

PETRIE PARK TIARO WORKS PLAN

2012



Fraser Coast Regional Council
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INTRODUCTION

The purpose of the Petrie Park Works Plan is to provide a long term vision for capital expenditure and operational site management at Petrie Park, Tiaro. The plan will outline what the park should look like and how it should function into the future by establishing a clear direction and framework for ongoing improvement.

The objective is to provide a park that provides greater enjoyment for the park user while preserving the visual appeal and benefits derived from the park and of the natural surrounds.



Vandoorn Rd, the entrance to Petrie Park. A confusing assembly of signs detract from the amenity.

SITE ASSESSMENT

Petrie Park is located on Lot 202MCH5330 at the end of Vandoorn Rd, Tiaro. Tenure of the land is described as “Recreation Reserve” with the Fraser Coast Regional Council acting as trustee. A Land Management Plan for Petrie Park is currently in draft docs No.1961893.

Consultation with user groups and representative of the Tiaro community has occurred by way of informal site meetings and submitted correspondence to the Fraser Coast Regional Council. The provided comment identified a difference of

opinion between those that used the park as an overnight rest stop and those that were local to the area.

A Benchmark Park User survey, undertaken by Integrated Open Space Services in 2009 included Petrie Park within the parcel of parks surveyed. Of the 20 survey participants 16 were there to camp, 15 had known of the park through media, and had travelled an average of 215kms to the park. General comments from the participants included “ more bins spread out through the park, request for hot showers, improved servicing of rubbish removal, flatter campsites, better potable water services and establishing tracks within the campsite with gravel or bitumen.

Correspondence sent through to Council from Tiaro and District Landcare Group, in February and June 2010 listed the following concerns;

- “Litter left by overnight campers
- Discharging of grey water from motor homes into the river
- Open camp fires are destroying grass cover and resulting in the removal of wood from standing trees.
- An observed reduction of resident koala population
- Public facilities not available to day picnickers’
- Overuse of toilet facilities
- No enforcement of 48hr camping restrictions
- Boats, jet skis posing a threat to swimmers
- Polluted waters and associated health risks”



Evidence of spot camp fires and unsightly post and rail structures within Petrie Park.

A SWOT analysis of Petrie Park results in the following observations;

- **Strengths-** Petrie Park is a highly aesthetic location in close proximity to the Tiaro Township. The park offers camping, fishing and boating in a freshwater environment. The park is adjacent to areas of high ecological value and this site serves as a point of interest for nature enthusiasts.
- **Weaknesses-** Petrie Park has limited surveillance from neighbouring properties, limited capacity in toilet provisions and water supply, day visitors to the site are displaced by campers during peak camping periods, areas of close interaction between vehicles and pedestrians present a potential safety issue and the topography of the site limits the extent of activities within the park.
- **Opportunities-** Providing a facility for camping provides an economic benefit to the Tiaro business community. Through the creation a strategic planning document for the park, there is an opportunity to coordinate future capital expenditure to ensure efficient use of available space, improve and sustain the parks amenity.
- **Threats-** include current uncontrolled use of the park resulting in damage to vegetation, lighting of fires, decreased evidence of fauna activity within the park, unsound waste disposal practises and high facility operational costs.

POPULATION DATA AND USER GROUPS

Petrie Park is one of two main recreational areas within the Tiaro urban area. The population of Tiaro urban area is 430 people (2006).

The population of campers that stay in Petrie Park is approximately 13 persons per night. The campers stay on average 2 nights each visit. This equates to over 2000 campers per year. Overnight camping within Petrie Park has been occurring for several years with popularity for this activity increasing in the last 3-4 years. Descriptions of Petrie Park have appeared in a number of publications; including the Fraser Coast online services directory listing Petrie Park as a location for free overnight camping activities.

More and more people are selling their fixed residences and travelling the roads fulltime. The Campervan and Motorhome Club of Australia CMCA have over 59,000 members with estimated 500,000RV owners within Australia, contributing \$5.27 billion into the economy each year. Within Australia there are 469 public dump points to cater for the need to dispose of grey and black water. The nearest dump point facility to Petrie Park is in Maryborough Showgrounds, Gympie and Tin Can Bay.

There are a number of large events that occur annually within Petrie park. The Mary River festival and the Tiaro fishing competition draw large crowds and utilise the majority of the park. During these events public access to the park is restricted to event participants.

The closest alternative camping location to Petrie Park is Memorial Park approximately 2km distance.

EXISTING FACILITIES

Petrie Park is limited as to the placement of embellishments due to site topography, existing remnant vegetation and the sites susceptibility to flood events. The following infrastructure within the park and condition assessment (1-5 with 1 being in good/new condition and 5 being poor and at end of asset life) is detailed in the table below;

Asset	Condition	Comment
1 x shelter	3	This shelter was built by the local Lions club in 2007.
Toilet amenity block	4	The toilet contains 2 x cubicles in ladies and 1 x cubicle and a urinal in the men's. No showers present. Cold water only pumped from a tank. Waste is held in a storage tank and pumped out and disposed of when full. The operational cost of septic pump outs and water refills is \$15,000 annually.
Link Block Wall	2	This block wall acts as a retaining structure above the amenity block. Some movement is evident and blocks are missing.
2 x Power Boxes	1	Public access power is to AS3002 carnival access power.
4 x Picnic tables	3	Tables and seating are of various designs and placed within the central area of the park.
BBQ	4	The wood BBQ requires maintenance. Council does not supply wood for this BBQ.
Bins		There are 5 x 240lt bins on stands placed close to the ring road and BBQ/ seating area
Signs		There are several signs of differing ages placed around the park. These range from advisory to regulatory signs and include a public disclaimer.
Boat Ramp	3	The boat ramp was extended and re-profiled in 2006 to allow ease of access.
Water		There is no access to potable water within the park. External water taps are not provided. The tank capacity is 5000L
Lighting	2	Lighting exists with the centre of the park. This lighting is activated by timer switch 6pm-6am.

The vegetation within Petrie park exhibits varied degrees of stress as a result of current use and management practises. The blue gums *Eucalyptus teriticornis*, within the centre of the park, show some crown dieback consistent with stress associated with soil compaction. Areas of grassed understory are degraded due to excessive vehicle traffic, over use as camping sites



and camp fires. The plantings that occurred in 2000 as part of community planting programs within the park are progressing well in general, however there is evidence of encroachment into these areas and the removal of dead vegetative material, normally naturally occurring within these areas has been removed for use as fuel for camp fires.



The sealed road that leads into the parks and creates a “ring road” around the park is eroded and worn at the edges. The ring road presents a risk to park users in that public and vehicles are in close proximity and the potential for injury is high. A newly constructed gravel road links the sealed road with the amenity block.

The overland flow within the park has created areas of gully erosion that affects both the amenity and safety for park users. These eroded areas extend into areas left in natural state. Further erosion is evident along the river banks that make ingress and egress from the river treacherous if the boat ramp is occupied.

A concrete swale leads into areas of erosion and trip points.



Flood waters in March 2010 inundated sections of Petrie Park.

DESIGN PRINCIPLES

Healthy parks, healthy people

Parks may be one of the only means for people in urban areas to access nature, yet they may be unaware of the range of potential health benefits. In terms of health, parks and nature reserves have been exclusively viewed as venues for sporting and leisure activities. Research has shown that green spaces such as parks have a positive effect in reducing crime, providing physical and psychological wellbeing by assisting in reducing stress and promoting healing. Parks also provide a place for people to observe or encounter native wildlife in their natural environment.

Parks provide a means by which to build social capital within a community and in turn a link to a sense of community ownership that can be harnessed to support the community's natural capital.

Landscape amenity

The landscape amenity of a park is subject to the park user's perception of what constitutes an attractive setting. An appealing landscape will attract park users, provide a greater sense of well being and park enjoyment.

Petrie Park has a high amenity value with views of the Mary River within a natural setting. The amenity of this park has been recognised by way of its popularity and through inclusion onto the cover sheet of the Fraser Coast Regional Council Corporate Plan 2009-3013.

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles involve applying knowledge and creativity to design built environments in ways that lessen or prevent incidences of crime.



Within a parks environment strategies include;

- Designing landscape for surveillance by providing clear sightlines to key places.
- Minimise blind spots that could be used for people who do not want to be seen.
- Consider shadowing and glare when providing lighting.
- Way finding within the park is clearly understood by park users and the likelihood of getting lost is minimised.
- Clearly identify the boundary or extent of the parkland in relation to adjoining private property without loss of surveillance.
- Fostering a sense of community ownership of the park that results in the public taking a more interventionist role in the security of others.
- Maintain a high level of up park upkeep.

FUTURE GROWTH CONSIDERATIONS

The proposed Blackmount Road development on lot 2SP 178905 provides opportunities to acquire an open space contribution to extend passive recreation and camping use and to assist in achieving improved capacity and application of sustainable management strategies.



The land adjoining Petrie Park identified as a open space contribution.

PROPOSED MANAGEMENT STRATEGIES

The underlying principles in managing activities within Petrie Park are defined within the relevant parks and reserves local laws. These principles are identified as;

- (a) *provide for the establishment of parks and reserves on land within the Area under the Local Government's control; and*
- (b) *provide for appropriate public access to parks and reserves for active and passive recreation; and*
- (c) *protect the health and safety of persons using parks and reserves; and*
- (d) *preserve features of the natural and built environment and other aspects of the amenity of parks and reserves; and*
- (e) *regulate activities in parks and reserves and ensure appropriate standards of conduct.*

Specifically, within the Tiara Shire Local Law 15, no specific provisions regarding overnight camping are included; however Council can prohibit, restrict and or allow for activities subject to conditions under the local law and local law policy.

The Fraser Coast Regional Council resolved to endorse Petrie Park as a site that supports overnight RV camping at Ordinary Meeting No. 5 on Wednesday 16th March 2011 (ORD 11.6).

As such, the sustainability of the park needs to be assessed to ensure that;

- Appropriate public access is maintained;
- The safety of park user is ensured;
- The natural and built features and associated amenity of the park is maintained;
- Activities are regulated to ensure compliance, and;
- Managed in a way to facilitate sustainable management.

Due to the current condition of the park and the expected high level of use for both options the following management activities are recommended;

- **Rationalisation of existing infrastructure**
 - The placement and amount of bins within the park should be assessed based on the amount of litter produced within the park, service access requirements and visual amenity.
 - The number of signs both informative and regulatory needs to be assessed. Duplicated signage should be removed. Signs repositioned and amended to reflect relevancy. The prominent placement of signage detailing “Camp ground rules” occurs at the entrance to the park.
 - Seats and tables to be positioned in accordance with Concept plan.
 - The current barbed wire fence poses a risk to fauna and is in conflict with new regional local laws. The boundary fence is to be replaced with a safe and effective product.
- **Public Safety**
 - Incorporate CPTED design principles in future park embellishment.
 - Undertake remedial work on trip points throughout the park.
 - Install physical barriers delineating different use areas within park.
 - Utilise traffic calming devices in 3 locations along the ring road to mitigate risk associated with pedestrian and vehicle movement.



A lack of designated parking areas contributes to excessive wear within the Park.

- **Vegetation and Land Management**

- Implement best practise turf and tree management practises including but not limited to de-compaction measures in high traffic areas, appropriate fertiliser regime (that encourages improved vegetation health without attributing to excessive nutrient runoff), implement weed management strategy specific for this site and applications of mulch around trees.
- Replace existing fence along northern boundary.
- Implement a schedule of “rest periods” for areas within the park that are high use to allow for time to rehabilitate the site. This will mean that some grassed areas designated for camping may not be available for use until soil de-compaction occurs and grass coverage is reinstated.
- Undertake regular inspections to assess compliance with signed management practises and carry out enforcement where required.
- Undertake remedial action on eroded areas.
- Continue further planting within the site to complement existing vegetation.
- Gauge interest from community and user groups participation in providing assistance to Council in undertaking rehabilitation and new planting works with a view to coordinating these activities through the CEP (Community Environment Program).

- **Facility Improvement**

- Designate areas of use identified in accordance with Concept plan.
 - An area identified for boat trailer parking, day use area and overnight camping
 - An area allocated for Day use parking that accommodates 11 car parking spaces.
 - Council’s managed caravan parks allocated an area of 50m² for each site (van and car). Within Petrie Park camping capacity is 7 camping sites.
 - The Guidelines for the provision of recreational boating facilities 1996 recommends that a boat trailer parking area be constructed at 45° angle to allow ease of manoeuvring. The topography of the site and available space prohibits this from occurring. Access should be one way and access ways should generally be a minimum of 5 meters with a minimum area for boat and trailer parking at 100m² for each unit. The area designated for car and boat trailer parking is 350m².
- Obtain engineering plans for improved drainage within the site and construct drainage to distribute overland flow in an appropriate manner.
- Provide clear and assessable pathways linking amenities within the park.
- Investigation occurs for the provision of alternative water supply to the park either through underground bore or sourced from the Mary River.
- The toilet facilities are upgraded with the inclusion of an approved treatment plant.
- Boat Trailer parking be constructed as identified within the concept plan and signed and regulated as such.
- Remedial and renewal works on the link retaining wall occur to ensure prolonged asset life.

- Day use car parking be constructed as identified within the concept plan and signed and regulated as such. The parking is to be constructed initially of road base, assessed for wear and sealed with a cold emulsion if needed at a later date.



Improved boat ramp maintenance and provision for recreational access to the river is recommended.

Proposed concept plans for current and future capital works are attached as Appendices 2-4.

The increase in park embellishment asset management cost in conjunction with operational resources required to maintain this park at a high level will result in a proportional need to increase operational budgets to the degree indicated within the tables above.

APPENDICES

1. Scope of Budgeted Capital Works and Future Capital Works.
2. Plan- Petrie Park Areas of Use
3. Plan- Petrie Park Capital Works 2011/12
4. Plan –Petrie Park Future Works

APPENDIX 1- Scope of Budgeted Capital Works

Items for which funding is available for identified capital expenditure in the current 2011/12 Parks capital budget include;

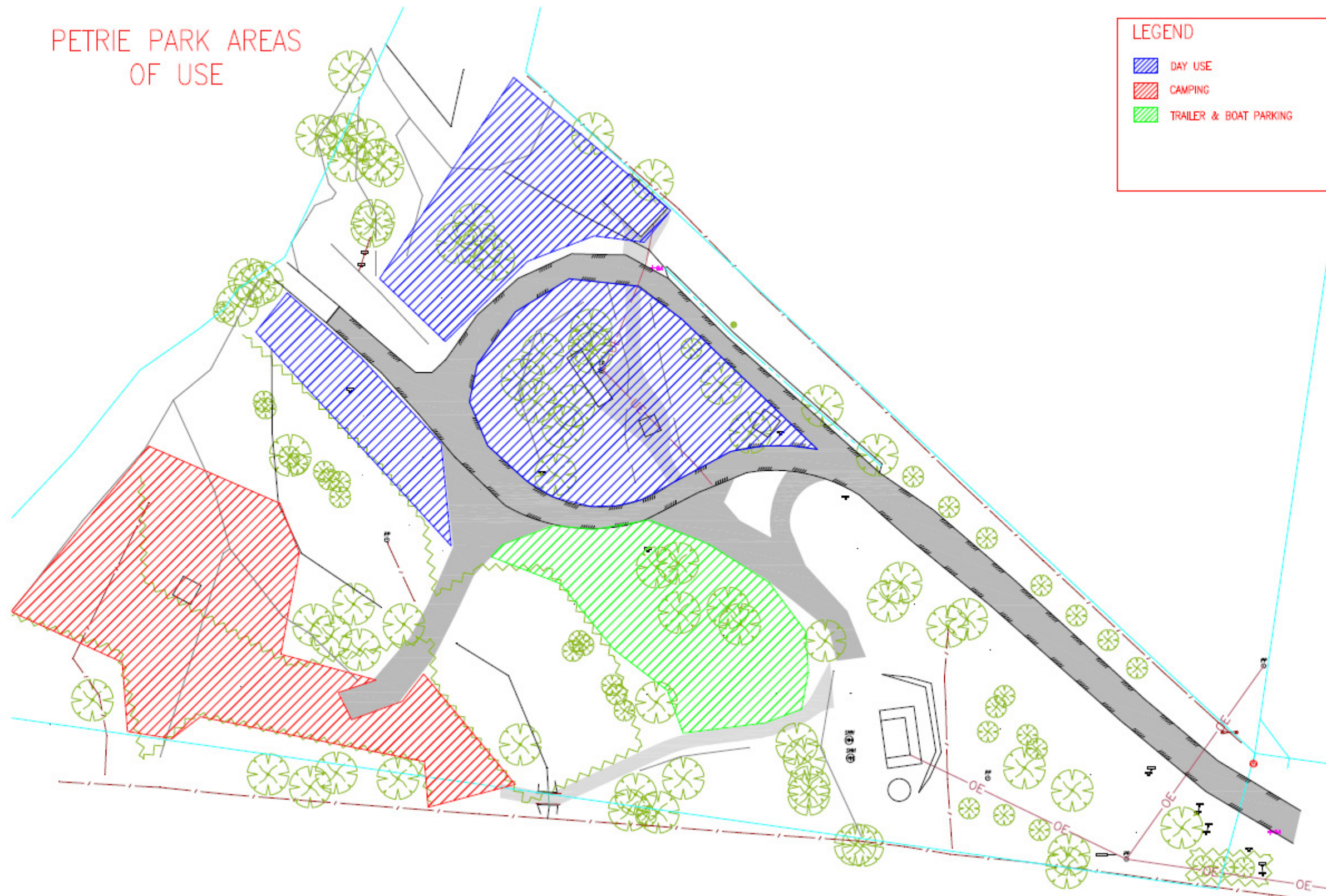
- Landscape works- re-establishment of turf areas, ground de-compaction, application of mulch in specified areas and new planting.
- Installation of traffic calming devices.
- Installation of regulatory signage and rationalisation of existing site signage.
- Bollards and Post and Rail fencing installation.
- Relocation of bins, seats and tables.
- Remedial drainage works.
- Floor sealing within Lions shelter
- Toilet system upgrade.
- Toilet block refurbishment
- Day use parking area
- New shelter
- New seats and tables

Scope of Future Capital Works

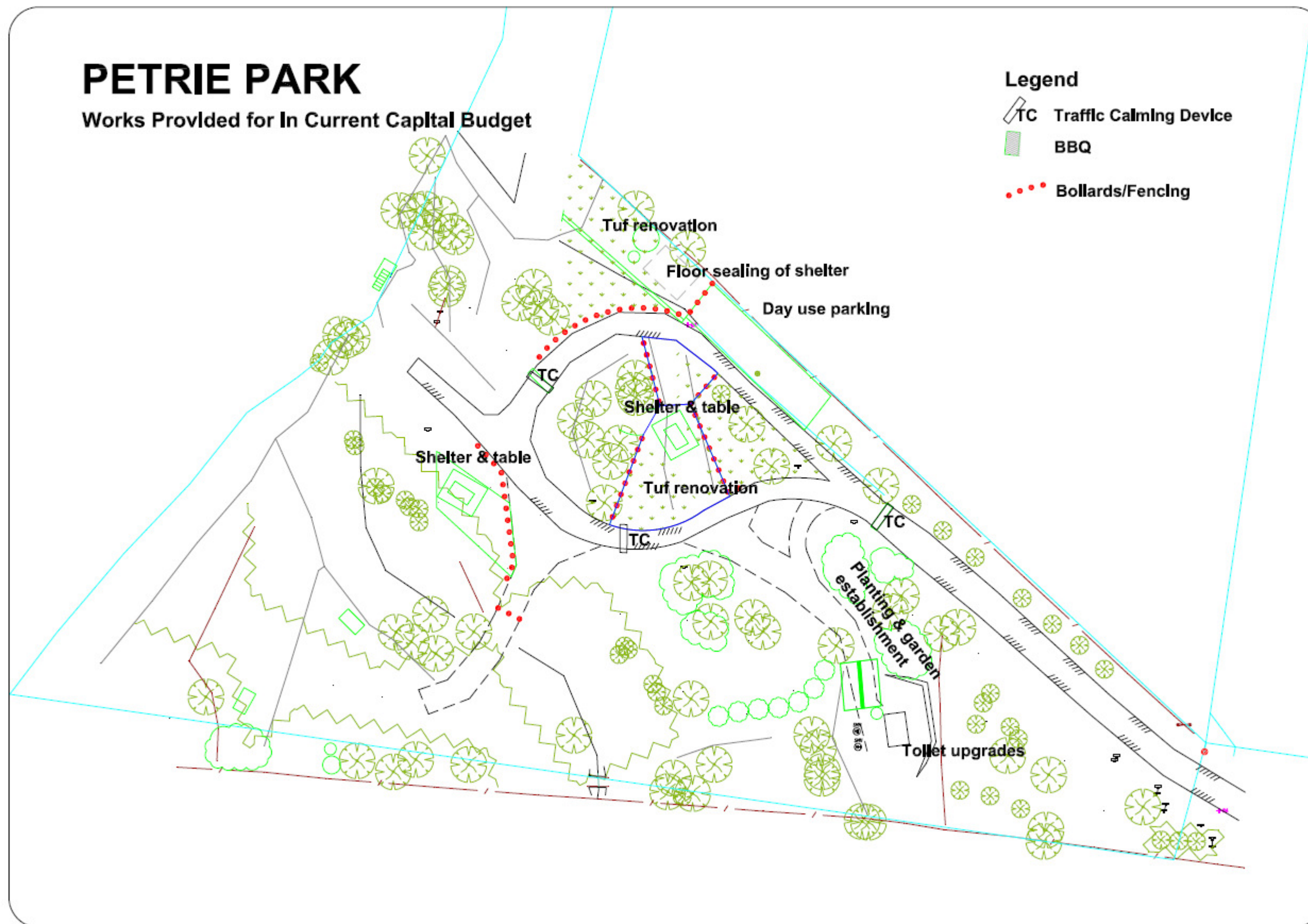
More improvements will be considered during future budget planning with decisions based on available funding and regional priorities. Items for which funding does not currently exist within the Parks capital budget include;

- New Shelters and park furniture.
- New culvert in gully and earthworks conducive to a level camping area.
- Gutter installation, water tank and tap at Lions shelter.
- Pathway Construction
- Construction of a disability parking and service area.
- Road works including sealing of the gravel road and layback curb construction.
- Re-fence boundary.
- Construction of river access stairs.

APPENDIX 2 Plan- Petrie Park Areas of Use



APPENDIX 3 Plan- Petrie Park Capital Works 2011/12



APPENDIX 4 Plan- Petrie Park Future Works

