

Mooloolah Recreation Reserve Master Plan 2013 - 2028



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www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

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I. INTRODUCTION

I.1. BACKGROUND

Mooloolah Recreation Reserve is located in Locality 27 which includes Mooloolah Valley - Diamond Valley - Balmoral Ridge - Bald Knob. The township of Mooloolah is a small community hub with adjoining residential and rural residential areas. Total population of the locality is 4,107 (2011).

Council has decided to embark on a master planning process for the Mooloolah Recreation Reserve after requests from the community were received to review the Mooloolah Master Plan completed by the former Caloundra City Council in 2001.

This master plan encompasses the Mooloolah Recreation Reserve and the adjoining property to the east, currently occupied by the Mooloolah and District Horse and Pony Club Inc. Otherwise known as Lot 3 CG1466 and Lot 6 RP845347 and covers a total area of 6.928ha. Lots 3 and 6 will be collectively referred as the Mooloolah Recreation Reserve (also known as 'the site'). As recommended from the 2001 master plan, the pony club was relocated from Lot 3 to Lot 6 with infrastructure constructed to support the operation of the club. The caretaker's residence was also removed, however evidence suggests no other recommendations from the plan were implemented. Requests from the community, the underutilisation of the open space of Lot 3, the potential impact of a rail expansion and issues with the use of the entire site by the pony club have necessitated a review of the previous plan and the development of a new Master Plan. This document provides a long term vision of council's intent for the Mooloolah Recreation Reserve.

The Mooloolah Valley Country Club is approximately 6kms east of the Mooloolah Recreation Reserve and provides a district level sporting facility. Adjacent to this area is Ewen Maddock picnic area providing a high level of recreation space. Approximately 8kms to the south of Mooloolah is Landsborough which also provides district level sporting facilities.

The Mooloolah Recreation Reserve Master Plan is intended to provide a 15 year vision for the site, identifying what it should look like and how it should function into the future. The master plan will be used to guide and inform staged development from 2013-2028 and provides a framework for:

- Modifications to open space layout to maximise and rationalise use as demand increases
- Essential improvements to vehicular and pedestrian access
- Management strategies for the natural areas of the site and their interface with recreation activities
- Infrastructure development based on community need and demand.

The Mooloolah Recreation Reserve Master Plan aligns to strategic council documents and identifies key guiding principles relevant to the site. Key guiding principles of the Mooloolah Recreation Reserve Master Plan include:

- Provide community involvement and inclusion opportunities through consultation

- Retain the character and amenity of the site including cultural and historical relevance
- Protect and enhance the ecological values of the site including the biodiversity and water quality of the Mooloolah River tributaries
- Maximise access opportunities for community and recreation activities
- Provide active recreation facilities
- Consider environmental sustainability initiatives
- Encourage the facilitation of social equity
- Provide flexibility in design to accommodate for future use and growth.

1.2. WHAT IS A MASTER PLAN?

A master plan is a visionary document that guides future development for a specific site. It often follows a staged developmental approach (refer to methodology below) and considers the following elements:

- Needs analysis of sporting and non-sporting users, including existing and possible future tenants
- Current character, layout, usage and functionality of the site
- Environmental issues such as flooding, vegetation and waterway management
- Community and neighbourhood context
- Management structure
- Demographics of the catchment area (current and predicted)
- Alignment with SCC key corporate objectives
- Alignment with Sport & Active Recreation Plan 2011-2026 and Open Space Strategy 2011.

A master plan works with existing site elements and characteristics with the intent of integrating new features that complement and enhance community functions and services. The Mooloolah Recreation Reserve Master Plan aims to service the needs of its users and residents into the future by providing a flexible and innovative range of opportunities.

1.3. METHODOLOGY

The following approach was undertaken to determine the capacity of the facility to meet current and future needs:

- Stage 1: Situational Analysis
 - Review of literature
 - Site and demographic mapping analysis
 - Targeted community consultation
- Stage 2: Option Development
 - Design option
 - Targeted community consultation
- Stage 3: Draft Design Concept Plan
 - Draft design concept plan
 - Broader community consultation

- Draft report
- Stage 4: Final Master Plan
 - Internal council review process
 - Final Master Plan.



2. LITERATURE REVIEW

There are a number of Sunshine Coast Council documents which guide the continuing development of the Mooloolah Recreation Reserve, these include:

- Sunshine Coast Community Plan: Looking Forward to 2030
- Sunshine Coast Council Corporate Plan 2009 – 2014
- Wellbeing Charter 2010
- SCRC Place Making Charter: People, Place and Partnerships
- Sunshine Coast Open Space Strategy 2011
- Social Infrastructure Strategy 2011
- Sunshine Coast Sport and Active Recreation Plan 2011 – 2026
- Sunshine Coast Aquatic Plan 2011 - 2026
- Sunshine Coast Recreation Trail Plan 2011
- Sunshine Coast Sustainable Transport Strategy 2011-2031
- Sunshine Coast Active Transport Plan 2011 – 2031
- Positive Ageing Strategy 2011-2016
- Sunshine Coast Youth Strategy 2010-2015
- Caloundra City Plan 2004
- Access and Inclusion Plan 2011 - 2016
- Sunshine Coast Waterways and Coastal Management Strategy 2011-2021
- Sunshine Coast Reconciliation Action Plan 2011-2016
- Sunshine Coast Biodiversity Strategy 2010-2020.

External documents relevant to the Mooloolah Recreation Reserve include the following;

- Landsborough to Nambour Rail Project. Coordinator-General's Report On The Environmental Impact Statement November 2011.

Those documents containing key issues, needs or opportunities relevant to the Mooloolah Recreation Reserve facilities are documented in Table 1.

Table 1: Issues, needs or opportunities emerging from literature review

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<ul style="list-style-type: none"> • The <i>Sunshine Coast Community Plan: Our Vision for 2030</i> outlines the <i>community's vision, values and aspirations for the next 20 years</i>. Two of the 'big issues' identified in the Plan relevant to Mooloolah Recreation Reserve include: <ul style="list-style-type: none"> ▪ Providing facilities for sporting, recreation and community activities ▪ Ensuring public areas are accessible for older people and those with a 	<p>Sunshine Coast Community Plan: Our Vision for 2030</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
disability.	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Council Corporate Plan 2009 – 2014</i> is a key planning document outlining the priorities and strategies council will pursue over time to achieve its vision to become Australia’s most sustainable region. • Themes applicable to the continuing development of Mooloolah Recreation Reserve include: <ul style="list-style-type: none"> ▪ Safe and healthy communities - Adopt and encourage ‘Crime Prevention Through Environmental Design’ (CPTED) principles in the design of public and private spaces ▪ Active lifestyles - Promote physical activity and recreation and support community-based sport and recreation organisations and programs. 	Sunshine Coast Council Corporate Plan 2009 - 2014
<ul style="list-style-type: none"> • The <i>Sunshine Coast Open Space Strategy 2011</i> concentrates on council controlled and managed open space and identifies key challenges and issues shaping open space on the Sunshine Coast. • The Mooloolah Recreation Reserve is identified in the Open Space Strategy as a District Recreation Park. District Recreation Parks are primarily used by the community for recreation, social, cultural and leisure activities and may provide for other complimentary values (e.g. landscape amenity or biodiversity conservation). District Recreation Parks provide more diverse opportunities for recreation experiences and may support nature based recreational experiences. • Future directions for Recreation Parks require the seeking of compensation for potential losses from Mooloolah Recreation Reserve as a result of the proposed rail upgrade. • The prime use of the site is as a Recreation Park, however the portion of the park used for Pony Club would be expected to continue, without compromising the prime function. • The Open Space Strategy requires the following actions which are applicable to recreation park master planning: • Action. 3.2.1 – Identify recreation parks that have suitable attributes or capacity to support biodiversity outcomes and link core habitat 	Sunshine Coast Open Space Strategy 2011

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<p>areas</p> <ul style="list-style-type: none"> • Action 5.1.1 - Strengthen pedestrian links to parks and community hubs to improve transport options • Action 5.1.3 - Identify park locations with opportunities for public transport, cycle links, and integration into transport planning • Action 6.1.2 – Continue to apply the DSS to ensure the land and embellishments are responsive to community values and changing needs • Action 6.1.4 – Integrate whole of life costs into open space planning, landscape development and infrastructure selection • Action 6.2.3 – Apply resource efficient and effective strategies in park and sports ground development (eg. water reuse and native planting) • Action 6.3.4 - Ensure development in the open space network is accessible using the standards of universal access and safety • Action 6.3.5 - Actively seek to reduce space lost to secondary uses such as car parking, commuter paths, storage areas • Action 7.2.3 – Continue to engage with communities on detailed planning, management, and delivery in accordance with Council’s Community Engagement Policy. • The Mooloolah Recreation Reserve master planning process should consider the Desired Standard of Service (DSS) for a District Recreation Park. 	
<ul style="list-style-type: none"> • The current town planning scheme for the subject area is the <i>Caloundra City Plan 2004</i>. • The new Sunshine Coast Planning Scheme is in draft form and will replace the former scheme. • The subject area is Open Space - Sport and Recreation Precinct within the Mooloolah Township Planning Area Code. • A number of planning overlays pertain to the area. These overlays identify special management areas and supplementary information to guide planning decisions. Relevant planning overlays in the current scheme are: <ul style="list-style-type: none"> ▪ Bushfire Hazard Management and Habitat and Biodiversity Overlay ▪ Habitat and Biodiversity Overlay ▪ Flood Management Overlay 	<p>Caloundra Plan 2004 – Planning Area Precinct Map - Mooloolah</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<ul style="list-style-type: none"> ▪ Natural Waterways and Wetlands Overlay ▪ Railway Noise Affected Area Overlay. 	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Wellbeing Charter 2010</i> guides the initial and ongoing development of strategies and priorities to protect, preserve and enhance wellbeing on the Sunshine Coast. • Sunshine Coast Council defines wellbeing as ‘a positive physical, social and mental state which is influenced through the physical, natural, socio economic and personal environments’. • Council’s goal for wellbeing on the Coast is to be an active and healthy community which is resilient and enhances the quality of people’s life. • Council is committed to enhancing the quality of people’s lives through: <ul style="list-style-type: none"> ▪ Providing strong leadership and always improving ▪ Sharing the responsibility and welcoming new partnerships ▪ Creating supportive healthy spaces and places. • Being innovative, adopting evidence based approaches and being open to positive change. This charter is council’s first step in addressing wellbeing and highlights some of the key challenges and opportunities in the coming years. 	Sunshine Coast Wellbeing Charter 2010
<ul style="list-style-type: none"> • Place Making is an integrated council approach to working with communities to develop a sense of place and belonging. The key pillars of this approach which have been considered throughout this project include: <ul style="list-style-type: none"> ▪ understanding the attributes of a place and how the community values it ▪ extensive collaboration across council and the community ▪ building community capacity ▪ enhancing the character of each place to reflect community values ▪ delivering holistic outcomes that create sustainable communities. 	SCRC Place Making Charter: People, Place and Partnerships
<ul style="list-style-type: none"> • The <i>Sunshine Coast Social Infrastructure Strategy 2011</i> provides a framework to ensure that existing and future communities have access to a full range of social infrastructure for the next 20 years. 	Sunshine Coast Social Infrastructure Strategy 2011

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<ul style="list-style-type: none"> • Recognises the Mooloolah Valley Country Club (6kms from the Mooloolah Recreation Reserve) as a district level recreational facility catering to a range of sporting activities. • The strategy recommends that the Mooloolah Community Hub is further developed and strengthened. Investigate opportunities and formalise agreements to utilise school hall space for community purposes, as a result of Federal Government Funding. 	
<ul style="list-style-type: none"> • The objective of the <i>Sunshine Coast Sport and Active Recreation Plan 2011-2026</i> is to guide the current and future provision of facilities and services to meet the needs of the Sunshine Coast's diverse communities over the next 15 years. • There is a lack of available land and/ or poor functionality of land for field sports (usually due to inadequate drainage, flooding, environmental constraints, and poor field condition - often from overuse) across the region. • Plan considers the following 6 guiding principles; <ul style="list-style-type: none"> ▪ Economic and environmental sustainability ▪ Infrastructure provision and club sustainability ▪ Accessibility and mobility ▪ Urban character and amenity ▪ Social equity ▪ Community involvement and inclusion. 	Sunshine Coast Sport and Active Recreation Plan 2011-2026
<ul style="list-style-type: none"> • The objective of the <i>Sunshine Coast Aquatic Plan 2011 – 2026</i> is to inform and guide the planning, development and management of the aquatic network across the Sunshine Coast region through to 2026. • The Mooloolah locality is adequately serviced by the Mooloolah State School Pool and district aquatic facilities at Palmwoods and Beerwah, therefore, there is no requirement for additional aquatic facilities in the Mooloolah locality during the life of the Aquatic Plan. 	Sunshine Coast Aquatic Plan 2011 - 2026
<ul style="list-style-type: none"> • The vision of the <i>Sunshine Coast Recreation Trail Plan 2011</i> is to ensure a variety of trails are available for residents and visitors so they may safely enjoy the Sunshine Coast landscape on mountain bike, horseback or by 	<ul style="list-style-type: none"> • Sunshine Coast Recreation Trail Plan 2011

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<p>walking. Recommendations relevant to the Mooloolah Recreation Reserve Master Plan include:</p> <ul style="list-style-type: none"> ▪ A new short term priority trail is required to be located in the general vicinity of the western side of the site, in a north –south orientation ▪ A short to medium term priority trail is required on Mooloolah Rd (road reserve) ▪ A pathway into the site along Way Street is provided as an existing signed trail. 	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Waterways and Coastal Management Strategy 2011-2021</i> provides a ten-year framework and direction for management of the region’s natural waterways, constructed water bodies and coastal foreshores. • A key objective of the strategy is “to provide a coordinated, integrated and informed approach to the protection, rehabilitation, sustainable use and enjoyment of natural waterways”. <i>Strategic outcomes from this objective include:</i> <ul style="list-style-type: none"> ▪ NW 3 Develop and sustain partnerships with government, industry, universities, regional natural resource management bodies and community groups ▪ NW 13 Undertake and support activities to improve the condition of riparian and instream habitats ▪ NW 16 Promote and inform the community about natural waterway values and management initiatives. 	<p>Sunshine Coast Waterways and Coastal Management Strategy 2011-2021</p>
<ul style="list-style-type: none"> • The aim of the <i>Reconciliation Action Plan (RAP) 2011-2016</i> is to promote reconciliation between Aboriginal and Torres Strait Islander Communities and other Australians living on the Sunshine Coast • The Plan identifies three guiding principles (enriching relationships, enhancing respect, creating opportunities) and articulates four focus areas for implementation: <ul style="list-style-type: none"> ▪ In the Spirit of Reconciliation ▪ Deadly Dreaming (visioning) ▪ Yarning (consultation) ▪ Learning Circles (formal meeting) • Council recognises and values Aboriginal 	<p>Reconciliation Action Plan (RAP) 2011-2016</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<p>and/or Torres Strait Islanders for their positive contributions and connection that the community have, in history, heritage and culture to this vibrant, green and diverse region</p> <ul style="list-style-type: none"> • It is the goal of the Reconciliation Action Plan that council will continue to work in partnership with all levels of government, non-government agencies, and the community to build a resilient and strong Aboriginal and/or Torres Strait Islander cultural awareness throughout the region • Council makes a commitment to the Aboriginal and Torres Strait Islander peoples in the endorsement of the Reconciliation Action Plan to create an inclusive community that respects the culture, history and heritage of its people. 	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Sustainable Transport Strategy</i> outlines the key strategies council will pursue to deliver a sustainable transport system. It aims to ensure the walking and cycling environment is safe, connected and easy to use for all users. • Any parking and access solutions for the Mooloolah Recreation Reserve will be required to address strategy goals. • The role of the Strategy is to: <ul style="list-style-type: none"> ▪ Influence – To influence critical decision making and planning ▪ Inform – To inform future council planning and development ▪ Guide – To guide council decision making and community initiatives ▪ Drive – To drive a range of policies and actions that will deliver the vision ▪ Engage – To engage the community and key stakeholders to build and strengthen partnerships. • The hierarchy of the strategy considers pedestrians firstly, followed by cyclists, public transport, freight and specialists service vehicles and other motor vehicles. 	<p>Sunshine Coast Sustainable Transport Strategy/ Sunshine Coast Active Transport Plan 2011-2031</p>
<ul style="list-style-type: none"> • The <i>Positive Ageing Strategy 2011-2016</i> was developed to articulate council's commitment to older people over the next five years. The Strategy is underpinned by seven key principles and a range of actions. Those actions with most influence on this project include: 	<p>Positive Ageing Strategy 2011-2016</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<ul style="list-style-type: none"> ▪ Principle 1 - Equitable Access for All <ul style="list-style-type: none"> ○ Commitment 1.1.4 Ensure that new community facilities are flexible in design to adapt to the diverse and changing needs of the community ○ Commitment 1.2.2 Ensure integrated planning creates supportive and age-friendly communities to provide access to infrastructure, facilities, services and recreational and social opportunities through implementation of council strategies ○ Commitment 1.2.3 Provide legible signage clear pathways and open space connectivity between facilities and services. ▪ Principle 6 - Opportunities for all to an Independent Lifestyle. ▪ Commitment 6.2.6 Ensure social infrastructure that facilitates healthy activities is planned for existing and future communities, including older people. 	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Youth Strategy 2010-2015</i> was developed to ensure that youth needs, issues and aspirations are embedded into existing and future functions, facilities, services and resources of council (p.5). • Key actions with most relevance to the development of this master plan include: <ul style="list-style-type: none"> ▪ Principle 1 - Youth Voice and Action <ul style="list-style-type: none"> ○ Commitment 1.2.1 Include young people in the design process for public spaces including place-making ventures ▪ Principle 2 - Access and Opportunities for All <ul style="list-style-type: none"> ○ Commitment 2.1.6 Implement recommendations from the Skate and BMX Strategy ▪ Principle 4 - Working Together <ul style="list-style-type: none"> ○ Commitment 4.3.6 Implement the Open Space Strategy ○ Commitment 4.3.7 Implement recommendations from the Sport and Active Recreation 	<p>Sunshine Coast Youth Strategy 2010-2015</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
Strategy.	
<ul style="list-style-type: none"> • The <i>Sunshine Coast Access and Inclusion Plan 2011-2016</i> aims to improve accessibility for all community members in the region. Relevant recommendations to the Mooloolah Recreation Reserve Master Plan include; <ul style="list-style-type: none"> ▪ Strategy/Action 18: Safe and accessible sport and recreation facilities, to maximise the potential for people to participate in a broad range of sport and recreation ▪ 18.1 Sporting and recreation facilities are located in proximity to residential areas and to be accessible by a wide range of transport modes ▪ 18.2 Council sport, recreation and cultural facilities include provisions for accessibility improvements for people ▪ Strategy/Action 20: Accessible and inclusive council owned community facilities that are compliant with the <i>Disability Discrimination Act</i> and relevant building codes ▪ 20.1 Region wide prioritised accessibility compliance audit of council owned community facilities including cultural and community venues, sports and recreation facilities, libraries, showgrounds, galleries, community centres/halls etc. (including signage) ▪ 20.3 Systematically and within budgetary constraints, refurbish and upgrade council owned sporting and recreation facilities including improved shower, change and amenity provisions for users to be compliant with DDA standards. 	<p>Access and Inclusion Plan 2011-2016</p>
<ul style="list-style-type: none"> • This Coordinator-General's report evaluates the environmental impact statement prepared by the Department of Transport and Main Roads (the proponent) for the Landsborough to Nambour Rail project (the project). • DTMR proposes the project be operational by 2031 subject to whole-of-government priorities and funding availability. As such, the timeframes for detailed design and construction staging are currently unknown, and will depend on the government's future infrastructure delivery priorities. 	<p>Landsborough to Nambour Rail project. Coordinator-General's report on the environmental impact statement November 2011</p>

KEY INFORMATION RELEVANT TO MOOLOOLAH RECREATION RESERVE	SOURCE
<ul style="list-style-type: none"> • <i>The Sunshine Coast Biodiversity Strategy 2010-2020</i> aims to ensure the region's biodiversity is protected, enhanced, healthy, resilient to climate change and valued by the entire community by 2020: • Connect and enhance areas of biodiversity: Both Lot 3 CG 1466 and Lot 6 RP845347 contain vegetation on their southern, eastern and northern boundaries currently identified by the Biodiversity Strategy as Connecting Habitat Areas • Vegetation has been re defined and updated as being part of the Ewan Maddock Mooloolah River Core Habitat Area • The desired environmental outcome for such an area would be to protect existing vegetation and consolidate and enhance degraded areas through restoration and rehabilitation projects/programs. 	Sunshine Coast Biodiversity Strategy 2010-2020

2.1. IMPLICATIONS TO THE PLAN

- Liaise with relevant stakeholders to develop the Mooloolah Recreation Reserve Master Plan
- Ensure planning scheme overlays are adhered to with new/upgraded developments
- Protect the sites planning intent
- Engage with traditional custodians, Elders and the Aboriginal Community (in accordance with the guiding principles of the RAP) in the development and implementation of relevant recommendations.
- Include CPTED Principles relevant to the level of risk
- Include relevant standards of universal access and safety
- Incorporate sustainable designs that minimise maintenance and improve efficiencies (ie; energy efficient lighting, water harvesting, etc)
- Improve connectivity to site including pathways, public transport nodes, etc
- Council is currently investigating improved management models for the Mooloolah State School Pool to ensure standards of service meet community needs
- Pursue a sustainable approach to parking and accessibility options
- Provide linkage to recreation trails within the precinct
- Ensure no net loss of open space
- Meet requirements of Disability Discrimination Act (1992) within new designs
- Construction of facilities should consider sustainable building principles
- Provide educational/interpretive signage to provide awareness of the site's natural assets and Aboriginal cultural significance with the engagement of Traditional Custodians/Elders or community
- Filtered vegetation screening to be provided adjacent to residential properties
- Protect the environmental values of the creek running through the site
- Respect and enhance biodiversity linkage values where possible
- Improve park visibility from public roads and thoroughfares in line with CPTED principles.

3. SITE ANALYSIS

3.1. SITE OVERVIEW

The Mooloolah Recreation Reserve comprises of two land parcels know as Lot 3 CG1466 and Lot 6 RP845347 and covers a total area of 6.928ha. Access to the site is via Way Street, however Lot 6 has a northern point opening onto Mooloolah Road currently only accessed by maintenance vehicles. Lot 3 is owned by the State of Queensland designated as a Reserve for Recreation under the control of council as trustee. Lot 6 is council freehold with part of the lot licensed to the Mooloolah Pony Club. The area is in the Mooloolah Township Planning Area under the Caloundra City Plan 2004. Residential properties line the northern boundaries, state significant vegetation exists in the southern part of Lot 6 and significant vegetation borders the east and southern ends. To the west of the subject area is transport infrastructure including the Mooloolah train station, train line and commuter car parking. Vacant residential properties to the north of Lot 3 on the corner of Mooloolah Rd and Way St, have been subject to unsuccessful development applications to construct a tavern. Consultation with the applicant suggest future applications will be made.

Figure 1: Subject area boundaries



INFRASTRUCTURE

Lot 3 includes the following infrastructure;

- A small besser toilet block with entrance from the north. This facility provides basic men's and women's toilet facilities, however its access is not suitable for people with impaired mobility.
- A small weather board building (approximately 6m x 6m) colloquially referred to as the 'cream shed'. This was previously used as the pony club clubhouse prior to their relocation to Lot 6. Although the 'cream shed' was reportedly built in the late 1800's, a heritage assessment conducted in November 2011 concluded that the building was no longer on its original site, demonstrates no particular dairy-related function in its fabric, is not highly intact and of no architectural or aesthetic merit. The assessment therefore did not recommend the building be included on council's heritage register.
- A small Queenslander-style weather board house is located between the north boundary of Lot 3 and the creek. This building is in a state of dereliction and has been earmarked for demolition. There is evidence of vandalism to the interior/exterior walls and anecdotal reports of squatters in the building periodically.

Lot 6 consists of the following infrastructure;

- Pony Club clubhouse including amenities, storage and kitchenette
- Two sand arenas
- Unroofed stables
- Wash bay.

A gravel access road from Way St runs through Lot 3 and provides the only formal vehicular access to Lot 6.



The 'cream shed' and disused building on Lot 3

TENURESHIP

The Mooloolah Pony Club is the only current user with a licence on the subject area. Their licence captures the central area of Lot 6 and a small section of Lot 3 which aligns with the current fence between the two sites. The Pony Club licence expires in June 2015.

The Mooloolah Valley Community Association has a Recreation Reserve Sub-Committee, which previously maintained an interest in the site. If the site was activated for community use, it is envisaged this sub-committee may explore community activities at the Mooloolah Recreation Reserve.

The Mooloolah River Water Watch and Landcare Group Inc. periodically conduct conservation activities on the Reserve but have no formal tenure over the site.

Queensland Rail Limited are property holders of the adjoining properties to the south, east and west of the site. The southwest and western boundaries of Lot 3 are adjacent to the train line which may be subject to an expanded rail corridor due for completion 2026-2031 subject to state financial capacity.



Pony Club clubhouse and arenas

3.2. SITE CHARACTERISTICS

Outlined below is a site characteristic summary table for the subject area.

Table 2: Site Characteristics

ATTRIBUTE	• SITE DETAILS
Site Character, Layout and Functionality	<ul style="list-style-type: none"> • Site is located within sub-tropical climate and has a wet tropical summer with a dry temperate winter season • There is state significant vegetation on the site in the southern part of Lot 6 RP845347 ('Of Concern' Regional Ecosystem 12.3.11 - <i>Eucalyptus siderophloia</i>, <i>Eucalyptus tereticornis</i>, <i>Corymbia intermedia</i> open forest on alluvial plains and 'Endangered' Regional Ecosystem 12.3.1 - Gallery rainforest on alluvial plains). 12.3.1 is also one of the SEQ Regional Ecosystem's considered to be diagnostic of the Commonwealth Government's critically endangered Coastal Lowland Rainforest community listed under the EPBC Act. Removal of such vegetation may need to be referred to the Commonwealth Government • Both Lot 3 and Lot 6 contain vegetation on their southern, eastern and northern boundaries currently identified as Connecting Habitat Areas. The site is situated in the 5th largest core habitat area in the region. Any fragmentation further impacts on efforts to consolidate the core habitat area. • The site contains large stands of mature vegetation, mainly remnant native Eucalypts. These large, old trees contain significant dead and declining branches which require immediate and ongoing maintenance work • Protected riparian areas exist along the creek through the property and along the southern and eastern boundaries of the site • Approximately 3 acres of Lot 3 is cleared open space, however poor drainage and regular use by horses and vehicles damage the ground leaving divots and uneven surfaces rendering the area unsuitable for active recreational use • Undulating and steep ground in the northern section of the pony club lease boundary renders this area to be unsafe for horse riders especially during wet or damp conditions • A significant amount of weed including Lantana Camara (Lantana) exists in vegetated areas across the site • Anecdotal reports from residents indicate a historical and cultural connection to the Recreation Reserve • Facilities within the Pony Club area are of a high standard • The 'cream shed' and weather board house on Lot 3 are in a derelict condition • The toilet block on Lot 3 is functional but is not accessible for people with mobility impairments. It also faces north to the

	<p>creek, rather than south to the Recreation Reserve</p> <ul style="list-style-type: none"> • Old fencing and other miscellaneous unused equipment litters the site eg metal drums, old machinery, disused troughs etc
<p>Water catchment/ Hydrology</p>	<ul style="list-style-type: none"> • The majority of the site sits above Q100 with the exception of a small area in the north and north east of Lot 6. The main open spaces are at +35AHD, the lowest point on Lot 3 is the southern boundary and creek at +30AHD. At the northern end of Lot 6 the creek falls to +29AHD, however the north east corner is the lowest point across the two sites with the area falling to +27AHD • It is likely to have ground conditions that are wet with parts of the site prone to flooding in the 1 in 100 AEP, including lesser and greater floods • The site has a creek running west to east across both sites which is classified primarily as a stream order 3. A buffer width of 25meters is recommended around 3rd order streams • Unapproved and ad-hoc pedestrian crossings on the north-eastern section of the creek in Lot 6 currently restrict water flow off the site, creating areas for stagnate water to collect • Maintenance vehicle access crossing in Lot 6, is in need of significant repairs and upgrade • Some erosion is evident to the gully behind the current residential properties currently capturing storm water runoff.
<p>Infrastructure and Services</p>	<p>Services</p> <ul style="list-style-type: none"> • The Pony Club clubhouse is connected to mains sewer via a pump station located next to the clubhouse • The public toilet block in Lot 3 is connected to a septic system and not connected to mains sewer • Mains water is connected to the public toilet block and to the Pony Club clubhouse. The clubhouse has a water tank with a rain bank system • Power exists to the toilet block for the sole purpose of lighting and there is an external power box next to the 'cream shed'. The meter box for Lot 3 is located in Way St. • Both power and water services to the Pony Club Clubhouse connect from Mooloolah Rd (northern end of Lot 6). <p>Transport and traffic:</p> <ul style="list-style-type: none"> • The only current public vehicular access to both sites is via Way St • Way St is a local road providing approximately 55 meters of sealed road from Mooloolah Rd to the access gates of the site. From the entry gates, approximately 180 meters of unsealed road provides the only access to the Pony Club (Lot 6) • Rail widening at Mooloolah: The Coordinator General has signed off the project and set requirements for the project. Timing is not definitive but completion is expected by 2026-31 subject to financial capacity.

	<p>Parking provision:</p> <ul style="list-style-type: none"> • There is currently no formal parking facilities on either Lot 3 or 6 • There is provision for informal car and float parking in Lot 6, however the demand during regular musters and large events throughout the year exceed capacity on the Pony Club site and car parking regularly overflows on to Lot 3 and Mooloolah Rd. <p>Pedestrian/Cyclist access:</p> <ul style="list-style-type: none"> • A footpath runs along the northern side of Mooloolah Rd, however there is no designated footpath to the site along Way St • An informal pedestrian access to Lot 6 exists off Mooloolah Rd, however if use of this access is to be promoted, the existing track and bridge crossing would require upgrades to ensure pedestrian safety. <p>Public transport facilities:</p> <ul style="list-style-type: none"> • Mooloolah Train Station is adjacent to the site and provides train services on the Sunshine Coast Line • Bus Route 649 operates from the Mooloolah Train station providing a bus service between Nambour and Caboolture. <p>Servicing and emergency facilities:</p> <ul style="list-style-type: none"> • Unsealed access road through Lot 3 to Lot 6 provides the only access to both sites • No designated emergency vehicle parking areas or access currently exists. <p>Fencing and gates:</p> <ul style="list-style-type: none"> • 1800mm high chain mesh fencing topped with barbed wire at the entry to Lot 3 and the pony club entry are unattractive and non-compliant with contemporary CPTED principles • The 1800mm high chain mesh gate topped with barbed wire at the entry point to Lot 3 remains open at all times. Identical gates exist at the pony club and are locked when pony club facilities are not in use. <p>Signage and Lighting:</p> <ul style="list-style-type: none"> • Signage for both pony club and the Mooloolah Recreation Reserve exists on the corner of Mooloolah Rd and Way St but is limited and confusing to visitors • No street lighting exists on site • Lighting exists inside the public toilet block only • There is no lighting over pony club arenas or grounds.
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3.3. SITE UTILISATION

3.3.1. MOOLOOLAH PONY CLUB

The Mooloolah Pony Club has a licence over part of Lot 6 and a small section of Lot 3 covering a total area of approximately 6 acres until 30 June 2015. The club has experienced significant growth in recent times with membership in the last 3 years almost doubling from 58 to 102 members. This growth is expected to continue with the club aiming to have 150 members within the next two years. The club use the grounds 12 months of the year with formal competitions running throughout. The club provides training and lessons, club musters and competitions which may attract up to 100-120 horses, vehicles and riders.

The Club reported being satisfied with the clubhouse, sand arena and round arena, but dissatisfied with the grass grounds and the lack of infrastructure for on-site equipment storage. The grassed areas of the site are undulating, steep and considered unsafe for riders, especially beginners. Car parking for musters and events regularly overflows into Lot 3, with riders often using this area for warm ups.

In response to the commencement of this master plan, the club developed a five year plan to determine club priorities and infrastructure requirements. Priorities for the club over the next five years include:

- Installation of storage shed to house and protect equestrian equipment
- Increase horse float parking within the Pony Club lease boundaries
- Level the undulating areas of the Pony Club lease area to expand the useable area for equestrian activities
- Installation of lighting to grounds to facilitate afternoon use in winter months
- Investigation and installation of cross-country course
- Installation of roof over existing stables
- Extend horse hose down area
- Improvements to sand arena eg roof, lighting, tanks and sprinkler system.

The Mooloolah Recreation Reserve Master Plan 2013-2028 supports the Mooloolah Pony Club five year plan recommendations listed above and will endeavour to provide the club with a sound base to lobby local, state and federal governments for implementation funding assistance. Future developments on the pony club site should aim to better utilise the existing site, expanding the usable space for horse riding and car parking overflow thereby reducing the need to use Lot 3.

3.3.2. MOOLOOLAH VALLEY COMMUNITY ASSOCIATION

The Mooloolah Valley Community Association is a volunteer organisation that is the legal entity for a number of community groups in Mooloolah such as the Community Centre, Op Shop, Community Garden Group, Sustainable Living Group, Railway Action Group and the Recreation Ground Action Group.

Whilst the Association did not complete a 'user survey', the group submitted formal correspondence indicating their priority to ensure the continued availability of Lot 3 for community activities. The Recreation Ground Action Group is a sub-committee of the Association and maintains an interest in protecting Lot 3's community status. In 2011 the Association conducted a survey in Mooloolah requesting residents answer one open ended question about the respondent's preferred use of the Mooloolah Recreation Reserve. The Association stated 100 surveys were received from the community with the top 10 preferred uses reportedly being:

- Farmers Market, etc
- Overnight Stop for caravans, etc
- Picnic and BBQ areas
- Dog off-leash exercise area
- Walking and exercise circuit with native gardens
- Entertainment amphitheatre – concerts etc
- Scout Hall
- Community Events
- Play grounds with Equipment
- Cricket Pitch.

Unfortunately the Community Association could not produce evidence of the level of support for each of these preferences or copies of the completed survey for further analysis. Whilst these options are taken in consideration in this master plan, council also conducted a community survey to gauge the community's current and potential use of the site. During consultations, members of the Association noted a lack of large picnic shelters to accommodate family or group gatherings in the township.

Note: Mooloolah Valley Community Association members indicated a desire for short term and/or an overnight stop for caravans and RVs and the possibility of becoming an "RV friendly town" to assist in boosting retail trade within the township. Investigation in to this option revealed broader requirements within the township and it is suggested that this is outside the scope of this master plan. Furthermore a Material Change of Use (MCU) would be required to facilitate overnight stops at the Mooloolah Recreation Reserve.

3.3.3. MOOLOOLAH RIVER WATER WATCH AND LANDCARE INC

Mooloolah River Water Watch and Landcare Inc use the Mooloolah Recreation Reserve to provide training in revegetation, weed control, indigenous plants and water quality monitoring. The Group use the site as a venue of work for some paid employees via specific purpose grants. Current membership is 80, indicating an increase of 15 people within the last 3 years. The group indicated greater community awareness of environmental and conservation issues affecting people as the main contributor to their recent growth. The priority of the group for the Mooloolah Recreation Reserve is to maintain and enhance the natural environment surrounding the site, including the South Mooloolah River.

Members of Mooloolah River Water Watch and Landcare Inc also indicated a desire for overnight camping/caravanning/RVs (see note above). There was also suggestion of a large outdoor stage or amphitheatre to support community events.

Note: The Mooloolah Community Association and Mooloolah River Water Watch and Landcare Inc consultations involved some individuals that are members of both groups.



3.4. SITE USAGE

A summary of site usage by existing users groups is outlined in the table below

Table 3: Site Characteristics

USER GROUP	NO OF MEMBERS	AREA OF USE	USAGE PATTERNS	ORGANISATION CATCHMENT (approximate)
Mooloolah Pony Club	44 Juniors 58 Seniors	Lot 6	<ul style="list-style-type: none"> Every afternoon from 3pm-6pm for lessons approximately 5 horses per lesson. Every second Saturday for club musters (approximately 30-40 horses) 	Mooloolah 40% 10% each to Landsborough, Eudlo, Palmwoods, Beerwah, Caloundra, Buderim
		Lot 6 and Lot 3	<ul style="list-style-type: none"> 4 to 5 Sundays a year for competition. (approximately 100-120 horses) Alternative Saturdays for coaching clinics (approximately 30-40 horses) 	
Mooloolah River WaterWatch and Landcare Inc	80	Lot 3	<ul style="list-style-type: none"> Occasional use. Provide training in revegetation, weed control, indigenous plans and water quality monitoring with members and Green Army Groups. 	Mooloolah 80% Landsborough 10% 2% each to Eudlo, Maleny, Caloundra, Beerwah, Glasshouse Mountains

Informal use of the site was reported through the community survey conducted by council. Predominate use was for walking and dog exercise/walking. Further details of informal use is outlined in Section 4 of this report.



3.5. SITE CONSIDERATIONS

Site considerations include:

- Protection of waterways and inclusion of buffer zones
- Protection of riparian vegetation areas
- Flood immunity
- Insufficient and unsafe parking and access
- Potential rezoning of residential properties to the north of Lot 3.

The following maps show:

- Habitat, Biodiversity and Bushfire Hazard Management Overlay
- Natural Waterways and Flood Management
- Caloundra City Plan 2004 Precincts
- Possible impact area of potential rail expansion

Biodiversity Overlay and Land Subject to Bushfire Hazard Management





Land subject to Habitat and Biodiversity overlay



Land subject to Bushfire Hazard Management and Habitat and Biodiversity Overlay





Natural Waterways and Flood Management



-  Land subject to Flood Management Overlay
-  Land subject to Natural Waterways and Wetlands Overlay

Caloundra City Plan 2004 Precincts



-  Open Space - Sport and Recreation
-  Low Density Residential
-  Community Purpose
-  Open Space – Conservation and Waterways

Possible impact area of potential rail expansion



3.6. IMPLICATIONS TO THE PLAN

Site Character, Layout and Functionality:

- Major weed control activity program should be developed and be timed for dry season or late in wet season
- Ensure prevention of livestock penetration of vegetated areas
- Immediate remedial pruning is required to existing mature vegetation and a medium to long term tree management program should be considered. All pruned material should be retained on site and chipped/recycled into mulch for onsite use. Existing trees should be retained, protected and maintained in accordance with council's Tree Management Policy
- Reduce damage in the open space portion of Lot 3 by minimising vehicular and equestrian access in order to facilitate greater activation by other users
- Better utilization of Lot 6 for pony club activities is required to reduce reliance on Lot 3 for equestrian and related activities ie car and float parking
- Removal of derelict buildings on Lot 3 to improve amenity, aesthetics and perceived safety
- Removal of old fencing and miscellaneous rubbish for public safety and improved amenity
- Provide for the protection and maintenance of significant vegetation areas including "Endangered" and 'Of Concern' regional ecosystems
- Recreation use within the existing vegetated areas be kept to a minimum

- Maintain green buffer between residential properties and site.

Water Catchment and Hydrology:

- Ensure that the creek and riparian zones running through the property are protected or enhanced
- Ensure the recommended 25m buffer around the 3rd order stream is retained and maintained
- Remove informal pedestrian access across north eastern end of creek to allow for better water flow from site
- Further investigation is required for erosion control of identified problematic areas
- Best practice should be adopted if any works are to be carried out on the site to ensure no runoff into the local waterway
- Water harvesting be incorporated into expansions or developments throughout the site
- Installation of adequate drainage systems installed to assist drainage of open areas.

Infrastructure and Services:

- Regional trail network be included as part of master plan design to improve recreational elements and provide connectivity to site
- Adequate provision be made for emergency vehicles on site, with designated turning/loading areas
- Site entrances to be redesigned to control access without need for high fencing. Redesign access to accommodate pedestrian/cyclist safety
- Upgrade existing entry signage
- Lighting adjacent to public infrastructure installed to improve safety and usability
- Improved connectivity for pedestrians/cyclists throughout the site
- Formalised car parking implemented in Lot 3, to reduce the impact of vehicle access to the open space area
- Expand current pony club car parking facility to accommodate overflow requirements
- Improve toilet amenities ensuring alignment with accessibility and CPTED principles
- No significant infrastructure should be developed in potential rail impact area.
- Maintain vehicular access via Way St
- Upgrade pedestrian and maintenance vehicle access crossing.

Pony Club

- Improve functionality and safety of grassed areas (to include levelling, drainage and turf improvements)
- Support implementation of pony club's 5 year plan
- Investigate community use opportunities of clubhouse and pony club grounds
- Extension of on-site gravel parking to provide additional overflow parking within club lease area.

Mooloolah River Water Watch And Landcare Inc.

- Investigate options for partnerships to protect and enhance riparian areas
- If future need and demand warrants, investigate the feasibility of community event infrastructure (eg. permanent stage, 3 phase power, etc).

Mooloolah Valley Community Association

- Investigate opportunities for the site to be used for community events, possibly incorporating the pony club lease area
- Facilitate community activities that will increase social and active recreation on the Recreation Reserve
- Installation of infrastructure such as picnic/BBQ shelters to facilitate increased informal use by larger groups

Support the Mooloolah Valley Community Association to investigate the feasibility of becoming an RV friendly town with the assistance of professional tourism, economic development and retail trade representatives.



4. CONSULTATION

At each stage of the Master Planning process, internal and external consultation has taken place. Changes to the proposals have progressively accommodated the comments received.

4.1. INTERNAL

To ensure relevant branches of council provided input into the master planning process, internal stakeholders included the following participants;

- Division 5 Councillor
- Community Facilities Branch
- Community Development Branch
- Parks and Gardens Branch
- Buildings & Facilities Services Branch
- Transport and Engineering Services Branch
- Business and Major Projects Services Branch
- Infrastructure Policy Branch
- Property and Business Branch
- Planning Assessment Branch
- Strategic Land Use Planning Branch
- Environment Policy Branch
- Environmental Operations Branch
- Social Policy Branch.

4.2. USER GROUPS

The Mooloolah Valley Community Association, Mooloolah Pony Club and Mooloolah River Water Watch and Landcare Inc. were identified as the site user groups and consultation was conducted to ascertain the current and future usage and needs on the site. A draft concept plan was developed and the groups were again consulted for feedback on the draft concept plan.

The final version of the Mooloolah Recreation Reserve Master Plan was developed in consideration of the user groups feedback to the draft concept plan. It represents the best compromise to satisfy the long term needs of users and provides a realistic vision for the site.

4.3. COMMUNITY

A number of consultation methods were implemented to engage wider community members, these included;

- Two manned information stalls outside of IGA Supermarket in Mooloolah (Tuesday evening and Saturday morning)
- Two presentations to Mooloolah Community and Business Breakfast Meetings as convened by the Divisional Councillor
- Public site tour of the Recreation Reserve, Pony Club grounds and Pony Club clubhouse, including a walk along proposed pathways access
- Community Feedback Surveys were made available through IGAs stalls, the Mooloolah Community Centre and council's website
- Display of draft concept plan on the Community Centre notice board with feedback forms and a collection point for no less than two weeks
- Council staff door knocked residents in adjoining properties
- Page on council website making available feedback forms and the draft concept plan
- Media release (article appearing in the Sunshine Coast Daily, councillor columns in Glasshouse Mountains News)
- Council's Facebook page.

FORMAL RESPONSES

63 written surveys were returned from individuals within the community, providing information about current and potential use of the site. The following is a summary of the results of the Community Feedback Surveys:

- 68% of respondents do not currently use the Recreation Reserve. Main reasons given for not using the facility including not knowing it existed (35%) or due to the lack of facilities on site (23%)
Note: Respondents could give more than one reason
- Respondents that currently use the site, use it 1-2 times per week (60%) with only 15% visiting daily
- 55% of visitors use the reserve to walk dogs or some other dog related activity
- Respondents indicated what they liked most about the reserve was its natural/bush state (29%), its location and proximity to town (27%) and the open space (25%)
- 56% of respondents did not provide comment or indicated 'no' or 'nothing' when asked what they disliked most about the reserve. 43% of respondents who provided comments indicted 'poor drainage', 'wet' or 'boggy' state of the ground as what they disliked about the reserve. Responses relating to the 'overgrown' or 'weedy' state of the reserve accounted for 32% of comments
- When asked what would encourage them to use the reserve more frequently 29% of responses indicated BBQ or picnic facilities, 29% indicated bike or walking tracks and 24% indicted fixed exercise equipment or fixed informal sports infrastructure (such as goals posts, cricket pitch, basketball rings). Community gatherings/events (including markets) accounted for 17% of responses

- 56% of respondents made a positive comment about the proposed concept design. No negative responses were given, 32% did not provide a response. The remaining responses could not be deciphered as either negative or positive, but provided general suggestions for inclusion in the plan. While 51% of respondents provided suggestions in their comments on the plan, the main responses were 'don't overdevelop' site (18%), provide for larger group/family use (18%) or comments relating to the proposed pub/tavern on the adjoining site (18%).

SUMMARY

The community consultations indicated an underutilization of the Mooloolah Recreation Reserve. There is a strong desire to maintain the area as open space, protecting and enhancing the 'natural bush' amenity.

Feedback from existing user groups and results from the community survey, indicated a need to activate the site to accommodate family, group and community activities. It was generally agreed that appropriate maintenance of vegetation and upgrading/installation of park infrastructure would encourage an increase in informal use.

4.4. IMPLICATIONS TO THE PLAN

- Improve entry signage to define and improve access to the site
- General tidy up of the site including removal of derelict buildings, broken fencing and other miscellaneous rubbish
- Removal of weed species and introduction of maintenance plan throughout the site
- Minimise infrastructure on site to protect natural amenity
- Improve drainage on the open grassed area of Lot 3
- Provide large picnic/BBQ shelters and associated supporting infrastructure to accommodate larger family or group/community gatherings
- Continue to allow access for dog exercise
- Provision of walking/cycling tracks
- Provide a green buffer between residential (current and future) properties
- Consider the installation of informal sporting infrastructure to promote active recreation and physical activity (ie; synthetic wicket, goal post, etc)
- Refurbish toilet block with PWD facilities and in line with CPTED principles.

5. DEMAND ANALYSIS

5.1. DEMOGRAPHIC PROFILE

The 'Estimated Resident Population' (ERP) of the Sunshine Coast region at 30 June 2011 was calculated at 316,858 people, an increase of 5,347 people since June 2009.

Population projections released in 2008 indicate that by 2016, the expected population of the Sunshine Coast region will be between 367,900 and 400,000 people. By 2031, this is expected to increase to between 461,210 and 558,880 people (low and high series). Sunshine Coast Council's area Community Profile (developed by Profile.id), provides demographic profile data for the region and its suburbs. Data is based on results from the 2011, 2006, 2001, 1996 and 1991 Censuses of Population and Housing. In 2012 profile.id released an updated Sunshine Coast Council area Community Profile which documented the following population summary details for the Sunshine Coast:

- Median age on the Sunshine Coast of 42 years was higher than the Queensland median (36 years)
- Sunshine Coast Council area has a lower proportion of pre-schoolers and a higher proportion of people at post retirement age than Greater Brisbane
- Median household income is \$225 per week lower than the Queensland median
- 24.4% of households with a mortgage were making higher loan repayments of \$2,600 or more per month in the Sunshine Coast Council area
- Median rent is \$20 per week higher than the Queensland median
- 15,259 people or 5% of the population of the Sunshine Coast Council area report needing help in their day to day lives due to disability, compared with 4.4% of Queensland.

The Mooloolah Valley, Diamond Valley, Balmoral Ridge, Bald Knob statistical division shows growth in the population since the early 1990's as a result of new dwellings being added to the area. Current population of 4,107 (2011) indicates an increase of 469 people or 12.9% since 2009.

- 37% of households are made up of couples with children compared with 30% in Queensland
- 13% of households earn \$2,500 or more per week, compared with 10.5% for the Sunshine Coast Region.
- Overall 26.1% of the population was aged between 0 and 17 compared with 23.1% for the Sunshine Coast, with the largest age cohort being the 35 to 49 year group, demonstrating the high family composition of the area.

5.2. IMPLICATIONS TO THE PLAN

- The estimated population of Mooloolah is increasing. Community participation in informal sport and recreation will increase in line with population projections. Community recreation facilities are therefore warranted
- The high proportion of family households demonstrates the need to provide avenues for family gatherings and social interaction.

5.3. SPORTING AND RECREATION NEEDS & TRENDS

The following 'Sporting and Recreation Needs and Trends' summary has resulted from information collated from a number of sources including; existing user group data, community and stakeholder consultation, literature review, site analysis, locality profile, demographic profile, competition types, usage rates, current facility provision and membership trends..

This information was then analysed to make an accurate determination of the capacity of the organisation and the capacity of the facility to meet existing and future needs. Based on this information, the following have been determined.

PNY CLUB

- Growing membership is putting pressure on existing facilities including the adjoining Lot 3
- Current grounds are not being utilised to their full extent due to poor ground conditions
- Improvements to site such as lighting, roofing and storage will facilitate more efficient usage of grounds in all weather conditions such as rain and poor light
- Club has five year plan for development of infrastructure to support membership growth.

MOOLOOLAH RECREATION RESERVE

- Increase in informal sporting activities and social active recreation
- The current site is not conducive to a kick about or informal sporting/recreation space due to the poor condition (ie; drainage and profile) of open space areas
- Public amenities are not adequate to support increased use such as community events or gatherings and are not accessible by people with limited mobility.

5.4. IMPLICATIONS TO THE PLAN

Pony Club

- Support the implementation of the “Mooloolah Pony Club Five Year Plan” 2012, including improvements to car parking, minor ground works and infrastructure improvements
- Investigate opportunities for Pony Club to share clubhouse facilities and grounds with other community organisations.

Mooloolah Recreation Reserve

- Improve drainage and surface of open green spaces to improve usability for informal sporting and active recreation activities
- Improve public amenities and install supportive infrastructure.



6. CONCEPT PLAN

6.1. ANALYSIS & DEVELOPMENT OF PREFERRED OPTION

A number of options were explored during the Mooloolah Recreation Reserve Master Planning process. These options considered factors including initial site analysis, background literature, council's capital works budget, demographic and locality analysis, consultation with users groups, the Mooloolah community and internal council staff.

The development of a draft concept plan enabled focussed community feedback and input into a final plan. The draft concept plan is included in Appendix 1.



7. FINAL MASTER PLAN

7.1. RECOMMENDATIONS AND PROPOSED IMPLEMENTATION

Based on extensive investigation, consideration and analysis of;

- Literature Review
- Site Analysis
- Consultation Outcomes
- Demand Analysis
- Concept Design phase.

The prioritised staging of major improvements and recommendation for the final Master Plan are illustrated in the table below. The time frames for recommended elements have been allocated as:

- Short Term (0 – 5 years)
- Medium Term (6 – 10 years)
- Long Term (11 – 15 years/ subject to confirmation of demand).

Council is not responsible for the implementation and funding of all development recommendations provided below. Further, priorities may change over the life of the master plan subject to demand and funding opportunities.

Note: The costs tabulated below are indicative only, a more reliable estimate will be known post detailed design stage.

Table 4: Proposed Master Plan Implementation

MASTER PLAN REFERENCE	RECOMMENDATION	TIME FRAME	INDICATIVE COST
01	a. Improve entry through improvements to signage and removal of old fencing and miscellaneous rubbish	Short	\$6,000 signage \$5,000 removal of fencing and miscellaneous rubbish
	b. Define and improve access to the reserve	Short	\$15,000
	c. Delineate park with rural style timber fencing (eg. post and rail).	Medium	\$26,400
02	a. Provide greater access for pedestrians through the provision of walking trails	Medium	\$37,500

03	a. Provision of picnic shelters including one large shelter for family or group gatherings or events	Short	\$95,000
	b. Improved pathway and lighting to toilet block	Short	\$6,000
	c. Refurbishment of toilet block	Short	\$50,000
	d. Formalise Mooloolah Recreation Reserve car parking	Medium	\$20,250
	e. Provide supporting infrastructure to picnic shelters such as rubbish bins	Short	\$4,000
	f. Installation of bollards on Mooloolah Recreation Reserve to control vehicle access on open grassed areas	Short	\$8,400
	g. Tree planting for shade	Medium	\$1,500
	h. Acknowledgement and interpretation of Lot 3's history through signage/display	Short	\$2,000
04	a. Improve drainage on Lot 3 to increase functionality	Medium	\$5,600
	b. Provision of infrastructure to support informal sports/games/kick and throw area eg cricket pitch, goal posts	Long	\$8,200
05	a. Manage riparian area for ecological values. Remove weed species	Ongoing	\$6,000pa
	b. Clear debris and informal crossings	Short	\$10,000
	c. Revegetate creek between residential properties and pony club	Short	\$10,000
	d. Investigate options to minimise land erosion in gully/drain behind residential properties	Short	TBA

	e. Immediate remedial tree pruning	Short	\$10,000
	f. Ongoing tree management program	Medium - Long	\$15,000p.a.
	g. Investigate options for vegetated buffering to protect 'Endangered' and 'Of Concerns' regional ecosystems	Long	TBC
06	a. Investigate options for upgrade of waterway crossing to ensure suitability for pedestrian and maintenance vehicle access	Short	\$15,000
07	a. Minor works to improve functionality and safety of grassed areas for pony club users	Medium	\$60,000
	b. Infrastructure improvements such as cover and lighting to dressage arena to provide for all weather use	Long	\$270,000
	c. Installation of equipment storage shed/s	Short	\$35,000
	d. Investigate shared use opportunities for Pony Club clubhouse and grounds	Ongoing	nil
	e. Extension of gravel access and improved drainage to provide additional and overflow car parking for pony club events	Short	\$40,000
08	a. Remove fence to allow greater access for maintenance	Short	\$5,000
09	a. Future pathway in road reserve to improve pedestrian access	Long	\$98,000

The staged indicative costs (excluding council project management fees) to develop the recommended Master Plan are:

- Short Term \$316,400
- Medium Term \$151,250
- Long Term \$376,200
- **TOTAL \$843,850**

(Identified ongoing costs approximately \$21,000 pa)

7.2. FINAL MASTER PLAN



8. FUNDING AND MANAGEMENT

8.1. FUNDING

A variety of funding sources are available to authorities, clubs and organisations to fund major capital works improvements. Current sources available are as follows.

8.1.1. COUNCIL FUNDING

COMMUNITY GRANTS PROGRAM

The *SCC Community Grants Program* assists organisations in implementing councils Corporate Plan vision. Key priorities of the program are projects that;

- Provide significant long term benefits for the Sunshine Coast community
- Improve financial viability and sustainability
- build long-term partnerships
- ensure a fair and accountable process that is transparent and equitable.

Grant types include;

- minor grants up to \$2000, and
- major grants - \$2000-\$50,000.

At the time of this report the council's community grant program is on hold with the exception of the environmental category. Environment category projects aim to protect and enhance the natural assets and biodiversity of the Sunshine Coast region, and promote ecologically sustainable management of our environmental values. Priorities for this category are:

- Contribute to landscape scale protection, monitoring and rehabilitation of biodiversity, which includes native plants and animals
- Build community capacity, engagement and participation
- Adapt and respond to environment/sustainability challenges, e.g. building resilience to climate change and peak oil.

8.1.2. COMMUNITY BASED FUNDING

Community fundraising by organisations is an important source of funding for projects and provides a sense of ownership and pride for community groups. This type of fundraising provides significant weight as a contribution to other grant applications.

8.1.3. OTHER GOVERNMENT FUNDING

QUEENSLAND GOVERNMENT OPPORTUNITIES

The Queensland State Government has links to funding sources for community groups and projects from federal, state and local government as well as some philanthropic funds and companies. These can be found at www.smartservice.qld.gov.au/services/grants/discoverbywizard.action.

GET INTO THE GAME

The recently released Queensland Government's Get in the Game initiative aims to support sport and recreation at the grassroots level. Get in the Game comprises three new funding programs worth \$18 million over the next three years. Get Started, Get Going and Get Playing are designed to get more people, especially children and young people, playing sport and involved in recreation activities.

Get Started – funding to help kids participate

Get Started aims to assist children and young people who can least afford to join a sport or recreation club. Eligible children and young people are provided with a voucher of up to \$150 to help pay for club membership and participation fees. The vouchers can be redeemed at a sport or recreation club registered with the program.

Get Going – funding to help clubs grow

Get Going aims to support local sport and recreation organisations with funding of up to \$10,000 for projects that create opportunities for more Queenslanders to become members.

Get Playing – funding to improve facilities

Get Playing provides up to \$100,000 in funding and aims to assist local sport and recreation organisations with facility development so more Queenslanders are encouraged to become involved in the sport or recreation activity of their choice.

GAMBLING COMMUNITY BENEFIT FUND

Funding assists not-for-profit community groups to provide services and activities through the provision of a one-off grant. Funding may be provided for the following purposes:

- Equipment needed to carry out activities
- Special one-off events
- Community and organisational development projects
- Minor capital works
- Motor vehicle purchase costs.

Applications for up to \$30,000 are encouraged, but applications for larger grants will be considered. Unincorporated organisations can attract a maximum \$5,000 in funding.

JUPITER CASINO COMMUNITY BENEFITS FUND

The Queensland Government established the Jupiters Casino Community Benefit Fund (JCCBF) to provide funding to community groups in Queensland. The JCCBF receives money from taxes on casinos. It distributes these funds to not-for-profit community groups on a quarterly basis. The JCCBF is just one way the Government returns taxes from gambling activities and plays an important role in ensuring, on balance, the whole State benefits from gambling in Queensland.

One-off grants of up to \$150,000 are allocated to approved not-for-profit organisations to help them provide community services or activities that benefit the community. These grants are not intended to replace existing sources of support

for these organisations. The JCCBF has four annual funding rounds. The closing dates for applications are 28 February, 31 May, 31 August and 30 November each year.

Federal via GrantsLINK community portal provides link to various funding sources. GrantsLINK may assist councils to find suitable grants for community projects from a nationwide source of grant funding opportunities.

Regional Development Australia Fund- provides funding for larger projects of \$500K- \$25M. The funding is aimed at providing economic stimulus for regional communities. Projects must be 'shovel or investment ready' for consideration.

8.1.4. NON GOVERNMENT ORGANISATIONS

A range of non-government philanthropic funding programs exist. While generally not appropriate for large capital projects, by working with community groups, council could possibly obtain smaller amounts of funding for specific elements of upgrades.

- Caterpillar Sponsorship Program seeks to provide sponsorship to connect with customers, give back to communities, and improve the quality of life in a more efficient, environmentally sensitive manner.
- The Cheaperthanhotels Fundraising Program aims to offer an innovative fundraising program for community groups, non-profit organizations, schools, universities and sports clubs.
- Commonwealth Bank Staff Community Fund Local Grants Program aims specifically to assist community groups with projects that improve the health and well being of children and young people nationally.
- QR National Community Giving Fund aims to work in conjunction with the Charities Aid Foundation to provide cash grants to charitable projects aimed at improving health and wellbeing, community safety and education in the areas in which its operations and employees reside.
- ANZ Trustees provides a listing of a wide number of funds/ foundations providing grants in different areas.
- Fosters Community Grants for specific projects run by community groups and charities.
- The Foundation for Rural and Regional Renewal aims to take a leadership role in assisting regional, rural and remote communities to respond to social, cultural and economic change. The FRRR administers a number of funding programs and grants.
- The Foundation for Young Australians is a not-for-profit organisation committed to investing in excess of \$3 million each year on providing opportunities for young people with specific funding for projects involving Indigenous youth.
- The Givewell site provides a comprehensive database of Australian charities, giving strategies, bequests, charitable trusts and corporate philanthropy, as well as links to charities and related sites.
- Peter Brock Foundation provides funding and support for community groups and organisations with a focus on welfare services, social issues and community programs.
- The Reichstein Foundation funds projects aimed at assisting disadvantaged communities.

- The Telstra Foundation provides community development grants for projects particularly aimed at children and young people. They also provide assistance through their Indigenous Community Development program and Social Innovation Grants.
- Wesfarmers makes contributions to community-benefiting activities through its corporate office and through subsidiary businesses.
- Woolworths provides support to local community organisations and charities.

8.1.5. COMMERCIAL FUNDING

A number of commercial enterprises provide assistance and advice on grant availability via subscription services to databases and printed materials. These include:

- Grantsearch Australia who publish the Grants Register
- Easygrants newsletter published by ourcommunity.com.au
- Pathways Australia provides a database of corporate and government fundraising opportunities for not-for-profit organisations
- Philanthropy Australia publishes the Australian Directory of Philanthropy.



8.2. MANAGEMENT OF SITE

8.2.1. MANAGEMENT STRUCTURE

The key stakeholders of the Mooloolah Recreation Reserve are identified as:

- User organisations (including committees, volunteers, participants, parents and spectators)
- General Community
- Neighbours
- Schools
- Tourists
- Council
- State Government (DERM)
- Community Organisations
- Peak Bodies.

Pony Club, as licence holder, is responsible for the management responsibilities of the area within Lot 6 as denoted by the current licence. Licence holders are governed by their individual licence agreements and are generally responsible for maintenance, development and security of their licence area. Council as Trustee of the Mooloolah Recreation Reserve and owner of the remaining unleased area of Lot 6, is responsible for the management, maintenance and development of these areas.

A number of management issues may arise and include:

- Overall direction and image of the facility
- Implementation of master plans or other guidance documents (e.g. Environmental Policy)
- Training and education of licence holders (in relation to facility management)
- Environmental issues (e.g. protected vegetation and removal of weed species)
- Issues with neighbouring residents
- Communication and coordination between user groups
- Maintenance and development of common areas (such as roads, parking, boundary fencing and gates)
- Signage for the site (directional and promotional)
- Safe and effective entry and exit points to the site
- Overall facility capacity and overuse.

Due to the complexity in managing these issues it is recommended that council continue its management role of the site in consultation with key user groups and continue to support the Pony Club committee through the Community Sports and Facilities Planning team in its management of Lot 6.

Residents and members of Mooloolah community groups have expressed an interest in having community access to the Pony Club Clubhouse and surrounding land. Although the club house could not facilitate large indoor gatherings, it is reasonable to suggest use for activities such as community

events, where both Lot 3 and 6 could be utilised, is possible and should be encouraged. Consideration should be given to the following:

- Temporary event permits for use of Lot 3
- Insurance and risk management
- Impact on natural areas
- Cost recovery for use of Pony Club infrastructure for community events ie water and power.

8.3. IMPLICATIONS TO THE PLAN

- Council to continue to maintain Lot 3 and common areas of Lot 6 and investigate opportunities for joint initiatives with the Mooloolah Valley Community Association and the Mooloolah River Water Watch and Landcare group
- Council to continue to provide support to the Pony Club Committee through the Community Sports and Facilities Planning team.

APPENDIX I: DRAFT CONCEPT PLAN



- Delineate park with rural style timber fencing, e.g. post and rail

- Improve entry - signage and tidy up
- Define and improve access to the reserve
- Ensure ability to close off entire recreation area during publichorse events

- Provide access for walkers through the Reserve

- Provision of picnic shelters
- Improved path and lighting to toilet block
- Formalised parking
- Rubbish bins
- Signage
- Control vehicle access
- Tree plantings for shade if required
- Acknowledgement & interpretation of Reserve's history

- Boundary of Reserve - indicative only

- Improve drainage to increase functionality
- Informal games/kick and throw area e.g. cricket pitch, goal post for kick practice

- Green shaded area approximates land that may be impacted by future rail expansion plans

- Pony/Club lease area
- Investigate shared use opportunities e.g. with club house and parking area

Mooloolah Recreation Reserve
 Draft Concept Proposals for Discussion
 Purposes.
 Not to scale. Indicative Only
 28th June 2012, Urban Landscape & Design Unit, Parks and Gardens