

John Hotton Park

Landscape Plan Report

April 2025 — RvC

Document Control

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Revision	Date	Status
A	24.08.2023	Preliminary Draft for Internal Review
B	09.06.2024	Draft for Community Consultation
C	03.04.2025	Final Issue

Acknowledgment of Country

Sunshine Coast Regional Council acknowledges the traditional Country of the Kabi Kabi Peoples and the Jinibara Peoples of the coastal plains and hinterlands of the Sunshine Coast and recognise that these have always been places of cultural, spiritual, social and economic significance. We wish to pay respect to their Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the Sunshine Coast community. Council is committed to ongoing communications and consultation with the Traditional Owners and the broader Aboriginal and Torres Strait Islander community of the Sunshine Coast in the implementation of the plan.

Acknowledgements

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

Disclaimer

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One Introduction



John Hotton Park is a popular and well-developed Local Park providing access to Warana Beach.

The Landscape Concept Plan aims to improve the function and amenity of the park, and is based on feedback provided by the local community.

Project Background

John Hotton Park is one of several parks along Oceanic Drive providing access to Warana Beach. The park is a popular and well-developed Local Park with various facilities including toilets, a playground, barbeque facilities, picnic tables, beach shower, and an old beach shelter that was recently removed. A redesign of the current layout could improve the park's function and amenity.

Council sought input from the local community in March/April 2023, and again in July/August 2024, to understand what improvements they might like to see. Valuable feedback was received and this information has formed the basis of the proposed concept design.

While improvements to the park are not yet part of council's 10-year Capital Works Program for construction, the project aims to prioritise improvements and seek potential future grant applications and funding opportunities.

Project Purpose

The purpose of the John Hotton Park Landscape Concept Plan is to develop a plan that:

- Reflects the values and wishes of the local community.
- Guides future development of the park, which may occur over many stages.
- Provides a basis for funding opportunities.

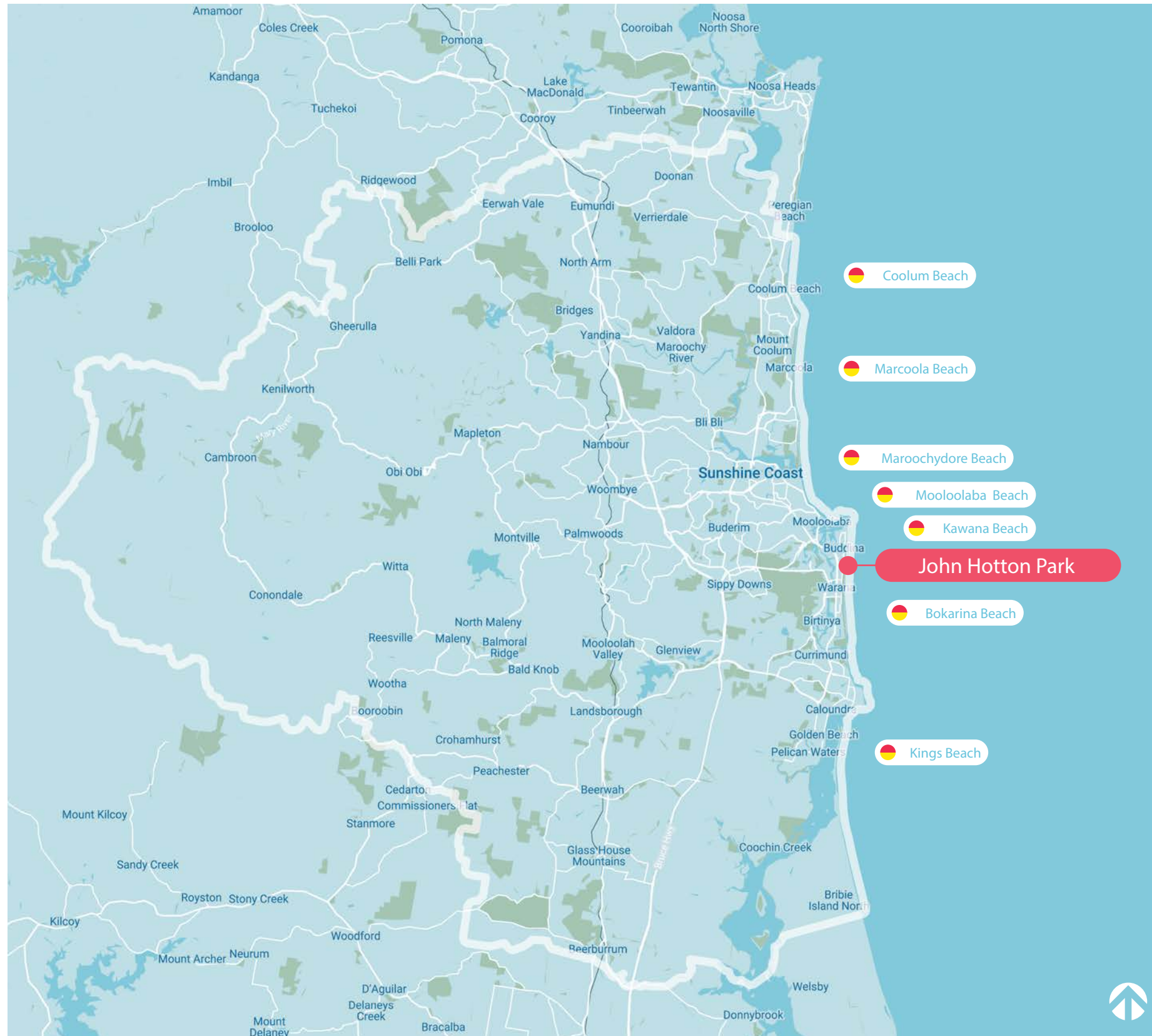
Project Objectives

The objectives of the project are:

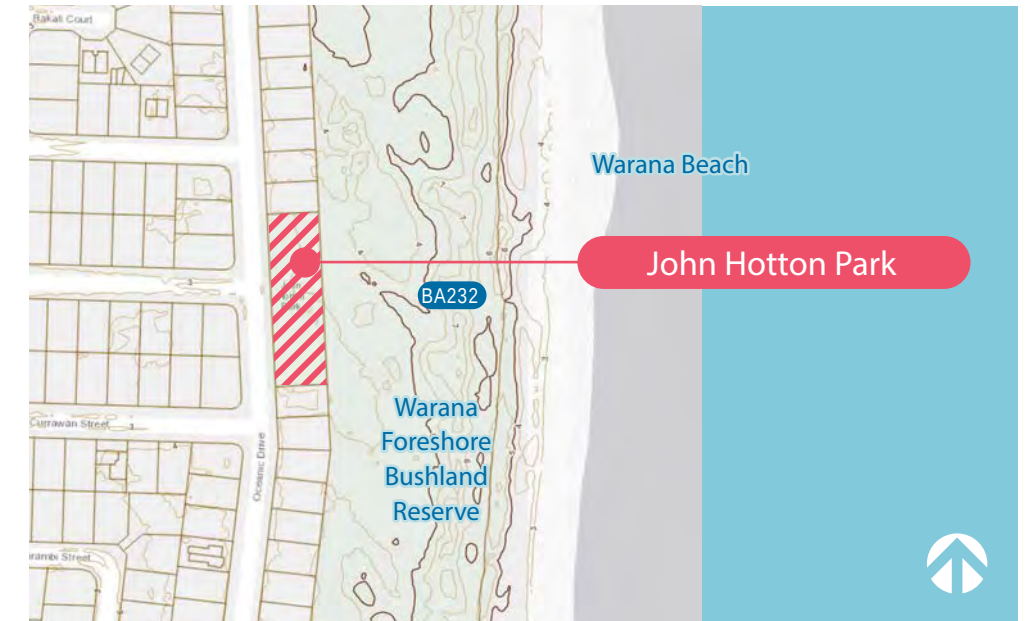
- To develop a concept plan based on feedback received from the community consultation process.
- To preserve and enhance the natural landscape values of the park including the existing mature trees.
- To upgrade existing facilities based on Council's current design standards and guidelines.
- To upgrade the existing playground based on current knowledge of early childhood development requirements.
- To address the ad-hoc layout of the park and improve the park's function and amenity.



Two The Place



John Hotton Park, Warana



Location & Context

John Hotton Park is located at Warana and is one of several local parks situated between Oceanic Drive and Warana Foreshore Bushland Reserve. The park provides access to Warana Beach via Beach Access 232.

The park is popular with local residents, providing access to the beach as well as facilities for recreational and community use.

The Coastal Pathway now passes through the Warana Foreshore Bushland Reserve connecting John Hotton Park to the Kawana Connection Coastal Pathway network.

Warana is located within the Kabi Kabi First Nations Traditional Owners Native Title Area.



John Hotton Park

Project Scope

The scope of the project includes improvements to John Hotton Park and investigating options for a new beach shelter for the community.

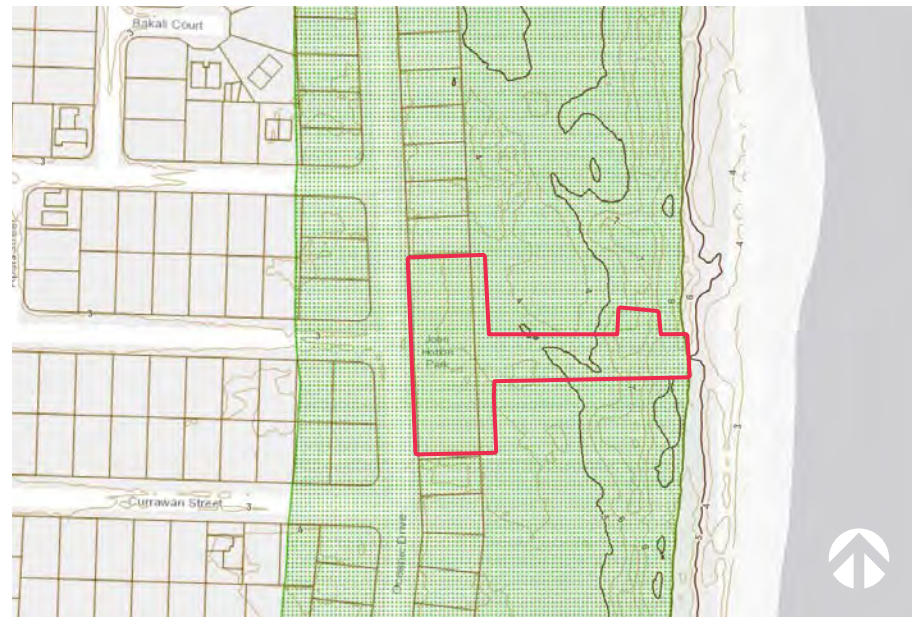
The toilet block within the park has recently been upgraded. No changes are planned for this facility or the connecting services.

The project excludes civil works to Oceanic Drive including existing car parking arrangements and pedestrian crossing facilities.

The Coastal Pathway has been delivered and intersects beach access 232.

No changes are planned for the existing alignment of beach access 232.

Improvements to the park are required to be in accordance with Council's desired Standards of Services to ensure activities and infrastructure provided for a park are consistent with the park's hierarchy designation, as a Local Park, and intended function as detailed in Council's Recreation Parks Plan (2021).



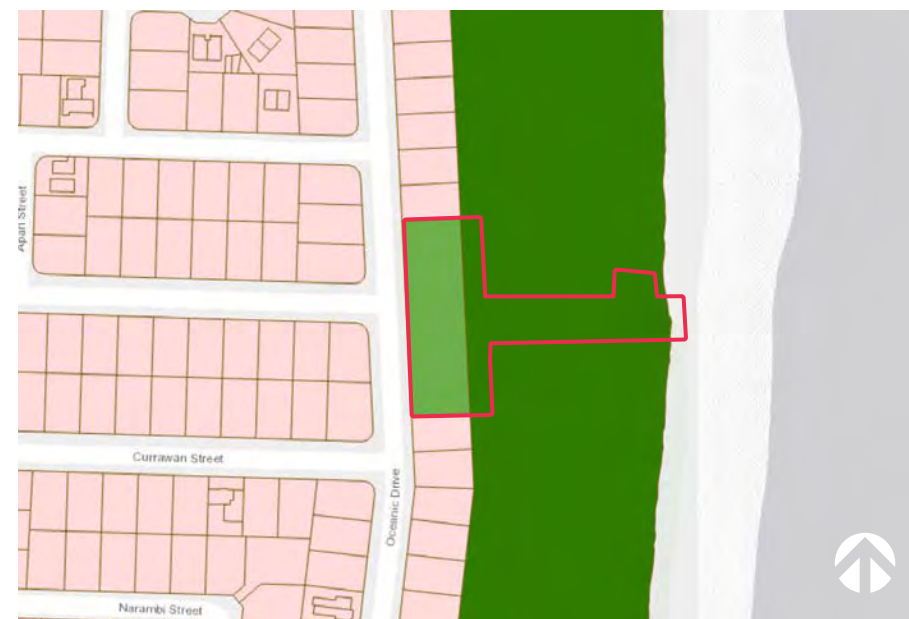
Coastal Protection Overlay



Bushfire Hazard Overlay



Native Vegetation Overlay



Zoning Overlay

Site Analysis, Opportunities & Constraints

John Hotton Park is located within the Coastal Protection Zone and the existing beach accesses are typically within the Present Day Erosion Prone Area. Council's Coastal Hazard Adaptation Strategy (CHAS) for this area notes to "avoid placement of non-relocatable public assets along the dune and beach areas."

Vegetation within Warana Foreshore Bushland Reserve is protected native vegetation with a medium bushfire hazard potential. John Hotton Park is within the medium bushfire hazard area buffer.

The project area was not identified as having known Aboriginal Cultural Heritage significance. Development within John Hotton Park would be considered to have pre-existing Significant Ground Disturbance and unlikely to harm aboriginal cultural heritage. However, development within Warana Foreshore Bushland Reserve, which is partially undisturbed land, may require cultural heritage assessment dependent on the location and type of development planned.

Any construction activity within Warana Foreshore Bushland Reserve may also require UXO clearance beyond that which has already been undertaken for the future Coastal Pathway.

Area A Site Analysis



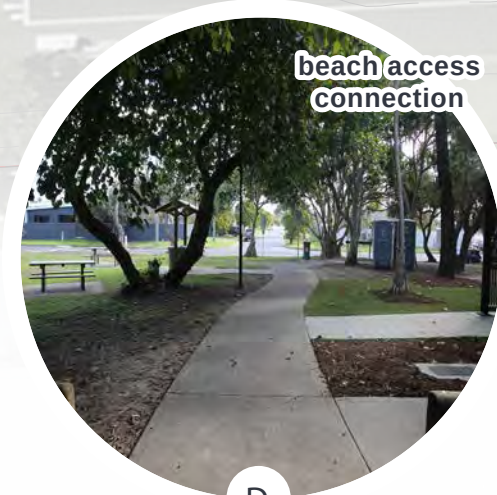
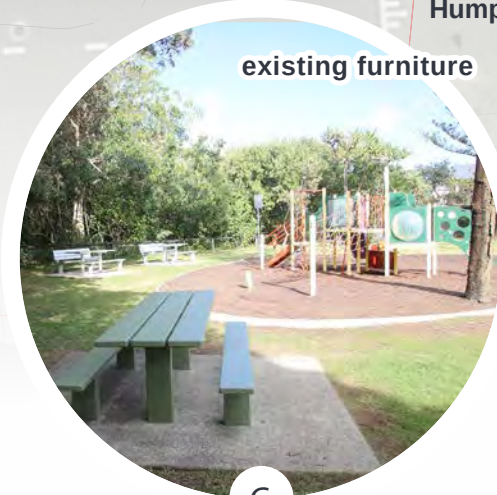
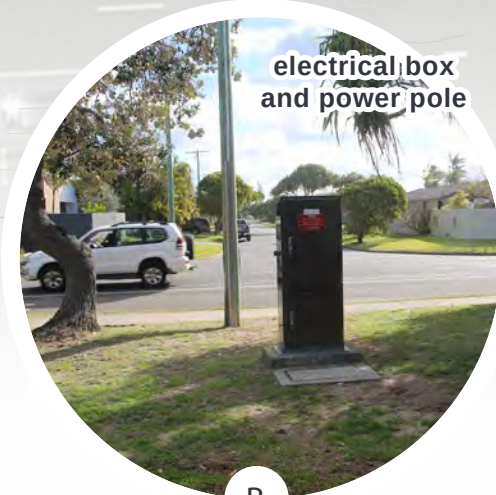
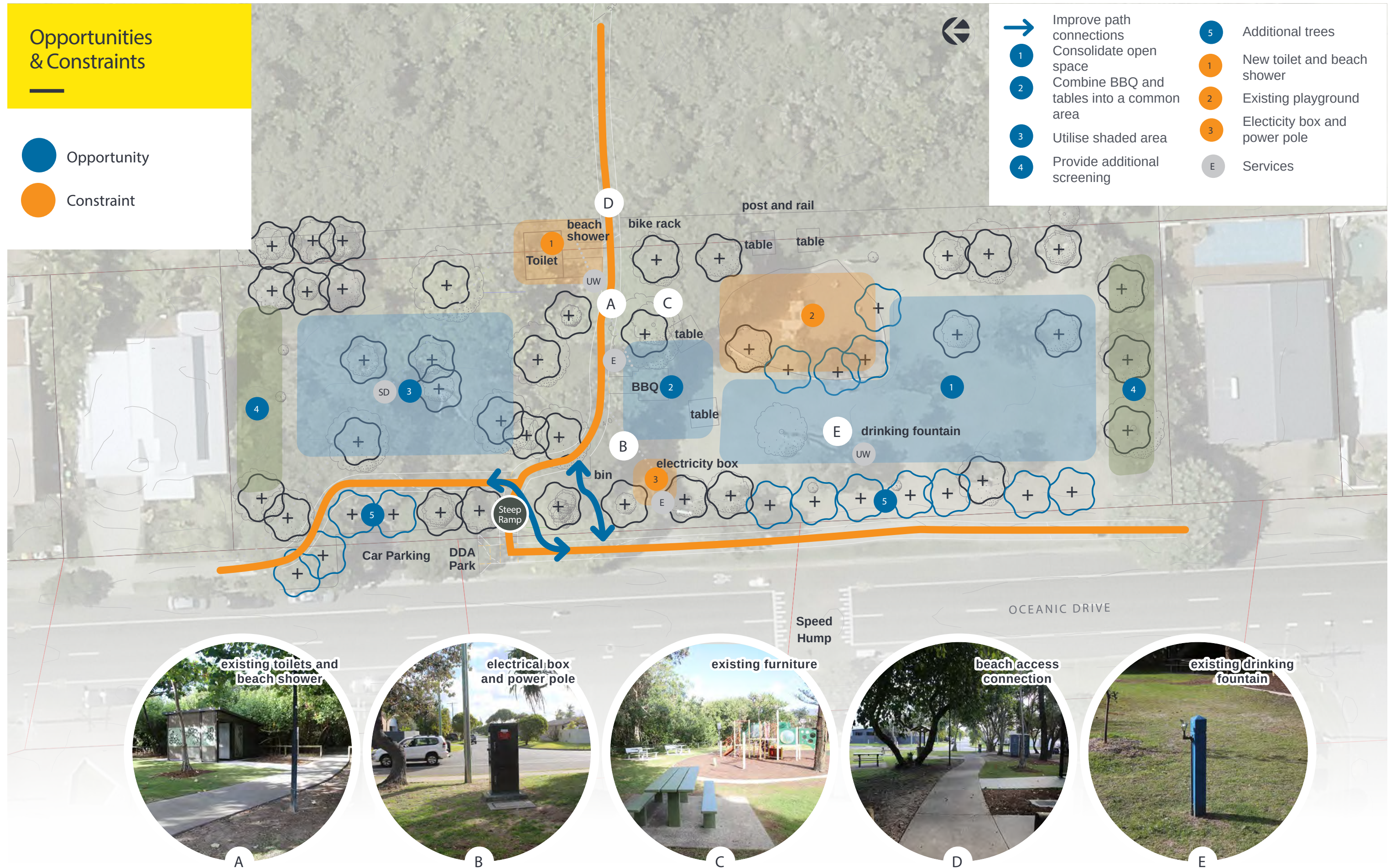
Area B Site Analysis



Opportunities & Constraints

- Opportunity
- Constraint

- ➔ Improve path connections
- 1 Consolidate open space
- 2 Combine BBQ and tables into a common area
- 3 Utilise shaded area
- 4 Provide additional screening
- 5 Additional trees
- 1 New toilet and beach shower
- 2 Existing playground area
- 3 Electricity box and power pole
- E Services





Three Council's Guiding Documents



Guiding Plans and Policies

John Hotton Park is designated as a local level recreation park in the **Sunshine Coast Environment and Livability Strategy**. Local recreation parks are smaller parks that are located a short walk from home for people in the surrounding local community and cater for frequent visits

Local parks offer opportunities for neighbourhood residents to meet and socialise in a safe and healthy setting. Built form, material selections and planting design in local parks reflect the landscape and character of the surrounding area and support connections between people and place.

Functional space guidelines for district parks

- Minimum park area, 0.5 hectares.
- Minimum park area must remain free from all encumbrances including easements, environmental buffers, storm water management devices and overland flow paths.
- Park must provide active and passive recreational spaces that cater to users of diverse ages and abilities from the local area
- Area should represent proportional targets for spaces:
 - Active open space, 50% – 70%
 - 1 large kick and throw area (30m x 20m)
 - Active recreation elements including hard courts, fitness areas and dog exercise areas may be provided if they do not compromise kick and throw area
 - Social spaces, 10% – 20% including shaded seating and play spaces to be provided in a designated node.
 - Vegetated areas, 10% – 20% includes tree coverage and landscaping
 - Planting style to suit local landscape and character
 - Storm water management, maximum 5% (including vegetation) must not impact park function where possible, storm water treatment facilities should be integrated with planted areas.

Table 3: Local parks embellishment requirements

Type of embellishment	Local park requirement / number
Animals	
Dog off leash parks	Optional – where need is demonstrated and where provision does not compromise park function
Furniture	
Barbecues	No
Bicycle rails	Optional – 4 bike parking spaces / ha
Bins (waste)	Optional – where applicable / required near play space)
Bins (recycle)	Optional – where serviceable
Drinking fountains	Optional – where play spaces are provided
Taps – public access	Optional – where required
Taps – maintenance	Optional – where required
Stand-alone seat / picnic table and bench	Yes – 2 seats / ha, min 2 / playground
Showers	Optional – where adjoining beach/water access
Barriers	
Bollards	Yes – along non-fenced perimeter boundaries. Trees and vegetation preferred
Fences and gates (vehicle access / pedestrian access)	Optional – where required
Pedestrian infrastructure	
Internal path	Yes – sealed paths
Connection path	Optional – sealed path (link to external networks)
Planting	
Trees	Yes – native and non-native shade trees
Natural shade coverage	40% coverage of pathways at tree maturity; 50% coverage of activity areas (playgrounds, exercise etc)
Landscape planting (garden beds, turf, re-vegetation)	Yes – planting style to suit local landscape and character
Community gardens	Optional – where need is demonstrated and where provision does not compromise park function

Type of embellishment	Local park requirement / number
Play, sport and activities	
Exercise equipment	Optional – where need is demonstrated and where provision does not compromise park function
Play spaces (playgrounds, natural activity areas)	Optional – 300m2 with equipment and landform. Must be shaded by vegetation and / temporary shade sails
Skate park	No
Informal sports and games (fields and courts, outdoor games, children's bicycle track)	Optional - where need is demonstrated and where provision does not compromise park function
Kick and throw area	Yes – 30m x 20m. Flat and well drained
Event spaces	No
Signs, art and memorials	
Signage	Optional – directional, regulatory
Public art	No
Primary public access points	Yes – min 1 highly visible entrance
Structures and parking	
Parking (on-site)	No
Shade sails	Optional – temporary measure while trees mature
Public amenities (toilets)	No
Shelters	Yes – max 2 shelters
Utilities and smart technology	
Irrigation	No
Serviced site	Optional – where required
Lighting	No
Other	
see RPP – Technical Guidelines – Appendix B – Table: 41 / DSS for open space in the SC Environment and Liveability Strategy 2017 (ELS)	

Sunshine Coast Design Principles

Sunshine Coast
Design



Sunshine Coast
Design.

1

Work with the local climate

- Plant more trees to provide shade and cool the park
- Maintain existing gaps for sea breezes

2

Create places that respect and incorporate landscape

- Maintain existing native vegetation
- Use native endemic species where possible
- Work with the existing topography

3

Bring our cultures, arts and heritage to life

- Incorporate story-telling where possible

4

Capture and frame views and create vistas

- Maintain existing views and vistas.

5

Strengthen and extend a network of green corridors

- Incorporate native tree planting into the park to link with the vegetation within the coastal reserve

6

Be inspired by the natural and built environment

- Incorporate natural plantings into the playground area
- Blend hard and soft landscape treatments to integrate the facilities into a coherent layout

7

Create shady streets that put people first

- Provide shade trees along the park interface with Oceanic Drive

8

Create welcoming places that can be enjoyed by everyone

- Provide equal access to all facilities

9

Design places to be resilient and ready for change

- Improve the resilience of the beach shelter and maintain vegetation within the coastal reserve

10

Create and add value

- Provide facilities that promote social cohesion including community events and family gatherings.





Four The Plan

Phase 2 - Have We Got It Right?

In July and August 2024, Council requested feedback from the local community on the draft landscape plan for the park and options for a new beach shelter. 148 responses were received, the main themes of the feedback identifying the following:

- The majority of respondents supported the improvements shown in the draft landscape plan.
- The top 3 priorities were; playground improvements, a central meeting place, and tree planting
- A new beach shelter was also a priority, the community was equally divided on the beach shelter location, roughly 30% for each location.

Additional feedback on the draft plan included:

- The importance of protecting the dunes and turtle habitat was raised as a concern including turtle friendly night lighting. The park improvements will not cause damage to turtle nesting areas or create light spill. The beach shelters have no night lighting and are sufficiently set back from the foredune. Based on community concern for turtles, we reviewed the recorded locations of nests over the past five years. Of the three beach accesses, most nests were recorded near Beach Access 229.
- Many respondents wanted a beach shelter with ocean views accessible to the elderly and people with disabilities.
- Bike parking facilities at the beach shelter was a popular suggestion.
- Possible additions to the park improvements included a half basketball court.
- Some respondents also wanted improved pedestrian access to the park across Oceanic Drive, notably upgrading the existing speed hump to a pedestrian crossing. This will require a separate traffic and civil design assessment.

Top Priorities

1.

PLAYGROUND IMPROVEMENTS


2.

CENTRAL MEETING PLACE


3.

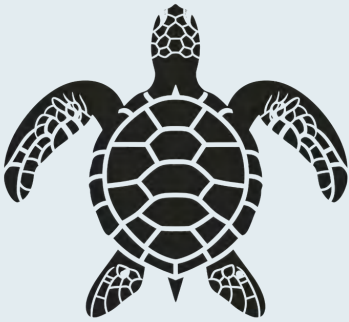
TREE PLANTING





THE COMMUNITY SUPPORTS THE IMPROVEMENTS AND PROTECTING THE ENVIRONMENT

Turtle Habitat Protection



- ✓ No impact to turtle habitat
- ✓ No light spill from park
- ✓ No night lighting at Beach Shelter

Summary of Potential Beach Shelter Investigations



A OPTION A

Option A proposed a new shelter over the recently built seating area at beach access 229. This location has good filtered views of the ocean through the existing sheoak trees. Protecting the coastal dunes was a key consideration for many people who preferred this option due to its minimal impact on the environment. Easy access for the elderly and less mobile was also raised by people as an important requirement, with this option seen as a good location.

B OPTION B

Option B proposed reconstruction of the existing beach platform at beach access 231 with features similar to the beach shelter at Wyanda Park. Most respondents who preferred this option liked the panoramic views and opportunity for additional features like a beach bar and stools.

C OPTION C

Option C at beach access 232 John Hotton Park proposed custom furniture and bike racks under a shelter. The majority of respondents wanted a shelter with ocean views and this option was not favoured as it could not achieve this outcome. Some people suggested moving it towards the beach to improve the views, however locating it further into the coastal erosion zone is not feasible due to environmental impacts and regulations.

Landscape Plan



Landscape Plan - John Hotton Park

John Hotton Park is a well embellished local park and future upgrades to the park will be staged. The proposed design aims to facilitate upgrades within the constraints of existing assets to minimise disruption to the function and amenity of the park as a whole.

The design has retained all mature existing trees in the park. Additional tree planting of native species has been included to supplement the existing layout. Shade trees have been included in and around the playground. Tree planting along the road frontage is also proposed to provide shade from the western sun and form a partial barrier to the road.

A key feature of the proposed design is the new shelter combining the relocated barbecue and a new long table. The long table replaces the two individual picnic tables in the area. This central meeting space is connected to the playground and open grass area, and is separated from the road by a sandstone seating wall and planting. The shelter will include night lighting for late afternoon use.

The playground has been retained in its current location, however

the layout has been adjusted to improve the flow of spaces and provide for planting within the playground. The planting will provide shade as well as creating a more natural play space. A group swing has been added to the southern side of the playground, which can cater for a wide range of ages and encourages group play. Sandstone seating walls define the edge of the playground and the open space, as well as acting as a partial barrier. Shade sails are located over the main play areas.

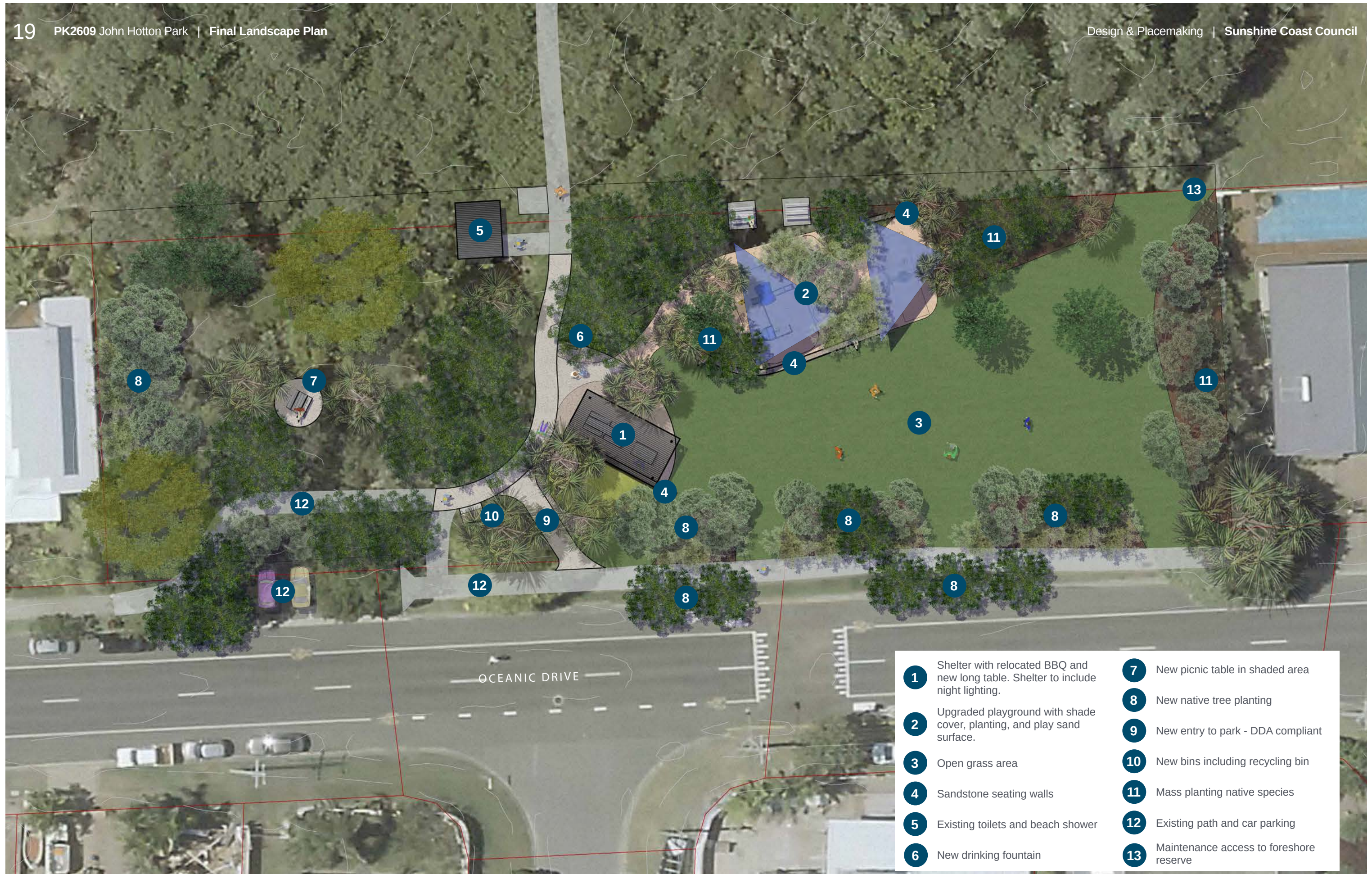
The open grass area provides for informal recreation, proposed improvements include minor grading, top dressing and re-seeding to improve the surface and grass quality.

A new entry path into the park is proposed to meet DDA compliance and improve the circulation through the area.

An additional picnic table is proposed within the shaded are of the park.

Screen planting along the northern and southern boundaries has been added to improve privacy and screening to the adjoining properties.

Community feedback included changing the current speed hump on Oceanic Drive to a pedestrian crossing to facilitate better access to the park. The current speed hump location may not be suitable for this purpose and traffic impacts may result including a reduction in on-street parking. Council will investigate the feasibility of changing the existing speed hump as a separate design process to the current concept plan which focuses on upgrades to the park.



- | | |
|--|---|
| 1 Shelter with relocated BBQ and new long table. Shelter to include night lighting. | 7 New picnic table in shaded area |
| 2 Upgraded playground with shade cover, planting, and play sand surface. | 8 New native tree planting |
| 3 Open grass area | 9 New entry to park - DDA compliant |
| 4 Sandstone seating walls | 10 New bins including recycling bin |
| 5 Existing toilets and beach shower | 11 Mass planting native species |
| 6 New drinking fountain | 12 Existing path and car parking |
| | 13 Maintenance access to foreshore reserve |

Placemaking & Story Telling



Custom detailing



Playground theme

Story Telling Overlay



Improvements to the park may provide opportunities to build the character of the park through details that tell of the history and values held by the community. In particular the strong connection the community holds towards the natural environment, the park and the beach.

Educational Signage



Shotblast Pavement Treatment



Placemaking
Overlay

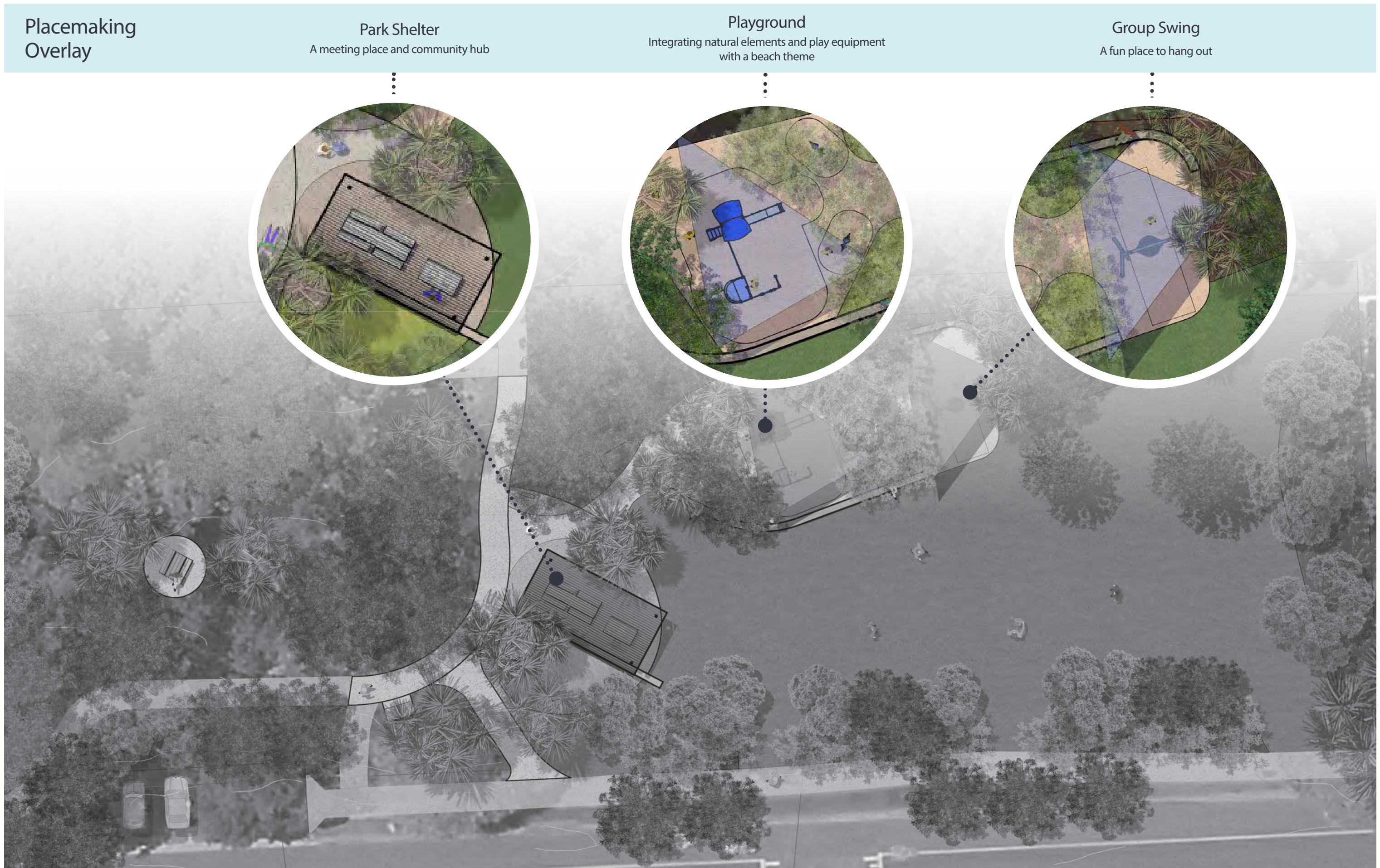
Park Shelter
A meeting place and community hub



Playground
Integrating natural elements and play equipment
with a beach theme



Group Swing
A fun place to hang out



Look and Feel



Local Inspiration



Colour
Natural colours inspired by the surrounding coastal landscape

Shapes
Organic natural shapes reflecting the coastal dunes and beach.



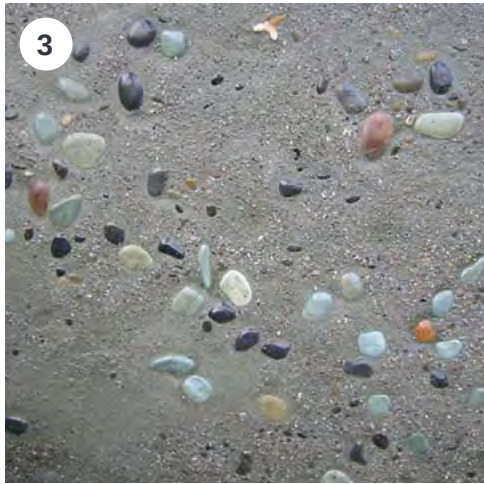
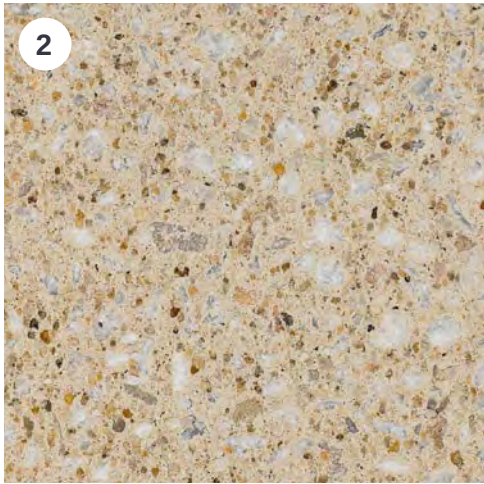
Palettes



Hardscape

Hardscape materials are to be durable and robust. Colours are to be natural tones and blend with the surrounding landscape.

- 1. Sandstone blocks Grade A
- 2. Light exposed coloured concrete pavement
- 3. Contrasting coloured concrete pavement



Furniture

Furniture is to be consistent with the Sunshine Coast Council suite of park furniture established throughout the parks of the Warana coastal area. Where feasible use natural materials which blend with the surrounding landscape.

- 1. BBQ and long table
- 2. Shelter and shade sails
- 3. Drinking fountain
- 4. Waste and Recycling bins.



Planting Palette

Trees, Shrubs and Ground Covers

The planting palette is to be based on endemic coastal species found in the local area.

- 1. Screwpine
Pandanus tectorius
- 2. Beach Oaks
Casuarina equisetifolia
- 3. Tuckeroo
Cupaniopsis anarcardioides
- 4. Beahc Bird's Eye
Alectryon coriaceus
- 5. Macaranga
Macaranga tanarius
- 6. Coastal Banksia
Banksia integrifolia



