



Sippy Downs Parks Master Plan

Chancellor Lakes and Sippy Downs Parkland

September 2018





Edition September 2018 (Endorsed Plan)

www.sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

© Sunshine Coast Regional Council 2009-current.
Sunshine Coast Council™ is a registered trademark of
Sunshine Coast Regional Council.

Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.



Contents

Part A	Introduction	4	Part A	Maps and Illustrations	
	Purpose	5		Map 1 Existing and Proposed Future District Open Space Network - 'Urban C'	9
	Plan objectives	5		Map 2 Existing Park Network	11
	Park master plan framework	5		Map 3 Park Network Map	13
	Community Insight	6	Map 4 Albany Lakes District Park (Albany Lakes Park, Edgewater Park, Tower Park)	14-15	
	A shared vision	6	Part B	Park Plans	
	Park user survey and community review	6		1.0.0 Albany Lakes Park (Claymore Road)	16-17
	Community insight	6		2.0.0 Albany Lakes Park (Cape Lane)	18-19
	Challenges at Sippy Downs	6		3.0.0 Albany Street Park (Albany Street)	20-21
	Opportunities	6		4.0.0 Edgewater Park	22-23
Community vision	6	5.0.0 Tower Park		24-25	
Context	8	6.0.0 Sir Raleigh Drive Park		26-27	
Setting	8	Columbia Sreet Park			
Population profile	8	Scholars Drive Path Link			
Strategic direction	8	7.0.0 Chancellor Village Park		28-29	
Park Network Analysis	10	Chancellor Village Boulevard Park			
Snap-shot of the Park Network	10	Part C	8.0.0 Lacewing Drive Park	30-31	
Current performance	10		9.0.0 Windmill Park	32-33	
Park infrastructure and activities	10		10.0.0 Eaton Park	34-35	
Park Network Development	12		11.0.0 Bellflower Park	36-37	
Future development directions	12		12.0.0 Davis Street Park	38-39	
Sippy Downs park improvements	12		13.0.0 Windermere Way Park	40-41	
Funding and implementation	12		14.0.0 Constance Lane Park	42-43	
			15.0.0 Beethoven Circuit Park	44-45	
			16.0.0 Northlake Crescent Park	46-47	
			17.0.0 Phoenix Circuit Park	48-49	
		18.0.0 Chesterton Crescent Park	50-51		
		19.0.0 Cairncroft Place Park and Verge	52-53		



Introduction

The *Draft Sippy Downs Parks Master Plan* has been prepared to guide the development and management of parks and open space at Sippy Downs. The plan seeks to improve the function of the park network and provide a variety of recreation experiences and settings that are consistent with councils desired standards of service. The plan identifies opportunities and priorities for future park upgrades and asset renewal based on a review of existing infrastructure, activities and community needs.

In 2016 the community were invited to undertake a park user survey and provide feedback to help shape the future for the park network. The survey provided useful feedback on park use, function, key issues, and demand for various park activities.

The development of the plan has involved analysis of the park network, consideration of demand and feedback from the park user survey, and a review of existing infrastructure.

In February-March 2018 the draft plan was distributed to the community for review, to seek feedback and identify priorities for future implementation.

The plan provides direction on the infrastructure and actions required to:

- Improve the function of parks
- Enhance park user experience
- Provide activities that support use of parks
- Improve access to park based recreation
- Support community wellbeing and liveability
- Preserve open space and the environment.

Sunshine Coast Council is committed to providing quality parks that encourage active and healthy communities. The plan provides a basis to seek funding for development and renewal of park infrastructure. Implementation of the full scope of the plan will be dependent on funding and will be staged over the next decade.

Purpose

The purpose of the *Sippy Downs Parks Master Plan* is to:

- Review community needs and park functions to determine the future use of parks
- Plan activation and embellishment of the Sippy Downs park network
- Identify a range of actions and initiatives to be delivered by council, based around the community's vision for Sippy Downs parks.

Plan objectives

The objectives of this plan are to:

- Review park functions and community needs to identify a range of actions to be delivered by council
- Provide a sustainable plan to guide future infrastructure development and renewal
- Plan the development of park functions that encourage community use of parks
- Address aging park infrastructure and maintenance of park environments
- Review the function of District and Local Parks, and plan the location and distribution of activities and facilities across the park network
- Prepare park asset plans and cost schedules to inform prioritisation, funding and future capital works.

Park master plan framework

The *Sippy Downs Park Master Plan* applied the following framework in park activity assessment and asset planning:

- Park user survey and community engagement
- Defining a shared vision
- Park activity review
- Park asset and embellishment review
- Master plan, cost estimation and reporting
- Review of actions and prioritisation
- Future capital and operational works scheduling
- Funding and implementation.

The proposals within the master plan provide a framework that will inform detailed design, construction, management and funding processes that are necessary for park network development and renewal.



Our Parks
Our Future

Community insight

A shared vision

The Sippy Downs community has a vision for its parks to provide places for the community to enjoy.

Sippy Downs parks are inviting, vibrant, safe and pedestrian friendly with places for activity, fun, nature, tranquillity, play and shade.

Parks in Sippy Downs offer varied landscapes, community facilities and leisure experiences to be enjoyed by everyone.

Park user survey, community review and feedback

The Sippy Downs Park User Survey was undertaken to understand the community's use of parks, and to ensure park planning addresses the concerns and diverse needs of park users.

The *draft Sippy Downs Parks Master Plan* was distributed to the community for review, to seek feedback on the plan and identify the communities priorities for implementation.

Community insight

Overwhelmingly local people love the parks and lakes and what they contribute to the lifestyle of residents.

People choose to live in Sippy Downs for the parks, family friendly aspects, access to services and the sense of community. Residents like being close to parks and many residents use parks regularly.

People connect in Sippy Downs through their use of parks, paths, and play spaces. Younger residents enjoy scooting, riding and skate parks, while lakeside parks are enjoyed by all for walking, sitting, jogging and cycling.

Challenges at Sippy Downs

There are a number of issues for residents:

- Provision of engaging community spaces with suitable park activities, facilities and paths
- Maintenance, aging park assets, and renewal
- Population growth and providing park facilities
- Lack of play and recreation opportunities for a mix of age groups
- Poor legibility and park signs
- Limited car parking
- Management of dogs.

Opportunities

Outcomes of the park user survey provide insights into the opportunities and aspirations for improvements in the park network:

- Park facilities that encourage local recreation
- Creation of better community spaces and a lively village heart
- Providing civic park spaces, active play and exercise areas
- Accessible play areas suitable for broad range of ages
- Addressing aging park assets and park renewal
- Improve pedestrian and path networks
- Providing adequate shade and seating
- Improved lighting of path links and activity areas
- Car parking, legibility and signage improvement
- Appropriate provision of toilets and amenities
- Improved management and regulation of dogs.

Community vision

The community vision (right), provides a visual summary of key words from feedback collected in the park user surveys.

Community vision

spaces for community

activities and group gatherings

landscaped areas for active group fun

places for families with space to run and play

well used and maintained parks

a community place to enjoy

pathways

Inviting park environments

bush tucker or community garden

wildlife in parks and around lakes

park volunteers

playgrounds with shade offering activities for children of all ages

parks and places that encourage youth to be active and engaged

natural shady parks and paths with lots of beautiful trees

accessible and connected path network for walking, jogging and cycling

parks that encourage activity, community and an outdoor lifestyle

community interaction

community gardens

facilities and bbq's for multiple families and groups to gather and use parks

skate parks

facilitates and recreation without having to leave Sippy Downs

well lit and usable park areas and paths

fenced areas for children to play safely

parks that provide usable spaces that promote health, wellbeing and relaxation

goal posts, courts and nets to encourage participation in sport

parks where people feel safe walking, or sitting relaxing

places for people to exercise

provide places for families to come together

community centres

shade, trees along paths

larger dog walking areas and bags for doggy business

place for the elderly to relax

well maintained paths, seating and shaded areas to enjoy the lakes

open green space

for recreation and enjoyment of people of all ages

clean lakes for wildlife and recreation

natural bushland
and reserves for trees with walking paths

Context

Setting

Sippy Downs is a recent greenfield development (Chancellor Park Master Planned Community) and Major Activity Centre on the Sunshine Coast located centrally at the junction of the Bruce Highway and Sunshine Motorway (refer to Map 1).

Parks and open space areas are an important asset and feature of Sippy Downs, providing the community with the environment for passive and active recreation.

The recreation park network at Sippy Downs is comprised of District Parks, Local Parks, Amenity Reserves and a recreation trails network. Recreation parks vary in size and function.

The Chancellor Lakes District Park forms a central spine of open space and provide a significant park recreation asset for the Sippy Downs community. The existing lakeside path network forms a 5km recreation trail circuit around Chancellor Lakes which is popular for walking, running, cycling and passive recreation.

Local parks and amenity reserves are dispersed across the suburb. Chancellor Village Park is located within the heart of Chancellor Village. Local parks are valued places for community recreation and activity.

Population profile

Sippy Downs has been growing at an increasing rate. Based on the 2016 Census there are 11,537 residents at Sippy Downs. From 2011 to 2016, Sippy Downs population increased by 1,541 people (average 2.75% per annum).

While continued growth is predicted, new development is likely to be concentrated around the future Sippy Downs Town Centre and in Palmview.

Sippy Downs has a large spread of age groups due to the mix of schools, University and prevalence of over 50s and retirement villages. Overall there is a higher proportion of people in the younger age groups (0 to 15 years) and a lower proportion of people in the older age groups (65+ years).

Data collected in the 2016 census and analysis comparing age groups in Sippy Downs to Sunshine Coast averages shows:

- Overall, 20.5% of the population was aged between 0 and 15 (compared with SC 18.1%), and 17.9% were aged 65 years and over (compared with SC 20.3%)
- A higher percentage of 15 to 19 age group (9.9% compared to SC 6.0%)
- A higher percentage of 20-24 age group (8.7% compared to SC 5.2%)
- A smaller percentage of 60-64 age group (2.9% compared to SC 6.4%)
- A smaller percentage of 55-59 age group (4.0% compared to SC 6.8%).

Strategic direction

Planning direction for parks and open space at Sippy Downs is defined in the *Sunshine Coast Environment and Liveability Strategy 2017* (SC ELS). Sippy Downs is defined as a major activity centre that provides higher levels of service for the catchment.

Planning District 'Urban C' of the ELS Network Blueprint (Map 1) defines the land and facilities required to service future community needs at Sippy Downs.

SC ELS 'Urban C' District has a significant shortfall of district recreation parks as a result of anticipated population growth in the area to 2041.

Recreation parks

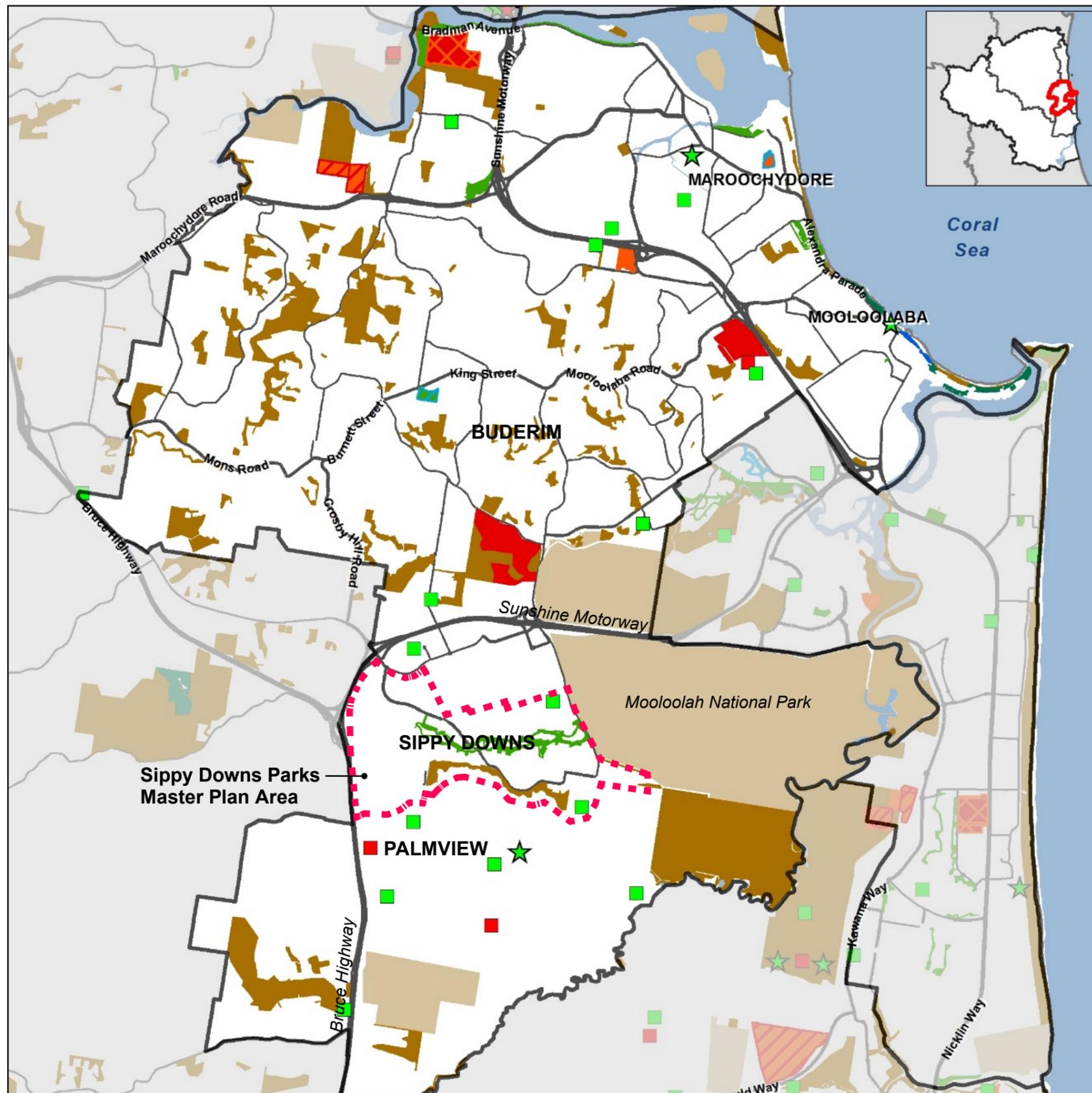
Investigations are required into the following recreation park functions at Sippy Downs to improve accessibility and accommodate growth:

- Two additional 'District Recreation Parks' at Sippy Downs
- Future District Park within Sippy Downs Town Centre
- Opportunities to provide four new local parks in Sippy Downs, the Town Centre and to the west of Buderim
- 'Civic Park' space at Sippy Downs.

Recreation trails

Investigations are required into the following recreation trail functions at Sippy Downs to provide for the anticipated future population:

- East-west connection and green link between Sippy Downs/Palmview and Sunshine Coast University Hospital.



Map 1: Existing and Proposed Future District Open Space Network - Planning Area 'Urban C'

Source: Sunshine Coast Environment and Liveability Strategy 2017

Park network analysis

Snap-shot of the park network

The recreation park network at Sippy Downs is comprised of District Parks, Local Parks, Amenity Reserves and a recreation trails network.

- There are 34ha of recreation parks
- Recreation parks vary in size and function.

District parks

District Parks at Sippy Downs are intended to support the wider community, function as hubs of park activity, and provide destinations for suburb-wide recreation.

- 1 District Park made up of 3 connected parks (Tower Park, Edgewater Lakes Park and Albany Lakes Park)
- Total usable area: 19.6ha.

Local parks

Local Parks at Sippy Downs are intended to serve local neighbourhoods.

- Number of parks: 8 Local Parks
 1. Bellflower Park
 2. Windmill Park
 3. Eaton Park
 4. Davis Street Park
 5. Chancellor Village Park
 6. Sir Raleigh Drive Park
 7. Chesterton Crescent Park
 8. Windermere Way Park
- Total area: 9.3ha
- Local parks range in size from 0.4ha - 2.6ha (SCC prescribed size: 0.5ha - 1.0ha).

Civic parks

- There is currently no Civic Park at Sippy Downs.

Parks activities and facilities

- 6 Playgrounds (local)
- 2 Skate parks
- 1 Dog off-leash area
- 1 Basketball 1/2 court
- 2 Public toilets located in local parks
- 5km Lakeside circuit path (partially complete)
- 8 Exercise stations (2 fitness circuits).

Current performance

An assessment of the existing park network at Sippy Downs has identified the following standards of development:

- A shortfall in the provision of District Parks to meet current and future community needs
- The existing District Recreation Park is under embellished and does not provide the range of activities to meet SCC desired standards
- The district lakeside parks (Albany Lakes Park, Edgewater Park, and Tower Park) are the most heavily used parks in the open space network
- Several Local Parks are over-embellished and partially developed to a District Park standard with insufficient land area to meet District Park requirements
- Insufficient provision of Local Parks in several of the recent stages of development
- No Civic Park space and associated infrastructure
- Several Amenity Reserves are embellished to a Local Park standard or higher.

Park infrastructure and activities

The park user survey and an assessment of park infrastructure and activity provision has identified the following:

- Ad-hoc park infrastructure that in some cases is inappropriately located
- Aging park assets in need of maintenance or renewal
- No district level playspace and limited play opportunities for 8 - 15 year age group
- Insufficient active play, multi-courts and opportunities for sports
- Limited shelter, seating and shade in District Parks
- Incomplete lakeside path circuit with missing path links
- Poor lighting on connection paths through parks
- Lack of car parking at parks
- Poor legibility and limited signage
- Lack of community spaces and places for group gathering
- Toilets and amenities inappropriately located (in Local Parks)
- Need for better management of dogs in parks and provision of dog off-leash areas
- Skate and BMX facilities are heavily used.



Map 2: Existing Park Network (Not to Scale)

Park network development

Future development directions

In response to the existing park functions and to achieve strategic outcomes identified in the *Sunshine Coast Environment and Liveability Strategy 2017*, the following development actions are proposed:

District Parks Embellishments

- Development of a trail head and improved access to the Chancellor Lakeside Path at Albany Lakes Park (Claymore Road)
- Embellishment of Albany Lakes Park (Albany Street) and play space to a District Park level
- Expansion of Sir Raleigh Drive Park skate facility (District Park functions)
- Development of local level play functions at Edgewater Lakes Park
- Maintained embellishment of Windmill Park (2.6ha.) at a District Park level
- Maintained embellishment of Eaton Park (1.3ha.) at a District Park level.

Local Parks Embellishments

- Upgrade of Windermere Way Park to local park level with local play activities and multi-purpose court
- Embellishment of Bellflower Park to local level with local play functions
- Decommissioning of inappropriately located infrastructure in some local parks at the end of the assets life.

Civic Park Embellishments

- Activation of Chancellor Village Park and Chancellor Village Boulevard Park for Civic Park functions.

Amenity Reserves

Decommissioning of existing infrastructure in amenity reserves where over embellishment exists at the end of the assets life.

Sippy Downs park improvements

The plan recommends a number of actions and priorities for upgrades and construction of new assets in the park network over the next decade.

Key components of the master plan include:

- Development of district level play space with associated play opportunities for a broad age range at Albany Lakes Park (Albany Street)
- Development of group shelters and facilities to support groups gatherings
- Lighting of critical pedestrian path links within the park network
- Completion of the lakeside circuit path network and critical missing path links
- Development of a major trail-head to enable access lakeside path network at Albany Lakes Park (Claymore Road)
- Provision of local play opportunities at Windermere Way Park
- Installation of park seating in appropriate locations across the park network
- Upgrade of skate and BMX facilities at Sir Raleigh Drive Park
- Development of an additional dog off-leash facility at Lacewing Circuit Park
- Development of civic park functions at Chancellor Village Park and Chancellor Boulevard Park
- Development of off-street car parking and informal verge parking in appropriate locations.

Funding and implementation

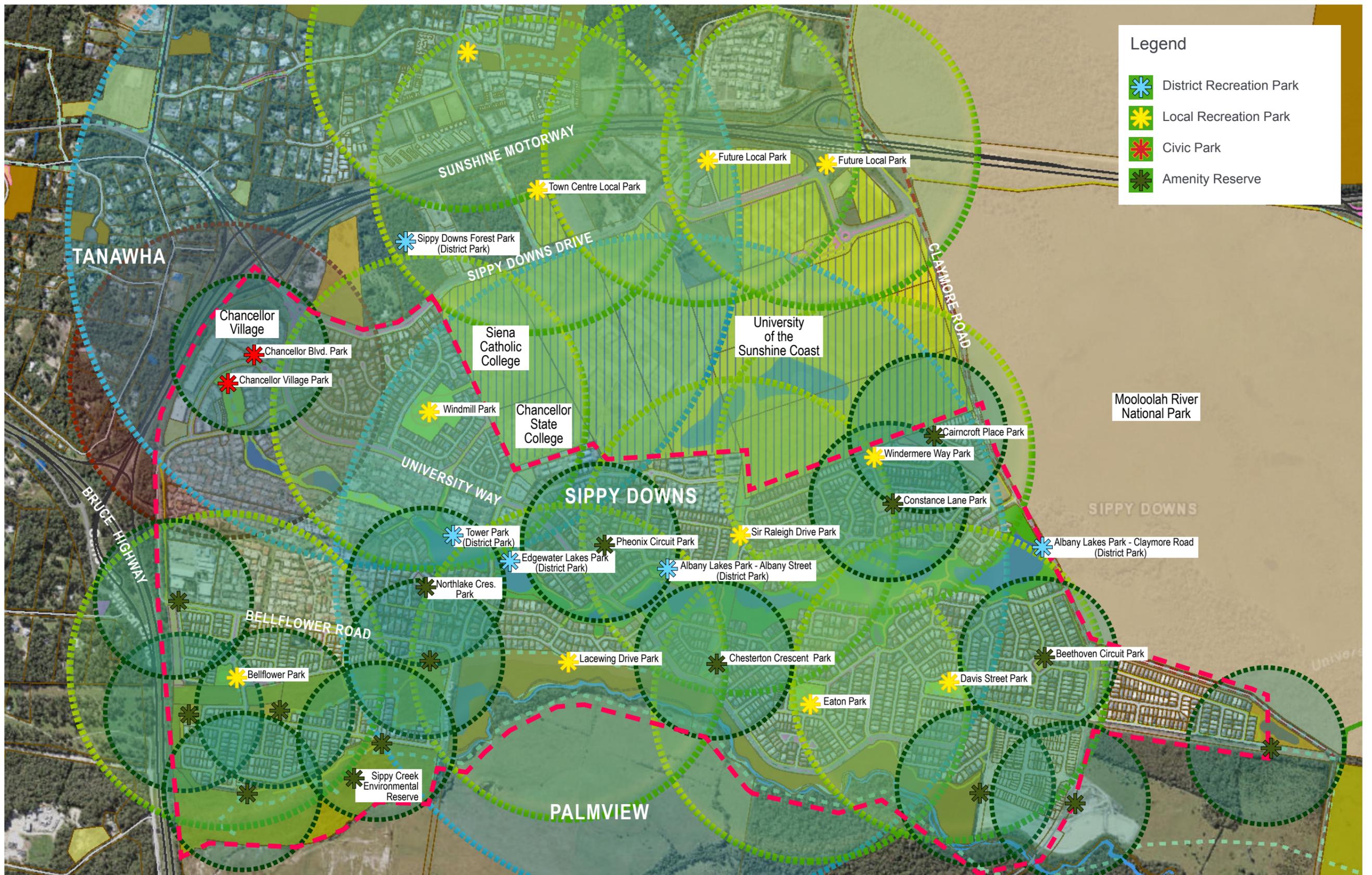
Council is committed to providing quality parks that encourage active and healthy communities. The plan identifies opportunities and priorities for future upgrades in the park network, which will be staged over future years subject to funding.

The program will guide the renewal of existing assets, construction of new infrastructure and applications for funding from various sources.

Initial funding from Councillor Dicksons, Division 6 Emergent Capital and Minor Operational Works funding will be allocated though the 2017/18 - 2019/20 financial years towards the upgrade of parks in Sippy Downs.

Implementation of the full scope of the plan will be dependent on attracting funding and will be staged over the next decade. Council will seek funding through relevant SCC works and asset renewal programs, as well as external funding sources.

Over the life of the plan council will seek \$2.93 million of funding for upgrade and renewal of recreation parks at Sippy Downs.



Map 3: Park Network Plan (Not to Scale)



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