

11

Suburb catchment area and neighbourhood assessments

Recreation activities and embellishments provision has been analysed at a suburb and island catchment area (SCA / ICA) and neighbourhood level (see Section 6 for a description of SCAs and ICA and neighbourhoods).

There are five suburb catchment areas and one island catchment area that cover the whole of the city. 52 neighbourhoods have been identified in the existing and future urban areas of the mainland, the three urban settlements of North Stradbroke Island, Coochiemudlo Island and the four Southern Moreton Bay Islands.

The SCA and ICA level analysis considers factors such as:

- the provision and distribution of a diversity of recreation opportunities and sporting activities across each SCA / ICA on a larger scale than the neighbourhood
- linking the recreation and sporting areas off road in particular to provide recreation corridors
- using the built environment to encourage people to be physically active i.e. is riding a bicycle or walking a viable and attractive alternative to car travel for shorter trips?
- are the medium density housing areas well serviced by recreation opportunities in public and private open space?
- are there any 'hidden gems' properties that should be secured for open space?
- are the footpaths and walkways linked and logical to the pedestrian and cyclist?

By 2026 in each SCA /ICA should have a suite of recreation activities and facilities that Council believes should be provided as a standard. Each access to activities such as weddings, ceremonies, exercise, skate board riding, playing, gardening, walking / with or without a dog, socialising, festivals, sport and communing with nature are considered essential recreation and social infrastructure, critical to the health, wellbeing and liveability of a suburb or island. These activities require basic facilities catering for larger groups including;

- large group picnic facilities
- outdoor wedding and ceremony spaces and pergolas
- ramp parks
- a major all-abilities playground complemented with large picnic areas
- fenced dog off-leash areas
- access to nature on bushwalking trails
- a place for festival and events
- public toilets in T1 and T2 parks
- community halls and community hubs
- water and beach access via paths, ramps and pontoons
- commercial operators, for example cafes, hire services and personal trainers and these have been identified and recommended for assessment. Council may pursue these opportunities where it does not detract from public enjoyment of the area
- public art activities for installation in suitable parks will also be encouraged

At the neighbourhood level all recreation and sport open space has been inspected to assess its current and future role in providing recreation opportunities. The areas capacity to take on additional or different roles was also assessed including if its use should be changed. This would occur if the activities and facilities are replicated area *very* nearby.

Each open space area was assessed for:

- its recreation function and hierarchy role
- what the park is being used for and what it could be used for at the neighbourhood level
- issues, opportunities or constraints concerning the most suitable use of the park
- the surrounding roads and paths to determine if the parks and open spaces can be easily and safely accessed
- location to a medium density zoned area

By 2026 in each neighbourhood should have a suite of recreation activities and facilities that Council believes should be provided as a standard. Easy access to activities such as, playing, exercising, wheel play, nature play, gardening, walking / with or without a dog, socialising, kicking a ball, hanging out, playing informal sport, dog socialising and communing with nature are considered essential recreation and social infrastructure, critical to the health, wellbeing and liveability of your neighbourhood. These activities require basic facilities catering for families and smaller local groups including;

- access to natural areas for communing with nature
- spaces for kicking a ball, including goal posts
- sites for a community garden with potential for services (i.e. water, sun)
- natural areas or features suited to natural play
- toddler and primary school age play
- teenage meeting places and teenage socialising and physical activity
- fitness activity stations
- dog off-leash areas - local, small, unfenced already used by locals
- commercial use opportunities e.g. personal trainers

Importantly, it should be noted:

1. **the activities recommended for each park, will be delivered in a priority determined each year during budget preparation**
2. **the overall time frame for delivery of the strategy's recommendations is 14 years (2012—2026) but may take much longer**
3. **many of the facilities will not be provided until the existing facilities (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**




















Wellington Point Recreation Reserve



Map Legends

Planning Scheme

The following legend should be used to interpret the Redland Planning Scheme maps in each Neighbourhood Analysis. So as not to clutter the page it is not repeated throughout.





Redland Planning Scheme	
Conservation	
Open Space	
Community Purpose	
Rural Non Urban	
Environment Protection	
Park Residential	
Commercial Industry	
General Industry	
Major Centre	
District Centre	
Neighbourhood Centre	
SMBI Centre	
Local Centre	
Medium Density Residential	
Low Density Residential	
SMBI Residential	
Point Lookout Residential	
Urban Residential	
Emerging Urban Community	

Open Space Maps

The following legend should be used to interpret the open space plan maps in each Neighbourhood Analysis.

It should be noted that the classifications reflect the current system as defined in the Redland Open Space Plan 2004—2016. These will be changed to reflect the current terminology and definitions on adoption by Council of this Strategy.

The new function and hierarchy recommended in this strategy will be realised in mapping in early 2013. New maps will be produced for internal use and for use by members of the public

Open Space Plan 2004-2016 Park Catchment Names	
Regional Recreation or Sport Park	
District Recreation or Sport Park	
Local Park	
Conservation Reserve	

Suburb Catchment Area 1

SCA 1 is made up of the suburbs of Birkdale, Wellington Point and Thorneside. A map of the SCA and neighbourhoods can be found at Figure 11-1.

The SCA contains established areas that experienced 8.5% growth from 2001-2006 as farms were redeveloped into diverse residential areas. Over the next twenty years the population is expected to grow by 18% for a total population of 33,823, or 5,149 people more than in 2006.

It is expected that there will be more than 2,100 new dwellings built over the twenty years to 2026 with nearly all being infill developments. The new housing stock will comprise more than 40% as attached medium density buildings. There are increasing stocks of public housing in this catchment.

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 in Chapter 8. The following section applies the service standards to SCA 1.

Picnicking

The best picnic parks for larger groups are the following parks, all have public toilets and barbecues:

- Aquatic Paradise West
- Beth Boyd Park
- Wellington Point Reserve
- Apex Park

Recommendation

- Jack and Edna Finny Park to cater for large picnics

Exercising dogs off-leash

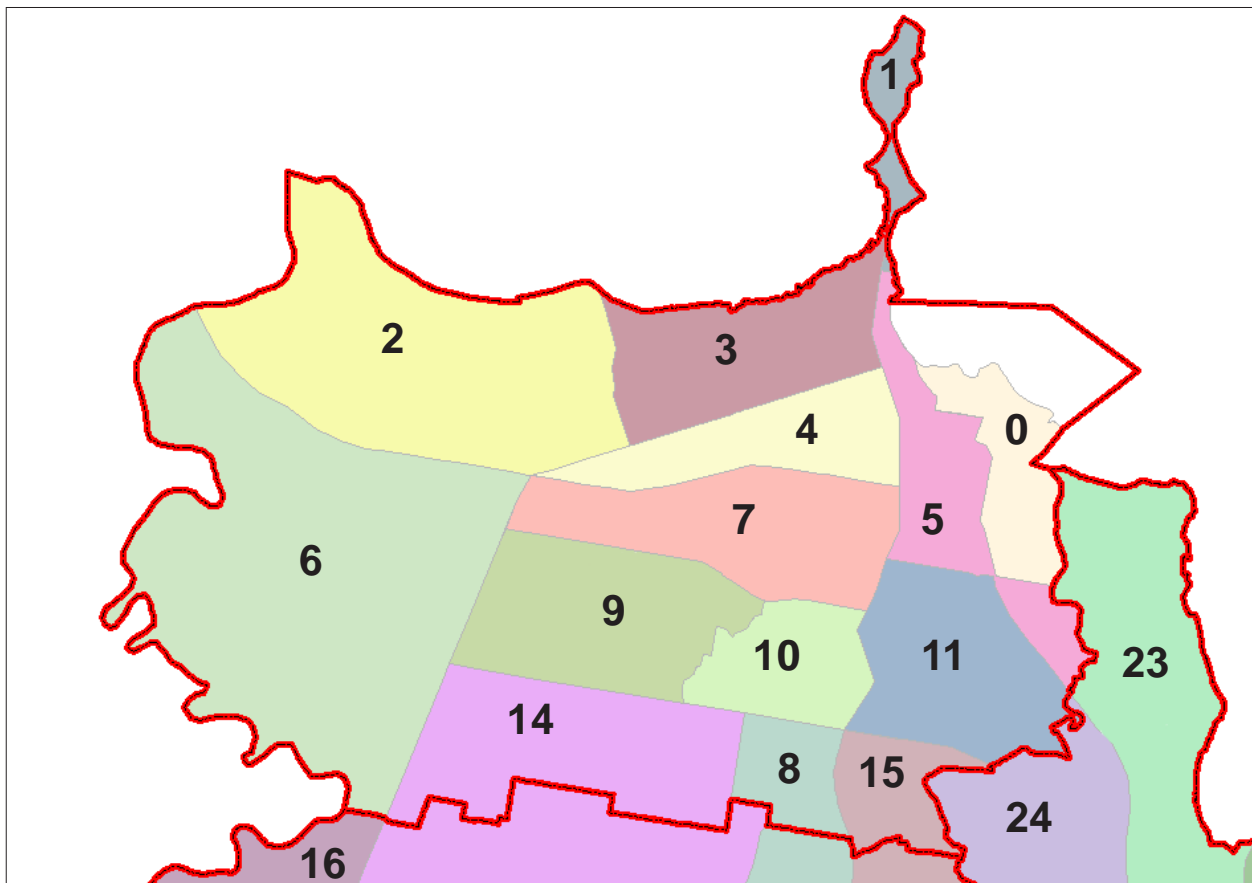
The following dog off-leash areas are provided in the catchment:

- Valantine Park, Capalaba
 - medium size
 - has a separate small dog enclosure
- Three Paddocks Park, Birkdale
 - large size, fenced
 - includes small dog enclosure
- Lachlan Street Park, Birkdale
 - large size, fenced
 - does not have a small dog enclosure
- Aquatic Paradise West Foreshore Park, Birkdale
 - large size, not fenced
 - does not have a small dog enclosure
- King Island, Wellington Point and accessible at low tide

Recommendation

- an off-leash area in Judy Holt Sportsfields in the future.

Figure 11-1: Neighbourhoods in Catchment 1



- future parks for DOLA consideration: Jack and Edna Finney Reserve, Creek Road Park

Access to nature

Walking and bike riding access into natural bushland areas is an opportunity available in SCA 1 in smaller reserves including:

- Ashwood Circuit Creek Corridor
- Harrogate Bushland Refuge
- Heritage Drive Urban Habitat
- Hilliards Creek Corridor Montgomery Drive
- Judy Holt Bushland Reserve
- Sovereign Waters Foreshore
- Wellington Point Foreshore
- A bird hide has been placed on the edge of the Geoff Skinner Wetlands to encourage bird watching and fauna spotting.
- Apex Park
- Jack and Edna Finney Reserve
- Beth Boyd Park (beach /water)

Weddings and ceremonies

Consideration should be given to developing a special area in a number of parks to accommodate weddings and ceremonies undercover and able to be booked especially for this type of event. Toilets are always a consideration when encouraging large gatherings in parks including wedding and 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 wedding ceremony venues in the future.

- Wellington Point Reserve is the most popular park for weddings and ceremonies in this Catchment.
- Aquatic Paradise West Park is a potential location for development.

Recommendation

- build a wedding and ceremony pergola (available for booking) in Wellington Point Reserve and Aquatic Paradise West Park

Skate board riding and BMX

There is no large ramp park in SCA 1.

There is a BXM track in Three Paddocks Park and a BMX track in Apex Park with a series of small bike jumps that run through to Heritage Drive Park. There is a skate trail and small half pipe in William Taylor Memorial Park.

A location for a catchment level ramp park needs to be found and this remains an activity and open space shortfall in this SCA.

Recommendations

- implement the recommendations to the Redland City Ramp Park Strategy 2008; that is find a location in SCA for a ramp park
- investigate location a ramp park in new parkland on Hilliards Creek Corridor, Bibury Street, including full consultation with local residents, residents from

Ormiston will be afforded easy access to the park via across the creek

Sport

The following sporting activities can be undertaken in SCA 1 primarily in Council sport parks.

1. cricket
2. dog training
3. football (soccer)
4. netball
5. petanque
6. rugby union
7. softball
8. tennis
9. water sports
10. BMX

Sports Park Master Plans

The Judy Holt Sportsfields master plan recommends the continuation and future provision of the following activities:

- existing: formal cricket areas, practice cricket nets, rugby union, dog obedience, highland festivals, bushwalking tracks, scout's facilities
- future: physical activity, toddler and primary play, walking/ running tracks, personal training area, yoga and tai chi area, mountain bike track, adventure ropes course, nature-based play area, dog off-leash areas

The EGW Wood Sportsfields master plan is recommending the continuation and future provision of the following activities—cricket, netball, bocce and tennis.

William Taylor Memorial Sportsfields casters to football, netball, BMX, petanque, ramp/ wheeled sports and tennis

The Commonwealth lands at Birkdale are continuing to be investigated for possible future use for sporting and recreation purposes to help meet a longer term shortfall in access to sporting activities.

Recommendations

- implement the EGW Wood sports park plan
- implement the Judy Holt sports park plan
- continue to lobby for access to the Commonwealth Lands at Birkdale
- prepare a sports park plan for William Taylor Sportsfields to aid in future development and grant applications

All-abilities play

Council aims to have a destination level, all-abilities play facility in each catchment. There is no playground that meets this criterion in this catchment.

Recommendation

- upgrade the existing playground to an all-abilities destination level playground on the eastern side of Wellington Point Reserve. Public toilets however will need to be upgraded.

Festival space

A festival or event could be held in the following parks as these parks have ample off-street and on-street car parking and suitable street layout to support good traffic flow:

- EGW Wood Sportsfields
- William Taylor Memorial Sportsfields
- July Holt Sportsfields

Recommendation

- investigate the potential to hold community events in EGW Wood and William Taylor Memorial Sportsfields including access to power, public toilets and parking

Park user comfort

The following parks and recreation areas and facilities have public toilets:

- Apex Park
- Aquatic Paradise West Park
- Beth Boyd Park
- Helen Street Boat Ramp
- Jack and Edna Finney Reserve
- Montgomery Drive Park
- Pye Lane, Wellington Point Village
- Wellington Point Reserve
- William Taylor Memorial Park
- William Taylor Memorial Sportsfields

Recommendation

- a number of SCA T2 parks require public toilets

Walking and cycling

- the Moreton Bay Cycleway is in development in SCA 1
- the bridge over Tingalpa Creek has been upgraded with a cycle and pedestrian lane that now connects Redlands to Brisbane
- formed footpaths are present along all main roads
- a number of parks have path systems developed internally including Three Paddocks Park and Aquatic Paradise West. These pathways support physical activity and make the parks accessible for everyone.
- a number of new path systems and connections are recommended though and some are being planned for in parks plans and through the cycling and pedestrian planning

Indoor community activities

The recommendations for management of the city's Community Halls are outlined in the *Strategic Halls Review (2010)*.

There are three community halls in the catchment including:

- Birkdale
- Thorneside
- Wellington Point
- There are 8 other halls owned by churches, schools and retirement villages

Commercial activities in open space

To determine the most suitable types of commercial use for each parkland a site assessment should be undertaken. Social, environmental, cultural, land use planning and operational issues will need to be investigated.

Recommendation

Assessments for future commercial use of parkland should be undertaken in the following areas:

- Apex Park
- Bailey Road Park
- Beth Boyd Park
- Bilbury Street Park
- Byng Road Park
- EGW Wood Sportsfields
- Goodall Street Park
- Heritage Drive Urban Habitat
- Jack and Edna Finney Reserve
- Judy Holt Sportsfields
- Montgomery Drive Park
- Plantation Place Park
- Riverton Drive Park
- Rosella Street Park
- Valentine Park
- Wellington Point Reserve

Water-based recreation

Boat ramps and beach and creek access for boats are provided in the following parks:

- Helen Street, Thorneside
- Sovereign Waters Lake
- The Esplanade, Thorneside (in design)
- Wellington Point Reserve

Destination parks (T1)

Wellington Point Recreation Reserve is recommended to continue to be recognised as one of the city's most popular destination recreation parks.

Community parks (T2)

A Type 2 community level park is one that can cater for many diverse community groups and activities at any one time.

Recommendation

There will be 8 Type 2 community parks in SCA 1.

The key recreation activities within each park include:

- Three Paddocks Park—large dog off-leash area, large BMX track
- Community Purpose land (Lachlan Street Park)—large dog off-leash area. Proximity to medium density means this open space needs to be developed for a wider community use. A park plan will be required.
- Apex Park—BMX track, bike facilities, multi-age play activities, picnicking
- Valentine Park—enclosed dog off-leash area, large kick-about space, potential space to meet the needs of medium density living and infill development
- Bailey Road Park—future potential to meet the needs of medium density living and infill development. A park plan will be required
- Beth Boyd Park—multi-age play activities, access to the beach, public toilets, picnicking,
- Aquatic Paradise West Park—large unfenced off-leash area, multi-age play activities, public toilets, picnicking, cycling, walking destination, weddings and ceremonies
- Jack and Edna Finney Reserve—future potential to meet the needs of medium density living and infill development. A parks plan will be required
- Public toilets will be required over time in all T2 parks if people are to stay for community activities and events.

School facilities

- there are four primary school in the Catchment
- there is one secondary school in the Catchment
- there is one P-12 school in the Catchment

These schools have a range of sporting and recreation activity areas some of which maybe be being used by the wider community including:

- basketball courts (outdoor, indoor)
- cricket ovals
- cricket practise nets
- football fields (football, league, union)
- kick-about space
- playgrounds
- sports halls
- swimming pools
- tennis courts

Outdoor recreation opportunities

The following outdoor recreation activities are able to be undertaken in this Catchment:

- bird watching and nature study
- BMX riding
- boating (kayaking, power boating, sailing, para-sailing, canoeing)
- bushwalking in urban conservation reserves

- cycling in conservation reserves
- cycling on the Moreton Bay Cycleway
- fishing
- on-road cycling
- picnicking in bush and urban parkland settings
- scouting
- swimming in the bay

Recommendation

- The Seven C's connection strategy be used to drive the linking of these outdoor recreation opportunities together on a connected trail system

Signature experiences and locations

- access to Moreton Bay for boating and swimming
- bird watching in Geoff Skinner Wetlands
- walking to King Island along the sand bar
- the Birkdale Lookout which will one day be developed on the top of the Birkdale Landfill after it is closed and rehabilitated
- paddling and boating in Tingalpa Creek
- recreating at Wellington Point Reserve
- walking along the water front in many locations in particular Queens Esplanade

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 1

Description

Neighbourhood 1 comprises of the peninsula part of Wellington Point and stops at the isthmus just north of Beachcrest Road. The peninsular juts into Waterloo and Raby Bay. The neighbourhood area is approximately 30 ha.

Land use

The neighbourhood is generally urban residential with detached housing. An area of medium density zoned land exists on the middle, western edge of peninsula. This area is approximately 2.6 ha in area. There is small local area zone abutting Wellington Point Reserve. The peninsula has a green and treed conservation fringe and Wellington Point Reserve is the only recreation parkland within the neighbourhood (see Figure 11-2).

Open space issues

The open space in this neighbourhood (see Figure 11-3) is on the periphery, located down each side of the peninsula. The residential properties on the lower portion of the peninsula have immediate water frontage and by and large the planning scheme protects these rights.

The main park is Wellington Point Reserve which functions as a neighbourhood, suburb and destination park all in one. This strategy recommends that Wellington Point Reserve retains its destination status. The park provides most of the activities that are considered desirable within each neighbourhood including play facilities, a kick-about space, physical activity stations, nature-based play (water and tree based), access to the beach and King Island where off-leash dog walking is permitted, picnicking and barbecues. The park provides access to the water for a wide range of activities.

The park also is one of the primary boat lanching areas in the city and the region. It is also a popular park for weddings and ceremonies and consideration should be given to providing a ceremony pergola in an appropriate location in the park.

Access issues

There are no constructed footpaths in local streets in the neighbourhood—residents need to use the grass verges or the street when walking.

Pedestrian and cycle movement throughout this neighbourhood is via the north-south footpath corridor along Main Road. The neighbourhood is relatively flat and very popular for walking and cycling. Wellington Point Reserve is a great destination to walk and cycle to and forms a great loop. Access is also available off Main Road to the park by a path system and boardwalk down the east side of the peninsula through bushland.

Crossing Main Road may be an issue for some people. Even though Main Road is traffic-calmed but because of Wellington Point Reserve, it carries a lot of traffic at a wide variety of times.



Figure 11-2: Extract map from Redland Planning Scheme



In the future, when renewal of the footpath is being planned for consideration should be given to widening the footpath to three metres to accommodate increased walking for this neighbourhood and adjoining neighbourhoods and for foot traffic to the park. Consideration should be given to providing this access down both sides of Main Road.

Other matters

- there are no community facilities on public open space in this neighbourhood
- a bus service runs all the way to Wellington Point Reserve and planning for the park has and will continue to need to provide for this service
- Wellington Point Reserve still experiences 'hooning' from single and multiple vehicles despite attempts to traffic-calm the car park to deter this activity

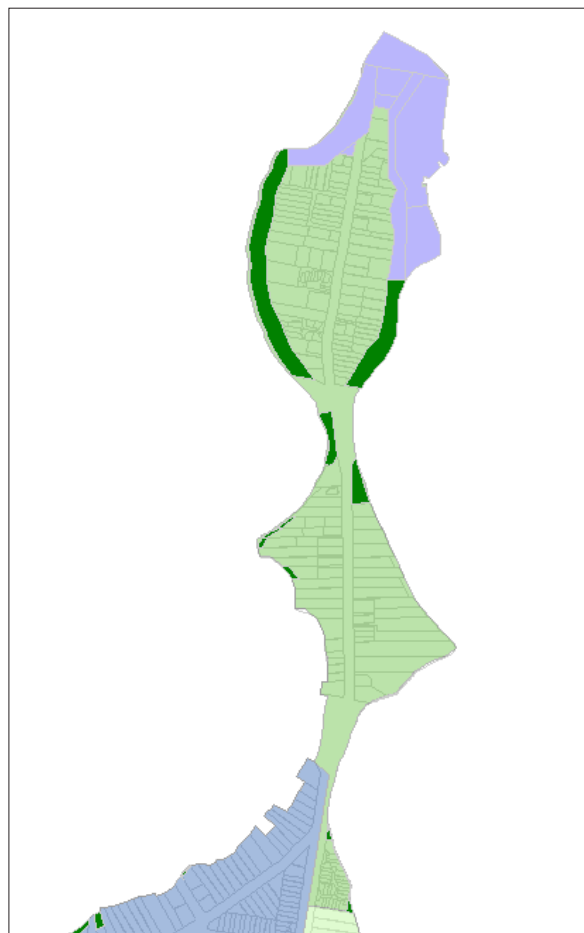
Key recommended actions

1. Main Road
 - widening the Main Road footpath to 3m at renewal time
2. Wellington Point Reserve (destination park - T1)
 - is recommended for assessment for increased commercial use
 - a wedding and ceremony pergola should be considered for Wellington Point Reserve
 - the public toilets in Wellington Point Reserve (east and west) should be assessed for renewal or replacement, usage details and operating costs are outlined in *At Your Convenience: A strategic review of public toilets 2011*
 - There is a current (2012) restriction on bringing dogs into the reserve on the weekends and public holidays. Being able to take a dog into the reserve before 9am and after 5pm is currently being explored
 - There is a current (2012) restriction on the set up, storage and launching of kite surfing equipment in Wellington Point Reserve
3. bike racks are required at various locations around Wellington Point particularly in the reserve

Shortfalls

- a location for a future community garden has not been identified
- the walk out to King Island at half to low tide is considered to provide the best opportunity in the neighbourhood to walk a dog off-leash

Figure 11-3: Open space areas in Neighbourhood 1



Neighbourhood 2

Description

Neighbourhood 2 comprises all of Thorneside and the north-western section of Birkdale. It is bounded by Tingalpa Creek in the west, the railway line to the south, Moreton Bay to the north and Wood Canal in the east.

The neighbourhood is approximately 331 ha in area and 2.8 km long and 2 km at its widest point (from Mooroodu Point to Quarry Road).

Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-4). Almost all of Aquatic Paradise canal estate is in the neighbourhood.

There are small pockets of medium density including areas around the Thorneside Railway Station, the Birkdale Shopping Centre and the railway station.

The neighbourhood has an area of commercial industry and community purpose land for schooling and a local and district retail centre.

Open space issues

Much of the neighbourhood has an excellent covering of vegetation with lots of large trees and bushland areas shading parks and footpaths.

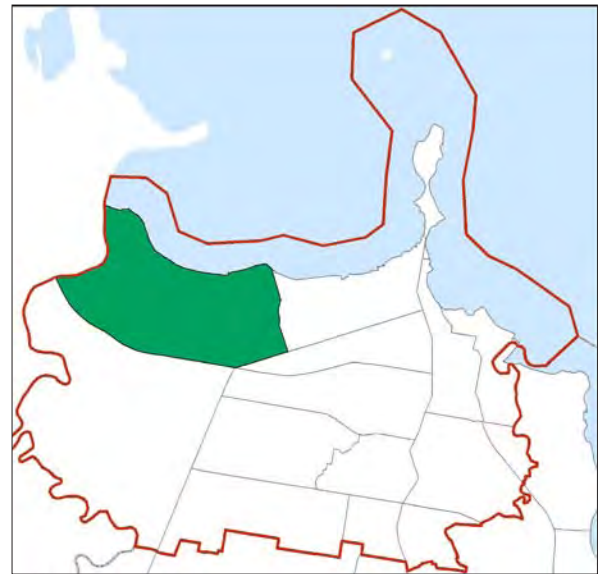
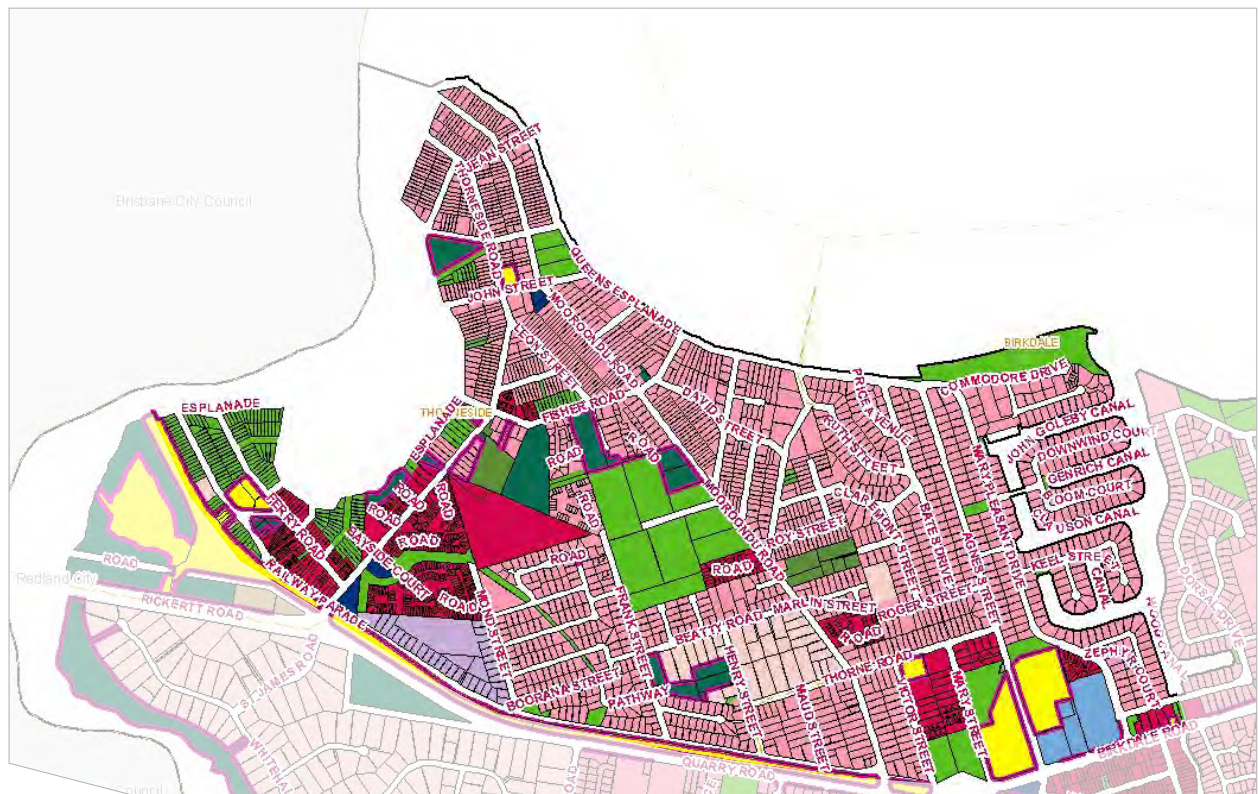


Figure 11-4: Extract map from Redland Planning Scheme



A stand out area however is Queens Esplanade which has limited vegetation with the main foreshore footpath exposed to the heat of the day. Moving about this area in summer would be best early in the morning or late afternoon and evening.

There is good distribution of parkland and open space including a sportsfields, foreshore parks and walkways and numerous neighbourhood parks (see Figure 11-5).

The main activities available in parkland in the neighbourhood include sport (football, cricket, petanque, netball, tennis), BMX riding, wheeled play, toddler and primary play and picnicking. A community hall is located at William Taylor Memorial Sportsfields.

Access issues

The neighbourhood is highly walkable with a footpath system connecting residents to parks and foreshore areas. The neighbourhood is relatively flat and the roads are straightforward to cross. The school and shopping centre are well connected by pathways.

Other matters

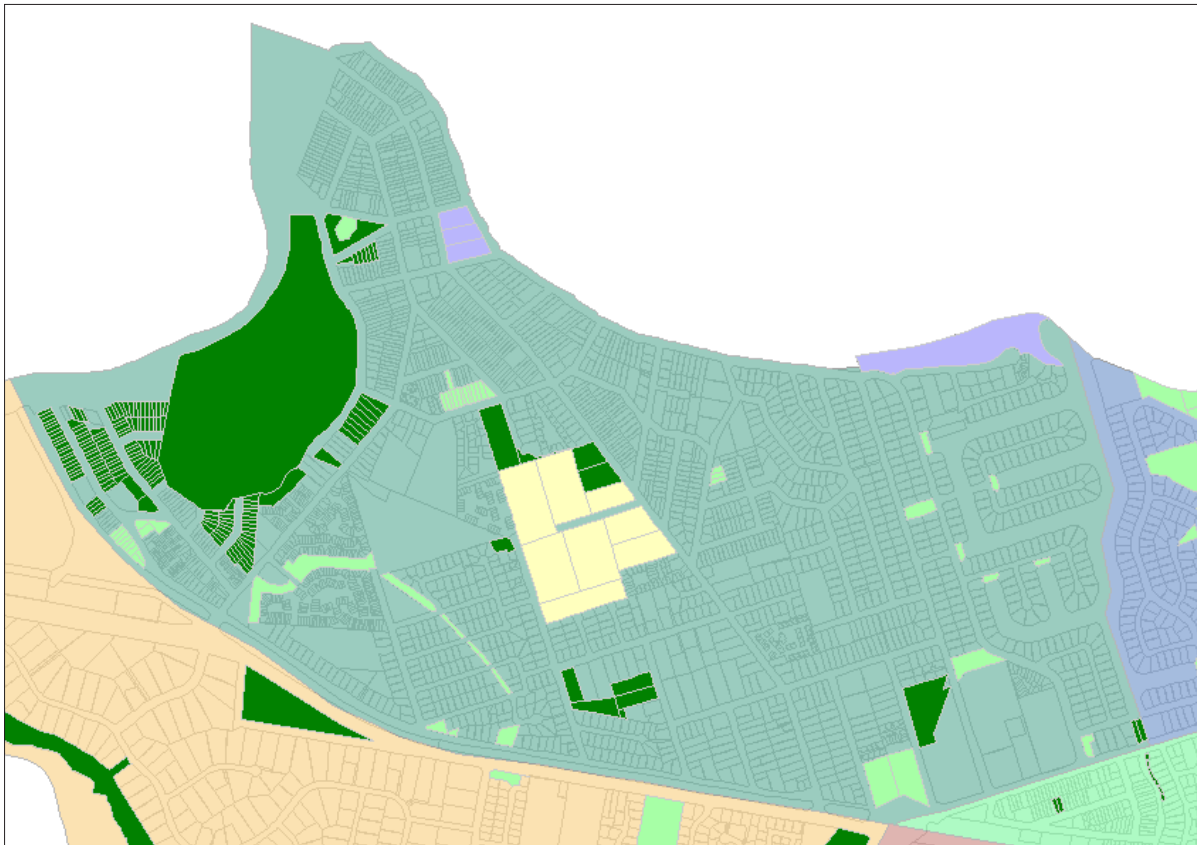
- for consideration—increased community use of open space at Birkdale Primary School
- use of William Taylor Memorial Sportsfields by Birkdale Primary School
- use of path systems at night should be investigated to see if any of the pathways need lighting for safety

- purposes particularly in the medium density areas and the connections to the commercial industrial area
- William Taylor Memorial Park is also, along with the CP Land in N7, one of the primary recreation areas for residents on the medium density housing in N4—Napier Street and Myra Streets, as there is no open space within this residential area
- pedestrian safety between Birkdale Railway Station and William Taylor Memorial Sportsfields need to be examined and maintained

Key recommended actions

1. William Taylor Memorial Park (Mary St and Victor Street):
 - link both sides of the park better through design, path connections and vegetation management. Develop nature-based play and environmental education opportunities in this park. Consult with the school to involve teachers and children in the development and ongoing use of the park
 - the Victor Street side of the park could be developed in the future as a community garden with involvement of the local school
 - consider renaming this park to avoid ongoing confusion with William Taylor Memorial Sportsfields (e.g. Birkdale Central Park)
2. William Taylor Memorial Sportsfields:
 - develop an all-weather, formed path link along the Ivy Street alignment through to Frank Street

Figure 11-5: Open space areas in Neighbourhood 2



- upgrade the playground to include toddler and primary play, (see *Halls Strategy* for Community hub recommendation page 1)
3. Beth Boyd Park (community park - T2)
 - the public toilets in this park need to be assessed for replacement (refer to *At Your Convenience: A strategic review of public toilets 2011*).
 - The park would benefit from the development of a park plan with community engagement
 - This park should be assessed for commercial use (e.g. personal trainers)
 4. Aquatic Paradise Park West (community park - T2)
 - remove some of the post and rail bollards and replace with vertical posts to allow for improved access into the park particularly for people with mobility problems
 5. Jack and Edna Finney Reserve (community park - T2)
 - urgently requires consideration about its future use and management.
 - the area leased to the Canoe Club should become community purpose land
 - the area is very large and could accommodate a wide range of uses and could be considered to be a SCA park. Considering the amount of medium density housing in the immediate area and the access to the site provided by the train station, the park could provide a wide range of activities
 - a park plan needs to be developed to ensure the development of the open space is done in an orderly manner taking into consideration its high environmental values
 - improved access to the water for small craft is likely to be provided in the future. A larger boat ramp facility however could dominate the parklands (with car parking and boat ramp traffic) and thus a parks plan should be done first
 6. Railway Parade Park
 - would be a good location for the development of a community garden for access by the residents in the medium density area and beyond
 7. Gradi Court Park
 - it is not recommended to replace the equipment at the time of playground renewal
 - the park could be fully fenced and turned into a dog off-leash area for local use
 - if the community do not require an off leash area consider in the future the park a location for a community garden (the park area is approximately 2,000 m²). It large enough not to cause disturbance to local residents and has good parking on Railway Parade for people who drive to the park. The playground would complement a community garden.
 8. Booran Street Park
 - should become a meeting place park for workers in the local industrial area. The park could be mulched and a couple of picnic tables could be installed in the shady park
 9. Agnes Street Park
 - the visibility into this park needs to be improved
 - platform tables could be provided so that parents can enjoy the park, take a picnic or change a baby
 10. Change the zoning of Merrill and Rob Overden Park to Community Purpose

Neighbourhood 3

Description

Neighbourhood 3 comprises parts of Wellington Point and the eastern edge of Birkdale. The neighbourhood boundaries include Main Road in the east, Birkdale Road in the south, Waterloo Bay in the north and Wood Canal in the west. The neighbourhood is approximately 146 ha in area. The majority of the neighbourhood is relatively flat however as you move from west to east the landform rises up steeply from between 8-10 m thus making the neighbourhood a challenging walk or cycle.

Land use

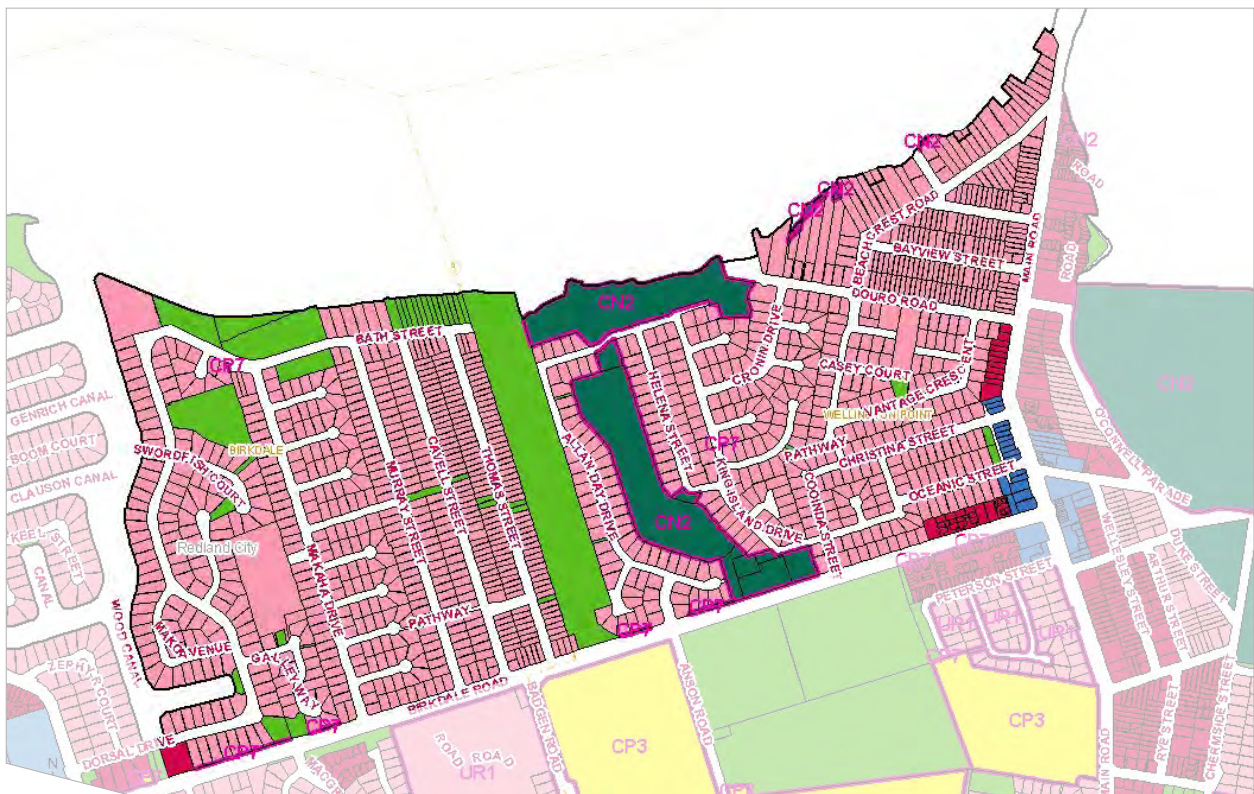
The neighbourhood is generally urban residential with detached housing (see Figure 11-6).

There are three small pockets of medium density all in the immediate vicinity of commercial precincts. About 50% of the medium density zoned area has been developed as such. There is a large area of medium density on the eastern side of Main Road in Neighbourhood 1.

There is one neighbourhood centre, commonly known as the Wellington Point Village. All other land use is open space.



Figure 11-6: Extract map from Redland Planning Scheme



Open space issues

The primary open space area for recreation activities within this walkable neighbourhood is Three Paddocks Park (see Figure 11-7). The park is situated in about the middle of the neighbourhood and is easily accessible from both sides. Activities provided for in the park include off-leash dog exercising, BMX bike riding, kick-about, walking, cycling, picnicking. This park will continue to have an T2 hierarchy classification because of its importance in terms of providing a recreation space for the whole wider community.

There are foreshore parklands, with one being heavily vegetated while the other has little or no vegetation.

There are a small number of neighbourhood parks with potential to provide a variety of recreation activities.

Access issues

There are no formed footpaths in local streets. Residents will be walking on grass verges or the street.

The west to east is linked by a path system both along the water front, until you get to the end of Alan Day Drive and along Birkdale Road. The water front section of path forms part of the Moreton Bay Cycleway. To walk or cycle through to Wellington Point Village a small detour has to be made along Cronin Drive up to Douro Road. A path system and good signs are in place.

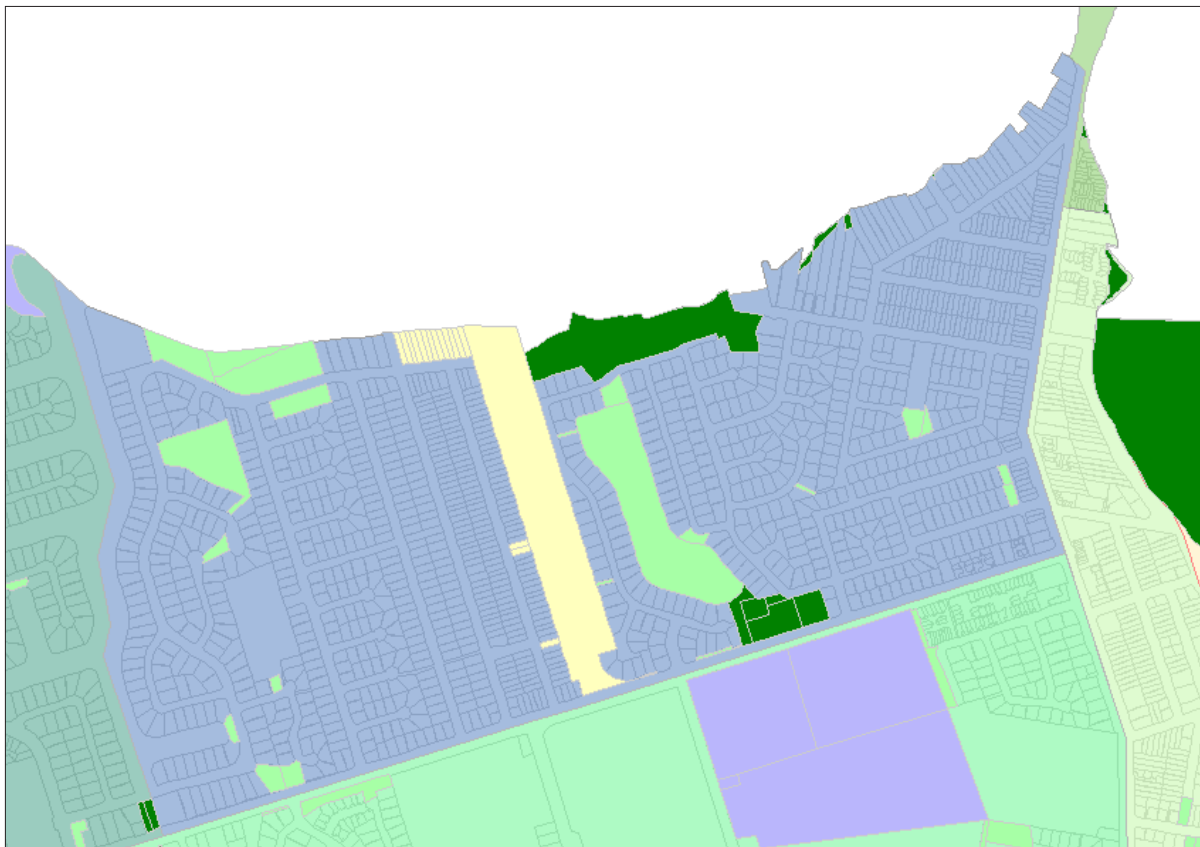
Three Paddocks Parks provides a great off-road path system through to Birkdale Road.

All other parks are providing important walking connections for moving about the neighbourhood.

Key recommended actions

1. Galley Way #1
 - at time of renewal do not replace the pergola but replace with a seat for resting
2. William Eickenoff Park
 - the park should remain a nature-based play park with only the provision of some seating or picnic facilities to make it easier and more comfortable for people to use. The entry off Swordfish Court should be concreted and made more obvious
3. Aquatic Paradise East Park
 - should be considered as a physical activity park with space provided for informal football games and kite flying. Importantly the turf should be improved to cater for these activities.
 - a picnic node would complement these other uses (pergola, table, seat, bubbler) and service the active area
 - Additional seats (and shade) for walkers and joggers are required through this park
 - the park could be assessed for commercial use by personal trainers with careful consideration of residential amenity
4. Bath Street Park
 - consideration should be given to possibly relocating the playground equipment (when it is time for

Figure 11-7: Open space areas in Neighbourhood 3



renewal), across the road to Aquatic Paradise East Park

- otherwise toddler and primary play should be provided in this park
5. Three Paddocks Park (community park - T2)
- the park provides a small variety of activities that require large areas of land including a large dog off-leash area and a BMX track
 - develop to provide a wider range of activities for the neighbourhood including;
 - a jogging and walking circuit around the perimeter of the park for exercise
 - urgently requires a car park off Birkdale Road to alleviate the noise and residential amenity issues with people accessing the DOLA from Thomas Street
 - users would also benefit from a small public toilet in the park to enable longer visits. A public toilet in this park would also benefit people using the Moreton Bay Cycleway. The nearest public toilet is in Pye Lane in Wellington Point Village
 - a playground for upper primary and teenagers is recommended to complement the BMX facility
6. Sovereign Waters Foreshore
- is a conservation foreshore that people can access by excellent walkways. There is a delightful break out area before you cross the bridge into Three Paddocks Park. This space provides for quiet contemplation and enjoying nature
7. Gwingarra Street Urban Habitat
- people have made bike jumps in this bush in this location. Consideration should be given to fixing them up and leaving them there as a nature-based play space

Shortfall

- a location for a community garden could not be found

Neighbourhood 4

Description

Neighbourhood 4 comprises part of Wellington Point and part of Birkdale and is approximately 101 ha in area. The neighbourhood boundaries are the railway line to the south, Birkdale Road in the north and Main Road to the east.

Land use

The neighbourhood has a diversity of land uses (see Figure 11-8) with only a portion being for detached low density housing, small sections of medium in the west and north-east and a large section of community and open space zoned land in the middle.

Open space issues

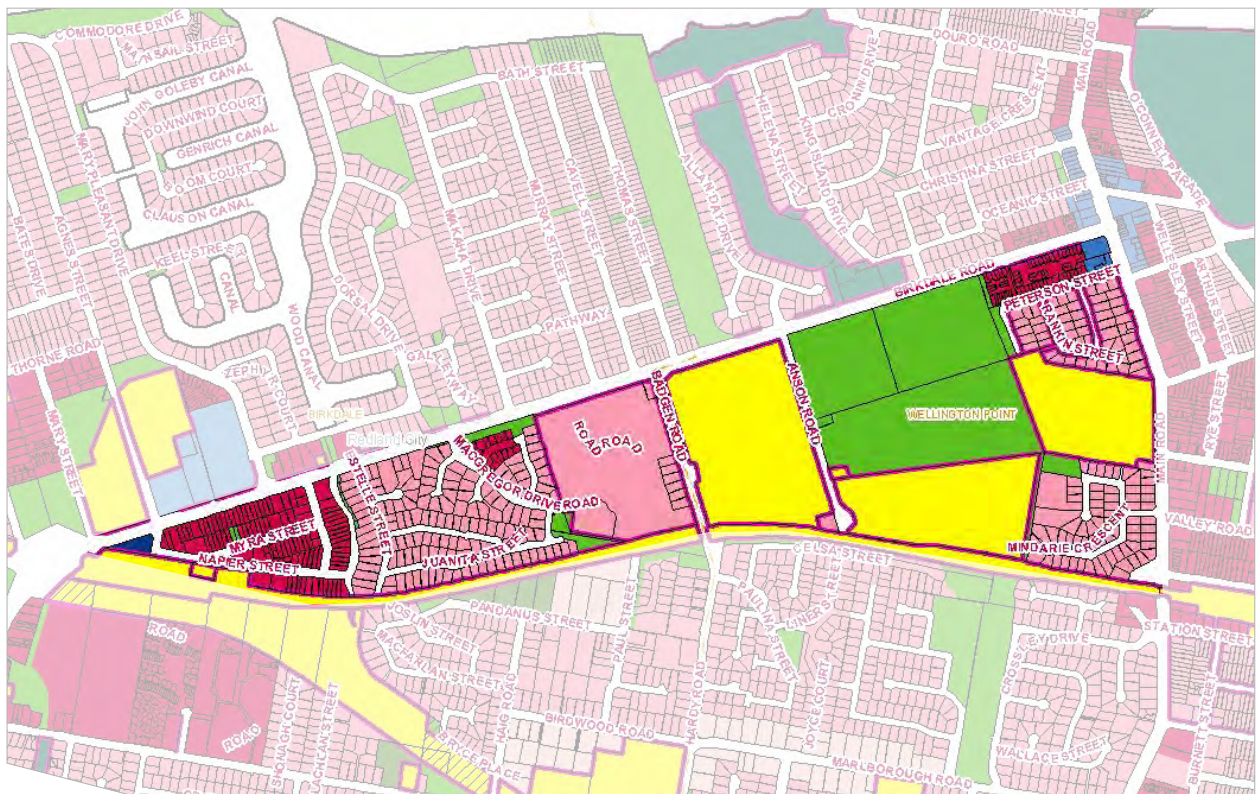
The EGW Wood Sportsfields and two adjoining neighbourhood parks are the only recreation open space in the neighbourhood. The parks plan for EGW Wood Sportsfields has been adopted by Council and the needs of the neighbourhood have been considered during the development of the plan.

The medium density area has no open space available in the immediate vicinity but has a walking path associated with access to the railway station into the Community Purpose Land in N7. (road set aside for the Northern Arterial Road)

Existing open space is shown in Figure 11-9.



Figure 11-8: Extract map from Redland Planning Scheme



Access issues

The main walking and cycling access around the neighbourhood is along Birkdale Road and also through EGW Wood Sportsfields to the high schools and beyond.

The movement of people through the community purpose land (CP) and open space areas (schools and sportsfields) needs to be thoroughly investigated and a plan for connecting the path systems with the destinations needs to be developed and implemented.

Other matters

Both Wellington Point State School and Wellington Manor have developed garden plots for growing fruit and vegetables.

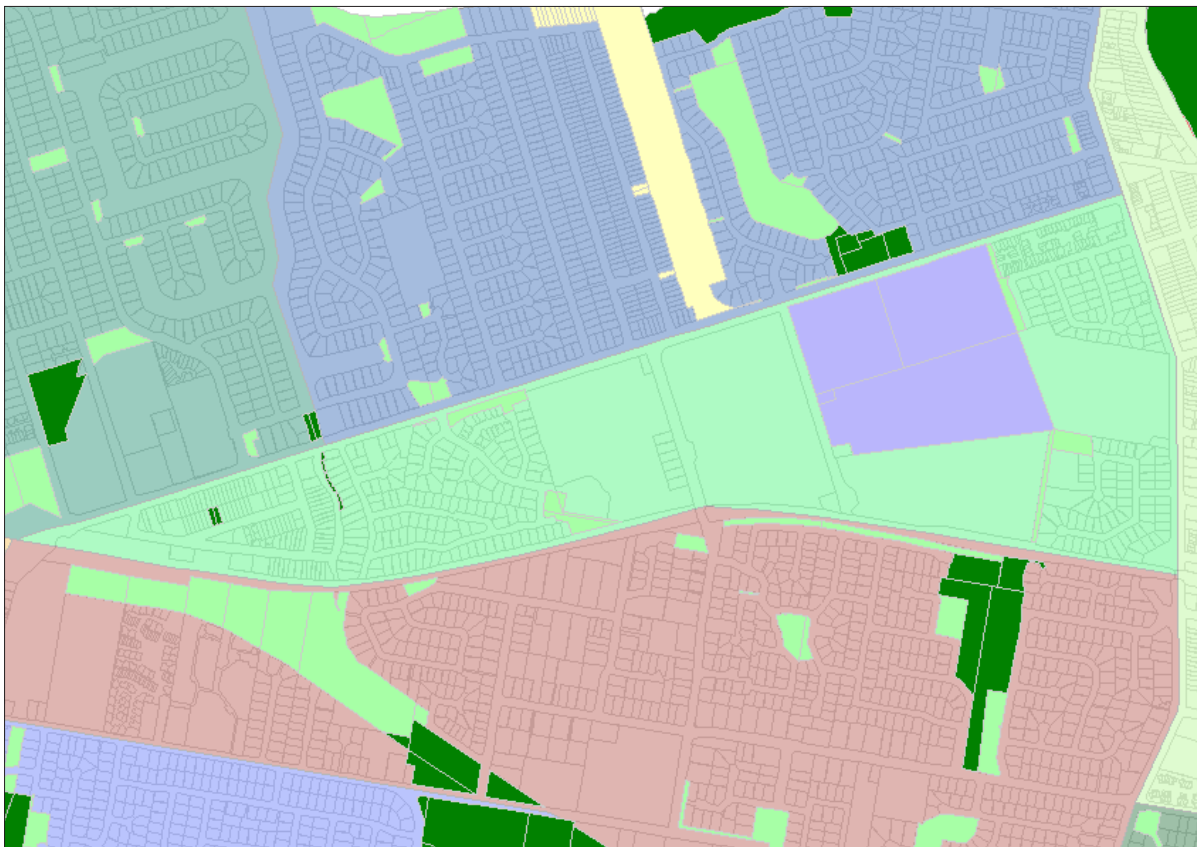
Key recommended actions

1. Juanita Street Park
 - the back unused 2,900 m² section of this park should be considered for an unfenced dog off-leash area to service the needs of the adjoining residents and the retirement village and nursing home. An opening from Wellington Manor to this part of the park could be established. Fencing maybe considered if the residents agreed and it didn't adversely effect the other uses of the park.
2. EGW Wood Sportsfields
 - refer to the sports park plan for the full list of activities to be provided in this parkland. These activities include: play for toddler and primary school children, tennis, cricket, indoor sport, netball, walking and cycling, nature-based play. Develop an implementation timetable for the delivery of the recommendations
3. Wharton Street Park
 - renew the toddler playground in this park in time. Primary play will be provided for next door in EGW Wood Sportsfields
4. Develop and implement a pedestrian and cycleway plan for the school and sportsfields precinct

Shortfalls

- an area for young people to hang out in the neighbourhood however two shopping areas are nearby
- a location for a future community garden could not be found

Figure 11-9: Open space areas in Neighbourhood 4



Neighbourhood 5

Description

Neighbourhood 5 comprises that part of Wellington Point that is situated east of the railway line and Main Road. The neighbourhood is approximately 108 ha. It is bounded by the railway line and Main Road in the west and by Geoff Skinner Wetlands and Hilliards Creek in the east. The neighbourhood is unusual in shape being nearly 3 km long but only 600m wide in parts. However, from a walkability perspective it makes sense.

Land use

About 20% of the land area is zoned for medium density (see Figure 11-10). Most of the medium density zoned area relates primarily to the Wellington Point Railway Station and the Wellington Point Village. The railway station is within this neighbourhood. The remaining land use is urban residential predominated by detached housing, open space and a small neighbourhood centre.

Open space issues

The Village Green, within Wellington Point Village, although thought of as a park, is zoned for neighbourhood centre purposes (commercial). The highest and best use for these lots is still to be realised. The Village Green has not been assessed for neighbourhood recreation needs. A master plan developed for the area has not been adopted by Council.

From the Wellington Point Village people can walk down Waterloo Street and onto a path system that takes them along the edge of Geoff Skinner Wetlands.

The first 'real' recreation park that this neighbourhood has access to is within the Jacob Street Nature Belt.

There is little recreation open space provision within this neighbourhood. This is of some concern considering the level of medium density either existing or zoned. There are pockets of housing, bounded by main roads with no recreation open space at all. Existing open space is shown in Figure 11-11.

The most interesting part of this very walkable neighbourhood is the parkland provided in a new subdivision at the end of Saw Mill Drive. Within 900m of the railway station, and down a well formed path system are new parklands, as yet undeveloped, that will enable a full range of activities to be provided in the future.

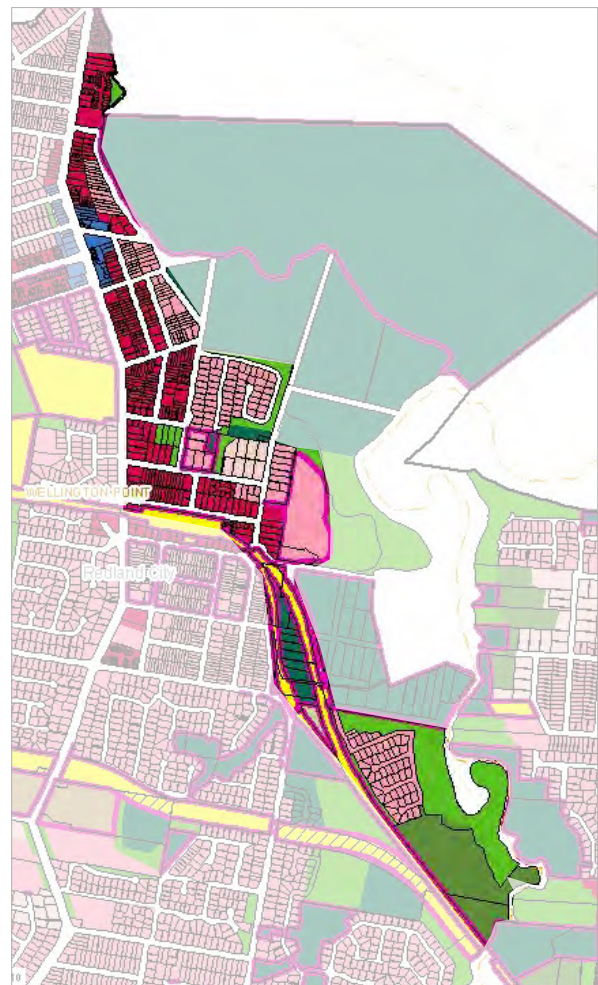
Access issues

Although long and linear and seemingly disjointed, this neighbourhood is surprisingly connected along and through its bushland and wetland edge. Only some streets have formed footpaths though and residents would walk on the grass verges or the street to move about.

The Moreton Bay Cycleway (and trunk and collector sections of the Seven Cs) winds its way through this neighbourhood thus the current and future provision of accessible connections makes for good access in what would otherwise seem to be an isolated neighbourhood.



Figure 11-10: Extract map from Redland Planning Scheme



Although this neighbourhood does have the railway line running through the middle, there is good access across the line via road, paths and a footbridge.

Key recommended actions

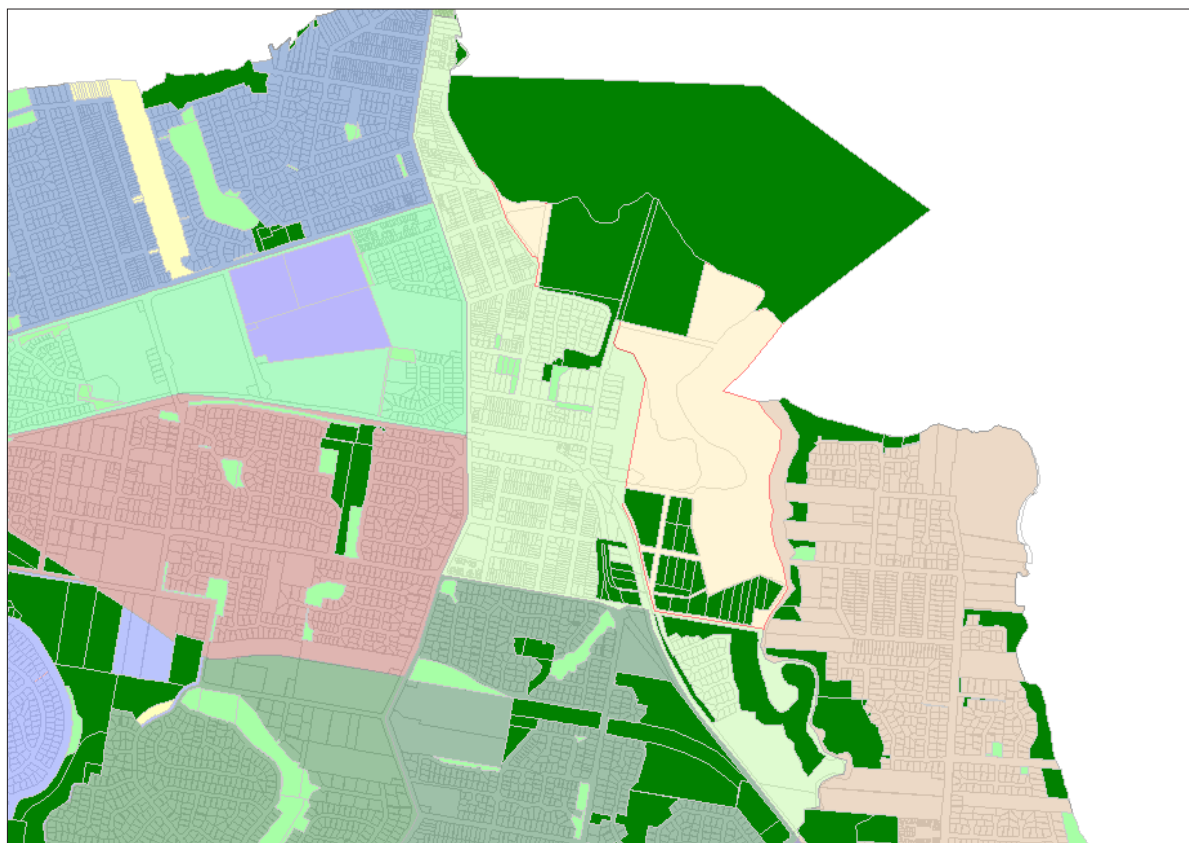
1. an assessment of the open space supply within 500 m of the medium density housing area should be undertaken to determine any area land acquisitions that need to be considered for inclusion in the next planning scheme and the PIP
2. Hilliards Creek Corridor—Bilbury Street Park
 - the parkland area is so large that over time it may be able to provide the space for a large range of activities to cater for the needs of the neighbourhood.
 - The following activities could be provided in Bilbury Street Park:
 - kick-about
 - teenage hangout space
 - small ramp park or wheeled play area
 - community garden
 - nature play
 - toddler and primary play
 - physical activities
 - a dog off-leash area
 - the development of the will be important for this neighbourhood

Shortfalls

- a meeting place that young people hang out in the in addition to the Wellington Point Village
- a commercial use area for personal trainers and the like could not be located within the neighbourhood although the Village Green is an excellent location for people to meet exercise and then do breakfast or coffee with plenty of parking and public toilets
- the future zoning for the Village Green needs to be considered so its full potential can be realised which could include play opportunities for toddlers and primary school children

N6

Figure 11-11: Open space areas in Neighbourhood 5



Neighbourhood 6

Description

Neighbourhood 6 comprises the south-west part of Birkdale. The neighbourhood boundary is Quarry Road in the north, Birkdale Road in the east, Tingalpa Creek in the west and the Commonwealth owned land at 392 Old Cleveland Road East. It is approximately 517 ha in area much of which is comprised of Commonwealth owned land which is outside the urban footprint.

Land use

The housing in this neighbourhood is in urban and low residential and environment protection zoned areas (see Figure 11-12). There is a small local centre and the vacant CP7 land in the north is owned by Energex. The Commonwealth owned land is zoned for community purposes. All other land is open space for conservation and recreation purposes.

Open space issues

The open space in this neighbourhood is very diverse (see Figure 11-13). Everything from miniature parks through to 2 ha paddocks exist in a fragmented and a still developing urban landscape.

There are new infill parks and an emerging green corridor through the centre of the neighbourhood. The corridor is still developing and not all in public ownership and urban parks situated along it. Ultimately linking these parks with a pathway will be of great benefit to the neighbourhood.

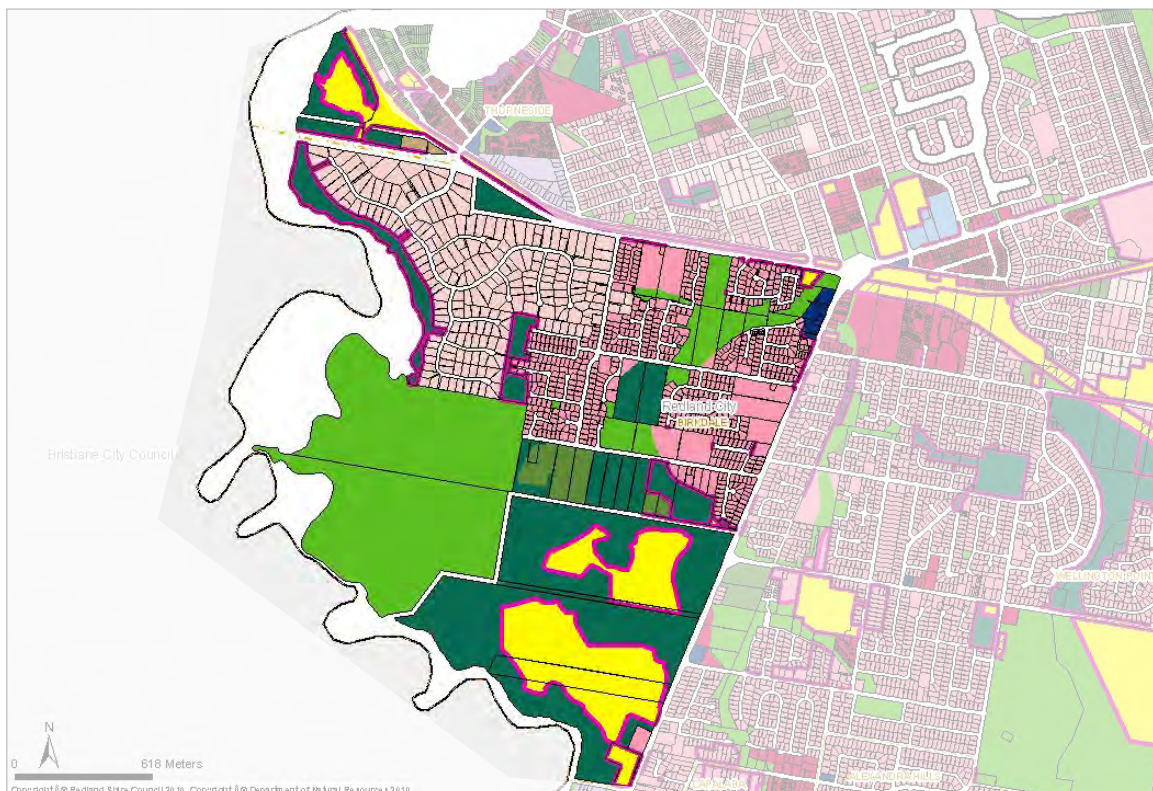


A large allotment in the north of the neighbourhood, currently zoned as park and known as Quarry Road Park, is operating as a storage area for hard fill. The future of the park is unknown. It is 2.5 ha and has significant tree coverage.

Access issues

- Byng Road is the connector street for cars and pedestrians
- the access around this neighbourhood will primarily be on the footpaths as the off-road path system is still fragmented and a work in progress.
- ultimately a path system will be developed through the middle of the neighbourhood through a green corridor extending from Quarry Road right through to Creek Road

Figure 11-12: Extract map from Redland Planning Scheme



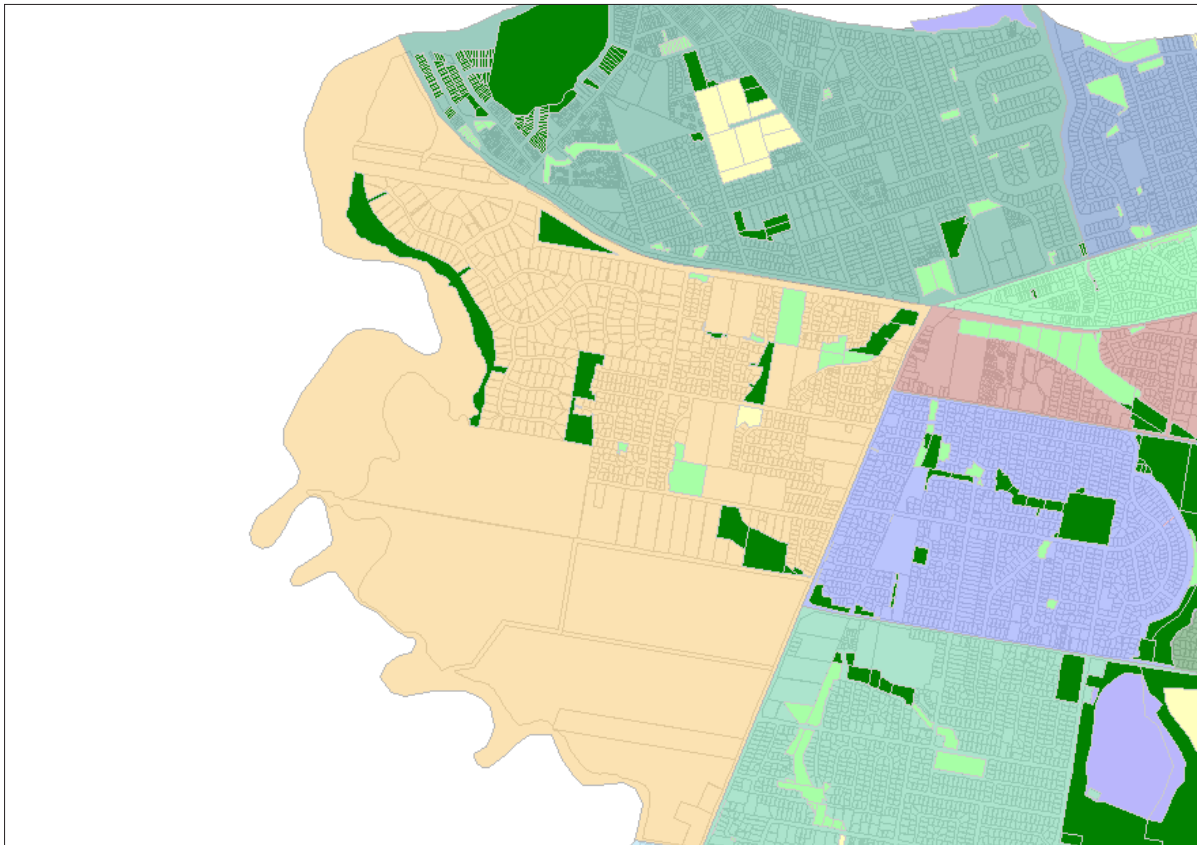
Other matters

- a number of areas are new sub-divisions
- the streets are relatively narrow
- there are lots of traffic calming devices suggesting previous rat-running or 'hooning' problems
- there is not a lot of space on the street for car parking
- the neighbourhood is a work in progress and is still somewhat disjointed and not connected
- the neighbourhood would benefit from having some way-finding signage or destination signage in place

Key recommended actions

1. Byng Road Park
 - ensure safe and accessible connections into this park
 - the park should have a formed footpath along its full length.
 - the park requires additional tables and seats
 - the park should be assessed for commercial use by personal trainers
2. Harrogate Bushland Refuge in Lanaglen Drive
 - is a small park area providing play opportunities for local children.
 - the needs of primary school aged children should also be considered in the future.
 - there is also an opportunity to provide nature-based play in the park.
 - importantly, this park is connected to Lewisham Court and the residents in St James Park where there are no playground facilities
3. Leicester Street Park
 - provides toddler play which could be enhanced by a small nature-based play element. The 'noisy' carousel should be replaced with a less intrusive but just as fun play element when renewal is due
4. Whitehall Avenue Creek Corridor
 - provides a green corridor along Tingalpa Creek and could be used for a range of activities in the future should the community request.
 - there are currently no facilities in this 8.4 ha corridor.
 - activities that can be undertaken there now are walking, kick-about and nature play
5. Tulipwood Drive Park
 - should be assessed for its suitability as a community garden location
6. Pedwell Place Park
 - should be upgraded in the future to cater for primary school play experiences
7. Creek Road Park (Off Park Ridge Place),
 - is currently undeveloped should be considered as a location for a community garden or, in the mean time, an unfenced dog off-leash area
 - work to improve the turf in this park will need to be undertaken

Figure 11-13: Open space areas in Neighbourhood 6



Neighbourhood 7

Description

Neighbourhood 7 comprises of parts of Wellington Point and Birkdale, all west of Main Road and south of Birkdale Road. The neighbourhood is bounded also by the railway line, community purpose land set aside for the future corridor for the northern arterial extension and Tarradarrapin Creek Wetlands. The neighbourhood is approximately 164 ha in area. The community purpose corridor does run through the western section of the neighbourhood but is accessible by foot.

The residents of this neighbourhood have good access to schools, the railway station, Birkdale Hall, the Birkdale shopping centre, club facilities, cricket playing fields and netball courts at EGW Wood Sportsfields.



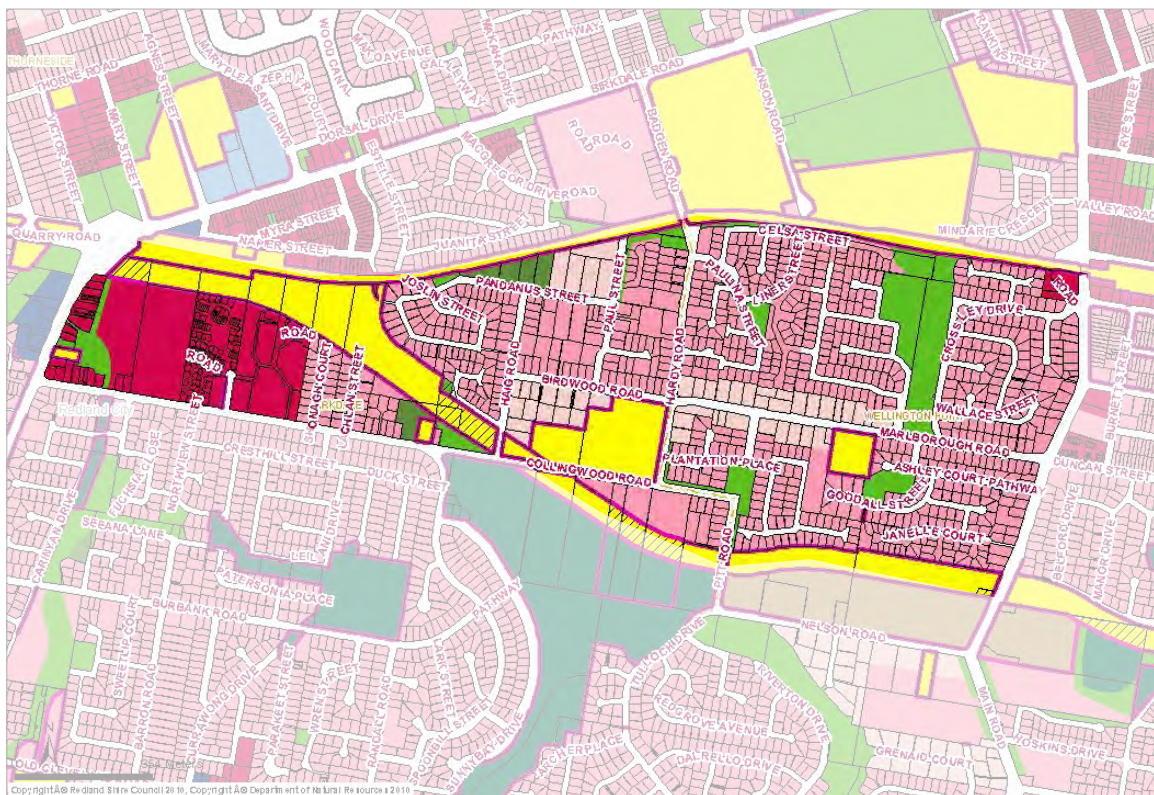
Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-14). There are multiple generations of housing including and new homes developed through infill. Approximately 17.5 ha of the neighbourhood is zoned medium density. Most of this area has been developed. There is one school within the neighbourhood.

Open space issues

Open space is distributed well throughout the neighbourhood (see Figure 11-15) however the two areas of greatest significance are the Community Purpose land set aside for the future road corridor and parklands and wetlands in

Figure 11-14: Extract map from Redland Planning Scheme



Saranah Place and Crossley Drive. The CP land is functioning as public open space and has some recreation value. It is however not zoned as open space. Without the CP land the medium density areas in this neighbourhood and the adjoining Neighbourhood 4 would have little or no access to public parkland and recreation areas.

The activities provided within this neighbourhood include a large dog off-leash area and multiple toddler play facilities of various types and conditions.

Access issues

The neighbourhood is relatively flat and good for walking. There are lots of cul-de-sacs and pockets of housing that appear to be linked by easements, pathways through parks and footpaths. Collingwood Road footpath is the main link for the medium density housing area. There are no constructed footpaths in local streets—residents will be walking on grass verges or the street.

Access is available through or alongside the CP land to the train station, making the train station a walkable option for the whole neighbourhood. However, there are some safety concerns with commuting through this area. Maintaining good footpaths, safety and public surveillance to the train station should be considered high priorities.

Crossing Hardy Road between Birdwood Road and the Railway should be considered a priority. This will enable a safe connection for children going to school and along the

open space system that runs from Hardy Road Park along the railway line to Saranah Place Park.

Consideration should also be given to a crossing point on Marlborough Road at Crossley Drive Park assisting people to access the main parklands to the north. Also to assist resident south of Marlborough Road walking to school down Crossley Drive.

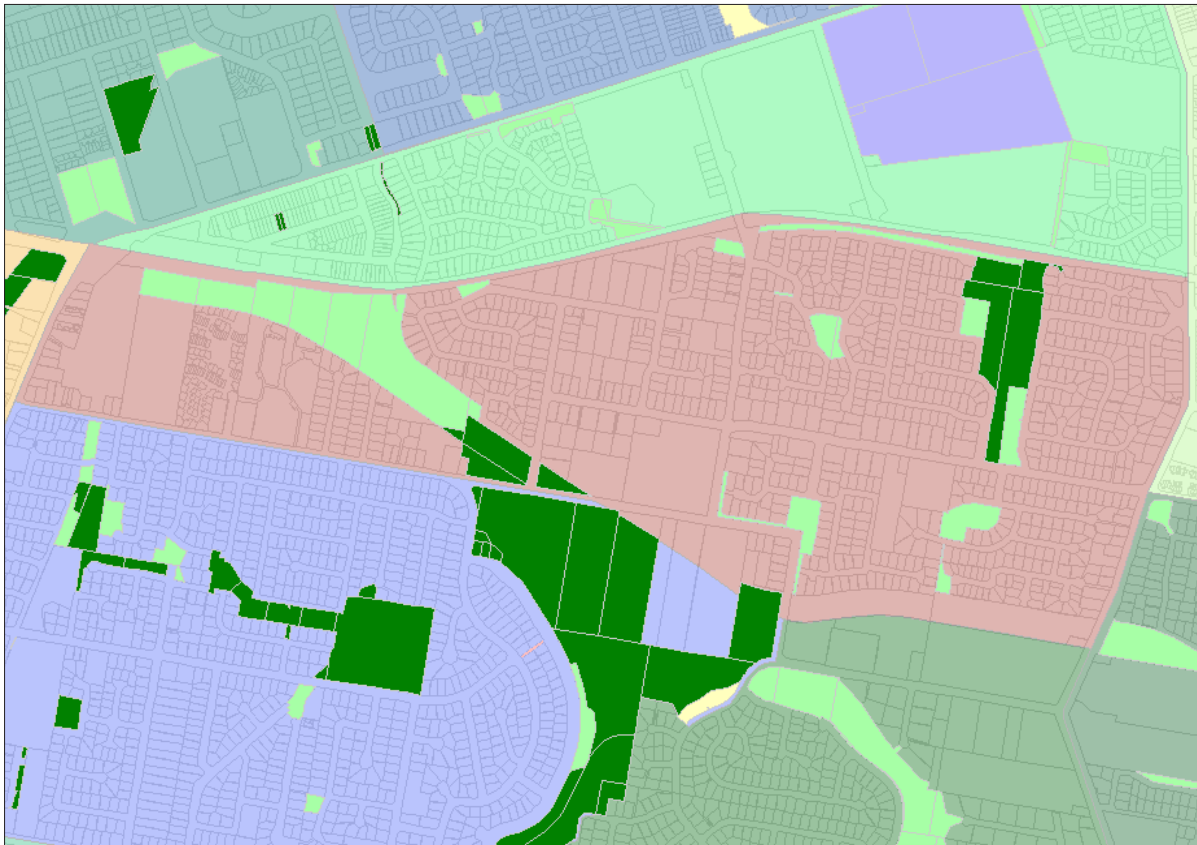
The biggest opportunity for access is along the CP land. The Seven Cs Connection Strategy highlights this corridor as a trunk east-west connector for walking and cycling. However, there are still sections of the CP land in private ownership that need to be addressed.

The footpath should be extended from Pitt Road to Nelson Road to improve walkability.

The residents of Bryce Place are making their way through the back of Bryce Place Park into the CP Land. This enables them to access the dog off-leash area and the train station. The path is informal at present and also involves crossing the drain, which would be difficult after rain. A walkable solution should be developed for this pocket of housing.

Consideration should be given to enabling the residents in the middle section of the neighbourhood more direct access to the schools via the underpass off Crossley Drive. Better crossing points across Crossley Drive wetlands could be considered one day.

Figure 11-15: Open space areas in Neighbourhood 7



Key recommended actions

1. Goodall Street Park:
 - needs external footpath to link with the path that runs through the park
 - should be assessed for commercial use by personal trainers
 - should have its toddler playground replaced at renewal time with a primary playground
 - a meeting place for young people with a basketball court and seating should be developed
2. Tarradarrapin Creek Corridor
 - Collingwood Road (CP land) both sides off-road would be suitable for a future community garden
3. Bryce Place Pocket Park
 - links into CP land, informal at present should be investigated and formalised for safety and accessibility issues
4. Liner Street Park
 - replace the existing seats as they are too low for be useful and are senior unfriendly.
 - the great stand of trees would be excellent for nature play. Consider cubby decks under the trees
 - primary play activities should be located in this park
5. Crossley Drive Park
 - has no bubbler and is very close to the main road and this edge should be fenced.
 - the park needs a connection through to Saranah Drive Park via the bushland.
 - there is a possibility of a community garden at the opposite end of the park from the playground (however area could be very wet during summer)
6. Crossley Drive Wetlands
 - the rail bollards should be replaced with single pole bollards to improve accessibility
7. Saranah Place Park
 - is a great park for physical activity and equipment could be placed in the park to support this
8. Plantation Place Park
 - should be upgraded with primary play equipment in the future
9. Hardy Road Park
 - should be upgraded to provide a meeting place for young people, it has good access and visual surveillance
10. Lachlan Street Park (CP Land) (community park - T2)
 - the open space urgently needs an off-street car park to support existing and future uses, the existing DOLA could be moved eastward and an informal car park could be established in the immediate future, for budget considerations in the future
 - the area, which extends all the way to the caravan park, requires a park plan that caters for adjacent medium density population (existing and future)
 - the character of this park should be retained but maintenance over the whole parks needs to improved over time
11. MacFarlan Street Park
 - consider replacing the toddler play with a train play area—a place where toddlers can play and watch trains go by—or re-vegetate the site
12. Improving access by:
 - maintaining good footpaths, safety and public surveillance to the train station should be considered top priorities.
 - improving the crossing between Hardy Road and Birdwood Road and the railway should be considered a priority
 - considering a crossing point on Marlborough Road at Crossley Drive Park
 - extending the footpath from Pitt Road to Nelson Road to improve walkability
 - developing a walkable solution from Bryce Place Pocket to CP Land and train station.

Neighbourhood 8

Description

Neighbourhood 8 comprises part of Alexandra Hills and Wellington Point. The neighbourhood is approximately 130 ha and is bounded by Old Cleveland Road East in the north, McDonald Road in the east, Finucane Road in the south and Allenby Road in the west except for the section from Balmoral Street northwards to Old Cleveland Road. This means that the community has to navigate crossing a small section of Allenby Road.

Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-16). There is a pocket of medium density in the northern part of the neighbourhood, owned by the one organisation providing a private facility. A community purpose zoned area has also been developed as a retirement village. The remaining zoned land is open space and conservation.

Open space issues

The recreation open space within this walkable neighbourhood is distributed in the upper two thirds of the neighbourhood (see Figure 11-17) and there is a large conservation area in the south. A small pocket of housing in the south-west corner only has access to the immediate streets or Squirrel Glider Conservation Area for extended walking. There are six open space and parkland areas that can be considered for neighbourhood recreation activities.

Access issues

Formed footpaths run along Allenby Road (for most of it on the opposite of the road to this neighbourhood), McMillan Road and Queens Court Road. Some of the cul-de-sacs have easements enabling movement around the streets.

Squirrel Glider Conservation Area has numerous tracks throughout providing a bushwalking experience in an urban community.

Other Matters

The Wellington Park Private Care facility in the north of the neighbourhood run the Eden Farm

The unique Eden Farm—1.5 acres of fenced open space containing grassed paddock and native trees, surrounded by 150 m concrete walking path and park benches. Our Eden Farm provides a marvellous opportunity for our residents to observe and interact with many kinds of animal life—a bit of country in the city!

- free ranging peacock,chook pen, with 25 chooks laying free range eggs, small waterhole, with crayfish and frogs
- 5 geese, 10 dam ducks, 6 muscovy ducks
- up to 40 visiting wood ducks which breed on farm
- visiting egrets, cockatoos, galahs, lorikeets, rosella, doves, ibis, magpies, crows, swallows peewees, tawny frogmouth, lizards, snakes, koalas, plovers.
- miniature horse—Rusty,



Figure 11-16: Extract map from Redland Planning Scheme



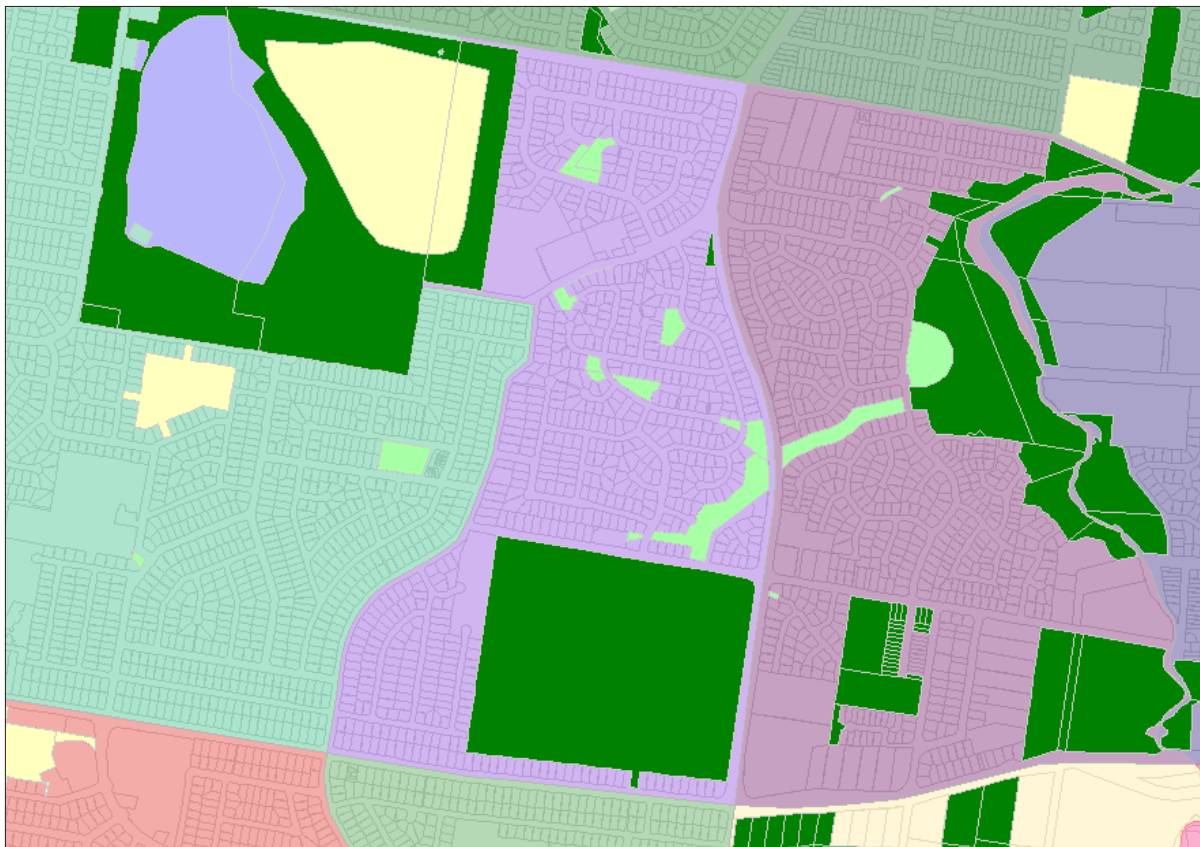
- 4 Goats, sheep, and a cattle dog
- feeding daily between 4.30pm and 5.00pm (Winter) or 5.30pm – 6.00pm (Summer) – observation only

With this in mind the open space needs of this 'medium density' community are well catered for within the grounds of the establishment. The interesting question is to what degree do and can the local community be part of the philosophy and activities at the centre and have the centre.

Key recommended actions

1. Squirrel Glider Conservation Reserve
 - should be maintained and possibly expanded to provide more circuits for people to use for pleasure and exercise
2. McDonald Road Park
 - should be expanded to be inclusive of young people in and around the basketball court. The parkland area could be a meeting place for young people in the neighbourhood if it had some other amenities such as seating, a picnic shelter and other physical activities.
 - the crossing points into this space from McDonald Road should be improved and a path extended into the activity area
3. Allenby Road Park
 - should function as a meeting place park and a place for quiet contemplation and reading a book. It is a very quaint park with landscaping but due to its proximity to homes and poor street frontage cannot really provide any other recreation function
4. Jasper Street Park (corner Cherry Street - rename Cherry Street Park).
 - this undeveloped parkland could be considered for a future community garden site
 - or as a great kick-about space perhaps with some physical activity elements for kicking, handball etc
 - a seating and a picnic table would complement these activities.

Figure 11-17: Open space areas in Neighbourhood 8



- the park should continue to be the toddler and primary school play park in the part of the neighbourhood.
 - nature-based play elements would compliment and revitalise this park in the future.
 - the existing play facilities may need improved shade
5. Sylvania Street Park
- primary play activities could be complimented with some toddler activities to round off the purpose of this park.
 - nature-based play elements would also improve the quality of play in the park.
 - access into this park from Peppose Place should be improved with a formed pathway through the easement down into the park
6. Rosella Street Park
- is the primary recreation park for the residents that are within a pocket of housing bounded by Allenby Road, Old Cleveland Road and the Birkdale landfill
 - this is a very important park for this community and will have to provide a wider range of activities than most neighbourhood parks.
 - Fortunately the park is however it is very undeveloped. At over 7,000 m² it should be able to provide more activities than it currently does including;
 - an improved kick-about space,
 - nature play,
 - primary school play
 - space for the young people in the immediate neighbourhood to hang out
 - physical activities including basketball and fitness stations
 - commercial use by personal trainers.
7. The McMillan Road Drainage easement
- maybe able to function as a linear unfenced dog off-leash area for the length between Sapphire Street easement and McDonald Road. People are moving up and down this corridor already and this activity maybe able to be supported.

Neighbourhood 9

Description

Neighbourhood 9 (166 ha) comprises part of Birkdale. The neighbourhood is bounded by Birkdale Road in the west, Old Cleveland Road in the south, Collingwood Road in the north and Tarradarrapin Wetlands in the east.

Land use

The neighbourhood is primarily urban residential with detached housing in cul-de-sacs (see Figure 11-18). There is a very small pocket of medium density zoning on Old Cleveland Road being for aged care facilities. Only half of the zoned area has been developed. The existing aged care facility appears to have minimal access to open space or natural areas.

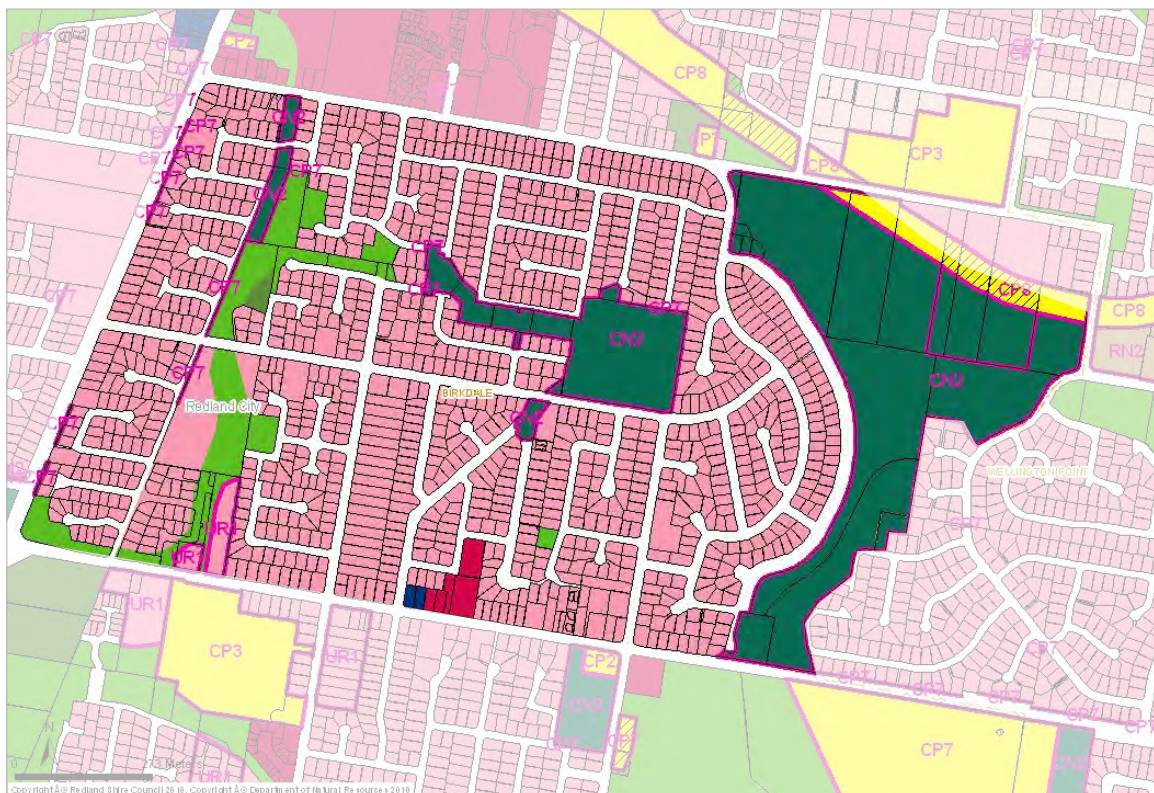
Open space issues

Zoning maps show north-south and east-west open space connections with scattered parks throughout primarily bushland and drainage corridors (see Figure 11-19). The north-south connections are not yet in public ownership. The neighbourhood would be greatly enhanced once they are in place and path systems are developed.

The group of parks in the north-western part of the neighbourhood are vital to the provision of recreation activities for most of the neighbourhood. Most other open space areas are heavily treed or wet. The opportunity exists to consolidate these separated parks and create an interesting parkland area with good linking footpaths. Some of the residents in the



Figure 11-18: Extract map from Redland Planning Scheme



lower southern parts of the neighbourhood are up to 700 m away from recreation parkland.

The neighbourhood really only has five small parks that provide space for recreation activities within a safe walking distance for children. The future planning and development of these parks is important for this community.

Access issues

There are no constructed footpaths in local streets. Residents will be walking on grass verges or the street. As the neighbourhood appears to be relatively quiet this may not be such an issue. Many small linkages and easements are in place to enable people to walk through the neighbourhood. Carinyan Drive and Burbank Road would be among the many access roads for movement. There are formal and informal paths through the bushland including a linkage through Birkdale Bushland Refuge.

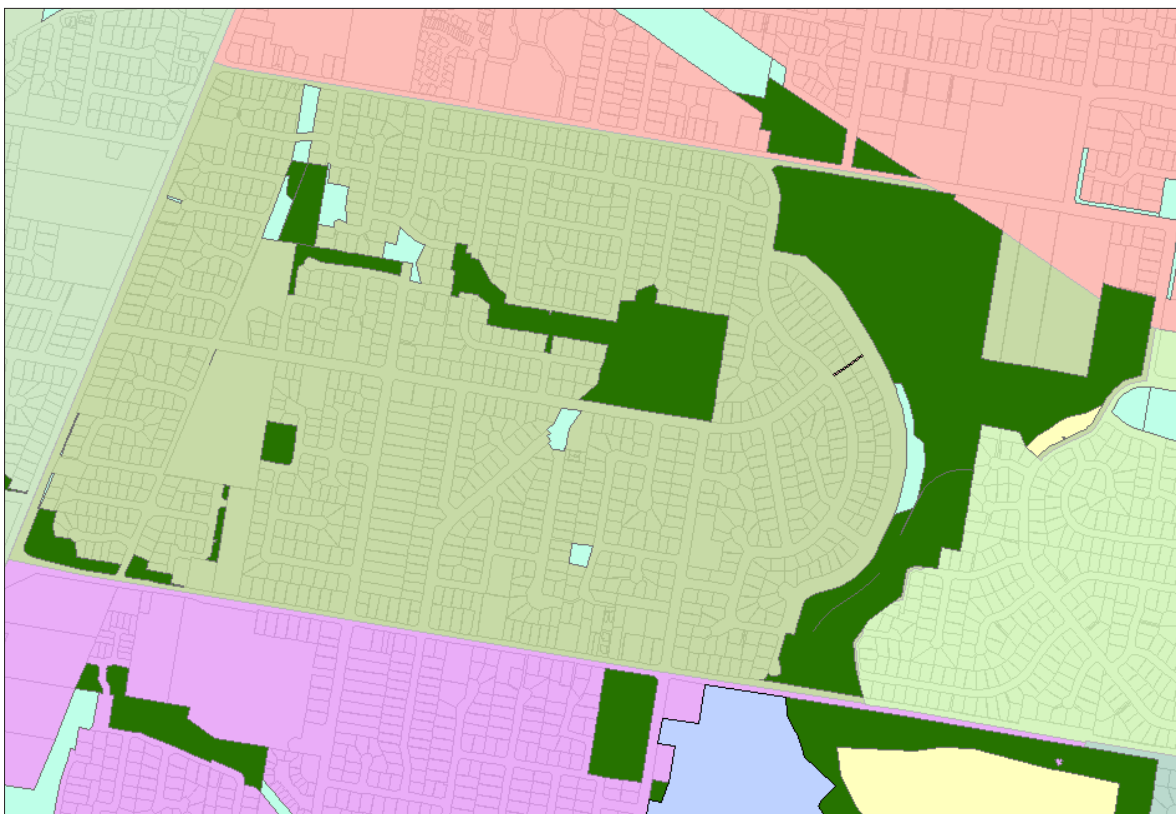
A formed footpath or trail system along Sunnybay Drive and through Tarradarrapin Creek Wetlands would greatly improve the connectivity to the parkland and make for a pleasant and accessible daily walk or ride for residents.

Seeana Lane is a great example of a shared use laneway abutting a council reserve. The opportunity exists to provide a path system from the laneway into Carinyan Drive Nature Belt to enable people all-weather access to the parklands that should be developed in the Carinyan Drive nature belt area.

Key recommended actions

1. Tarradarrapin Creek Wetlands and Sunnybay Drive
 - develop a footpath or trail system along the side of to improve access to the available parklands
2. Seeana Lane to Carinyan Drive Nature Belt
 - develop a footpath or trail system from which includes Carinyan Drive Park and Fuchsia Close Park
3. Sunnybay Drive Park
 - equipment should be replaced. Play facilities and activities for toddlers and primary school aged children, a place for young people to hang out could also be considered along Sunnybay Drive Parklands somewhere
4. Carinyan Drive Park
 - don't replace the shade structure over the toddler play facilities as the tree cover is now providing good casting shade
5. Carinyan Drive Park to Fuchsia Close
 - provide an all-weather and all-abilities footpath connection from Park via a boardwalk
6. Fuchsia Close Park
 - do not replace the playground equipment in but set aside the park for a possible future community garden should the community wish to develop one
 - in the mean time, the park should function as a kick-about space with one or more types of goals for people to kick or shoot through.

Figure 11-19: Open space areas in Neighbourhood 9



- this park may also be suitable for an unfenced off-leash area
 - ensure good connections through to Carinyan Drive and Lobelia Street Park via off-road pathways
7. Lobelia Street Park
- upgrade the old bollard lighting posts to provide a lit path through the neighbourhood from the train station
 - providing a dirt riding track for primary school children in the bush section of the park
8. Wren Court Park
- is the only park in this part of the neighbourhood
 - It is a small park that will need to continue to function for toddler, primary and teenage activities if possible. The park would benefit from a sheltered picnic node and some extra seating

Shortfalls

Activity and facility shortfalls include:

- no area identified for a local, unfenced or fenced dog off-leash area
- no area has been able to be identified for commercial use by personal trainers and the like
- serious consideration should be given to developing new pathways and formalising (concreting) existing tracks to link all the areas of parkland together in this neighbourhood
- the open space will only start to really function as recreation parkland for the residents when the path connections are in place
- if the linkages can't be put in place then serious consideration should be given to acquiring additional land for recreation and parks purposes in the neighbourhood

Neighbourhood 10

Description

Neighbourhood 10 (83 ha) comprises part of the lower portion of Wellington Point. The neighbourhood's boundaries are Tarradarrapin Creek Wetland in the west, Old Cleveland Road East in the south, Main Road in the east and the Community Purpose (road) corridor in the north.

Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-20). There is a small pocket of lower density and an area of rural non-urban in the northern part of the neighbourhood. There are several large lots that are still undeveloped with opportunities for infill still existing. A small community purpose lot is a place of worship. The streets are almost all cul-de-sacs, many with easements.

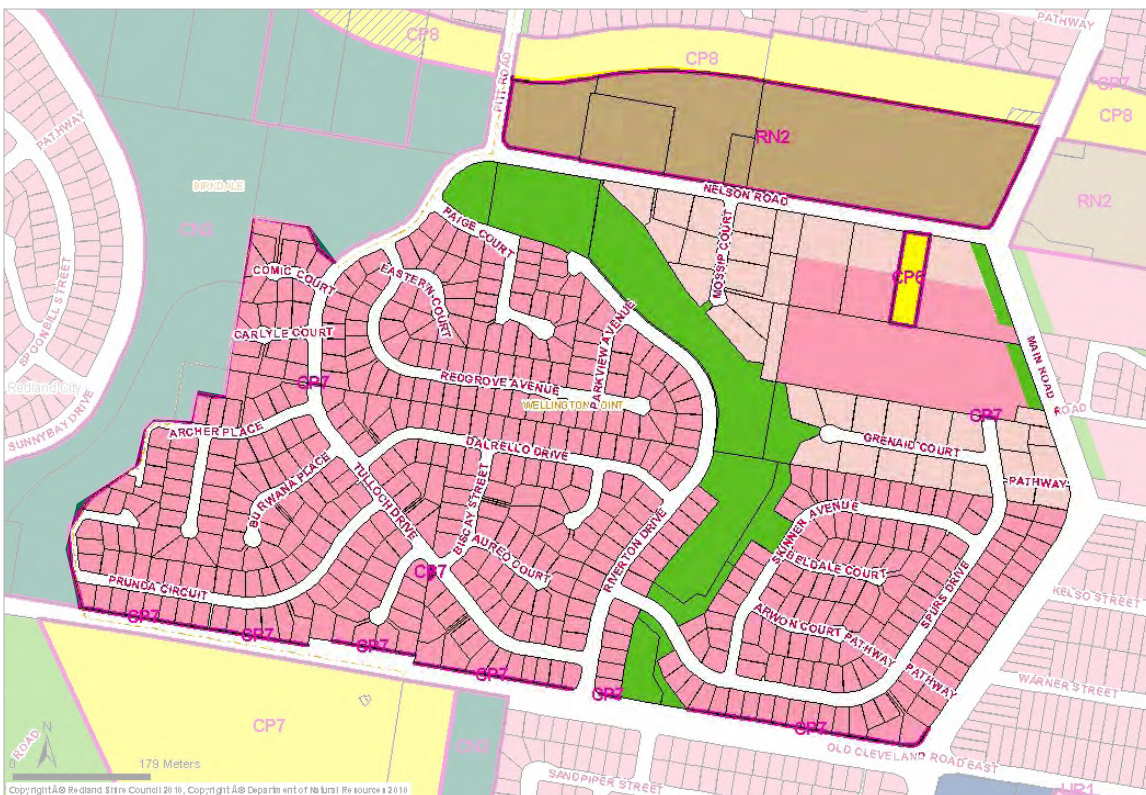


Open space issues

The only recreation open space within the neighbourhood is along Riverton Drive (see Figure 11-21). The open space, classified as parkland is drainage constrained with areas of dry land to either side of the creek line. The parklands run through the middle of the neighbourhood with reasonable access on both sides.

There are small mowed edges along Tarradarrapin Creek Corridor, suitable for seating and quiet contemplation.

Figure 11-20: Extract map from Redland Planning Scheme



Access issues

Tulloch Drive has the only formed footpath and people are likely to be choosing to walk on the street when moving around the neighbourhood.

Riverton Drive has a footpath that leads almost all the way to Riverton Drive Park but stops 300m short. Accessibility into the park should be improved including connections through the park. There are currently no path connections across to Skinner Ave Park (also part of the open space system / drainage corridor)

Key recommended actions

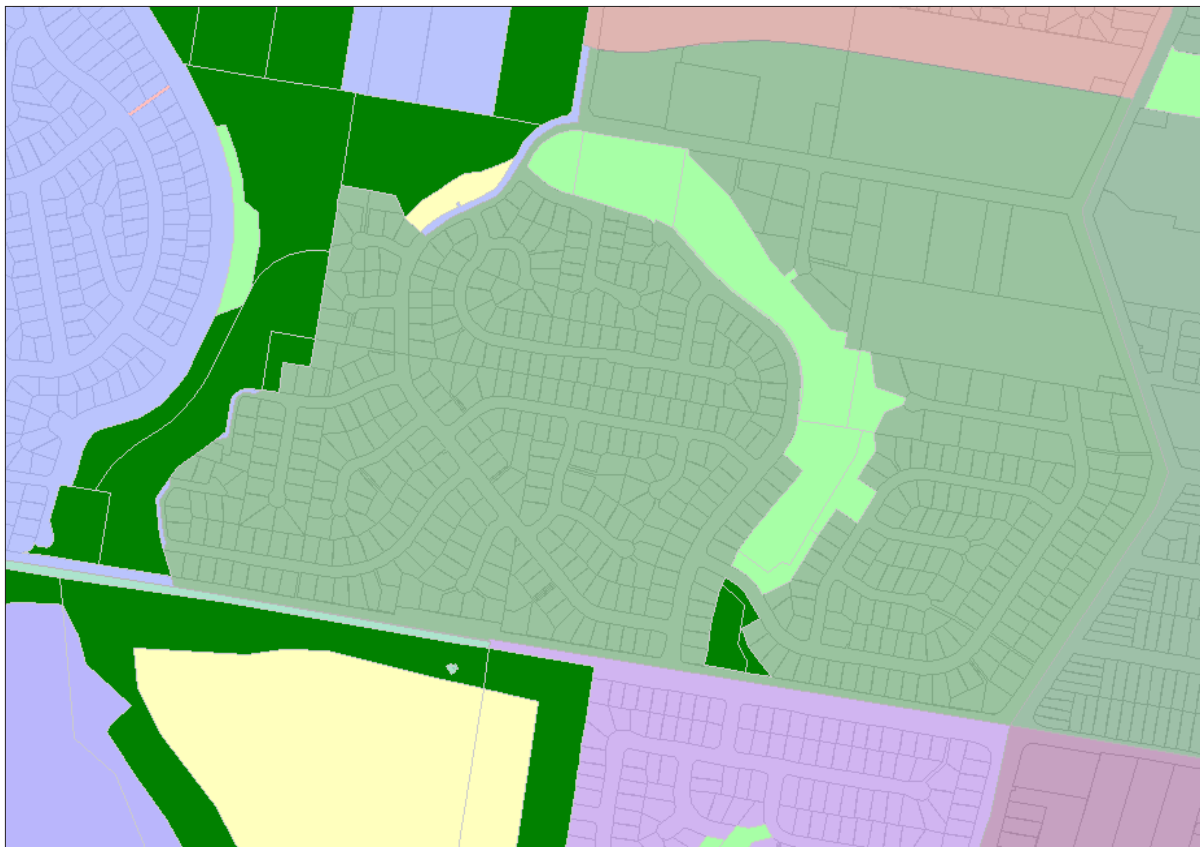
1. Riverton Drive Park (incorporating Brock Park)
 - should be able to provide space for a full range of activities for neighbourhood.
 - it is already providing for physical activity and kick-about.
 - assess the park for commercial use by personal trainers
 - improving the comfort of park users with some seating and shelters
2. Skinner Avenue Park
 - on the opposite side of the open space / drain should be connected to Riverton Drive Park with a path system
 - the park should provide activities for toddlers and primary school aged children

3. Nelson Road Park
 - area is currently providing a space for kick-about
 - improved turf and surface to encourage this activity
4. Harold and Enid Brown Park
 - provide a large unfenced off-leash area for dogs through this open space
 - consider fencing one end only (Old Cleveland Road side of park) and allocating the whole space to exercising dogs off-leash

Shortfall

- An area for a future community garden could not be identified.

Figure 11-21: Open space areas in Neighbourhood 10



Neighbourhood 11

Description

Neighbourhood 11 (147 ha) comprises part of Wellington Point. The neighbourhood boundaries include the railway line in the east, Duncan Street in the north, Main Road in the west and Old Cleveland Road and Sturgeon Street in the south. Starkey Street, which does carry a lot of traffic and possibly could be a barrier to some, is considered to have numerous safe crossing points, particularly in the vicinity of Apex Park, one of the main attractions in this neighbourhood.

Land use

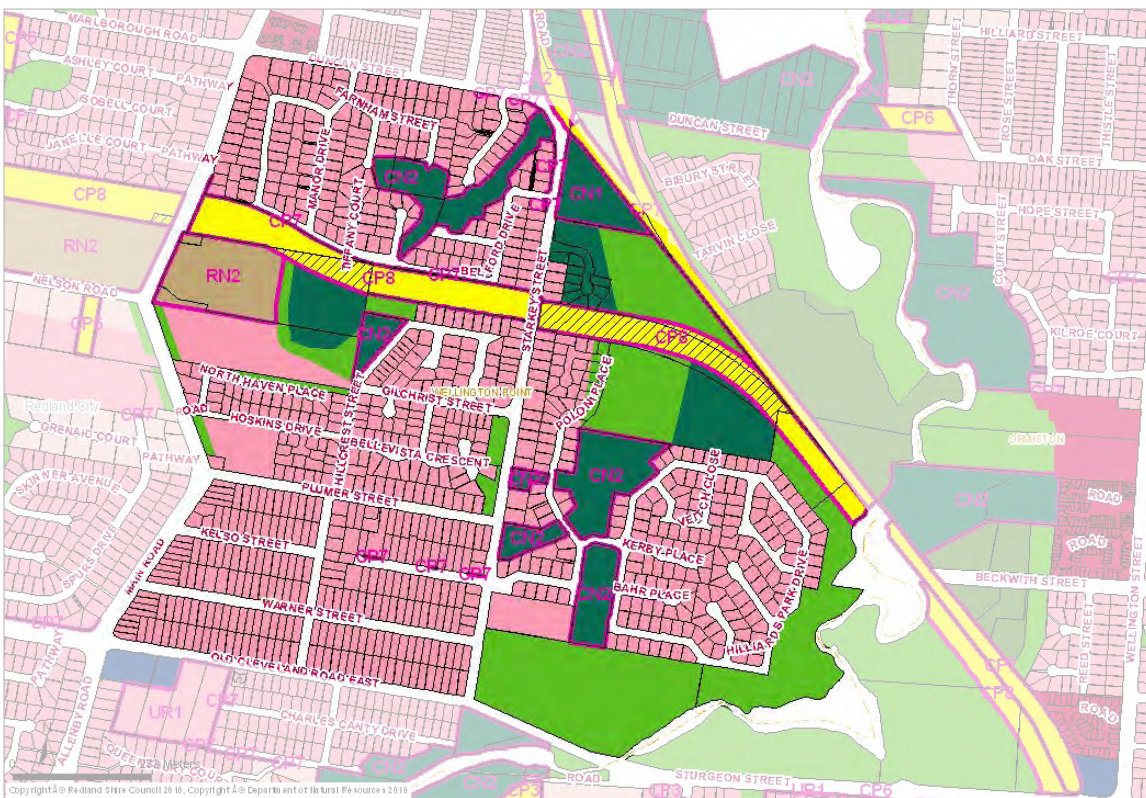
The neighbourhood is all urban residential with detached housing (see Figure 11-22). There is a Community Purpose corridor in the north for a future road and most other land is zoned open space or conservation. There is a parcel of rural non-urban land in the west.

Open space issues

The neighbourhood is scattered with open space of varying purpose and quality (see Figure 11-23). The future road corridor dominates some areas as does the drainage system from Duncan Road and the wetlands in Poloni Place. Much of the open space in the neighbourhood is in the form of wetlands and future road corridor (CP Land). Notwithstanding that the future road may be many decades away it provides this community with the option of using the space for local activities in the short to medium term.



Figure 11-22: Extract map from Redland Planning Scheme



Apex Park is a key activity area in the neighbourhood and the mostly grid road system enables easy access by most of the community into this park on foot or by bicycle. All other parks in the neighbourhood need attention and consideration at asset renewal time.

Access issues

Formed footpaths exist on some sections of Main Road and Duncan Street, also on sections of Starkey Street, otherwise there are no formed concrete footpaths. Apex Park, Hilliards Creek Corridor and Heritage Drive are linked by a path system that enables walking and cycling through this parkland. Duncan Street Drainage Reserve also has off-road trails enabling pleasant walking and cycling.

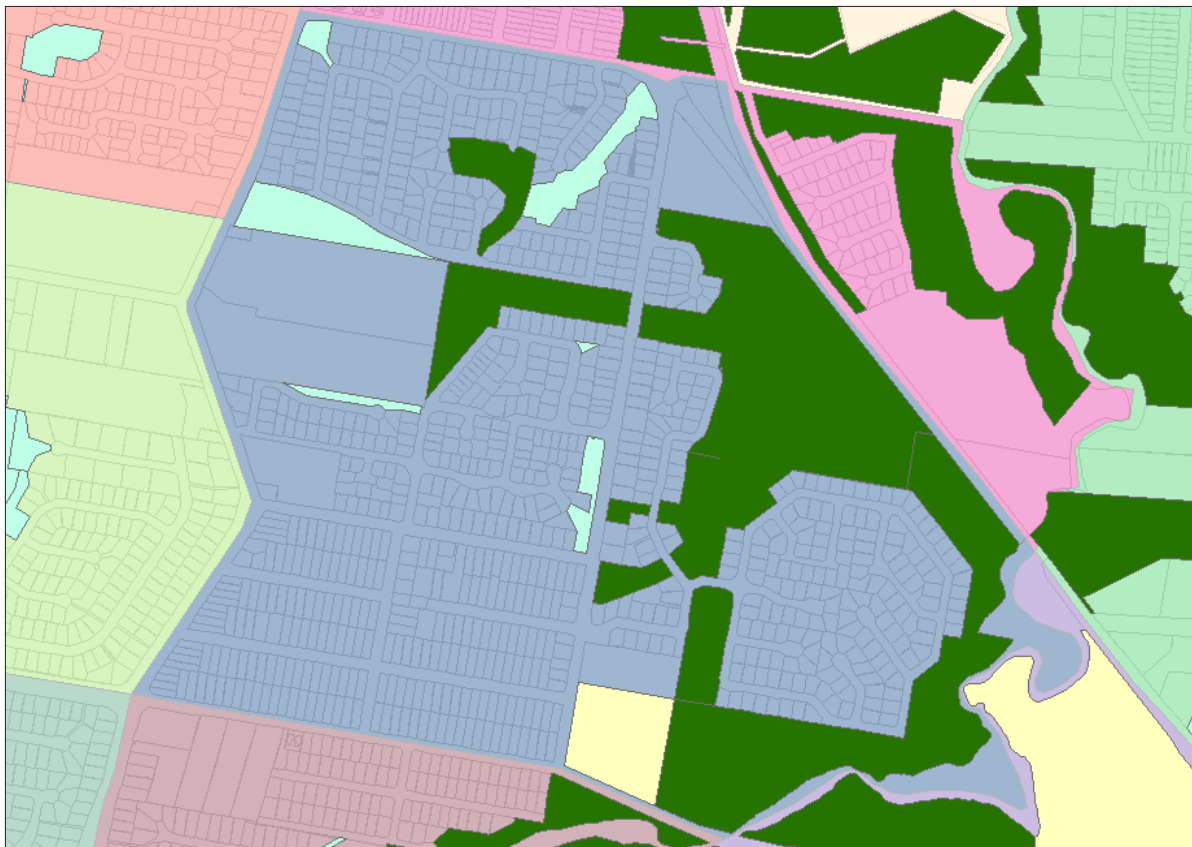
Key recommended actions

1. Apex Park (community park)
 - the park should be assessed for commercial use by personal trainers and other commercial uses
2. Schonrock Street Nature Belt
 - nature play should be considered
3. Belford Drive
 - replace the toddler play facilities in the future with primary and teenage activities including basketball
 - provide a shaded seating and picnic area for people to stay and enjoy a game of basketball
4. Plumer Parkland
 - is almost 5,000 m² of open space with no activities facilities provided
5. Heritage Drive Urban Habitat
 - the open space provides a buffer from Starkey Street traffic and it is a well maintained space and could be considered for a number of activities including a community garden,
 - toddler play
 - primary play
 - by providing more localised play children can use Plumer Parklands without having to cross Starkey Street to go to Apex Park
6. Duncan Street bushland
 - assess for commercial activity,
 - provide a nature-based play area
 - develop a small kick-about space
7. Belford Drive CP Land
 - has a small break out area off Warlow Close that could be considered for nature play features and a future community garden
 - formalise community kick-about area and upgraded for safety or for development as a junior sporting field

Shortfall

- A location for an informal fenced or unfenced dog off-leash area could not be located.

Figure 11-23: Open space areas in Neighbourhood 11



Neighbourhood 14

Description

Neighbourhood 14 (424ha) lies across SCA 1 and 2. The neighbourhood is bounded by four major roads—Old Cleveland Road East in the west and north, Allenby Road in the east and Finucane Road in the south.

Land use

There is significant medium density zoning in the neighbourhood particularly along Finucane Road and Old Cleveland Road in the south-west. There is also a section of medium density around Valentine Road. All other housing type is urban residential. Other land uses include two areas of community purpose land where the schools are located and three small local centres where there are existing shops. There is still infill development underway and potential into the future.

There is one long corridor and shorter spur length of open space provided around the main drainage lines in the neighbourhood and a number of other smaller local parks.

Open space issues

The drainage corridors are providing the main linkages off-road in the neighbourhood and also some of the main recreation areas (see Figure 11-25).

The parks are spread out across the neighbourhood and as such they each need to provide a wide range of activities. Many of the parks are of an adequate size and this enables diversity of opportunity.



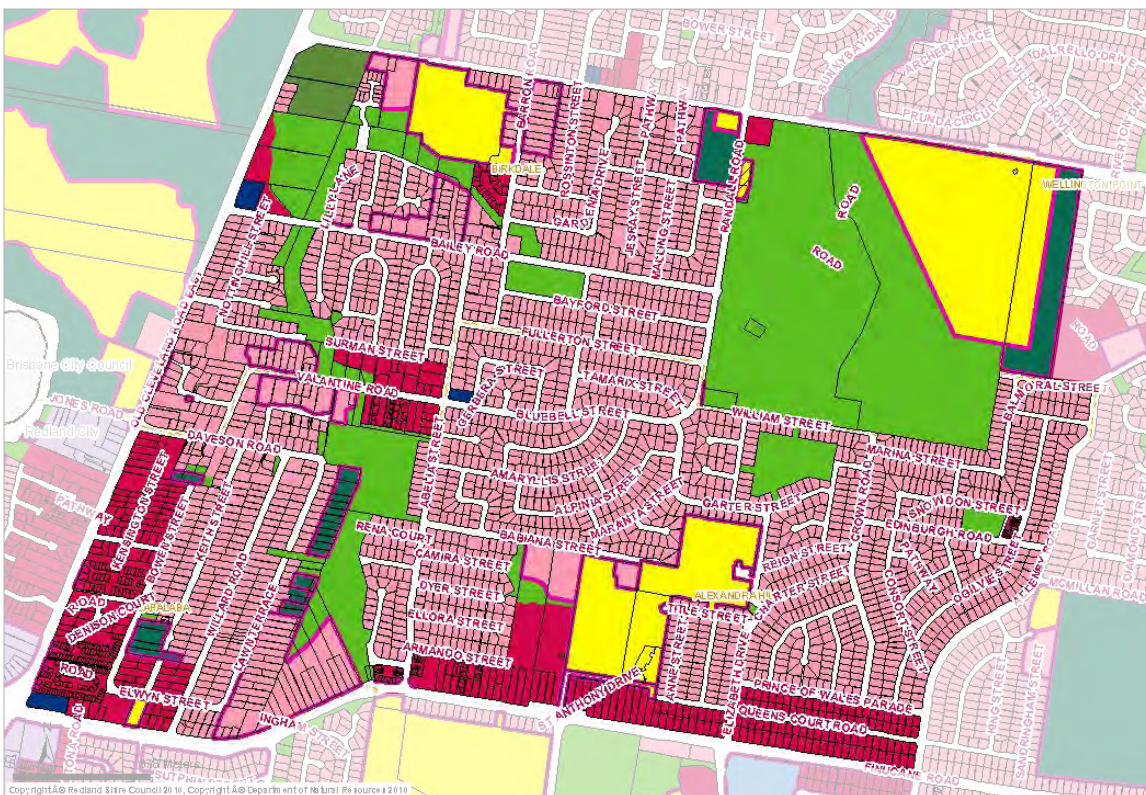
Judy Holt Sportsfields are within this neighbourhood and the new master plan (2011) has taken the recreation and sporting needs of the local community into consideration—including the provision of play facilities, a dog off-leash area, access to the cricket wickets, walking trails through the natural areas, access to the sporting fields and picnic facilities and car parking.

Access issues

Many of the main boundary roads and internal roads have formed footpaths enabling walking around the neighbourhood streets.

The main drainage open spaces and parks have walking and cycling tracks through them providing shaded and pleasant corridors for recreation and commuting.

Figure 11-24: Extract map from Redland Planning Scheme

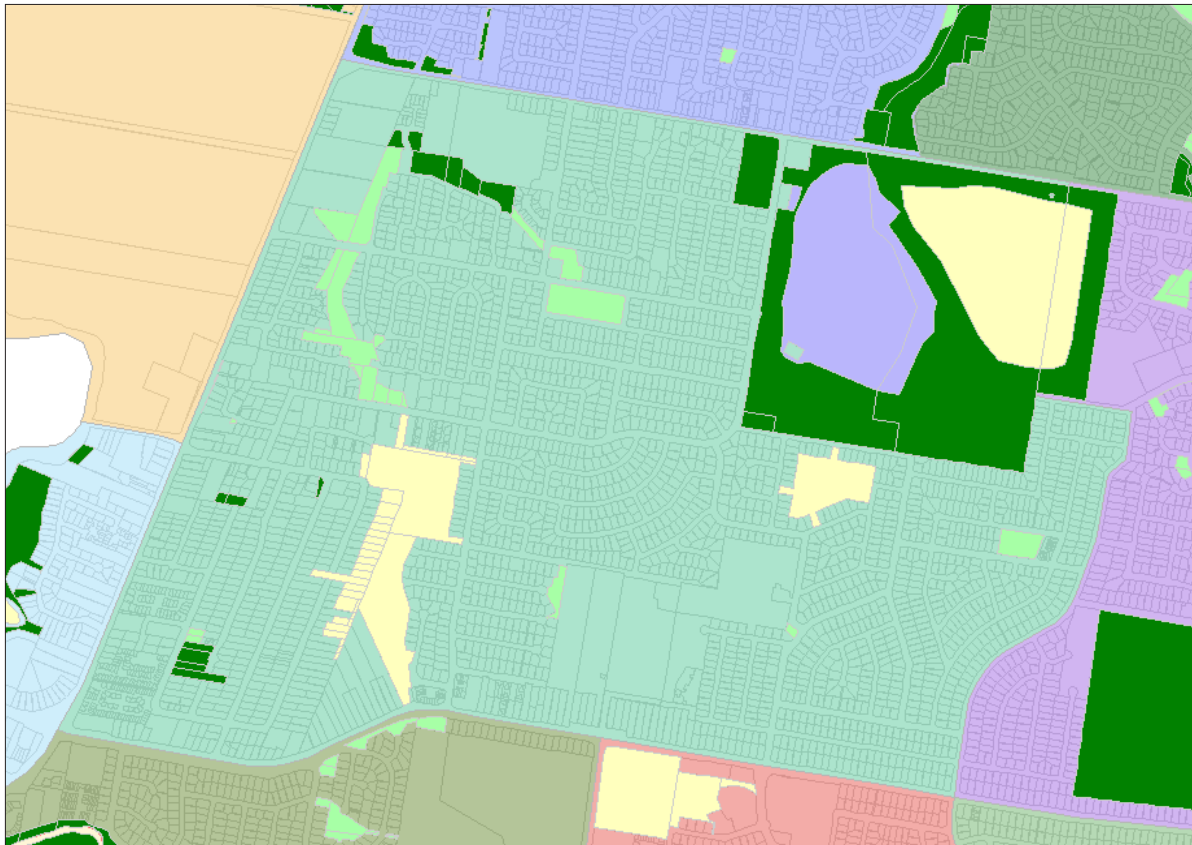


Key recommended actions

The following parks are ones that are a priority due to their proximity to the medium density zoning and existing housing.

1. Bowen Street Park
 - upgrade the park with nature-based play
 - maintain activities in the park for toddlers and primary school children
2. Goodge Court Park
 - remove and do not replace the older equipment at the Goodge Court entry of the parklands
 - Surman Street open space needs to be the location for play activities for toddlers and primary school aged children including nature-based play
3. Valentine Park (Community Park)
 - will provide a full range of activities for residents including nearby the medium density residents
 - assess the park for commercial use
4. Robinson Park
 - provide more activities in this park to support the medium density in the neighbourhood
 - nature play,
 - shade over the playground,
 - an area for teens to hang out,
 - some physical activities (e.g. basketball)
 - a community garden plot
5. Gardenia Street Park
 - the play equipment from this park should not be replaced when it is time for renewal. The play facilities should all be located in Bailey Road Park. This park should function as a recreation corridor
6. Bailey Road Park (Community Park)
 - the park should be assessed for commercial use (e.g. personal trainers)
 - provide a range of primary school aged play features.
 - upgrade the play equipment needs at renewal time
 - provide a public toilet in this park to increase use and length of stay in the park
7. George Street Park
 - provide nature-based play elements for toddlers and primary school aged children.
 - the existing play equipment should not be replaced when it is time for renewal
 - the dog off-leash area should continue to be the main activity in this park
 - the park is a great location for bush picnics and these facilities should remain and be renewed and upgraded
 - The local school should be invited to consider the park a location for environmental education and a partnership for improving the park as a learning environment could be explored
8. Snowdon Street Park
 - provide a range of activities for
 - toddler play
 - primary play
 - and teenagers including physical activities such as basketball
 - the public toilet and community facility should remain
9. Babiana Street Park
 - should be expanded with primary play activities over time

Figure 11-25: Open space areas in Neighbourhood 14



Neighbourhood 15

Description

Neighbourhood 15 (133ha) comprises parts of Wellington Point and Alexandra Hills. The neighbourhood is bounded by Finucane Road in the south, Hilliards Creek Corridor in the east, Old Cleveland Road in the north and McDonald Road in the west. It is located in both SCA 1 and 2.

Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-26). The neighbourhood has a small area of park residential and one local centre zoned area that has a new shopping centre already in place. All other zoned area is conservation and parkland open space.

Open space issues

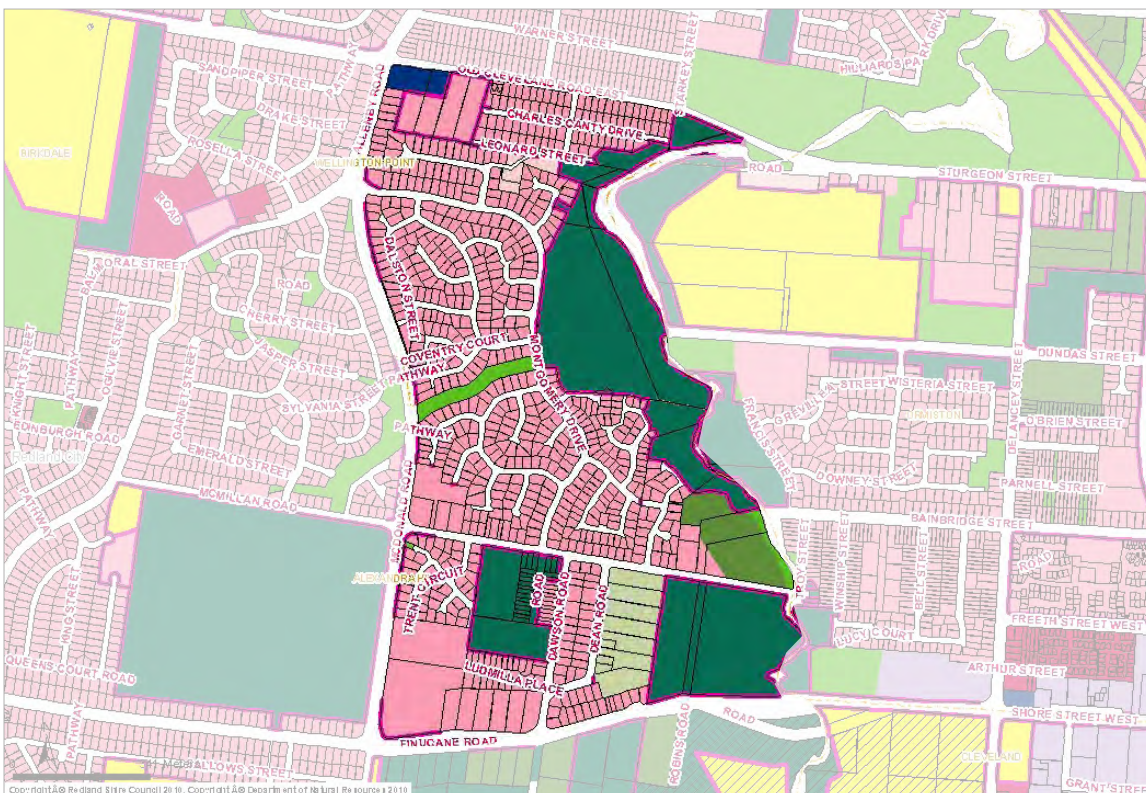
The neighbourhood has one functioning urban park— Montgomery Drive Park— in the centre, east of the residential area (see Figure 11-27). The park is situated along Hilliard Creek amidst a large track of bushland. There are sections of the bushland that could provide extra activities that Montgomery Drive Park does not, however mostly the bushland’s highest value should remain environmental to support water quality and urban habitat.

Access issues

The formed footpath system extends along most of Montgomery Drive, Dawson Drive along McMillan Road and McDonald Road. Many of the cul-de-sacs have easements



Figure 11-26: Extract map from Redland Planning Scheme



onto the footpath networks enabling movement into and around the neighbourhood. Desired walking or cycling lines are also evident along the McMillan Road Drainage Reserve. The track system extends into the neighbourhood along Hilliards Creek through to Sturgeon Street and beyond to Ormiston College and the softball fields even though it runs on the other side of the creek. Council own all of the land on the western side of the creek and could conceivably provide a western track system for residents in the north-western part of the neighbourhood.

- the park may could be developed as a meeting place for young people as it has good access and surveillance
- the park will be a genuinely lovely place to relax and enjoy nature

Key recommended actions

1. William Forsyth Park
 - may be able to cope with allowing dogs to run off-leash in an unfenced area
 - Doug Tiller Reserve off Charles Canty Drive
 - may be suitable for a small local community garden
2. Montgomery Drive Park
 - is the focal park of the neighbourhood
 - provide a kick-about area
 - nature-based play
 - toddler and primary play
 - more physical activities including basketball
 - assess for commercial use by personal trainers.
3. Fruit Tree Park (new park in development and located at 61 McMillan Road Alexandra Hills)
 - will be developed over the next few years and will provide a site for community gardening amongst a myriad of mature fruit trees (see box below for types).



Figure 11-27: Open space areas in Neighbourhood 15

