

# 5. Case Studies and Examples

## 5.1 Lake Belmore, Croydon Shire

### Relevant principles:

Multiple Uses of Open Space  
Recreation and Sport in Rural Areas  
Waterways and Riparian Corridors  
Recreation and Adjacent Land Uses

Regionally Significant Open Space  
Tourism and Outdoor Recreation  
Facility Location/ Co-location

The development of Lake Belmore into a local and regional multi-use recreation and sport destination over the last year has revitalised the community. As a result of funding from the Sport and Recreation Queensland (SRQ) Minor Facilities Funding Program, Lake Belmore has been developed to provide:

- skiing
- swimming
- canoeing
- fishing/boating
- a pontoon
- a multi-use ablution/kitchenette/public telephone block
- a picnic and electric barbecue and shelter
- drinking water/showers
- a children's play area
- ring road access
- safety barriers
- landscaping to reflect the unique character of the site.

Through the same program the township of Croydon has also constructed a lawn bowls facility and an indoor cricket venue.

In light of trends seeing many rural communities in decline, the rural community of 200 is now experiencing a new sense of purpose. The new facilities have given way to a range of local programs both indoor and outdoor as well as attracting regional events. Plans for walking/cycling pathways linking the town and Lake Belmore are also proposed in response to a growing interest by the community. The town's self esteem and economy is benefiting from increasing seasonal tourism attracted by the high quality facilities at Lake Belmore.

The developments at Lake Belmore and in the township resulted from community consultation and a process of monitoring the facilities' success is conducted annually through the release of the corporate plan where input from the community is intended to guide future planning of the area.

This case study identifies the benefits of developing high quality recreation and sport facilities in rural areas as:

- Raising the morale of the local community by acknowledging that its need for quality recreation and sport facilities is equal to that of city dwellers.
- Providing new recreation and sport opportunities for a wider regional catchment, with communities from Georgetown and Normanton willing to travel up to 200 km to Lake Belmore to ski, fish or play.
- The social and economic advantages of attracting increased tourism.
- The spin-offs of a full-time recreation and sport administrator and an increased range of indoor and outdoor programs available to the local community.

This case study also identifies future challenges as:

- Maintaining the environmental integrity of Lake Belmore as visitation and interest in overnight stays increases.
- Responding to future community demand for additional recreation and sport experiences on site.

**Contact:** Croydon Shire Council, Sport and Recreation Officer, Telephone 07 4745 6185



## 5.2 Regional Landscape Values - Guidelines for their protection in local government planning schemes in SEQ

### Relevant principles:

Natural Landscape Features  
Regionally Significant Open Space  
Regional Recreation and Sport

The document makes reference to the values of regional open space as endorsed by the Regional Framework for Growth and Management 1998 (RFGM) and states,

*“...an integrated regional open space network has the capacity to enhance the quality of life of all of the inhabitants of a regional and will help to foster environmental awareness and socially and economically healthy communities”.*

The Regional Landscape Strategy (RLS), defines regionally significant open space as that:

- Contained within public land including National Parks, State Forests, State Reserves and major local government reserves.
- Private land with agreement of the land owner.
- Land acquired for regional open space purposes.
- Land designated by local governments as having regional significance as open space in local planning schemes.

Once identified in the local government planning scheme, the RLS suggests using the planning scheme to detail Desired Environmental Outcomes as part of a process of protecting regional landscape values.

The RLS provides examples of suggested provisions for planning schemes which cover:

- enhancing biodiversity and the environment
- conserving high land and water value
- enhancing scenic amenity
- conserving cultural heritage and socially significant values
- enhancing outdoor recreation opportunities
- enhancing urban area amenity
- promoting coordinated open space.

It also provides details each of these planning measures including a glossary of terms, performance indicators, current planning and management practice, management strategies and assessment criteria.

**Contact:** Department of Natural Resources and Mines, GPO Box 2454, Brisbane, 4001 or Environmental Protection Agency, PO Box 155, Brisbane, 4001. Phone your local regional office.

## 5.3 Wet Tropics Walking Strategy

### Relevant principles:

Tourism and Outdoor Recreation  
Cross Boundary Strategic Planning  
Non Motorised Recreation Trail Network

Recreation Setting Diversity  
Recreation and Adjacent Land Uses

The Wet Tropics Walking Track Strategy complements the Wet Tropics Management Authority's (WTMA) Nature Based Tourism Strategy (2000) which provides broad policies and strategic directions for the future management of nature based tourism and recreation in the Wet Tropics. It has been developed to guide the future development and management of a range of walks throughout the Wet Tropics region.

The strategy includes walking tracks in seven local government areas:

- Cook Shire
- Mareeba Shire
- Cairns City Council
- Atherton Shire
- Herberton Shire
- Johnston Shire
- Cardwell Shire.

And in so doing emphasises the following specific issues relating to planning, management and implementation among a number of regional agencies and their communities:

- Establishing a representative advisory group to provide expert advice and to assist in implementing the strategy.
- Establishing a coordinated management system to enable different government agencies, local councils, interest groups eg. regional Indigenous representatives, the tourism industry and walkers to work together to achieve agreed goals.
- Visitor demand and impacts will be researched and monitored to ensure sustainability and that visitor needs are met.
- Ensuring walk, walker and regional diversity recognising the need to expose the attributes unique to the region and to satisfy the range of walker interests and capabilities.

The regional strategy also takes advantage of the opportunity to highlight less visited destinations in the Wet Tropics World Heritage Area thereby contributing to sustainability of the overall region, exploring different recreational settings and sharing the economic benefits of increased visitation to areas outside of the main tourist destinations.

**Contact:** Wet Tropics Management Authority (WTMA), PO Box 2050 Cairns Qld 4870 or call the WTMA office on 07 4052 0555.



## 5.4 Park Planning Performance Criteria

### Relevant to the following principles:

Open Space Standards/Planning Performance Criteria  
Charging for Public Parks Infrastructure/Priority Infrastructure Plans  
Recreation Setting Diversity

Performance Criteria for recreation and sport land form the basis from which future demand for recreation, sport and open space will be calculated, acquired and developed. They relate to Standards of Service which are required by the *Integrated Planning Act 1997* to be included in open space lands and in the preparation of Priority Infrastructure Plans. The performance criteria used in this case study are provided as a generic example based on those currently being applied by a number of local governments in Queensland. The criteria emphasise:

- Holistic planning rather than strict adherence to a standards approach
- The need to sometimes trade-off quantity of park for quality of park
- Safety
- Quality of land and facilities
- The objective to maximise the range of opportunity where appropriate
- The need to consider both capital and maintenance costs of public recreation land to both the local government and to the community.

It is recommended that officers from various discipline areas within council, including engineering, town planning, parks, recreation and community development, are involved in formulating Park Planning Performance Criteria for a specific council. The resulting performance criteria or standards of service for a specific local government area should be discussed and supported in an Open Space Strategy. **This case study provides a guide only.**

Criteria	Performance measurement		Comment
	Informal parks	Sporting Parks	
Minimum level of supply	2 ha / 1 000 persons	2 ha / 1 000 persons	Acts as a broad measure of supply across neighbourhoods and catchments.
Minimum size of parks	0.5 - 1 ha (local) 3 - 5 ha (district)	1.2 - 2 ha (local) 5 ha (district)	Upper limit is the preferred minimum size, which allows more flexible use and cost efficient management. Local sport park may be 1.2 if integrated with other open space.
<p>Access and visibility:</p> <ul style="list-style-type: none"> <li>Distance from any residence to park</li> <li>Park boundary</li> <li>Constraints</li> <li>Cycle and pedestrian access</li> <li>Accessibility</li> <li>Visibility</li> </ul>	<p>Local - 500 m District - 3 km</p> <p>Min' 50 % road frontage</p> <p>Local Parks shall not be separated from catchment by physical barriers (eg. main roads, creeks).</p> <p>Must provide for safe and convenient access.</p> <p><i>Location and park landscape should maximise access for people with mobility difficulties.</i></p> <p>Visibility from neighbouring residences should not be impeded by design, vegetation or buildings.</p>	<p>Local - 500 m District - 3 km</p> <p>Min 50 % road frontage.</p> <p>Local Parks shall not be completely separated from residences by physical barriers (eg. main roads, creeks).</p> <p>Must provide for safe and convenient access.</p> <p>Location and park landscape should maximise access for people with mobility challenges.</p> <p>Visibility of carparks, entry points and play areas is important.</p> <p>District sporting fields require buffering from residential areas to minimise impacts from noise and night lights</p>	<p>Substantial road frontage is crucial in local parks to ensure access and good community surveillance.</p> <p>Location and urban design must provide for multi- mode access to local and district parks</p> <p>Park should be centrally located.</p> <p>Buffer design should complement the park area and enhance residential amenity.</p>
<ul style="list-style-type: none"> <li>Shape</li> </ul>	<ul style="list-style-type: none"> <li>Should allow for a range of uses (eg. informal sport).</li> <li>Minimum access corridor widths of 10 m.</li> </ul>	<ul style="list-style-type: none"> <li>Regular shapes critical.</li> <li>Minimum radius for oval is 60-70 m (many LGA's consult with the local field sport groups for consensus).</li> <li>Must consider multiple use of fields and ovals.</li> <li>Configuration should allow for passive uses of the perimeter and ancillary uses (eg. sheds and storage).</li> </ul>	<ul style="list-style-type: none"> <li>Long narrow parks are generally unacceptable unless they are proposed as a linkage or as part of a corridor linking larger park areas. Preferred design is for park nodes, which may be linked by other open space components such as waterways.</li> <li>Integrating local sporting parks with informal parkland and local community facilities is desirable and becoming more the model with many local governments.</li> </ul>



Criteria	Performance measurement		Comment
	Informal parks	Sporting Parks	
<ul style="list-style-type: none"> <li>Land quality</li> </ul>	<ul style="list-style-type: none"> <li>Maximum slope is 1:4.</li> <li>Land can not be constrained by hazards (eg. power lines, conservation, contamination).</li> <li>Generally free of flood constraints.</li> <li>Suitable for intended purpose (eg. generally flat and useable).</li> <li>Must not require above average development costs.</li> <li>Max 30% of park constrained.</li> </ul>	<ul style="list-style-type: none"> <li>Maximum slope is 1:200.</li> <li>Land can not be constrained by hazards (eg. power lines, conservation, contamination).</li> <li>Generally free of flood constraints.</li> <li>Suitable for intended purpose (eg. generally flat and clear).</li> <li>Must not require above average development costs.</li> <li>District parks must be able to provide for built development as well as multiple use fields.</li> </ul>	<ul style="list-style-type: none"> <li>Special provisions apply to land quality. Land with certain constraints may be acceptable at a discounted rate.</li> <li>The purpose of quality criteria is to minimise development and maintenance costs to the community and to ensure long term flexibility in use of park.</li> </ul>
<ul style="list-style-type: none"> <li>Diversity of settings</li> </ul>	<p>A range of landforms should be used for informal parks. Linkage with natural areas, waterways and foreshores will provide diversity of settings. Provide opportunities for use of local and district viewscales and landscape features.</p>	<p>Sporting parks can be integrated with other open space, community facility development and facility precincts</p>	<p>Within local and district catchments a range of settings and opportunities should be provided. For example:</p> <ul style="list-style-type: none"> <li>Cycling and walking tracks within and linking parks</li> <li>Formal and informal sporting areas</li> <li>Shaded Playspaces</li> <li>Shaded Picnic areas</li> <li>Views, local features and scenic areas</li> <li>Recreation facilities</li> <li>Beachside/ creek side parks</li> <li>Natural vegetation</li> <li>Ornamental landscapes</li> </ul>
<ul style="list-style-type: none"> <li>Minimising cost</li> </ul>	<ul style="list-style-type: none"> <li>Selection of preferred park sites should consider:</li> <li>Land which may be constrained for residential use and is cheaper to acquire.</li> <li>Land which will not require substantial improvement to be suitable for use.</li> <li>Shape, landform and access that minimises future maintenance costs.</li> <li>Co-location of facilities and integrating park and other open space will maximise savings from sharing of facilities and services.</li> </ul>	<ul style="list-style-type: none"> <li>Selection of preferred park sites should consider (in addition to the previous column):</li> <li>Larger sizes to allow for greater shared use and co-location.</li> <li>Integrating district sporting areas with other community, retail, service and transport nodes.</li> <li>Suitability for construction of fields and facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The main purpose is to ensure the cost to the community is minimised without compromising on quality and functionality of parks.</li> <li>Potential costs associated with park management should consider 3 areas :</li> <li>Acquisition</li> <li>Development</li> <li>Maintenance.</li> </ul>

## 5.5 Mt View, Thuringowa

### Relevant to the following principles:

Multiple Uses of Open Space

Mt View Park is located within a detention basin<sup>24</sup> and was developed as a district level park during 2000/2001 by a multi-disciplined team comprising a council engineer, town planner and parks manager.

For approximately 11 months of the year, the site offers flood free access to a range of informal sport and recreation spaces including:

- walkways
- centralised play spaces
- 3 distinct kick-about areas and
- shaded barbecue nodes
- drinking water.

High use and community expectation of high levels of maintenance, including full irrigation systems, contribute to equally high maintenance costs. However the council consider Mt View Park to be a success as it provides an accessible, high quality district park for a diverse range of users and for a minimum amount of time provides critical stormwater management.

**Contact:** Parks Manager, Thuringowa City Council

### Detention basin and multiple use issues

While the multiple use of a detention basin for public park can be successful there are a range of critical design issues which must be considered:

- The rate of inundation or filling of an area must be slow and present no hazard to users.
- The duration of water storage should be short so that park space is not “lost” for long periods to temporary lakes.
- Subsoil drainage is usually required to ensure the park can be used within a reasonable time following inundation.
- The design of basin sides and access routes needs to consider the hazards created near water inlets and outlets as well as the need for users to be able to exist easily. For example steep sides are generally undesirable.
- The quality of the inflowing stormwater can have significant effects on the park area with siltation and other (possibly hazardous) residues requiring a significant remediation cost after any flood event.
- Council should carefully consider the recurrent costs associated with dual use of detention basins, particular the cost of infrastructure maintenance and post flood clean up.
- While dual use can work it is not always a desirable solution and the need to have detailed design guidelines is paramount. Otherwise councils can inherit parks, which are more costly to maintain and in effect the park maintenance budget is used to support stormwater management infrastructure. This can be less efficient economically than development and maintenance of park lands which are not stormwater control mechanisms.
- In locations where there is a limited supply of land and a high demand for parks then retroactive modification of detention basins and overland flood ways may provide additional park opportunity.

<sup>24</sup> The purpose of a detention basin is to store or retain stormwater. In some cases the design requirements may call for water to be slowed down prior to discharge into a creek system.

## 5.6 Trinity Beach Skatepark

### Relevant to the following principles:

Multiple Uses of Open Space  
Compatible Recreation Activities  
Facility Location/Co-location of Facilities

The search for a suitable location for a multi-use skate, BMX and rollerblade park began in Cairns in 1999 and ended in 2001 when the 30m x 18m park was officially opened at Centrals AFL, Trinity Beach.

It appears that “compatible recreation activities” can be a subjective term requiring considerable discussion with stakeholders to determine if facilities and activities are indeed compatible.

Council’s preference for sport and recreation facilities to be co-located with existing facilities including an indoor sport and recreation centre, public swimming pool, council child-care centre and library, to establish a community service and leisure precinct was challenged by a number of community issues:

- Siting the facility too close to the council’s childcare centre was a perceived threat to the well-being of the children in care.
- Siting the facility adjacent to the council leased swimming pool raised some safety concerns for the current lessee.
- Proposals to incorporate the skatepark within the council pool boundary challenged the principle of equity and access.
- Making the decision as to where else to locate the skatepark and completing the planning in time to meet the funding application deadline.

The solution was to consider the site alternatives again and in turn approach the Centrals AFL Club, already the centre for football codes, soccer, baseball and licensed premises providing bar and dining facilities and poker machines. While the site was leased from council, the fields and clubhouse are operated by a management committee in association with the sporting codes represented there.

Centrals AFL is located within a residential area but is adequately buffered from residents by a minimum of 500 metres.

In consultation with the management committee, council representatives and the skatepark planning committee, a site within Centrals AFL was identified, the funding application completed and the funding obtained from the SRQ Minor Facilities Funding Program.

The advantages of co-locating the skatepark at Centrals AFL include:

- The venue has onsite management between 9 am and midnight weekly and later on weekends and hosts a range of sporting events that can continue until late most evenings.
- The venue is well buffered from residents.
- The site is large enough to adequately separate each sporting code while offering a consolidated range of opportunities.
- Support facilities including toilets, drinking water and lighting and public transport are established and can be used by the skaters, their families and friends.
- Non-conventional and conventional sports can effectively share space, encouraging cross-participation.
- The skatepark increases the range of opportunities available to members, parents dropping children off for sport, skaters and their audiences and younger and older siblings.

Disadvantages identified so far include:

- Co-locating BMX dirt bikes with skaters, rollerbladers and scooters is causing some grief to all parties. BMX bikes can spray dirt onto the skatepark, rendering the area unsuitable for skaters. A good broom does the trick but does little to quell the impatience of youth. Proposed design solutions to reduce dirt drift include separating the two uses however locating dirt jumps and the skatepark within the same precinct, bitumen surfacing on the skatepark and blue granite or similar boundaries around the skatepark.

**Contact:** Precincts and Facilities, Cairns City Council, Telephone 07 4044 3334.



## 5.7 Green Island

### Relevant to the following principles:

Tourism and Outdoor Recreation  
Sustainability of Recreation

Green Island is located some 20 km off the coast of Cairns and is accessible by regular boat transfers from the mainland. The island is Crown land and all but the esplanade is under the control of Queensland Parks and Wildlife Service (QPWS). The esplanade is managed by Cairns City Council (CCC). There are also numerous individual leases held by both commercial and public agencies, administered by QPWS or CCC.

Green Island offers a range of outdoor recreation opportunities to both visitors and locals however, the island is regarded by the regional resident community as a tourist destination and so, according to CCC data, attracts proportionately less locals. Further, there are alternative destinations frequented by locals which are considered more natural, more easily accessible and less costly on the mainland.

The activities on the island focus on aquatic experiences and include:

- commercial dive tours
- underwater observatory
- beach and water sport equipment hire
- a crocodile habitat farm
- interpretative centre
- Green Island resort facilities and activities
- shops and catering outlets
- boat transfers
- heli pad
- aqua plane.

There is a cooperative approach to managing the island guided by a Reef Activities Management Board, with the specific interests of Green Island managed by the Green Island and Reef Advisory Committee (GIRAC). CCC together with other government agencies including QPWS and the Department of Primary Industries and commercial stakeholders comprise the GIRAC and it is through this forum that the main issues of management are raised and addressed.

In stark contrast to the perception of the island by locals, the main management issue for CCC is the lack of regulations imposed on visitors to Green Island and the consequent threat to visitor safety. While CCC recognise the importance of marketing a carefree holiday atmosphere to all visitors, it would like to exercise greater caution on behalf of visitors by, for example, designating bathing reserves and installing rest stations for those snorkelling and swimming. CCC would also encourage safe swimming and beach behaviour by effecting local laws by way of signage.

In response to this case study, CCC emphasised that the existing regime of self regulation by the commercial operators and outlet managers on Green Island is effective. Council recognise that the best way of enacting responsive management is to remain active on the GIRAC.

The management approach on Green Island poses some conflict with council's role to enforce local laws for the benefit and safety of users. In response, council maintains a representation on the GIRAC to raise issues and to assist in devising solutions.

## 5.8 Half Moon Bay Golf Course

### Relevant to the following principles:

Multiple Uses of Open Space  
Compatible Recreation Activities  
Facility Location/ Co-location

Redevelopment/ Recycling of Land  
Waterways and Riparian Corridors  
Recreation and Adjacent Land Uses

Half Moon Bay Golf Course is situated at Yorkey's Knob, a Cairns' Northern Beaches community. The course is open to public play but is a club managed course with mixed land tenure including, freehold, lease and trustee lease.

The golf course is an important part of the recreation infrastructure for the northern beaches communities which, collectively, are expected to grow to more than 50 000 residents in the next 10 years. The golf course is ideal as part of a recreation precinct, located to serve resident and visitor needs.

The golf course occupies land which is adjacent to other sporting facilities, public park, community facilities, Half Moon Creek fish habitat reserve and Half Moon Bay Marina. The design of the course incorporates considerable areas of wetlands and lowland rainforest as well as informal open space areas around the margins.

There are several significant features of the course and the general precinct which demonstrate implementation of planning principles:

- Part of the course is constructed on a remediated landfill site. This has been a good partnership as council undertook the remediation works and the club developed the greens allowing the course to become a full 18 holes.
- A section of waterway/ wetland area adjacent to the course (part of a reserve) has been modified to receive secondary treated effluent from a nearby Sewage Treatment Plant. The effluent is only released when water levels reach a certain level of decline. This water is used for irrigation of the course during the dry season.
- The course provides a number of informal pathways to the Half Moon Bay beach and around the course generally. These are used frequently by local residents for walking and walking the dog and the course complements the other adjacent public open space to help form a diverse range of settings for walking activity.
- The course is co-located with several other community and sport or recreation related facilities and forms a node of recreation opportunities with everything from club/commercial setting to the undeveloped natural setting of the Half Moon Creek reserve.
- A golf course is very compatible use for adjacent wetlands, parks and foreshore areas and assists in the protection of natural habitats by providing buffers to other development.
- The course is also well buffered from most of the adjacent residential use by adjacent parks, open space and roads. The only exception is a small stretch of road that is narrow and is probably insufficient as a buffer to protect from the odd stray ball.

**Contact:** Cairns City Council - Precincts and Facilities, Telephone: 07 4044 3334.



## 5.9 Local Area Open Space Plans (LAOSP)

### Relevant principles:

Natural Landscape Features

Open Space Fragmentation

Open Space Standards/Planning Performance Criteria

Waterways and Riparian Corridors

Multiple Uses of Open Space

Recreation Setting Diversity

Recreation and Adjacent Uses

Facility Location and Co-location

### Background

Cairns City Council began the process of preparing local plans for open space in 1995. The objective of the project was to identify service catchments or districts and then to plan for the provision of public open space (parks and sporting fields) for the existing and future communities of the catchment. The plans were designed to guide the acquisition and development of public open space as the catchment develops.

The LAOSP are prepared according to a set of performance criteria that include, quality of land, diversity of opportunity, accessibility and broad supply. The process used in the planning can be summarised as:

1. Review of the current form of the study area.
2. Analysis of constraints and opportunities.
3. Analysis of existing open space values including form, function and potential of existing parks.
4. Assessment of existing community need and supply of open space.
5. Identification of areas where environmental and cultural significance or planning issues (such as protection of waterways) will affect urban development.
6. Establishing likely future urban form, demographics and anticipated community need.
7. Addressing anticipated demand and supply.
8. Identification of a preferred open space plan for the catchment with a focus on public recreation land.
9. Consideration of co-location and access issues.
10. Development of a proposed acquisition plan.
11. Estimation of the cost of providing the land for additional parks and sporting fields.

The preparation of the local area open space plans enabled council to develop a strategic plan for provision of parks and sporting fields as well as provide the background and supporting information for the preparation of a Priority Infrastructure Plan as required for the new IPA compliant planning scheme. Figure 5-1 following this case study illustrates an example of Local Area Open Space Planning.

The preparation and implementation of localised plans such as this enable the following planning principles to be implemented:

- Recreation Setting Diversity - through ensuring a range of settings are provided in future parks.
- Natural Landscape Features - identification of features and proposals for protecting values.
- Open Space Fragmentation/ Connectivity - linking open space nodes to waterway corridors and planning for future parks to build on existing parks and networks.
- Open Space Standards/ Planning Performance Criteria - these were used as the basis for assessing the quality of existing supply and determining future supply of parks.
- Co-location of Facilities - planning for new sporting or park areas to be co-located with other facilities or community focus areas such as local shopping nodes.
- Recreation and Adjacent Land Uses - ensuring that parks and sporting fields are well located so as to minimise impacts on or from adjacent land uses.
- Waterways and Riparian Corridors -ensuring that defined corridors for waterways are identified and parks and access links are provided adjacent to corridors.

### Comments

While the LAOSP have been successful in providing the information for the preparation of the Infrastructure Plans, implementation in other areas has not been consistent. Major issues include:

- As a long term strategic plan for community provision it is desirable to have community consultation in the preparation. Cairns is undertaking consultation on the plans as part of the wider consultation involved with the new planning scheme.
- Integration with development assessment processes were inconsistent and lack of awareness of the plans meant some opportunities were lost. This was in the period prior to preparation of the new scheme while mechanisms for inclusion under the now repealed *Local Government Planning and Environment Act 1990* (replaced by the *Integrated Planning Act 1997*) were being investigated.
- Plans such as this that go to local levels of detail need regular reviews to take account of changes in development trends and town planning environment.

**Contact:** Cairns City Council - Strategic Planning, Telephone: 07 4044 3527.

Numerous other councils in Queensland have prepared localised plans for open space both as strategic (non-statutory) guidance documents and as supporting documents for planning scheme preparation.



Figure 5-1 Sample of Local Open Space Planning



## 5.10 Rafting Ground Reserve Master Plan

### Relevant principles:

Non-motorised Recreation Trail Network  
Recreation Setting Diversity  
Waterways and Riparian Corridors

Sustainability of Recreation  
Multiple Uses of Open Space

Brisbane City Council prepared a Master Plan for Rafting Ground Reserve in 1996. The 13 ha park included land on both sides of Moggill Creek and was centred around a historical site which had been used to “raft” logs down the river for milling, during Brisbane’s early development.

The demand to prepare a Master Plan arose from community pressure as well as the perceived need to prepare a strategic vision for the development of the park in line with emerging community needs. The park had the potential to become a major destination park servicing the west Brisbane region.

The Master Plan was prepared using a detailed methodology including:

- Demographic analysis
- Inventory and analysis of surrounding park areas
- Detailed analysis of the park’s values (eg. ecological, historical, cultural, social)
- Extensive community and stakeholder consultation
- Landscape analysis.

### Outcomes:

The resulting Master Plan provided:

- A landscape Master Plan for the park
- A draft works program
- A management program including objectives and targets
- Suggested enhancements such as interpretation and linkage to other open space components and the community.

Key management objectives included:

- Enhancement of the park to provide a significant recreation area for Brisbane’s west with a main focus on informal recreation and history.
- Promotion of the use of Moggill Creek for recreation both as a setting and for canoeing.
- Protection of a patch of remnant rainforest of city-wide significance.
- Conservation and enhancement of cultural and historical values.
- Interpretation of the natural, historical and cultural features of the site.



### Implementation of Planning Principles:

The following Planning Principles were applied in this case study:

- Recreation Setting Diversity - planning for a range of settings within the park.
- Natural Landscape Features - identification of features and protection of values.
- Recreation and Adjacent Land Uses - ensuring that use areas were located to minimise impact on or from adjacent land uses.
- Waterways and Riparian Corridors - integrating waterway corridor protection with park provision
- Non-Motorised Trail Networks - providing for canoe trail use of Moggill Creek.
- Sustainability of Recreation - preparation of a master plan/ management plan to ensure recreation opportunities are sustained.

### Comments:

While Master Plans provide an excellent basis for managing parks and planning development over a series of years they are subject to changing competitive priorities of a council's budget. The difficulty being to keep commitments to any staged development program.

In addition the process of consultation and the release of the plan can create significant expectation in the local community. Many councils have struggled to maintain implementation programs. Sometimes there is a misconception that the goal was the production of the Master Plan other than its implementation.

**Contact:** Brisbane City Council - Environment and Parks, Telephone: 07 3403 8888.

## 5.11 Willowbank Raceway

### Relevant to:

Sustainability of Recreation  
Regionally Significant Open Space  
Regional Recreation and Sport

Recreation and Adjacent Land Uses  
Tourism and Outdoor Recreation

Willowbank Raceway is a national standard motor sports facility on the outskirts of Ipswich City. The facility is currently located in rural land with mining adjacent to one boundary. In recent years some rural residential development has taken place in areas nearby and the noise impacts of the facility have been raised as an issue by new residents.

Demand for rural residential housing and the possible expansion of residential development close to the raceway has prompted the council to recognise the importance of the facility.

As the facility is already developed council is considering a 5 km zone surrounding the facility to ensure that any development that would be incompatible with the noise impacts of the raceway is constrained.

As part of a regional facility precinct council is also considering the complementary development that is desirable.

Adopting the above approach ensures sustainability of recreation through ensuring that surrounding development does not force the raceway into a position of being an unacceptable impact on new residential areas. The consideration of adjacent land uses has also identified that there may be compatible elements to service the facility which should be encouraged, such as short stay accommodation options for competitors.

Ipswich City Council has recognised the regional significance of the facility and that it is in a desirable location. The strategic consideration of the role of the facility has allowed for planning scheme and other mechanisms to be used to protect the regional facility.

In addition the potential of the facility to attract significant visitation in terms of sports tourism (event competitors, other participants and spectators) means that complementary development of accommodation and service facilities will assist the raceway in its operation and support the local economy.

### Comments:

Willowbank is an ideal opportunity for council to formalise a site for difficult to locate motor sports. Given the problems that can arise from such activities it is far more efficient to prevent development that may generate future conflicts than to be in the position of having to fund an expensive relocation and redevelopment 5 years into residential development too close to the facility.

**Contact:** Ipswich City Council - Conservation Parks and Sport, Telephone: 07 3810 6666



## 5.12 Ipswich Canoe Trail

### Relevant to:

Non-motorised Recreation Trail Network  
Waterways and Riparian Corridors

Multiple Uses of Open Space  
Recreation Setting Diversity

The opportunity to develop canoe trails in Ipswich was identified in the city's Enviroplan which was a major strategic document for the management of the city's open space.

Following Council's endorsement of the Enviroplan work began on a Canoe Trails Strategy which was completed in approximately 1997. The strategy resulted in the main trails being developed along the Brisbane and Bremer Rivers.

The process used to develop the Canoe Trails Strategy and implementation plan involved:

- Assessment of all waterways for suitability, accessibility and navigability.
- Identification of launch points.
- Identification of trails based on sections or reaches of the waterways.
- Identification of sites for acquisition to improve access points and trail options.
- Development of an implementation plan including development of launch and access points and of complementary facilities in key parks.
- Preparation of an information and education program. Including signage and trail guide brochures.

The major application in this example is the use of waterways as a recreational setting.

Multiple use of waterways provide complementary landscape for passive recreation areas such as informal parks but are also able to provide active settings for canoeing and fishing and similar pursuits.

The development of the canoe trail means that the waterway also becomes part of a non-motorised trail network and provides for opportunities to enhance the uses of adjacent open space.

### Comments:

The success of this project is probably related to the careful preparation of strategy and the considered planning that was undertaken to consider individual sites and sections of waterway for suitability. The development of the facilities has also included pontoons designed for people with disabilities so that the opportunities are available on a more equitable basis.

Additional benefits of the pontoons and landing areas has been increased use for other reasons such as fishing or general enjoyment of the waters edge. This has expanded the range of settings available for recreation as well as enhanced the value of the waterways for many.

Issues that have arisen include the incidence of undesirable use (eg. late night loud parties etc) on some facilities. Responses to this have included restriction of access during certain hours as well as increased development of adjacent facilities to increase general use and casual surveillance.

**Contact:** Ipswich City Council - Conservation, Parks and Sport. Telephone: 07 3810 6666.