

**MAROOCHY SHIRE COUNCIL PLANNING SCHEME
POLICY NO. DC6
LAND FOR COMMUNITY FACILITIES**

DC 6.1 INTRODUCTION

- (1) This planning scheme policy outlines the hierarchy of community facilities and provides benchmarks and general recommendations regarding preferred function and location.
- (2) Only those facilities that are generally required 'upfront' for community support and development (or a community inspired equivalent) have been considered for inclusion in this land for community facilities planning scheme policy.
- (3) This Planning Scheme Policy is the mechanism to partially fund, via developer contributions, the acquisition of land for community facilities.
- (4) The scope of infrastructure for which funding is obtained via this planning scheme policy is limited to land acquisition costs.
- (5) The provisions in this planning scheme policy relate to the Infrastructure Contributions for Land For Community Facilities as follows -
 - a) The future land for community facilities (see section DC 6.2);
 - b) The desired standard of service for land for community facilities (see section DC 6.3);
 - c) The estimated establishment cost of land for community facilities (see section DC 6.4);
 - d) The estimated establishment cost of land for community facilities to be funded by the contribution (see section DC 6.5);
 - e) Infrastructure contributions and calculations (see sections DC 6.6 and Schedule DC 6).

NOTE DC 6.1 FUTURE STRATEGY

- 1) The general recommendations regarding preferred function and location of facilities in this policy are indicative only and will be further informed by the on-going development of a comprehensive Community Facilities Strategy that will be developed in partnership with the community.
- 2) The Community Facilities Strategy will assess community need, existing facility capacity, essential level / functions of facilities and explore the strategic development opportunities regarding exact location or co-location of facilities.

DC 6.2 FUTURE LAND FOR COMMUNITY FACILITIES

- (1) The future land for community facilities to be provided for Shirewide, District or Local community facilities is shown on DC6 Figure 1 (refer Appendix 1).

DC 6.3 DESIRED STANDARD OF SERVICE FOR LAND FOR COMMUNITY FACILITIES

- (1) The desired standard of service for the various levels and type of land for community facilities is outlined in Table DC 6.3.1 (refer Appendix 2).

DC 6.4 ESTIMATED COST OF LAND FOR COMMUNITY FACILITIES

- (1) The estimated establishment costs for Shirewide, District and Local land for community facilities is outlined in Table DC 6.4.1 —

TABLE DC 6.4.1 LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE COSTS (\$)

LEVEL OF WORKS	TOTAL (\$)
SHIREWIDE	\$7,725,312
DISTRICT	\$26,118,840
LOCAL	\$26,420,727
TOTAL	\$60,264,879

DC 6.5 PROPORTION OF LAND FOR COMMUNITY FACILITIES ESTABLISHMENT COSTS TO BE FUNDED BY INFRASTRUCTURE CONTRIBUTIONS

- (1) The proportion of land for community facilities costs attributable to infrastructure contributions is outlined in Table DC 6.5.1.

TABLE DC6.5.1 PROPORTION OF LAND FOR COMMUNITY FACILITIES COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS (\$)

LEVEL OF WORKS	COSTS NOT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS	COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS
SHIREWIDE	\$5,550,893	\$2,174,419
DISTRICT	\$21,161,718	\$4,957,122
LOCAL	\$20,876,394	\$5,544,332
TOTAL	\$47,589,005	\$12,675,874

DC 6.6 INFRASTRUCTURE CONTRIBUTIONS AND CALCULATIONS

- (1) Those areas of the Shire and the type of development applications subject to land for community facilities infrastructure contributions together with the method of calculating the contribution is outlined in Schedule DC 6.

SCHEDULE DC 6: LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE CONTRIBUTIONS SCHEDULE

AREAS WHERE INFRASTRUCTURE CONTRIBUTIONS APPLY

- (1) For the purpose of determining infrastructure contributions towards land for community facilities, community facilities have been categorised as outlined in Table 1 –

Table 1: Land for Community Facilities Infrastructure Categories

Catchment	Area Category	Type of Community Facility
Shirewide	Shire	Shirewide Community Facility
District	District	District Community Facility
Local	Planning Area	Local Community Facility

- (2) All residential areas of the Shire are subject to a Shirewide infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide Shirewide community facilities.
- (3) All residential areas of the Shire are subject to a District infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide District community facilities.
- (4) All residential areas of the Shire are subject to a Local infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide Local community facilities.

APPLICATION OF CONTRIBUTION

- (5) Subject to clause (5A), Land for Community Facilities Infrastructure contributions apply to every development application that involves -
- a) Reconfiguring a lot for residential purposes; or
 - b) A material change of use for residential purposes.

- (5A) The following uses are exempt from paying land for community facilities infrastructure contributions –
- all uses defined within the ‘Commercial Uses’, ‘Industrial Uses’, ‘Rural Uses’, ‘Special Uses’, ‘Community Uses’, ‘Recreational Uses’ and ‘Other Uses’ categories as defined in the Planning Scheme;
 - uses defined as ‘Home-based business’, ‘Institutional Residence’ or ‘Residential Care facility’;
 - a material change of use for a detached house; or
 - Non-Complying Self-Assessable Development as defined in Planning Scheme Policy DCA-Administration.

DETERMINATION OF LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE UNIT RATES

- (6) The Land for Community facilities Infrastructure Unit Rates for the purposes of calculating Land for Community Facilities Infrastructure Contributions are to be determined for each planning area in respect of each category of Land for Community Facilities infrastructure set out in Table 2(a) or Table 2(b).
- (7) The Land for Community Facilities Infrastructure Unit rate has been calculated as follows—
Rate = A + B + C
Where
- is the Shirewide rate determined by the relevant Shirewide establishment costs ÷ total population for the residential precincts within the Shire;
 - is the District rate determined by the relevant establishment costs for each applicable District ÷ total population for the residential precincts for each applicable District;
 - is the Local rate determined by the relevant establishment costs for each applicable Planning Area ÷ total population for the residential precincts for those Planning Areas constituting each applicable District.
- (8) The land for community facilities infrastructure unit rates for the various planning areas, based on the calculation in paragraph (7), are contained in Table 3.

DETERMINATION AND CALCULATION OF LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE CONTRIBUTIONS

- (9) The land for community facilities infrastructure contribution for any proposed development is to be calculated as follows –

$$[(A - B) - C] \times D \times E$$

Where

A (being proposed demand) is –

- For reconfiguring a lot the land for community facilities demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
- For a material change of use the land for community facilities demand factor for the use or Land included in the development application based on the method creating the higher level of demand calculated using the rates outlined in Table 2 (a) and Table 2 (b).
- For a material change of use where an existing building or existing work is proposed to be changed or extended or a new building or work is proposed to be erected on land occupied by an existing use the land for community facilities demand factor for the use included in the development application calculated using the rates outlined in Table 2 (b).

B (being existing use demand entitlements) is –

- For vacant land, the land for community facilities demand factor allowed for a single detached house (1cu) or where previous infrastructure contributions have been paid to Council the demand on which the previous contributions were based¹.
- Otherwise, the existing use demand entitlement².

¹ The onus is upon the applicant to provide evidence of any previous infrastructure contributions paid to Council.

- C is any applicable infrastructure credit for the land (granted as a result of providing advanced funding for the construction of trunk infrastructure or contributing trunk infrastructure) as outlined in the Register of Infrastructure Contributions and Credits.
- D is the applicable Land for Community Facilities Infrastructure unit rate as outlined in Table 3 for the Planning Area in which the land is situated.
- E is the applicable Land for Community Facilities Infrastructure unit charge at the date of payment (refer to Section 3.5 Infrastructure Unit Charges in Planning Scheme Policy DCA - Administration for details of the land for community facilities infrastructure unit charge currently in force).

**NOTE 1 SCHEDULE DC 6
UNIT CHARGES**

- 1) For convenience, the infrastructure unit charge for land for community facilities infrastructure is contained in the Local Government's Scale of Fees and Charges.

² Refer to Division 10 – Glossary of Terms in Planning Scheme Policy DCA – Administration for an explanation of the term “existing use demand entitlement”.

NOTE 2 SCHEDULE DC 6

EXAMPLES

- (1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 (Local Centre) and 9 (Neighbourhood Residential) into:
- (A) 1 lot (8000m²) for future unspecified shops;
 - (B) 1 lot (5000m²) for future house sites (unspecified number of lots); and
 - (C) 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.
- (b) No previous land for community facilities infrastructure contributions were paid nor is the land subject to infrastructure credits.
- (c) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows —

A 8000 m ²	B 5000 m ²	C 1.7 ha
As there is no actual proposal for the Lot use Table 2 (a) only to determine the demand factor	As there is no actual proposal for the lot use Table 2 (a) to determine the demand factor	As there is a proposal for the land use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)
As the land is within the Local Centre Precinct, land for community facilities infrastructure contributions are not applicable. = 0 cu ✓	$\frac{10 \text{ cu/ha} \times 5000\text{m}^2}{10000\text{m}^2}$ = 5 cu ✓	10 cu/ha x 1.7 ha = 17 cu ✗ OR 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

- (d) The land for community facilities infrastructure demand for the development (A) = 24 cu
- (e) As the land is not subject to infrastructure credits nor the subject of previous land for community facilities infrastructure contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula)
- (f) The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B =1 cu
- (g) The increase in demand is A – B = 23 cu
- (h) The infrastructure contribution is –

$$\begin{aligned}
 & 23 \times 632.27 && \text{(from Table 3 - Planning Area Coolum Beach)} \\
 & 14,542.21 \times \$1.0762 && \text{(Infrastructure Unit Charge)} \\
 & = \$15,650.33
 \end{aligned}$$

- (2) (a) It is proposed to demolish existing shops (2000m² GFA) and construct 120 two bedroom dwelling units and 1000m² shops at Maroochydore.
 (b) The land is 8000m² within the 'Multi-Storey Residential' Precinct.
 (c) No previous land for community facilities contributions were paid nor is the land subject to infrastructure credits.
 (d) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) and Table 2 (b) is as follows –

Use both Table 2 (a) and Table 2 (b) to determine the demand factor and choose whichever Table calculates the highest demand factor (i.e. cu)

Using Table 2 (a) the demand is:

$$\frac{47.85 \text{ cu} \times 8000\text{m}^2}{10000 \text{ m}^2} = 38.28 \text{ cu} \quad \times$$

OR

$$120 \text{ units} \times 0.67\text{cu} / \text{du} = 80.4 \text{ cu} \quad \checkmark$$

(NB. The proposed shops are exempt from land for community facilities infrastructure contributions – refer to Schedule DC 6 (5) (A) and Table 2 (b)).

- (e) The land for community facilities demand for the development (A) = 80.4 cu
 (f) There is no existing demand for the shops as non-residential uses are not subject to land for community facilities infrastructure contributions. However, an existing demand equal to a single detached house is allowed (refer to 'B' in the calculation formula). The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B = 1 cu
 (g) The increase in infrastructure demand is A – B which equals 79.4.
 (h) The infrastructure contribution is –

$$\begin{aligned} &79.4 \times 1,002.94 \quad (\text{from Table 3 - Planning Area Maroochydore}) \\ &79,633.44 \times \$1.0762 \quad (\text{Infrastructure Unit Charge}) \\ &= \$85,701.51 \end{aligned}$$

Notes:

cu = chargeable unit
 du = dwelling unit
 GFA = Gross Floor Area
 ha = hectare

LAND FOR COMMUNITY FACILITIES DEMAND FACTOR RATES

(10)The Land for Community Facilities demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 2 (a).

(11)The Land for Community Facilities demand factor rates for the various uses outlined in Section 3.3 (Use Definitions) Volume 1 of this Planning Scheme is shown in Table 2 (b).

(12)Where calculating the proposed demand requires the use of both Table 2 (a) and Table 2 (b) for determining the Land for Community facilities demand factor rate, the table that calculates the highest demand factor rate is to be used as the Land for Community facilities demand factor.

Table 2 (a): Land For Community Facilities Demand Factor Rates for General and Specific Precincts

Precinct	No	Planning Area	Land for community facilities Demand Factor
Business and Industry		All Precincts	N/A
Core Industry		All Precincts	N/A
General Rural Lands		All Precincts	N/A
Hillslope Residential		All Precincts	5cu/ha
Local Centre		All Precincts	N/A
Master Planned Community	9	Maroochydore	34cu/ha
	10	Maroochydore	34cu/ha
	11	Maroochydore	34cu/ha
	15	Maroochydore	28cu/ha
	28	Nambour	11cu/ha
	4	Sippy Downs	12.5cu/ha
	5	Sippy Downs	12.5cu/ha
	8	Sippy Downs	12.5cu/ha
	11	Sippy Downs	12.5cu/ha
	16	North Shore	59cu/ha
	8	Mt. Coolum	31cu/ha
	9	Mt. Coolum	11cu/ha
			All other precincts
Mixed Housing	13	Maroochydore	31.5cu/ha
	17	Maroochydore	28.5cu/ha
	20	Maroochydore	28.5cu/ha
	23	Maroochydore	25.5cu/ha
	25	Maroochydore	31.5cu/ha
	27	Maroochydore	28.5cu/ha
	3	Nambour	18.75cu/ha
	4	Nambour	18.75cu/ha
	7	Mooloolaba	31.5cu/ha
	8	Mooloolaba	31.5cu/ha
	13	Mooloolaba	33cu/ha
	2	Buderim	20.25cu/ha
	5	Alexandra Headland/ Cotton Tree	28.5cu/ha
	8	Alexandra Headland/ Cotton Tree	33cu/ha
	10	Alexandra Headland/ Cotton Tree	28.5cu/ha
	11	Alexandra Headland/ Cotton Tree	31.5cu/ha
	4	Kuluin/Kunda Park	16.5cu/ha
	13	North Shore	16.5cu/ha
	2	Mt. Coolum	33cu/ha

Precinct	No	Planning Area	Land for community facilities Demand Factor
	3	Coolum Beach	47.25cu/ha
		All other precincts	26.30cu/ha
Multi-storey Residential		All Precincts	47.85cu/ha
Neighbourhood Residential		All Precincts	10cu/ha
Special Purpose		All Precincts	Use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands		All Precincts	N/A
Sustainable Horticultural Lands		All Precincts	N/A
Sustainable Pastoral Lands		All Precincts	N/A
Sustainable Rural Residential		All Precincts	1.42cu/ha
Town Centre Core		All Maroochydore Precincts	134cu/ha
		Nambour	47.85cu/ha
		Sippy Downs	47.85cu/ha
		Mooloolaba	134cu/ha
Town Centre Frame		All Maroochydore and Mooloolaba Precincts	26.30cu/ha
		Nambour	26.30cu/ha
		Sippy Downs	26.30cu/ha
Village Centre		All Precincts	26.30cu/ha
Water Resource Catchment Area		All Precincts	N/A

Notes:

p = person
du = dwelling unit
ha = hectare

Table 2(b): Land For Community Facilities Demand Factor Rates for Defined Uses

Defined Uses and Use Classes	Assessment Unit	Land for community facilities cu/Unit
RESIDENTIAL USES		
Accommodation Building	Bed	0.52
Bed and Breakfast	Lettable Room	0.52
Caravan Park	Caravan Site	0.55
	Relocatable home site	0.55
Caretakers Residence	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Detached House	Lot	1.00
Display Home	As per detached house or dual occupancy or multiple dwelling units, depending on nature of development	
Dual Occupancy	1 bedroom	0.58
	2 bedroom	0.75
	3 or more bedrooms	0.92
Home-Based Business	Lot	Exempt
Institutional Residence	Bed	Exempt
Integrated Tourist Facility	Bed	0.52
	For permanent residential accommodation as per detached house or dual occupancy or multiple dwelling units, depending on nature of development.	
Motel (includes hotel accommodation)	Per unit	0.52
Multiple Dwelling Units	1 bedroom	0.52
	2 bedroom	0.67
	3 or more bedrooms	0.86
Residential Care facility	Per self contained dwg	Exempt
	Per hostel unit	Exempt
	Per nursing care bed	Exempt
Retirement Village	1 bedroom	0.52
	2 bedroom	0.67
	3 or more bedrooms	0.86

Defined Uses and Use Classes			Assessment Unit	Land for community facilities cu/Unit
RURAL USES				
Agriculture, Animal Keeping, Animal Husbandry, Aquaculture, Forestry, Intensive Animal Husbandry, Roadside stall, Stables				Exempt
Rural Service Industry				Exempt
Winery				Exempt
COMMERCIAL USES				
Adult Product Shop			Per 100m ² (GFA)	Exempt
Art & Craft Centre			Per 100m ² (GFA)	Exempt
Convenience Restaurant			Per 100m ² (GFA)	Exempt
Fast Food Store			Per 100m ² (GFA)	Exempt
Funeral Parlour			Per 100m ² (GFA)	Exempt
Garden Centre			Per 100m ² (GFA)	Exempt
Hotel			Per 100m ² (GFA)	Exempt
Market				Exempt
Medical Centre			Per 100m ² (GFA)	Exempt
Office			Per 100m ² (GFA)	Exempt
Restaurant			Per 100m ² (GFA)	Exempt
Shop (including General Store)			Per 100m ² (GFA)	Exempt
Shopping Complex			Per 100m ² (GFA)	Exempt
Showroom			Per 100m ² (GFA)	Exempt
Veterinary Clinic			Per 100m ² (GFA)	Exempt
INDUSTRIAL USES				
Car Washing Station			Per 100m ² (GFA)	Exempt
Environmentally Assessable Industry			Per 100m ² (GFA)	Exempt
Extractive Industry				Exempt
General Industry			Per 100m ² (GFA)	Exempt
Landscape Supplies				Exempt
Light Industry	Laundromat		Per 100m ² (GFA)	Exempt
	Hot bread kitchen/retail bakery		Per 100m ² (GFA)	Exempt
	All other uses		Per 100m ² (GFA)	Exempt
Sales or Hire Yard				Exempt
Service Station			Per lot	Exempt
Storage Yard				Exempt
Transport Station				Exempt
Vehicle Depot				Exempt
Vehicle Repair workshop			Per 100m ² (GFA)	Exempt
Warehouse			Per 100m ² (GFA)	Exempt
OTHER USES				
COMMUNITY USE	Child Care Centre		Staff/pupil	Exempt
	Local Utility			Exempt
	Major Utility			Exempt
	Telecommunications Facility			Exempt
SPECIAL USE	Cemetery			Exempt
	Church		Per 100m ² (GFA)	Exempt
	Community Meeting Hall		Per 100m ² (GFA)	Exempt
	Crematorium		Per 100m ² (GFA)	Exempt
	Educational Establishment		Per enrolment	Exempt
	Emergency Services			Exempt
RECREATIONAL USES	INDOOR RECREATION	Amusement Centres	Per 100m ² (GFA)	Exempt
		Gyms	Per 100m ² (GFA)	Exempt

Defined Uses and Use Classes		Assessment Unit	Land for community facilities cu/Unit
	Indoor Sports Centre	Per 100m ² (GFA)	Exempt
	Licensed Club	Per 100m ² (GFA)	Exempt
	Unlicensed Club	Per 100m ² (GFA)	Exempt
	Night Club	Per 100m ² (GFA)	Exempt
	Theatre / Cinema	Per 100m ² (GFA)	Exempt
	All other uses		Exempt
	OUTDOOR RECREATION		Exempt
OTHER USES	CAR PARK		Exempt

SCHEDULE OF INFRASTRUCTURE UNIT RATES

- (13) The Land for Community Facilities infrastructure unit rates for the Planning Areas or precincts outlined in Volume 3 of this Planning Scheme are shown in the following Table.

Table 3: Land for Community Facilities Infrastructure Unit Rates

PA No.	Planning Area	Total	Shirewide	District	Local
7	Alex Heads/Cotton Tree	1002.94	86.16	462.49	454.29
19	Blackall Range	210.71	86.16	31.95	92.60
13	Bli Bli	632.27	86.16	294.21	251.90
6	Buderim	1002.94	86.16	462.49	454.29
27	Central Hinterland	210.71	86.16	31.95	92.60
11	Coolum Beach	632.27	86.16	294.21	251.90
21	Eudlo Creek Valley (east of Bruce Hwy)	1002.94	86.16	462.49	454.29
21	Eudlo Creek Valley (west of Bruce Hwy)	210.71	86.16	31.95	92.60
17	Eumundi	210.71	86.16	31.95	92.60
18	Kenilworth	210.71	86.16	31.95	92.60
8	Kuluin/Kunda Park	1002.94	86.16	462.49	454.29
23	Maroochy River Plains	632.27	86.16	294.21	251.90
1	Maroochydoore	1002.94	86.16	462.49	454.29
30	Mary River Valley	210.71	86.16	31.95	92.60
4	Mooloolaba	1002.94	86.16	462.49	454.29
5	Mountain Creek	1002.94	86.16	462.49	454.29
20	Mountain Creek Valley	1002.94	86.16	462.49	454.29
10	Mt Coolum	632.27	86.16	294.21	251.90
2	Nambour	210.71	86.16	31.95	92.60
9	North Shore	632.27	86.16	294.21	251.90
25	Northern Coastal Plains	421.49	86.16	163.08	172.25
26	Northern Hinterland	210.71	86.16	31.95	92.60
29	Obi Obi Creek Valley	210.71	86.16	31.95	92.60
14	Palmwoods	210.71	86.16	31.95	92.60
22	Petrie/Paynters Creek Plains	210.71	86.16	31.95	92.60
3	Sippy Downs	1002.94	86.16	462.49	454.29
12	South Peregian	632.27	86.16	294.21	251.90
28	Southern Hinterland	210.71	86.16	31.95	92.60
15	Woombye	210.71	86.16	31.95	92.60
16	Yandina	210.71	86.16	31.95	92.60
24	Yandina Creek Valley	210.71	86.16	31.95	92.60

APPENDIX 1
DC6 FIGURE 1 INDICATIVE LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE
NETWORK

APPENDIX 2

TABLE DC 6.3.1 DESIRED STANDARDS OF SERVICE FOR LAND FOR COMMUNITY FACILITIES

Level of Facility	Standard	Population Thresholds ('000)*					Comments
		Local		District		Shire	
		0-4	5-10	10-20	21-50	50+	
Shire-wide Community Facility	1:150 000					•	Preferably situated within or adjacent to primary town centre with land area c. 10000m ² (1ha).
District Community Facilities	1:30 000				•		Preferably multi-purpose and situated within or adjacent to recreational areas or shopping centres otherwise land area c. 5000m ² .
Local Community Facility	1:6 000		•				In some areas it may be feasible to combine with other suitable local community facilities otherwise land area c. 2000m ² .

Source: Derived from Briggs (1992) and Ipswich City Council (1998)

Shaded areas for Shirewide, District and Local Population Thresholds indicate the range of population parameters that have been utilised to describe local, district and shire-wide population catchments by a sample of local governments throughout Australia. The asterisks () indicate the population thresholds for Maroochy Shire