

**Background information for**

**Public parks and land for community facilities network for the**

**Goondiwindi Regional Council**

**Local Government Infrastructure Plan**

**August 2018**

## 1.0 Preliminary

This report provides the background information for the Public parks and land for community facilities Network, to support the development of the Goondiwindi Regional Council Local Government Infrastructure Plan (LGIP).

The report outlines:

1. The service catchments (Section 2);
2. The demand assumptions and conversions (Section 3);
3. The desired standards of service (Section 4);
4. The definition of trunk infrastructure (Section 5);
5. Network planning and modelling (Section 6);
6. Network costings and valuation methodology (Section 7);
7. Schedules of work (Section 8).

## 2.0 Service catchments

Goondiwindi Regional Council area is a large land area with a small population, and is oblong in shape. The local recreation park service catchments are Goondiwindi (aligning with the PIA boundary) and the balance of the region. The population shares the parks and community facilities assets, based on the activity being undertaken. Therefore, the service catchments for regional recreation parks, district recreation, district sports and community facilities land are region-wide. Refer to the plans for trunk infrastructure for the service catchment maps.

## 3.0 Demand assumptions and conversions

The demand for this network is population based, with a rate of land per 1000 people outlined as the target. The demand for each service catchment is outlined in Table 1.

The base year for the planning of the network is 2016 and the planning horizon is 15 years to 2031 to aligning with the ABS Census years. The base year for the costing of the network is also 2016.

**Table 1 — Existing and projected demand for the public parks and land for community facilities network**

Column 1 Park hierarchy	Column 2	Column 3 Existing and projected demand (Persons)				
	Service catchment	2016 (base date)	2021	2026	2031	Ultimate development
Local Recreation Parks	Goondiwindi	5,271	5,377	5,485	5,592	8,803
	Balance of region	5,226	5,334	5,441	5,548	16,325
District Recreation Parks	Region-wide	10,497	10,711	10,926	11,140	25,128
Regional Recreation Parks	Region-wide	10,497	10,711	10,926	11,140	25,128
District Sport Parks	Region-wide	10,497	10,711	10,926	11,140	25,128
Regional Sport Parks	Region-wide	10,497	10,711	10,926	11,140	25,128
Land for Community Facilities	Region-wide	10,497	10,711	10,926	11,140	25,128

## 4.0 Desired standards of service

**Table 4.1 Parks and land for community facilities network desired standards of service**

Planning Standard	Community Outcomes
Provide a connected and accessible network of parks, open space, and community facilities that meet the needs of the Local government's residents and visitors.	<ul style="list-style-type: none"> <li>Provides opportunities for access and increased usage of open space, recreational and community facilities.</li> <li>Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form.</li> <li>Provides a basis for a healthy and active community.</li> </ul>
Ensure strong linkages and, where possible, co-location of existing and future parks, open space and community facilities.	<ul style="list-style-type: none"> <li>Ensures utilisation of existing and future assets while maintaining maximum access.</li> </ul>
Provide embellishments to public parks, commensurate with the range of activities envisaged.	<ul style="list-style-type: none"> <li>Provides open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits.</li> <li>Ensures activities are met and contained within designated areas - reducing potential off-site impacts to other more sensitive areas in the Local government.</li> </ul>

Planning Standard	Community Outcomes
<p>Ensure that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage value are managed appropriately.</p>	<ul style="list-style-type: none"> <li>• Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the Local government.</li> <li>• Provides a basis for tourism opportunities.</li> <li>• Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.</li> <li>• Recreational and sporting parks promote the health and wellbeing of the Local government's residents.</li> </ul>
Design Standards	Community Outcome
<p>Public parks and land for community facilities areas are provided in accordance with the preferred quantity, distribution (ShireWide, district, local, sporting, community), quality and level of development specified in Council's 'Public Parks and Land for Community Purposes Trunk Infrastructure Planning Study' and Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities.</p>	<ul style="list-style-type: none"> <li>• Provides a standard of service reflecting the communities' needs as identified by the local government's adopted strategies.</li> <li>• Provides recreation and sporting parks with a diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for activity.</li> <li>• Recreation and open space facilities are managed in the most efficient and cost-effective way.</li> <li>• Recreation and open space facilities can be safely and conveniently accessed by all existing and potential users.</li> </ul>
<p>Land provided for parks, recreation, and sport is not constrained by physical, environmental or other hazards.</p>	<ul style="list-style-type: none"> <li>• Ensure adequate provision of safe, accessible and usable facilities.</li> </ul>
<p>Ensure land is accessible, of suitable quality and integrated with the urban and open space networks. Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.2 and accessibility standards outlined in Table 4.3. Ensure land for public parks and community facilities has minimum land size as identified in Table 4.4.</p>	<ul style="list-style-type: none"> <li>• Provides community access to a range of park, open space and community facilities.</li> </ul>
<p>Public park embellishments are provided in accordance with Council's 'Public Parks and Land for Community Purposes Trunk Infrastructure Planning Study' and the Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities. Embellish public parks to complement the type and purpose of the public park as identified in Table 4.5.</p>	<ul style="list-style-type: none"> <li>• Provides a range of park types that are suitably embellished to meeting their purpose within the park hierarchy.</li> </ul>

**Table 4.2 Rate of provision**

Infrastructure Item	Rate of Provision (Ha / 1000 people)		
	Local	District	Regional
Recreation park	1.3	0.5	1.0
Sport park	n/a	0.6	1.0
Land for community facilities	1.0		

**Table 4.3 Accessibility standards**

Infrastructure Item	Accessibility Standard (km)		
	Local	District	Regional
Recreation park	1km	50km	50km
Sport park	n/a	20km	150km
Land for community facilities	n/a	70km	

**Table 4.4 Minimum land area**

Infrastructure Item	Minimum size (Ha)		
	Local	District	Regional
Recreation park	1.0 (preferred) (0.5 Ha min)	2-5	2-5
Sport park	N/A	10	20

**Table 4.5 Typical embellishments**

Embellishment Type	Recreation Park			Sports Park	
	Local	District	Regional	District	Regional
Water connection/tap	✓	✓	✓	✓	✓
Drinking Fountain	✓	✓	✓		
Lighting	✓	✓	✓	✓	✓
Fencing (bollard/post and top rail)	✓	✓	✓	✓	✓
Playground equipment (incl. soft fall)	✓	✓	✓		
Seating	✓	✓	✓	✓	
Picnic Shelter	✓	✓	✓		
BBQ		✓	✓		
Earthworks – Field preparation/Kickabout	✓	✓	✓	✓	✓
Spectator facilities			✓	✓	✓
Landscaping	✓	✓	✓	✓	✓
Power	✓	✓	✓	✓	✓
Irrigation (new parks)	✓	✓		✓	✓
Public Toilet		✓	✓	✓	✓
Path/bikeways	✓	✓	✓	✓	✓
Car parking and access works	✓	✓	✓	✓	✓

## 5.0 Definition of trunk infrastructure

Trunk infrastructure for the public parks and land for community facilities includes the land and embellishments for the following parks, delivered to meet the DSS outlined in Section 4:

- Local Recreation Parks;
- District Recreation Parks;
- Regional Recreation Parks;
- District Sport Parks;
- Regional Sport Parks;
- Land for Community Facilities.

## 6.0 Network planning and modelling

The public parks and land for community facilities network is well serviced with land (Table 2). Some embellishments will need to be upgraded over the planning horizon to meet the increased demand.

**Table 2 — Existing trunk land area**

Column 1 Park hierarchy	Column 2	Column 3
	Service catchment	Existing land area (ha)
Local Recreation Parks	Goondiwindi	14.1
	Balance of region	7.1
District Recreation Parks	Region-wide	5.3
Regional Recreation Parks	Region-wide	23
District Sport Parks	Region-wide	6.9
Regional Sport Parks	Region-wide	228.9
Land for Community Facilities	Region-wide	172.1

## 7.0 Network costings and valuation methodology

The network has been costed from the asset management system, based on the 2016 valuations.

## 8.0 Schedules of work

The schedule of work for the parks and land for community facilities networks is included below. Renewal components have been removed from baseline valuations.

**Table 3 — Parks schedule of works**

Project ID	Project	Project description	Estimated year of construction	Baseline valuation	Establishment cost
PE01	Renew & upgrade Playground Equipment - Goondiwindi Town Park Northern Side	Renew and upgrade non-compliant equipment	2016-2021	\$ 64,500	
PE02	Renew & upgrade Playground Equipment - McGregor Street Park	Renew & upgrade existing playground equipment	2016-2021	\$ 32,250	
PE03	Renew & upgrade Playground Equipment - Botanical Gardens	Renew & upgrade existing playground equipment	2016-2021	\$ 32,250	
PE04	Renew & upgrade Playground Equipment - Yelarbon Hall	Renew & upgrade existing playground equipment	2021-2026	\$ 23,000	
PE05	Renew & upgrade Playground Equipment - Redmond Park	Renew & upgrade existing playground equipment	2021-2026	\$ 23,000	

Project ID	Project	Project description	Estimated year of construction	Baseline valuation	Establishment cost
PE06	Renew & upgrade Playground Equipment - Francis Street Park	Renew & upgrade existing playground equipment	2021-2026	\$ 23,000	
PE07	New playground Equipment - Toobeah Park	Installation of new playground equipment	2026-2031	\$ 48,000	
PI01	Renew & upgrade Irrigation System - Goondiwindi Town Park	Renew & upgrade existing irrigation system	2016-2021	\$ 64,500	
PI02	Renew & upgrade Irrigation System - Winton Street Park	Renew & upgrade existing irrigation system	2016-2021	\$ 21,500	
PI03	Renew & upgrade Irrigation System - McGregor Street Park	Renew & upgrade existing irrigation system	2016-2021	\$ 21,500	
PI04	Renew & upgrade Irrigation System - Toobeah Park	Renew & upgrade existing irrigation system	2016-2021	\$ 10,750	
PI05	Renew & upgrade Irrigation System - Water Park	Renew & upgrade existing irrigation system	2021-2026	\$ 46,000	
PI06	Renew & upgrade Irrigation System - Apex Park	Renew & upgrade existing irrigation system	2021-2026	\$ 23,000	
PS01	Renew & upgrade park structures - Apex Park	Renew & upgrade existing park shelters and bbq's	2016-2021	\$ 32,250	
PS02	Renew & upgrade park structures - Goondiwindi Town Park	Renew & upgrade existing park shelters and bbq's	2016-2021	\$ 53,750	
PS03	Renew & upgrade park structures - Sandhurst Street Park	Renew & upgrade existing park shelters and BBQs	2016-2021	\$ 43,000	
PS04	Renew & upgrade park structures - McGregor Street Park	Renew & upgrade existing park shelter	2016-2021	\$ 16,125	
PS05	Renew & upgrade park structures - Water Park	Installation of new park shelter and bbq near the boat ramp	2021-2026	\$ 46,000	



Project ID	Project	Project description	Estimated year of construction	Baseline valuation	Establishment cost
PS06	Renew & upgrade park structures - Zacka Park	Installation of new park shelter and bbq	2021-2026	\$ 46,000	
PS07	Renew & upgrade park structures - Goondiwindi Town Park	Installation of new park shelters	2021-2026	\$ 23,000	
PS08	Renew & upgrade park structures - Sandhurst Street Park	Installation of new park shelter	2021-2026	\$ 11,500	
PS09	Renew & upgrade park structures - Gilbert Oval (Barry McGregor Field)	Installation of new shelters	2026-2031	\$ 24,000	
PS010	Renew & upgrade park structures - Winton Street Park	Installation of new park shelter	2026-2031	\$ 12,000	
PS011	Renew & upgrade park structures - Boat Ramp	Installation of new seats & tables	2026-2031	\$ 12,000	
PS012	Renew & upgrade park structures - Talwood Recreation Ground	Installation of new shelters	2026-2031	\$ 24,000	
Total				\$776,875	