Background information for Public parks and land for community facilities

Noosa Shire LGIP 2018

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1. Introduction

This report provides the background information for the Noosa Council trunk network for public parks and land for community facilities.

This report specifies:

- Service catchments
- Definition of trunk infrastructure
- Demand assumptions
- Desired standards of service
- Network planning and modelling
- Network consisting and valuation methodology
- Schedule of works
- References to supporting information

2. Definition of trunk infrastructure

The trunk infrastructure network for public parks and land for community facilities is defined in Table 2.1 and includes:

- Recreation parks
- Sports parks
- Land used for community facilities

Table 2.1 Definition of transport trunk infrastructure

Network element	Trunk infrastructure	Non-trunk infrastructure
Open space –Sports parks Sports Parks provide facilities for formal sporting and active recreation activities including ovals, courts and circuits. They may also provide a recreation park function outside of formal sporting hours.	▪ Shire wide sports fields ▪ District sports fields	▪ Local sports fields ▪ Privately owned sports fields
Open Space – Recreation parks Recreation Parks primarily provide for the social, cultural and recreation activities people undertake in their leisure time such as picnicking, socialising, walking, relaxing, water play, exercising etc.	▪ Shire wide recreation parks ▪ District recreation parks	▪ Local recreation parks ▪ Drainage reserves, environmental reserves, amenity and landscape reserves and beach dunes (unless forming part of a trunk park)

Network element	Trunk infrastructure	Non-trunk infrastructure
Land for community facilities	Land used for: ▪ Libraries ▪ Halls ▪ Indoor sports and recreation ▪ Cemeteries ▪ Waste disposal sites ▪ Aquatic facilities ▪ Local government services ▪ Community clubs eg. Surf life saving, lions Club, RSL ▪ Emergency services ▪ Community centres ▪ Community technology and data hubs ▪ Community arts and cultural centres	Privately owned indoor sports and recreation Land for all other community facilities

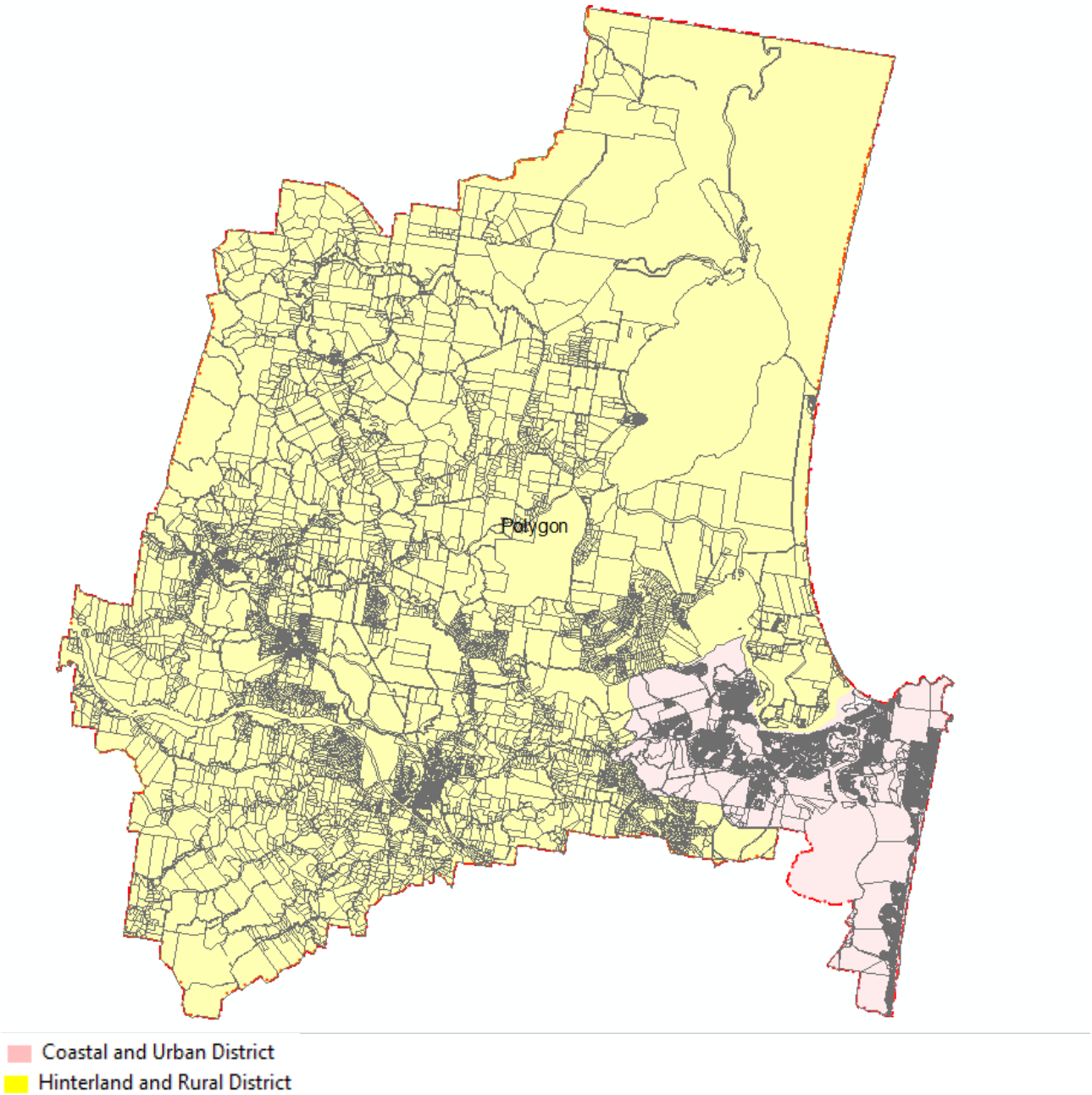
3. Catchments

3.1 Planning catchments

For the purpose of open space and land for community facilities planning two catchments exist within Noosa Shire that align with the QLD Statistical Areas SA2 boundaries:

- Coastal urban area - SA2 catchments comprising the heavily populated coastal area below the Noosa escarpment comprising the towns, suburbs and villages of Tewantin, Noosaville, Noosa Heads, Sunshine Beach, Sunrise Beach, Marcus Beach and Peregian Beach; and

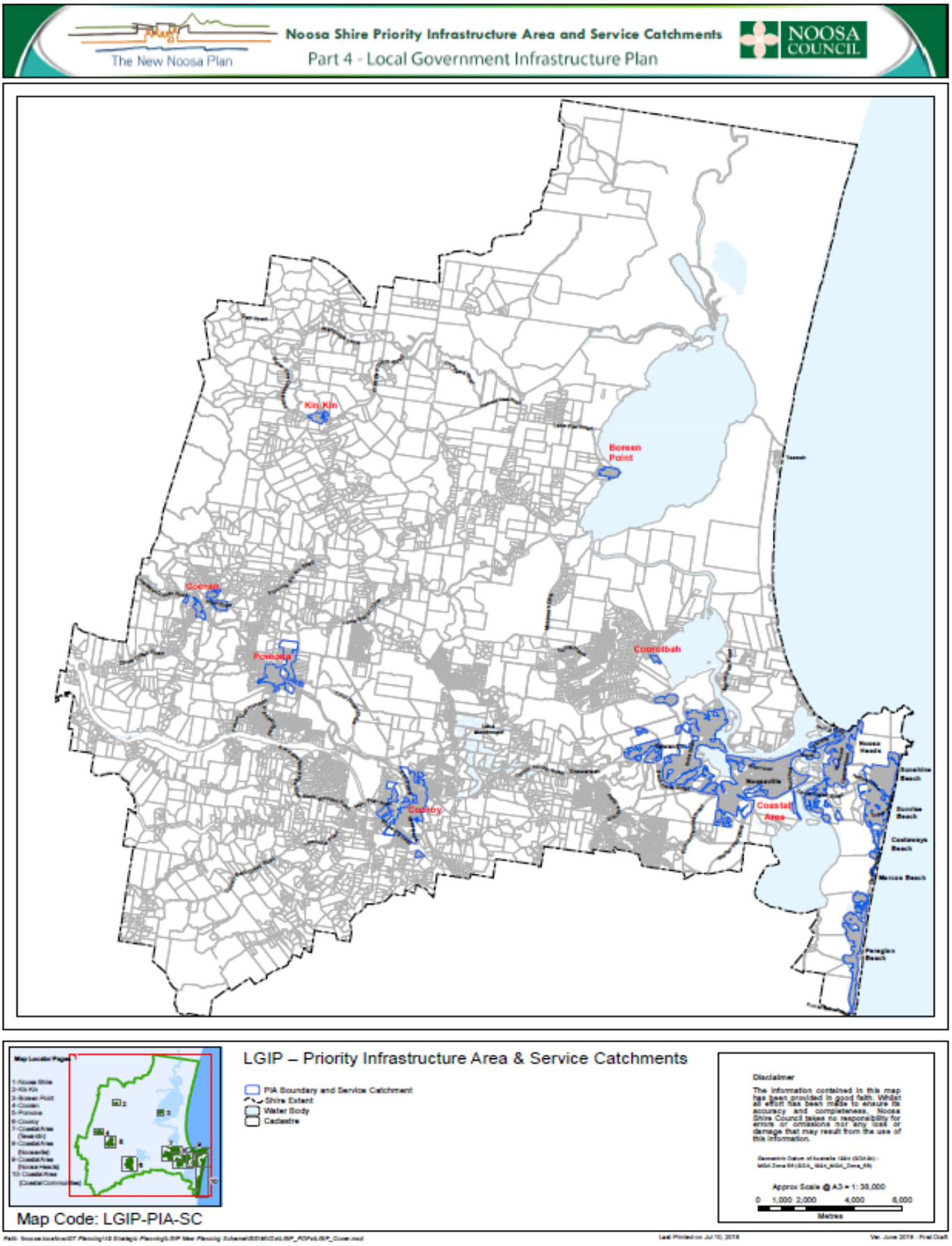
- Hinterland Rural area - Noosa Hinterland Catchment SA2 comprising the more sparsely populated rural hinterland areas comprising the towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and Cooroibah.



3.2 Service catchments

Notwithstanding the above, for the purpose of the LGIP, the service catchments are limited to the priority infrastructure (PIA) boundaries and is divided into 7 catchments shown in map LGIP-Priority Infrastructure Area and Service Catchments:

- Boreen Point
- Cooroibah
- Cooroy
- Pomona
- Kin Kin
- Cooran
- Coastal Area (Tewantin, Noosaville, Noosa Heads, Sunshine Beach to Peregian Beach)


The New Noosa Plan
Noosa Shire Priority Infrastructure Area and Service Catchments
Part 4 - Local Government Infrastructure Plan
NOOSA COUNCIL
Kin Kin
Boreen Point
Cooroy
Pomona
Cooroibah
Coastal Area
Noosa Heads
Sunshine Beach
Castaways Beach
Peregian Beach
LGIP – Priority Infrastructure Area & Service Catchments
PIA Boundary and Service Catchment
Shire Extent
Water Body
Cadastre
Disclaimer
The information contained in this map has been provided in good faith. Whilst all effort has been made to ensure its accuracy and completeness, Noosa Shire Council takes no responsibility for errors or omissions nor any loss or damage that may result from the use of this information.
Approx Scale @ A3 = 1:38,000
0 1,000 2,000 4,000 6,000
Metres
Map Code: LGIP-PIA-SC

4. Demand assumptions and conversions

Demand for public parks and land for community facilities is generated by population change over time to 2031 consistent with the Planning Assumptions Report.

PIA	2016 Population	2021	2026	2031	Ultimate
Boreen Point	601	620	669	717	754
Cooroibah	295	295	300	300	303
Cooroy	2,680	3,505	3,544	3,798	5,541
Pomona	1,188	1,267	1,306	1,379	1,819
Kin Kin	158	161	176	181	212
Cooran	781	786	830	847	901
Coastal area	38,224	39,506	42,175	43,789	52,634
Inside PIA total	43,928	46,140	49,000	51,012	62,073
Outside PIA total	14,562	14,874	15,180	15,348	18,954
Noosa Shire	58,491	61,014	64,180	66,360	81,026

5. Desired standards of service

Public parks and land for community facilities are provided to meet the social, cultural, community service, recreation and sports needs of the community.

The hierarchy and role of a public park or land for community facilities determines key characteristics of size, embellishments and level of development and location and access is relevant to the target population and catchment.

The expected level of service and desired standards for the delivery of public parks and land for community facilities are expressed in terms of accessibility, land provision, land quality and size and the level of embellishment outlined in the following tables.

5.2.1 Catchment and accessibility

The population catchment and desired access standard for Shire Wide and District Public parks and Land for community facilities is outlined below.

Public Parks and land for community facilities	Population serviced	Accessibility target Coastal Urban catchment	Accessibility target Hinterland / Rural Catchment
Shire Wide Public Park	63,000 +	Within 10 km Located on public transport routes.	Within 15km Located on recreation, pedestrian or bike network.

Public Parks and land for community facilities	Population serviced	Accessibility target Coastal Urban catchment	Accessibility target Hinterland / Rural Catchment
		Located on recreation, pedestrian or bike networks.	
District Public Park	40,000 (Coastal Urban) 23,000 (Hinterland & Rural)	Within 2.5km Located on public transport routes Located on recreation, pedestrian or bike networks.	Within 10 km Located on recreation, pedestrian or bike networks.
All land for community facilities	63,000 +	Within 10 km Located on public transport routes and recreation, pedestrian or bike network where possible and depending on the community facility's purpose.	Within 15km Located on recreation, pedestrian or bike network where possible and depending on the community facility's purpose.

5.2.2 Land provision ratio

Land provision ratios are a guide for planning the quantum of land required to meet the public park and land for community facility needs of the population.

The desired land provision target is expressed as a desired quantum of land per 1000 people across Noosa Shire.

Catchment	Public Parks		Land for Community facilities	TOTAL Ha / 1000 pop
	Recreation Park	Sports Park		
Noosa Shire Wide catchment average	2 ha / 1000	1.5 ha / 1000	2 ha	5.5 ha

5.2.3 Land quality and size

Public Parks are provided at a standard to support a diverse range of sporting, passive and active recreation and leisure activities to meet community needs and expectations. This includes ensuring land is suitable, of appropriate size, accessible and has an acceptable level of flood immunity.

Land for community facilities is fit for purpose and is of a size and topography capable of supporting its intended use.

The desired physical characteristics and quality of Public Parks and Land for community facilities is outlined below.

Public Park Hierarchy type	Size target	Flood immunity	Acceptable % of useable land	Slope	Minimum width	Minimum road frontage	Unsuitable land
Shire Wide Recreation Park	2-30 + ha	Well drained above 1:5 average. Recurrence interval level (Q5 flood level) with at least 10% above the 1:100 ARI level or the highest known flood level which ever is the greater.	75% useable land however may vary depending on the setting and function of the recreation park.	75% between flat and 1:10 maximum slope however, may vary depending on the setting and function of the recreation park.	Variable depending on the setting and function of the recreation park	Variable depending on the setting and function of the recreation park	▪ Steeply sloping land; ▪ Land used as separation or buffer areas to any transport corridor, industrial or commercial use; ▪ Power easements (consideration may be given the use of the land as a linear link for walking, cycling, or other transport network; ▪ Land encumbered by other infrastructure distribution network that may limit park development opportunities or presents a hazard to users; ▪ Land affected by chemical contaminants, soil stability problems or hazardous substances presenting a hazard to users; ▪ Land containing other hazards that pose a risk to users.
District Recreation Park	1-10 ha						
All Sports Parks	2-15 ha A number of sports parks can co-locate	▪ Building and fenced areas above Q100 ▪ Playing fields above Q 20 ▪ Wetland treatment areas above Q10 ▪ Playing surfaces are well drained	80% useable area for sports and active recreation.	Principally a flat site with 5 % gradient or less	Minimum width 150 m	Close to an arterial road network	
Land for Community facilities	Variable depending on the land's intended purpose	Building and fenced areas above Q100	80% useable area	Principally a flat site with 5 % gradient or less	Variable depending on the land's intended purpose	Variable depending on the land's intended purpose	

5.2.4 Setting and embellishments

The setting and local characteristics of public parks influence its function and the type of facilities and embellishments that may be suitable.

The standards for infrastructure and facilities for both recreation parks and sports parks is determined by the park function, hierarchy and catchment.

The type of embellishments generally suitable for each park setting are outlined for each recreation park type, however should be considered in the context of each site's unique attributes.

Embellishment type	Shire Wide & District Recreation Parks				Shire wide and district Sports Parks
	Natural	Semi -Natural	Semi-developed	Developed	
Internal roads	✗	✗	V	V	✓
Parking	V	✓	✓	✓	✓
Fencing/bollards	✗	V	✓	✓	✓
Lighting	✗	V	V	✓	✓ Designed to reduce impact of floodlighting on adjacent areas
Toilet	✗	✗	✓	✓	✓
Paths (pedestrian/cycle)	✓	✓	✓	✓	✓
Seating	✗	V	✓	✓	✓
Shade structures	✗	V	✓	✓	✓
Covered seatings and table	✗	V	✓	✓	✗
Tap/bubbler	✗	V	✓	✓	✓
BBQ	✗	V	✓	✓	✗
Bins	V	V	✓	✓	✓
Landscaping (including earthworks, irrigation and revegetation)	V	V	✓	✓	✓
Signage	V	V	✓	✓	✓
Playground/ activity area	✗	✗	✓	✓	V
Dog off-leash areas	✗	V	V	✗	✗
Bike racks	V	✓	✓	✓	✓
Picnic tables	✗	V	✓	✓	✗
Change rooms (including showers)	✗	✗	✗	✗	V
Clubhouse / meeting room (including canteen / kiosk)	✗	✗	✗	✗	V
Equipment storage area	✗	✗	✗	✗	✓

✓ Usually provided; V May be provided if appropriate; ✗ Not generally provided

6. Network planning and modelling

A Recreation Parks Review was undertaken to assess the land supply for recreation parks and audit existing park facilities and embellishments. The facilities and embellishments were documented using ArcGIS collector tool and translated to the assets data base and used as a basis for identifying future park projects. The review found the existing supply of land meets current and future community needs. Notwithstanding this, an additional recreation park in Peregian Beach has been identified as part of a larger community project.

The Noosa Sport and Active Recreation Plan 2018 is a guiding document for the continued development of the sport and active recreation sector. The Plan recommends the expansion of playing fields at Girraween Sports facility and identified a parcel of land in Pomona for the development of low impacts sport such as mountain biking. It also recommended a need to identify upgrades and embellishments to sport and active recreation land. An audit of sports facilities and embellishments were documented using ArcGIS collector tool and translated to the assets data base and used as a basis for identifying future projects. The recommendations are reflected in the Schedule of Works.

An extensive review of all land for community facilities was undertaken and mapped based on the definition of trunk infrastructure and future land requirements identified which is reflected in the Schedule of Works.

An assessment has been undertaken on the provision of land for public parks and land for community facilities against the desired standards of service for land provision up to 2031. There is currently a deficiency in sports parks with a 2016 supply. Two future sports parks comprising 28.55ha of land have been identified to address the current deficiency and future needs of the community. Both the supply of recreation parks and land for community facilities meet the current and future needs of the community requiring no land acquisitions up to and beyond 2036.

Table 6.1 Supply and demand model

Year			2016		2021		2026		2031	
Population Noosa Shire			**58,491**		**61,014**		**64,180**		**66,360**	
Infrastructure type	**DSS Ha / 1000**	**Current land supply (ha) 2016**	**Demand (ha)**	**Gap in supply (ha)**	**Demand (ha)**	**Gap in supply (ha)**	**Demand (ha)**	**Gap in supply (ha)**	**Demand (ha)**	**Gap in supply (ha)**
Sports Park	**1.5ha**	**77.55**	87.75	-10.19	91.52	-13.98	96.27	-18.72	99.54	-21.99
Recreation Park	**2ha**	**138.72**	116.99	+21.73	122.03	+16.69	128.36	+10.36	132.72	+6
Land for community facilities	**2 ha**	**227.24**	116.99	+110.25	122.03	+105.21	128.36	+98.88	132.72	+94.52

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7. Network costings and valuation methodology

7.1 Existing trunk infrastructure

The valuation of the trunk infrastructure network for public parks and land for community facilities was derived from Council's Finanace Department.

Existing recreation parks and sports park embellishments were audited and identified using Arch GIS Collector tool, translated into specific assets on Council's Financial Asset Register, and costed by applying standard unit rates supplied by Council's operational staff who estimated the approximate cost of installing and supplying the items.

The existing asset valuation for public parks and land for community facilities is valued at July 2016.

All existing public parks and land for community facilities that meet the definition of trunk infrastructure were valued using the "total cost replacement value" method. These were based on the financial revaluation applied to Council's asset classes as required under Local Government Regulations 2012 and the Australian Accounting Standards. These rates were developed by independent external valuers and validated by the Queensland Audit Office as part of the annual audit of Council's financial statements.

These values are contained within Council's asset register, which is re-valued every 3 years. The values have been adjusted to the July 2016 valuation date.

7.2 Future trunk infrastructure

An assessment was undertaken on the need for new embellishments and facility upgrades considering the needs identified though the Noosa Sports and Active Recreation Plan and facilities audit of through the Recreation Parks Review and audit.

Detailed cost estimate calculations are included in Appendix A.

Note the 10% cost associated with Design and Document comprise 8% design and 2% documentation.

Where relevant, the cost estimate included in the SOW model is the sub-total which excludes the confidence allowance.

8. Schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Base cost	% Renewal
Land for community facilities				

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Base cost	% Renewal
CF1 (Waste & Env, Health services cost estimate)	Cooroy, cemetery expansion – site preparation works	2031-2036	$2,693,121	0
CF2 (community services cost estimate)	Noosaville, Noosa Yacht and Rowing club lease expansion and site preparation works	2021-2026	$1,000,000	0
CF3 (Waste & Env. Health services cost estimate)	Doonan, Landfill site Cell 2.3 and part Cell 2.4 expansion – site preparation works	2025-2026	$2,457,000	0
		2027-2028	$2,457,000	0
		2030-2031	$1,583,996	0
		2034-2035	$1,583,996	0
Sports Parks				
S2 (Existing LGIP project cost)	Peregian, Beach, Peregian Beach Sports Ground – field development & upgrade to facilities & amenities	2026-2031	$817,560	0
S3 (Existing LGIP project cost)	Sunshine Beach, Noosa Rugby Union – upgrade to facilities & ovals, improve entry & formalise carparking	2021-2026	$368,690	10
S4 (Community services cost estimate)	Sunshine Beach, Giraween Sports Complex – upgrade & resurface fields	2016-2021	$150,000	30
S9 (capital works program)	Tewantin, Noosa District Sports Complex - Read Park carpark	2018/2019	$150,000	10
S9 (Existing LGIP project cost)	Tewantin, Read park – Upgrade to facilities & amenities, oval resurface & additional cricket net	2026-2031	$461,640	30
S10 (Existing LGIP project cost)	Tewantin, Noosa district Sports Complex – Upgrade to facilities & amenities, resurface fields	2021-2026	$1,577,400	80
S10 (capital works program cost)	Tewantin, Noosa District Sports Complex – Masterplan implementation Stage 1	2020/2021	$200,000	20
S10 (capital works program cost)	Tewantin, Noosa District Sports Complex – Masterplan implementation Stage 2	2021/2022	$150,000	20
S10 (capital works program cost)	Tewantin, Noosa District Sports Complex – Masterplan implementation Stage 3	2022/2023	$300,000	20
S12 (Capital works program cost)	Cooroy Sports Complex – upgrade to complex entry, facilities & amenities	2021-2023	$380,000	20
S17 (Community services cost estimate)	Kin Kin, Tennis Club – upgrade facilities and & carparking	2026-2031	$200,000	20
S18 (Existing LGIP project cost)	Kin Kin, Sports ground upgrade to oval, facilities & amenities	2021-2026	$307,800	20
S19 (Existing LGIP project cost)	Boreen Point, Boreen Field Park – Field development, facilities & amenities	2026-2031	$577,080	20

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Base cost	% Renewal
SF1 (Existing LGIP project cost)	Sunshine Beach, Future Girraween Sports Complex expansion – Land acquisition	2016-2021	$849,000	0
SF1 (Existing LGIP project cost)	Sunshine Beach, Future Girraween Sports Complex expansion – additional sport field & amenities	2021-2026	$1,385,040	0
SF2 (Existing LGIP project cost)	Pomona, Future Sports Park – land acquisition	2021-2026	$2,547,000	0
SF2 (Existing LGIP project cost)	Pomona, Future Sports Park– embellishment –development amenities	2021-2026	$2,577,600	0
Recreation Parks				
R 2 (Capital works program)	Peregian Beach, Peregian Beach Shopping Centre Park – Upgrades and design	2019/2020	$175,000	30
R3 (Capital works program)	Peregian Beach, Peregian Beach Park – upgrades to toilet block, skate park and playground	2022/2023	$115,000	30
R5 (Assets cost estimate)	Sunrise Beach, Sunrise Beach Foreshore Reserve – picnic shelters and BBQ	2021-2026	$175,947	10
R7 (Assets cost estimate)	Sunshine Beach, Ed Webb Park –upgrade works	2021-2026	$583,719	10
R8 (Assets cost estimate)	Noosa Heads, Lions Park Noosa Heads – upgrade toilet block and playground facilities	2021-2026	$512,501	40
R9 (Capital works program)	Noosa Heads, Pinaroo Park upgrade	2020/2021	$150,000	20
R10 (Assets cost estimate)	Noosa Heads, Noosa Woods Park – upgrade toilet blocks	2021-2026	$159,126	50
R27 (Assets cost estimate)	Noosaville, Lions Park – Upgrade Pirate park playground	2021-2026	$313,222	70
R28 (Assets cost estimate)	Noosaville, Noosa River Foreshore – new toilet block between Thomas Street and Robert Street	2021-2026	$256,468	0
R28 (Existing LGIP new cost)	Noosaville, Apex Park – upgrade to facilities and fitness equipment	2021-2026	$204,525	60
R29 (Assets cost estimate)	Noosaville, Chaplain Park upgrades	2021-2026	$503,420	0
R41 (Assets cost estimate)	Cooroy, Noosa Botanic Gardens – masterplan upgrade works	2021-2026	$538,803	20
R46 (Capital works program)	Cooroy, Marara Park – new hinterland playground and toilet block	2019/2020	$2,569,000	0

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Base cost	% Renewal
R49 (Assets cost estimate)	Cooran, Straker Park – upgrade works	2021-2026	$74,154	20
R50 (Assets cost estimate)	Pomona, Stan Topper Park – toilet upgrade	2021-2026	$151,457	40
R53 (Capital works program)	Pomona, Joe Bazzo Park – BBQ and pathways	2019/2020	$30,000	60
R55 (Assets cost estimate)	Pomona, Cooroora Creek Park – upgrade fitness equipment	2021-2026	$115,857	70
RF1 (infrastructure cost estimate)	Peregian Beach, Future Rufous Street Park – landscaping, embellishments and toilets	2021-2023	$1,200,000	0

9. Sources and support documents

The following studies and information informed the Public Parks and Land for community facilities network plan.

- Noosa Sports and Active Recreation Plan 2018
- Recreation Parks facilities audit 2017
- Sports Parks facilities audit 2017
- Noosaville Foreshore Draft Land Use Master Plan 2017
- Open Space Study 2017
- Recreation Parks Review 2018
- Cooroy Sports Complex masterplan 2007
- Noosa District Sports Complex Masterplan

10. Appendices

10.1 Appendix A Cost estimates for future projects.

10.2 Appendix B Network Demand calculations

—Existing and projected resident population						
Column 1	**Column 2**	**Column 3**				
Projection area	**LGIP development type**	**Existing and projected population**				
PIA		**2016**	**2021**	**2026**	**2031**	**Ultimate development**
		Resident	Resident	Resident	Resident	Resident
INSIDE priority infrastructure area (PIA)						
Boreen Point	Detached	598	616	666	673	710
	Attached	3	3	3	44	44
	Total	**601**	**620**	**669**	**717**	**754**
Cooroibah	Detached	295	295	300	300	303
	Attached	0	0	0	0	0
	Total	**295**	**295**	**300**	**300**	**303**
Cooroy	Detached	2,336	2,740	2,779	2,776	2,539
	Attached	334	765	765	1,022	2,911
	Total	**2,680**	**3,505**	**3,544**	**3,798**	**5,541**
Pomona	Detached	1,165	1,225	1,264	1,303	1,432
	Attached	23	42	42	77	386
	Total	**1,188**	**1,267**	**1,306**	**1,379**	**1,819**
Kin Kin	Detached	158	161	176	181	189
	Attached	0	0	0	0	23
	Total	**158**	**161**	**176**	**181**	**212**
Cooran	Detached	774	780	824	826	870
	Attached	7	7	7	21	31
	Total	**781**	**786**	**830**	**847**	**901**
Coastal Areas	Detached	29,979	30,663	30,732	30,428	26,906
	Attached	8,245	8,843	11,442	13,361	25,727
	Total	**38,224**	**39,506**	**42,175**	**43,789**	**52,634**
Inside priority infrastructure area (total)	**Detached**	35,307	36,480	36,741	36,488	32,950
	Attached	8,622	9,660	12,260	14,524	29,123
	Total	**43,928**	**46,140**	**49,000**	**51,012**	**62,073**
OUTSIDE priority infrastructure area (PIA)						
Outside priority infrastructure area (total)	**Detached**	14,220	14,460	14,707	14,848	16,407
	Attached	342	414	473	499	2,547
	Total	**14,562**	**14,874**	**15,180**	**15,348**	**18,954**
NOOSA SHIRE COUNCIL	**Detached**	49,527	50,940	51,448	51,337	49,357
	Attached	8,964	10,074	12,732	15,023	31,670
	Total	**58,491**	**61,014**	**64,180**	**66,360**	**81,026**