

CALOUNDRA CITY PLAN 2004

**PLANNING SCHEME POLICY NO. 11.24
(INFRASTRUCTURE CONTRIBUTIONS FOR OPEN
SPACE NETWORK INFRASTRUCTURE) 2009**

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**PLANNING SCHEME POLICY NO. 11.24
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INFRASTRUCTURE) 2009**

PART 1 - INTRODUCTION

Division 1 - Preliminary

1.1.1 Short title

This planning scheme policy may be cited as *Planning Scheme Policy No. 11.24 (Infrastructure Contributions for Open Space Network Infrastructure) 2009*.

1.1.2 Commencement

This planning scheme policy commences on the day the notice of adoption of the planning scheme policy is published.

Division 2 - Purpose of the planning scheme policy

1.2.1 Purpose of the planning scheme policy

The purpose of this planning scheme policy is to assist with the implementation of the *Caloundra City Plan 2004* by—

- (i) specifying the standard of service for the provision of open space; and
- (ii) specifying the method for calculating an infrastructure contribution for open space.

Division 3 - Relationship to the Integrated Planning Act 1997

1.3.1 Authorising legislation

This planning scheme policy is made pursuant to the *Integrated Planning Act 1997*.

Division 4 - Relationship to the planning scheme

1.4.1 Relationship to the planning scheme

This planning scheme policy is to be read in conjunction with—

- (a) section 6.1.31 (Conditions about infrastructure for applications) of the *Integrated Planning Act 1997*; and
- (b) Parts 8.9 (Multi Unit Code), 9.7 (Landscaping Code) and 9.10 (Reconfiguring a Lot Code) of the *Caloundra City Plan 2004*; and

- (c) all applicable overlay codes in Part 7 of the *Caloundra City Plan 2004*.

1.4.2 Application of planning scheme policy

- (a) This planning scheme policy applies in respect of a development application for—
 - (i) a development permit for a material change of use or a reconfiguring of a lot that is assessable development; or
 - (ii) a preliminary approval to which section 3.1.6 (Preliminary approval may override a local planning instrument) of the *Integrated Planning Act 1997* applies, where the development which is the subject of the preliminary approval is stated to be self-assessable development.
- (b) This planning scheme policy does not apply—
 - (i) where an infrastructure charges schedule which deals with infrastructure charges in respect of open space has been adopted;¹ or
 - (ii) where a legally binding agreement exists between the local government and the applicant that deals with open space infrastructure and which relates to the land to which the development application relates.
- (c) This planning scheme policy does not apply where a legally binding Agreement exists between the local government and the master developer about open space provisions.

Division 5 - Interpretation

1.5.1 Definitions – the dictionary

- (a) The dictionary in Schedule 1 (Dictionary) of this planning scheme policy defines particular words used in this planning scheme policy.

¹ Section 6.1.20(3) (Planning scheme policies for infrastructure) of the *Integrated Planning Act 1997* provides that if the local government has an infrastructure charges plan, an infrastructure charges schedule or a regulated infrastructure charges schedule, the planning scheme policy must not deal with the same matters as the infrastructure charges plan, the infrastructure charges schedule or the regulated infrastructure charges schedule.

1.5.2 Interpretation of the planning scheme policy

- (a) A term used in the planning scheme policy which is not defined in Schedule 1 (Dictionary) of this planning scheme policy is to be given the meaning in—
 - (i) Part 3 (Interpretation) of the *Caloundra City Plan 2004*; or
 - (ii) the Integrated Planning Act 1997.

PART 2 - INFRASTRUCTURE CONTRIBUTION FOR OPEN SPACE NETWORK INFRASTRUCTURE

Division 1 - Basis of infrastructure contribution

2.1.1 Open space network infrastructure

The open space network infrastructure contains the following three integrated systems—

- (a) Public parks – recreation and sporting- which includes existing and future land and existing and future embellishments (including playground equipment, seats, bins, etc;
- (b) Land for community facilities – which consists of land only that is used for a range of community activities and uses, including meeting rooms, community halls, art galleries, libraries and visitor information centres;
- (c) Recreational trails – which provides travel facilities that are located outside of local government roads and consist of embellishments of publicly owned and accessible land for recreational experiences

2.1.2 Open space network infrastructure charge areas

- (a) Contributions for open space network infrastructure may be required for—
 - (i) public parks and land for community facilities; and
 - (ii) recreational trails.
- (b) The public parks and land for community facilities components of open space network infrastructure are based on function (recreational, sports and community purpose) and the catchment serviced as specified below—

- (i) City wide parks and multi use sports reserves are major recreation destinations and service all areas within the Caloundra City Plan 2004 planning scheme area as well as external users from outside the Planing Scheme Area;
- (ii) District recreational parks and sports reserves service relatively large areas which do not extend to the whole of the Caloundra City Plan 2004 planning scheme area and comprise two district catchments as follows—
 - (a) Coastal District – being the area of Caloundra City that is east of the Bruce Highway; and
 - (b) Hinterland District – being the area of Caloundra City that is west of the Bruce Highway.
- (iii) Local recreation parks or facilities which provide for residents within a safe and convenient walking distance from their home or workplace and comprise thirteen local catchments which are detailed in Table 2.1.2 (Open space network local catchments) and are shown on Maps PFUI and PFUI to PFU13 of Schedule 7 (Caloundra Open Space Network Infrastructure Maps).

Table 2.1.2 Open space network local catchments

Catchment label	Local catchment name
PCA	Maleny
PCB	Mooloolah
PCC	Landsborough
PCD	Beerwah
PCE	Glasshouse Mountains
PCF	Beerburum
PCG	Peachester
PCH	Kawana Waters
PCI	Eastern Beaches
PCJ	Caloundra West
PCK	Central Caloundra
PCL	Caloundra South
PCM	Balance of Rural Areas

- (c) The charge rates for public parks and land for community facilities include city-wide, district and local components corresponding to the hierarchy that has been established for the public parks and land for community facilities infrastructure. Contribution rates that total all components have been established at the local catchment level and are

identified in Table 3.1 (Charge rates for public parks and land for community facilities) of Schedule 3 (Charge rates for open space network infrastructure).

- (d) The recreational trails component of open space network infrastructure has been developed as a city wide network.
- (e) The charge rate for the recreational trails component of the open space network infrastructure has been calculated as a single rate that applies to all areas of the Caloundra City Plan 2004 planning scheme area.

2.1.3 Establishment cost for open space network infrastructure

- (a) The establishment cost for public parks and land for community facilities comprises the following—
 - (i) existing land that was acquired post January 1990 and valued at the rates detailed in Table 6.1 (Land values) of Schedule 6 (Land values);
 - (ii) existing embellishments (constructed works);
 - (iii) all future land acquisitions and future embellishments as identified in Table 5.1 (Future public parks and land for community facilities projects) of Schedule 5 (Future open space network infrastructure projects) and shown on Maps PFU1 to PFU13 in Schedule 7 (Caloundra open space network infrastructure maps).
- (b) The establishment costs for the recreational trails comprises existing and future trails as detailed in Table 5.2 (Future recreational trails projects) of Schedule 5 (Future open space network infrastructure) and shown on Maps PFU1 to PFU13 in Schedule 7 (Caloundra open space network infrastructure maps).

2.1.4 Timing of open space network infrastructure

The infrastructure provision and demand for the open space network infrastructure has been based on a planning horizon of 2016.

2.1.5 Apportionment of establishment cost

- (a) The average cost apportionment method has been adopted for open space network infrastructure with charge rates based on apportioning the total establishment costs of existing and future open space network infrastructure over the total existing and future demand.
- (b) The demand for public parks and land for community facilities has been apportioned across the multiple functions each park serves. For example, for a District Recreation Park, 20% of users are from the

local catchment utilising the park for a typically local type of function. The proportional allocation for each type of park is provided in Table 2.1.5 (Apportionment of public parks and land for community facilities).

Table 2.1.5 Apportionment of public parks and land for community facilities

Park hierarchy		Local use (%)	District use (%)	City-wide use (%)
Function	Catchment			
Recreation	Local	100	0	0
	District	20	50	30
	City-wide	0	20	80
Sport	District	0	60	40
	City-wide	0	30	70
Community	Local	80	20	0
	District	20	50	30
	City-wide	0	10	90

- (c) City-wide parks have a component of external users. An allowance of 30% of the cost of existing and future embellishments has been allocated for external users and excluded from the establishment cost of embellishments for the city-wide network. It is noted that this does not apply to the land component as all city wide parkland is considered to be driven by the population of the Caloundra City Plan 2004 planning scheme area.
- (d) The demand for open space network infrastructure is based on the land use provisions within *Caloundra City Plan 2004* and the demand conversion rates for the various types of development outlined in Table 4.1 (Demand conversion rates) of Schedule 4 (Demand conversion rates).
- (e) Both the cost of the infrastructure and demand are expressed in terms of net present value by applying a 6% discount rate.

Division 2 - Types of infrastructure contribution

2.2.1 Types of infrastructure contribution for open space network infrastructure

- (1) An infrastructure contribution for open space network infrastructure may be in the form of—
 - (i) a land contribution being the provision of land for public parks or community facilities (“**land contribution**”); or

- (ii) a financial contribution being the provision of money (“**financial contribution**”); or
- (iii) a works contribution being the carrying out of works for open space network infrastructure (“**works contribution**”) that—
 - (a) are included as improvements or embellishments in the future open space infrastructure projects identified in Table 5.1 (Future public parks and land for community facilities projects) of Schedule 5 (Future open space network infrastructure projects) and shown on Maps PFU1 to PFU13 in Schedule 7 (Caloundra open space infrastructure maps); or
 - (b) are part of the future recreational trails identified in Table 5.2 (Future recreational trails projects) of Schedule 5 (Future open space network infrastructure projects); or
- (iv) a mixed contribution involving any combination of a land contribution, a financial contribution and a works contribution (“**mixed contribution**”).

Division 3 - Calculation of the infrastructure contribution

2.3.1 Land contribution

- (1) A land contribution is the provision of land for public park or community facility that—
 - (a) is in a location and has an area that is compatible with the future public parks and land for community facilities allocations identified in Table 5.1 (Future public parks and land for community facilities projects) or Table 5.2 (Future recreational trails projects) of Schedule 5 (Future open space network infrastructure projects); and
 - (b) complies with the requirements for open space in Schedule 2 (Design requirements for open space) of this planning scheme policy, and
 - (c) when valued at the rates provided in Schedule 6 (Land values) has a value equal to or greater than the financial contribution calculated in accordance with section 2.3.2 (Financial contribution) of this planning scheme policy.
- (2) A land contribution shall only be accepted by the local government where the local government has identified and approved as a land contribution the location and area of land that is required for the open space network infrastructure.

2.3.2 Financial contribution

A financial contribution for open space network infrastructure is an amount calculated in accordance with the following formula—

$$H = [P + T] \times I$$

Where –

H = The total infrastructure contribution for open space network infrastructure expressed as (\$).

P = The infrastructure contribution for public parks and land for community facilities expressed as (\$) and calculated in accordance with the formula provided below.

T = The infrastructure contribution for recreational trails expressed as (\$) and calculated in accordance with the formula provided below.

I = The ratio of the most recently published consumer price index for all groups (Brisbane), available at the time of payment of the contribution, divided by the consumer price index for all groups (Brisbane) for June 2006 (156.2).

$$P = (A1 - A2) \times CP$$

Where –

A1 = The assessed demand of the development expressed in standard demand units (SDU) calculated as the product of the number of units of development, expressed in the terms shown in column 2 of Table 4.1 (Demand conversion rates), by the SDU Conversion rate for public parks and land for community facilities shown in column 3 of Table 4.1 (Demand conversion rates) of Schedule 4 (Demand conversion rates).

A2 = A credit for—

- (i) a previous charge for public parks and land for community facilities demonstrated to have been paid on the site, or provided for in an infrastructure agreement expressed in terms of standard demand units; or*
- (ii) an existing lawful use of the site at the time the development application is made, expressed in standard demand units (SDU) and calculated as the product of the number of units of development*

for the existing lawful use, expressed in the terms shown in column 2 of Table 4.1 (Demand conversion rates), by the SDU Conversion rate for public parks and land for community facilities shown in column 3 of Table 4.1 (Demand conversion rates).

CP = The charge rate for public park and land for community facilities infrastructure, (expressed as \$/SDU), from column 3 of Table 3.1 (Charge rates for public parks and land for community facilities) of Schedule 3 (Charge rates for open space network infrastructure) that corresponds to the local catchment area identified in column 1 and as shown on Map PFUI in Schedule 7 (Caloundra open space network infrastructure maps).

$$T = (B1 - B2) \times CT$$

Where –

B1 = The assessed demand of the development expressed in standard demand units (SDU) calculated as the product of the number of units of development, expressed in the terms shown in column 2 of Table 4.1 (Demand conversion rates), by the SDU Conversion rate for trails shown in column 4 of Table 4.1 (Demand conversion rates) of Schedule 4 (Demand conversion rates).

B2 = A credit for—

- (i) a previous charge for recreational trails demonstrated to have been paid on the site, or provided for in an infrastructure agreement expressed in terms of standard demand units; or*
- (ii) an existing lawful use of the site at the time the development application is made, expressed in standard demand units (SDU) and calculated as the product of the number of units of development for the existing lawful use, expressed in the terms shown in column 2 of Table 4.1 (Demand conversion rates), by the SDU Conversion rate for trails shown in column 4 of Table 4.1 (Demand conversion rates).*

CP = The charge for recreational trails identified in Column 2 of table 3.2 (Charge rates for recreational trails) of Schedule 3 (Charge rates for open space network infrastructure).

2.3.3 Works contribution

- (a) A works contribution for open space network infrastructure is works—
 - (a) for an open space network infrastructure project identified in Schedule 5 (Future open space network infrastructure projects); and
 - (b) to the value of an amount equal to the total value of the financial contribution calculated in accordance with section 2.3.2 (Financial contribution) of this planning scheme policy; and
 - (c) which complies with the requirements for open space in Schedule 2 (Design requirements for open space) of this planning scheme policy.
- (b) A works contribution shall only be accepted by the local government where—
 - (i) the local government has agreed to the provision of a works contribution; and
 - (ii) the local government has approved detailed construction plans, landscaping plans and costings for the proposed works contribution.

2.3.4 Mixed contribution

A mixed contribution for open space network infrastructure is a contribution that—

- (a) comprises a combination of any one of the following—
 - (i) land provided in accordance with section 2.3.1 (Land contribution) of this planning scheme policy and valued at the rates detailed in Table 6.1 (Land values) of Schedule 6 (Land values);
 - (ii) a monetary sum;
 - (iii) works carried out in accordance with section 2.3.3 (Works contribution) of this planning scheme policy; and
- (b) has a total value that is equal to or greater than the value of the financial contribution calculated in accordance with section 2.3.2 (Financial contribution) of this planning scheme policy.

Division 4 - Form of the infrastructure contribution

2.4.1 Form of the infrastructure contribution

The local government is to specify the form which an infrastructure contribution for open space network infrastructure is to take.

Division 5 - Timing of the infrastructure contribution

2.5.1 Timing of the infrastructure contribution

An infrastructure contribution for open space network infrastructure is to be provided to the local government—

- (i) prior to the time specified in the development approval; or
- (ii) if no time is specified in the development approval, prior to the time being—
 - (a) in the case of a development, which is a material change of use, the commencement of the development; and
 - (b) in the case of a development, which is a reconfiguring of a lot, approval of the plan of subdivision; and
 - (c) in the case of a development, which is not a material change of use or a reconfiguring a lot, the commencement of the development.

SCHEDULE 1
DICTIONARY

S1.1 Defined terms

“developable area” means the total area of the development minus the land for a major road and a waterway corridor.

“esplanade” means a strip of land along the frontage of the ocean or any watercourse dedicated for open space purposes.

“open space” means land required for recreational, ecological, amenity or property protection purposes, or a combination of these, including any associated park, buffer or esplanade.

“Open space network infrastructure” see section 2.1.1 (Open space network infrastructure).

“park” means an area of land required for public recreation, amenity or ecological purposes, including links between a park and other public places, provided these links are of sufficient size and shape to serve more than simply for access. The term does not include land which—

- (i) is an erosion prone area as declared under the Coastal Protection and Management Act 1995; or
- (ii) lies below the 20 year ARI flood level of a watercourse, other than a permanent ornamental water body which is part of the park; or
- (iii) is part of an escarpment or has a natural slope in excess of 1 in 4; or
- (iv) is required for a buffer or an esplanade; or
- (v) is required principally for drainage purposes; or
- (vi) is required for a bikeway or a pedestrian path; or
- (vii) is within a road; or
- (viii) is listed as a contaminated site; or
- (ix) is required for or contains an above ground utility installation such as a sewerage pump station, transformer or high voltage power lines; or
- (x) is required as an easement over a sewerage or water line or other underground utility or service; or
- (xi) is required for stormwater treatment or detention.

“Standard demand unit (SDU)” means the demand generated by a single detached dwelling.

SCHEDULE 2

DESIGN REQUIREMENTS FOR OPEN SPACE

S2.1 Public parks and land for community facilities planning criteria

Table 2.1 (Planning criteria for public parks and land for community facilities) identifies the planning criteria for the public parks and land for community facilities.

Table 2.1 Planning criteria for public parks and land for community facilities

Measure	Objectives to be achieved
<ul style="list-style-type: none"> Provide an accessible and integrated system of local, district and city-wide public parks and recreational facilities that respond to the range of recreational and sporting needs of the community. 	<ul style="list-style-type: none"> Enable the community to access parks and participate in a range of recreational pursuits from home and work locations. Encourage community health. A range of type and setting to meet diverse needs.
<ul style="list-style-type: none"> Maximise the co-location of parks and sporting facilities with other community infrastructure and valued natural resources. 	<ul style="list-style-type: none"> Protect and enhance valued environmental assets. Maximise the efficient utilisation of natural resources. Increase community ownership and identity of community space.
<ul style="list-style-type: none"> Ensure public parks and land for community facilities are centrally located and accessible to the catchment they serve. 	<ul style="list-style-type: none"> Equitable access for all users. Promotion of bicycle and pedestrian trips for recreational purposes.
<ul style="list-style-type: none"> A hierarchy of local, district and City wide recreational parks will be planned across Caloundra City Plan 2004 planning scheme area, whilst the structure of sporting parks will be planned at a district and City wide level only. 	<ul style="list-style-type: none"> Provide a range of choices and experiences to all community members. Ensure the provision is sustainable and effective.
<ul style="list-style-type: none"> Provide land for a range of community facilities, including multi-use facilities, that is accessible to and able to be used by all members of the community and that is consolidated, wherever possible, around existing complimentary facilities such as parks, schools and centres. A hierarchy of local, district and City-wide community facilities will be planned across the Caloundra City Plan 2004 planning scheme area. 	<ul style="list-style-type: none"> Cater for: <ul style="list-style-type: none"> a range of existing and future community needs; communication; and social interactions. Ensure accessible facilities are well distributed throughout the community and can enhance existing facilities where possible. Build strong, cohesive and inclusive communities with an increased level of self containment. Reduce travel, foster community awareness and civic pride and enable sustainable management of community resources.

S2.2 Public parks and land for community facilities design criteria

- (a) Table 2.2A (Design criteria for public parks and land for community facilities) identifies the design criteria for the public parks and land for community facilities.

Table 2.2A Design criteria for public parks and land for community facilities

Measure	Values to be achieved
<ul style="list-style-type: none"> Local and district recreation open space should have direct access from a road from one side or from at least 25% of the perimeter. In the case of Citywide open space, at least 50% of the perimeter should have direct access from a road. 	<ul style="list-style-type: none"> Ensures adequate public access to public parks. Provide visual surveillance. Ensures pedestrian and cycle linkages.
<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) principles to be adopted in designing all public parks and land for community facility (relevant to the level of risk and the nature of the setting). 	<ul style="list-style-type: none"> Promote safety of open space for the community.
<ul style="list-style-type: none"> Land to be developed for multi purpose sport facilities is to be practically flat with a 10% or less slope. 	<ul style="list-style-type: none"> Ensure sporting parks are able to be developed for a range of uses.
<ul style="list-style-type: none"> Public parks and land for community facilities are to be provided to a size, quality and character that ensures they are appropriate for their purpose. 	<ul style="list-style-type: none"> Provide public parks and land for community facilities at the rates identified in Table 2.2B (Rates of land provision for public parks and land for community facilities). Ensure public parks reflect the relationship with catchments identified in Table 2.2C (Desirable minimum accessibility provisions). In industrial and commercial precincts, one local park shall be provided for each industrial area. Ensure that public parks and land for community facilities meet the minimum size requirements in Table 2.2D (Minimum size and form provisions). Ensure that public parks and land for community facilities meet the flood immunity provisions of Table 2.2E (Desirable minimum flood immunity provisions). Ensure that public parks are embellishments in accordance with Table 2.2F (Typical embellishments for public parks).
<ul style="list-style-type: none"> Provide land for community facilities that is generally flat and located within catchments they serve. 	<ul style="list-style-type: none"> Ensure adequate accessible land is available and fit for the provision of future community facilities.
<ul style="list-style-type: none"> Ensure land for community facilities is accessible to intended users through appropriate road, public transport, bicycle and pedestrian access and adequate levels of car and bicycle parking. 	<ul style="list-style-type: none"> Build strong and cohesive communities by way of accessible community facilities.

- (b) Table 2.2B (Rates of land provision for public parks and land for community facilities) identifies the rates of land provision for public parks and land for community facilities.

Table 2.2B Rates of land provision for public parks and land for community facilities

Infrastructure type	Desired rate of provision (Ha/1000 people)		
	Local	District	Citywide
Public park - Recreation park	1.5	1.6	0.6
Public park - Sport - multi purpose park	N/A	1.6	0.6
Land for community facilities	0.1	0.09	0.07

- (c) Table 2.2C (Desirable minimum accessibility provisions) identifies the accessibility criteria that need to be met by future public parks and land for community facilities.

Table 2.2C Desirable minimum accessibility provisions

	Maximum desirable access for catchment		
	Local	District	City-wide
Public park - Recreation – residential	< 500m	< 2.5 km	< 25 km
Public park - Recreation – industrial	<1km	n/a	n/a
Public park - Sport multi-purpose	n/a	< 2.5 km	< 25 km
Land for community facilities – urban residential	< 2km	< 5 km	< 25 km
Land for community facilities – rural residential	< 5km	< 20km	> 25km

- (d) Table 2.2D (Minimum size and form provisions) identifies the minimum size and form provisions for public parks and land for community facilities.

Table 2.2D Minimum size and form provisions

Infrastructure type	Local	District	City-wide
Public park - recreation park - multi purpose park	0.5 -2 Ha	5 Ha	10-20Ha
Public park - Sport	N.A	10 Ha	10-20ha
Land for community facilities	0.6ha	1.7ha	3ha

- (e) Table 2.2E (Desirable minimum flood immunity provisions) identifies the desirable minimum flood immunity provisions for public parks and land for community facilities.

Table 2.2E Desirable minimum flood immunity provisions

Infrastructure type	Local		District		City-wide		
	>2% AEP	>20% AEP	>1% AEP	>2% AEP	>1% AEP	>2% AEP	>20% AEP
Flood immunity	>2% AEP	>20% AEP	>1% AEP	>2% AEP	>1% AEP	>2% AEP	>20% AEP
Public park - Recreation park	25%	75%	10%	90%	10%	40%	50%
Public park - Sport - multi purpose park	n/a		10%	90%	10%	40%	50%
Land for community facilities	n/a		100%		100%		

(f) Table 2.2F (Typical embellishments for public parks) identifies the typical embellishments for public parks.

Table 2.2F Typical embellishments for public parks

Typical Public park – natural setting	Public park – development setting
Recreation Park	Recreation Park
Local – Landscaping and planting, signage, transport links, seating, and fencing	Local - Landscaping and planting, signage, transport links, seating, fencing, playground/teenage equipment
District - Landscaping and planting, signage, onsite car parking and transport links, seating, fencing, BBQ facilities, and toilets	District - Landscaping and planting, signage, transport links, seating, fencing, play/teenage equipment, BBQ facilities, public art, onsite car parking, and water access
City wide - Landscaping and planting, signage, onsite car parking and transport links, seating, fencing, BBQ facilities, toilets, public art, playground/teenage equipment, and water access	City wide - Landscaping and planting, signage, transport links, seating, fencing, play/teenage equipment, BBQ facilities, public art, onsite car parking, water access, skate park, dog park, and storage sheds
Multi Use Sport	Multi Use Sport
District – Planting, signage, onsite car parking and transport links, seating, fencing, clubhouse and change rooms.	District – Planting, signage, onsite car parking and transport links, flat mown area, seating, toilets, field lighting, multi-purpose courts and fields, storage sheds, clubhouse, change rooms, kiosk, spectator seating, and fencing.
City wide – Planting, signage, onsite car parking and transport links, seating, fencing, clubhouse, change rooms and storage	City wide – Planting, signage, public art, onsite car parking and transport links, flat mown area, seating, shelters, toilets, skate park, playground/teenage equipment, field lighting, multi-purpose courts and fields, storage sheds, clubhouse, change rooms, kiosk, spectator seating, and fencing.

Note - The level of typical embellishments for the remaining two settings of “mostly natural” and “mostly developed” fall partway between the range of natural and developed settings. A more detailed listing of embellishments can be found in the Open Space Network Background Paper.

S2.3 Trails planning criteria

Table 2.3 (Trails planning criteria) identifies the planning criteria for trails.

Table 2.3 Trails planning criteria

Measure	Objectives to be achieved
<ul style="list-style-type: none"> • Provide a sustainable and equitable network of trails across the Caloundra City Plan 2004 planning scheme area for non-motorised recreational use. 	<ul style="list-style-type: none"> • Encourage community use of recreational trails for a range of experiences (non-motorised) – walking, cycling, canoeing, horse-riding. • Promote community well-being. • Low-key passive recreational choice.
<ul style="list-style-type: none"> • Provide a hierarchy of trails that are accessible and safe for all users. 	<ul style="list-style-type: none"> • A range of options from a local trail, district trail to signature trails throughout the Caloundra City Plan 2004 planning scheme area.
<ul style="list-style-type: none"> • A trail network that builds on environmental, cultural heritage and landscape values of the Caloundra City Plan 2004 planning scheme area. 	<ul style="list-style-type: none"> • Protect and enhancement of environmental and biodiversity values. • Identify and celebrate cultural heritage. • Protection of visual amenity and landscape values.

S2.4 Trails design criteria

Table 2.4 (Trails design criteria) identifies the design criteria for trails.

Table 2.4 Trails design criteria

Measure	Objectives to be achieved
<ul style="list-style-type: none"> • High quality trail experience for all residents. 	<ul style="list-style-type: none"> • Publicly accessible and well signed. • A range of experiences supported by appropriate infrastructure.
<ul style="list-style-type: none"> • CPTED principles be adopted in designing all trails in the Caloundra City Plan 2004 planning scheme area. 	<ul style="list-style-type: none"> • Promote public safety. • High level of interpretive and safety information.
<ul style="list-style-type: none"> • Connects and links community resources (eg. community centres, parks, sports grounds) to expand recreational experiences and share resources. 	<ul style="list-style-type: none"> • Connectivity between community infrastructure to promote pedestrian and cycle mobility. • Builds and enhances existing community resources and infrastructure. • Publicly accessible land.

Notes -

- (1) The desired levels of provision for trails are not based on a demand assessment but rather have been developed following a comprehensive planning and assessment process.
- (2) The desired levels of service for trails are detailed in the Trails Master Plan that provides for district to City-wide catchment areas. The trails have been determined as achievable, sustainable and high usage trails.
- (3) Specific embellishments have been identified for each designated trail ranging from the provision of trail hard surfaces to signage.

SCHEDULE 3

CHARGE RATES FOR OPEN SPACE NETWORK
INFRASTRUCTURE

Table 3.1 Charge rates for public parks and land for community facilities

Column 1	Column 2	Column 3
Local catchment (refer to Map PFUI)	Local catchment name	Charge rate for public parks and land for community facilities (\$/SDU)
PCA	Maleny	8,745
PCB	Mooloolah	9,013
PCC	Landsborough	7,966
PCD	Beerwah	8,711
PCE	Glasshouse Mountains	8,033
PCF	Beerburum	8,229
PCG	Peachester	8,051
PCH	Kawana Waters	9,741
PCI	Eastern Beaches	6,788
PCJ	Caloundra West	9,708
PCK	Central Caloundra	6,822
PCL	Caloundra South	9,926
PCM	Balance of Rural Areas	10,232

Table 3.2 Charge rates for recreational trails

Column 1	Column 2
Catchment	Charge rate for recreational trails (\$/SDU)
City-wide charge	248

SCHEDULE 4
DEMAND CONVERSION RATES

Table 4.1 – Demand conversion rates

Column 1 Development (refer to City Plan 2004 Part 3 - Interpretation)	Column 2 Unit of Development	Column 3 Conversion rate for public parks and land for community facilities (SDU/Unit of development)	Column 4 Conversion rate for trails (SDU/Unit of development)
Development being a reconfiguring a lot			
All residential development	Lot	1	1
Development being a material change of use or an existing development			
Residential use - single unit	Dwelling unit	1	1
Residential use other than single unit	Dwelling unit	0.68	0.67
Business use	100m ² GFA	0.27	0.67
Catering use	100m ² GFA	0.19	0.8
Retail use other than showroom	100m ² GFA	0.19	0.8
Retail use - showroom	100m ² GFA	0.07	0.01
Industry – high impact	100m ² GFA	0.05	0.02
Industry other than Industry – high impact	100m ² GFA	0.07	0.03
Community use other than Educational establishment or Hospital	100m ² GFA	0.19	0.67
Educational establishment	100m ² GFA	0.01	0.33
Hospital	100m ² GFA	0.22	0.5
Sport and recreation use	100m ² GFA	0.19	0.67

SCHEDULE 5
FUTURE OPEN SPACE NETWORK INFRASTRUCTURE PROJECTS

Table 5.1 Future public parks and land for community facilities projects

Location (Local catchment area)	Local catchment	Asset no.	Park function	Catchment	Land area (ha)	Year	Cost (\$)
Maleny	PCA	PF1	Recreation	City-wide	0	2007	870,000
Maleny	PCA	PF2	Recreation	District	10	2007	1,074,048
Maleny	PCA	PF3	Recreation	City-wide	20	2007	2,542,346
Maleny	PCA	PF4	Sport	District	10	2007	3,250,032
Maleny	PCA	PF5	Community	District	0	2007	6,000
Maleny	PCA	PF6	Recreation	Local	2	2010	1,076,150
Maleny	PCA	PF7	Recreation	Local	0	2007	72,000
Maleny	PCA	PF8	Recreation	Local	1	2011	561,830
Maleny	PCA	PF9	Community	Local	0.6	2006	1,266,000
Maleny	PCA	PF10	Recreation	Local	1	2016	561,830
Maleny	PCA	PF11	Recreation	Local	2	2006	981,830
Maleny	PCA	PF12	Sport	District	0	2011	2,914,032
Mooloolah Valley	PCB	PF13	Recreation	Local	2	2006	981,830
Mooloolah Valley	PCB	PF14	Recreation	District	0	2011	738,048
Mooloolah Valley	PCB	PF15	Recreation	District	5	2006	2,838,048
Mooloolah Valley	PCB	PF16	Recreation	District	0	2007	1,628,700
Mooloolah Valley	PCB	PF17	Community	District	0.5	2011	1,056,000
Mooloolah Valley	PCB	PF18	Recreation	Local	1	2011	2,336,150
Mooloolah Valley	PCB	PF19	Sport	District	0	2007	1,476,000
Mooloolah Valley	PCB	PF20	Sport	District	0	2007	624,540
Mooloolah Valley	PCB	PF21	Recreation	Local	2	2011	981,830
Landsborough	PCC	PF22	Community	Local	0.6	2006	1,266,000
Landsborough	PCC	PF23	Community	District	1	2006	2,106,000
Landsborough	PCC	PF24	Recreation	Local	2	2011	981,830
Landsborough	PCC	PF25	Recreation	Local	0.5	2006	446,150
Landsborough	PCC	PF26	Recreation	District	0	2007	240,000

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Table 5.1 Future public parks and land for community facilities projects (cont.)

Location (Local catchment area)	Local catch- ment	Asset no.	Park function	Catch- ment	Land area (ha)	Year	Cost (\$)
Landsborough	PCC	PF27	Sport	District	0	2007	1,729,884
Landsborough	PCC	PF28	Recreation	Local	0.5	2011	351,830
Beerwah	PCD	PF29	Recreation	Local	2	2011	981,830
Beerwah	PCD	PF30	Sport	District	10	2006	7,223,592
Beerwah	PCD	PF31	Community	Local	0.6	2006	1,266,000
Beerwah	PCD	PF32	Recreation	Local	0.5	2006	446,150
Beerwah	PCD	PF33	Recreation	District	0	2007	1,003,368
Beerwah	PCD	PF34	Recreation	District	10	2007	4,938,048
Beerwah	PCD	PF35	Sport	District	0	2007	1,170,000
Glasshouse Mtns	PCE	PF36	Recreation	Local	1	2006	381,830
Glasshouse Mtns	PCE	PF37	Recreation	Local	0	2007	236,150
Glasshouse Mtns	PCE	PF38	Recreation	Local	0	2011	90,566
Glasshouse Mtns	PCE	PF39	Recreation	Local	0	2011	141,830
Glasshouse Mtns	PCE	PF40	Recreation	District	5	2006	2,148,708
Glasshouse Mtns	PCE	PF41	Sport	District	10	2007	3,383,592
Glasshouse Mtns	PCE	PF42	Sport	District	0	2007	2,508,000
Glasshouse Mtns	PCE	PF43	Community	Local	0.6	2006	150,000
Beerburrum	PCF	PF44	Recreation	Local	2	2006	501,830
Peachester	PCG	PF45	Recreation	District	3	2006	2,388,708
Peachester	PCG	PF46	Sport	District	0	2007	1,704,000
Kawana Waters	PCH	PF47	Community	District	0.3	2011	1,806,000
Kawana Waters	PCH	PF48	Recreation	District	5	2011	8,238,048
Kawana Waters	PCH	PF49	Recreation	City-wide	20	2005	31,870,346
Kawana Waters	PCH	PF50	Community	City-wide	0.8	2006	1,206,000
Kawana Waters	PCH	PF51	Sport	District	0	2007	3,023,592
Kawana Waters	PCH	PF52	Recreation	Local	0.5	2006	997,262
Kawana Waters	PCH	PF53	Recreation	Local	0.5	2006	986,150

Table 5.1 Future public parks and land for community facilities projects (cont.)

Location (Local catchment area)	Local catch- ment	Asset no.	Park function	Catch- ment	Land area (ha)	Year	Cost (\$)
Kawana Waters	PCH	PF54	Recreation	Local	0.5	2006	3,247,262
Kawana Waters	PCH	PF55	Recreation	Local	0.5	2011	3,236,150
Kawana Waters	PCH	PF56	Recreation	Local	1	2011	1,736,150
Kawana Waters	PCH	PF57	Recreation	Local	0.5	2006	997,262
Kawana Waters	PCH	PF58	Recreation	District	1	2011	2,503,368
Kawana Waters	PCH	PF59	Recreation	Local	2	2011	3,236,150
Kawana Waters	PCH	PF60	Sport	City-wide	0	2016	5,270,248
Kawana Waters	PCH	PF61	Community	Local	0.8	2011	1,206,000
Kawana Waters	PCH	PF62	Recreation	Local	0.5	2006	997,262
Kawana Waters	PCH	PF63	Recreation	Local	0.5	2006	986,150
Kawana Waters	PCH	PF64	Recreation	Local	0.5	2011	891,830
Kawana Waters	PCH	PF65	Recreation	Local	1	2011	1,736,150
Kawana Waters	PCH	PF66	Recreation	Local	0.5	2011	986,150
Kawana Waters	PCH	PF67	Recreation	Local	2	2006	3,236,150
Kawana Waters	PCH	PF68	Recreation	Local	2	2011	3,247,262
Kawana Waters	PCH	PF69	Recreation	District	1	2011	2,448,708
Kawana Waters	PCH	PF70	Recreation	Local	1	2006	320,150
Kawana Waters	PCH	PF71	Recreation	Local	1	2011	1,736,150
Kawana Waters	PCH	PF72	Recreation	Local	0.5	2011	891,830
Kawana Waters	PCH	PF73	Recreation	Local	0.5	2011	986,150
Kawana Waters	PCH	PF74	Community	Local	0.1	2011	156,000
Kawana Waters	PCH	PF75	Recreation	District	0	2007	948,708
Kawana Waters	PCH	PF76	Recreation	District	0	2007	799,620
Kawana Waters	PCH	PF77	Recreation	District	0	2007	1,003,368
Kawana Waters	PCH	PF78	Community	District	0.3	2011	456,000
Kawana Waters	PCH	PF79	Recreation	District	0	2007	483,665
Eastern Beaches	PCI	PF80	Community	Local	0.6	2011	996,000
Eastern Beaches	PCI	PF81	Recreation	Local	0.5	2006	3,441,830

Table 5.1 Future public parks and land for community facilities projects (cont.)

Location (Local catchment area)	Local catch- ment	Asset no.	Park function	Catch- ment	Land area (ha)	Year	Cost (\$)
Eastern Beaches	PCI	PF82	Recreation	Local	0.5	2006	1,061,150
Eastern Beaches	PCI	PF83	Recreation	District	0	2006	1,003,368
Eastern Beaches	PCI	PF84	Recreation	District	0	2007	1,003,368
Eastern Beaches	PCI	PF85	Recreation	District	0	2007	1,003,368
Eastern Beaches	PCI	PF86	Recreation	District	0	2007	255,360
Eastern Beaches	PCI	PF87	Recreation	Local	0	2006	236,150
Eastern Beaches	PCI	PF88	Recreation	Local	0	2006	236,150
Caloundra West	PCJ	PF89	Recreation	District	0	2011	738,048
Caloundra West	PCJ	PF90	Sport	District	0	2007	3,023,592
Caloundra West	PCJ	PF91	Community	Local	0.6	2006	546,000
Caloundra West	PCJ	PF92	Recreation	District	5	2011	5,238,048
Caloundra West	PCJ	PF93	Recreation	District	0	2011	738,048
Caloundra West	PCJ	PF94	Recreation	District	5	2006	5,448,708
Caloundra West	PCJ	PF95	Recreation	Local	0	2011	90,566
Caloundra West	PCJ	PF96	Community	District	1	2006	3,606,000
Caloundra West	PCJ	PF97	Recreation	District	14	2007	13,338,048
Caloundra West	PCJ	PF98	Recreation	District	0	2006	1,003,368
Caloundra West	PCJ	PF99	Recreation	District	0	2011	948,708
Central Caloundra	PCK	PF100	Recreation	District	0	2007	8,500,000
Central Caloundra	PCK	PF101	Recreation	City- wide	0	2016	2,656,586
Central Caloundra	PCK	PF102	Recreation	City- wide	0	2007	2,656,586
Central Caloundra	PCK	PF103	Recreation	Local	0	2007	708,960
Central Caloundra	PCK	PF104	Recreation	Local	0.5	2006	4,436,150
Central Caloundra	PCK	PF105	Sport	City- wide	0	2007	2,635,800
Central Caloundra	PCK	PF106	Recreation	Local	0.5	2006	4,436,150
Central Caloundra	PCK	PF107	Community	City- wide	1	2006	8,406,000
Central Caloundra	PCK	PF108	Recreation	City- wide	3	2006	8,806,586
Caloundra South	PCL	PF109	Recreation	District	5	2006	5,823,708
Caloundra South	PCL	PF110	Recreation	District	10	2006	10,753,368
Caloundra South	PCL	PF111	Community	District	0.6	2006	591,000
Caloundra South	PCL	PF112	Community	Local	0.3	2011	298,500
Caloundra South	PCL	PF113	Sport	District	0	2007	2,298,108
Caloundra South	PCL	PF114	Community	District	0.6	2011	591,000
Caloundra South	PCL	PF115	Recreation	District	0	2007	573,600

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Table 5.1 Future public parks and land for community facilities projects (cont.)

Location (Local catchment area)	Local catch- ment	Asset no.	Park function	Catch- ment	Land area (ha)	Year	Cost (\$)
Caloundra South	PCL	PF116	Recreation	District	0	2007	1,003,368
Caloundra South	PCL	PF117	Recreation	Local	0.5	2011	723,650
Caloundra South	PCL	PF118	Recreation	District	0	2007	1,590,000
Caloundra South	PCL	PF119	Sport	City- wide	20	2011	21,975,344
Rural	PCM	PF120	Community	City- wide	0.1	2011	96,000
Rural	PCM	PF121	Recreation	District	5	2007	5,823,708
Rural	PCM	PF122	Sport	District	0	2011	3,023,592
Rural	PCM	PF123	Sport	City- wide	0	2011	5,477,368
Rural	PCM	PF124	Recreation	City- wide	0	2011	2,506,586
Rural	PCM	PF125	Recreation	Local	0	2016	236,150
Rural	PCM	PF126	Sport	City- wide	15	2011	2,871,344

Table 5.2 Future recreational trails projects

Asset number	Description	Length (m)	Width (m)	Year	Cost (\$)
PFT1	Coastal Path - 22	1500	2	2013	420,000
PFT2	Coastal Path - 18	1250	2	2011	350,000
PFT3	Coastal Path - 17	380	2	2011	106,400
PFT4	Coastal Path - 19	460	2	2012	128,800
PFT5	Coastal Path - 16	170	2	2011	47,600
PFT7	Coastal Path - 10	1200	2	2009	336,000
PFT8	Coastal Path - 9	1000	2	2008	280,000
PFT9	Coastal Path - 8	1000	2	2008	280,000
PFT10	Coastal Path - 7	1100	2	2007	264,000
PFT11	Coastal Path - 6	1000	2	2007	240,000
PFT12	Coastal Path - 23	760	2	2013	182,400
PFT14	Coastal Path - 21 (boardwalk)	150	2	2009	360,000
PFT15	Coastal Path - 15	690	2	2010	165,600
PFT16	Coastal Path - 14	150	2	2010	36,000
PFT17	Coastal Path - 4a	1060	2	2006	254,400
PFT18	Coastal Path - 5	410	2	2007	98,400
PFT19	Coastal Path - 4b	1500	2	2006	360,000
PFT20	Coastal Path - 20	150	2	2012	36,000
PFT21	Coastal Path - 1	890	2	2005	213,600
PFT22	Coastal Path - 2	3000	2	2005	720,000
PFT23	Coastal Path - 13	1200	2	2010	288,000
PFT24	Coastal Path - 12	1470	2	2009	352,800
PFT25	Coastal Path - 11	1080	2	2009	259,200
PFT26	Coastal Path - lookouts		0	2006	6,000,000
PFT27	Obi Obi Trail	5194	2	2006	747,936
PFT28	Mooloolah River Trail	3632	2	2006	523,008
PFT29	Point Cartwright Trail	8204	2	2006	1,181,376

SCHEDULE 6
LAND VALUES

Table 6.1 – Land values

Planning area	Serviced residential land value - Brownfield	Greenfield	Under Q100
	\$/m ²	\$/m ²	\$/m ²
Central Caloundra	700	175	7
Kawana Waters	500	125	7
Caloundra South	325	81.25	7
Caloundra West	300	75	7
Caloundra Eastern Beaches	550	137.5	7
Beerwah Township	175	35	3.5
Maleny Township	175	35	3.5
Landsborough Township	175	35	3.5
Mooloolah Township	175	35	3.5
Glass House Mountains	100	20	3
Beerburrum Township	75	15	2.25
Pumicestone	55	2.2	0.33
Mary River - Conondale	25	1	0.15
Stanley River - Peachester	40	1.6	0.24
Maleny Plateau	70	2.8	0.42
Mooloolah Valley	70	3.5	0.525
Below Q100 (maximum)			7

SCHEDULE 7

CALOUNDRA OPEN SPACE NETWORK INFRASTRUCTURE MAPS

- Map PFUI – Future Public Parks and Land for Community Facilities Index**
- Map PFU1 – Maleny Future Public Parks and Land for Community Facilities**
- Map PFU2 – Mooloolah Valley Future Public Parks and Land for Community
Facilities**
- Map PFU3 – Landsborough Future Public Parks and Land for Community
Facilities**
- Map PFU4 – Beerwah Future Public Parks and Land for Community Facilities**
- Map PFU5 – Glass House Mountains Future Public Parks and Land for
Community Facilities**
- Map PFU6 – Beerburrum Future Public Parks and Land for Community Facilities**
- Map PFU7 – Peachester Future Public Parks and Land for Community Facilities**
- Map PFU8 – Kawana Waters Future Public Parks and Land for Community
Facilities**
- Map PFU9 – Caloundra Eastern Beaches Future Public Parks and Land for
Community Facilities**
- Map PFU10 – Caloundra West Future Public Parks and Land for Community
Facilities**
- Map PFU11 – Central Caloundra Future Public Parks and Land for Community
Facilities**
- Map PFU12 – Caloundra South Future Public Parks and Land for Community
Facilities**
- Map PFU13 – Balance of Rural Areas Future Public Parks and Land for
Community Facilities**