



Parks & Amenities Strategy 2015



Version Control

Vers	Authored	Date
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Introduction

Council maintains an extensive parks and open space network. In order to provide an efficient and effective network Council must develop a hierarchy of guiding service standards that are regularly reviewed to ensure that Council continues to responsibly manage the network.

Council provides a parks network in excess of 400 hectares, consisting of 291 hectares of maintained parkland and 116 hectares of bushland and other natural areas.

As the overarching strategy for Council's parks network, this Parks & Amenities Strategy provides guiding levels of service for provision, development and operations. This Parks & Amenities Strategy will influence all other plans, policies and strategies associated with the parks network within the Scenic Rim Region.

Parkland has been classified in the Strategy as one of the following types of park:

- Civic
- Corridor
- Landscape
- Nature
- Premier
- Recreation
- Road Rest Stops
- Sports

Strategy Context

This Strategy has been developed with consideration to the linkages with a range of strategic documents, legislation, guidelines and standards relating to Council's provision of the parks network.

The figure below shows the interconnection of the Parks & Amenities Strategy with other existing documents of Council.

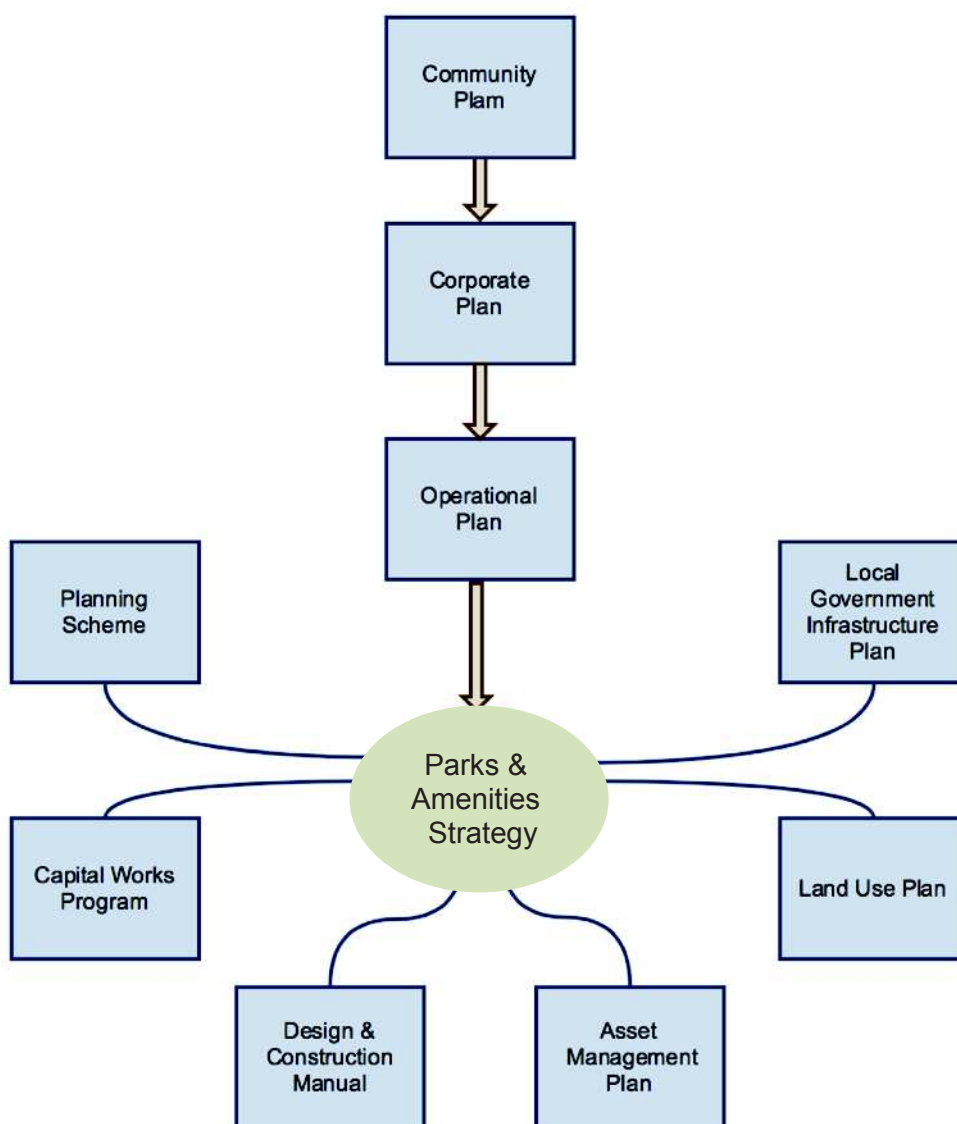


Figure 1. Strategy Plan linkages

Legislative Requirements

Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* ensures that infrastructure such as parkland is supplied in a coordinated, efficient and orderly way. The Act provides a mechanism to allow local government to levy infrastructure charges to partially fund the infrastructure network for trunk parks.

Land Act 1994

The *Land Act 1994* applies to the administration and management of non-freehold land. Land set aside in the care of trustees within the *Land Act 1994* may include parks and gardens, showgrounds, cemeteries, drainage, open space, sport and recreation and other types of community purposes.

South East Queensland Regional Plan

The purpose of the Regional Plan (under the *Sustainable Planning Act 2009*) is to manage growth and protect the region's lifestyle and environment.

The Regional Plan predicts significant growth in the region (Western Councils) over the next 15 years.

Corporate Strategy Documents

The Scenic Rim Community Plan 2011 – 2026 has been prepared following extensive consultation with the community. It is the overarching Plan for the future of the Scenic Rim Region in that it "provides a shared vision and plan for the region's future and will guide Council, other levels of government and community action on issues including the environment, economic development, social well being, infrastructure and governance."

The parks network and associated activities contribute to the Council and community vision in the following ways:

Spectacular Scenery and Health Environment

- Scenic views and vistas are protected.

- Natural assets are cared for and degraded areas are restored.

Relaxed Living and Rural Lifestyle

- The region's rural character and heritage is maintained.
- The region retains its landscape, open spaces and green corridors.
- Facilities and spaces are available and encourage outdoor recreation.

Vibrant Towns and Villages

- Towns and villages are appealing, welcoming and serve their communities.

Accessible and Serviced Region

- Inviting, attractive and functional streets, paths, parks and community facilities.

Healthy, Engaged and Resourceful Communities

- Healthy and active people.



Council Local Laws and Policies

Council has adopted a range of local laws that apply to parks and open space areas.

Future revisions of these local laws and other related Council policy will adopt the park category terminology and hierarchy, as applicable, used in this Parks & Amenities Strategy.

Such revisions will particularly take note of the main purposes of each park category, and the levels of service provided by them.

Guidelines and Standards

There are no standards for provision of park land. There are, however, a handful of guidelines and standards relating to parks assets and activities:

- Playground Standards AS 4865 Parts 1 to 6.
- AS 2156.2-2001 Walking Tracks
- Australian Walking Track Grading System
- AS 4373-07 Pruning of Amenity Trees
- AS 1428 Access and Mobility

Local Government Infrastructure Plans

In accordance with the *Sustainable Planning Act 2009*, Council has developed Local Government Infrastructure Plans. A Local Government Infrastructure Plan is a plan for local government trunk infrastructure to service urban growth over a 15 year period. It provides a basis to understand upgrades, or potential trunk infrastructure, to support anticipated growth; and when it will be required.

This Strategy has the opportunity to inform the revision of the Local Government Infrastructure Plans in regards to parks network requirements for new development areas and the capacity of existing networks.

Town Planning

The preparation of the Region's Planning Scheme is an opportunity to promote the importance of a sustainable parks network through land use planning.

Efficient land use planning must consider suitable network connectivity between different land uses, for now and into the future. Natural features such as waterways should be considered in the development and parks network planning phase. This Parks & Amenities Strategy will help inform the Planning Scheme on appropriate park land provision levels and associated development guidelines.

Asset Management Plans

Council has developed Asset Management Plans for all of the major infrastructure classes it manages. The Asset Management Plans underpin Council's approach to managing community assets, with the purpose of providing a strategic view of Council's assets in a way that promotes sustainable service provision. This is achieved by assessing the long term asset related funding requirements (demand) against proposed spending levels (expenditure). An overall funding shortfall in the planning period suggests service provision is not sustainable in the longer term, and appropriate action must be taken to reduce and ultimately close the gap.

The Facilities & Park Equipment Asset Management Plan addresses the assets contained within the parks network.

This strategy, through the application of development levels of service, will inform and drive decisions around new capital development, renewal of existing assets, and decommissioning of redundant assets.

Other Plans

This plan should be read in conjunction with Council's Sport & Recreation Plan, and Health & Wellbeing Plan.

Strategic Priority Areas

Strategic Priority Areas have been developed to address these needs.

The provision of a parks network provides recreation and amenity to visitors and residents throughout the Scenic Rim Region.

In order to ensure the ongoing provision of such a network for all park users, it is necessary to manage the park network through a variety of documents, including a Parks & Amenities Strategy which outlines the key strategic areas of focus.

This Strategy covers the Strategic Priority Areas of:

Community Service Levels

- Ensure the park network provides a level of service that meets the needs of the community.

Park Network Infrastructure

- Provision of appropriate infrastructure to service the range of needs of the communities throughout the region in a financially sustainable manner.

Infrastructure Operation and Maintenance

- Ensure the constructed infrastructure operates in an efficient and effective manner to meet the service level expected of the infrastructure over the life of the asset.

Land Use Planning

- Ensure land use planning delivers development that has a focus on sustainable and efficient park networks that meet the needs of the community.

Project Prioritisation

- Ensure renewal, upgrades and new park infrastructure projects are prioritised according to a risk mitigation approach.

Strategic Priority Area 1: Community Service Levels

Ensure the park network provides a level of service that meets the needs of the community.

Community service levels should be established through defining the objectives which the park network is designed to achieve and to link the design standards to these service levels.

In this regard, a strategic framework has been developed in which to group and classify levels of service for all parks in the region.

Strategies

- 1.1 Align levels of service with the park hierarchy to identify minimum acceptable service standards and desired service standards, for parks across the region.
- 1.2 New and redeveloped parks are designed and constructed in accordance with current industry and Council standards, as well as outlined through service levels in this strategy.

Strategic Priority Area 2: Park Network Infrastructure

Provision of appropriate infrastructure to service the range of needs of the community throughout the region in a sustainable manner

The provision of park infrastructure to service the demands of the park users is essential to ensure the financial sustainability of the parks and open space network. However, given overall funding levels, consideration should be given to a hierarchical approach to infrastructure provision based on desired community outcomes and park network utilisation. It is considered that this approach represents a sustainable option for a responsible asset owner to maintain and renew, given the funding levels and the community's ability to pay.

As such, parks are classified according to their use and the associated functional class within a hierarchical approach. Each hierarchy class has a level of service to which Council aims to maintain the park. The class is based on the park function, while the level of service is determined by community usage parameters and ongoing life cycle needs.

New parks donated to Council through private development are required to be constructed to the relevant hierarchical class, which is determined based on the assessed function of the facility.

Strategies

- 2.1 Review the park and open space hierarchy regularly to ensure it continues to deliver appropriate community outcomes.
- 2.2 Review and assess the existing park and open space network for conformance with current levels of service and develop a program subject to funding to rationalise park infrastructure.
- 2.3 Revise Facilities Asset Management Plans as appropriate to ensure the above strategies are reflected in the investment plans.
- 2.4 Recognise the current funding gap between the demand for renewal and upgrades and available funds, and determine options for long term sustainability of the park and open space network.

Strategic Priority Area 3: Infrastructure Operation and Maintenance

Ensure the constructed infrastructure operates in an efficient and effective manner to meet the service level expected of the infrastructure over the life of the asset

Parks and associated amenities require regular operational and maintenance activities to maximise the life of the asset and reduce the whole of life costs.

The funding, required to maintain the service level, should be provided based on the condition level of the park assets, as well as the desired level of service associated with the park facility. Inadequate funding for maintenance and operations may result in the condition of the asset worsening beyond an acceptable service level, and consequently an increased renewal cost for the asset.

Operating levels of service have been developed to provide guidance and consistency for the programming and prioritisation of park maintenance in the region. It is envisaged that the levels of service will ultimately result in reducing the number of customer requests as inspections of the network will allow improved identification and programming of works.

Strategies

- 3.1 Develop and implement an operational and maintenance inspection program to ensure defects are logged and rectified.
- 3.2 The level of service methodology is reviewed annually to ensure correct prioritisation of mowing maintenance and facilities provision

Strategic Priority Area 4: Land Use Planning

Ensure land use planning delivers development that has a focus on sustainable and efficient park networks that meet the needs of the community.

Land Use Planning is an appropriate tool to determine the function and location of parks within the region and to provide suitable locations for future linkages between current and future development areas.

Planning for the future growth of the region allows the location and functionality of the park network to be determined, for both new parks and open space, or the upgrade or embellishment of existing parks. This is important to allow Council to secure and develop green space to ensure the acceptable level of service from the parks and open space network is sustained.

Provision levels of service have been developed in this strategy to ensure that parks accepted through development assessment are sustainable, practical and deliver improvements to the park network.

The Local Government Infrastructure Plans are the tools to determine the future park requirements as the region grows. It is critical that the outcomes of the Local Government Infrastructure Plans are integrated with the Ten Year Capital Works Prioritised Program, the Facilities Asset Management Plan, and the Long Term Financial Forecast to assist in the ongoing sustainability of Council.

Strategies

- 4.1 The Scenic Rim Regional Council Planning Scheme is developed with consideration of the principles and key actions of this strategy.
- 4.2 Development in the Scenic Rim region is conditioned to ensure a sustainable, planned park network is created.
- 4.3 The provision levels of service identified in this strategy are applied to determine the appropriateness of assets proposed to be contributed to Council as part of the development assessment process.
- 4.4 Local Government Infrastructure Plans are a tool to direct the contribution of future trunk parks via the development assessment process. This strategy will guide the Local Government Infrastructure Plan in ensuring that future assets of the park network are consistent with Council's desired standards.

Strategic Priority Area 5: Project Prioritisation

Ensure renewal, upgrades and new park infrastructure projects are prioritised according to a risk mitigation approach.

As identified in Strategic Priority Area 3, there currently exists a gap between the renewal demand of the current park network and the available funding.

The actions in this strategy are intended to mitigate the gap as far as possible; however there remains a need to prioritise the renewal, upgrade and new works based on risk assessment of the network to determine which parks will remain within the acceptable service level.

Development Levels of Service have been developed which assesses the parks based on the hierarchy class, in line with utilisation and community need. These categories are ranked and from these rankings the Ten Year Capital Works Program is developed.

Strategies

- 5.1 Determine options for prioritisation of different classes of parks and open space as determined from the identified hierarchy.
- 5.2 Review the Development Levels of Service provision on an annual basis.
- 5.3 Undertake an annual reassessment of the Ten Year Capital Works Program based on the revised project prioritisation model.

Parks Hierarchy and Levels of Service

A strategic framework has been developed in which to group and classify levels of service for all parks in the region.

Parks Categories

In order to provide a logical framework on which to structure appropriate levels of service, Council's parks have been group into the following park categories:

- Cemeteries
- Civic
- Corridor
- Landscape
- Nature
- Premier
- Recreation
- Road Rest Stops
- Special Purpose
- Sports

This strategy deals with Civic, Corridor, Landscape, Nature, Premier, Recreation, Road Rest Stops and Sports Parks. Cemeteries and Special Purpose Sites (e.g. golf courses) are excluded from this strategy.

Catchments

In addition to being classified as a particular type of park, all parks have also been allocated as either a Regional, District or Local standard site.



Levels of Service Framework

Each park category has associated Provision, Development and Operating Levels of Service. These levels of service relate to:

- Provision – amount, type, and location of park land
- Development – amount and quality of asset development
- Operating – maintenance and operating frequencies and activities

Current Park Provision

There are 455.3 hectares of parks and open space managed by Scenic Rim Regional Council.

This equates to 12.5 hectares/1,000 residents, which is slightly short of the median provision reported by Yardstick in 2014 of 15.4 hectares/1,000 residents.

However, when looking at just maintained (predominately urban) parkland, the region's provision of 9.1 hectares/1,000 residents is higher than the Yardstick figure of 6.5 hectares/1,000 residents.

Many parks have a multiple number of uses, and this is envisage to continue into the future. Parks have been categorized according to their main or predominant use.

Park Category	Current Provision per 1,000 Residents	Provision Target per 1,000 Residents	2014 Yardstick Median Provision per 1,000 Residents*
Civic	< 0.1 hectares	No target	-
Corridor	1.2 hectares	1.0 hectares	-
Landscape	0.1 hectares	No target	-
Premier	0.5 hectares	0.2 hectares	0.2 hectares
Recreation	3.5 hectares	1.4 hectares	-
Road Rest Stops	1.6 hectares	No target	-
Sports	2.3 hectares	1.8 hectares	1.4 hectares
TOTAL	9.1 hectares	4.4 hectares	6.5 hectares

Park Category	Current Provision per 1,000 Residents	Provision Target per 1,000 Residents	2014 Yardstick Median Provision per 1,000 Residents*
Nature	3.4 hectares	No target	9.9 hectares

* From 30 contributing councils

Civic Spaces

Areas, usually associated with civic building, designed as places for people to congregate, have lunch etc.

These are often highly developed sites, located in town centres. While being relatively small in size, areas are usually paved and high quality assets are used throughout.

Examples of Civic Spaces include Boonah Forecourt and Central Place. There is currently 0.2 hectares of Civic Space provided in the region.

Provision Levels of Service

Civic Spaces are only provided in main towns. They shall be located within the CBD zone, and between 300m² and 2,000m² in area, with at least one road frontage. Regional Civic Spaces will be provided in towns over 25,000 residents. District Civic Spaces will be provided in towns with a population over 10,000 residents.

Only Regional and District Civic Spaces are provided.

Development Levels of Service				
	Regional		District	
	Include	Exclude	Include	Exclude
Access Roads		×		×
		×		
		×		
BBQ's		×		×
Bike Racks	High standard bike racks at 0.5/hectare			×
BMX Tracks		×		×
		×		
Buildings - Visitor		×		×
Car Parking Onsite		×		×
Clay Cricket Block		×		×
Dog Exercise Areas		×		×
Drainage	Designed drainage all areas		Designed drainage all areas	
Drinking Fountains	High standard at 1 per park		High standard at 1 per park	
Entrance Sign	High standard at 1 per park		High standard at 1 per park	
Exercise Equipment		×		×
Fencing and Barriers	Aesthetically designed fencing as appropriate		Aesthetically designed fencing as appropriate	
Fire Pits		×		×
Flagpoles		×		×
Footbridges		×		×
Fountains	High standard architecturally designed - provided where appropriate		High standard - provided where appropriate	

Development Levels of Service cont				
	Regional		District	
	Include	Exclude	Include	Exclude
Gardens	Designed, irrigated high standard gardens		Designed, irrigated high standard gardens	
Interpretive Signs		✘		✘
Irrigation - Turf	All grass areas irrigated		All grass areas irrigated	
Lighting	High standard safety and feature lighting of ornamental features such as artwork and specimen trees		High standard safety and feature lighting of ornamental features such as artwork and specimen trees	
Public Use Mains Power	Available with event booking only		Available with event booking only	
Paths	Designed hard surface		Designed hard surface	
Playgrounds		✘		✘
		✘		
Public Art	Specifically designed		Specifically designed	
Public Toilets		✘		✘
Rubbish Bins	High standard bin enclosures at 2 per park		Designed bins at 2 per park	
Seats	As per design requirements		As per design requirements	
Shelters		✘		✘
Skate Parks		✘		✘
Stormwater Devices		✘		✘
Tables	High standard - as per design requirements		High standard - as per design requirements	
Trees	Specimen trees planted to landscape design		Specimen trees planted to landscape design	✘
Viewing Platforms		✘		✘
Water Body		✘		✘
Water Points	1 per drinking fountain		1 per drinking fountain	✘

Operating Levels of Service				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
BBQ cleaning		✘		✘
Bin emptying	No overflowing bins emptied daily		No overflowing bins emptied at least 3 x week	
Edging	Mechanical edging only		Mechanical edging only	
Furniture maintenance	Weekly inspection and repair undertaken within 1 week		Weekly inspection and repair undertaken within 1 week	
Gardening	Tri weekly maintenance visits. Tasks include weeding, mulching, pruning, fertilising, pest and disease control, plant replacement. 3 displays per annum		Tri weekly maintenance visits. Tasks include weeding, mulching, pruning, fertilising, pest and disease control, plant replacement. 3 displays per annum	
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week		Offensive graffiti removed within 24 hours, other within 1 week	
Grass maintenance	30-50mm 1 x week, pest and disease control, fertilising		30-50mm 1 x week, pest and disease control, fertilising	
Hard surface maintenance	Kept free of deformations, and free of weeds and debris		Kept free of deformations, and free of weeds and debris	
Lighting inspections	Quarterly		Quarterly	
Litter collection	Daily		Daily	
Playground maintenance		✘		✘
Toilet cleaning		✘		✘
Tree maintenance	Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed.		Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed.	

Corridor Parks

Long, narrow parks, often associated with waterways, that cater for walking and cycling activities.

These are relatively undeveloped parks whose principle purpose is to provide a walking/cycling experience, and to link existing parks into an integrated network.

Examples of Corridor Parks include Dugandan Pathway and Herringe Family Ecological Corridor.

There is currently 44.1 hectares of Corridor Park provided in the region.

Provision Levels of Service

Corridor Parks will be provided at 1.0 ha/1,000 residents.

They will be associated with waterways, or for linking isolated parks to form an integrated recreation network. Corridor Parks must be suitable for construction of a shared cycle/pedestrian path. Where a waterway is associated with a Corridor Park, a buffer shall exist between the park and the waterway to prevent damage to the park during a storm event.

Ideally, Corridor Parks will have as much road frontage as is practicable (a minimum of 25%). As a minimum they shall be no narrower than 30m in width, and provide a minimum of 2 road frontages/access points, and have further access points every 500m. Access points can be narrower than 30m, but must be more than 6m in width.

District Corridor Parks shall be acquired in towns over 5,000 residents as a preference to Local Corridor Parks which shall be restricted to residential areas predominately for linking existing parks.

Only District and Local Corridor Parks will be provided.

Development Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Access Roads		×		×
Artificial Cricket Strip		×		×
BBQ's		×		×
BMX Tracks		×		×
Buildings - Visitor		×		×
Car Parking Onsite		×		×
Clay Cricket Block		×		×
Dog Exercise Areas		×		×
Drainage		×		×
Entrance Sign	1 sign per park		1 sign per park	
Exercise Equipment		×		×
Fencing and Barriers	Round top treated pine bollards and slip rails at potential points of access by vehicles		Round top treated pine bollards and slip rails at potential points of access by vehicles	
Fire Pits		×		×
Flagpoles		×		×
Footbridges	High standard - provided where appropriate		High standard - provided where appropriate	

Development Levels of Service cont.				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Gardens		✘		✘
Interpretive Signs	High standard sign - located where appropriate			✘
Irrigation - Turf		✘		✘
Lighting		✘		✘
Paths	Concrete		Concrete	
Playgrounds		✘		✘
Practice Cricket Nets		✘		✘
Public Art		✘		✘
Public Toilets		✘		✘
Rubbish Bins		✘		✘
Seats	High standard at 1 seat per km			✘
Shelters		✘		✘
Skate Parks		✘		✘
Stormwater Devices		✘		✘
Tables		✘		✘
Trees	In natural corridor parks, dense revegetation planting of non-vegetated areas with 4 tube-stock per 2km ² . In grassed corridor parks, specimen trees with min. 12 trees per 100m of corridor.		In natural corridor parks, dense revegetation planting of non-vegetated areas with 4 tube-stock per 2km ² . In grassed corridor parks, specimen trees with min. 12 trees per 100m of corridor.	✘
Viewing Platforms		✘		✘
Water Body		✘		✘
Water Points	On new Corridor Parks, a water point will be installed where there is a mains water connection available.		On new Corridor Parks, a water point will be installed where there is a mains water connection available.	

Operating Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
BBQ cleaning		×		×
Edging	Chemical only		Chemical only	
Furniture maintenance	Seats			×
Graffiti removal	Offensive graffiti removed within 72 hours, other within 2 weeks		Offensive graffiti removed within 72 hours, other within 3 week	
Grass maintenance	70-150mm, cut at least monthly		To be considered	
Hard surface maintenance	Keep free of trip hazards, and weeds		Keep free of trip hazards, and weeds	
Lighting inspections		×		×
Litter collection	Fortnightly			×
Playground maintenance		×		×
Toilet cleaning		×		×
Tree maintenance	Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed.		Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed.	

Landscape Parks

Predominately providing landscape values, but not usually used except for pedestrians passing through.

These are sites that, because of their location, size, or topography, are limited in their use. These are usually undeveloped, and feature lawns, specimen trees, or shrubs.

Examples of Landscape Parks include Apex Park and Nell Scott Park. There is currently 1.9 hectares of Landscape Park provided in the region.

Provision Levels of Service

No further landscape parks will be acquired.

Development Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Access Roads		×		×
		×		
Artificial Cricket Strip		×		×
BBQ's		×		×
		×		
BMX Tracks		×		×
		×		
Buildings - Visitor		×		×
Car Parking Onsite		×		×
Clay Cricket Block		×		×
Dog Exercise Areas		×		×
Drainage		×		×
		×		
Entrance Sign	1 sign per park		1 sign per park	
Exercise Equipment		×		×
Fencing and Barriers	Round top, treated pine bollards and slip-rail		Round top, treated pine bollards and slip-rail	
Fire Pits		×		×
Flagpoles		×		×
Footbridges	High standard - provided where appropriate		High standard - provided where appropriate	
Fountains		×		×
Gardens	Only in high profile locations			×
Interpretive Signs		×		×

Development Levels of Service cont				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Irrigation - Turf		×		×
Lighting		×		×
		×		
Paths	Concrete			×
Playgrounds		×		×
Practice Cricket Nets		×		×
Public Art	1 item per park			×
Public Toilets		×		×
Rubbish Bins		×		×
Seats		×		×
Shelters		×		×
Skate Parks		×		×
Stormwater Devices		×		×
Tables		×		×
Trees	Specimen tree planting to provide shade to infrastructure & for beautification & screening (min. Size 200mm stock; min. 30 trees/hectare)		Specimen tree planting to provide shade to infrastructure & for beautification & screening (min. Size 200mm stock; min. 30 trees/hectare)	
Viewing Platforms		×		×
Water Body		×		×
Water Points		×		×

Operating Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
BBQ cleaning		×		×
Edging	Chemical edging only		Chemical edging only	
Furniture maintenance		×		×
Gardening	Tri weekly maintenance visits. Tasks include weeding, mulching, pruning, fertilising, pest and disease control, plant replacement. 3 displays per annum			×
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week		Offensive graffiti removed within 24 hours, other within 1 week	
Grass Maintenance	70-120mm, cut at least monthly		70-150mm, cut at least monthly	
Hard surface maintenance	Keep free of trip hazards, and weeds		Keep free of trip hazards, and weeds	
Lighting inspections		×		×
Litter collection	Weekly		Fortnightly	
Playground maintenance		×		×
Toilet cleaning		×		×
Tree maintenance	Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed.		Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed.	

Nature Parks

Bush and wetland areas that have ecological values worth preserving.

These are relatively undeveloped parks whose principle purpose is to provide for natural ecosystems, predominately bushland, for the preservation of native flora and fauna, and to provide access to these sites where appropriate.

Examples of Nature Parks include Denham Scenic Reserve and Manitzky Park. There are currently no Regional Nature Parks.

There is currently 122.5 hectares of Nature Park provided in the region.

Provision Levels of Service

Nature Parks are located where natural features such as wetland areas, bushland, and escarpments occur.

New Nature Parks must have a demonstrated conservation value, and ideally be over 10ha in size.

Regional and District Nature Parks shall have 50% of the park perimeter with direct road frontage. Local Nature Parks shall have at least 25% of the park perimeter with direct road frontage.

Development Levels of Service						
	REGIONAL		DISTRICT		LOCAL	
Access Roads	Sealed roads to high standard - asphalt with concrete edge		Sealed roads to high standard - asphalt with concrete edge			✘
Ancillary Sports Structures		✘		✘		✘
Artificial Cricket Strip		✘		✘		✘
BBQ's		✘		✘		✘
Bike Racks						
BMX Tracks		✘		✘		✘
Buildings - Community		✘		✘		✘
Buildings - Visitor		✘		✘		✘
Car Parking Onsite	Asphalt carparks - 5.0/hectare			✘		✘
Clay Cricket Block		✘		✘		✘
Dog Exercise Areas		✘		✘		✘
Drainage		✘		✘		✘
Drinking Fountains						
Entrance Sign	1 sign per park		1 sign per park		1 sign per park	
Exercise Equipment		✘		✘		✘
Fencing and Barriers	Hardwood bollards and steel powder-coated gates		Round top, treated pine bollards and slip-rail		Round top, treated pine bollards and slip-rail	
Fire Trails	100% of the perimeter of Nature Parks shall have a fire trail 3.5m wide, all weather suitable for 4 wheel drive access, with a passing bay every 200m.		100% of the perimeter of Nature Parks shall have a fire trail 3.5m wide, all weather suitable for 4 wheel drive access, with a passing bay every 200m.		100% of the perimeter of Nature Parks shall have a fire trail 3.5m wide, all weather suitable for 4 wheel drive access, with a passing bay every 200m.	
Fire Pits		✘		✘		✘
Flagpoles		✘		✘		✘

Development Levels of Service cont						
	REGIONAL		DISTRICT		LOCAL	
Footbridges	High standard - provided where appropriate		High standard - provided where appropriate		Functional standard - provided where appropriate	
Fountains		×		×		×
Gardens		×		×		×
Interpretive Signs	High standard - located where appropriate		High standard - located where appropriate			×
Irrigation - Turf		×		×		×
Lighting		×		×		×
Public Use Mains Power		×		×		×
Paths	Bitumen/stabilised gravel		Bitumen/stabilised gravel		Bitumen/stabilised gravel	
Playgrounds		×		×		×
Practice Cricket Nets		×		×		×
Public Art		×		×		×
Public Toilets	Yes			×		×
Rubbish Bins		×		×		×
Seats	High standard at 2 seats/ hectare		High standard at 1 seat/hectare			×
Shelters	High standard at 1 shelter/ hectare			×		×
Skate Parks		×		×		×
Stormwater Devices		×		×		×
Tables		×		×		×

Development Levels of Service cont						
	REGIONAL		DISTRICT		LOCAL	
Trees	Dense revegetation planting of non-vegetated areas with 4 tube-stock/2m ² . Specimen tree planting to maintained grassed areas (min. 60 trees/hectare) maintained as a revegetation site in the interim		Dense revegetation planting of non-vegetated areas with 4 tube-stock/2m ² . Specimen tree planting to maintained grassed areas (min. 60 trees/hectare) maintained as a revegetation site in the interim		Dense revegetation planting of non-vegetated areas with 4 tube-stock/2m ² . Maintained as a revegetation site in the interim	
Viewing Platforms	High standard - located where appropriate			✘		✘
Water Body	Natural occurring only		Natural occurring only		Natural occurring only	
Water Points	On new Nature Parks, a water point will be installed where there is a mains water connection available.		On new Nature Parks, a water point will be installed where there is a mains water connection available.		On new Nature Parks, a water point will be installed where there is a mains water connection available.	

Operating Levels of Service						
	REGIONAL		DISTRICT		LOCAL	
BBQ cleaning		✘		✘		✘
Bin emptying						
Edging	Pest and weed control, revegetation, monitoring of rare and endangered fauna and flora		Keep all paths and roads with a 10m buffer free of noxious weeds. Statutory weed control only.			✘
Furniture maintenance	Chemical control only			✘		✘
Gardening						
Graffiti removal		✘		✘		✘
Grass maintenance	Frontages, picnic areas. 70-120mm, cut at least monthly		Frontages and around picnic areas. 70-150mm, cut at least monthly		Frontages	
Hard surface maintenance	Keep free of trip hazards, and weeds		Weed control			✘
Lighting inspections		✘		✘		✘
Litter collection	Weekly		At least monthly			✘
Playground maintenance		✘		✘		✘
Toilet cleaning	Weekly servicing and cleaning			✘		✘
Tree maintenance	Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed		Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed		Tree hazard management to be considered. Existing trees to be inspected by an arborist and arborist recommendations performed	

Premier Parks

Highest level of asset provision and quality. High maintenance standards. Usually only 2-3 regional parks, and 1 district park in main towns.

Premier Parks are the crown jewels in the parks treasury. They have high levels of asset provision, using quality materials and designs. They cater for larger numbers, and have features and attractions that draw in residents and non residents alike.

The three regional Premier Parks are Tamborine Mountain Botanic gardens, Peak Mountain View Park, and Jubilee Park.

There is currently 19.2 hectares of Premier Park provided in the region.



Provision Levels of Service

Premier parks are provided at 0.2 hectares per 1,000 residents. Premier parks will be between 1 hectare and as much as 20 hectares.

There will remain 3 regional premier parks and in addition, each township will have only one district premier park each located within the urban area.

Newly developed sites will be relatively level, and ideally have a feature or features that sets it apart from other parks. Seventy five percent of the park perimeter will have direct road frontage.

Development Levels of Service				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
Access Roads	Sealed roads to high standard - asphalt with concrete edge		Sealed roads to high standard - asphalt with concrete edge	
Ancilliary Sports Structures		×		×
Artificial Cricket Strip		×		×
BBQ's	Electric BBQ's under rotundas at 0.5 BBQ's/hectare		Electric BBQ's under rotundas at 0.25 BBQ's/hectare	
Bike Racks	High standard bike racks at 0.5/hectare			×
BMX Tracks		×		×
Buildings - Community		×		×
Buildings - Visitor	High standard - provided where appropriate		High standard - provided where appropriate	
Car Parking Onsite	Asphalt carparks - 10/hectare		Optional asphalt carparks - 5/hectare	
Clay Cricket Block		×		×
Dog Exercise Areas		×		×
Drainage	Designed drainage all areas		Designed drainage all areas	
Drinking Fountains	High standard at 0.5/hectare		High standard at 0.5/hectare	
Entrance Sign	High standard sign at each entrance point		1 sign per entrance point	
Exercise Equipment	Provided at 0.5 units/hectare		Provided at 0.5 units/hectare	
Fencing and Barriers	Hardwood bollards and steel powder-coated gates		Hardwood bollards and steel powder-coated gates	
Fire Pits		×		×
Flagpoles	Provided where appropriate			×
Footbridges	High standard designed to appropriate code - provided where appropriate		High standard designed to appropriate code - provided where appropriate	
Fountains	High standard architecturally designed - provided where appropriate			×

Development Levels of Service cont				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
Gardens	Irrigated high standard gardens at 100m ² /hectare		Irrigated high standard gardens at 50m ² /hectare	
Interpretive Signs	High standard sign - located where appropriate			✘
Irrigation - Turf	High use grass areas irrigated			✘
Lighting	High standard safety and feature lighting of ornamental features such as artwork and specimen trees		Safety lighting	
Public Use Mains Power	Available with event booking only		Available with event booking only	
Paths	Concrete footpaths		Concrete footpaths	
Playgrounds	Between 10-15 play items, min. 50% shaded area		Between 5-10 play items, min. 50% shaded area	
Practice Cricket Nets		✘		✘
Public Art	1 item/hectare		1 item per hectare	
Public Toilets	Uni-sex toilets at 2 cubicles per hectare (min. 2 cubicles per park)		Uni-sex toilets at 1.5 cubicles per hectare (min. 2 cubicles per park)	
Rubbish Bins	240 litre wheelie bin enclosures at 2 bins/hectare		240 litre wheelie bin enclosures at 1 bin/hectare	
Seats	High standard at 2 seats/hectare		High standard at 2 seats/hectare	
Shelters	High standard at 0.5 shelters/hectare		High standard at 0.5 shelter/hectare	
Skate Parks		✘		✘
Stormwater Devices		✘		✘
Tables	High standard - provided at 0.5 hectare if not incorporated into shelter		High standard - provided at 0.5 hectare if not incorporated into shelter	
Trees	Specimen trees planted to landscape design (min. Size 200mm stock; min. 30 trees/ hectare)		Specimen tree planting to provide shade to infrastructure & for beautification & screening (min. Size 200mm stock; min. 30 trees/ hectare)	
Viewing Platforms	High standard - located where appropriate		High standard - located where appropriate	
Water Body	Up to 25% of site area - where appropriate		Up to 25% of site area - where appropriate	
Water Points	1 per BBQ &/or drinking fountain		1 per BBQ &/or drinking fountain	

Operating Levels of Service				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
BBQ cleaning	Twice weekly		Twice weekly	
Bin emptying	No overflowing bins emptied at least twice weekly		No overflowing bins emptied at least weekly	
Edging	Mechanical edging only along hard surfaces. Weed circles can have edging using chemicals		Mechanical edging only along hard surfaces. Weed circles can have edging using chemicals	
Furniture maintenance	Monthly formal inspection and repair undertaken within 1 week		Monthly formal inspection and repair undertaken within 1 week	
Gardening	Tri weekly maintenance visits. Tasks include weeding, mulching, pruning, fertilising, pest and disease control, plant replacement. 3 displays per annum for annual gardens		Tri weekly maintenance visits. Tasks include weeding, mulching, pruning, fertilising, pest and disease control, plant replacement. 3 displays per annum for annual gardens	
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week		Offensive graffiti removed within 24 hours, other within 1 week	
Grass maintenance	50-80mm, cut at least fortnightly. Pest and disease control		70-120mm, cut at least fortnightly. Pest and disease control	
Hard surface maintenance	Kept free of deformations, and free of weeds and debris		Kept free of deformations, and free of weeds and debris	
Lighting inspections	Quarterly		Quarterly	
Litter collection	Daily		3 per week	
Playground maintenance	Monthly maintenance inspections. Annual safety inspection		Monthly maintenance inspections. Annual safety inspection	
Toilet cleaning	Daily		Daily	
Tree maintenance	Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed		Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed	

Recreation Parks

Used for a range of informal recreation activities particularly child and youth play.

Traditionally, these have been local 'pocket parks', but modern practice is to acquire larger sized parks to accommodate a range of activity zones such as playgrounds, relaxing, and informal ball play.

Examples of Recreation Parks include Staffsmith Park, Junior Chamber Park, Billabong Park and Davidson Park.

There is currently 126.3 hectares of Recreation Park provided in the region.



Provision Levels of Service

Recreation Parks shall be provided at 1.4 ha/1,000 residents.

They shall be level, and have a high degree of road frontage within the range of 75%.

District Recreation Parks shall be between 1.0 and 2.0 hectares in size, and provided in areas where population is greater than 5,000 residents AND no other District Recreation Parks are within 5km.

Local Recreation Parks shall be between 0.5 and 1.0 hectares in size, and located within residential areas at a distribution of approximately 1km distance from one another.

Development Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Access Roads		×		×
Ancillary Sports Structures		×		×
Artificial Cricket Strip		×		×
BBQ's	Electric BBQ's under rotundas at 2 BBQ/park			×
Bike Racks		×		×
BMX Tracks		×		×
Buildings - Community		×		×
Buildings - Visitor				×
Car Parking Onsite		×		×
Clay Cricket Block		×		×
Dog Exercise Areas	Where appropriate, minimum 5000 m ² , chain-wire fence to perimeter with signage, shade structure, water, dog poo bin, access paths, concrete access area			×
Drainage		×		×
Drinking Fountains	High standard - 1 per park			×
Entrance Sign	1 sign per park		1 sign per park	
Exercise Equipment	Provided at 1 unit per park			×
Fencing and Barriers	Round top, treated pine bollards and slip-rail		Round top, treated pine bollards and slip-rail	
Fire Pits		×		×
Flagpoles		×		×
Footbridges	High standard - provided where appropriate		High standard - provided where appropriate	

Development Levels of Service cont				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
Fountains		×		×
Gardens	Irrigated high standard gardens at 10m ² per hectare			×
Interpretive Signs		×		×
Irrigation - Turf		×		×
Lighting		×		×
Paths	Concrete			×
Playgrounds	Up to 5 units, min. 50% shaded area			×
Practice Cricket Nets		×		×
Public Toilets	Wheelie bin stand, 2 per park			×
Rubbish Bins	High standard at 2 seats/hectare			×
Seats	High standard at 1 seat/hectare			×
Shelters		×		×
Skate Parks		×		×
Stormwater Devices		×		×
Tables		×		×
Trees	Specimen tree planting to provide shade to infrastructure & for beautification & screening (min. Size 200mm stock; min. 25 trees/hectare)		Specimen tree planting to provide shade to infrastructure & for beautification & screening (min. Size 200mm stock; min. 25 trees/hectare)	
Viewing Platforms		×		×
Water Body		×		×
Water Points	1 per BBQ &/or drinking fountain	<		×

Operating Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
BBQ cleaning	Twice weekly			✘
Bin emptying	No overflowing bins emptied at least weekly		No overflowing bins emptied at least weekly	
Edging	Mechanical edging only along hard surfaces. Weed circles can have edging using chemicals		Chemical edging only	
Furniture maintenance	Quarterly formal inspection and repair undertaken within 2 week		Quarterly formal inspection and repair undertaken within 2 week	
Gardening	Maintenance visits every six weeks. Tasks include weeding, mulching, pruning, plant replacement. 3 displays per annum for annual gardens			✘
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week		Offensive graffiti removed within 72 hours, other within 3 week	
Grass maintenance	70-120mm, cut at least monthly		70-150mm, cut at least monthly	
Hard surface maintenance	Kept free of deformations, and free of weeds and debris		Keep free of trip hazards, and weeds	
Lighting inspections		✘		✘
Litter collection	1 per week		Fortnightly	
Playground maintenance	Monthly maintenance inspections. Annual safety inspection		Monthly maintenance inspections. Annual safety inspection	
Toilet cleaning	3 per week		1 per week*	
Tree maintenance	Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed		Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed	

* On existing toilets. No new toilets will be built/replaced on local Recreation Parks.

Road Rest Stops

Located in association with roads and views. Higher use sites will have a higher level of service.

These relatively small sites are located conveniently, so that visitors to the region can take a break from driving and/or stop to admire a view or experience a particularly scenic location.

Examples of Road Rest Stops include Rosins Lookout, Doughty Park and Rotary Lookout. There are currently 8 Regional Road Rest Stops comprising 59.0 hectares.



Provision Levels of Service

Only Regional Road Rest Stops will be provided.

They will be located near outstanding natural features such as lookouts, waterfalls etc., and adjacent to state roads. 25% of the site perimeter is to have direct road frontage.

Development Levels of Service		
	REGIONAL	
	Include	Exclude
Access Roads		×
Ancillary Sports Structures		×
Artificial Cricket Strip		×
BBQ's		×
Bike Racks		×
BMX Tracks		×
Buildings - Community		×
Buildings - Visitor		×
Car Parking Onsite	Asphalt carparks - 10/park	
Clay Cricket Block		×
Dog Exercise Areas		×
Drainage		×
Drinking Fountains		×
Entrance Sign	1 sign per park	
Exercise Equipment		×
Fencing and Barriers	Round top, treated pine bollards and slip-rail	
Fire Pits		×
Flagpoles		×
Footbridges		
Fountains		×
Gardens	Informal natural area style	
Interpretive Signs	High standard sign - located where appropriate	
Irrigation - Turf		×

Development Levels of Service cont		
	REGIONAL	
	Include	Exclude
Lighting		✘
Public Use Mains Power		✘
Paths	Concrete	
Playgrounds		✘
Practice Cricket Nets		✘
Public Art	1 item per site	
Public Toilets	Uni-sex toilets at 2 - 4 cubicles per site	
Rubbish Bins	Wheelie bin in enclosure - 1 per site	
Seats	High standard at 2 - 4 seats per site	
Shelters	High standard at 1 per site	
Skate Parks		✘
Stormwater Devices		✘
Tables		✘
Trees	Specimen tree planting (min. Size 200mm stock, min. 25 trees/hectare) - lookout areas excluded	
Viewing Platforms	High standard - located where appropriate	
Water Body		✘
Water Points		✘

Operating Levels of Service		
	DISTRICT	
	Include	Exclude
BBQ cleaning	Twice weekly	
Bin emptying	Weekly	
Edging	Chemical edging only	
Furniture maintenance	Monthly formal inspection and repair undertaken within 1 week	
Gardening		✘
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week	
Grass maintenance	70-120mm, cut at least monthly	
Hard surface maintenance	Kept free of deformations, and free of weeds and debris	
Lighting inspections		✘
Litter collection	Weekly	
Playground maintenance		✘
Toilet cleaning	Minimum of 5 services and cleans per week	
Tree maintenance	Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed	

Sports Parks

Large sites used for organised, competition sport.

These parks are often multi-use, but always contain at least 1 sports oval where traditional, mostly ball sport is played.

Examples of Sports Parks include Graceleigh Park, Everdell Park and Moffat Memorial Park.

There is currently 82.3 hectares of Sports Park provided in the region.

Provision Levels of Service

Sports Parks shall be provided at 1.8 hectares/1,000 residents.

Regional Sports Parks shall be of sufficient size to accommodate between 4 and 10 full size playing ovals, onsite carparking, and associated club facilities and buildings.

75% of the park perimeter to have direct road frontage.

A Regional Sports Park will be considered in Beaudesert when population of the town reached 25,000 people, in preference to providing additional District Sports Parks in other areas of Scenic Rim Region.

Development Levels of Service				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
Access Roads	Sealed roads to high standard - asphalt with concrete edge		Sealed roads to high standard - asphalt with concrete edge	
Ancillary Sports Structures	As appropriate to sport requirements		As appropriate to sport requirements	
Artificial Cricket Strip		✘		✘
BBQ's		✘		✘
Bike Racks	High standard bike racks at 0.5/hectare		High standard bike racks at 0.5/hectare	
BMX Tracks	Design & construct to Australian standard		Design & construct to Australian standard	
Buildings - Community	Design & construct & associated with park activity		Design & construct & associated with park activity	
Buildings - Visitor		✘		✘
Car Parking Onsite	Asphalt as per development application		Asphalt as per development application	
Clay Cricket Block		✘		✘
Dog Exercise Areas		✘		✘
Drainage	Designed site and field drainage		Designed site and field drainage	
Drinking Fountains	High standard - 1.0/hectare		High standard - 0.5/hectare	
Entrance Sign	Park name sign at each entrance		Park name sign at each entrance	
Exercise Equipment	Provided at 0.5 units/hectare			✘
Fencing and Barriers	Perimeter mesh fencing		Round top, treated pine bollards and slip-rail	
Fire Pits		✘		✘
Flagpoles		✘		✘
Footbridges	High standard - provided where appropriate		High standard - provided where appropriate	
Fountains		✘		✘
Gardens		✘		✘
Interpretive Signs		✘		✘
Irrigation - Turf	Irrigation on all fields		Irrigation on all fields	

Development Levels of Service cont				
	REGIONAL		DISTRICT	
	Include	Exclude	Include	Exclude
Lighting	Lighting to required standard on all fields		Lighting to required standard	
Public Use Mains Power	Available with event booking only		Available with event booking only	
Paths	Concrete		Concrete	
Playgrounds	Australian standard - 3 play items, min. 50% shaded area			✘
Practice Cricket Nets		✘		✘
Public Art		✘		✘
Public Toilets	Associated with clubhouse facilities only		According to building code requirements	
Rubbish Bins	Wheelie bin stand, 1.0/hectare		Wheelie bin stand - 1.0/hectare	
Seats	High standard at 2 seats/hectare		High standard at 2 seats/hectare	
Shelters	High standard at 1 shelter/hectare		High standard at 0.5 shelter/hectare	
Skate Parks	Concrete, 1 per locality		Concrete. 1 per locality	
Stormwater Devices		✘		✘
Tables		✘		✘
Trees	15 trees/hectare, located on the perimeter of the park (min. size 200mm stock)		15 trees/hectare, located on the perimeter of the park (min. size 200mm stock)	
Viewing Platforms		✘		✘
Water Body		✘		✘
Water Points	1 water point/drinking fountain		1 water point/drinking fountain	

Operating Levels of Service				
	DISTRICT		LOCAL	
	Include	Exclude	Include	Exclude
BBQ cleaning		✘		✘
Bin emptying	No overflowing bins emptied at least weekly		No overflowing bins emptied at least weekly	
Edging	Chemical edging only		Chemical edging only	
Furniture maintenance	Monthly formal inspection and repair undertaken within 1 week		Quarterly formal inspection and repair undertaken within 2 week	
Gardening		✘		✘
Graffiti removal	Offensive graffiti removed within 24 hours, other within 1 week		Offensive graffiti removed within 72 hours, other within 2 weeks	
Grass maintenance	35-50mm in summer, and 50-80mm in winter. Cut at least weekly. Pest and disease control, fertilizer, irrigation, drainage, seasonal renovation		35-50mm in summer, and 50-80mm in winter. Cut at least weekly. Pest and disease control, fertilizer, irrigation, drainage	
Hard surface maintenance	Kept free of deformations, and free of weeds and debris		Keep free of trip hazards, and weeds	
Lighting inspections	Quarterly		6 monthly	
Litter collection	3 per week		1 per week	
Playground maintenance	Monthly maintenance inspections. Annual safety inspection		Monthly maintenance inspections. Annual safety inspection	
Toilet cleaning	After scheduled events		After scheduled events	
Tree maintenance	Annual inspection and maintenance program. Existing trees to be inspected by an arborist and arborist recommendations performed		Reactive only. Existing trees to be inspected by an arborist and arborist recommendations performed	

Appendix 1 – Parks Improvement Program

KEY PERFORMANCE INDICATOR – Continually improve parks management score, as independently measured by the Yardstick benchmarking program.

TASK	METHODOLOGY	PRIORITY
Document detailed service standards	Expand operating levels of service statements describing the quality standards expected for all maintenance and operational tasks, in a way that can be measured through quality monitoring.	H1
Quality monitoring	Undertake random site audits (20 parks per month) to check that maintenance standards meet the service standard requirements. Base the quality monitoring on the documented service standards. Convert items inspected into a score. Weight items/task that are more important to the park visitor more highly, that other more technical measures. Ideally use a smart phone/tablet approach. Measure performance and trends and adjust practices and maintenance schedules as necessary.	H2
Align budget and financial reporting structure to levels of service	Be able to record/budgets/costs by park category and by individual park, and by asset group/task e.g. furniture, gardens, grass mowing, litter, graffiti and vandalism, hard surface maintenance, trees, toilets, security etc.	H3
Develop policy on chemical use	Identify what chemicals can and cannot be used. Document criteria for deciding on using new chemicals. Document decision making process for approving chemicals not usually used, or which fall into the prefer not to use category.	H4
Development levels of service gap analysis	Inspect each park and compare actual assets provision against the development levels of service. Identify assets that will not be replaced (not depreciated) at the end of their lives, assets that require upgrading or adding (new capital), and assets that meet the required development level of service and will need to be replaced (renewal capital).	M1
Collect condition and remaining useful life information	Gather condition and remaining useful life information on all assets that Council intends to renew.	M2
Parks user surveys	Undertake park user intercept surveys to determine a profile of park users, importance and satisfaction ratings.	M3

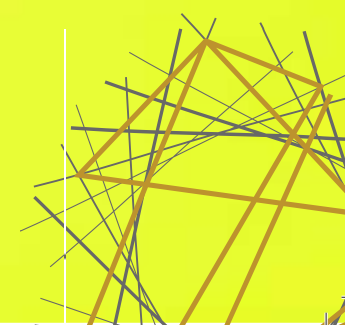
TASK	METHODOLOGY	PRIORITY
Develop parks asset renewal plan	Using condition, remaining useful life, unit replacement rates, and park user feedback, develop a 10 year asset renewal plan for all parks and facilities assets flagged for renewal in the development levels of service gap analysis.	M4
Tree maintenance program	Collect information for all specimen trees planted on streets, heritage trees, and identified high risk trees. Information to include location, species, approximate age, and condition. Develop a regular cyclical, proactive maintenance program to maintain all identified trees.	M5
Parks inventory	Measure and GIS map areas of grass, gardens, roads and carparks, paths, playgrounds, park furniture and structures.	M6
Market test costs	Determine cost per unit figures for all significant parks maintenance activities, and analyse benchmark results to help identify inefficiencies	M7
Develop playground strategy	Undertake an analysis of current playground provision, and an assessment of playground performance, identify changes needed to the current playground network to meet current and future requirements, rationalisation of distribution of playgrounds, and development levels of service.	L1
Develop public toilet strategy	Undertake an analysis of current public toilet provision, an assessment of toilet performance, and identify changes needed to the current public toilet network to meet current and future requirements, rationalisation of distribution of public toilets, and development levels of service.	L2
Develop trail strategy	Undertake an analysis of current trail provision, and identify changes needed to the current trail network to meet current and future requirements and development levels of service.	L3
Develop park management plans	Develop park management plans based on park categories e.g. Sports Parks Management Plan, Road Rest Stops Management Plan, Corridor Park Management Plan etc. Include policies for what can and cannot occur on that category of park. For each individual park include an entry with aerial photograph, define the legal status of the land, briefly describe the features of the park, who uses the park, and any known encumbrances (under ground services, leases etc.).	L4
Water management plan	Identify and record all irrigation systems. Develop checklists for pre-season checks. Identify current water use. Identify measures for reducing water use. Document water use targets. Measure and report against water management plan targets.	L5

Appendix 2 – Parks Maps

SCENIC RIM REGIONAL LIBRARIES SPACE REVIEW



Prepared by
ARCHITECT PETER MOECK

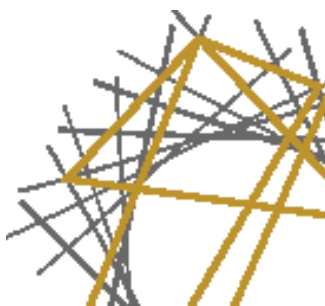




Change is just a matter of
seeing things differently.

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APPENDIX B	09-10
Existing and Proposed Floor Plans	
Consultative Process	
Likely Order of Costs	



OVERVIEW

The Scenic Rim Regional Libraries Strategic Plan 2015-2019 was developed following the release of the Scenic Rim Community Plan 2011-2025.

OBJECTIVE

The objective is for the Scenic Rim Regional Libraries is to support the desire for *healthy, engaged and resourceful communities*.

COMMUNITY VISION

The specific outcomes of the Scenic Rim Community Vision 2011 include:

- Strong social interaction and a sense of connectedness.
- A life-long learning community with opportunities to thrive.
- A community that celebrates its identity, culture and diversity.
- A friendly and inclusive community.
- A community that embraces and values young and old.
- A community where individuals demonstrate commitment to the vision through their personal choices and actions.

GOALS AND STRATEGIES

The Goals for the Regional Libraries in support of this Community Vision comprise:

- Reflect the vision expressed in the Community Plan by being community focused in all activities.
- Maximise the potential of technology to deliver content and services.
- Embody a culture of life-long learning.

- Create welcoming and attractive spaces
- Support and enable staff to become as skilled and confident as possible.

Strategies arising from these Goals that are addressed by this consultancy include:

- Encourage groups to use the Library as a means of sharing skills and knowledge.
- Actively support other Council departments in their community education activities.
- Undertake ongoing refurbishment of library spaces to serve community needs.
- Create more useable space.
- Review current Branch Libraries for suitability and best use of resources.

PURPOSE

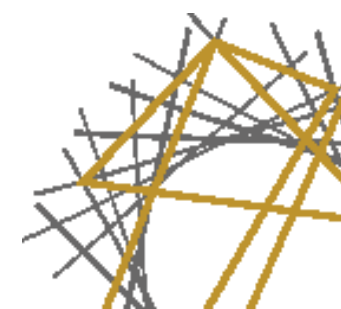
The tasks for this consultancy included:

- Review of current space available for Library functions resulting in Existing Floor Plans.
- Examination of existing and projected population data.
- Application of respected population benchmark tools to establish floor area provisions.
- Identification of opportunities for relocation and expansion.
- Preparation of initial Concept Designs to demonstrate space utilisation and design intent.
- Recommendations for adaptive reuse, relocation and expansion to suit context and place.
- Consideration of the intent of the Vibrant Towns of the Scenic Rim document February 2016.

- Likely Order of Costs by a selected Cost Consultant for building works and fit out.

Recommendations are made specific to each of the existing locations at Beaudesert, Boonah, Tamborine Mountain, Canungra and for the Mobile Library. The intent is for this Report to be considered by the Scenic Rim Regional Council Executive Team, elected members and community.

Healthy, engaged and resourceful communities



EXISTING LIBRARIES

The existing Scenic Rim Regional Libraries serve a current 2016 population of 40,314 who are located across 4,238 square kilometres. There are four static Public Libraries and a Mobile Library service.

Statistics collected by the Scenic Rim Libraries Team indicate that in 2015/2015 there were 202,000 loans and in 2015/2016 this had grown to 210,000 loans. This is equivalent to 5.2 loans per person throughout the district during a year. This indicates that the Libraries are a significant and valued community resource. Refer to the attached Existing Floor Plans, which include loose furniture and fit out configurations.

BEAUDESERT

The Library in Beaudesert is the Central Library for the Scenic Rim Region. The existing stand-alone building is located at 58 Brisbane Street adjacent to Jubilee Park. The facilities were constructed in 1974 and comprise an internal floor area of 432 square metres. An external unenclosed covered deck was added in 2014 comprising 72 square metres.

The existing building is located on Lot 1 comprising 1803 square metres. This allotment and the adjacent Jubilee Park of 2.5 hectares is free hold and owned by Council. This facility serves a catchment population of 13,987 with 3 FTE. The Regional Librarian 1 FTE, casual staff 3FTE, technical services 2FTE and mobile team 2FTE, are also based in this location.

BOONAH

The Library in Boonah is part of the Boonah Cultural Centre constructed in 2002 at 14-36 High Street. The Library functions are co-located with Art Gallery, Auditorium, Cinema, Function Room and Kitchen. The complex provides separate entries for each activity and has frontage to Church Street and Yeates Avenue. The internal floor area of the Library is 415 square metres with 2 FTE Council Library staff. The adjacent Art Gallery is 132 square metres.

TAMBORINE MOUNTAIN

The Library in Tamborine Mountain is located within 5 former retail tenancies that are part of a larger retail complex behind the Post Office on Main Street on the NW corner of Yuulong Road. The existing internal floor area is 315 square metres. The tenancy faces south. This facility serves an existing catchment population of 13, 557 with 3 FTE Council Library staff.

CANUNGRA

The Library in Canungra is located within a stand-alone building with an entry from Kidston Street. The building also accommodates the Visitor Information Centre with an entry on the corner of Lawton Lane. The service access for staff and deliveries is from Appel Street. The existing internal floor area used by the Library is 80 square metres. The total building footprint is 200 square metres. This facility serves an existing population of 902 and is open 4 half days per week (total 16.5 hours) operated with a 0.5 FTE.

MOBILE LIBRARY

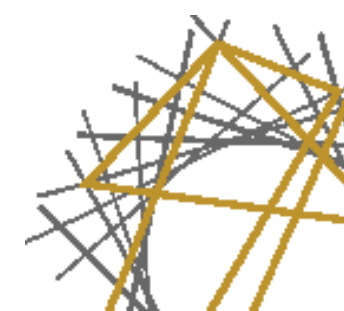
The Mobile Library vehicle is based at the Council Works Depot in Beaudesert and operated by 2 FTE Council Library staff. This service connects with eight communities from 10AM - 4PM on selected days:

- Eastern Scenic Rim in Beechmont every second Thursday, Tamborine Village every second Friday.
- Central Scenic Rim in Kooralbyn every Wednesday, Rathdowney every second Thursday and Hillview every second Friday.
- Western Scenic Rim: Kalbar every second Monday, Harrisville every second Tuesday and Peak Crossing every second Tuesday.

This service contributes 11,000 loans (5%) of the 210,000 loans annually. The purpose built semi-trailer is 10 years old and due to be re-clad shortly for \$20,000. The truck operating cost is \$110,000 per annum excluding staff costs.

The Queensland Public Library Standards and Guidelines Staffing Standard publication May 2008 provides standards per capita for staffing levels and qualification statements as minimum requirements for Public Libraries. The nature of Public Libraries in the Scenic Rim is that they are spread across four locations and include a mobile library service. This provides unique challenges.

Libraries are a significant and valued community resource.





People Places

DEMOGRAPHICS

Significant growth in population is expected within the Scenic Rim Regional Council. This is anticipated to be concentrated in Beaudesert where the population could more than double in 15 years. At Boonah an increase of 17% is expected and for Tamborine Mountain – Canungra an increase of 6% is expected over 15 years.

POPULATION PROJECTIONS

Existing and projected population figures are based on information provided by Scenic Rim Regional Council Land Use Planner (Infrastructure) on 26 May 2016 for Statistical Area 2 listed below.

SA 2	2011	2016	2021	2026	2031	Ultimate
Beaudesert	12,705	13,987	17,638	23,106	28,246	36,588
Boonah	11,168	11,868	12,728	13,429	14,065	26,328
Tamborine - Canungra	13,564	14,459	14,841	15,325	15,931	17,297
Scenic Rim	37,437	40,317	45,207	51,860	58,243	80,214

POPULATION-BASED BENCHMARKS

The industry wide accepted and respected Guidelines for the development of Public Libraries is deemed to be the People Places publication prepared by the State Library NSW, now in Third Edition dated 2013. It was deemed that the State Library of Queensland Public Library Standards and Guidelines *Library Buildings Standard* published in 2009 did not adequately cater for the full requirements for a vibrant Community Hub.

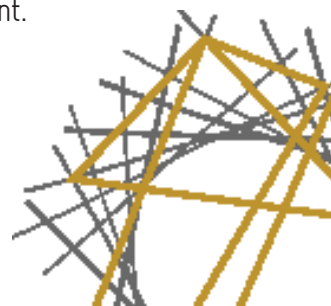
The *State Library People Places Population Based Area Calculator* together with the *People Places* publication are available on line at www.sl.nsw.gov.au and this calculation tool has been used to generate a total internal floor area for each Library location within the Scenic Rim. This is based on the existing 2016 population and the population expectations for 2026 and 2031.

RECOMMENDED FLOOR AREAS

The following Table summarises the outcomes for each location. At Beaudesert there is also a Central Library function and this is factored into the benchmark calculations. For a population fewer than 2,750, the minimum recommended floor area is 190 square metres. This applies to Canungra. The areas below are square metres.

Location	Area Existing	Area 2016	Area 2026	Area 2031
Beaudesert	432	1219	1488	1795
Boonah	415	819	927	970
Tamborine Mountain	315	935	939	940
Canungra	80	190	190	190
Total	1242	3163	3544	3895

The above Table clearly indicates that the current floor area provisions in each location are well short of the recommended minimum floor areas, even for the 2016 population benchmarks. This is not surprising considering that the purpose built Library at Beaudesert is 42 years old. Based on the 2016 position it needs to be 3 times the size of the current footprint and into the future for 2031 to be more than 4 times the size of the current footprint.





Easy to use

VIBRANT COMMUNITY HUBS

The Public Libraries of today are vibrant and dynamic community hubs that because they integrate a range of facilities and deliver programs that engage every member of the community of every age catering for diverse and broad interests. They are destination places.

RELOCATION AND EXPANSION OPPORTUNITIES

Improving the existing Libraries within the Scenic Rim is a once in a lifetime opportunity that needs to be relevant to context and place.

A range of opportunities exist to relocate and expand the Library footprints comprising:

- Beaudesert expand footprint at Jubilee Park or relocate to Davidson Park or proposed Town Square.
- Boonah expand into adjacent Art Gallery space including a mezzanine, if Art Gallery can relocate.
- Tamborine Mountain relocation into former supermarket tenancy within existing retail complex.
- Canungra expand into entire existing building footprint, if Visitor Information Centre can relocate.
- Mobile Library review cost effectiveness and consider alternatives eg. Pop Up Library in Kooralbyn.

The following Table lists the internal floor areas available in each location. Whilst these areas are less than the recommended footprints that arise from the application of the Population Based Benchmark Tool, they will offer a substantial and significant improvement in service delivery.

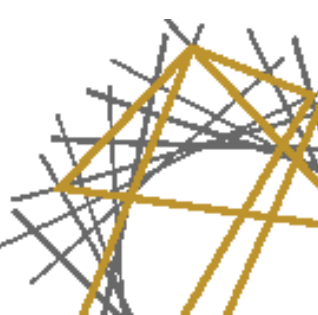
The subject spaces have been check measured and design tested. Refer to the attached Proposed Floor Plans, which include loose furniture and fit out configurations.

Location	Opportunity	Alternative
Beaudesert	Expand on existing site to 1800 sqm.	Relocate elsewhere. New build.
Boonah	Expand into Art Gallery 667 sqm.	
Tamborine Mountain	Relocate into 800 sqm. Include Art Gallery.	Lower level 200 sqm as well.
Canungra	Library in whole of building 200 sqm.	Relocate VIC.
Mobile Library	Is this best value and cost effective?	Pop Up Library in Kooralbyn.

DESIGN CONSIDERATIONS

The fundamental requirement is to be people centred. Key design considerations for Libraries include:

- A welcoming entry.
- Intuitive way finding.
- Active edges.
- Branding that reflects the region and context, which is applied consistently and professionally.
- Easy to find and easy to use.
- A purpose designed and unique place for everyone of every age, interest and ability.
- An adaptable, mobile and purposeful fit out with robust and functional loose furniture provision.



RECOMMENDATIONS

The rationale for recommendations arising from the consideration of the material detailed on the previous pages is described below.

TOWN SQUARES OF THE SCENIC RIM

John Mongard Landscape Architects were commissioned by Scenic Rim Regional Council in late 2015 to undertake a Townscape Study titled *Vibrant Towns of the Scenic Rim*. The publication titled *Town Squares Of The Scenic Rim The Signature Projects* is dated February 2016.

This document recognises Libraries as Activators, which provide seamless learning experiences, hubs for community wellbeing, participatory knowledge preservation and enable collaboration and decision-making. It is noted that the three communities all love and embrace their Libraries.

The emerging key projects comprise:

- Beaudesert Town Square placed on Brisbane Street at junction with William and Telemon Streets.
- Boonah Town Square placed on High Street at the junction with Park Street.
- Tamborine Mountain Town Square placed on Main Street at the junction with Yuulong Road.

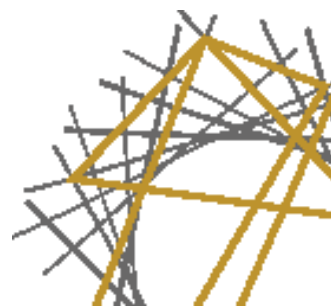
BEAUDESERT

Options in Beaudesert are to remain in the Jubilee Park setting or to relocate to Davidson Park or to the proposed Town Square as suggested by John Mongard Landscape Architects. Key issues as follows:

- Relocation to Davidson Park was documented in 2011 for a Library of 1540 square metres.
- The advantage is that there is co-location of Civic, Auditorium, Gallery and Library functions.
- Relocation to the centre of Brisbane Street in a proposed Town Square is a congested outcome.
- There are significant services diversion issues and the emergency fire service route is displaced.
- Retention and expansion of the existing Library is recommended.
- The existing Library clear span steel structure would respond well to adaptive reuse.
- Jubilee Park is a unique parkland setting and a meeting place for the indigenous community.
- A Detail Survey and Allotment Plan have been obtained. Lot 1 is Library. Lot 2 is Jubilee Park.
- The boundaries between allotments can be blurred because Council owns them free hold.
- A sewer drain connecting pool, library and amenities to Telemon Street needs to be diverted.

The Proposed Floor Plan is sized at 1800 square metres to accommodate for the anticipated doubling of the population over the next 15 years. The expanded building footprint builds around the existing structure and presents as a new building with a range of purposeful spaces for community use and life-long learning. The existing public amenities would be demolished and incorporated into the additions. The significant pine trees will be retained and pier footings used to ensure that root systems remain undisturbed. This building is very similar in scale and regional context to the Mount Gambier Library. Refer to the Case Study in Appendix A.

Easy to find



connecting our communities

sharing our stories

growing together

RECOMMENDATIONS

07

BOONAH

The existing Library is well located in the heart of Boonah on High Street. If the proposal to relocate the Art Gallery into a retrofit of the Council Chambers were to eventuate, then the Library could expand on ground floor and mezzanine levels adding 252 square metres to the existing 415 square metres.

The Proposed Floor Plan illustrates that the History Room is repositioned and the activity space for Children relocated. Administrative functions move across into the former Gallery space and this allows for a new layout for collections complete with study and meeting spaces and Youth into the mezzanine together with a Maker Space. The height of the existing Gallery space is 5200mm. The lane north between the two existing buildings could be softened with shade tolerant plants and used more effectively as an Events space.

TAMBORINE MOUNTAIN

The opportunity to relocate the Library into larger adjacent premises within the existing retail complex on Main Street should be realised. This location is at the heart of the community and the proposal to establish a Town Square immediately east of the Library will further enhance the setting.

The Proposed Floor Plan illustrates that the new space has sufficient capacity to provide active edges with lounges to the perimeter adjacent to new windows with purpose designed spaces for Children, Youth, a Maker Space and a series of Study, Group and Meeting Rooms complete with Administrative functions within 742 square metres. A separate Art Gallery is shown in an adjoining tenancy. The lower level spaces can be used for archive storage and for deliveries access to the lift.

CANUNGRA

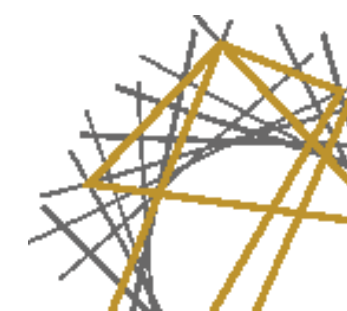
The minimum space for a Library with less than 2,750 people is 190 square metres. The current 80 square metre provision is completely inadequate. Gatherings of a dozen people require that they relocate across the road to the Town Park. A strategy that relocates the Visitor Information Centre in order for the whole building to be used for Library is required as per the Proposed Floor Plan.

POP-UP LIBRARY

The existing Mobile Library has been in operation for 10 years. The purpose-designed semi-trailer is due to be re-clad to address watering ingress in the short term and is due to be refitted in 3 years.

This service costs are \$110,000 per annum and staff costs for 2 FTE is additional. It provides 5% of the loans turnover. The replacement cost is \$750,000. Key questions arise:

- Is the existing Mobile Library the most effective means of connecting with community?
- Do the hours of operation in the subject locations limit accessibility to resources?
- Can this service be delivered more effectively?



APPENDIX A

This Case Study of the Mount Gambier Library in the southeast of South Australia is presented because it has contextual relevance to the Library redevelopments under consideration in the Scenic Rim particularly for Beaudesert. The expectation was that an enlarged, highly visible and accessible facility would double the turnover, but the reality far exceeded expectations. It is a story of Library as a true community place.

MOUNT GAMBIER LIBRARY

Centrally located in what has become the Cultural Precinct in heart of Mount Gambier, the new library has been instrumental in enlivening and invigorating this regional city to become a learning community. This is a life long activity and the source of individual, social and community strength.

The Mount Gambier Library is a People Place because it has been embraced by the community through the four fold increase in visitation, increases in loans, participation in programs and increased awareness of the services offered by the Library. Please refer to the publication OUR PLACE. A pdf copy can be accessed at www.moeckarchitect.com.au under the section titled Libraries.

This project had a transformative and enduring impact on this regional community. The Library commenced in the Institute Hall in 1862 and moved from Commercial Street to Penola Road in 1967. In 1981, the Library was relocated in the lower level of the Civic Centre. It occupied 700 square metres with 7 FTE staff and had no visual or physical presence.

A demographic study undertaken in 2006 utilised the population and service based benchmark tools from the State Library of NSW to determine that a catchment population of 32,023 required a floor area of 1644 square metres. When this was worked through in further detail, it was agreed that 1900 square metres would be the required footprint to provide a long-term solution.

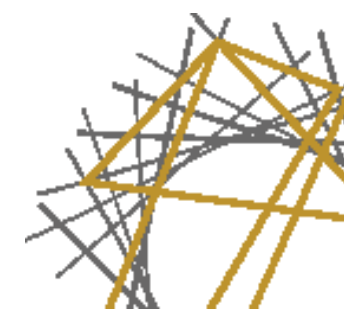
These catchment population numbers and the scale of development in the context of a regional city have similarities to the proposal for Beaudesert. Both deliver functions associated with a central library. The new Mount Gambier Library was completed in 2009 and commenced operation with 9 FTE staff.

This quickly grew to 12 FTE staff due to massive increases in usage. The figures are astonishing. Visitations a 400% increase, non-fiction loans a 300% increase, overall loans a 48% increase and community programs being conducted from the library by library staff a 400% increase. Operating hours to address community demand was increased from Monday to Friday and Saturday morning to opening seven days and also on the public holidays.

FROM THE INSIDE OUT

The design of Library and Community Hubs must be approached from the inside out. We need to understand the fundamentals of how people connect and engage with the environments that they inhabit. Well placed functional and spatial relationships make facilities easy to use because the flow is intuitive.

Identity and Branding





Context and Place

APPENDIX A

SPATIAL LITERACY

Good design can have a transformative impact on the lives of those who use the spaces because the environments that we inhabit affect how we learn and live. Spatially literacy is a powerful tool. A skilled Architect will actively listen, ask difficult questions, prompt, provoke, engage, think, communicate, reason, problem solve and visualise in three dimensions and work with you as a team.

BUILDING SOCIAL CAPITAL

The Library and Community Hub model that provides access to a range of services for every member of a community of every age and ability has the potential to build social capital and connections, address early childhood literacy, provide access to health, multicultural, indigenous and youth services and life long learning.

This endeavour is successful when the vision is developed in close consultation with all stakeholders led by committed and passionate locals who own the process and the outcomes. This local team who constantly seek to reinvent programs and seek new opportunities to broaden engagement will build a strong and resilient community.

IDENTITY

Creating an identity for a Library offers an opportunity to build connections with community developing pride and ownership. These buildings endure and should be placed at the heart of the community.

The development of a brand that connects with built form and fit out, is an opportunity to reflect what is unique about the location and to express the purpose of the project. The results that are seamlessly integrated often reflect early stage collaboration between architect and artisans, which draw inspiration from context and spirit of place in the subject locality and region.

First impressions are important. The physical and visual presence of the architectural solution and brand become recognised as linked to place and purpose. A professional and consistently expressed identity across a range of media such as signage, way finding, library card, newsletters, website, promotional materials, sponsored vehicle, mobile library, posters, bookmarks, banners, name tags and business cards sends a unified and impressive marketing message.

Identity does not need to look to the past for inspiration or necessarily seek to be site or regionally specific. It can be a simple idea well expressed, a notion or a thread. It can tell a story and be something that takes time to discover.

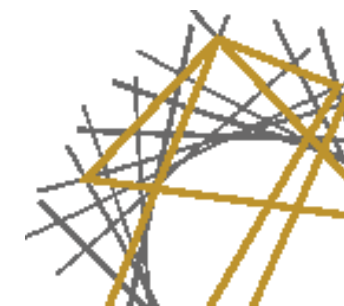
LESSONS LEARNED

Innovation arises from collaboration, when ideas are openly shared and trust and rapport develop. By actively listening and contributing, a cohesive team can work together and try new approaches, test ideas, adapt and continuously improve.

To seek out new ideas and to challenge what becomes accepted practice is how great outcomes are born. Everything we do is about and for people. We must place ourselves in the shoes, hearts and minds of those for whom we are problem solving.

The one constant is change. The ability to visualise new solutions to the challenges of tomorrow will require spatial literacy to be an important part of the tool kit.

We need to work from the inside out. Design testing of solutions is only useful when we get down to the details at the outset. Placing furniture in spaces demonstrates how humans use the space in terms of flow patterns and functional relationships.



APPENDIX B

The material appended to this document comprises:

- 2016005 / M01 Existing Floor Plan Beaudesert Library.
- 2016005 / M02 Existing Floor Plan Boonah Library.
- 2016005 / M03 Existing Floor Plan Tamborine Mountain Library.
- 2016005 / M04 Existing Floor Plan Canungra Library.
- 2016005 / SK01 Proposed Floor Plan Beaudesert Library Expansion.
- 2016005 / SK02 Proposed Ground Floor Plan Boonah Library Expansion.
- 2016005 / SK03 Proposed Mezzanine Floor Plan Boonah Library Expansion.
- 2016005 / SK04 Proposed Floor Plan Tamborine Mountain Library Relocation and Expansion.
- 2016005 / SK05 Proposed Floor Plan Canungra Library Expansion.
- Consultative Process Minutes of Meetings 01 Site Investigations 26 & 27 April 2016.
- Consultative Process Minutes of Meeting 02 Design Review 17 June 2016.
- Likely Order of Costs prepared by Heinrich Consulting, Resource Furniture and Groundplay.

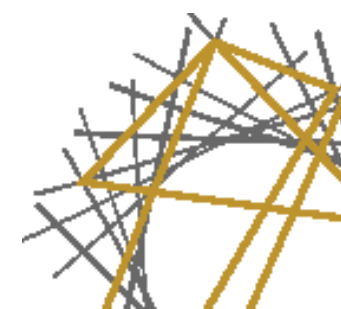
ATTRIBUTION

The digital images used in this document are copyright to Don Brice Photographer. This illustrates the people focus at the Mount Gambier and Strathalbyn Libraries in South Australia. The author of this document was the Architect for these commissions whilst a Director of Brown Falconer 1995 - 2011.



Imagination and Engagement

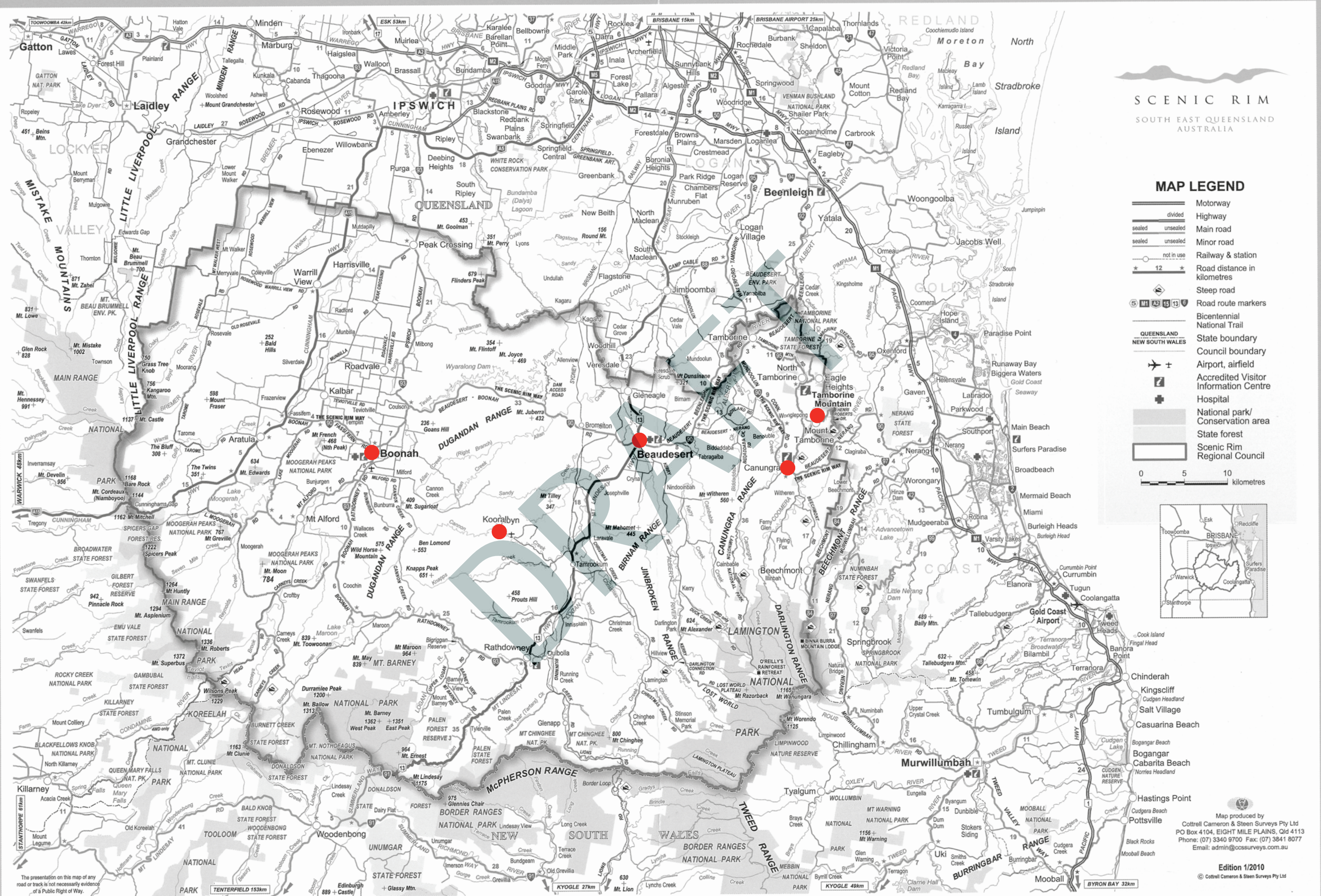
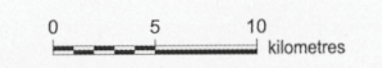
Scenic Rim Regional Libraries Space Review
 ARCHITECT PETER MOECK



SCENIC RIM
SOUTH EAST QUEENSLAND
AUSTRALIA

MAP LEGEND

-  Motorway
-  divided Highway
-  sealed Main road
-  unsealed Main road
-  sealed Minor road
-  unsealed Minor road
-  Railway & station
-  Road distance in kilometres
-  Steep road
-  Road route markers
-  Bicentennial National Trail
-  State boundary
-  QUEENSLAND NEW SOUTH WALES
-  Council boundary
-  Airport, airfield
-  Accredited Visitor Information Centre
-  Hospital
-  National park/ Conservation area
-  State forest
-  Scenic Rim Regional Council



Map produced by
Cottrell Cameron & Steen Surveys Pty Ltd
PO Box 4104, EIGHT MILE PLAINS, Qld 4113
Phone: (07) 3340 9700 Fax: (07) 3841 8077
Email: admin@ccssurveys.com.au

Edition 1/2010
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15 July 2016

Scenic Rim Regional Libraries Space Review

DRAFT

The following text is to be added to page 10 of the DRAFT Report

LIKELY ORDER OF COSTS

Project Cost Consultants Heinrich Consulting and Specialist Library Supplier Resource Furniture were commissioned to assess the content of the initial architectural Concept Designs for each Library redevelopment in order to provide independent and objective advice as to a Likely Order of Cost.

The Likely Order of Costs is an informed assessment of base building upgrade works, alterations, additions and refurbishment, which is site and location specific and inclusive of fit out, loose furniture and allocations for professional and statutory fees.

The following is a summary of the content of documentation appended to this Report. The costs are current at July 2016 and are exclusive of GST and escalation. Refer also to other excluded items specifically listed on the Feasibility Estimates.

These costs are issued to provide guidance as to realistic budgets that should be allocated to design, document, construct and implement the proposals as currently presented.

The total investment to address the needs of the Scenic Rim community for vibrant Regional Libraries in four locations to reflect available opportunities and consider projected population growth over the next 30 years is in the order of \$15 million. This investment is summarised in the following Table.

Location	Construction	Fees, Fitout & Furniture	Total
Beauesert	\$7,974,400	\$1,179,636	\$9,154,036
Boonah	\$1,820,600	\$384,595	\$2,205,195
Tamborine Mountain	\$2,342,000	\$470,785	\$2,812,785
Canungra	\$616,000	\$144,340	\$760,340

2507 - SCENIC RIM REGIONAL LIBRARIES - BEAUDESERT LIBRARY**ESTIMATE SUMMARY**

New Building	m2	1,429	3,400	4,858,600
Work in Existing Building	m2	445	3,200	1,424,000
Decks & Terrace	m2	459	1,200	550,800
Siteworks & Site Services				909,000
Construction Contingency		3%		232,000
ESTIMATED CURRENT CONSTRUCTION COST				7,974,400
Professional, Council/Certification & CITB Fees		9%		717,696
Loose Furniture & Equipment				461,940
ESTIMATED CURRENT PROJECT COST				\$ 9,154,036
GST		10%		915,404
ESTIMATED TOTAL PROJECT COST (INC. GST)				\$ 10,069,440

EXCLUDED ITEMS:

- ♦ escalation
- ♦ asbestos removal (if required)
- ♦ latent conditions, site access difficulties & out of hours work
- ♦ property acquisition, legal, financing & associated costs
- ♦ site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- ♦ rates current as at July 2016
- ♦ procurement via lump sum competitive tender
- ♦ verbal instructions from Mr. P. Moeck
- ♦ Peter Moeck Architect Drawing No's. 2016005/M01 & SK01

WORKSHEETS**SITEWORKS**

32XP - Site Demolition & Earthworks	m2	3,300	35	115,500
Transportable Relocation				-
External Retaining Walls	m			-
33XR - Paving	m2	400	125	50,000
Roadways	m2			-
Car Parks	m2			-
34XN - Fencing	m			-
35XB - Outbuildings & Covered Ways	m2			-
36XL - Landscaping	m2			100,000
Site Furniture	Item			100,000
37XK - Stormwater	Item			60,000
38XD - Sewer	Item			40,000
39XW - External Water	Item			15,000
40XG - External Gas	Item			15,000
41XF - External Fire	No			25,000
42XE - External Electrical	m2			200,000
BWIC				14,750
Preliminaries				110,288
Estimating & Design Contingencies				63,415
Total Estimated Cost of Siteworks				908,953

2507 - SCENIC RIM REGIONAL LIBRARIES - BOONAH LIBRARY**ESTIMATE SUMMARY**

Work in Existing Building	m2	732	2,300	1,683,600
Siteworks & Site Services - Minor Adjustments				50,000
Construction Contingency		5%		87,000
ESTIMATED CURRENT CONSTRUCTION COST				1,820,600
Professional, Council/Certification & CITB Fees		12%		218,472
Loose Furniture & Equipment				166,123
ESTIMATED CURRENT PROJECT COST				\$ 2,205,195
GST		10%		220,520
ESTIMATED TOTAL PROJECT COST (INC. GST)				\$ 2,425,715

EXCLUDED ITEMS:

- ♦ escalation
- ♦ asbestos removal (if required)
- ♦ latent conditions, site access difficulties & out of hours work
- ♦ property acquisition, legal, financing & associated costs
- ♦ site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- ♦ rates current as at July 2016
- ♦ procurement via lump sum competitive tender
- ♦ verbal instructions from Mr. P. Moeck
- ♦ Peter Moeck Architect Drawing No's. 2016005/M02 & SK02 & 03

2507 - SCENIC RIM REGIONAL LIBRARIES - CANUNGRA LIBRARY**ESTIMATE SUMMARY**

Work in Existing Building	m2	200	2,600	520,000
Siteworks & Site Services - Minor Adjustments				50,000
Construction Contingency		8%		46,000
ESTIMATED CURRENT CONSTRUCTION COST				616,000
Professional, Council/Certification & CITB Fees		14%		86,240
Loose Furniture & Equipment				58,100
ESTIMATED CURRENT PROJECT COST				\$ 760,340
GST		10%		76,034
ESTIMATED TOTAL PROJECT COST (INC. GST)				\$ 836,374

EXCLUDED ITEMS:

- ♦ escalation
- ♦ asbestos removal (if required)
- ♦ latent conditions, site access difficulties & out of hours work
- ♦ property acquisition, legal, financing & associated costs
- ♦ site remediation & removal of contaminated spoil (if required)
- ♦ repairs/refurbishment of vacant former library (if required)

BASIS OF ESTIMATE:

- ♦ rates current as at July 2016
- ♦ procurement via lump sum competitive tender
- ♦ verbal instructions from Mr. P. Moeck
- ♦ Peter Moeck Architect Drawing No's. 2016005/SK04

2507 - SCENIC RIM REGIONAL LIBRARIES - TAMBORINE MOUNTAIN LIBRARY**ESTIMATE SUMMARY**

Work in Existing Building	m2	800	2,600	2,080,000
Siteworks & Site Services - Minor Adjustments				150,000
Construction Contingency		5%		112,000
ESTIMATED CURRENT CONSTRUCTION COST				2,342,000
Professional, Council/Certification & CITB Fees		12%		281,040
Loose Furniture & Equipment				189,745
ESTIMATED CURRENT PROJECT COST				\$ 2,812,785
GST		10%		281,279
ESTIMATED TOTAL PROJECT COST (INC. GST)				\$ 3,094,064

EXCLUDED ITEMS:

- ♦ escalation
- ♦ asbestos removal (if required)
- ♦ latent conditions, site access difficulties & out of hours work
- ♦ property acquisition, legal, financing & associated costs
- ♦ site remediation & removal of contaminated spoil (if required)
- ♦ repairs/refurbishment of vacant former library (if required)

BASIS OF ESTIMATE:

- ♦ rates current as at July 2016
- ♦ procurement via lump sum competitive tender
- ♦ verbal instructions from Mr. P. Moeck
- ♦ Peter Moeck Architect Drawing No's. 2016005/SK04

Memorandum

To	Lorna Scally	From	Ziyaad Hassan
Copy	Emily Reid	Reference	252274
Date	13 July 2016	Pages (including this page)	9
Subject	Flood and Slope Analysis for Spring Creek		

Dear Lorna,

This memo presents the methodology and findings for the flood and slope assessment of a large parcel of land adjoining Spring Creek, Beaudesert. The following sections detail the methodology and findings from the assessment.

1 Background

The site is located within the Logan River and Fishers Gully Catchment. The site is presented in Figure 1 and is defined as the area bound by McKee Street, Telemo Street, Cryna Road, Sullivan Road, Kerry Road, and Brisbane Street.

The intention for the investigation is to determine the land available to create public open space for corridor, district sport and local recreation park along Spring Creek within the investigation area. This will support Council's development of an Open Space Management Plan for the site. The following studies have been undertaken previously across this area.

- Logan River Flood Study Update (Aurecon, August 2015). This study utilised a TUFLOW model with a 20m grid spacing. It is noted that Spring Creek and Fishers Gully area was not modelled in detail in the Logan River model. The mapping results in this area were taken from the study by Aurecon 2010 "Hydraulic Assessment Report – Beaudesert Town Centre and Inner Beaudesert Bypass Flood Modelling".
- Hydraulic Assessment Report – Beaudesert Town Centre and Inner Beaudesert Bypass Flood Modelling (Aurecon, June 2011). This study utilised a MIKE21 hydraulic model with a 5m grid spacing. The hydrology was prepared using two RAFTS models representing each of Spring Creek and Fishers Gully.



Figure 1 Investigation area

2 Study Objectives

The objectives of this assessment is to provide information on slope and flood analysis for Spring Creek (south Beaudesert) investigation area. The draft standards for parks as provided by SRRC (email 1st March 2016) and reproduced below are:

Table 1 Minimum size of park (SRRC Draft Standards, Table 3.12.3.1)

Column 1 Park classification	Column 2 Minimum size of park (hectares)	
	Local	District
Corridor	30m width	30m width
Recreation	0.5 - 1	1 - 2
Sports	-	5 - 10

Table 2 Minimum post development flood immunity for park (SRRC Draft Standards, Table 3.12.4.1)

Column 1 Park classification	Column 2 Post development flood immunity (percentage of minimum size* of park)			
	2 year ARI flood event	10 year ARI flood event	50 year ARI flood event	100 year ARI flood event
Corridor	100	50	20	10
Local recreation	100	75	20	10
District sport	100	100	50	10

Table 3 Maximum post development grade for park (SRRC Draft Standards, Table 3.12.5.1)

Column 1 Park classification	Column 2 Maximum grade (percent)	Column 3 Percentage of minimum size* of park having a post development grade less than the maximum grade
Local recreation	5	50
District sport	2	70

As part of this assessment the models have been tested for climate change as per AR&R 2016 for the 1 in 20, 50 and 100 year AEP events.

3 Methodology

The Fishers Gully MIKE21 hydraulic model was utilised for this investigation. This model utilised a 5m grid spacing compared to the 20m grid spacing used in the Logan River TUFLOW model and therefore provides a better representation of the local area.

The following tasks were undertaken in the preparation of the slope and flood analysis:

3.1 Hydrology

The Spring Creek and Fishers Gully RAFTS models were simulated for the 2, 10, 20, 50 and 100 year ARI events and the flow hydrographs extracted for input into the MIKE21 model.

3.2 Hydraulics

The following tasks were undertaken for the hydraulics assessment:

- Fishers Gully MIKE model was simulated for 2, 10, 20, 50 and 100 year ARI events
- Process result files into GIS format for the investigation
- Review peak hazard analysis
- Produce flood maps for the 2, 10, 50 and 100 year ARI events

3.3 Climate Change

There are several aspects of design flood estimation that are likely to be impacted by climate change. These include:

- Rainfall Intensity-Frequency-Duration (IFD) relationships
- Rainfall temporal patterns

- Continuous rainfall sequences
- Antecedent conditions and baseflow regimes
- Compound extremes (eg riverine flooding combined with storm surge inundation)

Typically the approach to addressing climate change in flood studies is through consideration of sea-level rise (SLR) and/or increased rainfall intensities. Beaudesert Town is located in the upper reaches of the Logan River drainage basin and therefore is unlikely to be influenced by sea-level rise. The effect of climate change on the flood levels through this area was therefore assessed for increased rainfall intensity predictions only.

The latest AR&R (2016) recommendations on climate change consider two Representative Concentration Pathways (RCPs) for greenhouse gas and aerosol concentrations driving climate change for the East Coast Cluster – RCP4.5 & RCP8.5. AR&R (2016) recommends using RCP4.5 as the minimum design basis but notes RCP8.5 should be considered where ‘*additional expense can be justified on socioeconomic and environmental grounds*’. Only RCP4.5 was considered for this assessment. The increase in rainfall intensity recommended in the AR&R (2016) is presented in Table 4.

Table 4 Predicted increased rainfall intensity assuming RCP4.5 (AR&R, 2016)

Planning Horizon	Design event (1 in X years AEP)	Temperature increase (°C)	Increase in rainfall intensity (%)
2040	1 in 20	1.00	5
2070	1 in 50	2.25	12
2090	1 in 100	2.25	12

The climate change results are presented on the attached Figures (Figure A5, Figure A6 and Figure A7). This includes afflux maps representing the difference in peak flood levels between the climate change and no-climate change scenarios.

3.4 Flood and Slope Analysis

A constraints analysis was undertaken based on the draft standards provided above in Section 2 to determine available land for each public open space type; corridor, local recreation and district sport.

The results from the hydraulic model were interrogated along with the 1m Aerial LiDAR Survey (ALS) (SRRC, 2011) data to determine the following:

Corridor:

- Land outside of the 1 in 2 year AEP flood extent
- Percentage of land within the 10, 50 and 100 year AEP flood extents
- Areas with minimum 30m width

Local and District Recreation:

- Land outside of the 1 in 2 year AEP flood extent
- Percentage of land within the 10, 50 and 100 year AEP flood extents
- Areas (as above) with a grade of <5%

- Total available area (>0.5-1.0 hectares) assuming a minimum width of 30m

District Sports:

- Land outside of the 1 in 10 year AEP flood extent
- Percentage of land within the 50 and 100 year AEP flood extents
- Areas (as above) with a grade of <2%
- Total available area (5-10 hectares) assuming a minimum width of 30m

Results mapping is provided to identify available areas meeting the criteria defined above. All interrogation of the data is provided in tabular format to show usable and flood affected land.

3.5 Analysis of peak hazard rating

The Peak Hazard Rating analysis was presented in land area where the criteria outlined above can be achieved along Spring Creek and on lot 12 RP167820. The results are presented in Table 6.

Hazard is a function of flood depth and flood velocity and is related to safety of the flood waters. The peak low, medium, high and extreme hazard categories are based upon recommendations in *Floodplain Management in Australia Best Practice Principles and Guidelines* produced by the Standing Committee on Agriculture and Resource Management (SCARM) (2000). Figure 2 is an extract from the guidelines and presents the adopted hazard category relationship.

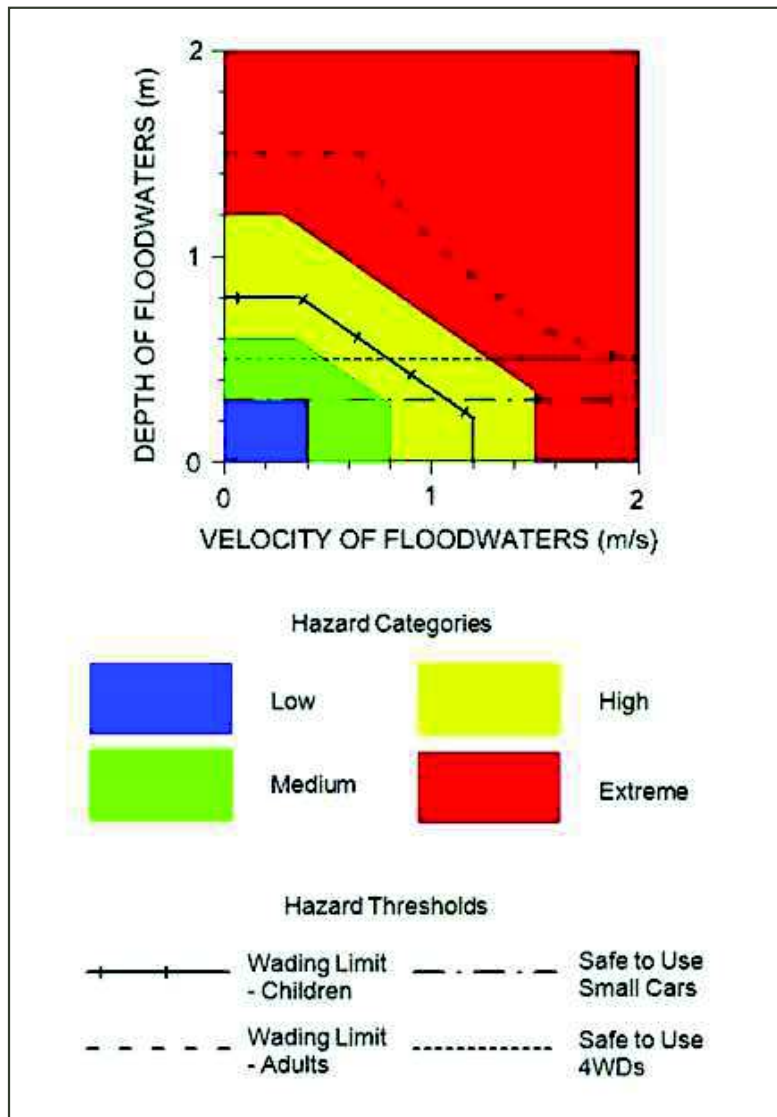


Figure 2 Hazard categories

4 Results

The results of the flood and slope analysis are presented in Table 5 and the attached figures. Table 7 lists the full set of figures presented.

The useable land identified in the constraint analysis was analysed to report the total useable area and the usable area of which is flood affected (Table 5). The following definitions are assumed:

- Useable land – land within the investigation area that satisfies the criteria identified in Section 2.
- Flood affected land – area of flood extent within the useable land boundary.

The hazard categories within the flood affected land are presented in Table 6.

Table 5 Flood and slope analysis results

1 in X Years AEP	Useable Area (ha)	Flood Affected Area (ha)
'Corridor' park classification		
2	195	0
10	195	4
50	195	8
100	195	10
'Local Recreation' park classification		
2	175	0
10	175	8
50	175	14
100	175	16
'District Recreation' park classification		
2	194	0
10	194	11
50	194	18
100	194	20
'District Sport' park classification		
2	193	0
10	193	0
50	193	5
100	193	7

Table 6 Hazard rating analysis

Park Classification	Useable Area (ha)	1 in 100 AEP Hazard Category Areas (ha)			
		Low	Medium	High	Extreme
Corridor	195	5	3	2	1
Local Recreation	175	5	4	4	2
District Recreation	194	6	5	7	2
District Sport	193	5	2	1	0.3

Table 7 Figure list

Title	Description
Figure A1	1 in 2 Year AEP Flood Extent
Figure A2	1 in 10 Year AEP Flood Extent
Figure A3	1 in 50 Year AEP Flood Extent

Figure A4	1 in 100 Year AEP Flood Extent
Figure A5a	Climate Change Scenario 4.5 – 1 in 100 Year AEP Inundation Extent
Figure A5b	Climate Change Scenario 4.5 – 1 in 100 Year AEP Afflux
Figure A6a	Climate Change Scenario 4.5 – 1 in 50 Year AEP Inundation Extent
Figure A6b	Climate Change Scenario 4.5 – 1 in 50 Year AEP Afflux
Figure A7a	Climate Change Scenario 4.5 – 1 in 20 Year AEP Inundation Extent
Figure A7b	Climate Change Scenario 4.5 – 1 in 20 Year AEP Afflux
Figure A8	Slope Analysis
Figure A9a	Useable Land for Parks – Corridor Park Classification
Figure A9b	Useable Land for Parks – Local Recreation Park Classification
Figure A9c	Useable Land for Parks – District Recreation Park Classification
Figure A9d	Useable Land for Parks – District Sport Park Classification

5 Assumptions/Limitations

- The models are suitable without modification for the assessment. The following should be noted:
 - The Fishers Gully and Spring Creek RAFTS models adopted Gold Coast City Council temporal patterns for the Beaudesert Bypass study. This was adopted for the current assessment.
 - The MIKE21 model was based on 2006 ALS data. This was not updated to the latest 2011 ALS data available for SRRC.
- Any development will not result in worsening of flood conditions. The existing model has been utilised for this assessment (not ultimate development). It is noted that the standards for parks are presented for post development conditions.
- Slope analysis was based on the 2011 1m ALS data which results in a ‘noisy’ slope GIS grid. A 5m smoothing was applied to the ALS data to create a useable slope dataset.
- Existing grades from the 1m ALS data were assumed the same as the post development grades for the purposes of the constraints analysis.
- Further to the criteria presented in Section 2, a minimum park width of 30m was assumed. This assumption was confirmed by SRRC.
- This assessment assumes a rectangular park shape for the criteria presented in Section 2 and assumes a minimum park width of 30m. This provides a guide on the maximum available land area for park location assuming an optimised park layout and orientation. Any proposed park layout must be checked against the provided mapping to confirm compliance with the criteria in Section 2

6 Conclusions and Recommendations

The Beaudesert MIKEFLOOD model (Aurecon, 2011) was used to assess the flood extents for the 2, 10, 20, 50 and 100 year AEP events.

The Fishers Gully and Spring Creek RAFTS hydrology models were updated to represent the anticipated increases in rainfall intensity resulting from climate change for the 20, 50 and 100 year AEP events. The resulting impacts on flood levels were assessed in the MIKEFLOOD model and results presented in the attached figures.

A flood and slope analysis was prepared using the modelled flood extents and the 1m ALS data (SRRC, 2011). For each park classification, a useable area was defined and is presented in the attached figures. Within each useable area the flood affected land as well as the hazard category distribution was defined.

It should be noted that this assessment assumes a rectangular park shape for the criteria presented in Section 2 and assumes a minimum park width of 30m. This provides a guide on the maximum available land area for park location assuming an optimised park layout and orientation. Any proposed park layout must be checked against the provided mapping to confirm compliance with the criteria in Section 2.

Although the criteria for 'District Sport' land use is more stringent in terms of flood immunity compared with for example 'District Recreation', the larger minimum area requirement (5ha) for 'District Sport' allows for greater flexibility on park layout and consequently more efficient land use. There is thus a larger useable area available for 'District Sport'.

We trust the above provides sufficient information on the land available to create public open space and will support Council's development of an Open Space Management Plan for the site. Please do not hesitate to contact me if you would like to discuss the above findings.

Kind Regards



Ziyaad Hassan

Civil Engineer – Water Services

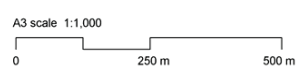


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Spring Creek Investigation Area
- 1 in 2 Year AEP Flood Extent

Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

Figure A1: 1 in 2 Year AEP Flood Extent



Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Spring Creek Investigation Area
- 1 in 10 Year AEP Flood Extent

Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 38

Spring Creek Flood and Slope Analysis

Figure A2: 1 in 10 Year AEP Flood Extent

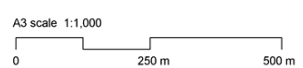


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Spring Creek Investigation Area
- 1 in 50 Year AEP Flood Extent

Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

Figure A3: 1 in 50 Year AEP Flood Extent

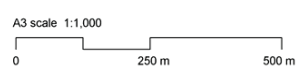


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Spring Creek Investigation Area
- 1 in 100 Year AEP Flood Extent

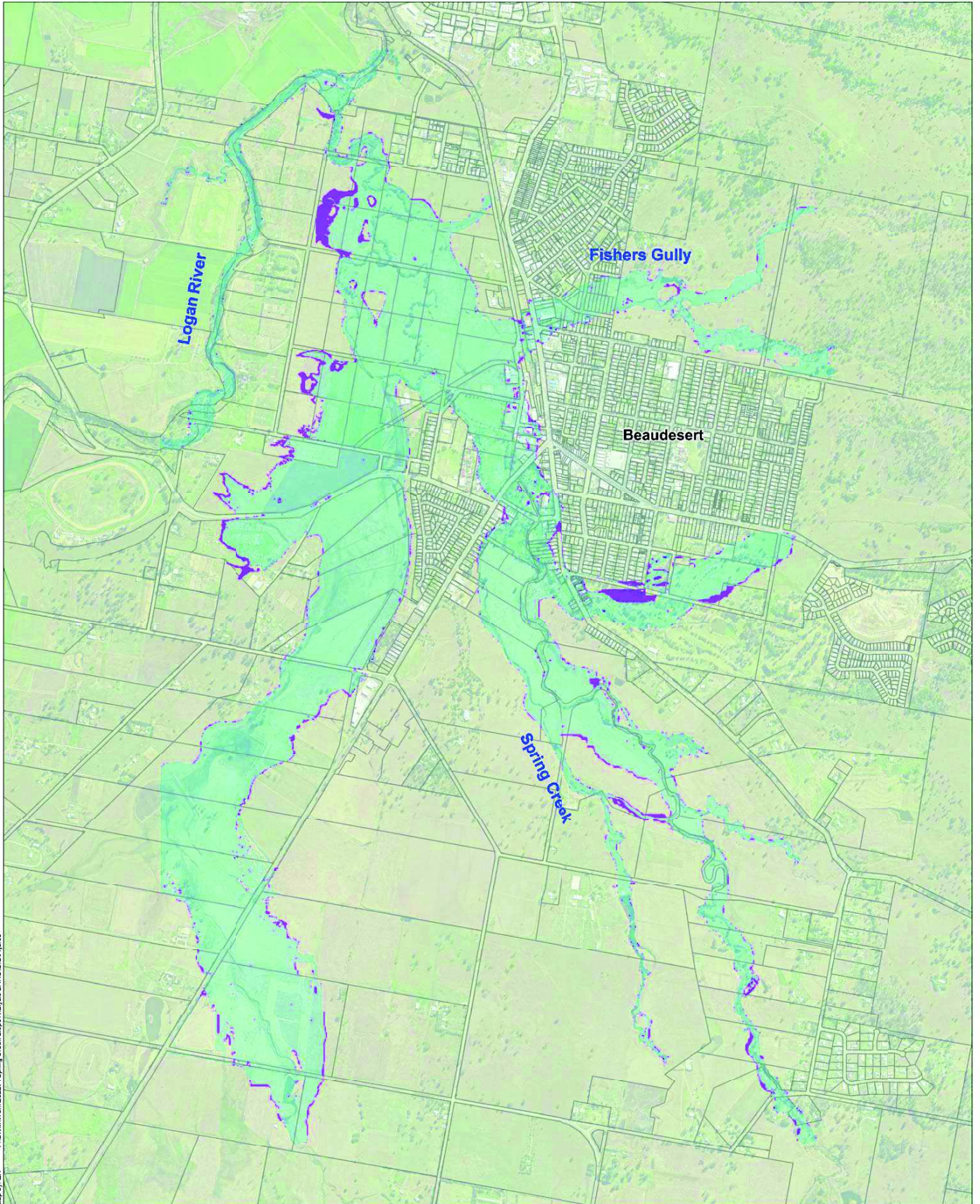
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

Figure A4: 1 in 100 Year AEP Flood Extent

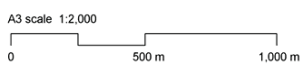


Map by: ZH P:\SWM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Existing Scenario
- Climate Change Scenario 4.5

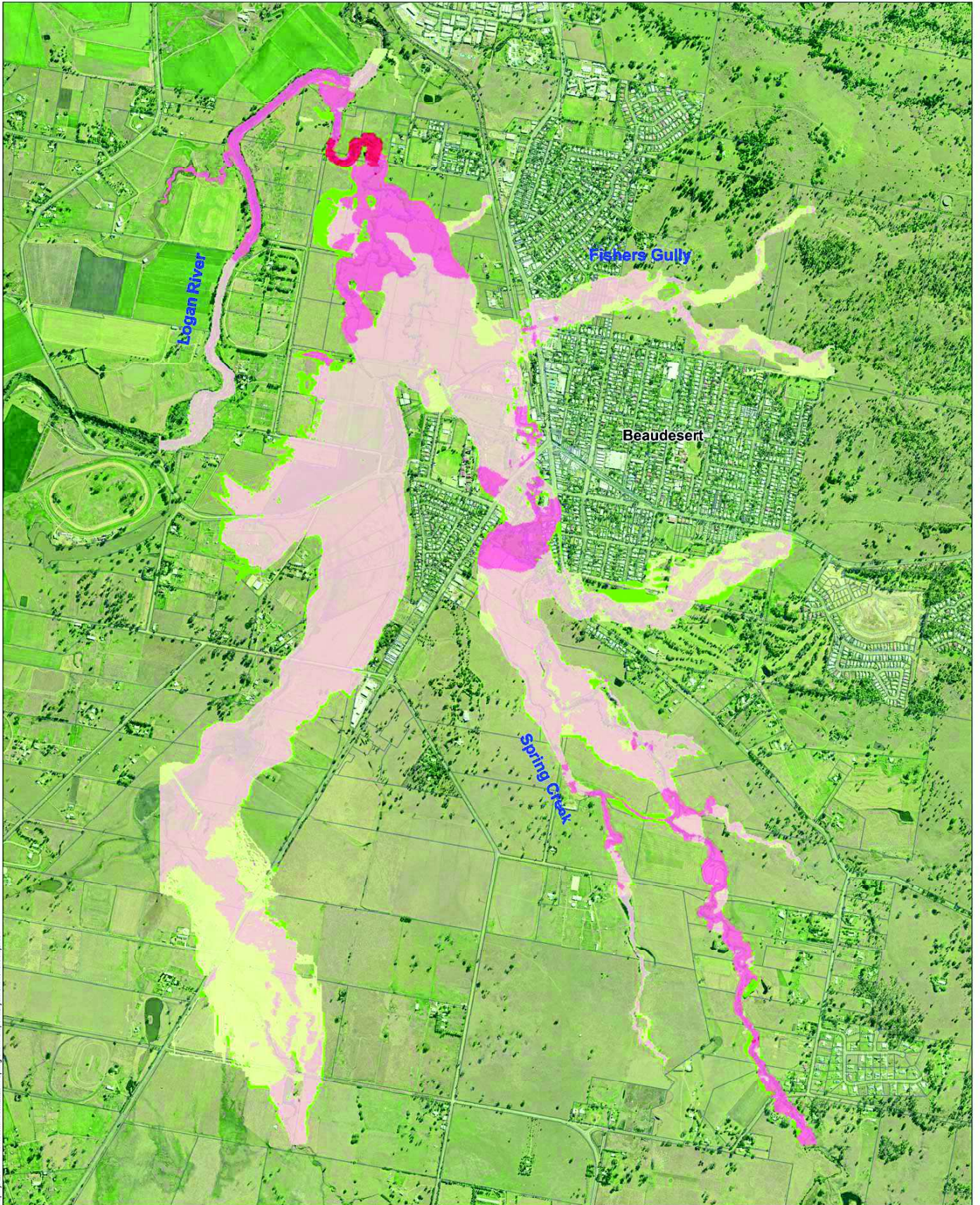
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

**Figure A5a: Climate Change Scenario 4.5
1 in 100 Year AEP Inundation Extent**



Map by: ZH P:\SWM\Work\252274_Spring_Creek_Slope_Analysis\SPRC\GIS\Figures

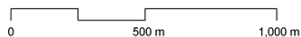
Legend

- Afflux (m)**
- < -0.40
 - 0.40 to -0.30
 - 0.30 to -0.20
 - 0.20 to -0.10
 - 0.10 to -0.03
 - 0.03 to 0.03
 - 0.03 to 0.10
 - 0.10 to 0.30
 - 0.30 to 0.50
 - 0.50 to 0.60
 - > 0.60
- Was Dry Now Wet
 - Was Wet Now Dry

Notes:



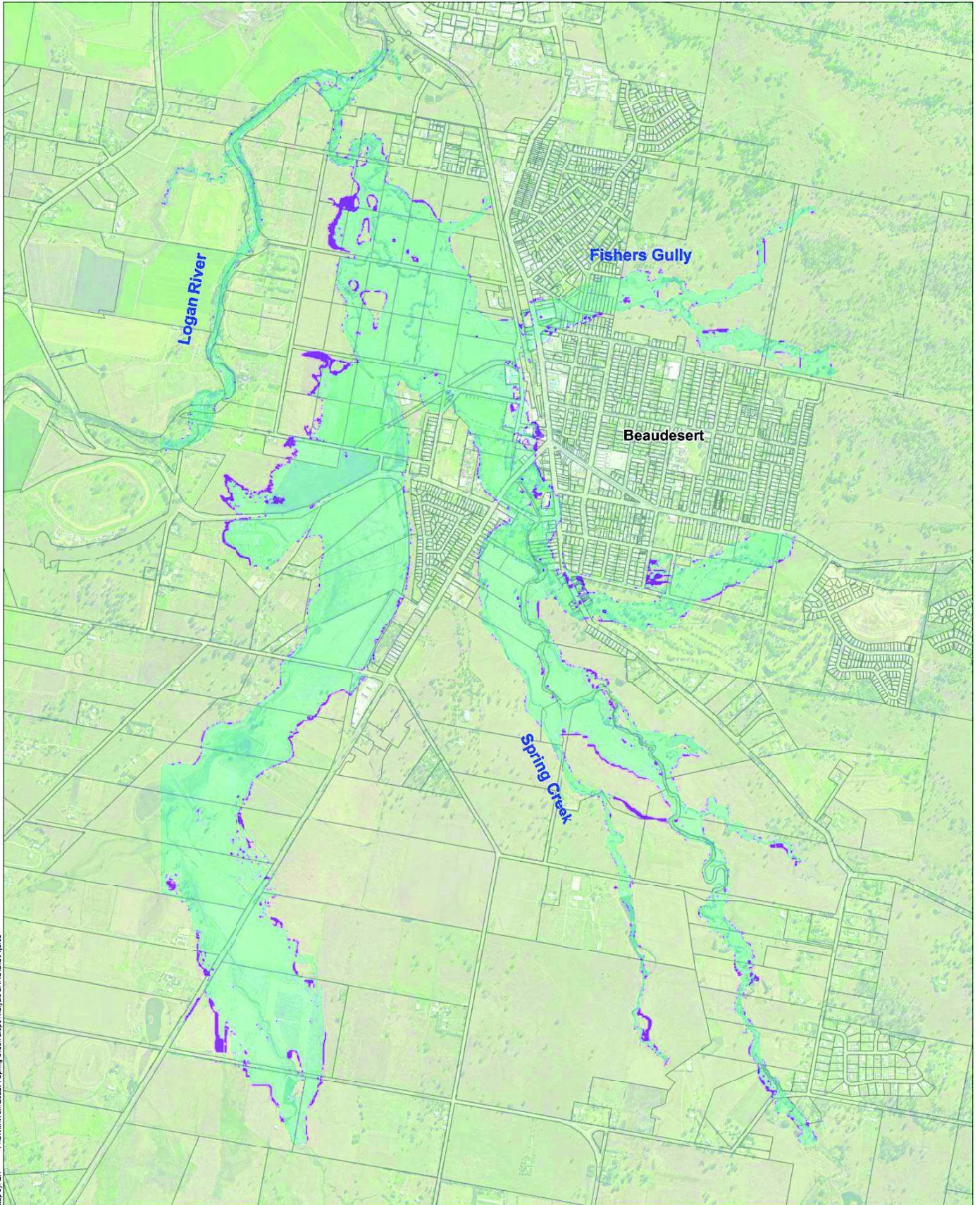
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Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

**Figure A5b: Climate Change Scenario 4.5
1 in 100 Year AEP Afflux Map**

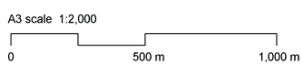


Map by: ZH P:\SWM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- Existing Scenario
- Climate Change Scenario 4.5

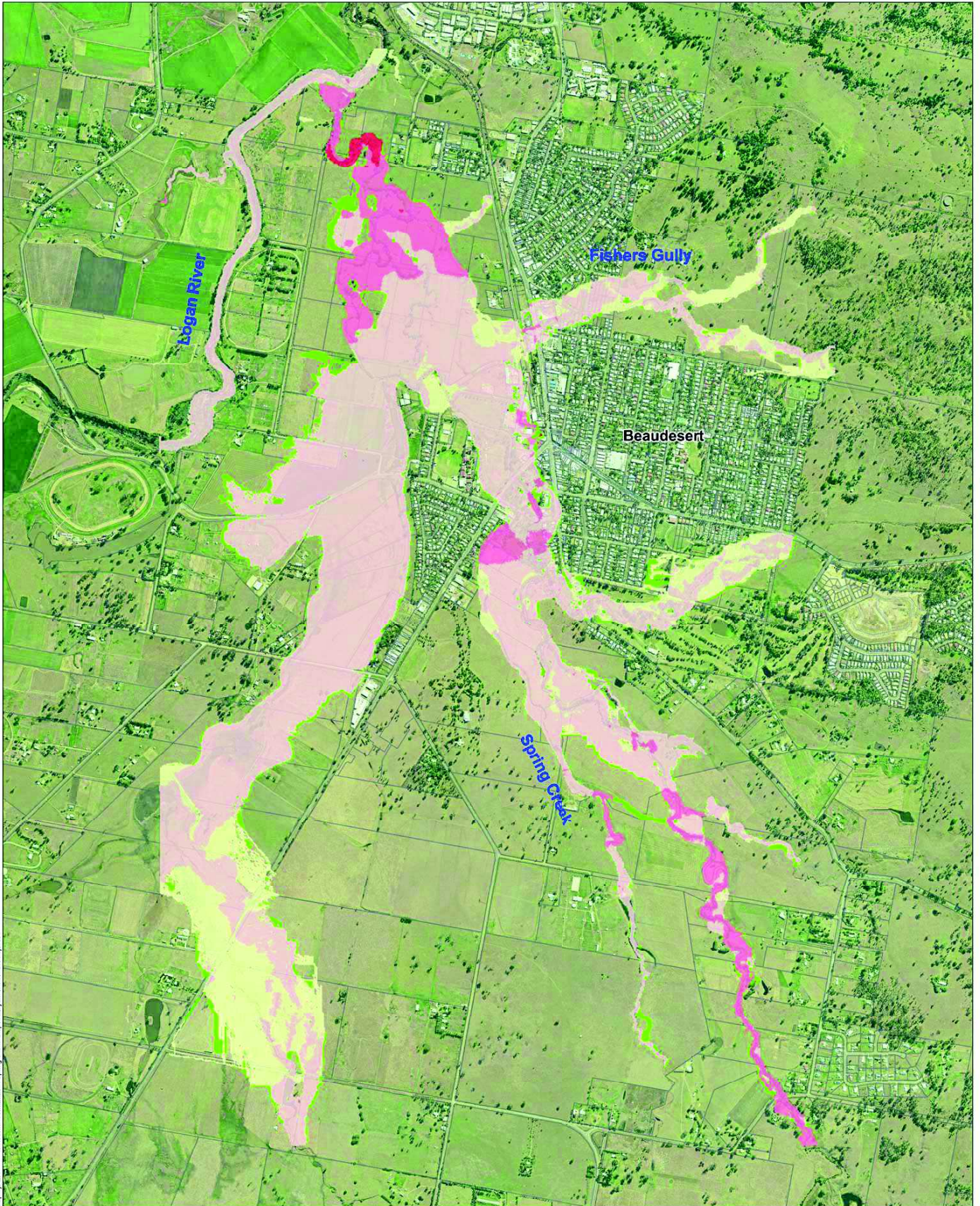
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

**Figure A6a: Climate Change Scenario 4.5
 1 in 50 Year AEP Inundation Extent**



Map by: ZH P:\SWM\Work\252274_Spring_Creek_Slope_Analysis_SBRCC\GIS\Figures

Legend

Afflux (m)	
■ < -0.40	■ 0.03 to 0.10
■ -0.40 to -0.30	■ 0.10 to 0.30
■ -0.30 to -0.20	■ 0.30 to 0.40
■ -0.20 to -0.10	■ 0.40 to 0.50
■ -0.10 to -0.03	■ > 0.50
■ -0.03 to 0.03	
■ Was Dry Now Wet	
■ Was Wet Now Dry	

Notes:



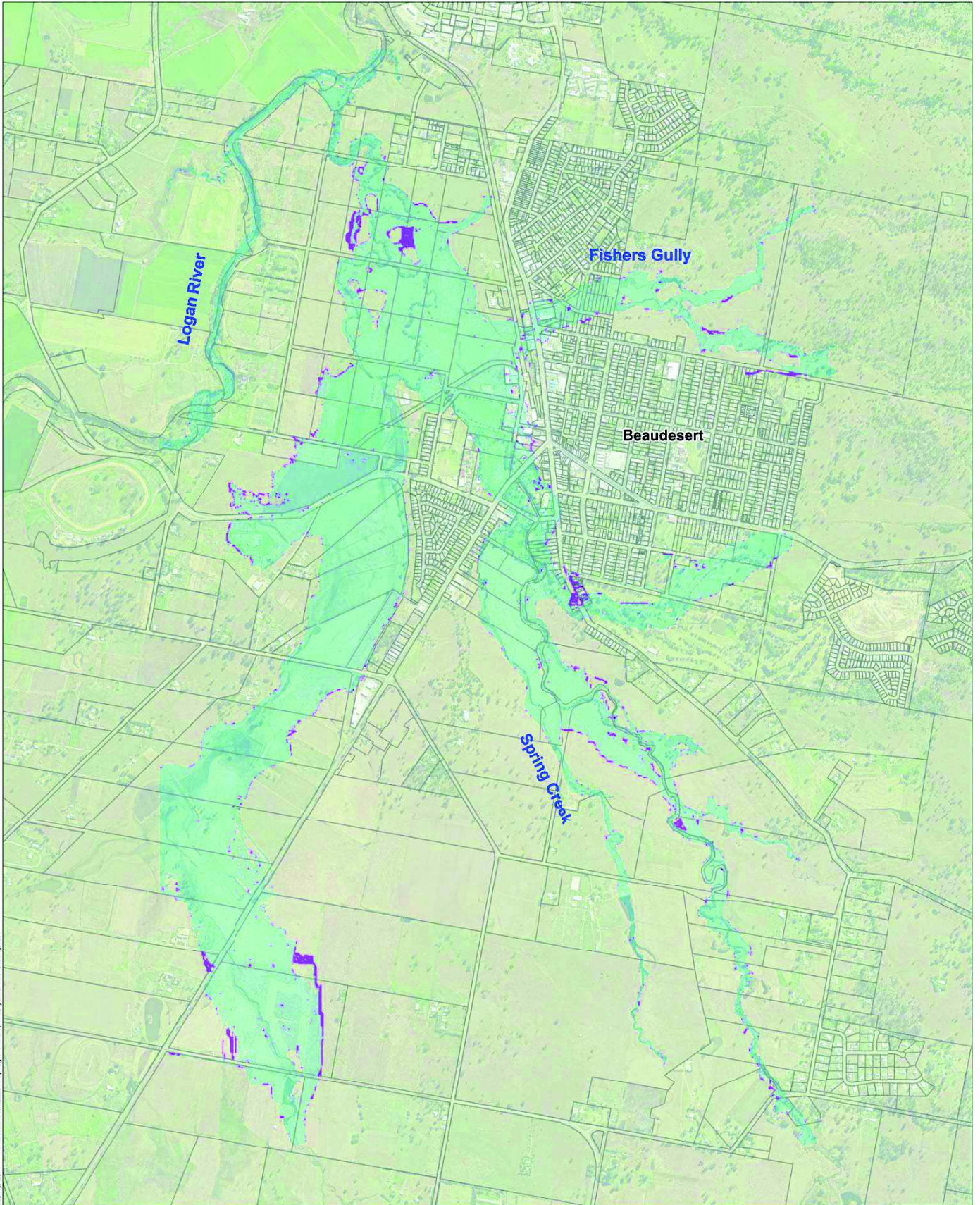
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Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

**Figure A6b: Climate Change Scenario 4.5
1 in 50 Year AEP Afflux Map**



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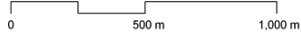
Legend

- Existing Scenario
- Climate Change Scenario 4.5

Notes:



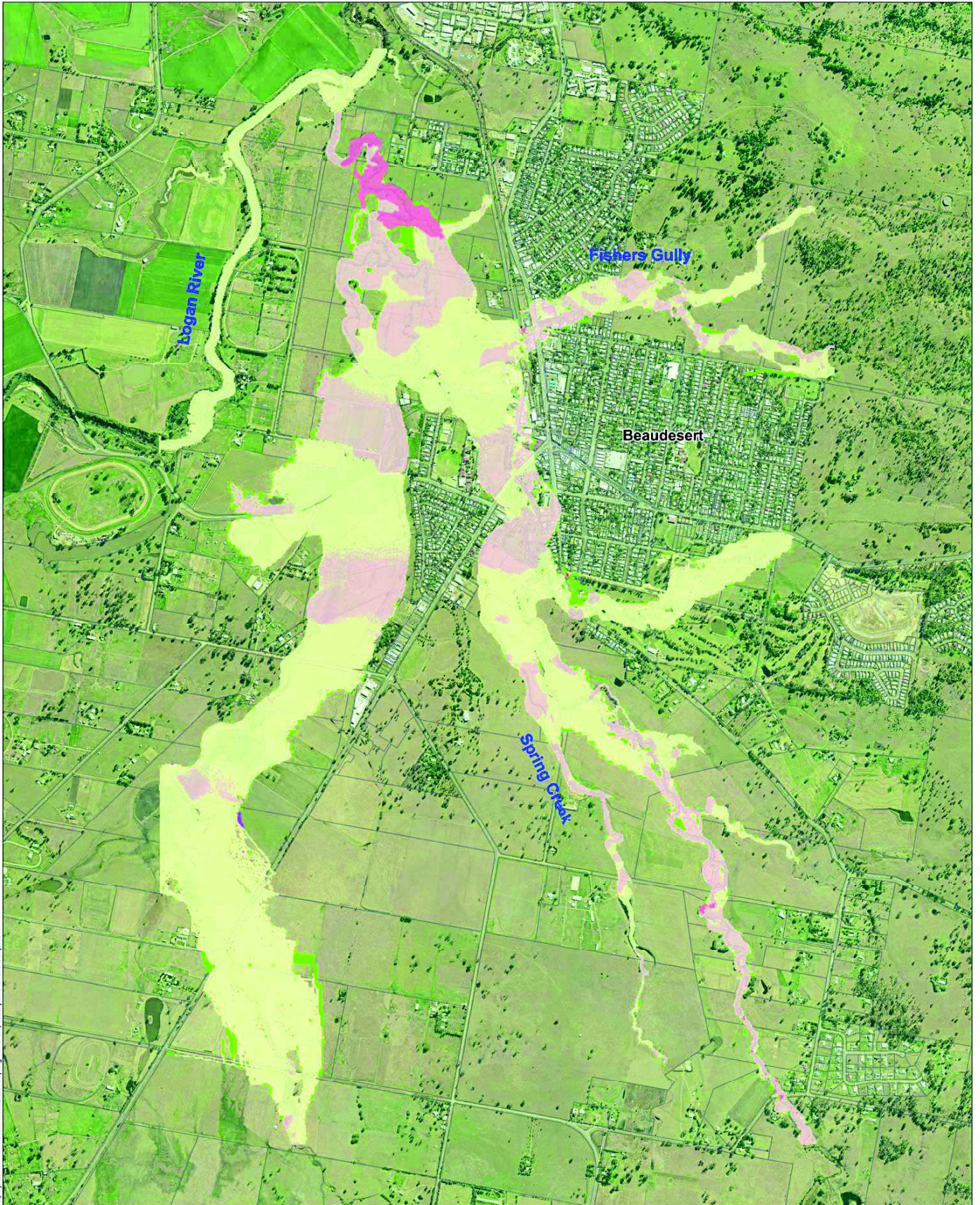
A3 scale 1:2,000



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

Figure A7a: Climate Change Scenario 4.5
1 in 20 Year AEP Inundation Extent



Map by: ZH P:\SWM\Work\252274_Spring_Creek_Slope_Analysis_SBRCC\GIS\Figures

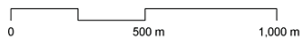
Legend

Afflux (m)	
■ < -0.40	■ 0.03 to 0.10
■ -0.40 to -0.30	■ 0.10 to 0.20
■ -0.30 to -0.20	■ 0.20 to 0.30
■ -0.20 to -0.10	■ > 0.30
■ -0.10 to -0.03	
■ -0.03 to 0.03	
■ Was Dry Now Wet	
■ Was Wet Now Dry	

Notes:



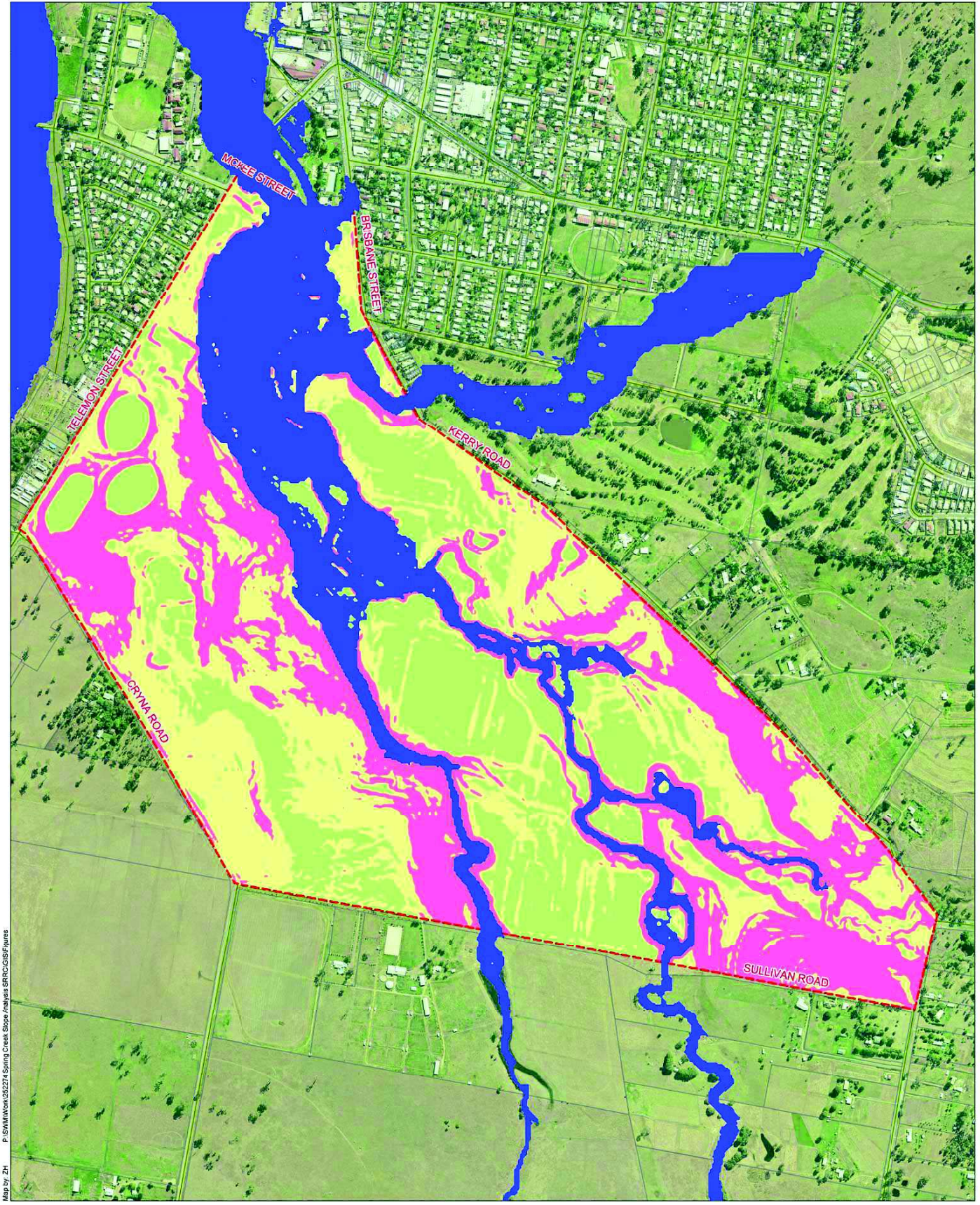
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Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGA zone 55

Spring Creek Flood and Slope Analysis

**Figure A7b: Climate Change Scenario 4.5
1 in 20 Year AEP Afflux Map**

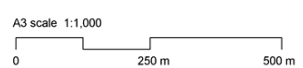


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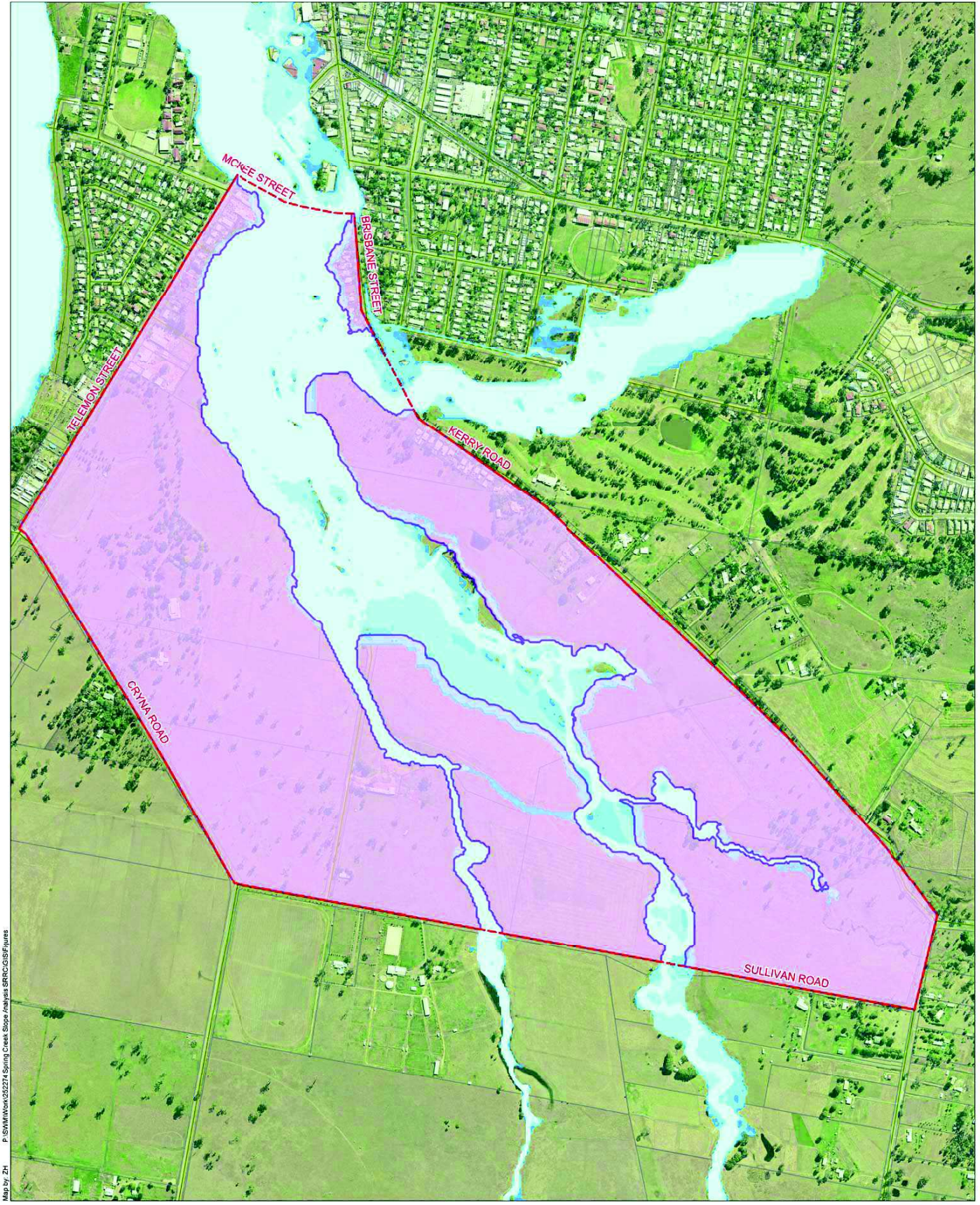
Legend

- Spring Creek Investigation Area
- 1 in 2 year AEP flood extent
- < 2 percent grade
- 2 to 5 percent grade
- > 5 percent grade

Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 58

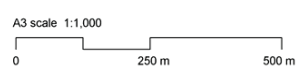


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- 1 in 2 year AEP flood extent
- 1 in 10 year AFP flood extent
- 1 in 50 year AEP flood extent
- 1 in 100 year AEP flood extent
- Study Area
- Useable land area
Corridor park classification

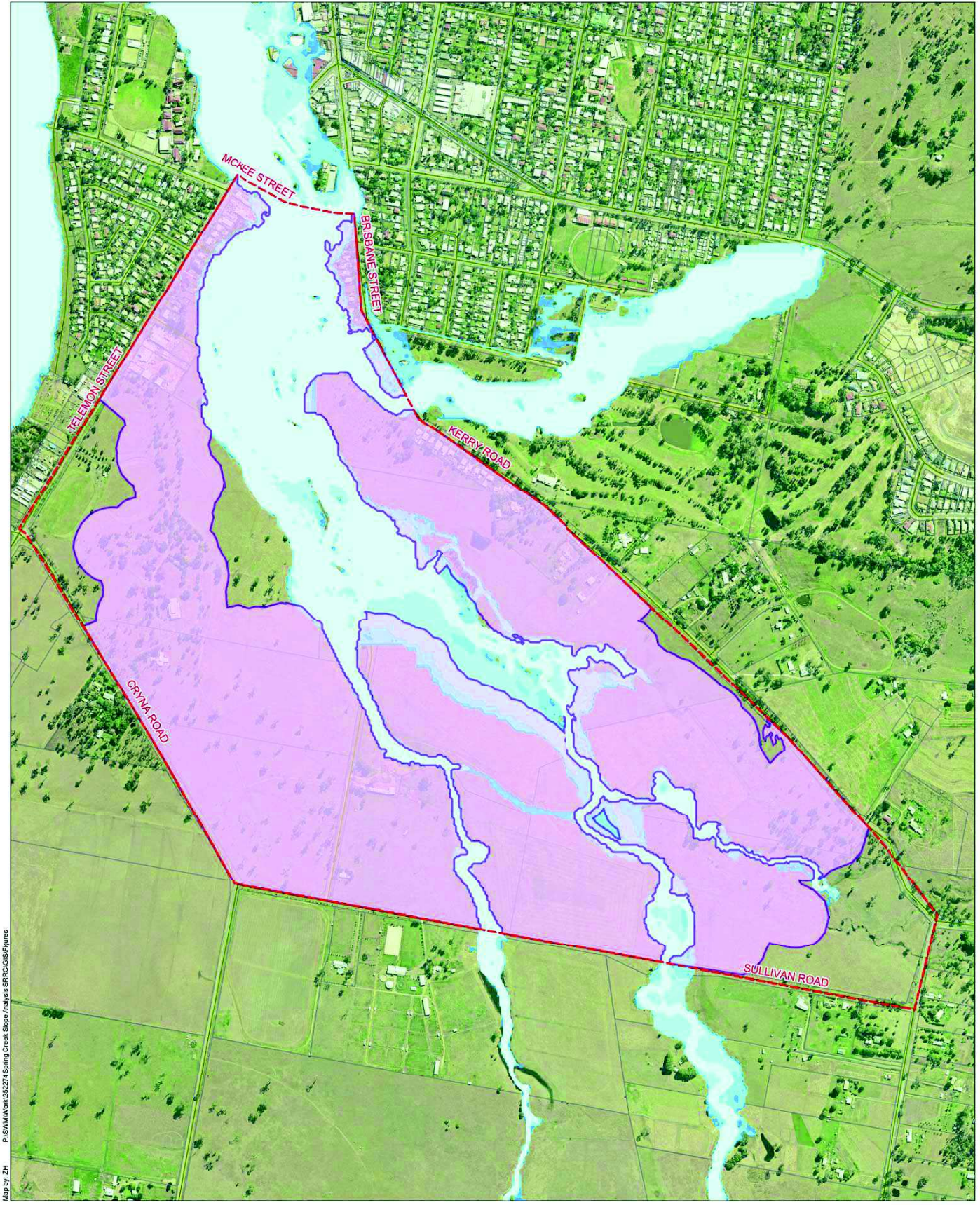
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 38

Spring Creek Flood and Slope Analysis

**Figure A9a: Useable land for parks
Corridor park classification**

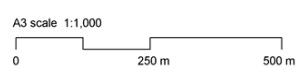


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- 1 in 2 year AEP flood extent
- 1 in 10 year AFP flood extent
- 1 in 50 year AEP flood extent
- 1 in 100 year AEP flood extent
- Study Area
- Useable land area
Local Recreation park classification

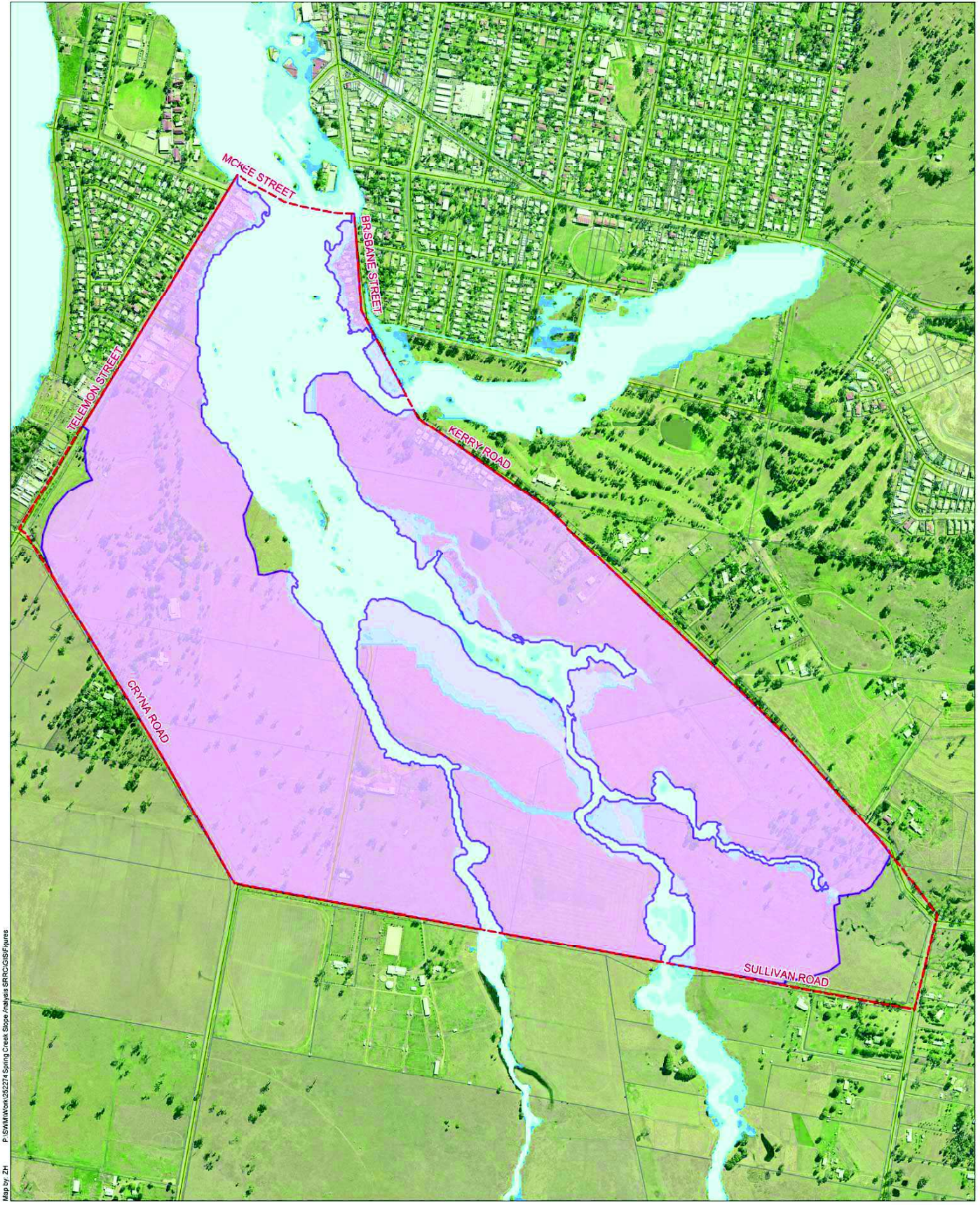
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS zone 58

Spring Creek Flood and Slope Analysis

**Figure A9b: Useable land for parks
Local Recreation park classification**



Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis_SBRCC\GIS\Figures

Legend

- 1 in 2 year AEP flood extent
- 1 in 10 year AFP flood extent
- 1 in 50 year AEP flood extent
- 1 in 100 year AEP flood extent
- Study Area
- Useable land area
District Recreation park classification

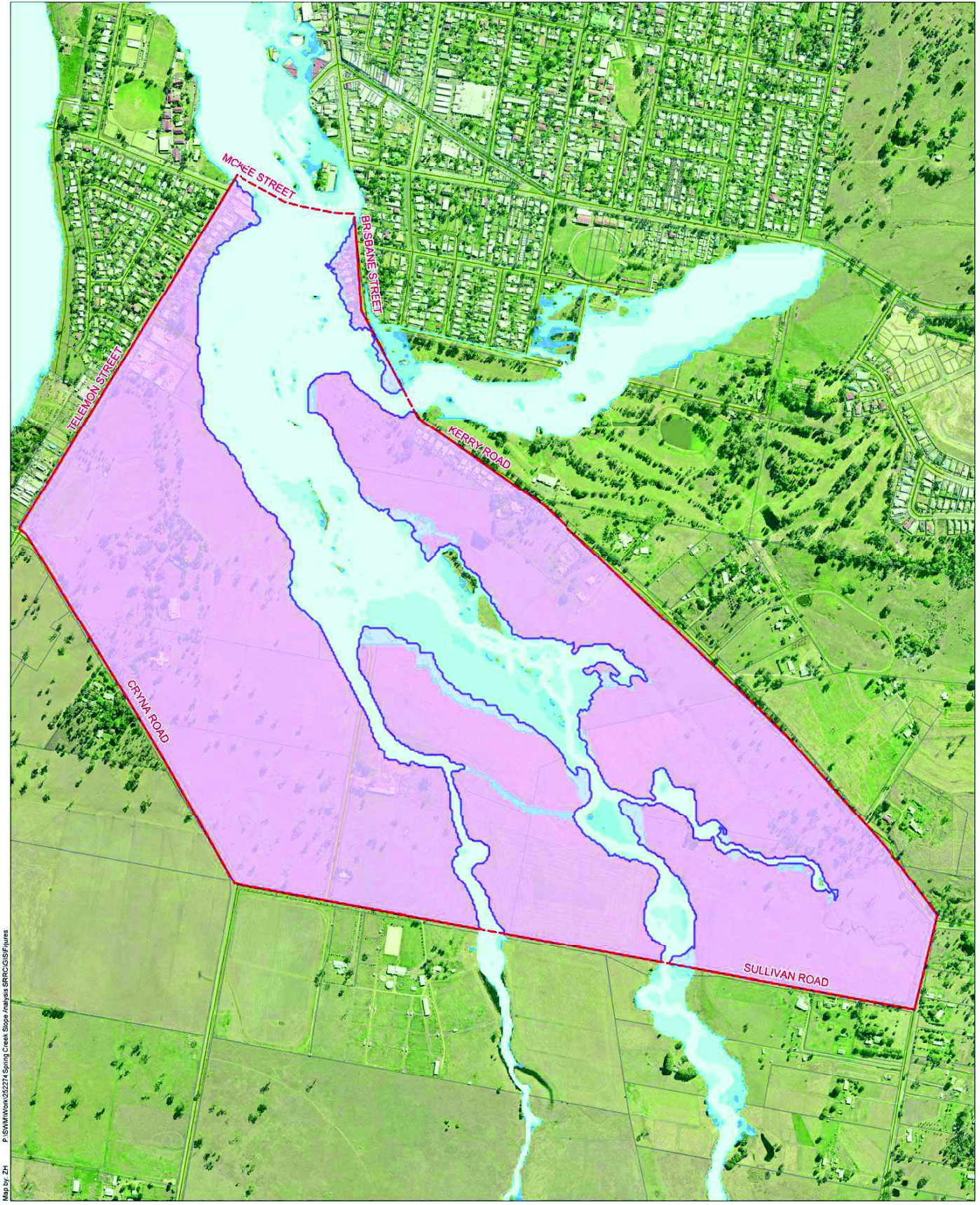
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGRS_ZONE_30

Spring Creek Flood and Slope Analysis

**Figure A9c: Useable land for parks
District Recreation park classification**

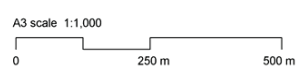


Map by: ZH P:\SMM\Work\252274_Spring_Creek_Slope_Analysis\SRRC\GIS\Figures

Legend

- 1 in 2 year AEP flood extent
- 1 in 10 year AEP flood extent
- 1 in 50 year AEP flood extent
- 1 in 100 year AEP flood extent
- Study Area
- Useable land area District Sport park classification

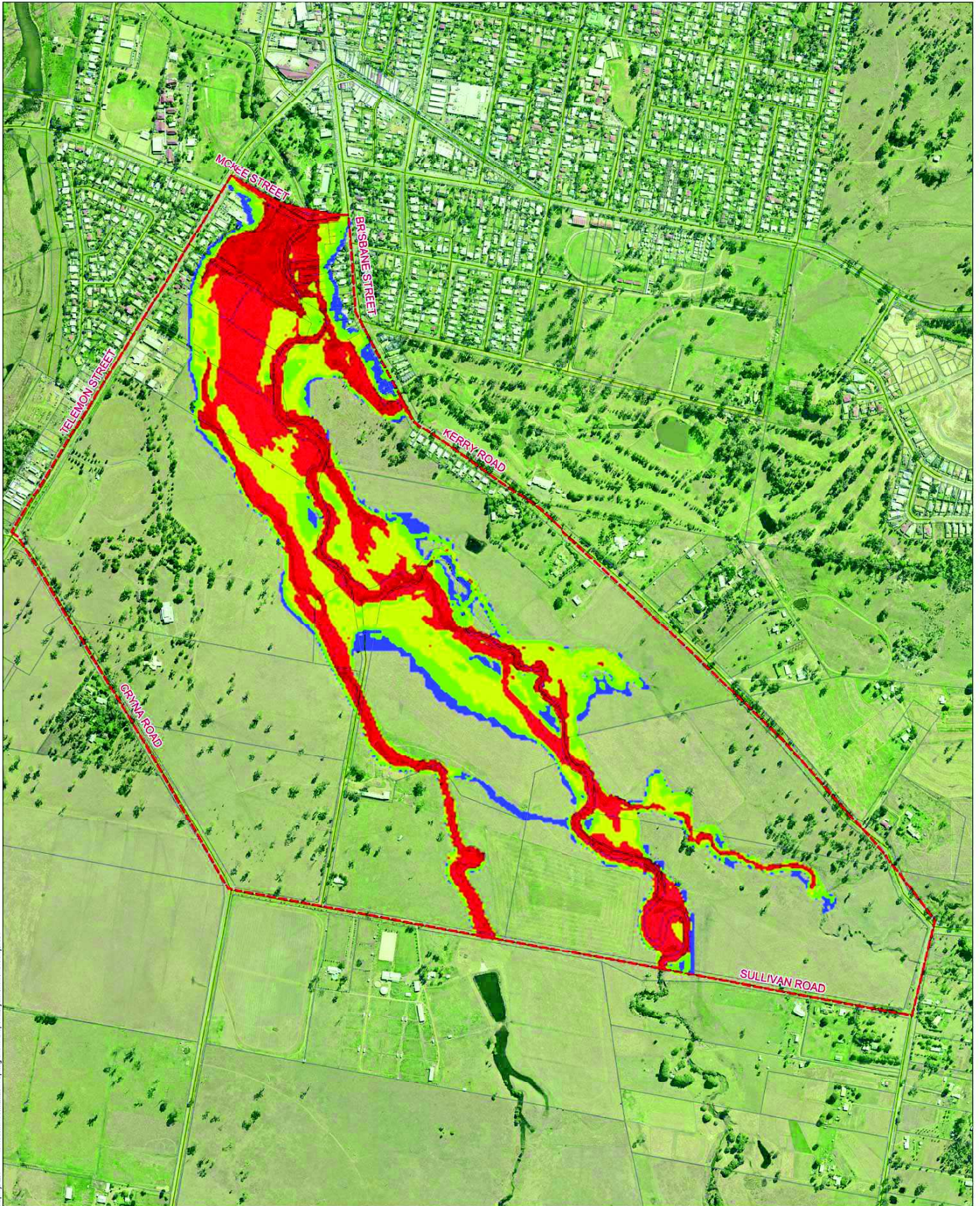
Notes:



Date: 22/06/2016 Version: 0 Job No: 252274
 Projection: MGRS zone 38

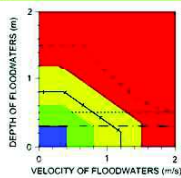
Spring Creek Flood and Slope Analysis

Figure A9d: Useable land for parks District Sport park classification



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Legend



- Hazard Thresholds
- +— Wading Limit - Children
 - - - Safe to Use Small Cars
 - - - Wading Limit - Adults
 - Safe to Use 4WDs

Notes:



A3 scale 1:1,000



Date: 22/06/2016 Version: 0 Job No: 252274
Projection: MGA zone 50

Spring Creek Flood and Slope Analysis

Figure A10: 1 in 100 Year AEP Peak Hazard Rating

Playground Strategy 2016

Version Control

Vers	Authored	Date
1.1	Paul Wilson and Brian Milne, Xyst Australia Pty Ltd	27/1/16
1.2	Brian Milne Xyst Australia Pty Ltd	28/2/16

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Executive summary

There are currently 41 consolidated playgrounds provided in the region and these have been categorised in three levels of service categories:

- Destination – 6
- Neighbourhood -19
- Community – 16

This provides a level of service of 5.3 playgrounds per 1,000 children, compared to a median of 5.0 per 1,000 children for similar regional councils.

The key area of population growth is in the Beaudesert area and additional playgrounds should be planned for in this area, as growth occurs. A future level of service target of 3.0 playgrounds per 1,000 children is recommended, to achieve a realistic number of playgrounds for the future population of Scenic Rim.

A performance assessment was undertaken and this demonstrated that the existing playgrounds have consistently low “play value” attributes, with scores ranging from a high of 51% to a low of 20%. This was generally a result of the equipment being relatively old, only catering to a narrow (relatively young) age range, and offering little in the way of challenging or imaginative play experiences.

The priorities for the future are:

- Future investment, playground design and play equipment selection will focus on achieving high play values.
- The major priority for investment in the short to medium term will be a focus on the development of the key destination sites. This will ensure that the maximum benefits in terms of play value and usage are achieved.
- The development of key sites in particular will include the preparation of a master plan, landscape development and selection of play equipment that ensures that high play values are achieved.

The level of service target for future playgrounds, using the Play Assessment scoring method is:

- Destination Parks – 85%
- Neighbourhood Parks 70%
- Community Parks – 55%





Introduction

This strategy sets out an approach to the future provision of playgrounds across the region

Playgrounds have an important role in providing free and fun activity for our children.

Play is a fundamental human right. The United Nations Declaration of the Rights of the Child states that every child

“shall have full opportunity for play and recreation, which should be directed to the same purposes as education; society and the public authorities shall endeavor to promote the enjoyment of this right.”

Our Council can support this right by providing playgrounds that enable children to develop, learn, grow and have fun.

Playgrounds can also help revitalise and sustain communities where they become a visitor attraction in their own right.

The objective of this strategy is to provide a sustainable network of playgrounds that are attractive, safe and affordable for the community.

What do we have?

There are 41 playgrounds provided by the Council within the region

While not all playgrounds have a single focus, they can be generally thought of as either destination, neighbourhood or community playgrounds.

The key destination playground is at Jubilee Park, Beaudesert where three separate playgrounds combine to make for a significant attraction within the park.

Neighbourhood playgrounds are provided at 19 parks in townships across the region.

Community playgrounds are provided at the campgrounds at Darlington Park and Lake Moogerah. They are also provided at five roadside rest areas and in association with nine community facilities and sports parks.

Appendix 1 provides a list of playgrounds and their category.

Playground categories

Destination playgrounds are an attraction in their own right. Locals and visitors to the region will head to these playgrounds for the best play experience. Children are likely to be taken to these playgrounds by caregivers as an outing.

Neighbourhood playgrounds provide local play opportunities for residents in close proximity to the playground. Children are often able to travel independently to these playgrounds.

Community playgrounds provide play opportunities for children at community facilities such as camping grounds, community halls and sports grounds. Children are likely to be with caregivers who may be using other community facilities at the time.



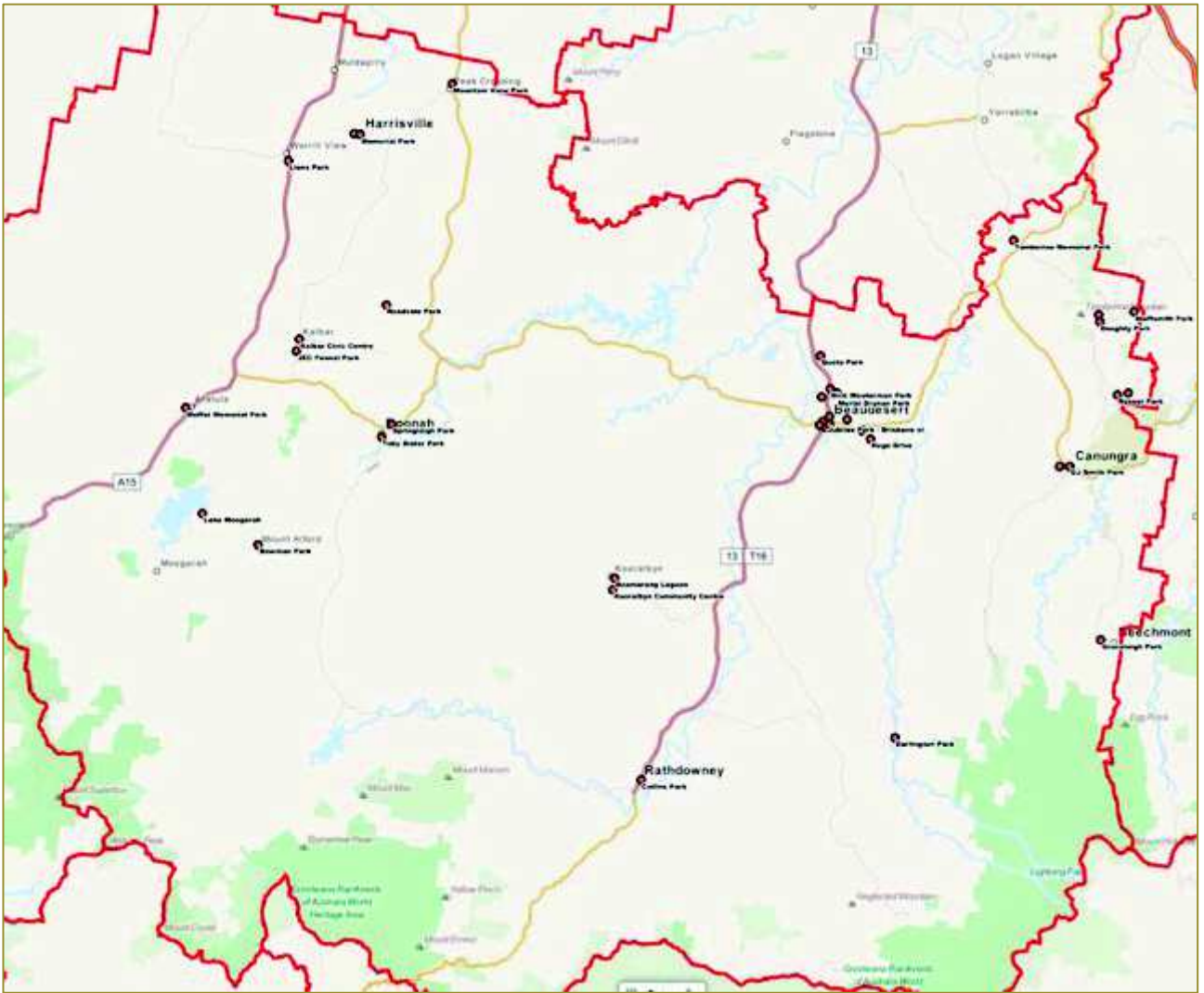


Figure 1: Distribution of playgrounds within Scenic Rim Regional Council area

What's changing?

There are trends that will influence playground provision in the Scenic Rim region

Increasing numbers of children

The population of the Scenic Rim region is growing and changing. It remains one of the fastest growing regions in South Eastern Queensland. As the population grows, so will the number of children. It is estimated that there are over 8,500 children under the age of 15 resident in the Region in 2016. Under a medium growth scenario, this is expected to nearly double by 2036.

Most of this growth will be in the Beaudesert area with numbers of children expected to triple by 2036, while the Tamborine – Canungra and Boonah areas are expected to see only minor growth in the number of children.

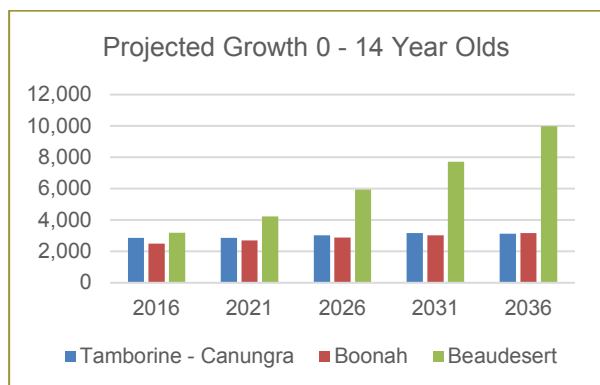


Figure 2: Predicted numbers of children 2016 -2036

Older children

While the number of toddlers will increase, the increases are expected to progressively increase, the older the age group. From 2016 0-4 year olds will increase in numbers by 86% while the numbers of 5-9 year olds are expected to increase by 89%, 10-14 year olds by 96%, and 15-19 year olds by 108%.

Play value

The design of play equipment has changed to provide engaging equipment that is more challenging but safer to use.

There is an increasing emphasis on nature play, that is, using the natural environment to provide play opportunities. Using the unique attributes of each location helps avoid repetition of play equipment and promotes a sense of identity. The range of locally produced and imported play equipment available provides opportunities to provide a wide range of creative, exciting and different play experiences and challenges

Standards

Safety standards for the design, manufacture, installation and maintenance of equipment has changed with greater emphasis on safe equipment and play space design and less emphasis on fall heights.

Rigorous certification requirements for equipment manufacturers and liabilities for playground managers means that the days of community built playgrounds are gone.

Expectations

The scale and design quality of playgrounds has increased tremendously over the years with many families experiencing high quality playgrounds in other towns and cities. Playgrounds are expected to cater for a range of life stages (toddler-child-youth) rather than a single life stage and be supported by other facilities such as toilets, seating, drinking water and shelter.

Families value playgrounds as a free activity that is good for children, parents and grandparents alike.

Place making

The contribution that well designed and attractive playgrounds make to successful communities is now recognised. Playgrounds can encourage visitors to stop in towns and stay longer. They can become important meeting places for caregivers and as social hubs in the community.

How are they performing?

Overall there are many opportunities for improvement by doing a few things well, rather than lots not so well

Each playground has been assessed using the Playable Space Quality Assessment Tool¹. This has enabled each playground to be assessed via a subjective but structured process. The assessment focuses on three major aspects to children’s outdoor play provision; the location of play areas, the play value and the care and maintenance.

The most striking result is the low **play value** scores across all sites. This was generally a result of the majority of equipment being installed prior to the availability of current higher play value designs, only catering to a narrow (relatively young) age range, and offering little in the way of challenging or imaginative play experiences.

When considering improvements to existing playgrounds, particular consideration should be given to the location score. Where this score is low it indicates that the location does not contribute to the overall performance of the playground. This may be a lack of informal oversight, poor personal safety and security or difficult/unsafe access. As these elements are difficult to modify, consideration should be given to removing or relocating the playground to a more favorable position or park.

Overall the area requiring the most focus is the improvement of play value.

Refer to Appendix 3 for an example of play value scoring criteria.

¹ Playable Space Assessment Tool, Play England 2009 adapted by Xyst for Scenic Rim Regional Council

Table 1: Playground assessment

Playground	Location	Play	Service	Care	Total
Springleigh Park	86%	51%	81%	100%	73%
Jubilee Park - McKee St	86%	47%	71%	100%	70%
DJ Smith Park	86%	35%	77%	100%	66%
Darlington Park	77%	42%	68%	100%	66%
Jubilee Park - Brisbane St	89%	45%	52%	100%	65%
Peak Mountain View Park	80%	44%	61%	100%	65%
Staffsmith Park	86%	36%	74%	80%	63%
Tiny Tots Park	77%	38%	68%	100%	63%
Kalbar Civic Centre	74%	40%	65%	100%	62%
Lake Moogerah Caravan	89%	38%	52%	100%	62%
Junior Chambers Park	77%	36%	61%	80%	58%
Memorial Park, Rathdowney	74%	38%	52%	90%	57%
Tamborine Memorial Park	60%	33%	68%	100%	57%
Doughty Park	60%	40%	61%	90%	57%
Lions Bicentennial Park	69%	40%	45%	90%	55%
Lions Rotary Park	69%	31%	52%	100%	55%
North Tamborine Park	54%	31%	68%	100%	55%
Graceleigh Park	60%	38%	61%	80%	55%
Memorial Park, Harrisville	60%	35%	48%	100%	53%
Lions Park	57%	31%	58%	100%	53%
Dick Westerman Park	69%	31%	48%	90%	52%
Rosser Park	46%	31%	68%	100%	52%
Selwyn Park	63%	27%	52%	100%	52%
Moriarty Park	49%	44%	52%	70%	50%
Bowman Park	66%	31%	42%	90%	50%
Guanaba Park	63%	38%	52%	50%	49%
Murial Drynan Park	49%	35%	48%	90%	49%
Davidson Park	69%	27%	29%	100%	48%
Moffat Memorial Park	60%	33%	32%	90%	48%
Collins Park	65%	20%	55%	70%	46%
Toby Slatter Park	49%	33%	42%	80%	45%
Cedar Drive Park	51%	33%	32%	90%	45%
JEC Pennel Park	54%	29%	42%	80%	45%
Keith Little Park	49%	35%	29%	90%	45%
Boomerang Lagoon Park	43%	27%	45%	90%	44%
Quota Park	46%	35%	35%	80%	44%
Hugo Drive	49%	33%	32%	70%	42%
Willis Park	60%	33%	35%	30%	40%
Roadvale Park	46%	29%	29%	70%	39%
Kooralbyn Community Cent.	29%	25%	48%	60%	36%
Nev Spillane Park	46%	29%	23%	50%	35%

Play value

Play spaces that are challenging and that can engage children for extended periods of time are considered to have high *play value*. Equipment that is functional but does not encourage different, innovative and challenging use will quickly lose attraction.

Creating playgrounds in which children can have a wide variety of play experiences and sensations such as rocking, swinging and sliding is important for all children.

The natural environment offers many opportunities for this and consideration should be given to the varied and interesting ways in which children can play in these environments. Quiet, contemplative play is as important as boisterous and physical play and although children will play in their own way in any given area, their play can be enriched through creating appropriate and stimulating play environments.

Children need to take risks to learn about and understand their own capabilities. Risk does not mean creating hazardous environments, but it does mean ensuring opportunities for challenging play are available through design.

Playgrounds need to consider catering for different age groups as the physical abilities and cognitive needs of children differ widely with age. Many existing playgrounds are focused strongly on the 5 – 9 year age group with limited opportunities for toddler (0 – 4) and senior (10 – 14) play.

The majority of existing equipment is relatively old and does not have the same play value as some of the newer equipment that is now available that has an emphasis on high play value.

Location

Location is perhaps the single most important factor in how well children use, not only play areas, but also open spaces. In general, children like to play locally where they can be seen, see others and meet others. Young people are able to roam further and can therefore use neighbourhood play areas, although they too like to feel safe wherever they are 'hanging out'.

In particular, the fencing of playgrounds should be avoided unless there are significant hazards that cannot be isolated in other ways. Disabled children and parents or caregivers with buggies should be able to access the play areas as much as non-disabled children. Often children will play with younger siblings who may need to be taken to the area in a buggy or push chair.

Fencing also physically separates the playground from the rest of the park and does not encourage use.

Care and maintenance

All playgrounds should ensure that children can play free from unexpected hazards. The quality of care and maintenance of play spaces and areas is vital for their safe use.

Poorly maintained playgrounds will discourage use, appear unattractive and be targets for graffiti and vandalism.

Management should also take care to ensure other aspects of general policy such as the control of dogs, smoking and facility provision (such as seating for adults), toilets and litterbins are also considered.

Opportunities

Destination playgrounds

As categorised, the playgrounds in Jubilee Park are considered destination playgrounds when grouped together. The playground at McKee Street is well located and in an attractive setting however the equipment is quite dated and modest. The Brisbane Street playground is also a modest playground in an attractive setting while the Lions Bicentennial playground is physically separated by the main road.

Combining all three playgrounds into one, well designed modern playground would be more attractive to users and would be more cost effective to maintain and manage. The greater synergy of play items will encourage participation and greater excitement.

The playground in Springleigh Park, Boonah is also considered a destination playground and could be further enhanced and improved

by removal of fencing and better integration into the park.

Neighbourhood playgrounds

In general neighbourhood playgrounds are established in attractive and established park settings but have considerable potential for improvement. Investing in landscape design and attractive and modern play equipment via a renewal program would result in considerable improvement to the overall quality and play value inherent in these playgrounds.

Unfortunately, the location of many of the neighbourhood parks are on the edge of residential areas. When new neighbourhood parks within areas of residential subdivision are proposed, the park location should be carefully considered for its potential for successful playground placement.

Community playgrounds

In general, many community playgrounds have very minimal equipment, are poorly located or lack any obvious need.

Those playgrounds located in campgrounds at Lake Moogerah and Darlington Park are the exception where there is a clear user base. Improvements to these playgrounds and the immediate surroundings are warranted.

Playgrounds at sites with sports facilities and community buildings also have potential but the siting of these playgrounds in relation to the other facilities on the park is critical.

There are playgrounds located at five roadside rest areas. Given the intended users are children in transit, the strategic value of these playgrounds is questionable.

In general, they would not provide significant play opportunities for local residents and are unlikely to greatly improve the experience of the region for passing motorists given the limited scale of the playgrounds. Location of playgrounds in rural towns is justified as an enabler of economic activity, encouraging travelers to stop and spend time and money in towns while children play.

Consideration should be given to the removal of these playgrounds in favour of more strategic locations within towns or destinations.

Are there enough playgrounds?

In the future, more playgrounds will be required in areas of residential growth around Beaudesert

At present, there are approximately 5.3 playgrounds for every 1000 children aged between 0 – 14 residing in the region.

This is slightly higher than the median provision reported by Yardstick in 2015 of 5.0/1000 children for similar regional councils but below that of a median of 6.3/1000 children for all Yardstick members in Australia.

As the population grows, more playgrounds will be required to maintain the same levels of service as existing today.

It will not be practical or necessary however to maintain the same ratio of provision, as 57 additional playgrounds would be required to maintain a ration of 5.3 playgrounds/1000 children in 2036 given the predicted level of growth.

A target level of service of 3.0 playgrounds per 1000 resident children is recommended.

This level of service will achieve a realistic number of playgrounds in the future, for Scenic Rim’s wide spread regional demographic.

The key area of growth is in the Beaudesert area and additional playgrounds should be planned for in this area as growth occurs.

Without additional playground development in Beaudesert, the number of playgrounds per 1000 children will reduce in this area from 7 playgrounds per 1000 children in 2011 to 1.9 playgrounds per 1000 children in 2036 as shown in Table 2.

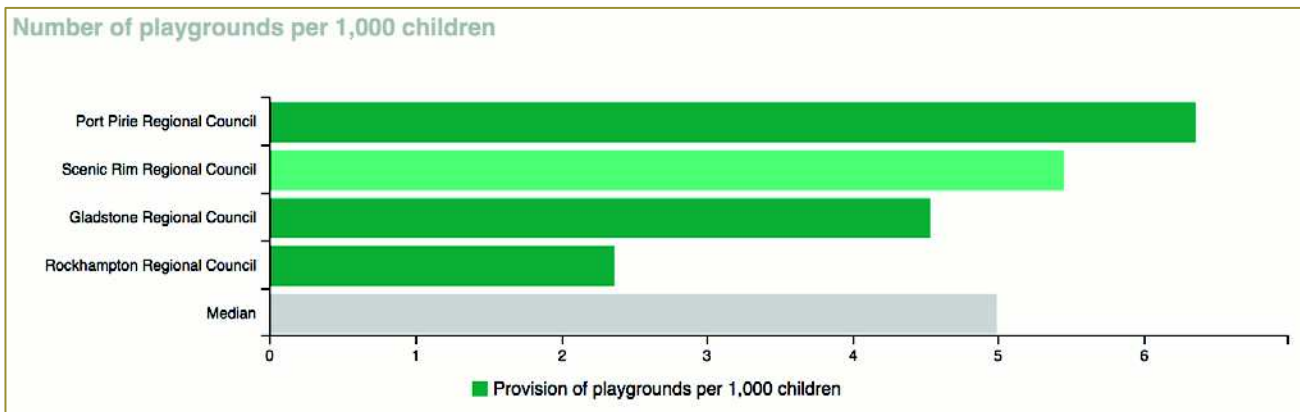


Figure 2

Table 2: Playgrounds per 1000 children now and in the future without additional investment

Statistical Area	2011 Provision			Forecast - no additional playgrounds		
	Children	Playgrounds	Ratio	Children	Playgrounds	Ratio
Beaudesert	2,707	19	7.0	9,977	19	1.9
Boonah	2,288	13	5.7	3,167	13	4.1
Tamborine - Canungra	2,715	9	3.3	3,136	9	2.9
Total	7,710	41	5.7	16,279	41	2.9

In the surrounding Boonah and Tamborine – Canungra areas, the existing level of playgrounds is sufficient to maintain a target level of service of approximately 3.0/1000 children.

Beaudesert

Additional provision of playgrounds is recommended in the Beaudesert area to maintain the target level of service. This should occur in two ways:

1. Additional playgrounds in new areas of residential subdivision based on the principle of distribution of playgrounds within 800m (approximately 10 minutes) walk of urban residential dwellings.
2. Provision of fewer, but higher quality and larger scale destination playground

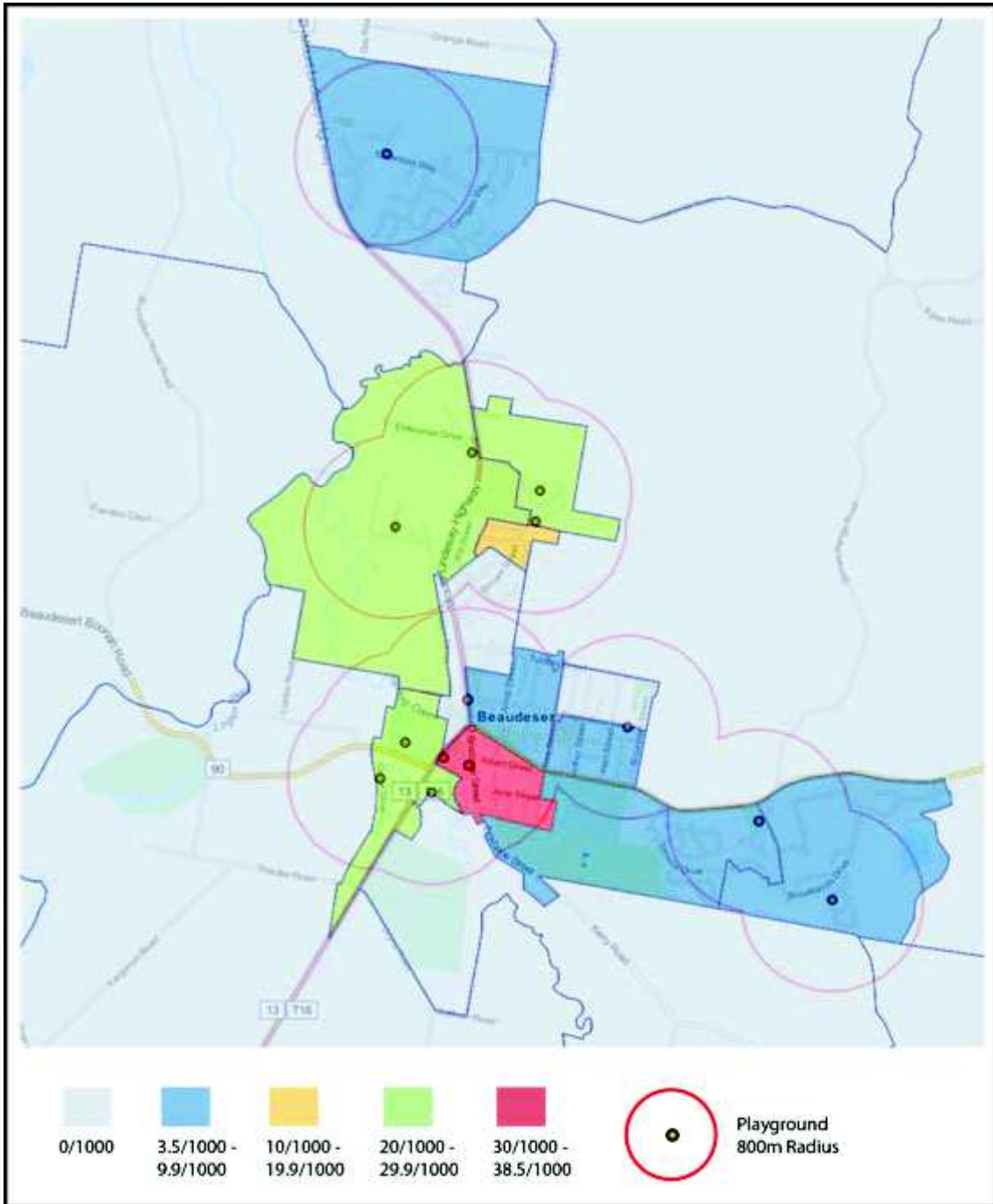


Figure 2: Playgrounds per 1000 children (2011) Beaudesert township.

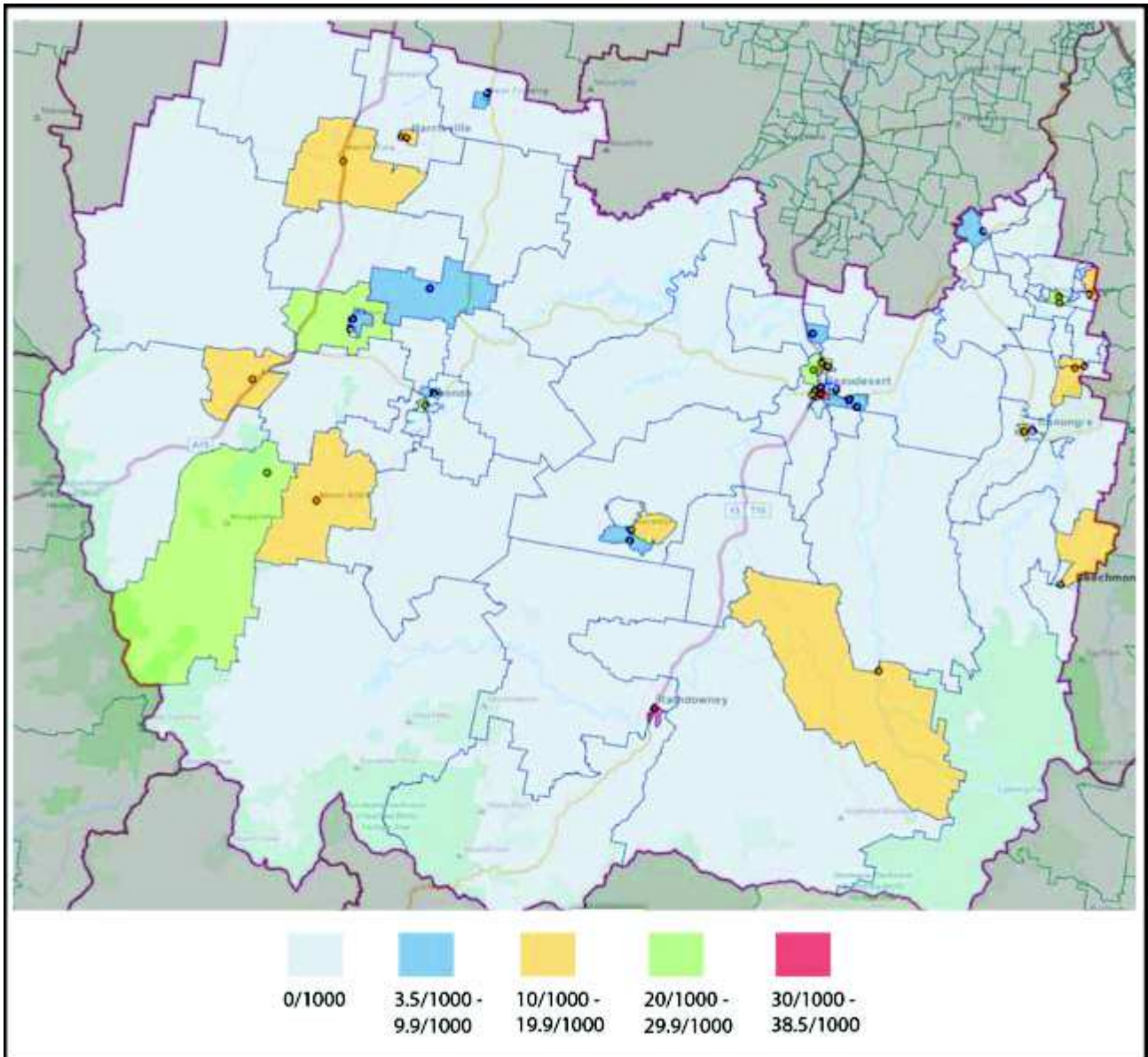


Figure 3: Playgrounds per 1000 children (2011) Scenic Rim Region

What level of service will be provided?

The following levels of service are recommended for the development and maintenance of playgrounds. Levels of service are based on the park categories identified in the parks strategy. Maintenance standards are based on meeting best practice in asset and risk management and compliance with current Australian playground standards.

Service level targets will be subject to the funding priorities of the Council and forecasted levels of residential growth occurring. The use of the Play assessment tool can be used to guide the development standard for each category, by setting the following target scores:

- Destination – 85%
- Neighbourhood – 70%
- Community – 55%

Importance of design

The design of a new playground or the improvement of existing playgrounds is not an exercise in the selection and placement of play equipment. The overall design of the park must be considered first and the playground should be skillfully integrated into the park using landscape, urban design and crime prevention through environmental design principles. Unique attributes of the park that can add play value should be utilised and capitalised on. The value of engaging skilled design services for this work should not be underestimated and should be the starting point for playground improvement and development projects.

Destination Playgrounds

Destination playgrounds will offer the most comprehensive and interesting play experiences for children. By nature, they will be attractive enough to be a destination in their own right and be a significant draw card in bringing people to the park or area. Facilities supporting these playgrounds will be comprehensive and support an extended stay.

Destination playgrounds can have a role in supporting and stimulating activity and have a role in community regeneration programs. They will strongly relate to and support the identity of the locality with appropriate theming and unique experiences.

As destination playgrounds are location specific they will not be increased proportionally to increases in population, rather additional equipment/play features will be added to existing sites and new sites established for strategic purposes (such as Township Revitalisation).

The current level of service for destination playgrounds is 0.4 playgrounds per 1000 resident children.

Table 3: Destination playgrounds - specific design objectives

Location	Located at Premier Parks
Design	An overall master plan will be prepared for the site
Access	Adequate parking and bike racks are provided in proximity to the playground.
Age Groups	Play features meet the needs of all three age groups including teenagers.
Litter Bins	Litter bins provided unless at a remote location where a carry-in/carry-out policy operates).
Toilets	Toilets located within proximity to playground. All toilets to have baby change facilities and be accessible to disabled.
Shade	Minimum 50% shaded area
Play Items	Between 10 – 15 play items
Soft fall	Permanent synthetic surfacing for high impact areas and to facilitate all abilities access
Additional facilities	Facilities such as barbeques, shelters and drinking fountains will be included
Fencing	Fencing only if in close proximity to major road or other specific hazard

Table 4: Destination playgrounds - specific maintenance objectives

Visual Inspection	A visual inspection shall be undertaken weekly to ensure equipment is safe, and fall surfaces are free from hazards (such as broken bottles). Forking and raking back of soft fall to be undertaken as part of this weekly visual inspection.
Structural Inspection	A formal structural inspection shall be undertaken annually to check all fixings, finishes and surfaces and to undertake preventative maintenance.
Maintenance	<p>To be maintained in good operational condition, free from any breakages, damage or graffiti and safe to use. Paint coatings to be largely free from chips, flaking or fading.</p> <p>The soft fall area shall be kept loose, safe and free from dangerous items, foreign material and litter. The soft fall material shall be at least 300mm deep across the whole of the soft fall area.</p> <p>All moving parts will be lubricated at each maintenance visit. Non-repairable or unsafe items will be isolated or removed from the playground until repairs can be affected.</p>

Neighbourhood Playgrounds

Neighbourhood playgrounds will offer a variety of play experiences in well-distributed neighbourhood parks located within 800m of urban residential properties. These can be reached safely by children beginning to travel independently and with friends, without accompanying adults and for adults with younger children.

Typically, Neighbourhood playgrounds could be a grassed area, small park, local open space, designed space for play or informal recreation, which is attractive to children as they begin to move around their neighbourhoods without being accompanied by adults.

These spaces and facilities will ideally provide a varied and interesting physical environment including, for example, natural features, sand and water, and incorporate some interesting and attractive landscape features with varying levels and contours, which test children's capabilities.

There might also be features designed for specific activities such as ball games, wheeled sports or meeting places and/or several of items of play equipment offering a variety of play experiences.

Facilities and associated landscaping will support the playground as being attractive meeting places for local children and caregivers.

Neighbourhood playgrounds will ideally offer experiences related to the form and landscape of the park in which they are located but do not need to be unique to the park.

New neighbourhood playgrounds will not be provided for households within rural areas where the density of properties (and children) is relatively low; there are few sites suitable for playgrounds owned by the Council and the number of playgrounds that would need to be provided would not be financially sustainable. Play provision in these rural areas will be provided by local playgrounds sited at community gathering places.

Table 5: Neighbourhood playgrounds- specific design objectives

Location	Located at Recreation Parks but may also be present at Sports Parks where these are well placed in the community.
Design	Integrated landscape design
Access	Typically accessed by foot or bicycle. Bike racks may be provided in proximity to the playground.
Age Groups	Play features suitable for a minimum of two (out of three) age groups, typically for 0-4 and 5-9 year old age groups.
Litter Bins	Litter bins not provided.
Toilets	Not provided specifically for the playground users.
Shade	Minimum 50% shaded area
Play Items	Up to five play items
Additional facilities	Facilities such as seats, shelters and drinking fountains may be considered.

Table 6: Neighbourhood playgrounds- specific maintenance objectives

Visual Inspection	A visual inspection shall be undertaken monthly to ensure equipment is safe, and fall surfaces are free from hazards (such as broken bottles). Forking and raking back of soft fall to be undertaken as part of this visual inspection.
Structural Inspection	A formal structural inspection shall be undertaken annually to check all fixings, finishes and surfaces and to undertake preventative maintenance.
Maintenance	<p>To be maintained in good operational condition, free from any breakages, damage or graffiti and safe to use.</p> <p>Paint coatings to be largely free from chips, flaking or fading.</p> <p>The soft fall area shall be kept loose, safe and free from dangerous items, foreign material and litter. The soft fall material shall be at least 300mm deep across the whole of the soft fall area.</p> <p>All moving parts will be lubricated at each maintenance visit.</p> <p>Non-repairable or unsafe items will be isolated or removed from the playground until repairs can be affected.</p>

The current level of service is for neighbourhood playgrounds is 2.9 playgrounds per 1,000 children and this will decrease to 2.2 local playgrounds per 1,000 children over time as the population increases. Maintenance of this service level will require the addition of 14 playgrounds over the next 20 years in areas of residential growth.

Community Playgrounds

Community playgrounds will offer a minimum of three items of play equipment and will generally support or be associated with some other form of recreational or community facility such as sports grounds, campgrounds or community halls.

They will not be provided at rural roadside rest areas.

Facilities can be minimal as they are likely to be provided within the associated facility and the main periods of activity will be when an event or activity is on at the associated facility.

Used play equipment from redeveloped or disestablished destination and neighbourhood playgrounds may be relocated to Community playgrounds as required.

Community Playgrounds will be provided relative to need (driven by the associated use) and will not be increased proportionally to population growth.

The current level of service is 2.1 local playgrounds per 1,000 children and this will decrease to 0.6 local playgrounds per 1,000 children over time. This is predominately via the recommended disestablishment of some roadside playgrounds.

Table 7: Community playgrounds- specific design objectives

Location	Located at any park type where there a significant activity driver such as a campground, community hall or sporting facility.
Access	Typically accessed by vehicle. Parking will be provided in association with adjacent facility.
Age Groups	Play features suitable for a minimum of one (out of three) age groups.
Litter Bins	Not provided specifically for playground users.
Toilets	Not provided specifically for playground users.
Shade	Minimum 50% shaded area.
Play Items	Up to three play items.
Additional facilities	Facilities such as seats, shelters and drinking fountains may be considered.

Table 8: Community playgrounds- specific maintenance objectives

Visual Inspection	A visual inspection shall be undertaken three-monthly to ensure equipment is safe, and fall surfaces are free from hazards (such as broken bottles). Forking and raking back of soft fall to be undertaken as part of this visual inspection.
Structural Inspection	A formal structural inspection shall be undertaken annually to check all fixings, finishes and surfaces and to undertake preventative maintenance.
Maintenance	<p>To be maintained in good operational condition, free from any breakages, damage or graffiti and safe to use.</p> <p>Paint coatings to be largely free from chips, flaking or fading.</p> <p>The soft fall area shall be kept loose, safe and free from dangerous items, foreign material and litter.</p> <p>The soft fall material shall be at least 300mm deep across the whole of the soft fall area.</p> <p>All moving parts will be lubricated at each maintenance visit.</p> <p>Non-repairable or unsafe items will be isolated or removed from the playground until repairs can be affected.</p>



What are the priorities?

A focus on improving the play values and consolidating investment on a few key high quality playgrounds will be the main priorities.

- A key result from the assessment of existing playgrounds and equipment provided was the consistently low play value scores. As a result, future investment, playground design and play equipment selection will focus on achieving high play values.
- The major priority for investment in the short to medium term will be a focus on the development of the key destination sites. This will ensure that the maximum benefits in terms of play value and usage are achieved.
- The development of key sites in particular will include the preparation of a master plan, landscape development and selection of play equipment that ensures the following play values are fully achieved:
 - Enticing to children to play
 - Inclusion for disabled children
 - Play opportunities for disabled children
 - Play needs of different ages
 - Movement
 - Imaginative play ages
 - Loose parts
 - Ball games
 - Added play value
 - Access to the natural environment
 - Places for children to sit

The Level of Service target for future playgrounds, using the Play Assessment scoring method is:

- Destination Parks – 85%
- Neighbourhood Parks 70%
- Community Parks – 55%

Appendix 1 – Playground categories

Destination playgrounds are provided at:

- Jubilee Park - Brisbane Street, Beaudesert
- Springleigh Park - Hoya Road, Boonah
- Long Road, Tamborine Mountain (*Proposed*)
- Peak Mountain View Park - Boonah-Ipswich Road, Peak Crossing
- Jubilee Park and Lions Bicentennial Park - McKee Street, Beaudesert
- D J Smith Park - Christie Street, Canungra

Neighbourhood playgrounds are provided at:

- Bowman Park
- Cedar Drive Park
- Davidson Park
- Dick Westerman Park
- Doughty Park
- Guanaba Park
- Hugo Drive Park
- JCC Pennell Park
- Junior Chamber Park
- Keith Little Park
- Lions Rotary Park
- Memorial Park (Harrisville)
- Memorial Park (Rathdowney)
- Muriel Drynan Park
- Nev Spillane Park
- Quota Park
- Staffsmith Park
- Tiny Tots Park
- Moffatt Memorial Park
- Billabong Park - Salisbury Avenue, Kooralbyn (*Proposed*)

Community playgrounds are provided at the campgrounds at:

- Darlington Park
- Lake Moogerah Caravan Park



They are also provided at the following roadside rest areas:

- Boomerang Lagoon Park
- Collins Park
- Lions Park
- Rosser Park
- Toby Slatter Park

Community playgrounds are also found in association with the following community facilities and sports parks:

- Roadvale Park
- Kalbar Civic Centre
- Tamborine Memorial Park
- North Tamborine Park
- Graceleigh Park
- Kooralbyn Community Centre
- Moriarty Park
- Selwyn Park
- Willis Park

Appendix 1 – Playgrounds Action and Priority



Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Jubilee Park	Brisbane Street, Beaudesert		Large site with modest combo unit	Destination	65%	Key site development High priority
Springleigh Park	Hoya Road, Boonah		Attractive well developed site on main road into town with BBQ's and picnic settings, 3 road frontages	Destination	73%	Key site development High priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Tamborine Mountain Sporting Complex	Long Road, Tamborine Mountain		Attractive well developed Sporting Complex site on Long Road and sloping site with gravel access	Destination	N/A	Key site development New/Proposed High priority
Jubilee Park	Brisbane Street, Beaudesert		Main play facility in centre of park with several small items plus small combo unit	Destination	70%	Key site development High priority
Lions Bicentennial Park	Tom Enright Drive, Beaudesert		Small site separated from Jubilee Park by McKee Street	Destination	55%	Key site development High priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Junior Chamber Park	Brooklands Drive, Beaudesert		Good large sloping corner site at entrance to residential area; well treed with backdrop of bush	Neighbourhood	59%	Play value enhancement High priority
Davidson Park	Mt Lindesay Highway, Beaudesert		CBD location between car park and main road. Limited equipment with two single swings, slide, rocker and 2 picnic settings	Neighbourhood	50%	Play value enhancement Medium priority
Dick Westerman Park	Dick Westerman Park, Mt Lindesay Highway, Beaudesert		Adjacent to information centre on main road entrance to town	Neighbourhood	52%	Status Quo

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Cedar Drive Park	Cedar Drive, Beaudesert		Small local reserve, double swing, small combo unit	Neighbourhood	45%	Status Quo
Keith Little Park	Michaelina Drive, Beaudesert		Small local park on edge of residential area	Neighbourhood	45%	Play value enhancement Low priority
Hugo Drive Park	Hugo Drive, Beaudesert		Very small playground on local reserve	Neighbourhood	42%	Play value enhancement Medium priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Muriel Drynan Park	Birnam Street, Beaudesert		Nice site with large trees and great view	Neighbourhood	48%	Play value enhancement Medium priority
Nev Spillane Park	Eaglesfield Street, Beaudesert		Small local park	Neighbourhood	35%	Play value enhancement Low priority
Selwyn Park	Bromelton Street, Beaudesert		Small playground with small slide and double swing adjoining sports oval and tennis courts	Community	52%	Status Quo




Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Willis Park	Petersen Street, Beaudesert		At entrance to league park by club room	Community	40%	Non-renewal
Tiny Tots Park	Little High Street, Boonah		Small playground located between roads adjacent to CBD	Neighbourhood	65%	Status Quo
Toby Slatter Park	Yeates Avenue, Boonah		Small site/roadside picnic area near centre of town	Community	46%	Non-renewal

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Boomerang Lagoon	Wellington Bundock Drive, Kooralbyn		Roadside area	Community	43%	Non-renewal
Billabong Park	Salisbury Avenue, Kooralbyn		Large neighbourhood park; sloping site, well treed, BBQ's and picnic settings Good size local park with 2 road frontages and Central CBD location	Neighbourhood	N/A	New- Proposed High priority
Bowman Park	Cavanagh Street, Mount Alford		Good size local park with 2 road frontages and well treed	Neighbourhood	51%	Play value enhancement Medium priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Collins Park	Collins Street, Rathdowney		Roadside rest stop in town centre	Community	45%	Non-renewal
Darlington Park	Kerry Road, Darlington		Situated at popular camping park in isolated rural location	Community	65%	Status Quo
DJ Smith Memorial Park	Christie Street, Canungra		Central township park; very nicely developed and maintained to standard	Destination	66%	Key site development Medium priority



Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Moriarty Park	Monarch Drive, Canungra		Sports park and pool site with playground placed in corner on far side of park	Community	50%	Play value enhancement Low priority
Doughty Park	Main Western Road, North Tamborine		Central CBD location; well treed attractive small site	Neighbourhood	58%	Status Quo
North Tamborine Park	North Tamborine Sports Centre, Geissmann Street, North Tamborine		Adjacent to sports oval and other community buildings	Community	55%	Status Quo

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Graceleigh Park	Beechmont Road, Beechmont		Community/sports park on main road	Community	54%	Status Quo
Guanaba Park	Siganto Street, Tamborine Mountain		Large neighbourhood park; sloping site, well treed	Neighbourhood	50%	Status Quo
JCC Pennell Park	George Street, Kalbar		Local pocket park on main street	Neighbourhood	45%	Play value enhancement Low priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Kalbar Civic Centre	George Street, Kalbar		Centre of town next to civic centre	Community	64%	Play value enhancement Medium priority
Kooralbyn Community Centre	Ogilvie Place, Kooralbyn		Adjacent to community hall	Community	36%	Non-renewal
Lake Moogerah Caravan Park	Lake Moogerah Road, Moogerah		Located in centre of campground	Community	62%	Play value enhancement Medium priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Lions Park/ JF Burnett Park	Bath Street/ Cunningham Highway, Warrill View		Roadside rest/picnic area; split with stream in middle	Community	54%	Status Quo
Lions Rotary Park	Pollock Street, Harrisville		Local park on good corner site; good size; quite attractive	Neighbourhood	55%	Play value enhancement Low priority
Memorial Park	Queen Street, Harrisville		Community park in centre of town next to school; larger play unit on school ground 50m away	Neighbourhood	53%	Play value enhancement Medium priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Rathdowney Memorial Grounds Park	Mt Lindesay Highway, Rathdowney		Adjoining main township park with oval, camping and other facilities	Neighbourhood	59%	Status Quo
Moffat Memorial Park	Elizabeth Street, Aratula		Small local pocket park	Neighbourhood	48%	Play value enhancement Low priority
Peak Mountain View Park	Ipswich-Boonah Road, Peak Crossing		Community park, picnic area; very nice medium size well developed and treed park alongside main road and centrally located in township	Destination	64%	Play value enhancement High priority

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Quota Park	Tullamore Way, Gleneagle		Small playground on edge of bush in semirural residential area	Neighbourhood	45%	Play value enhancement Low priority
Roadvale Park	Gray Street, Roadvale		Located at rear of hall site with nice rural outlook over gully	Community	39%	Non renewal
Rosser Park	Prospect Street, Tamborine Mountain		Roadside picnic area	Community	52%	Non renewal

Site Name	Location	Photo	Site Description	Category	Play Assessment	Action and Priority
Staffsmith Park	Stradbroke Avenue, Tamborine Mountain		Community park in residential area	Neighbourhood park	63%	Play value enhancement Medium priority
Tamborine Memorial Park	Waterford-Tamborine Road, Tamborine		Community park with hall and tennis courts	Community	57%	Status Quo

Appendix 3 – Play value assessment criteria (Neighbourhood example)

Neighbourhood spaces and facilities: A larger space or facility for informal recreation which children and young people, used to travelling longer distances independently, can get to safely and spend time in play and informal recreation with their peers and have a wider range of play experiences.					
PLAY VALUE					
Score	1	2	3	4	5
Enticing to children and young people to play.	Signs or other deterrents including adults prohibit children and young people from playing e.g. no ball games, no children and young people; unappealing, tired, run down.		Children and young people have restricted access, or are limited in what they can do by regulation, design or attitudes. Site locked at times when children and young people may wish to use it.		Visible signs welcoming children and young people to use the space, signage and other messages, space is child-friendly and appealing. Children and adults feel relaxed (if observed) and at ease. Site open at times when children and young people may wish to use it.
Opportunities for Disabled children and young people.	Site offers little or nothing for children and young people with sensory or physical impairments.		Limited offer to children and young people with physical or sensory impairments. Disabled children and young people and non-Disabled children and young people are unlikely to use the space together.		Features are designed for a range of abilities and impairments including sensory and physical impairments and behaviours. Disabled and non-disabled children and young people are able to use the space together.
Meets needs of different age groups.	Features meet the play needs of only one age group.		Play features suitable for two different age groups.		Play features meet the play needs of all ages including teenagers.
Movement.	Site offers a limited opportunity for movement.		Site offers some features that enable running, tumbling, wheeled activity, rolling, rocking, swinging, balance, climbing or moving around.		Children and young people can move freely in different ways including, for example, running, tumbling, wheeled activity, rock, swing, balance, climb or moving around freely using their whole bodies or on wheels.

Stretching the imagination.	The site has no design features to provoke the children and young people's imagination, fantasy or role play.		The site has limited design features to provoke the child's imagination, fantasy or role play.		The site is deliberately designed to provoke and engage children and young people's imagination, encourage fantasy and role play e.g. through changes in level and texture, loose parts, sculptures, natural features and imaginative signage.
Ball games.	No space for ball games or ball games prohibited.		Ball games area but no markings, limited equipment, or too small a space for more than one group of children and young people to play ball games		Sufficient space for team ball games, football etc, Ball games area marked out and equipped for a range of ball games, for more than one group of children and young people at one time, not too close to other play equipment or features.
Opportunities to change the environment/space (loose parts).	Landscaping and planting either actively discourages play or no opportunities are available to engage with the natural environment.		Landscaping and planting is minimal and offers limited provision for encounters with natural environment.		Site provides a range of natural features such as trees, bushes, plants, shrubs, wild flowers and long grass, sand, water, rocks, and a variety of levels; and a range of visual and sensory stimuli. There is opportunity to use the natural environment in play.
Places for children and young people to sit.	No places for children and young people to sit.		Limited places for children and young people to sit, not suitable for playing or talking together.		Children and young people can sit and play or talk together, places for children and young people to sit are incorporated into the play space, and near to tables or other seated play surfaces.
Added play value: the site offers more than just a basic experience of sensation. It offers possibilities for children and young people to take risks without hazards, to intensify the experience or broaden it.	Features (including equipment, natural features and landscaping) are at basic level only and adds little to play value.		Features (including equipment, natural features and landscaping) are more than basic and adds to play value, but does not do so significantly.		Features (including equipment, natural features and landscaping) are advanced in nature and add significantly to play value e.g. loose parts, places to hide/for reverie, good integration and use of natural environment, a range of textures, planting, use of contours, challenging, risk, cooperation needed, and attention paid to all the senses.

Appendix 4 – Example of high play value playground



Embellishment Unit rates Report by Xyst

Asset	Unit rate				Unit	Notes
	Base	Regional	District	Local		
Fixed Rate Assets						Quantity not effected by size of size
Access Roads	75	85	75	75	m2	includes K&C
Ancillary Sports Structures	25,000	25,000	25,000	25,000	each	cricket practice nets
Artificial Cricket Strip	7,500	7,500	7,500	7,500	each	base \$45*75=3,375 + surface 55*75=4,125
BBQs	12,000	15,000	12,000	12,000	each	BBQ unit 7000 + shelter 5000
Bike Racks	1,200	1,200	1,200	1,200	each	
BMX Tracks	25,000	30,000	25,000	20,000	each	
Clay Cricket Block	6,400	6,400	6,400	6,400	m2	\$80/m2*80m2
Dog Exercise Area	35,000	40,000	35,000	30,000	each	
Drinking Fountains	3,700	5,500	3,700	3,700	each	
Entrance Sign	2,500	3,000	2,500	2,000	each	
Exercise Equipment	20,000	30,000	20,000	15,000	each	
Fire Pits	500	500	500	500	each	
Flagpoles	1,500	1,500	1,500	1,500	each	
Footbridges	45,000	65,000	45,000	45,000	each	Based on \$1800m2 - 10 x2.5m = 25m2x1800= \$45000
Fountains	25,000	25,000	25,000	25,000	each	
Goal posts	5,000	5,000	5,000	5,000	each	
Interpretive Signs	3,000	3,500	3,000	2,500	each	
Lighting - Amenity	3,500	4,500	3,500	3,500	each	
Playgrounds	120,000	750,000	250,000	120,000	each	Includes shade cover and undersurfacing
Professional services	75,000	150,000	75,000	40,000	each	Design and project management
Public Art	10,000	12,000	10,000	7,500	each	
Public Toilets	150,000	250,000	150,000	100,000	each	
Public Use Mains Power	5,000	5,000	5,000	5,000	each	
Skate Parks	150,000	200,000	150,000	80,000	each	
Viewing Platforms	25,000	30,000	25,000	25,000	each	
Water Points	500	500	500	500	each	
Services - Power	5,000	5,000	5,000	5,000	each	Fees and install to site
Services - Water	3,000	3,000	3,000	3,000	each	Fees and install to site
Services - Wastewater	3,000	3,000	3,000	3,000	each	Fees and install to site
Variable Rate Assets						Quantity varies based on size of site per ha
Car Parking Onsite	75	85	75	75	m2	
Drainage	6	6	6	6	m2	sub soil field drainage
Fencing and Barriers	80	140	80	80	m	Bollards for district & local - post/rail for regional
Gardens (incl mulch)	20	25	20	15	m2	Includes mulch. Local rate is for revegetation/rootstock planting
Grass	3.5	4.0	3.5	3.5	m2	Prep, fertiliser and sow. Doesn't include provision for sand/soil conditioning for sportsfields
Irrigation - Gardens	10	10	10	10	m2	
Irrigation - Turf	25	25	25	25	m2	
Lighting - Sports	120,000	120,000	120,000	120,000	each	per field, includes all costs
Paths	120	150	120	120	m	2.5m width - concrete
Power cable	135	135	135	135	m	Amenity lighting, public access, etc.
Rubbish bins	500	1,200	500	500	each	
Seats	2,000	3,200	2,000	2,000	each	
Picnic Setting/Shelter	7,900	8,500	7,900	7,900	each	Shelter \$5,000 + Picnic setting \$2,900
Trees	125	125	125	125	each	supply and plant
Site shaping/earthworks	4.0	5.0	4.0	3.0	m2	Doesn't include provision for importing topsoil
Water pipe	80	80	80	80	m	Supply to toilets, drinking fountains, irrigation headworks, etc.

Embellishment unit rates - Recreation Parks

District 1.0-2.0 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	75	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	2	12,000	24,000
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	25,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	1	35,000	35,000
Drinking Fountains	each	1	3,700	3,700
Entrance Sign	each	1	2,500	2,500
Exercise Equipment	each	1	20,000	20,000
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridges	each	-	45,000	-
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	-	3,000	-
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	1	250,000	250,000
Professional services	each	1	75,000	75,000
Public Art	each	-	10,000	-
Public Toilets	each	1	150,000	150,000
Public Use Mains Power	each	1	5,000	5,000
Skate Parks	each	-	150,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	2	500	1,000
Services - Power	each	1	5,000	5,000
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	1	3,000	3,000
TOTAL				577,200
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	-	75	-
Drainage	m2	-	6	-
Fencing and Barriers	m	250	80	20,000
Gardens (incl mulch)	m2	1,000	20	20,000
Grass	m2	8,500	4	29,750
Irrigation - Gardens	m2	1,000	10	10,000
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	150	120	18,000
Power cable	m	150	135	20,250
Rubbish bins	each	1	500	500
Seats	each	2	2,000	4,000
Tables/Shelters	each	2	7,900	15,800
Trees	each	25	125	3,125
Site shaping/earthworks	m2	10,000	4	40,000
Water pipe	m	150	80	12,000
TOTAL				193,425

Local 0.5-1.0ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	75	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	12,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	20,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	30,000	-
Drinking Fountains	each	-	3,700	-
Entrance Sign	each	1	2,000	2,000
Exercise Equipment	each	-	15,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridges	each	-	45,000	-
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	-	2,500	-
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	-	120,000	-
Professional services	each	1	40,000	40,000
Public Art	each	-	7,500	-
Public Toilets	each	-	100,000	-
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	80,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	1	500	500
Services - Power	each	-	5,000	-
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	-	3,000	-
TOTAL				45,500
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	-	75	-
Drainage	m2	-	6	-
Fencing and Barriers	m	150	80	12,000
Gardens (incl mulch)	m2	-	15	-
Grass	m2	10,000	3.5	35,000
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	-	120	-
Power cable	m	-	135	-
Rubbish bins	each	-	500	-
Seats	each	-	2,000	-
Tables/Shelters	each	-	7,900	-
Trees	each	25	125	3,125
Site shaping/earthworks	m2	10,000	3.0	30,000
Water pipe	m	50	80.0	4,000
TOTAL				84,125

TOTAL PER SITE \$ 577,200

RATE PER HA \$ 193,425

Average Per park Ha 1.5 \$ 867,338

TOTAL PER SITE \$ 45,500

RATE PER HA \$ 84,125

Average Per park Ha 0.75 \$ 108,594

Embellishment unit rates - Corridor Parks

District - Average 3.5 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	75	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	12,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	25,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	35,000	-
Drinking Fountains	each	-	3,700	-
Entrance Sign	each	2	2,500	5,000
Exercise Equipment	each	1	20,000	20,000
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	1	45,000	45,000
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	-	3,000	-
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	-	250,000	-
Professional services	each	1	50,000	50,000
Public Art	each	-	10,000	-
Public Toilets	each	-	150,000	-
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	150,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	-	500	-
Services - Power	each	-	5,000	-
Services - Water	each	-	3,000	-
Services - Wastewater	each	-	3,000	-
TOTAL				120,000
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	-	75	-
Drainage	m2	-	6	-
Fencing and Barriers	m	100	80	8,000
Gardens (incl mulch)	m2	1,500	20	30,000
Grass	m2	8,500	4	29,750
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	350	120	42,000
Power cable	m	-	135	-
Rubbish bins	each	-	500	-
Seats	each	1	2,000	2,000
Tables/Shelters	each	-	7,900	-
Trees	each	40	125	5,000
Site shaping/earthworks	m2	10,000	4	40,000
Water pipe	m	-	80	-
TOTAL				156,750

Local - Average 3.0 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	75	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	12,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	20,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	30,000	-
Drinking Fountains	each	-	3,700	-
Entrance Sign	each	2	2,000	4,000
Exercise Equipment	each	-	15,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	1	45,000	45,000
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	-	2,500	-
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	-	120,000	-
Professional services	each	1	25,000	25,000
Public Art	each	-	7,500	-
Public Toilets	each	-	100,000	-
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	80,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	-	500	-
Services - Power	each	-	5,000	-
Services - Water	each	-	3,000	-
Services - Wastewater	each	-	3,000	-
TOTAL				74,000
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	-	75	-
Drainage	m2	-	6	-
Fencing and Barriers	m	100	80	8,000
Gardens (incl mulch)	m2	1,200	15	18,000
Grass	m2	8,500	4	29,750
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	-	120	-
Power cable	m	-	135	-
Rubbish bins	each	-	500	-
Seats	each	-	2,000	-
Tables/Shelters	each	-	7,900	-
Trees	each	40	125	5,000
Site shaping/earthworks	m2	10,000	3	30,000
Water pipe	m	-	80	-
TOTAL				90,750

TOTAL PER SITE **\$ 120,000**

RATE PER HA **\$ 156,750**

Average Per park **3.5** **\$ 668,625**

TOTAL PER SITE **\$ 74,000**

RATE PER HA **\$ 90,750**

Average Per park **3** **\$ 346,250**

Embellishment unit rates - Nature Parks

Regional - Average 6 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	500	85	42,500
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	15,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	30,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	40,000	-
Drinking Fountains	each	-	5,500	-
Entrance Sign	each	1	3,000	3,000
Exercise Equipment	each	-	30,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	2	65,000	130,000
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	2	3,500	7,000
Lighting - Amenity	each	-	4,500	-
Playgrounds	each	-	750,000	-
Professional services	each	1	100,000	100,000
Public Art	each	-	12,000	-
Public Toilets	each	1	150,000	150,000
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	200,000	-
Viewing Platforms	each	-	30,000	-
Water Points	each	2	500	1,000
Services - Power	each	1	5,000	5,000
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	1	3,000	3,000
TOTAL				444,500
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	500	85	42,500
Drainage	m2	-	6	-
Fencing and Barriers	m	200	80	16,000
Gardens (incl mulch)	m2	1,500	15	22,500
Grass	m2	1,000	4	4,000
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	250	50	12,500
Power cable	m	-	135	-
Rubbish bins	each	-	1,200	-
Seats	each	2	3,200	6,400
Tables/Shelters	each	1	8,500	8,500
Trees	each	60	125	7,500
Site shaping/earthworks	m2	1,000	5	5,000
Water pipe	m	100	80	8,000
TOTAL				132,900

TOTAL PER SITE \$ 444,500

RATE PER HA \$ 132,900

Average Per park 6 \$ 1,241,900

District - Average 6.0 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	500	75	37,500
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	12,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	25,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	35,000	-
Drinking Fountains	each	-	3,700	-
Entrance Sign	each	1	2,500	2,500
Exercise Equipment	each	-	20,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	1	45,000	45,000
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	1	3,000	3,000
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	-	250,000	-
Professional services	each	1	75,000	75,000
Public Art	each	-	10,000	-
Public Toilets	each	-	150,000	-
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	150,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	1	500	500
Services - Power	each	-	5,000	-
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	-	3,000	-
TOTAL				166,500
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	300	75	22,500
Drainage	m2	-	6	-
Fencing and Barriers	m	150	80	12,000
Gardens (incl mulch)	m2	1,000	20	20,000
Grass	m2	1,000	4	3,500
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	200	50	10,000
Power cable	m	-	135	-
Rubbish bins	each	-	500	-
Seats	each	1	2,000	2,000
Tables/Shelters	each	-	7,900	-
Trees	each	-	125	-
Site shaping/earthworks	m2	1,000	4	4,000
Water pipe	m	100	80	8,000
TOTAL				82,000

TOTAL PER SITE \$ 166,500

RATE PER HA \$ 82,000

Average Per park 6 \$ 658,500

Local - Average 6.0 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	75	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	12,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	20,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	30,000	-
Drinking Fountains	each	-	3,700	-
Entrance Sign	each	1	2,000	2,000
Exercise Equipment	each	-	15,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	-	45,000	-
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	-	2,500	-
Lighting - Amenity	each	-	3,500	-
Playgrounds	each	-	120,000	-
Professional services	each	1	40,000	40,000
Public Art	each	-	7,500	-
Public Toilets	each	-	100,000	-
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	80,000	-
Viewing Platforms	each	-	25,000	-
Water Points	each	1	500	500
Services - Power	each	-	5,000	-
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	-	3,000	-
TOTAL				45,500
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	-	75	-
Drainage	m2	-	6	-
Fencing and Barriers	m	120	80	9,600
Gardens (incl mulch)	m2	1,000	15	15,000
Grass	m2	750	4	2,625
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m	150	50	7,500
Power cable	m	-	135	-
Rubbish bins	each	-	500	-
Seats	each	-	2,000	-
Tables/Shelters	each	-	7,900	-
Trees	each	-	125	-
Site shaping/earthworks	m2	750	3	2,250
Water pipe	m	50	80	4,000
TOTAL				40,975

TOTAL PER SITE \$ 45,500

RATE PER HA \$ 40,975

Average Per park 6 \$ 291,350

Embellishment unit rates - Road Rest Stops

Regional - Average 0.2 ha				
Asset	Unit	Asset quantity	Unit Rate	Total
Fixed Rate Assets				
Access Roads	m2	-	85	-
Ancillary Sports Structures	each	-	25,000	-
Artificial Cricket Strip	each	-	7,500	-
BBQs	each	-	15,000	-
Bike Racks	each	-	1,200	-
BMX Tracks	each	-	30,000	-
Clay Cricket Block	m2	-	6,400	-
Dog Exercise Area	each	-	40,000	-
Drinking Fountains	each	-	5,500	-
Entrance Sign	each	1	3,000	3,000
Exercise Equipment	each	-	30,000	-
Fire Pits	each	-	500	-
Flagpoles	each	-	1,500	-
Footbridge	each	-	65,000	-
Fountains	each	-	25,000	-
Goal posts	each	-	5,000	-
Interpretive Signs	each	1	3,500	3,500
Lighting - Amenity	each	-	4,500	-
Playgrounds	each	-	750,000	-
Professional services	each	-	75,000	-
Public Art	each	1	12,000	12,000
Public Toilets	each	1	250,000	250,000
Public Use Mains Power	each	-	5,000	-
Skate Parks	each	-	200,000	-
Viewing Platforms	each	1	30,000	30,000
Water Points	each	1	500	500
Servcies - Power	each	1	5,000	5,000
Services - Water	each	1	3,000	3,000
Services - Wastewater	each	1	3,000	3,000
TOTAL				310,000
Variable Rate Assets				
				Per Ha
Car Parking Onsite	m2	1,500	85	127,500
Drainage	m2	-	6	-
Fencing and Barriers	m	500	140	70,000
Gardens (incl mulch)	m2	1,500	25	37,500
Grass	m2	1,500	4	6,000
Irrigation - Gardens	m2	-	10	-
Irrigation - Turf	m2	-	25	-
Lighting - Sports	each	-	120,000	-
Paths	m2	250	150	37,500
Power cable	m	-	135	-
Rubbish bins	each	5	1,200	6,000
Seats	each	15	3,200	48,000
Tables/Shelters	each	5	8,500	42,500
Trees	each	25	125	3,125
Site shaping/earthworks	m2	10,000	5	50,000
Water pipe	m	100	80	8,000
TOTAL				436,125

TOTAL PER SITE **\$ 310,000**

RATE PER HA **\$ 436,125**

Average Per park 0.2 **\$ 397,225**