

Community Facilities Infrastructure Report 2013

Extrinsic material for the Priority Infrastructure Plan Revision

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1 Introduction

This paper outlines the desired standards of service, methodology and resulting planned facilities to inform the community facility component of the Priority Infrastructure Plan (PIP) and is an update on SGS Economics and Planning's reports of July 2007:

- Community Land Infrastructure Charges Schedule Project: Updated Charges Report
- Community Infrastructure Plan: Supporting Document for the Community Purposes ICS

2 Community Facilities Infrastructure

Community infrastructure can be described as services and facilities that support the functioning of individuals, families and groups, to maximise their potential for development and to enhance community wellbeing.

A range of players have a role in the planning and delivery of community infrastructure, including in Redland's situation, Redland City Council, State Government, Commonwealth Government, community providers and the private sector. However, Council can only charge for those components that they are responsible for.

The revised list of facilities that are considered core Council business and target broader user groups, rather than single users, include:

- Community meeting spaces;
- Multi-purpose community centres;
- Libraries;
- Art and cultural spaces;
- Swimming pools

2.1 Facilities versus Services

Although the definition of community infrastructure encompasses both facilities and services, this study is concerned explicitly with the need to provide physical infrastructure in Redland City. A building, provided it is designed and managed properly, can be used to house and deliver any number of services, programs and activities. Often communities will not express an explicit need for an actual physical centre, rather they prefer for the likes of arts and crafts activities, dance classes, Meals on Wheels service etc. to be provided. Understanding this type of expressed need is fundamental to determining the extent of facilities and specific designs required to support the (often diverse) range of activities that people desire to be provided in a community.

Distinguishing between facilities and services is also an important consideration in determining facility requirements based on benchmark (normative) standards. When translating demand for services into facility requirements, consideration must be given to the need for community activity space and a range of opportunities including: co-locate multiple services, flexible/adaptable design

of facilities etc so that spaces provided can serve multiple functions. These considerations have been incorporated into the desired standards of service benchmarks and guiding principles (refer Section 4.3.1 and 4.3.2) and applied to determine future infrastructure needs.

3 Overview of Redland City

Location

Redland City, in south-east Queensland, is located on Moreton Bay and borders Brisbane City, Logan City and the Gold Coast. Cleveland is its civic centre and Capalaba the main business and transport hub. The city stretches from the hinterland areas of Mount Cotton, Sheldon and Capalaba across Moreton Bay to North Stradbroke Island and includes the Island communities of Southern Moreton Bay (Lamb, Karragarra, Macleay and Russell Islands), Peel and Coochiemudlo Islands. It takes in 537 square kilometres of land and includes more than 200km of coastline along Moreton Bay.

History

The people of Quandamooka have lived in the Redlands for tens of thousands of years. Redland City was formed in 1949 when Tingalpa and Cleveland City Councils amalgamated. In 1973 the Southern Moreton Bay Islands (Lamb, Macleay, Russell and Karragarra Islands) were incorporated into Redland City. The name changed to Redland City following local government reform in 2008.

Economic

The Redland's economy comprises a number of different industries including retailing, mining, horticulture, construction, poultry and specialist manufacturing. The city has a thriving tourism industry including a progressive ecotourism market. Major retail and commercial centres are located at Cleveland, Capalaba and Victoria Point.

Land use

Council has endeavoured to maintain a balance between the community requirements for housing, recreation, facilities and infrastructure and the requirements to preserve natural areas and rural land uses. Currently, the primary mechanism for the planning and allocation of future land use is the Redlands Planning Scheme 2006-2021 and Council is also required by the state government to adhere to the South East Queensland Regional Plan. The Redlands Planning Scheme is currently being reviewed.

Extracts from 'Redland City Council Corporate Plan, 2010 – 2015'

The people

The following information and tables provide a snapshot of the city's demographic at the time of the 2011 census:

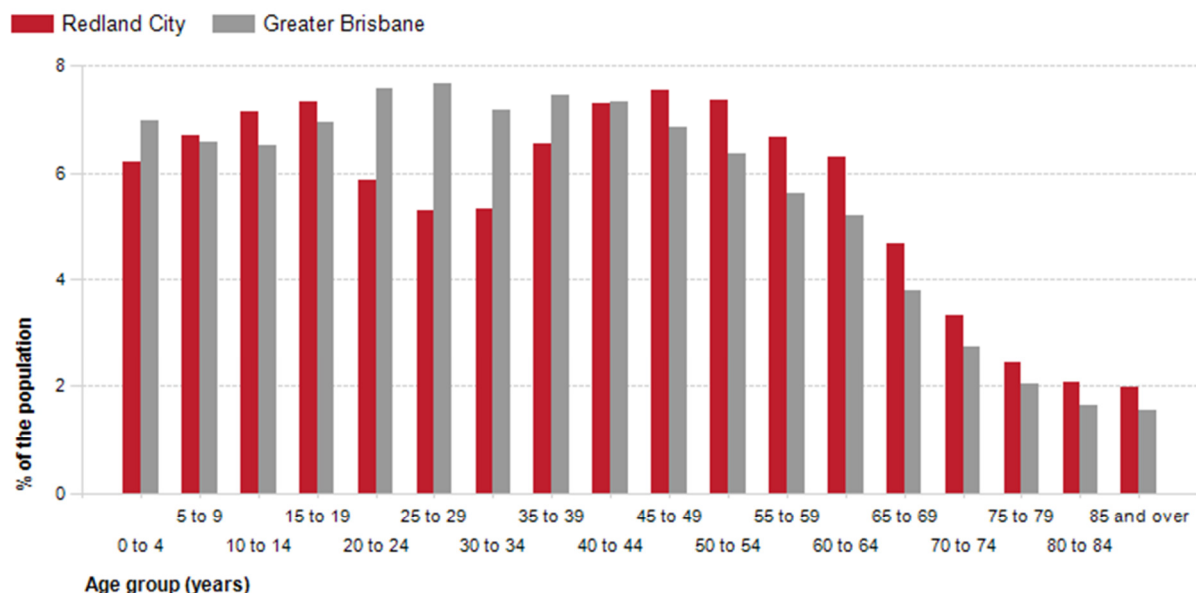
- The city's population was 143,628
- An indigenous population of 2,623
- The age structure compared to Greater Brisbane shows:
 - significantly lower percentages of people in the 20 - 34 age range
 - a higher percentage in the 50-69 age range

Table 1 – Population highlights 2011 Census

2011	Redland City	Greater Brisbane	Queensland	Australia
<u>Median age</u>	39	35	36	37
<u>Median weekly household income</u>	\$1,365	\$1,388	\$1,235	\$1,234
<u>Couples with children</u>	35%	32%	30%	31%
<u>Older couples without children</u>	11%	8%	9%	9%
<u>Medium and high density Housing</u>	13%	22%	22%	25%
<u>Households with a mortgage</u>	40%	35%	33%	33%
<u>Median weekly rent</u>	\$350	\$325	\$300	\$285
<u>Households renting</u>	24%	32%	32%	29%
<u>Non-English speaking backgrounds</u>	6%	13%	9%	16%
<u>University attendance</u>	3%	5%	4%	4%
<u>Bachelor or Higher degree</u>	13%	20%	16%	19%
<u>Vocational</u>	23%	18%	20%	18%

Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data).
Compiled and presented in profile by .id the population experts.

Table 2 – Five year age structure, 2011 Census
Five year age structure, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data)
Compiled and presented in profile.id by .id, the population experts.



3.1 Communities of Interest

The determination of the communities of interest is based on the Redlands Social Infrastructure Strategy catchment approach and City-wide (mainland) analysis. The Regional, District and Local communities are defined in Figure 1. Figure 2 then provides a map of Redland City. It is noted that as of June 2007 Council has decided not to include any of the Islands in the PIP for community facilities.

Figure 1. Composition of the Community of Interest Hierarchy

Regional	District	Local
Redland City mainland	C1 – Birkdale, Wellington Point and Thorneside	Suburb level
	C2 – Capalaba and Alexandra Hills	
	C3 – Cleveland and Ormiston	
	C4 – Victoria Point, Redland Bay and Thornlands	
	C5 – Sheldon and Mount Cotton	

Figure 2. The Redland City Map



Map generated by SGS using Mapinfo based on ABS Data 2001

3.2 Demand Streams/Expected Population and Households

The demand stream or population growth pattern expected in the Redland City up to 2031 is based the information provided by Urbis. The information, allocated at a suburb level is provided in Table 3 below.

Table 3 – Population forecasts to 2031

Population Forecasts

REDLAND CITY COUNCIL - SUBURBS

	2011	2016		Total	2021		Total	2026		Total	2031		Total
	Total	Population Growth			Population Growth			Population Growth			Population Growth		
		Detached	Attached & Semi-detached		Detached	Attached & Semi-detached		Detached	Attached & Semi-detached		Detached	Attached & Semi-detached	
Mount Cotton	4,937	1,246	0	6,183	589	0	6,772	160	0	6,932	160	0	7,092
Alexandra Hills	17,307	200	113	17,620	191	126	17,937	172	145	18,254	111	160	18,525
Amity	359	47	0	406	44	0	450	38	0	488	20	0	507
Birkdale	14,383	633	107	15,123	600	124	15,847	525	149	16,521	292	168	16,981
Capalaba	17,198	511	173	17,882	483	220	18,585	421	777	19,783	226	854	20,862
Cleveland	15,046	297	517	15,861	284	1,154	17,299	255	1,205	18,759	162	1,441	20,361
Coochiemudlo Island	735	117	20	872	112	47	1,030	101	49	1,180	68	50	1,299
Lamb Island	444	50	0	494	50	0	544	50	0	595	50	0	645
North Stradbroke/Peel Island	119	23	13	155	23	13	191	23	13	227	23	13	263
Ormiston	5,925	329	64	6,318	310	74	6,702	268	89	7,058	135	100	7,294
Point Lookout	702	28	18	748	28	18	795	28	18	841	28	18	888
Macleay/Perulpa Island	2,671	311	0	2,982	311	0	3,293	311	0	3,603	311	0	3,914
Sheldon	1,728	0	0	1,728	0	0	1,728	0	0	1,728	0	0	1,728
Thorneside	3,669	57	13	3,738	54	15	3,807	49	17	3,874	34	19	3,927
Thornlands	13,249	920	88	14,257	1,428	342	16,027	1,796	552	18,375	1,777	656	20,807
Victoria Point	15,280	226	208	15,714	360	275	16,350	661	715	17,727	637	785	19,148
Redland Bay	14,006	883	223	15,112	830	371	16,313	712	384	17,409	341	409	18,158
Karragarra Island	167	18	0	185	18	0	204	18	0	222	18	0	240
Wellington Point	12,214	426	95	12,734	404	109	13,247	357	129	13,732	207	144	14,083
Russell Island	2,570	671	0	3,241	671	0	3,911	671	0	4,582	671	0	5,253
Dunwich	919	82	2	1,003	76	2	1,081	64	2	1,147	26	2	1,176
Total	143,628	7,073	1,653	152,354	6,869	2,889	162,113	6,681	4,244	173,038	5,296	4,818	183,152

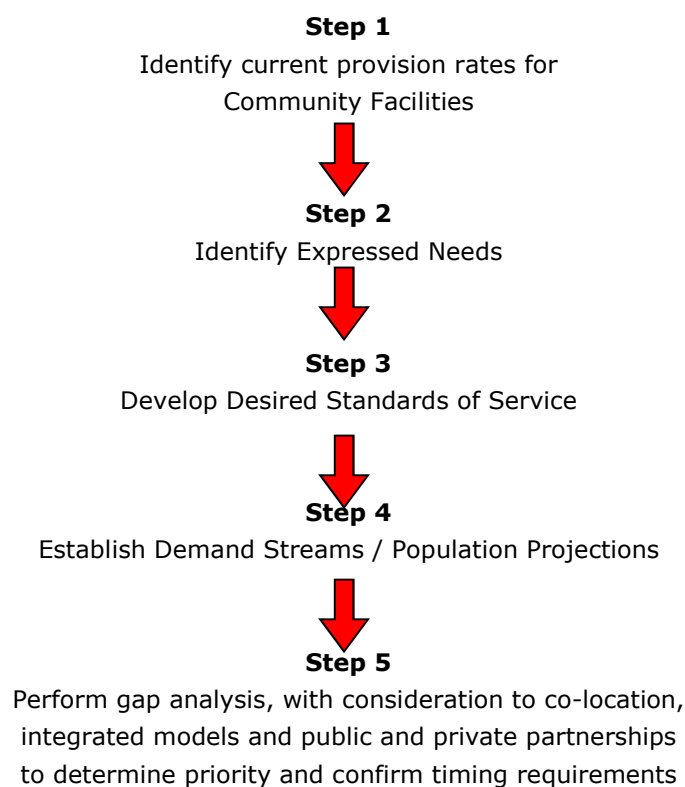
Source: ABS Estimated Resident Population; Urbis

4 Method to Determine Needs

The required community facilities in Redland City were derived through a combination of gap analysis and review of the Redlands Social Infrastructure Strategy. The gap analysis involves applying the Community Facilities DSS to the demand streams (population) and net of current supply. The gap analysis output is summarised in section 5.1 of this report.

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

Figure 3. Method to Determine Needs for Community Facilities



4.1 Current Provision

The current provision of Council owned community facilities considered as part of the audit are provided in Appendix 1 and are mapped in Section 6 of this report.

4.2 Expressed Need

The distribution of services, facilities and networks within Redland City is predominantly to the north. The urban centres, particularly Capalaba and Cleveland, are the focus for regional provision.

Victoria Point is increasingly being targeted as a site for facility and service provision. This is reflected in the Redlands Planning Scheme, where Victoria Point is classified as a major centre, the same as Cleveland and Capalaba. These centres have transport connections/interchanges and higher order administration, commercial and retail roles.

To inform the social infrastructure strategy, Council undertook an audit of existing infrastructure along with a review of local networks. The Redlands Social Infrastructure Audit Report and Redlands Community Development and Networks Report are available as companion documents to the strategy. The analysis revealed that there will be greatest demand for community facilities in the southern parts of the City by 2031.

4.3 Desired Standards of Service

The Desired Standards of Service (DSS) and guiding principles applied in this project were developed through analysis of industry standards, local government comparisons, consultation with Councillors (workshop) and Council officers and a review of:

- Redland City Council, Building Strong Communities: Redlands Social Infrastructure Strategy 2009
- Urban Land Development Authority, Community facilities: ULDA Guideline No.11, July 2012
- SEQ Regional Plan 2005-2026: Social Infrastructure Planning, Implementation Guideline No 5
- Urbecon, Special Edition December 2005

4.3.1 Desired Standards of Service – Benchmarks

Level in Hierarchy	Community Facility	Benchmark for provision	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

*Note – unless arrangements are in place through an existing structure plan, no future stand alone local level community meeting spaces are to be provided.

4.3.2 Desired Standards of Service – Guiding Principles

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

- **Maximising usage of existing facilities**

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

Key guiding principles for social infrastructure planning and provision as per RCC Social Infrastructure Policy:

- ***equitable access and distribution***
- ***sustainable social infrastructure***
- ***integration***
- ***quality and innovation***

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

In many cases, it is not feasible or appropriate to provide stand alone facilities for the exclusive use of specific community or socio-demographic groups. In addition to being costly, and limiting the 'life' of a facility, it can exclude access to certain funding mechanisms (such as Infrastructure Charges). As a result,

Community access to local meeting rooms requires a targeted approach. Equitable access should be supported through libraries, community centres, arts and cultural space, existing halls, gross floor area in centres, sporting clubs, churches, schools and other providers or organisations.

it has been decided that no further stand alone facilities will be planned for local meeting space (halls). Future demand will be provided through district facilities, existing halls and other community, business and government buildings. Consideration should also be given to the ability and appropriateness of incorporating commercial functions, such as office space which can be leased to community organisations, government agencies or the private sector to help offset the capital and operating costs of a facility.

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

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

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

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

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

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

- **Optimising location of facilities**

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

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

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

The infrastructure requirements identified by applying the appropriate DSS should be tested through community consultation to validate the needs assessment. Similarly, future forecast needs may shift with time as the result of changing demographics, community expectations or societal standards. The determination of effective community infrastructure provision is an iterative process and community needs should be monitored for changes in the level or type of demand over time.

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

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

5 Needs Assessments and Required Facilities

The analysis of gaps in provision of facilities to meet current and future need began from the traditional benchmarking approach for each catchment. This benchmarking was enriched by analysis of other factors through a Social Infrastructure Assessment Tool (Redlands Social Infrastructure Strategy 2009: Explanatory Notes). The tool broadened the considerations to include:

- a demographic analysis of the catchment to identify factors such as disadvantage and high proportions of older people, young people or families
- strategic issues/trends
- agency stakeholder policies and views
- community views - priorities identified through community consultation
- opportunities (such as service provider commitment/development opportunities)
- key learnings from good practice.

The implementation of initiatives such as the Australian Government's Building the Education Revolution that aims at increasing community access to school facilities and supporting broader school-community partnerships has implications on future facility planning. More information is provided in Appendix 2.

Needs and potential responses identified through this process are summarised below:

Birkdale, Wellington Point and Thorneside

As noted from the analysis, population growth is expected across all age groups. The priority in this catchment is building on strengths by linking community groups and organisations with existing facilities to create focal points for local activity. The catchment is relatively well-supplied with community facilities and BER school facilities, including meeting spaces and venues for programs for target groups.

Capalaba and Alexandra Hills

There has been ongoing demand for youth space and programs in Capalaba to respond to disadvantage and anti-social behaviour. Maximising usage and targeting programs in existing Council and community organisation facilities, Redlands Youth Plaza, PCYC, BER school halls and the potential expansion of the Redlands Community Centre should address need. A focus on intergenerational and mentoring programs and nightlife activities for young people is recommended.

Promote vibrant, safe and creative nightlife opportunities for young people and the broader community. This does not necessarily require additional facilities, rather the bringing together of cultural and community development expertise, with local businesses and community organisations to support evening life in centres and precincts throughout the City.

Ormiston and Cleveland

It was considered important to note the seniors need. The Donald Simpson Centre responds to current meeting/activity space demand for the senior demographic in this catchment but there will be a need for future access to space in a multi-purpose community centre and greater activation of existing civic space, Council and school BER halls. A need to promote nightlife activities in existing facilities and spaces has been highlighted for all major centres.

Thornlands, Victoria Point and Redland Bay

The analysis conducted to date indicated that this area requires the following facilities:

- A community meeting room (local)
- An art gallery
- A branch library
- A swimming pool
- Community centre

These needs have been addressed in the Redlands Social Infrastructure Strategy which plans for:

- Community Wellbeing Hub – an integrated community, health, recreation precinct that addresses the needs of the emerging community in the southern Redlands. The incorporation of an aquatic facility will also provide informal meeting, programming and health outcomes that help develop connections and contribute to a strong community. The centre would require around 2ha of land.
- Cultural, Tourism and Learning Hub – a cultural and learning facility to provide high-tech library options and cultural space; foster engagement opportunities and link with the civic plaza; maintain activity space for seniors and playgroups; investigate potential to incorporate end-of-trip facilities for the Moreton Bay Cycleway and Moreton Bay tourist and environmental promotion. A grouped facility incorporating the library/gallery/meeting space. It was suggested that 1.5ha would be required for this facility, and that the facility should be based on the Capalaba Place Model.

Both of these facilities should be located within the vicinity of Redland Bay with good access to public transport and co-location with other community purpose activities/facilities.

Analyses indicated that Victoria Point required a community centre and acknowledged that local meeting space was negotiated for Thornlands through a structure plan process based on the previous desired standards of service:

- Victoria Point Community Hub – a community centre that would provide a community and services hub with meeting and activity space and service delivery.
- Kinross Road – a meeting space for community meetings, outreach and programming that could be incorporated with the development of the local centre.

Mt Cotton and Sheldon

The analysis indicated that this catchment is adequately served with existing facilities and that the response to future growth should be linking and maximising usage of the existing community hall, Mount Cotton Village Centre, church and the new BER multi-purpose facility at the Mount Cotton

State Primary School activating the skate park and open space. The focus in this area is on youth and families.

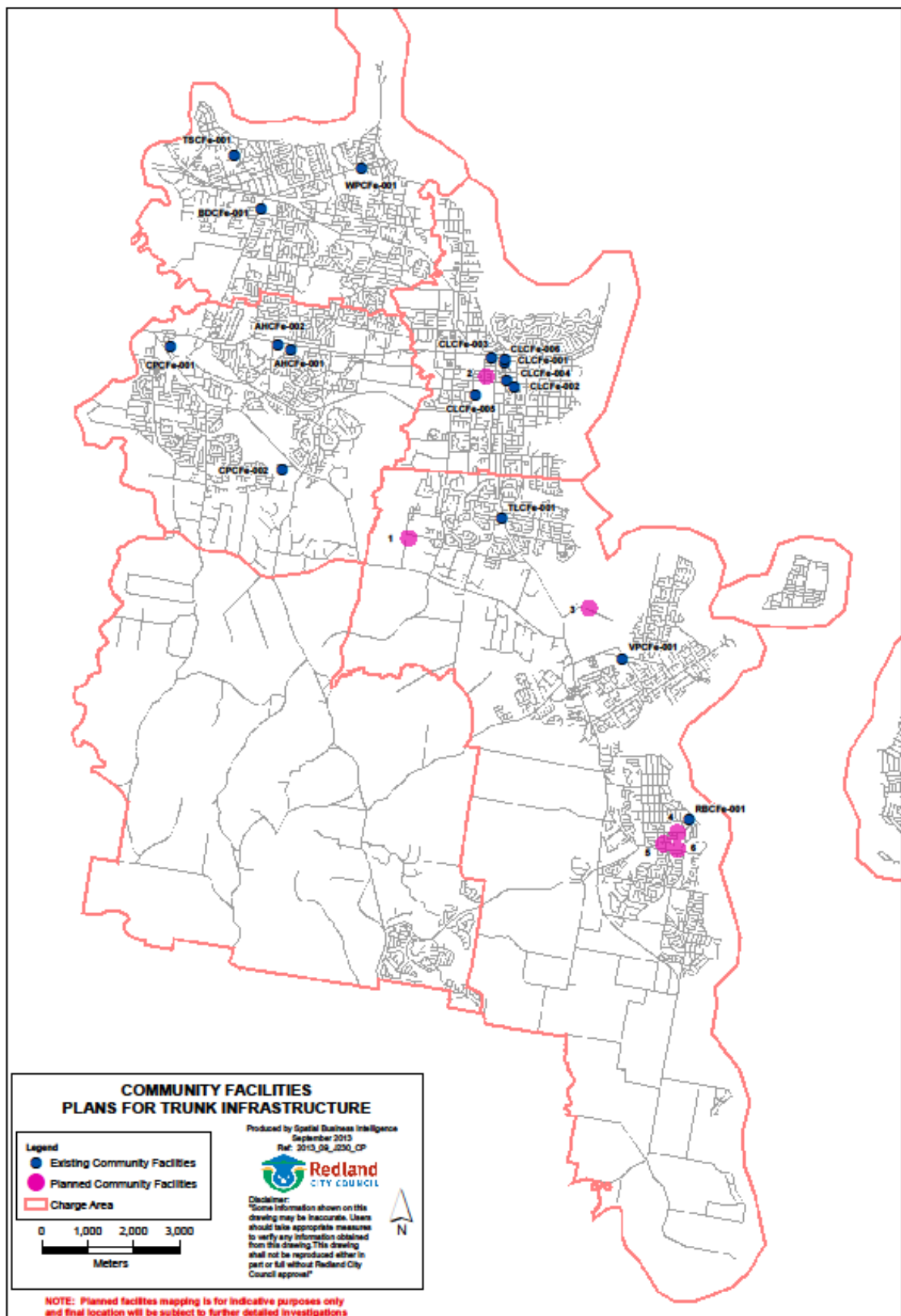
The social infrastructure strategy suggests differentiating provision rates in urban, rural and island locations (1:3,000 for meeting space in Mt Cotton), but given the standard and usage of current community facilities provided by the State government and community groups and open space provision of Council, no further Council community facility provision is required through to 2031. This will be monitored in line with forecast population and target group needs and should be considered as part of future PIP reviews. Expenditure may be more appropriately directed at leasing gross floor area in the centre.

6 Summary of Community Infrastructure for Redland City

6.1 Existing and Planned Community Facilities Infrastructure Map

The needs assessment process outlined in Section 5 has informed the future planned community facility infrastructure. The existing and future community facilities infrastructure for Redland City up to 2031, subject to the Priority Infrastructure Plan, are shown in the following map:

Figure 4. Existing and Planned Community Facilities Infrastructure Map



7 Conclusion

This report summarises the outcomes and assumptions associated with providing community facilities to future population expected in Redland City (excluding the Islands) up to 2031. A rigorous and consultative process was utilised to determine the community facilities through the *Redlands Social Infrastructure Strategy 2009* process based on an analysis of existing community infrastructure, demographic profiles, recognised benchmarks, social trends and cross-sector planning. This was then further developed according to need, best practice provisions and priorities.

The planned community facilities have been developed as part of a more considered approach based on the need to establish sound and sustainable communities where resources may be initially targeted to undertake community development work, prior to investment in services or a new or enhanced facility.

A dedicated focus on partnering and negotiation will be required to embed these plans within the forward capital and operational budgets of Council. The PIP provides an opportunity to deliver facilities in time with development as required under the SEQ Regional Plan. There are also opportunities for Council to build community capacity and explore social enterprise initiatives to ensure best use of facilities and achieve strong community outcomes.

8 References

Queensland Government (Office of Urban Management), *South East Queensland Regional Plan 2005-2026: Implementation Guideline No.5 Social Infrastructure Planning*, 2007

Redland City Council, *Building Strong Communities: Redlands Social Infrastructure Strategy 2009*

Redland City Council, *Building Strong Communities: Redlands Social Infrastructure Strategy 2009: Explanatory Notes*

Redland City Council, *Community Halls Transition Project 2013*

SGS Economics and Planning Pty Ltd, *Community Infrastructure Plan: Supporting Document for the Community Purposes ICS*, July 2007

SGS Economics and Planning Pty Ltd, *Community Land Infrastructure Charges Schedule Project: Updated Charges Report*, July 2007

Urban Land Development Authority, *Community facilities*, ULDA guideline no.11, 2012

Urbecon, *Special Edition* December 2005

Community Facilities Infrastructure Report 2013

Appendix 1 – Existing and Planned Community Facilities

Existing Council Owned Community Facilities

Project Number	Community of Interest	Description	Infrastructure Type	Level in Hierarchy
Community Facilities				
AHCFE-001	Alexandra Hills	Oakland Street Child and Family Community Centre	Multi-purpose community centre	District
AHCFE-002	Alexandra Hills	Alexandra Hills Community Hall	Community meeting space	Local
BDCFE-001	Birkdale	Birkdale School of Arts	Community meeting space	Local
CPCFE-001	Capalaba	Capalaba Place including Art Gallery, Branch Library and Community hall	Community meeting space, branch library and Art and cultural space	District
CPCFE-002	Capalaba	Indigiscapes	Multi-purpose community centre	District
CLCFE-001	Cleveland	Redland Art Gallery	Art and cultural space	District
CLCFE-003	Cleveland	Redlands Community Cultural Centre	Regional Cultural Centre	Regional
CLCFE-004	Cleveland	Donald Simpson Over 50s Leisure Centre	Community meeting space	Local
CLCFE-005	Cleveland	Redlands Memorial Hall	Community meeting space	Local
CLCFE-006	Cleveland	Cleveland Library	Branch Library	District
RBCFE-001	Redland Bay	Redland Bay Hall	Community meeting space	Local
TSCFE-001	Thorneside	Thorneside Community Hall	Community meeting space	Local
TLCFE-001	Thornlands	Thornlands Dance Palais	Community meeting space	Local
VPCFE-001	Victoria Point	Victoria Point Community Hall	Community meeting space	Local
WPCFE-001	Wellington Point	Wellington Point Recreation Hall	Community meeting space	Local

Note:

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

Planned Council Community Facilities

Map Reference	Trunk infrastructure	Description (as per Social Infrastructure Strategy)	Land provision (ha)	Hierarchy	Estimated completion
Community Facilities					
1	Community meeting space (Thornlands)	Kinross Community Hub	0.3	Local	2019
2	Multi-purpose community centre (Cleveland)	Cleveland civic precinct	1	District	2017
3	Multi-purpose community centre (Victoria Point)	Victoria Point Community Hub	1	District	2025
4	Multi-purpose community centre (Redland Bay)	Community well-being hub Redland Bay Youth Space	2	District	2021
5	Swimming pool (Redland Bay)		1	District	2027
6	Library (Redland Bay)	Cultural, Tourism and Learning Hub	1.5	District	2028
	Art and cultural space (Redland Bay)				

Appendix 2 – Supporting Information

Desired Standards of Service for Community Infrastructure – Gap Analysis Mainland

Table – Desired Standards of Service - Mainland

Level in Hierarchy	Community Infrastructure	Benchmark for Provision (1 per # Population)	Need		Existing	Gap	Total
			2012 136,548	2031 168,966			
Local	Community meeting space	1:10,000	13.6	16.8	12	4	16
District	Multi-purpose community centre	1:30,000	4.5	5.6	1	4	5
	Branch library	1:35,000	3.9	4.8	2	2	4
	Arts and cultural space	1:50,000	2.7	3.3	2	1	3
Regional	Swimming pool	1:80,000	1.7	2.1	1	1	2

* Notes –

1. These listings are based on properties in which Council is the owner.
2. Networks and groups use hall facilities and a number of Council leased facilities for meetings such as senior citizens groups, youth groups etc
3. Whilst not included in the audit numbers, Building the Education Revolution (BER) community use of schools (halls) is a category that should be audited and monitored with regards to usage and future facility planning.

Audit of Community Infrastructure – Mainland

Mainland – Existing facilities				
Community meeting space	Multi-purpose community centre	Branch library	Arts and cultural space	Swimming pool
- Capalaba Place - Thorneside Hall - Birkdale School of Arts - Wellington Point Hall - Alexandra Hills Hall - Redlands Memorial Hall - Thornlands Dance Palais - Victoria Point Hall - Redland Bay Hall - Indigiscapes, Capalaba - Capalaba Library - Donald Simpson Centre	Oakland Street, Alexandra Hills	- Capalaba - Cleveland	- Capalaba Place - Redland Art Gallery Note – RPAC is considered a regional cultural centre at 1:150,000 and has not been included in the District audit	Cleveland
Total: 12	Total: 1	Total: 2	Total: 2	Total: 1
Gap: 4	Gap: 4	Gap: 2	Gap: 1	Gap: 1

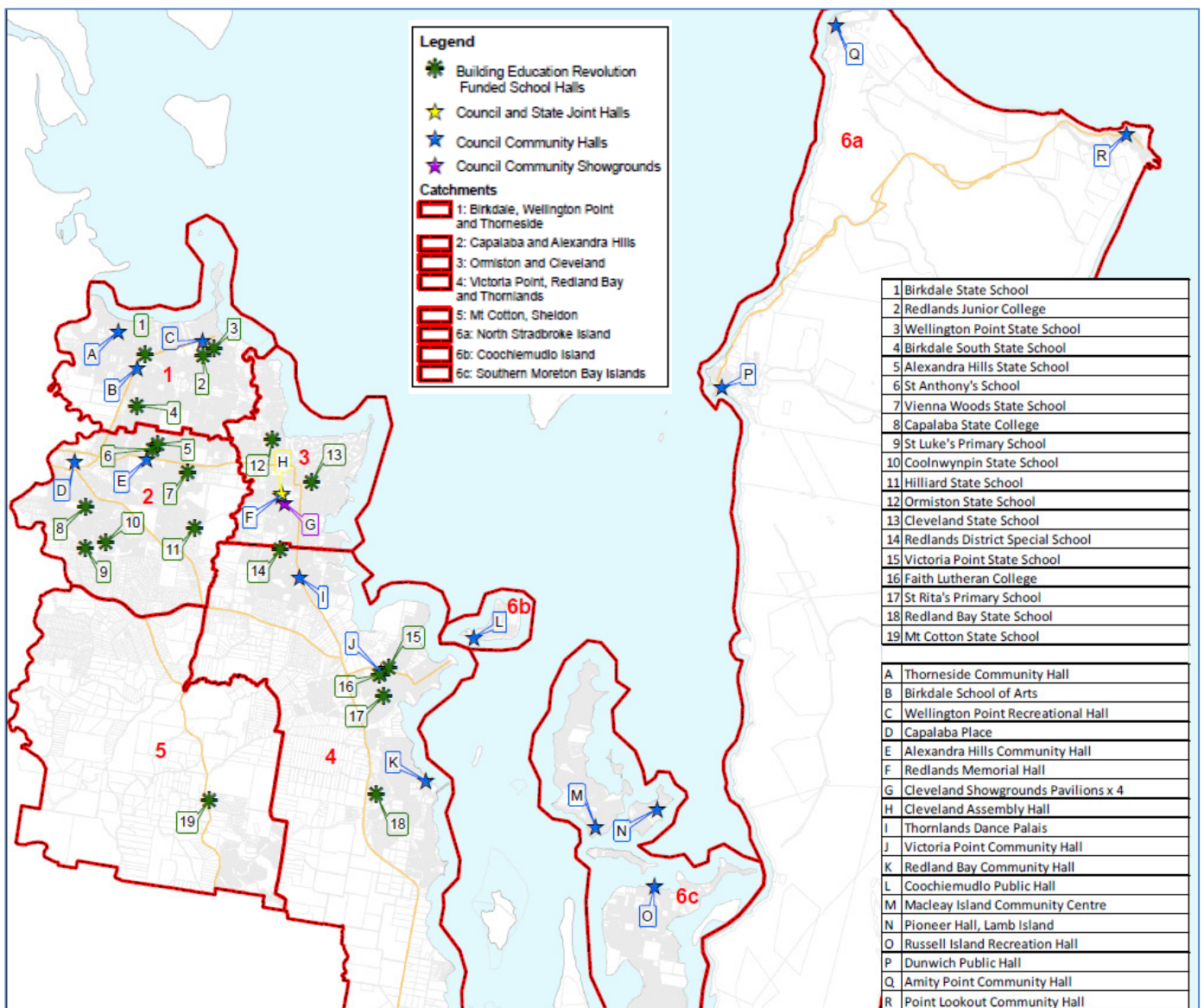
Mainland – Planned facility response				
Community meeting space	Multi-purpose community centre	Branch library	Arts and cultural space	Swimming pool
- Community meeting space (Thornlands) - Community meeting space (Redland Bay) Note – other community meeting spaces are available in sports facilities and BER school facilities	- Multi-purpose community centre (Redland Bay) - Multi-purpose community centre (Victoria Point) - Multi-purpose community centre (Cleveland) Note – Redland Community Centre, Capalaba (which has part Council land ownership) addresses the need of a	- Library (Redland Bay) Note - - Victoria Point Library is currently a lease that is addressing need – this will need to be reassessed if lease is discontinued - Mobile Library Service	Art and cultural space (Redland Bay)	Swimming pool (Redland Bay)

	community centre.			
Needs incorporated into SIS projects				
• Kinross Community Hub, Thornlands • Cultural, Tourism and Learning Hub, Redland Bay • Community Wellbeing Hub, Redland Bay	• Community Wellbeing Hub, Redland Bay • Victoria Point Community Hub • Capalaba Community Precinct/ Cleveland Civic Precinct	• Cultural, Tourism and Learning Hub, Redland Bay	• Cultural, Tourism and Learning Hub, Redland Bay	• Community Wellbeing Hub, Redland Bay

Building the Education Revolution (BER)

The Redlands community now has access to new hall facilities located in schools funded under the Federal Government Building the Education Revolution (BER) program. A Council survey found that 19 schools in the Redlands have built new BER halls which are open to community use. School principals have the discretion to allow community access to their facilities. The location of the halls is shown in the map below.

Map 1 – School BER halls that allow community bookings



BER halls are generally used by the community for sport (e.g. volleyball, basketball, martial arts), concerts, dancing, drama, craft and church. Weddings and events such as birthday parties are generally not permitted except in the Faith Lutheran College BER hall.

Community utilisation of BER halls varies. In the northern area (Catchments 1, 2 and 3), which has 13 BER halls, there are two schools – Redlands Junior College and Capalaba State College – that hire to over 10 community groups. The other halls are used by less than five groups. Most are regular users. Four schools have casual hirers. In Catchments 4 and 5 there are six BER halls. The majority are used by less than six groups consisting of regular and casual hirers.

BER halls are typically “traditional” hall configurations similar to most Council halls with a large open area, stage, kitchen and storage facilities. Hall hire rates are determined by schools. 14 schools charge between \$20 to \$40 per hour which is comparable to Council’s general hall hire rate of \$33 per hour, or the discounted rate for community based and not for profit groups.

Reference: Redland City Council, Community Halls Transition Project 2013