

Local Government Infrastructure Plan

**Public Parks and Land for Community
Facilities Network Extrinsic Material Report
29/04/2024 – Rev 5**

Table of Contents

1.0 Background	3
1.1 Purpose of report	3
2.0 Planning assumptions.....	4
2.1 Development projections	4
2.2 Demand assumptions	4
3.0 Desired standards of service	5
4.0 Public Parks and land for community facilities network planning	22
5.0 Infrastructure costs	23
5.1 Cost of land	23
5.2 Cost of works (embellishments) – Public Parks.....	23
5.3 Cost of works – Land for Community Facilities.....	24
5.4 On-cost allowance	24
5.5 Contingency allowance	24
6.0 Public Parks and Land for Community Facilities network schedule of works	26

1.0 Background

Redland City Council has prepared a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* (PA) and associated rules. The LGIP identifies the type, scale, location and timing of development within the local government area for a ten (10) year period from 2021 to 2031. It also identifies trunk infrastructure to service that growth at the desired standard of service.

The following trunk infrastructure networks are included within the LGIP:

- (a) Water supply network
- (b) Sewerage network
- (c) Transport network
- (d) Stormwater quantity network
- (e) Public parks and land for community facilities network.**

The Redland City Council LGIP is Part 4 and Schedule 3 of the Redland City Plan 2018.

1.1 Purpose of report

This extrinsic material report has been prepared to assist in the interpretation of the Redland City Council LGIP. The report summarises the inputs and methodology used to prepare the public **parks and land for community facilities network** component of the LGIP and references all background studies and reports relevant to its preparation.

2.0 Planning assumptions

2.1 Development projections

Projections of people residing in residential development provide the basis for the planning of the public parks and land for community facilities network. Because there is no rate of provision for non-residential development, there is no requirement to consider the number of employees or gross floor area (GFA) when undertaking planning for the public parks and land for community facilities network.

Development projections for the Redland City Council local government area were prepared in January 2022 and are documented in the report titled Development Projections Modelling Prepared for Redland City Council January 2022.

2.2 Demand assumptions

Prior to undertaking network planning, projections of persons residing in residential development were converted into units of demand. Demand in the public parks and land for community facilities network is expressed as equivalent persons (EP).

In accordance with Redland City Council's desired standard of service, a person's demand for trunk public park and land for community facilities infrastructure is the same irrespective of the type of dwelling in which they reside. Therefore, one person is equal to 1 EP.

A summary of total demand for each service catchment is provided in Table 1.

Table 1: Existing and projected demand (EP) for each service catchment

Column 1 Service catchment	Column 2 Existing and projected demand (EP)			
	2021 (base date)	2026	2031	Ultimate development
Inside PIA	153,190	159,075	164,879	192,661
Outside PIA	5,208	6,855	10,226	25,615

3.0 Desired standards of service

Planning of the public parks and land for community facilities network required the Desired Standards of Service (DSS) to be applied to the forecast demand (EP) in each service catchment. The desired standards of service for the public parks and land for community facilities network is to:

- a) provide a connected and accessible network of public parks, recreational facilities and community purpose land to meet the health and wellbeing needs of residents through the implementation of the Redland Open Space Strategy 2026 and Civic and Open Space Infrastructure Manual Version B 2023 or future versions of similarly purposed documents;
- b) ensure the network of public parks provides a diversity of recreation and sporting opportunities and experiences in fit for purpose open space;
- c) design the public parks and land for community facilities network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
- d) new public parks must be suitable for its intended function, type and hierarchy and will not be acceptable if they:
 - i. have an overland drainage function;
 - ii. predominately lie below the defined flood event level;
 - iii. are wholly below 2.4m AHD;
 - iv. have road frontage of less than 50% of the perimeter;
 - v. are contaminated land;
 - vi. are adjacent or close to noxious or noisy activities;
 - vii. include land that is required for utility infrastructure or services (eg. stormwater treatment or detention basins, sewerage pump stations, electrical transformers/ substations and/or high voltage overhead power lines);
 - viii. have a gradient greater than 20% (recreation parks);
 - ix. comprise less than 60% flat to gentle slopes (sports parks);
 - x. are the common property common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or
 - xi. are constrained by environmental protection through a planning instrument.
- e) ensure public parks and land for community facilities meet the minimum trunk public park land size and accessibility standards stated in Table 2—Minimum trunk public park land size and accessibility standards, Table 3—Minimum land size and rate of provision for community facilities standards and Table 4—Rate of provision for public parks standards;
- f) Ensure that trunk public parks accommodate the recreation activity requirements stated in Table 5—Recreation activities for trunk public parks and the embellishment standards for public parks identified in Table 6—Embellishment standards for trunk public parks.

Table 2: Minimum trunk public park land size and accessibility standards

Column 1 Park Hierarchy	Column 2 Park sub-classification	Column 3 Minimum width (S – Standalone, L – Linear, C – Circuit)	Column 4 Minimum public park land size (ha)	Column 5 Accessibility standard (km)
		Typology		
Recreation park T1 – Destination	H	L,C – 10m S - 100m	5.0 – 20.0 ha	5.0 – 10.0 km
Recreation park T2 - Community	H, M	L,C – 10m S - 100m	2.0 – 10.0 ha	2.5 – 5.0 km
Recreation park T3 – Neighbourhood	H, M	L,C – 5m S - 100m	0.5 – 2.0 ha	0.5 km (mainland parks) 0.8 km (island parks)
Recreation park T4 – Meeting place	M, E	L,C – 5m S - 100m	Location specific	0.5 km
Recreation park T5 – Civic	H	S - 100m	Location specific	0.5 km

Regional sport park	N/A	Sport activity specific	5.0 – 30.0 ha	5.0 – 10.0 km
District sport park	N/A	Sport activity specific	2.0 – 20.0 ha	2.5 – 10.0 km
Local sport park	N/A	Sport activity specific	1 ha	2.5 – 5.0 km
Island sport park	N/A	Sport activity specific	Sport activity specific	2.5 – 5.0 km

Note: each park type including sub-type (H = High, M = Moderate, E = Essential levels of embellishment) are defined in the Civic and Open Space Infrastructure Manual (COSIM).

Table 3: Land size and rate of provision for land for community facilities standards

Column 1 Hierarchy	Column 2 Community facility	Column 3 Rate of provision (facility per persons)	Column 4 Land size (ha)
Local	Community meeting space	1:10,000	0.3
District	Multi-purpose community centre	1:30,000	1
	Branch library	1:35,000	0.5
	Arts and cultural space	1:50,000	0.5
Regional	Swimming pool	1:80,000	1

Table 4: Rate of provision for trunk public parks

Column 1 Park hierarchy and sub-classification	Column 2 Rate of provision (ha per 1,000 persons)
Recreation park T1 – Destination (High)	0.25
Recreation park T2 – Community (High, Medium)	1.2
Recreation park T3 – Neighbourhood (High, Medium)	1.2
Sport park – Regional, District, and Local	1.65
Island Sports Parks	N/A

Table 5: Recreation activities for trunk public parks

Column 1 Activities	Column 2 Recreation Park Hierarchy					Column 3 Park sub-classifications		
	T1	T2	T3	T4	T5	H	M	E
Play experience	Yes	Yes (H,M)	Yes (H,M)	No	Yes	Embellishment Levels H = High M = Moderate E = Essential		
All-abilities play	Yes	Yes (H)	No	No	No			
Basic play	Yes	Yes	Yes (E)	No	No			
Events or festivals	Yes	Yes (H,M)	No	No	Yes			
Access to nature	Yes	Yes (H,M)	No	No	No			
Physical activity	Yes	Yes (H,M)	Yes (H)	No	No			
Walking/cycling	Yes	Yes (H,M)	Yes (H,M,E)	Yes (M,E)	Yes			
Ramp/Skate/BMX	Yes	Yes (H)	No	No	No			
Ceremonial	Yes	Yes (H)	No	No	No			
Picnic	Yes	Yes (H,M)	No	Yes (M)	No			
Kick about	Yes	Yes (H,M)	Yes (H,M,E)	No	No			
Temporary Commercial	Yes	Yes (H,M)	Yes (H)	No	Yes			
Community gardens	No	No	Yes (H)	No	No			
Dog off-leash	No	Yes (M)	No	No	No			
Sport	No	No	No	No	No			
Meeting	Yes	Yes (H,M)	Yes	Yes (M/E)	Yes			
Acceptable number of activities	7-13	8-12 (H) 4-8 (M)	4-7 (H) 2-4 (M)	2-3 (M) 1-22 (E)	3-5			

Column 1 Activities	Column 2 Recreation Park Hierarchy					Column 3 Park sub-classifications		
	T1	T2	T3	T4	T5	H	M	E
			1-3 (E)					

Table 6: Embellishment standards for trunk public parks

[illegible]

[illegible]

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Play equipment (short stay and local access)	Play space	T3H - 5 to 10 play elements. Maximum height - 3m	No	No	No	Yes	No	No	No	No	No	No	No	No
Play equipment (short stay and local access)	Play space	T3M - 1 to 5 play elements. Maximum height - 3m	No	No	No	No	Yes	No	No	Yes	Yes	Yes	No	Yes
All-abilities	Play space	Subject to site requirements and Council Policy	Yes	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes
Basic play	Play space	1-3 small play elements Maximum footprint of 40m2	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Shade														
Shelter (I.E. Aluminium 4m x 4m)	Walking/Cycling Meeting	2 per dog off-leash area T3 (H,M) – 2 shelters	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes	No
Shelter (I.E. Aluminium 5m x 5m and/or larger formats subject to project requirements)	Picnic, Meeting, Dog off-leash, Walking/Cycling	1 per 5000m2	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes

[illegible]

[illegible]

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Paths														
Standard - 1.5m wide (minimum)	Walking/Cycling	Subject to site requirements and Council Policy	No	No	No	No	Yes	No	No	No	No	No	Yes	No
Shared - min 2.0m wide	Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Shared pedestrian cycle - min 3m wide	Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	No	Yes
Pedestrian bridges and platforms														
Shared cycle/pedestrian bridges	Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Viewing platforms and/or vantage points	Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes
Bike storage														
Bike racks (up to 5 bikes per rack)	Cycling	1 - 3 per park	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes
Bike racks (more than 5 bikes per rack)	Cycling	1 per park	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No	Yes
Bike lockers	Cycling	1 per park	Yes	No	No	No	No	No	No	Yes	Yes	No	No	No

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Kick about space														
Multi-purpose goal posts (I.E. single and/or double)	Kick about	Subject to site requirements and Council Policy	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes
Single compact goal	Kick about	Subject to site requirements and Council Policy	No	No	No	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Open Space (with no goals)	Kick about	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Physical activity / exercise														
Single unit station	Physical activity	2 to 6 per park	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes
Multi-unit station	Physical activity	1 per park	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Multipurpose court (e.g. full/half court combination of basketball hoop, netball hoop, soccer goals, pickleball)	Physical activity	1 per park Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes
cricket net (public)	Physical activity	Subject to site requirements and Council Policy	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
cricket pitch (concrete/ painted)	Physical activity	Subject to site requirements and Council Policy	No	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Rebound walls/ping pong table	Physical activity	Subject to site requirements and Council Policy	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes
Parkour	Physical activity	Subject to site requirements and Council Policy	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes
Dog off-leash area														
Double (small/ large)	Dog off-leash	1 per park	No	No	Yes	No	No	No	No	No	No	No	No	No
Single	Dog off-leash	1 per park	No	No	Yes	No	No	No	No	No	No	No	No	No
Cultural and/or historic														
Public art	Public Art	Subject to site requirements and Council Policy	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	Yes
Sporting fields and courts														
Structured and formal sports and active recreation	Sport	Subject to sport code standards and site requirements	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Power points														
General Power Outlet (GPO)	Festivals/Events	1 per park (minimum)	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
	Temporary Commercial Use													
Three Phase Outlet	Festivals/Events Temporary Commercial Use	Subject to site requirements and Council Policy	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Irrigation														
Multi-use open space areas	Sport	Subject to site requirements and Council Policy	Yes	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Landscape - Soft (I.E. groundcover and tree planting)	Sport	Subject to site requirements and Council Policy	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Sports fields	Sport	Subject to site requirements and Council Policy	Yes	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Lighting														
Sports fields	Sport	Subject to site requirements and Council Policy	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Outdoor courts	Sport	Subject to site requirements and Council Policy		No	No	No	No	No	No	No	Yes	Yes	Yes	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Parks	Picnic, Play Space, Dog off-leash, Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes
Streetscapes	Walking/Cycling, Meeting, Festivals/Events	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes
Buildings														
Public amenities - Single cubicle	Walking/Cycling	Subject to site requirements	No	No	Yes	No	No	No	No	Yes	No	No	No	No
Public amenities - Double cubicle	Picnic, Play Space, Dog off-leash, Walking/Cycling	Subject to site requirements 1 per park	No	Yes	Yes	No	No	No	No	Yes	No	No	No	No
Public amenities - Multiple cubicle	Picnic, Play Space, Dog off-leash, Walking/Cycling	Subject to site requirements 1 per park	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No	Yes
Public amenities - Multiple cubicle (with changing space)	Picnic, Play Space, Dog off-leash, Walking/Cycling	Subject to site requirements	Yes	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes
CCTV														
Surveillance	Community function	Subject to site requirements and Council Policy	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Skate BMX and Cycling														
BMX tracks (small scale)	BMX	1 per park	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No
Pump tracks	BMX	1 per park	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Skate Parks	Skate	1 per park	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Small learn to ride tracks	Cycling	1 per park	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Car parking (On and Off street)														
Off street Parking	Recreation Festivals/Events	T1 (H) - 30 to 50 plus 2 bus spaces	Yes	Yes	Yes	No	No	No	No	Yes	N/A	N/A	N/A	N/A
On and off-street parking	Picnic, Play space, Walking/Cycling Festivals/Events	T2(H,M) - 10 to 30 spaces T5 – 10 within 50m of site	Yes	Yes	Yes	No	No	No	No	Yes	N/A	N/A	N/A	N/A
Off street car parking	Sport	Aquatic/swimming – 15 per 100m2 gfa Tennis – 4 per court Other outdoor courts - 20 per court	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
		Football, Cricket & Hockey – 50 per field Lawn bowls – 30 per field												
Bus parking and turnarounds														
Bus	Multiple	1 per park	Yes	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes
Mini-bus	Multiple	1 per park	Yes	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes
Internal road														
Vehicle access	Festivals/Events	Subject to site requirements and Council Policy	Yes	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes
Landcaping - soft														
Bio-Swales & drainage elements	N/A	Subject to site requirements and Council Policy	No	No	No	No	No	No	No	No	No	No	No	No
Planting (I.E. trees and groundcovers)	Play spaces	3-5% site coverage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Soft fall	Play spaces, Physical Activity	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes

Column 1 Category	Column 2 Related Activity	Column 3 Rate of Provision	Column 4 Embellishments for each park hierarchy and sub-classification											
			T1	T2H	T2M	T3H	T3M	T4M	T4E	T5	Regional Sport Park	District Sport Park	Local Sport Park	Island Sport Park
Landscaping - hard														
Porous/eco pavement	Walking/Cycling, Access to nature	Subject to site requirements and Council Policy	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
Concrete pavement (e.g. temporary commercial use and small plaza)	Picnic, Meeting, Play spaces, Car parking, Walking/Cycling	Subject to site requirements and Council Policy	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes
Decomposed compacted granite	Walking/Cycling, Access to nature	Subject to site requirements and Council Policy	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Bins														
Bin - Parks and Streetscapes (General and recycle)	Picnic, Dog off-leash Picnic	Subject to site requirements and Council Policy	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
Dog bag dispenser	Walking/Cycling, Dog off-leash	T2(M) - Dog off leash area; or Linear and circuit parks that include a shared pathway (2.5m wide) and a minimum distance of 6km	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes

4.0 Public Parks and land for community facilities network planning

The types of public park listed in Table 7 may be considered to be trunk park infrastructure for the purpose of LGIP planning. Planning for the public park network includes land and embellishments.

Table 7: Trunk park infrastructure types

Park Hierarchy	Park sub-classification	Typology
Recreation park T1 – Destination	H	Linear Circuit Standalone
Recreation park T2 – Community	H, M	Linear Circuit Standalone
Recreation park T3 – Neighbourhood	H, M,	Linear Circuit Standalone
Recreation park T4 – Meeting place	M, E	Linear Circuit Standalone
Recreation park T5 – Civic	H	Standalone
Regional sport park	N/A	Sporting activity specific
District sport park	N/A	Sporting activity specific
Local sport park	N/A	Sporting activity specific
Island Sports Park	N/A	Sporting activity specific
Conservation foreshore	N/A	N/A

Land used for the community facilities uses listed in Table 8 may be considered to be trunk land for community facilities infrastructure for the purpose of LGIP planning.

Table 8: Trunk land for community facilities infrastructure types

Trunk land for community facilities trunk infrastructure
land for community facilities such as community halls or centres, public recreation and arts centres, public libraries and swimming pools and includes basic work associated with site clearing and connection to services.

Planning undertaken for the public parks and land for community facilities network is documented in the following reports:

- Redland Open Space Strategy 2026 prepared by Redland City Council dated December 2026
- Civic and open space infrastructure manual (Version B 2023)
- LGIP park network investigation 2022
- Community Facilities Report prepared by Redland City Council and dated July 2023

5.0 Infrastructure costs

The PA defines establishment cost of trunk infrastructure to be-

- (a) For existing infrastructure –
 - i. The current replacement cost of the infrastructure as reflected in the relevant local government asset register; and
 - ii. The current value of the land acquired for the infrastructure
- (b) For future infrastructure – all the costs of land acquisition, financing, and design and construction, for the infrastructure

The establishment cost of trunk public parks infrastructure and land for community facilities infrastructure has been calculated as follows.

5.1 Cost of land

Where land is required for future trunk public park infrastructure or for community facilities infrastructure, the establishment cost is calculated using a unit rate of \$150 per square metre.

5.2 Cost of works (embellishments) – Public Parks

The establishment cost of future trunk public park infrastructure (works) was calculated using unit rates for each recreation park hierarchy and subtype (T1H, T2H, T2M, T3H and T3M). Unit rates for park embellishments reflect the average park costs based on detailed design estimates of at least three parks of the same type and sub-type. However, where detailed designs and cost estimates have been undertaken for parks that are planned to be delivered over the short term (1-3 years) specific cost estimates are used.

Sports parks are highly dependent on the number and type of sporting activities including outdoor fields, courts, lighting requirements, indoor facilities, change rooms and ancillary recreational activities.

The unit rate for embellishments of public parks are shown in Table 9.

Table 9: Unit rates for embellishments

Column 1 Park Type	Column 2 Park Hierarchy and sub-classification	Column 3 Unit rate for embellishments (Including on-costs and contingency)
Recreation	T1 – Destination (High)	\$5,967,761
	T2 – Community (High)	\$2,137,351
	T2 – Community (Moderate)	\$1,185,269
	T3 – Neighbourhood (High)	\$637,504
	T3 – Neighbourhood (Moderate)	\$308,284
Sport	Regional	\$5,000,000
	District	\$4,000,000
	Local	\$1,000,000
	Island	\$2,000,000

The unit rate of embellishments for recreation and sports parks includes an allowance for on-costs and contingencies.

The majority of the park trunk network involves upgrades to existing recreation and sports parks. It should be noted that the average cost of upgrading a park takes into account renewal (e.g. cost of replacing like for like assets or replacing existing assets or facilities to meet current Australian Standards); and non-renewal (providing an entirely new recreation activity or facility, expansion or upgrade). The percentage of non-renewal works attributed to the specific park sub-type is shown in Table 10. The percentage of non-renewal works generally increases for higher order recreation parks.

It is based on the average percentage of non-renewal for at least three parks of the same type and sub-type.

Given that sports parks serve much larger catchments a standard 50% non-renewal is generally applied to all sports across the trunk park network. As an exception where a new recreation or sports park is created and the trunk infrastructure is not limited to an upgrade of an existing park the full park cost is used.

Table 10: Percentage of non-renewal by park type upgrade

Column 1 Park hierarchy / sub-classification	Column 2 Average park cost	Column 3 Renewal %	Column 4 Non-renewal %	Column 5 Final LGIP establishment cost
T1	\$5,967,761	30%	70%	\$4,177,433
T2(H)	\$2,137,351	45%	55%	\$1,175,543
T2(M)	\$1,185,269	60%	40%	\$474,108
T3(H)	\$637,504	65%	35%	\$223,126
T3(M)	\$308,284	70%	30%	\$92,485
Regional SP	\$5,000,000	50%	50%	\$2,500,000
District SP	\$4,000,000	50%	50%	\$2,000,000
Local SP	\$1,000,000	50%	50%	\$1,000,000
Island SP	\$2,000,000	50%	50%	\$2,000,000

5.3 Cost of works – Land for Community Facilities

The establishment cost of future trunk land for community facilities includes a cost for making the site suitable for the intended use. The establishment cost was calculated using a unit rate. The unit rates applied to the site preparation works are specified in the 'Community Facilities Report prepared by Redland City Council and dated July 2023. Site preparation works includes the cost of earthworks and connecting electricity, water supply and sewerage services to the site, ensuring the land is suitable for development of local facilities such as community halls, public creation centres and public libraries.

5.4 On-cost allowance

On-costs represent the owner's project costs and may include master planning, survey, geotechnical investigations, design, project management, contract administration and environmental investigations. An on-cost allowance of:

- 18% has been applied to future public park embellishment costs. This is consistent with the on-cost allowances used by Councils Project Delivery Group.
- 18% has been applied to future land for community facilities establishment costs that relate to site preparation. This is consistent with the on-cost allowances used by Councils Project Delivery Group.

No on-cost allowance was applied to land costs within the public parks or land for community facilities network.

5.5 Contingency allowance

A contingency allowance is included in the establishment cost of future trunk infrastructure to deal with known risks. The contingency allowance typically reduces in accordance with the level of planning undertaken for the infrastructure item. A contingency allowance of:

- 15% has been applied to future embellishment costs within the public parks network that are to be delivered within 1-5 years.
- 25% has been applied to future embellishment costs within the public parks network that are to be delivered within 6-10 years.

- 15% has been applied to embellishment costs for future land for community facilities infrastructure that are be delivered within 1-5 years.
- 25% has been applied to embellishment costs for future land for community facilities infrastructure that are be delivered within 6-10 years.

No contingency allowance was applied to land costs within the public parks or land for community facilities network.

6.0 Public Parks and Land for Community Facilities network schedule of works

Table 11 provides a list of trunk infrastructure planned for the public parks and land for community facilities network and included in the LGIP.

Table 11: Future trunk public park and land for community facilities infrastructure included in LGIP

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹
5237	Henry Ziegenfusz Park Upgrade	2028 - 2032	\$2,211,394
5425	Bedarra Street Park Upgrade	2028 - 2032	\$102,260
C4N0	New Sport Park City Redland Bay	2024 - 2027	\$40,221,945
5432	Charlie Buckler Sportsfield Upgrade	2024 - 2027	\$1,262,901
5627	William Taylor Memorial Sportsfield Upgrade	2024 - 2027	\$2,211,394
5672	Orana Esplanade Foreshore Park Upgrade	2024 - 2027	\$246,710
NEW-1	New Rec Park T3 at Lind Street, Thornlands	2028 - 2032	\$1,090,869
C4N29-3	New Rec Park T3 at Kinross Road	2028 - 2032	\$1,090,869
5780	George Thorn Drive Foreshore Upgrade	2024 - 2027	\$340,869
5690	Schmidt Street Road Reserve Upgrade	2024 - 2027	\$340,869
C6N54-5	New Rec Park T3 at Golden Sands Foreshore Park	2024 - 2027	\$340,869
5586	Manning Esplanade Foreshore Upgrade	2024 - 2027	\$246,710
NEW-3	John Edward Downie Sportsfield Upgrade	2024 - 2027	\$1,105,697
NEW-4	New Sports Park at Heinemann Road, Mount Cotton	2024 - 2027	\$2,000,000
5303	Wellington Street Park Upgrade	2028 - 2032	\$524,220
5915	Norm Price Park Upgrade	2028 - 2032	\$2,211,394
5705	WH Yeo Park Upgrade	2024 - 2022	\$549,310
5704	Victoria Point Recreation Reserve Upgrade	2028 - 2032	\$4,618,976
5367	Mount Cotton Community Park Upgrade	2024 - 2027	\$1,223,561
NEW-6	Land adjoining John Frederick Park	2024 - 2027	\$1,170,000
5159	John Frederick Park Upgrade	2028 - 2032	\$1,791,229
5089	Judy Holt Recreation Reserve Upgrade	2028 - 2032	\$2,211,394
5772	Macleay Island Community Park Upgrade	2028 - 2032	\$1,299,795
5049	Windemere Road Park Upgrade	2028 - 2032	\$2,363,263
5028	Keith Surridge Sportsfields Upgrade	2024 - 2027	\$2,211,394
5421	Point Lookout Oval Upgrade	2024 - 2027	\$772,814
5125	William Taylor Memorial Park Upgrade	2024 - 2027	\$390,090
5334	Ron Stark Oval Upgrade	2028 - 2032	\$2,211,394
5350-16	Pioneer Park (Lamb) Upgrade	2028 - 2032	\$2,211,394
5350-21	Pioneer Park (Lamb) Upgrade	2026 - 2026	\$0
5508	Jock Kennedy Park Upgrade	2024 - 2027	\$303,591
5644	Cascades Gardens Upgrade	2024 - 2027	\$663,418
5053	Amity Point Recreation Reserve Upgrade	2024 - 2027	\$2,211,394
5913	Russell Island Sport & Recreation Park Upgrade	2028 - 2032	\$2,211,394
5610	Jack And Edna Finney Reserve Upgrade	2028 - 2032	\$524,220
5578	Pinklands Sporting Complex Upgrade	2024 - 2027	\$1,282,609
C4N29	New Rec Park T2 at Kinross Road - Kinross Community *	2028 - 2032	\$5,363,263

Note—¹The establishment cost is expressed in cost terms as at the base date (June 2021).

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹
5945	Thornlands Community Park Upgrade	2028 - 2032	\$199,025
5764	Wellington Point Recreation Reserve Upgrade	2028 - 2032	\$4,618,976
5655	Ern And Alma Dowling Sportsfield Upgrade	2028 - 2032	\$2,211,394
5443	Fielding Park Upgrade	2024 - 2027	\$524,220
5958	Harrogate Park Upgrade	2024 - 2027	\$279,579
5044	Snowdon Street Park Upgrade	2028 - 2032	\$246,710
5090	Lachlan Street Park Upgrade	2024 - 2027	\$246,710
5722	EGW Wood Sportsfield Upgrade	2028 - 2032	\$2,764,243
5150	Redland Baseball Upgrade	2028 - 2032	\$2,211,394
5400	Redland Softball Upgrade	2028 - 2032	\$2,211,394
5731	Liner Street Park Upgrade	2024 - 2027	\$102,260
LFCF-1	Wellington Point - Basic site preparation and connection to services to provide LOCAL COMMUNITY CENTRE EXTENSION	2024 - 2026	\$231,374
LFCF-2	Capalaba - Basic site preparation and connection to services to provide DISTRICT COMMUNITY HUB, ARTS CENTRE AND LIBRARY	2026 - 2031	\$473,400
LFCF-3	Cleveland - Land acquisition, basic site preparation and connection to services to provide DISTRICT COMMUNITY CENTRE EXTENSION	2024 - 2026	\$1,546,014
LFCF-4	Victoria Point - Land acquisition, basic site preparation and connection to services to provide DISTRICT COMMUNITY HUB AND LIBRARY	2026 - 2031	\$1,394,660
LFCF-5	Redland Bay - Land acquisition, basic site preparation and connection to services to provide DISTRICT COMMUNITY HUB, ARTS CENTRE AND LIBRARY	2026 - 2031	\$2,416,783
LFCF-6	Redland Bay - Land acquisition, basic site preparation and connection to services to provide REGIONAL AQUATIC CENTRE	2026 - 2031	\$1,193,598
LFCF-7	SMBI (Macleay Is) - Basic site preparation and connection to services to provide LOCAL COMMUNITY CENTRE EXTENSION	2024 - 2026	\$323,923
LFCF-8	SMBI (Russell Is) - Land acquisition, basic site preparation and connection to services to provide LOCAL COMMUNITY CENTRE EXTENSION	2024 - 2026	\$471,557
Total			\$114,800,689

