

Community Land Infrastructure Charges Schedule Project

Updated Charges Report

Redland Shire Council

July 2007



This Report has been prepared on behalf of:



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1 Introduction

In February 2006, SGS Economics and Planning Pty Ltd (SGS) was commissioned by Redland Shire Council to determine the infrastructure charges associated with servicing the future population of the Shire with appropriate levels of community infrastructure.

A full report was provided to council in November 2006 and outlined the infrastructure charges for community purposes infrastructure in the Shire. It included information on both community facilities and open space. This document should be read in conjunction with Council's Open Space Plan 2004 – 2016 which was prepared by Council prior to the SGS commission¹.

This report updates the November 2006 report includes information regarding (current at July 2007):

Section		Determined by:
2.1 and 2.2	Method used to determine need (Community Facilities and Open Space Facilities)	SGS and Council
3.1	Infrastructure charges for community facilities and open space projects	Council using SGS's I C Planner Model
3.2.1	Desired standard of service for council provided community facilities and open space	Council
3.2.2	Population and household forecasts (termed Demand Streams)	Veitch Lister Consulting
3.2.3	Communities of interest, or catchment areas	Council
3.2.4	Existing projects and costs to be brought into ICS	Council
3.2.5	Land valuations to be applied to new purchases of land for community purposes	Council, Harvey, Ehlers and Associates
3.2.6	Embellishment costs	Council previous experience - DSS
3.2.7	Summary of planned projects and costs (Plans for trunk infrastructure)	Incorporates all of the above

¹ All information included in this report relating to open space has been taken from the Open Space Plan 2004 – 2016 and/or has been provided directly by Council.

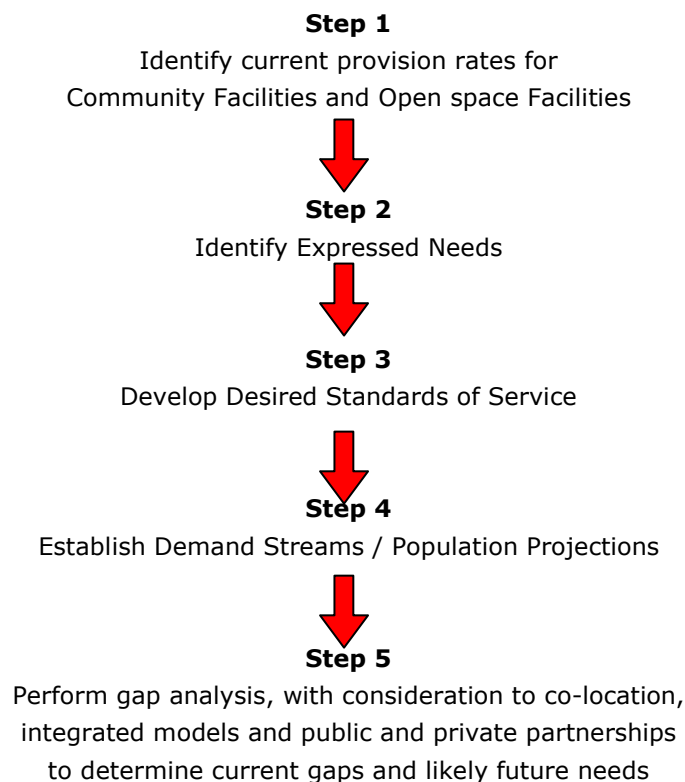
2 Method to Determine Needs

2.1 Community Facilities

The likely required community facilities in Redland Shire were derived through a combination of gap analysis, application of guiding principles and discussions with Council officers. The gap analysis involved applying the Community Facilities DSS to the demand streams (population), net of current supply. The guiding principles (refer Section 3.2.1) were then applied, and as the Infrastructure Charges Legislation states that multi-purpose facilities are least challengeable and in line with best practice standards, some of these facilities were grouped together to form multi-purpose facilities.

The figure below presents the methodology used to derive the required community facilities in Redland Shire.

Figure 1. Method to Determine Needs for Community Facilities



2.1.1.1 Community Facilities Vs Services

Although the definition of community infrastructure encompasses both facilities and services, this study is concerned explicitly with the need to provide physical infrastructure in the Redland Shire. A building, provided it is designed and managed properly, can be used to house and deliver any number of services, programs and activities. Often communities will not express an explicit need for an actual physical centre; rather their wish for services such as arts and crafts activities, dance classes or respite services to be provided. Understanding this type of expressed need is fundamental to determining the extent of facilities and specific design requirements to support the (often diverse) range of activities that people wish to see provided in a community.

Distinguishing between facilities and services is also an important consideration in determining facilities requirements based on benchmark (normative) standards. Benchmarks provide a rate of provision for individual service types, not facilities. When translating demand for services into facilities requirements, consideration must be given to a range of opportunities, including co-locate multiple services, flexible design of facilities and so on, so that spaces provided can serve multiple functions. These considerations have been incorporated into Guiding Principles (refer Table 5) and have been applied to the benchmarking process to determine infrastructure needs.

2.2 Open Space Facilities

The required future projects for open space facilities were based on the Parks Assessment Report, the Open Space Plan 2004-2016 from Council.

3 Infrastructure Charges

3.1 Charges

Infrastructure charges for community facilities and open space facilities have been determined using SGS's Infrastructure Charges Model. This model is consistent with the IPA 1997 and utilises the fair apportionment process. Council has noted that they have heeded SGS's advice regarding legislative requirements, and note that they take full responsibility for all existing and planned infrastructure that have been included in the report.

Charges are shown below for each of the Local Community of Interest, which are generally suburbs within the Shire (refer Section 3.2.3).

Table 1 shows the charges per dwelling associated with community facilities while Table 2 shows the charges per dwelling associated with open space facilities. Finally, Table 3 presents the total charges (combination of community facilities and open space facilities) per dwelling for Redland Shire.

Table 1. Infrastructure Charges (per Dwelling) for Community Facilities (\$)

	Existing Community Facilities (per Dwelling)	Planned Community Facilities (per Dwelling)	Community Facilities Total (per Dwelling)
Alexandra Hills	\$2	\$493	\$495
Birkdale	\$2	\$493	\$495
Capalaba	\$82	\$493	\$575
Cleveland	\$2	\$493	\$495
Ormiston	\$2	\$493	\$495
Redland Bay	\$0	\$634	\$634
Sheldon-Mt Cotton	\$0	\$570	\$570
Thorneside	\$0	\$644	\$644
Thornlands	\$2	\$493	\$495
Victoria Point	\$0	\$570	\$570
Wellington Point	\$2	\$493	\$495

Note: All fractions have been rounded to a single digit.

These charges are then averaged for the suburbs in the two districts to present two charges: \$528 for the Northern District suburbs and \$567 for the Southern District suburbs.

Table 2. Infrastructure Charges (per Dwelling) for Open Space Facilities (\$)

	Existing Open Space Facilities (per Dwelling)	Planned Open Space Facilities (per Dwelling)	Open Space Facilities Total (per Dwelling)
Alexandra Hills	\$886	\$1,792	\$2,678
Birkdale	\$1,364	\$2,358	\$3,722
Capalaba	\$2,229	\$2,061	\$4,290
Cleveland	\$1,021	\$2,328	\$3,349
Ormiston	\$1,204	\$2,858	\$4,062
Redland Bay	\$1,601	\$3,422	\$5,023
Sheldon-Mt Cotton	\$1,052	\$3,286	\$4,338
Thorneside	\$1,024	\$2,493	\$3,517
Thornlands	\$1,755	\$2,285	\$4,040
Victoria Point	\$1,374	\$2,574	\$3,948
Wellington Point	\$2,478	\$2,935	\$5,413

Note: All fractions have been rounded to a single digit.

Table 3. Total Charges (\$)

	Community Facilities Total (per Dwelling)	Open Space Facilities Total (per Dwelling)	Facilities Total (per Dwelling)
Alexandra Hills	\$528	\$2,678	\$3,206
Birkdale	\$528	\$3,722	\$4,250
Capalaba	\$528	\$4,290	\$4,818
Cleveland	\$528	\$3,349	\$3,877
Ormiston	\$528	\$4,062	\$4,590
Redland Bay	\$567	\$5,023	\$5,590
Sheldon-Mt Cotton	\$567	\$4,338	\$4,905
Thorneside	\$528	\$3,517	\$4,045
Thornlands	\$567	\$4,040	\$4,607
Victoria Point	\$567	\$3,948	\$4,515
Wellington Point	\$528	\$5,413	\$5,941

Note:

All fractions have been rounded to a single digit.

Community Facilities Total Charges are based on the average charge for the suburbs in the Northern District (\$528) and Southern District (\$567).

The assumptions utilised in determining these charges are discussed in subsequent sections (Sections 3.2).

3.2 Assumptions

3.2.1 Desired Standards of Service (DSS) – Community Facilities

The Desired Standard of Service (DSS) applied to determine the required Community Infrastructure projects (or plans for trunk infrastructure, refer Section 3.2.7) was developed through detailed discussions between SGS and relevant council officers, and included a review of:

- The Redland Shire Council Open Space Plan 2004 – 2016
- Urbecon, Special Edition December 2005
- SEQ Regional Plan 2005-2026: Social Infrastructure Guidelines: Implementation Guideline No. 5

The resulting DSS for community facilities for the Redland Shire is outlined in Table 4 below.

Table 4. Community Facilities Desired Standard of Service, Redland Shire

Level in Hierarchy	Community Facilities	Benchmark for Provision (1 per # population)	Responsibility	Parcel Size
Local	Community meeting room/Multi-purpose hall	1:10,000	Council	0.5ha
District	Community Centre	1:30,000	Council	1ha
	Youth Centre	1:20,000	Council/State/others	0.5ha
	Branch Library	1:35,000	Council	0.5ha
	Senior Citizen Centre	1:25,000	Council/C'wealth/others	1ha
	Disabled Respite Centre (day and overnight care)	1:50,000	Council	0.5ha
	Aged Respite Centre (day and overnight care)	1:50,000	Council/Private	0.5ha
	Art Gallery	1:50,000	Council/Private	0.5ha
	Swimming Pool	1:80,000	Council	1ha
Regional	Regional Cultural Centre	1:150,000	Council/State	2ha

Table 5. Community Facilities Desired Standard of Service, Redland Shire (Part 2 – Guiding Principles, to be used to Convert Needs into Infrastructure Provision)

When converting infrastructure needs into infrastructure provision the following guidelines will be used:

- **Maximising usage of existing facilities**

In providing new community infrastructure it is important to understand the capacities and performance of existing community facilities. Some facilities may be underutilised for a range of reasons that include poor awareness (promotion), restricted access by a controlling organisation or poor facilities management. However, the best facility management practices cannot substitute for optimum facility location and access. A well promoted facility is unlikely to attain maximum usage if it is poorly located in the first instance.

- **Developing Flexible, Multi-Purpose Facilities**

In many cases, it is not feasible or appropriate to provide stand alone facilities for the exclusive use of specific community or socio-demographic groups. In addition to being costly, and limiting the 'life' of a facility, it can exclude access to certain funding mechanisms (such as Infrastructure Charges). Exceptions may apply to facilities specifically for young people where separate or stand alone facilities may be required to cater explicitly for their activities. Consideration should also be given to the ability and appropriateness of incorporating commercial functions, such as office space which can be leased to community organisations, government agencies or the private sector to help offset the capital and operating costs of a facility.

- **Co-locating compatible uses and creating community hubs**

Where it is in the community's best interest, community facilities should be co-located to strengthen the development of community focal points, or hubs. However, there will be some uses that are not compatible with this concept. The following issues should be considered prior to embarking on co-location:

- What are the potential mutual benefits of co-location?
- Are there similarities in purpose and shared values with the potential facilities that are considering co-locating?
- Are the facilities of a similar or complementary scale?
- Is the land available for the range of uses?
- What needs to occur to ensure that agencies cooperate? E.g. is there a 'broker' to facilitate co-location? Are the parties willing to co-locate?
- What are the legal and insurance implications of co-location?

Community hubs can also be created by locating a number of facilities in a common locality. This arrangement would be appropriate in transit oriented and inner city communities where social spaces in the public domain are limited, but play an important role in helping to bring people together and create a sense of local community identity.

- **Create facilities appropriate to the level of service demanded**

Generally, local facilities should have a 'neighbourhood' feel, provide relatively informal spaces, have safe and convenient cycle and pedestrian access, and ideally, be managed by the local community, with Local Government support or involvement as appropriate. District level facilities should be located in higher level Activity Centres, be accessible by public transport and provide a broader range of structured and semi-structured spaces for

community use. District facilities may require more formal management and tenancy arrangements.

- **Optimising location of facilities**

Facility location is one of the primary determinants of function and usage. Maximum patronage will often be facilitated by integrating facilities within broader Activity Centres with compatible uses. An active, high profile location will also increase real and perceived safety for potential facility users. Location should also maximise accessibility to the facility's target market through good access to public transport (multi-nodal where possible), pedestrian and cycle access.

Facilities should be located where people can access them conveniently, including access by public transport, and ideally as part of their daily travel routine (i.e. near Activity Centres).

- **Test and Monitor the Desired Standards of Service.**

The infrastructure requirements identified by applying the appropriate DSS should be tested through community consultation to validate the needs assessment. Similarly, future forecast needs may shift with time as the result of changing demographics, community expectations or societal standards. The determination of effective community infrastructure provision is an iterative process and community needs should be monitored for changes in the level or type of demand over time. On-going facilities planning and reports to Council will continue to increase understanding of needs, uses and opportunities for co-location.

- **Engage in partnerships with the private and public sector to deliver affordable and accessible facilities and services**

Innovation in the delivery of community facilities is needed to deliver affordable and accessible facilities. Opportunities for a range of public, and public/ private partnership should be considered. For example, development incentives and/ or agreements should be considered to encourage private sector investment in community facilities on government owned land; and relationships should be developed with the owners of significant facilities (such as secondary and tertiary education institutions) to allow general public access to underutilised facilities at certain times of the day/ week. Wherever possible, the development application process should be utilised to realise community infrastructure requirements (e.g. setbacks to buildings to ensure public realm is provided/ protected, requirement for community facilities and/ or space to host community facilities in high density development etc.)

3.2.2 Desired Standards of Service (DSS) – Open Space Facilities

In addition, through Council's Open Space Policy a DSS for open space and recreation had been determined. This is restated below. For further information, please refer to the Redland Shire Council Open Space Plan 2004-2016.

Table 6. Open Space Desired Standard of Service, Redland Shire

	Rural (not counted in overall total)	Local	District	Regional	Overall
Ha/1000 Population	1.2 recreation	1.2 recreation 0 sport	1.2 recreation 1.2 sport	0.25 recreation 0.45 sport	2.65 recreation 1.65 sport
Total	1.2ha	1.2ha	2,4ha	0.7ha	4.3ha
Parcel Size (minimum)	2 - 10ha	0.5 - 2ha	2 - 10ha	5 - 20ha (can be lower depending, function, location & historical value)	
Catchment	2.5 – 5km	500 – 800m	2.5 – 5 Km	10 Km (nominal)	
Monitoring & Performance Targets		90 – 95% NA – NA 75 – 85%	90 – 95% 90 – 95% 90 – 95%	100% of urban households 100% of rural/non urban /SMBI 100% of all households	
Population Served	150 - 1800	150 to 1800	25,000 to 50,000	50,000 to 100,000 people	

The following table (Table 7) shows the land characteristic standards for each level of open space facility. The standards were provided by Council (refer to the Redland Shire Council Open Space Plan 2004-2016).

Table 7. Suitable Park Land Descriptions

	Local Recreation	District Recreation	Regional Recreation	District Sports	Regional Sports
Access	Via a safe 5 to 10 min walk for 90 to 95 % of residents within 500 to 800 m along local footpath and 10m wide lane.	Via a 30- 45 min walk, 15 -20 min ride or 10 min drive along local and major roads for 90 to 95% of residents within 2.5 to 5 km	1-2 hour walk, 30-60 min ride along local roads and dedicated cycle/ walkways along major roads or 15-20 min drive along local and major roads for all residents	30- 45 min walk, 15 -20 min ride along local roads and dedicated cycle/ walkways along major roads or 10 min drive along local and major roads for 90 to 95% of residents within 2.5 to 5	1-2 hour walk, 30-60 min ride along local roads and dedicated cycle/ walkways along major roads or 15-20 min drive along local and major roads for all residents
Frontage Visibility/ Surveillance	50% frontage to local road preferred 100 % embellishments visible from access point	30% frontage to major road preferred	30% frontage to major road preferred and 20 % to local road	30% frontage to major road preferred and 30 % to local road	30% frontage to major road preferred and 20 % to local road
Shape	Regular, no less than 40m wide	Generally Regular Linear foreshore parks no less than 100m wide	Generally Regular May occur as large nodes (ie areas greater than 100m wide) on linear foreshore	Regular to maximise the number and layout of playing fields	Regular to maximise the number and layout of playing fields
Slope	Permits safe access (including disabled) to all embellishments Not greater than 20% Kickabout / informal play areas may be gently sloped / rolling to allow safe ball play	Permits safe access (including disabled) to all embellishments Not greater than 20% Kickabout / informal play areas may be gently sloped / rolling to allow safe ball play	Permits safe access (including disabled) to all embellishments Not greater than 20% Kickabout / informal play areas may be gently sloped / rolling to allow safe ball play	>60% flat to gently sloped / rolling (not greater than 1:100) to minimise cut and fill for playing fields	>60% flat to gently sloped / rolling (not greater than 1:100) to minimise cut and fill for playing fields
Buffering / Setback	Refer biodiversity /conservation, storm surge, flooding and Waterway policies currently being drafted for the Planning Scheme	Refer biodiversity /conservation, storm surge, flooding and Waterway policies currently being drafted for the Planning Scheme	Refer biodiversity /conservation, storm surge, flooding and Waterway policies currently being drafted for the Planning Scheme	Refer biodiversity /conservation, storm surge, flooding and Waterway policies currently being drafted for the Planning Scheme	Refer biodiversity /conservation, storm surge, flooding and Waterway policies currently being drafted for the Planning Scheme
Storm Surge	All embellishments above 2.4m AHD & outside erosion prone lands. Recreational and informal open space in the above areas cannot be included as parks provision. Note: consideration of pro rata informal provisions at 1/10 or other ratio may be given - if native vegetation or other significant feature is retained.	All embellishments above 2.4m AHD & outside erosion prone lands. Raised mangrove walks, viewing platforms and launching areas excepted (subject to s86, s51 and other permits)	All embellishments above 2.4m AHD & outside erosion prone lands. Raised mangrove walks, viewing platforms and launching areas excepted (subject to s86, s51 and other permits)	All embellishments above 2.4m AHD & outside erosion prone lands. Raised mangrove walks, viewing platforms and launching areas excepted (subject to s86, s51 and other permits)	All embellishments above 2.4m AHD & outside erosion prone lands. Raised mangrove walks, viewing platforms and launching areas excepted (subject to s86, s51 and other permits)
Flooding	All embellishments preferred above flood regulation line / Q100 Refer to the Waterways Code Recreational and informal open space in the above areas cannot be included as parks provision. Note: consideration of pro rata informal provisions at 1/10 or other ratio may be given - if native vegetation or other significant feature is retained.	All embellishments preferred above flood regulation line / Q100 Refer to the Waterways Code	All embellishments preferred above flood regulation line / Q100	All embellishments preferred above flood regulation line / Q100	All embellishments preferred above flood regulation line / Q100
Vegetation / Landscaping	Retain native vegetation, bushland rehabilitation, shade planting , sand softfall and turf surrounding embellishments refer to RSC Vegetation Enhancement Strategy	Retain native vegetation, bushland rehabilitation, shade planting refer to RSC Vegetation Enhancement Strategy	Retain native vegetation, bushland rehabilitation, shade planting refer to RSC Vegetation Enhancement Strategy	Retain native vegetation, bushland rehabilitation, shade planting between playing fields refer to RSC Vegetation Enhancement Strategy	Retain native vegetation, bushland rehabilitation, shade planting between playing fields refer to RSC Vegetation Enhancement Strategy

3.2.3 Demand Streams/Expected Population and Households

The demand stream or population growth pattern expected in the Redland Shire over the next 15 years was based on information provided by Veitch Lister Consulting via GHD. The information, allocated according to the local communities of interest (refer to 3.2.3) is provided in the tables below. Table 8 presents the population projections by each community of interest in Redland Shire until 2021. Table 9 and Table 10 show the population per household rates and number of household projections to 2021, respectively. Please note that this table excludes the Islands.

Table 8. Population Projections by Community of Interest (Local)

Community Of Interest	Population																	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexandra Hills	17,692	17,715	17,738	17,761	17,783	17,806	17,829	17,852	17,884	17,916	17,949	17,981	18,013	18,020	18,026	18,033	18,039	18,046
Birkdale	14,440	14,595	14,749	14,904	15,058	15,213	15,367	15,522	15,762	16,002	16,241	16,481	16,721	16,866	17,011	17,155	17,300	17,445
Capalaba	17,799	18,005	18,212	18,418	18,624	18,830	19,037	19,243	19,555	19,867	20,179	20,491	20,803	20,952	21,100	21,249	21,397	21,546
Cleveland	13,889	14,018	14,148	14,277	14,406	14,535	14,665	14,794	15,049	15,304	15,560	15,815	16,070	16,120	16,170	16,220	16,270	16,320
Ormiston	5,669	5,727	5,786	5,844	5,903	5,961	6,020	6,078	6,239	6,399	6,560	6,720	6,881	6,987	7,093	7,200	7,306	7,412
Redland Bay	9,535	10,102	10,668	11,235	11,801	12,368	12,934	13,501	14,379	15,257	16,135	17,013	17,891	18,489	19,087	19,685	20,283	20,881
Sheldon-Mt Cotton	4,935	5,182	5,429	5,676	5,924	6,171	6,418	6,665	7,066	7,467	7,867	8,268	8,669	9,121	9,573	10,025	10,477	10,929
Thorneside	3,496	3,503	3,510	3,517	3,524	3,531	3,538	3,545	3,591	3,637	3,682	3,728	3,774	3,786	3,799	3,811	3,824	3,836
Thornlands	9,695	10,162	10,628	11,095	11,562	12,029	12,495	12,962	13,731	14,500	15,269	16,038	16,807	17,135	17,464	17,792	18,121	18,449
Victoria Point	13,674	13,924	14,174	14,424	14,673	14,923	15,173	15,423	15,860	16,297	16,735	17,172	17,609	17,696	17,784	17,871	17,958	18,045
Wellington Point	10,196	10,370	10,544	10,718	10,893	11,067	11,241	11,415	11,666	11,917	12,169	12,420	12,671	12,742	12,814	12,885	12,956	13,027
Total	121,020	123,303	125,586	127,869	130,151	132,434	134,717	137,000	140,782	144,564	148,346	152,128	155,909	157,915	159,920	161,925	163,931	165,936

Note: All fractions have been rounded to a single digit.

All negative population projections have been removed.

Table 9. Population Per Household Rates by Community of Interest (Local)

Community Of Interest	Population per Household Rates																	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexandra Hills	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.96	2.96	2.96	2.96
Birkdale	2.95	2.95	2.94	2.94	2.93	2.93	2.92	2.91	2.91	2.90	2.90	2.89	2.88	2.87	2.86	2.86	2.85	2.84
Capalaba	2.83	2.82	2.81	2.79	2.78	2.77	2.76	2.74	2.73	2.72	2.70	2.69	2.67	2.66	2.65	2.64	2.63	2.62
Cleveland	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.35	2.34	2.33	2.32	2.32	2.31	2.31	2.30
Ormiston	2.69	2.69	2.69	2.68	2.68	2.68	2.67	2.67	2.67	2.67	2.66	2.66	2.66	2.64	2.62	2.61	2.59	2.57
Redland Bay	2.73	2.73	2.73	2.73	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.71	2.71	2.71	2.71	2.71	2.71	2.71
Sheldon-Mt Cotton	3.06	3.06	3.06	3.07	3.07	3.08	3.08	3.08	3.07	3.06	3.05	3.04	3.03	3.03	3.03	3.04	3.04	3.04
Thorneside	2.35	2.34	2.32	2.31	2.30	2.28	2.27	2.26	2.27	2.27	2.28	2.29	2.29	2.30	2.31	2.31	2.32	2.33
Thornlands	2.90	2.89	2.87	2.85	2.84	2.82	2.80	2.79	2.78	2.78	2.78	2.77	2.77	2.71	2.66	2.60	2.55	2.49
Victoria Point	2.78	2.77	2.76	2.75	2.74	2.73	2.71	2.70	2.69	2.68	2.67	2.66	2.64	2.65	2.66	2.67	2.68	2.69
Wellington Point	2.85	2.85	2.84	2.84	2.83	2.82	2.82	2.81	2.80	2.80	2.79	2.78	2.77	2.76	2.75	2.74	2.74	2.73
Whole of Shire	2.79	2.79	2.78	2.77	2.76	2.76	2.75	2.74	2.74	2.73	2.72	2.72	2.71	2.70	2.69	2.68	2.67	2.66

Note: All fractions have been rounded to a single digit.

Table 10. Household Projections by Community of Interest (Local)

Community Of Interest	Households																	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexandra Hills	5,951	5,959	5,967	5,975	5,984	5,992	6,000	6,008	6,021	6,034	6,046	6,059	6,072	6,076	6,080	6,085	6,089	6,093
Birkdale	4,888	4,950	5,012	5,074	5,137	5,200	5,263	5,326	5,420	5,514	5,609	5,704	5,800	5,869	5,938	6,008	6,078	6,149
Capalaba	6,290	6,390	6,492	6,594	6,697	6,801	6,906	7,012	7,162	7,314	7,467	7,622	7,779	7,865	7,953	8,041	8,130	8,219
Cleveland	5,661	5,740	5,819	5,900	5,981	6,062	6,145	6,228	6,360	6,493	6,627	6,763	6,899	6,938	6,977	7,017	7,056	7,096
Ormiston	2,106	2,130	2,154	2,179	2,203	2,227	2,252	2,276	2,338	2,400	2,462	2,524	2,586	2,644	2,703	2,763	2,824	2,886
Redland Bay	3,492	3,701	3,911	4,121	4,331	4,542	4,752	4,963	5,289	5,615	5,941	6,268	6,595	6,817	7,039	7,262	7,484	7,707
Sheldon-Mt Cotton	1,614	1,693	1,771	1,850	1,928	2,006	2,084	2,162	2,300	2,439	2,579	2,719	2,861	3,009	3,156	3,303	3,450	3,597
Thorneside	1,489	1,500	1,511	1,523	1,534	1,546	1,557	1,569	1,585	1,600	1,615	1,631	1,646	1,647	1,647	1,648	1,648	1,649
Thornlands	3,341	3,522	3,705	3,890	4,078	4,267	4,459	4,653	4,935	5,218	5,502	5,787	6,072	6,316	6,570	6,835	7,111	7,400
Victoria Point	4,923	5,032	5,142	5,252	5,364	5,476	5,589	5,703	5,891	6,081	6,273	6,467	6,662	6,673	6,684	6,695	6,706	6,717
Wellington Point	3,573	3,642	3,711	3,780	3,850	3,919	3,990	4,060	4,161	4,263	4,365	4,468	4,571	4,612	4,653	4,694	4,736	4,778
Whole of Shire	43,328	44,259	45,196	46,138	47,085	48,038	48,996	49,960	51,462	52,971	54,487	56,011	57,543	58,466	59,402	60,351	61,314	62,291

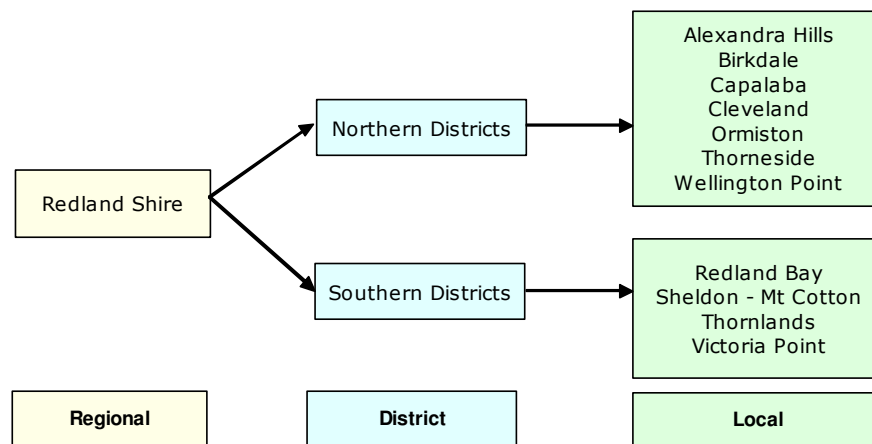
Note: All fractions have been rounded to a single digit.

All negative household projections have been removed.

3.2.4 Communities of Interest

The determination of the communities of interest (COI) to which the Infrastructure Charges will apply was also developed through detailed discussions between SGS and relevant council officers. References were sourced from past council documents such as the Communities Facilities and Services Study and the Open Space Plan. Through these investigations it was agreed that the Regional, District and Local Communities for community facilities and open space facilities be defined as shown in Figure 2. Overall, the Shire consists of 17 local areas which form 4 districts. It is noted that as of June 2007 Council has decided not to include any of the Islands in the ICS:

Figure 2. Composition of the Community of Interest Hierarchy



The Integrated Open Space Services Report and the Park User and Satisfaction Benchmark Surveys (Dec 2005 - Feb 2006, Oct 2004 - Feb 2005, Nov 2002 - March 2003, October 2001, June 2000, August 1999 and August 1998 editions)², determined how people utilise parks at different levels in the hierarchy. The catchment areas for the parks were based on these surveys. The chargeable areas for a park, according to this method, were as follows:

- Local Park – 100% chargeable to the local area
- District Park – 30% chargeable to the local area, 70% chargeable to the entire shire
- Regional Park – 30% chargeable to the local area, 70% chargeable to the entire shire

² Participating Councils at various times: Redlands, Caboolture, Gold Coast, Hervey Bay, Pine Rivers, Ipswich, Maroochy, Logan, Redcliffe, Toowoomba and Caloundra

This method applies to all but the following projects:

Project No (unique id)	Infrastructure Type	Level in Hierarchy	Project Description	Charging Area Applicable
AHRP-014	Recreation Park	District	Develop master plan and upgrade George St Park to a district recreation park	70% local area 30% shire wide
RBRP-004	Recreation Park	Local	Implement master plan for New Stafford Park Reserve	70% shire wide 30% local
RBRP-008	Recreation Park	District	Develop master plan and upgrade Grevillea Street Park (an adjoining new parkland contribution) to district recreational standards	50% shire wide 50% local
SMCRP-014	Recreation Park	Regional	Develop master plan and upgrade Mt Cotton Community Park to regional recreation standards	50% shire wide 50% local

The determination of chargeable areas for each individual park was provided by Council.

3.2.5 Existing Projects & Costs

All information regarding existing council owned community facilities and open space facilities in Redland Shire was provided by the Redland Shire Council and is listed in Table 11 and Table 12 below. Map 7.1 and 7.2 – 7.13 provides a graphical representation of the general location of the current provision of community facilities and open space facilities in the Shire.

Table 11. Existing Council Owned Community Facilities in Redland Shire

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Existing Infrastructure Value \$
Community Facilities					
AHCFE-001	Alexandra Hills	Oakland Street Child and Family Community Centre	Community Centre	Regional	-
AHCFE-002	Alexandra Hills	Alexandra Hills Community Hall	Community Meeting Room/Multi purpose Hall	Local	-
BDCFE-001	Birkdale	Birkdale School of Arts	Community Meeting Room/Multi-purpose Hall	Local	-
CPCFE-001	Capalaba	Capalaba Place including Art Gallery, Branch Library and Community hall	Community Meeting Room/Multi purpose Hall, branch library and Art gallery	District	\$56,908
CLCFE-001	Cleveland	Redland Art Gallery	Art Gallery	Regional	-
CLCFE-002	Cleveland	Killara Day Respite Centre Redland Shire Council	Respite Centre	District	-
CLCFE-003	Cleveland	Redlands Community Cultural Centre	Regional Cultural Centre	Regional	-
CLCFE-004	Cleveland	Donald Simpson Over 50s Leisure Centre	Senior's Activity Centre	District	-
CLCFE-005	Cleveland	Redlands Memorial Hall	Community Meeting Room/Multi-purpose Hall	Local	-
CLCFE-006	Cleveland	Cleveland Library	Branch Library	Regional	\$571,844
RBCFE-001	Redland Bay	Redland Bay Hall	Community Meeting Room/Multi-purpose Hall	Local	-
TSCFE-001	Thorneside	Thorneside Community Hall	Community Meeting Room/Multi-purpose Hall	Local	-
TLCFE-001	Thornlands	Thornlands Dance Palais	Community Meeting Room/Multi-purpose Hall	Local	-

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Existing Infrastructure Value \$
VPCFE-001	Victoria Point	Victoria Point Community Hall	Community Meeting Room/Multi-purpose Hall	Local	-
VPCFE-002	Victoria Point	Coochiemudlo Public Hall	Community Meeting Room/Multi-purpose Hall	Local	-
WPCFE-001	Wellington Point	Wellington Point Recreation Hall	Community Meeting Room/Multi-purpose Hall	Local	-

Note:

All fractions have been rounded to a single digit.

In 2005 Council commenced leasing of floorspace from the private sector for a branch library at Victoria Point (this is not included in the charges).

Table 12. Existing Recreation and Sport Parks in Redland Shire

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
Open Space Facilities							
AHRPE-001	Alexandra Hills	Ackworth Place Park	Recreation Park	Local	\$0	\$26,321	\$26,321
AHRPE-002	Alexandra Hills	Babiana Street Park	Recreation Park	Local	\$0	\$53,377	\$53,377
AHRPE-003	Alexandra Hills	Bellini Court Park	Recreation Park	Local	\$0	\$22,388	\$22,388
AHRPE-004	Alexandra Hills	Brompton Street park	Recreation Park	Local	\$0	\$148,723	\$148,723
AHRPE-005	Alexandra Hills	Burwood Road Park	Recreation Park	Local	\$0	\$43,076	\$43,076
AHRPE-006	Alexandra Hills	Burwood Road Park 02	Recreation Park	Local	\$0	\$6,145	\$6,145
AHRPE-007	Alexandra Hills	Chipping Drive Park	Recreation Park	Local	\$0	\$50,346	\$50,346
AHRPE-008	Alexandra Hills	Crotona Road East Park	Recreation Park	Local	\$0	\$30,395	\$30,395
AHRPE-009	Alexandra Hills	Frampton Street Park	Recreation Park	Local	\$0	\$18,825	\$18,825
AHRPE-010	Alexandra Hills	Glover Drive Park	Recreation Park	Local	\$0	\$44,491	\$44,491
AHRPE-011	Alexandra Hills	Heffernan Road Park	Recreation Park	Local	\$0	\$113,662	\$113,662
AHRPE-012	Alexandra Hills	Hyde Court Park	Recreation Park	Local	\$0	\$28,763	\$28,763
AHRPE-013	Alexandra Hills	Jasper Street Park	Recreation Park	Local	\$0	\$28,433	\$28,433
AHRPE-014	Alexandra Hills	Kenton Street Park	Recreation Park	Local	\$0	\$33,964	\$33,964
AHRPE-015	Alexandra Hills	Keynsham Street Park	Recreation Park	Local	\$0	\$25,648	\$25,648
AHRPE-016	Alexandra Hills	McDonald Reserve	Recreation Park	Local	\$112,220	\$20,487	\$132,707
AHRPE-017	Alexandra Hills	Princeton Avenue Park	Recreation Park	Local	\$0	\$24,785	\$24,785
AHRPE-018	Alexandra Hills	Redruth Road Park	Recreation Park	Local	\$0	\$9,838	\$9,838
AHRPE-020	Alexandra Hills	Snowdon Street Park	Recreation Park	Local	\$0	\$114,300	\$114,300
AHRPE-021	Alexandra Hills	Sussex Street Park	Recreation Park	Local	\$0	\$41,290	\$41,290
AHRPE-022	Alexandra Hills	Wimborne Road Park	Recreation Park	Local	\$0	\$108,019	\$108,019
AHRPE-023	Alexandra Hills	Workington Street Park	Recreation Park	Local	\$0	\$28,141	\$28,141
AHRPE-024	Alexandra Hills	George Street Park	Recreation Park	District	\$0	\$122,178	\$122,178
AHRPE-025	Alexandra Hills	Hanover Drive Park	Recreation Park	District	\$0	\$113,383	\$113,383
AHPRE-026	Alexandra Hills	O'Gorman Street Park	Recreation Park	District	\$0	\$191,930	\$191,930
AHRPE-027	Alexandra Hills	Windemere Road Park	Recreation Park	District	\$0	\$216,611	\$216,611
AHSPE-028	Alexandra Hills	Keith Surridge Park	Sport Park	Regional	\$8,890	\$1,132,677	\$1,141,567
BDRPE-001	Birkdale	Agnes Street Park	Recreation Park	Local	\$30,350	\$55,550	\$85,900
BDRPE-002	Birkdale	Barron Reserve	Recreation Park	Local	\$0	\$39,350	\$39,350
BDRPE-003	Birkdale	Bath Street Park	Recreation Park	Local	\$0	\$112,181	\$112,181

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
BDRPE-004	Birkdale	Carinyan Reserve	Recreation Park	Local	\$644,935	\$186,139	\$831,074
BDRPE-005	Birkdale	Creek Road Park	Recreation Park	Local	\$0	\$399,198	\$399,198
BDRPE-006	Birkdale	Galley Way Park	Recreation Park	Local	\$0	\$43,219	\$43,219
BDRPE-007	Birkdale	Goodge Court Park	Recreation Park	Local	\$0	\$32,625	\$32,625
BDRPE-008	Birkdale	Juanita Street Park	Recreation Park	Local	\$398,100	\$39,499	\$437,599
BDRPE-009	Birkdale	Lachlan Street Park	Recreation Park	Local	\$80,075	\$279,888	\$359,963
BDRPE-010	Birkdale	Leicester Street Park	Recreation Park	Local	\$158,400	\$31,353	\$189,753
BDRPE-011	Birkdale	Lobelia Street Park	Recreation Park	Local	\$303,300	\$45,580	\$348,880
BDRPE-012	Birkdale	MacFarlane Street Park	Recreation Park	Local	\$0	\$20,600	\$20,600
BDRPE-013	Birkdale	Mary Pleasant Drive Park	Recreation Park	Local	\$0	\$29,905	\$29,905
BDRPE-014	Birkdale	Birkdale Road Reserve	Recreation Park	Local	\$0	\$25,375	\$25,375
BDRPE-015	Birkdale	Mecoil Court Park	Recreation Park	Local	\$0	\$675	\$675
BDRPE-016	Birkdale	Parakeet Street Park	Recreation Park	Local	\$0	\$12,458	\$12,458
BDRPE-017	Birkdale	Pedwell Place Park	Recreation Park	Local	\$154,300	\$4,925	\$159,225
BDRPE-018	Birkdale	Pistachio Court Park	Recreation Park	Local	\$31,555	\$65,605	\$97,160
BDRPE-019	Birkdale	Robinson Park	Recreation Park	Local	\$65,400	\$6,900	\$72,300
BDRPE-020	Birkdale	Galley Way Park	Recreation Park	Local	\$0	\$44,431	\$44,431
BDRPE-021	Birkdale	Sunnybay Drive Park	Recreation Park	Local	\$0	\$50,896	\$50,896
BDRPE-022	Birkdale	Surman Street Park	Recreation Park	Local	\$0	\$54,858	\$54,858
BDRPE-023	Birkdale	William Eickenloff Park	Recreation Park	Local	\$0	\$39,406	\$39,406
BDRPE-024	Birkdale	William Taylor Memorial Park	Recreation Park	Local	\$0	\$322,016	\$322,016
BDRPE-025	Birkdale	Wren Court Park	Recreation Park	Local	\$0	\$23,981	\$23,981
BDRPE-027	Birkdale	Byng Road Park	Recreation Park	District	\$785,600	\$93,390	\$878,990
BDRPE-028	Birkdale	Bailey Road Park	Recreation Park	District	\$0	\$71,231	\$71,231
BDRPE-029	Birkdale	Tulloch Drive Park	Recreation Park	Local	\$139,250	\$38,919	\$178,169
BDRPE-030	Birkdale	Aquatic Paradise Park West	Recreation Park	Regional	\$0	\$373,028	\$373,028
BDSPE-031	Birkdale	Judy Holt Recreation Reserve	Sport Park	Regional	\$0	\$1,076,739	\$1,076,739
CPRPE-001	Capalaba	Bandicoot Court Park	Recreation Park	Local	\$0	\$4,625	\$4,625
CPRPE-002	Capalaba	Barber Drive Park	Recreation Park	Local	\$79,350	\$80,020	\$159,370
CPRPE-003	Capalaba	Blarney Street Park	Recreation Park	Local	\$0	\$20,713	\$20,713
CPRPE-004	Capalaba	Bowen Street Park	Recreation Park	Local	\$154,620	\$33,388	\$188,008
CPRPR-005	Capalaba	Capalaba Main Drain	Recreation Park	Local	\$17,925	\$140,838	\$158,763

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
CPRPE-006	Capalaba	Chantelle Court Park	Recreation Park	Local	\$0	\$31,933	\$31,933
CPRPE-007	Capalaba	Chatsworth Circuit Urban Habitat	Recreation Park	Local	\$0	\$2,500	\$2,500
CPRPE-008	Capalaba	Cottonwood Court Drainage Reserve	Recreation Park	Local	\$0	\$26,910	\$26,910
CPRPE-009	Capalaba	Crighton Court Park	Recreation Park	Local	\$0	\$41,345	\$41,345
CPRPE-011	Capalaba	Elmhurst Street Park	Recreation Park	Local	\$0	\$2,900	\$2,900
CPRPE-013	Capalaba	Howletts Road Park	Recreation Park	Local	\$0	\$40,370	\$40,370
CPRPE-014	Capalaba	Jacaranda Road Park	Recreation Park	Local	\$0	\$31,400	\$31,400
CPRPE-015	Capalaba	Jupiter Street Park	Recreation Park	Local	\$0	\$1,375	\$1,375
CPRPE-016	Capalaba	Keith Street Bushland Refuge	Recreation Park	Local	\$33,780	\$17,795	\$51,575
CPRPE-017	Capalaba	Killarney Crescent Park	Recreation Park	Local	\$0	\$52,386	\$52,386
CPRPE-018	Capalaba	Kingfisher Place Creek Corridor	Recreation Park	Local	\$16,795	\$7,341	\$24,136
CPRPE-019	Capalaba	Krimmer Place Park	Recreation Park	Local	\$0	\$23,163	\$23,163
CPRPE-020	Capalaba	Lawlor Reserve	Recreation Park	Local	\$1,050,300	\$1,188	\$1,051,488
CPRPE-021	Capalaba	Little Killarney Park	Recreation Park	Local	\$0	\$24,463	\$24,463
CPRPE-022	Capalaba	Lyndon Road Park	Recreation Park	Local	\$0	\$24,000	\$24,000
CPRPE-023	Capalaba	McTaggart Street Park	Recreation Park	Local	\$0	\$10,063	\$10,063
CPRPE-025	Capalaba	Nangando Street Park	Recreation Park	Local	\$0	\$28,200	\$28,200
CPRPE-026	Capalaba	Richard Court Park	Recreation Park	Local	\$0	\$275	\$275
CPRPE-027	Capalaba	Sevenoaks Street Park	Recreation Park	Local	\$0	\$40,041	\$40,041
CPRPE-028	Capalaba	Spirit Drive Park	Recreation Park	Local	\$0	\$42,006	\$42,006
CPRPE-029	Capalaba	Tauris Road Park	Recreation Park	Local	\$0	\$89,588	\$89,588
CPRPE-031	Capalaba	Winter Memorial Park	Recreation Park	Local	\$0	\$65,125	\$65,125
CPRPE-032	Capalaba	Valentine Park	Recreation Park	District	\$0	\$242,390	\$242,390
CPRPE-033	Capalaba	Wentworth Drive Park	Recreation Park	District	\$0	\$189,581	\$189,581
CPRPE-034	Capalaba	Brosnan Drive Park	Recreation Park	District	\$0	\$175,128	\$175,128
CPRPE-035	Capalaba	John Frederick Park	Recreation Park	District	\$0	\$272,882	\$272,882
CPRPE-036	Capalaba	Silvara Circuit Park	Recreation Park	District	\$0	\$22,720	\$22,720
CPSPE-038	Capalaba	Sam Sciacca Sports Fields	Sport Park	District	\$0	\$1,876,070	\$1,876,070
CPSPE-040	Capalaba	Redlands Baseball Park	Sport Park	Regional	\$0	\$743,925	\$743,925
CPRPE-041	Capalaba	Capalaba Regional Park	Recreation Park	Regional	\$497,520	\$1,213,296	\$1,710,816
CLRPE-001	Cleveland	Adam Street Park	Recreation Park	Local	\$107,985	\$2,480	\$110,465

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
CLRPE-002	Cleveland	Anzac Park	Recreation Park	Local	\$0	\$152,349	\$152,349
CLRPE-003	Cleveland	Arlington Street Park	Recreation Park	Local	\$0	\$27,844	\$27,844
CLRPE-004	Cleveland	Bass Canal Park	Recreation Park	Local	\$0	\$4,625	\$4,625
CLRPE-005	Cleveland	Bay Street Park	Recreation Park	Local	\$0	\$24,663	\$24,663
CLRPE-006	Cleveland	Bligh Canal Park	Recreation Park	Local	\$0	\$21,653	\$21,653
CLRPE-007	Cleveland	Bloomfield Street Park	Recreation Park	Local	\$0	\$337,731	\$337,731
CLRPE-008	Cleveland	Bonaventure Court Park	Recreation Park	Local	\$68,425	\$2,875	\$71,300
CLRPE-009	Cleveland	Bowsprit Parade Park	Recreation Park	Local	\$526,585	\$60,750	\$587,335
CLRPE-010	Cleveland	Capricorn Drive Park	Recreation Park	Local	\$0	\$64,779	\$64,779
CLRPE-011	Cleveland	Coburg West Link	Recreation Park	Local	\$0	\$164,475	\$164,475
CLRPE-012	Cleveland	Cortes Canal Park	Recreation Park	Local	\$73,255	\$1,475	\$74,730
CLRPE-013	Cleveland	Dunwich Street Park	Recreation Park	Local	\$0	\$8,420	\$8,420
CLRPE-014	Cleveland	Genoa Court Park	Recreation Park	Local	\$21,735	\$781	\$22,516
CLRPE-015	Cleveland	Haggup Street Park	Recreation Park	Local	\$424,925	\$23,188	\$448,113
CLRPE-016	Cleveland	Janlaw Street Park	Recreation Park	Local	\$0	\$6,438	\$6,438
CLRPE-017	Cleveland	Jon Street Creek Corridor	Recreation Park	Local	\$0	\$42,420	\$42,420
CLRPE-018	Cleveland	Karen Street Park	Recreation Park	Local	\$0	\$4,025	\$4,025
CLRPE-019	Cleveland	Le Maire Canal Park	Recreation Park	Local	\$9,590	\$1,613	\$11,203
CLRPE-020	Cleveland	Long Street Park	Recreation Park	Local	\$0	\$66,833	\$66,833
CLRPE-021	Cleveland	Magellan Canal Park	Recreation Park	Local	\$0	\$3,725	\$3,725
CLRPE-022	Cleveland	Marram Court Walkway	Recreation Park	Local	\$7,480	\$9,460	\$16,940
CLRPE-023	Cleveland	Mergowie Drive Park	Recreation Park	Local	\$0	\$225	\$225
CLRPE-024	Cleveland	Nandeebie Park	Recreation Park	Local	\$0	\$66,525	\$66,525
CLRPE-025	Cleveland	Norfolk Park	Recreation Park	Local	\$0	\$114,616	\$114,616
CLRPE-026	Cleveland	Norm Dean Park	Recreation Park	Local	\$0	\$1,389	\$1,389
CLRPE-027	Cleveland	Oyster Point Park	Recreation Park	Local	\$0	\$153,125	\$153,125
CLRPE-029	Cleveland	Peel Street Park Road Reserve	Recreation Park	Local	\$0	\$14,750	\$14,750
CLRPE-030	Cleveland	Phillip Street Park	Recreation Park	Local	\$0	\$23,150	\$23,150
CLRPE-031	Cleveland	Ross Creek Corridor	Recreation Park	Local	\$14,000	\$74,700	\$88,700
CLRPE-032	Cleveland	Raby Bay Boulevard Park	Recreation Park	Local	\$619,105	\$569,966	\$1,189,071
CLRPE-033	Cleveland	Scott Street Park	Recreation Park	Local	\$0	\$361,186	\$361,186
CLRPE-034	Cleveland	Seacrest Court Park	Recreation Park	Local	\$0	\$4,250	\$4,250
CLRPE-035	Cleveland	Seahaven Court Park	Recreation Park	Local	\$0	\$7,356	\$7,356

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
CLRPE-036	Cleveland	Sentinel Court Park	Recreation Park	Local	\$37,950	\$141,456	\$179,406
CLRPE-037	Cleveland	Ross Creek Corridor Smith Street	Recreation Park	Local	\$109,760	\$189,523	\$299,283
CLRPE-038	Cleveland	Sunshine Drive Park	Recreation Park	Local	\$0	\$27,100	\$27,100
CLRPE-039	Cleveland	Tasman Canal Park	Recreation Park	Local	\$0	\$3,300	\$3,300
CLRPE-040	Cleveland	Torres Canal Park	Recreation Park	Local	\$77,625	\$600	\$78,225
CLRPE-041	Cleveland	Vassi Concord Park	Recreation Park	Local	\$195,960	\$13,681	\$209,641
CLRPE-042	Cleveland	Kinsail Court Park	Recreation Park	Local	\$1,738,800	\$188,020	\$1,926,820
CLRPE-043	Cleveland	Linear Park Rotary Park	Recreation Park	District	\$6,172,510	\$330,513	\$6,503,023
CLRPE-044	Cleveland	Goleby Esplanade Foreshore	Recreation Park	District	\$0	\$460,276	\$460,276
CLRPE-045	Cleveland		Recreation Park	District	\$0	\$488,570	\$488,570
CLRPE-046	Cleveland	G J Walter Park	Recreation Park	District	\$0	\$269,197	\$269,197
CLRPE-047	Cleveland	Henry Ziegenfusz Park	Sport Park	District	\$0	\$889,854	\$889,854
CLRPE-048	Cleveland	Donald Simpson Park	Recreation Park	District	\$0	\$198,395	\$198,395
CLRPE-049	Cleveland	Wellington Street Park - Aquatic Centre	Sport Park	District	\$0	\$140,225	\$140,225
CLRPE-050	Cleveland	Cleveland Point Recreation Reserve	Recreation Park	Regional	\$0	\$344,557	\$344,557
CLRPE-051	Cleveland	Raby Bay Foreshore Park	Recreation Park	Regional	\$7,439,005	\$876,769	\$8,315,774
CLRPE-052	Cleveland	Cleveland Showgrounds	Sport Park	Regional	\$0	\$4,609,532	\$4,609,532
CLRPE-053	Cleveland	Raby Bay Harbour Park	Recreation Park	District	\$1,127,575	\$1,823,637	\$2,951,212
OMRPE-001	Ormiston	Hilliards Creek Corridor Stevens Place	Recreation Park	Local	\$174,100	\$663	\$174,763
OMRPE-002	Ormiston	Bee Street Road Reserve	Recreation Park	Local	\$0	\$1,141	\$1,141
OMRPE-003	Ormiston	Cayman Crescent Park	Recreation Park	Local	\$151,000	\$3,350	\$154,350
OMRPE-004	Ormiston	Columbus Canal Park	Recreation Park	Local	\$7,200	\$4,631	\$11,831
OMRPE-005	Ormiston	Counihan Street Park	Recreation Park	Local	\$33,435	\$39,686	\$73,121
OMRPE-006	Ormiston	Gray Park	Recreation Park	Local	\$248,750	\$12,198	\$260,948
OMRPE-007	Ormiston	Empire Point Foreshore	Recreation Park	Local	\$0	\$44,393	\$44,393
OMRPE-008	Ormiston	Fig Tree Park	Recreation Park	Local	\$77,250	\$27,233	\$104,483
OMRPE-009	Ormiston	Hilliards Creek Corridor - Francis Street	Recreation Park	Local	\$0	\$160,595	\$160,595
OMRPE-010	Ormiston	Ivory Lane Urban Habitat	Recreation Park	Local	\$152,000	\$4,000	\$156,000

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
OMRPE-012	Ormiston	Merv Genrich Park	Recreation Park	Local	\$0	\$164,424	\$164,424
OMRPE-013	Ormiston	Beckwith Street Wetlands	Recreation Park	Local	\$0	\$29,463	\$29,463
OMRPE-014	Ormiston	Raby Esplanade Park	Recreation Park	District	\$235,400	\$124,932	\$360,332
OMRPE-015	Ormiston	Fellmonger Park	Recreation Park	District	\$0	\$182,334	\$182,334
OMRPE-016	Ormiston	Redlands Softball Park	Sport Park	Regional	\$0	\$744,607	\$744,607
RBRPE-001	Redland Bay	Moogurrupum Creek Corridor - Anita Street	Recreation Park	Local	\$0	\$97,167	\$97,167
RBRPE-002	Redland Bay	Baylink Drive Park	Recreation Park	Local	\$172,980	\$28,830	\$201,810
RBRPE-003	Redland Bay	Moogurrupum Creek Corridor - Buckler Court	Recreation Park	Local	\$52,765	\$0	\$52,765
RBRPE-005	Redland Bay	Irwin Place Park	Recreation Park	Local	\$291,060	\$21,472	\$312,532
RBRPE-006	Redland Bay	Lanyard Place Park	Recreation Park	Local	\$401,940	\$34,831	\$436,771
RBRPE-007	Redland Bay	Mill Street Drainage Reserve	Recreation Park	Local	\$0	\$3,625	\$3,625
RBRPE-008	Redland Bay	Moreton View Park	Recreation Park	Local	\$0	\$26,688	\$26,688
RBRPE-009	Redland Bay	Nev Stafford Park	Recreation Park	Local	\$0	\$193,058	\$193,058
RBRPE-010	Redland Bay	Newlands Street Park	Recreation Park	Local	\$0	\$1,750	\$1,750
RBRPE-011	Redland Bay	Orchard Beach Foreshore (South)	Recreation Park	Local	\$334,570	\$321,633	\$656,203
RBRPE-012	Redland Bay	Fielding Park	Recreation Park	District	\$339,820	\$76,341	\$416,161
RBRPE-013	Redland Bay	Penrose Avenue Park	Recreation Park	Local	\$354,510	\$27,125	\$381,635
RBRPE-014	Redland Bay	Pinelands Circuit Park	Recreation Park	Local	\$1,680,300	\$46,865	\$1,727,165
RBRPE-015	Redland Bay	Pitt Street Wetland	Recreation Park	Local	\$0	\$8,588	\$8,588
RBRPE-016	Redland Bay	Sandy Cove Foreshore	Recreation Park	Local	\$1,178,100	\$40,166	\$1,218,266
RBRPE-018	Redland Bay	Terrier Court Park	Recreation Park	Local	\$162,810	\$25,913	\$188,723
RBRPE-020	Redland Bay	Wes Armstrong Park	Recreation Park	Local	\$0	\$9,413	\$9,413
RBRPE-023	Redland Bay	Grevillea Street Park	Recreation Park	District	\$0	\$21,500	\$21,500
RBRPE-024	Redland Bay	McWilliam Street Park/Junee Street Park	Recreation Park	District	\$0	\$221,675	\$221,675
RBSPE-025	Redland Bay	Sel Outridge Park	Sport Park	District	\$0	\$502,167	\$502,167
RBSPE-026	Redland Bay	Charlie Buckler Sportsfield	Sport Park	District	\$0	\$835,680	\$835,680
RBSPE-027	Redland Bay	School of Arts Rd Sportsfield	Sport Park	District	\$360,840	\$74,445	\$435,285
RBRPE-028	Redland Bay	Collins Street Park	Recreation Park	Local	\$53,820	\$835	\$54,655
RBRPE-029	Redland Bay	Jack Gordon Park	Recreation Park	Local	\$61,470	\$2,696	\$64,166
RBRPE-030	Redland Bay	Bedarra Street Park	Recreation Park	Local	\$139,050	\$2,862	\$141,912

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
RBRPE-031	Redland Bay	Jay Crescent Wetland	Recreation Park	Local	\$193,770	\$0	\$193,770
RBSPE-032	Redland Bay	Moogurrapum Creek Corridor Parklink Drive	Recreation Park	Local	\$96,595	\$51,110	\$147,705
RBRPE-033	Redland Bay	Weinam Creek Corridor Collins Park	Recreation Park	Local	\$77,850	\$640,914	\$718,764
SMCRPE-002	Sheldon - Mt Cotton	Lilly Pilly Street Park	Recreation Park	Local	\$0	\$62,552	\$62,552
SMCRPE-003	Sheldon - Mt Cotton	Seeana Drive Park	Recreation Park	Local	\$1,014,160	\$181,370	\$1,195,530
SMCRPE-004	Sheldon - Mt Cotton	Valley Road Reserve	Recreation Park	Local	\$0	\$285,708	\$285,708
TSRPE-001	Thorneside	Alma Street Park	Recreation Park	Local	\$0	\$23,156	\$23,156
TSRPE-003	Thorneside	Fisher Road Park	Recreation Park	Local	\$1,340,900	\$0	\$1,340,900
TSRPE-004	Thorneside	Gradi Court Park	Recreation Park	Local	\$0	\$19,163	\$19,163
TSRPE-005	Thorneside	Willard Weber Reserve	Recreation Park	Local	\$0	\$87,156	\$87,156
TSSPE-007	Thorneside	William Taylor memorial Sportsfield	Sport Park	District	\$0	\$1,195,755	\$1,195,755
TSRPE-008	Thorneside	Beth Boyd Park	Recreation Park	Regional	\$0	\$328,485	\$328,485
TSRPE-009	Thorneside	Queens Esplanade Foreshore	Recreation Park	Regional	\$0	\$95,448	\$95,448
TLRPE-001	Thornlands	Abbotsleigh Street Park	Recreation Park	Local	\$0	\$20,073	\$20,073
TLRPE-003	Thornlands	Anniversary Park	Recreation Park	Local	\$0	\$78,230	\$78,230
TLRPE-005	Thornlands	Jewel Place Park	Recreation Park	Local	\$205,600	\$15,398	\$220,998
TLRPE-006	Thornlands	Lorikeet Drive Nature Corridor	Recreation Park	Local	\$151,805	\$58,055	\$209,860
TLRPE-007	Thornlands	Portias Place Park	Recreation Park	Local	\$265,500	\$7,823	\$273,323
TLRPE-008	Thornlands	Primrose Drive Wetland	Recreation Park	Local	\$389,150	\$164,793	\$553,943
TLRPE-009	Thornlands	Clifford Perske Drive Nature Corridor	Recreation Park	Local	\$191,605	\$156,853	\$348,458
TLRPE-010	Thornlands	Rushwood Creek Corridor	Recreation Park	Local	\$187,065	\$378,721	\$565,786
TLRPE-012	Thornlands	Sylvie Street Park	Recreation Park	Local	\$0	\$1,200	\$1,200
TLRPE-013	Thornlands	Tindappah Drive Foreshore	Recreation Park	Local	\$212,350	\$63,059	\$275,409
TLRPE-014	Thornlands	Tokay Court Park	Recreation Park	Local	\$0	\$33,878	\$33,878
TLRPE-015	Thornlands	Tuna Court Park	Recreation Park	Local	\$0	\$39,706	\$39,706
TLRPE-016	Thornlands	Robert Mackie Park	Recreation Park	District	\$0	\$92,286	\$92,286
TLRPE-017	Thornlands	Crystal Waters Park	Recreation Park	District	\$1,930	\$224,572	\$226,502
TLSPE-018	Thornlands	William Stewart Park	Sport Park	District	\$0	\$198,770	\$198,770
TLSPE-019	Thornlands	Pinklands Sporting Complex	Sport Park	Regional	\$0	\$1,069,233	\$1,069,233

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
VPRPe-001	Victoria Point	Eprapah Creek Corridor - Aspect Drive	Recreation Park	Local	\$0	\$34,369	\$34,369
VPRPe-002	Victoria Point	Bassil Parade Park	Recreation Park	Local	\$0	\$36,581	\$36,581
VPRPe-003	Victoria Point	Bill Scudamore-Smith Park	Recreation Park	Local	\$0	\$25,400	\$25,400
VPRPe-004	Victoria Point	Cameron Court Park	Recreation Park	Local	\$0	\$70,143	\$70,143
VPRPe-005	Victoria Point	Cupania Street Park	Recreation Park	Local	\$23,580	\$0	\$23,580
VPRPe-006	Victoria Point	Daysland Street Park	Recreation Park	Local	\$272,400	\$2,600	\$275,000
VPRPe-007	Victoria Point	Duncan Jenkins Eucalypt Park	Recreation Park	Local	\$0	\$51,686	\$51,686
VPRPe-008	Victoria Point	Glen Road Park	Recreation Park	Local	\$391,500	\$6,250	\$397,750
VPRPe-009	Victoria Point	Holly Road Urban Habitat	Recreation Park	Local	\$0	\$15,345	\$15,345
VPRPe-010	Victoria Point	Jeanne Drive Park	Recreation Park	Local	\$1,139,200	\$69,642	\$1,208,842
VPRPe-011	Victoria Point	Magnolia Road Reserve	Recreation Park	Local	\$0	\$0	\$0
VPRPe-012	Victoria Point	Parklands Court Park	Recreation Park	Local	\$0	\$21,888	\$21,888
VPRPe-013	Victoria Point	Peggy Place Park	Recreation Park	Local	\$157,500	\$5,883	\$163,383
VPRPe-015	Victoria Point	Poinciana Avenue Park	Recreation Park	Local	\$0	\$44,547	\$44,547
VPRPe-016	Victoria Point	Point Halloran Conservation Area	Recreation Park	Local	\$163,505	\$754,946	\$918,451
VPRPe-018	Victoria Point	Salford Waters Park	Recreation Park	Local	\$22,740	\$55,280	\$78,020
VPRPe-019	Victoria Point	Simon Street Reserve	Recreation Park	Local	\$0	\$22,978	\$22,978
VPRPe-020	Victoria Point	Stacey Court Park	Recreation Park	Local	\$368,000	\$34,303	\$402,303
VPRPe-021	Victoria Point	Sycamore Parade Park	Recreation Park	Local	\$0	\$24,338	\$24,338
VPRPe-022	Victoria Point	Weber Court Reserve	Recreation Park	Local	\$328,900	\$713	\$329,613
VPRPe-023	Victoria Point	Wilson Street Waterfront Reserves	Recreation Park	Local	\$6,129	\$22,588	\$28,717
VPRPe-024	Victoria Point	Orana Street Park	Recreation Park	District	\$0	\$46,988	\$46,988
VPRPe-025	Victoria Point	Les Moore Park	Recreation Park	District	\$0	\$217,026	\$217,026
VPRPe-026	Victoria Point	W H Yeo Park	Recreation Park	District	\$471,600	\$622,262	\$1,093,862
VPSPe-027	Victoria Point	Ern Dowling Sportsfield	Sport Park	Regional	\$0	\$1,062,992	\$1,062,992
VPRPe-028	Victoria Point	Cascades Gardens	Recreation Park	Regional	\$0	\$561,331	\$561,331
VPRPe-029	Victoria Point	Victoria Point Recreation Reserve	Recreation Park	Regional	\$0	\$1,113,511	\$1,113,511
WPRPe-001	Wellington Point	Allenby Road Park	Recreation Park	Local	\$244,250	\$8,560	\$252,810
WPRPe-002	Wellington Point	Belford Drive Road Reserve	Recreation Park	Local	\$0	\$17,826	\$17,826

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
WPRPe-003	Wellington Point	Brock Park	Recreation Park	Local	\$0	\$85,650	\$85,650
WPRPe-004	Wellington Point	Collingwood - Pitt Road Reserve	Recreation Park	Local	\$354,250	\$45,369	\$399,619
WPRPe-005	Wellington Point	Crossley Drive Park	Recreation Park	Local	\$2,273,750	\$257,143	\$2,530,893
WPRPe-006	Wellington Point	Duncan Street Park	Recreation Park	Local	\$344,125	\$26,274	\$370,399
WPRPe-007	Wellington Point	Goodall Street Park	Recreation Park	Local	\$1,026,500	\$40,448	\$1,066,948
WPRPe-008	Wellington Point	Harold & Enid Brown Park	Recreation Park	Local	\$0	\$6,000	\$6,000
WPRPe-009	Wellington Point	Helena Street Park	Recreation Park	Local	\$4,590	\$8,237	\$12,827
WPRPe-010	Wellington Point	Hilliards Street Park	Recreation Park	Local	\$0	\$60,848	\$60,848
WPRPe-012	Wellington Point	Liner Street Park	Recreation Park	Local	\$515,875	\$20,538	\$536,413
WPRPe-013	Wellington Point	Mindarie Crescent Park	Recreation Park	Local	\$0	\$10,505	\$10,505
WPRPe-014	Wellington Point	Plantation Place Park	Recreation Park	Local	\$858,125	\$82,258	\$940,383
WPRPe-015	Wellington Point	Plumer Street Park	Recreation Park	Local	\$28,820	\$8,591	\$37,411
WPRPe-016	Wellington Point	Poloni Place Nature Corridor	Recreation Park	Local	\$230,130	\$21,163	\$251,293
WPRPe-017	Wellington Point	Pye Lane Park	Recreation Park	Local	\$0	\$19,405	\$19,405
WPRPe-018	Wellington Point	Riverton Drive Park	Recreation Park	Local	\$189,450	\$66,603	\$256,053
WPRPe-020	Wellington Point	Rosella Street Park	Recreation Park	Local	\$0	\$37,025	\$37,025
WPRPe-021	Wellington Point	Skinner Avenue Park	Recreation Park	Local	\$0	\$29,994	\$29,994
WPRPe-022	Wellington Point	Sylvania Street Park	Recreation Park	Local	\$0	\$32,563	\$32,563
WPRPe-023	Wellington Point	Wharton Street Park	Recreation Park	Local	\$0	\$5,356	\$5,356
WPRPe-024	Wellington Point	Three Paddocks Park	Recreation Park	District	\$0	\$74,625	\$74,625
WPRPe-025	Wellington Point	Apex Park	Recreation Park	District	\$0	\$259,775	\$259,775
WPRPe-026	Wellington Point	Hilliards Creek Corridor - Montgomery Drive	Recreation Park	District	\$400,600	\$288,255	\$688,855
WPRPe-027	Wellington Point	Wellington Point Recreation Reserve	Recreation Park	Regional	\$0	\$1,139,759	\$1,139,759
WPSPe-028	Wellington Point	EGW Wood Sportsfield	Sport Park	Regional	\$0	\$1,098,985	\$1,098,985
WPSPe-029	Wellington Point	Sovereign Waters Foreshore	Recreation Park	Local	\$466,313	\$276,435	\$742,748

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy	Land Value \$	Replacement of Embellishments \$	Total Cost \$
WPSPe-030	Wellington Point	Vantage Crescent Park	Recreation Park	Local	\$305,250	\$28,873	\$334,123

Note: All fractions have been rounded to a single digit.

3.2.6 Land Valuations

The value of land utilised and applied to each community of interest to derive the costs for the Plan for Trunk Infrastructure (PFTI) (refer Section 3.2.7) has either been the median sale price of land only per square meter (as opposed to land and house), or englobo land values, provided by an independent valuer. For the purpose of this project, the services of Craig Ehlers were employed. The land value for each community of interest is set out in Table 13 below. Council will update this table as further information comes to hand.

Table 13. Land Value for Each Community of Interest

Community Of Interest	Market Land Value \$/sqm	Englobo Land Values \$/sqm
Alexandra Hills	392.00	100.00
Birkdale	375.43	100.00
Capalaba	309.69	90.00
Cleveland	349.94	115.00
Ormiston	432.21	125.00
Redland Bay	306.70	90.00
Sheldon-Mt Cotton	239.73	80.00
Thorneside	543.48	110.00
Thornlands	329.20	100.00
Victoria Point	316.90	100.00
Wellington Point	470.76	125.00

Englobo land values have been applied to projects in Redland Bay, Sheldon-Mt Cotton and Thornlands and assumes that land is unconstrained and in line with Council's DSS for open space and community facilities.

3.2.7 Embellishment Costs

The types of embellishment associated with each level of park (minimum³) are given in Table 14 below⁴. The embellishment costs for parks were provided by Council and are based on current market costs, excluding GST. These costs include a 25% project delivery cost for open space projects.

Table 14. Minimum Embellishment Provisions for Different Parks

Local Recreation	District Recreation	Regional Recreation	District Sport	Regional Sport
Shade	Shade	Shade	Shade	Shade
Playscape	Playscape	Playscape	Playscape	Playscape
Soft Fall	Soft Fall	Soft Fall	Soft Fall	Playing Field
Soft Fall Edging	Soft Fall Edging	Soft Fall Edging	Soft Fall Edging	Soft Fall
Signage	Parking	Parking	Parking	Soft Fall Edging
Seats	Signage	Signage	Signage	Parking
Hose taps & bubblers	Seats	Seats	Seats	Signage
Landscaping/Turf	Tables	Tables	Tables	Seats
Water Service	Shelters	Shelters	Shelters	Tables
Bollards	BBQ	BBQ	Bins (2 wheelies, 2 enclosures)	Shelters
Steel Locking Rail	Bins (2 wheelies, 2 enclosures)	Bins (2 wheelies, 2 enclosures)	Hose taps & bubblers	Bins
Gardens	Hose taps & bubblers	Hose taps & bubblers	Steel Locking Rail	Hose taps & bubblers
	Toilets	Toilets	Irrigation	Toilets
	Showers	Showers	Toilets (Clubhouse-2x unisex cubicles, change rooms & showers)	Showers
	Landscaping/Turf	Change Room		Change Room
	Irrigation	Landscaping/Turf		Walking/Cycling Track
	Water Service	Irrigation		Landscaping/Turf
	Lighting	Water Service		Irrigation
	Bollards	Lighting		Lighting
	Steel Locking Rail	Bollards		
	Dog Off-leash Area	Steel Locking Rail		
	Gardens	Dog Off-leash Area		
		Gardens		

Table 15 below shows some additional costs that have been included in new projects when new land is being purchased. These figures were provided by the Redland Shire Council, and are as follows:

Table 15. Additional Cost to be Included in Land Prices

	Community Facilities	Open Space
Works to Land (per Ha)	75,000.00	0.00
Water Supply Connection Fee (per lot)	2,000.00	2,000.00
Sewer Supply Connection Fee (per lot)	8,000.00	8,000.00

³ Embellishments for sport parks may vary depending on the type of sport park being developed.

⁴ The cost of each embellishment used in the ICS was current as of August 2006, as provided by Council. These costs are based on market prices and may vary depending on market conditions and inflation rates.

3.2.8 Summary of Planned Projects and Costs

The methodology to determine the required community facilities and open space facilities in Redland Shire is presented in Section 2 of this report. Table 16, 17 and 18 below presents the planned community facilities and open space facilities for the Redland Shire associated with the ICS. The tables include a break-up of costs for each project as well as the total cost.

3.2.8.1 Community Facilities

The analysis SGS has undertaken to date has indicated that several facilities are required within Redland Shire Council over the next 15 years. As the Infrastructure Charges Legislation states that multi-purpose facilities are least challengeable and in line with best practice standards, a meeting was held to discuss how best to group and meet the needs within the Redland Community. The outcomes below were discussed between SGS and Redlands, and were incorporated into the Community Infrastructure Plan and the Redland Community Purposes ICS.

3.2.8.2 Redland Bay

The analysis conducted to date indicated that the area including and surrounding Redland Bay requires the following facilities:

- A community meeting room (local);
- An art gallery;
- A branch library;
- A youth centre; and
- A senior citizens centre.

Disabled and respite centres are also required in the vicinity of this area or Victoria Point.

Through discussions it was noted that there were already some existing facilities in Redland Bay, but that there is a need for more facilities in the future. It was suggested that the facilities to be included in the Plan and the ICS were:

- A grouped facility incorporating the library/gallery/meeting space. It was suggested that 1.5ha would be required for this facility, and that the facility should be based on the Capalaba Place Model.
- A grouped facility incorporating youth, seniors and a general community centre. This facility would be a centre where physical activity could occur, and the presence of a PCYC would support this. In addition, family services and community health services should be actively promoted in the centre. The centre would require around 2ha of land.
- The respite centre to be for all ages (including aged, disability), and be provided in Victoria Point (0.5ha).

3.2.8.3 Victoria Point and Thornlands

Analyses conducted based on the DSS indicated that Victoria Point required:

- Senior citizens centre;
- Aged Care respite;
- Community Centre (district).

Thornlands required:

- Senior Citizens;
- Community Centre; and
- Youth Centre.

It was considered appropriate that many of the facilities required in these areas be combined, and that the required list of facilities included:

- Mix of community meeting centre, youth and seniors be provided. Same size as Redland Bay, but with a different emphasis. It would be more focussed on passive space, life long learning, a community hub. The services required in Victoria Point are different to the Southern Redland Bay area – more intervention services. This would be focussed in Victoria Point, but will service Thornlands as well.
- A local community hall/meeting space would be required in Thornlands.
- All ages respite centre to be located in Victoria Point.

3.2.8.4 Mt Cotton

The analysis indicated that a youth centre and a community centre was required. It was noted that these facilities should be combined and have a focus on youth and families.

3.2.8.5 Alexandra Hills and Capalaba

It was noted that the types of facilities required in these areas could serve both areas. Facilities with a focus on intergenerational services should be provided. An example would be activities where seniors mentor youths. A PCYC is already in Capalaba, therefore the active type of centre as that being proposed for Redland Bay is not required. But there is a lack of community services which contributes to a level of dysfunction. Given this, it is considered that a combined facility for youth, seniors and community be provided with an intergenerational focus.

3.2.8.6 Cleveland

It was considered important to note the seniors need. It's likely that the current halls are at capacity and could not accommodate additional demand. Donald Simpson Centre is being refurbished, so there is no need for a multipurpose facility here.

3.2.8.7 Birkdale and Wellington Point

As noted from the analysis, population growth is expected across all age groups. Crime rates are high in Birkdale, and moderate in Wellington Point. It is suggested that the facilities here are combined and will serve both suburbs, as well as the district catchment:

- 1.5 ha youth, seniors, general multipurpose centre at Wellington Point.

Also, an aged and disabled respite centre is needed in Birkdale.

Tables 16 and 17 below list these projects and Map 7.1 – 7.13 illustrates the planned community and open space facilities.

Table 16. Planned Community Facilities for Redland Shire

Project Number	Community of Interest	Year of Provision	Infrastructure Type	Level in Hierarchy	Land Value \$	Works to Land \$	Total Cost \$
Community Facilities							
RBCF-001	Redland Bay	2015	Community Meeting Room/Multi Purpose Hall (.5ha)	Local	\$450,000	\$47,500	\$497,500
TLCF-001	Thornlands	2014	Community Meeting Room/Multi Purpose Hall (.5ha)	Local	\$500,000	\$47,500	\$547,500
NDCF-001	North District	2014	Grouped facility incorporating youth, seniors & a general community centre (Alexandra Hills or Capalaba) (2ha)	District	\$7,016,900	\$160,000	\$7,176,900
NDCF-002	North District	2010	Aged & Disabled Respite Centre - day & overnight care (Birkdale) (1ha)	District	\$3,754,300	\$85,000	\$3,839,300
NDCF-004	North District	2018	Youth, seniors & general multi purpose centre (Wellington Point) (1.5ha)	District	\$7,061,400	\$122,000	\$7,183,900
SDCF-001	South District	2014	Grouped facility incorporating youth, seniors & general community centre (Redland Bay) (2ha)	District	\$1,800,000	\$160,000	\$1,960,000
SDCF-002	South District	2014	Grouped facility incorporating library, art gallery & community meeting space (Redland Bay) (1.5ha)	District	\$1,350,000	\$122,500	\$1,472,500
SDCF-003	South District	2014	Grouped facility incorporating youth, seniors & general community centre (Victoria Point) (2ha)	District	\$6,338,000	\$160,000	\$6,498,000

SDCF-004	South District	2013	Aged & disabled respite centre - day & overnight care (Victoria Point) (1ha)	District	\$3,169,000	\$85,000	\$3,254,000
SDCF-005	South District	2018	Grouped facility incorporating youth & community centre (Mt Cotton) (1.5ha)	District	\$1,200,000	\$122,500	\$1,322,500

Note: All fractions have been rounded to a single digit.

3.2.8.8 Open Space Facilities

Table 17. Planned Projects for Open Space Facilities in Redland Shire

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
AHRP-001	Alexandra Hills	Provide local Recreation opportunities in the Squirrel Glider Conservation Area	Local Recreation Park	2013		\$68,641	\$68,641
AHRP-002	Alexandra Hills	Provide local Recreation opportunities in the Scribbly Gums Conservation Area	Local Recreation Park	2013		\$68,641	\$68,641
AHRP-003	Alexandra Hills	Upgrade Ackworth Place Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
AHRP-004	Alexandra Hills	Upgrade Babiana Street Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
AHRP-005	Alexandra Hills	Upgrade Bellini Court Park to local Recreation standards	Local Recreation Park	2009		\$6,875	\$6,875
AHRP-006	Alexandra Hills	Upgrade Chipping Drive Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
AHRP-007	Alexandra Hills	Upgrade Crotona Road East Park to local Recreation standards	Local Recreation Park	2009		\$9,250	\$9,250
AHRP-008	Alexandra Hills	Upgrade Glover Crotona Link - North to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
AHRP-009	Alexandra Hills	Upgrade Heffernan Road Park Reserve to local Recreation standards	Local Recreation Park	2009		\$2,375	\$2,375

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
AHRP-010	Alexandra Hills	Upgrade Hyde Court Park to local Recreation standards	Local Recreation Park	2009		\$8,138	\$8,138
AHRP-011	Alexandra Hills	Upgrade Keynsham Street Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
AHRP-012	Alexandra Hills	Upgrade Mc Donald Reserve to local Recreation standards	Local Recreation Park	2009		\$3,663	\$3,663
AHRP-013	Alexandra Hills	Upgrade Workington Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
AHRP-014	Alexandra Hills	Develop master plan and upgrade George St Park to a district recreation park	District Recreation Park	2017		\$267,257	\$267,257
AHRP-015	Alexandra Hills	Develop master plan and upgrade Wimborne Road Park to district Recreation standards (check existing embellishments)	District Recreation Park	2013		\$844,410	\$844,410
AHRP-016	Alexandra Hills	Develop master plan and upgrade O'Gorman Street Park Reserve to district Recreation standards	District Recreation Park	2017		\$93,638	\$93,638
AHRP-017	Alexandra Hills	Implement masterplan for Windemere Road Park and upgrade to district Recreation standards	District Recreation Park	2011		\$97,770	\$97,770
AHRP-018	Alexandra Hills	Develop master plan and upgrade Hanover Drive Park to district Recreation standards (refer to assessment of Hanover Drive Bushland Refuge for shortfall of infrastructure this is not a conservation area)	District Recreation Park	2014		\$844,410	\$844,410
AHSP-019	Alexandra Hills	Develop and implement a Master Plan for Keith Surridge Park	District Sport Park	2010		\$312,500	\$312,500
BDRP-001	Birkdale	Upgrade Whitehall Avenue Creek Corridor to local Recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
BDRP-002	Birkdale	Upgrade Agnes Street Park to local Recreation standards	Local Recreation Park	2009		\$6,850	\$6,850

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
BDRP-003	Birkdale	Upgrade Barron Reserve to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
BDRP-004	Birkdale	Upgrade Bath Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
BDRP-005	Birkdale	Upgrade Carinyan Reserve (West) to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
BDRP-006	Birkdale	Upgrade Goodge Court Park to local Recreation standards	Local Recreation Park	2009		\$8,163	\$8,163
BDRP-007	Birkdale	Upgrade Juanita Street Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
BDRP-008	Birkdale	Upgrade Lachlan Street Park to local Recreation standards	Local Recreation Park	2009		\$7,413	\$7,413
BDRP-009	Birkdale	Upgrade Leicester Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
BDRP-010	Birkdale	Upgrade Lobelia Street Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
BDRP-011	Birkdale	Upgrade MacFarlan Street Park to local Recreation standards	Local Recreation Park	2009		\$2,375	\$2,375
BDRP-012	Birkdale	Upgrade Pistachio Court Park to local Recreation standards	Local Recreation Park	2009		\$1,629	\$1,629
BDRP-013	Birkdale	Upgrade Sunnybay Drive Park to local Recreation standards	Local Recreation Park	2009		\$3,125	\$3,125
BDRP-014	Birkdale	Upgrade Surman Street Reserve to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
BDRP-015	Birkdale	Upgrade William Taylor Memorial Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
BDRP-016	Birkdale	Upgrade Wren Court Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
BDRP-017	Birkdale	Develop master plan and upgrade Byng Road Park to district Recreation standards	District Recreation Park	2017		\$93,888	\$93,888
BDRP-018	Birkdale	Develop master plan and upgrade Commodore Drive Park to regional Recreation standards	Regional Recreation Park	2017		\$28,180	\$28,180

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
BDSP-019	Birkdale	Upgrade Judy Holt Sportsfields to regional sporting standards as per Master Plan	Regional Sport Park	2007		\$1,875,000	\$1,875,000
BDSP-020	Birkdale	Establish a new district sporting facility in Birkdale	District Sport Park	2018	\$15,017,200	\$1,875,000	\$16,892,200
CPRP-001	Capalaba	Upgrade Lawlor Reserve to local recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
CPRP-002	Capalaba	Upgrade Barber Drive Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
CPRP-003	Capalaba	Upgrade Blarney Street Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
CPRP-004	Capalaba	Upgrade Chantelle Court Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-005	Capalaba	Upgrade Crighton Court Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-006	Capalaba	Upgrade Howletts Road Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
CPRP-007	Capalaba	Upgrade Jacaranda Road Park to local Recreation standards	Local Recreation Park	2009		\$6,788	\$6,788
CPRP-008	Capalaba	Upgrade Keith Street Bushland Refuge to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
CPRP-009	Capalaba	Upgrade Krimmer Place Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-010	Capalaba	Upgrade Little Killarney Park to local Recreation standards	Local Recreation Park	2009		\$3,125	\$3,125
CPRP-011	Capalaba	Upgrade Lyndon Road Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-012	Capalaba	Upgrade McTaggart Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-013	Capalaba	Upgrade Nangando Street Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
CPRP-014	Capalaba	Upgrade Sevenoaks Street Park to local Recreation standards	Local Recreation Park	2009		\$3,125	\$3,125

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
CPRP-015	Capalaba	Upgrade Spirit Drive Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
CPRP-016	Capalaba	Upgrade Winter Memorial Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
CPRP-017	Capalaba	Implement master plan for Valentine Road Park	District Recreation Park	2009		\$580,002	\$580,002
CPRP-018	Capalaba	Develop master plan and upgrade Brosnan Drive Park to district Recreation standards	District Recreation Park	2013		\$93,638	\$93,638
CPRP-019	Capalaba	Develop master plan and upgrade Wentworth Drive Park to district Recreation standards	District Recreation Park	2013		\$92,000	\$92,000
CPRP-020	Capalaba	Continue to upgrade Capalaba Regional Park, including implementing the playground master plan and upgrading the master plan	Regional Recreation Park	2008		\$1,250,000	\$1,250,000
CPSP-021	Capalaba	Upgrade Degen Rd Park to district sport park standards	District Sport Park	2010		\$62,500	\$62,500
CPSP-022	Capalaba	Develop and implement a master plan for Duncan Road Sportsfields	Regional Sport Park	2011		\$437,500	\$437,500
CPSP-023	Capalaba	Upgrade Sam Sciacca Sportsfields (excludes intergenerational facility)	District Sport Park	207		\$375,000	\$375,000
CPRP-024	Capalaba	Establish a new local recreation park in Capalaba	Local Recreation Park	2017	\$1,558,450	\$68,641	\$1,627,091
CPRP-025	Capalaba	Establish a second local recreation park in Capalaba	Local Recreation Park	2017	\$1,558,450	\$68,641	\$1,627,091
CPRP-026	Capalaba	Establish a third local recreation park in Capalaba	Local Recreation Park	2021	\$1,558,450	\$68,641	\$1,627,091
CLRP-001	Cleveland	Upgrade Haggup Street Road Reserve to local Recreation standards	Local Recreation Park	2013		\$1,288	\$1,288
CLRP-002	Cleveland	Upgrade Janlaw Street Park to local Recreation standards	Local Recreation Park	2013		\$3,750	\$3,750
CLRP-003	Cleveland	Upgrade Long Street Park to local Recreation standards	Local Recreation Park	2013	\$403,650	\$3,125	\$406,775

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
CLRP-004	Cleveland	Upgrade Nandeebie Park Reserve to local Recreation standards	Local Recreation Park	2013		\$1,288	\$1,288
CLRP-005	Cleveland	Upgrade Peel Street Park Road Reserve to local Recreation standards	Local Recreation Park	2013		\$4,413	\$4,413
CLRP-006	Cleveland	Upgrade Phillip Street Park to local Recreation standards	Local Recreation Park	2013		\$1,288	\$1,288
CLRP-007	Cleveland	Upgrade Scott Street Park to local Recreation standards	Local Recreation Park	2013		\$1,288	\$1,288
CLRP-008	Cleveland	Develop master plan and upgrade Donald Simpson Park to district Recreation standards	District Recreation Park	2021		\$347,435	\$347,435
CLRP-009	Cleveland	Implement master plan for G.J. Walter Park Reserve and upgrade to district Recreation standards	District Recreation Park	2008		\$429,181	\$429,181
CLRP-010	Cleveland	Develop master plan and upgrade Goleby Esplanade Foreshore (Cape Cleveland) to district Recreation standards	District Recreation Park	2017		\$844,410	\$844,410
CLRP-011	Cleveland	Develop master plan and upgrade Linear Park to district Recreation standards	District Recreation Park	2021		\$100,000	\$100,000
CLRP-012	Cleveland	Develop master plan and upgrade William Ross Park to district Recreation standards	District Recreation Park	2017		\$87,500	\$87,500
CLRP-013	Cleveland	Implement the landscape master plan for Cleveland Point Reserve	Regional Recreation Park	2013		\$1,945,000	\$1,945,000
CLRP-014	Cleveland	Implement the landscape master plan for Raby Bay Foreshore Park	Regional Recreation Park	2017		\$1,993,560	\$1,993,560
CLSP-015	Cleveland	Implement master plan for Cleveland Showgrounds	Regional Sport Park	2008		\$6,250,000	\$6,250,000
CLSP-016	Cleveland	Implement master plan for Henry Zigenfusz Park	Regional Sport Park	2013		\$1,875,000	\$1,875,000
OMRP-001	Ormiston	Upgrade Grace Hartley Park to local Recreation standards	Local Recreation Park	2013	\$2,398,750	\$68,641	\$2,467,391

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
OMRP-002	Ormiston	Upgrade Empire Point Foreshores to local Recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
OMRP-003	Ormiston	Upgrade Lucy Court Park (attached to Finucane Rd Bushland refuge) to local recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
OMRP-004	Ormiston	Upgrade Stevens Place Park to local recreation standards	Local Recreation park	2021		\$68,641	\$68,641
OMRP-005	Ormiston	Upgrade Dundas St Park to local recreation standards	Local Recreation Park	2009		\$68,641	\$68,641
OMRP-006	Ormiston	Upgrade Hilliards Creek Link (south) to local Recreation standards	Local Recreation Park	2017		\$8,788	\$8,788
OMRP-007	Ormiston	Develop master plan and upgrade Raby Esplanade Park to district Recreation standards	District Recreation Park	2015		\$299,423	\$299,423
OMSP-008	Ormiston	Implement master plan for Redlands Softball Park	Regional Sport Park	2006		\$2,500,000	\$2,500,000
RBRP-001	Redland Bay	Upgrade Baylink Drive Park to local Recreation standards	Local Recreation Park	2009		\$7,413	\$7,413
RBRP-002	Redland Bay	Upgrade Lanyard Place Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
RBRP-003	Redland Bay	Upgrade Moreton View Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
RBRP-004	Redland Bay	Implement master plan for Nev Stafford Park Reserve	Local (special memorial) Recreation Park	2013		\$625,000	\$625,000
RBRP-005	Redland Bay	Upgrade Orchard Beach Foreshore (North) to local Recreation standards	Local Recreation Park	2013	\$72,775	\$3,750	\$76,525
RBRP-006	Redland Bay	Upgrade Pinelands Circuit Nature Link to local Recreation standards	Local Recreation Park	2009		\$6,125	\$6,125
RBRP-007	Redland Bay	Develop master plan and upgrade Cliftonville Place Link to district Recreation standards	District Recreation Park	2014		\$87,500	\$87,500

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
RBRP-008	Redland Bay	Develop master plan and upgrade Grevillea Street Park (an adjoining new parkland contribution) to district Recreation standards	District Recreation Park	2014		\$844,410	\$844,410
RBSP-009	Redland Bay	Upgrade Sel Outridge Park to district sporting standard as per draft Master Plan	District Sport Park	2018		\$500,000	\$500,000
RBSP-010	Redland Bay	Upgrade Charlie Buckler Sportsfield to district sporting standard	District Sport Park	2015		\$312,500	\$312,500
RBRP-011	Redland Bay	Establish a new local recreation park in Redland Bay	Local Recreation Park	2009	\$460,000	\$68,641	\$528,641
RBRP-012	Redland Bay	Establish a second new local recreation park in Redland Bay	Local Recreation Park	2009	\$460,000	\$68,641	\$528,641
RBRP-013	Redland Bay	Establish a third new local recreation park in Redland Bay	Local Recreation Park	2009	\$460,000	\$68,641	\$528,641
RBRP-014	Redland Bay	Establish a fourth new local recreation park in Redland Bay	Local Recreation Park	2013	\$460,000	\$68,641	\$528,641
RBRP-015	Redland Bay	Establish a fifth new local recreation park in Redland Bay	Local Recreation Park	2013	\$460,000	\$68,641	\$528,641
RBRP-016	Redland Bay	Establish a sixth new local recreation park in Redland Bay	Local Recreation Park	2013	\$460,000	\$68,641	\$528,641
RBRP-017	Redland Bay	Establish a seventh new local recreation park in Redland Bay	Local Recreation Park	2017	\$460,000	\$68,641	\$528,641
RBRP-018	Redland Bay	Establish a new district recreation park in Redland Bay	District Recreation Park	2013	\$1,810,000	\$844,410	\$2,654,410
RBSP-019	Redland Bay	Establish a new district sporting facility in Redland Bay (30 ha land size)	District Sport Park	2010	\$24,000,000	\$18,750,000	\$42,750,000
SMCRP-001	Sheldon - Mt Cotton	Upgrade Emu Street Reserve to local recreation standard	Local Recreation Park	2017		\$68,641	\$68,641
SMCRP-002	Sheldon - Mt Cotton	Upgrade Wallaby Creek Corridor, Summit St Reserve to local recreation standards	Local Recreation Park	2017		\$68,641	\$68,641

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
SMCRP-003	Sheldon - Mt Cotton	Upgrade Bohemia Court Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
SMCRP-004	Sheldon - Mt Cotton	Establish a new local recreation park in Sheldon-Mt Cotton	Local Recreation Park	2009	\$410,000	\$68,641	\$478,641
SMCRP-005	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2009	\$410,000	\$68,641	\$478,641
SMCRP-006	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2009	\$410,000	\$68,641	\$478,641
SMCRP-007	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2009	\$410,000	\$68,641	\$478,641
SMCRP-008	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2013	\$410,000	\$68,641	\$478,641
SMCRP-009	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2013	\$410,000	\$68,641	\$478,641
SMCRP-010	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2013	\$410,000	\$68,641	\$478,641
SMCRP-011	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2017	\$410,000	\$68,641	\$478,641
SMCRP-012	Sheldon - Mt Cotton	Establish a new local recreation park in Mt Cotton	Local Recreation Park	2017	\$410,000	\$68,641	\$478,641
SMCRP-013	Sheldon - Mt Cotton	Establish a new district recreation park in Sheldon-Mt Cotton	District Recreation Park	2017	\$1,610,000	\$844,410	\$2,454,410
SMCRP-014	Sheldon - Mt Cotton	Develop master plan and upgrade Mt Cotton Community Park to regional recreation standards	Regional Recreation Park	2013		\$1,993,560	\$1,993,560
TSRP-001	Thorneside	Upgrade Fisher Rd Park to local recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
TSRP-002	Thorneside	Upgrade Alma Street Park to local Recreation standards	Local Recreation Park	2009		\$6,875	\$6,875
TSRP-003	Thorneside	Upgrade Gradi Court Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
TSRP-004	Thorneside	Upgrade Willard-Weber Reserve to local Recreation standards	Local Recreation Park	2009		\$10,513	\$10,513

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
TSRP-005	Thorneside	Develop master plan and upgrade Eva Street Foreshore (Ferry Rd / Railway Pde) to district Recreation standards	District Recreation Park	2017		\$844,410	\$844,410
TSRP-006	Thorneside	Develop master plan and upgrade Beth Boyd Park to regional recreation standards	Regional Recreation Park	2017		\$375,000	\$375,000
TSSP-007	Thorneside	Develop and implement a master plan for William Taylor Memorial Sportsfield	District Sport Park	2017		\$312,500	\$312,500
TSSP-008	Thorneside	Develop master plan and upgrade Queens Esplanade parklands to regional recreation standards	Regional Recreation Park	2021		\$1,993,560	\$1,993,560
TLRP-001	Thornlands	Upgrade Abbotsleigh Street Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
TLRP-002	Thornlands	Upgrade Anniversary Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
TLRP-003	Thornlands	Upgrade Tokay Court Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
TLRP-004	Thornlands	Implement landscape master plan for Crystal Waters Park and upgrade to district recreation standards	District Recreation Park	2009		\$118,419	\$118,419
TLRP-005	Thornlands	Develop master plan and upgrade Robert Mackie Park to district Recreation standards	District Recreation Park	2017		\$296,423	\$296,423
TLSP-006	Thornlands	Develop master plan and upgrade William Steward Park to district sporting standards	District Sport Park	2008		\$56,818	\$56,818
TLSP-007	Thornlands	Develop and implement a regional landscape master plan for Pinklands Sporting Complex (underway)	Regional Sport Park	2012		\$4,375,000	\$4,375,000
TLRP-008	Thornlands	Establish a new local recreation park in Thornlands	Local Recreation Park	2009	\$510,000	\$68,641	\$578,641
TLRP-009	Thornlands	Establish a second new local recreation park in Thornlands	Local Recreation Park	2009	\$510,000	\$68,641	\$578,641

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
TLRP-010	Thornlands	Establish a third new local recreation park in Thornlands	Local Recreation Park	2009	\$510,000	\$68,641	\$578,641
TLRP-011	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2017	\$510,000	\$68,641	\$578,641
TLRP-012	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2017	\$510,000	\$68,641	\$578,641
TLRP-013	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2017	\$510,000	\$68,641	\$578,641
TLRP-014	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2021	\$510,000	\$68,641	\$578,641
TLRP-015	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2021	\$510,000	\$68,641	\$578,641
TLRP-016	Thornlands	Establish a new local recreation park in Thornlands in the Emerging Urban Community Zone	Local Recreation Park	2021	\$510,000	\$68,641	\$578,641
VPRP-001	Victoria Point	Upgrade the Egret Colony reserve for local recreation use	Local Recreation Park	2013		\$68,641	\$68,641
VPRP-002	Victoria Point	Investigate local Recreation potential in Point Halloran Conservation Area and Orana Street Park	Local Recreation Park	2013		\$68,641	\$68,641
VPRP-003	Victoria Point	Upgrade Aspect Drive Link to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
VPRP-004	Victoria Point	Upgrade Bassil Parade Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
VPRP-005	Victoria Point	Upgrade Jeanne Drive Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
VPRP-006	Victoria Point	Upgrade Parklands Court Bushland Refuge to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
VPRP-007	Victoria Point	Upgrade Stacey Court Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
VPRP-008	Victoria Point	Upgrade Brookvale Drive Park to local recreation Standards.	Local Recreation Park	2009	\$655,100	\$68,641	\$723,741
VPRP-009	Victoria Point	Upgrade Sycamore Parade Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
VPRP-010	Victoria Point	Upgrade a section of Sandy Drive Creek Corridor (site 1) to local recreation standards	Local Recreation Park	2009	\$377,310	\$68,641	\$445,951
VPRP-011	Victoria Point	Upgrade a section of Sandy Drive Creek Corridor (site 2) to local recreation standards	Local Recreation Park	2009		\$68,641	\$68,641
VPRP-012	Victoria Point	Upgrade a section of Sandy Drive Creek Corridor (site 3) to local recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
VPRP-013	Victoria Point	Upgrade a section of Creekside Circuit bushlands (? Intrepid Drive Bushland Refuge) (site 1) to local recreation standards	Local Recreation Park	2013		\$68,641	\$68,641
VPRP-014	Victoria Point	Implement landscape master plan for Les Moore Park	District Recreation Park	2007		\$336,548	\$336,548
VPRP-015	Victoria Point	Develop master plan and upgrade Orana Esplanade Foreshore to district Recreation standards	District Recreation Park	2009		\$342,685	\$342,685
VPRP-016	Victoria Point	Implement the Land Management Plan and landscape master plan to upgrade Victoria Point Reserve to regional recreation standards	Regional Recreation Park	2010		\$5,625,000	\$5,625,000
VPSP-017	Victoria Point	Develop and implement a master plan and upgrade Ern Dowling Sportsfields to regional standards	Regional Sport Park	2010		\$250,000	\$250,000
VPRP-018	Victoria Point	Establish a new local recreation park in Victoria Point	Local Recreation Park	2017	\$1,594,500	\$68,641	\$1,663,141

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
VPRP-019	Victoria Point	Establish a second new local recreation park in Victoria Point	Local Recreation Park	2021	\$1,594,500	\$68,641	\$1,663,141
WPRP-001	Wellington Point	Upgrade Belford Drive Road Reserve to local Recreation standards	Local Recreation Park	2009		\$8,163	\$8,163
WPRP-002	Wellington Point	Upgrade Crossley Drive Park to local Recreation standards	Local Recreation Park	2009		\$3,750	\$3,750
WPRP-003	Wellington Point	Upgrade Goodall Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
WPRP-004	Wellington Point	Upgrade Helena Street Park to local Recreation standards	Local Recreation Park	2009		\$16,379	\$16,379
WPRP-005	Wellington Point	Upgrade Liner Street Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
WPRP-006	Wellington Point	Upgrade Plantation Place Park to local Recreation standards	Local Recreation Park	2009		\$5,038	\$5,038
WPRP-007	Wellington Point	Upgrade Roberts Street Park to local Recreation standards	Local Recreation Park	2009		\$3,663	\$3,663
WPRP-008	Wellington Point	Upgrade Rosella Street Park to local Recreation standards	Local Recreation Park	2009		\$1,288	\$1,288
WPRP-009	Wellington Point	Upgrade Skinner Avenue Park to local Recreation standards	Local Recreation Park	2009		\$6,125	\$6,125
WPRP-010	Wellington Point	Upgrade Sylvania Street Park to local Recreation standards	Local Recreation Park	2009		\$4,413	\$4,413
WPRP-011	Wellington Point	Upgrade Wharton Street Park to local Recreation standards	Local Recreation Park	2013		\$47,541	\$47,541
WPRP-012	Wellington Point	Implement landscape master plan for Montgomery Drive Nature Link and Doug Tiller Reserve	District Recreation Park	2013		\$618,823	\$618,823
WPRP-013	Wellington Point	Implement landscape master plan for Three Paddocks Park	District Recreation Park	2007		\$523,060	\$523,060
WPRP-014	Wellington Point	Implement the regional recreation landscape master plan for Wellington Point Reserve	Regional Recreation Park	2009		\$2,682,661	\$2,682,661

Project Number	Community of Interest	Description	Infrastructure Type & Level in Hierarchy	Year of provision	Land Value \$	Embellishment Cost \$	Total Cost \$
WPSP-015	Wellington Point	Develop and implement a regional recreation landscape master plan for EGW Wood Sportsfields	Regional Sport Park	2010		\$312,500	\$312,500
WPSP-016	Wellington Point	Establish a new district sporting facility in Wellington Point	District Sport Park	2012	\$18,830,400	\$1,875,000	\$20,705,400

Note: All fractions have been rounded to a single digit.

4 Revenue Streams

The revenue generated from each community of interest (COI) is calculated by multiplying the Infrastructure Charges (refer to Section 3.1) by the growth in household numbers for each of the COI. The sum of all the revenues (the total revenue from the ICS) is then measured against the total cost of all the planned projects in the Shire to derive the cost recovery rate of the ICS. Based on this calculation method (refer to Appendix, Section 6.1), the cost recovery rate of total planned projects in the Redland Shire is approximately 43%.

5 Conclusion

This report has the outcomes and assumptions associated with providing community facilities and open space facilities to future population expected in Redland Shire (excluding the Islands). A rigorous and consultative process was utilised to determine the community facilities and open space facilities required in the Redland Shire. In most cases, information from Council was utilised. The PFTI reflect the application of the DSS to the population stream, which was then grouped according to needs and best practice provisions. It is noted that the Infrastructure Charges Schedule (ISC) stated here are only appropriate to apply if these projects are linked to the Council's Capital Works Program to ensure the appropriateness of such projects. If Council is unable to provide such facilities to bridge the gap shown in 3.2.7, Council will need to review the projects included in the ICS.

6 Appendix

6.1 Method to determine Cost Recovery Rate

As discussed in Section 4, the expected revenue generated from each community of interest (COI) for each year (as shown in Table 19) is calculated by multiplying the Infrastructure Charges (refer to Section 3.1) by the growth in household numbers for each of the COI for each year (Table 18 below). The sum of all the revenues (the total revenue from the ICS) is then measured against the total cost of all the planned projects in the Shire to derive the cost recovery rate of the ICS.

Table 18. Household Growth Projections by Community of Interest

Suburb	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Households
Alexandra Hills	8	8	8	8	8	13	13	13	13	13	4	4	4	4	4	125
Birkdale	62	63	63	63	63	94	94	95	95	96	69	69	70	70	70	1136
Capalaba	102	103	104	105	106	150	152	153	155	156	87	87	88	89	90	1727
Cleveland	80	81	82	82	83	132	133	134	135	136	44	44	44	44	45	1299
Ormiston	24	24	24	24	24	62	62	62	62	62	58	59	60	61	61	729
Redland Bay	210	210	210	211	211	326	326	326	327	327	222	222	222	223	223	3796
Sheldon-Mt Cotton	78	78	78	78	78	138	139	140	141	142	150	150	150	150	150	1840
Thorneside	20	20	20	20	20	16	16	15	15	15	3	3	3	3	3	192
Thornlands	185	187	190	192	194	282	283	284	285	285	244	254	265	276	289	3695
Victoria Point	111	111	112	113	114	188	190	192	194	195	24	24	23	23	23	1637
Wellington Point	69	70	70	70	70	101	102	102	103	103	41	41	41	42	42	1067

Note: All fractions have been rounded to a single digit.

All negative household projections have been removed.

Table 19. Expected Open Spaces Revenue Each Year (\$)

Suburb	Charges (Per Dwelling)	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Revenue
Alexandra Hills	2678	21,424	24,102	21,424	21,424	21,424	34,814	34,814	32,136	34,814	34,814	5,356	16,068	13,390	10,712	10,712	337,428
Birkdale	3722	230,764	234,486	234,486	234,486	234,486	349,868	349,868	353,590	353,590	357,312	256,818	256,818	260,540	260,540	264,262	4,231,914
Capalaba	4290	437,580	441,870	446,160	450,450	454,740	643,500	652,080	656,370	664,950	673,530	368,940	377,520	377,520	381,810	381,810	7,408,830
Cleveland	3349	271,269	271,269	271,269	277,967	277,967	442,068	445,417	448,766	455,464	455,464	130,611	130,611	133,960	130,611	133,960	4,276,673
Ormiston	4062	101,550	97,488	97,488	101,550	97,488	251,844	251,844	251,844	251,844	251,844	235,596	239,658	243,720	247,782	251,844	2,973,384
Redland Bay	5023	1,054,830	1,054,830	1,059,853	1,054,830	1,059,853	1,637,498	1,637,498	1,637,498	1,642,521	1,642,521	1,115,106	1,115,106	1,120,129	1,115,106	1,120,129	19,067,308
Sheldon-Mt Cotton	4338	342,702	338,364	338,364	338,364	338,364	598,644	602,982	607,320	607,320	615,996	642,024	637,686	637,686	637,686	637,686	7,921,188
Thorneside	3517	42,204	38,687	42,204	38,687	42,204	56,272	52,755	52,755	56,272	52,755	3,517	0	3,517	0	3,517	485,346
Thornlands	4040	747,400	759,520	763,560	775,680	783,760	1,139,280	1,143,320	1,147,360	1,151,400	1,151,400	985,760	1,026,160	1,070,600	1,115,040	1,167,560	14,927,800
Victoria Point	3948	434,280	442,176	442,176	446,124	450,072	742,224	750,120	758,016	765,912	769,860	43,428	43,428	43,428	43,428	43,428	6,218,100
Wellington Point	5413	373,497	378,910	373,497	384,323	378,910	546,713	552,126	552,126	557,539	557,539	221,933	221,933	221,933	227,346	227,346	5,775,671
Total:																	73,623,642

Note: All fractions have been rounded to a single digit.

Table 20. Expected Community Facilities Revenue Each Year (\$)

Suburb	Charge	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Rev
Alexandra Hills	528	4224	4224	4224	4224	4224	6864	6864	6864	6864	6864	2112	2112	2112	2112	2112	66,000
Birkdale	528	32736	33264	33264	33264	33264	49632	49632	50160	50160	50688	36432	36432	36960	36960	36960	599,808
Capalaba	528	53856	54384	54912	55440	55968	79200	80256	80784	81840	82368	45936	45936	46464	46992	47520	911,856
Cleveland	528	42240	42768	43296	43296	43824	69696	70224	70752	71280	71808	23232	23232	23232	23232	23760	685,872
Ormiston	528	12672	12672	12672	12672	12672	32736	32736	32736	32736	32736	30624	31152	31680	32208	32208	384,912
Redland Bay	567	119070	119070	119070	119637	119637	184842	184842	184842	185409	185409	125874	125874	125874	126441	126441	2,152,332
Sheldon-MtCotton	567	44226	44226	44226	44226	44226	78246	78813	79380	79947	80514	85050	85050	85050	85050	85050	1,043,280
Thorneside	528	10560	10560	10560	10560	10560	8448	8448	7920	7920	7920	1584	1584	1584	1584	1584	101,376
Thornlands	567	104895	106029	107730	108864	109998	159894	160461	161028	161595	161595	138348	144018	150255	156492	163863	2,095,065
Victoria Point	567	62937	62937	63504	64071	64638	106596	107730	108864	109998	110565	13608	13608	13041	13041	13041	928,179
Wellington Point	528	36432	36960	36960	36960	36960	53328	53856	53856	54384	54384	21648	21648	21648	22176	22176	563,376

Total: 9,532,056

Note: All fractions have been rounded to a single digit.

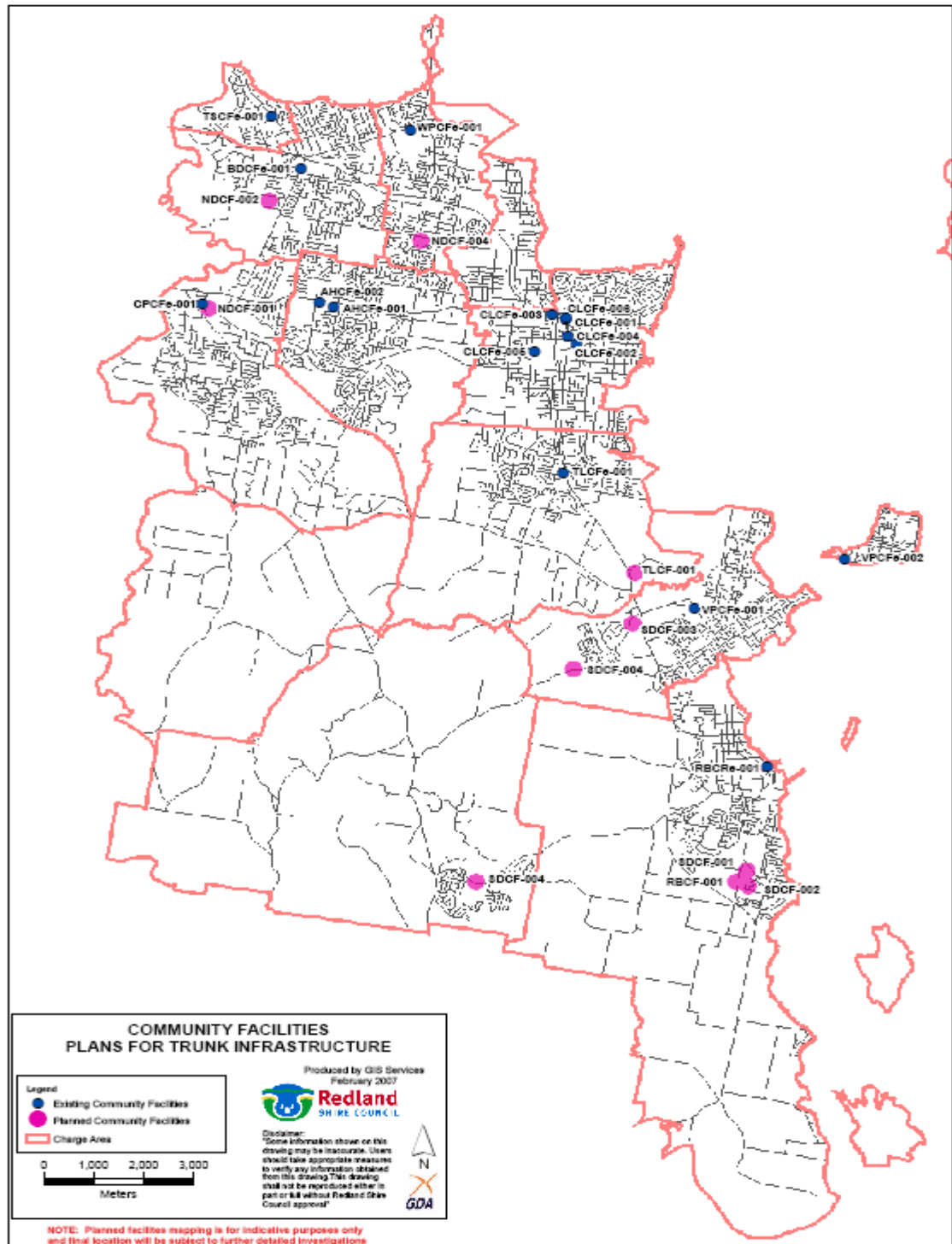
Total cost of all planned projects =	Total cost of planned community facilities	+	Total cost of planned open space facilities
=	\$33,752,100	+	\$159,492,893
	=		\$193,244,993
Total revenue of all projects	Total revenue from Community Facilities	+	Total revenue from open space facilities
=	\$9,532,056	+	\$73,623,642
	=		\$83,155,698
Cost Recovery Rate	= \$83,155,698 / \$193,244,993		
	= 43%		

6.2 All Projects – Infrastructure Charges (Output 1 from SGS Model)

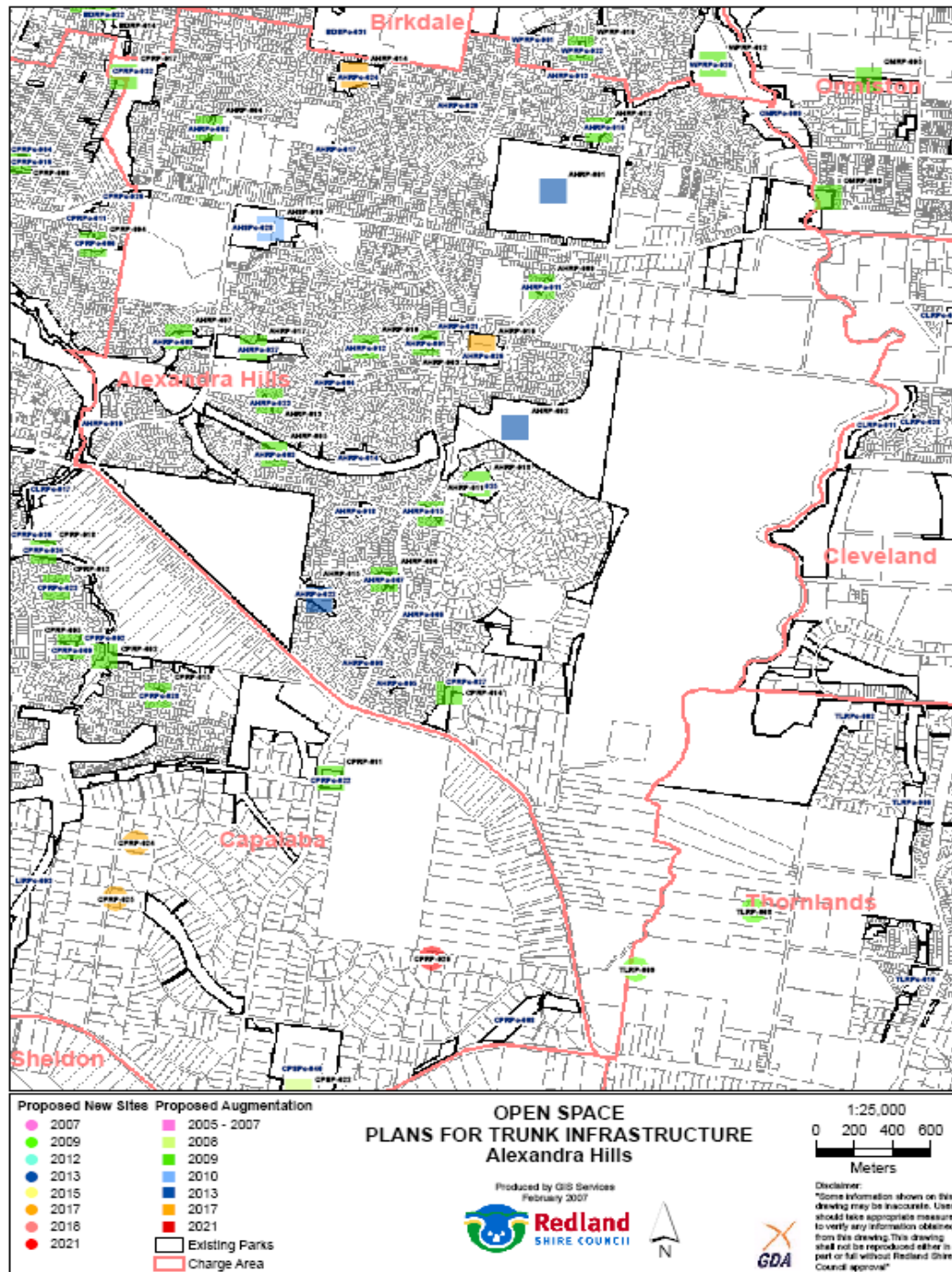
(Refer to separate SGS Model Output Document)

7 Maps

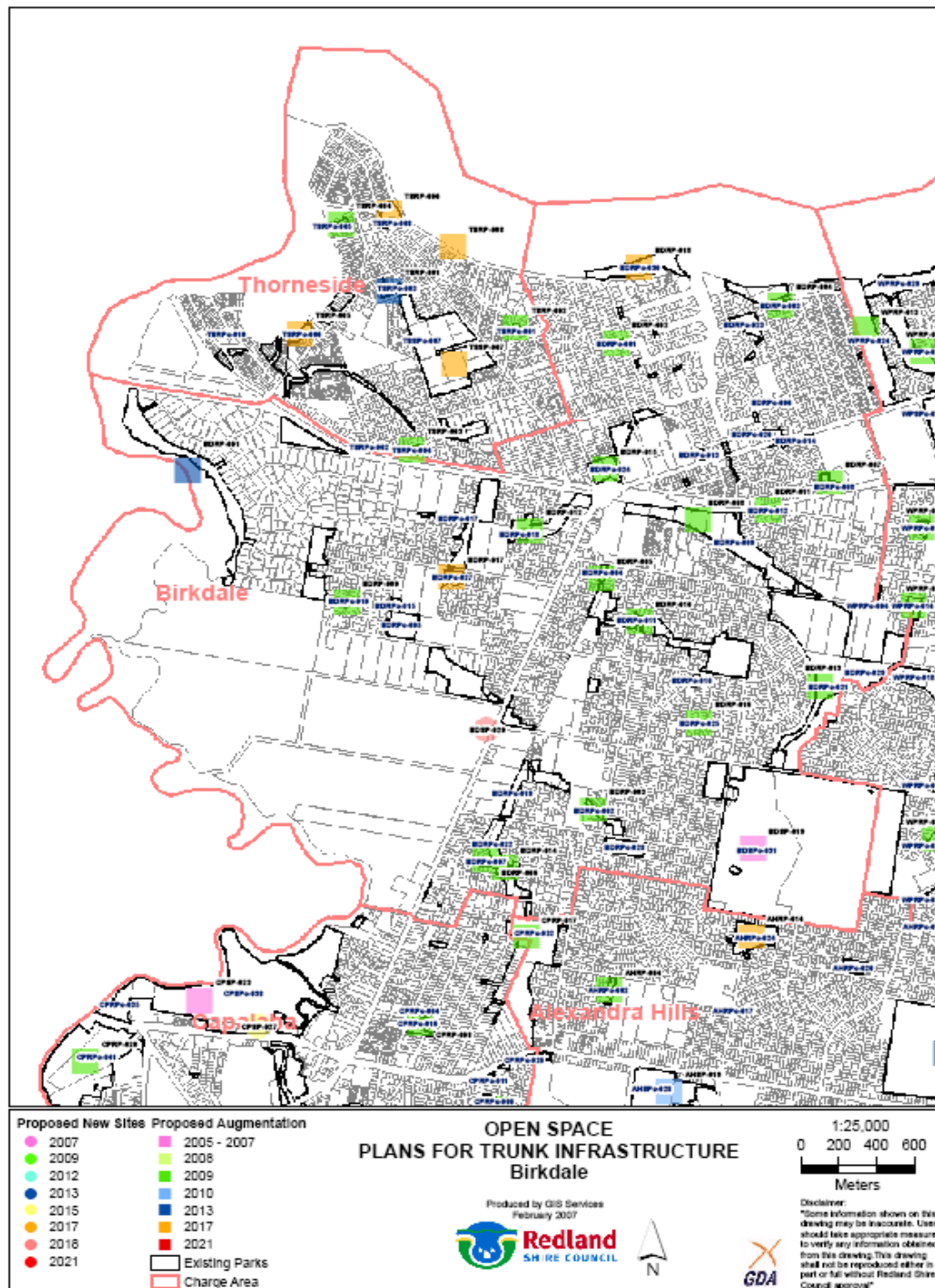
7.1 Existing and Planned Community Facilities



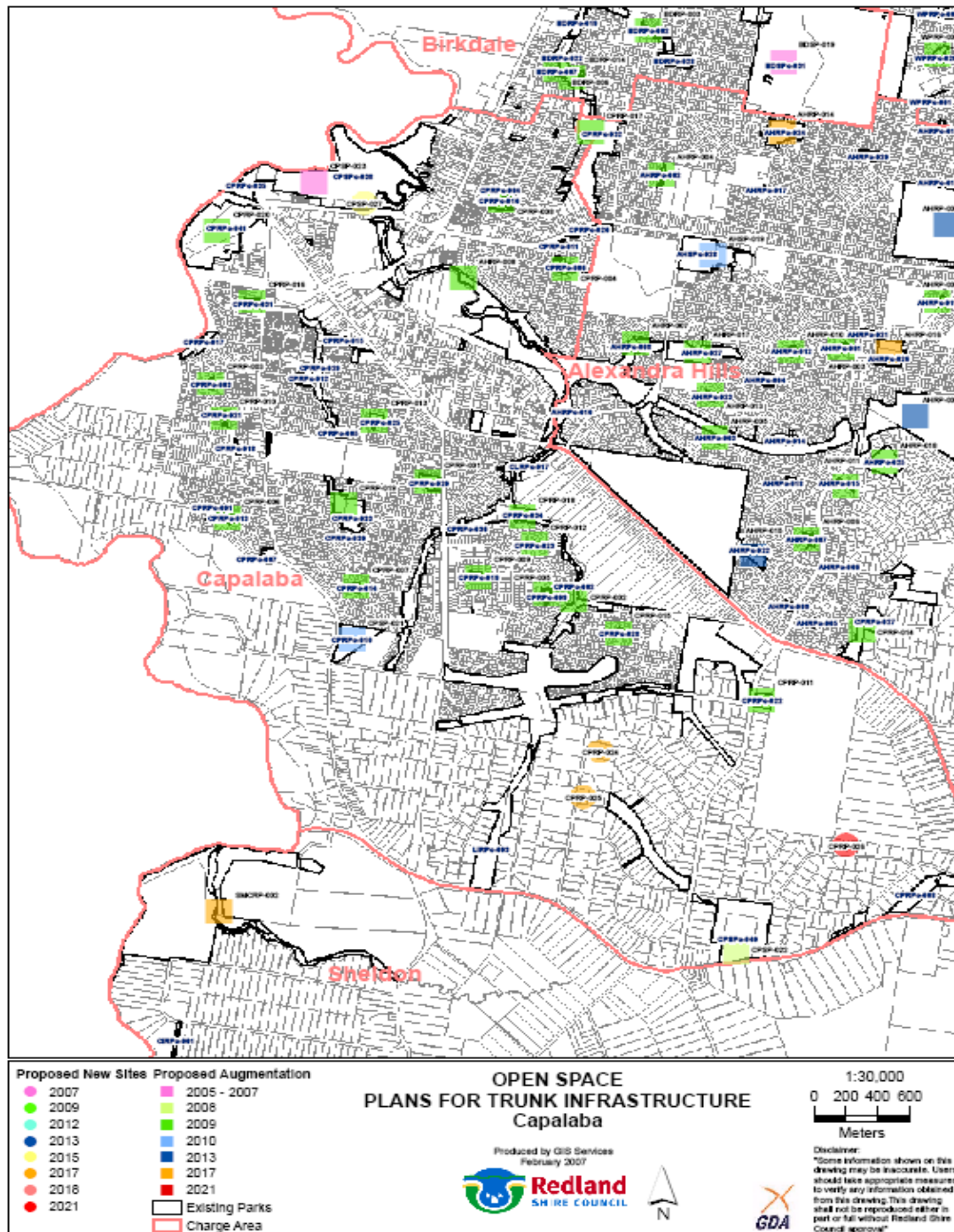
7.2 Existing and Planned Open Space Facilities – Alexandra Hills



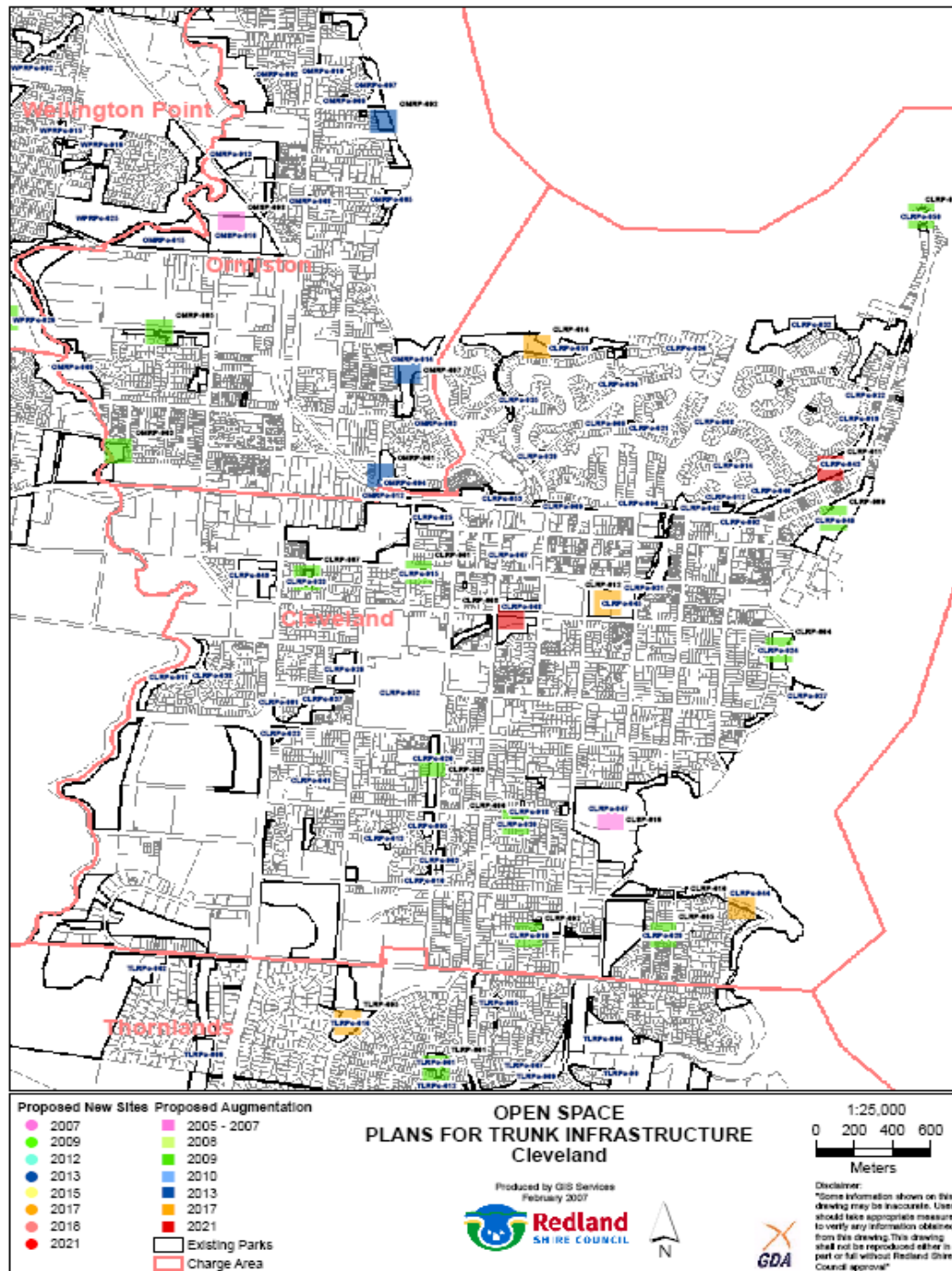
7.3 Existing and Planned Open Space Facilities – Birkdale



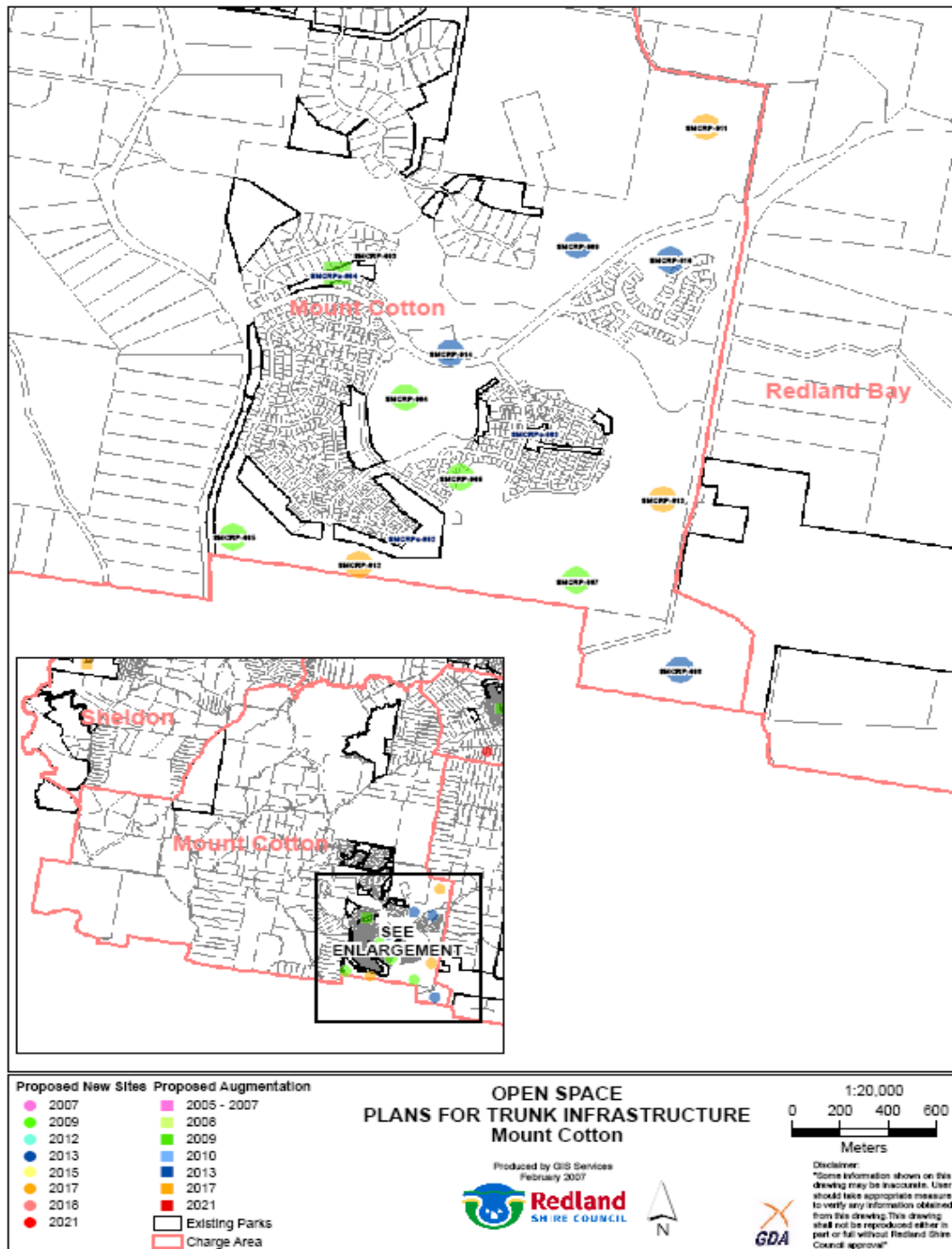
7.4 Existing and Planned Open Space Facilities – Capalaba



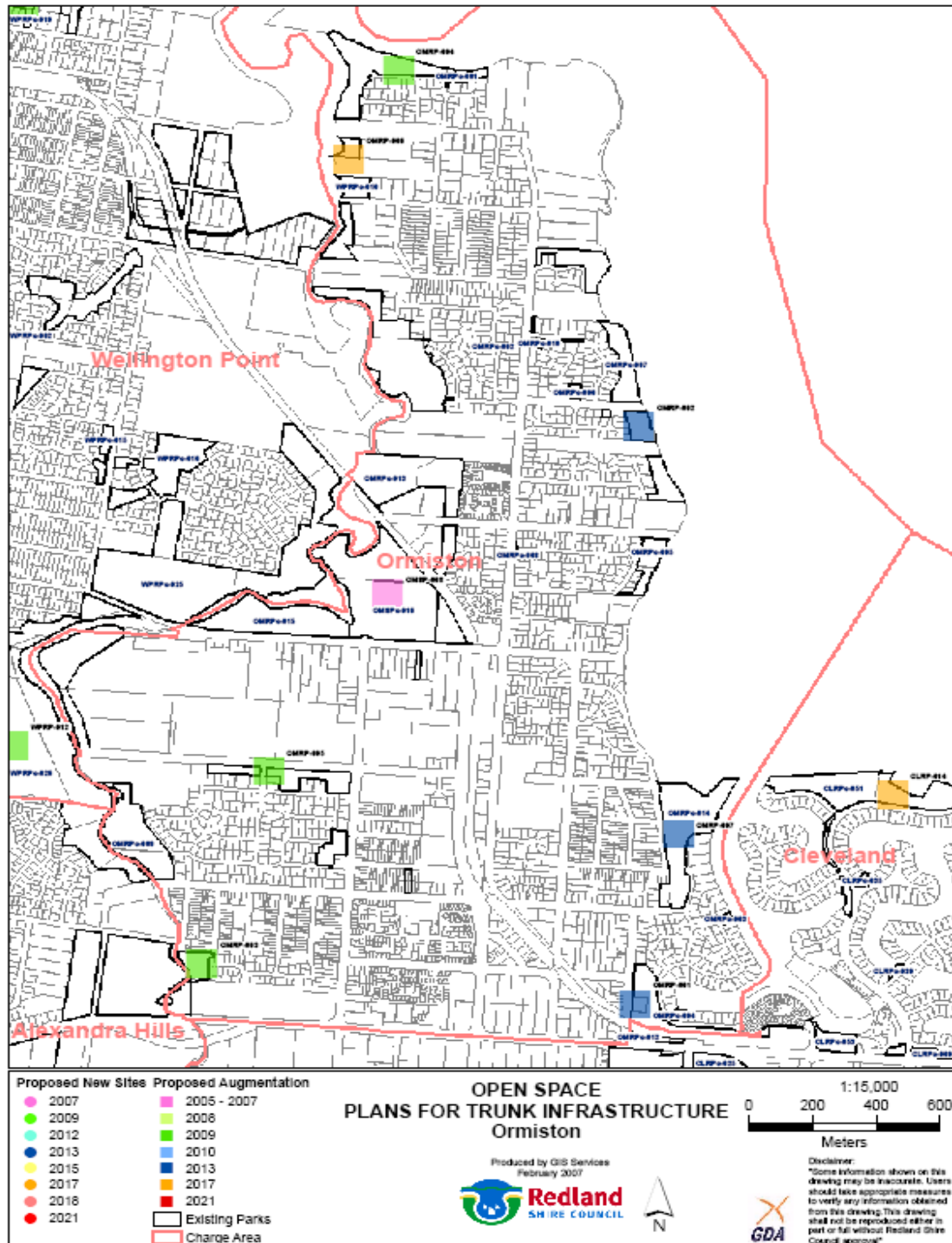
7.5 Existing and Planned Open Space Facilities – Cleveland



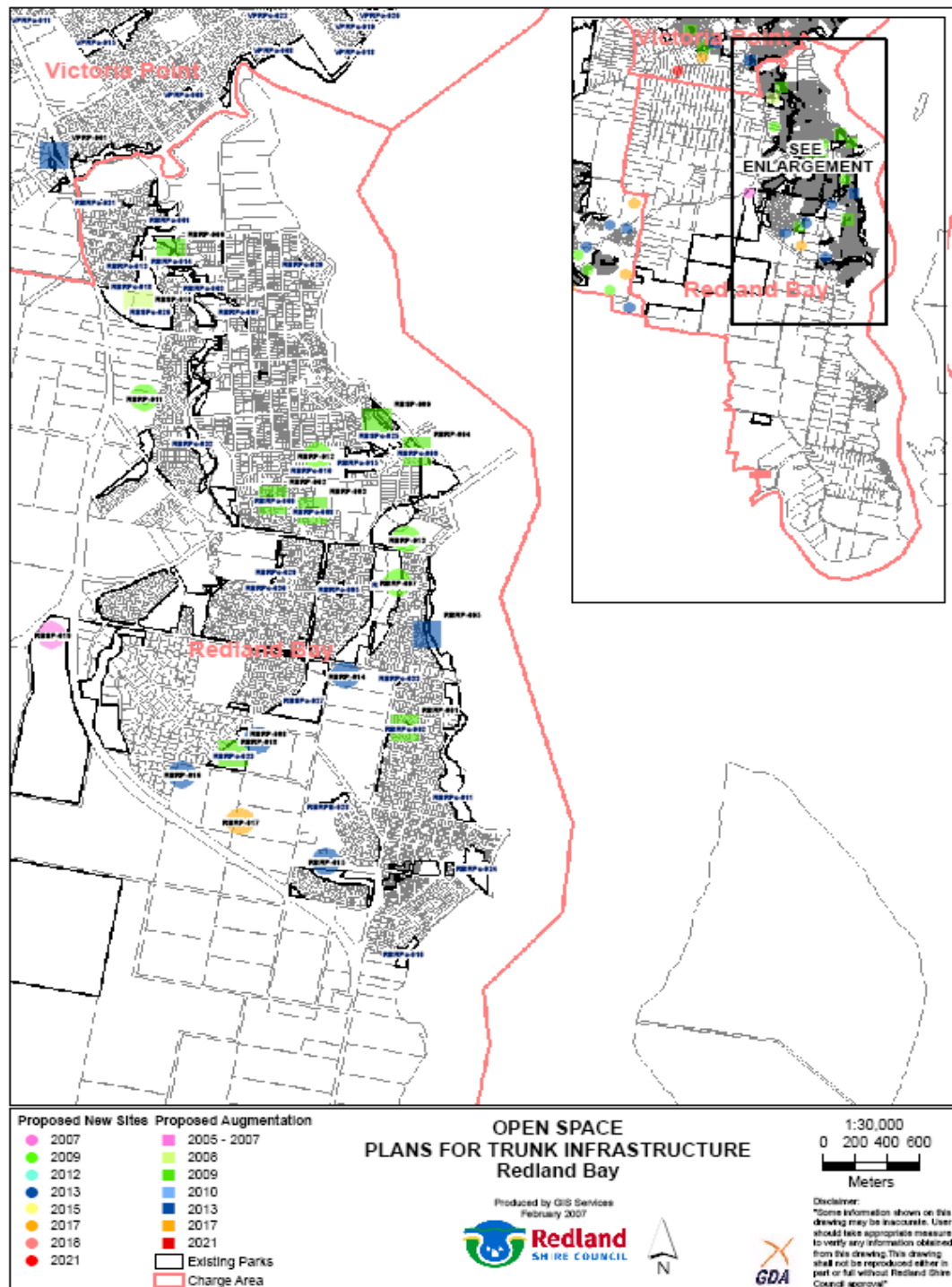
7.6 Existing and Planned Open Space Facilities – Mt Cotton



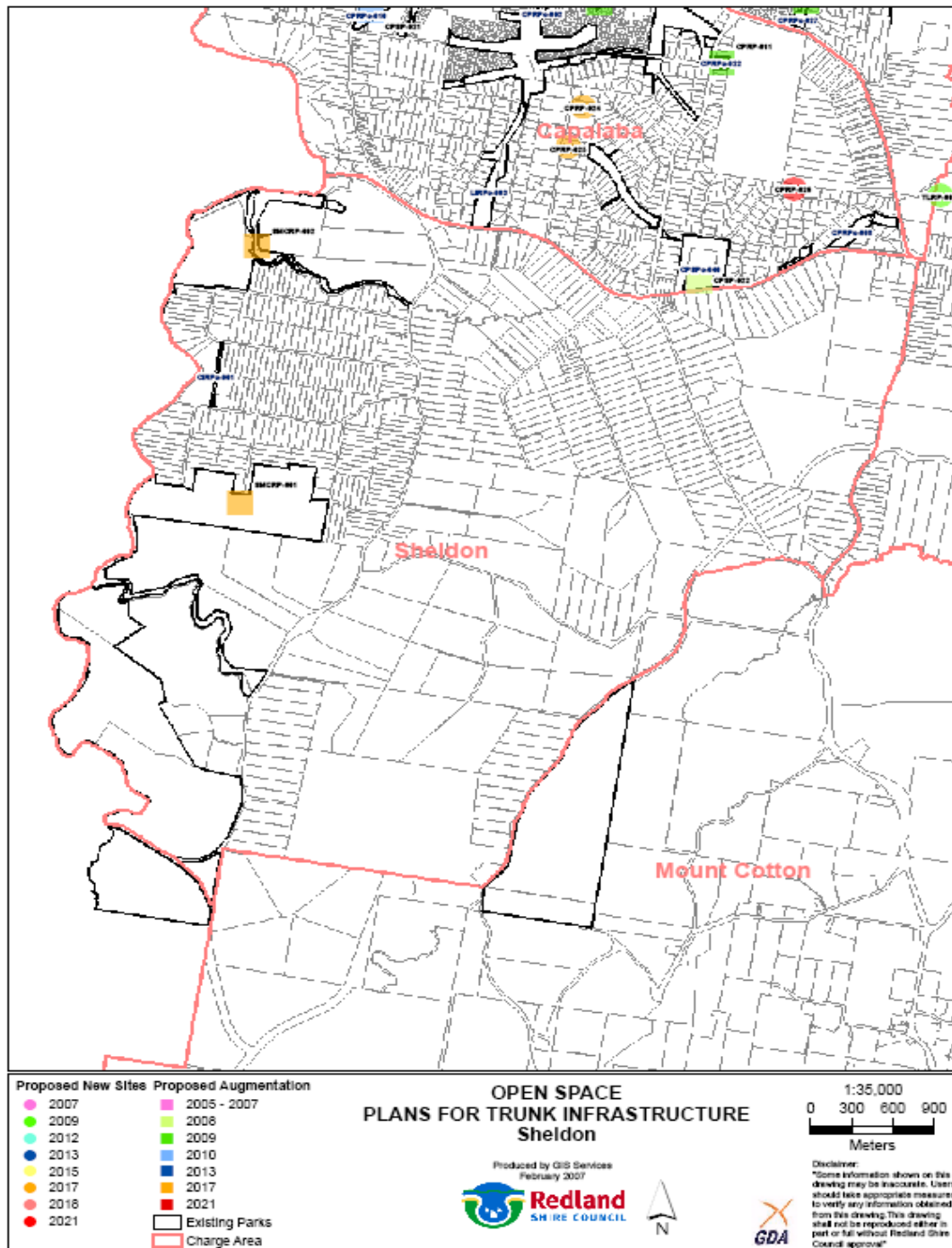
7.7 Existing and Planned Open Space Facilities – Ormiston



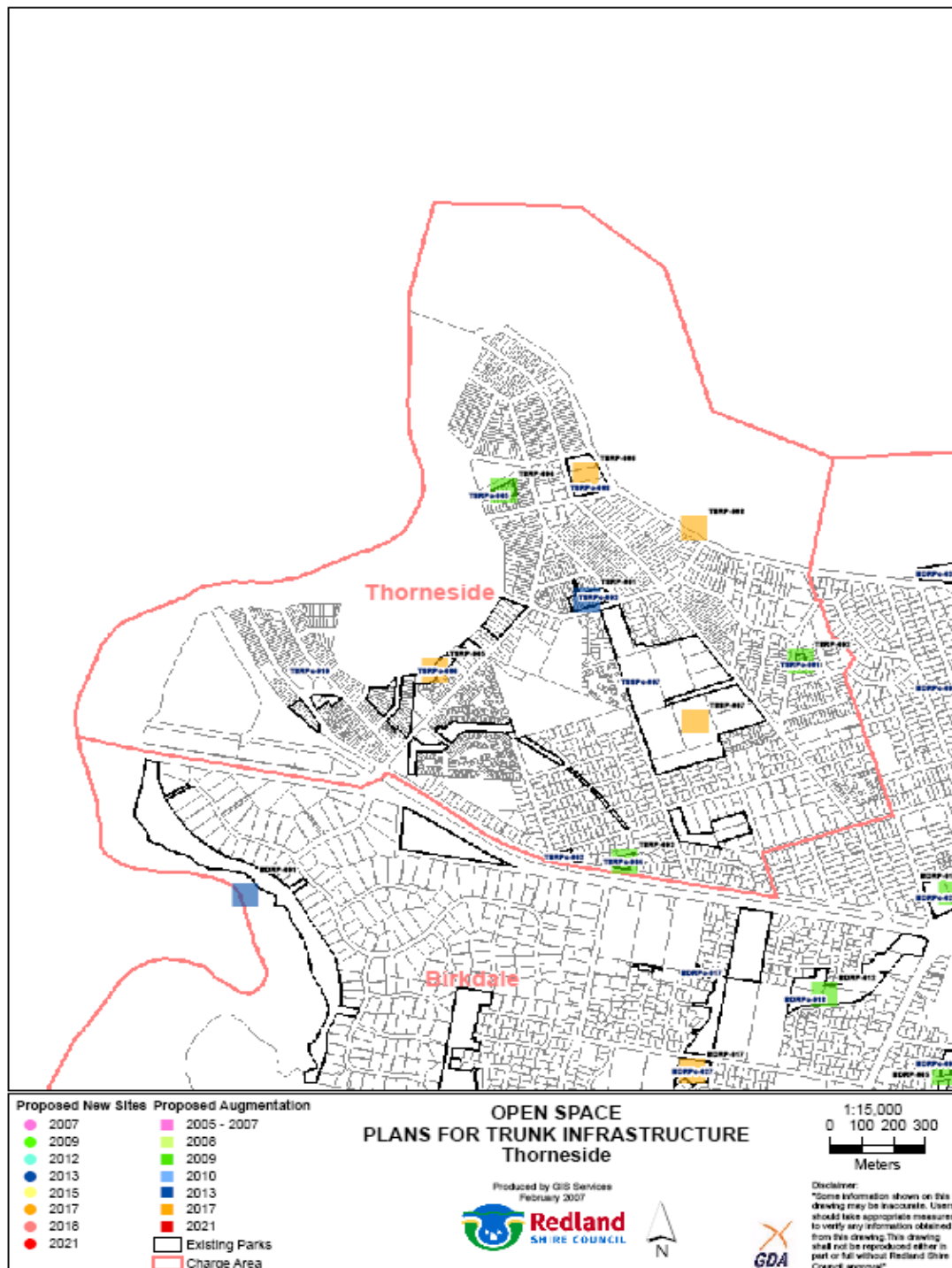
7.8 Existing and Planned Open Space Facilities – Redland Bay



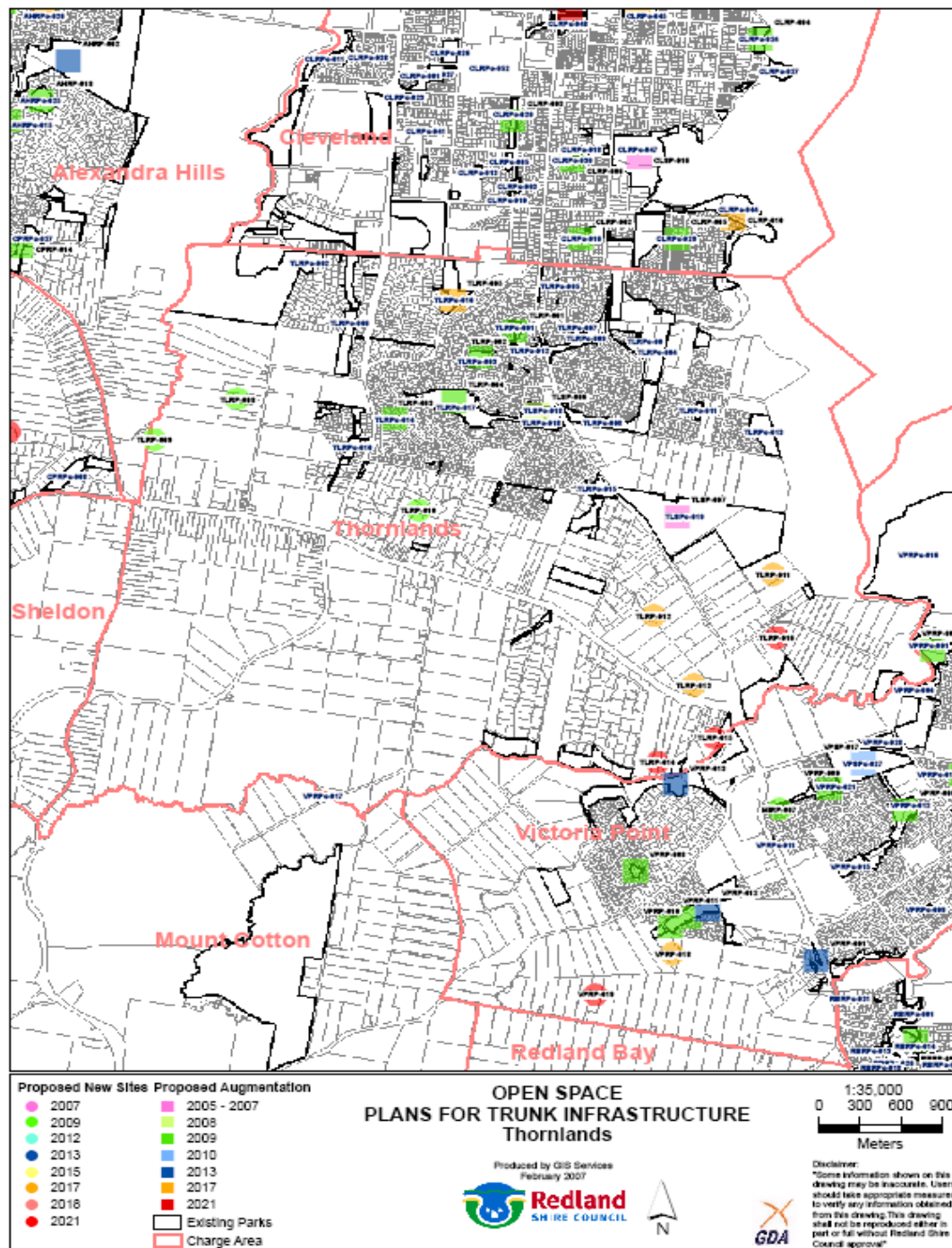
7.9 Existing and Planned Open Space Facilities – Sheldon



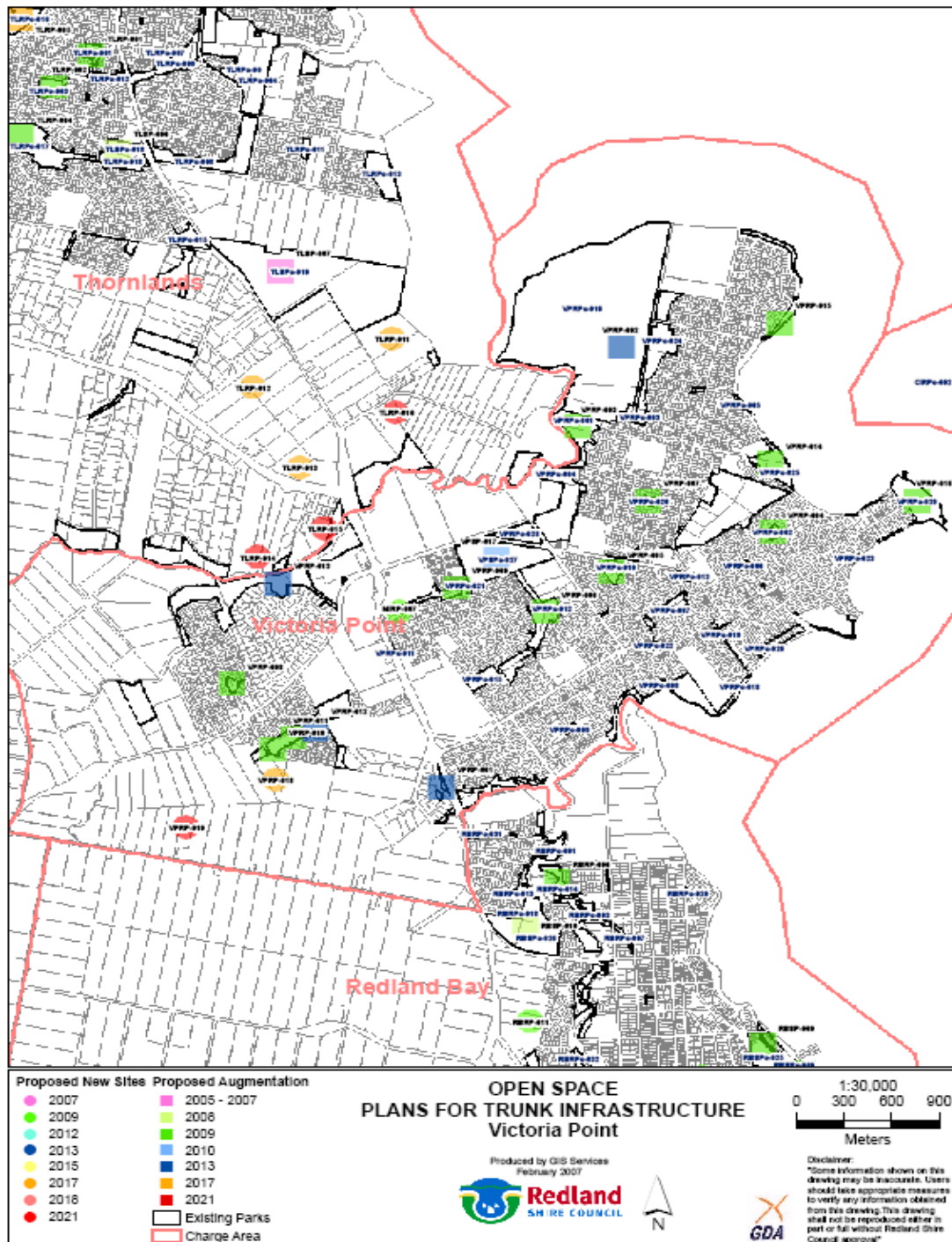
7.10 Existing and Planned Open Space Facilities – Thorneside



7.11 Existing and Planned Open Space Facilities – Thornlands



7.12 Existing and Planned Open Space Facilities – Victoria Point



7.13 Existing and Planned Open Space Facilities – Wellington Point

