

**LOCAL GOVERNMENT INFRASTRUCTURE PLAN  
SUPPORTING DOCUMENT  
LAND FOR COMMUNITY FACILITIES**

UPDATE **2016**

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## 1.0 INTRODUCTION

### 1.1 PREAMBLE

- 1.1.1 On 19 June 2012 Council adopted a Priority Infrastructure Plan (PIP) that came into force and effect on 9 July 2012.
- 1.1.2 The Land for Local Community Facilities Supporting Document (Update) 2009 was the background study and network planning report (ie extrinsic material for Land for Community Facilities) for the purpose of the PIP.
- 1.1.3 The Land for Local Community Facilities Supporting Document (Update) 2009 provided a Standard Infrastructure Charges Schedule (SICS) compliant land for community facilities strategy and infrastructure charges schedule. The SICS was released by the State government on 27 November 2008 and outlined those items to be included in an infrastructure charges schedule and the methodology for determining the infrastructure charges.
- 1.1.4 On 1 July 2014 amendments (*Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment (SPICOLA)*) to the *Sustainable Planning Act 2009* (SPA) commenced that statutorily converted the PIP into a Local Government Infrastructure Plan (LGIP) and required that a 'new' LGIP be prepared within a prescribed timeframe. The amendments to the SPA were accompanied by Statutory Guideline 03/14 – Local government infrastructure plans (LGIP Guideline).
- 1.1.5 This Local Government Infrastructure Plan Supporting Document - Land for Community Facilities Update 2016 has been prepared as the supporting strategy (extrinsic material) for the land for community facilities trunk infrastructure network for the LGIP in accordance with the LGIP Guideline.

### 1.2 BACKGROUND

- 1.2.1 The report 'Technical Information on Social Infrastructure in support of the Social Infrastructure Contribution Policy dated 1997' (the Report) was used as the basis for the development of the transitional Planning Scheme Policy for Local Community Facilities Infrastructure contributions as part of the Ipswich Planning Scheme produced under the *Integrated Planning Act 1997* (IPA).
- 1.2.2 The Report calculated a generic costed infrastructure program for both land securement and embellishments.
- 1.2.3 The Report developed a methodology and organisational framework involving:
- a local community facilities hierarchy of Citywide (Level 1), District (Level 2) and Local (Level 3) community facilities;
  - within this hierarchy a range of facility types, namely:
    - (i) Central Library;
    - (ii) Multi-purpose Centre;
    - (iii) Youth Centre;
    - (iv) Branch Library; and
    - (v) Neighbourhood Centre/House;
  - a geographic framework of planning units (districts) across the Local Government Area (LGA); and
  - a framework of contribution sectors for determining infrastructure contributions.
- 1.2.4 Since the finalisation of the Report, and its use as supporting information for the transitional local community facilities infrastructure contribution planning scheme policy, a number of changes occurred in the planning environment that necessitated a revised supporting document in 2009:
- Foremost of these were changes in the legislative environment relating to infrastructure charges. The State Government passed the *Integrated Planning and Other Legislation Amendment Act 2003* (IPOLAA).

- IPOLAA contained provisions completely overhauling the infrastructure provisions of the IPA and the transitional provisions for obtaining developer infrastructure contributions. A key issue for local community facilities planning was that IPA continued with the stance that embellishments for local community facilities could not be funded by infrastructure charges.
- IPA as amended by IPOLAA also required that Council prepare a Priority Infrastructure Plan (PIP) for incorporation into the Planning Scheme. The PIP included a Priority Infrastructure Area (PIA) that primarily allocated population growth to areas within the City based substantially upon principles of infrastructure efficiency. The PIA had a considerable impact on the timing and spatial location of the local community facilities infrastructure.
- The State Government also adopted IPA Infrastructure Guidelines 1/04 Priority Infrastructure Plans and 2/04 Infrastructure Charges Schedules. The Update 2009 provided information required pursuant to those guidelines.
- The State Government also released draft Infrastructure Implementation Note 3 - Local Public Parks Infrastructure and Local Community Land. The Update 2009 took into account the planning principles and implementation issues outlined in the Implementation Note.
- The State Government approved the South East Queensland Regional Plan 2005-2026 (SEQ RP 2026) and Infrastructure Plan 2007-2026 providing a framework to encourage increased rates of growth and development within the Western Corridor, particularly in the Ipswich LGA.

1.2.5 The Land for Local Community Facilities Supporting Document (Update) 2009 provided a revised plan for the 'ultimate' land for community facilities trunk infrastructure network in the Ipswich LGA (ie for the development capacity of the Ipswich Planning Scheme) based on:

- revised population projections prepared to meet the SEQ RP 2026;
- updated spatial distribution of population growth and setting of a Priority Infrastructure Area (PIA);
- new desired standards of service consistent with the requirements of IPA, IPA Guidelines and Implementation Note No.3; and
- updated costs associated with land valuations, based on the Land Valuation Study for Ipswich City (November 2006).

### **1.3 OVERVIEW**

1.3.1 To inform this supporting document, a review of the Land for Local Community Facilities Supporting Document (Update) 2009 was undertaken having regard to:

- revised population projections;
- changes in the approach to community facility and service delivery including the development of integrated hubs and multi-use flexible spaces leading to reduced overall floor space requirements;
- potential for duplication in services/facilities provided at the Citywide, District and Local levels where the higher order level of provision adequately meets the community's needs;
- disruptive technology impacts, including how people access information and associated changes in library services and facilities; and
- facilities delivered by other providers e.g. State government agencies and community organisations.

1.3.2 The key output from this supporting document is a revised land for community facilities trunk infrastructure network for the Ipswich LGA for ‘ultimate’ development (ie meets the demand from the resident population when all the residential land in the Ipswich LGA is developed to the full capacity provided for in the Ipswich Planning Scheme). This supporting document is based on revised assumptions including:

(i) Population Projections

The population projections used are based on the population projections in the South East Queensland Regional Plan 2009-2031 (SEQ RP 2031). The household occupancy rate used to determine the projected population is based upon dwelling occupancy rates from the SEQ RP 2031 averaged across detached and attached housing forms. The dwelling occupancy rates are as follows:

- Detached housing - 2.74 persons per dwelling
- Attached housing - 1.58 persons per dwelling

For further information about the population projections refer to the *Local Government Infrastructure Plan Supporting Document - Planning Assumptions Summary Report 2016*.

(ii) Desired Standards of Service

The Desired Standard of Service (DSS) for the network includes a generic range of facility types (including functional components), catchment population ranges (benchmarks) and land areas. This supporting document includes changes to the population catchment ranges (benchmarks) and reduced the required land areas for each of the facility types (refer to Section 3).

(iii) Land Values

The establishment costs for the land for community facilities trunk infrastructure network have been updated and have been calculated using the values in the Local Government Infrastructure Plan Land Valuation Study prepared for Ipswich City Council (May 2015), indexed to 30 June 2016 (the base date).

1.3.3 The revised network, land requirements and costs included in this supporting document have been used as inputs into the Schedule of Works (SOW) Model (except as outlined in 1.3.4 below) that has been developed for the period 2016 – 2036 and to ‘ultimate’ development in accordance with the LGIP Guideline. The Establishment Cost (at base year) is included as an output from the SOW Model in Appendix E.

1.3.4 The land for community facilities trunk infrastructure network in the Ripley Valley Priority Development Area (Ripley Valley PDA) has not been included in the LGIP in accordance with the LGIP Guideline, as infrastructure planning, charging and delivery in the Ripley Valley PDA is regulated under the *Economic Development Act 2012*. However, for the purpose of developing this supporting document, the population forecasting and network benchmarking includes the Ripley Valley PDA to ensure the proper consideration of the inter-relationship between servicing development within and outside of the Ripley Valley PDA.

## 2.0 POPULATION GROWTH AND THE PRIORITY INFRASTRUCTURE AREA

### 2.1 GENERAL

- 2.1.1 As with previous supporting material to the Planning Scheme Policies and PIP, this supporting document has been developed using a demand stream or development pattern based on population projections.
- 2.1.2 The 2009 update considered forward projections to 'ultimate' being the development capacity of the Ipswich Planning Scheme. The advantage of using an 'ultimate' population is that planned infrastructure (including service corridors) can be identified and conceptually located so that network providers can confidently plan to deliver capacity to service development over the longer term. To ensure continuity, this supporting document uses the 'ultimate' population to determine the land for community facilities trunk infrastructure network requirements for the City.
- 2.1.3 The Ipswich LGA has been divided into four (4) Planning Districts and separate divisions for the regionally significant business and industry areas. The Planning Districts are illustrated in Figure 1. To enable analysis at the local level, the Planning Districts have been broken down into various sectors (identified as projection areas in the SOW). The sectors are illustrated in Figure 2.
- 2.1.4 The population projections for the City and Planning Districts are outlined in Table 2.1 below.

**Table 2.1: POPULATION PROJECTIONS (RESIDENTIAL POPULATION)**

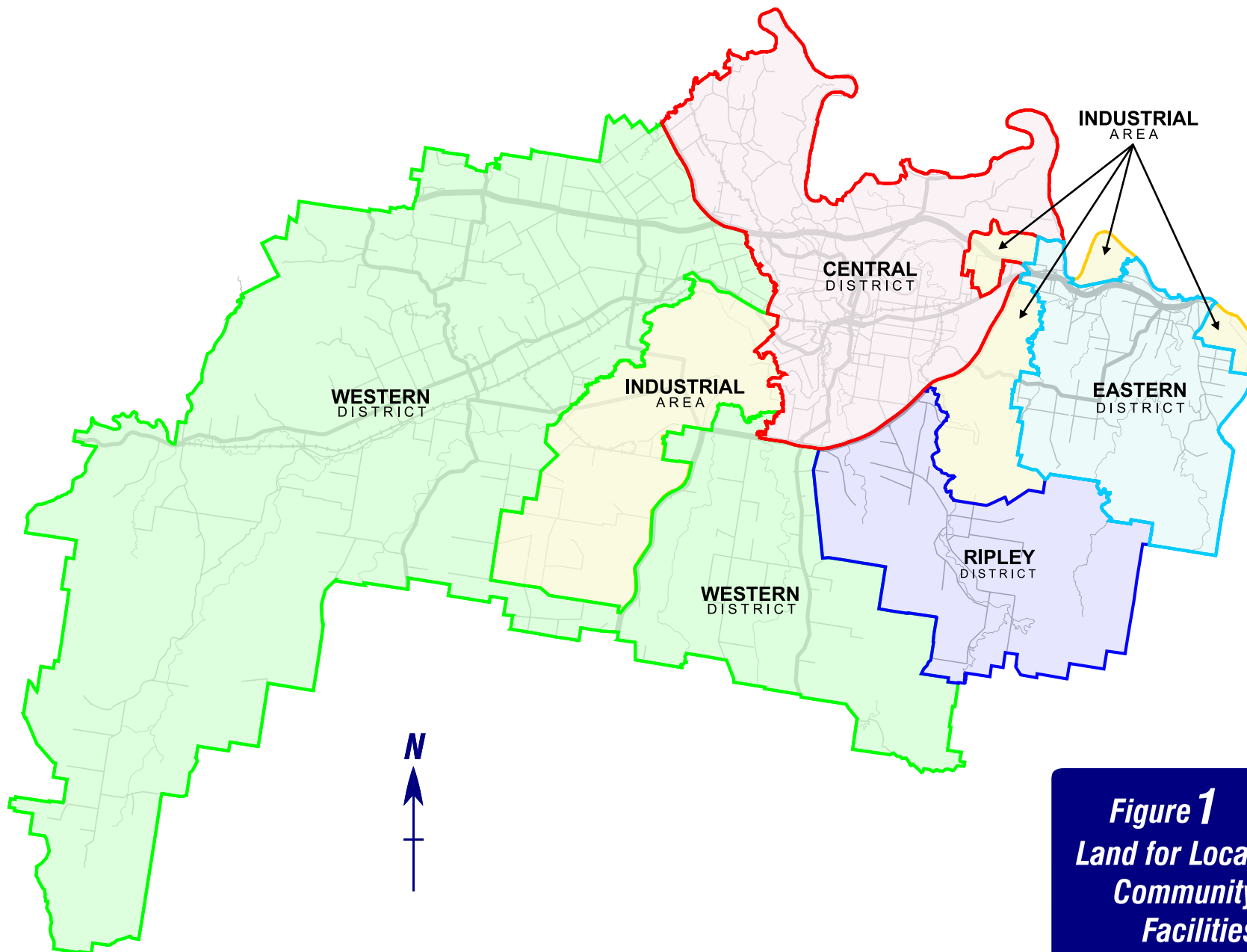
Planning Districts	2016	2021	2026	2031	2036	'Ultimate'
<b>Central</b> (Barellan Point, Basin Pocket, Blacksoil, Blackstone, Booval, Brassall, Bundamba, Churchill, Chuwar, Coalfalls, Dinmore, East Ipswich, Eastern Heights, Ebbw Vale, Flinders View, Ipswich, Karalee, Leichhardt, Moores Pocket, Muirlea, Newtown, North Booval, North Ipswich, North Tivoli, One Mile, Pine Mountain, Raceview, Sadliers Crossing, Silkstone, Tivoli, West Ipswich, Woodend, Wulkuraka, Yamanto)	94,572	113,610	121,778	128,315	133,669	154,078
<b>Eastern</b> (Augustine Heights, Bellbird Park, Brookwater, Camira, Carole Park, Collingwood Park, Gables, Goodna, Redbank, Redbank Plains, Riverview, Spring Mountain, Springfield, Springfield Central, Springfield Lakes)	87,749	119,015	148,527	164,811	171,899	185,202
<b>Ripley</b> (Deebing Heights, Flinders View, Goolman, Raceview, Ripley, South Ripley, Spring Mountain, White Rock)	6,752	23,201	57,088	83,389	103,092	112,824
<b>Western</b> (Ashwell, Blacksoil, Calvert, Ebenezer, Goolman, Grandchester, Haigslea, Ironbark, Karrabin, Lanefield, Lower Mount Walker, Marburg, Mount Forbes, Mount Marrow, Mount Mort, Mount Walker West, Mutdapilly, Peak Crossing, Purga, Rosewood, Tallegalla, Thagoona, The Bluff, Walloon, Willowbank, Woolshed, Wulkuraka)	12,688	14,549	26,411	58,998	61,628	66,514
<b>Totals</b>	<b>202,215</b>	<b>270,820</b>	<b>354,216</b>	<b>435,897</b>	<b>470,644</b>	<b>518,668</b>

Source: Ipswich City Council Population Modeller.

- 2.1.5 The detailed breakdown of the predicted population numbers for the years 2016, 2021, 2026, 2031, 2036 and ‘ultimate’ for the various planning districts and sectors is outlined in Table A.1 (refer to Appendix A).
- 2.1.6 Whilst the ‘ultimate’ population has been used to determine the land for community facilities trunk infrastructure network requirements for the City, cognisance has been given to growth over the period to 2031 (15 years from the from the base date of the LGIP) in the Priority Infrastructure Area (PIA) as the SPA requires that the PIA identify the preferred growth areas for the City over the next 10-15 years together with those areas already serviced with development infrastructure.
- 2.1.7 The PIA prioritises those areas within the City where development is anticipated to occur over the 15 year period to 2031 (excluding the Ripley Valley PDA). Due to existing commitments and a more efficient provision of the necessary development infrastructure items, over the 15 year period the focus of the population growth will occur within the:
- Central Planning District; and
  - Eastern Planning District.
- Limited areas of the Western Planning District have also been included in the PIA, namely land which is committed to development by way of existing approvals or services.
- 2.1.8 The population projections together with the Desired Standards of Service (refer Section 3) generally determine the benchmark demand for the land for community facilities trunk infrastructure network.

- Western District
- Eastern District
- Central District
- Ripley District
- Industrial Areas
- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

**Legend**



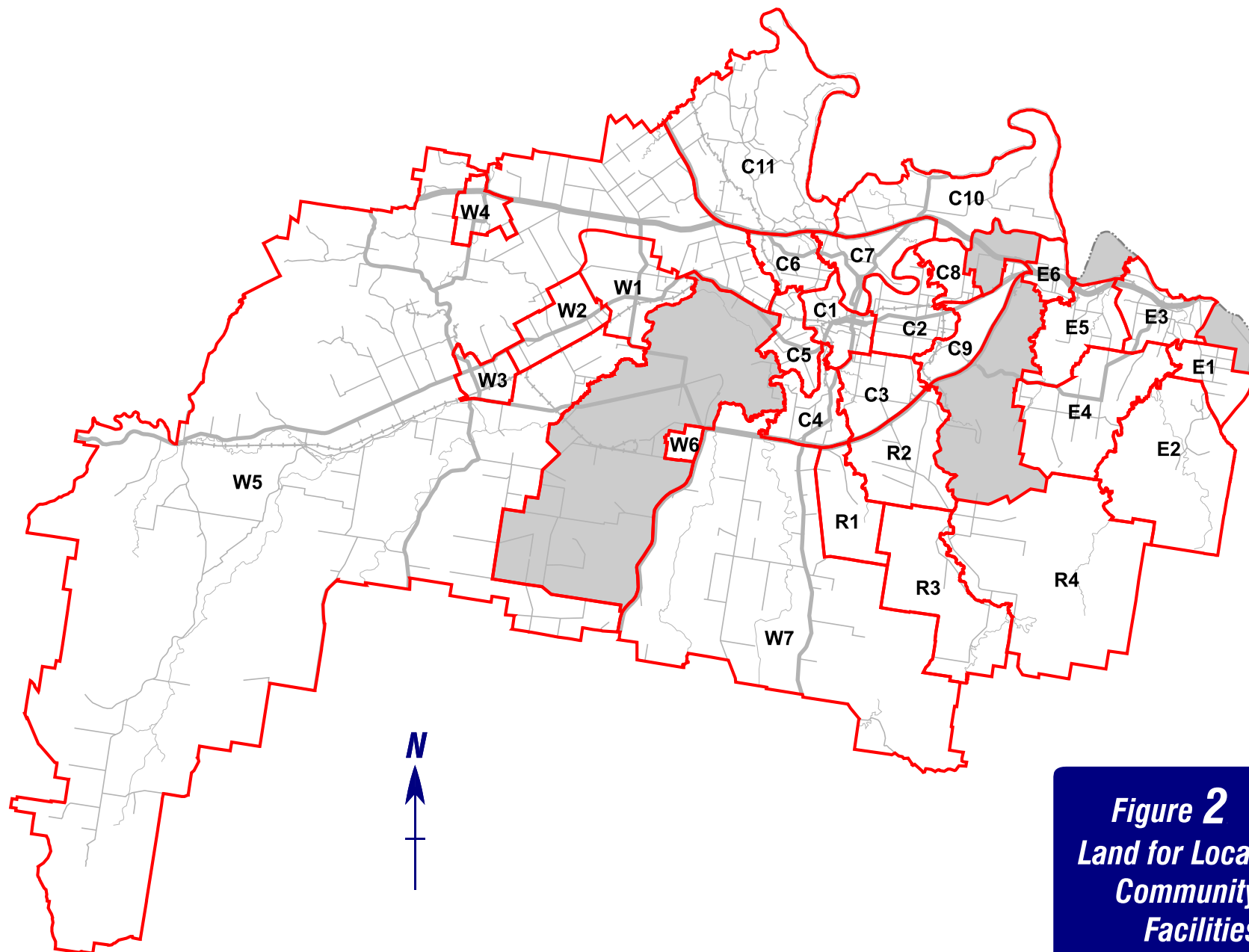
**Figure 1**  
**Land for Local**  
**Community**  
**Facilities**  
**Planning**  
**Districts**



**C1** Land for Local Community  
Facilities Planning Sectors

- Highway
- Other Major Roads
- Roads
- Railway
- Rivers
- Township
- City Boundary

**Legend**



**Figure 2**  
**Land for Local  
Community  
Facilities  
Planning  
Sectors**

### 3.0 REVIEW OF DESIRED STANDARDS OF SERVICE FOR THE LAND FOR COMMUNITY FACILITIES NETWORK

#### 3.1 GENERAL

3.1.1 The intention of this strategy is to achieve the following overall community outcomes in relation to the community facilities network:

- Provide a network of Citywide, District or Local level (setting) community facilities that:
  - are provided at a level commensurate with need and level of service required;
  - are centrally located and accessible to the catchment they serve;
  - have the potential to be augmented to accommodate changes in program and service delivery;
  - maximise usage of existing facilities and reduce the overlap of provision, particularly between different levels of facilities;
  - co-locate or integrate with recreational facilities, where possible; and
  - take into account the facilities and services provided by private organisations or other public sector entities.
- Provide integrated, flexible multi-purpose facilities that can whenever possible incorporate a range of community uses rather than stand-alone specialist facilities.

3.1.2 The strategy recognises that community facilities will have different levels (also referred to as settings) of functionality based primarily on assumed catchment and 'importance' of the facility. The functional hierarchy for the community facilities network has been retained from the previous supporting document and is based on the following categories:

- **Citywide Community Facilities** – being those facilities anticipated to be used by all residents of the City. These facilities are significant in terms of the location of the facility (ie are provided in Principal Activity Centres such as the Ipswich CBD) and the type of facility (eg Central Library). They are also to provide flexible space, such as meeting rooms that can accommodate the needs of local service delivery.
- **District Community Facilities** – being those facilities anticipated to be used by those residents within the defined districts whilst considering the availability of existing or higher order (Citywide) facilities. For the purpose of this supporting document, the City has been divided into four districts to determine demand for and location of district level facilities.

These districts, which have been determined on the basis of a 'community of interest' for district level facilities, are the Eastern Planning District, Central Planning District, Ripley Planning District and Western Planning District. It should be noted that the Western Planning District includes towns and rural areas.

The suburbs and localities that constitute these districts are outlined in Table 3.1 below:

**Table 3.1: SUBURBS AND LOCALITIES**

<b>Central Planning District</b> Barellan Point, Basin Pocket, Blacksoil, Blackstone, Booval, Brassall, Bundamba, Churchill, Chuwar, Coalfalls, Dinmore, East Ipswich, Eastern Heights, Ebbw Vale, Flinders View, Ipswich, Karalee, Leichhardt, Moores Pocket, Muirlea, Newtown, North Booval, North Ipswich, North Tivoli, One Mile, Pine Mountain, Raceview, Sadliers Crossing, Silkstone, Tivoli, West Ipswich, Woodend, Wulkuraka, Yamanto	<b>Eastern Planning District</b> Augustine Heights, Bellbird Park, Brookwater, Camira, Carole Park, Collingwood Park, Gales, Goodna, Redbank, Redbank Plains, Riverview, Spring Mountain, Springfield, Springfield Central, Springfield Lakes
<b>Ripley Planning District</b> Deebling Heights, Flinders View, Goolman, Raceview, Ripley, South Ripley, Spring Mountain, White Rock	<b>Western Planning District</b> Ashwell, Blacksoil, Calvert, Ebenezer, Goolman, Grandchester, Haigslea, Ironbark, Karrabin, Lanefield, Lower Mount Walker, Marburg, Mount Forbes, Mount Marrow, Mount Mort, Mount Walker West, Mutdapilly, Peak Crossing, Purga, Rosewood, Tallegalla, Thagoona, The Bluff, Walloon, Willowbank, Woolshed, Wulkuraka

Rosewood will contain the District facilities for the Western Planning District and cater for the town of Marburg and surrounding rural areas.

Similar to Citywide facilities, the District facilities need to be serviced by an appropriate level of transport infrastructure recognising that the majority of people who frequent these facilities gain access either by private motor vehicle or public transport rather than walking. They are also to provide flexible space, such as meeting rooms that can accommodate the needs of local service delivery.

- **Local Community Facilities** – being those facilities where it can be reasonably assumed will generally be used by the residents of a single planning sector whilst considering the availability of existing or higher order (Citywide and District) facilities.

3.1.3 A 'generic' description of the main elements of each level of facility is outlined in Table 3.2.

## **3.2 DESIRED STANDARDS OF SERVICE**

3.2.1 The Desired Standards of Service (DSS) form a critical part of this supporting document as they guide the general form and scale of the community facilities network to be developed. The DSS are used as the 'generic' basis for overall strategic network benchmarking and costing. Although Council will not necessarily construct all facilities in the same way (eg different building typologies and detailed functionality may be required in different locations over time) the DSS highlight broadly to the community what Council intends to provide by way of community facilities infrastructure to service the City.

3.2.2 In developing this supporting document, the Desired Standards of Service (DSS) have been reviewed to determine the type and extent of facilities required to serve the community. A high level review of existing community facilities provided in Ipswich by other levels of government or by non-government organisations being undertaken to support the Social Infrastructure Plan has been used. A review of the land area required for each community facility was also undertaken based on accommodating the required floor space (in a single storey form) and land for provision of car parking (at grade) in accordance with the requirements of the Ipswich Planning Scheme.

3.2.3 The review supported a reduction of the overall network, particularly at the local level to reduce overlap of provision.

Specifically, the population threshold for Local facilities has only been applied where the population is not serviced by a Citywide or District facility (ie where the demand is not met by a higher order facility).

3.2.4 The DSS have accordingly been updated by:

- reducing the land area required for facilities in response to multi-purpose use and flexible provision requiring buildings of a reduced size (ie floor areas);
- limiting overlap through removal of the requirement for Local facilities to be developed in centres serviced by a higher order facility;
- changing the population benchmarks for the provision of:
  - Citywide facilities to a range of 1:130,000 - 150,000 persons;
  - District facilities to a range of 1:30,000 - 50,000 persons; and
  - Local facilities to a range 1:10,000 - 15,000 persons.

3.2.5 The DSS for the land for community facilities trunk infrastructure network are set out in Table B1.1 in Appendix B.

### **3.3 FIT FOR PURPOSE WORKS (BY DEVELOPER)**

3.3.1 Land dedicated to Council in accordance with the DSS must be provided at a minimum fit for purpose standard that are to be carried out by the Developer at their own cost:

- (i) the land must be of dimensions and have a topography suitable for its intended use including earthworks or other works necessary in that regard;
- (ii) the land must be cleared and either grassed or have other works performed to protect it from erosion including sediment control;
- (iii) the land must have available a power connection, a telecommunications connection, a water connection and a sewerage connection at its boundary; and
- (iv) the land must have direct physical and lawful access to a constructed road including any work necessary to provide such access.

3.3.2 To remove any doubt, fit for purpose works are not included in the establishment costs for the land for community facilities trunk infrastructure network and do not attract an offset.

**Table 3.2: COMMUNITY FACILITY CATEGORIES AND PRIMARY FUNCTION**

LEVEL (SETTING) OF FACILITIES	COMMUNITY FACILITIES CATEGORIES			
	LIBRARY	CULTURAL/ARTS	MULTI-PURPOSE MEETING SPACE	OUTDOOR SPACE
CITYWIDE	Larger Library that can be stand-alone or integrated with other community facilities.	<p>These are larger facilities used for:</p> <ul style="list-style-type: none"> <li>• Cultural/Performing Arts Centre</li> <li>• Art Gallery</li> </ul> <p>This includes auditorium space, back of house, general display and front of house areas and is to incorporate the Multi-Purpose Meeting Space and Outdoor Space provision.</p> <p>The Cultural/Performing Arts Centre and Art Gallery may be stand-alone or integrated with other community facilities.</p>	Flexible meeting space to be integrated with the Cultural/Performing Arts Centre and/or the Art Gallery.	Flexible outdoor space to be integrated with the Cultural/Performing Arts Centre and/or the Art Gallery.
DISTRICT	Branch Library that can be stand-alone or integrated with other community facilities.	This is a large multi-purpose centre containing an auditorium and general display space. This facility is to incorporate the Multi-Purpose meeting Spaces.	Flexible meeting space to be integrated with the Cultural/Arts facility.	Flexible outdoor space to be integrated with the Cultural/Arts facility.
LOCAL	Not applicable.	Not applicable.	Flexible meeting space which incorporates the Outdoor Space provision.	Flexible outdoor space to be integrated with the Multi-Purpose Meeting Space facility.

## 4.0 REVIEW OF LAND FOR COMMUNITY FACILITIES SECUREMENT

### 4.1 GENERAL

- 4.1.1 This section of the supporting document is concerned with the land securement within the City to 'ultimate' development (ie for the development capacity of the Ipswich Planning Scheme). As previously stated, for the purpose of this supporting document, the three-tiered hierarchy for community facilities (levels) of Citywide, District (being the Central, Eastern, Ripley and Western districts) and Local (being the twenty-eight (28) individual Planning Sectors) (refer to Figure 1 and Figure 2) has been retained.
- 4.1.2 To ensure that community facilities are best located to service the majority of residents, it is important that they are sited in areas with good public transport access, high density residential living opportunities (thus enabling the option of walking) and where multi-purpose trips/activities can be undertaken.
- 4.1.3 The areas that are best suited to accommodate these facilities are functional activity centres servicing a population catchment or area commensurate with the level of the facility or areas with public transport access (wherever possible) and pedestrian/cyclist access, in particular locating:
- Citywide facilities in the heart of the Principal Activity Centres that can be accessed by regular weekday and weekend bus transport, including evening services;
  - District facilities in a district level or major activity centre preferably co-located with other district level community facilities accessed by 10-20 minute car trip from all parts of the district and by regular weekday bus service;
  - Local facilities close to a local shopping centre and co-located where possible with other community or local recreation facilities accessed by 5 minute car trip, and close to bus stops.
- 4.1.4 The four (4) community facility categories used in this supporting document and a brief description of the main elements at each level (as outlined in the revised DSS) are as follows:

- **LIBRARY FACILITIES**

At the Citywide level these facilities are area specific, being located within the Ipswich CBD, Springfield Town Centre and Ripley Valley Urban Core (Town Centre). The benchmark for this facility is 1:130,000-150,000 persons and ideally should be located on a site of approximately 6,900m<sup>2</sup>.

At the District level these facilities (requiring a minimum of 2,100m<sup>2</sup> site area) are to be provided within selected major centres. The benchmark for a District Library is 1:30,000-50,000 persons.

This strategy recommends that Library facilities be co-located (integrated) with other community facilities.

Library facilities are not to be provided at the local level (excluding mobile, unstaffed (eg automated) or community based library services not the subject of this supporting document).

- **CULTURAL/PERFORMING ARTS AND ART FACILITIES**

At the Citywide level, these facilities include a Cultural/Performing Arts Centre (commonly referred to as a Civic Centre) and an Art Gallery. Both facilities have a benchmark of 1:130,000-150,000 persons and require site areas of approximately 8,200m<sup>2</sup> and 2,000m<sup>2</sup> respectively. These facilities can be co-located with other community facilities or stand-alone and are to be located within the Ipswich CBD, Springfield Town Centre and Ripley Valley Urban Core (Town Centre).

At the District level, the facility to be provided consists of a performance/theatre space (auditorium) and general display area, requiring a site area of approximately 9,550m<sup>2</sup>. The benchmark for a District facility is approximately 1:30,000-50,000 persons. These facilities are proposed to be located within selected major centres or local retail and commercial centres. This strategy recommends that the District level Multi-Purpose Meeting Space and Outdoor Space provision be co-located with this facility.

Cultural/Arts facilities are not to be provided at the local level (excluding public halls or community based facilities not the subject of this supporting document).

- **MULTI-PURPOSE MEETING SPACE**

At the Citywide level, the facility is to provide flexible meeting space within the Ipswich CBD, Springfield Town Centre and Ripley Valley Urban Core (Town Centre) having a benchmark of 1:130,000-150,000 persons and requiring a site area of approximately 2,500m<sup>2</sup>. This facility is to be integrated with the Cultural/Performing Arts Centre and/or the Art Gallery.

At the District level, the facility is to provide flexible meeting space within selected major centres or local retail and commercial centres having a benchmark of 1:30,000-50,000 persons and requiring a site area of approximately 2,250m<sup>2</sup>. This facility is to be integrated with the Cultural/Arts facility.

At the Local level, the facility is to provide flexible meeting space for local catchments that are not already serviced by higher order facilities. These facilities have a benchmark of 1:10,000-15,000 persons and require a site area of approximately 1,950m<sup>2</sup>. This facility is to incorporate the Outdoor space and should be located generally within local retail and commercial centres or another accessible location within the sector.

- **INTEGRATED OUTDOOR SPACE**

The facilities provided at each level are to include integrated outdoor spaces.

At the Citywide level, the facility is to incorporate an outdoor space requiring a site area of approximately 400m<sup>2</sup>. This is to be integrated with the Cultural/Performing Arts Centre and/or the Art Gallery.

At the District level, the facility is to incorporate an outdoor space requiring a site area of approximately 100m<sup>2</sup>. This is to be integrated with the Cultural/Arts facility.

At the Local level, the facility is to incorporate an outdoor space requiring a site area of approximately 50m<sup>2</sup>. This is to be integrated with the Multi-Purpose Meeting facility.

## **4.2 INTEGRATED SERVICES AND CO-LOCATION**

### **4.2.1 The co-location of multiple services within a given facility is supported and promoted by this strategy.**

This concept of integrated service centres has considerable merit in its potential to generate efficiencies in physical and land requirements, convenience to service users and maximising returns for available budgets.

However, before sustainable service delivery models can be successfully developed it is essential that land is secured to enable the establishment of integrated service centres. The desired standards of service have been reviewed and updated to rationalise the land requirements based on the flexible use of space and integration of facilities.

## **4.3 COMMUNITY FACILITY BENCHMARK SUMMARY**

### **4.3.1 This supporting document is based on the 'benchmarks' for the provision of community facilities contained in the research undertaken for the initial Social Infrastructure Planning Scheme Policy. The benchmark range selected for this LGIP review is generally consistent with previous guidelines and with comparisons of similar sized local government authorities.**

### **4.3.2 The benchmark standards are summarised in Tables 4.1 to 4.3.**

### **4.3.3 The Springfield Structure Plan area (refer to Part 14 of the Ipswich Planning Scheme) is subject to an infrastructure agreement (*Springfield Town Centre Infrastructure Agreement 2015*) that amongst other matters, prescribes the location, area and timing of dedication of land for community facilities.**

The infrastructure agreement uses a hybrid approach to facilities by amalgamating District level and Local level facilities (ie does not prescribe a single level of facility to a particular site other than for the Citywide level).

The hierarchy of facilities and benchmarks for provision of land for community facilities as set out in the infrastructure agreement have been taken into account and reflected in this supporting document. Eight (8) hybrid community facilities are to be provided in the Springfield Town Centre in addition to the facilities identified in Tables 4.2 and 4.3. These hybrid facilities will be provided in the Eastern District, Planning Sector E2.

**Table 4.1: BENCHMARK NUMBER AND DISTRIBUTION OF CITYWIDE LEVEL COMMUNITY FACILITIES REQUIRED TO MEET POPULATION NUMBERS TO 'ULTIMATE'**

Benchmark Numbers based on 'Ultimate' Population		Benchmark Distribution Numbers by Planning District and Location (Number proposed to be provided)		
1:150,000	1:130,000	District	No.	Location
3.46	3.99	Central	1.03-1.19 (1)	Ipswich CBD
		Eastern	1.23-1.42 (1)	Springfield Town Centre
		Ripley	0.75-0.87 (1)	Ripley Valley Urban Core (Town Centre)
		Western	0.44-0.51 (0)	N/A

**Total number of Citywide facilities required: 3**

**Table 4.2: BENCHMARK NUMBER AND DISTRIBUTION OF DISTRICT LEVEL COMMUNITY FACILITIES REQUIRED TO MEET POPULATION NUMBERS TO 'ULTIMATE'**

Benchmark Numbers based on 'Ultimate' Population		Benchmark Distribution Numbers by Planning District and Location (Number proposed to be provided)		
1:50,000	1:30,000	District	No.	Location
10.37	17.29	Central	3.08-5.14 (3)	Ipswich CBD (1) Booval Major Centre (1) Yamanto Major Centre (1)
		Eastern	3.70-6.17 (2)	Goodna Major Centre (1) Redbank Plains Major Centre (1)
		Ripley	2.26-3.76 (2)	Ripley Valley Urban Core (Town Centre) (1) Secondary Urban Centre East (South Ripley) (1)
		Western	1.33-2.22 (1)	Rosewood Town Centre (1)

**Total number of District facilities required: 8** (having regard to the Citywide facilities and hybrid delivery District/Local facilities in the Springfield Structure Plan area)



**Table 4.3: BENCHMARK NUMBER OF LOCAL LEVEL COMMUNITY FACILITIES REQUIRED TO MEET POPULATION NUMBERS TO 'ULTIMATE'**

Benchmark Numbers based on 'Ultimate' Population		Benchmark Distribution Numbers by Planning District (Number proposed to be provided)	
1:15,000	1:10,000	District	No.
34.58	51.87	Central	10.27-15.41 (5)
		Eastern	12.35-18.52 (4)
		Ripley	7.52-11.28 (5)
		Western	4.43-6.65 (2)

**Total number of Local facilities required: 16** (having regard to the Citywide and District facilities and hybrid delivery of District/Local facilities in the Springfield Structure Plan area)

Refer to Table C1.1 in Appendix C for the number of local level community facilities to be provided in each of the Planning Sectors within the Planning Districts.

## 5.0 THE LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE NETWORK

### 5.1 INTRODUCTION

- 5.1.1 The land for community facilities trunk infrastructure network comprises the land to accommodate a total of 35 facilities to serve the ‘ultimate’ population of Ipswich City.
- 5.1.2 A detailed breakdown of the community facility categories for each level (setting) within the planning districts to meet ‘ultimate’ demand is provided in Table 5.1.

**Table 5.1: SUMMARY OF NUMBER OF COMMUNITY FACILITIES TO BE PROVIDED TO MEET ‘ULTIMATE’ DEVELOPMENT**

PLANNING DISTRICT	LEVEL	LIBRARY FACILITIES	CULTURAL/ ARTS FACILITIES	MULTI-PURPOSE MEETING SPACES	OUTDOOR SPACES
<b>1. EASTERN<sup>(1)</sup></b>	Citywide	1	2	1	1
	District	2	2	2	2
	Local	-	-	4	4
	Hybrid	8 <sup>(2)</sup>			
<b>2. CENTRAL</b>	Citywide	1	2	1	1
	District	3	3	3	3
	Local	-	-	5	5
<b>3. RIPLEY</b>	Citywide	1	2	1	1
	District	2	2	2	2
	Local	-	-	5	5
<b>4. WESTERN</b>	Citywide	-	-	-	-
	District	1	1	1	1
	Local	-	-	2	2
<b>TOTAL (excluding Hybrid Facilities)</b>	Citywide	3	6	3	3
	District	8	8	8	8
	Local	-	-	16	16
	Total	11	14	27	27

<sup>(1)</sup> The Eastern Planning District contains 8 hybrid facilities catering for District and Local community facility provision in the Springfield Structure Plan area.

<sup>(2)</sup> The Hybrid facilities in the Springfield Structure Plan area will provide a mix of District and Local level facilities on a total of 8 sites. The final mix of facilities is to be determined through further assessment of service needs of the catchment areas by Council but for the purpose of the supporting document it has been assumed that 50% will be District level and 50% Local level).

## 5.2 LAND SECUREMENT

- 5.2.1 The identified network of facilities in this supporting document provides the basis to secure land in appropriate locations to ensure that Council has opportunities to develop quality community facilities within the City. The land for community facilities trunk infrastructure network identified includes a number of sites that have already been acquired or dedicated for community purposes as set out in Table 5.2

**Table 5.2: SUMMARY OF LAND ALREADY ACQUIRED OR DEDICATED**

PLANNING DISTRICT	SECTOR	LEVEL	NUMBER OF FACILITIES	LAND AREA (m <sup>2</sup> )
CENTRAL	C1	Citywide	1	11,082
EASTERN	E2	Citywide	1	4,268
	E2	Hybrid	1	6,131
	E4	Local	1	2,264
WESTERN	W3	District	1	2,302

- 5.2.2 Other than the land identified in Table 5.2, the land for community facilities trunk infrastructure network is to be dedicated or acquired in the future (ie after the 2016 base date).
- 5.2.3 A map showing the land for community facilities trunk infrastructure network is included in Appendix D.

## 6.0 IMPLEMENTATION

### 6.1 INTRODUCTION

- 6.1.1 The purpose of this section is to outline the methodology for calculating, and summarising the costs of the land for community facilities trunk infrastructure network identified in Section 5.
- 6.1.2 One of the most critical factors in the implementation of any Community Facilities Strategy concerns the issue of funding. In particular, any infrastructure charges must follow the principle of “fair apportionment” and aspects such as funding existing deficiencies are specifically excluded from any infrastructure charges. Additionally the infrastructure charges must not seek to recover embellishment, operational or maintenance costs.
- 6.1.3 The establishment costs of the land for community facilities trunk infrastructure network have been prepared in accordance with the LGIP Guideline and with the principles outlined in 6.1.2.

### 6.2 ‘ULTIMATE’ LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE NETWORK COSTS

- 6.2.1 To support the LGIP, the Local Government Infrastructure Plan Land Valuation Study prepared for Ipswich City Council (May 2015) was prepared in accordance with the LGIP Guideline. The values provide the cost estimate per square metre based on the land category (zone or designation of the land) and the suburb in which the land is located, grouped into the planning sectors. To calculate the land costs of each future facility in the network, the land area required for the facility was multiplied by the rate per square metre for the applicable land category/suburb.
- 6.2.2 Appendix E identifies the land values (current) used in each location. The land that has already been dedicated or acquired (refer to Table 5.2) has been given either its actual cost of acquisition indexed to current value, or an equivalent current value.
- 6.2.3 Appendix F sets out the land costs (current value at base date) for each of the facilities comprising the land for community facilities trunk infrastructure network (excluding those within the Ripley Valley PDA – refer to 1.3.4).

### 6.3 SCHEDULE OF WORKS (SOW) MODEL

- 6.3.1 To support the LGIP a Schedule of Works (SOW) Model has been prepared and published in accordance with the LGIP Guideline and includes further information regarding the costs of the land for community facilities trunk infrastructure network and infrastructure charges.
- 6.3.2 The land costs (current value at base date) included in Appendix F have been used as inputs into the SOW.
- 6.3.3 The SOW uses a standardised process to estimate future expenditure on the trunk infrastructure network and projected revenue from charges, using a ‘discount cash flow’ (DCF) methodology to calculate the net present value (NPV) for each facility. The total of the NPV values for each the facilities derived from the SOW are the establishment costs for the land for community facilities trunk infrastructure network and are included in Appendix F as an output from the SOW Model.

**APPENDIX A - POPULATION PROJECTIONS 2016-2036 AND 'ULTIMATE'****Table A.1.1: POPULATION PROJECTIONS 2016-2036 AND 'ULTIMATE': BY PLANNING SECTOR****Eastern Planning District**

<b>Planning Sectors</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>'Ultimate'</b>
<b>Sector E1:</b> Camira	6,893	6,905	6,918	6,930	6,943	7,042
<b>Sector E2:</b> Augustine Heights, Brookwater, Spring Mountain, Springfield, Springfield Central, Springfield Lakes	26,762	40,847	61,900	73,352	78,778	83,881
<b>Sector E3:</b> Camira, Carole Park, Gailes, Goodna, Redbank	13,526	15,741	16,081	16,420	16,759	18,285
<b>Sector E4:</b> Augustine Heights, Bellbird Park, Redbank Plains	28,034	35,472	42,615	46,424	47,281	52,057
<b>Sector E5:</b> Collingwood Park, Goodna, Redbank, Redbank Plains	9,129	16,325	17,151	17,686	18,002	19,283
<b>Sector E6:</b> Riverview	3,404	3,724	3,862	3,999	4,137	4,653
<b>TOTAL</b>	<b>87,749</b>	<b>119,015</b>	<b>148,527</b>	<b>164,811</b>	<b>171,899</b>	<b>185,202</b>

**Central Planning District**

<b>Planning Sectors</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>'Ultimate'</b>
<b>Sector C1:</b> Coalfalls, Ipswich, Sadliers Crossing, West Ipswich, Woodend	6,738	8,853	10,969	13,062	15,139	20,561
<b>Sector C2:</b> Basin Pocket, Booval, Bundamba, East Ipswich, Eastern Heights, Newtown, North Booval, Silkstone	18,071	19,779	21,089	22,399	23,709	27,814
<b>Sector C3:</b> Eastern Heights, Flinders View, Ipswich, Raceview	17,509	19,834	20,193	20,502	20,732	22,372
<b>Sector C4:</b> Churchill, Yamanto	7,125	7,967	8,083	8,200	8,316	9,243
<b>Sector C5:</b> Leichhardt, One Mile, Wulkuraka	7,386	8,585	8,734	8,858	8,980	9,940
<b>Sector C6:</b> Brassall	9,604	12,964	13,299	13,535	13,771	14,730
<b>Sector C7:</b> Brassall, Moores Pocket, North Ipswich, North Tivoli, Tivoli	8,581	10,959	11,697	12,433	13,169	16,606
<b>Sector C8:</b> Bundamba	3,347	3,838	3,969	4,101	4,232	4,507
<b>Sector C9:</b> Blackstone, Bundamba, Dinmore, Ebbw Vale	5,584	7,775	9,402	9,597	9,792	11,229
<b>Sector C10:</b> Barellan Point, Chuwar, Karalee, North Ipswich, Tivoli	8,551	10,755	11,995	13,236	13,390	14,414
<b>Sector C11:</b> Blacksoil, Muirlea, Pine Mountain	2,077	2,301	2,348	2,394	2,440	2,662
<b>TOTAL</b>	<b>94,572</b>	<b>113,610</b>	<b>121,778</b>	<b>128,315</b>	<b>133,669</b>	<b>154,078</b>

## Ripley Planning District

Planning Sectors	2016	2021	2026	2031	2036	'Ultimate'
<b>Sector R1:</b> Deebing Heights, Goolman	3,023	6,569	14,029	14,101	14,144	14,260
<b>Sector R2:</b> Deebing Heights, Flinders View, Raceview, Ripley, South Ripley	2,609	9,399	24,385	37,770	50,370	53,405
<b>Sector R3:</b> South Ripley	90	89	5,107	10,396	13,048	15,291
<b>Sector R4:</b> South Ripley, Spring Mountain, White Rock	1,031	7,143	13,566	21,121	25,530	29,869
<b>TOTAL</b>	<b>6,752</b>	<b>23,201</b>	<b>57,088</b>	<b>83,389</b>	<b>103,092</b>	<b>112,824</b>

## Western Planning District

Planning Sectors	2016	2021	2026	2031	2036	'Ultimate'
<b>Sector W1:</b> Haigslea, Karrabin, Walloon	1,598	1,736	8,432	21,372	21,593	22,761
<b>Sector W2:</b> Mount Marrow, Rosewood, Thagoona, Walloon	1,116	1,117	2,728	19,594	20,714	20,802
<b>Sector W3:</b> Rosewood	3,004	4,401	6,488	8,097	8,301	8,862
<b>Sector W4:</b> Marburg	646	653	1,043	1,049	1,055	1,105
<b>Sector W5:</b> Ashwell, Blacksoil, Calvert, Ebenezer, Grandchester, Haigslea, Ironbark, Karrabin, Lanefield, Lower Mount Walker, Marburg, Mount Forbes, Mount Marrow, Mount Mort, Mount Walker West, Mutdapilly, Rosewood, Tallegalla, Thagoona, The Bluff, Walloon, Woolshed, Wulkuraka	4,195	4,199	4,938	5,764	6,502	7,272
<b>Sector W6:</b> Willowbank	1,302	1,594	1,841	2,089	2,336	4,312
<b>Sector W7:</b> Goolman, Mutdapilly, Peak Crossing, Purga, Willowbank	827	848	941	1,034	1,127	1,401
<b>TOTAL</b>	<b>12,688</b>	<b>14,549</b>	<b>26,411</b>	<b>58,998</b>	<b>61,628</b>	<b>66,514</b>

Source: Ipswich City Council Population Modeller.

## APPENDIX B - DESIRED STANDARD OF SERVICE

Table B1.1: DESIRED STANDARD FOR SERVICE FOR LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE NETWORK

<p>Provide a network of Citywide, District or Local level community facilities that:</p> <ul style="list-style-type: none"> <li>- are provided at a level commensurate with need and level of service required;</li> <li>- are centrally located and accessible to the catchment they serve;</li> <li>- have the potential to be augmented to accommodate changes in program and service delivery;</li> <li>- maximise usage of existing facilities</li> <li>- minimise overlap of provision;</li> <li>- co-locate or integrate with recreational facilities, where possible; and</li> <li>- take into account the facilities and services provided by private organisations or other public sector entities.</li> </ul> <p>Provide flexible multi-purpose facilities that can whenever possible incorporate a range of community uses rather than specialist facilities.</p>	<p>Locate facilities in functional activity centres or areas with public transport access (wherever possible) and pedestrian/cyclist access, in particular locating:</p> <ul style="list-style-type: none"> <li>- Citywide facilities in the heart of the Principal Activity Centres that can be accessed by regular weekday and weekend bus transport, including evening services;</li> <li>- District facilities in a district level or major activity centre preferably co-located with other district level facilities accessed by 10-20 minute car trip from all parts of the district and by regular weekday bus service;</li> <li>- Local facilities close to a local shopping centre and co-located where possible with other community or local recreation facilities accessed by 5 minute car trip, and close to bus stops.</li> </ul>																														
<p>Provide the minimum land area to accommodate the community facilities generally in accordance with the following benchmark standards:</p> <table border="1"> <thead> <tr> <th colspan="2"><i>Citywide Facilities (1:130,000-150,000)</i></th></tr> <tr> <th><i>Facility</i></th><th><i>Land Area</i></th></tr> </thead> <tbody> <tr> <td>Central Library</td><td>6,900m<sup>2</sup></td></tr> <tr> <td>Cultural/Performing Arts Centre</td><td>8,200m<sup>2</sup></td></tr> <tr> <td>Art Gallery</td><td>2,000m<sup>2</sup></td></tr> <tr> <td>Multi-Purpose Meeting Space</td><td>2,500m<sup>2</sup></td></tr> <tr> <td>Outdoor Space</td><td>400m<sup>2</sup></td></tr> <tr> <td><i>Total (integrated facility)</i></td><td>2 hectares</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2"><i>District Facilities (1:30,000-50,000)<sup>1</sup></i></th></tr> <tr> <th><i>Facility</i></th><th><i>Land Area</i></th></tr> </thead> <tbody> <tr> <td>Branch Library</td><td>2,100m<sup>2</sup></td></tr> <tr> <td>Performance/Theatre Space (Auditorium) and General Display Area</td><td>9,550m<sup>2</sup></td></tr> <tr> <td>Multi-Purpose Meeting Space</td><td>2,250m<sup>2</sup></td></tr> <tr> <td>Outdoor Space</td><td>100m<sup>2</sup></td></tr> <tr> <td><i>Total (integrated facility)</i></td><td>1.4 hectares</td></tr> </tbody> </table>		<i>Citywide Facilities (1:130,000-150,000)</i>		<i>Facility</i>	<i>Land Area</i>	Central Library	6,900m <sup>2</sup>	Cultural/Performing Arts Centre	8,200m <sup>2</sup>	Art Gallery	2,000m <sup>2</sup>	Multi-Purpose Meeting Space	2,500m <sup>2</sup>	Outdoor Space	400m <sup>2</sup>	<i>Total (integrated facility)</i>	2 hectares	<i>District Facilities (1:30,000-50,000)<sup>1</sup></i>		<i>Facility</i>	<i>Land Area</i>	Branch Library	2,100m <sup>2</sup>	Performance/Theatre Space (Auditorium) and General Display Area	9,550m <sup>2</sup>	Multi-Purpose Meeting Space	2,250m <sup>2</sup>	Outdoor Space	100m <sup>2</sup>	<i>Total (integrated facility)</i>	1.4 hectares
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<i>Local Facilities (1:10,000-15,000 )<sup>1</sup></i>	
<i>Facility</i>	<i>Land Area</i>
Multi-Purpose Meeting Space	1,950m <sup>2</sup>
Outdoor Space	50m <sup>2</sup>
<i>Total (integrated facility)</i>	0.2 hectares
<b>NOTE:</b> Additional land may be required to accommodate facilities on individual sites. In these circumstances the land value will be based on the areas identified above.	
<i>Functionality</i>	The network of land for community facilities is sufficient to address the needs of all members of the community, including youth and aged.
<i>Accessibility</i>	Land for community facilities will be located to ensure adequate pedestrian, cycle, bus and vehicle access.
<i>Suitability</i>	Land for community facilities is principally flat so that site development does not entail major cut, fill or drainage construction. The land must be of appropriate size and configuration to support the development of community and cultural activities to meet community expectations.
<i>Flood immunity</i>	Minimum flood immunity of 100% of the land being above the 1 in 100 ARI / 1% AEP.

1 The specified Desired Standards of Service do not apply to the centres containing 'hybrid' facilities pursuant to the Springfield Town Centre Infrastructure Agreement 2015.

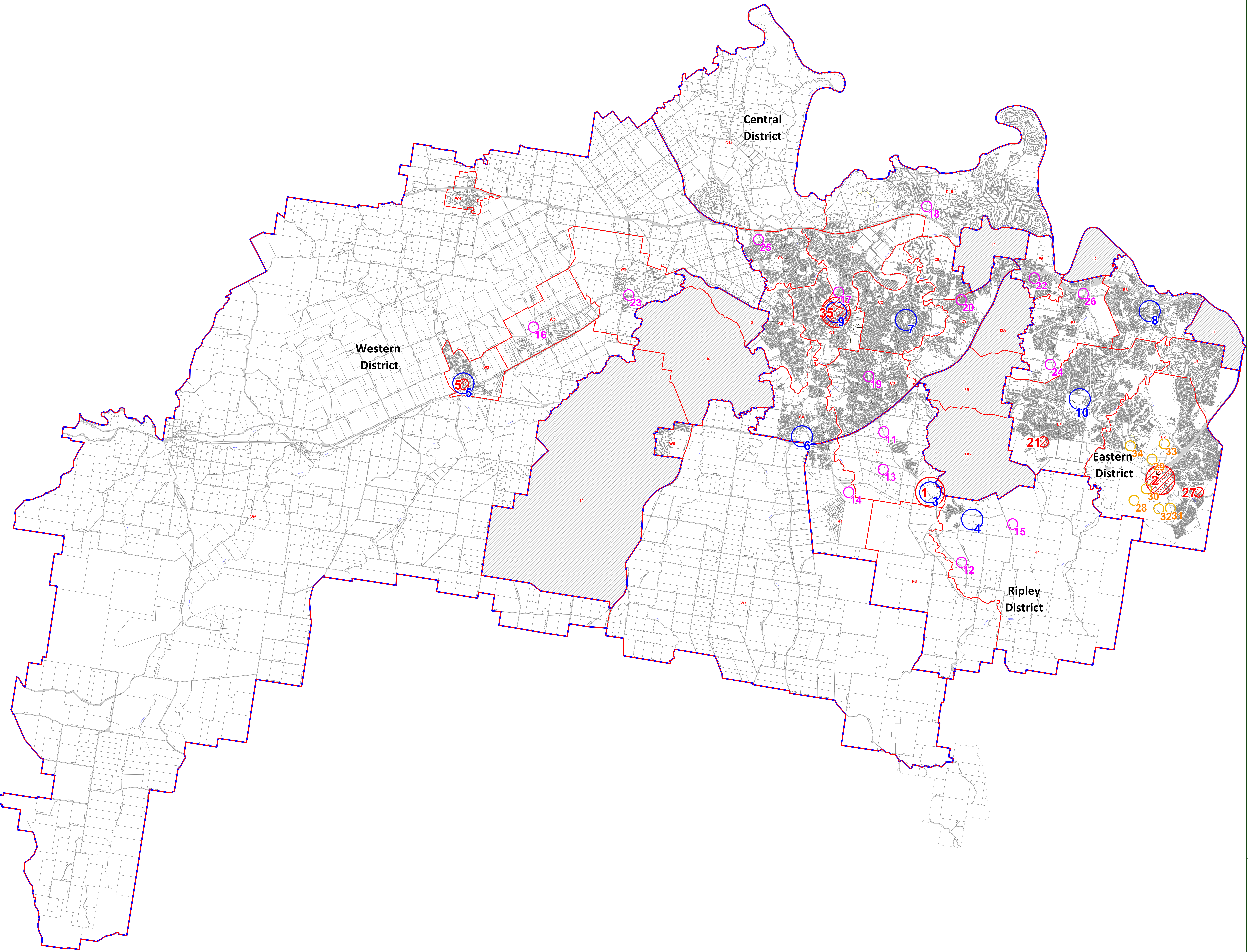


**APPENDIX C - BENCHMARK AND ACTUAL NUMBER OF LOCAL LEVEL COMMUNITY FACILITIES****Table C.1.1 BENCHMARK REVIEW OF LOCAL LEVEL COMMUNITY FACILITIES**

Local Community Facilities Sector	Benchmark Numbers of Local Level Community Facilities based on 'Ultimate' Population			Number proposed to be provided	Location
	Ultimate Population	1:15,000	1:10,000		
E1	7,042	0.47	0.70	0	N/A
E2 <sup>(1)</sup>	83,881	5.59	8.39	0	N/A
E3	18,285	1.22	1.83	0	N/A
E4	52,057	3.47	5.21	1	Redbank Plains Local Retail and Commercial Centre (1)
E5	19,283	1.29	1.93	2	Collingwood Park Local Retail and Commercial Centre (1)
					Redbank Major Centre (1)
E6	4,653	0.31	0.47	1	Riverview Local Retail and Commercial Centre (1)
C1	20,561	1.37	2.06	0	N/A
C2	27,814	1.85	2.78	0	N/A
C3	22,372	1.49	2.24	1	Raceview Local Retail and Commercial Centre (1)
C4	9,243	0.62	0.92	0	N/A
C5	9,940	0.66	0.99	0	N/A
C6	14,730	0.98	1.47	1	Brassall Local Retail and Commercial Centre (1)
C7	16,606	1.11	1.66	1	North Ipswich Local Retail and Commercial Centre (1)
C8	4,507	0.30	0.45	0	N/A
C9	11,229	0.75	1.12	1	Bundamba Local Retail and Commercial Centre (1)
C10	14,414	0.96	1.44	1	Chuwar / Karalee Major Centre (1)
C11	2,662	0.18	0.27	0	N/A
R1	14,260	0.95	1.43	1	Ripley Valley (Deebing Heights) Future Local Centre (1)
R2	53,405	3.56	5.34	2	Ripley Valley (Ripley) Future Local Centre (2)
R3	15,291	1.02	1.53	0	N/A
R4	29,869	1.99	2.99	2	Ripley Valley (South Ripley) Future Local Centre (1)
					Ripley Valley (White Rock) Future Local Centre (1)
W1	22,761	1.52	2.28	1	Walloon Local Retail and Commercial Centre (1)
W2	20,802	1.39	2.08	1	Thagoona Local Retail and Commercial Centre (1)
W3	8,862	0.59	0.89	0	N/A
W4	1,105	0.07	0.11	0	N/A
W5	7,272	0.48	0.73	0	N/A
W6	4,312	0.29	0.43	0	N/A
W7	1,401	0.09	0.14	0	N/A

(1) The Eastern Planning District will also contain 8 hybrid facilities catering for District and Local community facility provision in the Springfield Structure Plan area.





- Planning Sectors
- District Boundary
- Industrial Areas
- Centres Containing Existing Facilities
- Centres Containing Future Citywide Level Facilities
- Centres Containing Future District Level Facilities
- Centres Containing Future Local Level Facilities
- Centres Containing 'hybrid' Local and District Level Facilities pursuant to the Springfield Town Centre Infrastructure Agreement 2015



## APPENDIX E - IPSWICH CITY LAND VALUES

The valuations used for the different community facilities are as follows:

### 1. CITYWIDE

- (i) IPSWICH CBD – City Centre Primary Retail @ \$700/m<sup>2</sup>
- (ii) SPRINGFIELD TOWN CENTRE – Springfield Town Centre @ \$400/m<sup>2</sup>
- (iii) RIPLEY VALLEY URBAN CORE (TOWN CENTRE) – use Springfield Town Centre Valuation as equivalent @ \$400/m<sup>2</sup>

### 2. DISTRICT

- (i) EASTERN
  - Goodna Major Centre @ \$275/m<sup>2</sup>
  - Redbank Plains Major Centre @ \$275/m<sup>2</sup>
- (ii) CENTRAL
  - Booval Major Centre @ \$450/m<sup>2</sup>
  - Ipswich City Centre Primary Retail @ \$700/m<sup>2</sup>
  - Yamanto Major Centre @ \$400/m<sup>2</sup>
- (iii) RIPLEY
  - Ripley Major Centres (Ripley and South Ripley) – use Springfield Town Centre Valuation as equivalent @ \$400/m<sup>2</sup>
- (iv) WESTERN
  - Rosewood Town Centre @ \$120/m<sup>2</sup>

### 3. LOCAL

- (i) EASTERN
  - Collingwood Park Local Retail Centre @ \$250/m<sup>2</sup>
  - Redbank Plains Local Retail Centre @ \$250/m<sup>2</sup>
  - Redbank Major Centre @ \$275/m<sup>2</sup>
  - Riverview Local Retail Centre @ \$225/m<sup>2</sup>
- (ii) CENTRAL
  - Brassall Local Retail Centre @ \$275/m<sup>2</sup>
  - Bundamba Local Retail Centre @ \$225/m<sup>2</sup>
  - Chuwar / Karalee Major Centre @ \$275/m<sup>2</sup>
  - North Ipswich Local Retail Centre @ \$300/m<sup>2</sup>
  - Raceview Local Retail Centre @ \$280/m<sup>2</sup>
- (iii) RIPLEY
  - Ripley Local Centres (Ripley, South Ripley, Deebling Creek and White Rock) – use Springfield Local Retail and Commercial Valuation as equivalent @ \$300/m<sup>2</sup>
- (iv) WESTERN
  - Thagoona – use Rosewood Local Retail and Commercial Valuation as equivalent @ \$120/m<sup>2</sup>
  - Walloon – use Rosewood Local Retail and Commercial Valuation as equivalent @ \$120/m<sup>2</sup>

### 4. SPRINGFIELD HYBRID CENTRES

- Springfield Lakes – use Springfield Town Centre Valuation as equivalent @ \$400/m<sup>2</sup>
- Spring Mountain – use Springfield Town Centre Valuation as equivalent @ \$200/m<sup>2</sup>
- Development Area 5 (Brookwater) Springfield Town Centre @ \$325/m<sup>2</sup>
- Development Area 14 (Spring Mountain) Springfield Town Centre @ \$200/m<sup>2</sup>
- Development Area 16 (Springfield Central) Springfield Town Centre @ \$400/m<sup>2</sup>
- Development Area 19 (Springfield Central) Springfield Town Centre @ \$400/m<sup>2</sup>
- Development Area 20 (Brookwater) Springfield Town Centre @ \$325/m<sup>2</sup>
- Development Area 21 (Augustine Heights) Springfield Town Centre @ \$300/m<sup>2</sup>

Source: Savas Varitimos Valuers - Local Government Infrastructure Plan Land Valuation Study prepared for Ipswich City Council (May 2015)

## APPENDIX F – LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE NETWORK COSTS

District	LGIP ID	Facility Name and Type	Land Area	Current Land Value (m <sup>2</sup> ) <sup>(1)</sup>	Total Cost	Estimated Timing	Establishment Cost (at base date) <sup>(2)</sup>
Central	35	Ipswich Citywide Multi-Purpose Centre (Civic Centre / Library / Art Gallery)	11,082	\$706	\$7,821,570	Existing	\$7,821,570
	9	Ipswich District Multi-Purpose Centre	14,000	\$706	\$9,881,067	2031-2036	\$8,331,163
	7	Booval District Multi-Purpose Centre	14,000	\$454	\$6,352,114	2016-2021	\$6,174,028
	19	Raceview Local Multi-Purpose Centre	2,000	\$282	\$564,632	2021-2026	\$523,399
	6	Yamanto District Multi-Purpose Centre	14,000	\$403	\$5,646,324	2016-2021	\$5,488,025
	25	Brassall Local Multi-Purpose Centre	2,000	\$277	\$554,550	2021-2026	\$514,053
	17	North Ipswich Local Multi-Purpose Centre	2,000	\$302	\$604,963	2036-Ultimate	\$486,461
	20	Bundamba Local Multi-Purpose Centre	2,000	\$227	\$453,722	2036-Ultimate	\$364,846
	18	Chuwar / Karalee Local Multi-Purpose Centre	2,000	\$277	\$554,550	2021-2026	\$514,053
	<b>Total</b>				<b>\$32,433,493</b>	<b>Total</b>	<b>\$30,217,599</b>
Eastern	2	Springfield Citywide Multi-Purpose Centre	4,268	\$403	\$1,721,322	Existing	\$1,721,322
	27	Springfield Lakes Multi-Purpose Centre (hybrid)	6,131	\$128	\$782,811	Existing	\$782,811
	28	Spring Mountain Multi-Purpose Centre (hybrid)	5,000	\$202	\$1,008,272	2016-2021	\$970,759
	29	Development Area 5 Multi-Purpose Centre (hybrid)	5,000	\$328	\$1,638,442	2021-2026	\$1,518,793
	30	Development Area 14 Multi-Purpose Centre (hybrid)	5,000	\$202	\$1,008,272	2026-2031	\$891,379
	31	Development Area 16 Multi-Purpose Centre (hybrid)	3,000	\$403	\$1,209,927	2016-2021	\$1,209,927
	32	Development Area 19 Multi-Purpose Centre (hybrid)	5,000	\$403	\$2,016,544	2036-Ultimate	\$1,621,537
	33	Development Area 20 Multi-Purpose Centre (hybrid)	5,000	\$328	\$1,638,442	2031-2036	\$1,381,443
	34	Development Area 21 Multi-Purpose Centre (hybrid)	5,000	\$302	\$1,512,408	2016-2021	\$1,512,408
	8	Goodna District Multi-Purpose Centre	14,000	\$277	\$3,881,848	2021-2026	\$3,598,371
	21	Redbank Plains Local Multi-Purpose Centre	2,264	\$236	\$535,254	Existing	\$535,254

**SUPPORTING DOCUMENT – LAND FOR COMMUNITY FACILITIES UPDATE 2016**

District	LGIP ID	Facility Name and Type	Land Area	Current Land Value (m <sup>2</sup> ) <sup>(1)</sup>	Total Cost	Estimated Timing	Establishment Cost (at base date) <sup>(2)</sup>
	10	Redbank Plains District Multi-Purpose Centre	14,000	\$277	\$3,881,848	2021-2026	\$3,598,371
	24	Collingwood Park Local Multi-Purpose Centre	2,000	\$252	\$504,136	2016-2021	\$490,002
	26	Redbank Local Multi-Purpose Centre	2,000	\$277	\$554,550	2036-Ultimate	\$445,923
	22	Riverview Local Multi-Purpose Centre	2,000	\$227	\$453,722	2031-2036	\$382,553
	Total				\$22,347,798	Total	\$20,660,853
Ripley	Not Applicable – included in the Ripley Valley PDA						
Western	23	Walloon Local Multi-Purpose Centre	2,000	\$121	\$241,985	2026-2031	\$213,931
	16	Thagoona Local Multi-Purpose Centre	2,000	\$121	\$241,985	2031-2036	\$204,028
	5A	Rosewood District Multi-Purpose Centre (Branch Library)	2,302	\$299	\$687,642	Existing	\$687,642
	5	Rosewood District Multi-Purpose Centre (Multi-Purpose Centre)	11,698	\$121	\$1,415,372	2026-2031	\$1,251,282
	Total				\$2,586,985	Total	\$2,356,884
GRAND TOTAL					\$57,368,276	GRAND TOTAL	\$53,235,336

<sup>(1)</sup> An indexation rate of 1.08% has been applied to the land values identified in Appendix E to bring the land values to the base date.

<sup>(2)</sup> The establishment cost (net present value) is an output of the SOW Model.