

## Suburb Catchment Area 2

SCA 2 is made up of Capalaba and Alexandra Hills. A map of the SCA and neighbourhoods can be found at Figure 11-28.

Capalaba and Alexandra Hills contain established areas but in the next twenty years the residential population is expected to increase by 4,378 people to 39,944 residents—a 12.3% increase. The majority of the population growth will occur in Capalaba (over 3,000) and of that, nearly three-quarters will be in medium density accommodation. Of the 500 dwellings expected to be built in Alexandra Hills by 2026, over 400 of these are likely to be medium density units.

Many of the medium density areas are not well placed to access parks or open spaces. Often main roads have to be crossed in order to access activities in Capalaba Regional Park, John Fredericks Park and Keith Surridge Park.

### Provision of SCA desired service standards

Every SCA has set of desired service standards that Council will aim to achieve over a 14 year period to 2026. This is outlined earlier. The following section applies the service standards to SCA 2.

### Picnicking

Picnic facilities for large groups are currently provided in the following destination and catchment parks:

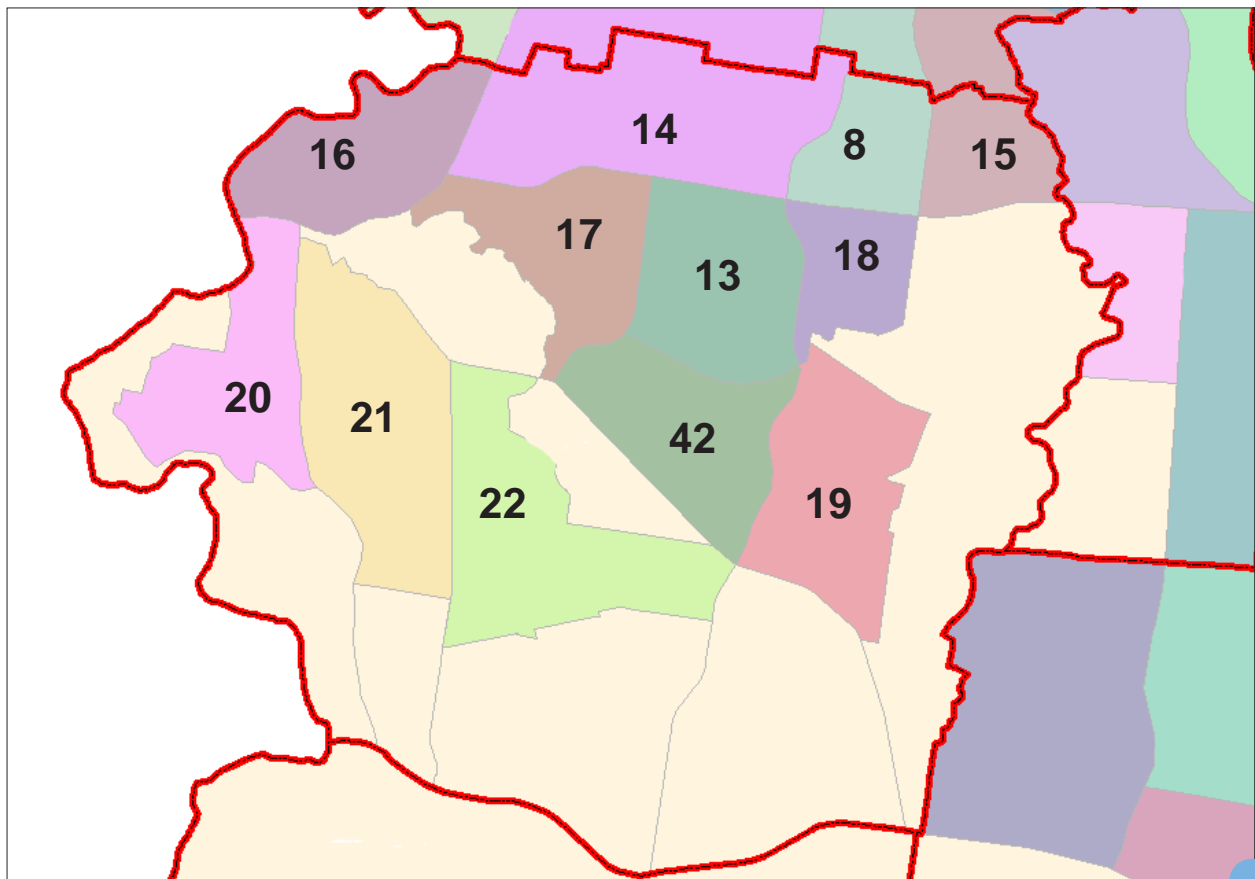
- Capalaba Regional Park can cater to extended stays as it has public toilet facilities
- Redland Youth Plaza has toilets but no picnic facilities and would be an excellent place for people to meet in groups to have picnics

### Exercising dogs off-leash

The following dog off-leash areas are provided in the SCA. All areas are fenced:

- George Street Park, Alexandra Hills
  - medium size
  - no small dog enclosure
- Hanover Drive, Alexandra Hills
  - large size
  - no small dog enclosure
- Capalaba Regional Park
  - large size
  - no small dog enclosure
- Wentworth Drive Park, Capalaba
  - large size
  - no small dog enclosure
- Brosnan Drive Park, Capalaba
  - medium size
  - no small dog enclosure
- Windemere Road Park, Alexandra Hills
  - large size
  - separate small dog enclosure

Figure 11-28: Neighbourhoods in Catchment 2



## Recommendation

- Wimborne Road Park - establish a new dog off leash area in this park when dog registrations increase in the SCA, warranting a new facility

## • Access to nature

Bushwalking is available in many conservation reserves in the SCA including:

- Greater Glider Conservation Area
- Scribbly Gums Conservation Area
- Coolnwynpin Creek Corridors
- Swamp Box Conservation Area

## Wedding and ceremonies

It is time to develop special areas in the parkland to accommodate undercover ceremonies. These areas would be able to be booked by the community for an event. Toilets are always a consideration when encouraging large gatherings in parks, including weddings and other ceremonies. Only parks with existing public toilets, access to toilets or a reasonable chance of having them built in the future should be encouraged as ceremony venues in the future.

- Indigiscapes Centre in Capalaba is a popular place for ceremonies and receptions

## Recommendation

- provide a special pergola in Capalaba Regional Park weddings and ceremonies in the future

## Skate board riding and BMX

The Redland Youth Plaza is situated in Capalaba. This facility is a destination standard skate and BMX park which is also popular with local residents.

The Redland BMX Club is situated in parkland on Degen Road, Capalaba. The area is leased to the Club who, for over two decades, have run training and events for Redland BMX riders. The track is competition standard. Other Redland BMX tracks have been modelled on this track. It is open to the public when there are no club or competition events underway

There is a set of skate bowls in Windemere Road Park Alexandra Hills. BMX riders can also use the bowls. The *Redland City Ramp Park Strategy* recommends extending and upgrading this facility.

Ramp parks are to be upgraded and provided as detailed in the *Redland City Ramp Park Strategy 2008*.

## Sport

The following sporting activities can be undertaken in SCA 2 primarily in Council sport parks.

1. AFL
2. baseball
3. basketball and indoor sports
4. BMX
5. cricket
6. football (soccer)
7. greyhound racing

8. lawn bowls
9. netball
10. rugby league

## Sports Park Plans

Sports park plans have been developed for the following sports parks<sup>1</sup>:

1. John Frederick Park has an adopted plan master plan
  2. Redland Baseball Park has a master plan in development (2011)
- Degen Road PCYC is a parkland under lease to a not-for-profit sporting and youth organisation
  - Degen Road Park is parkland under lease to a not-for-profit sporting organisations

## Recommendation

- a sports park plan is developed for Keith Surridge Park

## All-abilities play

Council aims to have a destination level, all-abilities play facility in each SCA.

- An all-abilities playground is situated Capalaba Regional Park

## Festival space

Council aims to provide one major festival and event space per SCA.

- Capalaba Regional Park is a suitable venue for festivals and events
- Redland Youth Plaza has been designed to cater for festivals and events, concerts and competitions
- Indigiscapes holds a number of small and large community events and festivals each year

## Park user comfort

Council aims to provide a public toilet in every community park. Public toilets are currently available in the following parks:

- Capalaba Regional Park
- John Frederick Park
- Keith Surridge Park

The following parks should be provided with public toilets over time, one uni-sex, all-abilities toilet is recommended in each of these parks.

- Brosnan Drive Park
- Hanover Drive Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park
- Redland Track Park

## Walking and cycling

Council aims to provide footpaths on main roads in the SCA. Currently all main roads have formed footpaths except a

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<sup>1</sup> The park may also have recreation, conservation or other functions that have also been included in the master plan

missing link along Redland Bay Road from Windemere Road to Vienna Road.

## Indoor community activities

There are three Council owned and managed community halls in the catchment including:

1. Alexandra Hills Hall in Keith Surridge Park
2. Capalaba Place in the Capalaba Library Building
3. Redland Indigiscapes Centre

The future of these community halls is outlined in the *Community Halls Review*, Strategic Development Plan for Community Facilities Plan and Report March 2011

## Commercial activities in open space

Council will consider expanded commercial use opportunities in many parks in these suburbs.

Commercial use assessments should be undertaken in the following parks:

- Brosnan Drive Park
- Capalaba Regional Park
- Hanover Drive Park
- John Frederick Park
- Keith Surridge Park
- O’Gorman Street Park
- Tauris Road Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park
- Redland Track Park

## Water-based recreation

Boat ramps and beach access points are to be provided in each catchment.

The assessment has found that there are no formalised access points into Tingalpa Creek or Leslie Harrison Dam in the catchment.

## Destination parks (T1)

Destination parks (T1) in the catchment are:

- Capalaba Regional Park
- Redland Indigiscapes Centre
- Redland Youth Plaza
- (future) Redland Track Park, Alexandra Hills in development and not open to the public as a design track park

## Community parks (T2)

The following parks are recommended to be the Community Parks (T2):

- Brosnan Drive Park
- Hanover Drive Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park

## School Facilities

- there are three primary school in the SCA
- there are two secondary schools in the SCA

## Outdoor recreation opportunities

The following outdoor recreation activities are presumed to be occurring in the SCA:

- bird watching and nature study
- BMX riding
- boating along Tingalpa Creek (kayaking, canoeing)
- bushwalking in urban conservation reserves
- fishing
- mountain bike riding in conservation reserves and on unformed road reserves
- on-road cycling
- picnicking in bush and urban parkland settings

## Signature experiences and locations

Signature experiences and locations unique to this catchment include:

- a future signature experience will be the proposed Redland Track Park, Alexandra Hills—beginner to intermediate mountain bike park in urban conservation areas
- Capalaba Regional Park—all-abilities playground and festivals and event space
- shopping, dining, entertainment in Capalaba Town Centre
- Coolnwynpin Creek Corridors—linear trail system connecting parks and people with centres and services.
- viewing Leslie Harrison Dam (no public access)
- Redland Indigiscapes Centre—great coffee and meals, environmental education, shopping, events and festivals, volunteering
- Redland Youth Plaza—destination skate and BMX track—second largest in Queensland

**Importantly, it should be noted:**

1. **the activities recommended for each park will be delivered in a priority order**
2. **the overall time frame for delivery of the strategy’s recommendations is 14 years (2012—2026)**
3. **many of the embellishments will not be provided until the existing asset in the park is due for renewal and replacement**
4. **the recommendations will inform the asset management program of Council which has, as a priority, management and renewal of existing assets**

## Neighbourhood 13

### Description

Neighbourhood 13 (153ha) comprises a part of Alexandra Hills. The neighbourhood is bounded by an unformed road reserve in the south, Windemere Road in the west, Finucane Road in the north and Vienna Road in the east.

### Land use

The neighbourhood is generally urban residential made up of detached housing in cul-de-sacs (see Figure 11-29). North of Newhaven Street and Cambridge Drive there is a mix of land use including medium density, open space and district centre (retail). There are four types of community purpose land being for infrastructure, community facilities, places of worship and a future transport/ greenspace corridor.



### Open space issues

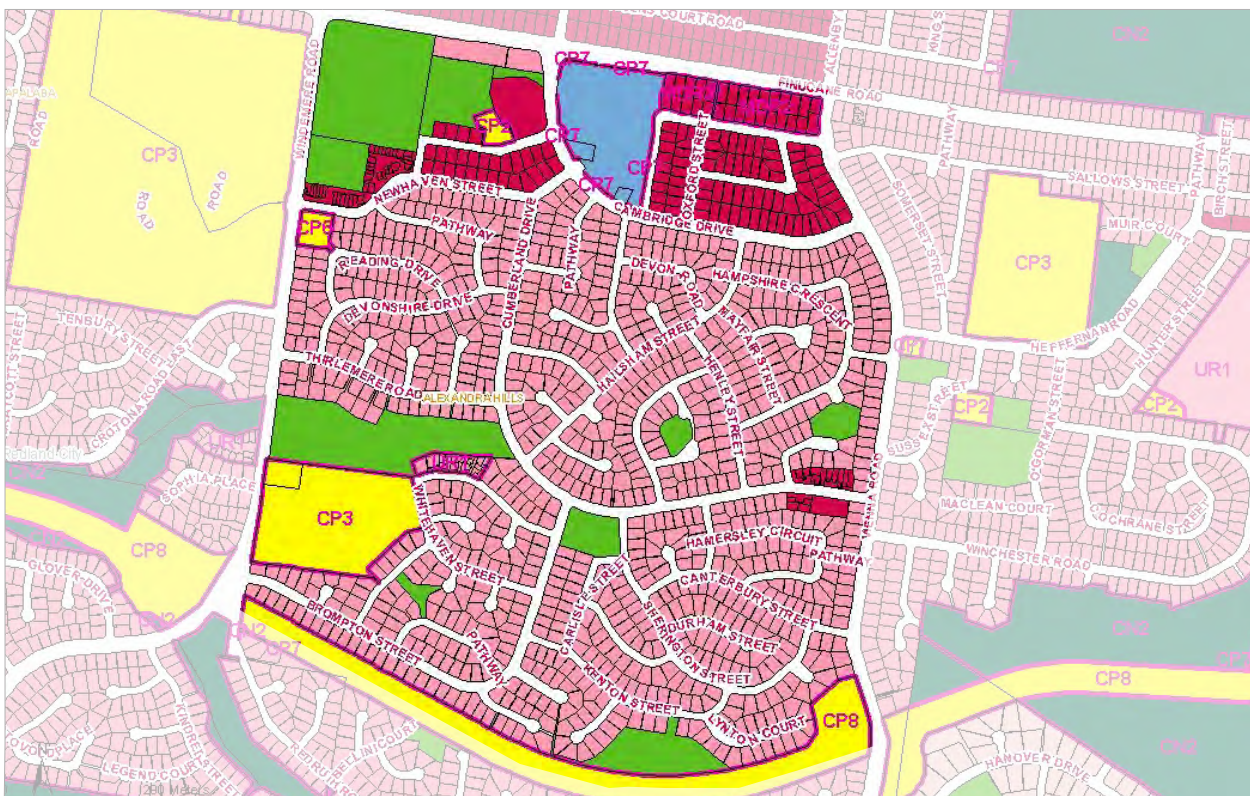
There is a good variety of open space from sporting fields and neighbourhood parks to long corridors of natural bushland enabling walking and cycling (see Figure 11-30). The neighbourhood parks are centrally located.

### Access issues

A formed footpath system is provided through the neighbourhood facilitating walking and cycling to all the parks and the shopping centre.

There are a limited number of easements through the cul-de-sac ends and people will be doing a lot of walking around the cul-de-sacs to get to where they want to go. The parks are also located at cul-de-sac ends and this also promotes movement through the neighbourhood.

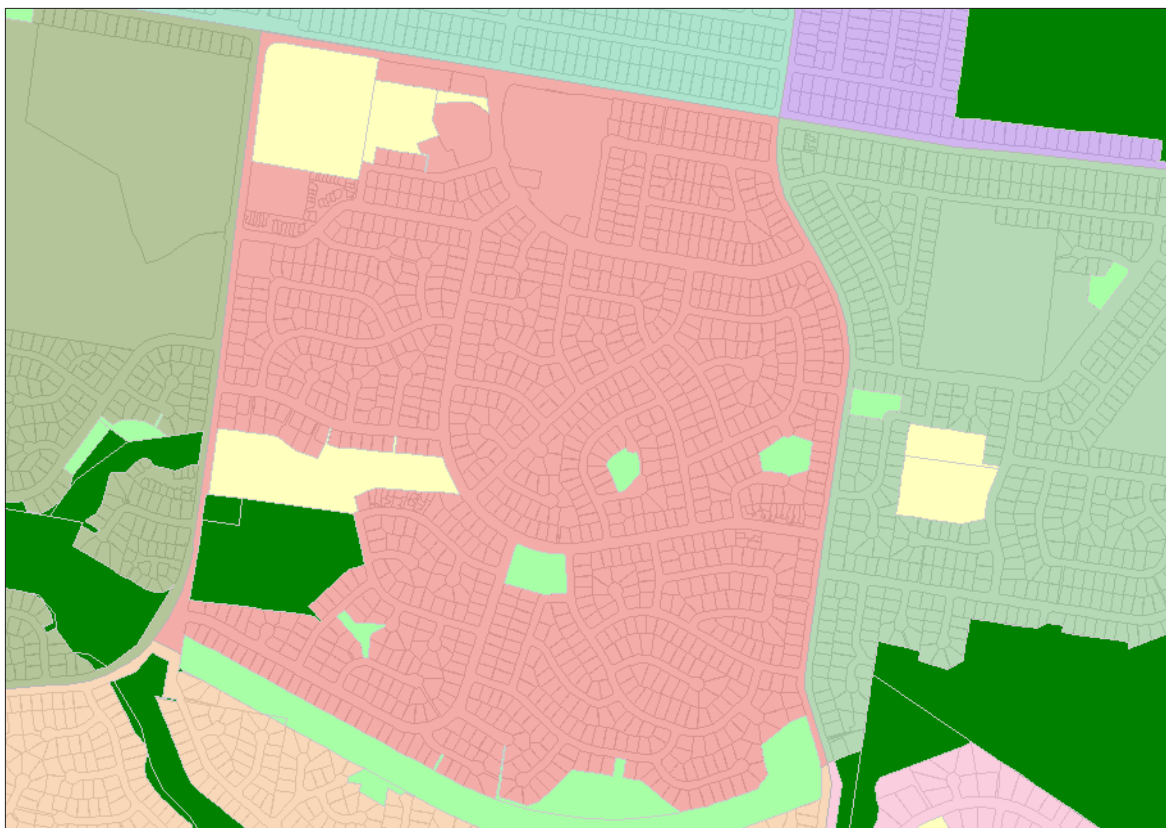
Figure 11-29: Extract map from Redland Planning Scheme



## Key recommended actions

1. Keith Surridge Park
  - would benefit from a park plan to guide future redevelopment and renewal
  - the park provides space for a community garden
  - and is catering for sport and physical activities for the SCA. Sport played here includes AFL, cricket and netball
  - Alexandra Hills Hall provides the space for a range of indoor community activities
  - a path system through the park provides for walking and cycling in a pleasant open space environment.
  - the basic playground complements the other activities in the park and provides a place for children to play when family or friends are playing sport on the oval or the courts
  - provide a teenage hangout space is this location due to its proximity to the high school, shopping centre and fast food outlets
2. David Parr Park
  - is a great local park with excellent street frontage
  - there is significant potential for renewal and upgrading of this park.
  - the toddler and primary play activities are well shaded and the seating and tables means that families and groups can meet in the park in comfort
  - the basketball court could be replaced with a full size court in the future as the park is large enough to cater for full games of basketball or for more than one group playing basketball at any one time. A full size court would encourage increased physical activity in the neighbourhood. The basketball court should also have its own shaded seating and picnic area so that groups can come to the park for extended stays and games
3. Hyde Court Park
  - currently provides for toddler play
  - the park should be considered as a future community garden site for the local neighbourhood
  - toddler play will continue to be provided at a high level in David Parr Park, 300m away and Hyde Court Park, with its greater exposure to sunlight could be developed as a community garden site
  - do not replace the playground at renewal time
4. Ackworth Place Park
  - is a large 5,600 m<sup>2</sup> park that has a cricket practice net and a toddler playground.
  - this park could evolve over time to be the physical activity park for the neighbourhood
  - there is a great kick-about space
  - replace the toddler playground at renewal time with fitness activity stations, a hand ball wall or other fun and fitness activities
5. Workington Street Park
  - is a small interesting shaped park providing linkages through the neighbourhood
  - the toddler playground is in the middle

Figure 11-30: Open space areas in Neighbourhood 13



- the lack of street frontage and unusual shape and size limits what can be developed
  - do not replace the toddler playground
  - replace with low key nature based play
6. Windemere Road Park (Community park - T2)
- a 4.5 ha park developed along a natural drainage line. Its size has enabled Council to develop a range of activities in the park including a ramp park, a fully enclosed dog off-leash area, a cycleway, basketball court, large playground and recently added fitness activity stations.
  - the park would benefit from having additional picnic shelters to encourage larger groups and family and community events.
  - the park needs a public toilet provided in the not-too-distant future.
  - tree planting needs to continue and the pathways, DOLA, basketball court, flying fox and fitness stations could all benefit from additional shade trees.
  - the park should be assessed for commercial use
  - the ramp park should be extended as per recommendations in the *Redland Ramp Park Strategy 2008*. This would renew and refresh the activity through the provision of complementary elements to the bowls
7. Windemere Road Reserve
- a natural area that runs along the south of the neighbourhood and would be out of most resident's focus due to the fact that the reserve runs behind houses
  - the reserve had no street frontage at all and can only be accessed from approximately ten places along its length through easements beside people's homes. A path system has been provided along the full length of the road reserve and this offers fantastic walking, cycling and commuting opportunities for the neighbourhood through a natural environment

## Neighbourhood 16

### Description

Neighbourhood 16 (145ha) comprises mostly the Capalaba Town Centre and extensive parklands and conservation areas along Tingalpa Creek. The neighbourhood is bounded by Moreton Bay Road in the south and Old Cleveland Road East in the east, Tingalpa Creek in the west and Jones Road in the north.

### Land use

The neighbourhood land use pattern includes the major centre zoning that is Capalaba Town Centre, the open space zone that is Capalaba Regional Park and John Fredericks Park, a number of commercial industry areas and apart from one street all housing is contained in a medium density zone. There is little community purpose land (see Figure 11-31).

### Open space issues

Almost 100% of the open space and conservation areas are flood prone and storm tide areas.

The parklands of Capalaba Regional Park and John Fredericks Park are heavily influenced by Tingalpa Creek during the wet season. Sections of John Fredericks Park are also a closed landfill. Open space is shown in Figure 11-32.

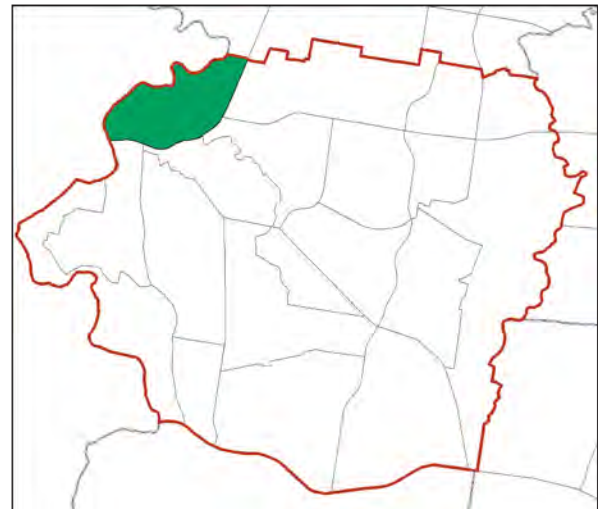
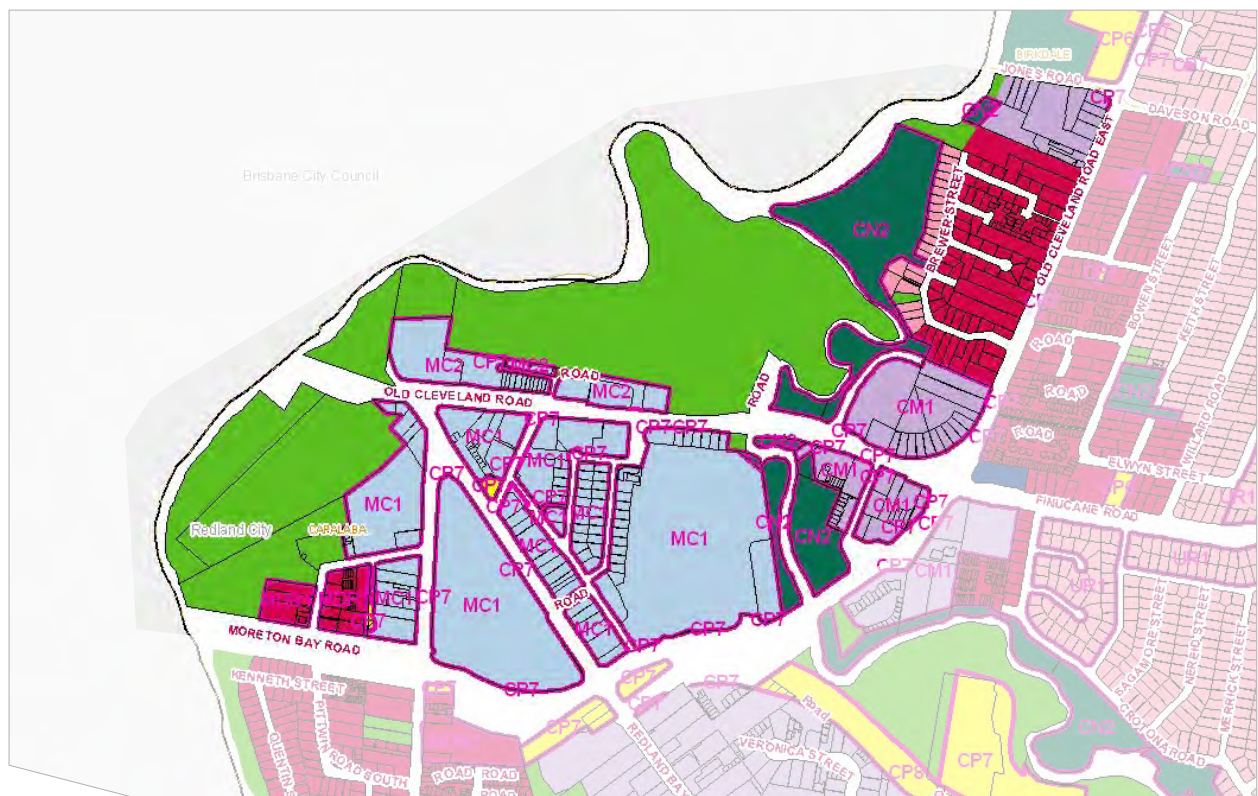


Figure 11-31: Extract map from Redland Planning Scheme



The Coolnwynpin Creek Corridor continues through this neighbourhood and joins up with Tingalpa Creek in conservation area adjacent to John Fredericks Park.

The extensive parkland system provides a wide range of recreational opportunities for residents in the medium density housing in Neighbourhoods 16, 14, 20 and 21. Safe pathway linkages to these parklands are vitally important for residents.

### Access issues

Formed footpaths are provided along all main roads. An extensive off-road path system is in place throughout the parklands. Underpasses and bridges are in place to facilitate movement under the main roads and onto the path network. The underpasses need to be maintained regularly and inspected for safety and accessibility. The path exit out of Capalaba Regional Park and under Old Cleveland Road requires significant improvement. Ground level vegetation needs to continue to be removed to improve visibility into the park from the tunnel and from the park to the tunnel. This also applies to the Moreton Bay Road underpass/ tunnel.

### Other matters

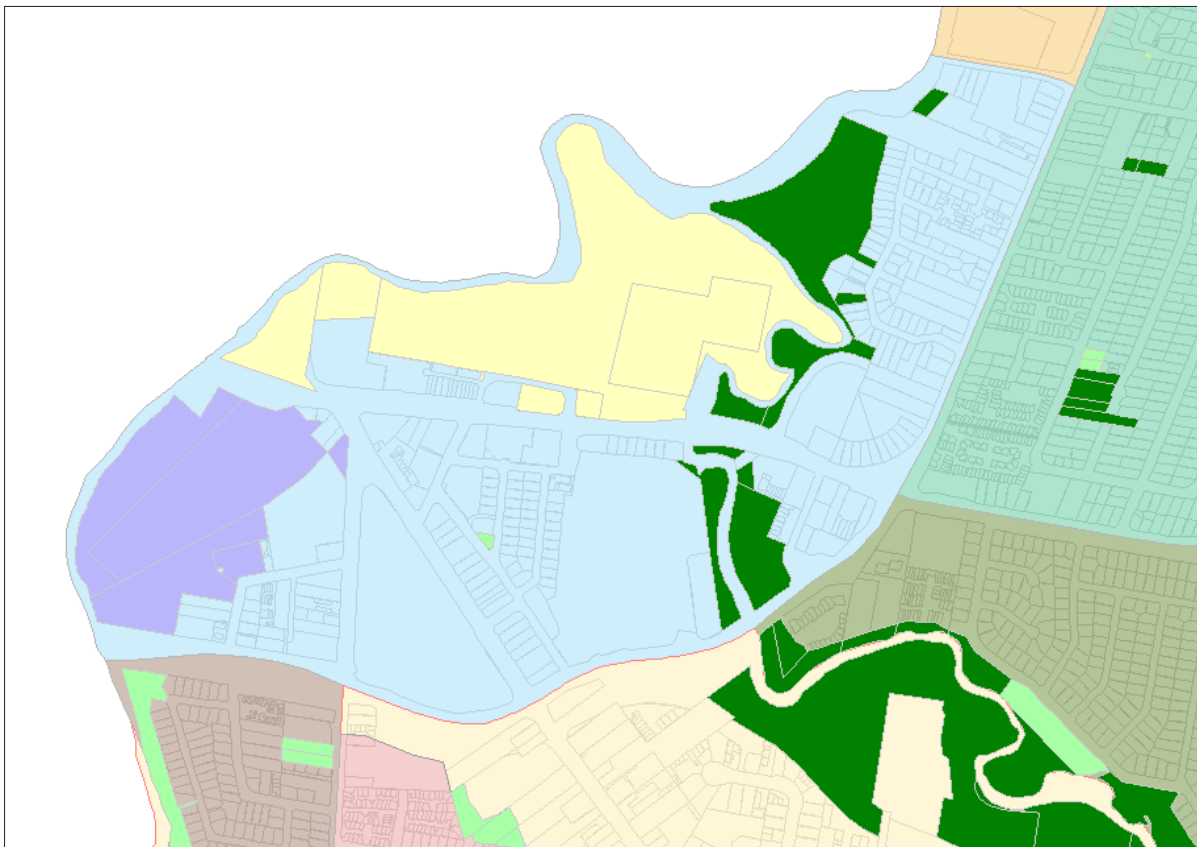
1. there is an adopted town centre master plan for Capalaba which addresses a wide range of public open space matters both in the parkland areas and in the civic spaces around the shopping and commercial centres
2. this strategy will defer to the Capalaba Town Centre Master Plan particularly in relation to civic open space and streetscapes

3. the residents of Neighbourhood 16 will be afforded as many recreational opportunities as can be provided within the existing parklands. There is only scope for new open space areas during the town centre redevelopment and these will primarily be the streetscapes and civic public realm

### Key recommended actions

1. Capalaba Regional Park (destination park - T1)
  - currently provides a wide range of activities including a dog off-leash area, all-abilities play activities for toddlers and primary aged children, walking, jogging and cycling on parkland trails, picnic areas for small and large groups, festival and events, kick-about spaces, and nature-based play
  - the all-abilities playground has a plan
  - develop a park plan for the whole regional park as there is no current one
2. John Fredericks Park (sports park)
  - is a sporting park providing fields for rugby league and football. There is also a greyhound racing track that runs alongside the rugby fields. There are three clubhouses on the park and the park is home to the Redland Youth Plaza. The park has two separate public toilets and two main entry points
  - implement the adopted master plan for the sports park and the Redland Youth Plaza in partnership with clubs and park users
  - to date there appears to be adequate parking at John Fredericks Park but this will have to be

Figure 11-32: Open space areas in Neighbourhood 16





monitored into the future. Land adjacent to KFC is currently providing overflow parking for events and festival and big carnival days

3. Redland Youth Plaza - T1 (in John Fredericks Park)
  - is one of Queensland's premier skate and bmx facilities. The plaza is a combination of street style and bowl elements and incorporates a fully skateable stage area. An enclosed rage cage adjacent to the skateable areas where people can play basketball and soccer
  - events and competitions are held at the plaza
  - the plaza has a new public toilet facility that also incorporates a meeting room, site office (for an event manager or site manager) and showers for pro-skaters and riders
  - provide additional picnic shelters at the plaza to provide groups gathering at the plaza for special occasions and events e.g. birthday parties an increased level of comfort

## Shortfalls

- An area for community gardening has not been identified in the neighbourhood. The low residential population however may not deem it necessary in the short to medium term.
- There are no other neighbourhood standard shortages due to the nature of the existing parklands and the land uses. These parklands function at a community and destination level as well and local neighbourhood residents have to compete for access at busy times.

# Neighbourhood 17

## Description

Neighbourhood 17 (134ha) comprises parts of Alexandra Hills and Capalaba. The neighbourhood is bounded by Finucane Road in the north, Windemere Road in the east, Coolwypin Creek in the south and Moreton Bay Road in the west. Two small pockets of housing on the southern and eastern side of Coolwypin Creek Corridor remain within the neighbourhood as the road barrier is more significant than the creek corridor which is able to be used for recreation purposes and is crossable at certain locations.

## Land use

Apart from a small pocket of existing medium density housing in the west corner the neighbourhood comprises urban residential with detached housing. The neighbourhood is a mixture of grid streets and cul-de-sacs.

## Open space issues

The open space is primarily the Coolwypin Creek Corridor. A number of small and medium sized areas have been developed along the creek corridor. A series of buffer open spaces is maintained along Finucane Road and the neighbourhood has one traditional urban park at the end of Chantelle Court. This large neighbourhood park provides the best opportunity for providing the spaces for community and recreation activities. Open space is shown in Figure 11-34.

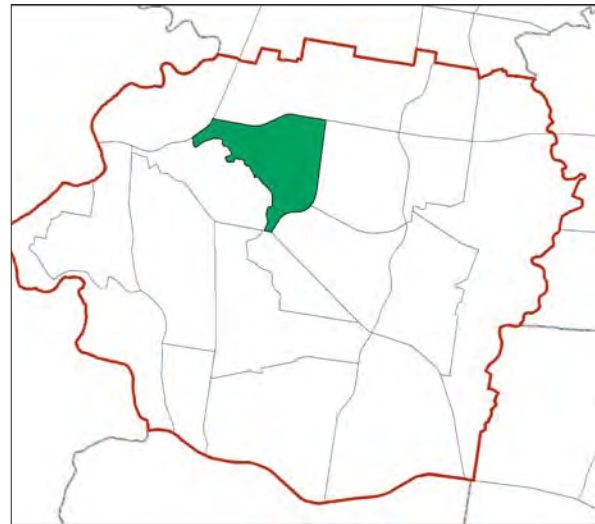
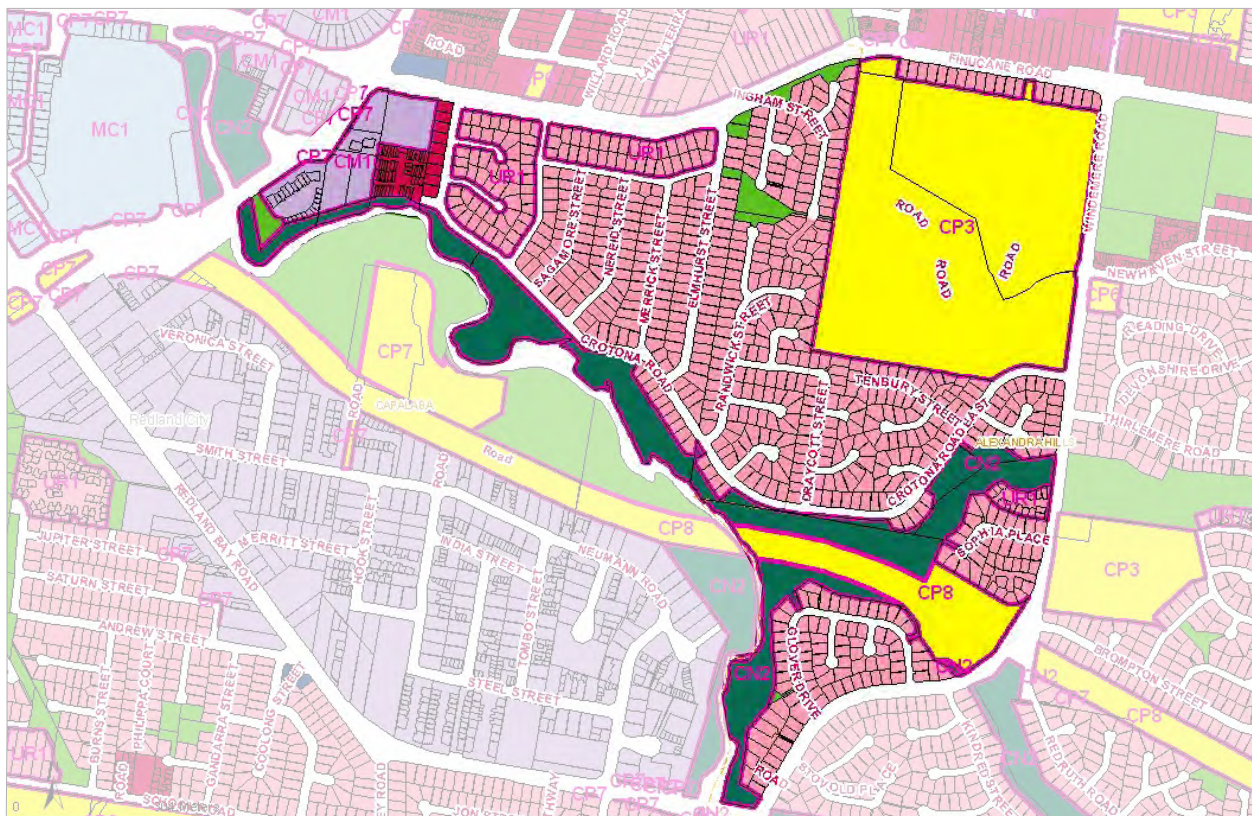


Figure 11-33: Extract map from Redland Planning Scheme



## Access issues

- Finucane Road and Crotona Road have formed footpaths
- a footpath from Ingham Street provides good access into Chantelle Court Park
- a formed all-abilities access from Elmhurst Street into Chantelle Court Park needs to be provided along with some park identifying signage
- trails and creek crossing point along Coolwynpin Creek Corridor are being planned as people are currently moving through and across this corridor. An improved pathway will also assist with erosion control
- the Coolwynpin Creek Corridor path system already provides access through to Moreton Bay Road behind the commercial areas and medium density housing (Talwalpin Gardens)
- maintain and upgrade the Coolwynpin Creek Corridor trail network to allow improved movement through and across the corridor

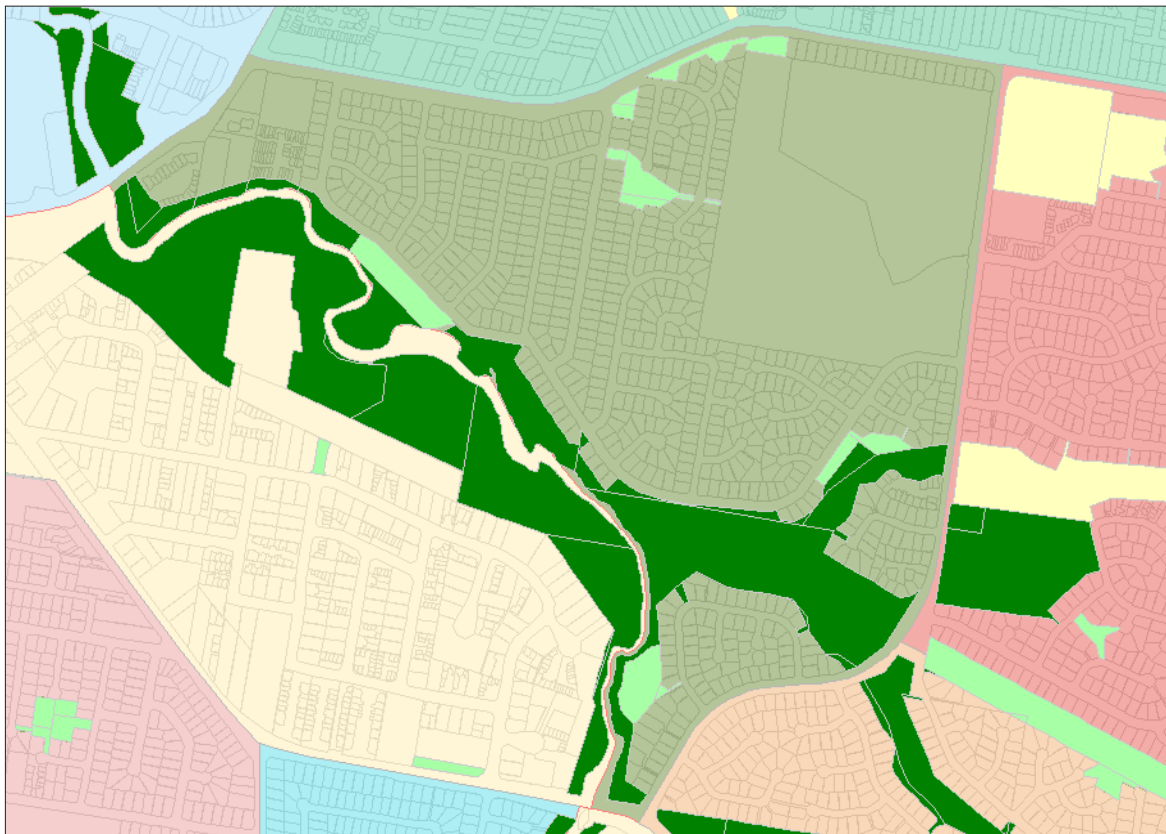
## Other matters

- investigate current and future use of Alexandra Hills TAFE Campus and surrounding lands
- reference should be made to the Coolwynpin Creek Corridor (Glover Drive) Waterway Management Plan (2010)
- investigate current and future use of Alexandra Hills State School fields, courts and halls for community sporting activities

## Key recommended actions

1. Glover Drive Park (in the Coolwynpin Creek Corridor—south side of creek)
  - has a playground with very poor access and visibility from the street. The playground is also inundated in rain events. Mowing the area is difficult due to constant damp soil
  - it is recommended that the play equipment is not replaced when it is due for renewal
  - activities such as kicking a ball with a mate could be retained, meaning that two or more children would be encouraged to use the space rather than a child on their own
  - in the long term the whole area should be revegetated
2. Richard Court Park, Finucane Road Park and Elmhurst Street Park should be classified as recreation corridors and amenity buffers (not recreation parks).
  - Finucane Road Park should have a constructed footpath to support all-abilities and all conditions walking and cycling to school. Continued re-vegetation should be considered to improve the buffering to Finucane Road

Figure 11-34: Open space areas in Neighbourhood 17



3. Chantelle Court Park
  - is the heart of the neighbourhood and a fantastic place to provide a wider range of recreation activities
  - provide a kick about space
  - a community garden could be developed in this park
  - improve the toddler and primary play
  - access into the park from Elmhurst Street needs to be improved with an all-abilities footpath
4. Crotona Road West Park (in the Coolnwynpin Creek Corridor—north of creek)
  - a 1.2 ha area of open space that is being mowed and maintained as a neighbourhood park. This level of maintenance is required in order to provide this part of the neighbourhood with a great space for recreation activities
  - provide a kick about space
  - provide toddler and primary play
  - provide basketball and other physical activities for young people
  - increase in the places where people can sit, have meals, socialise and meet with friends
5. Coolnwynpin Creek Corridor (Crotona Road)
  - a linear corridor of open space that could provide a wider range of activity that people can participate in as they walk and cycle along Crotona Road cycleway and footpath system
  - develop nature-based play nodes
  - increase rest and quiet contemplation seating and environmental education opportunities
6. Crotona Road East Park (in the Coolnwynpin Creek Corridor – north of creek)
  - a toddler play node along the side of the road in a shady bushland setting
  - the play experience could be complemented with nature play features
  - construct barrier fencing or sandstone blocks to prevent toddlers running on the footpath or road

## Shortfalls

The current provision of open space is unable to provide:

- a dog off-leash area (fenced or unfenced)
- an area for commercial use by personal trainers or similar

## Neighbourhood 18

### Description

Neighbourhood 18 (79ha) comprises the north-western urban edge of Alexandra Hills. It is bounded by Finucane Road in the north, McDonald Road in the east, Vienna Road in the west and Scribbly Gums Conservation Area in the south.

### Land use

The neighbourhood is predominately urban residential (see Figure 11-35), with a small section of Urban Residential 1 where the Nandeebie Centre of Care Retirement Village is located. There is a school and the remaining land use type is open space (parks and conservation). A small strip of medium density housing along Hielscher Street is primarily providing housing via the Departments of Housing and Communities. In essence this neighbourhood is providing a good range of housing types for families through to retirees and seniors.



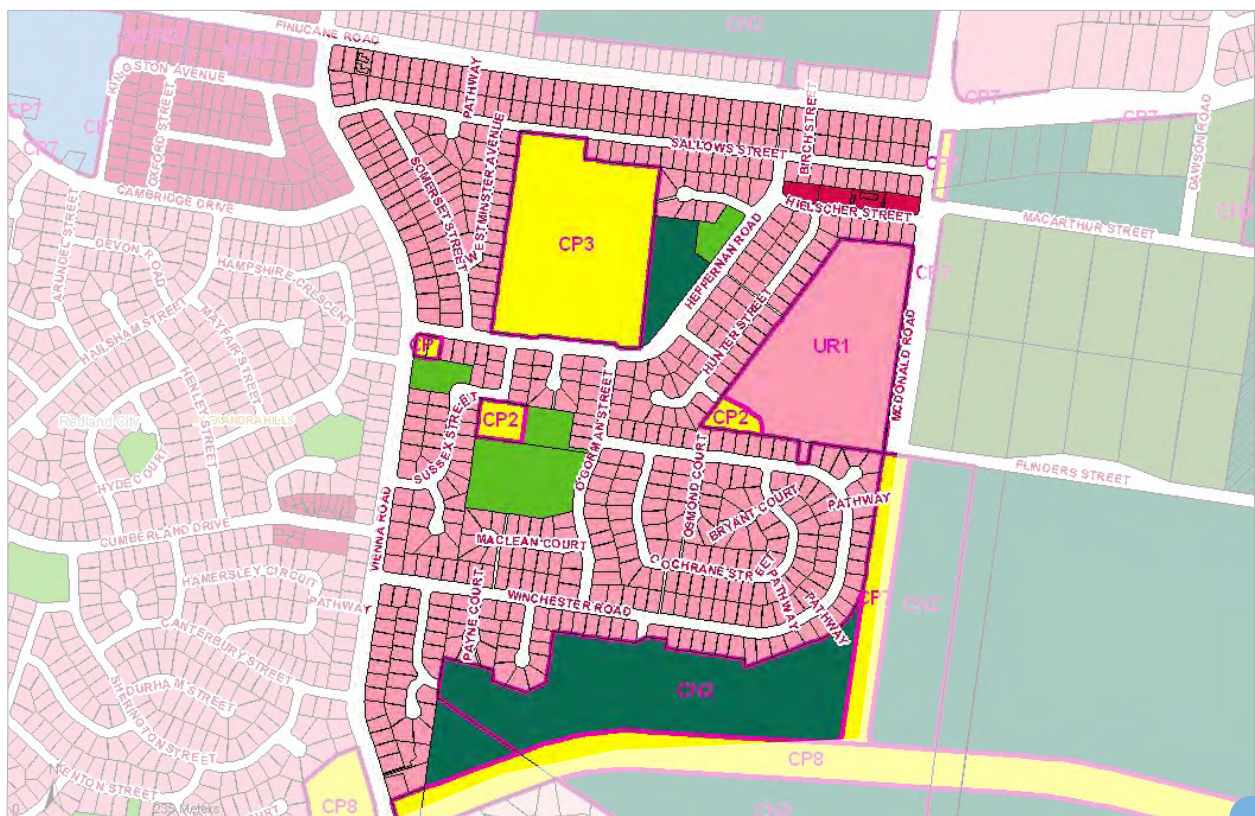
### Open space issues

The neighbourhood has access to three main parks (see Figure 11-36) and to the Scribbly Gums Conservation Area. The Vienna Woods Primary School has two playing fields, playground and a multi-purpose court.

### Access issues

A significant area of constructed footpaths are provided in the neighbourhood, particularly along all main streets and

Figure 11-35: Extract map from Redland Planning Scheme



roads (including Sallows, Finucane, Heffernan, Heilscher, O’Gorman, Winchester and Vienna).

There is good walking and cycling access to and around O’Gorman Park and there are pedestrian and bikeway connections from the neighbourhood into Scribbly Gums Conservation Area and through to the southern part of Alexandra Hills and Cleveland.

## Other matters

Investigate the current and future use of Vienna Woods Primary School fields, courts and halls for community sporting activities.

## Key recommended actions

### 1. Heffernan Road Park

- the park has good road frontage and surveillance
- the activities in this park could be increased over time
- provide more activities for primary aged children
- continue to provide for toddler play
- provide small areas for kicking a ball
- provide nature play associated with the natural bushland setting in the park
- provide a teenage hang out space
- the park needs a covered picnic area and seating closer to the playground
- the proximity to the school means that this park should be a well used play space during and after school hours and provide a great place for parents

to play with toddlers while waiting to pick up primary aged children

### 2. O’Gorman Street Park

- the 1.9 ha park, even though on a slope, can provide a wide range of activities
- the park has an internal road and car parking enabling all-abilities access. It has a full circuit path system and multiple entry points
- provide physical activities for young people including a hit up wall or basketball half-court
- provide physical activity stations
- the park should be assessed for commercial use
- the enclosed nature of the park (from private fences) also means the park could be considered for a unfenced dog off-leash area if the community was in favour

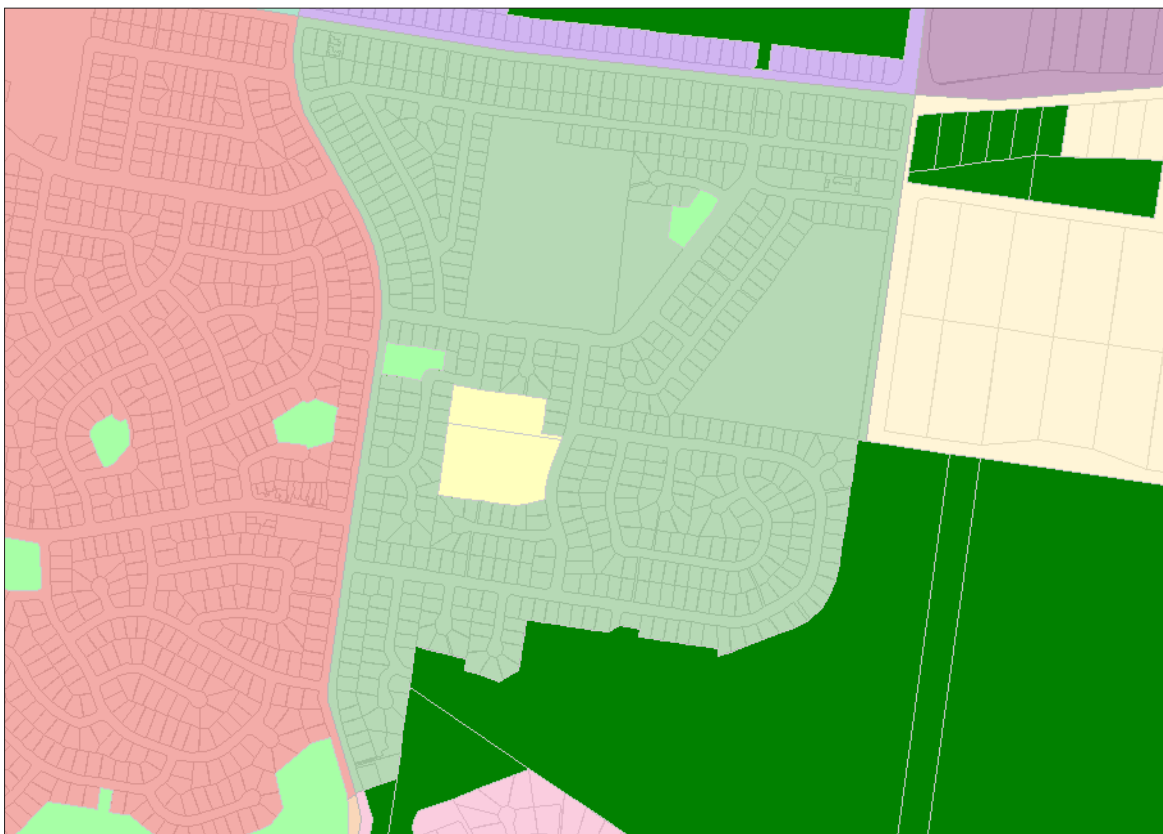
### 3. Sussex Street Park

- is currently undeveloped and functions as a recreation corridor. The park is quite large at 4,232 m<sup>2</sup> and should be considered as a formal kick-about area and in the future as an off-leash area for dogs as dog registrations rise
- the pathway should be realigned to the outer edge of the park to enable greater use of the park for recreational purposes

## Shortfall

- an area for a community garden could not be located

Figure 11-36: Open space areas in Neighbourhood 18



## Neighbourhood 19

### Description

Neighbourhood 19 (168ha) comprises the south-eastern corner of Alexandra Hills. The neighbourhood is bounded by Redland Bay Road in the south, Vienna Road in the west, Scribbly Gums Conservation Areas in the north and east and the Weippin Street Sewerage Treatment Plant and conservation land on Teasdale Road in the east.

### Land use

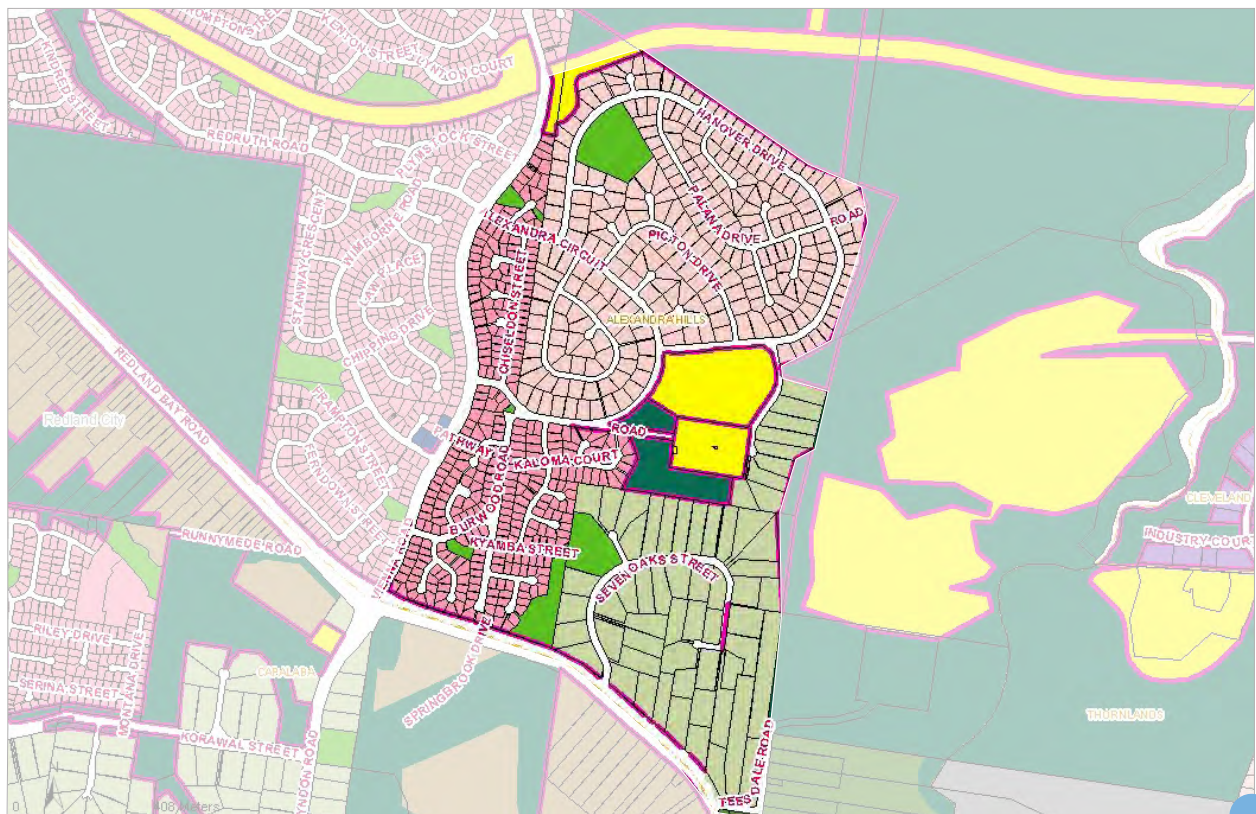
The land use pattern in the neighbourhood is mixed, with residential areas being provided in urban residential, low density and park residential zoning (see Figure 11-37). There is a community purpose area for the school and bulk water. The remaining areas are zoned for parks and conservation.

### Open space issues

The open space is provided in the north and the south with little in between (see Figure 11-38). Street linkages mean that residents can easily walk to each of the parks on internal streets without having to use a car or go out onto main roads. The two main parks are Hanover Drive Park and Sevenoaks Street Park. Two small neighbourhood parks provide limited recreation opportunities and the future development of each of these should be carefully explored. The residents of this neighbourhood have excellent access into Scribbly Gums Conservation Area. Another large conservation area in the neighbourhood also provides visual access to natural areas.



Figure 11-37: Extract map from Redland Planning Scheme



## Access issues

Formed footpaths are provided on the main streets and roads facilitating all-abilities access around the neighbourhood.

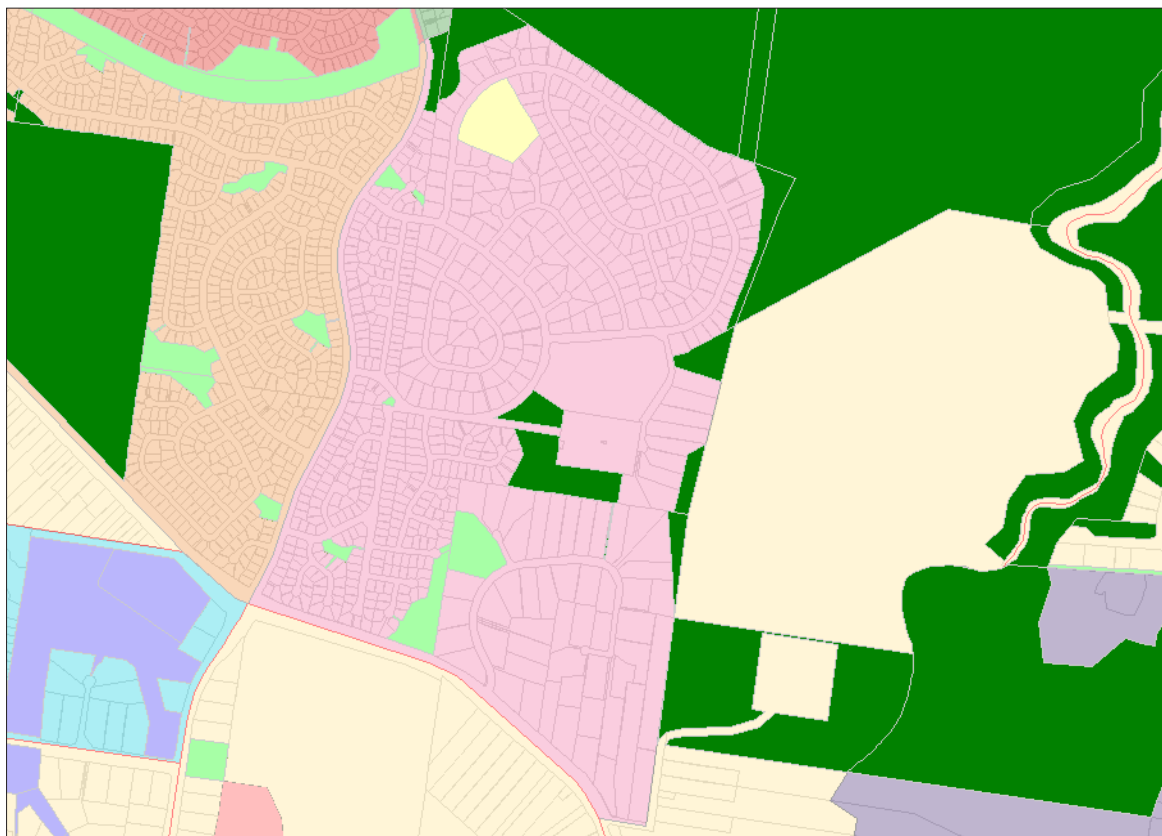
Hanover Drive Park provides linkages across the neighbourhood. The primary function of Keynsham and Burwood Road Parks are neighbourhood linkage corridors.

The neighbourhood would benefit from having a connection across Sevenoaks Park linking Plaxtol Court to Kyamba Street thus opening up this valuable activity space to the rest of the neighbourhood.

## Key recommended actions

1. Scribbly Gums Conservation Area
  - neighbourhood access points should be taken into consideration with the future planning for the Redland Track Park
2. Sevenoaks Street Park
  - joins a 1.73 ha electricity easement and does have powerlines running overhead. As the park is the only recreation area in the mid to southern part of the neighbourhood it needs to provide a range of activities for residents
  - provide an area for kicking a ball
  - a community garden could be developed in this park
  - continue to provide toddler and primary play
  - provide nature-based play
  - provide an area for teenagers to hanging out and complementary facilities to the basketball court
3. Keynsham Street Park
  - a recreation corridor providing a link through to Vienna Road for residents of Keynsham Street
  - do not replace this play ground equipment at renewal time
4. Hanover Drive Park
  - currently provides a wide range of activities and should continue to do so
  - the park plan should be delivered over time and a few extra elements should be considered including extra picnic pergolas with tables and seats particularly near the basketball court
  - the main picnic shelter needs re-configuration and additional seating can be added
  - the playground needs extra seating around the outside and the path way needs seating
  - this park is a fantastic space but the ground surface does not encourage sitting and picnicking on the ground and seating throughout the park is required for park user comfort
  - the park needs to have a public toilet constructed in the near future (10 years)
  - replace the timber play fort needs with a community standard playground for toddlers and primary aged children
  - assess the park for commercial activity

Figure 11-38: Open space areas in Neighbourhood 19





5. Burwood Road Park

- currently provides for toddler play
- the park is an unusual shape but could provide a wider range of recreation activities in this pocket of the neighbourhood
- provide a wider range of toddler play activities spread throughout the park
- the park is to become a toddler play park for the neighbourhood and cater for parent and carers groups
- as the park is fenced by private fences on three sides and this makes for a safe and secure area for toddlers
- equally the same private nature of the park could lend itself to being a local neighbourhood community garden
- consider expanding the size of the park with land acquisition

## Neighbourhood 20

### Description

Neighbourhood 20 (148ha) comprises the western part of Capalaba. The neighbourhood is bounded by Moreton Bay Road in the north, Mount Cotton Road in the east, Leslie Harrison Dam in the west and Leslie Harrison Dam Conservation Area in the south.

### Land use

This neighbourhood is a mixture of medium density, urban residential low density and environment protection areas. The street layout is predominantly on a grid (see Figure 11-39). The medium density zoning is in the north close to the major centre and commercial and industrial areas of Capalaba and along Mount Cotton Road. There is a local centre in the middle of the neighbourhood. A bulk water facility sits on the neighbourhood's western extremity. There is a small amount of open space zoned land.

### Open space issues

The open space provision is patchy at best and scattered inconsistently throughout the neighbourhood (see Figure 11-40). There are no large recreation or sport parks—only small neighbourhood parks. The nature of some of these parks will have to change to cater for a wider range of recreation activities.

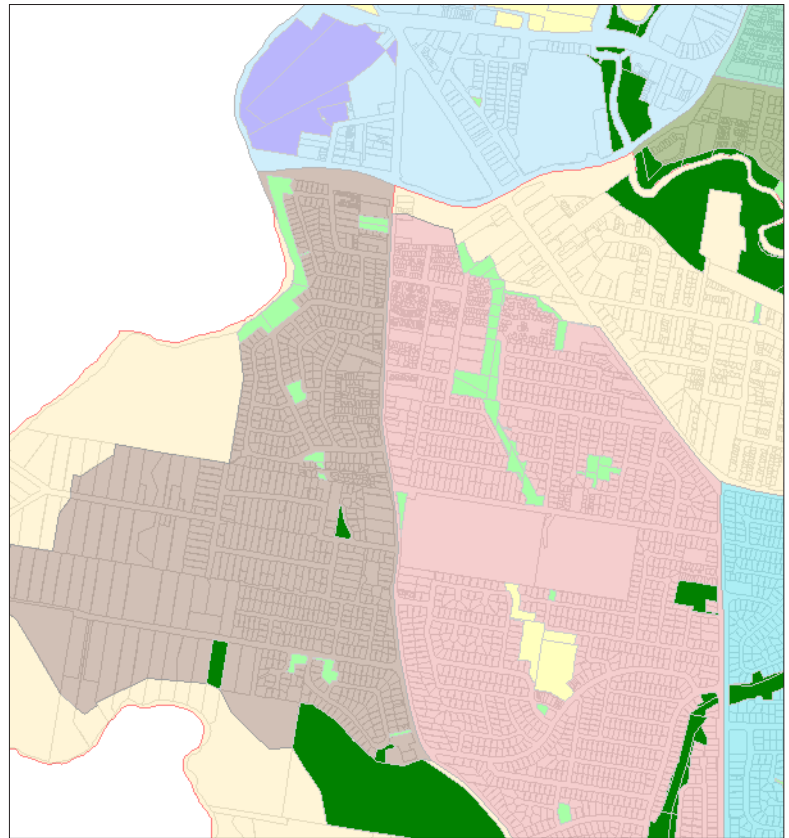
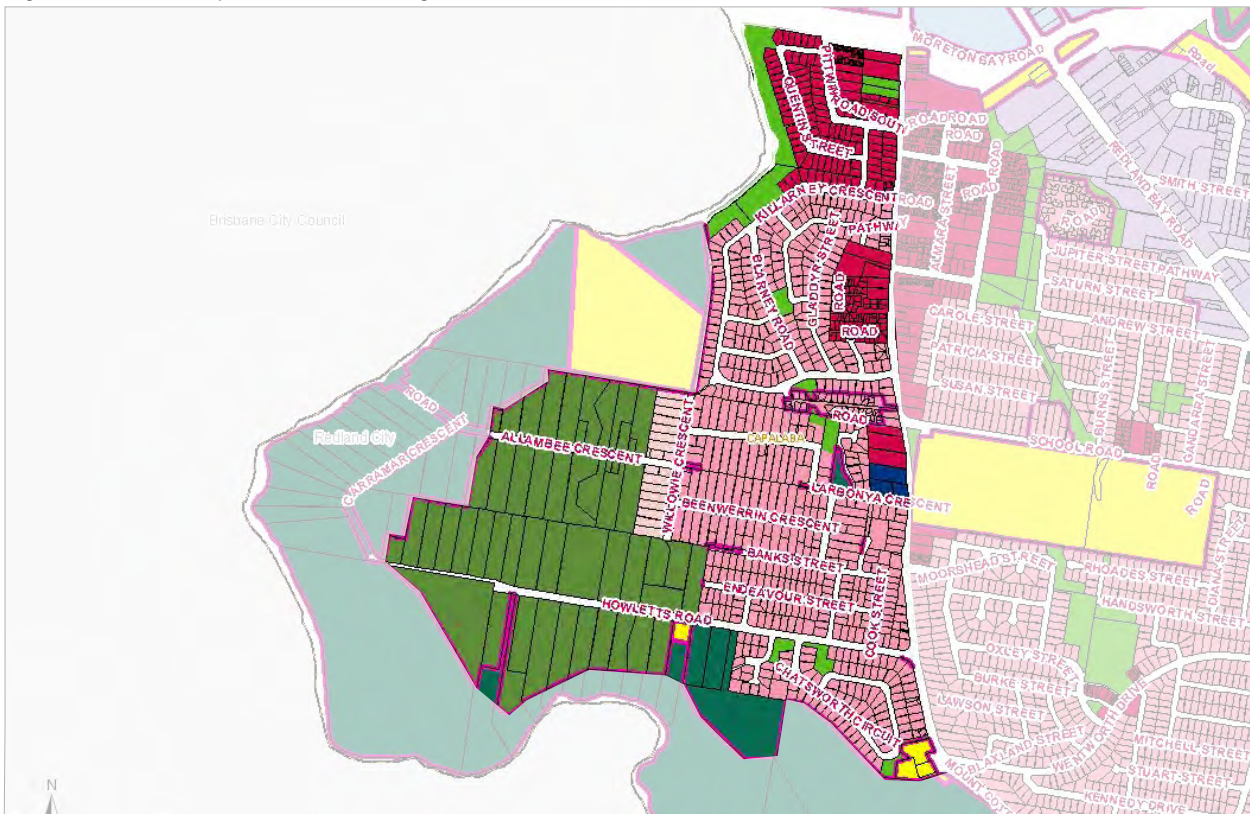


Figure 11-40: Open space areas in Neighbourhood 20

Figure 11-39: Extract map from Redland Planning Scheme



## Access issues

A formed footpath runs along Mount Cotton Road for the full length of the neighbourhood. Most other streets do not have formed paths however an off-road link from Killarney Crescent all the way into Capalaba Regional Park and beyond provides the neighbourhood accessibility to the facilities and services of the Capalaba Town Centre and parklands.

## Key recommended actions

1. Winter Memorial Park
  - is one of two parks that lie within the medium density area and as such this park needs to provide space for a wide range of activities to cater for the current and growing population in the area
  - A Boystown training facility situated in the park, provides surveillance and activation of the area
  - The park should provide play opportunities for toddlers and primary aged children and a gathering and meeting space for the Boystown workers
  - The rear of the park could provide that space for a community garden. The back of the park is fenced providing a safe place to garden and grow vegetables
  - Any subdivision of the lots behind the park should provide rear access into the park for residents and a degree of communal open space
  - The park itself needs to be upgraded at renewal time with tables, seating and picnic pergolas for community use
2. Killarney Crescent Park
  - is a wonderful park on the edge of Tingalpa Creek and just near the spillway of Leslie Harrison Dam
  - it is the trail head to the path system that winds its way along the creek all the way to Old Cleveland Road East and beyond
  - The park should continue to provide primary play opportunities
3. Blarney Street Park
  - should become the main toddler play park for the neighbourhood and should be expanded over time to provide a wider range of activities
  - including nature play
  - the park is large enough to cater for primary-aged play in the future
4. Little Killarney Park
  - is an interesting space next to medium density housing and could function as a community garden area for this part of the neighbourhood
  - the toddler playground should not be replaced due to the proximity to Blarney Street Park
  - it is also a good area for kick-about and could have some goals erected to encourage this activity
5. Howlett Road Park
  - is providing a recreation node in the southern part of the neighbourhood
  - activities should be provided for toddlers and primary aged children
  - including nature-based play

- the park is somewhat hidden and should have some feature on the street front telling people that it is a park
6. Bandicoot Court Park
    - is a small urban habitat which people may enjoy should a seat and a table be added for quiet contemplation
  7. Quentin Street Road Reserve
    - runs behind the houses along Quentin Street. The path system in Capalaba Regional Park runs along this area
    - there are opportunities for a nature play journey along the edges of the walkway including an open mown area just before the path crosses over Moreton Bay Road
    - signage indicating the pathway is required at this location

## Shortfall

This neighbourhood has shortfalls in open space that can provide space for the following activities:

1. a teenage hang out space
2. physical activity facilities including basketball courts or fitness stations
3. a dog off-leash area
4. a commercial use park for personal trainers

This open space shortfall may need to be filled through land acquisition during infill subdivision or purchase by Council of new parkland. It is of particular concern considering the level of medium density shown on the Redland Planning Scheme.



# Neighbourhood 21

## Description

Neighbourhood 21 (220ha) comprises the central part of Capalaba. The neighbourhood is bounded by Moreton Bay Road in the north, Mount Cotton Road in the west, Degen Road in the south and Ney and Redland Bay Roads in the east.

## Land use

The neighbourhood is generally urban residential designed on a grid system (see Figure 11-41). There is large area zoned medium density in the north of the neighbourhood and a smaller area in the centre. The Community Purpose zonings are for the Capalaba State College, St Lukes Catholic Primary School. The zoning on the eastern edge of the neighbourhood along Redland Bay Road is for commercial industry and a small local shopping centre. All other land is zoned for open space and conservation.

## Open space issues

The open space in Neighbourhood 21 is reasonably diverse and spread throughout the area as linear parkland and traditional urban parks (see Figure 11-42). Wentworth Drive Park is recommended to be upgraded over time to a community park.

The high school could be seen as a barrier through the middle of the neighbourhood but Council parkland on both sides of the school provides direct access into the school grounds for

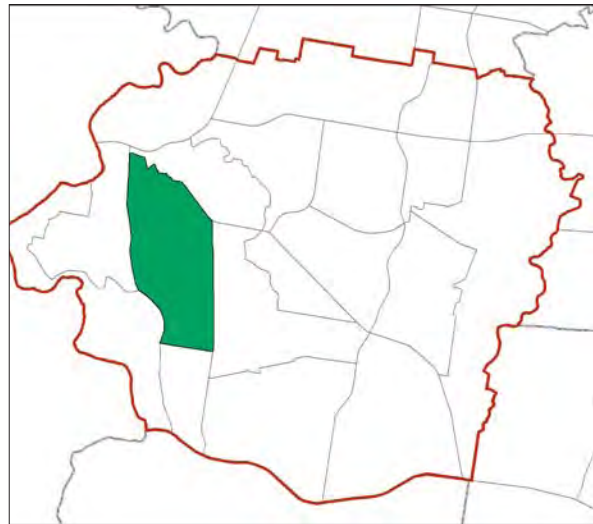
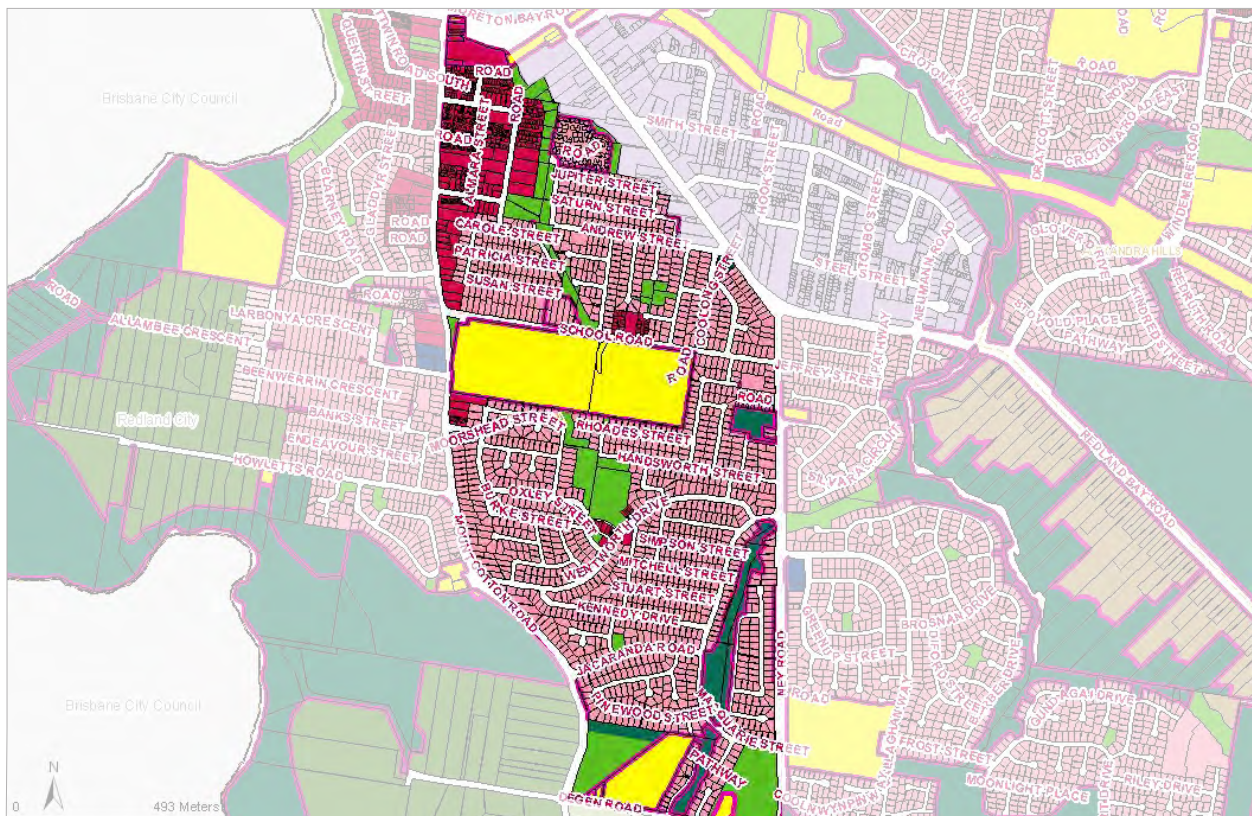


Figure 11-41: Extract map from Redland Planning Scheme



students. It is not known if the community are traversing the school ground to across the neighbourhood and in particular to walk and cycle through to the commercial part of Capalaba (for work or shopping).

The Capalaba PCYC is a substantial indoor recreation facility within the neighbourhood. The home of the Redland BMX Club is also situated in the same area as the PCYC. Nearby the Capalaba Sports Club, a major sports club provides lawn bowls on site.

Vegetated corridors also weave their way through the neighbourhood along drainage and creek lines providing the community with access to natural areas.

The linear drainage and path system extending from School Road through to Redland Bay Road behind the commercial industrial area incorporates Tauris Road Park. 18.3 ha of medium density housing, most of which is developed has access to this parkland system. Interestingly the best way to access the activities areas in Tauris Road Park is by walking or cycling on the path system as there is no street / car access across the drain. There is no doubt that the whole Capalaba Main Drain and Holland Crescent Drainage Reserve needs to be upgraded over time to provided a significantly increased level of recreation activities for residents. There is little or no communal green open space in any of the medium density developments.

## Access issues

The medium density and commercial industrial areas are provided with formed footpaths. The main boundary roads also have formed footpaths as do a number of other streets

including around the schools, through bushland and a number of other main connector streets. A path network also has been developed through the open space system providing excellent walking and cycling opportunities to and through parkland. The cul-de-sacs generally do not have easements though the street system in which the cul-de-sacs have been developed allows reasonably easy access for pedestrians and cyclists.

A footpath should be constructed on Silkwood Street on the Coolnwynpin Creek Corridor side to encourage walking and cycling along this lovely natural area.

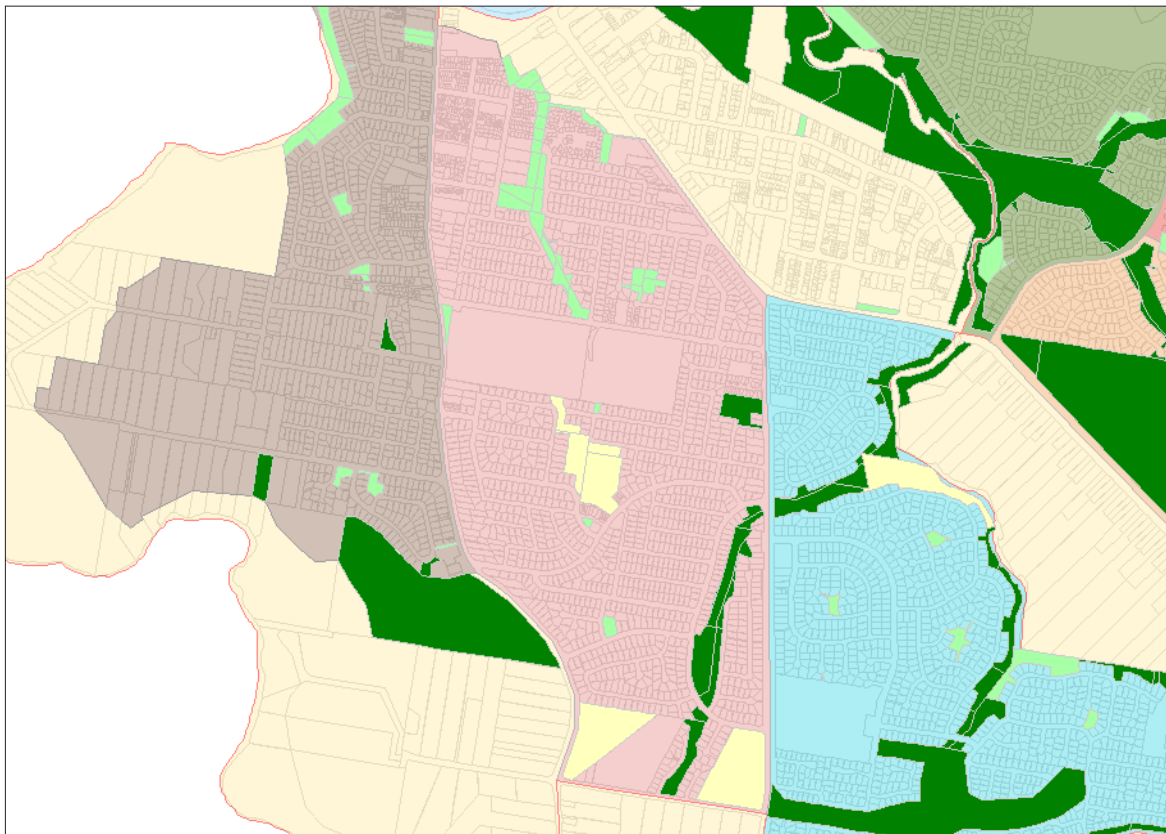
## Other Matters

1. Holland Street Park should be rezoned to Community Purpose land
2. School ovals and courts should be considered as being able to provide sporting and recreational opportunities for the neighbourhood

## Key recommended actions

1. Lawler Reserve
  - is a 1.1 ha urban habitat enclosed by private property. It only has two low key entry points and functions to protect trees
  - nature-based play in the park should be explored as it is a large reserve with no facilities
  - the reserve could provide great nature-based play and environmental education location for toddlers and primary children in an intimate and safe area separated from main roads
2. Wentworth Drive Park
  - is recommended to provide recreation opportunities for the neighbourhood as well as the SCA

Figure 11-42: Open space areas in Neighbourhood 21



- the park, at 4.2 ha, has the potential to be an attractive place for families and events. It currently provides a dog off-leash area (the first developed in the city), some active play including basketball and cricket and toddler and primary play
  - the park should be upgraded over time to provide a wider range of recreation activities
  - provide kick-about goals
  - consider a small sporting field which might complement the ones already provided at the school
  - The park could also accommodate a community garden space
  - provide a meeting place for young people
  - provide fitness stations
  - the park should also be assessed for commercial use by fitness trainers and for other possible commercial activities that provide community benefit
  - the park will need to have a public toilet constructed as part of its long term upgrade
  - A more urgent need for Wentworth Drive Park however is that it has no seating or picnic tables and this needs to be addressed in the short term. The park needs seats, shelters, picnic tables, barbecues and new toddler and primary playground equipment
3. Wills Lane Park
    - is in the immediate proximity of Wentworth Drive Park. This open space area currently provides no recreation activities and should be considered for re-assignment to another use.
  4. Jacaranda Road Park
    - should continue to provide play experiences for toddlers and primary school children
    - a shade structure should be incorporated into the play ground at renewal time
    - a small kick-about area could be provided in one corner of the park
  5. Coolnwynpin Creek Corridor Macquarie Street Park
    - the creek corridor has some interesting areas where small nature-based play nodes could be developed
    - the existing playground can be replaced with more natural play elements that compliment and interpret the environment
  6. Degen Road Park is the home of Capalaba Sports Club
    - the main sport being lawn bowls which is played in the park. There is a large club house however that provides entertainment, gaming and a restaurant for members and guests and visitors
    - a large section of the park is heavily vegetated and forms part of a longer east-west habitat corridor. The cause of the denigrated area within this vegetated area should be investigated and rectified
  7. Nangando Street Park
    - is a 'hidden gem' park near medium density housing. It is a large, mostly empty space with toddler play facilities, a half-court and some magnificent trees. The park should be the heart of this part of the neighbourhood and as such should provide a wider range of recreation options for residents over time.
  - the basketball court needs new line marking a picnic pergola and table and chairs
  - provide a kick-about space
  - provide more physical activities e.g. hand-ball wall
  - Primary play should be provided to complement the toddler equipment
  - the park should be considered as a community garden space
  - to enable all-abilities access into the park a path system through any of the four entry points should be developed
8. Tauris Road Park
    - is the main recreation park to a large area of medium density housing residents best accessed by walking or cycling. The recreation area currently provides basketball, toddler and primary play, fitness stations (static) and an area to kick a ball. The park has one seat.
    - provide shade over the playground
    - provide a kick-about goal,
    - provide a meeting place for young people
    - many more seats and tables for extended stay and pergolas for shade are required
    - it is assumed that people cross the drain when there is little or no water flowing to reach the only park in this part of the neighbourhood
  9. Jupiter Street Park
    - is a unusual strip of open space that runs behind the commercial industrial area. The park has no facilities but is well maintained. Due to the large proportion of medium density housing in the vicinity this park is valuable and essential for providing activities required by local residents.
    - it is recommended that this park function as an off-leash area for dogs and that it not be fenced beyond existing fencing. The off-leash area would commence once past the detached housing at the entry and could continue for the whole length of the park i.e. from Jupiter Street through to the drain
  10. Capalaba Main Drain should be re-vegetated to provide shade for walkers and cyclists and habitat for fauna

## Neighbourhood 22

### Description

Neighbourhood 22 (212ha) comprises the south-eastern part of Capalaba. The neighbourhood is bounded by Redland Bay Road in the north and east, Ney Road in the west and power line easement that runs through Koala Place Nature Belt and Korawal Street Nature Belt. The large rural non-urban lots east of Coolnwynpin Creek Corridor are not included in the neighbourhood discussion.

### Land use

The neighbourhood is made up of all urban residential zoned housing lots with the street formations primarily being cul-de-sacs (see Figure 11-43). There is a school site, a local shopping centre and one church. All other land uses are for open space and conservation land, including conservation and community purpose land for Indigiscapes and Runnymede Centres.

### Open space issues

The open space in Neighbourhood 22 is mostly provided along Coolnwynpin Creek Corridor both north to south and east to west (see Figure 11-44).

Recreation areas are provided in a number of locations along the creek. These include Brosnan Drive Park and Gundagai Drive Park as the main areas with a small number of more urban parks provided within the sub-divisions.

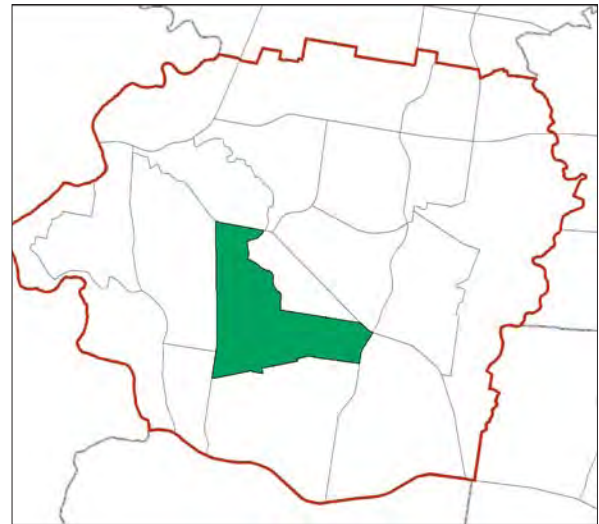


Figure 11-43: Extract map from Redland Planning Scheme



The neighbourhood has direct access onto the bushland path system at the Redland's Indigiscapes Centre. The path network offers a lovely urban bushwalking experience.

## Access issues

The main external boundary roads and main internal streets have formed footpaths. Strategically placed easements exist at the end of some cul-de-sacs enabling ease of movement throughout the neighbourhood and the urban parks are also formed at the end of cul-de-sacs enabling pedestrian flow.

Large sections of Coolwypin Nature Refuge are constrained by the creek system and it has numerous north-south trails running throughout. The creek corridor run through the middle of the neighbourhood and only one road access connects the east with the west.

There are no parks in the north-west corner of the neighbourhood. The closest park is Brosnan Drive Park across Coolwypin Creek. This highlights the importance of providing excellent access from Silvara Circuit into Brosnan Drive Park. The bridge here needs to be well maintained and all-abilities access should be provided. The vehicle barrier on the bridge needs to be removed to allow wheelchairs and mobility scooters to cross into Brosnan Drive Park.

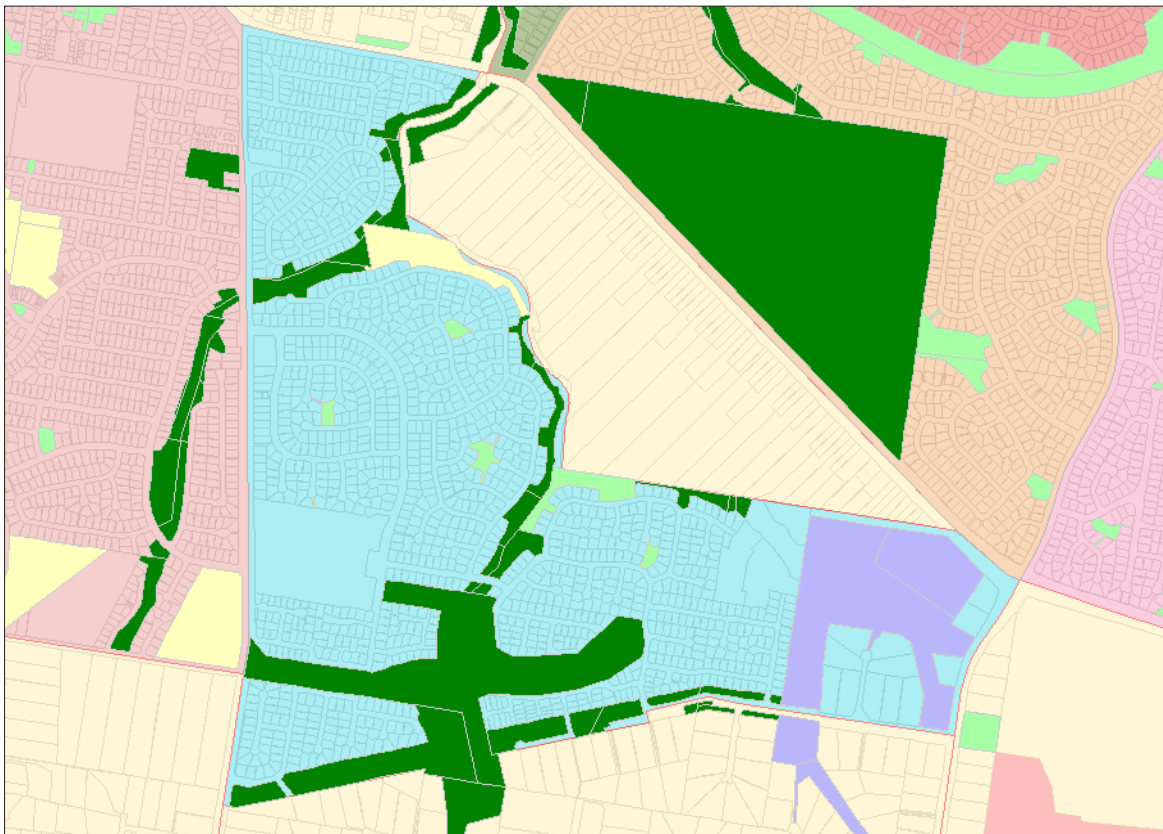
Coolwypin Creek Corridor—Jon Street path system is a great example of urban bushwalking linking the top part of the neighbourhood again to Brosnan Drive Park. It highlights the importance of Brosnan Drive Park in the neighbourhood and to the provision of off-road walking and cycling tracks enabling residents to access recreation opportunities.

There are homes south of Coolwypin Nature Refuge that have no parks or accessible urban open space. There are dirt tracks across Coolwypin Nature Refuge enabling movement out onto Callaghan Way and to the school. There is also a path system along the power easement overlooking Koala Place Nature Belt thus giving the residents access to a walking experience that brings them in contact with nature.

## Key recommended actions

1. Krimmer Place Park
  - at renewal time the toddler play equipment should be replaced with play experiences for primary aged children
  - a pathway should be constructed into the park from Coldham Court as the easement is very degraded. This easement would provide easy access to the local shops for residents in Krimmer Place
  - the toddler play experience should be through nature-based play setting amongst the trees. This is a popular neighbourhood park
2. McTaggart Street Park
  - provides local children a play space close to home, it is only 200 m from the main play area of Brosnan Drive Park and development of the park should be limited to toddler and primary play. This park should provide a safe place for local children to meet and socialise and as such could benefit from more seating and at renewal time more interesting play elements
3. Crighton Court Park
  - is a local gathering space for children and young people and is very accessible from four separate

Figure 11-44: Open space areas in Neighbourhood 22





- entry points. The park joins this part of the neighbourhood together and it provides a safe and intimate place for children to meet and play
- the toddler and primary play elements should continue to be provided. The large trees provide suitable shade
  - provide additional seating or tables to add comfort and encourage longer visits
4. Coolnwynpin Creek Corridor—Silvara Circuit
    - due to the lack of parkland north of Silvara Circuit access into Brosnan Drive Park is critical for these residents. A pathway along the upper edge of Silvara Circuit along the creek line would give an all-abilities access to the bridge crossing and to the park activities. There is a very strong desire-line already in place and there is no formed footpath on Silvara Circuit
  5. Coolnwynpin Creek Corridor—Brosnan Drive Park
    - provides the neighbourhood with a wide range of recreation activities in a bushland setting. It is recommended that the park be developed into a Community Park (T2) recognising however that it is the main recreation area for the neighbourhood. Activities currently available include running your dog off-leash, toddler play, basketball and a fun pedal coaster.
    - future activities recommended for the park include;
      - goals posts for kick-about
      - nature-based play
      - a meeting place for young people
      - fitness activity stations
    - the park should be assessed for commercial use
    - an area could be developed as a community garden as there are plenty of sun filled accessible areas.
    - more picnic shelters, tables and seats and barbecues should be provided over time
  6. Gundagai Drive Park
    - currently provides toddler and primary play activities
    - there are large mown areas in and around this park which could provide the space for a wider range of recreation opportunities including;
      - a large kick-about area with goals
      - a space of a community garden
      - nature play
      - a place for young people to meet
      - a fenced or unfenced dog off-leash area
    - a path system should be developed along the creek to encourage walking and cycling to the park
    - improved access to recreation activities for residents in the Barber Drive area
  7. Spirit Drive Park
    - is a lovely neighbourhood park providing safe and accessible play experiences for local children. The park has full shade making it a very comfortable place to visit and play. The toddler and primary play activities in this park should be maintained
  8. Redland Indigiscapes Centre
    - provides great urban bushwalking experiences for the neighbourhood and should be promoted.
    - the links into Indigiscapes for this community should be maintained
  9. The Runnymede Community Hub
    - has the potential to provide the neighbourhood and indeed the rest of the city with interesting recreation and leisure opportunities including, the development of a significant community garden / city farm

## Shortfall

There are no shortfalls in setting for recreation activities however a number of actions are required to improve the accessibility of the parklands for the residents.

# Neighbourhood 42

## Description

Neighbourhood 42 (149ha) comprises the south-west section of Alexandra Hills. The neighbourhood is approximately bounded by Windemere Road, The Greater Glider Conservation Area and Redland Bay Road in the south and west, the Windemere Road Reserve in the north and Vienna Road in the east.

## Land use

The neighbourhood is urban residential with detached housing and a cul-de-sac street layout pattern. There is a local shopping centre and all other land uses are for parks and conservation purposes.



## Open space issues

The Greater Glider Conservation area dominates the neighbourhood and walking tracks are provided throughout (see Figure 11-46). The Redruth Road Bushland Refuge separates the part of the neighbourhood that is accessed off Windemere Road. However, residents in this area have access to parkland to the north along Windemere Road (in another neighbourhood).

Windemere Road Reserve also provides a significant walking and cycling path system that connects residents off-road between Vienna Road and Windemere Road

Wimborne Road Park provides the best and largest setting for recreation activities in the neighbourhood. There are a

Figure 11-45: Extract map from Redland Planning Scheme



number of small urban parks located fairly evenly throughout the area.

## Access issues

Formed footpaths are provided along all main roads and most main internal streets. Most parks have formed footpaths going directly to them.

There are numerous formal and informal access points into Greater Glider Conservation Area and Windemere Road Reserve.

Redruth Road Bushland Refuge has land set aside for access but no formal path system crossing it or along it. A loop connection from Kindred Court, through Greater Glider Reserve to Redruth Road could be provided to improve recreation access for residents.

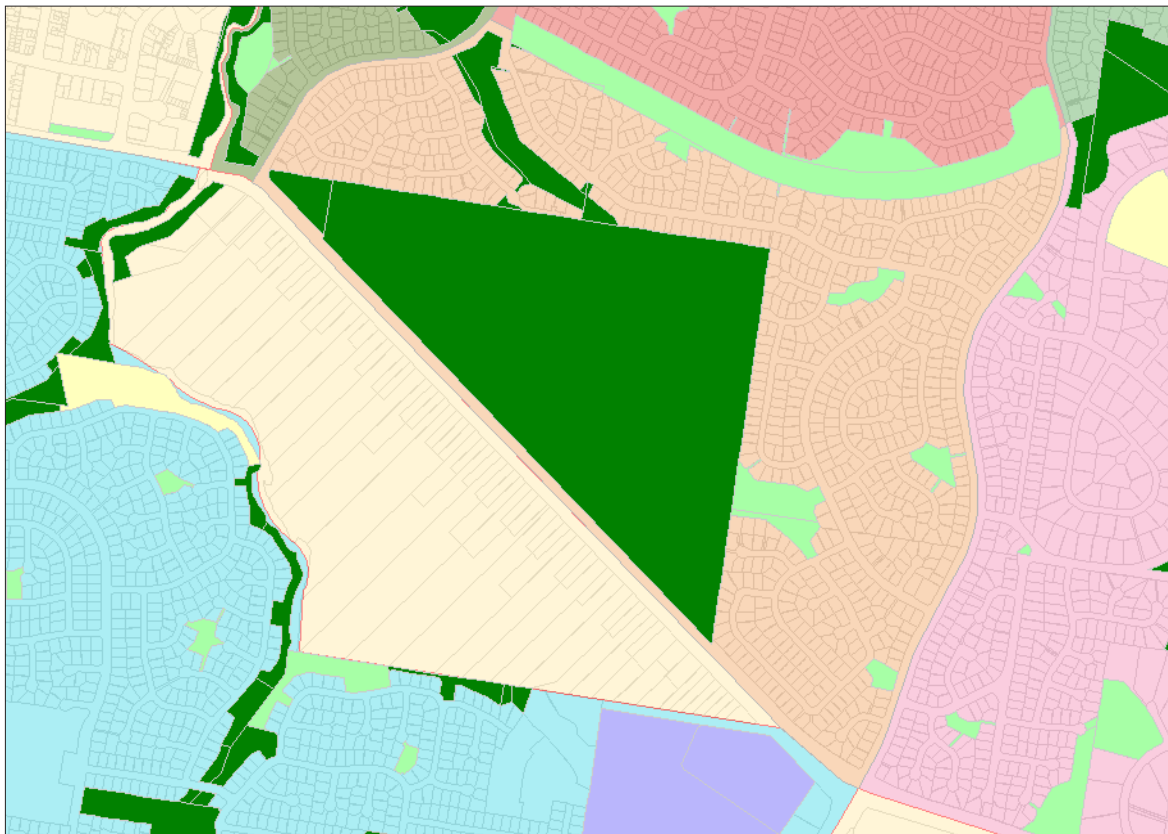
Most cul-de-sacs have easements or parkland providing movement throughout the neighbourhood on foot or bicycle.

All-abilities access into Wimborne Road Park would be improved with a path system both from Ferndown Street and Wimborne Road. There is currently no all weather or all-abilities path into this community park.

## Key recommended actions

1. Chipping Drive Park
  - currently provides play for toddlers but has the capacity, due to its size, to provide a wider range of activities including;
  - play activities for primary school aged children
  - a kick-about space
  - a location for a future community garden due to a large area of the park receiving excellent sunlight
  - the shade to the play equipment should be improved and at renewal time the seating needs to be moved closer to the play equipment. Over time and with the future development of the park extra seating and tables could be added
2. Wimborne Road Park
  - is recommended to be developed as a Community Park (T2) as well as providing a wide range of recreation activities for neighbourhood residents.
  - activities currently provided for include basketball, toddler play, pedal coaster play, kick-about, cricket wickets and there are numerous picnic pergolas.
  - a plan for the park should be developed in time and other recreation activities are recommended for consideration including;
  - upgrading the kick-about space
  - providing nature-based play
  - improving the quality of the toddler and primary play over time

Figure 11-46: Open space areas in Neighbourhood 42



- providing a fun place for young people to meet
  - improving the amenity of the basketball court area to encourage more games and people staying in the park
  - the park should also be assessed for commercial use by personal trainers
  - all-abilities access pathway into and around the park needs to be provided
3. Frampton Street Park
- at the time of renewal do not replace the toddler play this park
  - the existing playground should be replaced with upper primary play activities and be moved further into the park and away from the main road to provide a better play experience and to make the play area more visible and accessible to the Frampton Street residents
  - provide a meeting place for young people
  - the park also accommodates a small kick-about area.
4. Bellini Drive Park
- is a parkland area adjacent to the Windemere Road Reserve. Formal access onto the road reserve is provided at one end of the park
- the toddler play area in the park should not be replaced
  - provide a kick-about space with goals
  - a community garden could be established here should the need arise
  - the park should be opened up to be visible from the path system that runs along the community purpose corridor
  - seating and picnic tables should be provided here over time
5. Redruth Drainage Reserve
- is an unusual shaped area of open space due to its drainage purpose
  - the reserve should developed as an unfenced or partial fenced (the ends) off leash area for dogs for use during the dry months of the year

Ceremony pergola—GJ Walter Park

