

11

Catchment and neighbourhood assessments

The following analysis assesses provision of recreation activities and embellishments at the catchment and neighbourhood level (see Section 6 for a description of catchments and neighbourhoods).

There are six catchments and 54 neighbourhoods that cover the current and future urban areas of the mainland, the three urban settlements of North Stradbroke Island, Coochiemudlo Island and the four Southern Moreton Bay Islands.

The catchment level analysis considers factors such as:

- the provision of a diversity of recreation opportunities and sporting activities across each catchment and whether they can be better linked to provide recreation corridors
- does the built form encourage people to be physically active i.e. is riding a bicycle or walking a viable and attractive alternative to car travel for shorter trips?
- within the catchment are there issues with crossing major roads or other barriers and are there any solutions?
- where does medium density housing exist and where is it planned? Is it well serviced by recreation opportunities in public and private open space?
- are there any 'hidden gems' that should be secured for open space?
- are the footpaths and walkways linked and logical?

There is a suite of recreation embellishments that Council believes should be provided, over time, in each catchment. Key elements include:

- dynamic or fixed physical activity stations
- outdoor wedding and ceremony spaces
- ramp parks
- a major all-abilities playground complemented with large picnic areas
- community gardens¹
- a number of fenced or unfenced dog off-leash areas
- public art in suitable locations
- meeting places for young people
- access to nature on bushwalking trails
- access to a range of sporting codes
- a place for festival and events

Additionally, some sites may lend themselves for use by commercial operators, for example personal trainers and these have been identified and recommended for assessment. Council may pursue these opportunities where it does not detract from public enjoyment of the area.

At the neighbourhood level every recreation and sport open space has been inspected to assess its current role in providing recreation opportunities and whether it has capacity to take on additional or different roles, and even whether it should have its use changed—usually because it replicates the facilities and experiences of an open space area very nearby.

Each open space area was assessed for:

- its recreation function and hierarchy role
- what the park is being used for and what it could be used for
- issues, opportunities or constraints concerning the most suitable functioning of the park
- the surrounding roads and paths to determine if the parks and open spaces can be easily and safely accessed
- location to a medium density zoned area

In terms of embellishment, the assessments were looking at the suitability of a park or open space to provide for the following activities:

¹ Council's role will be in providing sites to suitably incorporated groups to develop a community garden. Council will not be providing the infrastructure

- a space for kicking a ball, including goal posts
- suitability as a potential site for a community garden
- any natural areas that may be suited to natural play
- features or other aspects that would allow for nature-based play
- toddler and primary school age play
- teenage meeting places or teenage play
- physical activity stations
- dog off-leash areas
- commercial use opportunities
- heritage trees or structures

Importantly, it should be noted:

1. the activities recommended for each park, if supported by the community following an extensive consultation period, 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




















Wellington Point Recreation Reserve



Map Legends

Planning Scheme





The following legend should be used to interpret the Redland Planning Scheme maps in each Neighbourhood Analysis. So as not to clutter the page it is not repeated throughout.

Redland Planning Scheme	
Conservation	
Open Space	
Community Purpose	
Rural Non Urban	
Environment Protection	
Park Residential	
Commercial Industry	
General Industry	
Major Centre	
District Centre	
Neighbourhood Centre	
SMBI Centre	
Local Centre	
Medium Density Residential	
Low Density Residential	
SMBI Residential	
Point Lookout Residential	
Urban Residential	
Emerging Urban Community	

Open Space Maps

Similarly to above the following legend should be used to interpret the open space plan maps in each Neighbourhood Analysis.

It should be noted that the classifications reflect the current system as defined in the Redland Open Space Plan 2004—2016. These will be changed to reflect the current terminology and definitions on adoption by Council of this Strategy.

Open Space Plan 2004-2016 Park Catchment Names	
Regional Recreation or Sport Park	
District Recreation or Sport Park	
Local Park	
Conservation Reserve	

Catchment 5

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

This catchment 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 very few urban park and open space zoned areas.

Achievement of the desired standard of service for the catchment is outlined below.

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 only one DOLA in the catchment—in Mount Cotton Community Park. The DOLA is:

- of medium size
- has no small dog enclosure

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

Access to nature

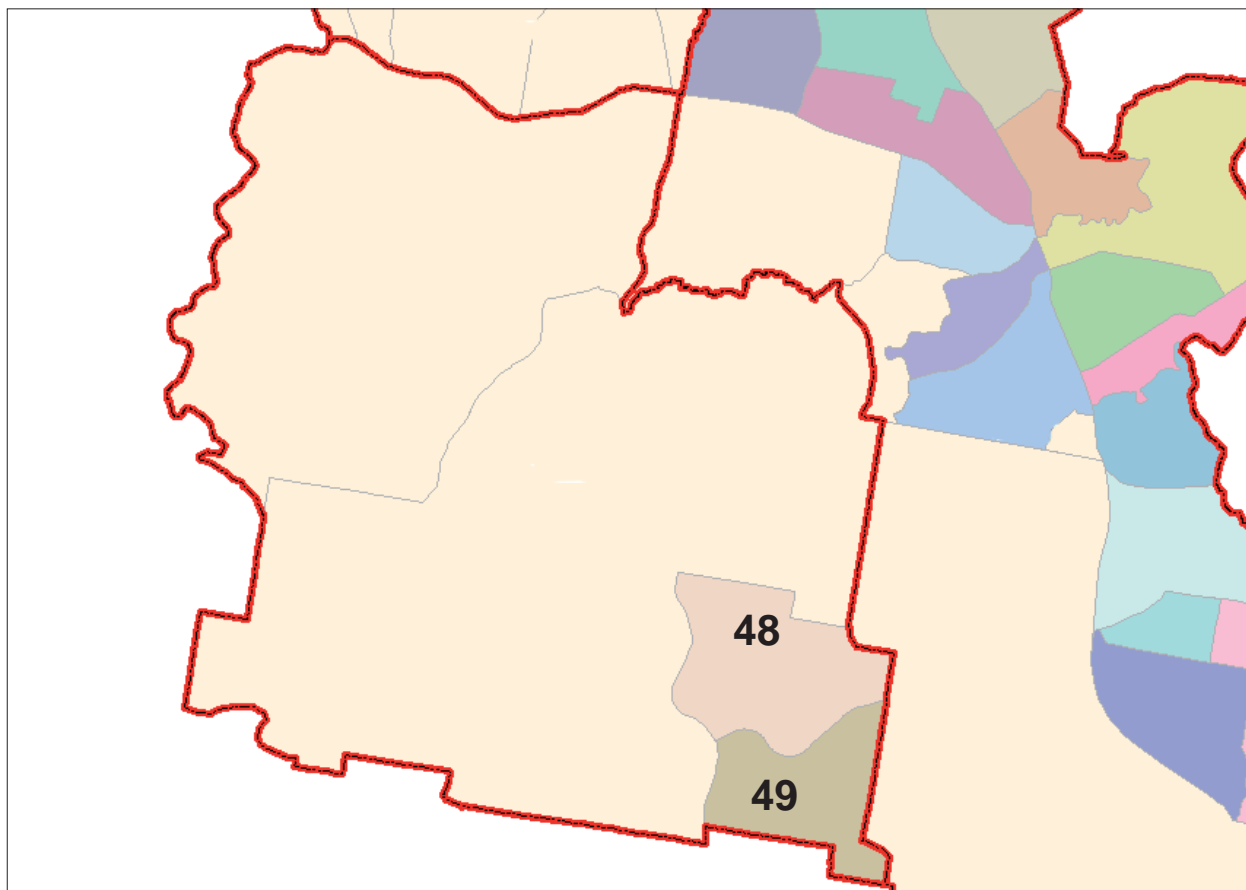
Bushwalking is available in many conservation reserves in the catchment including:

- 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

All-abilities play

Will be provided in the future, in the Mount Cotton Community Park destination park and the design needs to be incorporated into a park master plan.

Figure 11-101: Neighbourhoods in Catchment 5



Weddings and ceremonies

Consideration should be given to developing a special area in a park to accommodate a wedding ceremony, undercover and able to be booked especially for this type of event. Toilets are always a consideration when encouraging large gatherings in parks including weddings. Only parks with existing public toilets, access to toilets or a reasonable chance of having them built in the future should be encouraged as wedding ceremony venues in the future.

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

Mount Cotton Community Park is recommended for consideration as a wedding and ceremony venue (once public toilets are built).

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 Catchment 5. Council is investigating a new site for sport and recreation in the Sheldon area that, if successful, will become a major venue for sporting competitions.

An area in Mount Cotton Community Park could be used for sports training although the current configuration and drainage issues are preventing this from happening.

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

In Catchment 5 there are no parkland areas with public toilets. Mount Cotton Community Park public toilet is in the design phase and should be constructed by June 2012.

No other parks require public toilets in Catchment 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. This 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.

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 outside the neighbourhood boundaries.

Commercial activities in open space

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

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

Water based recreation

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

Destination parks

Mount Cotton Community Park is recommended to be a T1 destination park and a park master 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 destinations in the southern hinterland of the city.

Catchment level recreation parks

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

School Facilities

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

Outdoor recreation opportunities

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

- 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 refers to the special features and experiences within the catchment. The following locations provide special recreation experiences unique to the catchment.

- outdoor recreation and environmental conservation opportunities in the Koala Coast Bushland and Conservation Areas including bushwalking, wildlife spotting and photography, horse riding, camping (future activity), mountain bike riding, bush track bike riding
- Sirromet Winery—privately run festivals and events, wine making, fine dining
- Redlands Regional Sporting and Recreation Precinct—project in development and still subject to land acquisition
- Kindilan Outdoor Education and conference centre—privately run Girls Guides outdoor recreation and environmental education centre.

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,

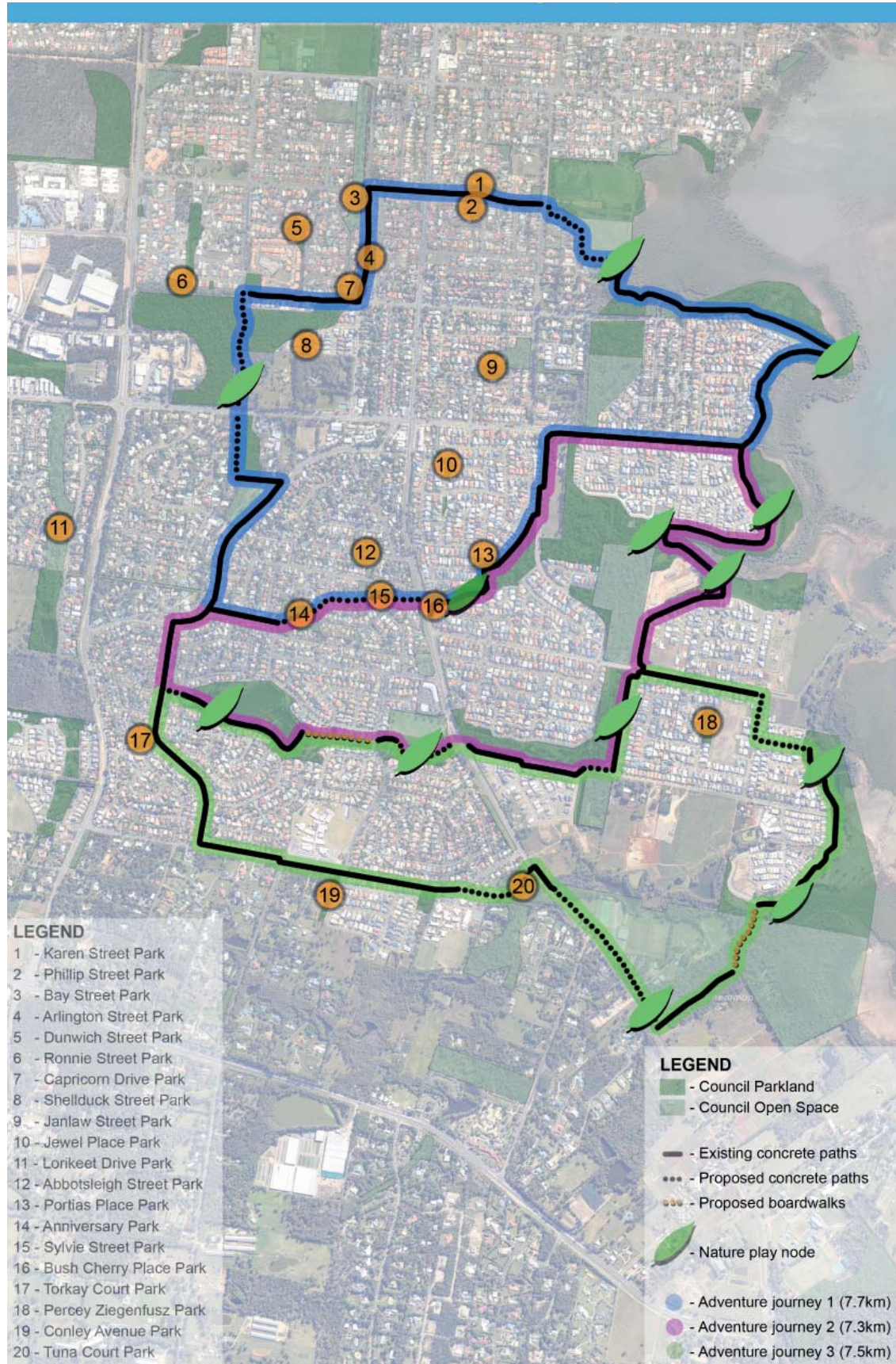
The focus on the adventure journey is to provide options for the local and neighbouring residents to explore their surroundings in a fun and exciting way either on foot or on bicycles.

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.



Figure 11-102: Play journey's planned in Mount Cotton



Neighbourhood 48

Description

Neighbourhood 48 comprises part of Mount Cotton township. The neighbourhood is approximately 392 ha in area and 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, 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.

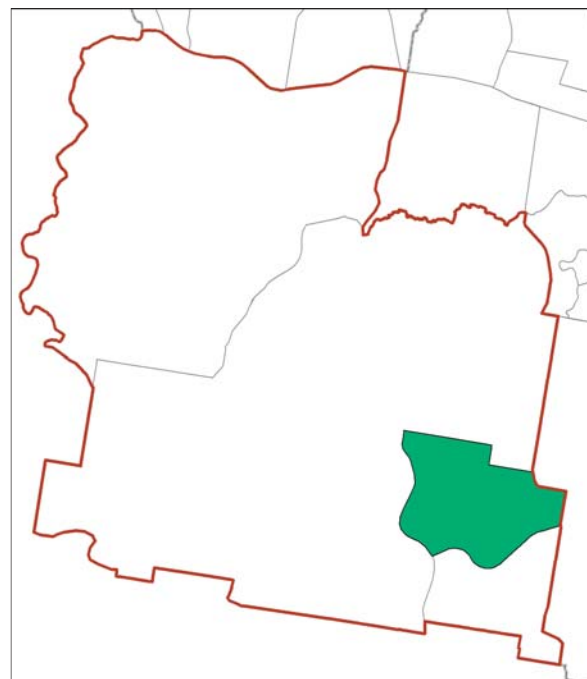


Figure 11-103: Extract map from Redland Planning Scheme



Access issues

Movement through the quiet and shady Ridgewood Downs is primarily along the road. An access path off Sanctuary Drive is soon to be formalised and will 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.

Overview of proposed key actions

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

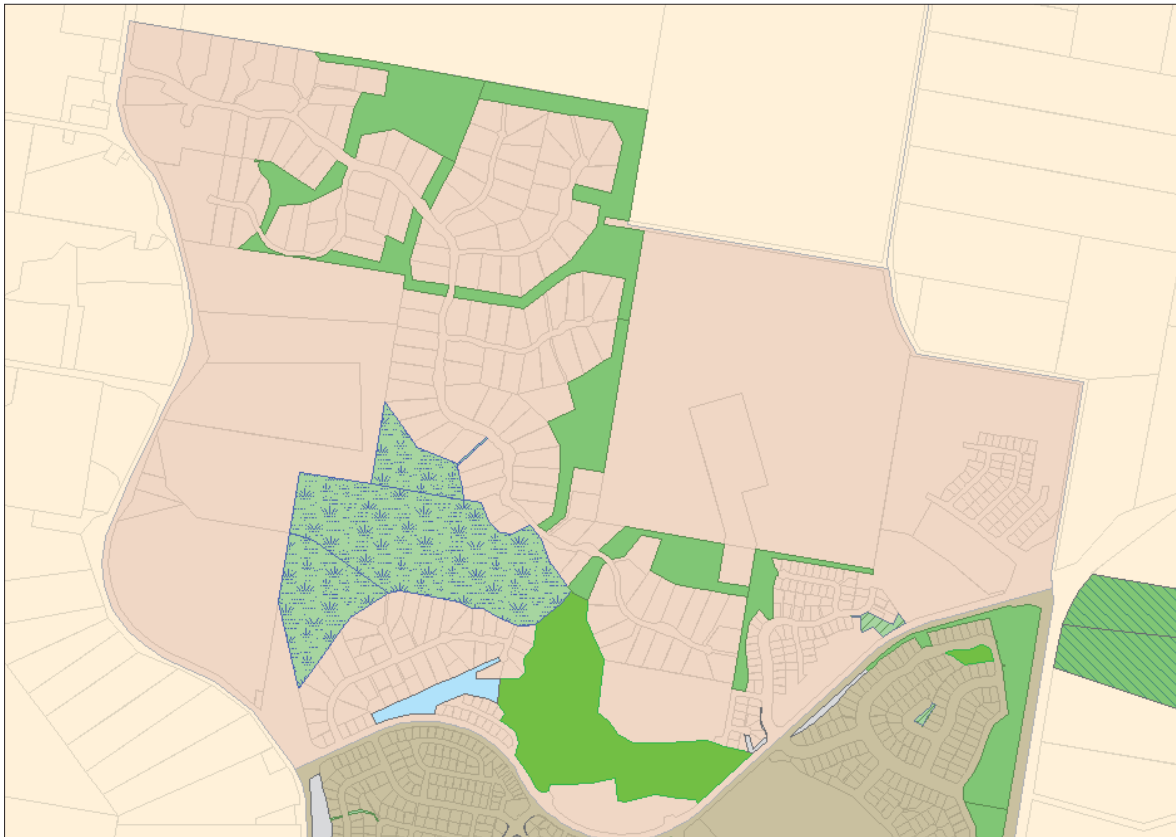
The park came into Council control from property developers in late 2011 and does not have an adopted park master plan. It is recommended that a plan for the park should be developed. The recreation activities currently offered in the park include:

- 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. Eventually these facilities will need to be relocated into Mount Cotton Community Park when the property owner wishes to extend the shopping centre.

Figure 11-104: Open space areas in Neighbourhood 48



The park should be assessed for commercial use in the future and not only for personal trainers but also for a cafe or other complementary park services and activities.

A public toilet is required as soon as possible in Mount Cotton Community Park

2. Valley Way Drainage Reserve—residents would not only benefit from having a formed pathway through the reserve but the reserve also lends itself to nature play and should form part of 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 comprises the southern part of Mount Cotton. The neighbourhood is approximately 294 ha in area and 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, 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.

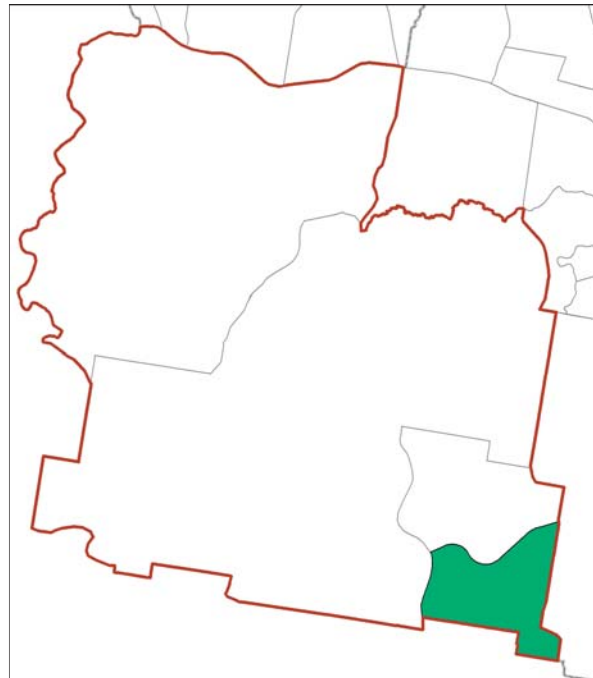
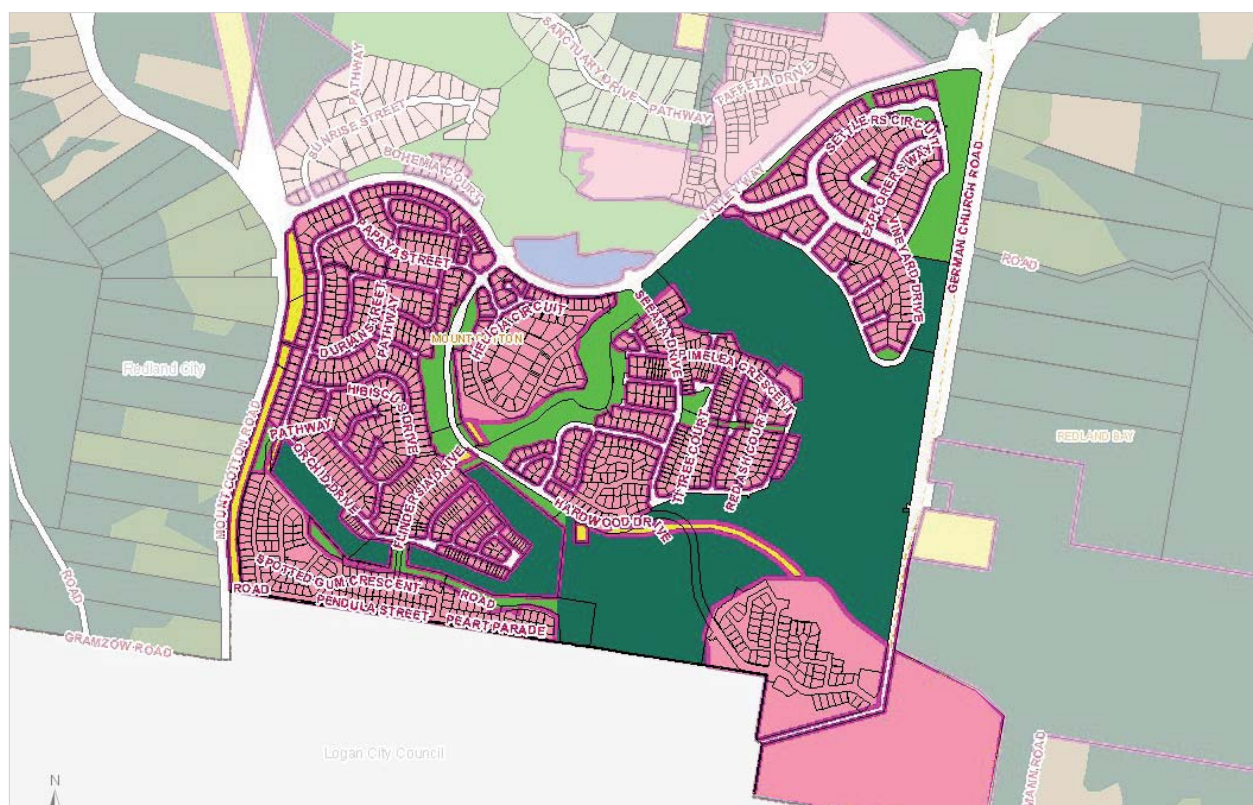


Figure 11-105: Extract map from Redland Planning Scheme



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.

Overview of proposed key actions

Some of the key actions recommended for Neighbourhood 49 include:

1. Seena Drive Park provides toddler play and a walking trail. Primary aged play should be provided in the future
2. Lillypilly Street Park provides toddler play. Nature-based and primary play should be provided in the future
3. Settlers Circuit Park provides toddler play. Primary play should be provided in the future
4. Hardwood Drive Park provides toddler play and should be upgraded to provide primary play activities and a formal kick-about space with goals
5. Orchid Drive Park provides toddler play and should be upgraded to include nature-based play as an alternative
6. Vineyard Drive Urban habitat provides toddler and primary play and could be complemented with nature-based play features
7. Baradine Street Park provides a swing and a sheltered picnic area. The park could be upgraded to provide goals to complement a small kick-about area. This park would also be a great meeting place for young people
8. Sheoak Court Bushland Refuge and Hardwood Drive Nature Belt provide linear walking trails (not circuits) and it is recommended that a nature-based play journey be developed along the path system. This involves small

Figure 11-106: Open space areas in Neighbourhood 49



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

Shortfalls

Locations for the following activities could not be found:

- a site for a future community garden
- a site for fitness stations and 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

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

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 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.