

Background information for

LAND FOR COMMUNITY FACILITIES Network for the

Sunshine Coast Council

Local Government Infrastructure Plan

March 2017

1.0 Preliminary

This report provides the background information for Land for the Community Facilities 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 land for community facilities.

Table 1 – Hierarchy for identified trunk for the land for community facilities network

Land for Community Facilities Category	Hierarchy
Community Venues	Council Wide
Community Venues	District
Libraries	Council Wide
Libraries	District
Cultural Facilities	Council Wide
Cultural Facilities	District
Cemeteries	Council Wide

Exclusions and Justification

The following categories of land for community facilities have been excluded from the trunk network:

- Aquatic facilities
- Lifeguard facilities
- Indoor Sport and Recreation Facilities
- Public Amenities
- Showgrounds
- Volunteer Emergency Service Facilities

Aquatic Facilities have been excluded on the basis of that there is no need to procure land for new aquatic facilities by 2031, on the Sunshine Coast and future land will be provided through Infrastructure Agreements.

Volunteer Emergency service facilities have been excluded as the land for new facilities are provided by the State Government.

Lifeguard facilities have been excluded as future facilities will be provided by Infrastructure Agreements.

Indoor Sport and Recreation facilities has been excluded as there has been no detailed network planning undertaken to inform this process, at this point in time.

Public amenities have been excluded as these facilities are generally located in the Public Parks network and are identified as a standard embellishment depending on the hierarchy of the public park.

Showgrounds have been excluded as it is not proposed to establish additional showgrounds on the Sunshine Coast by 2031.

2.0 Service catchments

The network service catchments used for the Land for Community Facilities network has been identified as the whole of the Local Government area. Given the type of infrastructure it was considered appropriate to utilise only one catchment for the assessment of this infrastructure.

Table 2 —Service catchments for the land for community facilities network

Category	Hierarchy	Service catchment
Community Venues	Council Wide	Whole of the Local Government Area
Community Venues	District	Whole of the Local Government Area
Libraries	Council Wide	Whole of the Local Government Area
Libraries	Branch	Whole of the Local Government Area
Cultural Facilities	Council Wide	Whole of the Local Government Area
Cultural Facilities	District	Whole of the Local Government Area
Cemeteries	Council Wide	Whole of the Local Government Area

3.0 Demand assumptions and conversions

Table 3 — Existing and projected demand for the land for community facilities network

Column 1 Service catchment	Column 2 Existing and projected demand (Persons)						
	2011 (base date)	2016	2021	2026	2031	2036	Ultimate development 2041
Council Wide	267,125	298,223	335,580	374,439	412,849	461,636	506,334

4.0 Desired Standards of Service

The Desired Standards of Service used are based on Council’s draft policy being the *Environment and Liveability Strategy Part C – Network Plan*. The Desired Standards of Service relate both to land requirements and facility development and have been included in the background information to provide content to the recommendations.

Table 4 – Desired Standards of Service Summary for land for community facilities network

Hierarchy level	Council-wide	District
Provision rate	Council-wide	1: 30,000-50,000 people
Catchment	Council-wide	10km
Community use facilities		
Community venues	Site area: 15,000-30,000sqm GFA: 2,000sqm-5,000sqm	Site area: 10,000sqm GFA: min 600-800sqm A provision rate of 1: 15-20,000 people is applicable for greenfield areas
Libraries	Site area: 15,000sqm GFA: as per current State Library Standards	Site area: 10,000sqm GFA: as per current State Library Standards
Cultural facilities	Site area: 10,000sqm GFA: 600-800sqm or as determined	Site area: 5,000sqm GFA: 300-400sqm or as determined
Community health and safety facilities		
Cemeteries	As required to service existing and future communities Site area: 4-10ha, size based on 500-600sqm:1,000 people	

A detailed description of the Desired Standards of Service includes;

1. Guidelines – Planning and Design
2. Land Suitability
3. Category Standards

These Desired Standards of Service applicable to the Local Government Infrastructure Plan is the land component for this network. Information relating to facility development provides context and improved understanding of the network.

4.1 Guidelines – Planning and Design

The following guidelines outline the fundamental requirements for the provision of social infrastructure on the Sunshine Coast. These guidelines are to be applied holistically in the planning, design and delivery of all social infrastructure.

Location

- Site and facilities are highly visible and centrally located within or in close proximity to activity centres
- Sites and facilities are compatible with adjoining and adjacent land uses to minimise conflict and maximise benefit
- Sites and facilities are located in optimised locations to encourage the reduction in private vehicle usage and facilitate walk, cycle and public transport access

Access and Equity

- Location, design and management provides equitable access for all residents and visitors regardless of ability, age, income or ethnicity
- Facilities are *Disability Discrimination Act* compliant and inviting to all user groups
- There is an equitable distribution for all communities of the Sunshine Coast
- Delivered in a timely manner to foster active and involved communities
- Spaces for a wide range of community uses and user groups is protected and enhanced
- Access is connected to safe walk, cycle and public transport where possible
- Facilities with high anticipated regular user numbers are serviced by frequent public transport services
- Orientation and design facilitates easy and intuitive access and use

Flexible, innovative and sustainable design

- Facilities integrate flexible, multi-purpose and adaptable design to facilitate a wide range of activities and experiences
- Development of the land optimises the opportunity for auxiliary uses and future expansion
- The opportunities for co-location and integration with compatible uses are considered early in the planning process and pursued through partnership where appropriate
- Auxiliary uses are designed to integrate with, complement and enhance the design outcomes and not compromise the ability to deliver core facility functions
- Facilities integrate smart technology principles and innovation

- Facilities are developed in accordance with sustainable design principles, including reduced reliance on non-renewable electricity, minimising potable water usage, waste management (construction and operation), sustainable materials and products and enhanced indoor environmental quality
- The impact of a changing climate and mitigation opportunities are considered in planning and design
- Facilities provide value for money and reflect durable, low maintenance and cost effective design and materials, enhancing longevity and reducing whole of life capital, maintenance and operational costs
- Local businesses, suppliers and products are supported where possible

Character, identity and sense of community

- Facilities contribute to the amenity and activity of the public realm by integrating with streets, footpaths and adjoining buildings and spaces
- Design reflects local character and heritage and provides for a sense of place reflective of the local community and culture
- Design strengthens local identity through material selection, built form and soft landscaping.
- Design is responsive to the local environmental context and incorporates or reflects local cultural places, natural features and enhances the local landscape
- Interpretive signage and information provides the history or story of the place where appropriate
- Design integrates public art and allows opportunities for cultural and creative experiences.

Safety and security

- Provides safe and secure places that reflect best practice CPTED principles and contribute to public safety
- Facilities are designed to be comfortable spaces for people to be safe and secure.

4.2 Land Suitability

Land for social infrastructure are unconstrained and optimise development potential including:

- Land and access is resilient to a changing climate and impacts from natural hazards, events and disasters
- Land is above the 1% AEP (1in 100) flood level
- Land 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
- Land slope is not in excess of 10%
- Land is fully serviced by water, power and utilities
- There is a minimum 25% road frontage or a minimum frontage of 20 metres, whichever is the greatest
- Land provides for suitable operational and emergency vehicle access (back of house)
- Land provides for onsite car parking requirements, including disability requirements with convenient access to user areas
- Land is regular in shape
- Land has not been identified as a contaminated site.

4.3 Category Standards – Council-wide Community Venues

Community venues are multi-purpose facilities that provide flexible spaces for a wide range of community uses, including meetings, cultural development, community events, performances, learning, recreation activities and social gatherings. Council-wide facilities are major community and economic facilities and have the capacity to host a wide range of community-related uses, including major events and performances (e.g. appropriate lighting, sound, production, seating, catering, ticketing, noise control). Venues at the Council-wide level may be specialised facilities with a primary or secondary performance function.

Provision ratio and catchment

- Council-wide

Site area, size and capacity (minimum)

- Site area: 15,000sqm-30,000sqm
- GFA: 2,000 - 5,000sqm
- Capacity: 500+ people (seated)

4.4 Category Standards – District Community Venues

Community venues are multi-purpose facilities that provide flexible spaces for a wide range of community uses, including meetings, cultural development, community events, performances, learning, recreation activities and social gatherings. District level facilities are designed and equipped to cater for district and local needs.

Provision ratio and catchment

- 1: 30,000 - 50,000 people (existing areas)
- 1:15,000-20,000 (greenfield areas)
(To respond to the anticipated limited amount of alternative social infrastructure in greenfield areas, a higher provision rate is recommended to address community needs)
- Access within 10km

Site area, size and capacity (minimum)

- Site area: 10,000sqm
- GFA: min 600-800sqm (core areas only)
- Capacity: 200-500 people (seated)

4.5 Category Standards - Council-wide Libraries

Libraries are community and social spaces with a focus on community interaction, literacy and capacity building. They provide a range of resources, programs, creative, cultural and social opportunities for the whole community and inspire people to connect, grow and prosper. A Council-wide library houses specialist collections, offers state of the art equipment and specialist staff assistance, caters to a high number of diverse users, including commercial/business users and has the capacity to host larger scale programming and events.

Provision ratio and catchment

- Council-wide

Site area and size (minimum)

- Site area: 15,000sqm
- GFA: As per current State Library Standards (core areas only, auxiliary areas require additional space)

4.6 Category Standards - District Libraries

Libraries are community and social spaces with a focus on community interaction, literacy and capacity building. They provide a range of resources, programs, creative, cultural and social opportunities for the whole community and inspire people to connect, grow and prosper. A district level library caters for district and local needs and offers a range of resources, learning programs and spaces suitable to all age groups.

Provision ratio and catchment

- 1: 30,000 – 50,000 people
- Access within 10km
- No resident within the urban area is more than 15 minute's drive time from a library service

Site area and size (minimum)

- Site area: 10,000sqm
- GFA: As per current State Library Standards (core areas only, auxiliary areas require additional space)

4.7 Category Standards – Council-wide Cultural Facilities

Cultural facilities are creative spaces that support cultural and creative activities and industries. Cultural facilities may be for artefact storage and preservation, or for creation, rehearsal, performance and exhibition of arts, culture or heritage. A Council-wide facility provides high quality spaces for the incubation, development, interpretation and presentation of culture and the arts.

Provision ratio and catchment

- Council wide

Site area and size (minimum)

- Site area: 10,000sqm
- GFA: 600-800sqm or as determined

4.8 Category Standards – District Cultural Facilities

Cultural facilities are creative spaces that support cultural and creative activities and industries. Cultural facilities may be for artefact storage and preservation, or for creation, rehearsal, performance and exhibition of arts, culture or heritage. A district level facility provides multi-purpose spaces for arts and cultural development and potentially specialised spaces complementing the larger network of cultural facilities.

Provision ratio and catchment

- 1:30,000-50,000 people
- Access within 10km

Site area and size (minimum)

- Site area: 5,000sqm
- GFA: 300-400sqm or as determined

4.9 Category Standards – Cemeteries

Cemeteries provide an essential community service, catering for burials, ash interments and monumental areas and are places of cultural and historical significance.

Site area, size and capacity (minimum)

- Site area: 4ha-10ha
- Capacity: 500-600sqm:1,000 people

5.0 Network planning and modelling

The following process was undertaken to determine the priority projects for Local Government Infrastructure Plan for Land for Community Facilities Network.

1. Applying the Category Standards and Directions
2. Assessment of the network from existing detailed planning already undertaken

The details of this process is discussed below for each of the identified categories for the trunk infrastructure for the land for community facilities network.

5.1 Community Venues

The category directions contained with the draft *Environment and Liveability Strategy Part C* has informed the proposed trunk infrastructure projects. These category directions include:

- The establishment of a high quality network of facilities at the Council-wide and district level is a priority
- Council-wide and district facilities are located within principal and major activity centres where practical
- Enhanced community access at the local level is primarily facilitated through partnerships and advocacy
- Community Venues are developed as multi-purpose facilities with flexible space configurations suitable for a wide range of activities

A detailed assessment of Community Venues in the *Social infrastructure Strategy 2011* and draft *Environment and Liveability Strategy Part C – Network Plan* has identified a shortfall of land in Caloundra, Mooloolaba and Nambour for future need. The land requirements have been identified for the future network of community venues.

5.2 Libraries

Community managed libraries have not been included in the trunk network. In addition the Council managed Kenilworth Library has been excluded. This library has been excluded as non-trunk as it does not provide the full range of library services that are available at the other branch libraries. Kenilworth Library has been identified as a local library in the activity centre hierarchy that applies to provisions rates for libraries in accordance with the Sunshine Coast Libraries Plan 2014-2024. The Mobile library service has also been excluded as they are not on land but are operational vehicles. (Refer to the Sunshine Coast Libraries Plan 2014-2024.)

The category directions contained with the draft *Environment and Liveability Strategy Part C – Network Plan* has informed the network plan. These category directions include:

- The establishment of a high quality network of facilities at the Council-wide and district level is a priority

- Council-wide and district facilities are located within principal and major activity centres where practical
- Enhanced community access at the local level is primarily facilitated through partnerships and advocacy
- Libraries are developed to respond to technological changes and an increased focus on community interaction, capacity building, literacy and knowledge creation and sharing

The provision of libraries to service the anticipated population growth has been informed by the Sunshine Coast Libraries Plan 2014-2024. The standards of service for libraries relate to the hierarchy of the Activity Centres. There is no anticipated additional land required for the existing libraries. New land is identified and required for the emerging activity centres for the Principal Regional Activity Centre (Maroochydore), Major Regional Activity Centres (Kawana Town Centre, Sippy Downs and Caloundra South). The provision of land for community facilities is proposed to be delivered through Infrastructure Agreements.

5.3 Cultural Facilities

Cultural facilities have been included in the existing trunk network. This facility category was identified previously under the Social Infrastructure Strategy 2011 as Arts Facilities. New land currently identified for future Cultural Facilities have been identified and are proposed for provision through Infrastructure Agreements. No detailed network planning has been undertaken for the entire network of Cultural Facilities for the Sunshine Coast. Investigations have been limited to the new development areas related to the Infrastructure Agreements for Kawana and Maroochydore.

The category directions contained within the draft *Environment and Liveability Strategy Part C – Network Plan* has informed the network plan. These category directions include:

- The establishment of a high quality network of facilities at the Council-wide and district level is a priority
- Council-wide and district facilities are located within principal and major activity centres where practical
- Enhanced community access at the local level is primarily facilitated through partnerships and advocacy
- A network of Cultural Facilities is established to facilitate incubation, development, preservation and presentation of arts, culture and heritage
- Cultural Facilities are planned and delivered according to specific proposed function, viability, need and historical opportunity and integrated into community venues and libraries where appropriate
- Culturally significant collections and heritage listed sites are protected and made accessible for community use and appreciation.

5.4 Cemeteries

Cemeteries have been included in the trunk network only where they have been identified as operational cemeteries as identified in the adopted Cemetery Plan 2012-2027. (Cemetery Plan 2012-2027, Refer to Appendix 1 of the documentation p 33).

The category directions contained with the draft *Environment and Liveability Strategy Part C – Network Plan* has informed the network plan. These category directions include:

- The establishment of a high quality network of facilities at the Council-wide and district level is a priority
- Council-wide and district facilities are located within principal and major activity centres where practical
- Enhanced community access at the local level is primarily facilitated through partnerships and advocacy
- Cemetery facilities are developed to be culturally, ethnically and environmentally responsive
- There is an equitable distribution and options of accessible and affordable facilities for all residents
- There is an equitable distribution and options of accessible and affordable facilities for all residents.

Based on the adopted Cemetery Plan and confirming the proposed population desired standards of service, the provision of additional land for a cemetery was identified as being required and to be located in the southern area of the council region. The land size requirements for a cemetery is identified with an area of 10 ha. The location (southern area) is proposed to ensure an equitable distribution and options for accessible and affordable facilities for all residents.

6.0 Network costings and valuation methodology

Valuations:

The land was valued based on the recent Valuation Study undertaken by CBRE June 2015. (copy attached with the Extrinsic Material)

The majority of the sites used this generic valuation methodology. However where sites have been subject to an agreement (IA) or where the actual value of the site is known or a specific valuation has been undertaken by the Council the actual valuation received and agreed for the specific site has been included in the network costing.

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.

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

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

Cemetery Plan 2012-2027 <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Cemetery-Plan>

Sunshine Coast Performance and Community Venues Service Plan 2014-2029
e <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Performance-and-Community-Venues-Service-Plan>

Sunshine Coast Libraries Plan 2014-2024 <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Libraries-Plan>

Kawana Water Community Development Strategy 2009
<https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Strategies/Sunshine-Coast-Social-Infrastructure-Strategy>

Maroochydore City Centre Community Development Plan 2015

Draft Environment and Liveability Strategy Part C – Network Plan

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

Generic Land Valuations Report prepared by CBRE June 2015 – see Extrinsic Material