

**Fraser Coast Regional Council
Urban Open Space Strategy:
Desired Service Standards**

**Revised Final
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TABLE OF CONTENTS

1. Planning Framework	4
1.1 Introduction.....	4
1.2 Desired Urban Open Space Outcome for Fraser Coast LGA.....	4
1.3 Urban Open Space Planning Principles	4
1.4 The Park Spectrum.....	5
1.5 Park Classification.....	6
1.6 Park Hierarchy	8
1.7 Park Setting.....	9
1.8 Level of Intended Management.....	11
1.9 Level of Intended Facility Provision	12
2. Desired Service Standards	13
2.2 Quantity of Land for Parks	13
2.3 Distribution of Area by Park Type and Park Hierarchy	14
2.4 Size and Shape of Parks.....	15
2.5 Distribution of Parks.....	15
2.6 Park Safety.....	15
2.7 Quality of Land for Parks	16
3. Bibliography	23

LIST OF FIGURES

Figure 1: The Fraser Coast LGA park spectrum.....	6
Figure 2: The focus for the Fraser Coast LGA urban open space strategy.....	7
Figure 3: The spectrum of park settings	9
Figure 4: Opportunities for passive surveillance	16
Figure 5: Typical layout for a typical local recreation park	17
Figure 6: Design layout for district recreation park.....	18
Figure 7: Design layout for a typical multi-use sports park for a rural town / village	19
Figure 8: Section through a typical district sports park.....	19
Figure 9: Design layout for a typical district sports park	20
Figure 10: Typical linear park layout.....	21
Figure 11: Typical linear park adjacent to riparian corridor.....	22

LIST OF TABLES

Table 1: Fraser Coast park types.....	7
Table 2: Fraser Coast park hierarchy	8
Table 3: Examples of Fraser Coast LGA park settings	9
Table 4: The intended level of management of parks in different settings	11
Table 5: The intended level of facility provision within parks in different settings	12
Table 6: Recommended levels of provision of land for recreation, sport and linear parks	13
Table 7: Suggested area allocation by park type and hierarchy for various predominant land uses.....	14
Table 8: Recommended minimum best practice sizes for public sport, recreation and linear parks	15
Table 9: Recommended minimum distribution of recreation and sport parks depending on the predominant land use	15

1. PLANNING FRAMEWORK

1.1 INTRODUCTION

The Planning Framework and Desired Service Standards (DSS) presented in the following sections were developed after consideration of PSP 4, PSP 2, review of similar policies in other Council Planning Schemes and comply with DIP Guidelines (November 2008. Priority Infrastructure Planning: Standard Infrastructure Charges Schedule). They represent a selection of material covering most issues confronting planning for urban open space in developing communities. They are presented here to provide a framework around which guidelines and desired service standards can be tailored to meet the specific requirements of the Fraser Coast Council and communities.

1.2 DESIRED URBAN OPEN SPACE OUTCOME FOR FRASER COAST LGA

The following desired outcome is suggested for the use and provision of public park infrastructure in the Fraser Coast Local Government Area (LGA):

“The Fraser Coast LGA will contain active and healthy communities where each community has access to publicly owned parks and the opportunity to recreate and play sport in a diverse range of sustainable, quality park settings, which can be safely and conveniently reached from homes and places of employment.”

Achievement of this desired outcome will be fundamental to building complete communities and enhancing the liveability of the Fraser Coast LGA, making it even more attractive as a locality in which to live, work and recreate. The following section sets out a series of best practice guiding principles to achieve the desired outcome in respect of public park infrastructure in the Fraser Coast LGA.

1.3 URBAN OPEN SPACE PLANNING PRINCIPLES

It is recommended that public park infrastructure within the Fraser Coast LGA, in particular for all existing and proposed cities, towns and villages, will be planned and managed in accordance with the following best practice planning principles:

- **Park values:** The Fraser Coast park network will encompass a range of values such as environmental, economic, cultural, scenic amenity, social, historical, recreational, sporting, floodway management and access and connectivity. These values will vary from park to park and are important considerations in the planning, design and management of open space. Where a particular value reflects the prime purpose of the park, it will be reflected in the park type i.e. environment, recreation, sport, or community facility (for infrastructure planning purposes, community facilities will be considered separately).
- **Community involvement:** Community will be involved in the planning and provision of sport and recreation opportunities.
- **Effective planning:** Council should ensure that:
 - publicly owned land is provided in all cities, towns and villages for sport and recreation opportunities, reflecting not only community needs but also the vision for the Fraser Coast LGA; and
 - parks in each community fulfil the role intended for that park, given its setting, assigned park hierarchy and its relationship to the wider park network.
- **Sustainable use:** Council should ensure that the type and level of recreational or sporting activities proposed will be compatible with the long-term management of the values and other uses of each park.
- **Quality:** Council should ensure that:
 - quality sport and recreation facilities are provided, designed and maintained commensurate with the nature and use of that facility;
 - cities, towns and villages incorporate a substantial civic square or park in their main centre which is unique to that community and which is publicly owned and managed;
 - where ever possible, urban parks are linked by a network of off / on road pedestrian /cycle paths;

- each park is landscaped in response to the setting and character of each community and area, and reinforces their distinctiveness and difference; and
- each park features best practice design for safety, utilising CPTED principles.
- **Resource allocation:** Council should ensure that resources for the provision of sport, recreation and linear park opportunities are identified and allocated in an efficient and effective manner including, when considered appropriate by the FCRC, the use of innovative mechanisms to provide land and facilities. An allocation for asset maintenance should also be provided.
- **Effective use:** Council should ensure multiple use of publicly owned and managed sport and recreation areas and facilities except where FCRC has determined that a particular group is to assume full responsibility for maintenance or there are well established safety or management reasons for a single purpose / restricted use of the area or facility.
- **Effective management:** Council should ensure that management arrangements for sport and recreation areas and facilities maximise the use of contiguous areas, relieve pressure on volunteers and facilitate the broader site planning of each park.
- **Connectivity and access for all:** Council should ensure that:
 - all new and existing sport and recreation areas and facilities can be safely and conveniently accessed by all existing and potential users, wherever possible;
 - green corridors of publicly owned and managed open space project into and through cities, towns and villages, to provide a connection to the environments and landscapes in the surrounding countryside and beyond;
 - green corridors are secured throughout the Fraser Coast LGA linking cities, town and villages by co-operation with State land management agencies; and
 - parks are linked by a network of urban off-road paths which will connect with the wider regional trail network.
- **Minimal impacts:** Council should ensure that sport and recreation opportunities have minimal impacts on surrounding land uses particularly in respect to traffic, noise and light pollution.
- **Public safety:** Council should ensure that sport and recreation facilities are safe for public use and that all new parks comply with CPTED design principles to maximise public safety and surveillance.
- **Choice and diversity:** Council should ensure that all communities in the Fraser Coast LGA have access to a full range of sport and recreation opportunities.
- **Information:** Council should ensure that information is made available to inform residents and visitors of the recreational and sporting opportunities available within the Fraser Coast LGA e.g. brochures, Council's web site etc.
- **Promotion:** Council should encourage and assist the establishment and promotion of the Fraser Coast LGA as a key destination for major sport and recreation activities, events and ecotourism, focussing on World Heritage Areas, the Bay and hinterland areas with its rural and forest areas offering a wide range of recreational opportunities.

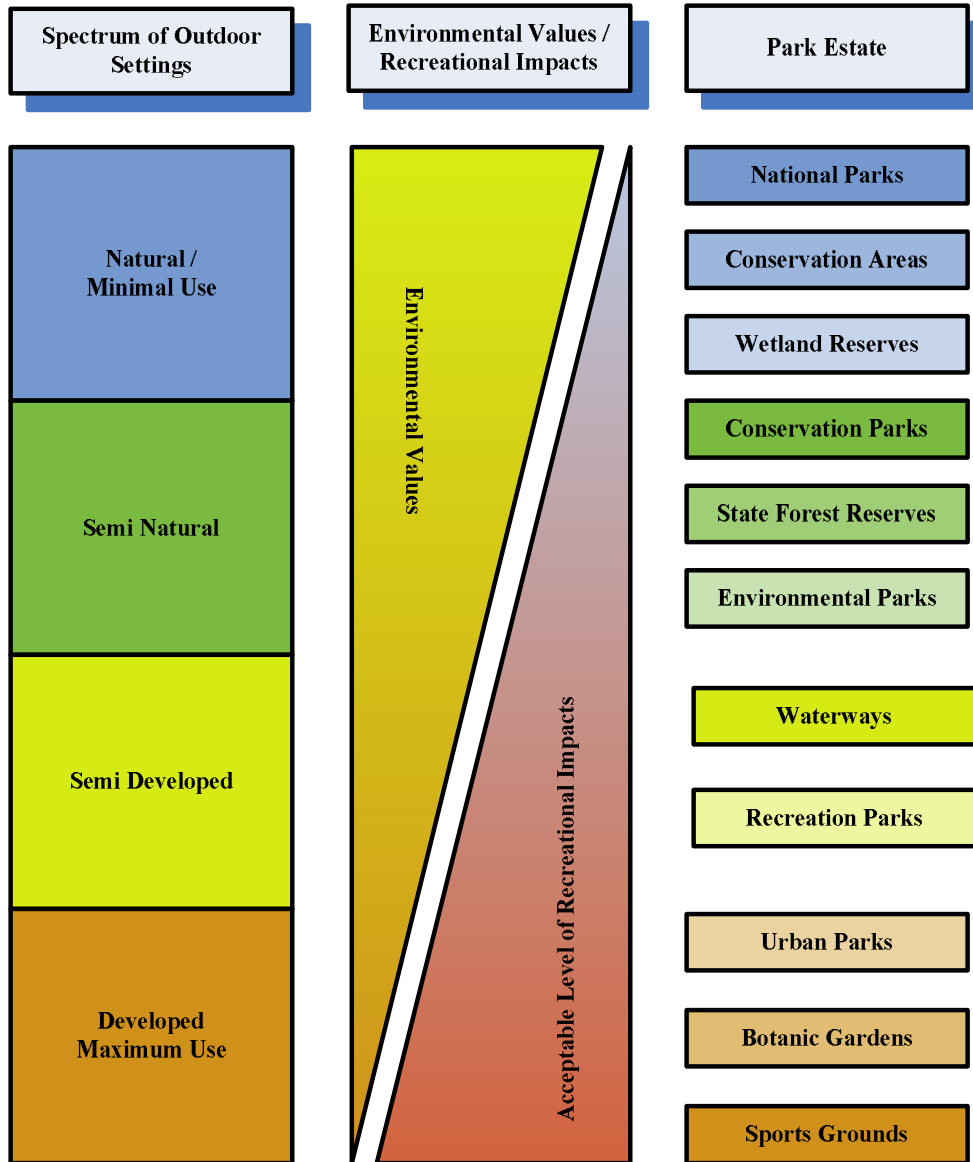
It should be realised that when considering specific parks, not all of these principles will necessarily apply, and in fact some may be mutually exclusive. In these situations it may be necessary for the FCRC to consider the accommodation of competing and / or conflicting users by means of time and spatial zoning and perhaps reservation of some areas for specific uses for safety or management reasons.

1.4 THE PARK SPECTRUM

Parks, irrespective of tenure, can be considered as forming part of a spectrum of outdoor settings that range through natural, semi natural, semi developed to developed (refer Figure 1) which are managed mainly by a variety of Agencies including Fraser Coast Regional Council and the Department of Environment and Resource Management. Within these settings, it is possible to accommodate a range of conservation and outdoor recreation opportunities, provided prime values are protected and impacts are managed appropriately. Different park types may be managed by different agencies (e.g. Council, State Government).

The various park types provide opportunities for different recreational activities, appropriate to each setting. A balanced provision of parks across the spectrum ensures that recreational activities are located in areas where they can be managed appropriately and impacts are kept within acceptable levels. A balanced provision of opportunities will reduce the illegal recreation use of sensitive areas because there are opportunities for problem outdoor recreation activities such as 4 wheel touring, trail bike riding, mountain biking and horse riding.

Figure 1: The Fraser Coast LGA park spectrum



1.5 PARK CLASSIFICATION

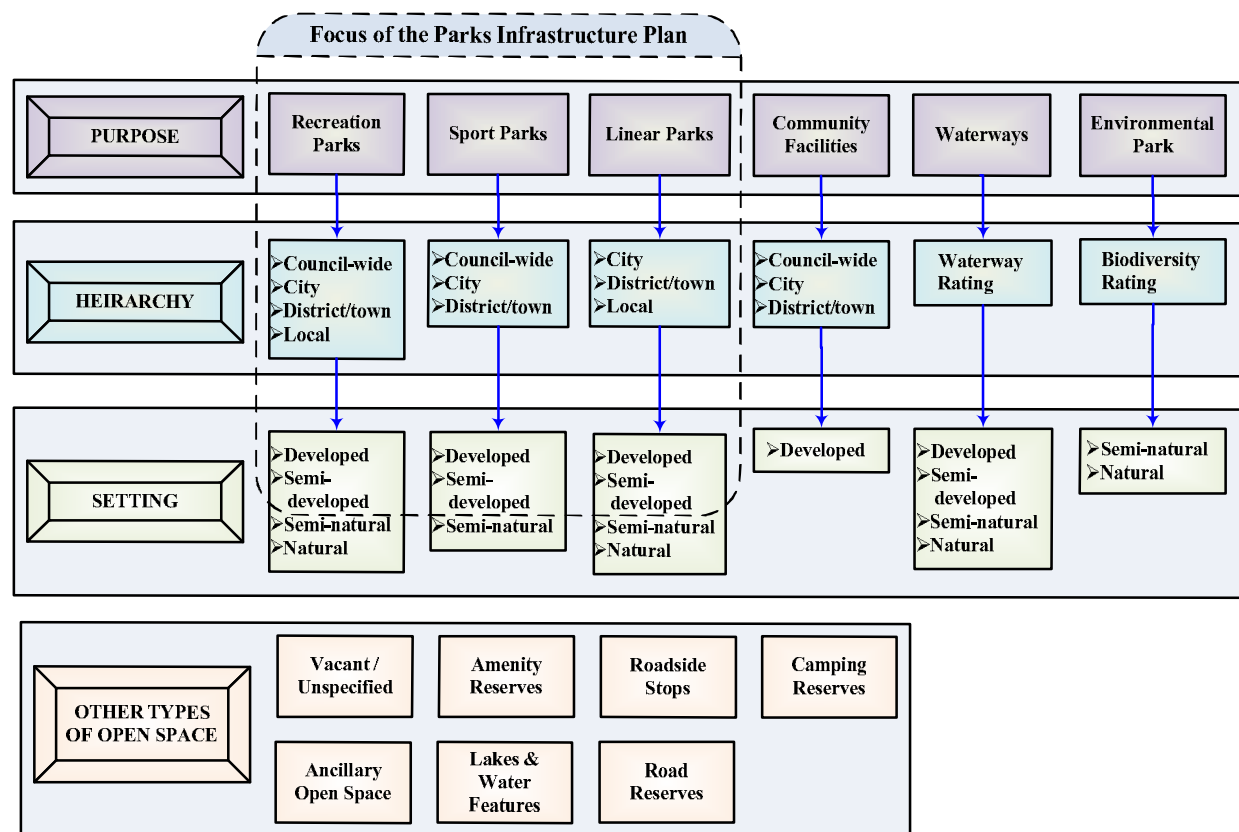
1.5.1 Park Classification System

The park estate should be classified so that the:

- purpose of each park is identified for infrastructure planning, funding and management reasons;
- park hierarchy is understood so that a park’s role in servicing the community can be determined appropriately; and
- park setting is recognised so the appropriate level of infrastructure is provided.

While this strategy has a particular urban, priority infrastructure plan focus (refer Figure 2), the park classification system within the Fraser Coast LGA should embrace the entire spectrum of parks as detailed in the following sections.

Figure 2: The focus for the Fraser Coast LGA urban open space strategy



1.5.2 Existing Park Types

FCRC’s existing park estate can be classified according to the prime purpose of management of each park as indicated in Table 1.

Table 1: Fraser Coast park types

FCRC Park Type	Definition
Amenity Park	Area used primarily for landscape amenity such as land used for screen plantings, noise buffering or entry statements.
Ancillary Open Space	Area that is not usually accessible to the non-paying public such as institutional park land, private open space, commercial parks.
Camping Reserve	Area that is reserved for use by campers.
Environmental Park	Area that is provided primarily to conserve biodiversity and protect natural and / or heritage values. The area may also cater for nature-based recreational opportunities that do not compromise the values for which the land is being managed. These areas usually have basic visitor facilities such as car parks, interpretive signage, walking paths, toilets and shelters in appropriate areas.
Foreshore Parks	Areas reserved primarily to protect and stabilise foreshores areas from erosion. Most of these areas have considerable environmental, cultural, recreational and visual amenity values and are a prominent feature of Hervey Bay and Maryborough coasts.
Lakes and Water Features	Water bodies, either natural or manmade, that provide recreational opportunities on adjacent foreshores and, if water quality permits, in or on the water body itself.
Linear Park	A corridor provided to facilitate pedestrian, cycle or horse access on formed paths.
Recreation Park	Area that is provided primarily to cater for social, cultural and a variety of informal recreational activities that people undertake in their leisure time such as picnics, social gatherings, walking, relaxing, water play, dog exercising and maintenance of landscape amenity. These areas will have facilities to encourage recreational use by residents or visitors, appropriate to the character of the setting.
Road Reserve	Land owned by the State government which is reserved for future road alignments.
Roadside Stop	Tourist orientated park facilities usually located in road reserves adjacent to tourist drives.
Sports Park	Area that is provided primarily to cater for a variety of formal sporting activities such as competitive sport and

FCRC Park Type	Definition
	training. These areas will have facilities specifically for undertaking competitive, organised activities, including ancillary facilities such as canteens, clubhouses and storage facilities.
Special Purpose Sports Park	Area that is not used for sporting activities or community events that for management or safety reasons require very large areas such as showgrounds, equestrian, shooting sports, motor sports etc. These areas normally service the Fraser Coast LGA or the Wide Bay Burnett Region.
Waterway	Corridors provided primarily for stormwater discharge and drainage related purposes. Depending on the biodiversity values present, waterways may also act as significant wildlife corridors.
Vacant / Unspecified	Freehold land owned by FCRC that has not yet been assigned a particular purpose.

It is recognised that some parks may have multiple uses. In order to reflect the actual situation, the classification of some larger parks may be split according to their actual values or use. In addition, it is also necessary to give special recognition to regional trails (e.g. National Horse Trail) that may pass through a variety of tenures, both public and private.

1.6 PARK HIERARCHY

A park hierarchy indicates the role a particular park plays in servicing the community. The park hierarchy varies with park size, the type of values present and the level of facilities provided as described in Table 2.

Table 2: Fraser Coast park hierarchy

Park Hierarchy	Definition
Council-wide	<p>Major recreation or sporting parks providing premier attractions or facilities servicing the entire Fraser Coast LGA and visitors from the wider region. Council-wide Parks usually service communities of 50,000 to 150,000 people. These parks are large and well known within the WBB Region and are major destinations for the Fraser Coast community and visitors to Fraser Coast LGA. Users are often prepared to travel 50 km or more to visit Council-wide Parks.</p> <p>A sport or recreation facility is classified as Council-wide if it has a majority of the following characteristics:</p> <ul style="list-style-type: none"> • Capable of hosting larger scale events/competitions such as inter-association matches, country championships or state/national/international competitions (junior or senior). • A range of quality and large scale infrastructure and ancillary facilities (i.e. grandstands, substantial clubrooms, extensive carparking, high standard sports surface, multiple grounds/courts, sports lighting, canteen and toilets). • Features a specialised single purpose facility • Attracts a significant number of participants from outside of the immediate Council area i.e. greater than 50km. • Well utilised throughout the entire year • More than one playing/competition area • Able to cater for a large number of spectators i.e. (>1000) • Readily accessible using a standard vehicle. • Has appropriate buffer zones separating non-compatible activities. <p>(Definition adapted from the Fraser Coast Sport, Recreation and Open Space Strategy 2006)</p>
City (e.g. Maryborough and Hervey Bay)	High quality sport and recreation parks designed to provide major facilities servicing entire city communities of between 25,000 to 60,000 people. Users are often prepared to travel 15 km or more in urban residential areas, or up to 30 km in rural areas to visit City Parks.
District / Town	<p>Mid-sized parks, servicing several communities of between 5,000 to 15,000 people, or providing the recreation or sporting focal point for towns or villages and surrounding residents. Users are prepared to travel up to 5km in urban residential areas, or up to 15 km in rural areas to visit District Parks.</p> <p>District parks have been subcategorised according to the type of community they service.</p> <ul style="list-style-type: none"> • Urban - large parks, servicing several communities or suburbs, which provide a variety of recreation and sporting opportunities for surrounding residents. • Rural - mid-sized, multipurpose parks which provide the recreation and sporting focal point for rural towns and their surrounding residents.

Park Hierarchy	Definition
	<ul style="list-style-type: none"> Feature - large parks which are attractive to the surrounding community for a variety of outdoor recreation activities because of their inherent natural characteristics e.g. a park beside a foreshore / river / reservoir, a rainforest grove, view point etc.
Local	Smaller parks, providing a limited range of recreational opportunities and serving the basic open space requirements for local communities of between 500 to 2,500 people, generally within easy walking distance. Users are prepared to walk up to 0.5 km in urban residential areas to visit Local Parks.

1.7 PARK SETTING

The park setting describes the general landscape character of a particular park along a development / naturalness spectrum, as illustrated in Figure 3 and described in Table 3.

Figure 3: The spectrum of park settings

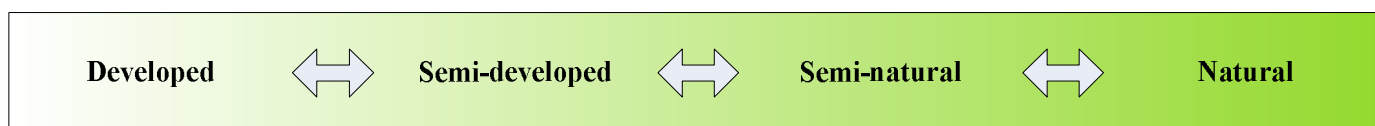


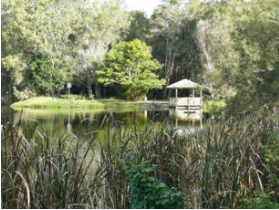
















Table 3: Examples of Fraser Coast LGA park settings

Park Setting Description	Typical Examples		
	Recreation	Sport	Linear
<p>Natural: Essentially undisturbed with natural vegetation cover; no car access except at perimeter, accessible by walking only; no developments or facilities except for fences, mostly unformed walking tracks, and signs; management limited to weed, feral animal and fire control; mainly used for nature based and ecotourism activities; high sense of adventure and challenge, natural hazards common. Typical natural area recreational activities include bushwalking, canoeing, rock climbing etc. An example of typical natural recreation area is shown opposite. Few sports take place in natural settings, an example being orienteering and hang-glidering.</p>	 <p>Lake Wabby, Fraser Island</p>	N/A	 <p>Bush walking without tracks</p>
<p>Semi-natural: Mostly undisturbed with predominantly natural vegetation cover; limited car access, low key developments or facilities such as picnic facilities, toilets, bush camping, walking / riding tracks and signs; management focussed on maintaining visitor use areas; mainly for active outdoor recreation activities; moderate sense of adventure and challenge, hazards managed around visitor nodes only. Examples of typical areas are shown opposite.</p>	 <p>Akarra Lagoons, Dundowran</p>  <p>Banksia Park, Point Vernon</p>	  <p>Rifle Range, Maryborough West</p>	 <p>Walking, cycling or horse riding tracks in State Forests or Conservation Reserves</p>

FCRC URBAN OPEN SPACE: DESIRED SERVICE STANDARDS

Park Setting Description	Typical Examples		
	Recreation	Sport	Linear
<p>Semi-developed: Some natural bushland vegetation cover, with wide spread use of species (native and / or exotics); reasonable vehicular access with walking / riding path networks; facilities such as play facilities, toilets, walking / riding tracks and signs; management focussed on maintaining visitor use areas and facilities; little sense of adventure and challenge and hazards managed to reduce risk. Examples of typical areas are shown opposite</p>	 <p>Riverside Park, Owanyilla</p>  <p>Poona Foreshore Reserve</p>	 <p>Kev Mahoney Oval, Oakhurst</p>  <p>Dundowran Sports Facility</p>	 <p>Walking, cycling or horse riding on formed dirt tracks in urban or rural parks</p>
<p>Developed: Cleared and mostly landscaped vegetation cover or gardens; excellent vehicular access with sealed walking / riding paths (many wheelchair accessible); high quality developments or facilities such as sport facilities, toilets, community halls, group picnic facilities, shelters, play facilities, gardens etc; management focussed on maintaining high levels of visitor use; no sense of adventure and challenge with hazards managed to minimise risks. Examples of typical areas are shown opposite.</p>	 <p>Botanic Gardens Urangan</p>  <p>Tiaro Memorial Park</p>	 <p>Torbanlea Recreation Reserve</p>  <p>Maryborough Showgrounds and Equestrian Park</p>	 <p>Walking or cycling on formed paths in urban areas</p>

A diverse range of settings will enable residents and visitors to participate in different activities in settings most likely to provide quality experiences. It is vitally important that not all areas are developed to the same degree, as this would ultimately result in all areas becoming the same, thus eliminating choice.

1.8 LEVEL OF INTENDED MANAGEMENT

Recreation and sport areas are managed and maintained to an appropriate standard, commensurate with the prime purpose and the setting of each park as specified in Table 4.

Table 4: The intended level of management of parks in different settings

Recreation and Sport Park Type	Level of Intended Management														
	Landscape & Environment					Park Visitors					Administration				
	Vegetation Management	Weed & Pest Control	Fire Management	Wildlife Management	Landscape Enhancement	Supervision of Use	Accessibility	Recreation Opportunities	Sporting Opportunities	Information	Planning	Maintenance	Risk Management	Community Involvement	Staff & Resources
NATURAL SETTINGS															
Recreation Parks	○	◐	●	●	○	○	○	○	⊗	○	○	○	○	◐	○
Sports Parks	○	◐	●	●	○	○	○	○	○	○	○	○	○	●	○
Linear Parks	○	◐	●	●	○	○	○	○	⊗	○	○	○	○	◐	○
SEMI-NATURAL SETTINGS															
Recreation Parks	○	◐	●	◐	○	○	◐	◐	⊗	◐	◐	○	◐	◐	○
Sports Parks	◐	◐	◐	○	○	◐	◐	○	○	◐	◐	○	◐	◐	◐
Linear Parks	○	◐	◐	◐	○	○	◐	◐	⊗	◐	◐	○	◐	◐	○
SEMI-DEVELOPED SETTINGS															
Recreation Parks	◐	◐	◐	◐	◐	◐	◐	◐	⊗	◐	●	◐	◐	◐	◐
Sports Parks	●	●	⊗	⊗	◐	●	●	◐	◐	●	●	●	●	●	◐
Linear Parks	●	◐	◐	◐	◐	○	●	◐	⊗	◐	◐	◐	●	●	◐
DEVELOPED SETTINGS															
Recreation Parks	●	◐	○	○	●	◐	●	●	⊗	●	●	●	●	●	●
Sports Parks	●	●	◐	⊗	◐	●	●	◐	●	●	●	●	●	●	●
Linear Parks	○	◐	◐	◐	○	○	◐	◐	⊗	◐	◐	◐	◐	◐	◐
Key to symbols: Level of Intended Management															
High = ●			Moderate = ◐			Low = ○			Not relevant = ⊗						
Notes: Where significant values occur within a park such as example environmental, historic or Aboriginal, they may require additional protection measures as spelt out in a Management Plan for a park or in a Park Operations Manual.															

2. DESIRED SERVICE STANDARDS

2.1 FUNCTION OF DESIRED SERVICE STANDARDS

It is recommended that new development, particularly in respect of any cities, towns and villages, provide high standards of public park infrastructure.

The following sections describe desired service standards for the provision of public park infrastructure associated with all new development. It is important to note that the desired service standards are minimum best practice standards and more detailed structure or local area planning in respect of any new cities, towns and villages may require higher standards that are more suited to the specific circumstances of a particular locality.

2.2 QUANTITY OF LAND FOR PARKS

It is recommended that Council aim for generous stocks of publicly owned parks in respect of all new cities, towns and villages.

Table 6 identifies the recommended minimum standards for the provision of land for public recreation, sport, indoor sport / recreation and linear park related purposes, in new residential, commercial / industrial; or rural and rural settlement areas. These recommended minimal levels of provision will ensure a realistic and achievable quality urban open space network that is in accordance with the proposed vision. They comply with current Department of Infrastructure and Planning guidelines. It is important to note that there are no standards for the provision of environmental and heritage parks and that areas reserved for these purposes should be based on the presence of significant biodiversity, natural or heritage values. It is assumed that the types of recreation and sporting facilities actually to be provided on the land will be the subject of consultation with community (as it develops).

Table 6: Recommended levels of provision of land for recreation, sport and linear parks

Predominant Land Use	Recreation Parks ¹	Sports Parks ²	Linear Parks ³	Total
Town Residential ⁴	1.6 ha / 1000 ^{8,10}	1.5 ha / 1000 ^{8,10}	1.5 ha / 1000 ^{8,10}	4.6 ha / 1000 ^{8,9,10}
Medium Density / Apartments ⁵	1.6 ha / 1000 ^{8,10}	1.5 ha / 1000 ^{8,10}	1.5 ha / 1000 ^{8,10}	4.6 ha / 1000 ^{8,9,10}
Business Centres & Industrial Areas ⁶	0.25 ha / 1000 ⁸	Nil	0.5 ha / 1000 ^{8,10}	0.75 ha / 1000 ^{8,9,10}
Rural & Park Residential ⁷	0.25 ha / 1000 ^{8,11}	2 ha / 1000 ⁸	Nil	2.25 ha / 1000 ^{8,9,10}
Note: It is assumed that 0.2 ha / 1000 will be required for the provision of community facilities. Thus the total amount of land required will be 4.8 ha / 1000, the maximum permitted by DIP.				

This table is subject to the following qualifications:

- 1 “Recreation Parks” refers to public open space areas that are used for social, cultural and informal recreational activities that people undertake in their leisure time.
- 2 “Sport Parks” refers to public open space areas that are used predominantly for competitive, organised activities that people undertake in their leisure time.
- 3 “Linear Parks” are public open space areas that provide linkage between features for pedestrians, cyclists and in some cases horses.
- 4 “Town Residential” refers to those localities with a concentration of residential lots with housing densities of 5 or more dwellings per ha.
- 5 “Medium Density / Apartments” refers to those localities with a concentration of buildings containing multiple dwellings of 4 or more stories high and densities of 15+ dwellings per ha.
- 6 “Business Centres & Industrial ” refers to those localities with a concentration of commercial and/or industrial buildings or uses catering for more than 1000 workers
- 7 “Rural & Park Residential” refers to those lands outside a city or town where population densities are often much lower than 5 dwellings per ha. Usually the allocation for parkland is added to the open space provision in the nearest town / village, so it has capacity to cater for the population it actually services.
- 8 These figures are recommended as the benchmarks for measuring the adequacy of provision of recreation and sport parkland to cater for average requirements for communities, visitors or employees, depending on the predominant land use. These figures do not include any allowance for the provision of land for environmental, conservation or waterway related purposes because such lands are managed for a specific purpose and limit the types of public activity

that are permitted. High visitor (tourist) use areas will require additional areas and facilities to meet peak period demands. Areas with above or below average demographic characteristics will need the balance between recreational and sporting areas altered appropriately.

- 9 Final decisions regarding the actual provision of public open space rest with Council and will depend on many locality specific variables (eg. past land settlement patterns, topography, demographics, existing land availability, amount of private open space available, etc.).
- 10 Acceptable recreation and sport provision within infill situations and medium density residential /apartment, industrial and commercial areas may take a variety of forms (e.g. traditional types of parks, dog off leash areas, community gardens, park streets) to less traditional forms (e.g. semi-private sport and recreational areas only accessible to residents in a complex, communal landscaped gardens, roof top gardens, climbing walls, outdoor areas associated with cafes / kiosks which are freely accessible to the public).
- 11 Assumes most demand for informal recreation in rural and rural settlement areas is accommodated within private properties with acreage.

2.3 DISTRIBUTION OF AREA BY PARK TYPE AND PARK HIERARCHY

The suggested area allocation by park type (recreation, sport, linear) and park hierarchy (council-wide, district /town, local) for different predominant land uses is as indicated in Table 7.

Table 7: Suggested area allocation by park type and hierarchy for various predominant land uses.

Park Type	Suggested Area Allocation (ha/1000) and Percentage (%)			Totals (ha/1000)
	Local	District / Town	Council-wide / City	
For town residential and medium density / apartment areas				
Recreation Parks	0.8 (50%)	0.56 (35%)	0.24 (15%)	1.6
Sports Parks	NA	1.13 (75%)	0.37 (25%)	1.5
Linear Parks	NA	1.15 (100%)	NA	1.5
Totals (ha/1000)	1.17 (25%)	2.82 (61%)	0.61 (14%)	4.6
For Business Centres and Industrial Areas				
Recreation Parks	NA	0.25 (100%)	NA	0.25
Sports Parks	NA	NA	NA	NA
Linear Parks	NA	0.5 (100%)	NA	0.5
Totals (ha/1000)	NA	0.75 (100%)	NA	0.75
For Rural & Park Residential Areas				
Recreation Parks	NA	0.25 (100%)	NA	0.25
Sports Parks	NA	2.0 (100%)	NA	2.0
Linear Parks	NA	NA	NA	NA
Totals (ha/1000)	NA	2.25 (100%)	NA	2.25

2.4 SIZE AND SHAPE OF PARKS

The preferred shape for a park is circular, square or rectangular with the sides no greater than 2:1. The actual size of land required (either area or dimensions) will vary depending on the recreation features present and the sporting activities to be catered for. Recommendations on minimum sizes are shown in Table 8, although larger areas may be preferred, particularly for district, city and Council-wide parks, depending on the situation and management viability.

Table 8: Recommended minimum best practice sizes for public sport, recreation and linear parks

Park Type	Minimum Desired Park Areas Across the Parks Hierarchy			
	Local	District	City	Council-wide
Recreation Park	0.5 ha	3+ ha	6+ ha	10+ ha
Sports Park	NA	6+ ha	10+ ha	10 + ha
Linear Park	Minimum 15 m preferable, may be narrower when associated with a waterway or environmental corridor			

2.5 DISTRIBUTION OF PARKS

The recommended spacing and distribution of recreation and sport parks will vary depending the population to be serviced and the predominant land use as indicated in Table 9.

Table 9: Recommended minimum distribution of recreation and sport parks depending on the predominant land use

Park Hierarchy	Population Serviced	Predominant Land Use	
		Town, Residential / Medium Density / Industrial / Commercial	Rural and Rural Settlement
Council-wide	150,000 +	Usually within 50 km	Usually within 50 km
City	20,000+	Usually within 15 km	Usually within 30 km
District	5,000 – 15,000	Usually within 5 km	Usually within 15 km
Local	500 – 2,500	Usually within 0.5 km	Not applicable

2.6 PARK SAFETY

CPTED (Crime Prevention Through Environmental Design) is a type of crime prevention which holds as its basic belief that the physical environment can be changed or managed to produce a behavioural effect that will in turn reduce the incidence of crime and the fear of crime. This reduction can have benefits in improving the quality of life and can also enhance the profitability of businesses.

Like all crime prevention strategies that are situational, one of the primary goals of CPTED is to reduce the opportunity for specific crimes to occur. Where CPTED differs from other methods of instigating harsh physical countermeasures is that the techniques employed by CPTED seek to use environmental factors to affect the perceptions of all users of a given space. This addresses not only the opportunity for the crime to occur, but also the perceptions of fear on the part of those who might become victims in other circumstances.

CPTED can reduce the incidence of crime and the fear of crime through:

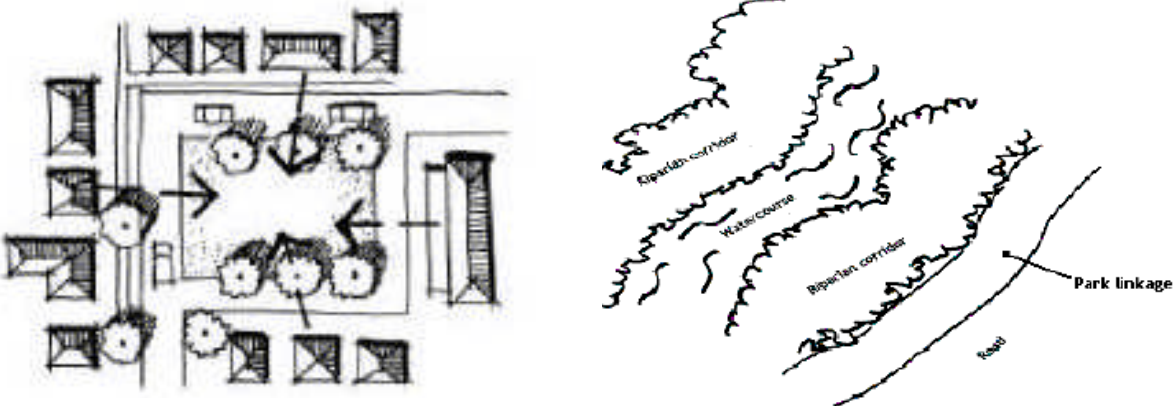
- territoriality – fostering stake holders’ interaction, vigilance, and control over their environment;
- surveillance – maximising the ability to spot suspicious persons and activities;
- activity support – encouraging the intended use of public spaces by members of the public;
- creating hierarchy of spaces – identifying ownership by delineating private space from public space through real or symbolic boundaries;
- access control/target hardening – using physical barriers, security devices and tamper-resistant materials to restrict entrance to a space;
- environment – a design or location decision that takes into account the surrounding environment and minimises the use of space by conflicting groups; and

- image/maintenance – ensuring that a building or area is clean, well-maintained and graffiti free.

Accordingly parks must be designed to ensure user safety by ensuring that:

- areas intended for use after hours are appropriately lighted;
- landscaping is designed to minimise interference with sightlines; and
- surveillance is promoted through the edge of a park being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance (refer Figure 4).

Figure 4: Opportunities for passive surveillance



Source: GCCC Policy 16 (version 1.1) 2003

Urban sport and recreation parks should comply with CPTED guidelines and preferably with roads on 3 sides with 75% road frontage desirable.

2.7 QUALITY OF LAND FOR PARKS

2.7.1 Design Standards

Council should ensure that there is a well-balanced network of opportunities for a variety of sport and informal recreation activities and to this end must ensure that appropriate amounts of land are provided for these purposes in parks at the appropriate design standards.

2.7.2 Local Recreation Park

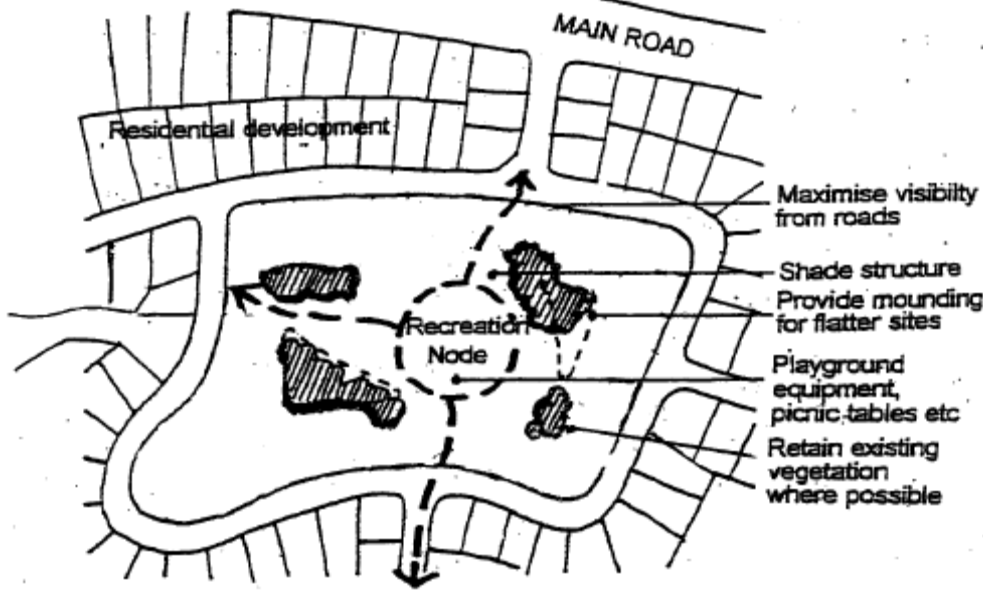
Local Recreation Parks primarily serve the needs of local residents and communities within 0.5km walking distance in urban areas, within 5kms in the rural and rural settlement areas and within 1km for workers in industrial and commercial areas. Most Local Recreation Parks will be used for social and informal recreational activities and informal sporting activities. Typical facilities include, but are not limited to playground equipment, picnic facilities and bike paths. A typical layout for a Local Recreation Park is shown in Figure 5.

A Local Recreation Park should comply with the following criteria:

- to be publicly owned and managed;
- minimum 1ha and up to 2ha of useable space, exclusive of access ways or other easements;
- natural grades with no more than 10% of the site with grades greater than 1 in 4;
- to facilitate wheelchair access to parks, areas with a grade of 1:14 will also be provided, where possible;
- 75% local road frontage where possible;
- access to water and power supply required in that connection points are located along the primary road frontage of the park;
- may include grassed areas above Q2, but must include at least 10% of area above Q10 for the location of removable facilities;
- facilities supplied must comply with relevant Australian Standards; and

- where possible provide linkages to other open space areas.

Figure 5: Typical layout for a typical local recreation park



Source: GCCC Policy 16 (version 1.1) 2003

2.7.3 District Recreation Park

District Recreation Parks are intended to serve several neighbourhoods and visitors to the Fraser Coast LGA. They should be suitable for a wider variety of informal recreational uses than local parks and suitable for a more comprehensive range of recreational and community facilities. In some cases, it will be possible to integrate informal recreational opportunities with sporting opportunities, where the area is of sufficient size. A typical layout for a District Recreation Park is shown in Figure 6.

A District Park should comply with the following criteria:

- to be publicly owned and managed;
- minimum size of 2-6 ha of usable space, exclusive of access ways and easements;
- to be located within a 2-5km radius of the majority of potential resident users and easements;
- to be linked to other open space areas, where possible;
- multi-purpose areas totalling a minimum 2 hectares;
- approximately 75% of the park perimeter must have direct road frontage, to provide good physical access and visibility;
- to be accessible to public transport;
- natural grades with no more than 10% of the site with grades greater than 1 in 4;
- may include grassed areas above the Q2 flood level, but must include at least 10% of area above Q10 flood level for the location of removable facilities and a minimum 10% of the area located above the Q100 flood level, suitable for the establishment of permanent facilities;
- access to water, sewerage and power supply is required in that connection points should be located along the primary road frontage;
- provide wheelchair access with a maximum grade of 1:14 where possible;
- retain natural vegetation and landscape features wherever possible; and
- where formal playing fields are to be included in a District Recreation Park the relevant guidelines for a District Sports Park applies.

Figure 6: Design layout for district recreation park



Source: GCCC Policy 16 (version 1.1) 2003

2.7.4 District Sports Park

A District Sports Park is to be used primarily for organised sporting activities, although it can also include areas for casual use, outside the actual playing fields. The land should be suitable for the development of ovals, playing fields, tennis courts, netball courts and the like and be able to incorporate additional facilities, such as car parks, amenity blocks, clubrooms and spectator facilities.

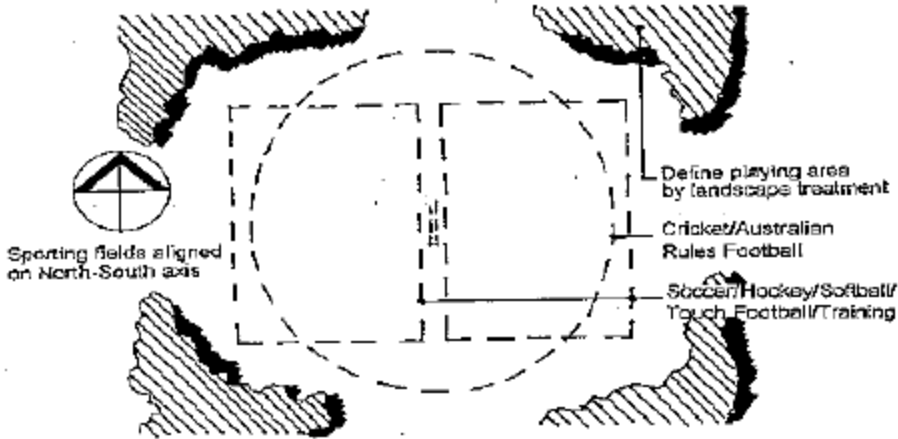
A District Sport Park should comply with the following criteria:

- to be publicly owned and managed;
- minimum area of 6ha, preferred size is 10 hectares for district facilities, to allow for the development of multi-purpose sporting areas with adequate buffers;
- to maximise the area available for playing fields, a square or circular shape is considered most efficient;
- to be located within a 2-5km radius of the majority of potential users in urban areas or within 15kms in rural and rural settlement areas;
- approximately 75% of the park perimeter must have direct road frontage, to provide good physical access and visibility;
- allow adequate space for the parking of cars and coaches (based on park type, catchment, size, facilities to be provided);
- to be accessible to public transport; wherever possible;
- to include safe bus set down area;
- to facilitate wheelchair access to parks, areas with a grade of 1:14 will also be provided, where possible;
- maximum grade of 1 in 400 with allowances made for terracing batters at appropriate intervals;
- grass cover of 100% for playing areas;
- grass type predominantly Green Couch;
- top soil 100mm of friable fertile soil;
- playing surface to be clear of debris;
- playing area and perimeter to be self-draining;
- access to sewer, water and power connection points required;
- underground irrigation system approved by the FCRC;

- orientation of fields to be north-south and comply with Australian Standards; and
- may include grassed areas above the Q2 flood level, but must include at least 10% of area above Q10 flood level for the location of removable facilities and a minimum 10% of the area to be located above the Q100 flood level, suitable for the establishment of permanent facilities.

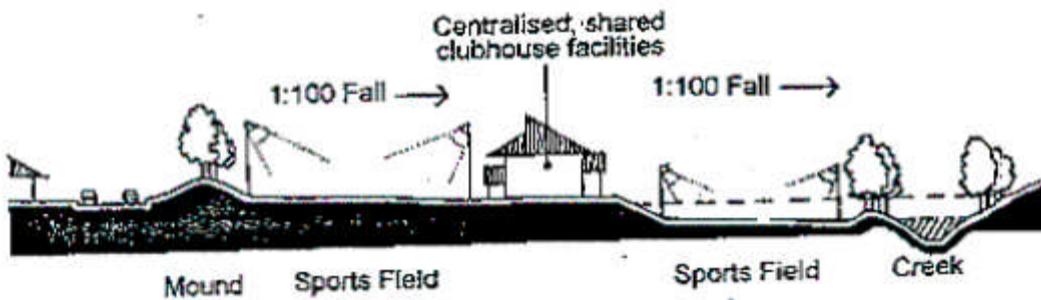
Figure 7 represents a typical single multi-use sporting area suitable for a small town or village. Larger multi-use sporting areas are to be provided in the cities and towns (refer Figures 8 - 9).

Figure 7: Design layout for a typical multi-use sports park for a rural town / village



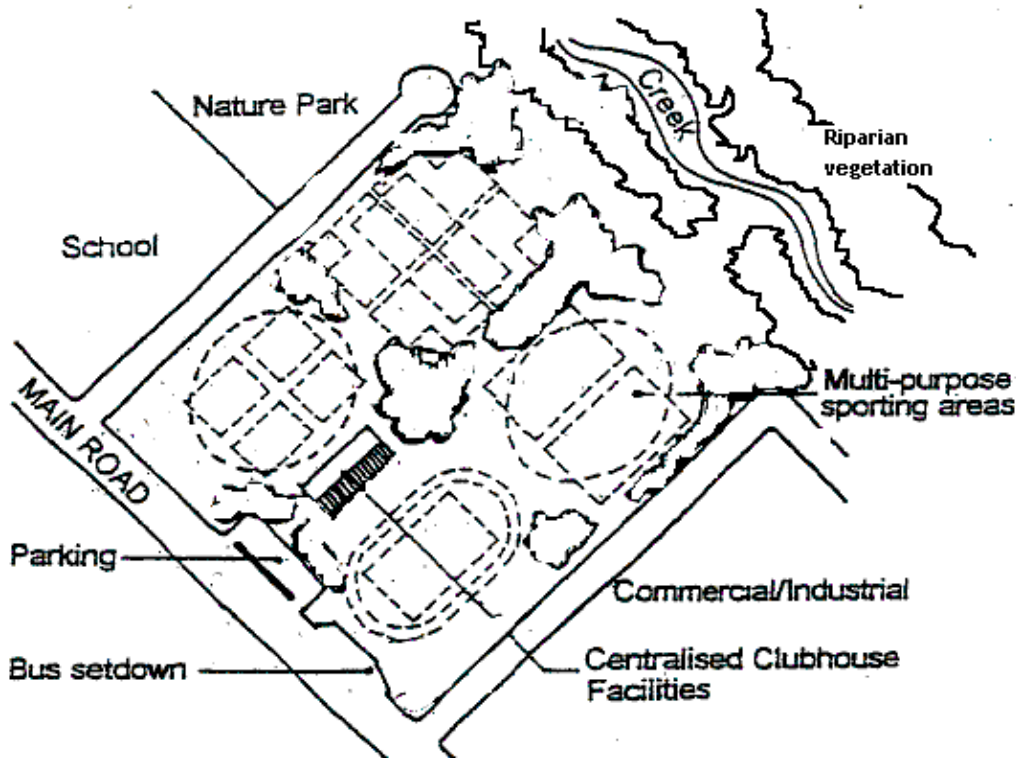
Source: GCCC Policy 16 (version 1.1) 2003

Figure 8: Section through a typical district sports park



Source: GCCC Policy 16 (version 1.1) 2003

Figure 9: Design layout for a typical district sports park



Source: GCCC Policy 16 (version 1.1) 2003

2.7.5 Linear Park

The value of parks can be enhanced considerably if they are connected via safe and convenient pedestrian paths and cycle paths, connecting communities with the rest of the park network and with the wider regional open space system. Linear Parks serve a number of purposes, such as providing:

- safe and convenient linkages and circuits between residential areas and open space areas, shops, community facilities, and other destinations;
- opportunities for safe cycling and walking in and around communities;
- access along rivers, creeks and waterways; and
- multipurpose bushfire access tracks bordering on bushland areas.

Development is to provide Linear Parks with pedestrian paths and cycle paths which connect parks, urban communities and the wider WBB Regional Trails network.

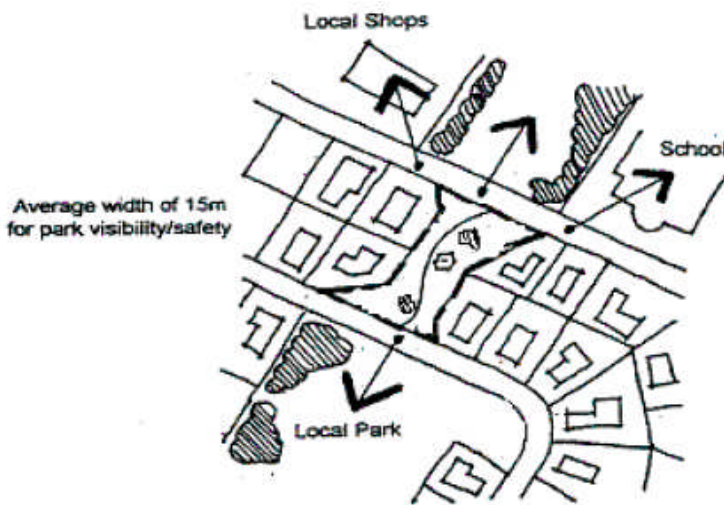
Opportunities to create off-road pedestrian/cycle paths include:

- along waterways and ridgelines;
- within powerlines and other utility easements;
- within road reserves;
- along park streets and link paths between streets;
- between residential and bushland areas as multi-purpose fire trails.

Figures 10 and 11 contain typical layouts for Linear Parks. A Linear Park should comply with the following criteria:

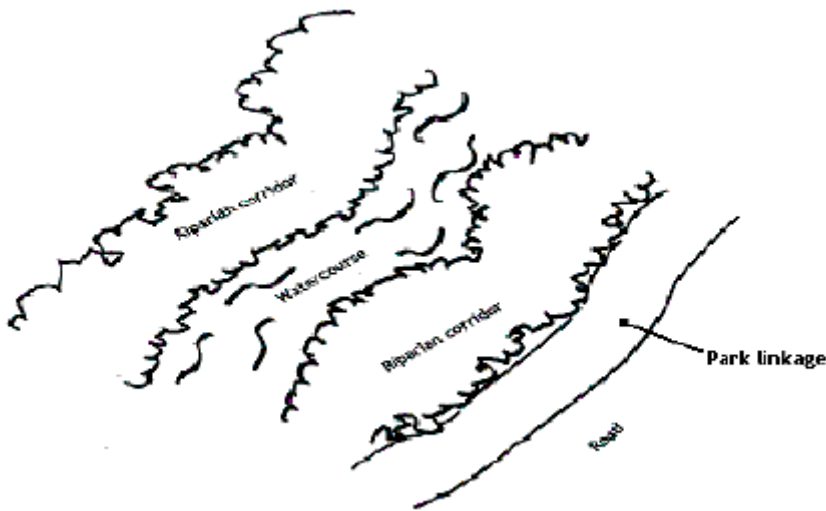
- all urban residences (where densities exceed 5 dwellings / ha) will be no more than 500 metres from a pedestrian / cycle path and no employee in an industrial area will be more than 1 km from a pedestrian / cycle path;
- generally off- road pedestrian paths will have a minimum width of 15 metres in an urban area or a minimum width of 10 metres where a park linkage is adjacent to a riparian corridor, waterway or drain to allow for adequate access, security and landscaping;
- maximum grade 1:10;
- located generally above the Q2 flood level except where crossings are necessary;
- the impacts of natural and altered waterway erosive processes on stream bank stability are to be mitigated when a Linear Park is adjacent to a watercourse. Revegetation of these riparian corridors must be undertaken to ensure an attractive setting to the Linear Park;
- generally gravel or sealed pathway, depending on intensity of use and likelihood of inundation;
- opportunities for landscape enhancement such as screening or mounding;
- minimise right and acute angled linkages;
- maximise opportunities for visual corridors or vistas;
- paths to be shaded by trees; and
- planting along Linear Parks must allow clear visibility at entrance /exit points.

Figure 10: Typical linear park layout



Source: GCCC Policy 16 (version 1.1) 2003

Figure 11: Typical linear park adjacent to riparian corridor.



Source: GCCC Policy 16 (version 1.1) 2003

2.7.6 Unacceptable Land for Parks

Land is not acceptable for public parks infrastructure if the land cannot safely and effectively contribute to the network of parks and open space areas. Unacceptable categories include land that is:

- within the banks of a watercourse;
- below Q2 flood line;
- less than 15 metres wide, unless a linkage function or other benefit can be shown;
- contaminated land or contains other potentially hazardous areas;
- encumbered by an easement of any sort;
- land which has a flood frequency less than Q2;
- a landscape, visual or noise buffer; and
- not retained in public ownership or is not available for public use such as land which is retained for private use or forms part of community title scheme.

Such land shall not be considered as part of the parks network.

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