

Background information for

Open Space and land for community facilities Network for the

Western Downs Regional Council

Local Government Infrastructure Plan

21 April 2016

Version 2

1.0 Preliminary

This report provides the background information for the Open Space and Land for Community Facilities Network, to support the development of the Western Downs Regional Council Local Government Infrastructure Plan (LGIP).

The report outlines:

1. Network context (Section 2);
2. The definition of trunk infrastructure (Section 3);
3. The service catchments (Section 4);
4. The demand assumptions and conversions (Section 5);
5. The desired standards of service (Section 6);
6. Network planning and modelling (Section 7);
7. Network costings and valuation methodology (Section 8);
8. Schedules of work (Section 9);
9. Source and supporting documents (Section 10).
10. Further information (Appendix A).

2.0 Network context

2.1 Demographics and Population

The planning for the open space and land for community facilities network is based on the population forecast in the planning assumptions.

Table 2.1 - Population

| Projection area | Estimated resident population (ERP) | | | |
|-------------------------|-------------------------------------|---------------|---------------|---------------|
| | 2016 | 2021 | 2026 | Ultimate 2031 |
| Chinchilla | 5,564 | 6,245 | 6,838 | 7,352 |
| Dalby | 11,665 | 12,065 | 12,537 | 13,180 |
| Miles | 1,567 | 1,866 | 2,135 | 2,318 |
| Wandoan | 391 | 458 | 566 | 630 |
| Tara | 898 | 939 | 983 | 1,062 |
| Jandowae | 797 | 834 | 873 | 944 |
| Inside PIA | 20,882 | 22,407 | 23,932 | 25,486 |
| Outside PIA | 13,140 | 13,103 | 13,064 | 12,993 |
| Total population | 34,021 | 35,510 | 36,996 | 38,480 |

2.1.1 Ageing population

The trend for Queensland is an aging population with the proportion of people aged 65 years and over forecast to increase almost threefold between 2006 and 2031 (Queensland Treasury, Office of Economic and Statistical Research Local Government Areas, 2011). In 2026, the median age of the Queensland population is expected to be at 40 years and the number of people projected to be 65 and over is expected to grow to over one million (1,097,000). Large numbers of elderly people are expected to reside in regional areas like Wide Bay-Burnett and Darling Downs, and regional hubs like Cairns, Townsville and Mount Isa. Impacts of our aging society will be more apparent in the regional areas.

An older society will have a greater demand for passive and informal recreation opportunities than a younger society. Access to playing fields and formal sport opportunities will not be as important, instead older people will be seeking walking, cycling and other low impact physical opportunities. Parks and public open space will require wider pathways, improved wheelchair/disabled access, more lighting and larger shade coverings, dog parks and the presence of shaded seats for resting along pathways. The increased use of mobility scooters as a popular method of transportation will also need to be recognised.

2.1.2 Obesity and Health Issues

Physical inactivity is second to tobacco as a risk factor for disease and premature deaths in Australia. As participation in leisure-time physical activity declines, the incidence of chronic disease and obesity increases.

In 2010, 56.8% of adults and 21% of children were either overweight or obese. By 2026, it is expected to increase by two-fold, to approximately 1.4 million obese Queenslanders. As a preventative measure, local governments (as well as State and Commonwealth governments) are taking steps to increase population physical activity levels. At the local government level, opportunities for walking, cycling and sport are some of the most common, and easily implemented, responses.

Various studies have shown that the most popular physical activities for both Australian men and women are walking, swimming, aerobics/fitness, cycling, tennis and golf. These preferences should be considered in developing any open space, recreation and sport facilities.

2.2 Trends in Sport

As the workforce becomes more fluid with a likely increase in shift work, fewer people are playing sport in clubs. Traditional male sports such as rugby union and rugby league may struggle to find a team because shifts clash with weekend rosters. Presently in WDRC region, Condamine, just south of Miles fields three local rugby teams. Sports that are indoor (e.g. netball and touch) fair better because they offer indoor competitions and have less emphasis on training. There is also a struggle to find volunteers to run sporting clubs. In the future it will be necessary to cater for older teenagers who choose 'street sport' and 'parkour' style activities. There are a number of parks throughout the region that could be included in a strategy to encourage youth to be active.

2.2.1 Participation

For children involved in organised sport, 59% are only involved in one sport (ABS). Of the more popular sports, those enjoying steady growth include Australian Rules Football, gymnastics, martial arts, rugby union, indoor and outdoor football and swimming (that is also the highest participation sport). Baseball, netball and tennis have experienced regular participation declines over the last ten years.

2.2.2 Regional Sport Preferences

In this region, sports that relate to animal husbandry such as campdraft, sheep dog trials and rodeos are very popular. Horse races in country towns are often large social occasions. Sport that involves horses such as gymkhanas and shows are also popular. The Chinchilla campdraft has been held at the Chinchilla showgrounds since 1947. This event is held in October each year and is part of the Australian Campdraft Association's schedule and is one of 3 major tournaments held in Queensland attracting competitors from all over Australia. The Condamine Rodeo and campdraft is a huge event. In Wandoan they pride themselves on their showgrounds which cater for a range of sports and community groups including polocrosse, rodeo and campdraft, the famous Wandoan Diggers Race Day and the local pony club. In September each year in Wandoan there is the Bucking for Cancer Rodeo, a huge event for the small community. The Dalby racetrack holds 8 race meets per year. Australia's largest stock horse show and sale is held in December in Dalby.

2.2.3 Most popular sports and physical recreation activities in Queensland

Of all sports or physical recreation activities, walking for exercise had the highest level of participation (23%); however, this was not the case for people aged 15-17 years, where only 6.3% walked for exercise. People aged 18-24 years also favoured aerobics, fitness or gym (20%) over walking for exercise (10%). Aerobics, fitness or gym was also a popular activity overall (14%). Swimming (7.4%), cycling (6.5%) and jogging or running (6.5%) were the only other activities that were participated in by more than one in twenty Australians according to the ABS study of *Participation in Sport and Physical Recreation, Australia (2009-10)*.

Both walking for exercise and aerobics, fitness or gym were more popular for women (30% and 17% respectively) than for men (16% and 11% respectively). Among people aged 55-64 years and 45-54 years, walking for exercise was the most popular activity (34% and 30% respectively). Golf (7.2% for 55-64 year olds) and lawn bowls (4.7% for people aged 65 years and over) were two other activities that were more popular among older rather than younger age groups.

Of the ten most popular activities in 2009-10 in terms of participation, only two had grown in popularity since 2005-06. The participation rate in aerobics, fitness or gym increased from 13% to 14%, while jogging or running increased from 4.3% to 6.5%. Participation rates in cycling, netball and outdoor soccer showed no significant change over the period (6.5%, 2.6% and 2.3% in 2009-10 respectively); while there had been slight decreases in the participation rates of the other popular activities. (ABS)

A comparison of the Australian Sports Commission's Participation in Exercise, Recreation and Sport Survey (ERASS) reports across recent years shows that Queensland has experienced growth in a wider range of sports than Australia as a whole. These include Australian Rules Football, basketball, cricket, football, gymnastics, hockey, lawn bowls, netball and touch. Similar to national findings, tennis and netball participation has decreased while, in Queensland, participation in martial arts has remained relatively constant.

2.2.4 Recreation and Physical Activity

Factors such as age, gender and family life-stage can impact on the type of activities and frequency with which people recreate. For example, current trends show:

- Walking is the single most frequently undertaken activity across the Queensland population (32.0%)
- along with walking, aerobics/ fitness, swimming, cycling and running are in the top five activities for Queensland residents
- there is substantially higher participation in informal, unstructured activities than in organised sports
- older people are more likely to participate in informal, unstructured activities with young people being more likely to engage in organised sports
- Women, older adults, married people (or those in de-facto relationships), people in lower income households and obese people are less likely to participate in sufficient physical activity.

3.0 Definition of trunk infrastructure

The trunk infrastructure network is a subset of the total open space and community facilities network for the region. The table below defines the trunk infrastructure.

Table 3.1 Definition of trunk infrastructure

| Network element | Trunk | Non-trunk |
|------------------------------|--|---|
| Open space network | <ul style="list-style-type: none"> Regional recreation park District sports park District recreation (including Town/civic) parks Regional sports parks | <ul style="list-style-type: none"> Local recreation parks Amenity parks Conservation and environmental land Land for drainage purposes All other embellishments than those listed in Table 5.5 |
| Community facilities network | Land for community facilities including: <ul style="list-style-type: none"> public libraries halls and civic centres service provider centres (e.g. scouts and girl guide halls) indoor sport and recreation swimming pools/aquatic facilities. | Land for all other facilities |

4.0 Service catchments

There are different service catchments for the elements of the open space network, as outlined in the table below.

Table 4.1 Service catchments

| Network element | Service catchment/s | Notes |
|---|---|---|
| Open space: <ul style="list-style-type: none"> District recreation Sports | Four catchments: <ul style="list-style-type: none"> Chinchilla Dalby Miles The rest of the region | The larger townships have a population of greater than 1,000 people. The catchment is the PIA boundary. |
| Open space: <ul style="list-style-type: none"> Regional recreation | One catchment for the region | The nature of the facility is to service the region. |
| Land for community facilities | One catchment for the region | The nature of the facility is to service the region. |



5.0 Demand assumptions and conversions

The demand for the open space and land for community facilities network is driven by people. Therefore the demand assumptions correlate with the population figures in the planning assumptions. The planning for the network aligns with the planning assumptions, with a planning horizon of 2026.

Table 5.1 Demand assumptions

| Network elements | Network service catchment | 2016 | 2021 | 2026 | Ultimate (2031) |
|--|---------------------------|--------|--------|--------|-----------------|
| <ul style="list-style-type: none"> • District recreation • Sports | Chinchilla | 5,564 | 6,245 | 6,838 | 7,352 |
| | Dalby | 11,665 | 12,065 | 12,537 | 13,180 |
| | Miles | 1,567 | 1,866 | 2,135 | 2,318 |
| | Balance of region | 15,225 | 15,334 | 15,486 | 15,629 |
| <ul style="list-style-type: none"> • Regional recreation • Land for community facilities | Region | 34,021 | 35,510 | 36,996 | 38,480 |

6.0 Desired standards of service

The desired standards of service for the trunk component of the open space and community facilities network for the Western Downs area are outlined in the tables below, in terms of the trunk hierarchy (Table 6.1), rate of provision of land for each 1000 people (Table 6.2), accessibility (Table 6.3), the minimum characteristics and sizes (Table 6.4), and typical embellishments for each type of park (Tables 5.5 and 5.6). However, the general desired outcomes and guiding principles for the network are outlined below.

6.1 Open Space Outcomes

The open space network will:

- provide recreational and sporting parks in line with current and emerging community needs
- provide a diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for engagement in physical activity
- provide safe, attractive places and equitable and convenient access to recreation, sport and open space infrastructure
- ensure that sufficient land is identified and protected to meet the recreation and sporting needs of the future population
- ensure spaces and facilities support the ongoing viability of community user groups and have capacity to adapt to changing needs over time
- protect, preserve and enhance natural habitat and environmental processes
- protect and enhance the cultural and natural heritage and scenic/ landscape amenity of the Western Downs Region
- Contribute to the legibility and character of neighbourhoods.

6.2 Guiding Principles of Provision and Management of Open Space

- **Effective Planning**—Council will ensure that provision of recreation and open space opportunities accurately reflects current community needs and Council resource constraints.
- **Effective Use**—Council will encourage and assist maximum utilisation of recreation, sport and open space infrastructure.
- **High Quality**—Council will ensure that all recreation and open space opportunities are designed and maintained to a high quality, commensurate with the nature and use of the facilities and spaces.
- **Community Involvement**—Council will provide a range of means for the community to become involved in the provision of recreation and open space opportunities.
- **Resourcing**—Council will identify and allocate resources for the provision of recreation and open space opportunities in an efficient, effective and equitable manner.
- **Access**—Council will ensure that all new and, where possible, all existing recreation and open space facilities can be safely and conveniently accessed by all existing and potential users.
- **Minimal Impacts**—Council will ensure that recreation and open space facilities and activities have minimal impacts on surrounding land uses.
- **Effective Management**—Council will ensure that recreation and open space facilities and events are managed in the most efficient and cost effective way.
- **Public Safety**—Council will ensure recreation and open space facilities are safe for public use.

Table 6.1 Trunk open space hierarchy

| Classification type | Specific Sub-Types | Description |
|----------------------|-------------------------|--|
| Recreation Parks | Regional Park | Major recreation parks that offer a wide variety of opportunities to a broad cross-section of the region's population and visitors. These parks are major destinations across the local government area. |
| | District Park | Larger sized parks providing a range of facilities and activity spaces for recreation. These parks have facilities to cater for large groups and are appealing to a range of users. They can service several suburbs or a whole town depending on population density and are well known destinations. |
| Sports grounds | District sports grounds | Parks that primarily cater for a variety of formal sporting activities through provision of a range of training and competition infrastructure. These parks include: <ul style="list-style-type: none"> • facilities specifically for undertaking competitive, organised activities • ancillary facilities for clubs or organisations to support sporting activities (such as canteens, clubhouses, storage facilities) • Free, unrestricted access to the public at times when formal sport is not being undertaken. |
| | Regional sports grounds | |
| Community Facilities | Land only | Community facilities have specialised building and land footprint requirements to meet community needs. Community facilities include: <ul style="list-style-type: none"> • public libraries • halls and civic centres • service provider centres (e.g. scouts and girl guide halls) • indoor sport and recreation • swimming pools/aquatic facilities. |

Table 6.2 Rate of provision

| Open Space Type | Dalby, Chinchilla and Miles DSS (ha/1,000 people) | All other areas DSS (ha/1,000 people) |
|--|---|---------------------------------------|
| District Recreation Parks (including Town/civic parks) | 0.8 | 1.5 |
| Regional Recreation Parks | 1.5 | |
| District and Regional Sports Parks | 2.5 | 3.1 |
| Land for community facilities | 0.15 | |
| TOTAL | 4.95 | 6.25 |

Table 6.3 Accessibility provisions

| Infrastructure Type | District | Regional |
|---------------------|---|-----------------------|
| Recreation Parks | 2.5km in urban areas | Local government area |
| Sport parks | Located in, or on the edge, of urban areas. Higher scale and specialised sport facilities maybe few in number and service the whole local government area, and beyond, and users travel significant distances. | |

Table 6.4 Minimum characteristics of each park

| Embellishment type | Recreation Parks | | | Sports Parks | |
|--|--|---|---|--|---|
| | District | District (Town/Civic) | Regional | District | Regional |
| Minimum size of open space (Ha) | 2 ha of usable space | 0.4 ha to 3.0 ha | 6 ha usable space | A minimum of 3ha. This is sufficient to have 2 fields/1 oval collocating plus room for ancillary facilities (club house, toilets, car parking) | Minimum of 6ha. This is sufficient to allow for four fields/2 ovals plus room for ancillary facilities (club house, toilets, car parking) |
| Shape of Land | Regular in shape to ensure the area is functional. | | | To maximise the area available for playing fields, a square or rectangular shape is considered most efficient, oriented north-south | |
| Minimum desired flood immunity for parks | At least 25% of total area above Q50 with main activity area/s above Q100 | At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards | At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards | Free of hazards.90% of land above Q20.Fields/ courts above Q50. Facilities above Q100 | Free of hazards. 90% of land above Q20. Fields/ courts above Q50. Built Facilities above Q100. |
| Maximum desired grade | Average grade of 1:10 for 80% of the area of the park. To facilitate wheelchair access to parks, areas with a grade of | | Average grade of 1:20 for main use areas, 1:50 | 1:50 for all playing surfaces, self- | Laser levelling to a maximum gradient of |

| Embellishment type | Recreation Parks | | | Sports Parks | |
|------------------------------|--|-----------------------|--|--|-----------------------|
| | District | District (Town/Civic) | Regional | District | Regional |
| | 1:14 will also be provided, where possible. Variable topography is satisfactory for the remaining area | | for kick about area, and variable topography for remainder | draining | playing surface 1:100 |
| Road frontage and visibility | 50% of the park perimeter to have direct road frontage, preferably on a collector road | | | Approximately 50% of the park perimeter to have direct road frontage | |
| Linkage | Links to existing open space (preferable) | | | Sports parks are clustered (preferable) | |
| Vegetation | Fertile soil of at least 75-100mm, fully grassed | | | | |

Table 6.5 Typical embellishments (recreation parks)

| Park element | District recreation (Town/Civic) Parks | District Recreation Parks | Regional Recreation Park |
|---|---|---|--|
| Recreation activity areas. Elements selected will be sensitive to the setting of the park (urban to natural) and provide a mix of opportunities across communities. | Mix of 2 or 3 areas (e.g. toddlers, children, youth, picnic & BBQ area, group shelters, visitor centre) | Mix of 4 to 6 areas clustered in two or more nodes (e.g. mix of toddlers, children, youth, picnic & BBQ area, dog off leash, skate park, meeting area, older adults, pathway systems) | Mix of 4 or more, as required, dispersed across well - defined nodes of activity focus (e.g. a mix of toddlers, children, youth, older adults, major picnic & BBQ area, dog off leash, skate park, meeting areas, trail network, event area, nature appreciation area) |
| Services | Power, water and waste water connections located along primary street frontage | Power, water and waste water connections located along primary street frontage | Power, water and waste water connections located along primary street frontage |
| Playground | Generally provide a small playground unless there are other play opportunities (such as a natural area space) | Yes | Scope for a regional playground with a wide catchment |
| Fencing /bollards, lock rail | Where appropriate | Where appropriate | Where appropriate |
| Landscaping | Shade trees, landscaping to enhance amenity and green boundaries | | |
| Significant revegetation required for more natural | As identified by relevant master plan | As identified by relevant master plan | As identified by relevant masterplan |

| Park element | District recreation (Town/Civic) Parks | District Recreation Parks | Regional Recreation Park |
|---|--|--|---|
| settings | | | |
| Irrigation | Ideally in high use areas | Yes in high use areas | Yes |
| Feature paving/concrete stencilling | No | Small areas around entrances | Entrance statement areas and other key park locations |
| Lighting | Roadside lighting only, picnic nodes as demanded | Yes, picnic nodes and possibly some key pathways | Yes, picnic nodes and key pathways |
| Pedestrian pathway access Network (Surface material will reflect the park setting and desired degree of accessibility (e.g. natural settings are enhanced with grass or gravel paths and board-walking) | Access paths, to Council standard | Access paths may contain walk/cycle circuit within park, standard width | Entrance and access paths, walking/cycling networks. Minimum 2m width, follow footpath standards |
| Bike racks | No | Ideally | Yes |
| Signage | Park name sign, located at main entrance. Generic 'Local Park' street signage where entrances are on cul-de-sacs | 1 to 3 as required located at key entrances. Possibly interpretive signage (for nature appreciation areas) or trail signage (e.g. distance markers on recreation corridors) | 2 to 4 as required located at key entrances. Interpretive signage and/or trail signage (e.g. distance markers on recreation corridors). Signage theme reflecting key features of the park |
| Shade structures (over playgrounds) | Yes | Yes | Yes |
| Tap/bubbler | Yes | Yes | Yes |
| Bench seating | 1 to 2 (if no other seating is provided), positioned for supervision of any play area, or for views/appreciation of the surrounding park/ area | 3 to 4, depending on need. Located for supervision of any play area (if not otherwise serviced by sheltered tables), and/or along recreational corridors to provide rest stops | Yes, as identified in master plans. Located for: supervision of any play area (if not otherwise serviced by sheltered tables); along recreational corridors to provide rest stops; and/or enjoyment of views/ amenity |
| Barbecue | Yes | Possibly 1 (as agreed by Council), with potential to expand if demand increases | Yes, as identified in master plans. Multiple double BBQ's located to service picnic nodes for individuals, families and large groups |
| Shelters/gazebo with tables and seating | 1 to 3 | 1 to 3 | Yes, as identified in master plans |



| Park element | District recreation (Town/Civic) Parks | District Recreation Parks | Regional Recreation Park |
|------------------|--|--|---|
| Rubbish bins | 1-2, located near activity area, or at key access points on recreation corridors | 2 or more as required to service activity area/picnic nodes and any recreation corridors | Yes, as required to service activity areas, picnic nodes, key access/egress areas and pathway systems |
| Toilet | Yes | As required (as agreed by Council) | Yes |
| Internal roads | No | No | As required |
| Car parking | Where room warrants | No | Where room warrants it (as agreed by Council) |
| Bus pull-through | No | Ideally | Yes |
| Bus parking | No | No | Yes |

Table 6.6 Typical embellishments (sports parks)

| Park element | Embellishments |
|---|--|
| Courts/fields | District: minimum 2 rectangular fields / 1 oval with capacity for additional courts as required Regional: minimum 4 rectangular fields / 2 oval with capacity for additional courts as required |
| Goal posts/line marking | Yes |
| Irrigation | Main field as a minimum |
| Field/court lighting | Ensure lighting is possible if demand emerges |
| Spectator seating | Earth mounds, or as required |
| Tap/bubbler | Yes, located near activity areas and canteen clubhouse area |
| Landscaping | Trees/shade provision for spectators, landscaping of boundaries to buffer noise/light spill to any surrounding areas |
| Feature paving/concrete stencilling | Possibly at key entry areas or high use zones |
| Internal roads | Yes |
| Bus pull through | Yes |
| Bus parking | Yes |
| Car parking | Yes, minimum of 100 spaces for a 2 field complex or 12 per netball court (training only) |
| Bike racks | Yes |
| Fencing/bollards lock rail | Yes |
| Lighting | Yes |
| Pedestrian pathway access network | Yes |
| Signage | Yes |
| Services | Power, water and waste water connections located along primary street frontage |
| Recreation activity areas (e.g. play spaces, fitness circuits, hit up walls, pathway networks, active youth facilities) | Depending on the size of the park and proximity to adjacent residents. Minimum level of provision equivalent to that of a local recreational park. |

7.0 Network planning and modelling

The most comprehensive review of parks, sports parks and open space was done in the WDRC Sport and Recreation Plan, 2011. This was commissioned as part of the WDRC Community Plan which included community consultation with sporting groups. The methodology used for the network planning and modelling of the parks network for the LGIP is a combination of information, data and recommendations from the Sport and Recreation Plan, particularly quantities of open space and an analysis of the existing open space and a strategy of better management.

The main participation sports in the Western Downs include the usual team sports that require dedicated sports fields or courts: rugby league, touch football, tennis, and netball. Other team sports gaining in popularity are touch football and AFL. Rugby union is played on a few specialist fields. Campdraft is also a popular sporting past time and other sports that involve horses. The showgrounds and recreation reserves are included in the network planning so there is ample open space land for the towns in the Western Downs, utilising the facilities for a number of purposes including sport.

7.1 Network analysis

The network has been planned by evaluating the existing trunk network to identify where shortfalls may exist into the future when the rate of provision is compared with the additional forecast demand for each park category. Additional network information is available in Appendix A; however, the network summary is included in Table 7.1 below.

Table 7.1 Network planning

| Park Hierarchy | Service catchment | Rate of provision (ha/1,000) | Existing provision (ha) | Existing shortfall/excess (ha) | Shortfall/excess at 2026 (ha) |
|-------------------------------|-------------------|------------------------------|-------------------------|--------------------------------|-------------------------------|
| District recreation | Chinchilla | 0.8 | 12.9 | 8.5 | 7.4 |
| | Dalby | 0.8 | 14.0 | 4.7 | 4.0 |
| | Miles | 0.8 | 5.9 | 4.7 | 4.2 |
| | Other areas | 1.5 | 32.4 | 9.6 | 9.2 |
| Regional recreation | Region wide | 1.5 | 21.0 | -30.0 | -34.5 |
| Sports | Chinchilla | 2.5 | 32.0 | 18.1 | 14.9 |
| | Dalby | 2.5 | 50.6 | 21.4 | 19.2 |
| | Miles | 2.5 | 16.9 | 13.0 | 11.6 |
| | Other areas | 3.1 | 236.7 | 189.5 | 188.7 |
| Land for community facilities | Region wide | 0.1 | 66.7 | 63.3 | 63.0 |
| Total trunk infrastructure | | | 489.1 | 302.6 | 287.7 |

7.2 Strategy 1: Better Management

Council's first approach is to better manage supply and demand, particularly for sport open space. Some of the approaches Council can use to legitimately meet the community's need for sporting open space without adding additional land is to manage demand in the following ways:

- Do not provide exclusive leases of land. Allow use by a license or hiring agreement so greater use can be made of the site
- implement a policy of closing fields in wet weather so that they are not damaged to the point where their carrying capacity is lowered
- Look to extend the times that clubs train or play. Often, clubs will say that they need more space for their activities, but by using the available space over longer time periods, they would minimise the need to "cram" teams into a shorter time period. For example, extending

training nights to three hours instead of two and having teams arrive in two shifts, will achieve the same outcome.

- Look to co-locate facilities. Examples include cricket pitches between soccer fields, golf courses in and around racecourses or showgrounds, using the central space of racecourses, AFL and cricket together etc.
- make facilities multi-purpose so that a number of open space sports can use the same space
- install lights so that training and play can extend into the evening
- Reduce seasonal creep—the practice of extending the season so, for example, winter sport clashes with summer sport. Encourage sports to hold pre-season or early season matches, at alternative venues.

7.3 Strategy 2: Reassessment of Parks Hierarchy

Many of the perceived shortfalls in parkland are related to the hierarchy. If parks are reassessed, and embellishments cover a broad spectrum of parks users, then the existing land supply will address this shortfall. An assessment of each park, its purpose and a plan for it into the future will build a park portfolio which caters to a diverse community. Currently many parks in the region offer a similar experience. Better use of open space would address some shortfalls in the parks infrastructure.

The following parks have been identified as having potential for upgrading to improve function and contribution to the overall network:

- Jubilee Park, Chinchilla;
- Anderson Park, Dalby;
- Skate/Lions Park, Tara.

8.0 Network costings and valuation methodology

The valuation figures for freehold land were drawn from the asset valuation document (Desktop Valuation of Western Downs Regional Council, Land, Building and Other Structures June 30 2015).



9.0 Schedules of work

The open space network is planned to be expanded over the next 15 years to accommodate growth in the network. There is sufficient land in the community facilities land, and no further purchases are anticipated.

Table 9.1 Open space network schedule of works

| Column 1 Map reference | Column 2 Trunk infrastructure description | Column 3 Estimated timing | Column 4 Establishment cost (Land) | Column 5 Establishment cost (Works) |
|------------------------------|--|---------------------------------|--|---|
| P0097 | Thomas Jack Park - Dalby - upgrade irrigation system for zones 1-3 | 2015 | \$0 | \$85,006 |
| P0038 | Myall Creek Linear Park -Dalby - Footpath LED Lighting upgrade | 2015 | \$0 | \$98,481 |
| P0095 | Lake Broadwater Reserve - Dalby - Upgrade combination playground unit | 2016 | \$0 | \$33,325 |
| P0092 | Thomas Jack Park - Dalby - Replace 2 junior combination playground units and installing new shade sails and softfall | 2016 | \$0 | \$84,065 |
| P0140 | Thomas Jack Park - Dalby - upgrade to irrigation system for zones 4-7 | 2017 | \$0 | \$58,039 |
| P0066 | Lake Broadwater Reserve - Dalby - Park Upgrade Stage 4 of 4 | 2019 | \$0 | \$56,855 |
| P0141 | Thomas Jack Park - Dalby - Purchase the remaining parcels of land 1206m2 - Stage 1 of 3 | 2016 | \$59,094 | \$0 |
| P0142 | Thomas Jack Park - Dalby - Purchase the remaining parcels of land 1133m2 - Stage 2 of 3 | 2021 | \$55,517 | \$0 |
| P0143 | Thomas Jack Park - Dalby - Purchase the remaining parcels of land 2143m2 - Stage 3 of 3 | 2026 | \$105,007 | \$0 |
| P0122 | Queens Park - Chinchilla - Remove old equipment and upgrade to a fitness park | 2016 | \$70,000 | \$0 |
| P0055 | Railway Park - Chinchilla - Replace and upgrade playground | 2017 | \$0 | \$80,625 |
| P0052 | Jubilee Park - Chinchilla - Replace & upgrade sand softfall with rubber | 2018 | \$0 | \$59,125 |
| P0072 | Railway Park - Chinchilla - Replace & upgrade Softfall with Rubber | 2020 | \$0 | \$69,875 |
| P0091 | Lions Park - Tara - Install new BBQs | 2019 | \$0 | \$26,875 |
| P0132 | Waterloo Plains Park - Wandoan - Supply & Install 3 picnic tables & shelters | 2021 | \$0 | \$32,250 |
| P0131 | Chinaman's Lagoon - Leichhardt Hwy, Miles - Upgrade interpretative signage hut with concrete floor and seating, car park | 2020 | \$0 | \$43,000 |
| TOTAL | | | \$289,618 | \$727,520 |

10.0 Source and supporting documents

| Document name | Author | Version |
|---|---------------|---------------|
| WDRC Sport and Recreation Plan 2011 | Ross Planning | February 2011 |
| Desktop Valuation of Western Downs Regional Council, Land, Building and Other Structures June 30 2015 | APV Valuers | 2015 |



Appendix A: Catchment analysis

The open space network for each service catchment of Western Downs has been assessed against the DSS. A description of the network for the catchment and an overview of the network are included below, as well as some reflections on local recreation parks which are non-trunk.

Chinchilla

Chinchilla is 82 km north-west of Dalby. It currently has a population of 5,700 and is the central town for Brigalow and Kogan. Parkland along Charley's Creek, which meanders through town, gives the town character.

Current supply of open space for the Chinchilla service catchment

| <i>Park type</i> | <i>Park name</i> | <i>Usable area (ha)</i> | <i>Proposed upgrades</i> |
|----------------------|--|-------------------------|--------------------------|
| District Recreation | Lions Park, Chinchilla | 0.55 | |
| | Jubilee Park, Chinchilla | 0.21 | P0052 |
| | Soldier Memorial Park, Chinchilla | 0.23 | |
| | Skate Park, Chinchilla | 0.2 | |
| | Rotary Park, Chinchilla | 0.48 | |
| | Queens (Apex) Park, Chinchilla | 0.23 | P0122 |
| | Middleton Park, Chinchilla | 0.61 | |
| | Beutel Park, Chinchilla | 0.31 | |
| | High School Park, Chinchilla | 0.85 | |
| | Sovereign Park, Chinchilla | 2.07 | |
| | Truck Stop Park, Chinchilla | 0.15 | |
| | Slessar Park, Chinchilla | 0.2 | |
| | Chinchilla Weir Picnic Area, Chinchilla | 6.07 | |
| | Charleys creek playground and Bell St Reserve (part of Charleys Creek reserve), Chinchilla | 0.75 | |
| Total | 12.91 | | |
| Sports | Chinchilla Rec Reserve | 5.1 | |
| | Bulldog Park | 6 | |
| | Don Wolski Oval | 2 | |
| | Chinchilla crossroads cricket | 3.6 | |
| | Chinchilla showgrounds | 15.3 | |
| | Total | 32 | |
| Community facilities | Chinchilla aquatic centre | 0.4 | |
| | Chinchilla Cultural Centre | 0.65 | |
| | Chinchilla Pioneer Cemetery | 1.61 | |
| | Chinchilla Monumental + Tanderra Lawn Cemetery | 6.46 | |
| | Total | 9.12 | |

The appropriate strategy to manage the sports parks shortfall is the co-location of sporting clubs to consolidate sporting facilities. By making better use of the Chinchilla Recreation grounds, the Chinchilla Showground and the polocrosse/racecourse Council (RE) will counter the perceived lack of land supply by 2026. The Chinchilla Recreation Ground can be a sporting hub. Currently the junior and senior soccer is played at this ground in winter. In summer, cricket is played there. Tennis is also played there. Currently most sporting clubs have a home ground except the Chinchilla Suns AFL team which is currently using the showgrounds. Rugby Union is played once a year on Bulldog Park. Chinchilla's rugby league is played at Condamine. One of the reasons for this is that it is expensive to run a rugby club, the ARL requires payment. It is likely that Condamine Cods will be the only rugby union team west of Dalby. Rugby league, touch football and netball are played at Bulldog Park. Chinchilla's open space requirements are offset by Brigalow Recreation ground as well.

The Chinchilla campdraft has been held at the Chinchilla showgrounds since 1947. This event is held in October each year and is part of the Australian Campdraft Association's schedule and is one of 3 major tournaments held in Queensland attracting competitors from all over Australia. The Condamine Rodeo and campdraft is a huge event.

Dalby

Dalby has a population of around 12,000 people. It sits on the east south-east side of the region. The neighbouring towns are Kaimkillenbun, Bell and Macalister. The town is crossed by Myall Creek, which is surrounded by parkland with a walking track and exercise and playground equipment.

Current supply of open space for Dalby

| <i>Park type</i> | <i>Park name</i> | <i>Usable area (ha)</i> | <i>Proposed upgrades</i> |
|----------------------|---------------------------------|-------------------------|--------------------------|
| District Recreation | Myall Remembrance Park | 4.46 | P0038 |
| | Bell Park, Dalby | 0.3 | |
| | Diplock Park, Dalby + MYCNC | 2.26 | |
| | Rotary Park, Dalby | 0.1 | |
| | Jimbour Street Parklands, Dalby | 2.54 | |
| | Anderson Park, Dalby | 1.2 | |
| | Myall Creek Parklands, Dalby | 1.54 | |
| | Grays Park, Dalby | 0.3 | |
| | Lions Park, Dalby | 0.2 | |
| | Williams Park, Dalby | 0.35 | |
| | Pioneer Gardens Park, Dalby | 0.15 | |
| | Australia Remembers Park, Dalby | 0.1 | |
| | Blue Hills Park, Dalby | 0.51 | |
| Total | 14.01 | | |
| Sports | Barley Board (Bligh St) fields | 3.98 | |
| | Dick Aland Sports field | 14.3 | |
| | Dalby soccer fields | 1.5 | |
| | Dalby PCYC | 6.6 | |
| | Dalby Go-Kart & Motocross | 10.42 | |
| | Dalby showground | 13.75 | |
| | Total | 50.55 | |
| Community facilities | Dalby Aquatic Centre and sports | 1.9 | |
| | Marble St Arts Centre | 0.09 | |
| | Myall 107 | 1.21 | |
| | Dalby Monumental Cemetery | 3.96 | |
| | Total | 7.16 | |

Local recreation parkland can be upgraded to District and Regional level by embellishing the parkland as is needed. Dalby has an oversupply of local parkland. But there is duplication, such as Lions Park and Williams Park which are located opposite each other on Loudoun Rd, and are of equal play value.

Better sports parks management can manage the shortfall of sporting land that needs to be addressed. Arrangements with the owners of the racecourse to co-locate other sports could be sought providing a cost-effective solution and providing some synergies with Dick Aland Sports Reserve and the racecourse (being very close). The two barley board fields are used as a spill over for junior cricket when Dick Aland sports fields are used by additional teams or carnivals. Currently Dick Aland Sports Reserve is used for cricket, rugby league and union, AFL and tennis. Netball, soccer, touch football and indoor sports are played at the PCYC.

The showground is used for show jumping and gymkhana events. There is a roof, for all weather activities and sports on this facility could be expanded.

There may be a need for a local park on the South East side of Dalby. Future development in this area should consider providing a local park that is easily accessed. The Sport and Recreation Plan recommends developing a local park in South East Dalby to service these residents. *This is not trunk infrastructure.

It is recommended that Dalby's parks are reassessed into the hierarchy and focus on different forms of play value. Some parks could be upgraded to district level parks. As development continues south, open space on Seymour's Rd (37SP175163) (4 ha) can be embellished to a district level park.

Miles

Miles, with a population of around 1,500 is around 130 kms west of Dalby. Miles has a walking track along Dogwood Creek which links Chinaman's Lagoon with the town.

Current supply of open space for Miles

Miles

| <i>Park type</i> | <i>Park name</i> | <i>Usable area (ha)</i> | <i>Proposed upgrade</i> |
|----------------------|--|-------------------------|-------------------------|
| District Recreation | ANZAC Park | 0.2 | |
| | Moraby Park | 3.8 | |
| | Maguire Park | 0.6 | |
| | Chinaman's Lagoon | 2.2 | P0131 |
| | Total | 6.8 | |
| Sports | Centenary oval | 5.6 | |
| | Miles showground | 11.3 | |
| | Total | 16.9 | |
| Community facilities | Miles Swimming Pool & Murilla fitness centre | 1.1 | |
| | Total | 1.1 | |

The quantum of recreation parks in Miles is sufficient though the weighting is skewed a little to district level rather than local level parks. The Sport and Recreation Plan recommends upgrading Moraby Park by sealing the parking area. There are two areas of land that are not accounted for in the Sport and Recreation Plan: Pine St Open Space (Lot 999SP231177) is state government land (RE) and is 8.5 Ha. This open space is underutilised, currently with 50m of footpath and an intermittent lake. If embellishments were put on this land, it would be another recreational area. Colamba St (extending on from Tieryboo Park) (Lot 17SP231183) is RE and is 2.4H. The existence of these two parcels means that Miles has enough land for future passive recreation. The variance from the actual when looking at the 2026 DSS supply is cancelled out so there is enough land. The oversupply of District and Regional Recreation and undersupply of Local recreation can be managed

with a strategy of appropriate embellishment (realigning the parks hierarchy). ANZAC Park will be upgraded in the future to include events capability. The play area will be extended.

Sport is concentrated on the Miles Sporting Reserve (Centenary Oval). This reserve can be further developed. The shortfall of sporting parkland can be managed by looking at co-location options with the racecourse and the showgrounds. Better management of existing sporting land, plus development of the undeveloped land at Centenary Park (2 more hectares available) will address this shortfall. Rugby Union is played in Condamine. The Condamine Rodeo and campdraft is a huge event.

Miles open space areas need to be reassessed since recent development has taken place. A reappraisal of the parks hierarchy would account for the shortfall in local recreational parks.

Balance of the region

Tara has a population of around 1,000 people. It is situated 90 km west of Dalby. It is the hub for Meandarra and Moonie.

Wandoan has a population of 600 and is situated 195 km north-west of Dalby.

Jandowae has a population of 1,000 people. The closest towns in the region are Warra and Jimbour. Jandowae is 50 km north north-west of Dalby.

Current supply of open space for the balance of the region

| <i>Park type</i> | <i>Park name</i> | <i>Usable area (ha)</i> |
|-------------------------------|--|-------------------------|
| District Recreation | Lions Park, Jandowae | 2.1 |
| | Rotary Park, Jandowae | 0.5 |
| | Athlone Cottage, Jandowae | 0.8 |
| | Central park, Jandowae | 0.1 |
| | Rotary Park, Tara | 0.3 |
| | Grevillea Park, Tara | 0.1 |
| | Lions/Skate Park, Tara | 1 |
| | Tara Lagoon (inc Eloise O'Connell + Vets Park) | 2.3 |
| | O'Sullivan Park, Wandoan | 2 |
| | Café Park, Wandoan | 0.1 |
| | Waterloo Plains Park, Wandoan | 8.2 |
| | Apex Park, Wandoan | 0.38 |
| | Bell Park, Condamine | 0.4 |
| | Best Park, Warra | 0.6 |
| | Betty Gill Hill + Tara Lagoon, Tara | 1.08 |
| | Cumkillenbar Memorial Park, Kaimkillenbun | 0.56 |
| | Drillham Park | 0.4 |
| | End of The Line Park, Glenmorgan | 0.37 |
| | Ensor Park, Bell | 0.41 |
| | Garrard Park, Meandarra | 0.34 |
| | Jacks Park, Jandowae | 0.2 |
| | Koehler Park, Yamsion | 2.38 |
| | Leo Gordon Apex Park, Meandarra | 1.53 |
| | Meacle Family Walkway, Tara | 1.19 |
| Munroes Camp, Bunya Mountains | 0.68 | |
| Progress Park, Condamine | 0.36 | |
| QCWA Park, Brigalow | 0.1 | |

| Park type | Park name | Usable area (ha) |
|-----------------------------|--|-------------------------|
| | Railway & Memorial Park, Bell | 1.03 |
| | Railway Park, Wandoan | 0.15 |
| | Rifle Bird Park, Bunya Mountains | 0.2 |
| | Roy Henderson Park, Dulacca | 0.46 |
| | Russell Park Picnic area, Bunya Mountains | 0.5 |
| | Settlers Park + Remembrance Park, Tara | 0.39 |
| | The Ridges Park, Colkerri | 1.21 |
| | Total | 32.42 |
| Sport | Jack Chappell Oval, Tara | 3.4 |
| | Wandoan cricket ground | 4 |
| | Lindsay Williams Oval, Wandoan | 1.4 |
| | Jandowae showground | 39.5 |
| | Tara showground | 11.34 |
| | Wandoan showground | 29.6 |
| | Auburn School | 0.16 |
| | Bell showground | 56.3 |
| | Condamine Cods Oval - Condamine | 2.31 |
| | Condamine Sports Club | 65.23 |
| | Cooranga North Rec Reserve | 0.25 |
| | Dillon Park, Meandarra | 3.92 |
| | Dulacca Sports Club | 3.32 |
| | Kaimkillenbun Reserve | 1.25 |
| | Moonie Sports Club + Cemetery land | 7.55 |
| | Westmar Sports Club (not including hall) | 7.16 |
| | Total | 236.69 |
| Community facilities | Tara swimming pool | 0.5 |
| | Wandoan swimming pool | 0.3 |
| | Wandoan gymnastics hall | 0.1 |
| | Aquatic facility and squash courts, Jandowae | 0.5 |
| | Cameby Hall | 2.023 |
| | Canaga Hall | 2.023 |
| | Kogan Community Centre + Kogan Hall + Our Pioneer Park | 0.72 |
| | Bell Memorial Hall | 0.1 |
| | Jandowae Hall | 2 |
| | Jimbour Memorial Hall + parkland | 0.65 |
| | Kaimkillenbun Hall | 0.15 |
| | Warra memorial Hall | 0.2 |
| | Yamsion Hall | 3.84 |
| | Drillham Hall | 0.68 |
| | Dulacca Pioneers Memorial Hall + Roy Henderson Park | 0.46 |
| | Flinton Diggers Memorial Hall | 0.63 |
| | Glenmorgan RSL Hall | 0.1 |
| | Westmar Sports Club Hall | 0.04 |

| Park type | Park name | Usable area (ha) |
|------------------|--------------------------------------|-------------------------|
| | Ex-QCWA Hall, Meandarra | 0.1 |
| | Tara Craft Building | 0.1 |
| | School of Arts Hall | 0.14 |
| | Bell Bunya Community Centre | 1.21 |
| | Tara library | 0 |
| | Wandoan Community Development Centre | 1.45 |
| | Jandowae Cemetery | 3.78 |
| | Jimbour Cemetery | 0.37 |
| | Bell Cemetery | 4.05 |
| | Warra Cemetery | 2.1 |
| | Wandoan Cemetery | 3.24 |
| | Dogwood Cemetery | 0.13 |
| | Condamine Cemetery | 2.02 |
| | Condamine Pioneer Cemetery | 0.17 |
| | Tara General Cemetery | 4.05 |
| | Meandarra Cemetery | 1.56 |
| | The Gums Cemetery | 0.78 |
| | Flinton Cemetery | 0.87 |
| | Cumkillenbar Cemetery | 2.02 |
| | Total | 43.156 |

Jandowae's supply of sports parkland will be in undersupply by 2026. The preferred option would be co-location within the Jandowae Recreation and Showgrounds Reserve because the site already has the support infrastructure such as toilets in place. Further 2-3 additional sporting fields would easily fit into this site without compromising existing use. Currently the majority of Jandowae's sporting parkland is Education Department land, there is an assumption that this will continue.

The Sport and Recreation Plan identifies possible future improvements to Lions Park and Rotary Park.

Tara is well-supplied with recreational parkland into the future. Tara appears to have insufficient sports parks. If the sports parks across the Tara region are included then there is not such a supply issue. These parks include:

- Westmar Sports Club
- Moonie Sports Club
- Dillon Park, Meandarra
- The Gums Golf Course and Cricket Club

Jack Chappell Sports Precinct (3.3Ha) could be a shared resource and better managed. The showgrounds are also an area where co-location can take place. They are close to Jack Chappell Sports Precinct where rugby league and touch football are played.

Wandoan is well-supplied into 2026 with recreational parkland.

Wandoan will require 2.8Ha of land (about the size of two rectangular sports fields) assuming the community does not want to use the land to the west of the Leichhardt Highway (46SP127543) which is Council owned, with an RE tenure and 4.02Ha. Access requires crossing a very busy highway.

The Wandoan community prides themselves on the showgrounds which cater for a range of sports and community groups including polocrosse, rodeo and campdraft, the famous Wandoan Diggers Race Day and the local pony club. In September each year in Wandoan there is the Bucking for Cancer Rodeo, which is a major event for the small community.

If development progresses, a new sports area with up to two fields may be needed.

Regional recreation catchment

Current supply of open space for the regional recreation catchment

| <i>Park type</i> | <i>Park name</i> | <i>Usable area (ha)</i> | <i>Proposed upgrade</i> |
|---------------------|--------------------------|-------------------------|--|
| Regional recreation | Railway Park, Chinchilla | 0.5 | P0055, P0072 |
| | Thomas Jack Park, Dalby | 3.6 | P0097, P0092, P0140, P0141, P0142, P0143 |
| | Lake Broadwater Reserve | 8.5 | P0095, P0066 |
| | Morgan Place, Miles | 0.3 | |
| Total | | 12.9 | |

WDRC is trustee for Lake Broadwater Conservation Park. The Conservation Park is 1220 Ha and located 30 km south-west of Dalby. Lake Broadwater Recreation Park is 8.5 Ha of intensive recreation zone within Lake Broadwater Conservation Park. The conservation values of this area are of state-wide significance. It is the only naturally occurring freshwater lake in Queensland. It is estimated 15,000 people currently visit the site annually. Visitors are attracted to the solitude and tranquillity this site offers, the natural environment and the waterside experience. People travel to Lake Broadwater for day trips and camping. There are two amenities blocks and a hall. Lake Broadwater Association is the biggest stakeholder in the facility.

With an increase in population to the Western Downs region, it is anticipated that Lake Broadwater will receive a growing number of visitors. In 2015 a 10 Year Development Plan was approved by Council and works itemised that focussed on the sustainable provision of recreation facilities. Some of the works included increasing the number of picnic tables and shelters, and BBQs. Works also included managing the increase in the number of people swimming and using water craft by formalising zoning separating swimmers and boats with buoys installed to Australian Standards. An upgrade to the playground facilities is also recommended.