

# The Hills District Community Place


## Community Engagement Summary Report

October 2022





## Acknowledgement



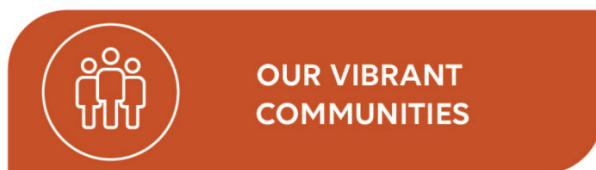
We acknowledge the Kabi Kabi, Jinibara and Turrbal Peoples as the Traditional Custodians of the lands and waterways of the Moreton Bay Region, and pay our respects to their Elders, past, present and emerging. We recognise that the Moreton Bay Region has always been a place of cultural, spiritual, social and economic significance to First Nations people.

We are committed to working in partnership with Traditional Custodians and other First Nations communities to shape a shared future that celebrates First Nations history and culture as an irreplaceable foundation of our region's collective identity.

## Alignment with our roadmap

The Hills District Community Place project is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision: **Our Moreton Bay. Amazing places. Natural spaces.**

The strategic pillar this project specifically relates to is:



By 2033, our Moreton Bay will have vibrant communities that proudly come together to participate in and celebrate different cultures and life experiences, with access to the services and facilities they need.

Read more about Council's Corporate Plan and the pillars that underpin it at



[mbrc.link/corporate-plan](https://mbrc.link/corporate-plan)

## Disclaimer

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# Revitalising the heart of The Hills District

Council is investigating opportunities to revitalise the civic heart of Arana Hills by bringing The Hills District Community Place to Leslie Patrick Park.

The Hills District is an area within the Moreton Bay Region that includes Ferny Hills, Bunya, Arana Hills and Everton Hills.

Leslie Patrick Park and its surrounds has long been an unofficial beacon of The Hills District identity. It is a much-loved place for community life to play out.

In 2019, Council purchased 303 Dawson Parade, Arana Hills. This land is adjacent to the existing Leslie Patrick Park. The purchase created the opportunity to improve the community facilities and activity provisions in this area.

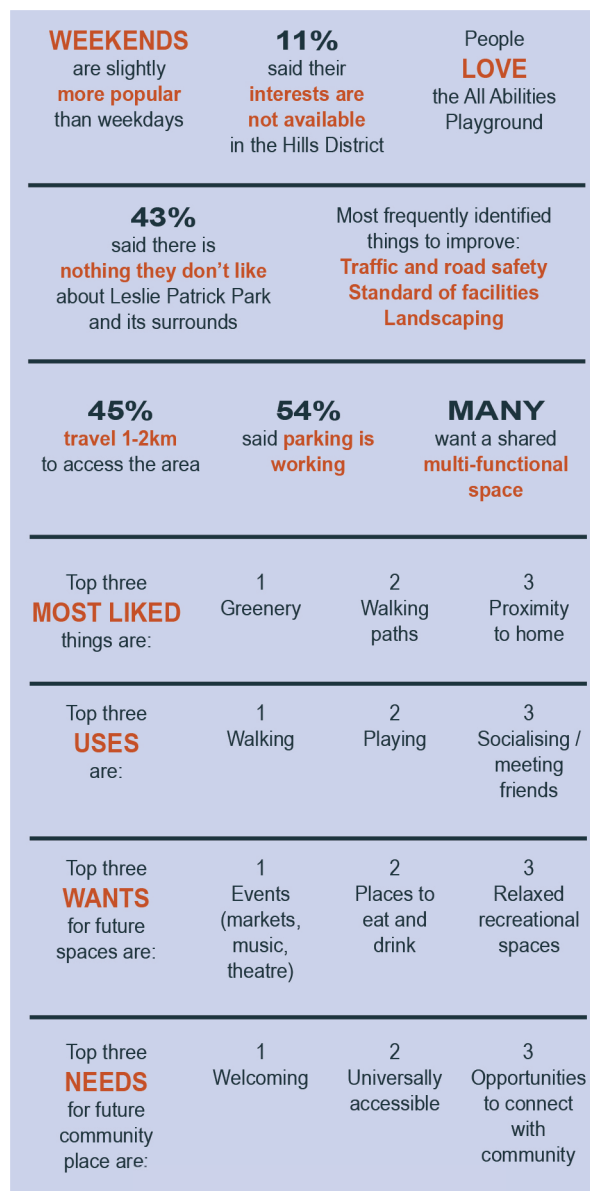
The design of great places is not just about bricks and mortar. It's about how the design responds to the current and future needs of our communities. The Hills District is a complex patchwork of suburban communities that are continuing to grow. The diversity of these communities means there are a large range of needs and interests.

In the first step of what will be a comprehensive process, Council engaged with the community to understand current and future needs and aspirations. We asked about the current use of the park and its community facilities, and what is wanted for the future.

What we learned is informing planning and design for future facilities and open spaces.

## Engagement snapshot

Through 670 survey responses and interviews with 25 stakeholders you told us...



“A vibrant community heart that is constantly alive with activity.”  
Survey participant





# How we engaged

With a genuine willingness to listen, Council engaged to:

- build an early picture of community insights to inform the planning and development of The Hills District Community Place and its connection to the surrounding precincts
- strengthen relationships with current and potential future user groups so further meaningful consultation can be undertaken as the project progresses.

This summary report presents the findings of the community survey and stakeholder interviews. It is intended these findings will also help to identify possible opportunities for partnerships, activations and investment.

## Stakeholder interviews



We invited stakeholders to participate in interviews with the project team. Invitees included current and potential future users, including community, social and sporting groups, as well as identified community opinion leaders. During the interviews we discussed:

- context for the project
- current needs and aspirations and how they may be served through facilities at Leslie Patrick Park or other locations
- ideas for The Hills District Community Place.

## Community survey



Using an online survey, insights were sought around community behaviours, values, interests, needs, issues and ideas. The survey was open for five weeks from 12 February to 19 March 2021.

Participation in the survey was promoted through a communication campaign that included:

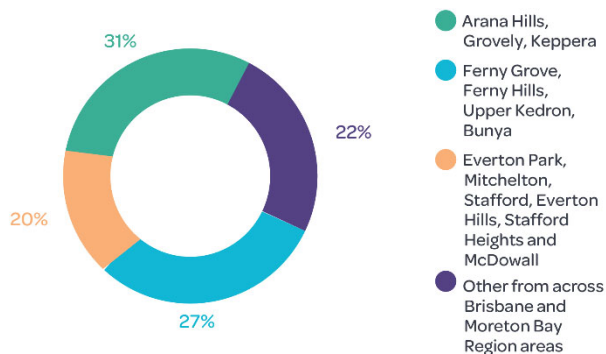
- personalised mailout for 30+ residents in immediate surrounds
- signage across the site and The Hills District
- dedicated project page on Council's Your Say Moreton Bay website
- Council's existing relationships with community groups and professional networks
- Council's existing community touch points such as the local Library
- inviting affected and/or interested groups to on share information via their own channels
- social media by Council and the local Councillor.

*"I think it's wonderful that you are asking, and I'd love to hear more as things develop."*  
Survey participant

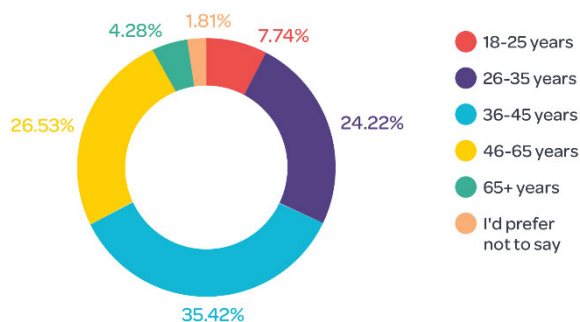
# What the survey told us

## Who did the survey

### Where do you come from?

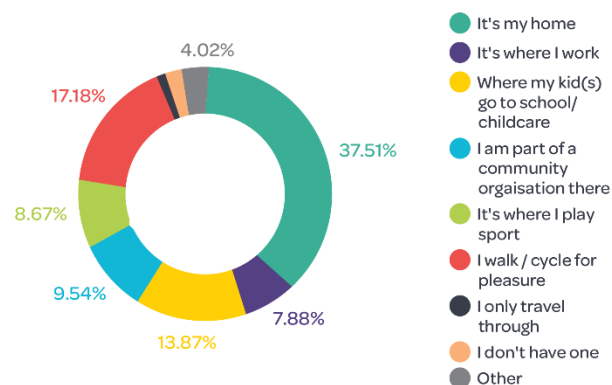


### What is your age?



### How would you describe your relationship with The Hills District?

(Select all that may apply to you)



### How are you currently connected to the project site?

(Select all that may apply to you)



### Are you a current member of a community or sporting group?



Popular community and sporting groups included:

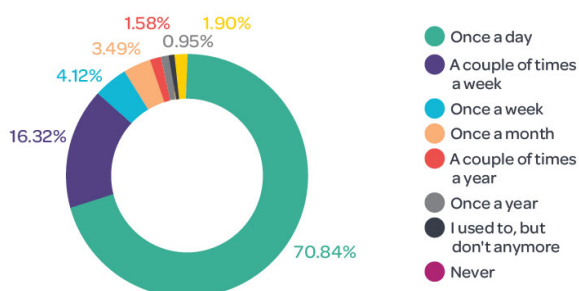
- North Brisbane Dragons Basketball
- West Arana Hills Rugby League Football Club
- Netball Clubs
- Soccer Clubs
- Pools, Swimming Clubs and Swim Schools
- Arana Hills Little Athletics
- Social Media Community Groups (Facebook)
- Kindergartens and Schools
- Library
- Creative Groups (e.g. life drawing, pottery)
- The Hills District PCYC
- Arana Touch Football Association
- Hockey Clubs (Arana Ascot and Pine Hills)
- Pine Hills Lightening Baseball Club
- Scouts / Girl Guides
- Dancing Groups
- Bunya House
- Tennis Clubs
- Ferny Districts Cricket Club Inc. (Fireballs)
- Arana United Futsal Club
- State Emergency Service
- The Hills & District Chamber of Commerce.

Comments specified for 'other' response:

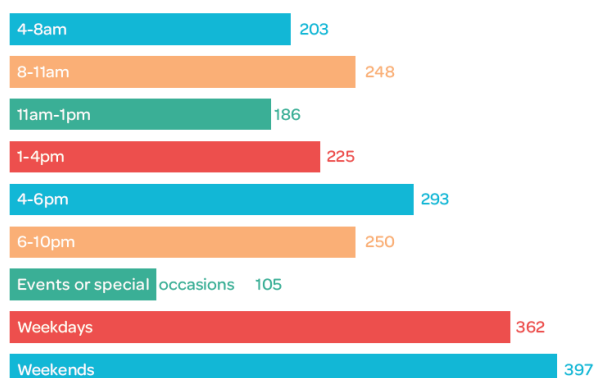
- Not much sports for women over 30.
- I'm not currently but I would like to be if there was more available/on offer.
- No not currently. We just haven't started up again since COVID-19.
- I would love for there to be a community space that could be used for orchestra rehearsals.
- Not currently due to finances.
- Not at the moment. Just walking around park is enough when not allowed to do a lot.
- I run a music studio in The Hills District.
- My son is too young to participate, but he will.
- My kids are but not me.

## Visiting The Hills District

If you do visit The Hills District, let us know how often (Select all that apply)



What times are you there most often in The Hills District? (Select all that apply)



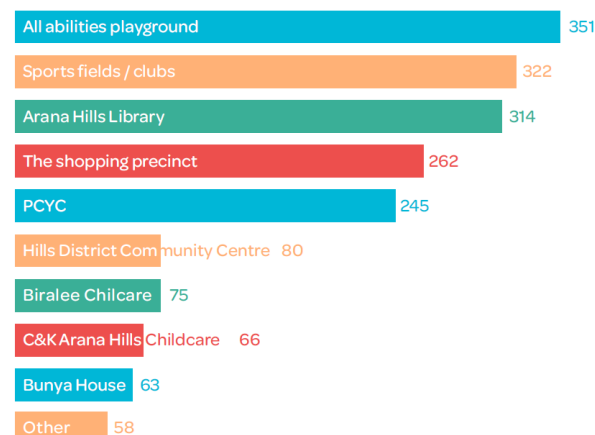
## What works well in The Hills District

Please describe what you love most about The Hills District.

Most popular terms identified in responses:

Creek  
Park Trees Relaxed  
**Green space**  
Community Outdoors  
Sports Family friendly  
Leafy

Which of the following in The Hills District do you think are serving your community well? (Select all that apply)



Most popular terms specified in 'other' response:

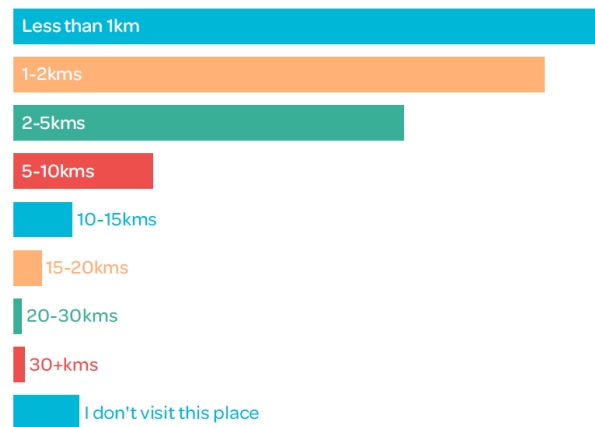
walking Pool  
**Bike paths**  
Arana Leagues Club  
Leafy green Picabeen  
spaces

# Leslie Patrick Park and its surrounds

## Do you visit Leslie Patrick Park and its surrounds?

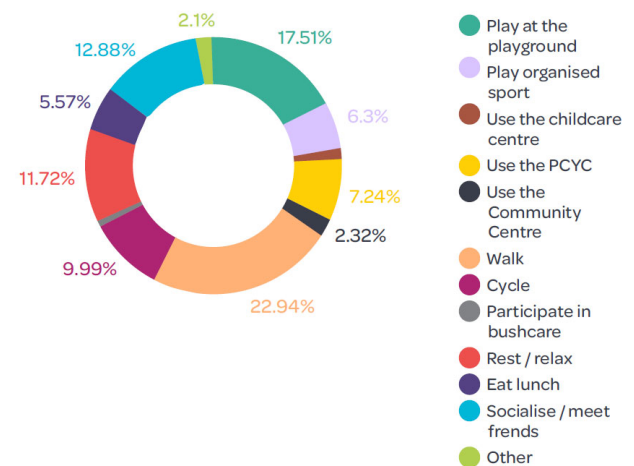


## How far do you travel to get there?



## What do you do there?

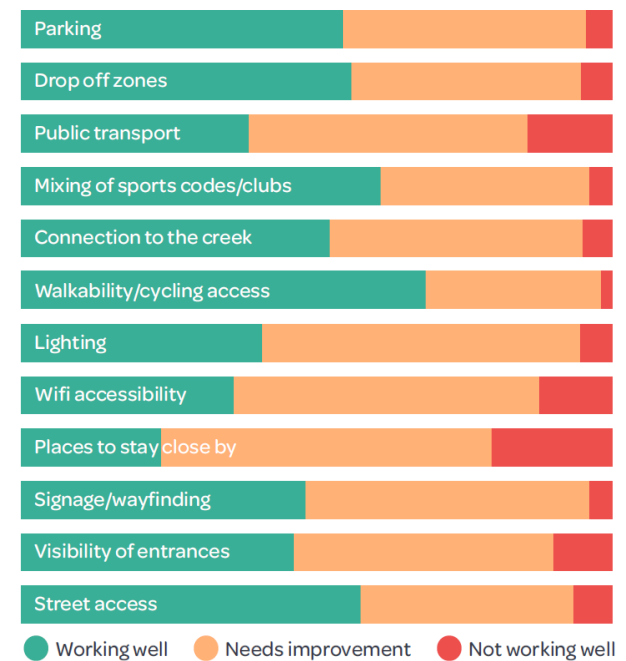
(Select all that may apply to you)



Summary of comments specified for 'other' response:

- walk dog (very popular)
- run
- yoga and meditation
- nature experiences, e.g. visit the creek
- relax in the leafy green park
- roller-skate on the courts
- educational activities, e.g. Bush kindly.

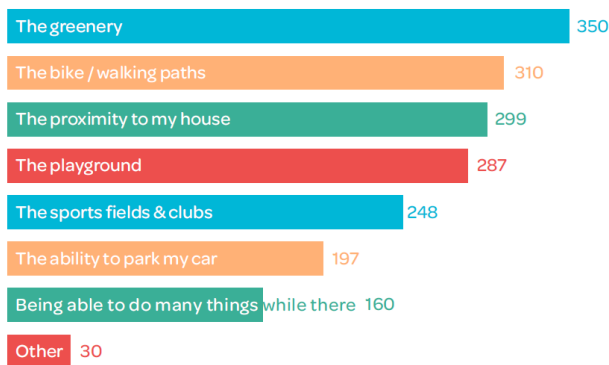
## How well do you think the following are working?





## What do you like about it?

(Select all that apply)



Summary of comments specified for 'other' response:

- close proximity to Kedron Brook
- quiet relaxing space
- outdoor activity program and movie nights
- connecting face-to-face with others
- great for families
- fencing to keep children safe
- memories of times shared here with family
- feels safe most of the time though there is some criminal activity
- shade of the big trees
- big Christmas tree
- role the park plays in being a floodplain
- potential of what might be there in the future.



## What do you not like about it?

Of the 475 responses we received to this question 43 percent said there was nothing they didn't like about Leslie Patrick Park and its surrounds. Others said they disliked the following (ordered from most frequently mentioned to least frequently mentioned):

- traffic and road safety issues (including site access)
- current standard of the facilities - described as tired, run down and/or not well maintained
- landscaping - needs more shade, increased access to and use of the creek, and wayfinding
- limited diversity of activities - a few sports and not a lot of other things
- inadequate parking on-site and street parking
- inadequate PCYC facilities - want bigger, more activities and more than one basketball court
- types of facilities available - want spaces for meetings, arts and indoor/undercover sports
- safety issues and antisocial behaviour especially evenings, night and early morning
- no access to café, bars and shops
- no dog off leash area
- inadequate pathways and active transport connections
- poor lighting
- rubbish in park and along creek
- lack of community support services
- not enough promotion of what is happening here
- dogs being let off leash and/or dog poo being left - needs dog poo bags
- noise from park and road
- lawn is not well maintained
- birds swooping and stealing food
- park is not big enough
- increasing costs to use facilities.

“Parking can be unsafe on weekends and at events. When it is busy people park on both sides of Olearia Street West making it one way and cars don't always give way.”

Survey participant

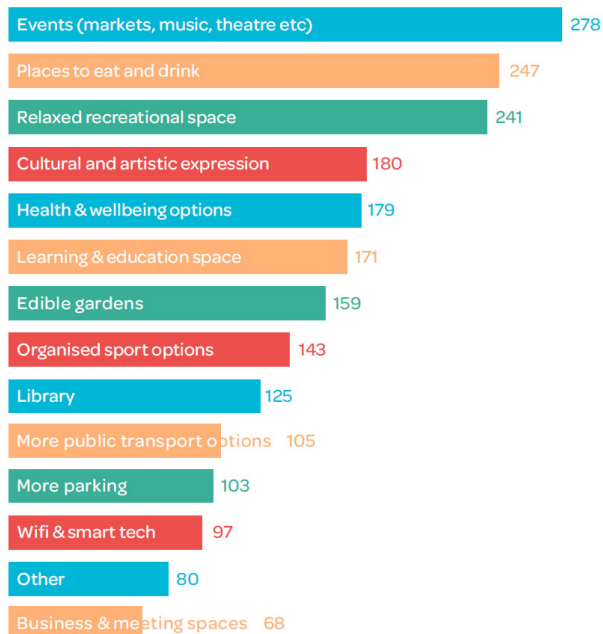
“Connection to the shopping precinct is tricky as there is no clear path from the footpath/cycleway into the complex - walking on roads or crossing roads.”

Survey participant

# Future Hills District Community Place

## Imagine the future community place. What would you like to see there?

(Select all that apply)

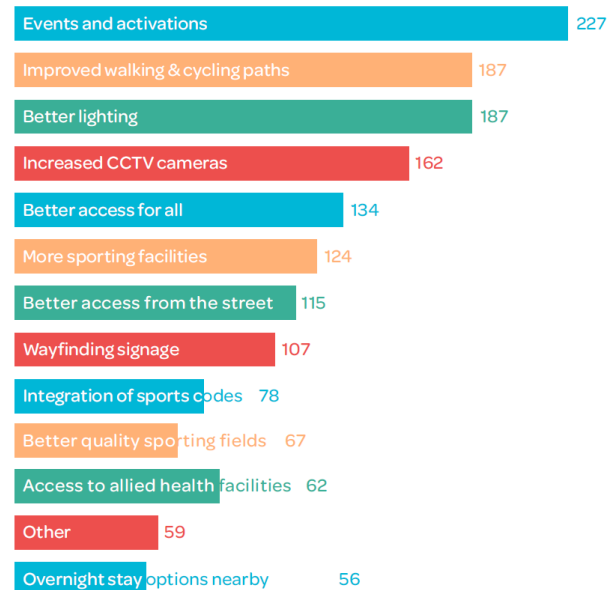


Suggestions specified via the 'other' option are included in the **Your Big Ideas** section of this report.



## Do you feel any of the following could help the community place integrate into The Hills District?

(Select all that apply)



Summary of comments specified for 'other' response:

- sport is catered for in the area by other venues including schools, but other interests are not - better facilities for diverse interests and needs
- more acknowledgement and incorporation of Indigenous local history and knowledge
- future focused for inclusively and sustainability
- it needs to be well managed and flexible so that it caters to diverse needs
- better management of the natural environment including wildlife and the creek
- use the high traffic location to grow patronage of community development and arts sector
- capacity to grow
- safety through better building and landscape design
- staffing the venue to support first class and equitable access.

*“As a non-Indigenous community member, I would love to see more connection to land and environment through Indigenous culture and knowledge.”*

Survey participant

# What the interviews told us

We invited stakeholders including current and potential future user groups, and community opinion leaders to have a chat with us. Twenty five people accepted our invitation.

## Groups represented:

- Act for Kids
- Arana Little Athletics
- Arana Netball Club
- Compass Institute
- Ferny Grove State High School
- Hills District PCYC
- MBRIT
- Open Minds
- Picabeen Community Centre
- Pine Community School
- Redcliffe Area Youth Space
- The Hills & District Chamber of Commerce
- Variety Qld Inc
- Wilmore Kindy
- Charter Hall (own and manage Arana Hills Plaza).

## Views on current situation

Overall the community told us:

- The Hills District has an aging population but is experiencing an increase in younger residents as new families move to the area
- housing density is increasing, for example more townhouses are being built, so people rely on parks more as backyards are smaller and less common
- people want to live and work closer to home and have places to play and relax that are welcoming and inclusive
- there is no clearly defined community heart for The Hills District
- the area is family-focused, and sport is a big drawcard
- the commercial/retail area has a “cheap”, rundown feel to it and the aesthetic appeal of the whole area could benefit from improvements.

“The feedback we receive from community is that this corner of the region felt unloved existing on the corner of two council areas - it’s the meeting place of lots of political borders.”

*Interview participant*





## Key current issues

The community told us the following about specific issues currently affecting Leslie Patrick Park and its surrounds.

### Youth

The community strongly values supporting opportunities for locals, particularly for youth.

Many believe there are not enough opportunities for youth in The Hills District.

Some youth, with existing relationships with police, may not feel welcome at the Hills District PCYC.

Schools, existing community centres and co-working spaces do a lot of heavy lifting as places for community to connect and engage with ideas, interests, events, etc.

### Business

There is potential to improve offerings at Arana Hills Plaza, e.g. a new food precinct, to complement improvements at the park.

There are limited co-working spaces within The Hills District but there is a perception the number of people running small to medium businesses from home is increasing.

### Other community uses

Local community groups rely on the library and/or community hall when their own facilities are not big enough.

The Community Hall is dated, small and accessibility could be improved.

Existing groups that support crime prevention and youth development believe a permanent physical location is important to maintain stable relationships with local youth.

The existing library is dated and accessibility could be improved, but the building's architecture is unique and loved.

### Sport

Sport has a deep-seated home here.

As the 2032 Brisbane Olympic and Paralympic Games approach, many sporting clubs are expecting an increase in participation.

Many sporting clubs have little room for growth or have outgrown their current facilities. Some may consider alternative locations to access improved facilities.

Playing seasons of current groups overlap resulting in clashing training and activity times.

Existing permit arrangements prevent some clubs using the site outside of their designated season. There is demand for year-round access.

Several local primary and high schools use the site for sports carnivals including North Side Christian College, Prince of Peace Lutheran College, North West District Zone 4 Catholic Schools and Patricks Road State School.

Change rooms are old and inadequate. Temporary toilets are bought in for sports carnivals.

Existing storage sheds, while free from flooding, are not located for efficient access and moving equipment burdens volunteers.

Many of the sporting user groups rely heavily on volunteers to operate.

People often drive to the park to exercise and want to drive home at the end rather than using active transport.

At peak times car parking is not adequate.

*“We just don't currently have the space but the appetite in community is there to grow.”*

*Interview participant*





# Views on future Hills District Community Place

The Hills District Community Place is seen by the community as a potential catalyst to improve livability, and commercial, educational, social and cultural opportunities.

Many people are excited and overwhelmingly positive about a possible revitalisation of the site. However, most realistically acknowledge changes may take many years.

The Hills District Community Place could be a central place for all to connect that caters to a broader range of community interests and needs.

There is great opportunity to bring together complimentary uses. Existing user groups welcome new inclusions such as more arts, culture and community support services.

Community members welcome greater celebration of Aboriginal and Torres Strait Islander cultures.

The community prioritises the mix of activities the facility would accommodate, how flexible the spaces are and how the facility is programmed over the architectural design. However, fitting with the surrounding green and leafy environment is desirable.

The All Abilities Playground has set a high benchmark for service delivery. The Hills District Community Place will be judged against this new and higher expectation.

The community wants Council to deliver priority improvements quickly.

Six key themes emerged from the discussions with interview participants:

- The heart of The Hills District
- Multi-functional and shared
- Inclusive and welcoming
- Green and connected
- Youth-focused
- Safe and visible.



## Understanding the themes

The following summarises what the community told us about each of the six key themes.



### The heart of the Hills District

The Hills District Community Place is an opportunity to create a recognised, welcoming community heart for all to connect with.

It should be a place that mirrors the identity and values of The Hills District's communities.

The regional boundary should be ignored. Adopting a cross-government approach to site development could increase future opportunities.

*“This area is very commercially orientated. There is no clear heart but I like the idea of getting a sense of what the Hills is. I would love to see the site as A THING that has a lot to offer the area. It would be great to have that feeling to it, and make it a place.”*

*Local resident*



### Multifunctional and shared

There should be a well-planned and programmed mix of offerings that work together.

The retail and commercial offerings across the road should be collaborated with to find complementary and connected solutions that enhance and support the whole area.

It is desirable to create a place of many spaces that are flexible to cater to different activities.

Keep the sports presence but better balance community interests by introducing more recreational, educational, social and cultural opportunities.

The place could be a 'heavy lifting hero' for community services, addressing unmet needs and easing pressure on community groups and schools.

Locating related services together may enable more effective delivery of support services.

Many are looking for more to see and do, including diverse programming and improved communication of 'what's on'.

There could be shared ownership of the place and its programming with community take-overs, branded partnership spaces and pop-up events.



### Inclusive and welcoming

The Hills District Community Place should be accessible, activated and attractive.

It should be safe and inviting, and cater for the broad interests of locals and visitors of all ages.

The space should be physically, financially, culturally and socially accessible to all.

Disability could be normalised by having people with disabilities participating alongside those with able bodies.

Sensitive use of the site and celebration of Traditional Custodians' place stories is an attractive and important proposition.





## Green and connected

Bring the outdoors in and the indoors out by keeping it open, airy and connected. Any new building should connect to the external light and surrounding green leafy environment.

Create a more “walkable neighbourhood” with physical connections between the different spaces and facilities within Leslie Patrick Park, as well as to transport, residential, educational and commercial/retail precincts.

Provide places to connect with individual interests and each other.

Make changes that celebrate the creek and enable it to be better enjoyed for recreational, educational, cultural and environmental purposes.

Sustainability should be integrated into the design and operation.



## Youth focused

Create a space for youth, including those from lower socio-economic homes, to go and be together, whether they play sport or not.

Bring youth into the discussion by giving them safe spaces to meet, learn basic life skills and share their voice in the community.

Explore opportunities to collaborate more with schools.



## Safe and visible

Make the space safer by enabling passive surveillance by the community. This could be done by using activations to bring more people and better open space design (e.g. improving visibility and lighting).

Provide improved and accessible signage to the park and wayfinding within the park to navigate services and facilities. Clearly signing the service providers that operate from new facilities will familiarise the community with them and help reduce the stigma often associated with using these services.

Improve changing rooms and toilets.

*“A place where people can see the entire experience ecosystem.”*

*Interview participant*



# Your big ideas

## Ultimate wish list

The following summary of big ideas for The Hills District Community Place and its surroundings has been put together from the survey responses and interview discussions.

### For new buildings and facilities...

- multiplex community space that is shared by sporting and community groups and individuals
- free wi-fi and improved digital infrastructure and AV
- emphasise community exchange with larger groups in the new buildings and facilities — it may be appropriate for some smaller venues to continue to serve niche purposes
- recreational facilities linked to permanent café/coffee shop or food van site - could be a community café for youth training
- acknowledgement and sharing of connections to Traditional Custodian's culture, including names of places
- improved toilet and change room facilities with no genders assigned to break down boundaries
- improved lighting.

“24 hour access, security, lighting parking access are important to consider - and where the entrance is.”  
Interview participant



### For sports...

- improved and expanded multipurpose indoor sporting facilities, including additional basketball courts (very popular request), futsal and netball
- covered outdoor courts (netball, volleyball, Basketball)
- well located and appropriately sized storage facilities
- bigger and better canteen
- move Little Athletics to James Drysdale Reserve, Bunya where there is better parking and more space.

### For arts...

- visible indoor and outdoor spaces that draw people in for arts/music/dance practice and performance such as a stage, art gallery, recording studio, and collaboration and workshop spaces
- events could include classes, pottery, author festivals, book launches, slam poetry, public speaking and exhibitions
- public art (murals) if maintenance and safety requirements are addressed
- integrate digital technology and platforms
- spaces for all ages including youth.



## For youth...

- mentoring programs and intergenerational events
- recreational opportunities for youth (particularly school aged), such as:
  - scooter/bike park like the Bracken Ridge BMX Facility and Skate Park
  - kids “learn to ride” bike track like Grinstead Park Enoggera
  - rock climbing
  - tennis wall
  - cricket net
  - outdoor basketball half court
  - trampolining like Flip Out
  - ten pin bowling
  - indoor play centre like Urban Extreme
  - ninja or parkour course
  - water play or splash park
  - computer lab for competitive online gaming, such as Esports
  - augmented reality experiences, such as treasure hunting, Pokémon go
  - competitions, e.g. board games such as UNO, basking
  - movie theater and fun zone
  - hub for teenagers to meet, study and hang out safely.

*“We are big on getting the kids into the community and want to find more avenues to do that.”*

*Interview participant*

*“The future place should consider inclusion of a great youth space with round tables, cool couches - definitely not corporate or clinical.”*

*Interview participant*

## For community services...

- larger community centre to host bigger groups for public meetings, forums and functions
- spaces that complement the existing All Abilities Playground
- spaces for:
  - allied health and social work such as youth drop in centre, counselling services, youth justice, mediation groups, tax helpers, alcoholics anonymous, narcotics anonymous, and family drug support
  - group classes such as free fitness, pilates or meditation yoga
  - women’s/men’s shed and tool library
  - accessible senior citizens centre and programs like the Donald Simpson Centre at Cleveland
  - playgroup, rhyme time and parenting programs
  - English classes.

*“Please be cautious about putting certain social support services here. Some can change the dynamic of a place and make them undesirable places to go due to safety concerns.”*

*Survey participant*

*“Would be good to have a space in the area we can use for therapy and programs that is neutral and welcoming.”*

*Interview participant*

- some participants said they would love the library here, others prefer it stay in Cobbity Crescent
- explore social enterprise opportunities for employment for groups like people living with disabilities, e.g. cleaning, maintenance and other services for on-site tenants
- have a stronger Council presence in the area.

*“I have heard suggestions of moving the library down there which I think is a great idea - it is stuck in the middle of nowhere and no one knows it’s there.”*

*Interview participant*

## For education, training and employment...

- training college to support upskilling:
- youth as bridge between school and workplace
- mature age people who are unemployed
- people living with disabilities
- spaces that can be used by STEM (science, technology, engineering and maths) providers.

## For small and medium business...

- business centre that provides remote working hub, break-out spaces, bookable meeting rooms, free internet and tech support.

## For activations...

- create hype in the community by making the park a spot to visit, e.g. local festivals, music, arts, open air movies and market events during the day and in the evening
- flat hard stand areas with power - that can be activated for a variety of events, e.g. school sports days, markets, festivals.



## For general recreation...

- public pool or lagoon (limited public transport and swimming lessons restrict public use of existing pools in the area)
- cycle track and/or bike maintenance area
- fenced dog park.

## For master planning...

- there were some calls for a local restaurant precinct like Everton Park Plaza or Eat Street Hamilton within the park area while others suggested improving the connections to the commercial and retail outlets across the road would be better
- undercover connection between The Hills Community Place and Arana Hills Plaza (the "retail hub").

*“Just a smarter designed natural space with a balance of parkland, playgrounds, sport and community facilities.”*

*Survey participant*

## For sustainability...

- more connected green space for wildlife. May be an arboretum
- sustainable facility that reduces its carbon footprint by solar power, recycled materials, compost hub, electronic waste recycling drop off
- community garden with sustainability workshops (composting, bee keeping, recycling, gardening techniques, etc.).



## For transport...

- prioritise traffic management and road/pedestrian safety, particularly the Patricks Road and Dawson Parade intersection and on footpath/cycleways
- improve local public transport to the shops and Leslie Patrick Park particularly for youth and elderly who are less likely to have their own vehicles. Parking is important, but you will never supply enough
- enhance connections to the Kedron Brook bike path to facilitate active transport
- bicycle and scooter parking bays
- better signage to direct people to the site whether they come by road or pathways
- enable access to PCYC from Dawson Parade via a four-way intersection
- reduce speed limits near the All Abilities Playground
- manage local traffic and street parking to limit impacts on local residents.

“*Connection to the site now is so hard. We need better community access to the road and good walkways and pedestrian points to get in and out easily.*”

*Interview participant*



## Some extra ideas...

In addition to the above ideas, students at the Pine Community School submitted the following:

- wave board pool
- arts and craft facilities like a community kiln
- giraffe statue because they have big hearts
- sensory garden with interesting smells
- zip lines across to the All Abilities Playground.





# Great place benchmarks

During the interviews, community members shared their lived experiences and provided examples for The Hills District Community Place. The following list provides a reference for the project team to draw on.

Yarning circle, Maleny Neighbourhood Centre



Market garden, Mount Alvernia College, Kedron



Children's Art Centre, QAGOMA, Brisbane



Bracken Ridge BMX Facility



Bunya House, Arana Hills



Variety Village, Toronto Canada



Cooroy Library, Sunshine Coast



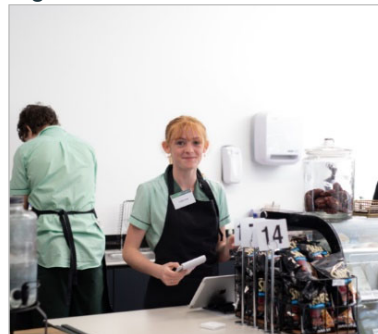
All Abilities Playground, Leslie Patrick Park, Arana Hills



Student LaCucina, Mount Alvernia College, Kedron



Student Café, Ferny Grove High School



*“A future community place like the Variety Village example could be a game changer - a genuine community hub accessible and integrated for all - isn't that what a true community place should be?”*  
Interview participant



# Next steps

Council is considering how Leslie Patrick Park serves The Hills District now and what role it could play in supporting future community needs.

The community given us a lot of information and ideas to consider. You told us that you want to continue to be part of the planning process.

It will take time for well-designed and sustainable changes to be delivered. Council is working to enhance the existing vibrant, green and connected character of Leslie Patrick Park.

Getting the planning and design of the Hills District Community Place right relies on:

- locating the right elements, in the right place to tie together the built structures and landscaped spaces, and provide connections to other parts of Leslie Patrick Park and the surrounding area
- responding to current and future community needs, and respecting the values of our communities
- considering the gaps and priorities in Council's existing network of facilities across the region
- designing facilities that are right-sized, multi-functional, flexible and fit-for-purpose so they represent good investments of ratepayers' money
- planning the long-range vision for the whole of Leslie Patrick Park so any future projects can complement and support community needs.

As part of the current planning investigations for The Hills District Community Place we are:

- reviewing existing community facilities to confirm any gaps and priorities across our network
- completing condition assessments on existing community buildings
- conducting options analysis for different facilities on the site
- looking at the current open space provision and park infrastructure.

If the planning investigations find new buildings are needed, the next steps for any new potential building may include:

- preparing a business case
- refining the functional brief
- developing concept designs
- identifying and securing funding
- detailed design
- construction.

Council will keep the community informed as the project progresses.





For more information on our new Corporate Plan and Pillars  
scan the QR code or visit [moretonbay.qld.gov.au](http://moretonbay.qld.gov.au)