

Suburban Catchment Area 3

SCA 3 is made up of Ormiston and Cleveland. A map of the SCA and neighbourhoods can be found at Figure 11-47.

Ormiston and Cleveland contain established areas but in the next twenty years (from 2006) the residential population is expected to increase by 4,641 people to 24,598 residents—a 23.3% increase. Most of the population growth will occur in Cleveland (3,140) and about three-quarters of these people will live in medium density style accommodation.

Cleveland is the civic heart of the city, a major centre and host to regional events. It is the gateway to North Stradbroke Island.

The next section of the report has identified current sporting and recreation opportunities in the SCA. New recreation and sporting opportunities have also been identified.

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 3.

Picnicking

Picnicking facilities, including barbecues and public toilets for large groups are provided in the following parks:

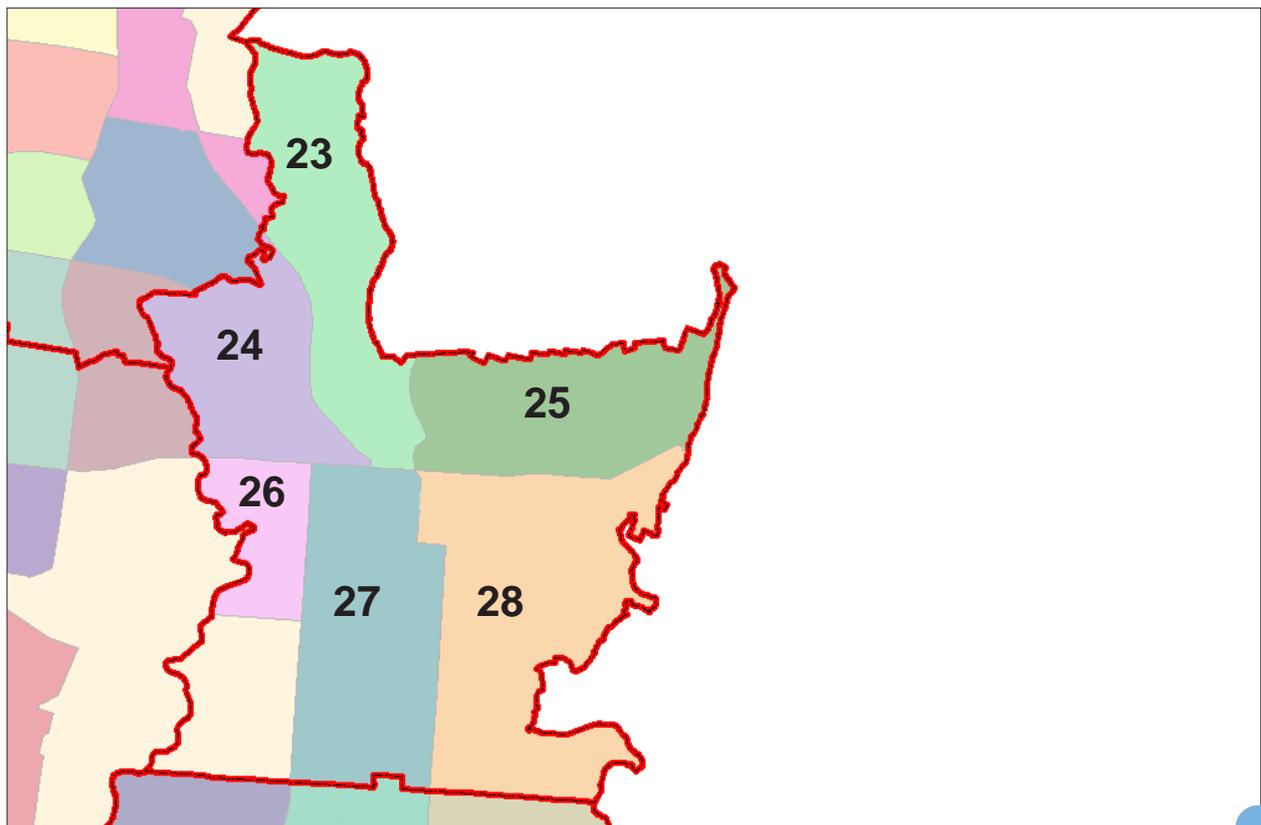
- Cleveland Point Recreation Reserve
- G. J. Walter Park
- Oyster Point Park
- Raby Bay Boulevard Park
- Raby Bay Foreshore Park

Recommendation

Nandeebie Park and Shore Street North Foreshore Park have picnic and barbecue facilities but there are no toilets. It has been recommended in both cases that the barbecues are removed from these locations given the better facilities located nearby.

Further picnicking facilities are planned for Raby Esplanade Park and will be developed over time.

Figure 11-47: Map of neighbourhoods in Catchment 3



Exercising dogs off-leash

Dog off-leash areas are provided as shown in Table 11-1.

Recommendation

- develop an area for small dogs the Sturgeon Street DOLA
- Raby Bay Boulevard Park to be considered for a large fenced DOLA to meet future demand.

Access to nature

Access to natural areas is focussed on Moreton Bay in this SCA. It is possible to swim in Moreton Bay and launch small boats from many open space areas. Larger boats can be launched from the boat ramps.

The Eddie Santaguiliana Way takes walkers through natural and developed areas and the walk has been rated as one of the Top 30 walks in the Greater Brisbane area.

There are also some bush trails close to the border of the catchment, including Scribbly Gums Conservation area which is accessed directly from Neighbourhood 24.

Wedding and ceremonies

Council takes bookings for weddings and ceremonies in public open space. The most frequently booked parks are:

- Cleveland Point Reserve
- G. J. Walter Park
- Raby Bay Foreshore Park
- Raby Bay Harbour Park
- Fellmonger Park (toilet access in Apex Park)

The list, when compared to the other mainland areas, shows that many people plan their public space weddings or ceremonies in SCA 3, around the CBD and generally close to Moreton Bay. The number and diversity of reception venues most likely has some bearing on this popularity.

Of the above parks, G. J. Walter Park is the only one that has a purpose-built ceremony pergola. There are picnic shelters at Cleveland Point Reserve and the Raby Bay parks but these have not been developed with weddings and ceremonies in mind.

Recommendation

The number of bookings would suggest that more pergolas or dedicated ceremony spaces may be needed in this SCA.

Raby Bay Foreshore Park is priority for a dedicated wedding or ceremony spaces.

Table 11-1: Dog off-leash areas within the Catchment

Location	Size	Fencing		Small Dog Area
		Unfenced	Fenced	
G. J. Walter Park, Cleveland	Large			
Raby Bay Foreshore Park, Cleveland (shared hours - beach access)	Large			
Sturgeon Street, Ormiston	Small			

Skateboard riding and BMX

The ramp park in this SCA is located in Wellington Street Park, Cleveland. The ramp receives a significant amount of use.

The *Redlands Ramp Park Review 2008-2012* does not recommend any new skate parks in this SCA.

Recommendation

Undertake substantial works at Cleveland Ramp Park as recommended in the review. The recommendations indicate improvements to flow, drainage, challenges and the recreation environment (e.g. seats and shade) that will substantially improve the user experience.

Sport

The following sporting activities can be undertaken in SCA 3 primarily in Council sport parks.

- cricket
- gymnastics
- hockey
- martial arts
- model aeroplanes
- sailing
- soccer
- softball
- swimming and water sports
- tennis
- touch football
- triathlon and similar endurance events

The Redland Softball Park is recognised as an international level facility.

Sport park master plans

Master plans have been developed for the following sites where sport is played¹:

- Henry Ziegenfusz Park
- Norm Price Park

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

All-abilities play

Council aims to have a destination level, all-abilities play facility in each SCA. There is no facility at this level in SCA 3.

Recommendation

The recommended location for an All Abilities play facility is Raby Bay Foreshore Park, which has good off-street park, excellent path system, a public toilet and access to sand and water play.

Festival and events

Council aims to provide one festival and event space in each SCA.

In SCA 3 Norm Price Park (and the Redlands Showground) meets this need. In fact it is the city's pre-eminent outdoor festival and event space.

Raby Bay Foreshore Park and Raby Bay Harbour Park are also used for a number of community events.

Park user comfort

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

- Cleveland Point Recreation Reserve
- G. J. Walter Park
- Harold Walker Park
- Henry Ziegenfusz Park
- Norm Price Park
- Oyster Point Park
- Raby Bay Boulevard Park (in the Volunteer Marine Rescue building)
- Raby Bay Foreshore Park

Recommendation

Wellington Street Park should be provided with public toilets for the ramp park users, cemetery visitors and users of the Redland Track Park.

The toilet block in Harold Walker Park can be removed as it is no longer required.

Walking and cycling

SCA 3 is very well supplied with on-road and off-road paths. Some small improvements are suggested in the neighbourhood analyses.

Indoor community activities

Community Halls will be upgraded and managed as per the Community *Halls Review 2010*.

Cleveland has a range of community facilities clustered around the town centre and Norm Price Park.

On Norm Price Park, adjacent to Council's Memorial Hall, is the Cleveland Assembly Hall which was part-funded by Council. The assembly hall is managed by Cleveland District

State High School, with an annual subsidy paid to the school by Council.

Through the 'Building the Education Revolution' package, halls are planned at Ormiston State School, Ormiston College (arts centre) and Cleveland State School.

The Halls Review Recommendation

For the halls in Norm Price Park:

Investigate opportunities to consolidate these halls within the showgrounds context, e.g. transfer the Assembly Hall to school ownership or remove; transfer Redlands Memorial Hall to showgrounds facilities portfolio so that it is managed as part of the showgrounds precinct.

Commercial activities in open space

Council will consider expanded commercial use opportunities in catchment and regional destination parks.

Recommendation

Commercial use assessments should be undertaken in the following parks:

- Cleveland Point Recreation Reserve
- G. J. Walter Park
- Henry Ziegenfusz Park
- Norm Price Park
- Oyster Point Park
- Raby Bay Boulevard Park
- Raby Bay Esplanade Park
- Raby Bay Foreshore Park
- Raby Bay Harbour Park
- Wellington Street Park

Water-based recreation

There are several boat ramps to Moreton Bay throughout the catchment. These are located at:

- Cleveland (Emmet Street—Toondah Harbour)
- Cleveland (Shore Street North) Cleveland Point
- Cleveland (William Street) Raby Bay—eastern side
- Oyster Point Park

Small craft can be launched from Cleveland Point Reserve (no vehicles access) and Raby Bay Foreshore Park.

Swimming in Raby Bay can be enjoyed from a number of sandy beaches in Raby Bay Foreshore Park and Raby Bay Boulevard Park.

The Cleveland Aquatic Centre is located beside Wellington Street Park, Cleveland.

Destination parks (T1)

Destination parks (T1) in the SCA are:

- Cleveland Point Recreation Reserve

Community parks (T2)

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

- G. J. Walter Park
- Raby Bay Foreshore Park
- Oyster Point Park
- Raby Bay Boulevard Park²
- Wellington Street Park

School facilities

Within the SCA there are five schools that may offer opportunities for community use of fields, courts and buildings. Of these schools:

- three are primary schools
- one is a high school
- one is a P-12 school

Outdoor recreation opportunities

The following outdoor recreation activities can be undertaken in the SCA:

- bird watching and nature study
- BMX and skateboard riding
- water skiing
- fishing
- cycling (on and off road)
- picnicking in bush and urban parkland settings
- sailing and boating
- canoeing and kayaking
- swimming in Moreton Bay

Signature experiences and locations

- bay views, breezes and dining at Cleveland Point
- access to North Stradbroke Island and camping and surf beaches
- Cleveland CBD shopping and restaurants
- events at Norm Price Park and Cleveland Showgrounds
- walking and cycling the Eddie Santaguiliana Way
- putting a boat in to Moreton Bay from one of many boat ramps

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**

2 After the master plan is delivered

Adventure Journey

Adventure journeys utilise the existing network of concrete paths in conjunction with proposed path extensions and links that enable the journeys to loop,

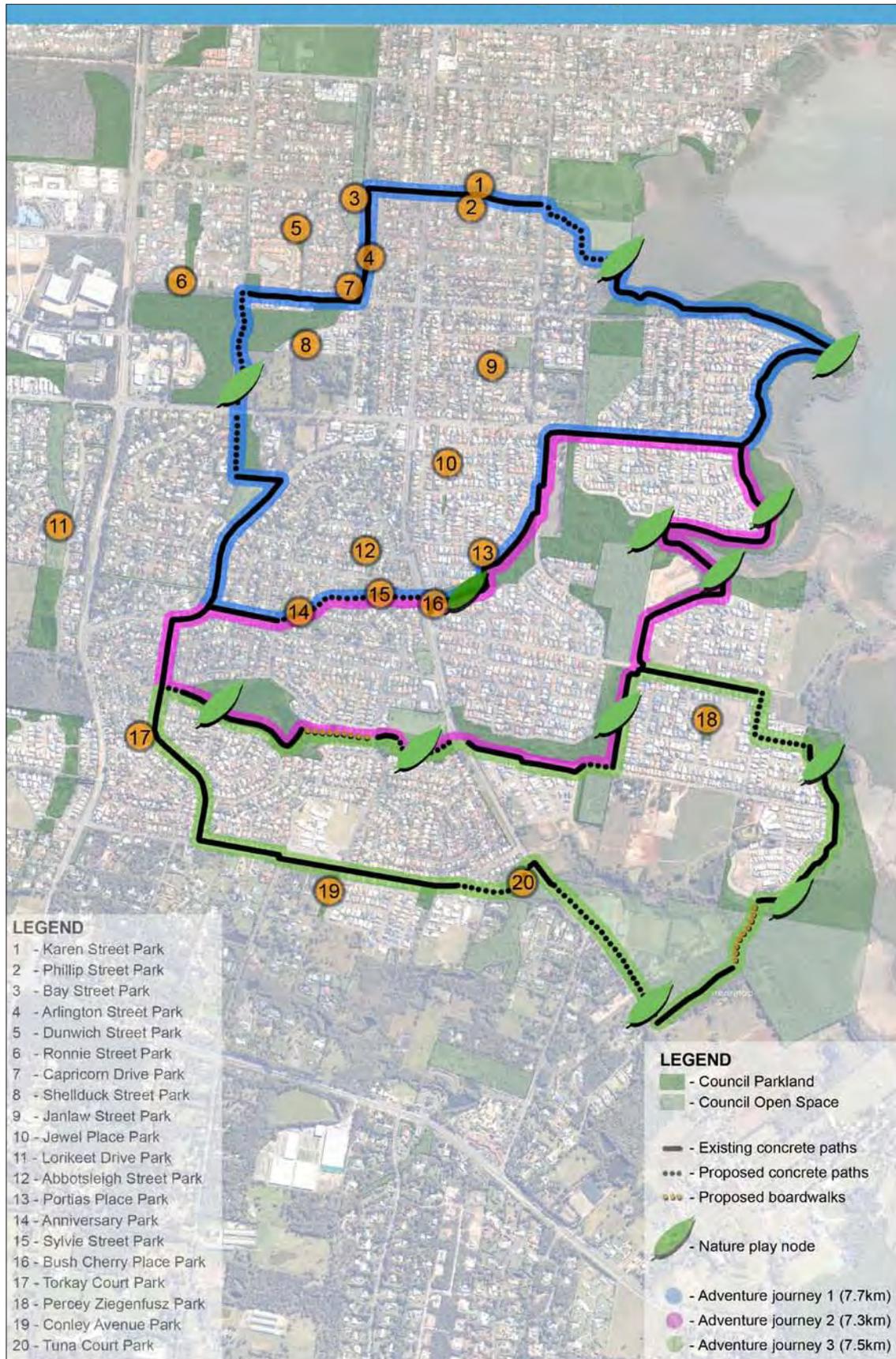
The focus on the adventure journey is to provide options for the local and neighbouring residents to explore their surroundings in a fun and exciting way either on foot or on bicycles.

Furthermore, by creating separate journeys, the residents can alternate between each journey or link them all together to create one large journey.

Figures 11-47 shows the proposed play journeys in South Cleveland and Thornlands.



Figure 11-47: Play journey's planned in South Cleveland and Thornlands



Neighbourhood 23

Description

Neighbourhood 23 (256ha) a significant part of Ormiston. The neighbourhood's boundaries are the Hilliards Creek Corridor and the railway line in the west and south and Moreton Bay in the north and east.

There is a pathway connection through from Beckwith Street under the railway line west to Redland Softball Park (Neighbourhood 24) as well as a pathway through to the Cleveland Railway Station and Raby Harbour Park in Neighbourhood 25.

There are only three road exits from the neighbourhood—Sturgeon Street, Gordon Street and Wellington Street.

Land use

The neighbourhood is generally urban residential or low density residential with detached housing (see Figure 11-48). Some of the houses in the low density residential zones are on very large lots and some of these are likely to be subdivided in coming years. Within the suburb there are also a few farms, zoned for residential development, that will likely be subdivided over time.

The Redland Planning Scheme allows for two areas of medium density off Wellington Street in the middle of the neighbourhood and another in the south off Bainbridge Street.

There are only two small areas of commercial use located on the intersection of Wellington Street and Sturgeon Street and another at the intersection of Gordon and Bainbridge Streets.

Open space issues

Open space in this neighbourhood is overwhelmingly on the periphery—along Hilliards Creek, the railway line and along the foreshore of Moreton Bay (see Figure 11-49). However, as the neighbourhood is less than a kilometre wide at most points, access to the parklands is generally quite easy.

Across the open space there are five toddler playgrounds and two for children of primary school age (at Hilliard Street Park and Raby Esplanade Park).

Access to a fenced dog off-leash area is just outside the neighbourhood along Sturgeon Street—between the railways line and Redland Softball Park.

Access issues

Walking access across the neighbourhood is generally easy. The terrain is relatively flat with few steep grades. There are footpaths along the key streets with only a few missing sections. Minor streets are quiet and people are able to share the road or use the grassed footpaths.

Wellington Street, which runs north-south through the central area, has the highest level of traffic. Sight lines are quite good as the street is straight and of a low grade making crossing relatively easy. Otherwise all streets are mostly quiet with low traffic volumes.



Figure 11-48: Extract map from Redland Planning Scheme

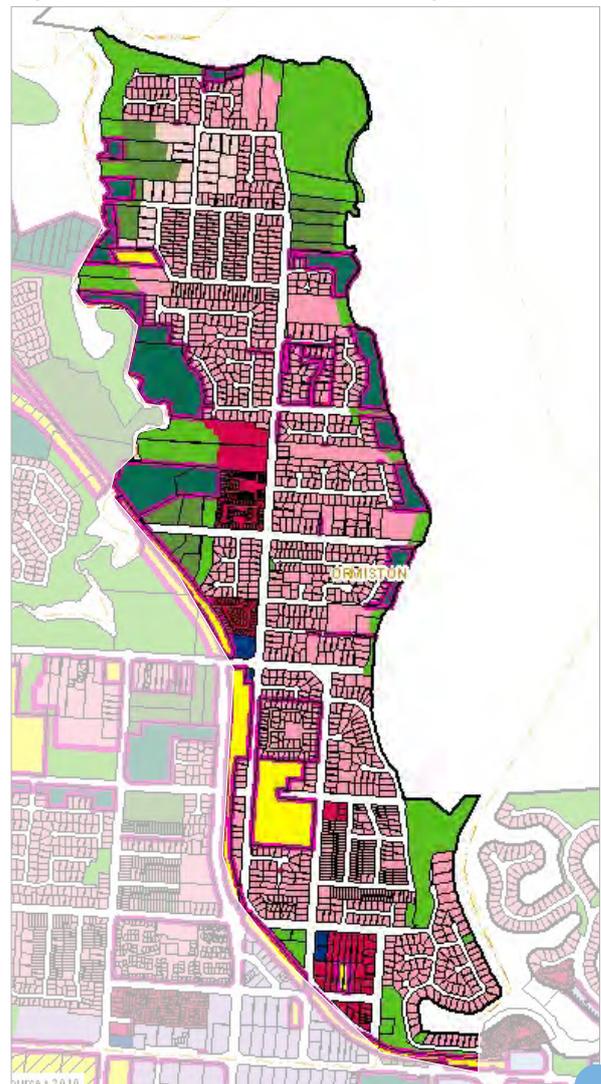
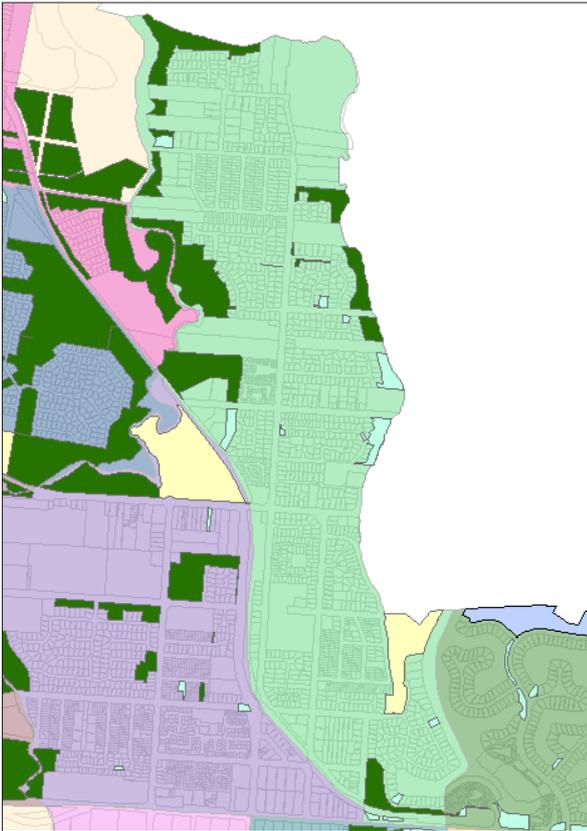


Figure 11-49: Open space areas in Neighbourhood 23



Accessibility for people with mobility issues is aided by grass swales and low kerbs in some streets. In October 2011 Council considered options for a link in the Moreton Bay Cycleway that joins Neighbourhood 11 with Neighbourhood 23. Council resolved to proceed with the design of a 430 m link from Hilliards Creek Corridor—Bibury Street, Wellington Point to Gloucester Street, Ormiston. The alignment crosses Hilliards Creek through conservation land that forms part of the Fletcher Terrace Wetland. It will considerably enhance the local cycling and pedestrian network. The alignment provides connectivity to the local park area on the western side of the creek and improves access to Wellington Point for a large number of residents in Ormiston.

Other matters

The suburb has a “leafy” feel with many street trees being allowed to grow to maturity without trimming as electricity is supplied underground or has been ABC’d¹.

¹ Aerial Bundled Cables are overhead power lines using several insulated phase conductors bundled tightly together. As they are insulated there is less need to trim vegetation.

Key recommended actions

The key actions for N23 are:

1. Gray Park
 - enhance the natural play elements building on the existing items
2. Stevens Place Park:
 - assess the park as suitable location for a community garden should it ever be requested
 - add physical activity stations
 - add several picnic tables
3. Beckwith Street Park
 - has no facilities and limited access, investigate its potential as urban habitat and a conservation function
4. Beckwith Street Wetlands
 - upgrade the picnic facilities in to take advantage of the views over the ponds
5. as development occurs Council will endeavour to obtain parkland and build a pathway along the foreshore:
 - between Outlook Parade Park and Empire Vista Foreshore, and
 - between Empire Vista Foreshore and Jack Bruce and Gwen Bruce-Chandler Park
6. Raby Esplanade Park
 - a master plan for Raby Bay Esplanade Park is being developed but is not finalised (2012). When it is complete implement the plan which is likely to include:
 - extensive pathways
 - small craft launching areas
 - car parking
 - public toilet
 - kick-about space
 - fishing platform
 - assess for commercial use
7. Outlook Parade Park
 - look at the future potential for improved the picnic and primary play in this water front location

Shortfall

- no site for a dog off-leash area can be identified

Neighbourhood 24

Description

Neighbourhood 24 (184 ha) comprises a part of Ormiston—the area bounded by Hilliards Creek but west of the railway line, the Northern Arterial Road and north of Shore Street. It is a small area but is strongly defined by its boundaries.

Land use

This neighbourhood is generally urban residential with detached housing (see Figure 11-50). There are also significant non-residential uses. Ormiston College has a large site in the north and there are commercial developments in the south fronting Shore Street.

The area between Freeth and Bainbridge Streets is the only area zoned for medium density development in the Planning Scheme and it is fully developed.

Open space issues

Significant open space is located on the periphery of this neighbourhood though there are some small parks within the residential areas. There are also a number of conservation parks in the neighbourhood, particularly along the drainage lines.

The quality of open space varies considerably. There are very high quality parks such as Hilliards Creek—Platypus Corridor Park and Dundas Street Park. There are five toddler



Figure 11-50: Extract map from Redland Planning Scheme

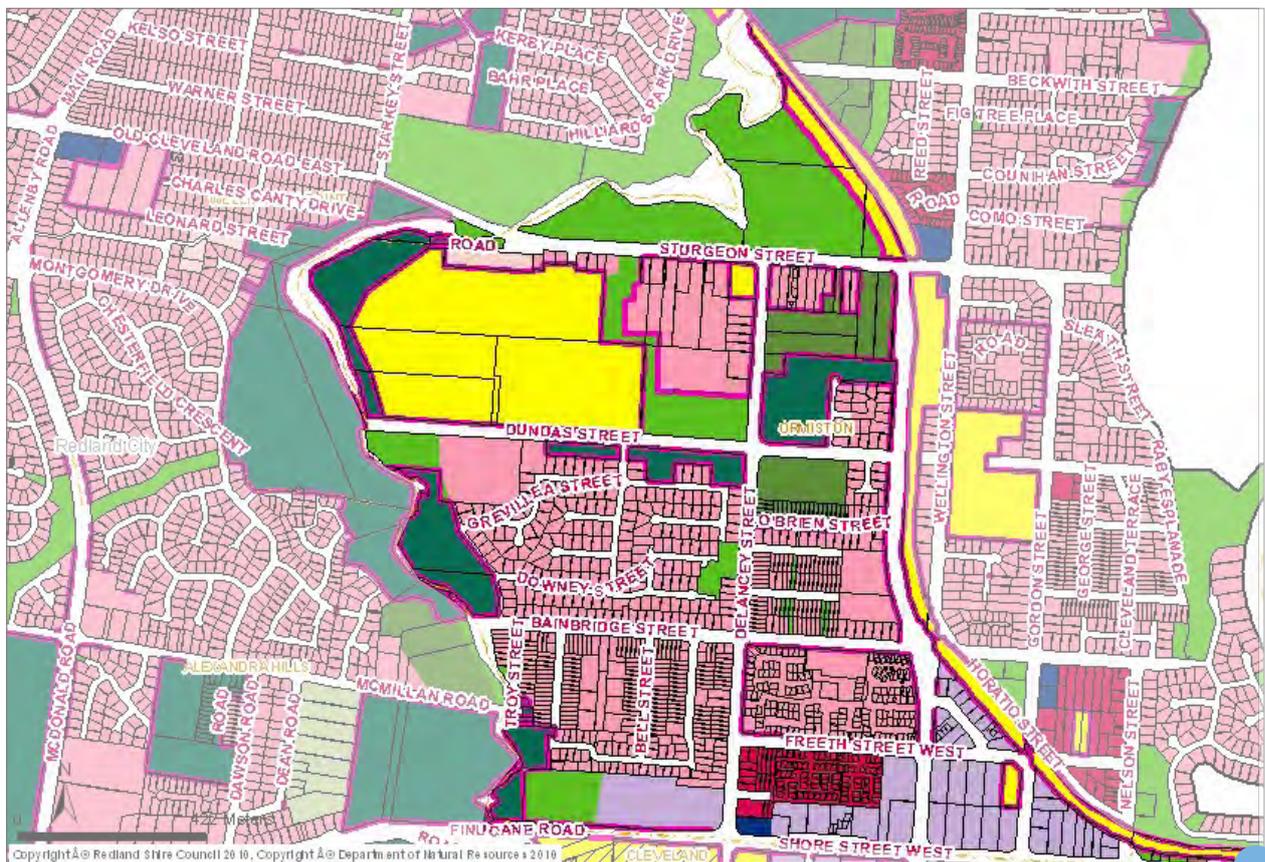
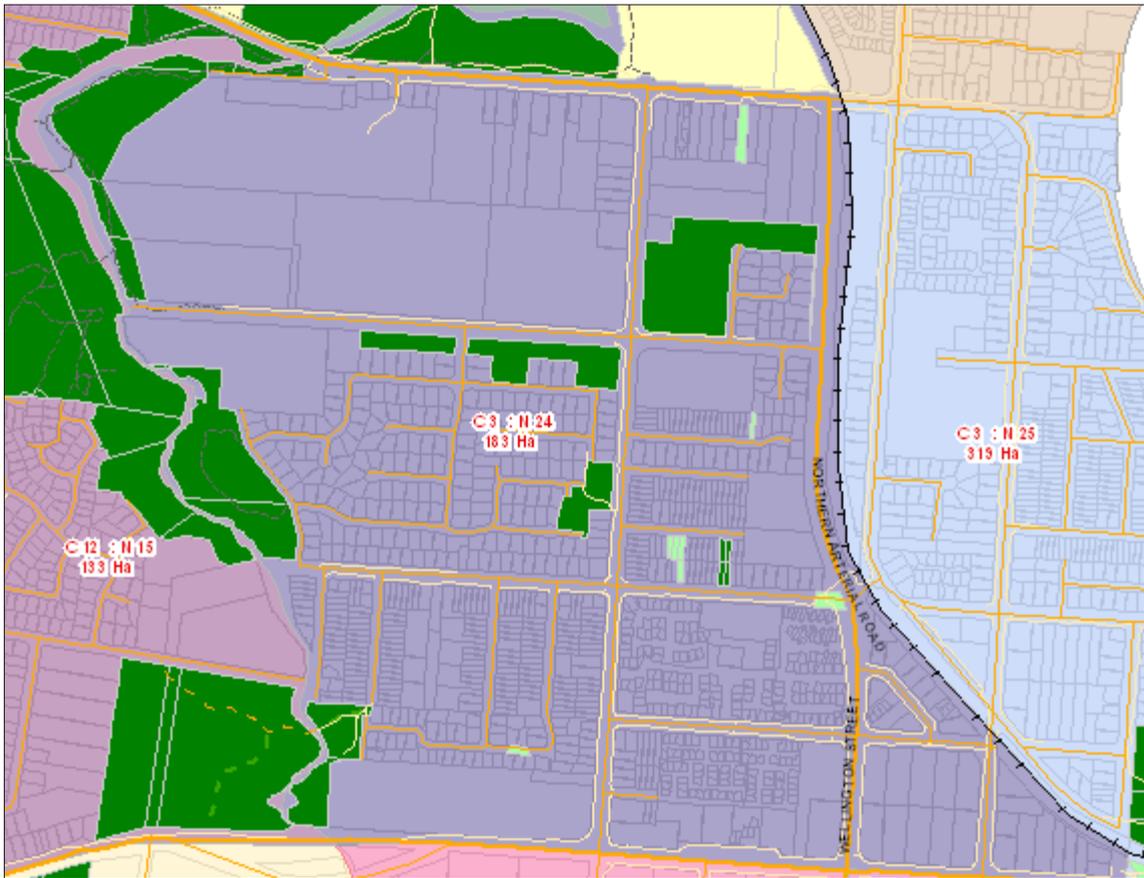


Figure 11-51: Open space areas in Neighbourhood 24



playgrounds which is a high level of provision in this smaller neighbourhood and two primary-aged playgrounds.

Fellmonger Park is one of the city's popular venues for weddings and ceremonies—usually taking place near the water feature. There is no infrastructure to support this function so it is recommended that a ceremony space be designed and installed in this park.

Access issues

Within the neighbourhood there is a good pathway system linking along the major roads. Many cul-de-sacs have paths at the end that connect to other cul-de-sacs or to open space areas.

The pathway system links the urban areas of the neighbourhood with Fellmonger Park and Redland Softball Park by crossing under Sturgeon Street at Hilliards Creek. This access point opens up further walking opportunities and use of the Sturgeon Street DOLA.

There is a section of pathway missing from the northern end of Francis Street through to Dundas Street beside Ormiston College. If this was built it would allow school children from this part of the neighbourhood to get to the school without crossing the busy Dundas Street near the school entrance.

The urban form across the neighbourhood is a mix of grid layout and cul-de-sacs. Both forms offer good access to other areas as pathways link from most cul-de-sacs to other areas.

There is good access to the Cleveland CBD, Cleveland Railway Station and the Cleveland Aquatic Centre by crossing Finucane Road at Delancey Street traffic lights.

Other matters

Ormiston College is a very large site in this neighbourhood.

Recommended key actions

Some of the proposed key actions to meet the desired standards of service for this neighbourhood are:

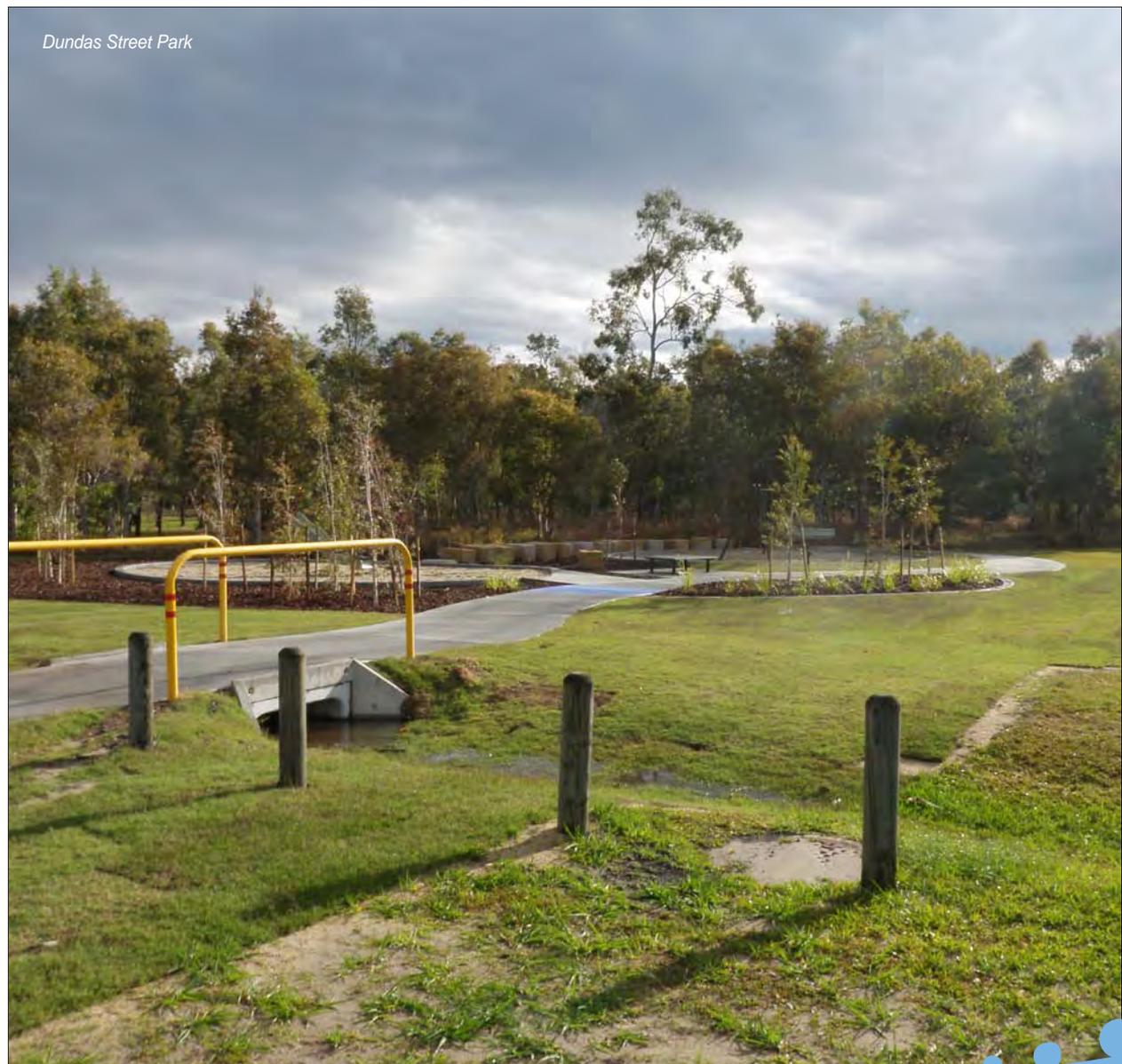
1. Bainbridge Street (West) Road Reserve
 - when the playground reaches the end of its useful asset life remove it though leave the seat for use as a quiet contemplation park. An alternative playground is available a short distance away at Hilliards Creek—Platypus Corridor
 - develop a pathway from the northern end of Francis Street through to the western end of Dundas Street
2. Parnell Street Park
 - do not replace the playground when it reaches the end of its useful life, there are alternative and better toddler playgrounds at Dundas Street Park and Hilliards Creek—Platypus Corridor
 - a possible site for a community garden, particularly given the medium density living adjacent. However, in the long term, if alternatives for a community

garden arise the site should be considered for alternate uses

3. Hilliards Creek—Platypus Corridor Park
 - add picnic facilities to the playground area
 - investigate opportunities for play in the adjacent natural areas in Hilliards Creek Corridor
4. Dundas Street Park
 - add kick-about facilities
5. Fellmonger Park
 - develop a facility for weddings and ceremonies, near the lake

Shortfall

- locations for a teenage hangout space
- a park for commercial use has not been identified.



Neighbourhood 25

Description

Neighbourhood 25 (233 ha) comprises the locality of Raby Bay and Cleveland Point which are all in Cleveland.

The neighbourhood's boundaries are Moreton Bay in the north and east, Sturgeon Street in the north-west, Endeavour Canal in the west and the major road of Shore Street West—North Street—Shore Street North to Cleveland Point.

Land use

The neighbourhood is generally urban residential with detached housing (see Figure 11-52). Most homes in Raby Bay have street and water frontage with many residents having a pontoon and a boat.

There is very little medium density housing in the neighbourhood though there is a significant amount proposed to the south in Neighbourhood 28 and which could be expected to be making use of open space in the neighbourhood.

Medium density is present near Cleveland Railway Station and in Masthead Drive. It is also present, or proposed, along both sides of Shore Street North heading to Cleveland Point but is mostly undeveloped at this time.

Open space issues

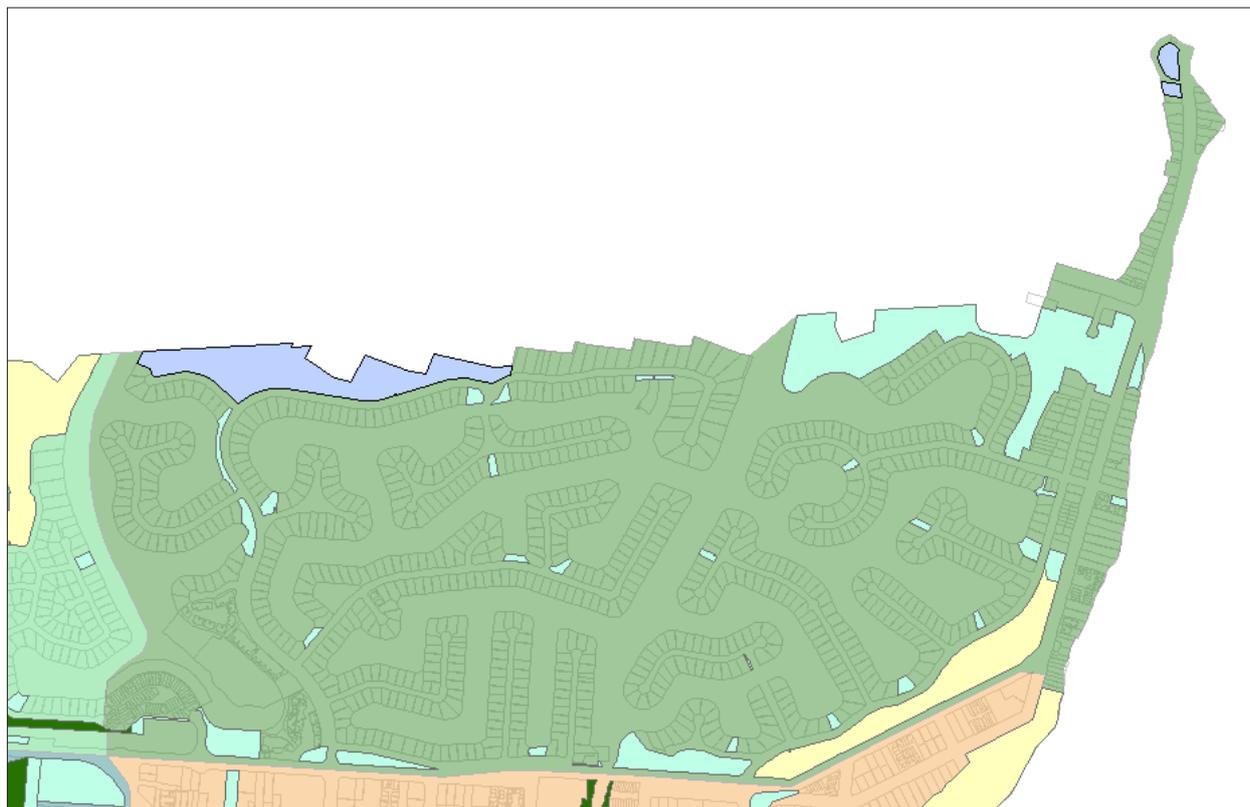
Open space in this neighbourhood is overwhelmingly on the periphery—along the foreshores of Moreton Bay or along the corridor Shore Street West—North Street—Shore Street North to Cleveland Point (see Figure 11-53).



Figure 11-52: Extract map from Redland Planning Scheme



Figure 11-53: Open space areas in Neighbourhood 25



Many of the foreshore parks have little shade as trees are few or of a type (i.e. palms and pines) that throw little shade. Much of the shade in the parks is provided by picnic and barbecue shelters.

There are also small grassed areas that front canals within Raby Bay but these areas cannot be developed as parkland as they are required for canal access for dredging or other maintenance.

Raby Bay Boulevard Park (9.3 ha) merits further discussion. This park is expansive and has significant tracts that are largely undeveloped. It has the potential to meet a host of neighbourhood functions.

Raby Bay Boulevard Park has potential for some commercial development where it fronts Shore Street North, the road to Cleveland Point, without detracting from the parkland¹. In particular the use of the land for a RV² Park has been suggested.

Access issues

There is a pathway connecting the Ormiston area to the Cleveland CBD (and Cleveland Railway Station) crossing Shore Street West at a pedestrian crossing. This path continues, wrapping around the southern side of Raby Bay to Cleveland Point and is off-road for all but a small street section.

Paths also connect the neighbourhood through to Moreton Bay but cannot connect completely along the northern edge of this neighbourhood because of Ross Canal which connects to Moreton Bay. Much of this pathway is in parkland and close to the water.

However, within Raby Bay, walkability is severely hindered by canals that can mean a walk of a kilometre or more to reach a park only several hundred metres away, but across a canal.

Other matters

Despite electricity being supplied underground in Raby Bay there are very few street trees and certainly little street shade. Where the street is narrow, and also has high opaque fencing, they combine to form a hot streetscape.

The Volunteer Marine Rescue located beside the boat ramp in Raby Bay Boulevard Park has approached Council to consider a lease expansion. Council is also considering an expansion of the car park (that serves the boat ramp) and an area for the storage of out-rigger canoes, dragon boats and similar craft.

¹ Raby Bay Boulevard Park is held by Council in trust from the Crown. Any commercial development would need the consent of the landowner.

² Recreation vehicles such as motor homes

Recommended key actions

Some of the proposed key actions to meet the desired standards of service for this neighbourhood are:

1. Raby Bay Boulevard Park
 - develop a parks plan for Raby Bay Boulevard Park and specifically address;
 - improving vehicle access to the beach area and improving walking and cycling access in this western part of the park
 - the suitability of commercial developments fronting Shore Street North such as a RV Park
 - the need for, and location, of a fenced or unfenced DOLA
 - a location for physical activity stations
 - extension of the Volunteer Marine Rescue lease area
 - a car park expansion
 - an area for storage of recreation boats such as out-rigger canoes
 - an area for short stay recreational vehicle parking

Many of these embellishments (e.g. physical activity stations or the community garden) would also likely be used by people living in medium density developments to the south
2. Raby Bay Foreshore Park
 - provide a facility for weddings and ceremonies
 - provide fitness activity stations
3. Raby Bay Harbour Park
 - develop Raby Bay Harbour Park as per the Cleveland Centre Master Plan
4. Cleveland Point Reserve
 - continue to develop Cleveland Point Reserve in accordance with the adopted master plan
5. Shore Street North Park
 - remove the barbecue and picnic facilities from Shore Street North Park
6. Linear Park
 - provide some goals to create a kick-about space
 - provide a picnic shelter between the half-court and the playground

Neighbourhood 26

Description

Neighbourhood 26 (89 ha) is the area of Cleveland south of Finucane Road, west of Hilliards Creek and along the streets of Long, Wellington and Northern Arterial Road.

Land use

There are two key areas of urban residential with detached housing (see Figure 11-54). Much of the neighbourhood is taken up by community and commercial uses including the Department of Primary Industries and Fisheries Redlands Research Station, Cleveland Aquatic Centre and the Cleveland Cemetery.

There are three areas of medium density housing shown in the planning scheme. The largest of these is a retirement village off Wellington Street. These areas are essentially fully developed so there will not be a significant growth in buildings, or population, in these areas.

Open space issues

There are two areas of open space in this neighbourhood, and both are well placed in relation to the two residential areas (see Figure 11-55). The two areas are Wellington Street Park in the north and Sunshine Drive Park in the south.

Wellington Street Park, adjacent to the Cleveland Aquatic Centre, has a skate park and a car park for the Aquatic Centre. Otherwise it is undeveloped. Part of the site may be developed as a trackhead for the Redland Track Park.

Sunshine Drive Park has a toddler playground and a seat in a semi-natural setting of tall eucalypts.



Figure 11-54: Extract map from Redland Planning Scheme



Figure 11-55: Open space areas in Neighbourhood 26



Open space, for recreation, in this neighbourhood is limited in quantity and embellishment.

Clarke Street Bushland Refuge has been retained by Council for conservation reasons. This is a significant parcel of land that is not used for recreation. If recreation could be allowed without unduly detracting from the conservation values then the area has the potential to become a Type 2 destination park serving the outdoor recreation needs of the SCA and beyond.

Access issues

Within the neighbourhood access is relatively easy. Delancey Street has a signalled pedestrian crossing that allows crossing this busy street.

Internally the traffic volumes are not significant.

In the southern residential area around Sunshine Drive the developments are largely houses fronting Sunshine Drive or cul-de-sacs off it. Accessibility has been maintained though as walkways are located at street ends and other places to allow access to open space areas or other streets.

There is a pathway, along Queen Street, connecting this neighbourhood to the Cleveland CBD and Cleveland Railway Station.

Other matters

The Cleveland Aquatic Centre has a commercial gymnasium as well as indoor and outdoor heated swimming pools.

There is a community garden at the Heritage Gardens (on Department of Primary Industries and Fisheries land) and is open to members of U3A.

Figure 11-56: Example of a horizontal traverse wall



Recommended key actions

The proposed key actions to meet the desired standards of service for this neighbourhood are:

1. Sunshine Drive Park
 - improve the playground facilities by incorporating some elements for primary school aged children
 - add nature play items
2. Wellington Street Park undertake the following improvements:
 - additional youth elements such as a horizontal traverse wall separating the ramp park from the aquatic centre (see Figure 11-56)
 - a kick-about area
 - investigate the development of an unfenced DOLA in the unformed Clarke Street Road Reserve west of the Cleveland Aquatic Centre. A fence may be considered at the top of the road reserve where it abuts Delancey Street
3. Clarke Street Bushland
 - investigate the feasibility of developing a higher level park for outdoor recreation in the Clarke Street Bushland. Any park developed here should minimise disturbance to the bushland setting
4. No physical activity stations are recommended in parkland due to the provision of a gymnasium at the Cleveland Aquatic Centre.

Shortfall

Shortfalls in this neighbourhood include:

- a site for commercial uses
- a kick-about space
- a community garden site
- a location for fitness stations or physical activities other than skate and BMX e.g. basketball. The Cleveland Aquatic Centre is in this neighbourhood however.

Neighbourhood 27

Description

Neighbourhood 27 (279 ha) is that area of Cleveland west of the CBD and down to South Street—the boundary with Thornlands. Wellington Street is the western boundary and Bloomfield Street is the eastern boundary.

Land use

The Redland Planning Scheme allows for a significant area of medium density development to the west of the CBD which is largely to be realised—the area currently being urban residential (see Figure 11-57).

There is also an area near Norm Price Park (Redland Showgrounds) that is likely to be redeveloped in coming years.

There is no medium density residential zoning south of Long Street. However, there is likely to be some infill developments but these can largely be managed by improving the existing open space.

Open space issues

Open space in the Neighbourhood is shown in Figure 11-58.

Haggup Street Park is an attractive park that only has an amenity role. However, it is the heart of an area that will eventually be redeveloped as medium density housing and will need to take on a more significant role to service the needs of the surrounding community.

Norm Price Park (Redlands Showgrounds) is the Redland's most used sporting and event space. It has been developed with the guidance of a master plan since 2004 (revised 2010) and has improved markedly in that time. It will continue to be the Redland's premier space for large scale sport and community events.

There is a shortfall of an area for a teenage handout space in this neighbourhood. For those however who like to hang out at the pool or ramp park there is easy access to the Cleveland ramp park and the Cleveland Aquatic Centre which will meet the needs of younger people and others in this neighbourhood.

Access issues

The Long Street pathway runs north-south through the neighbourhood. It connects from near South Street to the CBD via pathway to Donald Simpson Park or via Waterloo Street.

Other paths along Bloomfield Street and Wellington Street as well as cross-paths off Long Street, Russell Street, South Street and Queens Street help to connect the community into the network. Bay Street, west of the Long Street pathway, is the only major cross-street lacking a footpath and this should be a focus to address when resources allow.

A small section of pathway from Smith Street through Norm Dean Park to Adam Street would be a worthy



Figure 11-57: Extract map from Redland Planning Scheme

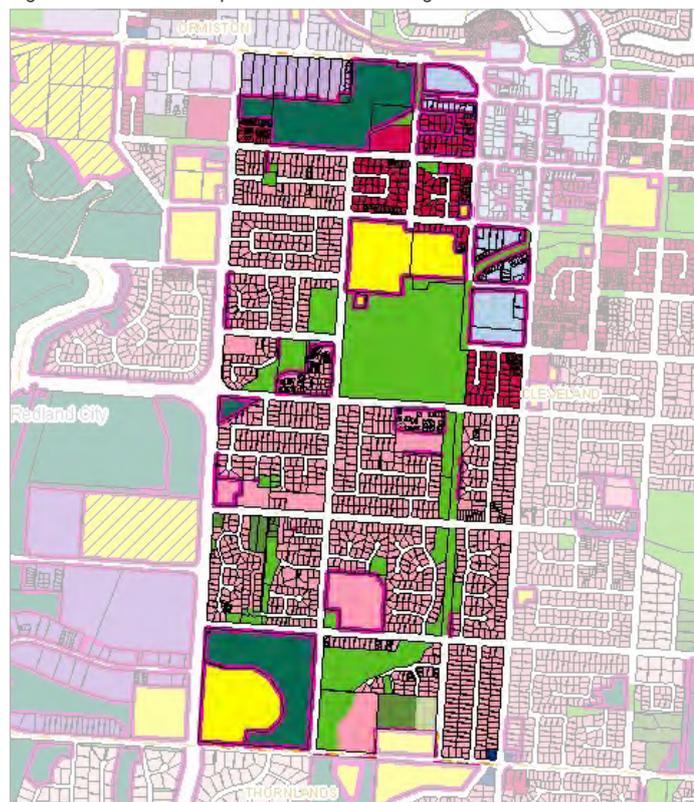
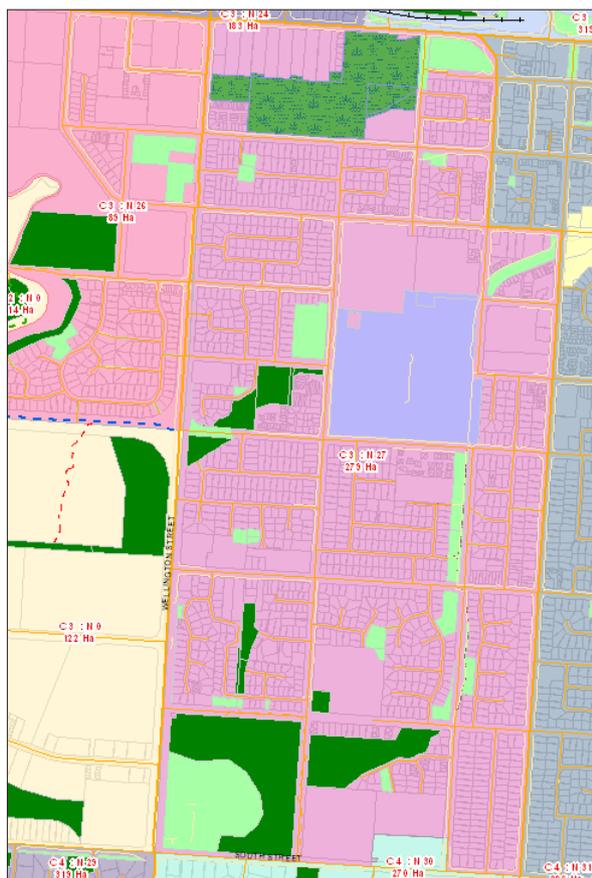


Figure 11-58: Open space areas in Neighbourhood 27



addition, allowing residents in this neighbourhood reasonably good access into the network.

Recommended key actions

Some of the proposed key actions to meet the desired standards of service for this neighbourhood are:

1. Bay Street Park
 - develop a crossing point from Bay Street Park across the drain to the Long Street pathway and the playground in Arlington Street Park
 - remove all play equipment from Bay Street Park as Arlington Street Park is very close and of a much higher quality
2. Vassi Concorde Park
 - add a nature play element utilising the fig trees
 - the park will become increasingly important to the surrounding population as nearby infill developments take place
3. Shellduck Park
 - add a small nature play element for this small pocket of residents
4. Haggup Street Park
 - is central to a considerable amount of proposed medium density housing development. It currently is unembellished except for a seat, a path and mature trees. It will need to function for a broader range of users as development takes place around it.
 - provide a playground, catering to toddlers

- provide a primary-school age children play ground
 - provide a meeting space for youth particularly given its proximity to Cleveland High School
5. Norfolk Park
 - is a gateway to the CBD and the Redland Performing Arts Centre is located within the Park.
 - the park is well located to showcase examples of public art which should be added over time.
 - a plan for the layout of the pieces should be developed before any pieces are positioned so that eventually, there will be a short walk created around the 'arts trail' with landscaping and rest spots
 6. Scott Street Park
 - a space for a community garden should be defined and reserved
 7. Long Street Park
 - provide physical activity stations along the pathway
 8. Norm Dean Park
 - provide an active recreation element such as a basketball court on the north side of the drainage line adjacent to the tennis courts
 - provide a pathway into the southern section so that seniors can access the picnic facilities
 - provide tables and chairs suited to seniors in the southern section with suitable activities such as chess boards inlaid to the tables, petanque or bocce (consult the adjacent residents for ideas)
 9. Norm Price Park
 - there is an opportunity to redevelop part of the drain into a water feature that could improve water quality through natural processes, and be an attractive recreation feature. The feasibility and cost of this proposal will be investigated further before a decision is made. Maintain access to some natural areas in the showgrounds
 - provide fitness activity stations and / or distance markers along the path system
 10. Future pathways and access improvements
 - path link Bay Street (west of Long Street pathway)
 - path link Smith Street through Norm Dean Park to Carinya and Adam Streets
 - signage at the corner of Russell and Wellington Streets advising drivers there is a pedestrian crossing
 - issues with the pedestrian refuge on Coburg Street being damaged - replace with heavy duty material
 - footpath along busy Highview Drive

Shortfall

- No site for a dog off-leash area has been located in this neighbourhood however the site proposed in Wellington Street Park (Neighbourhood 26) is quite close

Neighbourhood 28

Description

Neighbourhood 28 (386 ha) contains the Cleveland CBD and is broadly bounded by Shore Street in the North, Bloomfield Street in the west, South Street in the south and Moreton Bay in the east.

Land use

The Redland Planning Scheme allows for a substantial area of medium density development in the north of the neighbourhood—generally between the CBD and Moreton Bay (see Figure 11-59). There is also some to the south of the CBD near Donald Simpson and William Ross Parks and an existing development in Jacaranda Court.

While substantial development of this zone has been undertaken, given its size, there will be many more developments in coming years. Obviously this will increase the population density in these areas and impact the existing open space.

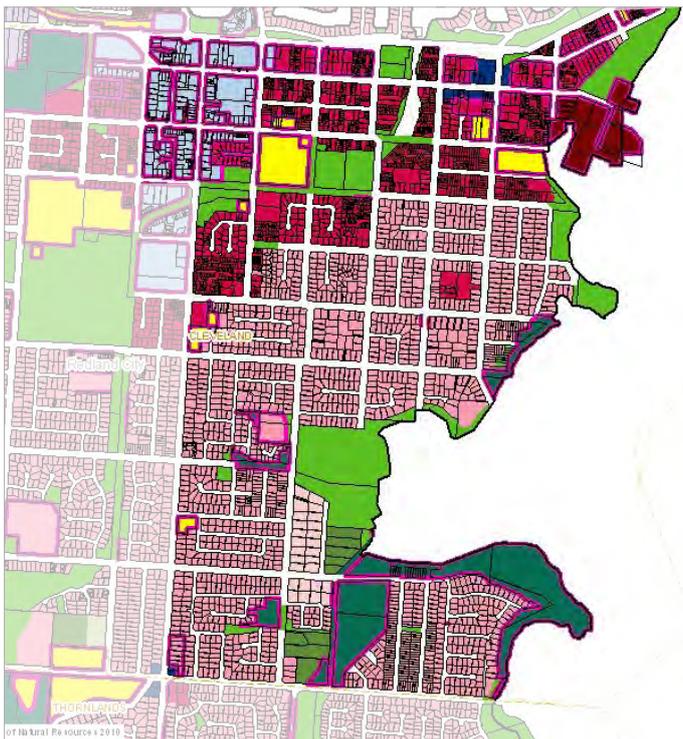
Wide streets, wide footpaths and a regular grid pattern of settlement characterise most of the neighbourhood. Where cul-de-sacs have been developed they are generally short and stem from a grid street.

Open space issues

This neighbourhood has a number of parklands (see Figure 11-60) including:

- G. J. Walter Park
- Donald Simpson Park
- William Ross Park

Figure 11-59: Extract map from Redland Planning Scheme



- Henry Ziegenfusz Park
- Goleby Esplanade Park
- Oyster Point Park

Henry Ziegenfusz Park is one of the city's key sports parks which also has a recreation park function. Apart from the sports fields it also has a half-court, playground and walking paths.

G. J. Walter Park has a park plan that is now substantially delivered. It is a popular park and has a large dog off-leash area, playground, public toilets and a ceremony pergola.

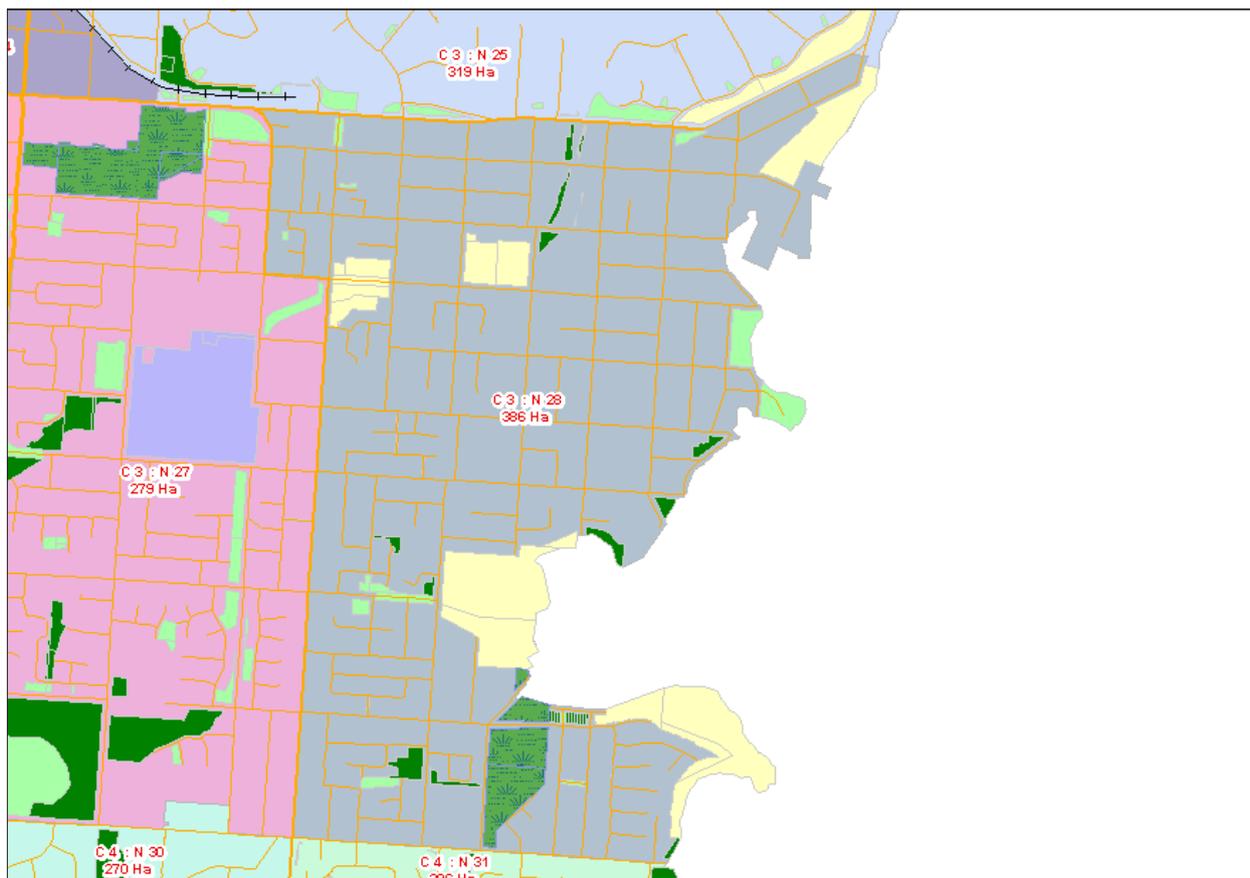
William Ross Park and Donald Simpson Park are two large parks located close to the existing and proposed medium density developments. Both parks have significant capacity to expand their roles in servicing the neighbourhood.

For its size, Bloomfield Street Park is probably one of the most popular parks in Redlands. It is used by families and CBD workers and visitors. The small playground appeals to toddlers and slightly older children and the seating is used by workers and shoppers having lunch or a break from their activities.

Access issues

The Eddie Santaguiliana Way begins at the Cleveland Railway Station and winds its way along parkland on Shore Street to North Street then heads south following the coastline of Moreton Bay. This path is shared use with both bicycles and walkers. It passes through varied landscapes and has spectacular views at regular points. Other key paths pass through Donald Simpson and William Ross Parks and connect with the CBD and the residential areas.

Figure 11-60: Open space areas in Neighbourhood 28



As mentioned earlier, wide streets, wide footpaths and a regular grid pattern of settlement characterise the neighbourhood. A number of the north-south streets as well as cross streets have footpaths running their length. Other streets may not have footpaths but these are generally quieter streets that connect after a short distance to those with footpaths.

The neighbourhood is generally flat with few steep grades that makes walking or cycling an attractive option.

Recommended key actions

Some of the proposed key actions to meet the desired standards of service for this neighbourhood are:

1. John Street Park
 - discuss with St James Lutheran Child Care Centre whether they would consider taking control of John Street Park
2. Janlaw Street Park
 - add some small nature play elements
 - construct a path from the Eddie Santaguiliana Way along Shore Street East to G. J. Walter Park (approximately 470 m) to link to this popular park
3. Bloomfield Street Park
 - add more seats for lunchtime users and those wanting to rest or wait for appointments in the CBD
4. Peel Street Road Reserve
 - apply to close the unformed section of Peel Street Road Reserve, retain in its existing form as a quiet contemplation park
5. Oyster Point Park
 - add goal posts to the open vacant area to create a kick-about space
6. Nandeebie Park
 - create a safe link from Nandeebie Park to the Eddie Santaguiliana Way that runs along side the park but on a lower terrace
 - remove barbecues from Nandeebie Park as they are duplicated at the nearby Oyster Point Park (and which has other facilities such as toilets, playgrounds and proposed kick-about facilities)
 - retain and increase the seating for a quiet contemplation park
7. Donald Simpson Park
 - the vacant space to the south side of the Ross Creek drain may be a suitable space for a community garden
8. William Ross Park
 - improve the playground, particularly with more elements for primary school aged children
 - add some elements for teenage youth in addition to the half-court, possibly a small wheeled play feature
 - when the half-court is due for replacement develop a full size basketball court
 - provides a site for a second community garden in the neighbourhood
 - provide physical activity stations
 - increase the seating and shelters in the park
 - consider better lighting options in the park particular to support commuting and walking for exercise and recreation

9. Goleby Esplanade Park
 - apart from the conservation areas, is essentially a recreation corridor. Leave as an undeveloped area
 - considered is a viewing platform for views over Moreton Bay
 - Council will review the balance of conservation area and mown area to determine the optimal balance
10. Ross Creek drain
 - runs through Donald Simpson and William Ross Parks. This drain may offer opportunities to develop some ecological water features in the parks. As the drain has to cope with significant volumes of storm water further investigation of this proposal will be undertaken by Council before a decision is made on the viability of any proposal to redevelop the drain with water features
11. Commercial use assessments in the following parks:
 - G J Walter Park
 - Henry Ziegenfusz Park
 - Oyster Point Park
12. GJ Walter Park
 - Consider fully fencing the dog off leash area in the future
 - formalise the connection through the park to Toondah Harbour
13. Passage Street
 - improve pathways along Passage Street between venues and services
14. Henry Ziegenfusz Park
 - consider public toilets in this busy location to support a large range of uses



Boardwalk section of Eddie Santaguiliana Way