



ENOGERA MEMORIAL PARK PRECINCT PLAN

BCC SPORTS AND RECREATION
PRECINCTS

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DRAFT V4
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1. EXECUTIVE SUMMARY

Brisbane City Council (Council) commissioned Urbis and a team including Bornhorst and Ward, MR Cagney and Rider Levett Bucknall to prepare this Precinct Plan for Enoggera Memorial Park. The Precinct Plan will guide the management of, and investment in the park over the next 25 to 30 years, and will be administered by Council with the participation of the lessees and users of the parks.

The Precinct Plan presented in this report comprises key components:

- Community and site need and demand analysis – comprising a catchment level analysis of demographics and population change, an assessment of the broader trends in participation rates in key sport and recreation activities, analysis and documentation of existing and projected participation rates and site requirements for key user groups, and the identification of implications for the investment in the site over time;
- Design analysis – a review of the prevailing statutory and policy framework, engineering requirements (traffic and civil), existing site condition and physical attributes, surrounding context and current operations, and the identification of key constraints and opportunities for future use and improvements; and
- Precinct Plans – The development of Precinct Plan for Enoggera Memorial Park, based on an iterative process of testing key requirements identified by both statutory provisions (such as network connectivity planning, Desired Standards of Service) and occupant/user aspirations (such as improved facilities, lighting etc).

The precinct Plan provides a tabular and mapped set of key actions required over the foreseeable future to ensure that the parks continue to effectively cater for the existing scale of activity, and can accommodate planned changes in user intensity.

The overarching community needs and catchment analysis has established that participation rates in the sporting activities located on site are broadly stable at a national and State level. However, at a local level, demand for these activities is likely to increase, due to population growth over time. This will result in increased pressure on the park's existing facilities to accommodate organised sports.

Contextually, the network of park and open space provision within a three-kilometre catchment from Enoggera Memorial Park is relatively extensive, however a limited number of these facilities cater to the organised sporting activities currently occupying the Park. Furthermore, the wider network of parks and sporting facilities will experience their own capacity pressures in line with population and participation increases.

Engagement with the sporting and recreation users of the two parks clearly identified the current and future pressures on the park operations. Participation numbers across user groups showed reasonably significant growth, both generally, but particularly in the increased rates of female participation.

At a Peak Body Level, no specific provisions were made for the two parks, however it is noted that significant format and participation parameters are noted. Junior cricket for example is noted to have a strategic direction around moving to more 20/20 matches. This significantly increases the number of participants at any one time on site. Across other sports, the rise in female participation will increase numbers of participants and scheduled matches across all fields.

Currently, the Enoggera Memorial Park site is considered to be occupied to full capacity, with organised activity on site each day of the week (with some seasonal variance) during standard hours (2pm to 8pm). The key implications of the current level of activity were noted to be:

- Parking and access – Lessees, users and surrounding residents all identified the on-site parking and access arrangements as insufficient. Overspill parking is a regular occurrence, particularly on weekends. Access to the site via both the Fig Tree Pocket Road and Burns Parade is under pressure, with overspill carparking in the residential areas being particularly problematic to residents;
- Amenity – Significant issues were raised through consultation with the local community, particularly regarding the parking and access issues noted above, and further issues around control of noise from peak use and after-hours activity, rubbish and lighting overspill;

- Maintenance and upkeep – the intensity, and overlap of sporting activity generates cost implications, and tension regarding broader use (such as general recreation) and the co-location of sporting activities;
- Facilities – Currently there is a noted shortfall in facilities, both at a DSS level, and in terms of sporting club user requirements. This is particularly relevant to the increase in female participation;
- Accessibility – Community feedback indicated that the operation of the park limited opportunities for general community access for passive recreation and play. There was a noted desire to improve accessibility for the wider community for general recreation purposes.

Having regard to the above and the broader catchment analysis, it is considered that Enoggera Memorial Park is operating “at capacity”, and is unlikely to be suitable for additional organised sports.

The implications of 20/20 cricket matches is of particular note; current on-site parking, access and facilities are points of concern under the current operating situation. The implementation of more intense formats of cricket or other sports could physically be undertaken via review of scheduling across the park. However, such new activity would significantly exacerbate the current community interface impacts to a significant extent. Accordingly, any changes to the format of matches should not proceed prior to detailed assessment of management of these issues by the relevant clubs, and at this point it is not recommended that these initiatives be implemented at Enoggera Memorial Park.

The development of the Enoggera Memorial Park Precinct Plan therefore has sought to deliver a suite of initiatives which in summary:

- Cater to the improvements in facilities required by standards of service, and provide improved opportunities for funding and access via consolidation;
- Improve the onsite infrastructure to cater for car parking, access and pedestrian/cycle access to appropriate standards;
- Improve the site utilisation and maintenance via relocation of components of the soccer activities, and guiding a move to shared maintenance and upkeep across all sporting clubs.

The Enoggera Memorial Park Precinct Plan is provided overleaf. A detailed table of implementation actions to realise these plans over the long-term is provided in Section 11.2 of this document. For reference, the major initiatives of the delivery of the plans are:

- Improved site management practices, with a focus on clarity of responsibilities and approach for sporting club liaison with the surrounding community to manage key amenity impacts;
- Delivery of alleviated overspill parking impacts via provision of match-day car parking arrangements;
- Upgrades to site permeability and accessibility via improved bicycle and pedestrian connections, upgrades to local play and exercise infrastructure
- Upgrades to clubhouse facilities (incl change rooms, toilets, storage etc) in line with increasing patronage;
- Investigation of new parking provision in the southern area of the site;
- Investigation in the long term of off-site overspill parking; and
- Provision of landscape buffering.

ENOGGERA MEMORIAL RESERVE

DRAFT PRECINCT PLAN

LEGEND

SHORT TERM PROJECTS

- ① Investigate the potential for an informal (and/ or gated) extension to existing car park to relieve on-street parking on game days (ie. weekends)
- ② Improved erosion control on batter (control water run off from clubhouse building) and spectator experience through tiered seating
- ③ Improved spectator experience through additional shade either natural (trees) or built (shade sail over clubhouse deck). Possibility to include tiered seating on batter. Noted tree canopy must be clear of field.
- ④ Improved 3m pedestrian/cycle access to playground from car park
- ⑤ Bins
- ⑥ Proposed vegetation buffer to sensitive residential interface
- ⑦ Possibility for improved amenity ie. trees, seating etc.

MEDIUM TERM PROJECTS

- ① Improved pedestrian and cycle connectivity across the entire site and access to central playground (3m path).
- ② Maintain informal pedestrian connectivity or possible alternative cycle connection
- ③ Resurface oval and install irrigation to allow continual and increased usage by AFL and cricket clubs
- ④ Install turf cricket pitch to facilitate the expansion of the Ashgrove Cricket Club, in particular the addition of junior cricket.
- ⑤ Investigate current light LUX for field and determine need to upgrade.
- ⑥ Upgrade club house canteen and improve facilities
- ⑦ Install lighting to car park and around club house
- ⑧ Investigate the need for additional lighting to car park
- ⑨ Proposed drinking fountains
- ⑩ Investigate the potential for fitness equipment integrated with playground and shared pedestrian path

LONG TERM PROJECTS

- ① Provide cycle and pedestrian connections to Kedron Brook trail including bridging over Kedron Brook (3m path)
- ② Provide pedestrian connectivity to school fields over on north/ west corner and club house
- ③ Investigate an additional vehicle entrance and car parking (formal or informal) to access central oval, permeable surface treatments should be considered
- ④ Investigate water storage, saving , bore and/ or harvesting opportunities to reduce water cost



2. PROJECT SCOPE

2.1. PROJECT BACKGROUND

Brisbane City Council (Council) have engaged Urbis to undertake preparation of Sport and Recreation Precinct Plans (Precinct Plans) for three key Sport and Recreation Precincts (Precincts) in the northern suburbs of Brisbane. These Precincts form part of a wider network of Precincts throughout the city for which Council are planning future investment and how development within these Precincts should take place.

The three Precincts explored as part of this project are as follows:

- Enoggera Memorial Park
- Cubberla Creek Reserve and Kingfisher Park
- Keperra Picnic Grounds

The Precinct Plan outlined in this report comprises the **Enoggera Memorial Park Precinct Plan**.

The Precinct Plans will look at both formal and informal uses of the parks, as well as current and future requirements of user groups and the surrounding community. The final Precinct Plan is intended to be integrated into the *Brisbane City Plan 2014* to guide future development within the Precinct.

2.2. METHODOLOGY

The preparation of the Precinct Plans has been undertaken in conjunction with Council, and includes a wider consultant team of town and community planners, landscape architects and engineers. The significant tasks undertaken to date are outlined in **Table 1** below with indicative timeframes for each task.

Table 1 - Tasks Timeline

Task	Description	Timeframe
Inception Meeting	Meeting between Urbis and Council to discuss project scope and agreed timeframes	January 2018
Site Visit	Site visit to ascertain existing park usage and infrastructure	January 2018
Project Management Plan	Preparation of a Project Management Plan to set out the strategy for the project including the project program and key deliverables	January 2018
Stakeholder Engagement Strategy	Preparation of Stakeholder Engagement Strategy to guide engagement activities undertaken as part of the preparation of the Precinct Plans	January 2018
Planning and Policy Framework Analysis	Research into Council planning and policy framework guiding planning for Precincts	January 2018
Community Needs Assessment	Preparation of Community Needs Assessment to identify potential indicators of demand for sport and recreation infrastructure that could be accommodated within the Precinct Plans	January 2018
Council Workshop	Initial Council workshop to discuss key issues and suggested solutions for each Precinct	March 2018
Lessee Surveys	Gathering of initial club/lessee usage data through online surveys	April 2018
Local Councillor Meetings	Meetings with Local Councillors to discuss key issues and ideas for each Precinct	April 2018

Task	Description	Timeframe
Preparation of Initial Workshop Concepts	Preparation of Low, Medium and High Options to present to Council at a workshop	April 2018
Council Options Workshop	Presentation of Low, Medium and High Options to Council at a workshop	April 2018
Letterbox Drop	Letterbox drop to local community and lessees giving a project update and extending an invitation to the forthcoming workshops	June 2018
Lessee and Community Workshops	Workshops for lessees and general community to discuss project and Options for Precincts	June 2018
Collation of Workshop Feedback and Report	Collation of workshop feedback from community and lessee feedback forms	June 2018
	Preparation of Stakeholder Feedback and Response Report outlining issues/suggestions arising from workshops and design/management response	
Council Draft Precinct Plan Workshop	Presentation of consolidated Draft Precinct Plan incorporating workshop feedback/suggestions to Council	June 2018
Preparation of Draft Precinct Plans	Preparation of consolidated Draft Precinct Plan incorporating workshop feedback/suggestions	July 2018
Preparation of Precinct Plan Report	Preparation of Precinct Plan Report for internal Council review	July 2018

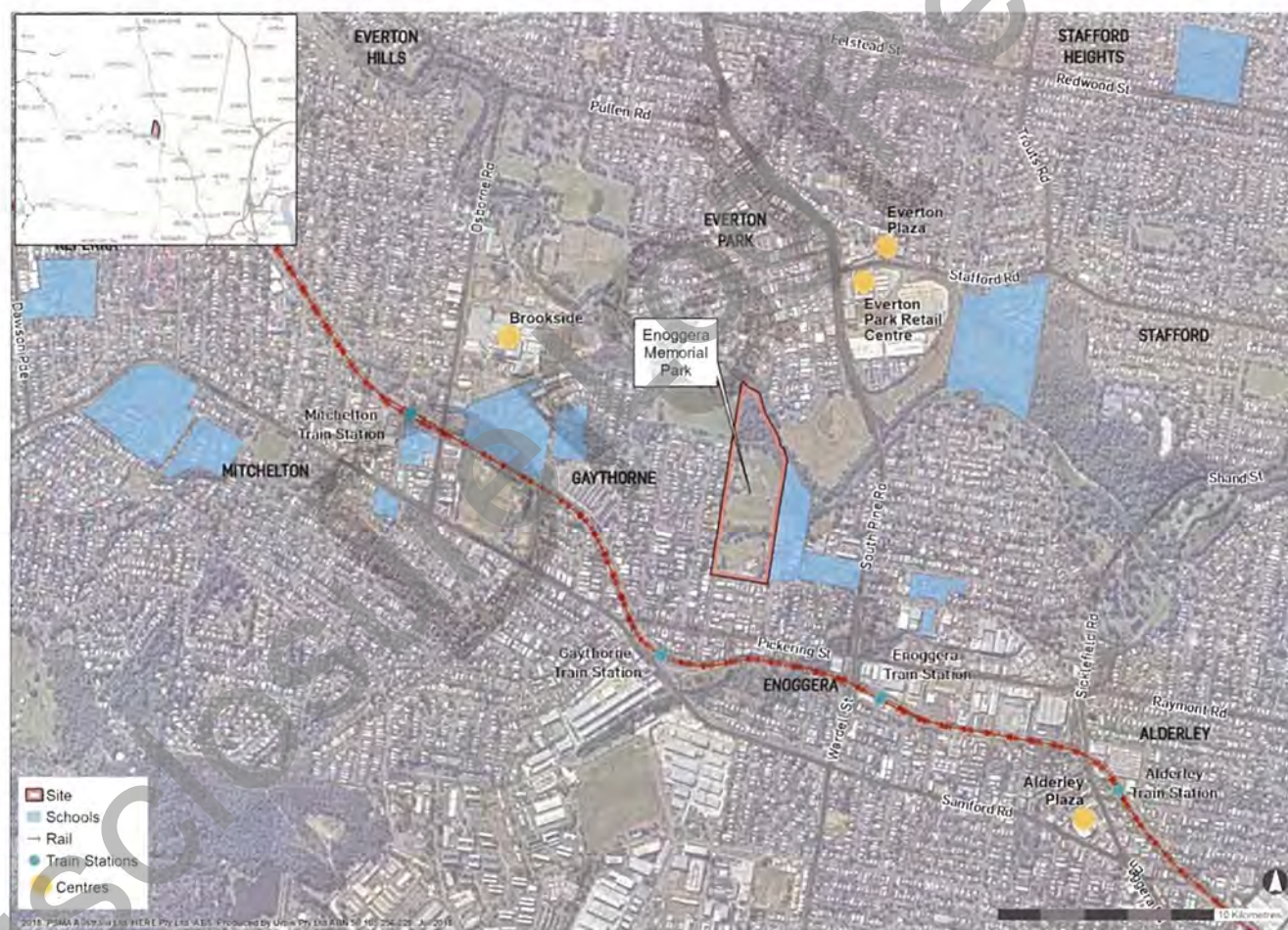
3. SPORT AND RECREATION PRECINCT DETAILS

3.1. PRECINCT LOCATION AND CONTEXT

The Enoggera Memorial Park Sport and Recreation Precinct is located within the north-western suburbs of the Brisbane Local Government Area (LGA). The Precinct is located approximately 10.7km away from the Central Business District. **Figure 1** outlines Enoggera Memorial Park's location within the wider urban context, and highlights surrounding community, centre and transport infrastructure.

The Precinct directly adjoins Hillbrook Anglican School and Kedron Brook. Primarily, the park is bounded by residential land uses comprising of single detached dwelling houses and attached dwelling houses, including townhouses. At a broader scale a number of shopping centres are located within proximity to the Precinct. The Precinct gains immediate motor vehicle access driveways to Mott Street at the northern part of the Precinct and Hurdotte Street adjoining the southern boundary. The Precinct is also easily accessible to cyclists and pedestrians with the Kedron Brook Bikeway located to the rear. The Precinct comprises three playing fields, a children's playground and various clubhouses.

Figure 1 - Context Map



3.2. EXISTING USES AND FACILITIES

Enoggera Memorial Park accommodates a total of three playing fields. Specifically, the Precinct includes two AFL fields, one of which is also used as a cricket oval and a rugby field. There are two club houses located within the Precinct; one of the clubhouses is shared between the Maynes Tigers AFL Club and the Ashgrove Cricket Club. The second club house is solely used by the Everton Park Junior Rugby Union Club. Hillbrook School and the Scouts Association occupy the three buildings located at the front of the Park fronting Hurdcotte Street.

There are three formal access driveways to the Precinct that are shared by pedestrian and motorists. Two of these access points, to the north off Mott Street and to the south off Hurdcotte Street, connect to formal car parks on-site. A third vehicular access driveway is located at the southern end of the western boundary, from Mott Street, however this access driveway is for service vehicles only and is secured with a physical entrance barrier. To the east of the Precinct are a further two informal access points that are utilised by pedestrians. The Precinct also includes a children's playground that is used by the surrounding community and spectators during games/matches. **Figure 2** outlines in detail the significant features contained within Enoggera Memorial Park.

Figure 2- Site Plan



4. PRECINCT NEEDS ANALYSIS

A detailed Community Needs Assessment has been undertaken, defining the broader demographic and catchment context for the Enoggera Memorial Park. This body of work sought to define the implications of overall population growth and participation rates in sporting activity, and to identify the implications for the park with respect to ongoing activity in key sporting and club operations.

Further, engagement with clubs and lessees has been undertaken to define current and anticipated growth and development pressures, and to identify the key infrastructure investment required for the ongoing success of the site.

The following sections summarise these two important aspects of planning for the future of the precinct.

4.1. CATCHMENT CONSIDERATIONS

4.1.1. Existing Network

To understand the overall picture of demand for sporting and recreation infrastructure, it is necessary to examine the broader network of provision within which the sport and recreation precincts are situated. This includes both the quantum of land available for sport and recreation purposes, as well as the quality of the spaces (e.g. the hierarchy provision, embellishments, quality of playing fields and built infrastructure, accessibility etc.).

In relation to the overall quantity of land available for sporting and recreation purposes, it is understood from consultation with Council planning offices that areas to the north of Brisbane River have an adequate supply in terms of the overall quantum of space, and that investment in additional land will be focussed to the south of the river in the immediate term. In relation to the provision of play spaces, an analysis of district and metropolitan playgrounds conducted by Council planning officers has indicated there are gaps in the provision across all of the precincts, however, the precincts are considered unsuitable for the provision of district and metropolitan playgrounds due to space and other requirements (e.g. parking).

Schools are playing an increasingly important role in both the demand for, and supply of, sport and recreation infrastructure due to an increasing focus on shared use of public school infrastructure. Government support for community use of school infrastructure (including sport and recreation facilities) in Queensland is established under the *State Infrastructure Plan*¹, *Community Use of School Facilities Procedure*² and the recently established Community Hubs and Partnerships program. Furthermore, with high levels of population growth and the resultant increase in pressure on public schools in urban areas, school communities are increasingly looking to utilise Council's sporting and recreation spaces, particularly north of Brisbane River.

Maps of the Brisbane LGA showing existing land zoned for sport and recreation and open space purposes (local, district and metropolitan) is provided at Appendix A. The maps include all public primary and secondary schools and a 15-minute and 30-minute drive time catchment surrounding each sport and recreation precinct.

4.1.2. Enoggera Memorial Park

The map provided at **Figure 3** shows:

- All land zoned for sport and recreation purposes (local, district and metropolitan) and open space purposes (local, district and metropolitan);
- Primary and secondary school sites (public and private); and
- The area surrounding Enoggera Memorial Park that is accessible within a 15-minute and 30-minute drive time.

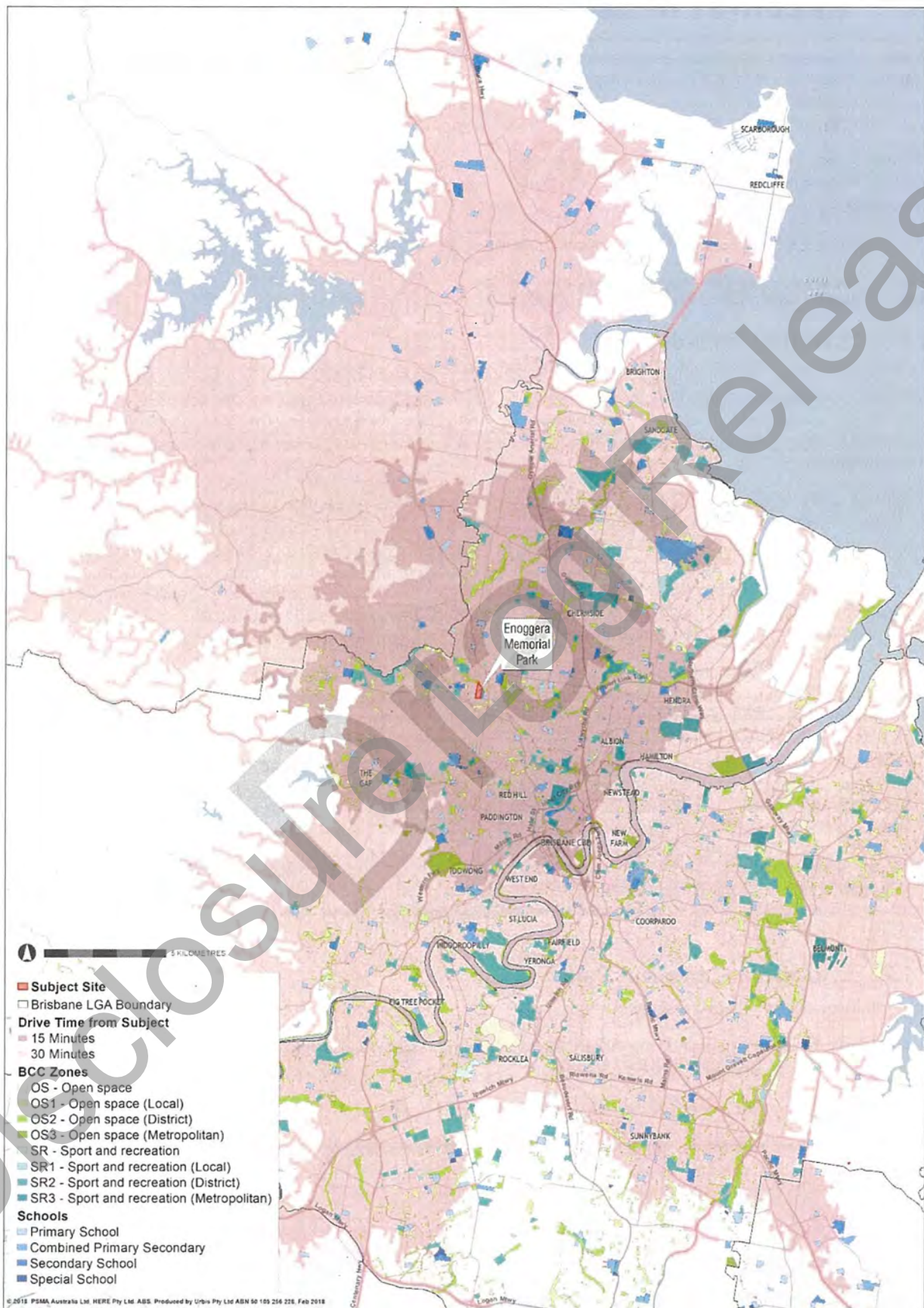
¹ DILGP (2016), *State Infrastructure Plan*, Available online:

<http://www.dilgp.qld.gov.au/infrastructure/state-infrastructure-plan.html>

² Department of Education and Training (2017), *Community Use of School Facilities*, Available online:

<http://ppr.det.qld.gov.au/corp/infrastructure/facilities/Procedure%20Attachments/community-use-of-school-facilities/community-use-of-school-facilities.pdf>

Figure 3 – Network of Provision, Enoggera Memorial Park



The map shows a cluster of open space zoned land immediately to the north and north west of Enoggera Memorial Park, which follow Kedron Brook and primarily facilitate walking and cycling. The larger parcels zoned for sport and recreation to the west predominantly support cricket and football. At the north west corner of the map at the edge of the Council boundary is the Keperra Country Golf Club. Various football, netball and athletics fields are located to the north, bordering Kedron Brook. Directly to the east consists of reserves, dog parks and playgrounds.

Within approximately 3km of Enoggera Memorial Park are the following facilities:

- Keperra Dog Park;
- Heiner Park North (cricket pitch);
- McKell Oval (AFL);
- Leslie Patrick Park (AFL and little athletics);
- Arana Netball Club;
- Teralba Park (Mitchelton Football Club, a playground, Everton Park Scout Group and Mitchelton Pony Club);
- Ferguson Park (picnic areas);
- Korea Park (Kinnen St Playground; and
- Newmarket Dog Park.

Compared with the other precincts, the areas surrounding Enoggera Memorial Park have a high level of provision of sport and recreation facilities and fewer areas zoned for open space purposes.

4.2. PARTICIPATION CONSIDERATIONS

4.2.1. Participation Rates

Adult Males and Females

The most popular sport and recreation activities for adults in Queensland, based on the most recent AusPlay survey results (2016-2017), are listed in Table 2 below. The data indicates that:

- Recreational walking is the most popular physical activity for Australians overall followed by fitness/gym activities;
- Fitness/gym activity is by far the most preferred activity involving some type of organisation or with access to a venue;
- Women had higher rates of participation in yoga, netball and pilates; and
- Men participated more in football, golf, cricket and recreational fishing.

Table 2 – Top 15 Activities (adults aged 15+ years)

	Total	Males	Females
	Estimate (000s)		
Walking (Recreational)	1,663.6	623.4	1,040.3
Fitness/Gym	1,299.1	553.3	745.8
Swimming	583.8	246.1	337.7
Athletics, track and field (incl. jogging and running)	575.6	330.7	244.9
Cycling	411.8	259.6	152.3
Bush walking	287.1	110.4	176.8

Football/soccer	218.1	155.4	62.7
Tennis	170.9	89.3	81.5
Yoga	165.9	25.7	140.3
Touch football	155.1	89.1	66.0
Golf	152.5	115.3	37.2
Netball	126.5	*15.9	110.6
Pilates	101.7	*12.6	89.1
Fishing (recreational)	100.9	79.3	*21.6
Cricket	98.2	84.5	*13.7

	Participation rate (%)		
Walking (Recreational)	41.4%	31.3%	51.2%
Fitness/Gym	32.3%	27.8%	36.7%
Swimming	14.5%	12.3%	16.6%
Athletics, track and field (incl. jogging and running)	14.3%	16.6%	12.1%
Cycling	10.2%	13.0%	7.5%
Bush walking	7.1%	5.5%	8.7%
Football/soccer	5.4%	7.8%	3.1%
Tennis	4.2%	4.5%	4.0%
Yoga	4.1%	1.3%	6.9%
Touch football	3.9%	4.5%	3.3%
Golf	3.8%	5.8%	1.8%
Netball	3.1%	*0.8%	5.4%
Pilates	2.5%	*0.6%	4.4%
Fishing (recreational)	2.5%	4.0%	*1.1%
Cricket	2.4%	4.2%	*0.7%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Top 15 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

The following table shows the most popular sport and recreation activities for adults (male and female combined) undertaken through a sports club or association (as self-reported by the survey respondents).

Table 3 – Top 15 Club Sports (adults aged 15+ years)

	Total	Sports Club or Association
	Estimate (000s)	
Golf	134.6	114.3
Football/soccer	118.2	83.0
Touch football	109.5	83.0
Netball	108.2	68.7
Tennis	93.8	63.8
Bowls	57.9	47.5
Cricket	60.5	45.7
Rugby league	44.2	38.6
Basketball	52.8	34.7
Athletics, track and field (incl. jogging and running)	107.7	27.2
Australian football	24.7	*23.2
Rugby union	29.1	*21.8
Hockey	*20.2	*17.6
Equestrian	25.4	*14.9
Motor cycling	*17.0	*14.9
	Participation rate (%)	
Golf	3.3%	2.8%
Football/soccer	2.9%	2.1%
Touch football	2.7%	2.1%
Netball	2.7%	1.7%
Tennis	2.3%	1.6%
Bowls	1.4%	1.2%
Cricket	1.5%	1.1%
Rugby league	1.1%	1.0%
Basketball	1.3%	0.9%
Athletics, track and field (incl. jogging and running)	2.7%	0.7%
Australian football	0.6%	*0.6%
Rugby union	0.7%	*0.5%
Hockey	*0.5%	*0.4%
Motor cycling	0.4%	*0.4%

Equestrian

*0.6%

*0.4%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Top 15 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

Children

Table 4 below shows the most popular organised sport and recreation activities for children (male and female). The data for children only relates to activities undertaken outside of school hours. The data in the below and preceding tables, combined with published national findings³, indicates that:

- Football takes the biggest slice of overall club participation due to its popularity among both adults and children;
- Swimming, and to a lesser extent athletics, ranks highly in club sports due to club participation of children;
- For sports played through a sport clubs or association, football is the top sport among adults and children combined; and
- Golf's high ranking as a club sport (see Table 2) is underpinned by a very high proportion of adult participation.

Table 4 - Top 10 Activities, Organised Participation, Out of School Hours (children)

	Total	Males	Females
	Estimate (000s)		
Swimming	310.3	136.2	174.1
Football/soccer	139.7	103.6	*36.1
Rugby league	75.8	74.1	**1.8
Tennis	64.8	*39.0	*25.8
Gymnastics	61.1	**10.3	50.8
Athletics, track and field (includes jogging and running)	60.6	*30.1	*30.5
Netball	56.0	**0.6	55.3
Dancing (recreational)	53.2	**4.1	49.1
Cricket	*40.1	*39.1	**1.0
Touch football	*39.6	*29.1	**10.5
Participation rate (%)			

³ Australian Sports Commission (2016) AusPlay: Participation Data for the Sport Sector, Summary of key national findings: October 2015 to September 2016 data, Available Online: https://www.ausport.gov.au/_data/assets/pdf_file/0007/653875/34648_AusPlay_summary_report_accessible_FINAL_updated_211216.pdf

Swimming	30.9%	27.2%	34.5%
Football/soccer	13.9%	20.7%	*7.2%
Rugby league	7.5%	14.8%	**0.4%
Tennis	6.4%	*7.8%	*5.1%
Gymnastics	6.1%	**2.1%	10.1%
Athletics, track and field (includes jogging and running)	6.0%	*6.0%	*6.0%
Netball	5.6%	**0.1%	11.0%
Dancing (recreational)	5.3%	**0.8%	9.7%
Cricket	*4.0%	*7.8%	**0.2%
Touch football	*3.9%	*5.8%	**2.1%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Please note that for children 0-14 years, data was collected via the child's parent/guardian for organised participation outside of school hours

NB. Top 10 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

** Estimate has relative margin of error greater than 100% and is considered too unreliable to use

4.2.2. Forecast Participation

In the following section, forecasted participation is taken by applying population forecasts to ERASS and ABS participation data⁴. This data is used as one indication of future participation numbers, acknowledging that participation is highly susceptible to a range of factors (for example, participation of organised team sport is often related to the current performance of elite football teams).

Table 5 compares and contrasts the demand projections for the top ten sports from the ERASS 2010 and ABS 2011-2012 data. This comparison shows that both ERASS 2010 and ABS 2012-2012 data identifies walking as having the most significant increase in real numbers of the population. In terms of the smallest difference in the numbers of people participating, the ERASS 2010 data suggests weight training and football will have the smallest increase, whereas, the ABS 2011-12 data suggests bushwalking will have the smaller increase.

The demand projections show that based on the rates of participation applied to population growth figures, there will be an overall growth in demand for field and court sports, both for adults and children. Even with a decline in participation rates, population growth means that there will be an overall increase in demand in terms of real numbers (i.e. the number of people participating).

The activities that are currently accommodated within one or more of the precincts are identified in bold type in Table 5. In terms of real numbers, the greatest increase in participation for the sporting and recreation activities currently undertaken across the precinct are:

- Walking;
- Cycling and BMXing;
- Jogging and running;
- Football sports;

⁴ Note: This data does not correlate directly with the AusPlay data.

- Soccer (outdoor); and
- Football (outdoor)

Table 5 – Comparison of Demand Projections for Adults (ERASS and ABS data)

Sport and Recreation Activity	Trend Commentary	2011		2016		2021		2026		2031		2036	
		ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12
Walking for exercise / Walking (other)	Significant decline, now relatively stable	25,998	16,714	28,932	18,599	31,701	20,379	35,915	23,088	39,696	25,519	42,903	27,580
Fitness and Gym / Aerobics and Fitness	Increasing	17,085	12,405	19,013	13,805	20,832	15,126	23,602	17,137	26,086	18,941	28,193	20,471
Cycling and BMXing / Cycling	Increasing	8,245	5,571	9,176	6,200	10,054	6,793	11,390	7,696	12,589	8,506	13,606	9,193
Swimming/ Diving and Swimming	Declining	8,320	4,903	9,258	5,456	10,144	5,978	11,493	6,773	12,703	7,486	13,729	8,090
Jogging and Running / Running	Increasing	8,097	4,903	9,010	5,456	9,873	5,978	11,185	6,773	12,363	7,486	13,361	8,090
Golf	Declined, now relatively stable	4,457	3,268	4,960	3,637	5,434	3,985	6,157	4,515	6,805	4,990	7,355	5,393
Tennis (indoor and outdoor) / Tennis	Increased, then declined	3,194	2,451	3,555	2,728	3,895	2,989	4,412	3,386	4,877	3,743	5,271	4,045
Football Sports	NA	NA	2,303	NA	2,563	NA	2,808	NA	3,181	NA	3,516	NA	3,800
Soccer (outdoor)	Relatively stable, then increase	NA	1,857	NA	2,067	NA	2,264	NA	2,565	NA	2,835	NA	3,064
Bush walking / Walking (bushwalking)	Declining	3,788	1,708	4,216	1,901	4,619	2,083	5,233	2,360	5,784	2,609	6,252	2,819
Touch Football	NA	3,194	NA	3,720	NA	4,076	NA	4,618	NA	5,104	NA	5,516	NA
Weight Training	NA	3,120	NA	3,472	NA	3,804	NA	4,310	NA	4,764	NA	5,148	NA
Football (outdoor)	NA	3,120	NA	3,472	NA	3,804	NA	4,310	NA	4,764	NA	5,148	NA

Notes: Projections in this table have been made based on:

- The top 10 sport and recreation activities based on ERASS 2010 and ABS 2011-2012 data
- Static participation rates based on ERASS 2010 and ABS 2011-2012 data
- Qld Government Statistician's Office population projections over a 25year period

4.3. SUMMARY OF PARTICIPATION DATA

- The most popular sport and recreation activities for adults and children in Queensland, based on the latest AusPlay survey data (2016-2017) is listed below. Although overall participation rates are expected to stabilise or decline for some activities, the real numbers of participants is expected to increase due to population growth; and
- For adults in particular, the highest rates of participation are in individualised sport and recreation (rather than team based sport provided through clubs / organisations).
- Activities marked with asterisks are currently present within one or more of the precincts.

The top activities are:

Adults – Top 15 Activities

Walking (recreational)*

Fitness/Gym

Swimming

Athletics, track and field

Cycling*

Bush walking

Football/soccer*

Tennis

Yoga

Touch football*

Golf

Netball*

Pilates

Fishing (recreational)

Cricket*

Children – Top 10 Activities

Swimming

Football/soccer*

Rugby league*

Tennis

Gymnastics

Athletics, track and field

Netball*

Dancing (recreational)

Cricket*

Touch football*

5. DEMAND ASSESSMENT

In the context of the preceding overarching strategic community needs analysis, a more detailed consideration of sporting needs and requirements applicable to Enoggera Memorial Park has been undertaken. This has focussed on the utilisation of the park through existing lessees, and has considered the overall capacity of the park to accommodate future growth in participation identified through both individual clubs, and at a peak body strategic level.

5.1. MEMBERSHIP CONSIDERATIONS

At the commencement of the project, a survey was undertaken of the existing lessees operating at Enoggera Memorial Park aimed at identifying the existing and future growth plans, and participation opportunities and constraints relevant to activity on the site. Table 6 below provides a summary of the response data gathered through the survey, and importantly notes membership trends over existing participation numbers.

Table 6 – Membership Trends

Lessee	Membership Numbers and Profile	Membership Trend
Ashgrove Cricket Club	Broad cross section of community – locals and from further afield Junior and senior players	Sch4Pt4s7
Everton Districts Sporting Club	Approx Sch4Pt4s7 playing members + their parents Local families with kids aged 4 to 17 years Male and female	Sch4Pt4s7
Everton Park Junior Rugby Union Club	Sch4Pt4s7 people use the facility Male Aged 6 to 15 years	Increased demand for sporting ground will continue as more sports compete for the same space
Hillbrook	Utilised by students of the school	
Mayne Tigers AFL	Sch4Pt4s7 players and up to Sch4Pt4s7 supporters Aged 17 to 35 years Male	Sch4Pt4s7
Scouts	Sc4Pt4s7 members Aged 6 to 26 years, majority 8 to 15 years Male and Female	

5.2. FACILITY USAGE

As a component part of the lessee survey, data was gathered on use of the site by each lessee, taking into account seasonal peaks and activity overlap. Table 7 below provides a summary of the data gathered regarding site use.

Table 7 – Facility Usage

Lessee	Hours and Season	Usage
Ashgrove Cricket Club	Season: September to March Training: 1-2 nights per week (20-30 members) Games: Saturdays and every second Sunday (12 members per game)	Ground preparation, fixtures, training, social events
Everton Districts Sporting Club	Season: February to September Training: Tues, Wed and Thu nights Games: Fri, Sat and Sun	Junior Australian Rules Football 16 teams of approx. 8 home games between April and September Auskick: approx. 50 participants between February and March Social activities throughout year
Everton Park Junior Rugby Union Club	Season: February to September Touch football - all year	Games, training and social events Sch4Pt4s7 people use facility 6 to 15 year old males
Hillbrook	School sporting events and activities Weekly use, depending on sport programs	Students of the school (years 7-12)
Mayne Tigers AFL	Season: April to September (Fri, Sat and Sun) Training: November to September (Tues & Thu nights)	Club hosts some special events at clubhouse Four teams play 9 home games + finals Sch4Pt4s7 players - 17 to 35 year old males Up to Sch4Pt4 supporters on game day
Scouts	Every week – 2 nights a week Host 4-5 overnight camps on weekends during the term at the den	A range of activities in and around the park Sch4Pt4 members – Sch4Pt4 youth Ages 6-26, most 8-15 years old Male and female

In summary, the site is actively utilised for a significant portion of each year. Overlap exists between the AFL and cricket seasons, and given the existing participation rates utilisation of the fields on site for these activities are considered to be at capacity.

Overall with respect to the sporting clubs, the existing spatial offer of the park is considered to be nearing to, or at full, capacity. However, the key consideration is the provision of parking and field maintenance to accommodate growing numbers.

5.3. DEVELOPMENT CONSIDERATIONS

Noting the above, the lessee survey sought input from each lessee regarding the future needs for development on the site, in order to support future growth and activity. Table 8 below provides a summary of lessee feedback regarding core requirements for the future.

Table 8 – Development Considerations

Lessee	Development / Infrastructure Requirements	Background / Further Explanation
Everton Districts Sporting Club	Sch4Pt4s7	Sch4Pt4s7
Mayne Tigers AFL		
Ashgrove Cricket Club	Sch4Pt4s7	
Everton Park Junior Rugby Union Club		
Hillbrook Anglican School	Sch4Pt4s7	

Lessee	Development / Infrastructure Requirements	Background / Further Explanation
--------	---	----------------------------------

Limited

Scouts
Association of
Australia
(Queensland
Branch)

Sch4Pt4s7

5.3.1. Building and Facilities Audit

Supplementary to the development requirements above, a buildings and facilities audit has been undertaken identifying the capacity and emerging needs for facilities on site, highlighting some of the key concerns of the current facilities at Enoggera Memorial Park.

Table 9 – Building Audits at Enoggera Memorial Park

Facility	Site Condition	Identified Risks: Immediate or High Risk
Everton Districts Sporting Club⁵ 	2 – Asset/ Element is performing well operationally and aesthetically	<ol style="list-style-type: none"> 1. Replace rotten fascia boards 2. Repair/replace or patch plasterboard in ceiling
Enoggera Scouts Hall⁶ 	N/A for Electrical Audit	<ol style="list-style-type: none"> 1. Overhead Powerlines transgressing Trees 2. Poor Condition External Lighting 3. Environment of the Switch board 4. Fittings require replacement

A summary of the most recent audits of the playing fields have been summarised in **Table 10** below.

⁵ Condition Audit Summary 2014

⁶ Electrical Services Condition Assessment and Compliance 2015

Table 10 – Summary of Field Audits at Enoggera Memorial Park

Field Name	Field Size and Irrigation	Key Concerns which Require Attention
Enoggera Memorial Park AFL/Cricket Field 1 ⁷	1.70ha and Irrigated	<ol style="list-style-type: none"> 1. Turf Composition 2. Root Depth 3. Soil Compaction (100mm) 4. Soil Compaction (200mm)



5.3.2. Development Considerations Summary

Feedback and analysis identified that the key requirement emerging is the provision of adequate facilities, particularly in terms of club infrastructure and field useability. In all cases, including non-sporting organisations, improved accessibility, parking, lighting and wayfinding emerged as a key consideration.

5.4. PEAK BODY STRATEGIC PLANS

A review of overarching peak sporting body strategic plans has been undertaken in order to inform broader intents for participation and evolution of sporting activity. It is noted that of the available plans of applicable sports, no specific provision for Enoggera Memorial Park was identified. The findings broadly were consistent with the development considerations identified by the individual lessees, particularly with regard to female participation rates and broad growth trends.

5.4.1. Cricket

Queensland Cricket is the state governing body for Cricket in Queensland. Queensland Cricket has a number of strategic documents including the 'Strategy for Queensland Cricket 2014-2017⁸' which underpins the body's vision, strategies, profile, trends and future investment targets.

5.4.1.1. State strategies and objectives

The Queensland Cricket Strategy derives its overall outcomes from Australian Cricket, their key drivers are *to increase participation substantially and inspire the next generations of players*⁹. The relevant Queensland Cricket strategy pertinent to precinct planning in Brisbane is the overarching goal to *increase participation and inspire QLD's next generation of players fans and volunteers*.

The performance targets highlighted in the document aim to action the vision to increase participation and focus on the following matters as relevant to the precinct:

Sch4Pt4s7

⁷ Sports Field Audit 2015

⁸ Strategy for Queensland Cricket 2014-2017. Queensland Cricket.

⁹ *ibid*

b) Indigenous, Multicultural and all abilities participation in line with national strategies

5.4.1.2. Membership – Profile and Trends

The *Australian Cricket Pathway*¹⁰ is a Queensland Cricket publication which guides the ways in which the body will increase participation and attract new members to the sport. The following pathways and programs are outlined as Queensland Cricket's major growth strategies;

- Get Moving;
- 5-8 years: MILO in2CRICKET;
- 7-12 years: MILO T20 Blast;
- School and Club Cricket :
 - Queensland School Sport
 - Queensland Junior Cricket
- Premier Cricket Clubs.

5.4.1.3. Relevance to precinct

There was no specific mention of Brisbane level targets or the relevant precincts in this strategy.

5.4.2. AFL

AFL Queensland is the state controlling body for the code of Australian Football in Queensland and the AFL Brisbane Junior competition. The 'AFL Queensland Facilities Plan 2014-2020'¹¹ provides a vision and directions for improving AFL facilities and ultimately supporting AFL as it continues to grow in Queensland. AFL Queensland is also committed to the Australian Footballs Women's League (AFWL) and growing female participation rates. This commitment is illustrated through the *AFL Queensland Female Strategic Plan*¹².

5.4.2.1. State strategies and objectives

The *AFL Queensland Facilities Plan 2014-2020* derives its overall outcomes from the AFL Queensland vision for the development of facilities and to grow Australian Football in Queensland and the NSW Northern Rivera¹³.

Sch4Pt4s7

¹⁰ Australian Cricket Pathway, (2016), *Queensland Cricket*.

¹¹ AFL Queensland Facilities Plan 2014-2020. AFL Queensland

¹² AFL Queensland Female Strategic Plan. AFL Queensland.

¹³ AFL Queensland Facilities Plan 2014-2020. AFL Queensland

5.4.2.2. Membership – Profile and Trends

AFL Queensland's development arm is responsible for the growth and development of Australian Football across the State. The key objectives regarding this growth include:

Sch4Pt4s7

5.4.2.3. Relevance to precinct

Of the fields currently utilised by AFL Queensland, 97% are publicly owned. Brisbane region is expected to see an increase of 510 new players by 2021 subsequently resulting in the need for three new ovals to meet demand. The *AFL Queensland Facilities Plan 2014-2020* denotes that the Brisbane West region has 3,027 club participants with 1,514 of these participants identifying as female club members.

5.4.3. Netball

The national governing body for netball is Netball Australia which is supported at a State level by Netball Queensland. Netball Queensland's *Game on Strategic Plan 2017- 2019*¹⁴ sets out a three year vision for the institution.

5.4.3.1. State strategies and objectives

Netball Queensland outlines a vision to become '*structured, capable and resourced to optimise the access, popularity and commercialisation of netball across Queensland.*'

Sch4Pt4s7

There was no specific mention of Brisbane level targets or the relevant precincts in this strategy.

5.4.4. Hockey

Hockey Australia is Hockey's Australian national representative body, it is supported by Hockey Queensland at a state level. Hockey Queensland's most recent strategic plan is dated 2014 – 2016.

¹⁴ Game on Strategic Plan 2017-2019. Netball Queensland

5.4.4.1. National and State strategies and objectives

The *Hockey Australia Strategic Plan*¹⁵ outlines a four-tier vision to guide future development for the sport:

Sch4Pt4s7

Plans for development in the Brisbane City Council local government area are not specified.

5.5. PRELIMINARY NEEDS SUMMARY

- Projected population growth to 2036 is expected to result in over 8,000 additional people residing in the district catchment (i.e. an increase to 93,534 persons by 2036). This is the greatest increase in population compared with the other precincts;
- Council's assessment has indicated that although this park is located within a metro play gap area, it is not considered suitable for provision of a metro level playground as there is not enough useable space available for a metro level play facility and all the required support facilities (e.g. car parking);
- Preliminary needs identified by precinct lessees include improvements to lighting and irrigation, particularly for oval 2; possible addition of a cricket wicket to oval 2; clubhouse and canteen upgrades; additional parking; expansion to accommodate growth in women's teams; and improvements to areas used by spectators;
- The cost of water, other utilities and maintenance costs is a major concern and financial strain on lessees; and
- Relationship between lessees and adjoining residents continues to be a source of conflict.

Current or potential future casual use of the sport and recreational precincts will need to be considered through the upcoming community engagement to ensure future lease arrangements and the precinct master plans do not impede broader community use, where possible and appropriate.

¹⁵ Hockey Australia Strategic Plan 2014-2018. Hockey Australia.

¹⁶ Hockey Queensland Strategic Plan 2014-2016. Hockey Queensland.

6. DESIGN ANALYSIS

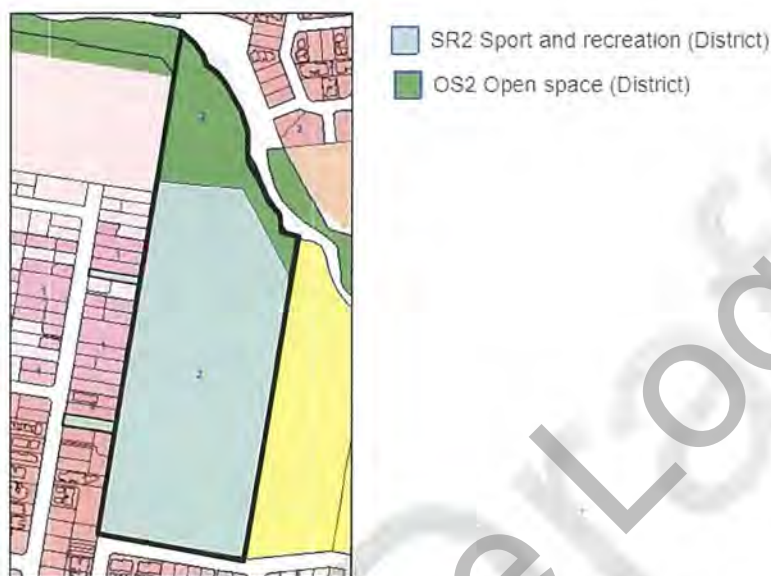
6.1. PLANNING AND POLICY ANALYSIS

The following section highlights the key Brisbane City Council planning provisions for the Enoggera Memorial Park Precinct. This section of the report will also address future parking and infrastructure requirements for any future development at the site.

6.1.1. Land Use & Zoning

Under *Brisbane City Plan 2014* the site is contained within two separate Zones. The northern vegetated parts of the site are located within the Open Space Zone (District Zone Precinct), with the balance of the site located within the Sport and Recreation Zone (District Zone Precinct) as illustrated in **Figure 6**.

Figure 6 –Zoning Map



The purpose of these Zones and Zone Precincts have been outlined below:

Sport and Recreation Zone (District Zone Precinct) – provide for a range of organised activities where the uses require a level of built infrastructure i.e. clubhouses, courts and infrastructure to support the activities

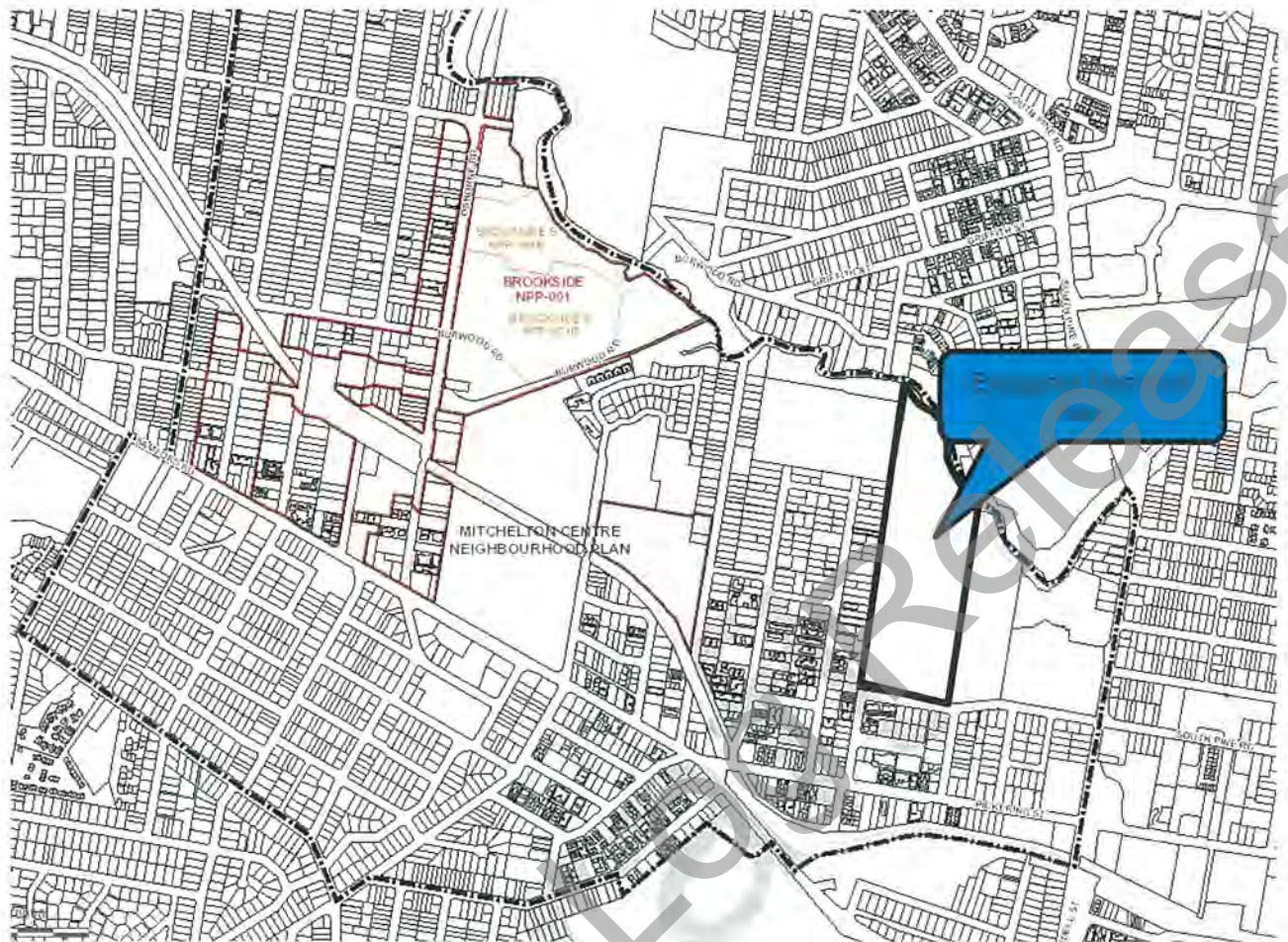
Open Space Zone (District Zone Precinct) – provides for informal recreation where the built form is not essential and services a wide range of residents and visitors. Development may include shelters, amenity facilities, picnic tables, playgrounds and infrastructure which promotes safe access

6.1.2. Neighbourhood Plan

The Precinct is located within the **Mitchelton Centre Neighbourhood Plan**. The overall outcomes pursuant to any future development for this site are as follows:

- (a) *A range of community facilities and services is supported in the neighbourhood plan area that caters to residents, employees and visitors. New development assists in providing community spaces to meet the needs of the growing local community. Community facilities are supported to co-locate with public and private open space.*
- (b) *Open space, including Kedron Brook, is an integral part of the local active transport network and offers a variety of accessible and comfortable community meeting places and recreational spaces.*

Figure 7 – Mitchelton Centre Neighbourhood



Source: Brisbane City Council

6.1.3. Overlays

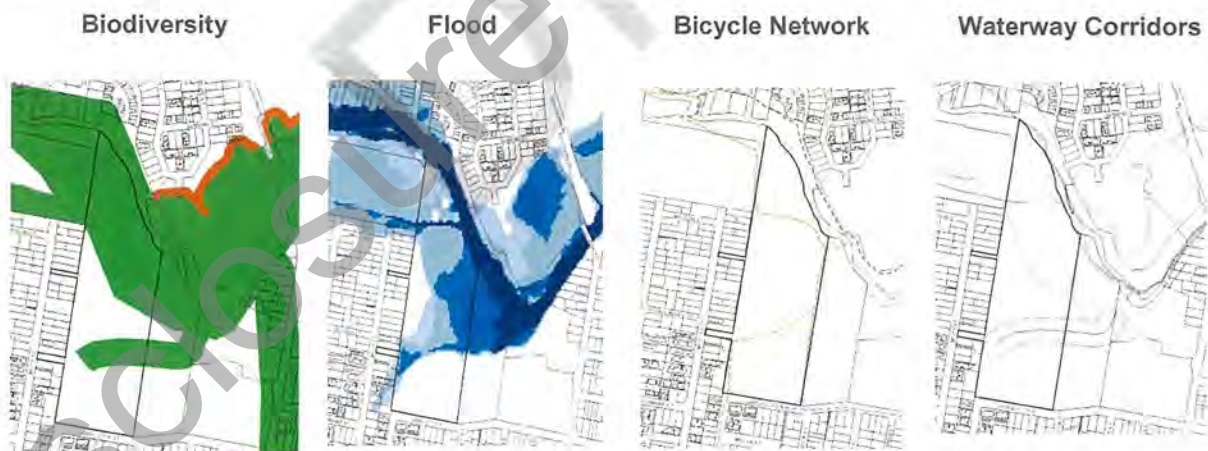
Several overlays are identified as affecting the Precinct. These are outlined as follows:

- Airport Environs Overlay
 - OLS- Horizontal limitation surface boundary
 - Procedures for air navigation surface (PANS)
 - BBS zone- Distance from airport 8-13km
- Bicycle Network Overlay
 - Secondary cycle route
 - Local cycle route
- Biodiversity Areas Overlay
 - High Ecological Significance Sub-Category
- Critical Infrastructure and Movement Network Overlay
 - Critical Infrastructure and Movement Planning Area Sub-Category
- Flood Overlay
 - Creek/waterway flood planning area 1 sub-category

- Creek/waterway flood planning area 2 sub-category
- Creek/waterway flood planning area 3 sub-category
- Creek/waterway flood planning area 4 sub-category
- Creek/waterway flood planning area 5 sub-category
- Overland flow flood planning area sub-category
- Heritage Overlay
 - Local heritage place sub-category
 - Road hierarchy overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Waterway Corridors Overlay
 - Citywide Waterway Corridor Sub-Category
 - Local Waterway Corridor Sub-Category

Whilst there are multiple overlays that affect this site, the key overlays that need to be considered during the design phase of the sports precinct plan are outlined in **Table 11**. The first notable constraint is the proportion of the site that is considered to be of 'high ecological significance'. Secondly, the majority of the site is impacted by potential flood risks. This is further reinforced as a proportion of the site is considered as a citywide and local waterway corridor. A secondary and local cycle route is also nominated on the site. The locations for this route have been kept clear of any structures in the design process to ensure that any formalisation of these routes as part of future works on the site is possible. Lastly, heritage values need to be assessed as the site is outlined as being a local heritage place. The local heritage place is listed as the 'Enoggera Scout Hall', with the statement of significance confirming that the heritage values are contained to the hall and do not affect the rest of the Precinct.

Table 11 – Key Overlays



Legend:

 Biodiversity interface area	 Local heritage place
 High ecological significance	 State heritage place
 Creek/waterway flood planning area 1	 Area adjoining heritage
 Creek/waterway flood planning area 2	 Brisbane River corridor
 Creek/waterway flood planning area 3	 Citywide waterway corridor
 Creek/waterway flood planning area 4	 Local waterway corridor
 Creek/waterway flood planning area 5	 Brisbane River corridor - section boundary
	 Waterway centreline

6.1.4. Local Government Infrastructure Plan

The Local Government Infrastructure Plan identifies the following existing and future trunk infrastructure within the Precinct:

- Future Transport Network Proposed – Cycle Route (ENG-SB-001)
- Existing Public Parks & Land for community facilities network (PFTI)
- Existing Stormwater Network through the Southern Portion of the Site

This infrastructure will need be considered as part of any future works within the Precinct.

6.1.5. DSS Analysis

The *Brisbane City Plan 2014* contains a number of policies which guide investment in, and development of, parks within the Brisbane Local Government Area (LGA).

The key policy governing the standards for parks is the Desired Standards of Service (DSS) provisions within the Local Government Infrastructure Plan (LGIP). The LGIP outlines the location and standards of infrastructure planning, both existing and future, throughout the Brisbane LGA to enable the local government to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner. The DSS provisions state the key standards of performance for this trunk infrastructure network.

The DSS provisions for the Community Purposes Network, which includes provision of parks, include a number of relevant standards which have informed preparation of the Precinct Plans. These are further outlined as follows:

- **Land Use Provision Standard** – this standard specifies the minimum area of park land required to service the number of persons in the LGA, for both informal use and sport parks. This standard is not applicable to the preparation of the Precinct Plans as the Plans are for existing Precincts.
- **Accessibility Standard** – this standard specifies the maximum distance from any given residence to a park, for both informal and sport parks. This standard is not applicable to the preparation of the Precinct Plans as the Plans are for existing Precincts.
- **Minimum Size Standard** – this standard specifies the minimum area required for both informal and sport parks. While the Precincts the subject of the Precinct Plans already have a set area, this standard enabled us to determine the 'classification' of each Precinct based on its area. The analysis has indicated that Enoggera Memorial Park is most accurately classified as a District Sport Park, with an area of 7.6ha (the minimum area for a District Sports Park is 8.0ha, with no lower classification indicated).
- **Embellishment Standard** – a schedule of 'essential' and 'desirable' embellishments are nominated for each park classification. These embellishments include infrastructure such as fencing, lighting and irrigation, and have been used as a checklist for investment throughout the preparation of the Precinct Plans.

The Enoggera Memorial Park Precinct Plan include larger-scale embellishments including internal car parks, lighting, irrigation and sports fields. The scale and high-level nature of the Precinct Plans does not allow for smaller embellishments, such as taps/bubblers and bins, to be shown on the plans. It is therefore recommended that provision of these smaller-scale embellishments be explored by Council as part of any future works within the Precinct.

A list of required embellishments for Enoggera Memorial Park as a District Sport Park is included in **Table 7** below. The embellishments have been listed as follows:

1. **Provided – Precinct Plan:** embellishments that have been included in the Precinct Plan (either existing infrastructure or proposed).
2. **Provided – for investigation:** embellishments which have not been specifically shown on the Precinct Plan but may be established on the site as part of any future works, subject to further investigation.
3. **Not Provided:** embellishments which are not considered suitable, feasible or necessary to include as part of future investment within the Precinct.

Table 12 - DSS Embellishment Standards

Provision	Required – Essential	Required – Desirable
Provided – Precinct Plan	Shade Sports field/s Spectator seating Earthworks, landscaping Internal car parks Lighting Irrigation Fencing Taps/bubblers Bins	Fitness equipment
Provided – for investigation	Bike racks Signage	-
Not Provided	Public toilets Sports court/s Internal roads	Boat ramp/s Fishing platform/pontoon Garden beds

6.1.6. Parking Requirements

Parking requirements for the Precincts is outlined in the Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP). The TAPS PSP specifies the following minimum car parking provisions for Enoggera Memorial Park as a District Sport Park, as outlined in **Table 13** below.

Table 13 - Parking Requirements

Use	Standard Car Parking Requirements	Precinct Parking Requirements
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Use	Standard Car Parking Requirements	Precinct Parking Requirements
Outdoor Sport and Recreation, if a ground, such as football, cricket or hockey	50 spaces per field	50 spaces x 3 fields = 150 spaces
Park, if in the District Zone Precinct or a District Park, where for informal recreation purposes such as picnic nodes and off-leash areas	10-20 spaces	10-20 spaces x 1 picnic node = 10-20 spaces
TOTAL SPACES REQUIRED		160-170 spaces

There are limited existing parking spaces on the site, with initial site investigations indicating 110 spaces are available in the southern and northern car parking areas. The Precinct Plan includes an extension to the northern car park and a new western car park accessed from the existing crossover from Mott Street, which brings the total parking available within the site to 144 spaces (extension to northern car park only) and 177 spaces (extension to northern car park, plus new western car park). The overall works (extension plus new car park) ensures parking meets the required 160-170 spaces, however a key consideration for Council in the provision of further on-site car parking within the Precinct will be balancing the need to provide additional parking spaces on-site with the desire of the community to retain the existing 'green' spaces within the Precinct.

6.2. EASEMENTS

There are no easements contained within the Enoggera Memorial Park boundaries.

6.3. LEASES AND TENURE

Enoggera Memorial Park is utilised by several lessees and sub-lessees as outlined in **Table 14** below.

Table 14- Community Lessees

Lease Type	Lease Entity
Lessees	<ul style="list-style-type: none"> • Everton Districts Sporting Club • Everton Park Junior Rugby Union Club • Hillbrook Anglican School Limited • Scouts Association of Australia (Queensland Brand)
Sub-lessees	<ul style="list-style-type: none"> • Mayne Tigers AFL • Ashgrove Cricket Club

6.4. TRAFFIC AND TRANSPORT

Enoggera Memorial Park features vehicle access to Hurdcotte Street to the south and to Mott Street to the west. Mott Street also features an access for maintenance vehicles only. A high-level review indicates that the existing accesses are generally well located with appropriate sightlines and spacing to adjacent intersections, and it is noted that the Hurdcotte Street access is located adjacent to the pedestrian refigure crossing. Hurdcotte Street and Mott Street are classified by Council as Neighbourhood Roads.

Approximately 110 parking spaces exist onsite and are located as follows:

- 50 space car park on the south side of the reserve accessed via Hurdcotte Street; and

- 60 space car park on the west side of the park accessed via Mott Street.

There are no existing cycling facilities within the reserve, although an existing bikeway exists on the northern side of Kedron Brook Creek, with no access directly to the site. Council has identified future Secondary Cycle Routes in the vicinity of the site with a future east-west route also proposed on the northern end of the park. This future route will connect to the Kedron Brook Bikeway via a new pedestrian/cycle bridge.

The nearest bus stops are located on South Pine Road and Pickering Street.

6.5. SERVICES

Sewer

The existing sewer infrastructure noted at Enoggera Memorial Reserve is as follows:

- A single 225mm vitrified sewer main is located in within the existing swale through the centre of the site and is grading from a western manhole on site down to the eastern manhole.
- This infrastructure is servicing a large upstream catchment.
- A 300mm diameter sewer main is currently located within the northern creek running through the site. This main is also servicing a large catchment to the west.
- QUU GIS indicated the site is serviced by the above mentioned main.

Water

The existing water infrastructure is as follows:

- The site is currently serviced by a 20mm connection the water main located in Hurdcliffe Street south of the site.

Stormwater

The existing stormwater infrastructure is as follows:

- Kedron Brook is located north east of the site.
- Internally, there is a smaller creek/waterway corridor traversing through the northern portion of the site and a swale located roughly in the centre of the site. Both the creek and the swale are directing runoff from large external catchments from the west.
- Currently there is major stormwater infrastructure located on the site traversing west to east through the existing swale in the center of the site. This infrastructure discharges via a headwall located at the eastern property boundary. From a site visit it appeared as though the school had provided downstream infrastructure to collect runoff to the creek to the north.

Flooding

The site is impacted by creek flooding, a floodwise property map indicates that during a 20% AEP event flood waters can reach 29m AHD. During a 1% AEP event stormwater is expected to reach a level of 31m AHD.

Overland flow paths are contained within the swale through the centre of the site however does encroach the southern edge of the middle field. Overland flow is also noted to extend beyond the bank of the creek to the north and potentially impact the northern playing field.

7. OPPORTUNITIES AND CONSTRAINTS ANALYSIS

A critical component in the preparation of the initial Precinct design for the Enoggera Memorial Park was the identification of key opportunities and constraints. These opportunities and constraints were determined through site observations, lessee and sub-lessee survey results, discussions with Local Ward Councillors and workshops held with Council.

7.1.1. Opportunities

Key opportunities identified at Enoggera Memorial Park are improving the overall park connectivity, improving spectator experience and clubhouse facilities in addition to lighting upgrades, car park extension and possible addition of facilities. With specific regard to connectivity there is a potential connection to Kedron Brook Bikeway in the northern extent of the Precinct, in addition to increasing general site connectivity and access to the playground. The fields have a significant opportunity to be improved through spectator experience, lighting, field upgrades and associated clubhouse upgrades. The site also has potential to establish a new cricket pitch. Regarding the natural aspects of the Precinct, improvements to erosion control can be implemented in addition to creating a possible storm water catchment. A mapped version of these opportunities has been included in **Figure 8**.

7.1.2. Constraints

The primary constraints associated with the Precinct originate from issues regarding flooding, pedestrian access, erosion and field related concerns. Firstly, the creek presents some issues regarding flooding and the retention of associated vegetation due to high ecological significance in properties of erosion control in the park. The topography of the site also presents challenges regarding cross-park pedestrian access. Initial stakeholder consultation pointed to concerns regarding amenity at the site with limited access for disabled persons to the playground, lack of shade for spectators at sporting fields and limited lighting associated with those fields. It was also noted that the middle oval in particular has irrigation issues and would require attention when considering further redevelopment. A constraints map presents this information in **Figure 9**.

Figure 8 – Enoggera Memorial Park Opportunities Mapping



LEGEND

- ① Potential connection to Kedron Brook Bikeway
- ② Possible car park extension
- ③ Potential storm water catchment
- ④ Underutilised open area
- ⑤ Improved erosion control and spectator experience
- ⑥ Improved connectivity across the entire site
- ⑦ Improved connectivity (pedestrian and cycle) to playground
- ⑧ Improved spectator experience
- ⑨ Lighting improvements
- ⑩ Improved field condition
- ⑪ Possible cricket pitch
- ⑫ Improved clubhouse facilities

Figure 9 – Enoggera Memorial Park Constraints Map



LEGEND

- ① Natural creek barrier & flooding
- ② Sensitive vegetation interface (high ecological significant areas)
- ③ Interface with adjoining residents
- ④ Limited cross site movement due to topography
- ⑤ Limited erosion control
- ⑥ Limited access to play ground (no access for persons with a disability)
- ⑦ Limited shade for spectators
- ⑧ Average field condition
- ⑨ Limited lighting

8. IDEAS AND OPPORTUNITIES

8.1. DEVELOPMENT OF OPTIONS

8.1.1. Methodology

The development of options for the Park Precinct Plan has followed a methodology that centred on urban design analysis as well as early stakeholder consultation to understand the usage of the park. These two aspects of investigation were required in order to determine not only the optimal Precinct Plan layout from an urban design perspective, but also what existing issues/concerns would need to be addressed as experienced by the actual users of the Precinct.

Further detail regarding this methodology is provided below.

8.1.2. Council Workshops

A workshop was held with Council at the preliminary stages of the design process to discuss the future planning of the Precincts and any issues that would particularly need to be addressed. Representatives from Council's Facilities Planning and Design, Sport and Recreation, Open Space Planning, Regional Co-ordination (Parks), Landfill Remediation and Contaminated Land teams were present with all suggestions noted for consideration in the Precinct Plan design.

8.1.3. Lessee Surveys

An important part of the Precinct planning process included understanding and considering the needs and aspirations of current users. An initial phase in the engagement program for the current Precinct Plans involved administration of an online survey to each of the Precinct lessees and sub-lessees. The survey responses provide preliminary insights into demand for sporting and recreation infrastructure across each of the precincts.

Some of the common responses across all the precincts relate to: overall increasing participation, particularly in women's sport; the need to upgrade change room and toilet facilities (in response to requirements of women); issues with parking and lighting to improve utilisation throughout the week; difficulties with sharing fields and facilities with other users (sporting competition and recreational users) and associated capacity issues.

Responses relating to current and future demand for Enoggera Memorial Park are summarised in **Appendix A**.

8.1.4. Councillor Meetings

A meeting was held with Councillor Andrew Wines, Local Councillor for the Enoggera Ward on 18 April 2018, to discuss the current issues affecting the Precinct, lessee relationships, club usage and community sentiment. The feedback from this meeting, and any suggestions regarding the design of the Precincts, were considered in the preparation of the Precinct Plans, and have been incorporated into the initial stakeholder feedback summary provided to Council and included in **Appendix B**.

8.1.5. Opportunities and Constraints

Following from a site visit to ascertain the Precinct's current operation and existing infrastructure, and collation of survey responses, opportunities and constraints plans were prepared for the Precinct. These plans outlined the key opportunities identified for future investigation within the Precinct Plan, as well as key constraints that would be required to be addressed or that may limit the scope of what is possible under the Precinct Plan.

Further detail regarding the Opportunities and Constraints is outlined in section 3.4 of this report.

8.1.6. Low, Medium and High Change Options

The design process has resulted in the preparation of a series of 'options' in terms of future evolution of the Precinct, drawing on best practice sports precinct design and the feedback received from each ward councillor, current lessees and council staff. These Options were prepared with the aim of presenting a series of ideas and opportunities for park investment to the community and lessees in the first round of stakeholder workshops.

The 'Options' consider a range of levels of intervention and future investment ranging from:

- Low – generally, the Low Change Option considers the provision of required levels of infrastructure (lighting etc), maintenance, and generally minor new works/investment over time;
- Medium – the Medium Change Option for the Precinct introduces higher levels of investment and change (such as new facilities where appropriate, and additional carparking); and
- High – the High Change Option for each provides a more 'blue sky' approach to each Precinct, and tends to propose more radical and high cost intervention levels such as new park layouts, land acquisition, tenant relocation etc.

It should be noted that these 'Options' were intended to further determine the appetite of all stakeholders and Council in respect to the proposed actions. For example, the higher order of intervention such as land assembly through lease/acquisition arrangements identified in some of the Options may be seen as a desirable outcome, but is subject to detailed consideration at many levels of Council due to potential costs/management practices.

8.2. OPTION ONE – LOW CHANGE

8.2.1. Overview

The 'Low Change' Option outlines the provision of required levels of infrastructure and generally minor new works/investment over time. It also includes infrastructure investment that is considered critical to address outstanding issues inherent within the Precinct.

8.2.2. Option One Layout

The Low Change Option is shown in **Figure 10** below, with noteworthy investments expanded upon below as follows:

- **Car park extension** – an extension to the existing northern car park servicing the AFL/Cricket clubhouse is identified to relieve on-street parking on game days (i.e. weekends).

Benefits – reduction in on-street parking

Constraints – residents have expressed resistance to any increase in on-site parking due to potential amenity impacts. Concerns will need to be managed through implementation of a Precinct Management Plan and/or changes to the lease terms (refer to section 7.3 of this report)

- **Seating and shade** – opportunities to improve the spectator experience are identified through seating directly adjacent to the AFL/Cricket clubhouse and either natural or built shade adjacent to the Rugby clubhouse.

Benefits – improved capacity for spectators

Constraints – potential increase in amenity (noise etc.) issues to residents. Concerns will need to be managed through implementation of a Precinct Management Plan and/or changes to the lease terms (refer to section 7.3 of this report)

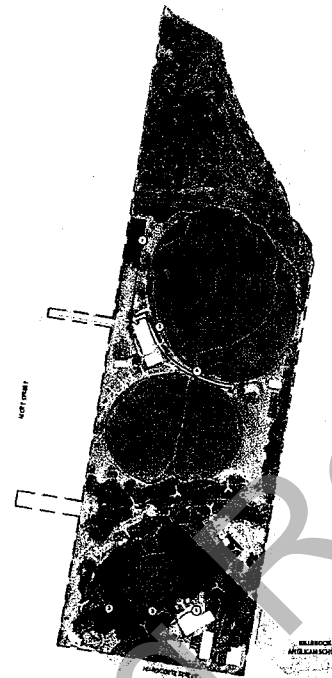
Figure 10 - Low Change Option

ENOGGERA MEMORIAL RESERVE

LOW CHANGE OPTION

LEGEND

- Investigate the potential for an informal (and/or gated) extension to existing car park to relieve on-street parking on game days (ie weekends)
- Improved erosion control on batter (control water run off from clubhouse building and spectator experience through slowed seeping)
- Improved spectator experience through additional shade either natural (trees) or built (shade sail over clubhouse deck). Possibility to include covered seating on batter. If shed tree canopy must be clear of field.
- Improved access for persons with a disability to playground from car park



ENOGGERA MEMORIAL RESERVE

ENOGGERA MEMORIAL RESERVE

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8.3. OPTION TWO – MEDIUM CHANGE

8.3.1. Overview

The 'Medium Change' Option introduces higher levels of investment and change (such as new facilities where appropriate, and additional car parking). It is noted that the Medium Change Option also includes all infrastructure investment outlined in the Low Change Option, however this has not been shown on the plans or outlined below for clarity.

8.3.2. Option Two Layout

The Medium Change Option is shown in **Figure 11**, with noteworthy investments expanded upon below as follows:

- **Connectivity** – improved pedestrian and cycle connectivity is identified as an opportunity throughout the entire site to improve access to the central playground and establish access from the southern car park to the middle oval.

Benefits – safer, more efficient and legible access for users and visitors to the site

Constraints – none

- **Oval upgrades** – resurfacing and irrigation of the middle oval is identified, as well as a new cricket pitch, to allow continual and increased usage by the AFL and cricket clubs.

Benefits – improved oval usage and potential to increase club capacity

Constraints – residents have expressed a resistance to any increase in the capacity/operation of the clubs due to potential amenity issues (increased traffic, lighting, noise etc.). Concerns will need to be managed through implementation of a Precinct Management Plan and/or changes to the lease terms (refer to section 7.3 of this report)

- **Club and parking upgrades** – upgrades to the AFL/Cricket clubhouse canteen and installation of lighting around the clubhouse and northern and southern car park will enable more efficient and safe use of these facilities.

Benefits – improved oval usage and potential to increase club capacity

Constraints – residents have expressed a resistance to any increase in the capacity/operation of the clubs due to potential amenity issues (increased traffic, lighting, noise etc.). Concerns will need to be managed through implementation of a Precinct Management Plan and/or changes to the lease terms (refer to section 7.3 of this report)

Figure 11 - Medium Change Option



8.4. OPTION THREE – HIGH CHANGE

8.4.1. Overview

The 'High Change' Option provides a more 'blue sky' approach to each Precinct, and tends to propose more radical and high cost intervention levels such as new park layouts, land acquisition, tenant relocation etc. It is noted that the High Change Option also includes all infrastructure investment outlined in the Low and Medium Change Options, however this has not been shown on the plans or outlined below for clarity.

8.4.2. Option Three Layout

The High Change Option is shown in **Figure 10**, with noteworthy investments expanded upon below as follows:

- **Vehicle entrance** – opportunities for an additional vehicle entrance and car parking has been identified from the existing crossover from Mott Street, to access the central oval and increase parking capacity within the Precinct.

Benefits – improved oval usage and access, potential to increase club capacity and relief of on-street car parking

Constraints – residents have expressed a resistance to any increase in the capacity/operation of the clubs and increase in car parking, due to potential amenity issues (increased traffic, lighting, noise etc.). Concerns will need to be managed through implementation of a Precinct Management Plan and/or changes to the lease terms (refer to section 7.3 of this report)

- **Water storage** – investigations for water storage, saving, bore and/or harvesting opportunities are outlined with the aim to reduce water cost, which was identified as a significant issue facing all lessees with the Precinct.

Benefits – efficiency in water capture and flow-on benefits in terms of savings for clubs

Constraints – potentially expensive, the division of costs for this upfront infrastructure, as well as ongoing water costs, should be explored further between Council and lessees (refer to section 7.3 of this report)

Figure 12 - High Change Option



9. STAKEHOLDER ENGAGEMENT

9.1. STAKEHOLDER ENGAGEMENT SESSIONS

9.1.1. Overview

A key component of the Council Sport and Recreation Precinct Plans project was engagement with all external stakeholders affected by the development of the design. This engagement is structured to occur at all stages of the project – during the initial design concept, detailed Options design and final drafting of a consolidated Precinct Plan.

Engagement has followed a three-stage process, being:

1. **Lessee Surveys and Councillor Meetings** – preliminary online surveys were distributed to all lessees and sub-lessees of each of the Precincts, with the aim to collate data regarding the key issues/opportunities inherent in each Precinct as well as the future plans for expansion for each club. Responses were received from each lessee and contributed to the preparation of the initial Low, Medium and High Change Options for each Precinct.

The project team also met with each of the Local Ward Councillors to determine the Councillor's views on the issues and potential solutions for each Precinct.

2. **Lessee and Community Workshops** – following from preparation of the Low, Medium and High Change Options, a letterbox drop was conducted to a select area of residents adjoining or affected by each Precinct, as well as to all lessees and sub-lessees within the Precinct.

The letterbox drop alerted residents/lessees to the project and extended an invitation to lessee and community workshops held for each Precinct, in which the Low, Medium and High Change Options were presented and feedback sought. These workshops and the feedback subsequently collected from residents and lessees informed the preparation of the Draft Precinct Plans.

3. **Final Lessee and Community Workshops** – while not yet commenced, it is intended to hold a final round of lessee and community workshops to discuss the results of the initial workshop feedback, and present the resulting Draft Precinct Plan.

The methodology followed for each engagement stage is outlined in further detail below.

9.1.2. Lessee Surveys

As part of the initial Precinct investigations and data collation, surveys were prepared with questions for lessees/sub-lessees pertaining to current operation, future plans and works and any issues regarding the current management of the Precincts. Surveys were then emailed to all lessee/sub-lessees, with responses followed up via phone call to ensure that data was obtained from all respondents.

Responses were then collated to provide a preliminary insight into demand for sporting and recreation infrastructure across each of the Precincts, identify any gaps in data and inform the preparation of the Low, Medium and High Change Options for each Precinct Plan. Some of the responses specific to Enoggera Memorial Park relate to:

- lighting to Oval 1 and irrigation to Oval 2;
- water costs for all lessees; and
- lighting within car parking areas.

A copy of the surveys sent to each of the lessees/sub-lessees, as well as the collated response tables for the Precinct, is included in **Appendix A**.

9.1.3. Lessee and Community Workshops

Following from preparation of the Low, Medium and High Change Options, the second stage of stakeholder engagement was presentation of these Options to lessees and the community in order to introduce them to the project and obtain their feedback regarding the opportunities and ideas for each Precinct.

A letterbox drop was undertaken to a select area of residents adjoining and adjacent to the Precincts, as well as to all lessees and sub-lessees. The flyer delivered as part of the letterbox drop outlined the rationale behind the project, the stages undertaken to date and the expected timeframes for completion. The flyer also invited lessees and all members of the community to workshops held for each Precinct.

For each Precinct, two separate workshops were held – a 1-hour workshop for lessees and a 1.5-hour long workshop for the general community. Separate workshops were held in response to initial lessee feedback that a separate lessee forum would allow clubs to be more candid in expressing their future plans and feedback on the Options.

Workshops were held as outlined in **Table 15** below.

Table 15 - Workshop Schedule

Precinct	Venue	Date and Time
Enoggera Memorial Park	Everton Park Junior Rugby Union Club	Wednesday, 6 th June 2018 Lessees: 5.00pm - 6.00pm Community: 6.30pm - 8.00pm

Attendees were present at the workshops as follows:

- 28 x community members; and
- 6 x lessees.

The format of the workshop was a presentation stepping through the project brief, current Precinct layout/infrastructure, Constraints and Opportunities Analysis and Low, Medium and High Change 'Ideas and Opportunities'. Workshop attendees were encouraged to ask questions and voice feedback at any stage through the presentation.

Verbal feedback was collected by the project team through written notes throughout the workshop. Written feedback was also collected through 'Feedback Forms' which were distributed to all attendees. Attendees could either fill in and return the feedback forms on the night, or email, fax or post the forms through the following week within a given deadline. A copy of the feedback form and written points relating to each of the High, Medium and Low Change Options (but not the plans themselves) were also emailed to each of the attendees after the workshops. Attendees were also encouraged to email through any ideas if their preference was not to fill out the feedback form. Feedback forms and a copy of the Options material emailed to attendees were made available in each Ward Councillors office for members of the public to comment on the Plans.

After the stated deadline, feedback forms/emails were collated and the results entered into a consolidated register of workshop feedback for consideration in the preparation of the consolidated Precinct Plans. Feedback forms/emails were received as follows:

- 13 x community member forms; and
- 0 x lessee forms.

A Summary of Workshop Feedback document was issued to Council following collation of all responses and is included in **Appendix C**. The document also included the responses to the feedback to be considered in the design of the Draft Precinct Plan, as well as any responses which would need to be considered as part of the ongoing management of the Precincts (through further discussion with the clubs, a formal management plan, or changes to lease terms). Key issues raised and design responses are as follows:

- **Car parking and concerns with reduction in green space** – the Draft Precinct Plan outlines options for an extension to the northern car park and a new car park accessed from Mott Street along the western boundary of the site, however it is acknowledged that provision of parking must be balanced with the desire to retain open green space on the site. This will be a key consideration when determining final infrastructure investment for the Precinct.

- **Noise and nuisance issues from patrons, particularly during evenings** – the Draft Precinct Plan includes lighting within the car parking areas to maximise safety, and it is recommended as part of ongoing Precinct management that all clubs review sale of alcohol procedures and 'curfew' hours for patrons, in addition to appointing a community liaison officer for each club.
- **Storage shed/water tank placement concerns** – the Draft Precinct Plan ensures that any new storage sheds are located away from the western residential boundary, and it is recommended as part of ongoing Precinct management that all clubs review the process of future works applications and potential for community consultation, in addition to appointing a community liaison officer for each club.
- **Retention of open space** – the area to the north of the Hillbrook School building is a key recreation area on a site in which open areas accessible to the community are limited, and has been retained as such on the Draft Precinct Plan.

A full summary of workshop feedback and design and management responses is included in **Appendix C**.

9.1.4. Final Lessee and Community Workshops

The final round of stakeholder engagement will be a second and final round of lessee and community workshops, in which the Draft Precinct Plan for each Precinct will be presented and discussed.

It is anticipated that these workshops will be held in a similar format as the previous workshops, with separate presentations to the lessees and community. Lessees and the community will be made aware of the workshops through letterbox drops, email to each of the previous attendees, emails to each of the lessees and sub-lessees, and notices at the Ward Councillor Offices.

Following from feedback from the previous round of workshop engagement, the following changes will be made to the format:

- Ward Councillors will be briefed in person or via phone call before community consultations are carried out;
- all proposed consultation mail-outs will be emailed to Council prior to them being sent to Ward Councillors offices or other external stakeholders, for approval for circulation;
- approval for letterbox drop areas will continue to be obtained as per the last consultation. Council have expressed preference for the letterbox drop area to be enlarged for the next round of consultation; and
- issue/responses registers will continue to be kept for official and internal use only, and will not be sent externally.

10. ASSESSMENT OF OPTIONS

10.1. URBAN DESIGN ASSESSMENT

The design evolution of the Low, Medium and High Change Options to form a consolidated Draft Precinct Plan for each Precinct has considered a range of lessee, community, Council and Councillor feedback. This feedback has been collated from the various stakeholder consultation sessions as outlined in sections 5.1.2 and 5.1.3 above, and while the key opportunities have been retained as part of each Precinct Plan, a number of minor changes have been made in response to this feedback.

Outlined below is the key additions/changes to ideas identified within the Low, Medium and High Change Options, based on feedback received, and the design response to these within the Draft Precinct Plan:

- **Vegetation buffers** – incorporated to the western boundary adjoining residential areas in response to community concerns regarding light spill and visual amenity.
- **Amenity area** – retention of publicly accessible green space to the north of the Hillbrook Anglican School buildings, in response to community feedback that this area be kept for general recreation for the community.
- **Lighting** – investigations into lighting recommended to determine any required upgrades, in response to community concerns regarding light spill.
- **Land acquisition** – while not identified in the workshops, an opportunity has been identified to expand park facilities (fields, ovals, car park etc.) onto the adjacent school oval through acquisition or lease agreement.

10.2. CIVIL ENGINEERING ASSESSMENT

In review of the Enoggera Memorial Park Precinct Plan the following items were assessed relating to erosion control, irrigation and water servicing and management. Each item has been detailed below:

Low Change Option: Item 2 - Improve erosions control on batter (control water runoff from club house building) and spectator experience through tiered seating

It is expected that erosion is currently occurring due to the down pipes from the roof discharging to ground surface. Dial before you dig information has indicated that there is no stormwater infrastructure within proximity to the club house. Therefore, options such as extending drainage below surface and daylighting the pipe at the base of the mound could be investigated to remove the erosion along the bank.

Medium Change Option: Item 3 - Resurface oval and install irrigation to allow continual and increased usage by AFL and cricket clubs.

This oval is currently grading at approximately 1.5% from a high point of RL 32m AHD at the north-western edge to approximately RL 29.5m along the south-eastern side of the field. It is proposed to maintain this grade during resurfacing of this field to the existing point of discharge can be maintained.

Medium Change Option: Item 9 - Proposed Drinking Fountains

As noted previously the site is currently serviced by a 20mm water connection from Hurdcotte Street. A hydraulic investigation may be required to determine if water fountains can be provided in the proposed locations.

10.3. TRAFFIC ENGINEERING ASSESSMENT

The following park modifications are proposed to increase the onsite car parking supply:

- an informal car park on northwest corner of the park (approximately 34 net new spaces) as an expansion to the existing car park; and
- construct a new car park on the west side of the park, to be access by upgrading the existing maintenance access (approximately 33 new spaces).

The proposed car park modifications would therefore result in the site featuring approximately 177 total parking spaces which would be approximately 67 more spaces than the existing site. It is however noted that the proposed new parking areas result in long dead-end parking aisle which do not allow vehicles to easily circulate and exit a parking area during periods of high utilisation. Therefore, as a minimum, these car parking spaces would require separate turnaround bays.

New pedestrian and cycling pathways are proposed throughout the park to connect to Mott Street and Council's future/existing bicycle network.

11. DRAFT PRECINCT PLANS

11.1. INTRODUCTION

Following assessment of all preceding work, along with the key inputs from stakeholders including Council, the local community and the lessees, a solid foundation was established from which to project an integrated and strategic Draft Precinct Plan for Enoggera Memorial Park.

The Draft Precinct Plan is presented at a strategic level, identifying key “projects” comprising initiatives which include physical, operational and management process changes to be implemented over time to manage the ongoing use of the park into the future. The foundation of this Draft Precinct Plan is the premise that Enoggera Memorial Park will continue to serve a key role as a sport and recreation facility into the future.

Key aspects of projects identified in the Draft Precinct Plan include:

- **Parking:** The plan recognises the pressures currently presented by the limited availability parking on-site, and balances this with a community desire to retain open space currently offered by the park. The plan identifies the opportunity to provide for overspill parking on match days to the north of the existing clubhouse car park, however this is to be restricted by boom gate access to ensure limited use, and will be informal – i.e. not sealed. An investigation is proposed to consider additional vehicle access and a new formal car park via a southern link off Mott Street, however this will be subject to further engagement with stakeholders, and needs to be balanced via cost/benefit analysis considering the actual level of amelioration of offsite parking impacts, the cost of installation, the impact on adjoining residents, and the viability of other options.
- **Pedestrian and Cycle Accessibility:** The plan enshrines a clear focus on upgrades and enhancements for public pedestrian and cycle access, via a network of internal pathways over time connecting to the wider network of paths and tracks.
- **Sporting field, club house and facilities upgrades:** The plan identifies key upgrades identified to the site clubhouses and facilities, the sporting fields including site works (such as resurfacing/irrigation etc) and infrastructure improvements (seating, lighting etc). The plan notes the need for these works to be undertaken via appropriate consultation and approval channels at all times.
- **Public facilities and access:** The plan identifies specific areas suitable for the provision of additional public infrastructure such as seating/tables/shade/exercise equipment and playground equipment.

11.2. DRAFT PRECINCT PLAN, IMPLEMENTATION AND STAGING

The Precinct Plan for Enoggera Memorial Park will be administered by Brisbane City Council upon its adoption. The Plan will be given statutory weight via inclusion of the “Park Management Plan” within the Council planning scheme. While ensuring commitment to the ongoing management of the park and its various functions into the future, the Park Management Plan does not preclude flexibility in the ongoing administration and implementation of the Precinct Plan. It is important to note that assumptions regarding the projects and initiatives identified in the Precinct Plan are subject to change over time, and accordingly it is intended that the Precinct Plan be monitored in an ongoing fashion to ensure that delivery of key projects are responsive to the needs of the community, and the lessees of the site.

The Precinct Plan will be reviewed as follows:

- **Annually:** An annual review of the Staging Plan is to be undertaken, with a view to monitoring the opportunities for funding and delivery of key projects, and may result in amendments to prioritisation of projects;
- **5 yearly:** A 5 yearly review of the Precinct Plan is recommended, through which plans may be updated to recognise the completion of identified projects, and the emergence of new initiatives.

The Draft Precinct Plan for Enoggera Memorial Park is shown at **Figure 13** below. The Draft Precinct Plan is also included in **Appendix D**.

Figure 13 - Draft Precinct Plan

ENOGGERA MEMORIAL RESERVE DRAFT PRECINCT PLAN

LEGEND

SHORT TERM PROJECTS

- ① Investigate the potential for an informal (and/or gated) extension to existing car park to relieve on-street parking on game days (i.e. weekends)
- ② Improved erosion control on better control water run off from clubhouse building and spectator experience through better seating
- ③ Improved spectator experience through additional shade either natural (trees) or built (shade sail over clubhouse deck). Possibility to include tiered seating on better. Hired tree canopy must be clear of field.
- ④ Improved 2.5-3m pedestrian/cycle access to playground from car park
- ⑤ Bins
- ⑥ Potential relocation of storage shed to the eastern side of park
- ⑦ Proposed vegetation buffer to sensitive residential interface
- ⑧ Possibility for improved amenity in trees, seating etc.

MEDIUM TERM PROJECTS

- ⑨ Improved pedestrian and cycle connectivity across the entire site and access to central playground (2.5-3m path)
- ⑩ Maintain informal pedestrian connectivity to possible alternative cycle connection
- ⑪ Resurface oval and install irrigation to allow continual and increased usage by AFL and cricket clubs
- ⑫ Install roof cricket pitch to facilitate the expansion of the Adrenaline Cricket Club, in particular the addition of junior cricket
- ⑬ Investigate current light LUX for field and determine need to upgrade
- ⑭ Upgrade club house kitchen and improve facilities
- ⑮ Install lighting to car park and around club house
- ⑯ Investigate the need for additional lighting to car park
- ⑰ Proposed drinking fountain
- ⑱ Investigate the potential for fitness equipment integrated with playground and shared pedestrian path

LONG TERM PROJECTS

- ⑲ Provide cycle and pedestrian connections to Redfern Brook trail including bridging over Redfern Brook (2.5-3m path)
- ⑳ Provide pedestrian connectivity to school fields over an north/west corner and club house
- ㉑ Investigate an additional vehicle entrance and car parking (formal or informal) to access central oval, permeable surface treatments should be considered
- ㉒ Investigate water storage, saving, bore and/or harvesting opportunities to reduce water cost



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The projects identified in the Draft Precinct Plan have been itemised into a Staging Plan, intended to guide the implementation of the Draft Precinct Plan over time. The "prioritisation" of projects was undertaken having regard to:

- Current Council and Lessee budget and funding allocations;
- Capacity to respond to Desired Standard of Service Requirements;
- Project expense and the need for funding; and
- Project urgency (i.e. resolution of existing pressures and issues).

It is recognised that these factors are "fluid", and will over time require ongoing monitoring and are subject to change. The staging of projects is therefore proposed to be subject to ongoing annual review, and appropriate consultation activities.

The staging increments identified are as follows:

SHORT TERM (0 - 5 YEARS)

Short term projects are those which are currently identified as having budget commitments (either by Council or lessees), projects which are considered readily deliverable due to budget requirement and capacity to provide ready improvements to the park experience for all, and management initiatives targeted at resolving current issues in the administration of park activities.

MEDIUM TERM (5 - 15 YEARS)

Medium term projects are those which may have more significant budget requirements requiring commitments to budget allocations by Council, or the securing of significant budget via external funding sources; projects which are more significant in nature requiring multiple party agreement, and projects which may require further investigation and consultation processes.

LONG TERM (15 YEARS +)

Long term projects are those which will require significant funding, projects which require off-site interaction such as via external new leases etc; and projects which are identified as “desirable” by clubs or the community but not urgent in nature.

Via annual review, projects may be reallocated in their priority responding to funding availability and/or emerging requirements on the part of key stakeholders

Table 10 below provides the Enoggera Memorial Park Staging Strategy.

Table 16 – Proposed Staging

Project Number	Project Description and requirements	Key tasks	Costing Notes	Cost
Short Term (0 – 4 Years)				
S1	Car Parking; Northern car park extension	Investigation of facilitating overspill car parking on game days adjoining the existing northern carpark. Access is to be restricted to game days only via locked boom gate. Car parking is to be informal, and not sealed. Existing vegetation is to be retained.	Parking provision to ensure facilities meet BCC planning and DSS requirements. Approx. 34 parking spaces	\$10,000 Excl. GST
S2	Drainage improvements between the existing clubhouse and Number 1 oval via batter control. Tiered seating for spectators.	Overall drainage assessment ensuring no adverse impacts offsite. Batter works constructed via appropriate certification. Seating constructed via appropriate certification.	Assist with management of overland flow, water quality entering creek catchment, and to provide improved soil stability. Approx. 6 in situ concrete seats with length of 10m each	\$45,000 Excl. GST
S3	Spectator experience improvements to Rugby Club:	Seating/structures constructed via appropriate certification.	Amenity improvements Approx. 6 timber seats with length of 1.8m each	\$20,000 Excl. GST

	Additional shade sail over clubhouse deck, tree planting for shade (canopy to be clear of the field), tiered seating for spectators.				\$35,000 Excl. GST
S4	Pedestrian/Cycle Access; Improved 3m formal access from northern car park to the playground	Pathway to be constructed subject to appropriate certification and approvals.	Improved wider network connectivity to achieve BCC planning intents.	Pathway 3m width and total length of 80m	\$40,000 Excl. GST
S5	Additional bins	Provision of additional bins	Reduce impacts of rubbish on all users and adjoining residents.	2 Additional public bins	\$8,000 Excl. GST
S6	Vegetation Buffer To be investigated via resident consultation prior to commitment and planting.	Landscape buffer planting to residential properties along the western boundary of the park.	Minimise visual and lighting impacts on adjoining residents as per community feedback.	Buffer 3m width and total length of 270m	\$90,000 Excl. GST
S7	Additional park facilities To be investigated	Installation of new seating, shade trees and public park facilities adjoining Hillbrook Anglican School, and adjacent the existing playground.	Improved general recreation facilities for broader public use.		\$6,000/no Excl. GST
S8	Site Management Improvements	Formalise establishment of a Community Liaison Officer for each lessee. Formalise responsibilities and protocols for engagement with the	Improved management of site impacts through operation with adjoining residents, and improved responsiveness to issues.		

residential community regarding matters such as public access to parks, car parking management, litter, after hours noise, upcoming site works/projects, and site patron management.

Establish a program of regular meetings between Community Liaison Officers, Council representation and the community.

Medium Term Projects (4 to 16 years)

M1	Pedestrian/Cycle Access; Improved 3m pedestrian and cycle access throughout the park.	Pathway to be constructed subject to appropriate certification and approvals.	Improved public accessibility and connection.	Pathway 3m width and total length of 425m	\$210,000 Excl. GST
M2	Pedestrian/Cycle Access; Investigation of pedestrian/cycle access at the southwestern end of field 3, potentially retaining as informal access or formalising as 3m pedestrian/cycle link	Pathway to be constructed subject to appropriate certification and approvals.	Improved public accessibility and connection.	Pathway 3m width and total length of 135m	\$65,000 Excl. GST
M3	Sporting Field Works;	Works to be via appropriate	Improved surface and provision		\$930,000 Excl. GST

	Resurface Field 2, installation of irrigation allowing continuous/increased use by AFL & Cricket.	certification and approvals	of upgraded maintenance and irrigation operations – improvements to capacity.		
M4	Sporting Field Works; Installation of turf wicket on field 2 facilitating the expansion of the Ashgrove Cricket Club.	Works to be via appropriate certification and approvals BCC to facilitate negotiation/agreement re maintenance etc between AFL and Cricket clubs.	Improved surface and provision of upgraded maintenance and irrigation operations – improvements to capacity.		\$20,000 Excl. GST
M5	Sporting Field Works; Lighting upgrades	Upgrades to existing sporting field lighting to be investigated. Determine whether requirements are improved power supply or improved lighting infrastructure. Determine need for upgrades. Where upgrades are installed ensure design meets appropriate standards to minimise offsite light spill and impacts.	Upgrade to operational standard as noted in user group feedback.	Upgrade of existing lighting only (approx. 8 lights) OR Upgrade of existing lighting (approx. 8 lights) and additional lighting (approx. 8 new lighting poles)	\$160,000 Excl. GST \$550,000 Excl. GST
M6	Clubhouse Upgrades; Upgrades and improvements to AFL and Rugby Club Houses	Investigate upgrade needs. Commission upgrade design. Construct upgrades.	Upgrades and extensions to cater for projected participation increases, and to provide for public toilets in accordance with Council DSS standards.	Approx. 125m ² extension comprised of amenities/changeroom facilities	\$450,000 Excl. GST

M7	Car Park Lighting; Installation of safety lighting in the northern existing car park	Design of lighting to include hooding etc to ensure minimal light spill off site. Lighting to be installed subject to appropriate design certification and approvals. Adjoining residents to be informed re timing and impacts monitored, with any excessive light spill to be remediated.	Provision of lighting to ensure CPTED standards and site accessibility is appropriate.	Approx. 3 new lighting poles	\$50,000 Excl. GST
M8	Car Park Lighting; Investigation and potential installation of safety lighting in the southern existing car park	Design of lighting to include hooding etc to ensure minimal light spill off site. Lighting to be installed subject to appropriate design certification and approvals. Adjoining residents to be informed re timing and impacts monitored, with any excessive light spill to be remediated.	Provision of lighting to ensure CPTED standards and site accessibility is appropriate.	Approx. 4 new lighting poles	\$63,000 Excl. GST
M9	Drinking Fountains	Installation of drinking fountains for public use	Public amenity provision for informal users, and participants of sporting activity.		\$10,000 Excl. GST
M10	Fitness Equipment	Installation of outdoor fitness equipment adjacent to the existing northern playground	Upgrade to achieve DSS requirements, and to cater to the broader park users as per community feedback.		\$100,000 Excl. GST

Long Term Projects (16 years plus)

L1	<p>Pedestrian/Cycle Access;</p> <p>Pedestrian and Cycle connections to the Kedron Brook cycle/walk trail, including bridging over Kedron Brook.</p>	<p>Pathway to be constructed subject to appropriate certification and approvals.</p>		<p>Pathway 3m width and total length of 416m</p>	<p>\$270,000 Excl. GST</p>
L2	<p>Pedestrian/Cycle Access;</p> <p>Pedestrian and cycle connection to school fields to the north west via the wider on-site network.</p>	<p>Pathway to be constructed subject to appropriate certification and approvals.</p>	<p>Improved wider network connectivity to achieve BCC planning intents.</p>	<p>Pathway 3m width and total length of 140m</p>	<p>\$70,000 Excl. GST</p>
L3	<p>Access and Car Parking;</p> <p>Investigate a potential new vehicle access via the current pedestrian southern access from Mott Street, and the construction of a new carpark to the western side of the fields.</p>	<p>Investigation is to have regard to the cost/benefit of car parking numbers provided, the level of improvement likely to current overspill parking, and the impact on adjoining residents. The investigation is to include community consultation.</p> <p>If agreed and constructed, appropriate design investigations (noise, drainage, lighting) to be undertaken, design to meet required standards and required approvals to be secured.</p>	<p>Parking provision to ensure facilities meet BCC planning and DSS requirements.</p>	<p>Approx. 35 parking spaces</p>	<p>\$165,000 Excl. GST</p>

L4	Water supply; Investigation of water supply enhancement measures, including water storage, harvesting, bore options.	Appropriate installations to be via community consultation, and meeting relevant required design standards and approvals.	Improvements for maintenance, and reduced cost of irrigation.	TBC
L5	Car Parking; Offsite carparking Investigation	Investigation of offsite shared car parking options, potentially via lease arrangements on nearby land.	Parking provision to ensure facilities meet BCC planning and DSS requirements and to cater for projected future participation levels, and to minimise impacts on surrounding streets.	TBC

11.3. MANAGEMENT ANALYSIS

Through the course of the project, consideration was given to the management arrangements applicable to the park, and whether significant change was required to effectively manage the park into the future.

The current operating model comprises Brisbane City Council as the "owner" of the land administering the public open space components of the site, with the lessees fully responsible for administration and funding of their use of their lease areas. In an overarching sense this is a relatively effective mechanism, ensuring that sporting clubs retain the responsibility to invest in the upkeep, maintenance and provision of facilities allied to their site usage. Two issues have been identified as "pressure points" in respect to this management model:

- In practice this has seen an "insular" approach to maintenance and investment, with clubs administering separate maintenance contractors, under different requirements, potentially resulting in tensions between clubs due to differing field standards, and overall a potential lack of efficiency; and
- In order to fund key projects lessees do require assistance from Council, and over time the prioritisation of fund allocations can be difficult to balance.

While many other models for park administration are available, the main alternative considered as a test for change is the potential for Council to subsume responsibility for all aspects of park investment and maintenance, with lessees then paying annual fees to offset requirements.

This represents a notable change to current practice. It is not recommended that the management model be changed to this extent at this stage, as primarily this consideration should be had at a "whole of Council" level considering all sport and recreation precincts. The current operation of Enoggera Memorial Park under the existing management model is considered acceptable into the future, subject to the implementation of several actions regarding key aspects of park operations including:

Implementation of a shared program of maintenance and maintenance contractor arrangements by the lessees;

Enhancement of the Community Liaison representation clauses under lease contracts, and commitment to delivery of this role by lessees.

Under these arrangements the existing administrative model is considered suitable for ongoing management of the park into the future.

11.4. PLANNING SCHEME IMPLEMENTATION

The Draft Precinct Plan when adopted by Council is given effect by the adoption of a "Park Management Plan" within the Council's Park Management Policy within City Plan. The proposed content and mapping associated with this entry is provided in this section, and will be subject to final review by Council prior to adoption.

11.4.1. Location

- (1) The area covered by the Enoggera Memorial Park park management plan is identified in [Figure XX](#).
- (2) The Enoggera Memorial Park park management plan area is located approximately 10.7 km from the Brisbane CBD, and is bounded by Mott Street to the west, Hurdcliffe Street to the South, and Kedron Brook to the north of the site.
- (3) The Enoggera Memorial Park site provides one of Council's significant sport and recreation parks, and has been utilised by sporting clubs under lease to Council for approximately 30 years.
- (4) The site includes the historic Enoggera Scout Hall, home to the Enoggera Scout Group located at the Hurdcliffe Street end of the site. The Enoggera Scout Hall has been used by the local scout community for over 60 years. Originally a scout hall at Kedron/Lutwyche St Andrews Church of England, it was purchased and relocated to Enoggera to serve the needs of the growing local population in the post-war period. The Hall is included on the Council register of local heritage places, and the site is accordingly subject to the Local Heritage Place overlay under City Plan.

(5) The site is surrounded by predominantly residential low-density housing as part of the wider Enoggera community, and adjoins the Hillbrook Anglican School on the eastern site boundary.

(6) The northern boundary of the site adjoins Kedron Brook.

11.4.2. Vision and intent

(1) The vision of the Enoggera Memorial Park park management plan is to provide district level sport and recreation opportunities for residents of Darra and the surrounding suburbs.

(2) The intent for the Enoggera Memorial Park park management plan is to:

- (a) create a vibrant and accessible district level sport and recreation complex for day and evening use;
- (b) provide a range of active recreation opportunities;
- (c) allow for a range of passive and active recreation opportunities that support the park's primary active recreation uses;
- (d) provide environmental buffers between sport and recreation activities and nearby residential dwellings;
- (e) provide land for the provision of overland flow routes and pedestrian and cyclist connections

11.4.3. Enoggera Memorial Park park management plan content

11.4.3.1. Precincts

(1) The Enoggera Memorial Park park management plan area includes the following (refer Figure a) that have different functions as follows.

(a) Open space/Sport and recreation field (Precinct 1) - This area provides for retention of and upgrades to the existing ovals/cricket fields within the park. Sport fields may include informal spectator facilities, including shade planting and shelters. Pedestrian and cycle links between parking areas and the sport fields for public access and connectivity to Council's wide pedestrian/cycle network may also be provided in this precinct.

(c) Vehicular parking and access (Precinct 2) - This area contains the main vehicle entrance to the northern portion of the site and access to formal and overspill parking located adjacent to existing clubhouse facilities. Supporting infrastructure for the park, including public toilets, club house and amenities buildings may be located in this precinct.

(c) Vehicular parking and access (Precinct 3) - This area contains the main vehicle entrance to the southern portion of the site and access to formal parking located adjacent to existing clubhouse facilities. Supporting infrastructure for the park, including public toilets, club house and amenities buildings may be located in this precinct.

(d) Open space and recreation area (Precinct 4) - This area contains sporting fields, playground areas and other park facilities.

11.4.3.2. Access and car parking

(1) Vehicle access to the Enoggera Memorial Park will be retained via the existing northern access from Mott Street, and the vehicular access to car parking from Hurdcotte Street. The existing northern car park will be extended to allow overspill car parking on game days, however this will be informal parking, and will be controlled via a boom gate to be kept locked at all other times. A potential secondary vehicle access and car park to the south from Mott Street will be investigated.

(2) Pedestrian and cyclist connections to the park shall be provided through improved connections from the park to the local cycleway network;

11.4.3.3. Facilities or structures

A range of parkland facilities (including buildings and structures) may be provided in the Enoggera Memorial Park park including:

- access paths (including walking tracks, footpaths, boardwalks and recreation and commuter bicycle paths) and facilities to and from the parkland;
- Clubhouses and seating areas;
- Infrastructure such as water storage tanks;

- Car parking areas;
 - a) ancillary buildings (including storage or maintenance sheds);
 - b) BBQs/picnic facilities (including tables, seating and bins) and areas;
 - c) car parking areas and facilities;
 - d) entry feature(s) and plazas;
 - e) fencing;
 - f) lighting;
 - g) parkland shelters and seating;
 - h) Playground/play space;
 - i) play equipment, fitness equipment;
 - j) public toilets and other amenities (including drinking fountains);
 - k) shade/shelter and furniture (including tables and seating);
 - l) signage, noticeboards and display panels containing park related information;

11.4.4. Outdoor lighting

Development envisaged by this parks management plan may require the provision of outdoor lighting for evening use which is to comply with:

- (a) AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
- (b) AS 2560-2007 Sports lighting Part 2.3: Specific applications - Lighting for football (all codes);
- (c) AS/NZS 1158 Set:2010 Lighting for roads and public spaces.

11.4.5. Development size and proximity thresholds

Development within the Enoggera Memorial Park park management plan may have buildings or structure complying with the following size and proximity thresholds:

- (a) gazebos and shelters with a maximum individual building footprint 60m²
- (b) club, community use, food and drink outlet and environmental facility buildings with a maximum individual footprint of 500m² and no more than 2 storeys;
- (e) ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 120m²;
- (f) public toilets with a maximum individual building footprint of 150m²;
- (g) a maximum combined footprint of 1,000m² for all new and existing buildings and structures or 10% of the park area, whichever is less.

11.4.6. Safe environment

Development within the Enoggera Memorial Park park management plan incorporates the key elements of crime prevention through environmental design in its layout, building or structure design, outdoor lighting and landscaping. Refer to Crime prevention through the environmental design planning scheme policy.

APPENDIX A

LESSEE SURVEY AND RESPONSES

Community Lessee Survey - Enoggera Memorial Park

Response ID:11 ADMIN

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact [Sch4Pt4s6](#) on [Sch4Pt4s6](#)

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (*Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok*)

Ashgrove Cricket Club has been in operation since 1915 making it one of Brisbane's oldest organised clubs. The club enters teams in the QSDCA competition.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (*Note - A brief sentence or two is OK*)

Sch4Pt4s7

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (*Note - A brief sentence or two is OK*)

We operate in a summer season [September - March].

Saturday:

Sch4Pt4s7

4.

Have membership numbers / service users changed over the last five years?

Sch4Pt4s7

5.

How would you describe the dominant user of your organisation? (*Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc. ? Note - A brief sentence or two is ok*)

Sch4Pt4s7

6.

Does your club/organisation have any potential plans for expansion?
i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

5.

ENOGGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?

(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Sch4Pt4s7

[Redacted]

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

[Redacted]

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Sch4Pt4s7

[Redacted]

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Sch4Pt4s7

[Redacted]

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

Sch4Pt4s7

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

Enoggera Memorial is a great facility and I have high hopes for it's future.

Sch4Pt4s6

Sch4Pt4s7

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name : Sch4Pt4s6

Position : President

Organisation : Ashgrove Cricket Club

Postal Address : Sch4Pt4s6

Email Sch4Pt4s6

Facebook Sch4Pt4s6

Phone Sch4Pt4s6

Please advise your preferred method of contact for the person identified above
(e.g. Email)

email

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

This research has been conducted by Urbis, an independent planning and research consultancy, on behalf of Brisbane City Council. This survey has been carried out in compliance with the Privacy Act and the answers you provided will be used for research purposes only.

Community Lessee Survey - Enoggera Memorial Park

Response ID:4 Date:

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

- Understand current priorities and challenges facing individual lessees;
- Fill information gaps in relation to club membership, assets and activities; and
- Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact [Sch4Pt4s6](#) on [Sch4Pt4s6](#)

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (*Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok*)

Everton District Sporting Club is a Junior Australian Rules Football Club competing in the AFL Queensland's Brisbane Juniors Competition. We were established in 1969.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (*Note - A brief sentence or two is OK*)

Sch4Pt4s7

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (*Note - A brief sentence or two is OK*)

Sch4Pt4s7

4.

Have membership numbers / service users changed over the last five years?

Sch4Pt4s7

Comments:

5.

How would you describe the dominant user of your organisation? (*Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc. ? Note - A brief sentence or two is ok*)

Sch4Pt4s7

6.

Does your club/organisation have any potential plans for expansion?
i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

Comments:

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

Comments:

5.

ENOGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?
(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Star Level

Sch4Pt4s7

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Sch4Pt4s7

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Sch4Pt4s7

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

Sch4Pt4s7

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

Enoggera Memorial Park is a fantastic asset for the community and should be maintained and improved so that the current user groups can continue to thrive.

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name Sch4Pt4s6
Position : Vice President
Organisation : Everton Districts Sporting Club Inc
Postal Address Sch4Pt4s6
Email Sch4Pt4s6
Phone Sch4Pt4s6

Please advise your preferred method of contact for the person identified above
(e.g. Email)

Email

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

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Community Lessee Survey - Enoggera Memorial Park

Response ID:9 Date

1. (untitled)

ABOUT THIS PROJECT

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A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact [Sch4Pt4s6](#) on [Sch4Pt4s6](#)

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (*Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok*)

Everton District Sporting Club is a Junior Australian Rules Football Club competing in the AFL Queensland's Brisbane Juniors Competition. We were established in 1969 and played our 1st game at Enoggera Memorial Park in 1970 when it was still a cow paddock.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (*Note - A brief sentence or two is OK*)

Sch4Pt4s7

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (*Note - A brief sentence or two is OK*)

Sch4Pt4s7

4.

Have membership numbers / service users changed over the last five years?

Sch4Pt4s7

5.

How would you describe the dominant user of your organisation? (*Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc. ? Note - A brief sentence or two is ok*)

Sch4Pt4s7

6.

Does your club/organisation have any potential plans for expansion?
i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

Comments:

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

Comments:

5.

ENOGGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?

(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Star Level

Sch4Pt4s7

[Redacted content]

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

[Redacted content]

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Sch4Pt4s7

[Redacted content]

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Sch4Pt4s7

[Redacted content]

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

Sch4Pt4s7

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

Future upgrades and access to Enoggera Memorial Park will make it more attractive for new members & increase participation within our area

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name Sch4Pt4s6

Position : Vice President

Organisation : : Everton Districts Sporting Club Inc

Postal Address Sch4Pt4s6

Email Sch4Pt4s6

Phone : Sch4Pt4s6

Please advise your preferred method of contact for the person identified above
(e.g. Email)

email

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

This research has been conducted by Urbis, an independent planning and research consultancy, on behalf of Brisbane City Council. This survey has been carried out in compliance with the Privacy Act and the answers you provided will be used for research purposes only.

Community Lessee Survey - Enoggera Memorial Park

Response ID:6 Data

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact [Sch4Pt4s6](#) on [Sch4Pt4s6](#)

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok)

The Everton Park Junior Rugby Union Club is a Rugby union club participating in the Brisbane Junior Rugby Union competition, focussing on Junior Rugby union and have operated at their current location in Enoggera Memorial Park since 1968. We also provide the facilities for use by other sporting organisations, including the Everton Park Rugby Union Club (Seniors) and other organisations such as City Touch Touch Football.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (Note - A brief sentence or two is OK)

Sch4Pt4s7

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (Note - A brief sentence or two is OK)

Sch4Pt4s7

4.

Have membership numbers / service users changed over the last five years?

Sch4Pt4s7

Comments:

5.

How would you describe the dominant user of your organisation? (Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc. ? Note - A brief sentence or two is ok)

Sch4Pt4s7

6.

Does your club/organisation have any potential plans for expansion?
i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

Comments:

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

Comments:

5.

ENOGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?

(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Star Level

Sch4Pt4s7

Comments:

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Sch4Pt4s7

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Sch4Pt4s7

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

Sch4Pt4s7

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name Sch4Pt4s6

Position : President

Organisation : Everton Park Junior Rugby Club Inc

Postal Address : Sch4Pt4s6

Email : Sch4Pt4s6

Facebook : <https://www.facebook.com/EvertonParkJuniorRubyUnion/>

Phone **Sch4Pt4s6**

Please advise your preferred method of contact for the person identified above
(e.g. Email)

Email

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

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Community Lessee Survey - Enoggera Memorial Park

Response ID:13 Data

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact Sch4Pt4s6 on Sch4Pt4s6.

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (*Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok*)

Independent School working closely with sporting clubs in the precinct

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (*Note - A brief sentence or two is OK*)

School sporting events, utilisation of land for School activities

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (*Note - A brief sentence or two is OK*)

Weekly depending on sporting programs

4.

Have membership numbers / service users changed over the last five years?

Increased

Comments:

5.

How would you describe the dominant user of your organisation? (*Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc. ? Note - A brief sentence or two is ok*)

students

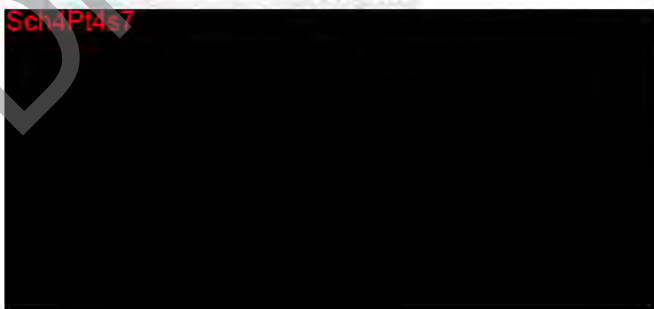
6.

Does your club/organisation have any potential plans for expansion?

i.e. Answer Yes or No (please specify when needed)

Yes No

SCH4P14s7



7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4P14s7

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4P14s7

5.

ENOGGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?

(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

	Star Level
Sporting Fields / Grounds	3
Buildings / Amenities/ Club Houses	2
Access and Parking	2
Safety and Security	3
Lighting	2

Comments:

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

More lighting and car parking facilities

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Access, parking, multi use fields and lighting

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Range of sporting activities available, parking and extended periods of use

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

Any improvements are welcome and would like to take part in the design

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name Sch4Pt4s6
Position : Chief Operations Officer
Organisation : Hillbrook
Postal Address : 45 Hurdcotte Street Enoggera
Email Sch4P@hillbrook.qld.edu.au
Phone Sch4Pt4s6

Please advise your preferred method of contact for the person identified above

(e.g. Email)

email

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

This research has been conducted by Urbis, an independent planning and research consultancy, on behalf of Brisbane City Council. This survey has been carried out in compliance with the Privacy Act and the answers you provided will be used for research purposes only.

Community Lessee Survey - Enoggera Memorial Park

Response ID:10 Date

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.

2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact [Sch4Pt4s6](#) on [Sch4Pt4s6](#)

3. (untitled)

ENOGGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? *(Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok)*

Please review our website at <http://mayne.aflq.com.au>

The history of the club is well documented on the website. The club's history is available in a very good book printed in 2011, "From Glory to Heartbreak" by Bob Gower. The club commenced in 1924 and has won 18 premierships.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? *(Note - A brief sentence or two is OK)*

Sch4Pt4s7

A large black rectangular redaction box covering the response to question 2.

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? *(Note - A brief sentence or two is OK)*

Sch4Pt4s7

A large black rectangular redaction box covering the response to question 3.

4.

Have membership numbers / service users changed over the last five years?

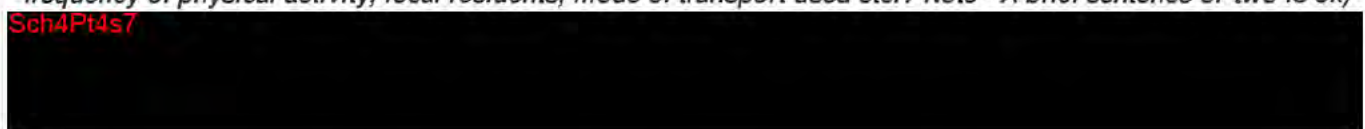
Sch4Pt4s7

A black rectangular redaction box covering the response to question 4.

5.

How would you describe the dominant user of your organisation? *(Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc.? Note - A brief sentence or two is ok)*

Sch4Pt4s7

A black rectangular redaction box covering the response to question 5.

Sch4Pt4s7

6.

Does your club/organisation have any potential plans for expansion?
i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

Comments:

5.

ENOGGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?
(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Sch4Pt4s7

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

Sch4Pt4s7

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

Sch4Pt4s7

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

1. Ageing volunteers and the difficulty in recruiting new or younger people.
2. Increasing expectations on current budgets as per Q12.
3. Maintaining facilities to the ever increasing standards.
4. Meeting ever increasing oversight and governance expectations from government, councils, peak bodies and the list goes on. Why would anyone want to be a volunteer administrator???

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

This is a great inner city green space which needs to be recognised for its location, ambience and potential. It is currently servicing a huge community of people as a result of a small group of dedicated people. All of these people are well qualified, experienced and passionate about the facility but they do need more help and funding.

7.**FUTURE CORRESPONDENCE**

Who is the best person to contact for all future correspondence about this project?

Name : Sch4Pt4s6
Position : President
Organisation : Tigers AFC (Mayne) Inc
Postal Address : Sch4Pt4s6
Email : Sch4Pt4 @maynetigers.com.au
Facebook : mayne tigers
Phone : Sch4Pt4s6

Please advise your preferred method of contact for the person identified above

(e.g. Email)

email

8. Thank You!


On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

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Council. This survey has been carried out in compliance with the Privacy Act and the answers you provided will be used for research purposes only.

Disclosure Not Release

Community Lessee Survey - Enoggera Memorial Park

Response ID:12 

1. (untitled)

ABOUT THIS PROJECT

Brisbane City Council is in the process of preparing a sport and recreation precinct plan for Enoggera Memorial Park, along with five other precincts across the local government area. The purpose of precinct plans is to provide comprehensive, long-term plans to guide investment, development and management of sport and recreation precincts.

A consultant team led by Urbis Pty Ltd has been engaged to assist Council with preparing precinct plans for Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The consultant team includes landscape architects, town planners, community planners, cost estimators, traffic engineers and civil engineers, working together to develop the best outcomes for the park, stakeholders and the surrounding community.

We would appreciate you taking the time to respond to this survey by Friday 15th March to assist us in developing a precinct plan for Enoggera Memorial Park.


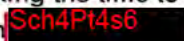
2. (untitled)

THIS SURVEY

This Community Lessee Survey for Enoggera Memorial Park is the first step in the engagement process. It seeks to:

Understand current priorities and challenges facing individual lessees;
Fill information gaps in relation to club membership, assets and activities; and
Understand future plans and how this relates to Enoggera Memorial Park.

The next step in the engagement process will be an information session for all lessees of Enoggera Memorial Park. Please keep an eye out for an invitation to this event which will be sent to the contact person nominated at the end of this survey.

We value your input into this important plan for Enoggera Memorial Park and appreciate you taking the time to complete the survey. If you have any queries about this survey, you can contact  on 

3. (untitled)

ENOGERA MEMORIAL PARK

We understand that Enoggera Memorial Park is an important community asset, with a diverse range of formal and informal users. In planning for improvements to the park, we understand it is important to balance the

needs of the park users and local residents.

Enoggera Memorial Park currently accommodates three fields, clubhouses and various ancillary buildings. Lessees include Everton Districts Sporting Club (and sub-lessees Mayne Tigers AFL and Ashgrove Cricket Club); Everton Park Junior Rugby League Club; Hillbrook Anglican School Limited; and the Scouts Association of Australia. All lessees are being invited to complete this survey.

The project team has reviewed various documents provided by Brisbane City Council, and has spoken to Council's sport and recreation officers and open space planners, in order to develop an understanding of current uses and activities undertaken at Enoggera Memorial Park. This Community Lessee Survey builds on the information already provided, which includes building and sports fields audits; annual evaluation summaries; applications for works; and lease documents.

An aerial image showing the boundary of Enoggera Memorial Park is provided below.



4.

4. (untitled)

QUESTIONNAIRE

YOUR ORGANISATION

We understand you are busy and in many cases are volunteers. In response to the following questions, you

may like to indicate if there is a club report or strategic plan that contains the information we are requesting, rather than providing a written response to a particular question in the survey. If this is the case, please include details of how we can access a copy of the document.

1.

Can you tell us a little about your organisation and the organisation's role as part of the sport and/or recreation community in Enoggera and wider the Brisbane area? (Prompt – how long have you been operating? Are you a local club? Are you part of a competition? Note - A brief sentence or two is ok)

Enoggera scout group celebrated 85 years of scouting in 2016 with around 200 people attending the festivities. One of the original scouts has written a book about our scout group too.

we have a Strategic plan and Scouts Qld has a strategic plan. we provide leadership training through outdoor a and life skills education to encourage youth to look after the selves, respect others and become a responsible citizen so they can be of service t the community.

2.

Please provide a description of the activities undertaken by your club / organisation at Enoggera Memorial Park (e.g. training, events, club activities, social events, fund raising events)? (Note - A brief sentence or two is OK)

Orienteering; map reading; trail making and following using compasses and maps; scout wide games -outdoor games and exploring Kedron brook and cleaning up rubbish around the creek and learning about erosion and monitoring this.

Scouts has an environmental charter.

We play a lot of games and activities in the natural setting and love our Memorialpark.

3.

Referencing the activities listed above, how many members or service users do you have (approximately) and when do these groups use Enoggera Memorial Park (e.g. December to March on Saturday and Sunday mornings)? (Note - A brief sentence or two is OK)

Sch4Pt4s7

4.

Have membership numbers / service users changed over the last five years?

Sch4Pt4s7

Comments:

5.

How would you describe the dominant user of your organisation? (Prompt – age range, gender, income, frequency of physical activity, local residents, mode of transport used etc.? Note - A brief sentence or two is ok)

Scouts is age 6-26 but the majority are aged 8- 15 years. Both boys and girls. Mostly local. Most are driven but some ride bikes to and from.

6.

Does your club/organisation have any potential plans for expansion?

i.e. Answer Yes or No (please specify when needed)

Yes No

Sch4Pt4s7

7.

What business models does your organisation currently operate under? (you may choose more than one)

Sch4Pt4s7

8.

How would / do you fund enhancements to facilities? (you may choose more than one)

Sch4Pt4s7

Comments:

5.

ENOGGERA MEMORIAL PARK

9.

How would you rate your current level of satisfaction with the facilities at Enoggera Memorial Park?
(1 star = Very Low; 2 stars = Low; 3 stars = Neutral; 4 stars = Good; 5 stars = Very Good)

Star Level

Sch4Pt4s7

10.

What could be done to improve your level of satisfaction (acknowledging that leases will remain and Council will seek to support a range of sport and recreation activities)?

Sch4Pt4s7

11.

What do you think are the three (3) biggest priorities for improvements to Enoggera Memorial Park including, the fields, facilities and infrastructure used by your club / organisation?

We are happy with the way it is .

6. (untitled)

TRENDS

12.

What do you think are the trends currently occurring, or likely to occur in the future that will impact demand and facility design for your sport / activity? (Prompt – local/regional/national, change in user profiles, change in facility design, increase in popularity, increase in social use vs professional use, weather constraints etc.)

We will be more active and outdoors more - attending more adventurous activities and camps .

13.

What do you see are the biggest challenges facing sport and recreation clubs in this part of Brisbane City and Enoggera Memorial Park in particular? (Prompt – lack the physical capacity, membership, funding constraints, marketing, accessibility, operating structures etc.)

Marketing is constant ; fundraising and people volunteering to give their time to this movement as leaders .

14.

Are there any other comments you would like to make in relation to Enoggera Memorial Park?

We love it - but as we hVe looked after our den for 85 years some assistance with grounds would be appreciated.

There use to be a memorial cairn somewhere - a plaque to the history highlighting the stories would be great and maybe pathways for bikes and something for skateboarders would be good .

There is a beautiful natural pathway aDown to the creek which we use a and love.

7.

FUTURE CORRESPONDENCE

Who is the best person to contact for all future correspondence about this project?

Name : Sch4Pt4s6

Position : Group leader / acting GL

Organisation : enogger scout group (scoutassociation of Aust (Qld)

Postal Address : Scoutassociation of Aust (Qld)

Email : Sch4Pt4s6

Facebook Sch4Pt4s6
Phone Sch4Pt4s7

Please advise your preferred method of contact for the person identified above
(e.g. Email)

Email .

8. Thank You!

On behalf of Brisbane City Council, we would like to thank you for taking the time to complete this Community Lessee Survey.

This research has been conducted by Urbis, an independent planning and research consultancy, on behalf of Brisbane City Council. This survey has been carried out in compliance with the Privacy Act and the answers you provided will be used for research purposes only.

APPENDIX B

SUMMARY OF RESPONSE TO LESSEE AND COUNCILLOR FEEDBACK

SUMMARY OF RESPONSE TO ISSUES

The following tables provide a summary of issues raised regarding council Sports Precincts at enoggera, cubberla, keppera and kingfisher parks. urbis have prepared a series of 'options' in terms of future evolution of each of these precincts, drawing on best practice sports precinct design and the feedback received from each ward councillor, current lessees and council staff.

the 'Options' consider a range of levels of intervention and future investment ranging from:

- Low (L) – Generally the Low Option considers the provision of required levels of infrastructure (lighting etc), maintenance, and generally minor new works/investment over time;
- Medium (M) – The Medium Option for each Precinct introduces higher levels of investment and change (such as new facilities where appropriate, and additional carparking); and
- High (H) – The High Option for each provides a more 'blue sky' approach to each Precinct, and tends to propose more radical and high cost intervention levels such as new park layouts, land acquisition, tenant relocation etc.

It should be noted that these 'Options' are intended to further test the appetite of all stakeholders in respect to the proposed actions. For example, the higher order of intervention such as land assembly through lease/acquisition arrangements identified in some of the Options may be seen as a desirable outcome, but is subject to detailed consideration at many levels of Council due to potential costs/management practices.

In order to clarify the response to each of the issues raised, the "Options Responses" column in the tables below identify the proposed response to the issue, and annotate the Option in which the issue is addressed. For example:

- Issue: A desire for new lighting in a Precinct:
- Options Response: "Included upgraded lighting (M)" = The upgrades are included in the medium Option.

Through the course of testing the Options (High to Low) with Stakeholders, the overall list of initiatives is anticipated to be filtered to a single desired plan for each park, with key actions allocated over time and subject to budget/feasibility.

It is also important to note that two (2) proposed design/investment outcomes proposed for the Precincts have the potential to clash with desired outcomes for issues identified by stakeholders. For example, in relation to parking and access at Enoggera Memorial Park, the potential for a second point of access has been shown on the 'High' option, while feedback has shown a preference to retain a single point of access. These 'clashes' are shown in red for ready reference, however are included specifically for the purpose of further consideration rather than being seen as a committed outcome at this point.

KEPERRA PICNIC GROUND PARK

Item	Raised By	Options Response
Lighting to fields	Arana Ascot Junior Women's Hockey Club	Investigate potential for additional lighting subject to field restructure (M)
	Ferny Districts Cricket Club	
	Phoenix Netball Club	
Current short term leases do not encourage investment by clubs	Arana Ascot Junior Women's Hockey Club	Noted: to be considered through implementation planning for the ultimate Precinct Plan.
Parking	Arana Contract Bridge Club	Formalise car parking around AFL oval (M)
	Brisbane Tramway Museum	Opportunities for loop road around park to improve access to car parking (H)
	Ferny Districts Cricket Club	
	Phoenix Netball Club	
	Cr Steven Toomey	
Access driveway to park	Arana Contract Bridge Club	Resurface and regrade entry road (L)(M)
	Brisbane Tramway Museum	Opportunities for loop road around park to improve access to car parking and fields (H)
	Ferny Districts Cricket Club	



Item	Raised By	Options Response
Too many clubs	Ferny Grove and Districts Junior AFL	
	Phoenix Netball Club	
	Cr Steven Toomey	
Lighting	Arana Contract Bridge Club	Investigation relocation of Bridge Club, opportunity to integrate with Men's Club in Tram Museum, or Bowls Club (M)
	Ferny Districts Cricket Club	Entry road upgrades to include lighting (L)
	Ferny Grove and Districts Junior AFL	Improved amenity and upgrade facilities around club house (L)
Club house upgrades	Phoenix Netball Club	
	Ferny Districts Cricket Club	Upgrade and consolidate clubhouse (AFL, cricket and hockey) (L)
	Ferny Grove and Districts Junior AFL	Improved amenity and upgrade facilities such as BBQ, picnic area and shelters (L)
	Phoenix Netball Club	Possible future recreation precinct with artificial hockey fields (H)
	Ferny Grove Bowls Sports and Community Club	Potential fully integrated clubhouse including AFL at the current clubhouse location (H)
	Cr Steven Toomey	

Item	Raised By	Options Response
	BCC	
Playing surfaces	Ferny Districts Cricket Club	Improve/resurface cricket and hockey playing fields (M) Possible future recreation precinct with artificial hockey fields (H)
Amenities building	Ferny Districts Cricket Club	Upgrade amenities block (L)
	Phoenix Netball Club	Amenities in clubhouse upgrades (M)(H)
	Cr Steven Toomey	
	BCC	
Female facilities	Ferny Districts Cricket Club	Upgrade amenities block with additional change rooms (L)
	Ferny Grove and Districts Junior AFL	
	Cr Steven Toomey	
	BCC	
Signage upgrades	Ferny Grove and Districts Junior AFL	Entry road upgrades to include signage (L)
	Phoenix Netball Club	



Item	Raised By	Options Response
Shaded seating and spectator areas	Phoenix Netball Club	Stand-alone spectator seating not currently included in options Seating can be incorporated in new clubhouse facilities (M)(H)
Power supply to courts	Phoenix Netball Club	This issue is outside the scope of this project
Storage for clubs	Cr Steven Toomey	Possible future recreation precinct with under-croft storage (H)
BMX Track	Cr Steven Toomey	Relocate BMX track to Arbor Street Park (H)
	BCC	
Relocate Council depot	Cr Steven Toomey	Relocate depot into southern park or elsewhere (M)
	BCC	
Relocate Bridge Club to Bowls Club building	Cr Steven Toomey	Investigation relocation of Bridge Club, opportunity to integrate with Men's Club in Tram Museum, or Bowls Club (M)

APPENDIX C

SUMMARY OF WORKSHOP FEEDBACK



RESPONSE TO WORKSHOP FEEDBACK

Following from lessee and community workshops held for Enoggera Memorial Park, Cubberla Creek Reserve and Kingfisher Park and Keperra Picnic Grounds, a consolidated list of feedback has been collated from feedback forms and submissions received from workshop attendees.

The following tables provide a summary of issues raised by lessees and the community, both generally in response to overall planning for the Sports and Recreation Precincts, as well as directly in response to the series of Low, Medium and High Options presented at the workshops by the project team.

Our response to each of the issues/comments raised has been divided into an 'Options Response' and a 'Management Response'. The actions falling under 'Options Response' are suggested changes to the Plans to inform the ultimate Sport and Recreation Precinct Plan for each park. A number of these are identified for investigation, and the viability of each of these will be tested and presented at the upcoming Council Workshop on 25 June 2018. The actions falling under 'Management Response' are matters that cannot be addressed through the Precinct Plans alone, and must be investigated further as part of one or a series of Management Plans which are intended to guide the ongoing operation and management of the Parks. It is noted that preparation of these Management Plans do not fall within the scope of this project, rather the final report will simply include commentary on measures which are suggested to form the basis of these management plans, if/when they are ultimately prepared.



KEPERRA PICNIC GROUND PARK

Item	Raised By	Options Response	Management Response
<u>General Parking Issues:</u>			
Parking when all clubs attending grounds	BNE Tramway	Medium Change option includes formalisation of parking around AFL oval	Clubs to explore allocation of parking spaces close to Bridge Club for bridge club members between certain hours
Bridge club to maintain close access to parking	Sch4Pt4s6		
Additional Parking near netball courts (near the road below the amenities block)	Sch4Pt4s6	Explore potential for additional parking near netball courts	
Relocate playground and extend parking far side of bridge club		Explore potential to relocate playground and extend parking in this location	
<u>Lighting</u>			
Poor lighting	Sch4Pt4s6	Lighting proposed throughout	
Solar powered security lighting suggested	Sch4Pt4s6 Sch4Pt4s6		
Additional street lighting on Tramway street		Outside scope of project	Council to advise on potential for street lighting on Tramway Street
Desire to have clubs share facilities	Sch4Pt4s6	Relocation of Bridge Club and/or integration with Bowls Club or Men's	Discussions to be undertaken with all clubs to determine feasibility of



Item	Raised By	Options Response	Management Response
	BNE Tramway	Shed in Tram Museum proposed in Medium Change option Future recreation facility proposed in High Change option Options for potential future integrated club facility proposed in High Change option	shared facility
Concern that general open space needs to be maintained	BNE Tramway	Open space has been maintained throughout all options. Only structures proposed are consolidated clubhouse facilities in the Medium and High Change options	-
Do not want to see a ring road – creates security issues (prefer a ring path)	BNE Tramway	This can be dealt with via lighting	-
Desire to have new lighting assessed carefully – more lighting may attract unwanted visitors	BNE Tramway	Lighting generally reduces unwanted behaviour	-
"...We would strongly prefer that no pedestrian access be provided	BNE Tramway	No pedestrian access at this location proposed in the options	-



Item	Raised By	Options Response	Management Response
or encouraged along the western fire-break boundary of our lease (Cedar Creek side) as this would provide a secluded avenue for vandal or graffiti attack."			
Upgrade of existing road to incorporate Tramway Track extension	BNE Tramway	Potential to integrate road and tramway track extension to be explored as High Change option	-
Why is the park called Keperra and not Ferny Grove?	Sch4Pt4s6	Official title is "Keperra Picnic Ground". No renaming of park proposed as part of project	-
Flooding implications at intersection of Samford rd and upper Kedron rd → proposes slope changes	Sch4Pt4s6	Appropriate flood mitigation measures will be incorporated as part of any works to ensure no worsening	-
Drainage Issues near Tramway leading to water across roadway – proposed revision of topography where possible	Sch4Pt4s6	Engineering Q	
TOD on Samford road to restrict residential access	Sch4Pt4s6	Access improvements proposed as part of Low, Medium and High Change options	-



Item	Raised By	Options Response	Management Response
Proposals to widen roadway needs to make provision for additional vegetation clearing	Sch4Pt4s6	Limited vegetation clearing anticipated by proposal	-
Vehicles currently using concrete culvert as an access point which was only designed for tramway	Sch4Pt4s6	Access improvements proposed as part of Low, Medium and High Change options	-
<u>Access Point Issues:</u>	Sch4Pt4s6	Access improvements proposed as part of Low, Medium and High Change options	-
Line of sight issues exiting Tramway street to the West	Both points also raised by Sch4Pt4s6	Sch4Pt4s6	-
Review of Upper Kedron Road entrance			
Undercover shelter for players and spectators near netball courts	Sch4Pt4s6	Upgrading of facilities including shelter included as part of Low, Medium and High Change options	-
General Plan updates:	Sch4Pt4s6	To be edited in document	-
Item 22 – not a water tank – spare parts store building			
Item 23 – culverts not culvates			
Provision for active sports and	Sch4Pt4s6	Explore potential for this in plans	-



Item	Raised By	Options Response	Management Response
walking tracks			
Resource Recovery Centre to be relocated to south side of Upper Kedron Road (subject to negotiation with Quarry Owner)	Sch4Pt4s6	Include in High Change option	-
Support for bridge club relocation	Cricket Meeting	Potential relocation explored in the Medium Change Option	-
Access Road Badly Maintained and road to car park is a high priority	Cricket Meeting	Access improvements in Low, Medium and High Change options Explore potential to move road to car park into Low Change option	-
Hockey want artificial turf for training	Cricket Meeting	Explore potential for this in plans	-

Additional Urbis Comments:

Explore potential to relocate drone flying area to make way for access roads and potential car park extension. Put in High Change Option.

APPENDIX D

DRAFT PRECINCT PLANS

BCC SPORT AND RECREATION PRECINCT PLANS

PRELIMINARY COMMUNITY NEEDS ASSESSMENT

8 MAY 2018
BA4580
FINAL
PREPARED FOR BRISBANE CITY COUNCIL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director

Sch4Pt4s6

Associate Director

Sch4Pt4s6

Project Code

BA4580

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INTRODUCTION

The preliminary community needs assessment is prepared in accordance with 'Stage 1 – Inception, Site Analysis and Concepts' of the overall project methodology for the sport and recreation precinct plans at Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. The purpose of this assessment is to identify, at a high level, potential indicators of demand for sport and recreation infrastructure that could be accommodated within the identified precincts. This high level assessment draws on information sources at varying scales, as depicted in Picture 1 below.

Picture 1 – Indicators and Scales of Demand



Discussion of the indicators of demand and relevance to the identified precincts is provided in the following sections of this report:

- Overview of Council's policy framework – Section 1.1;
- Sport and recreation trends and drivers of demand - Section 1.2;
- Trends in sport and recreation participation – Section 1.3;
- Profile of the surrounding communities, including a scan of existing development and demographic context - Section 1.4;
- Current network of provision (includes Council's sport and recreation infrastructure and school facilities) - Section 1.5; and
- Preliminary feedback provided by key stakeholders through lessee survey - Section 1.6.

Key findings from this assessment are summarised at Section 1.7.

This community needs assessment was prepared at an early stage in the project methodology and, accordingly, does not incorporate feedback from engagement undertaken at later stages in the project. These later phases of engagement are documented in the main project reporting.

The preliminary needs and opportunities identified herein will be tested at a workshop with Brisbane City Council's Project Working Group (PWG) and with key stakeholders and residents at future community drop-in sessions to be held in May and June 2018.

1. POLICY FRAMEWORK

The following provides a brief overview of Council's policy framework established through:

- Brisbane Vision 2031;
- Brisbane City Council Corporate Plan 2016-17 to 2020-21; and
- AP228 Community Facilities Policy.

The *Brisbane Vision 2031* provides the following vision statement for the future of Brisbane:

*"Our vision is that Brisbane will continue to be a safe, vibrant, green and prosperous city. A city valued by all for its friendly, energetic and optimistic character and subtropical outdoor lifestyle. Brisbane will be respected for its strong international relationships, particularly with our Asian neighbours, for its boundless innovation and growing economic prosperity."*¹

The priorities in the Brisbane Vision 2031 of particular relevant to the Sport and Recreation Precinct Plans are to:

- Maintain or improve quality of life for the Brisbane community; and
- Ensure that Brisbane has the services and infrastructure to meet the liveability and sustainability challenges of the future.

Brisbane has an aspiration to be a city of diverse and accessible recreational opportunities for all ages, abilities and backgrounds where great public spaces, parks, community venues, sporting facilities and clubs are easy to access and provide safe, diverse opportunities for everyone to meet, play and exercise. Brisbane City Council has a target to achieve an accessible network of parks and recreation facilities meeting the needs of Brisbane's residents by 2031.

Brisbane City Council's Corporate Plan 2016-17 to 2020-21 highlights a series of programs which implement Brisbane Vision 2031. In particular, 'Program 5 - Lifestyle and Community Services' identifies objectives for community, sport and recreation facilities. These include statements that:

- Council's community leased facilities are fit-for-purpose;
- Council's sports fields and hard courts are safe, playable and sustainable; and
- Community lessees are satisfied with Council's management of sport, recreation and community facilities.

Key actions from this include partnering to deliver and maintain quality sport and recreation facilities and working with lessees to optimise the benefits of these facilities. In addition, an emphasis on exceptional liveability and provision of high quality community facilities to engender inclusive social and cultural opportunities are a key part of this plan.

¹

There are no sources in the current document.

² Brisbane City Council. (2016). *Brisbane City Council Corporate Plan 2016-17 to 2020-21*. Brisbane: BCC.

An excerpt from the relevant section of the Corporate Plan is provided below (see Figure 1).

Figure 1 – Excerpt from Corporate Plan

5.5 Community Sport, Recreation and Cultural Facilities	
Brisbane residents have access to a broad range of well-managed, high-quality community facilities that provide safe and diverse sporting, recreational, social and cultural opportunities.	
Our medium-term objectives	Our key actions
Council's community leased facilities are fit-for-purpose.	<ul style="list-style-type: none"> Audit leased buildings and facilities to ensure flexible and adaptable application to a range of appropriate user groups.
Council's sports fields and hard courts are safe, playable and sustainable.	<ul style="list-style-type: none"> Audit sports fields and hard courts. Partner to deliver and maintain quality buildings, sports fields and hard courts to facilitate a healthy and active community. Deliver new competition grade BMX parks at Darra and Fitzgibbon.
Provide support and guidance to community lessees to achieve sustainable business outcomes to deliver community benefits.	<ul style="list-style-type: none"> Work with lessees to optimise the benefits of facilities. Facilitate assistance to improve key management capabilities for high need organisations.
Community lessees are satisfied with Council's management of sport, recreation and community facilities.	<ul style="list-style-type: none"> Work in partnership with community lessees to ensure that the management of community facilities reflects community need and optimises use of the facility.

The AP228 Community Facilities Policy³ provides a broad vision for the provision of community facilities in Brisbane. This document states 'in planning, developing and managing community facilities, Council seeks to establish a well-linked and readily accessible network of high quality, flexible and well-utilised community facilities that provide opportunities for a diverse range of community activities, foster community development and enhance the overall health and wellbeing of the Brisbane community'. This document also sets objectives and guiding principles for community facility planning, development and management. Council's facility management models are between the community and Council, involving licences or leases; between commercial interests and Council; and where Council directly manages a facility.

1.1. TRENDS AND DEMAND DRIVERS

1.1.1. Role of Sport and Recreation Precincts in the City

Sport and recreation spaces are increasingly being recognised for the multiple social, health and wellbeing outcomes delivered to communities. These spaces are not only about the provision of sporting fields, but importantly, the contributions towards community development and building strong communities. Some of the benefits include:

- Provision of green spaces that form part of the green lungs of the city;
- Places for people to meet and for social interaction;
- Spaces for children and young people to meet, play and explore;
- Relief from high density and/or contiguous built form in highly urbanised areas; and
- Part of a community's identity and focal point for community events and activity.

³ Brisbane City Council. (2017). *AP228 - Community Facilities Policy*. Brisbane: BCC.

Research conducted by the Centre for Sport and Social Impact⁴ indicates that for every \$1 spent on a community football club (which could equally apply to other sporting clubs) equates to at least \$4.4 return in social value. This additional value was identified as increased social connectedness, wellbeing, and mental health status; employment outcomes; personal development; physical health; civic pride and support of other community groups.

1.1.2. Participation Trends

The broader sporting and recreation trends emerging at the national and state level are important to consider as these may have an influence on demand drivers for sport and recreation facilities and spaces at the precinct level. The key trends identified in this research include⁵:

- Sport and recreational activities are increasingly becoming integrated as an essential component within people's lifestyles;
- The national demographic trend of an ageing population will influence the demand for and design of sport and recreational facilities and services to ensure inclusivity and accessibility;

Facilities need to be accessible for all members of the community, including those with special needs, and must be economically self-sufficient and use sustainable resources and business models;

- As the average income in Australia continues to increase, Australian households are spending an increasing amount of money and time on sport and recreation, although there are moves towards 'pay as you go' and 'casual' competitions, appealing often to participants constrained by time.
- There continues to be strong interest from the community in informal/non-organised leisure, such as walking and recreational cycling;
- The casual use of open spaces, courts and fields for 'pick-up sport' is under threat in some localities as competition for these spaces from formal sporting clubs groups increases⁶.
- The demand projections show that based on current rates of participation applied to projected population growth figures, there will be a growth in demand for field and court sports, both for adults and children;
- Sports facilities are increasingly viewed as environments which provide opportunities to develop and foster social interaction, identify common interests and enhance a sense of a community.
- International studies have shown that access to places for physical activity, such as trails and parks, combined with reducing barriers to these facilities such as safety and affordability, can increase physical activity by 48%⁷.

Details of other trends relating to participation rates in different types of sport and recreation activities are provided in section 1.5.

⁴ AFL Victoria (2015) Value of a Community Football Club, Accessed online, Available: <http://aflvic.com.au/policies-new/resources/value-community-football-club/>

⁵ Department of Sports and Recreation (2007) *Needs Assessment Guide – Sport and Recreation Facilities*. Government of Western Australia. Available: <https://www.dsr.wa.gov.au/docs/default-source/file-support-and-advice/file-facility-management/needs-assessment.pdf?sfvrsn=4>

⁶ Wise, et. al. (2018) Pushing casual sport to the margins threatens cities' social cohesion, The Conversation. Available online: https://theconversation.com/pushing-casual-sport-to-the-margins-threatens-cities-social-cohesion-92352?utm_medium=email&utm_campaign=The%20Weekend%20Conversation%20-%20101028843&utm_content=The%20Weekend%20Conversation%20-%20101028843+CID_5ab751b7437dfa1195f8b3a0b96d2c25&utm_source=campaign_monitor&utm_term=Pushing%20casual%20sport%20to%20the%20margins%20threatens%20cities%20social%20cohesion

⁷ Queensland Government and Heart Foundation (2010) *Active, healthy communities: A resource package for Local Government to create supportive environments for physical activity and healthy eating*, Queensland Government, Brisbane, p.8. Available: <https://www.heartfoundation.org.au/images/uploads/publications/Active-healthy-communities-Queensland.pdf>

1.1.3. Management and Operation Trends

The CSIRO's *The Future of Australian Sport: Megatrends shaping the sports sector over coming decades*, identifies two key trends influencing management and operations for sports facilities. The report predicts that the existing trend of many Australian sporting organisations transitioning from small and informal community groups to large and formalised corporate structures will continue to occur. Market pressures, technology diversification, funding models and spectator interest will drive the need for sporting bodies to employ highly skilled personnel capable of retaining and maximising a sport's market share in an increasingly competitive environment⁸.

Despite this predicted trend demonstrating a shift away from traditionally volunteer based organisations, the need to overcome barriers to volunteer involvement in sports to enable enhanced access to local sport is increasingly important. Key barriers include time pressures, lack of local council support, the potential or perceived vulnerability of being sued and the associated bureaucracy of management in a voluntary organisation⁹.

It is expected that continued growth of the population and average income across Asia will create enhanced competition and opportunities for sport businesses and tourism in Australia. Although this trend is expected to influence management and operations of sport in Australia, it is expected to have limited impact on the district sports park level.

Local sports organisations are commonly involved in lessee agreements with local councils. It has been identified that the length of lessee agreements provided by councils can influence the facility provider's drive to maintain and enhance existing infrastructure to meet the dynamic nature of the catchment community and sporting trend.

As the average income in Australia continues to increase, Australian households are spending an increasing amount of money and time on sport and recreation. Between 2003-04 and 2009-10

The average weekly household consumption on recreation increased by 41%, or \$47, since 2003-04, which occurred alongside a 50% increase in the mean gross household income¹⁰.

This provides organisations an opportunity to maximise revenue and minimise operational costs. Although it should be acknowledged that the rising cost of sport is increasingly becoming a barrier for participation in locally organised sports and therefore the location of high-cost sports in lower socio-economic areas could negatively influence participation rates.

1.1.4. Development and Design Trends

In recognition of the high costs of planning, constructing and maintaining a sports facility, there are some trends in design and development of facilities that can facilitate more efficient and sustainable facilities, capable of use by a broad audience. Key drivers that are influencing development and design trends of sports facilities include, but are not limited to¹¹:

⁸ Hajkowicz, S. A., Cook, H., Wilhelmseder, L., Boughen, N. 2013, *The Future of Australian Sport: Megatrends shaping the sports sector over coming decades*. A consultancy report for the Australian Sports Commission. CSIRO, Australia. Available:

<http://golfnetworkadmin.gamzrhosting.com/site/content/document/00017554-source.pdf>

⁹ Griffith University 2008. *Volunteers in Sport: Issues and Innovation Report*, Prepared for New South Wales Sport and Recreation, Brisbane. Available:

<https://experts.griffith.edu.au/publication/nd73e9aa8d47312f644c08ce27d9bbac4>

¹⁰ Service Skills Australia 2013, *2013 Sport, Fitness and Recreation Environmental Scan: Discussion Paper*. Available: https://skillsalliance.com.au/wp-content/uploads/import_files/publications/other-publications-pdf/environmental-scan-discussion-paper-2013.pdf

¹¹ Australian Sports Commission 2010, *Participation in Exercise Recreation and Sport: Annual Report 2010*, Australian Government.

Elton Consulting 2012, *National Growth Areas Alliance: Community Infrastructure for Growth Areas: Technical Report*.

Australian Bureau of Statistics 2012, *Sport and Recreation: A Statistical Overview, Australia 4156.0*.

- The need to provide accessible facilities for all members of the community, including those with special needs;
- The need to ensure sports facilities are economically self-sufficient and sustainably utilised resources through utilisation of shared facilities, partnerships and cost reduction models;
- Consideration of the potential impacts of inclement weather, in terms of influencing seasonal sport participation rates and weather resiliency of facilities to provide a guaranteed return on participant's costs;
- The rise of individualised sport and fitness activities, whereby people predominately participate in individual sport activities, rather than committing to an organised and regular sporting event; and
- The most popular type of facilities used for sport and physical recreation activities in 2011-12 were parks or reserves (40%).

1.2. PARTICIPATION

There is a range of data sources and reports which detail trends in sport and recreation participation across Australia and Queensland. The primary sources of information referred to in this report include:

- AusPlay Survey – AusPlay is a current national population tracking survey funded and led by the Australian Sports Commission. The survey is currently funded for data releases every 6 months starting December 2016 and ending June 2018;
- Australian Bureau of Statistics (ABS) Multi-Purpose Household Survey (MPHS) Participation in Sport and Physical Recreation – This ABS survey was conducted from 1995-1996 to 2013-2014; and
- Exercise, Recreation and Sport Survey (ERASS) – This survey was a joint initiative of the Australian Sports Commission and State and Territory Departments of Sport and Recreation and was conducted on an annual basis between 2001 and 2010.

The following section provides a brief analysis of the above sport and recreation participation data. The findings of the analysis provide some insights into the drivers of demand relevant to the Brisbane City Council sport and recreation precincts.

1.2.1. Participation Rates

Adult Males and Females

The most popular sport and recreation activities for adults in Queensland, based on the most recent AusPlay survey results (2016-2017), are listed in Table 1 below. The data indicates that:

- Recreational walking is the most popular physical activity for Australians overall followed by fitness/gym activities;
- Fitness/gym activity is by far the most preferred activity involving some type of organisation or with access to a venue;
- Women had higher rates of participation in yoga, netball and pilates; and
- Men participated more in football, golf, cricket and recreational fishing.

¹¹ Australian Sports Commission 2010, *Participation in Exercise Recreation and Sport: Annual Report 2010*, Australian Government.

¹² Department of Sports and Recreation (2007) *Needs Assessment Guide – Sport and Recreation Facilities*. Government of Western Australia. Available:

<https://www.dsr.wa.gov.au/docs/default-source/file-support-and-advice/file-facility-management/needs-assessment.pdf?sfvrsn=4>;

Hajkowicz, S. A., Cook, H., Wilhelmseder, L., Boughen, N. 2013, *The Future of Australian Sport: Megatrends shaping the sports sector over coming decades*. A consultancy report for the Australian Sports Commission. CSIRO, Australia. Available:

<http://golfnetworkadmin.gamznhosting.com/site/content/document/00017554-source.pdf>

Table 1 – Top 15 Activities (adults aged 15+ years)

	Total	Males	Females
	Estimate (000s)		
Walking (Recreational)	1,663.6	623.4	1,040.3
Fitness/Gym	1,299.1	553.3	745.8
Swimming	583.8	246.1	337.7
Athletics, track and field (incl. jogging and running)	575.6	330.7	244.9
Cycling	411.8	259.6	152.3
Bush walking	287.1	110.4	176.8
Football/soccer	218.1	155.4	62.7
Tennis	170.9	89.3	81.5
Yoga	165.9	25.7	140.3
Touch football	155.1	89.1	66.0
Golf	152.5	115.3	37.2
Netball	126.5	*15.9	110.6
Pilates	101.7	*12.6	89.1
Fishing (recreational)	100.9	79.3	*21.6
Cricket	98.2	84.5	*13.7
	Participation rate (%)		
Walking (Recreational)	41.4%	31.3%	51.2%
Fitness/Gym	32.3%	27.8%	36.7%
Swimming	14.5%	12.3%	16.6%
Athletics, track and field (incl. jogging and running)	14.3%	16.6%	12.1%
Cycling	10.2%	13.0%	7.5%
Bush walking	7.1%	5.5%	8.7%
Football/soccer	5.4%	7.8%	3.1%
Tennis	4.2%	4.5%	4.0%
Yoga	4.1%	1.3%	6.9%
Touch football	3.9%	4.5%	3.3%
Golf	3.8%	5.8%	1.8%
Netball	3.1%	*0.8%	5.4%
Pilates	2.5%	*0.6%	4.4%

Fishing (recreational)	2.5%	4.0%	*1.1%
Cricket	2.4%	4.2%	*0.7%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Top 15 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

The following table shows the most popular sport and recreation activities for adults (male and female combined) undertaken through a sports club or association (as self-reported by the survey respondents).

Table 2 – Top 15 Club Sports (adults aged 15+ years)

	Total	Sports Club or Association
	Estimate (000s)	
Golf	134.6	114.3
Football/soccer	118.2	83.0
Touch football	109.5	83.0
Netball	108.2	68.7
Tennis	93.8	63.8
Bowls	57.9	47.5
Cricket	60.5	45.7
Rugby league	44.2	38.6
Basketball	52.8	34.7
Athletics, track and field (incl. jogging and running)	107.7	27.2
Australian football	24.7	*23.2
Rugby union	29.1	*21.8
Hockey	*20.2	*17.6
Equestrian	25.4	*14.9
Motor cycling	*17.0	*14.9
	Participation rate (%)	
Golf	3.3%	2.8%
Football/soccer	2.9%	2.1%
Touch football	2.7%	2.1%
Netball	2.7%	1.7%
Tennis	2.3%	1.6%

Bowls	1.4%	1.2%
Cricket	1.5%	1.1%
Rugby league	1.1%	1.0%
Basketball	1.3%	0.9%
Athletics, track and field (incl. jogging and running)	2.7%	0.7%
Australian football	0.6%	*0.6%
Rugby union	0.7%	*0.5%
Hockey	*0.5%	*0.4%
Motor cycling	0.4%	*0.4%
Equestrian	*0.6%	*0.4%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Top 15 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

Children

Table 3 below shows the most popular organised sport and recreation activities for children (male and female). The data for children only relates to activities undertaken outside of school hours. The data in the below and preceding tables, combined with published national findings¹², indicates that:

- Football takes the biggest slice of overall club participation due to its popularity among both adults and children;
- Swimming, and to a lesser extent athletics, ranks highly in club sports due to club participation of children;
- For sports played through a sport clubs or association, football is the top sport among adults and children combined; and
- Golf's high ranking as a club sport (see Table 2) is underpinned by a very high proportion of adult participation.

¹² Australian Sports Commission (2016) AusPlay: Participation Data for the Sport Sector, Summary of key national findings: October 2015 to September 2016 data, Available Online: https://www.ausport.gov.au/_data/assets/pdf_file/0007/653875/34648_AusPlay_summary_report_accessible_FINAL_updated_211216.pdf

Table 3 - Top 10 Activities, Organised Participation, Out of School Hours (children)

	Total	Males	Females
	Estimate (000s)		
Swimming	310.3	136.2	174.1
Football/soccer	139.7	103.6	*36.1
Rugby league	75.8	74.1	**1.8
Tennis	64.8	*39.0	*25.8
Gymnastics	61.1	**10.3	50.8
Athletics, track and field (includes jogging and running)	60.6	*30.1	*30.5
Netball	56.0	**0.6	55.3
Dancing (recreational)	53.2	**4.1	49.1
Cricket	*40.1	*39.1	**1.0
Touch football	*39.6	*29.1	**10.5
	Participation rate (%)		
Swimming	30.9%	27.2%	34.5%
Football/soccer	13.9%	20.7%	*7.2%
Rugby league	7.5%	14.8%	**0.4%
Tennis	6.4%	*7.8%	*5.1%
Gymnastics	6.1%	**2.1%	10.1%
Athletics, track and field (includes jogging and running)	6.0%	*6.0%	*6.0%
Netball	5.6%	**0.1%	11.0%
Dancing (recreational)	5.3%	**0.8%	9.7%
Cricket	*4.0%	*7.8%	**0.2%
Touch football	*3.9%	*5.8%	**2.1%

Source: AusPlay Survey Results for Qld July 2016 – June 2017

NB. Please note that for children 0-14 years, data was collected via the child's parent/guardian for organised participation outside of school hours

NB. Top 10 activities based on at least once per year participation

* Estimate has relative margin of error between 50% and 100% and should be used with caution

** Estimate has relative margin of error greater than 100% and is considered too unreliable to use

1.2.2. Difference Across Socio-Demographic Groups

Various Australian Bureau of Statistics (ABS) reports describe the differences in sport and recreation participation across different demographic and socio-economic groups. Some of the key findings of relevance to this study are:

- Involvement in organised sport and physical activity generally decreased with age. People aged 15-24 years had the highest rate of involvement in a playing role (43%) and the highest rate of involvement overall (44%). In comparison, people aged 55-64 and 65 years and over had the lowest rate of involvement in a playing role (18% and 17% respectively) and the lowest involvement overall (19% and 18% respectively).¹³
- Overall male and female participation rates were similar, except in the 25-34 age group where participation rates were higher for males (67%) than females (61%).¹⁴
- Having diverse social networks can expose people to others of different cultural, educational and socio-economic backgrounds and assists in developing values of acceptance and inclusiveness. People who reported that all of their friends were of the same ethnic background had a lower participation rate in sport and physical recreation than people who reported that about half of their friends were from the same ethnic background (67% compared with 80%). About three quarters (76%) of people who reported that only a few of their friends were of the same ethnic background also participated in sport and physical recreation.¹⁵
- Participation in sport does vary between different socio-economic groups. Over three quarters (78%) of those living in the most advantaged areas participated in sport and physical recreation compared with over half (52%) of those living in the most disadvantaged areas.¹⁶
- Rates of sedentary levels of physical activity decline as the level of disadvantage decreases (i.e. disadvantaged communities are more sedentary). More than a quarter (28%) of those living in areas of the highest disadvantage reported sedentary levels of physical activity, whilst 14% of those in the least disadvantaged areas reported sedentary levels of physical activity.¹⁷

An analysis of ERASS survey data (2005 – 2010) undertaken by Dr Rochelle Eime indicates there are some identifiable differences in the sporting and physical activities popular to specified groups, including Aboriginal and Torres Strait Islanders, Culturally and Linguistically Diverse (CALD) communities and persons with disabilities. Popular activities for each of the groups are identified as:

- Aboriginal and Torres Strait Islander People - touch football and rugby league;
- People with a Disability - golf, bushwalking, aqua-aerobics, lawn bowls; and
- Cultural and Linguistically Diverse (CALD) Groups - football (soccer), tennis.

¹³ Australian Bureau of Statistics (2015) Participation in Sport and Physical Recreation, Australia, 2013-2014, Available Online:

<http://www.abs.gov.au/AUSSTATS/abs@.nsf/Latestproducts/4177.0Main%20Features12013-14?opendocument&tabname=Summary&prodno=4177.0&issue=2013-14&num=&view=>

¹⁴ Ibid

¹⁵ ABS (2012) Sport and Recreation – A Statistical Overview, Australia, Available Online:

[http://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/6E28777ED2896A2BCA257AD9000E2FC5/\\$File/41560_2012.pdf](http://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/6E28777ED2896A2BCA257AD9000E2FC5/$File/41560_2012.pdf)

¹⁶ Australian Bureau of Statistics (2013) Stats and Facts: Sport and Physical Recreation – Differentials in Participation, Available Online:

<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4156.0.55.001Main+Features5Nov%202013>

¹⁷ Australian Bureau of Statistics. (2013). Australian Idle: Physical Activity and Sedentary Behaviour of Adult Australians, Available Online:

<http://www.abs.gov.au/ausstats/abs@.nsf/Previousproducts/4156.0.55.001Main%20Features4Nov%202013?opendocument&tabname=Summary&prodno=4156.0.55.001&issue=Nov%202013&num=&view=>

It is noted in the research that the analysis is based on relatively small survey samples and, in relation to CALD communities, includes an overrepresentation of persons of Italian, German, Greek and Spanish backgrounds.

1.2.3. Project Participation

In the following section, forecasted participation is taken by applying population forecasts to ERASS and ABS participation data¹⁸. This data is used as one indication of future participation numbers, acknowledging that participation is highly susceptible to a range of factors (for example, participation of organised team sport is often related to the current performance of elite football teams).

Table 4 compares and contrasts the demand projections for the top ten sports from the ERASS 2010 and ABS 2011-2012 data. This comparison shows that both ERASS 2010 and ABS 2012-2012 data identifies walking as having the most significant increase in real numbers of the population. In terms of the smallest difference in the numbers of people participating, the ERASS 2010 data suggests weight training and football will have the smallest increase, whereas, the ABS 2011-12 data suggests bushwalking will have the smaller increase.

The demand projections show that based on the rates of participation applied to population growth figures, there will be an overall growth in demand for field and court sports, both for adults and children. Even with a decline in participation rates, population growth means that there will be an overall increase in demand in terms of real numbers (i.e. the number of people participating).

The activities that are currently accommodated within one or more of the precincts are identified in bold type in the table below. In terms of real numbers, the greatest increase in participation for the sporting and recreation activities currently undertaken across the precincts are:

- Walking;
- Cycling and BMXing;
- Jogging and running;
- Football sports;
- Soccer (outdoor);
- Touch football; and
- Football (outdoor)

Table 4 – Comparison of Demand Projections for Adults (ERASS and ABS data)

Sport and Recreation Activity	Trend Commentary	2011		2016		2021		2026		2031		2036	
		ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12	ERASS 2010	ABS 2011-12
Walking for exercise / Walking (other)	Significant decline, now relatively stable	25,998	16,714	28,932	18,599	31,701	20,379	35,915	23,088	39,696	25,519	42,903	27,580
Fitness and Gym / Aerobics and Fitness	Increasing	17,085	12,405	19,013	13,805	20,832	15,126	23,602	17,137	26,086	18,941	28,193	20,471
Cycling and BMXing / Cycling	Increasing	8,245	5,571	9,176	6,200	10,054	6,793	11,390	7,696	12,589	8,506	13,606	9,193
Swimming/ Diving and Swimming	Declining	8,320	4,903	9,258	5,456	10,144	5,978	11,493	6,773	12,703	7,486	13,729	8,090
Jogging and Running / Running	Increasing	8,097	4,903	9,010	5,456	9,873	5,978	11,185	6,773	12,363	7,486	13,361	8,090

¹⁸ Note: This data does not correlate directly with the AusPlay data.

	Declined, now relatively stable	4,457	3,268	4,960	3,637	5,434	3,985	6,157	4,515	6,805	4,990	7,355	5,393
Golf	Increased, then declined	3,194	2,451	3,555	2,728	3,895	2,989	4,412	3,386	4,877	3,743	5,271	4,045
Tennis (indoor and outdoor) / Tennis	NA	NA	2,303	NA	2,563	NA	2,808	NA	3,181	NA	3,516	NA	3,800
Football Sports	Relatively stable, then increase	NA	1,857	NA	2,067	NA	2,264	NA	2,565	NA	2,835	NA	3,064
Soccer (outdoor)	Declining	3,788	1,708	4,216	1,901	4,619	2,083	5,233	2,360	5,784	2,609	6,252	2,819
Bush walking / Walking (bushwalking)	NA	3,194	NA	3,720	NA	4,076	NA	4,618	NA	5,104	NA	5,516	NA
Touch Football	NA	3,120	NA	3,472	NA	3,804	NA	4,310	NA	4,764	NA	5,148	NA
Weight Training	NA	3,120	NA	3,472	NA	3,804	NA	4,310	NA	4,764	NA	5,148	NA
Football (outdoor)	NA	3,120	NA	3,472	NA	3,804	NA	4,310	NA	4,764	NA	5,148	NA

Notes: Projections in this table have been made based on:

- The top 10 sport and recreation activities based on ERASS 2010 and ABS 2011-2012 data
- Static participation rates based on ERASS 2010 and ABS 2011-2012 data
- Qld Government Statistician's Office population projections over a 25year period

1.3. LOCAL AND COMMUNITY CONTEXT

1.3.1. Local Context

All four of the sport and recreation precincts are located within the contiguous urban area 10km radius of the Brisbane CBD. Generally, this area over recent years has experienced significant development activity, coupled with high and increasing numbers of families living in apartments, which is driving pressure on infrastructure including sport and recreation facilities. At the same time here is limited land availability for new or additional infrastructure. Consequently, the quality and efficient use of sport and recreation infrastructure in this context is of high importance.

A brief description of the local context around each of the precincts is provided below.

Enoggera Memorial Park

- The park is located approximately 7km from the Brisbane CBD;
- There is significant infill housing development occurring in the area particularly in areas zoned for low-medium residential purposes;
- A proposal has been lodged with Brisbane City Council for 85 terrace houses and 54 vacant house lots to the north of the site on the opposite side of Kedron Brook. An area of open space (1.3ha) is incorporated in the proposal, which will be available for broader public use (i.e. not common property for use by residents of the development only);
- The Gallipoli Barracks Enoggera fuels housing demand locally with Australian Defence Force personnel preferring to live in close proximity to the barracks and with Defence Housing Australia projects occurring in the local area. Mitchelton State School currently has over a fifth of pupils from defence families;
- Kedron Brook and the Kedron Brook bikeway are located directly to the north of the site; and
- Hillbrook Anglican School directly adjoins the park. The school is one of the park lessees.

Cubberla Creek Reserve and Kingfisher Park

- These parks are located within 10km of the Brisbane CBD;
- As major activity centres, both Indooroopilly and Toowong provide significant services such as health, education, cultural and recreation to the surrounding area;
- Much of the surrounding area is earmarked for medium to high density development both through the current SEQ Regional Plan and Brisbane City Council's planning scheme. Accordingly, population in the area is expected to grow significantly over the next 10 years; and
- The University of Queensland (UQ) is within close proximity to the park – approximately 1km from Kingfisher Park and 3km from Cubberla Creek Reserve. The UQ Football Club (UQFC) is a lessee of both parks.

Keperra Picnic Ground

- Keperra Picnic Ground is located within 10km of the Brisbane CBD directly north of Hanson Quarries at Ferny Grove;
- Cedar Creek traverses the north western corner of the site and adjoins Kedron Brook to the north;
- The park is located on the edge of the BCC LGA boundary and proximate to a number of reserves and elevated land to the north and west (including Samford Conservation Park, Mount Nebo, Enoggera Reservoir); and
- This park is also located near the Enoggera Army Barracks (approximately 5km), which fuels housing demand in the local area.

1.3.2. Community Profiles

Profiles of the community within the residential catchment surrounding each precinct is provided below. Understanding the characteristics of the community and how this is changing over time provides a useful insight into the potential demand for sport and recreation infrastructure within the local area.

The residential catchment areas are based on the ABS 2016 Census of Population and Housing and defined by the SA2 boundary within which the precinct is located as well as adjoining SA2s. Data was extracted from Brisbane City Council's Brisbane Community Profiles¹⁹ and is summarised in Table 1 at the end of this section.

Enoggera Memorial Park Catchment

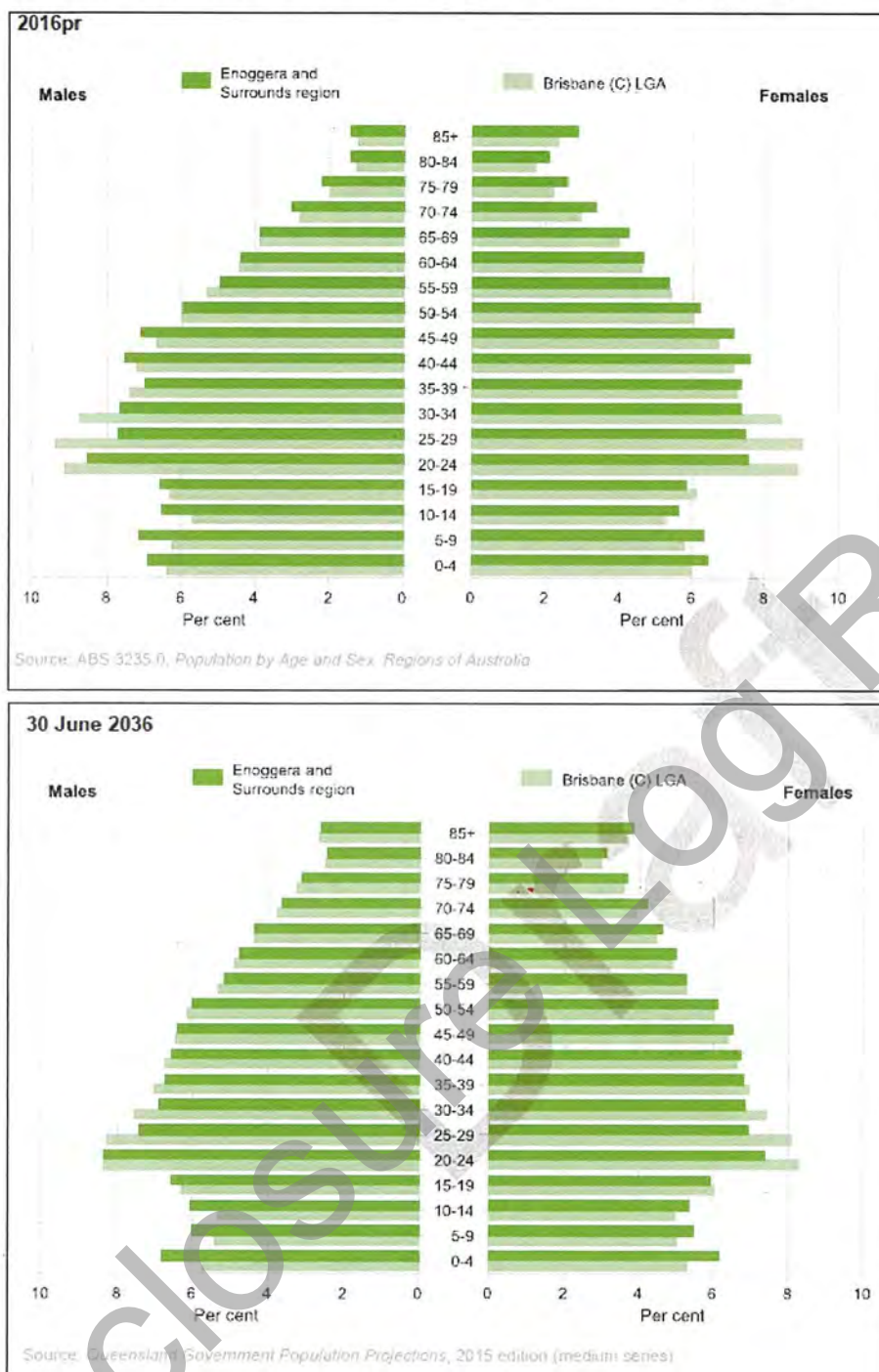
In 2016, the Enoggera Memorial Park catchment consisted of 84,837 residents²⁰ which included people living in the suburbs of Alderley, Ashgrove, Enoggera, Everton Park, Keperra, Mitchelton, Stafford, Stafford Heights and the Gap. This number is expected to increase by over 8,000 people over a 20-year period to reach 93,534 persons by 2036.

The population pyramids below illustrate the current and forecast age and gender profile of the area at 2016 and 2036. The profile shows that over the 20 period the population is expected to age with an evening out of residents in older age brackets (Figure 2).

¹⁹ Queensland Governments Statistician's Office (2018) Brisbane Community Profiles, Queensland Treasury.

²⁰ Based on Place of Usual Residence

Figure 2 – Population Pyramids for the Enoggera Catchment, 2016 and 2036



Age Profile:

- In 2016 the median age was 35.9 years, which was higher than the median age for the Brisbane Local Government Area (LGA) at 34.5 years; and
- The proportion of the population aged over 65 years was 13.6%, which was slightly higher than Brisbane LGA at 12.2%.

Cultural Background:

- Approximately 1.7% of the population identified as being Aboriginal and/or Torres Strait Islander, which is slightly higher than for the Brisbane LGA at 1.5%;
- Approximately 19.1% of the population was born overseas which included 9.5% from Non-English Speaking countries, which was lower than the Brisbane LGA (30.6% and 20.6% respectively) ; and
- A total 9.5% of the population spoke a language other than English, which included 1.1% who did not speak English well or not at all, which was significantly lower than for the Brisbane LGA at 22.4% and 3.6% respectively.

Family Structure

- The percentage of families (couples with children and single parent families) was 61.8%, which was comparable to the Brisbane LGA at 59.9%.

Community Infrastructure

- In 2016, 23.2% of the population undertook voluntary work, which was higher than for the Brisbane LGA at 20.4%; and
- There was a total of 29 schools (public and private) within the Enoggera Memorial Park catchment area.

Housing:

- Approximately 32.6% of the population rented, which was less than for the Brisbane LGA at 36.9%;
- There were higher proportion of homeowners (29%) than for the Brisbane LGA (26.5%); and
- The percentage of persons who had a different address 5 years ago was 42.4%, which was slightly less than for the Brisbane LGA at 46.9%.

Economy

- The population had slightly higher median family income compared to Brisbane (at \$115,942 and \$108,732 respectively);
- The unemployment rate was 6.9% compared with 5.6% for the Brisbane LGA; and
- The top employing industries for this area were professionals, scientific and technical services, health care and social assistance, education and public administration.

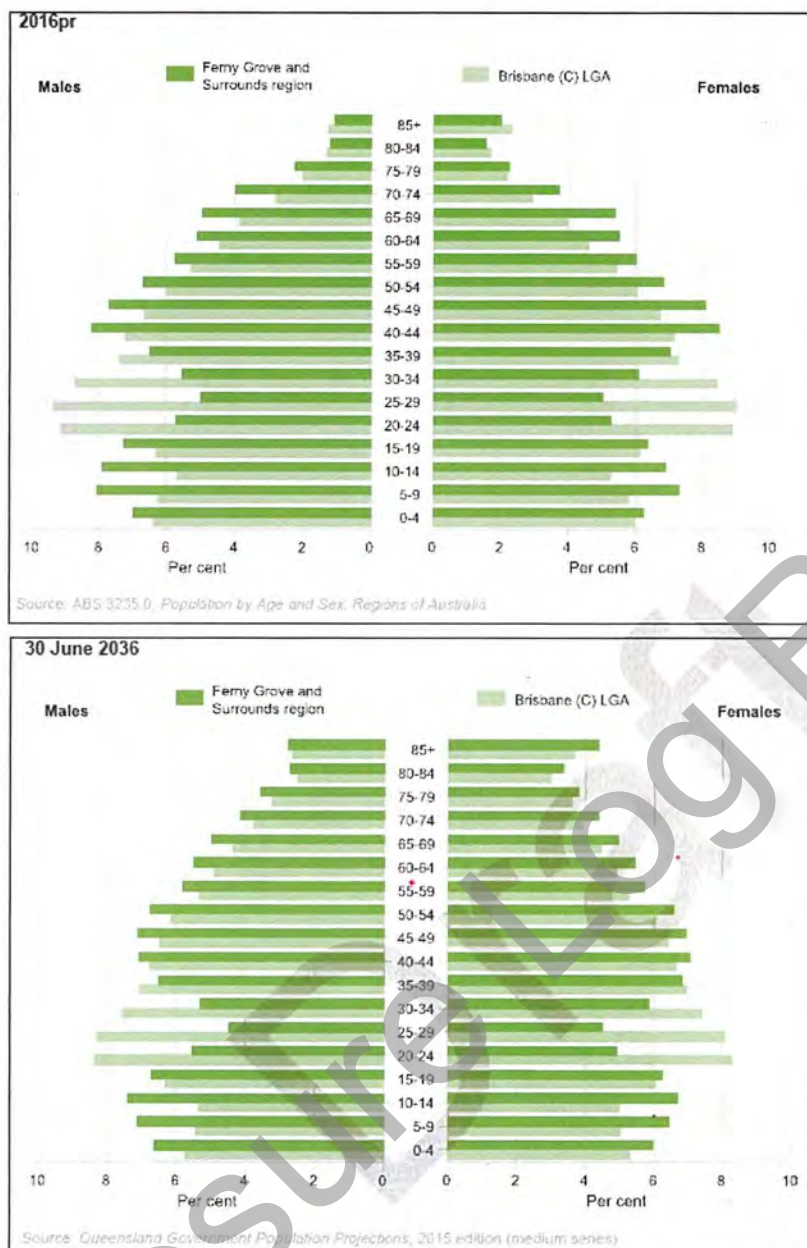
Kepperra Picnic Ground Catchment

In 2016, the Kepperra Picnic Ground Park catchment consisted of 71,235 residents²¹ which included people living in the suburbs of Enoggera Reservoir, Kepperra, Samford Valley, The Gap, The Hills District, Upper Kedron and Ferny Grove. This number is expected to increase by over 4,000 people over a 20-year period to reach 75,414 persons by 2036.

The population pyramids below illustrate the current and forecast age and gender profile of the area at 2016 and 2036. The profile shows that over the 20 period the population is expected to age, however, there will continue to be comparatively lower proportions of residents in the family formation years (i.e. the 20-39 years age brackets) compared with the Brisbane LGA (Figure 3).

²¹ Based on Place of Usual Residence

Figure 3 – Population Pyramids for the Keperra Catchment, 2016 and 2036



Age Profile:

- In 2016 the median age was 38.9 years, which was higher than the median age for the Brisbane Local Government Area (LGA) at 34.5 years; and
- The proportion of the population aged over 65 years was 14.2%, which was slightly higher than Brisbane LGA at 12.2%.

Cultural Background

- Approximately 1.4% of the population identified as being Aboriginal and/or Torres Strait Islander, which is slightly higher than for the Brisbane LGA at 1.5%;
- Approximately 18.7% of the population was born overseas which included 7.2% from Non-English Speaking countries, which was lower than the Brisbane LGA (30.6% and 20.6% respectively); and
- A total 7% of the population spoke a language other than English, which included 0.7% who did not speak English well or not at all, which was significantly lower than for the Brisbane LGA at 22.4% and 3.6% respectively.

Family Structure

- The percentage of families (couples with children and single parent families) was 63.8%, which was slightly higher than the Brisbane LGA at 59.9%.

Community Infrastructure

- In 2016, 25.1% of the population undertook voluntary work, which was higher than for the Brisbane LGA at 20.4%; and
- There was a total of 17 schools (public and private) within the catchment.

Housing

- Approximately 34.2% of the population rented, which was less than for the Brisbane LGA at 36.9%;
- There were higher proportion of homeowners (34.2%) than for the Brisbane LGA (26.5%); and
- The percentage of persons who had a different address 5 years ago was 35.3%, which was significantly less than for the Brisbane LGA at 46.9%.

Economy

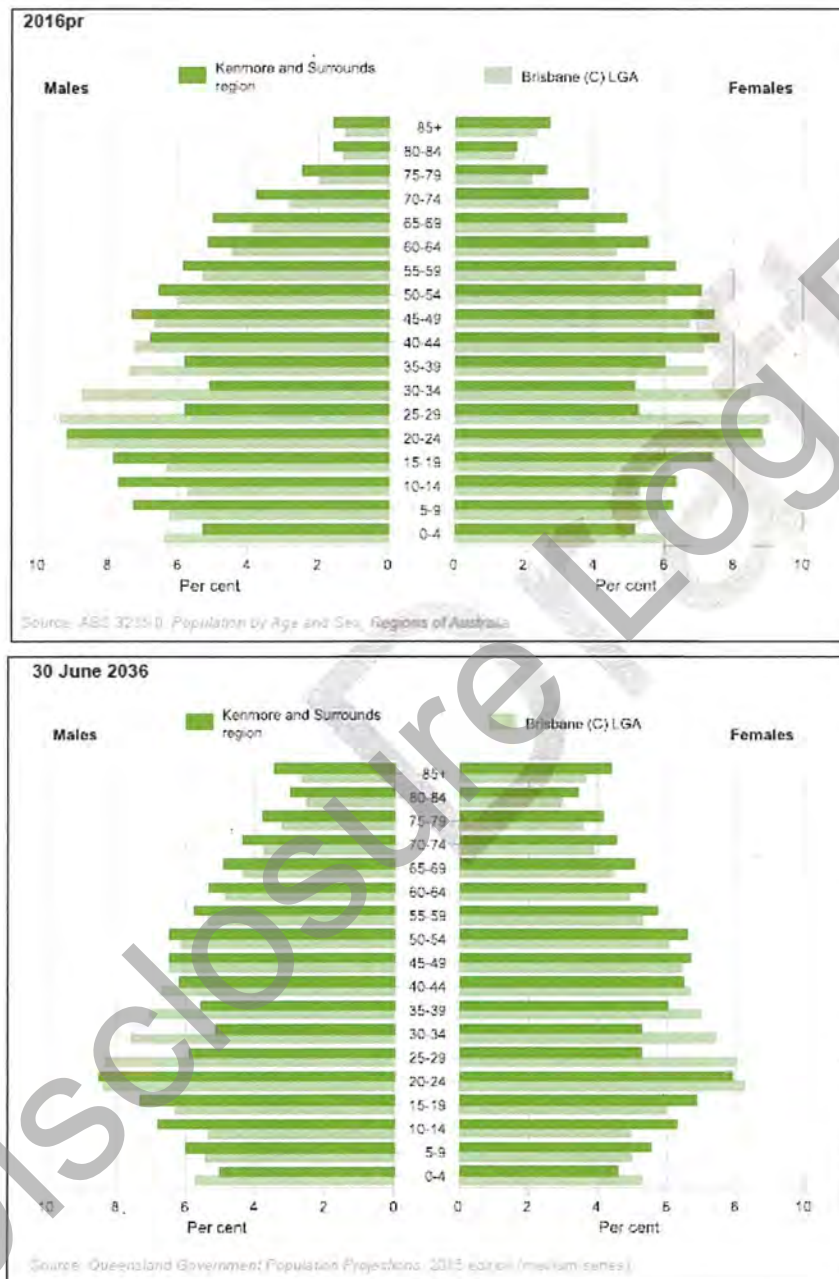
- The population had slightly higher median family income compared to Brisbane (at \$115,844 and \$108,732 respectively);
- The unemployment rate was 5.0% compared with 5.6% for the Brisbane LGA; and
- The top employing industries for this area were professionals, scientific and technical services, health care and social assistance, education and public administration.

Cubberla Creek Reserve and Kingfisher Park Catchment

In 2016, the Cubberla Creek Reserve and Kingfisher Park catchment consisted of 49,679 residents²² which included people living in the suburbs of Brookfield, Kenmore Hills, Chapel Hill, Fig Tree Pocket, Indooroopilly, Kenmore, Pinjarra Hills and Pullenvale. This number is expected to increase by over 4,600 people over a 20-year period to reach 54,363 persons by 2036.

The population pyramids below illustrate the current and forecast age and gender profile of the area at 2016 and 2036. The profile shows that over the 20 period the population is expected to age, however, there will continue to be comparatively lower proportions of residents in the family formation years (i.e. the 24-44 year age brackets) compared with the Brisbane LGA (Figure 4).

Figure 4 – Population Pyramids for Cubberla Creek Reserve and Kingfisher Park Catchment, 2016 and 2036



²² Based on Place of Usual Residence

Age Profile:

- In 2016 the median age was 38.3 years, which was higher than the median age for the Brisbane Local Government Area (LGA) at 34.5 years; and
- The proportion of the population aged over 65 years was 15.1%, which was slightly higher than Brisbane LGA at 12.2%.

Cultural Background

- Approximately 0.4% of the population identified as being Aboriginal and/or Torres Strait Islander, which was slightly higher than for the Brisbane LGA at 1.5%;
- Approximately 32.8% of the population was born overseas which included 18.4% from Non-English Speaking countries, which was similar to the Brisbane LGA (30.6% and 20.6% respectively); and
- A total 18.3% of the population spoke a language other than English, which included 1.9% who did not speak English well or not at all, which was similar to the Brisbane LGA at 22.4% and 3.6% respectively.

Family Structure

- The percentage of families (couples with children and single parent families) was 63.2%, which was comparable to the Brisbane LGA at 59.9%.

Community Infrastructure:

- 26.9% of the people in this area undertake voluntary work which is higher than the Brisbane LGA average of 20.4%;
- The Keperra and Surrounding Area has 18 schools;
- In 2016, 26.9% of the population undertook voluntary work, which was higher than for the Brisbane LGA at 20.4%; and
- There was a total of 18 schools (public and private) within the Cubberla Creek Reserve and Kingfisher Park catchment area. -

Housing:

- Approximately 22.9% of the population rented, which was less than for the Brisbane LGA at 36.9%;
- There were higher proportion of homeowners (37.5%) than for the Brisbane LGA (26.5%); and
- The percentage of persons who had a different address 5 years ago was 42%, which was slightly lower than for the Brisbane LGA at 46.9%.

Economy:

- The population had a substantially higher median family income compared to Brisbane (at \$132,971 and \$108,732 respectively);
- The unemployment rate was considerable lower at 4.1% compared with 5.6% for the Brisbane LGA; and
- The top employing industries for this area were professional, scientific and technical services, health care and social assistance, preschool/school education and tertiary education.

Table 5 – Key Demographic Characteristics for Precinct Catchments (2016)

	Enoggera Memorial Park – Surrounds	Keperra Picnic Ground Park – Surrounds	Cubberla Creek Reserve and Kingfisher Park – Surrounds	Brisbane LGA
Resident Profile				
Number of Residents (2016)	84, 837	71, 235	49,679	1,184,215
Median age (years)	35.9	38.9	38.3	34.5
Cultural Backgrounds				
Aboriginal and Torres Strait Islander (%)	1.7	1.4	0.4	1.5
Born in Non-English Speaking Backgrounds (%)	9.5	7.2	18.4	20.6
Family Composition				
Couple Family, No Children (%)	36.2	35.2	35.1	37.8
Couple Family, With Children (%)	46.3	50.9	52.3	45.7
One Parent Family (%)	15.5	12.9	10.9	14.2
Dwelling Type				
Separate House (%)	77.7	93.0	83.3	67.4
Semi-Detached Dwelling (%)	8.1	5.0	4.8	10.4
Apartment (%)	13.6	1.9	11.5	21.3
Dwelling Tenure				
Fully Owned (%)	29.0	34.2	37.5	26.5
Being Purchased (%)	35.2	45.4	37	33.3
Rented (%)	32.6	17.6	22.9	36.9
Access to Motor Vehicle				
No Motor Vehicles (%)	7.2	3.0	5.0	8.1
SEIFA Index – Relative Socio-Economic Disadvantage				

	Enoggera Memorial Park – Surrounds	Keperra Picnic Ground Park – Surrounds	Cubberla Creek Reserve and Kingfisher Park – Surrounds	Brisbane LGA
Most Disadvantaged Quintile	4.5	2.0	0.0	6.6
Least Disadvantaged Quintile	51.0	70.9	85.9	40.4
Incomes				
Annual Median Personal Income (\$)	43,914	42,121	42,652	40,040
Annual Median Family Income (\$)	115,942	115,844	132,971	108,732
Population Projections				
Projected Population (2026)	91,554	73,236	52,303	1,305,187
Projected Population (2036) ²³	93,534	75,414	54,363	1,433,675

1.4. EXISTING NETWORK

To understand the overall picture of demand for sporting and recreation infrastructure, it is necessary to examine the broader network of provision within which the sport and recreation precincts are situated. This includes both the quantum of land available for sport and recreation purposes, as well as the quality of the spaces (e.g. the hierarchy provision, embellishments, quality of playing fields and built infrastructure, accessibility etc.).

In relation to the overall quantity of land available for sporting and recreation purposes, it is understood from consultation with Council planning offices that areas to the north of Brisbane River have an adequate supply in terms of the overall quantum of space, and that investment in additional land will be focussed to the south of the river in the immediate term. In relation to the provision of play spaces, an analysis of district and metropolitan playgrounds conducted by Council planning officers has indicated there are gaps in the provision across all of the precincts, however, the precincts are considered unsuitable for the provision of district and metropolitan playgrounds due to space and other requirements (e.g. parking).

Schools are playing an increasingly important role in both the demand for, and supply of, sport and recreation infrastructure due to an increasing focus on shared use of public school infrastructure. Government support for community use of school infrastructure (including sport and recreation facilities) in Queensland is established under the *State Infrastructure Plan*²³, *Community Use of School Facilities Procedure*²⁴ and the recently established Community Hubs and Partnerships program. Furthermore, with high levels of population growth and the resultant increase in pressure on public schools in urban areas,

²³ DILGP (2016), *State Infrastructure Plan*, Available online:
<http://www.dilgp.qld.gov.au/infrastructure/state-infrastructure-plan.html>

²⁴ Department of Education and Training (2017), *Community Use of School Facilities*, Available online:
<http://ppr.det.qld.gov.au/corp/infrastructure/facilities/Procedure%20Attachments/community-use-of-school-facilities/community-use-of-school-facilities.pdf>

school communities are increasingly looking to utilise Council's sporting and recreation spaces, particularly north of Brisbane River.

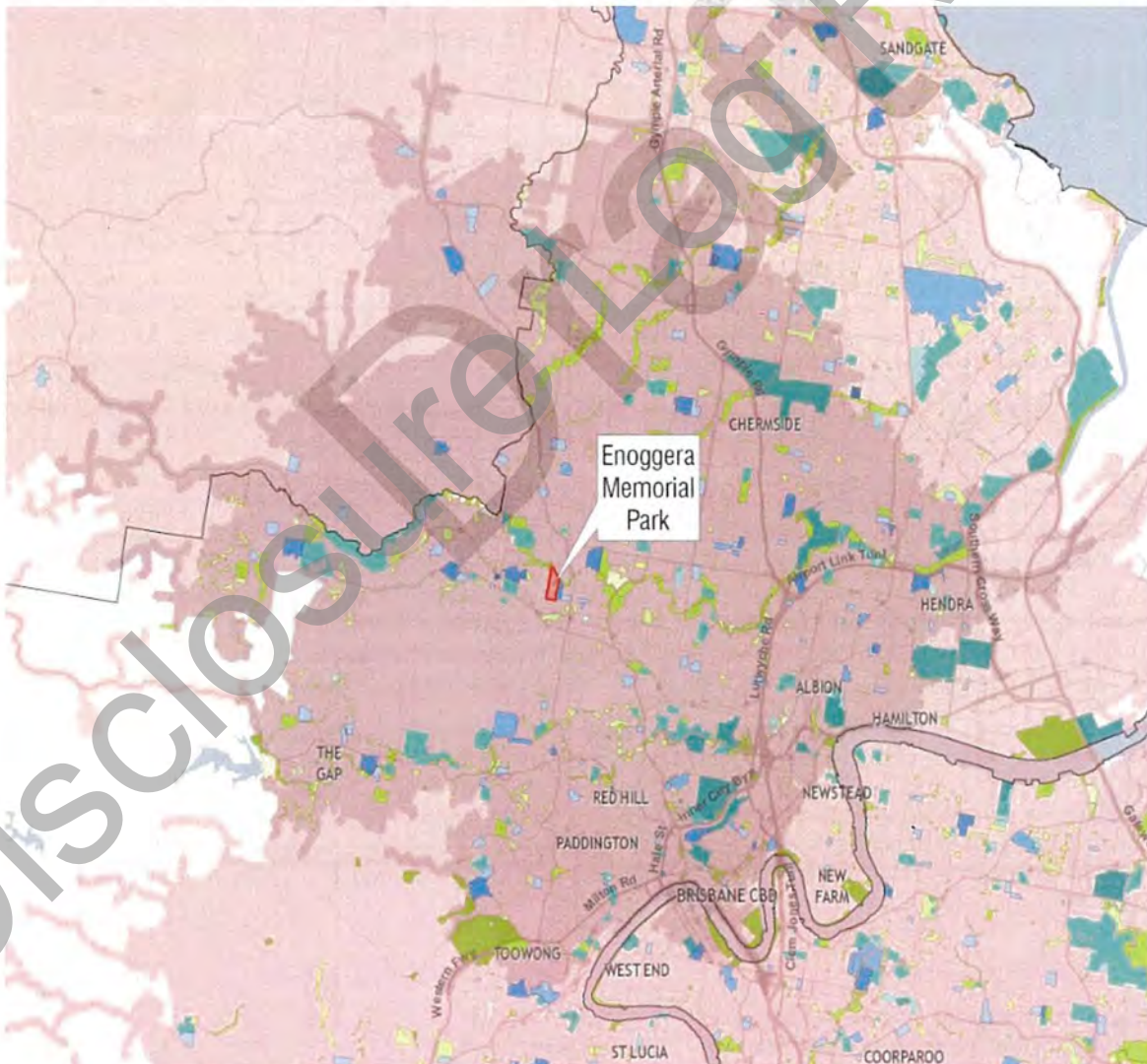
Maps of the Brisbane LGA showing existing land zoned for sport and recreation and open space purposes (local, district and metropolitan) is provided at Appendix A. The maps include all public primary and secondary schools and a 15-minute and 30-minute drive time catchment surrounding each sport and recreation precinct.

1.4.1. Enoggera Memorial Park

The map provided at Figure 5 shows:

- All land zoned for sport and recreation purposes (local, district and metropolitan) and open space purposes (local, district and metropolitan);
- primary and secondary school sites (public and private); and
- The area surrounding Enoggera Memorial Park that is accessible within a 15-minute and 30-minute drive time.

Figure 5 – Network of Provision, Enoggera Memorial Park



The map shows a cluster of open space zoned land immediately to the north and north west of Enoggera Memorial Park, which follow Kedron Brook and primarily facilitate walking and cycling. The larger parcels zoned for sport and recreation to the west predominantly support cricket and football. At the north west corner of the map at the edge of the Council boundary is the Keperra Country Golf Club. Various football, netball and athletics fields are located to the north, bordering Kedron Brook. Directly to the east consists of reserves, dog parks and playgrounds.

Within approximately 3km of Enoggera Memorial Park are the following facilities:

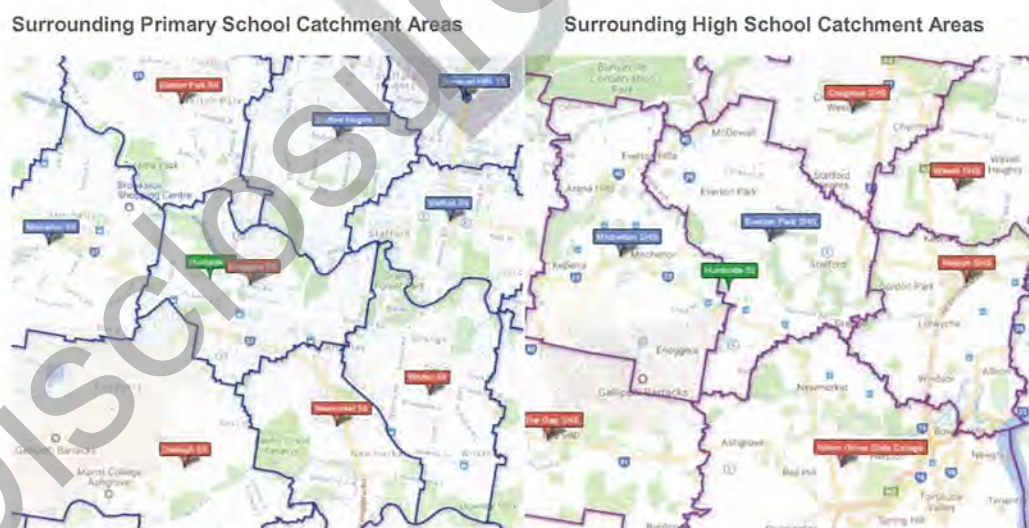
- Keperra Dog Park;
- Heiner Park North (cricket pitch);
- McKell Oval (AFL);
- Leslie Patrick Park (AFL and little athletics);
- Arana Netball Club;
- Teralba Park (Mitchelton Football Club, a playground, Everton Park Scout Group and Mitchelton Pony Club);
- Ferguson Park (picnic areas);
- Korea Park (Kinnen St Playground; and
- Newmarket Dog Park.

Compared with the other precincts, the areas surrounding Enoggera Memorial Park have a high level of provision of sport and recreation facilities and fewer areas zoned for open space purposes.

Figure 6 identifies schools in the surrounding catchments that are operating under Enrolment Management Plans (EMPs), which are required when a school is nearing enrolment capacity. Enrolment Management Plans place restrictions on out-of-catchment enrolments. The majority of public schools to the south and east are operating under EMPs.

Urbis understands from previous work that the EPSHS is being addressed as an underperforming asset and that funds have been secured for investment in the school. Hillbrook Anglican School is located adjacent to Enoggera Memorial Park on the eastern side and is a park lessee.

Figure 6 – Public Schools with EMPs Surrounding Enoggera Memorial Park

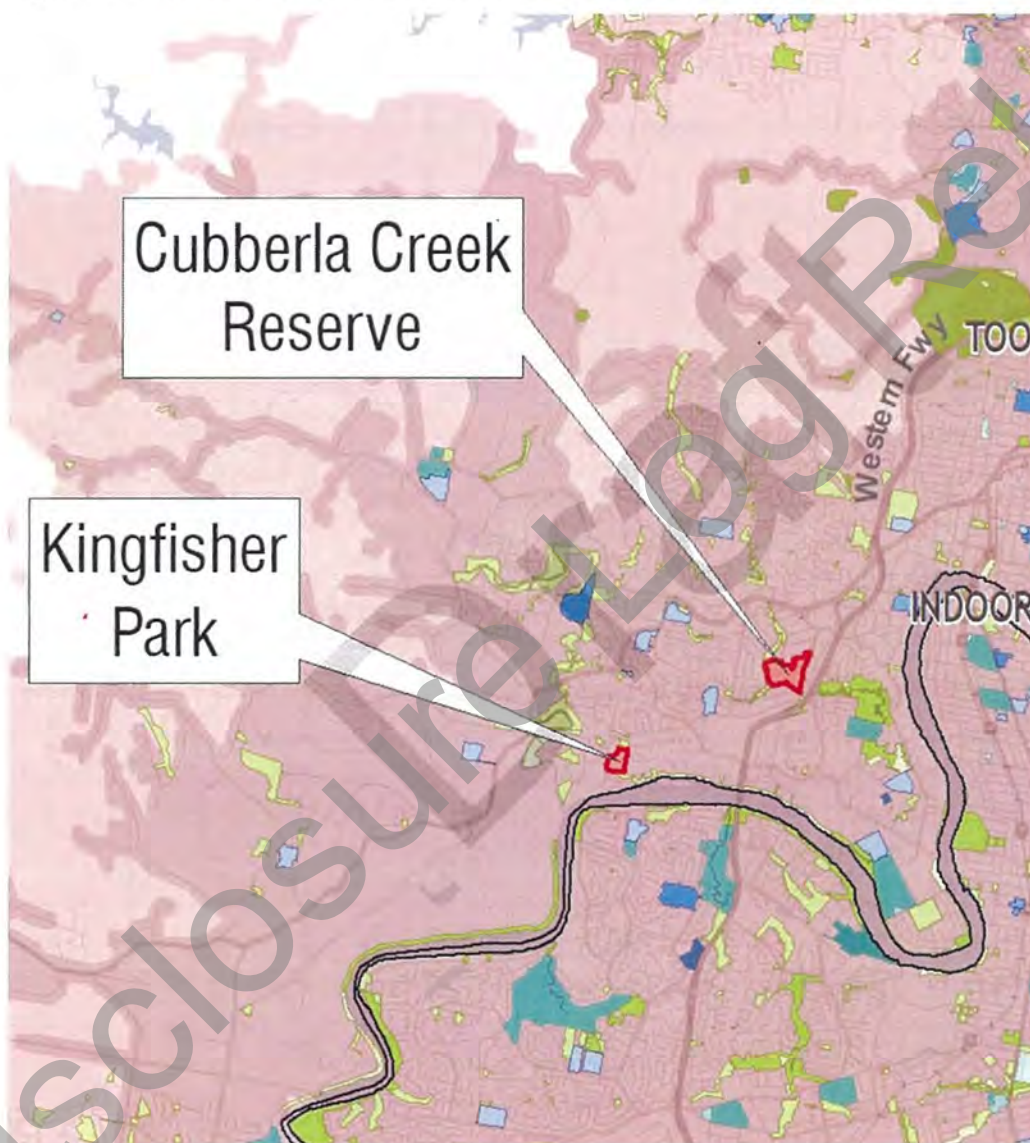


1.4.2. Cubberla Creek Reserve and Kingfisher Park

The map provided at Figure 7 shows:

- All land zoned for sport and recreation purposes (local, district and metropolitan) and open space purposes (local, district and metropolitan);
- Primary and secondary school sites (public and private); and
- The area surrounding Cubberla Creek Reserve and Kingfisher Park that is accessible within a 15-minute and 30-minute drive time.

Figure 7 – Network of Provision, Cubberla Creek Reserve and Kingfisher Park



Much of the land identified on the above map surrounding the Cubberla Creek Reserve and Kingfisher Park is zoned for open spaces purposes and many are reserves. Some provide small picnic areas with walking trails. Brisbane Botanic Gardens Mt Coot-tha is located to the north and Indooroopilly Golf Club to the east. Various parks are located to the north east, which mainly provide football, athletics, playground facilities and general recreation areas. Directly south east is the Lone Pine Koala Sanctuary, Fig Tree Pocket Equestrian Centre and small parks with playground and picnic facilities. The Centenary Highway provides access to the south of the Brisbane River which is less than 2km from Cubberla Creek Reserve. Of note is the Jindalee Golf Club and Jindalee Football Club which are the largest areas of sporting and recreation infrastructure on this side of the river.

Within approximately 3km of Cubberla Creek Reserve and Kingfisher Park are the following facilities:

- Boyd Terrace Park/Creelside Street Park/ Tuckett Street Park (picnic grounds and cricket pitch);
- Dumbarton Drive Park (open space);
- Moggill Road Park (open space);
- Rafting Ground Reserve (picnic grounds and playground);
- Scenic Road Park (open space);
- Sunset Road Park (open space);
- Cicada Park (playground and walking trail);
- Rainbow Forest Park/Jesmond/Jesmond Road Park/Cliveden Park (walking trails, picnic areas and playground);
- Sanctuary Place Park (open space);
- Cubberla Street Park (open space); and
- Moore Park (cricket club).

Figure 8 identifies schools in the surrounding catchments that are operating under Enrolment Management Plans (EMPs), which are required when a school is nearing enrolment capacity. Enrolment Management Plans place restrictions on out-of-catchment enrolments. As the figure shows, all of the public schools in the surrounding catchments are operating under EMPs.

Ambrose Treacy College at Indooroopilly is a Catholic College for boys from Years 4 – 12. The school's cricket club leases land at Cubberla Creek Reserve.

Figure 8 – Public Schools with EMPs Surrounding Cubberla Creek Reserve and Kingfisher Park

Cubberla Creek Reserve

Surrounding Primary School Catchment Areas



Surrounding High School Catchment Areas



Kingfisher Park

Surrounding Primary School Catchment Areas



Surrounding High School Catchment Areas

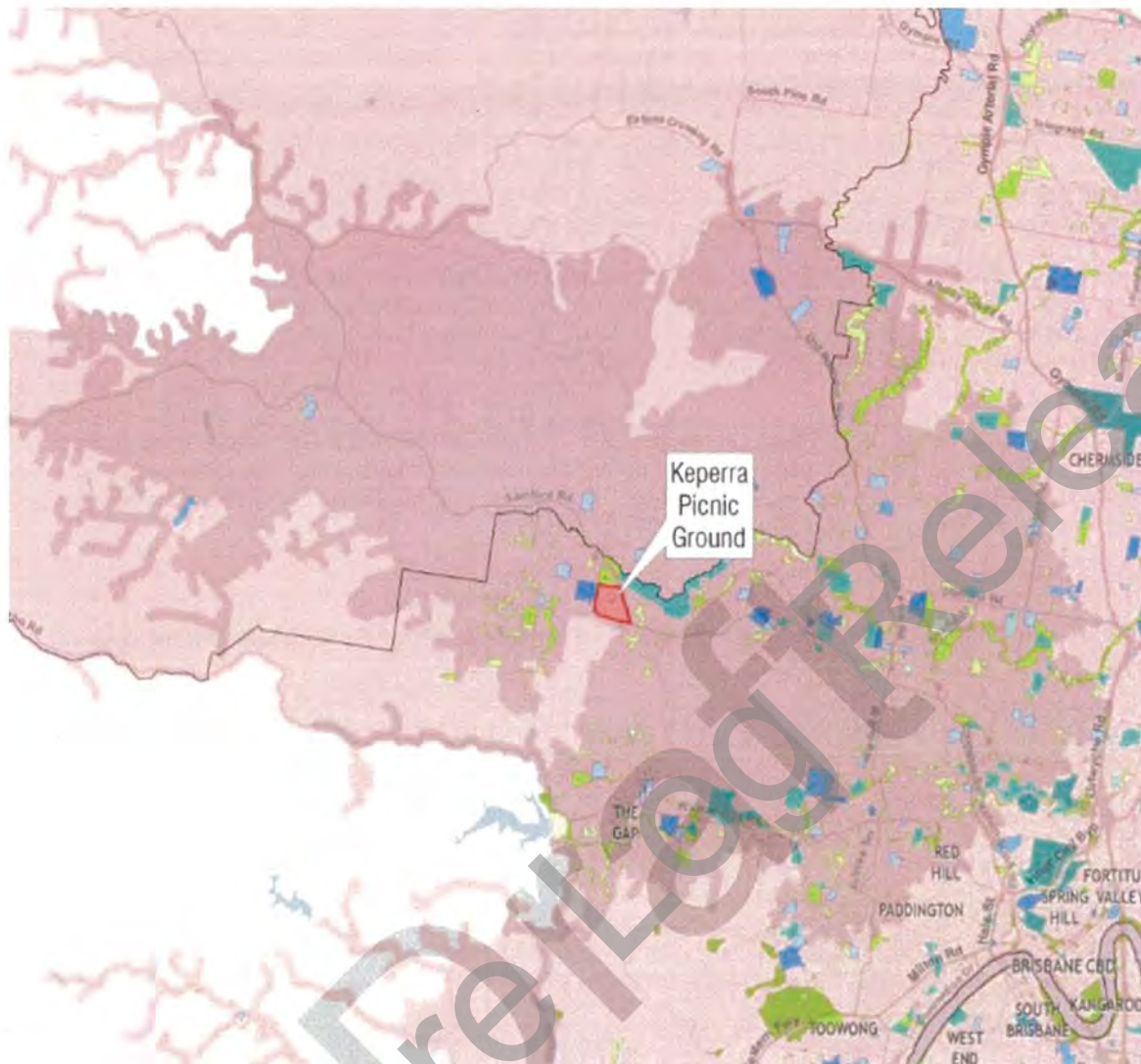


1.4.3. Keperra Picnic Ground Park

The map provided at Figure 9 shows:

- All land zoned for sport and recreation purposes (local, district and metropolitan) and open space purposes (local, district and metropolitan);
- Primary and secondary school sites (public and private); and
- The area surrounding Keperra Picnic Ground Park that is accessible within a 15-minute and 30-minute drive time.

Figure 9 – Network of Provision, Keperra Picnic Grounds



To the west of Keperra Picnic Ground is predominantly smaller spaces of land zoned for open space purposes. These spaces are mostly linear with some following creeks (such as Cedar Creek) and most accommodate walking paths. To the north east is the Keperra Country Golf club. Large conservation parks, the Bunyaville Conservation Park and the Samford Conservation Park, are located to the north and north west.

A clustered network of various football, netball and athletics fields are located to the north east, which loosely follow the alignment of Kedron Brook. To the south, on the other side of Enoggera Army Barracks and the Hanson Quarry, are predominantly smaller land parcels of open space including various reserves, playgrounds, parks. The Ashgrove Golf Course and Ashgrove Sports Ground are also located in this area.

Within approximately 3km of Cubberla Creek Reserve and Kingfisher Park are the following facilities:

- North - is the Arbor Street Park (BMX track, dog Park), network of open space and playgrounds along the Kedron Brook and the Keperra Country Golf Club;
- North east - Dash St Dog Park, Westside Grovely Football Club, Duggan Street Park (open space) and Jurayelba Place (playground);
- South - Kindilan Park (playground, reserve and basketball ring), Kings Park (playground), Bundara Park (playground), Keryn Place Park (basketball ring), Highgrove Court Park (open space), Badrick Park

- West - Julatten Place Park (playground, basketball ring, AFL), Trevallyn Place Park (playground), Highbury Place Park (reserve), Kingfisher Drive Park (playground), Pickering Place Park (open space), Inverness Street Park (playground), Ferndale Place Park (reserve), McKinnon Court Park (playground), Upper Kedron Recreation Reserve (dog off-leash area), Thomas Place Park (reserve), Selkirk Crescent park (playground and picnic tables), Melrose Place Park (reserve), Greenock Place Park (reserve and cleared open space), McGregor Way Park (natural drainage), McGinn Road Park (open space), Ancaster Road Park (reserve) and Leckmy Street Park (playground).

Figure 10 identifies schools in the surrounding catchments that are operating under Enrolment Management Plans (EMPs), which are required when a school is nearing enrolment capacity. Enrolment Management Plans place restrictions on out-of-catchment enrolments. As the figure shows, all of the public schools in the western surrounding catchments are operating under EMPs, including the Ferny Grove State High School which adjoins the western side of the site.

Surrounding Primary School Catchment Areas



It's important that the needs and aspirations of current users are understood and considered as part of this precinct planning approach. An initial phase in the engagement program for the current sport and recreation precinct plans involved administration of an online survey to each of the precinct lessees and sub-lessees. The survey responses provide preliminary insights into demand for sporting and recreation infrastructure across each of the precincts.

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Responses relating to current and future demand are summarised in the tables below (Table 5 to Table 7).

1.5.1. Enoggera Memorial Park

Table 6 – Summary of Survey Responses – Demand for Facilities at Enoggera Memorial Park

Club / Organisation	Membership Trend	Expressed Needs / Future Plans	Other Comments
Ashgrove Cricket Club	Sch4Pt4s7		
Everton District Sporting Club	Sch4Pt4s7		
Everton Park Junior Rugby Club	Sch4Pt4s7		
Mayne Tigers AFL	Sch4Pt4s7		

Club / Organisation	Membership Trend	Expressed Needs / Future Plans	Other Comments
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		Sch4Pt4s7	
Hillbrook Anglican School			
Scouts			

1.5.2. Cubberla Creek Reserve and Kingfisher Park

Table 7 – Summary of Survey Responses – Demand for Facilities at Cubberla Creek Reserve and Kingfisher Park

Club / Organisation	Membership Trend	Expressed Needs / Future Plans	Other Comments
---------------------	------------------	--------------------------------	----------------

Cubberla Creek Reserve

Kenmore Districts Rugby Club Inc.		Sch4Pt4s7	
Ambrose Treacy Cricket Club (sub-tenant)			

Club /
Organisation

Membership Trend

Expressed Needs / Future
Plans

Other Comments

Cubberla
Witton
Catchment
Group

Kenmore
Cricket Club

Kenmore
District AFL

UQ Football
Club

Sch4Pt4s7

Club / Organisation	Membership Trend	Expressed Needs / Future Plans	Other Comments
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South Sharks Masters AFL	Sch4Pt4s7		
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Kingfisher Park

UQ Football Club	Sch4Pt4s7		
Kenmore Baptist Football Club			

1.5.3. Keperra Picnic Ground Park

The following table indicates the responses of the lessees for the Keperra Picnic Ground Park

Table 8 – Summary of Survey Responses – Demand for Facilities at Keperra Picnic Ground Park

Club / Organisation	Membership Trend	Expressed Needs	Other Comments
---------------------	------------------	-----------------	----------------

Arana Ascot Junior Women's Hockey Club	Sch4Pt4s7		
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Club /
Organisation

Membership Trend

Expressed Needs

Other Comments

Arana Contract
Bridge Club

Brisbane
Tramway
Museum

Ferny Districts
Cricket Club

Ferny Grove and
Districts Junior
AFL

Sch4Pt4s7

Club / Organisation	Membership Trend	Expressed Needs	Other Comments
Ferny Grove Bowls Sports and Community Club			
Phoenix Netball Club			

1.6. SUMMARY OF KEY INSIGHTS

This report has provided a preliminary and high level assessment of sport and recreation infrastructure needs relevant to Enoggera Memorial Park, Cubberla Creek Reserve, Kingfisher Park and Keperra Picnic Ground Park. Key findings identified in this assessment are summarised as follows:

Overall Supply

- Consultation with Brisbane City Council planning officers has indicated that the overall quantum of sport and recreation and open space zoned land in the northern part of Brisbane is considered adequate based on Council's standard rates of provision; and
- The location of the sport and recreation precincts (i.e. highly urbanised contexts within 10km of the Brisbane CBD) combined with high levels of population growth and associated development pressures, suggests the quality of the sport and recreation offer; opportunities for shared use; and strategies to facilitate efficient use of space will be of primary importance in order to optimise use and respond to community demand.

Demographic Trends

- All of the precincts are projected to experience high levels of residential population growth within the surrounding district catchment. The greatest increase in population is expected within the Enoggera Memorial Park catchment;
- The national demographic trend of an ageing population is evident at the district level and will have an impact on the precincts in terms of needing to ensure facilities are designed to be accessible and inclusive for older people and persons with a disability; and
- Many public schools across the precincts are actively managing their enrolments through Enrolment Management Plans. The Department of Education is currently undertaking a series of master plans for schools within the inner 5km of the CBD to better understand current and future demand for education infrastructure and meet projected growth in student numbers. Schools are active users and/or lessees of the sport and recreation precincts.

Local Supply and Demand

- All sporting clubs within the precincts report increasing demand (i.e. membership) with the exception of Kenmore District AFL; Kenmore Bears Football Club; and Ferny Grove Bowls Sports and Community Club. With the exception of the bowls club, stagnant or decreasing membership was reportedly related to the quality of existing facilities and/or increasing membership costs stemming from high cost of maintenance (according to lessee surveys);
- There is an identified gap in the provision of district or metropolitan play spaces for broader community use in each of the precincts, however, the precincts included in this study are assessed by Council as being unsuitable for higher order play facilities due to land size and other constraints (e.g. parking);
- Demand for upgraded or additional infrastructure to support current or new sport and recreation activities within each precinct will be primarily identified through further engagement with lessees and local communities; and
- Opportunities for community use of school infrastructure may exist subject to discussions with the relevant school principal, particularly for Enoggera Memorial Park and Keperra Picnic Ground Park.

Participation

- The most popular sport and recreation activities for adults and children in Queensland, based on the latest AusPlay survey data (2016-2017) is listed below. Although overall participation rates are expected to stabilise or decline for some activities, the real numbers of participants is expected to increase due to population growth; and
- For adults in particular, the highest rates of participation are in individualised sport and recreation (rather than team based sport provided through clubs / organisations).

The top activities are:

Adults – Top 15 Activities

Walking (recreational)*

Fitness/Gym

Swimming

Athletics, track and field

Cycling*

Bush walking

Football/soccer*

Children – Top 10 Activities

Swimming

Football/soccer*

Rugby league*

Tennis

Gymnastics

Athletics, track and field

Netball*

Adults – Top 15 Activities

Tennis
Yoga
Touch football*
Golf
Netball*
Pilates
Fishing (recreational)
Cricket*

Children – Top 10 Activities

Dancing (recreational)
Cricket*
Touch football*

Activities marked with an asterisks are currently present within one or more of the precincts.

Enoggera Memorial Park – Preliminary Needs

- Projected population growth to 2036 is expected to result in over 8,000 additional people residing in the district catchment (i.e. and increase to 93,534 persons by 2036). This is the greatest increase in population compared with the other precincts;
- Council's assessment has indicated that although this park is located within a metro play gap area, it is not considered suitable for provision of a metro level playground as there is not enough useable space available for a metro level play facility and all the required support facilities (e.g. car parking);
- Preliminary needs identified by precinct lessees include improvements to lighting and irrigation, particularly for oval 2; possible addition of a cricket wicket to oval 2; clubhouse and canteen upgrades; additional parking; expansion to accommodate growth in women's teams; and improvements to areas used by spectators;
- The cost of water, other utilities and maintenance costs is a major concern and financial strain on lessees; and
- Relationship between lessees and adjoining residents continues to be a source of conflict.

Cubberla Creek Reserve and Kingfisher Park – Preliminary Needs

- Projected population growth to 2036 is expected to result in over 4,600 additional people residing in the district catchment (i.e. and increase to 54,363 persons by 2036);
- Council's assessment has indicated that although Cubberla Creek Reserve and Kingfisher Park are both located within a district play gap area, it is not considered suitable for provision of a district level playground as there is not enough useable space available for a district level play facility and all the required support facilities (e.g. car parking);
- Preliminary needs identified by lessees of Cubberla Park include improvements to parking and access (including more parking); need for a new shared clubhouse; a need to protect greenspaces and revegetated areas from parking encroachment; more fields to accommodate demand for UQFC in particular; and improvements to lighting;
- Preliminary needs identified by lessees of Kingfisher Park include a need for improvements to playing surfaces, including irrigation; and improvements to lighting; and
- The cost of water, other utilities and maintenance costs is a major concern and financial strain on lessees.

Keperra Picnic Ground Park – Preliminary Needs

- Projected population growth to 2036 is expected to result in over 4,000 additional people residing in the district catchment (i.e. and increase to 75,414 persons by 2036);
- Council's assessment has indicated that although this park is located within a metro play gap area, it is not considered suitable for provision of a metro level playground as there is not enough useable space available for a metro level play facility and all the required support facilities (e.g. car parking);
- Improved accessibility is a high priority for this precinct on the basis that users of this park have varying levels of mobility (e.g. members of the Arana Contract Bridge Club) and the site's topography;
- Preliminary needs identified by precinct lessees include improvements to playing surfaces and lighting; club house upgrades; additional parking, improved access arrangements and more / better located parking for people with disabilities; expansion to accommodate growth in women's teams, such as addition of women's change rooms; shading and seating for spectator; and storage; and
- The cost of water, other utilities and maintenance costs is a major concern and financial strain on lessees.

Emerging Opportunities

- Opportunities exist to plan for sport and recreation precincts at the district level (rather than at the precinct level) to ensure these places:
 - Are optimised in terms of use (including day and night programs, weekend usage, and multiple uses where possible and appropriate);
 - Have facilities and amenities in place to support improved user experience by women, children, older people and people with a disability;
 - Consider ancillary functions which promote the long term sustainability and economic self-sufficiency of the lessees through utilisation of shared facilities, revenue opportunities and partnerships; and
 - Have a strong local identity and operate as a community hub to maximise social, health and wellbeing outcomes for communities.
- Although a number of sports with high national rates of participation are already accommodated to varying extents across the sport and recreation precincts (as per asterisks marked on list of top activities above), further investigations are required to assess if there is adequate space and specialised facilities to support growth within Brisbane metropolitan competitions (e.g. through the addition of teams);
- Subject to broader community consultation, there may be potential to cater for new and emerging sport and recreation activities within the precincts without having detrimental impacts on current users;
- Opportunities for coordinated approach to shared use of both Council and school facilities at the district level (i.e. community use of school facilities and school use of Council facilities) requires further examination. If implemented, this approach has the potential to expand the quantum and choice of local sporting and recreation infrastructure;
- To assist in managing community and stakeholder expectations regarding the level of change required to meeting future community need, Council should work with other providers to explore how future demand can be catered for off-site;
- Council's current model of sport and recreation provision could be reviewed with a view to identify an alternative approach and/or other strategies to support lessees with significant and increasing maintenance costs (such as water and electricity); and
- Current or potential future casual use of the sport and recreational precincts will need to be considered through the upcoming community engagement to ensure future lease arrangements and the precinct master plans do not impede broader community use, where possible and appropriate.

DISCLAIMER

This report is dated 8 May 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Brisbane City Council (**Instructing Party**) for the purpose of x (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

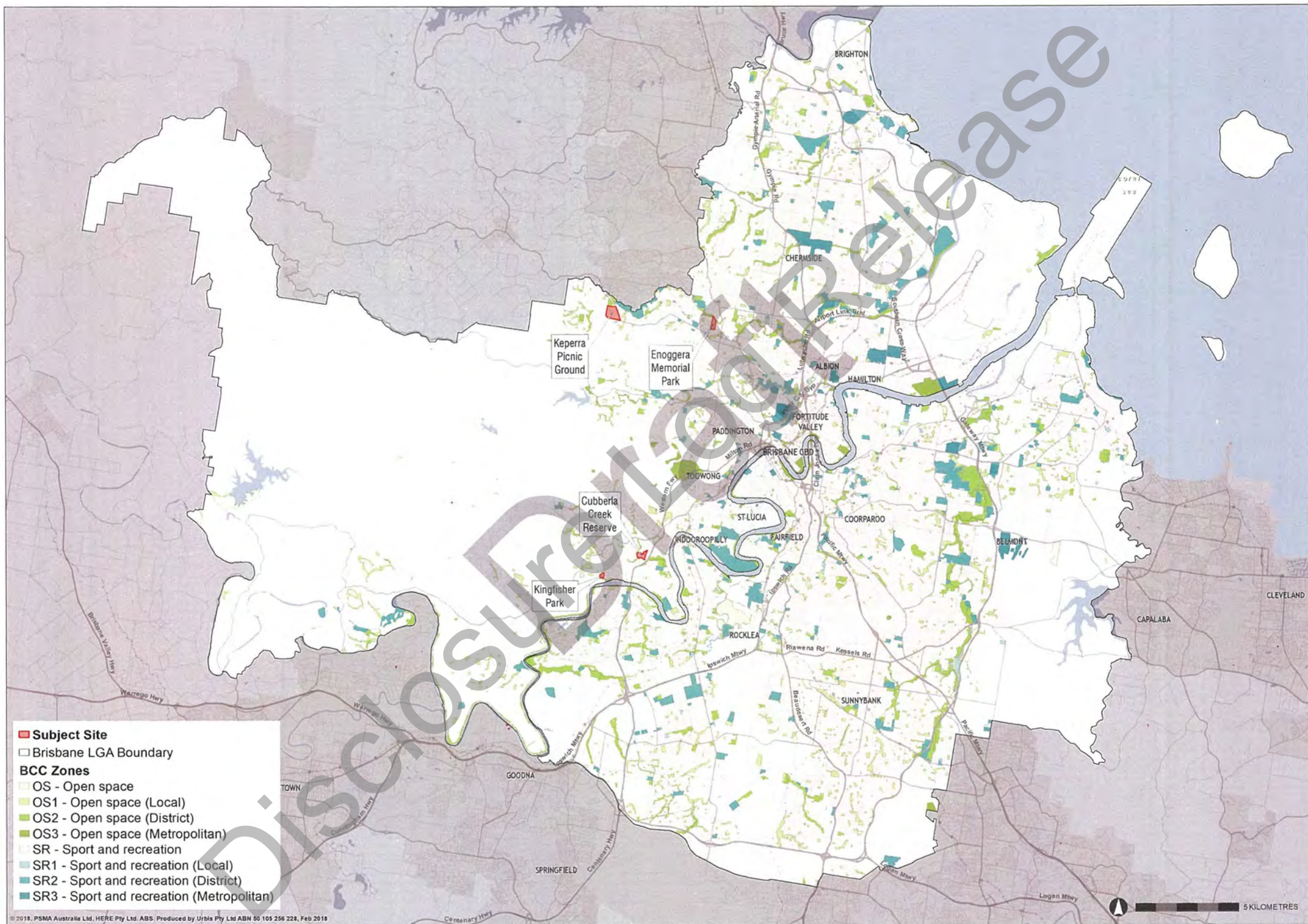
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

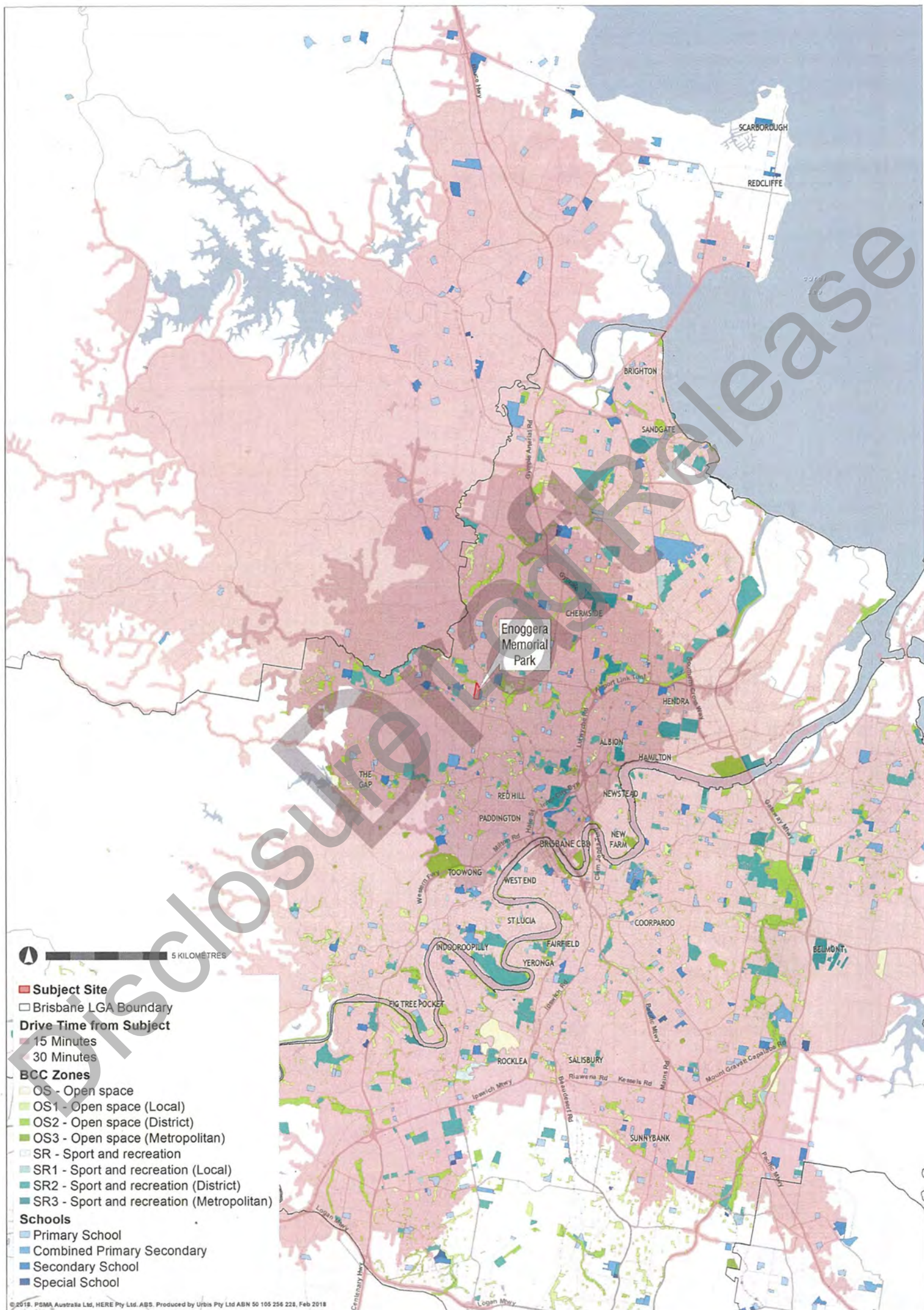
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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A MAPS OF EXISTING INFRASTRUCTURE NETWORK







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ENOGGERA MEMORIAL PARK SPORT AND RECREATION PRECINCT CONCEPT PLAN



LEGEND

SHORT TERM PROJECTS

- ① Investigate the potential for an informal (and/ or gated) extension to existing car park to relieve on-street parking on game days (ie. weekends)
- ② Improved erosion control on batter (control water run off from clubhouse building) and spectator experience through tiered seating
- ③ Improved spectator experience through additional shade either natural (trees) or built (shade sail over clubhouse deck). Possibility to include tiered seating on batter. Noted tree canopy must be clear of field.
- ④ Improved 3m pedestrian/cycle access to playground from car park
- ⑤ Proposed vegetation buffer to sensitive residential interface
- ⑥ Possibility for improved amenity ie. trees, seating etc.
- ⑦ Investigate current light LUX for field and determine need to upgrade ensuring residential amenity for neighbours
- ⑧ Install safety security lighting to car park and around clubhouse
- ⑨ Investigate additional change rooms for Everton Wolves

MEDIUM TERM PROJECTS

- ① Improved pedestrian and cycle connectivity across the entire site and access to central playground (3m path).
- ② Maintain informal pedestrian connectivity or possible alternative cycle connection
- ③ Resurface oval and install irrigation to allow continual and increased usage by AFL and cricket clubs
- ④ Install turf cricket pitch to facilitate the expansion of the Ashgrove Cricket Club, in particular the addition of junior cricket.
- ⑤ Upgrade club house canteen and improve/ expand facilities
- ⑥ Investigate the need for additional lighting to car park
- ⑦ Proposed drinking fountains
- ⑧ Investigate the potential for fitness equipment integrated with playground and shared pedestrian path

LONG TERM PROJECTS

- ① Provide cycle and pedestrian connections to Kedron Brook trail including bridging over Kedron Brook (3m path)
- ② Provide pedestrian connectivity to school fields over on north/ west corner and club house
- ①A Investigate an additional vehicle entrance and car parking (formal or informal) to access central oval. Permeable surface treatments should be considered
- Existing sports lighting



December 2019

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The recommendations contained in this Plan do not commit Council or tenants to their implementation, however the Plan does support Council and the community to seek grant funding and other investment opportunities

Dedicated to a better Brisbane