MAROOCHY SHIRE COUNCIL PLANNING SCHEME
POLICY NO. DC5
PUBLIC PARKS INFRASTRUCTURE

DC 5.1 INTRODUCTION

(1) The intention of the Public Parks Strategy is to achieve the following overall community outcomes in relation to recreation (both active and passive):
- Contribute to the health of the community;
- Provide the community with equitable access to a diverse range of recreational experiences;
- Provide parks that will meet multiple user requirements for recreational and social activities (with capacity for change to accommodate differing activities over time);
- Ensure that a range of public parks are provided so that an array of settings and experiences (both in hierarchy and function) can be enjoyed by the community;
- Ensure that sufficient land (both in hierarchy and function) is identified and protected to meet the needs of the future population of this fast growing area (again with capacity for change to accommodate differing activities over time);
- Provide public parks having regard to any risks, safety, function, economic loss or periods of lost access (eg. flooding); and
- Ensure safe connectivity between public parks infrastructure, including surrounding residential areas.

(2) Council is committed to ensure that the parks network (including any accompanying skate facilities) is a safe and convenient network, comprising sportsgrounds and courts, recreation parks, waterside parks and recreation trails.

(3) This Planning Scheme Policy is the mechanism to partially fund, via developer contributions, the acquisition and embellishment of the Public Parks Network.

(4) The scope of parks infrastructure for which funding is obtained via this Planning Scheme Policy is all public parks infrastructure (including any accompanying skate facilities) defined as trunk infrastructure, namely sportsgrounds and courts, recreation parks, waterside parks and recreation trails.

NOTE DC 5.1 SCOPE OF PUBLIC PARKS INFRASTRUCTURE

1) As part of the review of the Open Space Strategy, only that open space recognised as public parks infrastructure (as outlined in the Integrated Planning Act) or physically suitable for a public park has been included in the analysis.
2) This has meant that land with a primary purpose of Landscape & Amenity, Conservation & Habitat, Road & Rail Reserve, Water Cycle Management and Linear & Linkage (except for the Shirewide Recreation Trails) has been excluded from the review.
3) In relation to that open space not categorised as public parks infrastructure, it will continue to be managed for it's primary function either by the Conservation Levy mechanism, Council's Capital Works Program (particularly for urban bushland) or, in the case of land within private ownership, by regulation or other management arrangements.
4) However, this land will not be the subject of consideration in the Public Parks Strategy or Development Contributions Policy.
5) Any 'local' linkage to the public parks infrastructure (eg. footpaths or pathways) is the responsibility of the Developer and will be applied as a condition in any development approval.
6) Infrastructure contributions payable by a Developer pursuant to this Planning Scheme Policy are additional to any 'internal' local linkages that the Developer is required to provide as part of a development.

(5) The provisions in this Planning Scheme Policy relate to the Infrastructure Contributions for the Public Parks Network as follows -

a) The existing public parks infrastructure (see section DC 5.2);
b) The future public parks infrastructure (see section DC 5.3);
c) The desired standard of service for public parks infrastructure (see section DC 5.4);
d) The estimated establishment cost of public parks infrastructure (see section DC 5.5);
e) The estimated establishment cost of public parks infrastructure to be funded by the contribution (see section DC 5.6); and
f) Infrastructure contributions and calculations (see sections DC 5.7 and Schedule DC 5).

DC 5.2 EXISTING PUBLIC PARKS INFRASTRUCTURE

(1) The existing public parks infrastructure for Shirewide, District and Local parks is shown on DC5 Figure 1 (refer Appendix 1).
(2) The existing park infrastructure, to meet future demand, includes primarily the additional embellishment of existing reserves or the embellishment of currently unused reserves.

NOTE DC 5.2
1) Further details in relation to existing park infrastructure, in particular those sites already within public ownership that can be developed or embellished to meet future demand, can be found in the 'Maroochy Public Parks Strategy', 2004.

DC 5.3 FUTURE PUBLIC PARKS INFRASTRUCTURE

(1) The future public parks infrastructure to be provided for Shirewide, District or Local parks is shown on DC5 Figure 1 (refer Appendix 1).

NOTE DC 5.3
1) Further details in relation to future public parks infrastructure can be found in the 'Maroochy Public Parks Strategy', 2004.

DC 5.4 DESIRED STANDARD OF SERVICE FOR PUBLIC PARKS INFRASTRUCTURE

(1) The desired standard of service for the various levels and type of public parks infrastructure is outlined in Tables DC 5.4.1 to 5.4.4 (refer Appendix 2).

NOTE DC 5.4
1) It is acknowledged that in some cases, due to local circumstances, the desired standard of service may not be met.
2) In these situations, public parks infrastructure aims to meet the standards to the greatest degree practicable.

DC 5.5 ESTIMATED COST OF PUBLIC PARKS INFRASTRUCTURE

(1) The estimated establishment costs for Shirewide, District and Local public parks infrastructure is outlined in Tables DC 5.5.1 to 5.5.5 —

Table DC 5.5.1: Sportsgrounds and Courts Costs

Level	Securement	Embellishment	Total
Shirewide	$69,295,254	$186,643,981	$255,939,235
District	N/A	N/A	N/A
Local	$35,149,834	$49,485,663	$84,635,497

Table DC 5.5.2: Recreation Parks Costs

Level	Securement	Embellishment	Total
Shirewide	$2,718,719	$44,790,892	$47,509,611
District	$17,677,947	$37,304,120	$54,982,067
Local	$46,056,771	$50,205,488	$96,262,259

Table DC 5.5.3: Waterside Parks Costs

Level	Securement	Embellishment	Total
Shirewide	$109,404	$48,262,851	$48,372,256
District	$0	$10,744,235	$10,744,235
Local	$0	$2,805,799	$2,805,799

Table DC 5.5.4: Recreation Trails Costs

Level	Securement	Embellishment	Total
Shirewide	$2,508,875	$17,803,637	$20,312,512
District	N/A	N/A	N/A
Local	N/A	N/A	N/A

Table DC 5.5.5: Skate Facilities Costs

Level	Securement	Embellishment	Total
Shirewide	$0	$332,303	$332,303
District	$0	$1,869,373	$1,869,373
Local	N/A	N/A	N/A

(2) The estimated total establishment cost of public parks infrastructure for the different recreational levels is outlined in Table DC 5.5.6—

Table DC 5.5.6: Total Public Parks Infrastructure Costs

Level	Securement	Embellishment	Total
Shirewide	$74,632,252	$297,833,665	$372,465,917
District	$17,677,947	$49,917,728	$67,595,675
Local	$81,206,606	$102,496,949	$183,703,555
TOTAL	**$173,516,804**	**$450,248,343**	**$623,765,147**

NOTE DC 5.5

1) Further details in relation to the estimated establishment costs for each recreational setting for the various planning areas can be found in the 'Maroochy Public Parks Strategy', 2004.

DC 5.6 PROPORTION OF PUBLIC PARKS INFRASTRUCTURE ESTABLISHMENT COSTS TO BE FUNDED BY INFRASTRUCTURE CONTRIBUTIONS

(1) The proportion of public parks infrastructure costs attributable to infrastructure contributions is outlined in Table DC 5.6.1.

TABLE DC5.6.1 PROPORTION OF PUBLIC PARKS ESTABLISHMENT COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS ($)

LEVEL OF WORKS	COSTS NOT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS	COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS
SHIREWIDE	$222,065,953	$150,399,964
DISTRICT	$40,831,026	$26,764,649
LOCAL	$99,131,684	$84,571,871
TOTAL	**$362,028,663**	**$261,736,484**

DC 5.7 INFRASTRUCTURE CONTRIBUTIONS AND CALCULATIONS

(1) Those areas of the Shire and the type of development applications subject to public parks infrastructure contributions together with the method of calculating the contribution is outlined in Schedule DC 5.

SCHEDULE DC 5: PUBLIC PARKS INFRASTRUCTURE CONTRIBUTIONS SCHEDULE

CATEGORIES OF PUBLIC PARKS INFRASTRUCTURE

(1) For the purpose of determining infrastructure contributions towards Public Parks Infrastructure, parks have been categorised as outlined in Table 1 —

Table 1: Public Parks Infrastructure Categories

Park Catchment	Area Category	Type of Recreational Setting
Shirewide	Shire	Sportsground/Courts Recreation Parks Waterside Parks Recreation Trails
District	District	Recreation Parks Waterside Parks
Local	Planning Area	Sportsground/Courts Recreation Parks Waterside Parks

RESIDENTIAL AREAS

AREAS WHERE INFRASTRUCTURE CONTRIBUTIONS APPLY

(2) All residential areas of the Shire are subject to a Shirewide infrastructure contribution, which is that part of the Public Parks Infrastructure Contribution used to provide Shirewide recreation facilities.

(3) Those residential areas of the Shire that are to be serviced by District recreation facilities are to be subject to a District infrastructure contribution.

(4) Those residential areas of the Shire that are to be provided with Local recreation facilities are to be subject to a Local infrastructure contribution.

(5) All residential development in the Shire is subject to contributions towards the shirewide, district and local components of the public parks network, with the exception of residential development in Mary River Valley, Obi Obi Creek Valley and Southern Hinterland Planning Areas, which are not subject to contributions towards the local component of the parks network. The boundaries of the Planning Areas and the various precinct classes within each Planning Area are shown on the Planning Area Maps found in Volume 3 of this Planning Scheme.

APPLICATION OF CONTRIBUTION

(6) Public Parks Infrastructure contributions apply to every development application that involves -

a) Reconfiguring a lot; or
b) A material change of use.

DETERMINATION OF PUBLIC PARKS INFRASTRUCTURE UNIT RATES FOR RESIDENTIAL USES

(7) The Public Parks Infrastructure Unit Rates, for the purposes of calculating Public Parks Infrastructure Contributions, are to be determined for each planning area in respect of each category of public parks infrastructure by reference to paragraph (5) above.

(8) The Public Parks Infrastructure Unit rate has been calculated as follows:

Rate = A + B + C

Where

A is the Shirewide rate determined by the relevant Shirewide establishment costs ÷ total dwellings for the Shire;

B is the District rate determined by the relevant establishment costs for each applicable District ÷ total dwellings for each applicable District;

C is the Local rate determined by the relevant establishment costs for each applicable Planning Area ÷ total dwellings for each applicable Planning Area.

(9) The public parks infrastructure unit rates for the various planning areas, based on the calculation in paragraph (8), are contained in Table 5.

COMMERCIAL AREAS

AREAS WHERE INFRASTRUCTURE CONTRIBUTIONS APPLY

(10) Parks infrastructure contributions for commercial areas are based on the cost of parks that have been identified as providing service to commercial or mixed-use planning precincts in the Planning Scheme.

(11) Those commercial planning precincts in the Planning Scheme which are served by the parks network are outlined in Table 2.

NOTE DC 5.6

1) Further details in relation to the parks identified as servicing commercial or mixed use planning precincts of the Planning Scheme can be found in the 'Maroochy Public Parks Strategy', 2004.

TABLE 2 COMMERCIAL AND MIXED USE PLANNING PRECINCTS SUBJECT TO PUBLIC PARKS INFRASTRUCTURE CONTRIBUTIONS

Planning Area	Precinct Number
Maroochydore (1)	1,2,3,4,5,6,7,8
Mooloolaba (4)	1,2,3,4
Sippy Downs (3)	1,2
Buderim (6)	1a,1b
Coolum Beach (11)	1
Nambour (2)	1,2
Yandina (16)	1
Eumundi (17)	1
Kenilworth (18)	1
Blackall Range (19)	2,17
Palmwoods (14)	1
Woombye (15)	1
Eudlo Creek Valley (21)	1

APPLICATION OF CONTRIBUTION

(12) Public Parks Infrastructure contributions apply to every development application that involves -

a) Reconfiguring a lot; or

b) A material change of use.

DETERMINATION OF PUBLIC PARKS INFRASTRUCTURE UNIT RATES FOR COMMERCIAL USES

(13) The Public Parks Infrastructure Unit rate has been calculated based on the planned park usage attributed to commercial uses in the precincts listed in Table 2. The unit rate has been calculated as follows -

$$\text{Rate} = \frac{A \times B}{C}$$

Where

A is the Land and/or Embellishment Cost of the Park

B is the share of planned park usage attributable to commercial precinct(s) (or commercial uses within a mixed use precinct) as a percentage e.g. 50%

C is the number of chargeable units for commercial uses within the commercial or mixed use precinct(s)

(14) The public parks infrastructure unit rates for the various commercial precincts in planning areas, based on the calculation in paragraph (13), are contained in Table 6.

(15) Development in Local Centre precincts (with the exception of Eudlo Creek Valley) is not deemed to generate planned parks usage and is exempt from Public Parks Infrastructure Contributions.

INDUSTRIAL AREAS

AREAS WHERE INFRASTRUCTURE CONTRIBUTIONS APPLY

(16) Parks infrastructure contributions for industrial areas are based on the cost of local recreation parks that have been identified as providing service to industrial planning precincts in the Planning Scheme.

NOTE DC 5.7

1) Further details in relation to the parks identified as servicing industrial planning precincts of the Planning Scheme can be found in the 'Maroochy Public Parks Strategy', 2004.

(17) Those industrial planning precincts in the Planning Scheme which are served by the parks network are outlined in Table 3.

TABLE 3 INDUSTRIAL PLANNING PRECINCTS SUBJECT TO PUBLIC PARKS INFRASTRUCTURE CONTRIBUTIONS

Planning Area	Precinct Class and Number
Kuluin/Kunda Park	Core Industry (9) Business and Industry (10)
Maroochydore	Business and Industry (14)
Nambour	Business and Industry (17, 23, 24) Core Industry (18)
North Shore	Business and Industry (7)
Petrie/Paynters Creek Plains	Core Industry (2)
South Peregian	Core Industry (5)
Yandina	Business and Industry (4) Core Industry (5, 11)

APPLICATION OF CONTRIBUTION

(18) Public Parks Infrastructure contributions apply to every development application that involves -

a) Reconfiguring a lot; or
b) A material change of use

DETERMINATION OF PUBLIC PARKS INFRASTRUCTURE UNIT RATES FOR INDUSTRIAL USES

(19) The Public Parks Infrastructure Unit rate has been calculated on the planned park usage attributed to industrial uses in the precincts listed in Table 3. The unit rate has been calculated as follows -

$$\text{Rate} = \frac{A \times B}{C}$$

Where

A is the Land and/or Embellishment Cost of the Park

B is the share of planned park usage attributable to industrial precinct(s) as a percentage e.g. 50%

C is the number of chargeable units for industrial uses within the industrial precinct(s)

(20) The public parks infrastructure unit rates for the various industrial planning areas, based on the calculation in paragraph (19), are contained in Table 7.

ALL USES

DETERMINATION AND CALCULATION OF PUBLIC PARKS INFRASTRUCTURE CONTRIBUTIONS

(21) The public parks infrastructure contribution for any proposed development is to be calculated as follows –

[(A – B) – C] x D x E

Where

A (being proposed demand) is –
   i. For reconfiguring a lot the public parks demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application determined using the rates outlined in Table 4(a) or Table 4(b).
   ii. For a material change of use the public parks demand factor for the use or Land calculated using the rates outlined in Table 4(a) or Table 4(b).

B. (being existing use demand entitlements) is -
   i. For vacant land, the public parks 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 based[1].
   ii. Otherwise, the existing use demand entitlement[2].

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 Public Parks Infrastructure unit rate as outlined in Table 5 (Residential Uses) or Table 6 (Commercial Uses) or Table 7 (Industrial Uses) for the Planning Area in which the land is situated.

E is the applicable Public Parks 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 public parks infrastructure unit charge currently in force).

NOTE 1 SCHEDULE DC 5

1) For convenience, infrastructure unit charge for public parks infrastructure is contained in the Local Government's Scale of Fees and Charges.

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

[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 5

EXAMPLES

(1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 and 9 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 public parks infrastructure contributions were paid nor is the land subject to infrastructure credits.

(c) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) is as follows—

A **8000m²** As the land is within the Local Centre Precinct public park infrastructure contributions are not applicable (refer to Schedule DC 5 (15))	**B** **5000 m²** As there is no actual proposal for the lot use the land area method to determine the demand factor	**C** **1.7 ha** As there is a proposal for the land use both the land area and the number of lots method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)
= 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 public parks infrastructure demand for the development (A) = 24 cu

(e) As the land is not subject to infrastructure credits nor the subject of previous public parks 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 -

23 x $863.88 (from Table 5 - Planning Area Coolum Beach)

111,869.24 x $1.0762 (Infrastructure Unit Charge)

= $120,393.68

(2) (a) It is proposed to extend by 500m^2 an existing 1000 m^2 shop at Yandina (i.e. GFA increase only – no requirements for additional parking, landscaping, etc).

(b) The shop is on land (3000m^2) within the 'Village Centre' Precinct.

(c) No previous public parks infrastructure contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) is as follows-

Use both the land area and GFA method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)

$$\frac{100 \text{ cu / ha} \times 3000\text{m}^2}{10000\text{m}^2}$$

= 30 cu ✓

OR

$$\frac{1500\text{m}^2 \times 1 \text{ cu}}{100\text{m}^2}$$

=15 cu ✗

(e) The public parks infrastructure demand for the development (A) = 30 cu.

(f) The existing public parks infrastructure demand for the shop is as follows-

$\frac{1000\text{m}^2}{100\text{m}^2} \times 1 \text{ cu}$ B= 10 cu

To ascertain the demand factor for an existing use only the GFA method is used.

(g) The increase in infrastructure demand is A – B which equals 20 cu

(h) The infrastructure contribution is-

20 x 123.85 (from Table 6 – Planning Area Yandina Precinct I)

2,477.00 x $1.0762 (Infrastructure Unit Charge)

= $2,665.74

(3) (a) In this example assume the same parameters as example (2) except that the land area is 5000m^2.

(b) The public park infrastructure demand for the proposed development using the rates outlined in Table 4 (a) is as follows-

Use both the land area and GFA method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)

$$\frac{100 \text{ cu / ha} \times 5000\text{m}^2}{10000\text{m}^2}$$

= 50 cu ✓

OR

$$\frac{1500\text{m}^2 \times 1 \text{ cu}}{100\text{m}^2}$$

= 15 cu ✗

(c) The public parks demand for the development (A) = 50 cu.

(d) The existing public parks infrastructure demand is 10 cu (refer example 2).

(e) The increase in infrastructure demand is A–B which equals 40 cu.

(f) The infrastructure contribution is-

40 x 123.85 (from Table 6 - Planning Area Yandina Precinct I)

4,954.00 x $1.0762 (Infrastructure Unit Charge)

= $ 5,331.49

(g) In this example an infrastructure credit of 35 cu would accrue to the land.

(4) (a) In this example assume the same parameters as outlined in example (2) except that previous contributions of $ 400 were paid for the existing shops.

(b) The public parks demand for the development (A) = 30 cu (refer example 2).

(c) The existing cu demand is to be equal to the cu on which the previous payment was determined. It was ascertained that the $400 previous payment was determined using 20 cu. The 20 cu becomes the existing use demand factor.

(d) The increase in infrastructure demand is A-B which equals 10 cu.

(e) The infrastructure contribution is-

10 x 123.85 (from Table 6 - Planning Area Yandina Precinct I)

1,238.50 x $1.0762 (Infrastructure Unit Charge)

= $1,332.87

(5) (a) It is proposed to change (by demolition) an existing fabrication industry (2000m^2 GFA) to 2500m^2 shops at Yandina.

(b) The land is 8000m^2 within the 'Village Centre' Precinct.

(c) No previous public parks contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) is as follows-

Use both the land area and GFA method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)

$$\frac{100 \text{ cu / ha} \times 8000\text{m}^2}{10000\text{m}^2}$$

= 80 cu ✓

OR

$$\frac{2500\text{m}^2 \times 1 \text{ cu}}{100\text{m}^2}$$

= 25 cu ✘

(e) The public parks demand for the development (A) = 80 cu.

(f) The existing public parks infrastructure demand for the fabrication industry is as follows-

$$\frac{2000\text{ m}^2}{100\text{ m}^2} \times 1 \text{ cu}^* \qquad B = 20 \text{ cu}$$

(To ascertain the demand factor for an existing use only the GFA method is used).

* Because the fabricating industry is an inconsistent use in the Village Centre Precinct, the public parks demand factor has been determined using the Precinct that most closely aligns with the existing use – in this example the Core Industry Precinct which has a GFA demand factor of 1 cu / 100 m^2 GFA (refer Table 4 (a)).

(g) The increase in infrastructure demand is A – B which equals 60 cu.

(h) The infrastructure contribution is -

60 x 123.85 (from Table 6 - Planning Area Yandina Precinct I)

7,431.00 x $1.0762 (Infrastructure Unit Charge)

= $7,997.24

(6) (a) It is proposed to change (by demolition) existing shops (2000m^2 GFA) to 120 dwelling units and 1000m^2 shops at Maroochydore.

(b) The land is 8000 m^2 within the 'Multi-Storey Residential' Precinct.

(c) No previous public parks contributions were paid nor is the land subject to infrastructure credits.

(d) The public parks infrastructure demand for the proposed development using the rates outlined in Table 4 (a) is as follows –

Use both the land area and GFA method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)

Residential Demand:

$$\frac{71.42 \text{ cu} \times 8000 \text{m}^2}{10000 \text{ m}^2}$$

= 57.136 cu ✗

OR

120 units x 1 cu / du = 120 cu ✓

Commercial Demand

$$1000 \text{ m}^2 \times 1 \text{ cu} = \frac{10 \text{ cu}}{100 \text{ m}^2}$$ ✓

Total Demand = 120 cu (Residential Uses)
Total Demand = 10 cu (Commercial Uses)

(e) The public parks demand for the development (A) = 120 cu (Residential Uses) and 10 cu (Commercial Uses)

(f) The existing public parks infrastructure demand for the shops is as follows -

$$\frac{2000 \text{ m}^2}{100 \text{m}^2} \times 1 \text{ cu} *$$ B = 20 cu (Commercial Uses)

(To ascertain the demand factor for an existing use only the GFA method is used).

*Because shops are a consistent use in the Multi-Storey Residential precinct, the public parks demand factor can be determined using the GFA figure for commercial uses (i.e. 1 cu/ 100 m^2 GFA).

(g) As the unit rates for residential uses and commercial uses are based on a different method of determining chargeable units any increase in infrastructure contributions needs to be determined on the value of the chargeable units <u>not</u> the number of chargeable units.

(h) The increase in infrastructure contributions is A – B which equals:
Residential Uses
120 cu – 0 cu (existing demand) = 120 cu
Commercial Uses
10 cu – 20 cu (existing demand) = (10) cu

(i) The infrastructure contribution is –
120 x 5,725.25 (from Table 5 – Planning Area Maroochydore)

687,030.00 x $1.0762 (Infrastructure Unit Charge)

$ 739,381.69 (Residential Uses)

(10) x 1,294.40 (from Table 6 – Planning Area Maroochydore Precinct 2 – being the Precinct that most closely aligns with the existing use)
(12,944.00) x $1.0762
($13,930.33) (Commercial Uses)

$739,381.69 - $13,930.33

= $725,451.36

Notes:
cu = Chargeable Unit
du = Dwelling Unit
GFA = Gross Floor Area
ha = Hectare

PUBLIC PARKS DEMAND FACTOR RATES

(22) The public parks demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 4 (a) or Table 4 (b).

(23) Where a Table has more than one calculation method for determining the public parks demand factor rate, the method producing the highest demand factor rate is to be used as the public parks demand factor.

(24) Where a use is proposed within a precinct and that use or use type is not consistent with the public parks demand factor assumed for the precinct (eg. retirement village development within the neighbourhood residential precinct), the public parks demand factor for the use is to be based on the dwelling unit or GFA method for the precinct outlined in the following tables that most closely align with the proposed development (provided that as a minimum the public parks demand factor for the land is not to be below the per hectare (ha) population capacity rate as outlined for the relevant precinct).

Table 4 (a): Public Parks Demand Factor Rates for General Precincts

PRECINCT	PUBLIC PARKS DEMAND FACTOR*
Business and Industry	45cu/ha or 1cu/100m^2 GFA
Core Industry	45cu/ha or 1cu/100m^2 GFA
General Rural Lands	1cu/du or 1cu/100m^2 GFA
Hillslope Residential	1cu/du or 5cu/ha or 1cu/100m^2 GFA
Local Centre	N/A (except for Eudlo Creek Valley which has a demand factor of 50cu per ha or 1cu/100m^2 GFA (Commercial Uses)
Master Planned Community**	To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development.
Mixed Housing**	1cu/du or 35.07cu/ha or 1cu/100m^2 GFA
Multi-storey Residential	1cu/du or 71.42cu/ha or 1cu/100m^2 GFA
Neighbourhood Residential	1cu/du or 10cu/ha or 1cu/100m^2 GFA
Special Purpose	To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	1cu/du
Sustainable Horticultural Lands	1cu/du
Sustainable Pastoral Lands	1cu/du
Sustainable Rural Residential	1cu/du or 1.42cu/ha or 1cu/100m^2 GFA
Town Centre Core**	1cu/du or 71.42cu/ha (Residential Uses) OR 200cu per ha or 1cu/100m^2 GFA (Commercial Uses)
Town Centre Frame	1cu/du or 35.07cu/ha (Residential Uses) OR 100cu per ha or 1cu/100m^2 GFA (Commercial Uses)
Village Centre	1cu/du or 35.07cu/ha (Residential Uses) OR 100cu per ha or 1cu/100m^2 GFA (Commercial Uses)
Water Resource Catchment Area	1cu/du

* The public parks demand factor is to be based on the highest chargeable unit rate.
** Demand Factor variations exist for some Specific Precincts – Refer to Table 4 (b) Public Parks Demand Factor Rates for Specific Precincts

Notes:

cu = Chargeable Unit
du = Dwelling Unit
ha = Hectare
GFA = Gross Floor Area

TABLE 4(b): Public Parks Demand Factor Rates for Specific Precincts

Code	Planning Area	Index	Precinct	Public Parks Demand Factor*
1	Maroochydore	1	Town Centre Core	1cu/du or 200cu/ha or 1cu/100m^2 GFA
1	Maroochydore	2	Town Centre Core	1cu/du or 200cu/ha or 1cu/100m^2 GFA
1	Maroochydore	3	Town Centre Core	1cu/du or 200cu/ha or 1cu/100m^2 GFA
1	Maroochydore	4	Town Centre Core	1cu/du or 200cu/ha or 1cu/100m^2 GFA
1	Maroochydore	9	Master Planned Community	1cu/du or 34cu/ha or 1cu/100m^2 GFA
1	Maroochydore	10	Master Planned Community	1cu/du or 34cu/ha or 1cu/100m^2 GFA
1	Maroochydore	11	Master Planned Community	1cu/du or 34cu/ha or 1cu/100m^2 GFA
1	Maroochydore	13	Mixed Housing	1cu/du or 42cu/ha or 1cu/100m^2 GFA
1	Maroochydore	15	Master Planned Community	1cu/du or 28cu/ha or 1cu/100m^2 GFA
1	Maroochydore	17	Mixed Housing	1cu/du or 38cu/ha or 1cu/100m^2 GFA
1	Maroochydore	20	Mixed Housing	1cu/du or 38cu/ha or 1cu/100m^2 GFA
1	Maroochydore	23	Mixed Housing	1cu/du or 34cu/ha or 1cu/100m^2 GFA
1	Maroochydore	25	Mixed Housing	1cu/du or 42cu/ha or 1cu/100m^2 GFA
1	Maroochydore	27	Mixed Housing	1cu/du or 38cu/ha or 1cu/100m^2 GFA
2	Nambour	3	Mixed Housing	1cu/du or 25cu/ha or 1cu/100m^2 GFA
2	Nambour	4	Mixed Housing	1cu/du or 25cu/ha or 1cu/100m^2 GFA
2	Nambour	28	Master Planned Community	1cu/du or 11cu/ha or 1cu/100m^2 GFA
3	Sippy Downs	4	Master Planned Community	1cu/du or 12.5cu/ha or 1cu/100m^2 GFA
3	Sippy Downs	5	Master Planned Community	1cu/du or 12.5cu/ha or 1cu/100m^2 GFA
3	Sippy Downs	8	Master Planned Community	1cu/du or 12.5cu/ha or 1cu/100m^2 GFA
3	Sippy Downs	11	Master Planned Community	1cu/du or 12.5cu/ha or 1cu/100m^2 GFA
4	Mooloolaba	1	Town Centre Core	1cu/du or 200cu/ha or 1cu/100m^2 GFA
4	Mooloolaba	7	Mixed Housing	1cu/du or 42cu/ha or 1cu/100m^2 GFA
4	Mooloolaba	8	Mixed Housing	1cu/du or 42cu/ha or 1cu/100m^2 GFA
4	Mooloolaba	13	Mixed Housing	1cu/du or 44cu/ha or 1cu/100m^2 GFA
6	Buderim	2	Mixed Housing	1cu/du or 27cu/ha or 1cu/100m^2 GFA
7	Alexandra Headland/ Cotton Tree	5	Mixed Housing	1cu/du or 38cu/ha or 1cu/100m^2 GFA
7	Alexandra Headland/ Cotton Tree	8	Mixed Housing	1cu/du or 44cu/ha or 1cu/100m^2 GFA
7	Alexandra Headland/ Cotton Tree	10	Mixed Housing	1cu/du or 38cu/ha or 1cu/100m^2 GFA

Code	Planning Area	Index	Precinct	Public Parks Demand Factor*
7	Alexandra Headland/ Cotton Tree	11	Mixed Housing	1cu/du or 42cu/ha or 1cu/100m^2 GFA
8	Kuluin/Kunda Park	4	Mixed Housing	1cu/du or 22cu/ha or 1cu/100m^2 GFA
9	North Shore	13	Mixed Housing	1cu/du or 22cu/ha or 1cu/100m^2 GFA
9	North Shore	16	Master Planned Community	1cu/du or 59cu/ha or 1cu/100m^2 GFA
10	Mt. Coolum	2	Mixed Housing	1cu/du or 44cu/ha or 1cu/100m^2 GFA
10	Mt. Coolum	8	Master Planned Community	1cu/du or 31cu/ha or 1cu/100m^2 GFA
10	Mt. Coolum	9	Master Planned Community	1cu/du or 11cu/ha or 1cu/100m^2 GFA
11	Coolum Beach	3	Mixed Housing	1cu/du or 63cu/ha or 1cu/100m^2 GFA

* The Public Parks Demand Factor is to be based on the highest chargeable unit rate.

SCHEDULE OF INFRASTRUCTURE UNIT RATES

(25) The public parks infrastructure unit rates for the Planning Areas or precincts outlined in Volume 3 of this Planning Scheme are shown in the following Tables for Residential Uses (Table 5) Commercial Uses (Table 6) or Industrial Uses (Table 7).

(26) Where a use is proposed within a precinct and that use or use type does not have for that precinct a public parks infrastructure unit rate and –

(a) the precinct only has one unit rate, the public parks infrastructure unit rate for the use is to be the unit rate for the precinct in which the use is proposed to be located (eg. a commercial or industrial use within the multi-storey residential precinct would use the residential uses unit rate for the multi-storey residential precinct); or

(b) the precinct has more than one unit rate, the public parks infrastructure unit rate for the use is to be the unit rate for the uses that most closely align with the proposed use (eg. an industrial use within the Coolum Beach Village Centre Precinct would use the commercial uses unit rate for the Coolum Beach precinct).

Table 5: Public Parks Infrastructure Unit Rates (Residential Uses)

PA No.	Planning Area	Total	Shirewide	District	Local
7	Alex Heads/Cotton Tree	6,040.18	3,688.54	759.03	1,592.60
19	Blackall Range	9,310.64	3,688.54	307.30	5,314.80
13	Bli Bli	9,653.29	3,688.54	645.93	5,318.81
6	Buderim	5,812.07	3,688.54	759.03	1,364.49
27	Central Hinterland	5,116.34	3,688.54	307.30	1,120.50
11	Coolum Beach	4,863.88	3,688.54	645.93	529.41
21	Eudlo Creek Valley (East of the Bruce)	12,183.75	3,688.54	759.03	7,736.17
21	Eudlo Creek Valley (West of the Bruce)	11,732.01	3,688.54	307.30	7,736.17
17	Eumundi	6,344.59	3,688.54	496.90	2,159.15
18	Kenilworth	6,554.38	3,688.54	402.10	2,463.73
8	Kuluin/Kunda Park	5,045.61	3,688.54	759.03	598.03
23	Maroochy River Plains	4,828.18	3,688.54	645.93	493.71
1	Maroochydore	5,725.25	3,688.54	759.03	1,277.67
30	Mary River Valley	4,138.04	3,688.54	449.50	0.00
4	Mooloolaba	4,976.83	3,688.54	759.03	529.26
10	Mount Coolum	7,592.87	3,688.54	645.93	3,258.40
5	Mountain Creek	5,097.39	3,688.54	759.03	649.81
20	Mountain Creek Valley	4,781.31	3,688.54	759.03	333.74
2	Nambour	6,202.38	3,688.54	402.10	2,111.74
9	North Shore	5,570.77	3,688.54	645.93	1,236.29
25	Northern Coastal Plains	4,582.20	3,688.54	571.41	322.24
26	Northern Hinterland	5,891.27	3,688.54	496.90	1,705.82
29	Obi Obi Creek Valley	4,043.24	3,688.54	354.70	0.00
14	Palmwoods	5,307.75	3,688.54	307.30	1,311.91
22	Petrie Paynters Creek Plains	5,118.96	3,688.54	307.30	1,123.12
3	Sippy Downs	7,058.84	3,688.54	759.03	2,611.26
12	South Peregian	6,879.29	3,688.54	645.93	2,544.81
28	Southern Hinterland	3,995.84	3,688.54	307.30	0.00
15	Woombye	7,962.47	3,688.54	307.30	3,966.63
16	Yandina	5,136.78	3,688.54	496.90	951.34
24	Yandina Creek Valley	6,587.61	3,688.54	496.90	2,402.16

Table 6: Public Parks Infrastructure Unit Rates (Commercial Uses)

PA No.	Planning Area	Precincts	Unit Rate
1	Maroochydore	1, 2, 3, 4, 5, 7, 8 6	1,294.40 171.17
4	Mooloolaba	1, 2, 3 4	506.78 402.48
3	Sippy Downs	1, 2	661.93
6	Buderim	1a, 1b	749.21
11	Coolum Beach	1	621.49
2	Nambour	1, 2	853.92
16	Yandina	1	123.85
17	Eumundi	1	386.28
18	Kenilworth	1	874.85
19	Blackall Range	17 2	880.24 450.05
14	Palmwoods	1	15.88
15	Woombye	1	190.29
21	Eudlo Creek Valley	1	510.37

Table 7: Public Parks Infrastructure Unit Rates (Industrial Uses)

PA No.	Planning Area	Precinct Class and Number	Unit Rate
8	Kuluin/Kunda Park	Core Industry (9) Business and Industry (10)	71.70 71.70
1	Maroochydore	Business and Industry (14)	578.17
2	Nambour	Business and Industry (17, 23, 24) Core Industry (18)	71.79 71.79
9	North Shore	Business and Industry (7)	167.13
22	Petrie/Paynters Creek Plains	Core Industry (2)	96.03
12	South Peregian	Core Industry (4)	41.31
16	Yandina	Business and Industry (4) Core Industry (5, 11)	114.57 114.57

APPENDIX 1:
DC5 FIGURE 1. PUBLIC PARKS INFRASTRUCTURE

APPENDIX 2: TABLES DC 5.4.1 TO DC 5.4.4 DESIRED STANDARDS OF SERVICE FOR PUBLIC PARKS INFRASTRUCTURE

Table DC5.4.1: Desired Standard of Service for Sports Grounds and Courts

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
SHIREWIDE *EXISTING EXAMPLE(S)* • Elizabeth Daniels Park • Fishermans Road Sportsground • Ballinger Park • Coolum-Peregian Sports Complex • Wonga Park	**ACCESS:** Preferably on or close to arterial roads or near railway stations or be serviced by regular public transport. Preferably located on or close to bikeways network. At least two sides and 50% of the perimeter length of the park has direct frontage to a public road. **AREA AND TOPOGRAPHY:** Dependent on sport being accommodated, but generally 10 ha – 15 ha (desirably larger to enable expansion), principally flat land, 3% gradient or less so that site development should not entail major cut/ fill or drainage exercise. **DISTRIBUTION:** Ensure only one (1) 'headquarters facility' for each sport within the Shire. Ideally, close to major adjoining recreation area of non-structured nature, (eg. recreation or waterside parks) and sited generally within or adjacent to major urban areas except where use dictates alternative location. Ensure maximum travelling time of 20 – 30 minutes for most residents to at least one sportsground reserve. **BENCHMARK**: Approximately 1**:** 16000 persons (urban areas inc. Nambour) For the towns of Kenilworth, Palmwoods, Yandina and Eumundi and the locality of Doonan, the sportsground and courts reserves also service the town(s) in the area and surrounding rural and rural residential areas. However, unlike the larger and more expensive shire-wide parks within the urban areas, the township and locality sports reserves are only planned to have a level of facilities generally twice that of a local sportsground and courts facility. **NOTE** Benchmark standards only provide a guide to the provision of sports facilities. The actual provision of sportsground and courts should take into account the conclusions of any Facilities Study or comments from the individual sporting associations.	**FACILITIES (urban areas inc. Nambour):** • Generally, shirewide sporting venues should provide facilities (all lit) capable of holding regional level competition. • Toilet facilities, showers and change rooms. • Fenced Playground (including toddler cycleway) • Ample shaded seating under shade structures. • Ample seating and taps • Link to cycle route • Bicycle racks • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002) • Adjacent to the premier field, oval, court, etc provide pavilion and club amenities **CAR PARKING:** Minimum 400 car spaces on site, split if necessary to reduce visual impact. Restrict overflow parking in adjoining streets. **ESTIMATED EMBELLISHMENT COST: $11,842,663/park** **FACILITIES (townships):** • 4 fields (all lit) capable of providing 2 cricket ovals. • 6 multi-purpose courts (all lit). • Clubhouse. • Change room. • Toilet module. • Play equipment (including fenced toddler cycleway). • Link to cycle route. • Ample shaded seating under trees. • Ample seating and taps • Bicycle racks • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002) **ESTIMATED EMBELLISHMENT COST:** $4,169,340/park **SCREENING:** Minimise impact on surrounding residents through screening facilities. **CAR PARKING:** Minimum 100 on-site car spaces. Restrict overflow parking in adjoining streets.	**PLANTING:** Boundary area and corners of site substantially planted with local tree/shrub species. Formal landscaping in accordance with Council approved masterplan. Shade trees around playground areas. Street front tree planting compatible with local street planting. **DRAINAGE:** On-site detention with discharge through natural filter (eg. wetland) to river or creek. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Minimum Q20 design flood level for ovals & fields and Q50 design flood level for courts (Q100 design flood level if courts fenced). All buildings (including playgrounds) to be located above the Q100 design flood level. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native vegetation. **ACCESS WORKS:** Provision for access to constructed road.

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
DISTRICT	Not applicable – refer to Shire-wide or Local Parks.		
LOCAL *EXISTING EXAMPLE(S)* • Bli Bli Sportsgrounds • Cotton Tree Sports Reserve	**ACCESS:** On or close to distributor road/trunk collector street. Preferably located on or close to bikeways network. At least 25% of the perimeter length of the park has direct frontage to a public road. **AREA AND TOPOGRAPHY:** Minimum 4ha, principally flat land, 3% gradient or less so that site development should not entail major cut and fill exercise. **NUMBERS AND DISTRIBUTION:** Adequate coverage throughout Shire for maximum 10 minutes drive. Where possible these facilities are to be within or in close proximity to major recreation areas (e.g. district recreation parks or waterside parks). **BENCHMARK:** Approximately 1:9000 persons (urban areas inc. Nambour) Within the towns of Kenilworth, Palmwoods, Yandina and Eumundi the Shire-wide Sportsground and Courts reserves also serve as the local sporting reserve. Within the rural and rural residential areas one (1) local sports reserve should be provided at existing activity areas (eg. community halls, primary school etc). **NOTE** Benchmark standards only provide a guide to the provision of sports facilities. The actual provision of sportsground and courts should take into account the conclusions of any Facilities Study or comments from the individual sporting associations.	**FACILITIES:** Opportunity to provide for: • 2 fields (both lit) with cricket wicket between. • 4 multi-purpose courts. • Toilet/change module. • Clubroom (preferably above or adjoining toilet/change module). • Play equipment. • Bicycle racks • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002 and recognising it is a 'district' level facility) • Link to local cycle route. • Ample shaded seating under trees. • Ample seating and taps **ESTIMATED EMBELLISHMENT COST**: $3,299,044/park **CAR PARKING:** Minimum 50 on site car spaces, room for on street parking without detriment to neighbours. **SCREENING:** Minimise impact on surrounding residents through screening facilities.	**PLANTING:** Boundary area and corners of site substantially planted with local tree/shrub species. Shade trees around playground areas. Street front tree planting compatible with local street planting. **DRAINAGE:** On-site detention with discharge through natural filter (eg. wetland) to river or creek or street stormwater system. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Minimum Q10 design flood level for ovals & fields and Q50 design flood level for courts (Q100 design flood level if courts fenced). All buildings (including playgrounds) to be located above the Q100 design flood level. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native vegetation. **ACCESS WORKS:** Provision for access to constructed road.

Table DC5.4.2: Desired Standard of Service for Recreation Parks (includes formal parks and gardens, play and picnic parks, plazas and other hard urban spaces)

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
SHIREWIDE *EXISTING EXAMPLE(S)* • Botanic Gardens • Civic Square • Federation Square • Mapleton Lily Ponds • Russell Family Park • Eumundi Town Park	**ACCESS:** On or close to arterial road on major bus route or near railway station . Located on or close to bikeways network. At least two sides and 50% of the perimeter length of the park has direct frontage to a public road. **AREA AND TOPOGRAPHY:** Minimum 10ha except for CBD plazas, parks and other hard surfaced areas, which are to be determined by primary use. Topography to avoid major cut and fill to provide about 30% of area at 5% gradient or less, with topographic variation to provide for a range of play and user interest. **NUMBERS AND DISTRIBUTION:** To be located within the Maroochydore CBD, Blackall Range & Eumundi Towns Parks and Botanic Gardens.	**FACILITIES:** Opportunity to provide for: • Surfaced paths. • Shade shelters. • Tree shaded picnic area. • Café, kiosk, picnic area, bicycle hire. • Large kickabout area. • River, lake, water features where possible. • One major shelter for events, parties, etc. • Adventure major playground (unfenced if away from water and road) plus child cycle circuit. • Toilets. • Shelters, BBQ's, taps, seats. • Dog off-leash area (fenced). • Bicycle racks. • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002). • Cycle circuit and link to bikeways network. • Toddler playground (fenced) ▪ • Memorial area (if applicable) **ESTIMATED EMBELLISHMENT COST:** $7,351,849/park **SCREENING:** Minimise impact on surrounding residents through screening facilities. **CAR PARKING:** Minimum 150 cars on site, split if necessary to reduce visual impact (grassed overflow parking area to be provided). Restrict overflow parking in adjoining streets.	**PLANTING:** Achieve about 40% site cover, primarily local species or in accordance with Council approved masterplan. **DRAINAGE:** Where possible drain into feature lake or creek through natural filter (eg. wetland) or street stormwater system. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Except where the intrinsic character of the park or location makes it impractical (eg. adjacent to watercourse) all these parks are to be located above the Q100 design flood level. In all circumstances, areas containing buildings (including playgrounds) are to be located above the Q100 design flood level. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native or remnant vegetation. Site is to be accessible for appropriate maintenance operations. **ACCESS WORKS:** Provision for access to constructed road and all facilities to be located on site.

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
DISTRICT *EXISTING EXAMPLE(S)* • Nambour Town Centre Park • Coolum Town Park • Chancellor Park Lakeside Park	**ACCESS:** On or close to local distributor or arterial roads. Preferably located on or close to bikeways network. Regular public transport should service the site. At least one side and 25% of the perimeter length of the park has direct frontage to a public road. **AREA AND TOPOGRAPHY:** Minimum 4ha except that for parks in the Town Centre Core or Frame Precincts, areas are to be determined by primary use. Topography to avoid major cut and fill to provide about 30% of area at 5% gradient or less, with topographic variation to provide for a range of play and user interest. **DISTRIBUTION:** Ensure access about 15-20 minutes drive in private car. Ideally, close to major adjoining recreation area of non-structured nature, (e.g. waterside parkland) and sited generally within urban areas. **BENCHMARK:** Approximately 1:10,000 persons (urban areas inc. Nambour). **NOTE** Benchmark standards only provide a guide to the provision of recreation parks. The actual provision of such parks has taken into account the development of existing unused reserves and the construction of additional facility development on existing reserves.	**FACILITIES:** Opportunity to provide for: • Tree shaded picnic area/seats. • Kickabout area. • Shade shelters. • Kiosk. • Picnic shelters/BBQ's. • Taps. • Play equipment for toddler and older children. • Connected to bike/footpath network. • Bicycle racks. • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002). • Toilet (modular). • Small memorial area (if applicable). **ESTIMATED EMBELLISHMENT COST: $4,144,902/park** **SCREENING:** Minimise impact on surrounding residents through screening facilities. **CAR PARKING:** Minimum 80 on site car spaces, split if necessary to reduce visual impact. Restrict overflow parking in adjoining streets.	**PLANTING:** Achieve about 40% site cover, primarily local species or in accordance with Council approved masterplan. **DRAINAGE:** Where possible drain into feature lake or creek through natural filter (eg. wetland) or street stormwater system. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Except where the intrinsic character of the park or location makes it impractical (eg. adjacent to watercourse) all these parks are to be located above the Q100 design flood level. In all circumstances, areas containing buildings (including playgrounds) are to be located above the Q100 design flood level. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native or remnant vegetation. **ACCESS WORKS:** Provision for access to constructed road and all facilities to be located on site.

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
LOCAL *EXISTING EXAMPLE(S)* • Numerous suburban parks	**ACCESS:** In urban areas, short walk, 5mins from house. Ideally located on collector street or trunk collector street. Preferably located on or close to bikeways network. At least one side and 25% of the perimeter length of the park has direct frontage to a public road. Within towns, located adjacent or within the 'activity areas'. For rural residential areas located near intersections servicing the majority of the development. **AREA AND TOPOGRAPHY:** 5000m^2 – 1 ha (see note 1). Topography to avoid major cut and fill to provide about 50% of area at 5% gradient or less, with topographic variation to provide for a range of play and user interest. **NUMBERS AND DISTRIBUTION:** Distribution so as to meet access requirement i.e. within 5-10 minutes of house. (Within 500m of most houses.) Ideally, part of or adjacent to waterside parkland. **BENCHMARK:** Approximately 1:2000 persons (Coastal Urban); 1: 1000 persons (Rural Residential); 1:1000 persons (townships inc. Nambour). Within the towns of Kenilworth, Montville, Mapleton and Eumundi the Shire-wide or District Recreation Parks also serve as local recreation parks. **NOTE:** The Benchmarks are to be used as a guide rather than prescriptive targets. The process of determining the need for additional parks has taken into account the amount of parkland already existing in the area; whether access could be improved to existing parks; any barriers to access; spatial location of future urban growth; and, relative distance of parks from the surrounding areas. The benchmark for recreation parks in the coastal urban areas is relatively low due to the large number of existing waterside parks, some of which can also function as recreation parks.	**FACILITIES:** Opportunity to provide for: • Tree shaded area/seats/picnic facilities. • Kickabout areas. • Taps. • Bicycle racks. • Shade shelter. • Play equipment for toddler and older children. • Connected to bike/footpath system. **ESTIMATED EMBELLISHMENT COST:** $235,707/park **SCREENING:** Minimise impact on surrounding residents through screening facilities, without limiting casual surveillance opportunities. **CAR PARKING:** No formal parking on site. Ensure room for on street parking without detriment to neighbours.	**PLANTING:** Provide about 40% site cover with local species or in accordance with Council approved masterplan. **DRAINAGE:** Where possible drain into creek through natural filter (eg. wetland) or street stormwater system. All drainage away from adjoining residential areas or direct discharge to creek or adjoining bushland. Except where the intrinsic character of the park or location makes it impractical (eg. adjacent to watercourse) all these parks are to be located above the Q100 design flood level. In all circumstances, areas containing buildings (including playgrounds) are to be located above the Q100 design flood level. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native or remnant vegetation. **ACCESS WORKS:** Provision for access to constructed road.

Note 1: Provided topography is suitable to include all required facilities the minimum land area can be 5000m^2. However, where the topography is such that additional land is required to achieve the required recreational facilities and setting, the land area can be increased up to 1 hectare. In these circumstances the land value is taken to be the cost @ 5000m^2 (i.e. there is no additional cost attributable for the additional land as this is required to achieve the required recreational facilities and setting).

Table DC5.4.3: Desired Standard of Service for Waterside Parks

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE & OPPORTUNITY	PRELIMINARY SITE WORKS
SHIREWIDE *EXISTING EXAMPLE(S)* • Mooloolaba Foreshore • Coolum Foreshore & Tickle Park	**ACCESS:** On or close to major arterial or distributor roads and/or regular bus route and bus stops. Accessible by bicycle. **AREA AND TOPOGRAPHY:** Min 10ha. Topography suitable for waterside walking trail and, if on river, boat launching opportunity. **DISTRIBUTION:** Reflecting the locations outlined in the Public Parks Infrastructure Maps	**FACILITIES:** Opportunity to provide for: • Boat trailer turning/washdown area (adequate depth of water for launch/recovery) • Surfaced paths. • Café's, restaurant, boat/bike/board hire areas • Food kiosk. • Urban water frontage with lit boardwalk, promenade, jetty and food outlet/boat hire, etc. • Picnic area and kickabout area (separate). • Major playground (unfenced if well away from water and road) in shaded area. Child's cycle circuit. • Shade shelters. • One major shelter for events, parties, etc. • Toilets. • BBQ's, shelters, taps. • Foreshore shaded walk as part of continuous network, plus cycle path. **ESTIMATED EMBELLISHMENT COST:** $3,398,790/park **CAR PARKING:** Minimum 150 cars on site, split if necessary to reduce visual impact.	**PLANTING:** Min. 30% site tree cover. Group of feature trees visible from waterway. All planting predominantly local excepting feature trees as native or exotic. Shrub and native grass species on boundaries. Retain and frame all long distance views. Ensure waterfront planting does not obscure views. **DRAINAGE:** 'Soft' engineering constructions with natural filter (e.g. wetlands) to river. **SITE PREPARATION:** Modified riverbank at key locations only (e.g.. adjoining launch point). Natural riverbank throughout remainder. **ACCESS WORKS:** Provision for access to constructed road.
DISTRICT *EXISTING EXAMPLE(S)* • Mudjimba Foreshore • Point Arkwright Foreshore	**ACCESS:** On or close to trunk collector street/collector street and near to bus route. Accessible by bicycle. **AREA AND TOPOGRAPHY:** Min 5ha. At waterside destination parks topography suitable for boat/canoe launching opportunity. For riverside parkland topography must be suitable for waterside walking/cycling route. **NUMBERS AND DISTRIBUTION:** Reflecting the locations outlined in the Public Parks Infrastructure Maps.	**FACILITIES:** Opportunity to provide for: • Boat ramp or canoe access point. • Food kiosk locations • Boat/bike/board hire • Picnic area/kickabout areas (preferably separate). • Shade shelters. • Shelters, BBQ's, taps. • Play equipment (unfenced if safe). • Toilets • Foreshore/waterfront walkway • Bicycle racks • Skate facility (if nominated in the Maroochy Skate Facility Strategy 2002) **ESTIMATED EMBELLISHMENT COST:** $1,534,891/park	**PLANTING:** Min. 40% site tree cover. All planting native except at street front. Predominantly local planting. Ensure waterfront planting does not obscure views. **DRAINAGE:** All 'soft' engineering with natural filter to river. **SITE PREPARATION:** Modified riverbank at key locations only (e.g.. adjoining launch point). Natural riverbank throughout remainder. **ACCESS WORKS:** Provision for access to constructed road.
LOCAL *EXISTING EXAMPLE(S)*	**ACCESS:** Close to collector and access streets with pathway/reserve access at least every 200m. **AREA AND TOPOGRAPHY:** Varies depending on land availability, flooding characteristics and topography. Focal park sites approximately 5000m^2 in size although 'linking' linear parkland may be a minimum of 10 metres. No criteria for topography except that it must be capable of accommodating walking/bike path and maintenance access (preferably vehicular). **DISTRIBUTION:** Reflecting the locations outlined in the Public Parks Infrastructure Maps and only as opportunities arise to secure land.	**FACILITIES:** Opportunity to provide for where applicable: • Seating/lookout. • Picnic tables/shelter/taps • Small areas of grass with shade for picnics. • Link to adjoining open spaces where achievable. • Pedestrian/bike pathway. • In focal parks, play equipment for toddler and older children (fenced) **ESTIMATED EMBELLISHMENT COST:** $90,510/park **CAR PARKING:** No formal parking on site. Room for on street parking without detriment to neighbours.	**PLANTING:** Minimum 1 tree of local species every 10m. Shade the majority of waterfront as tree canopy, whilst exploiting water views. **DRAINAGE:** 'Soft' engineering constructions with natural filter. **SITE PREPARATION:** Cleared, grassed, weeds and rubbish removed consistent with protection of any native vegetation or development of focal parks. **ACCESS WORKS:** Provision for access to constructed roads where applicable.

Table DC5.4.4 Desired Standard of Service for Linear and Linkage Reserves

DEVELOPMENT LEVEL	OPEN SPACE AND LINKS	RECREATION RANGE AND OPPORTUNITY	PRELIMINARY SITE WORKS
SHIREWIDE	**ACCESS:** In the majority of cases the reserve has a commencement or destination point within an urban area or town with various access points provided from the road network. Ideally, the linkages should connect existing but separate council parks. **AREA AND TOPOGRAPHY:** Generally, a minimum 10m reserve width to accommodate trails 1.2 – 2.4m. Topography suitable for a recreational trail construction focused around the following user groups: canoeists, walkers and bushwalkers, horseriders and mountain bikers, cyclists. **DISTRIBUTION:** Reflecting the projects and locations outlined in the Public Parks Infrastructure Map NOTE: For further information regarding the Shirewide Linear Reserves refer to the 'Recreational Trails Strategy for Maroochy Shire', July 2003	**FACILITIES:** Opportunities to provide for different standard walkways (eg. Boardwalk, concrete, gravel, compacted soil) with the following facilities primarily at 'track head' or launch sites: ▪ Toilets ▪ BBQ ▪ Seats ▪ Taps ▪ Picnic Tables ▪ Seats ▪ Signage (directional or interpretive) **ESTIMATED EMBELLISHMENT COST:** $17,803,637 (for total recreational trails) **CAR PARKING**: Number of spaces will be determined by available space at track head or launch site.	**PLANTING:** Track head/launch site substantially planted along boundaries. **DRAINAGE**: 'Soft' engineering construction with natural filter **SITE PREPARATION:** Track head/launch site and trail cleared, erosion controlled with weeds and rubbish removed consistent with protection of any native vegetation. **ACCESS WORKS**: From track head/launch site, provision for access to constructed road.
DISTRICT	Not applicable – the majority of linkages are to be located within road reservations or other Council land with a primary purpose other than public recreation (eg. Bushland conservation areas, drainage reserves, bikeways).		
LOCAL	Not applicable – the majority of linkages are to be located within road reservations or other Council land with a primary purpose other than public recreation (eg. Bushland conservation areas, drainage reserves, bikeways) or provided as part of the internal works of development.		