Wi-Fi facilities	✓		✓	

Electronic counters or beacons				
Interpretive / tourist / information office	✓		✓	
Bird hide	✓	✓		
Site preparation and utilities				
Earthworks (grading, levelling and grassing)	✓	✓	✓	✓
Serviced site – water, sewerage, electricity	✓	✓	✓	✓
Irrigation (garden beds and turf)	✓	✓	✓	
Irrigation (sports fields)			✓	✓
Lighting/security lighting	✓	✓	✓	✓
Field lighting	✓		✓	✓
Water access, facilities and treatment				
Beach access	W	W		
Water access – ramp/jetty/pontoon	W	W		
Fishing facilities	W			
Landscape drainage	✓	✓	✓	✓
Rainwater tanks	✓	✓	✓	✓
Planning and design				
Master plan	✓	✓	✓	✓
Concept plan	✓	✓	✓	✓
Detailed design	✓	✓	✓	✓

Attachment B – Recreation and Sports Precincts

Recreation and Sport Precinct	Description	Component Projects
RSP-01	Provide land, masterplan and develop embellishment for the Maroochy North Recreation and Sport Precinct	DR-05 DR-42 DR-70 DS-01 DS-02 RR-07 RS-05
RSP-02	Master plan to provide embellishment at Honey Farm Rd Recreation and Sport Precinct	DS-21 DS-22 DR-23 RS-41
RSP-03	Master plan and develop embellishment at Nambour & District Recreation and Sport Precinct	DS-08 DS-09 DR-44 RS-21
RSP-04	Provide Land for the Meridan Plains Recreation and Sport Precinct	RR-24 RR-42 DS-42 DS-63 RR-24