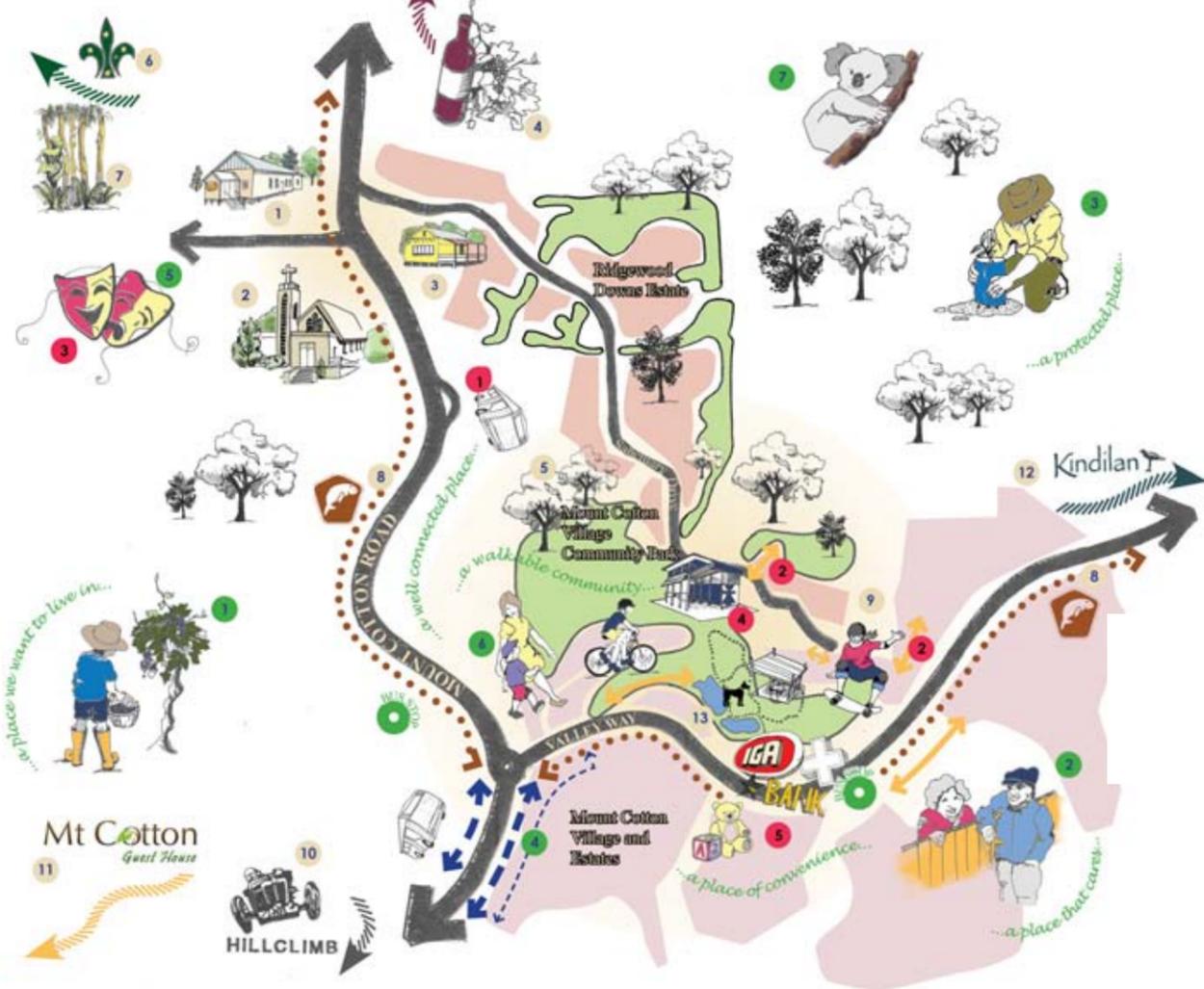


MOUNT COTTON

Community map



MOUNT COTTON COMMUNITY MAP



A Our Assets

1. Mount Cotton Community Hall
2. St Paul's Lutheran Church
3. Mount Cotton Primary School
4. Sirromet Winery
5. Mount Cotton Village Community Park
6. Karingal Camping and Scouts
7. Mount Cotton Rainforest Gardens
8. Moreton Bay Tourist Drive
9. Skate Park
10. Hillclimb
11. Mount Cotton Guest House
12. Kindilan
13. Mount Cotton Dog Off-leash Area

B Our Key Messages

1. Village lifestyle
2. A place that cares
3. A protected place
4. A well connected place
5. A sense of community and activity
6. A walkable place
7. Enriched with flora and fauna

C Our Future Priorities

1. Improved bus services and connections
2. More pedestrian links
3. Promote community events
4. Improve park facilities - public toilets and more picnic shelters
5. Increase centre services and convenience



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1.0 The Mount Cotton Community Map

The Mount Cotton Community Map resulted from Redland City Council's Mount Cotton Community Development Initiative. The Community Map provides a long term vision to enable our Community to guide its future. It is intended to facilitate development of the Mount Cotton area through community participation and networks. It also provides the basis for further investigations and future planning. In short, it sets out what is important to our community.

In developing the Community Map, Council has engaged extensively with the community and the outcomes of the community engagement has informed the development of the Community Map (Refer to Appendix A for further information on how the Community Map was developed).

2.0 Welcome to Mount Cotton

The Mount Cotton community is located in the hinterlands of Redland City, south-east of Brisbane, and is known for its peaceful and rural atmosphere. The unique community is surrounded by farms, bushlands, rainforest gardens and rolling hills with spectacular views across the bay to North Stradbroke Island. The rural nature of the community makes it an ideal home for an array of natural wildlife including koalas and wallabies – **Mount Cotton is a unique place with a true village charm.**

Nearby centres include Capalaba, Cleveland, Victoria Point, and Redland Bay.



Figure 1: Map of Mount Cotton



3.0 Who we Are

Interesting Facts about our Population

At present, Mount Cotton is home to about 5,700 people. Our community has a median age of 35 compared to Redlands 38, which indicates that we are a younger community. There are a larger proportion of families with children (57%) and a smaller proportion of one-parent (11%) families in our community when compared to the rest of Redland City.

We are a young family orientated community.

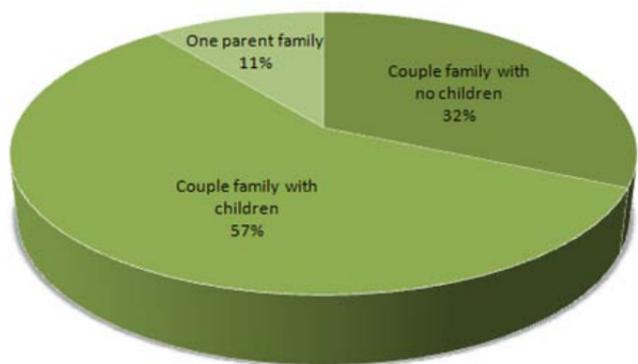


Figure 2: Family Structure - Mount Cotton

Interesting Facts about our Economy

The people in our community who work enjoy a higher median income per week when compared to Redland City. However, there are pockets of disadvantage in our community where people have a relatively lower education and employment status. We have a higher labour force participation rate (73.6%), in comparison to QLD (61.8%) and the national average (60.4%), and a lower unemployment rate (3.1%). Some of the key employment industry options in our area include poultry, flower farm, winery and quarries.

We are a hard working community.

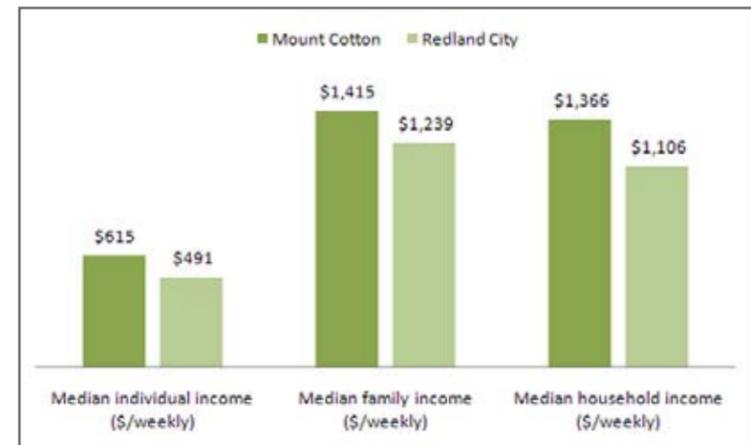


Figure 3: Median Income

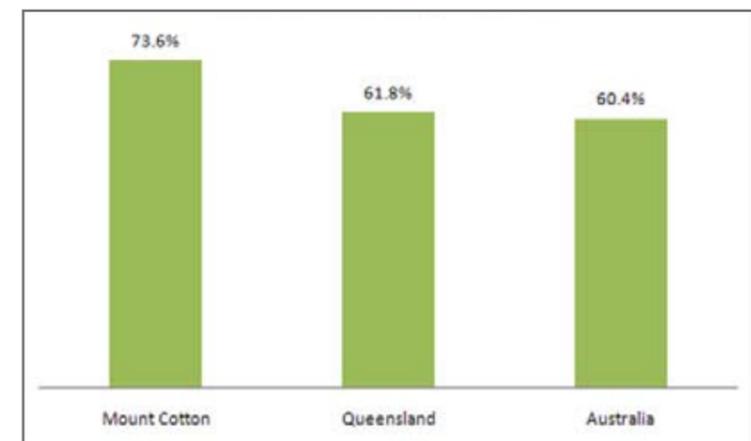


Figure 4: Labour Force Participation Rate

Interesting Facts about our Community Characteristics

We have a smaller proportion of people (1.8%) reporting to need assistance with basic daily activities when compared to the Redlands (4.1%). Our community has a higher percentage of people who do voluntary work (18.5%) than the Redlands average (17.5%).

We are a caring community with a strong support base.

Interesting Facts about our Housing Characteristics

Mount Cotton exhibits a higher rate of dwellings owned or in the process of being purchased (85%) and a lower rate of dwellings being rented (15%) when compared to the Redlands. This is a good indication that people who settle in this community are generally long term residents.

We are long term residents and not a transient community.

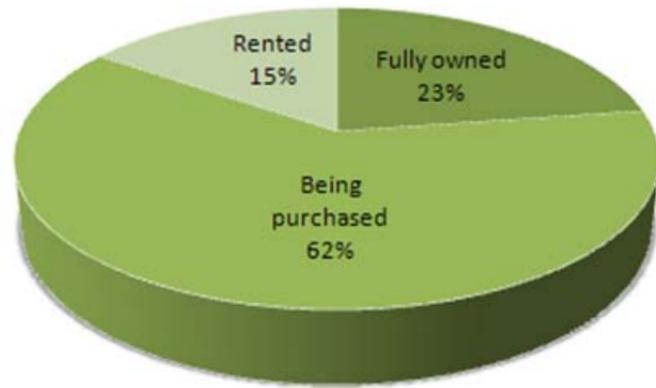


Figure 5: Housing Tenure - Mount Cotton



Did you know that by 2026?

- Our community will be home to an estimated 10,457 people. This is an increase of about 4,700 new people.
- With the predicted population growth, our age profile is also expected to change. We will have more elderly people (65+) in our area but also more young children (0-4).
- Whilst the Redlands is expected to experience a decline in families with children, this trend is not expected to occur in our community. To the contrary, we will be home to a large number of families with children.

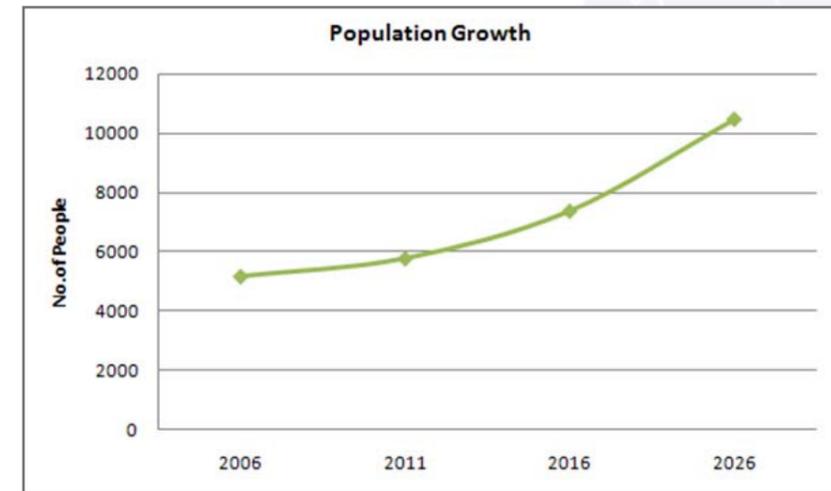


Figure 6: Population Growth

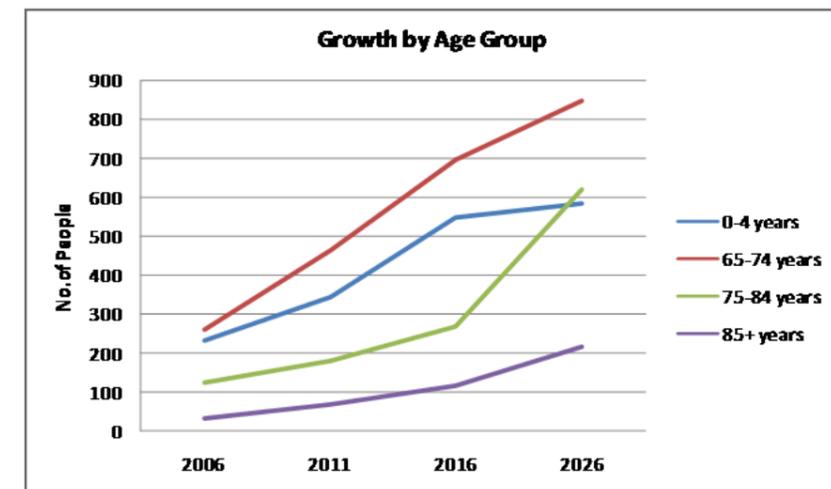


Figure 7: Growth by Age Group



4.0 What Makes Our Community Unique

4.1 Our Heritage

Indigenous people have lived in and around, what is now, the Mount Cotton area for tens of thousands of years. The community acknowledges the Indigenous First People as the traditional custodians and observes protocols for acknowledging the Traditional Owners and their relationship to country.

Post European settlement our community was a farming and agricultural community.

- Our community - Mount Cotton - was named by government surveyor Dickson in 1840 after Major Sydney Cotton and was traditionally a farming community.
- What is now our community was settled in the early 1870's by farmers, many of whom were of German origin.
- The main crops grown in the early days were maize and sugar which later turned to citrus orchids. Our farmers were some of the first in the district to grow passionfruit.
- Mount Cotton farmer Adolph Benfer started a poultry farm. By the 1950's he operated the biggest privately owned broiler enterprise in Australia. He set up an abattoir in Mount Cotton in 1966. The Golden Cockerel farm is still operating today.

Our community has always been protective of our natural environment and wildlife.

- In 1990 the Erapah link wildlife corridor opened. A joint venture of the Scouting Association of Queensland and Redland City Council, the corridor was designed to provide safe passage for koalas between Erapah wildlife sanctuary and Karingal camping ground at the Mount Cotton headwaters of Erapah Creek.
- In 1991 more than 1000 people attended a public meeting at Mount Cotton protesting against the proposed Brisbane-Gold Coast highway. Concerns were that a major road through the City would lead to the extinction of koalas through habitat destruction and road kills.
- Ridgewood Downs was established as an environmentally sensitive development that had building envelopes, minimal vegetation clearing, excavation and fill restrictions, and a no cat policy.
- In 1994 the residents of Bayview Estate formed a residents group (Mount Cotton Residents' Association) and met for seven years on a monthly basis. The group was very proactive in advocating change to development to reflect environmental values
- Mount Cotton Residents' Association regrouped in response to a number of development applications that generated community concern and the need for a coordinated campaign.

Our community's achievements through community spirit.

- Our first church – St Paul's Lutheran Church – was built in 1875. This was a huge achievement for our community, built by hand by members of our community.
- In 1876 our first school opened with 12 boys and 5 girls, it was a half time school and was jointly run with the Victoria Point School. It wasn't until 1884 that a provisional school opened in the Mount Cotton area.
- The local residents in the 1930's rallied together to build a new community hall. The new hall was built with timber logged by Daniel Benfer, a local resident. The hall is still owned and managed by the community and is a well used facility.



4.2 Our Assets

Our community has a number of facilities, services and networks that play an important role in our community's development. One of our unique assets includes the Venman Bushland National Park. This 225 acre bushland was gifted to the community by Jack Venman in 1971. The Park is mostly open forest and protects the headwaters of Tingalpa Creek, to the west of Mount Cotton. It is one of the largest remaining areas of eucalypt forest in the coastal lowlands near Brisbane and is considered an important habitat for koalas and other wildlife. Redland City Council has continued to acquire land in the Mount Cotton area that is of environmental significance and community benefit.

Another community asset that is cherished by the community is the Mount Cotton Village Community Park. The parkland offers pathways/trails, sporting fields, picnic nodes, a playground, a skate park, viewing platforms and access to the lakes.

Recently our community acquired a new multipurpose hall located at the Mount Cotton State School. The hall is available for community use.



Above:The original Mt Cotton State School bell is housed on the grounds and is still used for school activities.



COMMUNITY ASSETS

PARKS	COMMUNITY GROUPS
Venman Bushland National Park	Mount Cotton Hall Committee
Settlers Circuit Park	Mount Cotton Scouts
Vineyard Drive Park	Mount Cotton Drama Club
Seeana Drive Park	Local Hand Embroidery Group
Hardwood Drive Park	Mount Cotton Lions Club
Orchid Drive Park	STAR Community Transport
Lillypilly Street Park	Mount Cotton P&C
Mount Cotton Village Community Park	Mount Cotton Residents' Association
Mount Cotton Skate Park	Mount Cotton St Paul's Lutheran Church
Mount Cotton Dog-off Leash Area	Mount Cotton Community Fellowship
HALLS	Livewires Kids Club
Mount Cotton Community Hall	Playgroup
Mount Cotton St Paul's Lutheran Church Hall	C4 Youth
Mount Cotton Scout Hall	MG Car Club of Qld Inc, Hill Climb
Mount Cotton State School Multipurpose Hall	Mount Cotton Mail
COMMERCIAL	CHILDCARE/OUT OF SCHOOL CARE
Mount Cotton Village	Mount Cotton Village Child Care
Bayview Pharmacy	Mount Cotton Out of School Care
Real-estate Agent	Bayside Family Day Care
Food store	Lady Gowrie Family Day Care
Sirromet Winery (Restaurant Lurleens)	
Golden Cockerel	EDUCATION
West Mount Cotton Nursery	Mount Cotton State School (Prep & Primary)
Karreman Quarries	Mount Cotton Training Centre and Training Services
Mount Cotton Quarry	Kindilan Outdoor Education and Conference Centre
HEALTH	ACCOMODATION
Mount Cotton Medical Centre	Mount Cotton Guest House
Mount Cotton General Practice	Sandy Creek Conservation area and Karingal campsite
Child Health Nurse	Kindilan Outdoor Education and Conference Centre

Table1: Community Assets

4.3 Our Experiences

These are some of the experiences from the people who live in our community.

- Most residents are quite content and happy living in Mount Cotton and will continue to remain in the area for the long term.

"I've lived here for 40 years. Born here. Die here. Haven't found anywhere better"

- Residents appreciated the natural environment, specifically the local pockets of bushland and the trees which were seen as a vital asset to the community.

"The bush setting. The environment. Nice place to live"

- The tranquil environment, specifically the peace and quiet is among the top highlights of the suburb.

"Peaceful. Quiet. The whole setting - tranquil"

- The parklands are identified by residents as well utilised and enjoyed.

"Room to play. Parks. Open spaces"

- Enhancing Mount Cotton while still maintaining the lifestyle that residents have come to love will be a challenge.

"Don't want to lose the community feel"



4.4 Our Challenges

- Inability to access a commercial precinct within the suburb which adequately satisfies basic requirements of a suitably sized grocery store, a cafe/restaurant and other conveniences, without compromising the community feel is one of the most prominent issues identified in the community.

"Small shopping village. Not a big centre, something more than a little shop"

- The need for adequate park facilities, specifically a toilet and shade over the playground in the Mount Cotton community park.

"Need toilets/facilities in the park. Bit more shade in the park"

- The lack of regular, direct and appropriate public transport within the suburb is a particular challenge faced by residents.

"Transport – more bus services (limited as to where we can go). Would love to get to Capalaba by bus, when can no longer drive"

- The Mount Cotton community shared a common concern regarding development within the suburb, specifically the risk of overdevelopment and the impact it could have on the environment and their current lifestyle.

"Not too developed. Keep village atmosphere and protect the bushland for koalas and other wildlife"

5.0 Our Key Messages

“What the community has said about the Mount Cotton region”

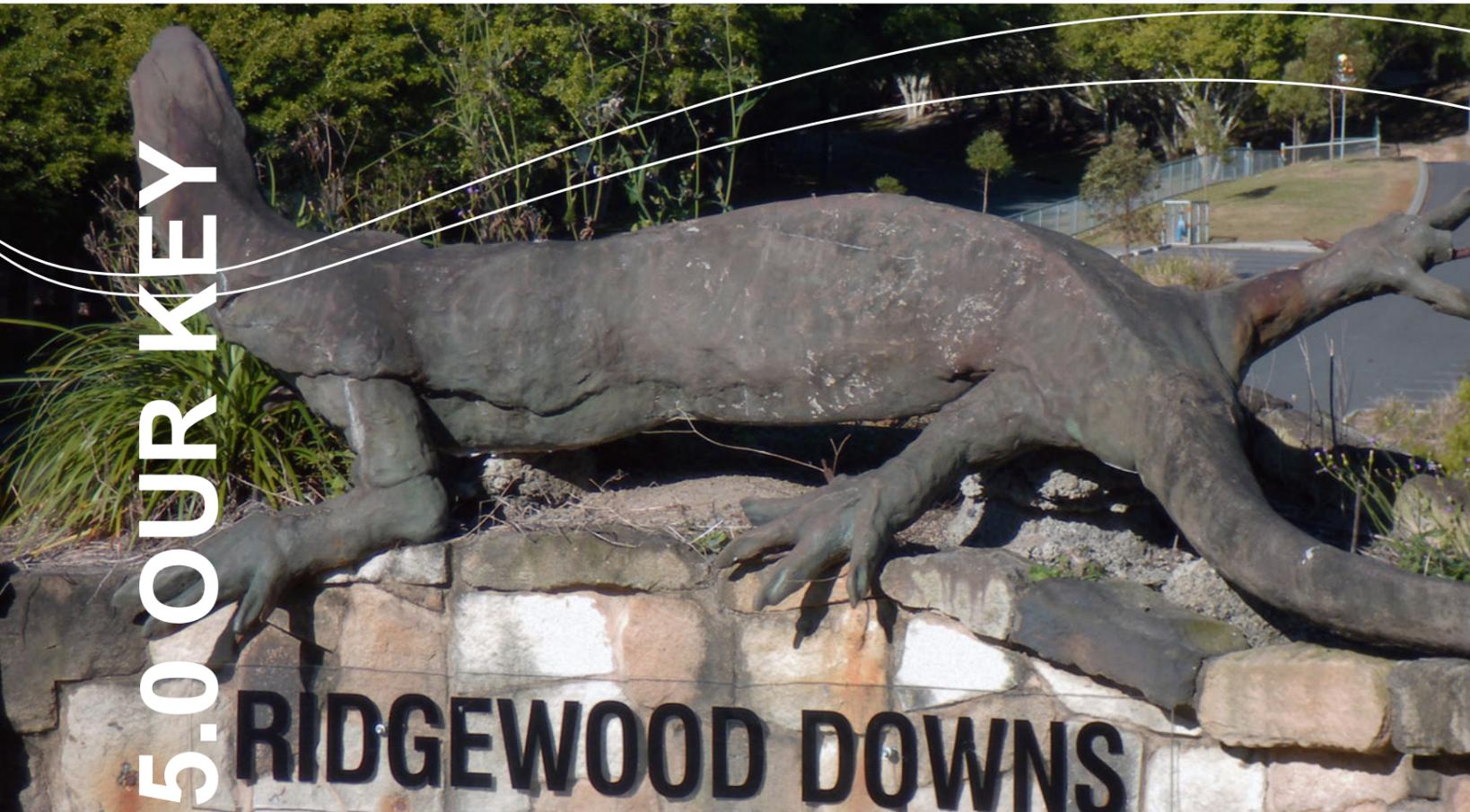
Mount Cotton will retain its attractiveness as a small village which embraces a relaxed country lifestyle and qualities – **a place we want to live in.**

Our community’s natural environment and bushlands are protected, valued and managed sustainably – **a protected place we can enjoy.**

Mount Cotton is a place with a strong sense of community that is family orientated, safe and caring – **a place that cares about its neighbours.**

Our community is connected by effective public transport services and offers a range of transport choices – **a place that is well connected.**

Our community has access to a wider range of local services and facilities – **a place that offers convenience.**



The key messages from the engagement activities assisted in the development of themes and principles. These themes and principles are consistent with the vision outcomes and goals in the Redlands 2030 Community Plan. A strong sense of place was identified, with the residents valuing their distinctive community and the safe, relaxed, friendly and peaceful atmosphere.

THEMES AND PRINCIPLES				
Village Lifestyle	Natural Environment	Sense of Community	Transport and Mobility	Access to a Centre
Maintaining the village lifestyle and qualities that make our community unique.	Protecting the natural environment for our people today and the generations of tomorrow.	Creating a safe, well-serviced community for people to live, grow, and connect within.	Promoting a well-planned community, supported by accessible transport linkages.	Encouraging a diverse range of commercial services and facilities.

Table 2: Themes and Principles

5.1 Theme 1 - Village Lifestyle

Maintaining the village lifestyle and qualities that make our community unique.

Rationale

Over the next 15 years Mount Cotton is expected to grow in population. The challenges facing our community will be embracing this growth and ensuring that we retain the unique lifestyle that is Mount Cotton.

What some of the community has said about the Mount Cotton region

- Like that it is not too developed and has a village atmosphere.
- Don't want to lose the community feel.
- Close to everything and a really nice place to live.
- The tranquillity makes it a lovely place.

What outcomes we would like to see

- Any expansion is underpinned by community need while maintaining and enhancing access to services and recreational and social infrastructure.
- Any development within our area is undertaken in a manner that avoids compromising environmental and landscape values.
- Ensure that the village feel that makes our community unique is protected and enhanced.

What can we do now?

- Maintain our relationship with our Council and be actively involved in the decisions that happen in our community.

What can we do in the future?

- Community groups partner with Council and developers to promote the village character through appropriate design, events and bushcare.

5.2 Theme 2 - Natural Environment

Protecting the natural environment for our people today and the generations of tomorrow.

Rationale

The natural environment that is Mount Cotton is an important asset to our community and should be protected and enjoyed. In protecting our bushland we will also be protecting our wildlife which also call this place home.

What some of the community has said about the Mount Cotton region

Nice place to live because of the bush setting and environment.

Have to protect the bushland for koalas and other wildlife.

More bushwalking trails and better facilities to help us enjoy our parks.

What outcomes we would like to see

- Public spaces and places are available for a diverse range of community use and users.
- Current Parks are provided with toilets and shade to promote usage.
- Recognition and protection of Mount Cotton's unique history, cultural heritage and scenic landscape.

What can we do now?

- Enhance our existing parks with shade and toilet facilities.
- Encourage people outdoors by joining in events and activities in the park.
- Establish a bushcare group.

What can we do in the future?

- Establish a recreation/bushwalking group.



5.3 Theme 3 - Sense of Community

Creating a safe, well-serviced community for people to live, grow, and connect within.

Rationale

Not only is Mount Cotton a small and close knit community, where people know and help each other, it is also a safe and friendly community. This safe and well connected environment enables social interaction through the provision of community infrastructure which reduces social isolation and enhances community connectedness.



What some of the community has said about the Mount Cotton region

We are a close knit and friendly community.

Everyone helps each other and there is no closed door attitude.

Has a safe and relaxed atmosphere where everyone gets on.

5.3 Theme 3 - Sense of Community cont.

What outcomes we would like to see

- More opportunities to participate in important decisions about our community.
- To have more control of the community in which we live through voluntary and other community-led initiatives.
- Strong relationships and networks in the Mount Cotton community.
- Welcoming new residents by promoting the identity and values of the Mount Cotton Community.
- Maintain the family orientated, friendly, safe and caring atmosphere and lifestyle that is currently Mount Cotton.
- Support and encourage children and young people's activities.
- Timely and adequate provision of community facilities and services.

What can we do now?

- Participate in ongoing community activities – building on the great work done so far.
- Promote regular community events in the Mount Cotton community.
- Have regular networking opportunities for our service providers.
- Increase the usage of the halls in Mount Cotton.
- Introduce holiday programs for our school aged children.
- Increase the volunteer base in the community.
- Establish a welcome committee for new residents.
- Investigate need for community facility space.

What can we do in the future?

- Develop a Community Participation Plan.
- Prepare an events and activities calendar.
- Develop a community website and utilise the community notice board.
- Investigate need for community infrastructure to support current and future population.



Source: <http://www.silkwoodmtcotton.com.au/community/>



5.4 Theme 4 - Transport and Mobility

Promoting a well-planned community, supported by accessible transport linkages.

Rationale

Our community has a heavy reliance on private vehicle use due to the lack of public transport options in the area. Members of the community who do not have their own means of transport suffer considerable disadvantage, particularly if they live beyond walking distance to services and facilities.

What some of the community has said about the Mount Cotton region

More public transport as it's not regular enough.

Would love to be able to get to Capalaba by bus, when can no longer drive.

More bike tracks would be good.

What outcomes we would like to see?

- Safe, accessible and reliable community, school and public bus services that provide connections within Mount Cotton and to key destinations and activity centres across the Redlands.
- Street environments that enhance cycling and walking networks.
- Sustainable transport choices, including viable alternatives to car-based travel, through well established public and active transport infrastructure and services.

What can we do now?

- Increase the usage of the Special Transport Assistance Redlands (STAR) transport service.
- Increase the frequency of bus services in the Mount Cotton area.
- Enhance cycling and walking networks.

What can we do in the future?

- Establish a regular "ride" to school bus.
- Look at opportunities for community based transport initiatives.
- Set up a community car pooling service.
- Establish a cycle club.



5.5 Theme 5 - Access to a Centre

Encouraging a diverse range of commercial services and facilities.

Rationale

As our community grows it will be important for us to have access to a range of commercial and retail services. At present many of our residents need to travel outside our community to meet some basic needs.

What some of the community has said about the Mount Cotton region

More shops so that we don't have to drive out of the way down to Redland Bay.

Small shopping village not a big centre - something more than a little shop.

The coffee shop is missed.

What outcomes we would like to see

- Access to a localised commercial precinct that offers a variety of retail and other business activities.
- Commercial development that is in character with the village lifestyle of the area.

What can we do now?

- Start talking to our business community and chambers of commerce.
- Support our local businesses by shopping locally.

What can we do in the future?

- Activate a localised commercial precinct.

5.6 Our Future Priorities

The Table below summarises the key priority actions for the Mount Cotton Community.

THEME	PRIORITY	PARTNERS
Theme 1 - Village lifestyle	Maintain our relationship with Council and stay actively involved in the decisions that happen in our community.	Local Community Council
Theme 2 – Natural Environment Theme	Enhance our existing parks with shade and toilet facilities.	Council
	Encourage people outdoors by joining in events and activities in the park.	Local Community Community Groups Council
	Establish a bushcare group.	Local Community Council
Theme 3 – Sense of Community	Participate in ongoing community activities.	Local Community Council
	Promote regular community events in the Mount Cotton Community.	Local Community Council State Government Local Businesses
	Have regular networking opportunities for our service providers.	Local Community Service Providers
	Increase the usage of the halls in Mount Cotton.	Local Community, Mount Cotton State School Hall Committee
	Introduce holiday programs for our school aged children.	Mount Cotton State School Out of School Care Program Mount Cotton Village Child Care Council
	Increase the volunteer base in the community and establish a welcome committee for new residents.	Local Community Council
	Investigate need for community facility space.	Council Local Community
Theme 4 – Transport and Mobility	Increase the usage of the STAR transport service.	STAR Transport
	Increase the frequency of bus services in the Mount Cotton area.	Veolia State Government
	Enhance cycling and walking networks.	State Government Council
Theme 5 – Access to a Centre	Talk to our business community and chambers of commerce.	Council Local Businesses Chambers of Commerce
	Support our local businesses by shopping locally.	Local Community Local Businesses

Table 3: Summary of Priorities



Source: <http://www.silkwoodmtcotton.com.au>

6.0 NEXT STEPS

6.0 Next Steps

The Mount Cotton Community Map will provide the community and Council with a shared vision for addressing community needs into the future.

The focus will be on proactively working with partners, local organisations and communities to build their capacity to respond to future challenges and opportunities. Detailed investigations and planning will translate project priorities into capital and operational plans and budgets.

Keeping Connected

It is important for members of the community to stay connected. To be kept up to date with current activities or if simply looking for information generally, the Redland City Council website is a great resource.

Community groups can contact their local Councillor for information or register and update contact details on the Redlands Community Directory: <http://www.redland.qld.gov.au/communitydirectory/Pages/default.aspx>



7.0 Appendix A

Importance of Community Development

The development of a community is more than just about the physical infrastructure. Developing a community is also about the needs, values and aspirations of the people who live in that community – the social well being of a community.

Community Development in the Redlands

For the people of Redland City, a Strong Community is a connected community with access to the full range of options required for a rich community life and an active attachment to place

Redland City Council develops a strong community by embracing the following principles :

- Social justice in terms of community processes and outcomes.
- Sustainable solutions – making decisions for the benefit of future generations.
- Quadruple bottom line balancing economic, social, cultural and environmental objectives.
- Active citizenship that gives rise to participatory democracy, integrated perspectives and strategies.
- Responsive and innovative approaches with the community.
- Community engagement and community driven processes, supported by effective community capacity building.
- Collaborative partnerships approach that acknowledges, embraces and builds on community strength.
- Cost effective solutions which maximize appropriate use of community resources.

How the Mount Cotton Community Map was developed

Redland City Council have undertaken extensive community engagement as part of the Mount Cotton Community Development Initiative (MCCDI) which was a priority project identified in the Building Strong Communities: Redlands Social Infrastructure Strategy 2009. There have been a number of studies and policies undertaken by Council which provides broad direction for the MCCDI, these include:

- Redlands 2030 Community Plan
- Redlands Social Infrastructure Strategy 2009

In considering the future direction for the Mount Cotton Community the above studies and policy have been taken into consideration. These studies have informed a comprehensive baseline assessment of current and emerging issues, trends and opportunities in the Mount Cotton Area.

The focus of the MCCDI community engagement was to:

- Identify and map networks, services, organisations, businesses and other individuals and groups in Mount Cotton;
- Provide information about services to the community;
- Identify and prioritise current and future demand for activities, services and facilities;
- Identify opportunities to increase access to services and facilities;
- Understand and identify opportunities to build the capacity of the community through the facilitation of partnerships between and across the community; and
- Identify and understand marginalisation and disadvantage.

Five community engagement activities were undertaken focusing on various demographics in Mount Cotton:

- **Own it Mt Cotton** – local youth between the ages of 12 and 17.
- **Morning Tea on the Mount** –local seniors and their carers.
- **Come and Play the Mount Cotton Way** local families with children 0-4 years of age.
- **Mount Cotton Community Carols (Redland City Council Stall)** –wider community.
- **Significant Service Provider's Meeting** –service providers.

The community engagement activities have captured qualitative data from local residents to inform the future needs and priorities of the Mount Cotton community. In total, about 282 residents were surveyed over a 6 month period.

The outcome of the community engagement activities have extensively informed the development of the Mount Cotton Community Map.

Thanks to Mary Howells, Fay Jackson, Janet Camilleri and Thao Ashford for photographic images used in this document.

Report Designed by Darlene Lavett, Map Designed by Christie Kahukiwa

The Mount Cotton Community Map - October 2011

