Douglas Shire Council (Douglas)

Public Parks and Land for Community Facilities Network

General Inputs

General Financial Inputs			Comments
Base Year	YEAR	2006	Base year Demands
Modeled End Year	MODELYR	2026	Model Year
Ultimate year	ULTIMATE	2026	Model End Period
Unit of Measure/Demand	UOM	EDU	2.68 persons per EDU
Escalation Index (Capex)	EI	5.0%	
Weighted Average Cost of Capital (nominal)	WACC	8.5%	
Inflation Rate (CPI)	IR	3.3%	Average CPI June 2006 - June 2009
Real Weighted Average Cost of Capital	RWACC	5.04%	
Real Rate (Escalation of Charges)	RR	4.5%	
Discount Rate Alpha Adjusted Rate	AR	3.8%	

Contingencies			Comments
Contingencies on Assets Constructed in next 5 years	CONT10	10%	Industry Std
Contingencies on Assets Constructed in 5-10years	CONT15	15%	Industry Std
Contingencies on Assets Constructed 10+ years	CONT20	20%	Industry Std

Project Management and Design			Comments
Planning and Design Costs	PMDC	7.5%	Std Industry rate unless otherwise defined.

Administration			
Ongoing Administration Costs	OAC	1.0%	In accordance with SICS

Douglas Shire Council (Douglas)
Public Parks and Land for Community Facilities Network
Catchment Data

Catchment Name	2006	2011	2016	2021	2026
Port Douglas (PPLC1)	4,044	4,308	4,646	5,011	5,392
Mossman (PPLC2)	610	659	715	778	846
Cooya Beach (PPLC3)	197	228	273	321	368
Newell Beach (PPLC4)	154	160	167	174	182
Wonga Beach (PPLC5)	281	308	342	378	415
Rural Area - South of Mowbray River (PPLC6)	195	208	209	210	211
Rural Area - Mowbray River to Mossman River (PPLC7)	179	221	224	227	231
Rural Area - Mossman River to DainPPLCee River (PPLC8)	469	513	519	527	535
Rural Area - North of DainPPLCee River (PPLC9)	379	403	405	408	411

Douglas Shire Council (Douglas)

Public Parks and Land for Community Facilities Network

Projected Demands (EDU)										Asset Allocation								
									2006	4,044	610	197	154	281	195	179	469	379
									2011	4,308	659	228	160	308	208	221	513	403
									2016	4,646	715	273	167	342	209	224	519	405
									2021	5,011	778	321	174	378	210	227	527	408
									2026	5,392	846	368	182	415	211	231	535	411
Council Existing Single Catchment Park Assets										Port Douglas (PPLC1)	Mossman (PPLC2)	Cooya Beach (PPLC3)	Newell Beach (PPLC4)	Wonga Beach (PPLC5)	Rural Area - South of Mowbray River (PPLC6)	Rural Area - Mowbray River to Mossman River (PPLC7)	Rural Area - Mossman River to DainPPLCee River (PPLC8)	Rural Area - North of DainPPLCee River (PPLC9)
ID	ASSET NAME	LOCALITY	HIERARCHY	AREA (SQM)	PRE 1990 LAND	CHARGEABLE LAND COMPONENT	LAND COST (POST 1990 & CHARGEABLE)	COST OF EMBELLISHMENTS	TOTAL COST									
PPLC001	Jim Holdsworth Park	Cooya Beach	Conservation	15,137	T	F		$ 64,201	$ 64,201			Y						
PPLC002	Daintree Town Boat Ramp Area	Daintree	Local Recreation Park	3,191	T	T		$ 6,700	$ 6,700								Y	
PPLC003	Pioneer Park	Daintree	Local Recreation Park	2,411	T	T		$ 33,840	$ 33,840								Y	
PPLC004	Daintree Toilets	Daintree	Other Open Space	646	F	F		$ 145,602	$ 145,602								Y	
PPLC005	Jimal Park	Newell	Land for Drainage Purposes	1,086	F	F		$ 1,400	$ 1,400				Y					
PPLC006	Phil Lunn Park	Newell	Local Recreation Park	3,804	T	T		$ 12,400	$ 12,400				Y					
PPLC007	Newell Beach Esplanade	Newell	Conservation	12,629	T	F		$ -	$ -				Y					
PPLC008	Newell Beach Esplanade	Newell	Conservation	9,713	T	F		$ -	$ -				Y					
PPLC009	Newell Beach Esplanade	Newell	District Recreation Park	17,607	T	T		$ 2,500	$ 2,500				Y					
PPLC010	Wangetti Esplanade	Wangetti	Conservation	241,893	F	F		$ -	$ -						Y			
PPLC011	Wangetti Beach Access	Wangetti	District Recreation Park	3,565	F	T	$ 35,650	$ 2,200	$ 37,850						Y			
PPLC012	Wangetti (West Of Cook Hwy)	Wangetti	Conservation	35,459	F	F		$ -	$ -						Y			
PPLC013	New Wonga Esplanade	Wonga	Conservation	2,136	T	F		$ -	$ -					Y				
PPLC014	New Wonga Esplanade	Wonga	Conservation	3,908	T	F		$ -	$ -					Y				
PPLC015	Wonga Esplanade	Wonga	Conservation	12,165	T	F		$ -	$ -					Y				
PPLC016	Bells Park	Wonga	Local Recreation Park	5,413	T	T		$ 98,235	$ 98,235					Y				
PPLC017	New Wonga Esplanade	Wonga	Conservation	14,533	T	F		$ -	$ -					Y				
PPLC018	Unnamed Reserve	Mossman	Conservation	31,403	F	F		$ -	$ -		Y							
PPLC019	Manjal Dimbi (Middlemiss Park)	Mossman	Local Recreation Park	1,160	F	T	$ 23,200	$ -	$ 23,200		Y							
PPLC020	David Jack Park	Mossman	Local Recreation Park	592	T	T		$ 23,201	$ 23,201		Y							
PPLC021	Kubirri	Mossman	Local Recreation Park	6,820	F	T	$ 136,400	$ 36,586	$ 172,986		Y							
PPLC022	Shepherd Valley	Mossman	Conservation	1,338	F	F		$ -	$ -		Y							
PPLC023	Shepherd Valley	Mossman	Conservation	13,141	F	F		$ -	$ -		Y							
PPLC024	Buluru/Ulysses Avenue	Craiglie	Land for Drainage Purposes	3,177	T	F		$ -	$ -	Y								
PPLC025	Willy Pye Memorial (Teamsters) Park	Craiglie	District Recreation Park	13,838	T	T		$ 202,594	$ 202,594	Y								

ID	ASSET NAME	LOCALITY	HIERARCHY	AREA (SQM)	PRE 1990 LAND	CHARGEABLE LAND COMPONENT	LAND COST (POST 1990 & CHARGEABLE)	COST OF EMBELLISHMENTS	TOTAL COST									
PPLC026	Hutchings Park	Craiglie	District Recreation Park	29,220	F	T	$ 1,753,200	$ 134,517	$ 1,887,717	Y								
PPLC027	Mowbray River Environment Area	Mowbray	Conservation	14,832	T	F		$ -	$ -	Y								
PPLC028	Mowbray River Environment Area	Mowbray	Conservation	95,955	T	F		$ -	$ -	Y								
PPLC029	Buluru Park	Port Douglas	Land for Drainage Purposes	20,027	T	F		$ 1,400	$ 1,400	Y								
PPLC030	Warri Park	Port Douglas	Land for Drainage Purposes	12,765	T	F		$ -	$ -	Y								
PPLC031	Public Toilets	Port Douglas	Other Open Space	4,477	T	F		$ 146,402	$ 146,402	Y								
PPLC032	Island Point Lookout	Port Douglas	District Recreation Park	2,143	F	T	$ 128,580	$ 3,741	$ 132,321	Y								
PPLC033	Island Point Nature Reserve	Port Douglas	Conservation	68,076	F	F		$ -	$ -	Y								
PPLC034	Island Point Nature Reserve	Port Douglas	Conservation	4,709	T	F		$ -	$ -	Y								
PPLC035	Julan Park	Port Douglas	District Recreation Park	2,084	F	F		$ -	$ -	Y								
PPLC036	4 Mile Beach Esplanade	Port Douglas	District Recreation Park	11,820	T	T		$ 88,328	$ 88,328	Y								
PPLC037	4 Mile Beach Esplanade	Port Douglas	Conservation	9,172	T	F		$ -	$ -	Y								
PPLC038	Sands Street	Port Douglas	Conservation	26,644	F	F		$ -	$ -	Y								
PPLC039	Jalumbu Park	Port Douglas	Local Recreation Park	8,922	T	T		$ 2,400	$ 2,400	Y								
PPLC040	4 Mile Beach Esplanade	Port Douglas	Conservation	26,301	T	F		$ -	$ -	Y								
PPLC041	Bruno Reidwig Park	Port Douglas	District Recreation Park	22,504	T	T		$ 96,150	$ 96,150	Y								
PPLC042	4 Mile Beach Esplanade	Port Douglas	District Recreation Park	9,914	T	T		$ 145,602	$ 145,602	Y								
PPLC043	4 Mile Beach Esplanade	Port Douglas	Conservation	22,316	T	F		$ -	$ -	Y								
PPLC044	4 Mile Beach Esplanade	Port Douglas	Conservation	17,126	T	F		$ -	$ -	Y								
PPLC045	Aboretum	Port Douglas	Conservation	61,803	F	F		$ 7,500	$ 7,500	Y								
PPLC046	Nautilus St Park	Port Douglas	Land for Drainage Purposes	30,834	T	F		$ -	$ -	Y								
PPLC047	No. 9 Ribbon Avenue	Port Douglas	Other Open Space	803	T	F		$ -	$ -	Y								
PPLC048	Coolalinga Driver	Killaloe	Conservation	34,960	F	F		$ -	$ -							Y		
PPLC049	Daintree Ferry Area	Lower Daintree	District Recreation Park	42,823	T	T		$ 161,933	$ 161,933								Y	
PPLC050	Somerset Drive	Miallo	Conservation	116,287	T	F		$ -	$ -								Y	
PPLC051	Rotary Park (Mossman)	Mossman	District Recreation Park	9,122	F	F		$ 192,323	$ 192,323		Y							
PPLC052	North Mossman Park	Mossman	Local Recreation Park	1,525	T	T		$ 2,500	$ 2,500								Y	
PPLC053	Mowbray River Environment Area	Mowbray	Conservation	272,594	T	F		$ -	$ -						Y			
PPLC054	Rocky Point Esplanade	Rocky Point	District Recreation Park	20,005	T	T		$ 6,200	$ 6,200								Y	
PPLC055	Rocky Point Esplanade	Rocky Point	Conservation	110,890	T	F		$ 9,900	$ 9,900								Y	
PPLC056	Cow Bay Esplanade	Cow Bay	District Recreation Park	9,654	F	T	$ 24,135	$ 33,400	$ 57,535									Y
PPLC057	Wangetti Esplanade	Wangetti	Conservation	264,805	F	F		$ -	$ -						Y			
PPLC058	Cook Hwy Reserve	Wangetti	Conservation	402,748	F	F		$ -	$ -						Y			
PPLC059	Cook Hwy Reserve	Wangetti	Conservation	513,186	F	F		$ -	$ -						Y			
PPLC060	Wangetti Esplanade	Wangetti	Conservation	1,400,635	F	F		$ -	$ -						Y			
PPLC066	Jim Holdsworth Park	Cooya Beach	District Recreation Park	23,301	T	T		$ 212,138	$ 212,138			Y						
PPLC067	Newell Beach Esplanade	Newell	District Recreation Park	36,125	T	T		$ 341,359	$ 341,359				Y					
PPLC068	Wonga Community Park	Wonga	District Recreation Park	38,327	F	T	$ 383,270	$ 98,471	$ 481,741					Y				
PPLC069	George Davis Park	Mossman	Local Government Wide Recreation Park	14,361	F	T	$ 143,610	$ 421,330	$ 564,940		Y							
PPLC070	4 Mile Park	Port Douglas	District Recreation Park	14,176	T	T		$ 259,738	$ 259,738	Y								
PPLC071	Rex Smeal Park	Port Douglas	District Recreation Park	12,970	F	T	$ 778,200	$ 305,185	$ 1,083,385	Y								
TOTAL							**$ 3,406,245**	**$ 3,299,974**	**$ 6,706,219**									

Douglas Shire Council (Douglas)

Public Parks and Land for Community Facilities Network

Projected Demands (EDU)										Asset Allocation								
									2006	4,044	610	197	154	281	195	179	469	379
									2011	4,308	659	228	160	308	208	221	513	403
									2016	4,646	715	273	167	342	209	224	519	405
									2021	5,011	778	321	174	378	210	227	527	408
									2026	5,392	846	368	182	415	211	231	535	411
Council Existing Multiple Catchment Park Assets										Port Douglas (PPLC1)	Mossman (PPLC2)	Cooya Beach (PPLC3)	Newell Beach (PPLC4)	Wonga Beach (PPLC5)	Rural Area - South of Mowbray River (PPLC6)	Rural Area - Mowbray River to Mossman River (PPLC7)	Rural Area - Mossman River to DainPPLCee River (PPLC8)	Rural Area - North of DainPPLCee River (PPLC9)
ID	ASSET NAME	LOCALITY	HIERARCHY	AREA (SQM)	PRE 1990 LAND	CHARGEABLE LAND COMPONENT	LAND COST (POST 1990 & CHARGEABLE)	COST OF EMBELLISHMENTS	TOTAL COST									
PPLC072	Cooya Boat Ramp	Cooya Beach	Community Facilities	-	F	T	$ -	$ -	$ -	Y	Y	Y	Y		Y	Y		
PPLC073	Newell Boat Area/Boating Club	Newell	Community Facilities	15,751	T	T		$ 4,100	$ 4,100	Y	Y	Y	Y		Y	Y		
PPLC074	Wangetti Sports Field	Wangetti	District Sports Park	12,570	F	T	$ 125,700	$ -	$ 125,700	Y	Y	Y	Y		Y	Y		
PPLC075	Community Hall	Port Douglas	Community Facilities	18,916	F	T	$ 567,480	$ -	$ 567,480	Y	Y	Y	Y		Y	Y		
PPLC076	Rotary Park - Port Douglas	Port Douglas	Community Facilities	962	T	T		$ 71,272	$ 71,272	Y	Y	Y	Y		Y	Y		
PPLC077	Surf Club	Port Douglas	Community Facilities	3,295	T	T		$ -	$ -	Y	Y	Y	Y		Y	Y		
PPLC078	Port Douglas SES	Port Douglas	Community Facilities	6,894	F	T	$ 206,820	$ -	$ 206,820	Y	Y	Y	Y		Y	Y		
PPLC079	Anzac Park	Port Douglas	Community Facilities	1,831	T	T		$ 7,457	$ 7,457	Y	Y	Y	Y		Y	Y		
PPLC080	Reynolds Park	Port Douglas	District Sports Park	17,240	T	T		$ 13,959	$ 13,959	Y	Y	Y	Y		Y	Y		
PPLC081	Tennis & Basketball Courts	Port Douglas	District Sports Park	5,609	T	T		$ 39,159	$ 39,159	Y	Y	Y	Y		Y	Y		
PPLC082	Port Douglas Boat Ramp	Port Douglas	Community Facilities	-	F	F		$ -	$ -	Y	Y	Y	Y		Y	Y		
PPLC083	Cassowary Soccer Grounds	Cassowary	District Sports Park	18,459	T	T		$ 7,500	$ 7,500	Y	Y	Y	Y		Y	Y		
PPLC084	Newell Boat Ramp	Newell	Community Facilities	-	F	T	$ -	$ -	$ -	Y	Y	Y	Y		Y	Y		
PPLC086	Coronation Park/Show Grounds	Mossman	Local Government Wide Sports Park	67,359	T	T		$ 193,687	$ 193,687	Y	Y	Y	Y		Y	Y		
PPLC087	Port Douglas Sports Reserve	Port Douglas	District Sports Park	87,461	F	T	$ 5,247,660	$ 228,019	$ 5,475,679	Y	Y	Y	Y		Y	Y		
PPLC088	Daintree Township Boat Ramp	Daintree	Community Facilities	-	T	T		$ -	$ -					Y			Y	Y
PPLC089	Daintree River Boat Ramp	Lower Daintree	Community Facilities	-	F	T	$ -	$ -	$ -					Y			Y	Y
PPLC090	Land for Sports Reserve	Forest Creek	District Sports Park	8,193	T	T		$ -	$ -					Y			Y	Y
PPLC091	Forest Creek SES	Forest Creek	Community Facilities	5,783	T	T		$ 68,704	$ 68,704					Y			Y	Y
PPLC093	Daintree Sports Oval	Daintree	District Sports Park	30,277	T	T		$ 165,233	$ 165,233					Y			Y	Y
PPLC094	Diwan Sports Reserve	Diwan	District Sports Park	99,414	T	T		$ 222,002	$ 222,002					Y			Y	Y
PPLC095	Library & Shire Hall - Mossman	Mossman	Community Facilities	4,079	T	T		$ -	$ -	Y	Y	Y	Y	Y	Y	Y	Y	Y
PPLC096	Clink Theatre	Port Douglas	Community Facilities	719	T	T		$ -	$ -	Y	Y	Y	Y	Y	Y	Y	Y	Y
PPLC097	Court House Museum	Port Douglas	Community Facilities	2,633	F	T	$ 78,990	$ -	$ 78,990	Y	Y	Y	Y	Y	Y	Y	Y	Y
PPLC098	Market Park	Port Douglas	Local Government Wide Recreation Park	17,757	F	T	$ 532,710	$ 80,082	$ 612,792	Y	Y	Y	Y	Y	Y	Y	Y	Y
TOTAL				**$ 425,202**			**$ 6,759,360**	**$ 1,101,176**	**$ 7,860,536**									

Douglas Shire Council (Douglas)

Public Parks and Land for Community Facilities Network

Projected Demands (EDU)	Asset Allocation								
2006	4,044	610	197	154	281	195	179	469	379
2011	4,308	659	228	160	308	208	221	513	403
2016	4,646	715	273	167	342	209	224	519	405
2021	5,011	778	321	174	378	210	227	527	408
2026	5,392	846	368	182	415	211	231	535	411

Council Future Single Catchment Park Assets

ID	ASSET NAME	LOCALITY	HIERARCHY	STATUS	AREA (SQM)	CHARGEABLE LAND COMPONENT	LAND COST (CHARGEABLE)	SUBSIDY	COST OF EMBELLISHMENTS	EMBELLISHMENTS (LESS SUBSIDY)	ESTIMATED YEAR OF ACQUISITION/ CONSTRUCTION	CONTINGENCY COST < 5 YEARS - 10%, 5-10 YEARS - 15%, > 10 YEARS - 20% (EXCLUDING LAND)	PROJECT MANAGEMENT & DESIGN COST - 7.5% (EXCLUDING LAND)	TOTAL ESTIMATED COST	Port Douglas (PPLC1)	Mossman (PPLC2)	Cooya Beach (PPLC3)	Newell Beach (PPLC4)	Wonga Beach (PPLC5)	Rural Area - South of Mowbray River (PPLC6)	Rural Area - Mowbray River to Mossman River (PPLC7)	Rural Area - Mossman River to DainPPLCee River (PPLC8)	Rural Area - North of DainPPLCee River (PPLC9)
PPLC061	Lou Prince Park	Bonnie Doon	Local Recreation Park	Future	5,640	T	$ 112,800	0%	$ 51,827	$ 51,827	2010	$ 5,183	$ 3,887	$ 173,697			Y						
PPLC062	Cooya Beach/Mossman River	Bonnie Doon	Conservation	Future	105,807	F		0%	$ -	$ -	2010	$ -	$ -	$ -			Y						
PPLC063	New Local Park	Mossman	Local Recreation Park	Future	10,000	T	$ 200,000	0%	$ 645,213	$ 645,213	2018	$ 129,043	$ 48,391	$ 1,022,646		Y							
PPLC064	New Local Park	Craiglie	Local Recreation Park	Future	15,000	T	$ 900,000	0%	$ 645,213	$ 645,213	2021	$ 129,043	$ 48,391	$ 1,722,646	Y								
PPLC065	New Local Park	Craiglie	Local Recreation Park	Future	5,000	T	$ 300,000	0%	$ 139,338	$ 139,338	2015	$ 20,901	$ 10,450	$ 470,688	Y								
PPLC066	Jim Holdsworth Park	Cooya Beach	District Recreation Park	Upgrade	23,301	-		0%	$ 473,038	$ 473,038	2019	$ 94,608	$ 35,478	$ 603,123			Y						
PPLC067	Newell Beach Esplanade	Newell	District Recreation Park	Upgrade	36,125	-		0%	$ 283,823	$ 283,823	2018	$ 56,765	$ 21,287	$ 361,874				Y					
PPLC068	Wonga Community Park	Wonga	District Recreation Park	Upgrade	38,327	-		0%	$ 283,823	$ 283,823	2016	$ 42,573	$ 21,287	$ 347,683					Y				
PPLC069	George Davis Park	Mossman	Local Government Wide Recreation Park	Upgrade	14,361	-		0%	$ 473,038	$ 473,038	2021	$ 94,608	$ 35,478	$ 603,123		Y							
PPLC070	4 Mile Park	Port Douglas	District Recreation Park	Upgrade	14,176	-		0%	$ 473,038	$ 473,038	2016	$ 70,956	$ 35,478	$ 579,471	Y								
PPLC071	Rex Smeal Park	Port Douglas	District Recreation Park	Upgrade	12,970	-		0%	$ 473,038	$ 473,038	2018	$ 94,608	$ 35,478	$ 603,123	Y								
TOTAL							**$ 1,512,800**		**$ 3,941,385**	**$ 3,941,385**		**$ 738,284**	**$ 295,604**	**$ 6,488,073**									

Douglas Shire Council (Douglas)

Public Parks and Land for Community Facilities Network

Council Future Multiple Catchment Park Assets

Projected Demands (EDU)	Asset Allocation								
	Port Douglas (PPLC1)	Mossman (PPLC2)	Cooya Beach (PPLC3)	Newell Beach (PPLC4)	Wonga Beach (PPLC5)	Rural Area - South of Mowbray River (PPLC6)	Rural Area - Mowbray River to Mossman River (PPLC7)	Rural Area - Mossman River to DainPPLCee River (PPLC8)	Rural Area - North of DainPPLCee River (PPLC9)
2006	4,044	610	197	154	281	195	179	469	379
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2026	5,392	846	368	182	415	211	231	535	411

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PPLC085	New District Sports Park	Cooya Beach	District Sports Park	Future	30,000	T	$ 150,000	0%	$ 922,113	$ 922,113	2021	$ 184,423	$ 69,158	$ 1,325,693	Y	Y	Y	Y		Y	Y		
PPLC086	Coronation Park/Show Grounds	Mossman	Local Government Wide Sports Park	Upgrade	67,359	-		0%	$ 1,143,654	$ 1,143,654	2015	$ 171,548	$ 85,774	$ 1,400,977	Y	Y	Y	Y		Y	Y		
PPLC087	Port Douglas Sports Reserve	Port Douglas	District Sports Park	Upgrade	87,461	-		0%	$ 1,269,115	$ 1,269,115	2014	$ 190,367	$ 95,184	$ 1,554,665	Y	Y	Y	Y		Y	Y		
PPLC092	New District Sports Park	Wonga Beach	District Sports Park	Future	15,000	T	$ 150,000	0%	$ 521,924	$ 521,924	2021	$ 104,385	$ 39,144	$ 815,453					Y			Y	Y
PPLC093	Daintree Sports Oval	Daintree	District Sports Park	Upgrade	30,277	-		0%	$ 395,257	$ 395,257	2021	$ 79,051	$ 29,644	$ 503,953					Y			Y	Y
PPLC094	Diwan Sports Reserve	Diwan	District Sports Park	Upgrade	99,414	-		0%	$ 360,325	$ 360,325	2015	$ 54,049	$ 27,024	$ 441,398					Y			Y	Y
TOTAL							**$ 300,000**		**$ 4,612,388**	**$ 4,612,388**		**$ 783,823**	**$ 345,929**	**$ 4,716,446**									