

Suburb Catchment Area 5

SCA 5 is made up of Sheldon and Mount Cotton (see Figure 11-101).

The SCA sits in the Regional Landscape and Rural Production area and is predominantly rural non-urban, conservation and environment protection land. The village of Mount Cotton, which incorporates Ridgewood Downs, is zoned park residential, urban residential and a small pocket of low density. There are few urban park and open space zoned areas.

Provision of the SCA desired service standard

Every SCA has a desired service standard that Council attempts to achieve (see Section 8 for detail). The following discussion applies the desired service standard to SCA 5.

Picnicking

Picnic facilities for large groups is currently provided in Mount Cotton Community Park. However, there are no public toilets which makes extended stays difficult. This will be addressed in 2012 with public toilets scheduled to be built. Once this happens Mount Cotton Community Park will be a more attractive park for longer stays, to meet in bigger groups and for holding community events.

Exercising dogs off-leash

There is one DOLA in the SCA, in Mount Cotton Community Park. The DOLA is:

- of medium size
- has no small dog enclosure

Recommendation

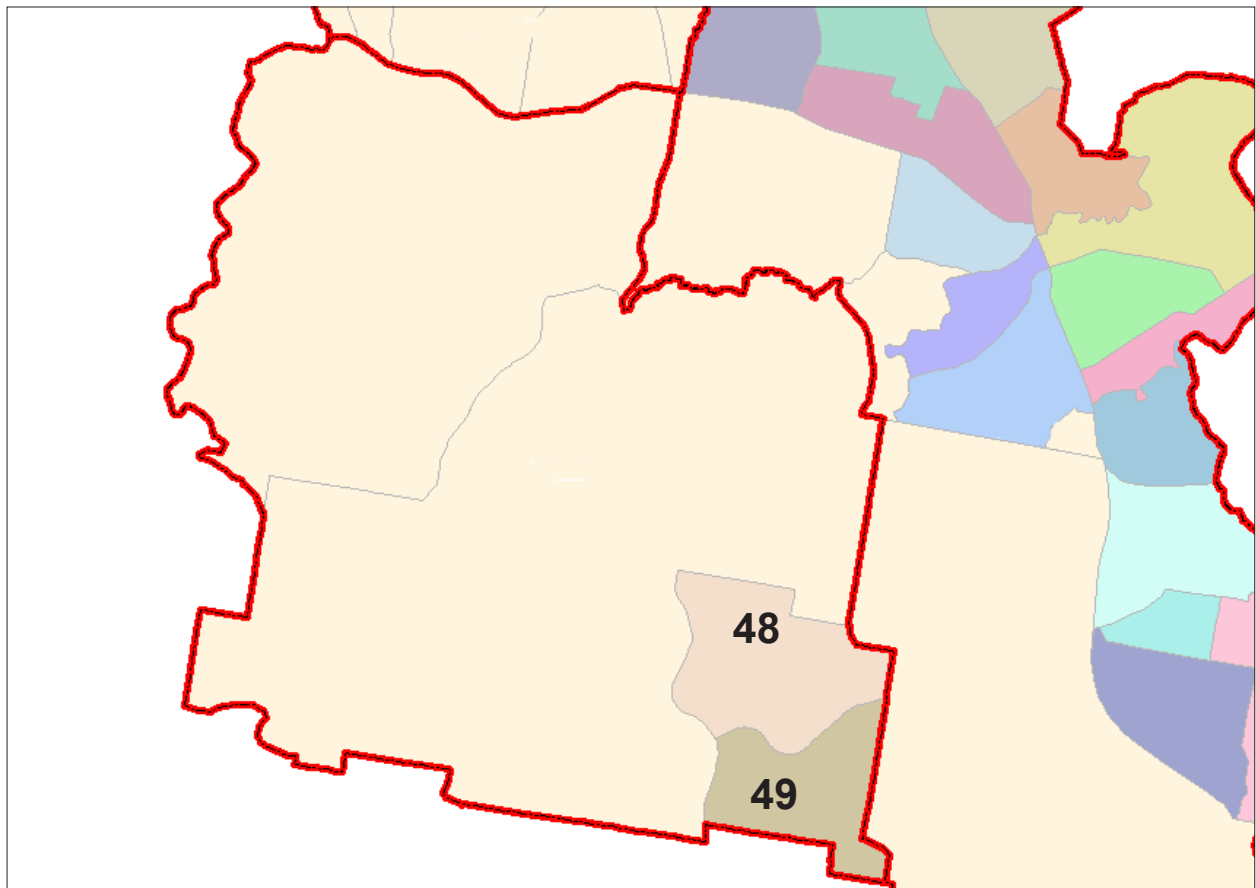
A small dog off-leash area is recommended to be built adjacent to the existing DOLA.

Access to nature

Bushwalking is available in many conservation reserves in the catchment including:

- Eastern Escarpment Conservation Area
- Emu Street Bushland Refuge
- Ford Road Conservation Area
- Hardwood Drive Nature Belt
- Sandy Creek Conservation Area
- Settlers Circuit Bushland Refuge
- Sheoak Court Bushland Refuge
- Wallaby Creek Bushland Refuge

Figure 11-101: Neighbourhoods in Catchment 5



All-abilities play

Will be provided in the future, in the T1 destination Mount Cotton Community Park. The design needs to be incorporated into an overall plan for the park.

Recommendation

Upgrade the existing playground to include all abilities elements for children.

Weddings and ceremonies

There are currently no recorded popular parks for weddings in the catchment.

Mount Cotton Community Park is recommended for as a wedding and ceremony venue.

Recommendation

Developing a special area in a park to accommodate a ceremonies, undercover and able to be booked especially for this type of event.

Skate board riding and BMX

Ramp parks are provided as detailed in the *Redland City Ramp Park Strategy 2008*.

The recommendations of the Redland City Ramp Park Strategy should be implemented.

A ramp park is located adjacent to Mount Cotton Community Park on land currently leased to Council.

In this parkland area people can skate and ride bikes, picnic, ride a flying fox and meet with friends and family.

When the property owner wants to develop the site, these facilities will need to be relocated into Mount Cotton Community Park. It is recommended that this be undertaken within the next five years.

Sport

There are no sport parks in SCA 5.

Recommendation

Upgrade an area in Mount Cotton Community Park to be used for sports training.

Festival space

Mount Cotton Community Park will be able to host festivals and events in the future. These should preferably occur in this park in the dry autumn and winter months.

Park user comfort

Mount Cotton Community Park has a public toilet adjacent to the car park.

No other parks require public toilets in SCA 5.

Walking and cycling

Mount Cotton Village has a network of paths for walking and cycling. Mostly the path system is in the road reserve in the quieter suburban streets or through parkland. A footpath linking Mount Cotton shopping centre to residents to the west is missing and needs to be investigated. Walking and cycling access to Mount Cotton State School is an ongoing issue. At present children are able to walk through the Mount Cotton Community Park into the Ridgewood Estate. The trip is over a one kilometre and is very pleasant through tree-lined streets brimming with wildlife. A secondary route along Mount Cotton Road should be investigated.

A series of fire trails and walking tracks exist in the conservation reserves within the catchment. Main roads within the catchment and in particular Sheldon have no formed footpaths or cycle ways making movement around Sheldon really only possible by motor vehicle on the main roads.

Indoor community activities

Community Halls will be upgraded and managed as per the *Halls Review*.

There are no Council-owned or managed community halls in the Catchment. Mount Cotton Community Hall is owned by the Mount Cotton Hall Association Incorporated and is just outside the neighbourhood boundaries.

Commercial activities in open space

Council will consider expanded commercial use opportunities in catchment and regional destination parks.

Recommendation

Commercial use assessments should be undertaken for Mount Cotton Community Park.

Water based recreation

There are no water recreation areas in SCA 5. The lakes in Mount Cotton Community Park may be able to be used for model boating.

Destination parks (T1)

Mount Cotton Community Park is recommended to be a T1 destination park and a park plan needs to be undertaken to provide a standard of design that will ensure the park will be developed to its full potential to meet a need for recreation and tourist destinations in the southern hinterland of the city.

Community parks (T2)

There are no existing or recommended Community (T2) parks in SCA 5. Mount Cotton Community Park will provide this level of service for recreation activities.

School facilities

- there is one primary school in the SCA
- there is one P-12 school in the SCA

Outdoor recreation opportunities

The following outdoor recreation activities can be undertaken in this SCA:

- bird watching and nature study
- BMX riding
- bushwalking in urban conservation reserves
- cycling in conservation reserves and unformed road reserves
- horse riding
- mountain bike riding
- on-road cycling
- picnicking in bush and urban parkland settings

Signature experiences and locations

Signature experiences and settings refer to the special features and experiences within the SCA. The following locations provide special recreation experiences unique to the SCA.

- outdoor recreation and environmental stewardship opportunities in the Koala Bushland Coordinated Conservation Area including bushwalking, wildlife spotting and photography, horse riding, camping (future activity), mountain bike riding, bush track bike riding, trail care and bush care
- Sirromet Winery—privately run festivals and events, wine making, fine dining
- Southern Moreton Bay Tourist Drive

Importantly, it should be noted:

1. **the activities recommended for each park will be delivered in a priority order**
2. **the overall time frame for delivery of the strategy's recommendations is 14 years (2012—2026)**
3. **many of the embellishments will not be provided until the existing asset in the park is due for renewal and replacement**
4. **the recommendations will inform the asset management program of Council which has, as a priority, management and renewal of existing assets**

Southern Moreton Bay Tourist Drive

- Marked with brown and white dugong symbols, the Southern Moreton Bay Tourist Drive is a fantastic way to kill a few hours. The 78km drive leads through many historical points of interest as well some of Brisbane's finest beaches.
- Begin at Manly. Discover the historical fort at Lytton, the mangrove boardwalk in Wynnum and beautiful harbour views from the Esplanade at Manly. From Manly head 12kms around the bay to Wellington Point. This charming area is filled with renovated Queenslanders and old period homes. Whepstead Manor is a good example, lovingly-preserved it was operating as a restaurant, but is now closed to the public. Wellington Point Clock Tower also characterises the town and is set amongst tree-lined retail and restaurants. Turn left off the drive and head for the Point. This picturesque spot boasts an old wooden jetty and playground. At low tide, you can walk from the shore across to King Island.
- From the Point, follow the drive to Ormiston, turning into Wellington Street. Look out for Ormiston House and Beckwith Street Conservation Reserve. Ormiston's nature conservation reserve is home to a permanent koala colony. Take the short Eucalypt walk and spot a koala. Wellington Street is also the location of St Andrew's Church (c.1868).
- Continue the journey to pass the Cleveland Heritage Precinct, the museum, art gallery, Cleveland Lighthouse or if you have time, take a ferry to North Stradbroke Island. Also of interest is the Black Swamp Wetlands, a fascinating eco-system abundant with birdlife. If you go at dusk expect to see hundreds of flying foxes at dusk.
- From Cleveland, travel to Victoria Point. Catch the ferry to Coochiemudlo Island or stay and explore the Erapah Environmental Centre (Colburn Avenue), Egret Colony Wetlands and Point Halloran Conservation Area (Orana Street).
- After Victoria Point head to Redland Bay, where you can catch passenger or a car ferry to the Southern Bay Islands from Weinam Creek Commuter Facility.
- ***From Redland Bay turn west and head into the hinterland. The Rainforest Gardens on Mt View Road are a pleasant diversion as is local winery Sirromet. Visit the Venman Bushland National Park which has walking trails, picnic tables and wood barbecues. The park is part of the Koala Bushland Coordinated Conservation Area.***

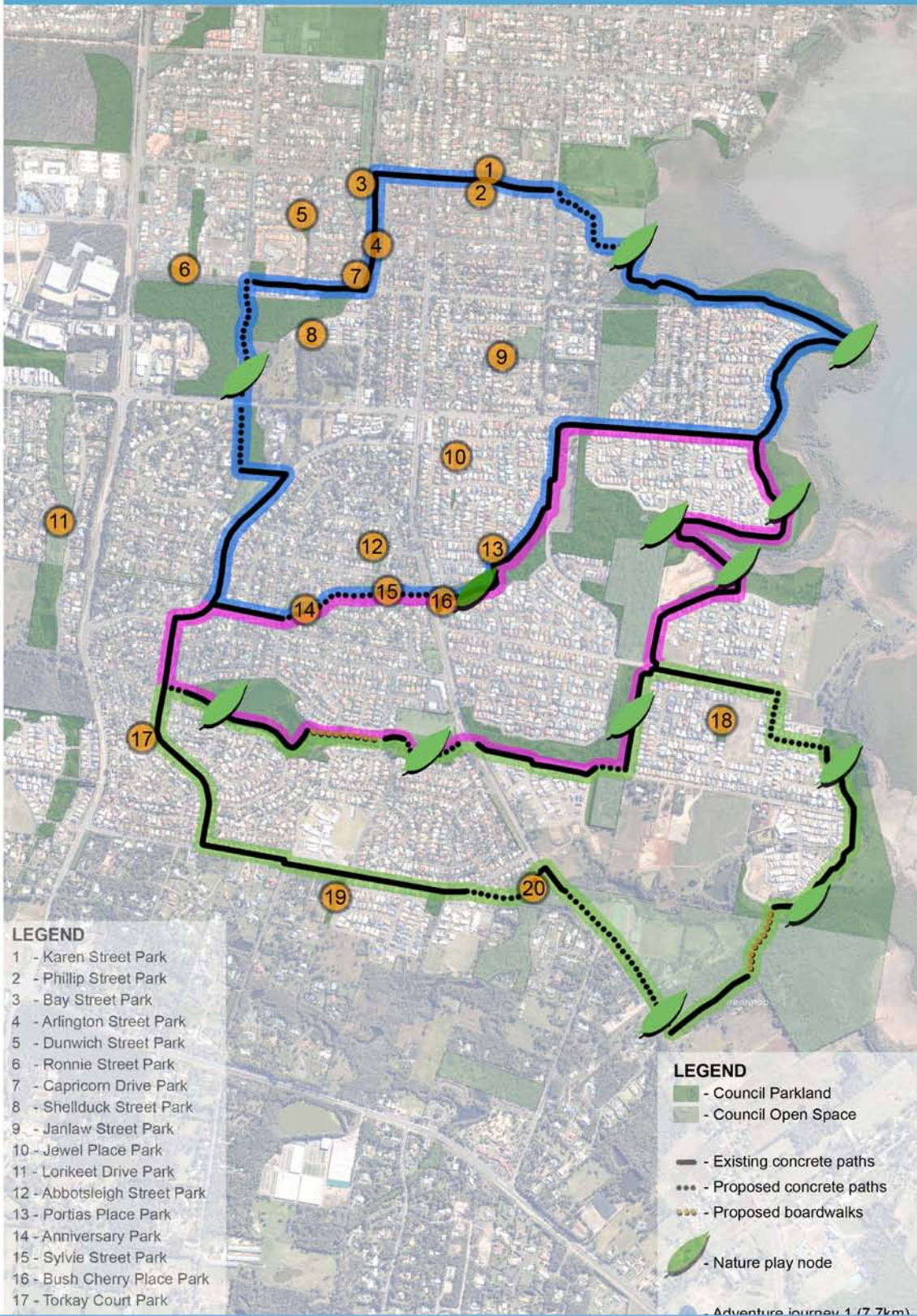
Adventure Journey

Adventure journeys utilise the existing network of concrete paths in conjunction with proposed path extensions and links that enable the journeys to loop,

The focus on the adventure journey is to provide options for the local and neighbouring residents to explore their surroundings in a fun and exciting way either on foot or on bicycles.

Furthermore, by creating separate journeys, the residents can alternate between each journey or link them all together to create one large journey.

Figures 11-102 shows the proposed play journeys in Mount Cotton.



Neighbourhood 48

Description

Neighbourhood 48 (392ha) comprises part of Mount Cotton township. The neighbourhood is bounded by conservation, environment protection and rural lands in the north and east, Mount Cotton Road in the west and Valley Way in the south.

Land use

The neighbourhood, which sits in the Regional Landscape and Rural Production area of the SEQ Regional Plan, is made of up three different types of housing zones including park residential, low density and urban residential (see Figure 11-103). The community purpose land is where the school is located and also a road corridor and bulk water facilities. Rural non-urban areas are still present within the neighbourhood as well as a neighbourhood shopping centre. All other lands are zoned for conservation, environment protection and open space.

Open space issues

All recreation activities for this neighbourhood are provided in one location—Mount Cotton Community Park (see Figure 11-104). All other open space within the neighbourhood is wetlands, conservation areas or drainage constrained areas.

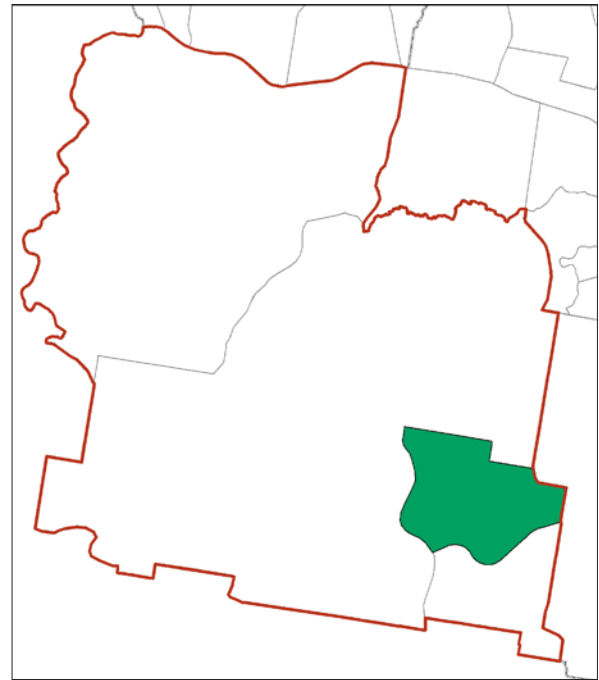
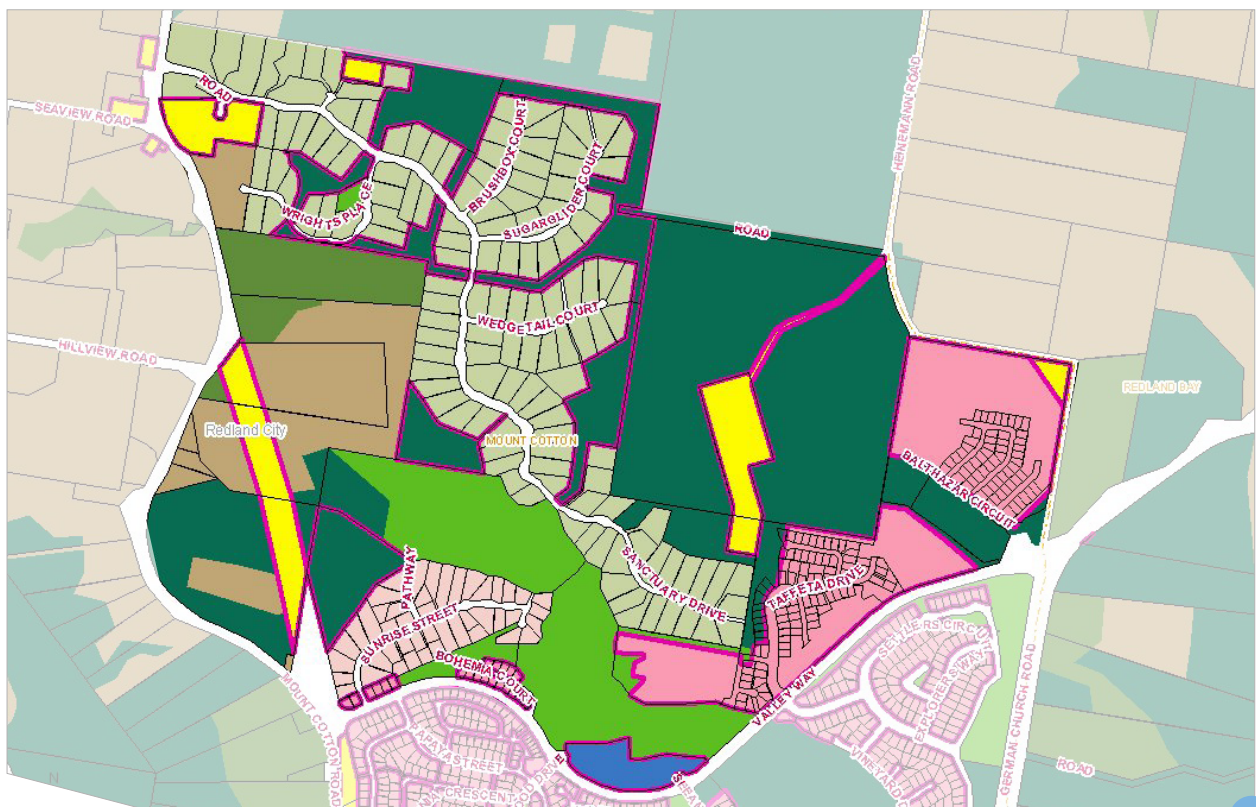


Figure 11-103: Extract map from Redland Planning Scheme



Access issues

Movement through the quiet and shady Ridgewood Downs is primarily along the road. An access path off Sanctuary Drive has been formalised to provide all-abilities direct access into Mount Cotton Community Park.

There are no formed footpaths in the neighbourhood except in the immediate vicinity of the shopping centre. However, the quiet and rural aspect of the area lends itself to shared streets.

Mount Cotton Community Park has a formal path system throughout allowing easy movement to the recreation areas and the car park.

A formed footpath should be constructed through Valley Way Drainage Reserve in the Mount Cotton Community Park. The corridor is in place already. Providing this would enable residents to walk and cycle off-road instead of on the usually-busy, four-lane, Valley Way that has no footpath. A path also needs to be constructed at both ends of Sunrise Street to join with existing access points into the park. Access into the park is also already being provided for the eastern section of the neighbourhood from Sarsenet Circuit. Residents can also access the shopping centre from the park via a path network.

Crossing Valley Way to reach Neighbourhood 49 is problematic and is via a large round-about. An alternate crossing point should be investigated.

There are no bikeways or formed footpaths to Mount Cotton State School from the Mount Cotton housing area.

Open Space Issues

Mount Cotton Community Park is a T1 destination park. It is recognised that this park has to meet a wide range of recreation activities for all Mount Cotton residents.

The park came into Council control from property developers in late 2011 and does not have an adopted park plan. It is recommended that a plan for the park should be developed. The recreation activities currently offered in the park include:

- exercising dogs off-leash
- interacting with nature (e.g. feeding ducks)
- kicking a ball around or playing cricket
- picnicking
- playing basketball
- toddler and primary play
- walking and cycling

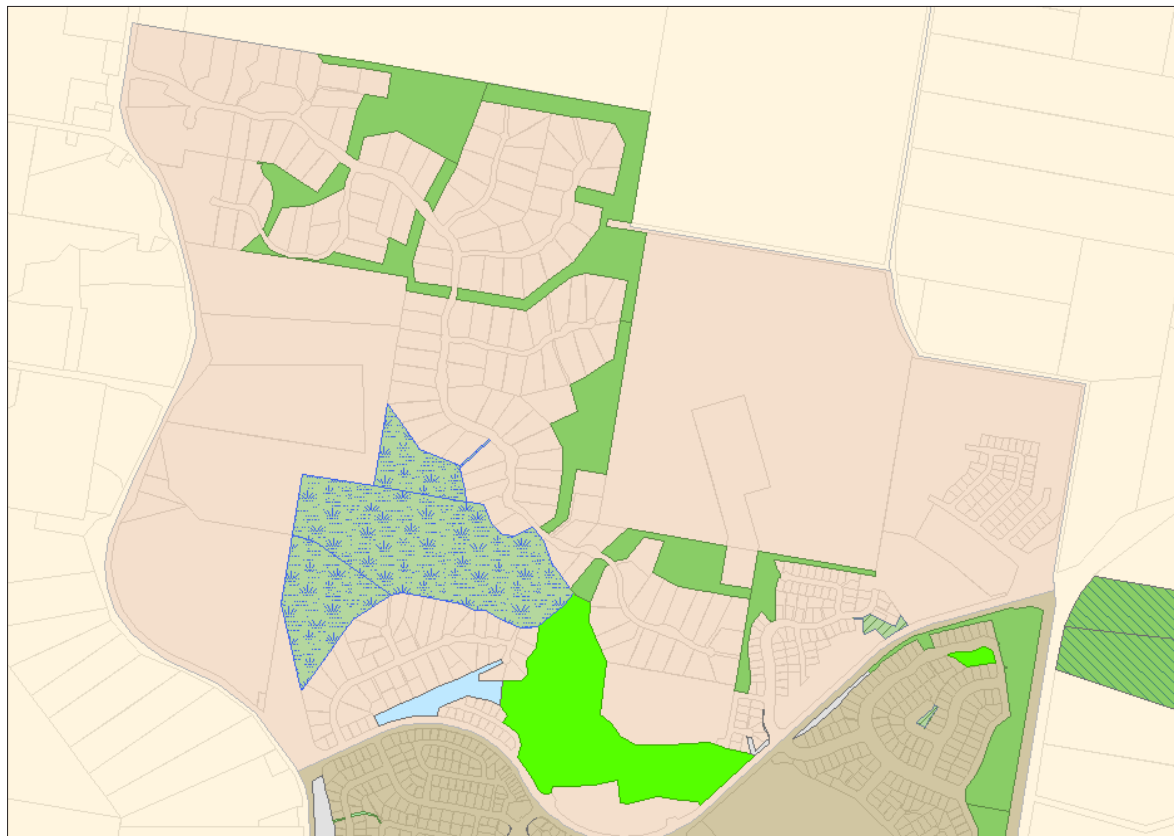
All these facilities have been funded by Mount Cotton property developers over the years.

Adjacent to the park is land currently leased to Council. On this area people can skate and ride bikes, picnic, ride a flying fox and meet with friends and family.

Recommended key actions

- Mount Cotton Community Park
 - plan now to relocated the ramp park facilities and basketball court into Mount Cotton Community Park when the property owner wishes to develop the area.

Figure 11-104: Open space areas in Neighbourhood 48



- assess the park for commercial use for a range of uses including personal trainers, a cafe or other complementary park services and activities
- provide fitness activity stations spread along a circuit path system
- Valley Way Drainage Reserve
 - construct a pathway through the reserve
 - provide nature play nodes along the pathway to form a nature play trail through the neighbourhoods
 - this area should be incorporated into future parks planning for Mount Cotton Community Park

Shortfall

- A site for a future community garden was not located. (Mount Cotton Community Park is not suitable firstly due to its destination classification but also because most of the areas that might be suitable are also very wet at various times throughout the year.)

Neighbourhood 49

Description

Neighbourhood 49 (294ha) comprises the southern part of Mount Cotton. The neighbourhood is bounded by conservation, environment protection and rural lands in the east, Mount Cotton Road in the west, Valley Way in the north and Logan City in the south.

Land use

The neighbourhood, which sits in the Regional Landscape and Rural Production area of the SEQ Regional Plan, is urban residential zoning with a cul-de-sac street layout (see Figure 11-105). The community purpose land is a road corridor buffer and a pump station. All other lands are zoned for conservation and open space. The neighbourhood is still in development.

Open space issues

The recreation activities for this neighbourhood are provided in small urban parks and many parks form part of a conservation corridor.

All other open space within the neighbourhood is conservation land and is flood prone.

The Sheoak Court Bushland Refuge, currently zoned open space, is high quality urban bushland habitat and a zone change to conservation is recommended. This a major bushland area in the Mount Cotton urban form that is not flood and drainage affected.

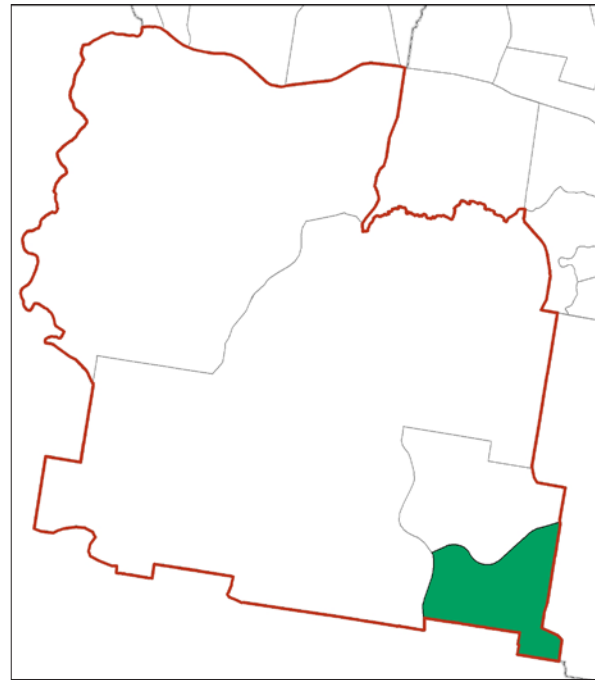
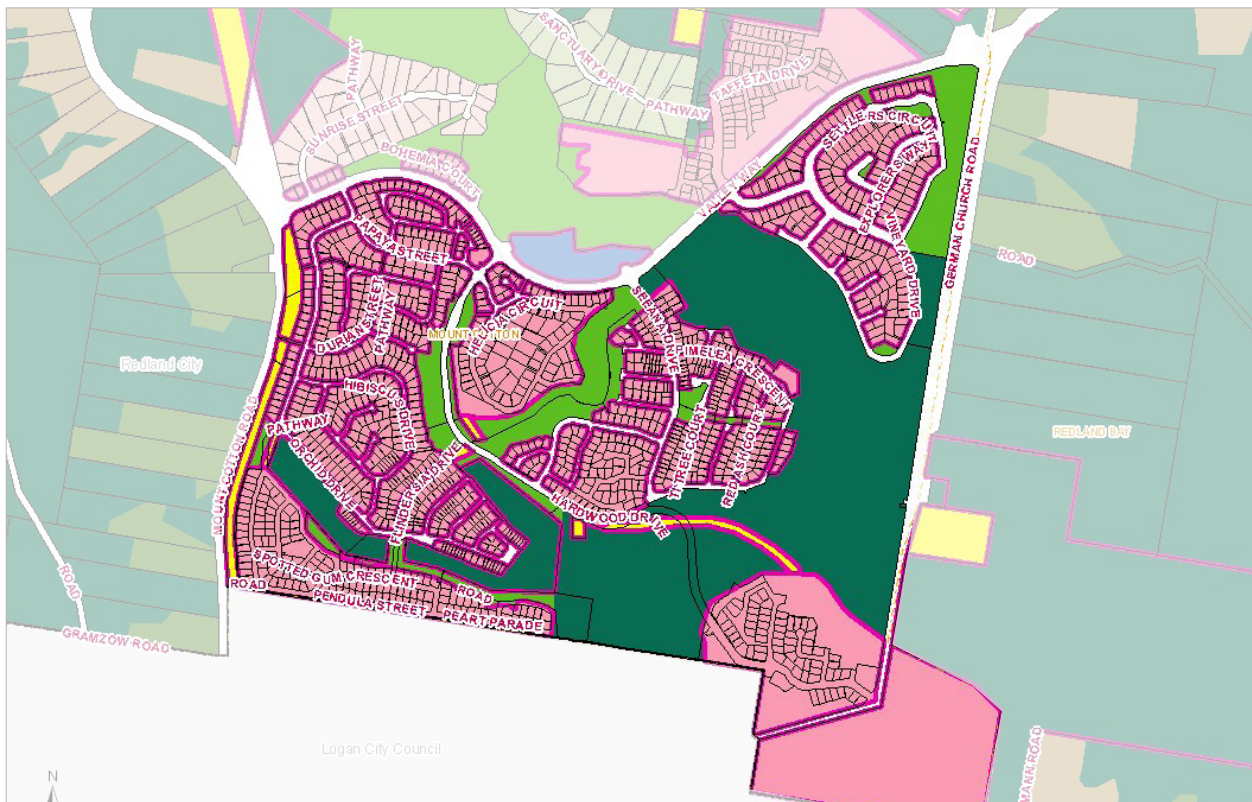


Figure 11-105: Extract map from Redland Planning Scheme



Access issues

There are formed footpaths in the neighbourhood along some of the main internal streets though the quiet and rural aspect of the area lends itself to shared streets.

Crossing Valley Way to reach Neighbourhood 48 is problematic and is via a large round-about.

There are no bikeways or formed footpaths to Mount Cotton State School from the Mount Cotton housing area.

A significant path network is being developed along and within the conservation and parkland areas. This network allows excellent movement around the neighbourhood and across to Neighbourhood 48. The path system helps link the cul-de-sacs to parkland and adjoining streets and facilitates walking and cycling around the neighbourhood. Many cul-de-sacs however do not have easements or access to the path network.

Other matters

A better circuit path system needs to be designed to allow residents to walk and cycle in loops thus facilitating improved fitness and health in a suburb that has limited access to facilities such as indoor gyms and longer cycle path networks.

The conservation area in the north-east of the neighbourhood (south of Vineyard Drive) will one day come to Council and a range of outdoor recreation opportunities could be explored in this area. The conservation land forms part of the corridor

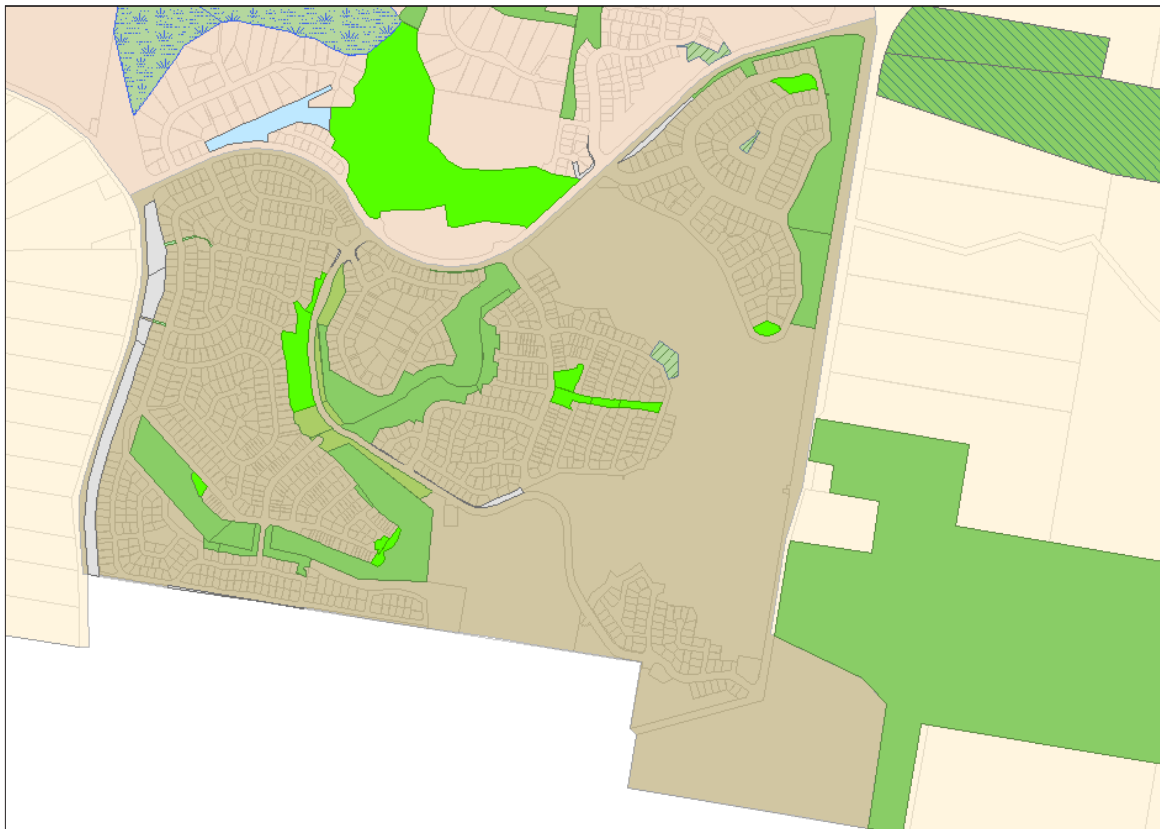
linking Mount Cotton Community Park and an access path way should connect the two areas.

Recommended key actions

Some of the key actions recommended for Neighbourhood 49 include:

- Seena Drive Park
 - provides toddler play
 - provide a walking trail.
 - primary aged play should be provided in the future
- Lillypilly Street Park
 - provides toddler play
 - nature-based should be provided in the future
 - primary play should be provided in the future
- Settlers Circuit Park
 - provides toddler play
 - primary play should be provided in the future
- Hardwood Drive Park
 - provides toddler play
 - upgrade to provide primary play activities
 - provide a formal kick-about space with goals
- Orchid Drive Park
 - provides toddler play
 - upgrade to include nature-based play
- Vineyard Drive Urban
 - habitat provides toddler and primary play
 - complemented with nature-based play features

Figure 11-106: Open space areas in Neighbourhood 49



- Baradine Street Park
 - provides a swing and a sheltered picnic area
 - upgraded to provide goals to complement a small kick-about area
 - provide a meeting place for young people
- Sheoak Court Bushland Refuge and Hardwood Drive Nature Belt
 - provide linear walking trails (not circuits)
 - provide a nature-based play journey be developed along the path system. This involves small nature-based play nodes being developed in suitable locations and will encourage walking and cycling around the neighbourhood and environmental education in a suburb that is in the Regional Landscape and Rural Production Area and surrounded significantly by conservation and heavily treed areas



Baradine Street Park, Mt Cotton

Shortfalls

Locations for the following activities could not be found:

- a site for a future community garden
- a site for fitness stations
- commercial use areas for personal trainers in a central and readily accessible location within the neighbourhood
- an area for an enclosed or unfenced dog off-leash area
- A safer crossing point across Valley Way should be explored over time as this is a major barrier to children, families and seniors access the destination park.
- more parkland may need to be purchased and will be dedicated in this neighbourhood in the future to meet the shortfalls in activity space. Considering the Mount Cotton village's relative isolation this would be considered to be a high priority in future years as the population grows.

Mount Cotton Community Park (Neighbourhood 48) will be the primary recreation park location for the residents of Neighbourhood 49.

