

11

Catchment and neighbourhood assessments

The following analysis assesses provision of recreation activities and embellishments at the catchment and neighbourhood level (see Section 6 for a description of catchments and neighbourhoods).

There are six catchments and 54 neighbourhoods that cover the current 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 catchment level analysis considers factors such as:

- the provision of a diversity of recreation opportunities and sporting activities across each catchment and whether they can be better linked to provide recreation corridors
- does the built form 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?
- within the catchment are there issues with crossing major roads or other barriers and are there any solutions?
- where does medium density housing exist and where is it planned? Is it well serviced by recreation opportunities in public and private open space?
- are there any 'hidden gems' that should be secured for open space?
- are the footpaths and walkways linked and logical?

There is a suite of recreation embellishments that Council believes should be provided, over time, in each catchment. Key elements include:

- dynamic or fixed physical activity stations
- outdoor wedding and ceremony spaces
- ramp parks
- a major all-abilities playground complemented with large picnic areas
- community gardens¹
- a number of fenced or unfenced dog off-leash areas
- public art in suitable locations
- meeting places for young people
- access to nature on bushwalking trails
- access to a range of sporting codes
- a place for festival and events

Additionally, some sites may lend themselves for use by commercial operators, for example 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.

At the neighbourhood level every recreation and sport open space has been inspected to assess its current role in providing recreation opportunities and whether it has capacity to take on additional or different roles, and even whether it should have its use changed—usually because it replicates the facilities and experiences of an open space 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
- issues, opportunities or constraints concerning the most suitable functioning 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

In terms of embellishment, the assessments were looking at the suitability of a park or open space to provide for the following activities:

¹ Council's role will be in providing sites to suitably incorporated groups to develop a community garden. Council will not be providing the infrastructure

- a space for kicking a ball, including goal posts
- suitability as a potential site for a community garden
- any natural areas that may be suited to natural play
- features or other aspects that would allow for nature-based play
- toddler and primary school age play
- teenage meeting places or teenage play
- physical activity stations
- dog off-leash areas
- commercial use opportunities
- heritage trees or structures

Importantly, it should be noted:

1. the activities recommended for each park, if supported by the community following an extensive consultation period, 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




















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

Similarly to above 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.

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

Catchment 2

Catchment 2 is made up of Capalaba and Alexandra Hills. The neighbourhoods are shown in Figure 11-28.

Capalaba and Alexandra Hills contain established areas but in the next twenty years the residential population is expected to increase by 4,299 people to 39,865 residents—a 12.1% increase. The majority of the population growth will occur in Capalaba (over 3,000) and of that, nearly three-quarters will be in medium density accommodation. Of the 500 dwellings expected to be built in Alexandra Hills by 2026, over 400 of these are likely to be medium density units.

The medium density developments are not well placed to open space areas in many cases. Often main roads have to be crossed in order to access activities in Capalaba Regional Park, John Fredericks Park and Keith Surridge Park.

How the Desired Standard of Service for the catchment are being met for recreation and sporting activities are outlined below.

Picnicking

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

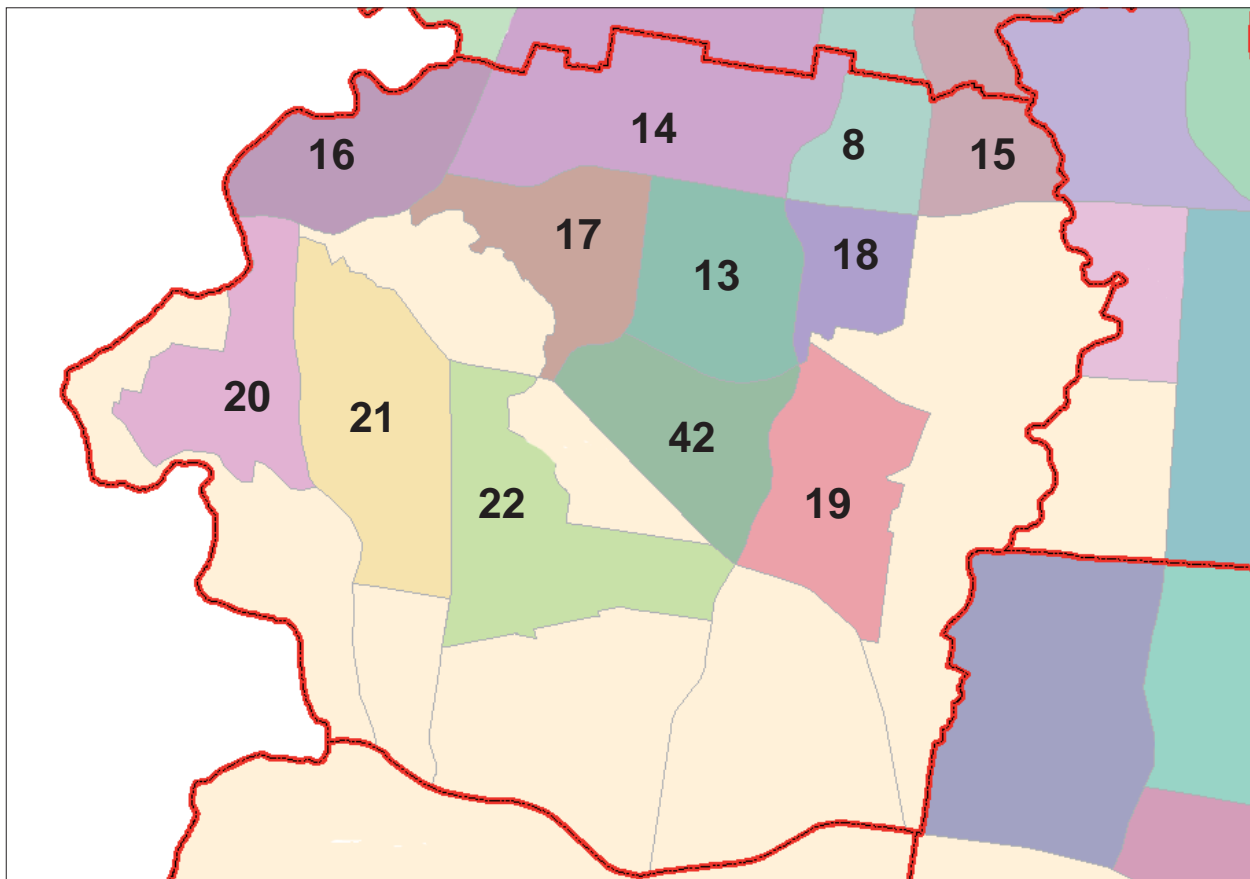
- Capalaba Regional Park can cater to extended stays as it has public toilet facilities
- Redland Youth Plaza has toilets but no picnic facilities and would be an excellent place for people to meet in groups to have picnics

Exercising dogs off-leash

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

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

Figure 11-28: Neighbourhoods in Catchment 2



Access to nature

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

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

Wedding and ceremonies

Consideration should be given to developing a special area in a park to accommodate undercover ceremonies that can be booked for the event. Toilets are always a consideration when encouraging large gatherings in parks, including weddings and other ceremonies. Only parks with existing public toilets, access to toilets or a reasonable chance of having them built in the future should be encouraged as ceremony venues in the future.

There are currently no recorded popular parks for weddings or ceremonies in Catchment 2.

- Capalaba Regional Park is recommended for consideration as a ceremony venue in the future.
- ceremonies and receptions are being held at the Indigiscapes Centre in Capalaba

Skate board riding and BMX

Ramp parks are provided as detailed in the *Redland City Ramp Park Strategy 2008* and should implemented:

- the Redland Youth Plaza is situated in Capalaba. This facility is a destination standard skate and BMX park which is also popular with local residents
- the Redland BMX Club is situated in parkland on Degen Road, Capalaba. The area is leased to the Club who, for over two decades, have run training and events for Redland BMX riders. The track is competition standard. Other Redland dirt BMX tracks have been modelled on this track. It is open to the public when there are no club or competition events underway
- there is a set of skate bowls in Windemere Road Park Alexandra Hills. BMX riders can also use the bowls. The *Redland City Ramp Park Strategy* recommends extending and upgrading this facility

Sport

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

1. AFL
2. baseball
3. basketball and indoor sports
4. BMX
5. cricket
6. football (soccer)
7. greyhound racing
8. lawn bowls
9. netball
10. rugby league

Sports Park Master Plans

Master plans have been developed for the following sports parks¹:

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

All-abilities play

Council aims to have a destination level, all-abilities play facility in each catchment. There is a recently completed all-abilities playground in Capalaba Regional Park which meets this need in Catchment 2.

Festival space

Council aims to provide one festival and event space per catchment.

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

Park user comfort

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

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

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

- Brosnan Drive Park
- Hanover Drive Park
- O'Gorman Street Park
- Valantine Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park

Walking and cycling

Council aims to provide footpaths on main roads in the catchment. Currently all main roads have formed footpaths except a missing link along Redland Bay Road from Windemere Road to Vienna Road.

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

Indoor community activities

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

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

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

Commercial activities in open space

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

Commercial use assessments should be undertaken in the following parks:

- Brosnan Drive Park
- Capalaba Regional Park
- Hanover Drive Park
- John Frederick Park
- Keith Surridge Park
- O'Gorman Street Park
- Tauris Road Park
- Valentine Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park

Water-based recreation

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

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

Destination park (T1)

Destination parks (T1) in the catchment are:

- Capalaba Regional Park
- Redland Indigiscapes Centre
- Redland Track Park, Alexandra Hills currently in development and not open to the public at this point (2011)
- Redland Youth Plaza

Catchment level recreation parks (T2)

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

- Brosnan Drive Park
- Hanover Drive Park
- O'Gorman Street Park
- Valentine Park
- Wentworth Drive Park
- Wimborne Road Park
- Windemere Road Park

School Facilities

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

Outdoor recreation opportunities

The following outdoor recreation activities are some of the activities available in this catchment:

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

Signature experiences and locations

Signature experiences and locations unique to this catchment include:

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

Importantly, it should be noted:

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

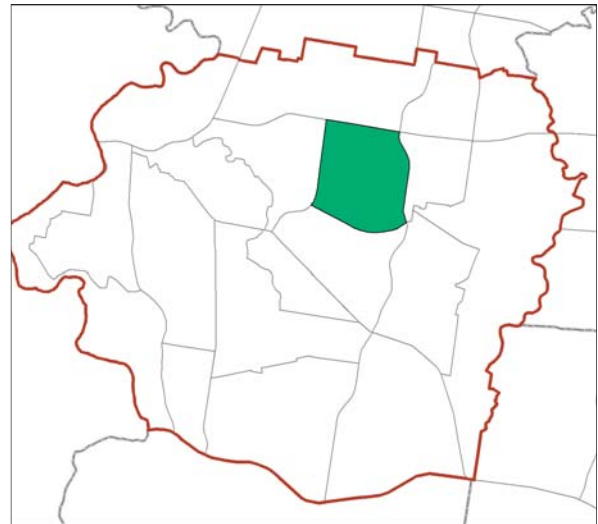
Neighbourhood 13

Description

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

Land use

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



Open space issues

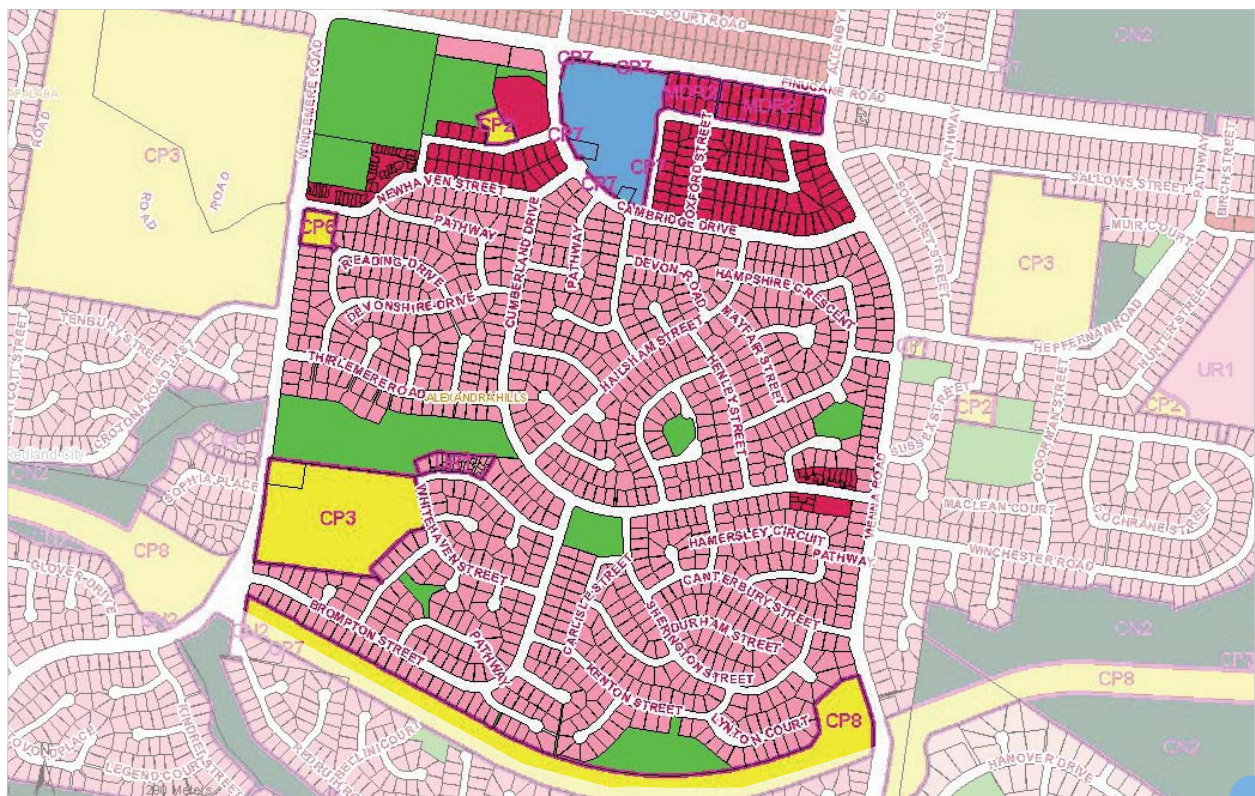
There is a good variety of open space from sporting fields and neighbourhood parks to long corridors of natural bushland enabling walking and cycling (see Figure 11-30). The neighbourhood parks are centrally located.

Access issues

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

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

Figure 11-29: Extract map from Redland Planning Scheme

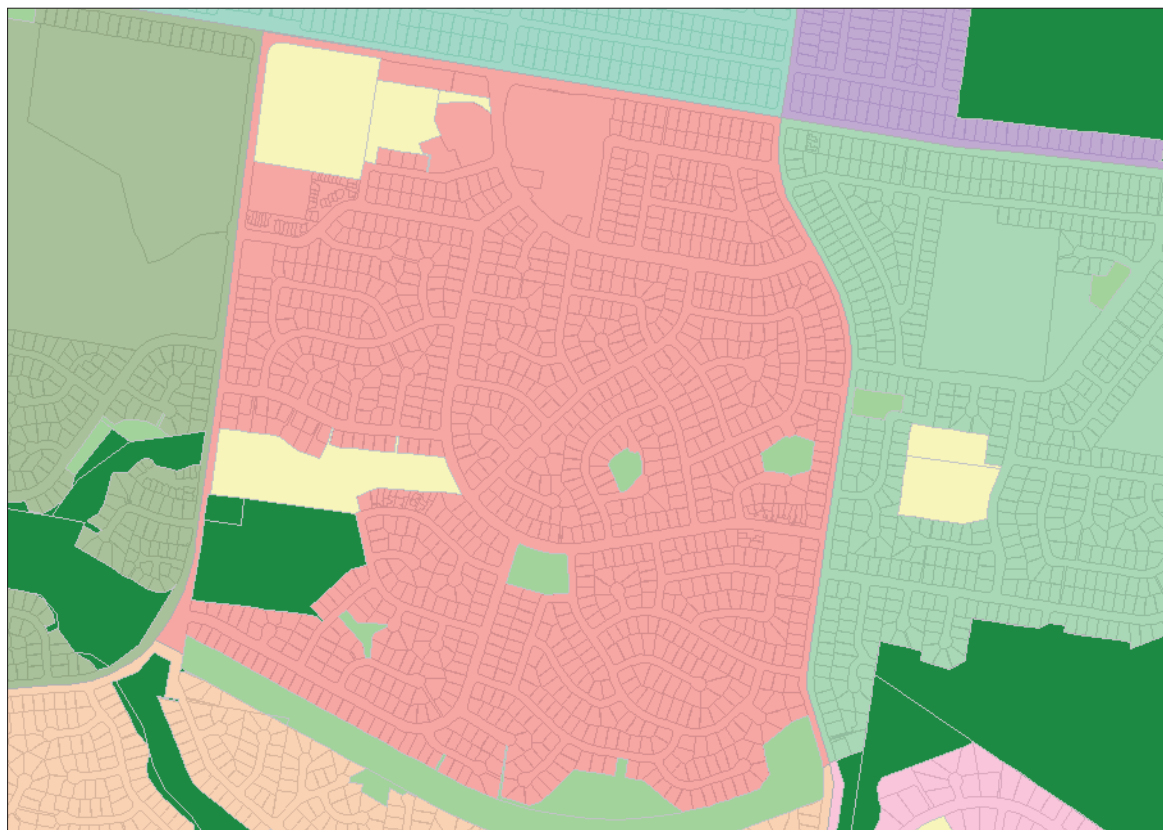


are also located at cul-de-sac ends and this also promotes movement through the neighbourhood.

Overview of proposed key actions

1. Keith Surridge Park would benefit from a park plan to guide future redevelopment and renewal. The park provides space for a community garden and is catering for sport and physical activities for the catchment. Sport played here includes AFL, cricket and netball. The Alexandra Hills Hall provides the space for a range of indoor community activities and there is a basic playground for toddlers. A path system through the park provides for walking and cycling in a pleasant open space environment. The playground complements the other activities in the park and provides a place for children to play when family or friends are playing sport on the oval or the courts
2. David Parr Park is a great local park with excellent street frontage and still significant potential for renewal and upgrading. The toddler and primary play activities are well shaded and the seating and tables means that families and groups can meet in the park in comfort. The basketball court could be replaced with a full size court in the future as the park is large enough to cater for full games of basketball or for more than one group playing basketball at any one time. A full size court would encourage increased physical activity in the neighbourhood. The basketball court should also have its own shaded seating and picnic area so that groups can come to the park for extended stays and games
3. Hyde Court Park currently provides for toddler play. This park could be considered as a future community garden site for the local neighbourhood. Toddler play would continue to be provided at a high level in David Parr Park, 300 m away and Hyde Court Park, with its greater exposure to sunlight could be developed as a community garden site
4. Ackworth Place Park is a large 5,600 m² park that has a cricket practice net and a toddler playground. This park could evolve over time to be the physical activity park for the neighbourhood. There is a great kick-about space and the toddler playground could be replaced at renewal time with fitness activity stations, a hand ball wall or other fun and fitness activities should be added
5. Workington Street Park is a small interesting shaped park providing linkages through the neighbourhood. The toddler playground is in the middle. The lack of street frontage and unusual shape and size limits what can be developed. The whole park could function as an unfenced dog off-leash area although it is very close to the existing fenced area in Windemere Road Park. The park though would be a much more interesting, open and less stressful location for people to walk their dogs off the lead
6. Windemere Road Park is a 4.5 ha park developed along a natural drainage line. Its size has enabled Council to develop a range of activities in the park including a ramp

Figure 11-30: Open space areas in Neighbourhood 13



park, a fully enclosed dog off-leash area, a cycleway, basketball court, large playground and recently added fitness activity stations. The park would benefit from having additional picnic shelters to encourage larger groups and family and community events. The park, which will be classified a T2 catchment park, also needs a public toilet provided in the not-too-distant future. Tree planting needs to continue and the pathways, DOLA, basketball court, flying fox and fitness stations could all benefit from additional shade trees. This park should be assessed for commercial use. The ramp park should be extended as per recommendations in the *Redland Ramp Park Strategy 2008*. This would renew and refresh the activity through the provision of complementary elements to the bowls

7. Windemere Road Reserve in a natural area that runs along the south of the neighbourhood and would be out of most resident's focus due to the fact that the reserve runs behind houses. The reserve had no street frontage at all and can only be accessed from approximately ten places along its length through easements beside people's homes. A path system has been provided along the full length of the road reserve and this offers fantastic walking, cycling and commuting opportunities for the neighbourhood through a natural environment

Neighbourhood 16

Description

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

Land use

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

Open space issues

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

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

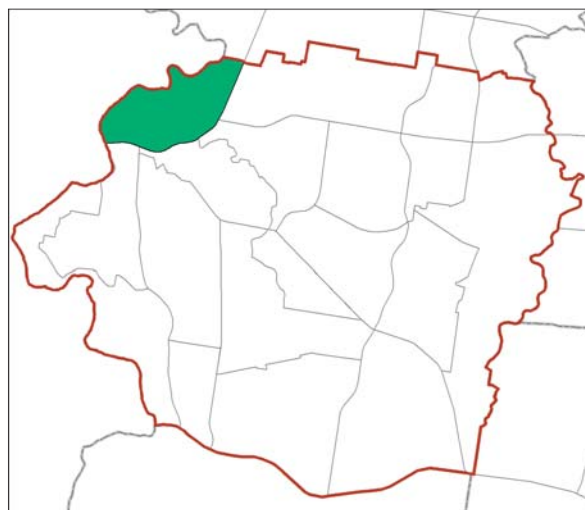
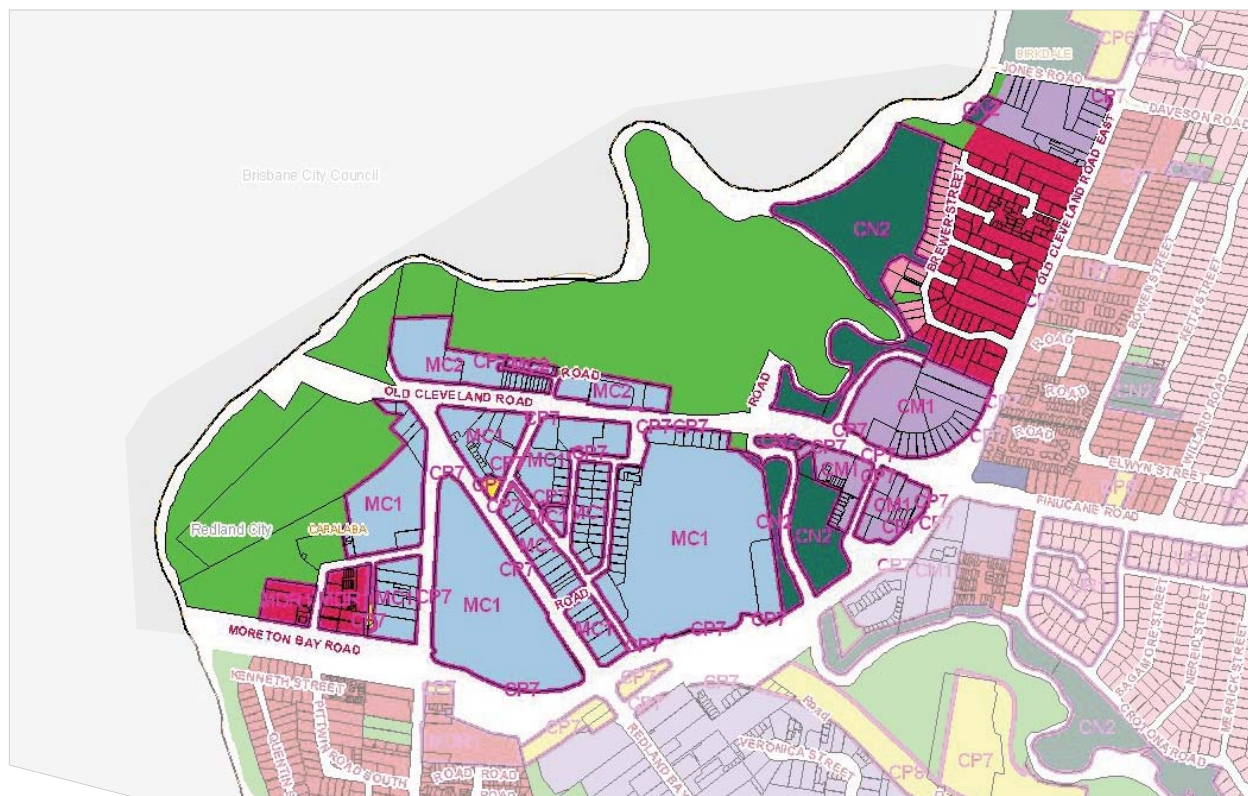


Figure 11-31: Extract map from Redland Planning Scheme



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

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

Access issues

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

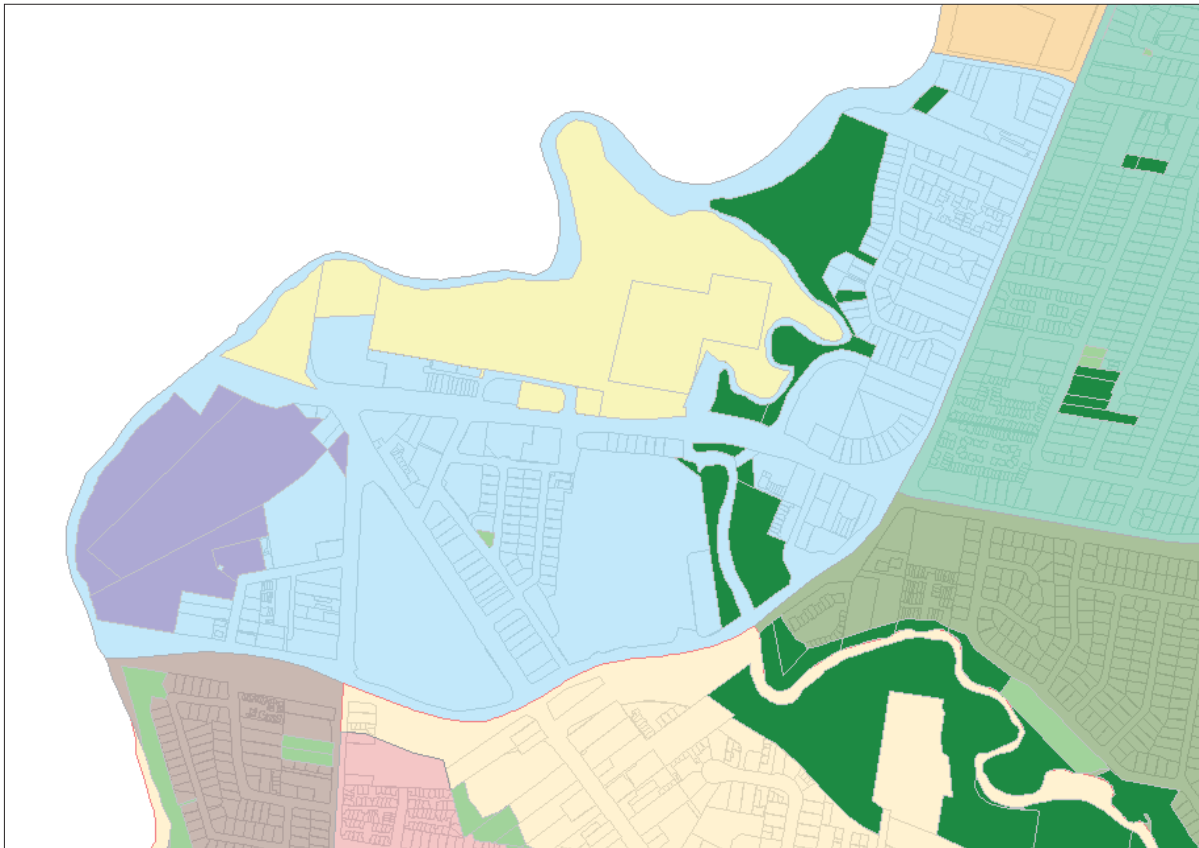
Other matters

1. there is an adopted town centre master plan for Capalaba which addresses a wide range of public open space matters both in the parkland areas and in the civic spaces around the shopping and commercial centres
2. this strategy will defer to the Capalaba Town Centre Master Plan particularly in relation to civic open space and streetscapes
3. the residents of Neighbourhood 16 will be afforded as many recreational opportunities as can be provided within the existing parklands. There is only scope for new open space areas during the town centre redevelopment and these will primarily be the streetscapes and civic public realm

Overview of proposed key actions

1. Capalaba Regional Park is a destination park (T1) and currently provides a wide range of activities including a dog off-leash area, all-abilities play activities for toddlers and primary aged children, walking, jogging and cycling on parkland trails, picnic areas for small and large groups, festival and events, kick-about spaces, and nature-based play. The all-abilities playground has a master plan but the main park area master plan needs updating as it is over ten years old
2. John Fredericks Park is a sporting park providing fields for rugby league and football. There is also a greyhound racing track that runs alongside the rugby fields. There are three clubhouses on the park and the park is home to the Redland Youth Plaza. The park has two separate public toilets and two main entry points. There is an adopted master plan for the sports park and the Redland Youth Plaza. To date there appears to be adequate parking at John Fredericks Park but this will have to be monitored into the future. Land adjacent to KFC is currently providing overflow parking for events and festival and big carnival days

Figure 11-32: Open space areas in Neighbourhood 16



3. Redland Youth Plaza is one of Queensland's premier skate and bmx facilities. The plaza is a combination of street style and bowl elements and incorporates a fully skateable stage area. An enclosed rage cage adjacent to the skateable areas where people can play basketball and soccer. Events and competitions are held at the plaza. The plaza has a new public toilet facility that also incorporates a meeting room, site office (for an event manager or site manager) and showers for pro-skaters and riders. Additional picnic and barbecue facilities could be provided at the plaza to encourage families and groups to stay longer and meet at the plaza for special occasions and events

Shortfalls

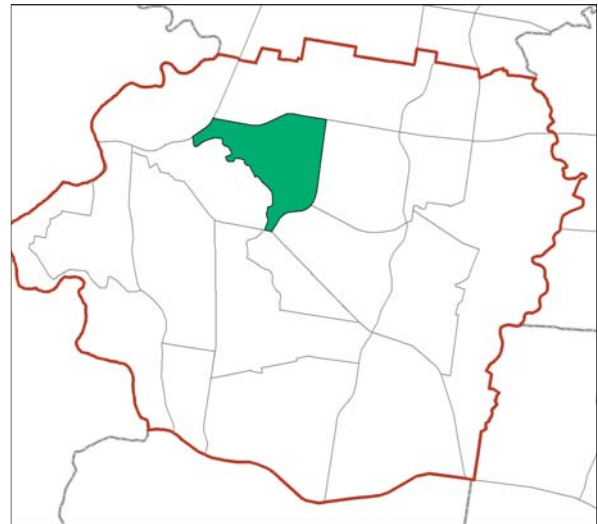
An area for community gardening has not been identified in the neighbourhood. The low residential population however may not deem it necessary in the short to medium term.

There are no other neighbourhood standard shortages due to the nature of the existing parklands and the land uses. These parklands however function at a catchment and destination level and the local neighbourhood residents will have to compete for access at busy times.

Neighbourhood 17

Description

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



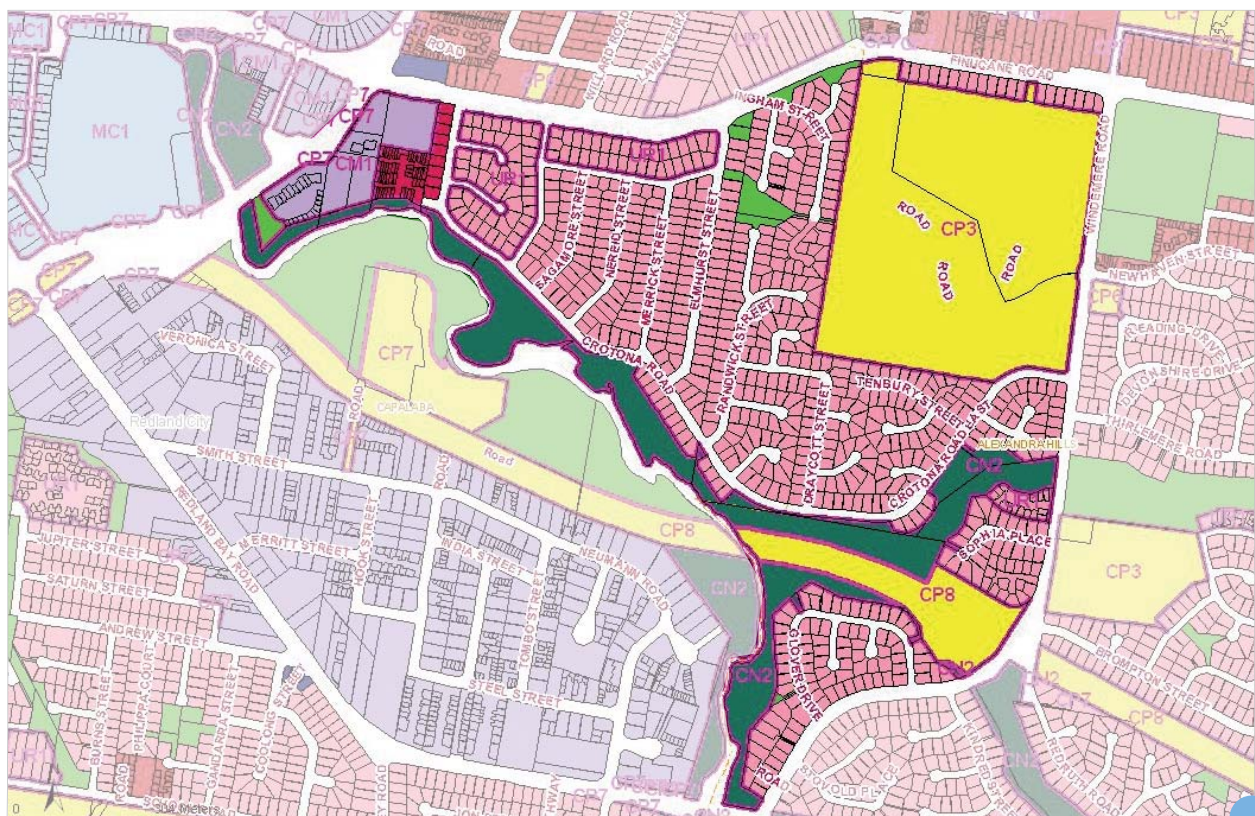
Land use

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

Open space issues

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

Figure 11-33: Extract map from Redland Planning Scheme



Access issues

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

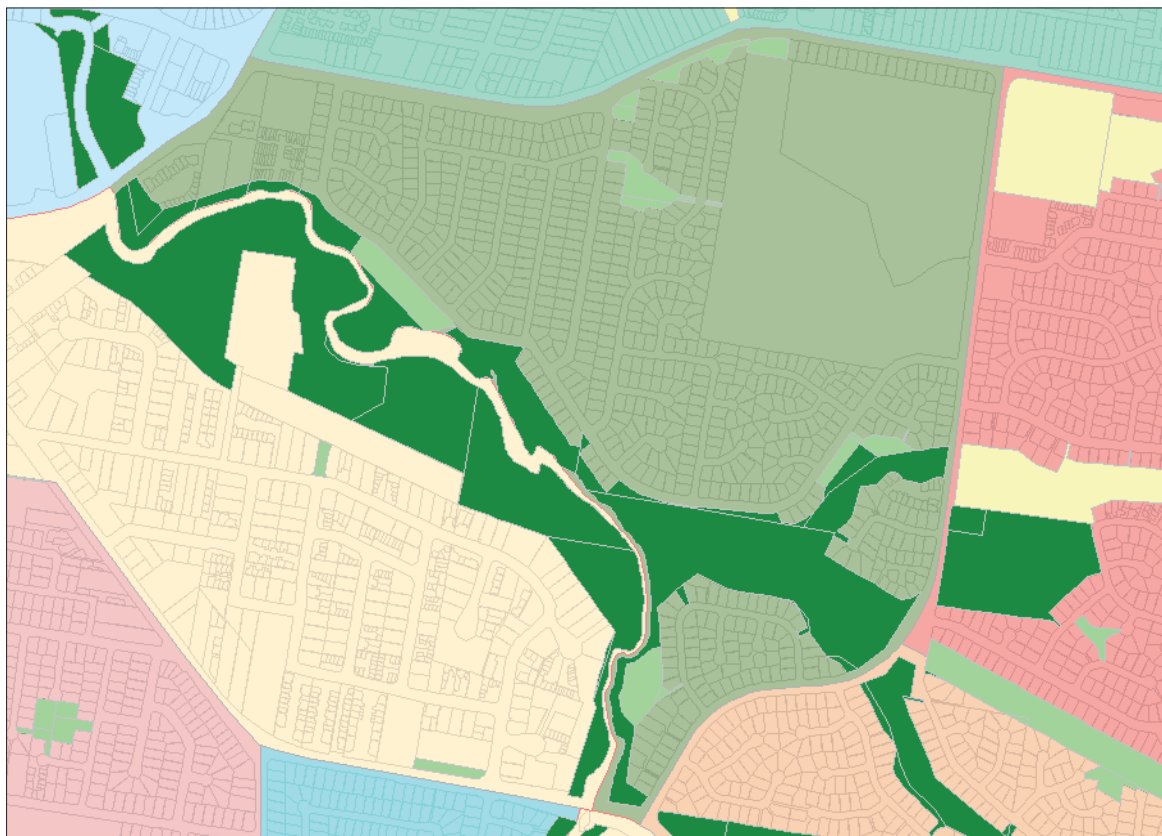
Other matters

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

Overview of proposed key actions

1. Glover Drive Park (in the Coolnwynpin Creek Corridor—south side of creek) has a playground with very poor access and visibility from the street. The playground is also inundated in rain events. Mowing the area is difficult due to constant damp soil. It is recommended that the play equipment is not replaced when it is due for renewal. Activities such as kicking a ball with a mate could be retained, meaning that two or more children would be encouraged to use the space rather than a child on their own
2. Richard Court Park, Finucane Road Park and Elmhurst Street Park should be classified as recreation corridors and amenity buffers (not recreation parks). Finucane Road Park should have a constructed footpath to support all-abilities and all conditions walking and cycling to school. Continued re-vegetation should be considered to improve the buffering to Finucane Road
3. Chantelle Court Park, is the heart of the neighbourhood and a fantastic place to provide a wider range of recreation activities including kicking a ball around, community gardening and improved toddler and primary play. Access into the park from Elmhurst Street needs to be improved with an all-abilities footpath
4. Crotona Road West Park (in the Coolnwynpin Creek Corridor—north of creek) is a 1.2 ha area of open space that is being mowed and maintained as a neighbourhood park. This level of maintenance is required in order to provide this part of the neighbourhood with a great

Figure 11-34: Open space areas in Neighbourhood 17



space for recreation activities. The activities that should be provided in this space include kicking a ball, toddler and primary play, basketball and other physical activities for young people and an increase in the places where people can sit, have meals, socialise and meet with friends

5. Coolnwynpin Creek Corridor (Crotona Road) is a linear corridor of open space that could provide a wider range of activity that people can participate in as they walk and cycle along Crotona Road cycleway and footpath system, including nature-based play nodes, increased rest and quiet contemplation seating and environmental education
6. Crotona Road East Park (in the Coolnwynpin Creek Corridor – north of creek) is a toddler play node along the side of the road in a shady bushland setting. The play experience could be complemented with nature play features and perhaps barrier fencing or sandstone blocks to prevent toddlers running on the footpath or road

Shortfall

The current provision of open space is unable to provide:

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

Neighbourhood 18

Description

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

Land use

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

Open space issues

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

Access issues

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

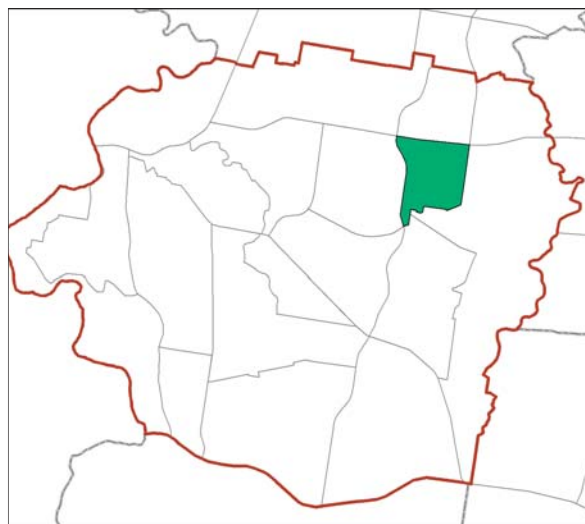
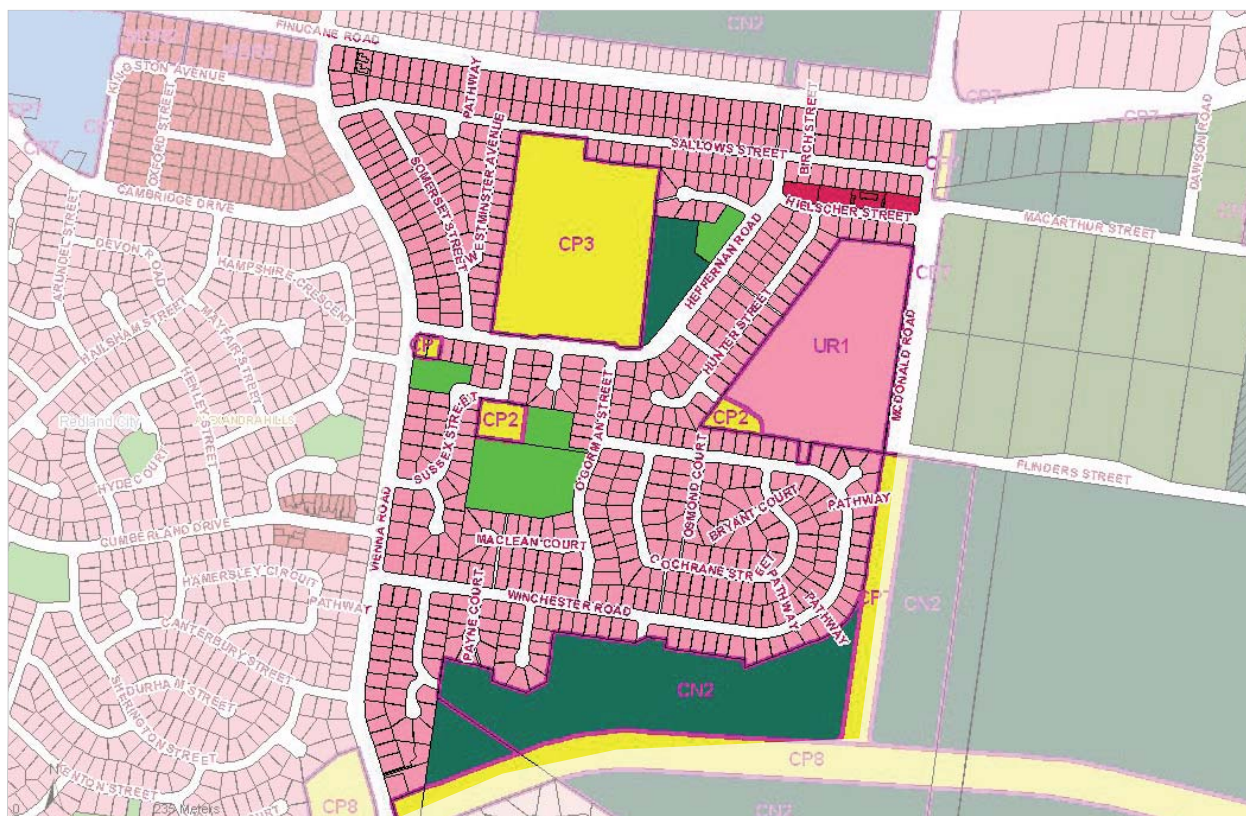


Figure 11-35: Extract map from Redland Planning Scheme



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

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

Other matters

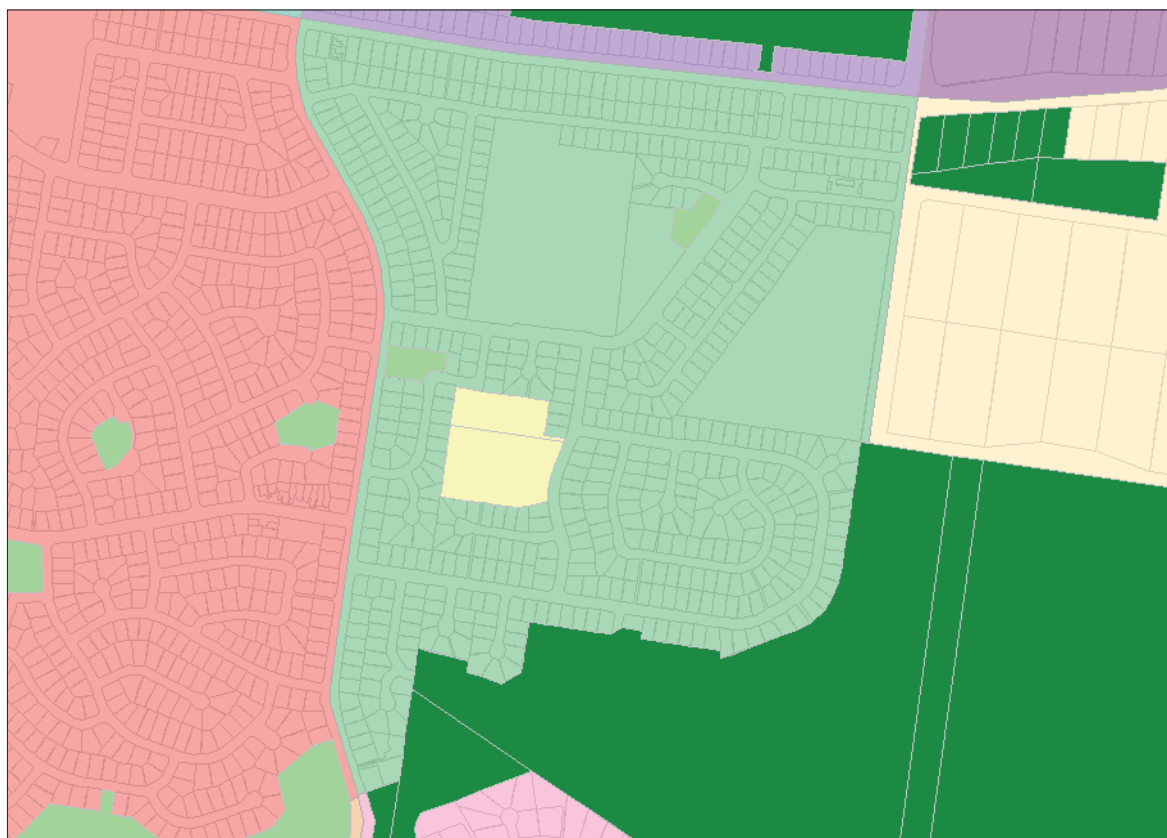
Investigate the current and future use of Vienna Woods Primary School fields, courts and halls for community sporting activities.

Overview of proposed key actions

1. Heffernan Road Park is currently providing play activities for toddlers. The park has good road frontage and surveillance. The activities in this park could be increased over time to provide more activities for primary aged children, a small areas for kicking a ball, some nature play associated with the natural bushland setting in the park and a teenage hang out space. The park needs a covered picnic area and seating closer to the playground. The proximity to the school means that this park should be a well used play space during and after school hours and provide a great place for parents to play with toddlers while waiting to pick up primary aged children
2. O’Gorman Street Park can continue to function as a district catchment park but will need to have a public toilet constructed in the near future if it is retain this
3. Sussex Street Park is currently undeveloped and functions as a recreation corridor. The park is quite large at 4,232 m² and should be considered as a formal kick-about area and in the future as an off-leash area for dogs as dog registrations rise. The easement should be realigned to the outer edge of the park to enable greater use of the park for recreational purposes

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

Figure 11-36: Open space areas in Neighbourhood 18



Neighbourhood 19

Description

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

Land use

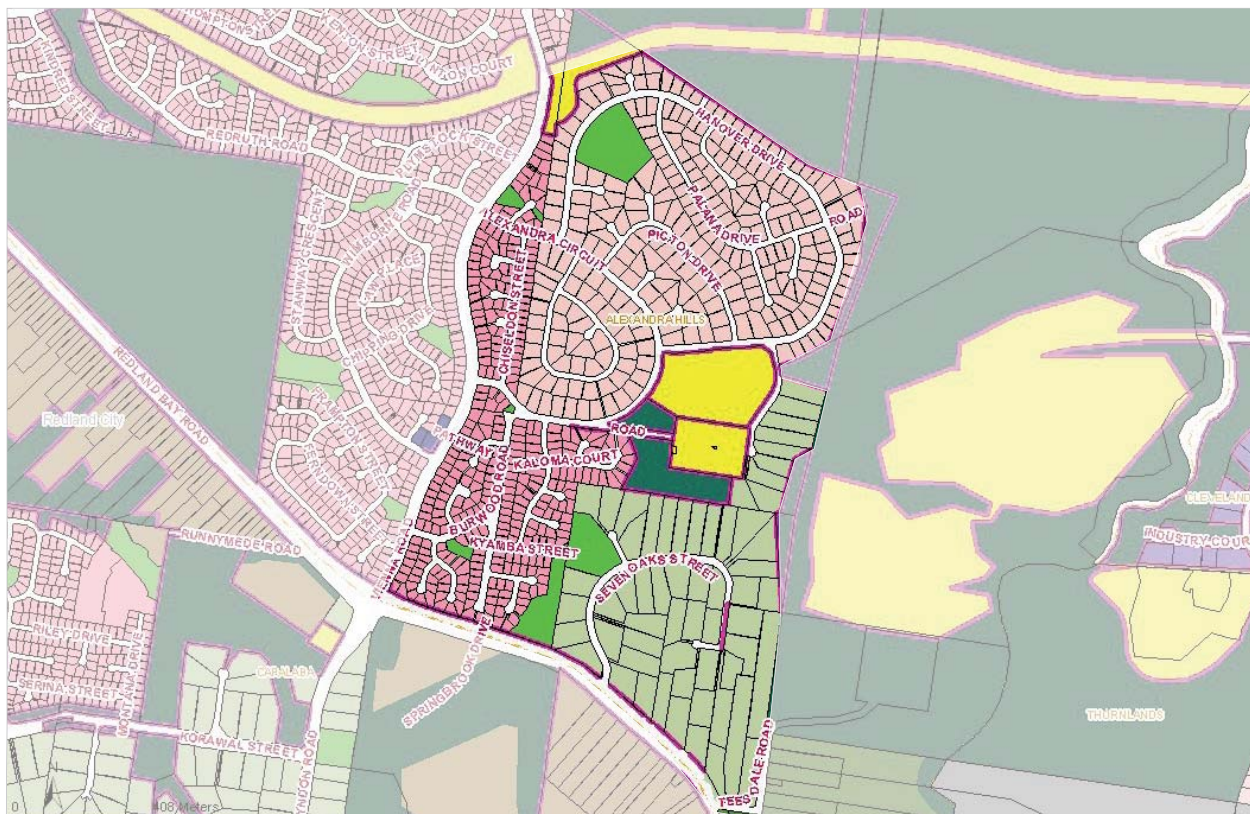
The land use pattern in the neighbourhood is mixed, with residential areas being provided in urban residential, low density and park residential zoning (see Figure 11-37). There is a community purpose area for the school and bulk water. The remaining areas are zoned for parks and conservation.

Open space issues

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



Figure 11-37: Extract map from Redland Planning Scheme



Access issues

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

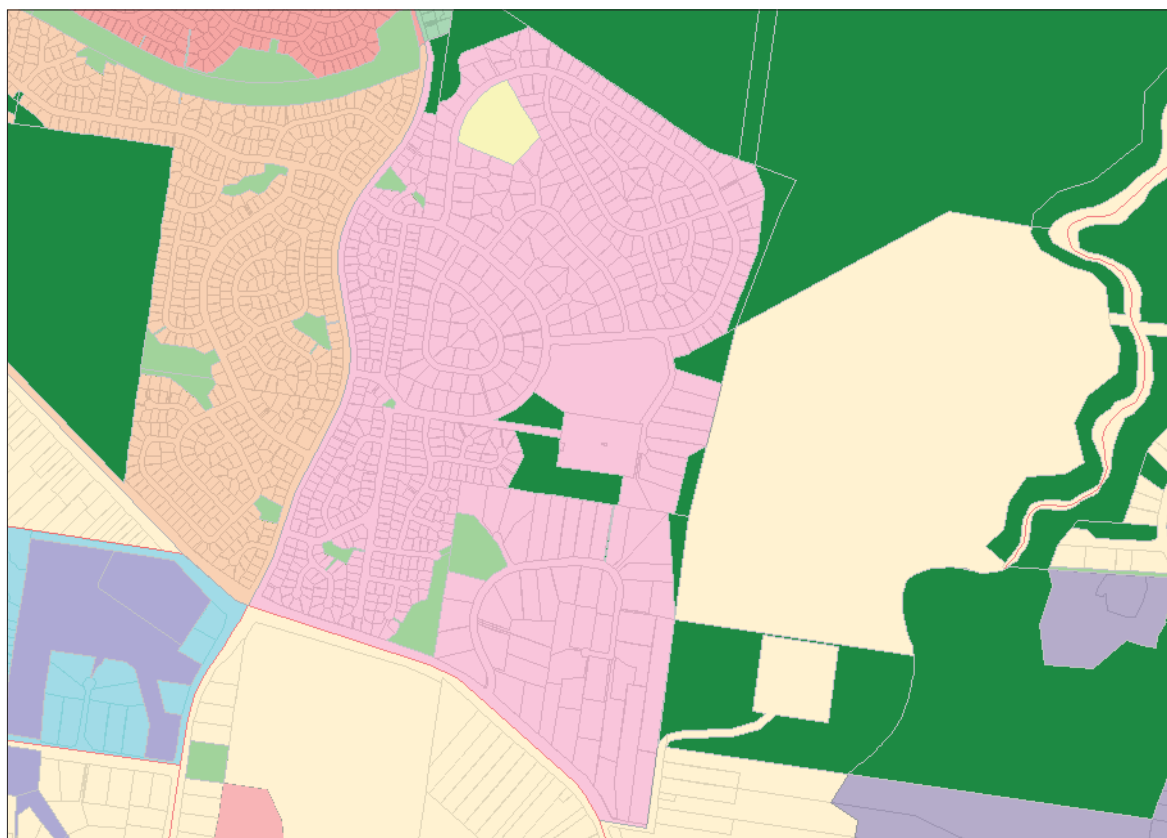
Hanover Drive Park provides linkages into and across the park. The primary function of Keynsham and Burwood Road Parks are neighbourhood linkage corridors.

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

Overview of proposed key actions

1. Scribbly Gums Conservation Area—neighbourhood access points should be taken into consideration with the future planning for the Redland Track Park
2. Sevenoaks Street Park—joins a 1.73 ha electricity easement and does have powerlines running overhead. As the park is the only recreation area in the mid to southern part of the neighbourhood it needs to provide a range of activities for residents including an area for kicking a ball, a community garden space, toddler and primary play including nature-based play, an area for hanging out and complementary facilities to the basketball court for physical activity including seating, tables and shelters. The area is large enough to accommodate an unfenced dog off-leash area made all the more interesting by the terrain and vegetation cover
3. Keynsham Street Park is really a recreation corridor providing a link through to Vienna Road for residents of Keynsham Street. For the playground to work for the street then it should be moved closer down onto Keynsham Street however replacement is not recommended as much more fulfilling play experiences can be had in Hanover Drive Park
4. Hanover Drive Park currently provides a wide range of activities and should continue to do so. The park's master plan should be delivered over time and a few extra elements should be considered including extra picnic pergolas with tables and seats particularly near the basketball court. The main picnic shelter need re-configuration and additional seating can be added. The playground needs extra seating around the outside and the path way needs seating. This park is a fantastic space but the ground surface does not encourage sitting and picnicking on the ground and seating throughout the park is required for park user comfort. The park needs to have a public toilet constructed in the near future (10 years). The timber play fort needs replacement with a catchment standard playground for toddlers and primary aged children
5. Burwood Road Park currently provides for toddler play. The park has an unusual shape but could provide a wider range of recreation activities in this pocket of the neighbourhood including a wider range of toddler play activities spread throughout the park. The park could become the toddler play park for the neighbourhood and cater for parent and carers groups as the park is fenced by private fences on three sides and this makes for a safe and secure area for toddlers. Equally the same private nature of the park could lend itself to being a local neighbourhood community garden.

Figure 11-38: Open space areas in Neighbourhood 19



Neighbourhood 20

Description

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

Land use

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

Open space issues

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

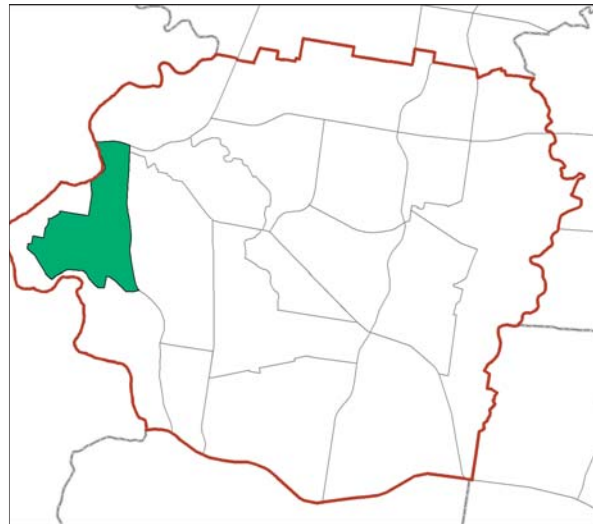
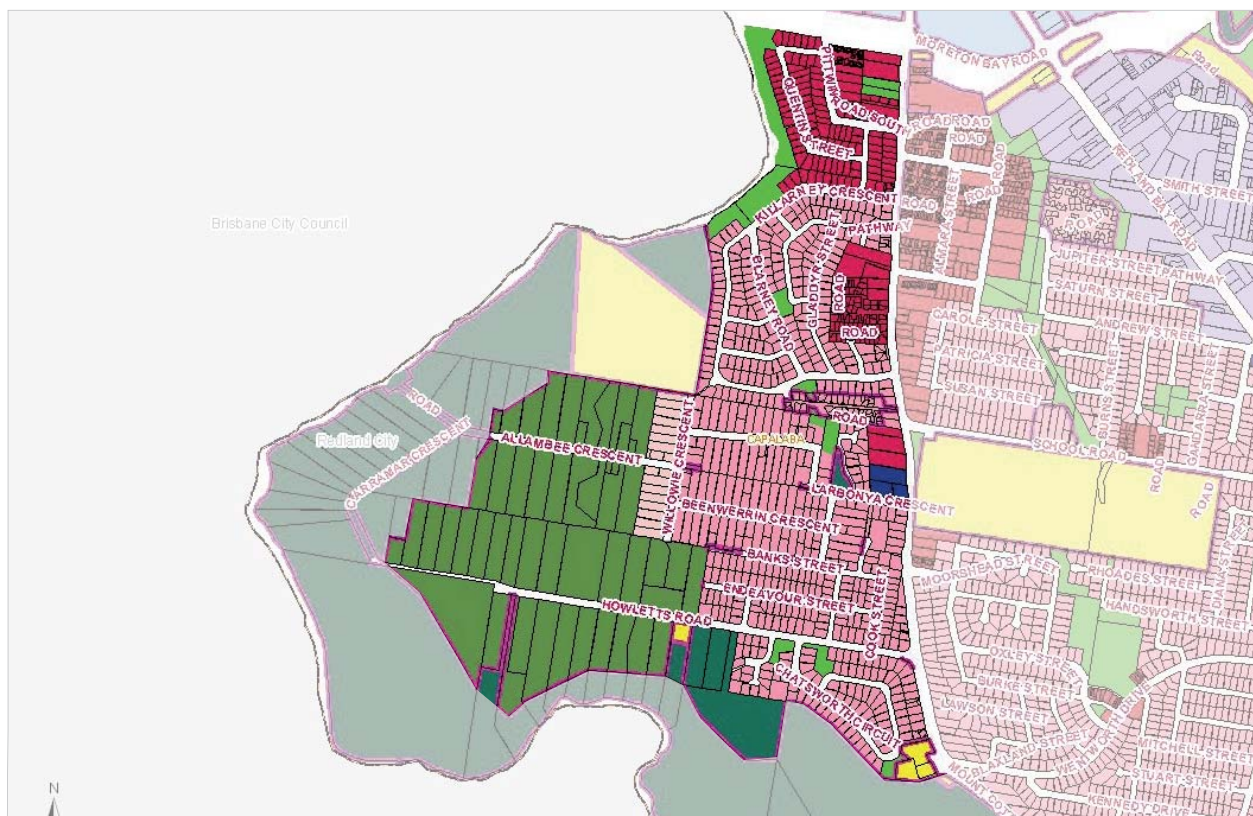


Figure 11-39: Extract map from Redland Planning Scheme



Access issues

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

Overview of proposed key actions

1. Winter Memorial Park is one of two parks that lie within the medium density area and as such this park needs to provide space for a wide range of activities to cater for the current and growing population in the area. The park benefits from having a Boystown training facility situated in the park, providing surveillance and activation of the area. The park should provide play opportunities for toddlers and primary aged children and a gathering and meeting space for the Boystown workers. The rear of the park could provide that space for a community garden. The back of the park is fenced providing a safe place to garden and grow vegetables. Any subdivision of the lots behind the park should provide rear access into the park for residents and a degree of private open space

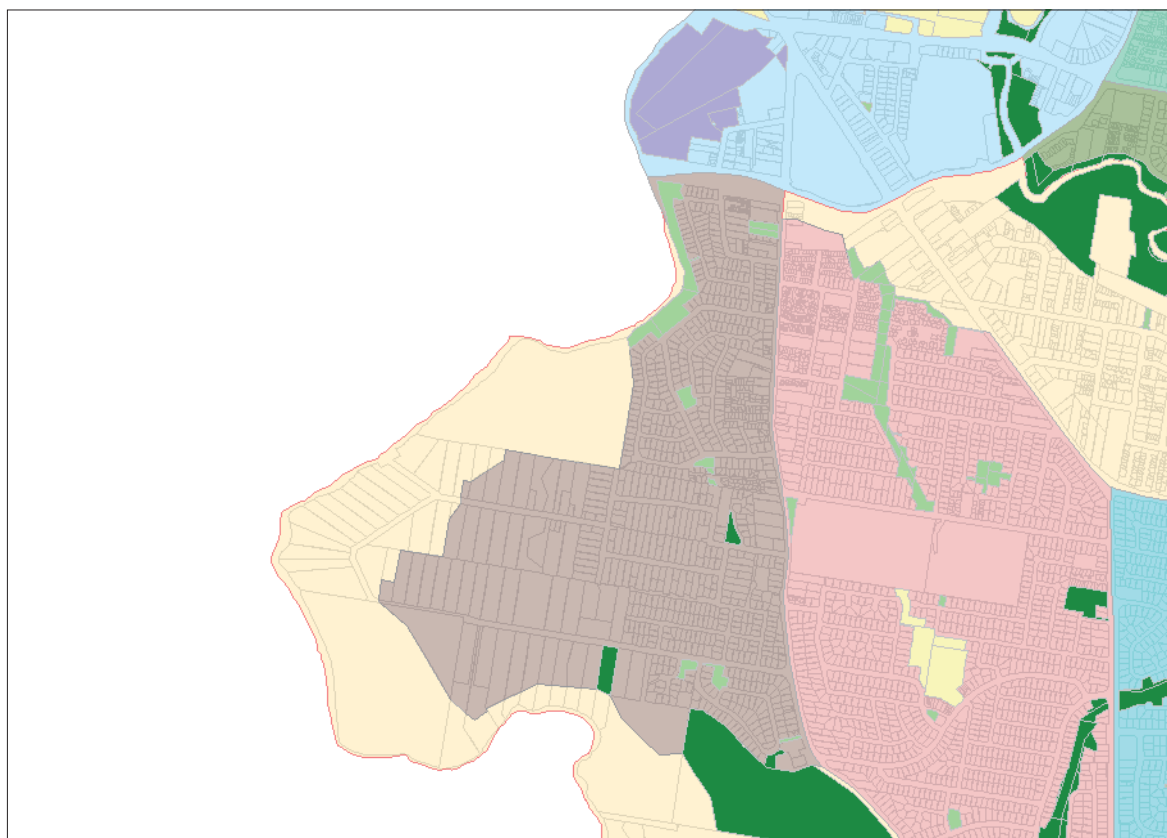
The park itself needs to be upgraded at some point with tables, seating and picnic pergolas for community use

2. Killarney Crescent Park is a wonderful park on the edge of Tingalpa Creek and just near the spillway of Leslie Harrison Dam. It is the trail head to the path system that winds its way along the creek all the way to Old Cleveland Road East and beyond

The park should continue to provide primary play opportunities

3. Blarney Street Park should become the main toddler play park for the neighbourhood and should be expanded over time to provide a wider range of activities. This should include nature play. The park is large enough to cater for primary-aged play in the future.
4. Little Killarney Park is an interesting space next to medium density housing and could function as a community garden area for this part of the neighbourhood. The toddler playground should not be replaced due to the proximity to Blarney Street Park. It is also a good area for kick-about and could have some goals erected to encourage this activity
5. Howlett Road Park is providing a recreation node in the southern part of the neighbourhood and activities should be provided for toddlers and primary aged children, including nature-based play. The park is somewhat hidden and should have some feature on the street front telling people that it is a park
6. Bandicoot Court Park is a small urban habitat which people may enjoy should a seat and a table be added for quiet contemplation
7. Quentin Street Road Reserve runs behind the houses along Quentin Street. It is the area where the path system in Capalaba Regional Park runs and may provide opportunities for a nature play journey along the edges of the walkway including an open mown area just before the path crosses over Moreton Bay Road. Signage indicating the pathway is required at this location

Figure 11-40: Open space areas in Neighbourhood 20



Shortfall

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

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

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

Neighbourhood 21

Description

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

Land use

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

Open space issues

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

The high school could be seen as a barrier through the middle of the neighbourhood but Council parkland leading on both sides of the school provides direct access into the school grounds for students. It is not known if the community are

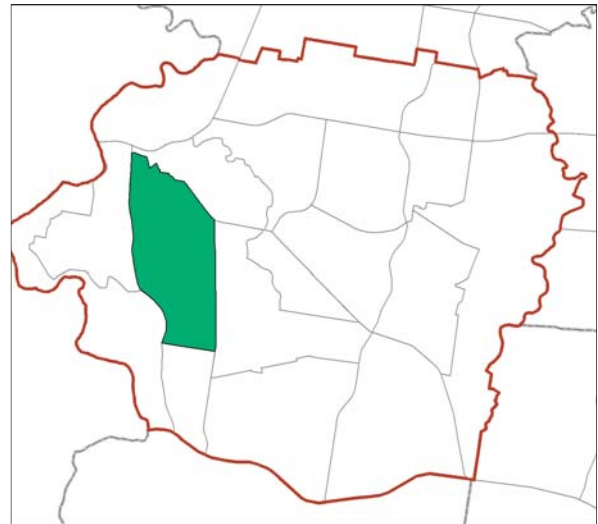
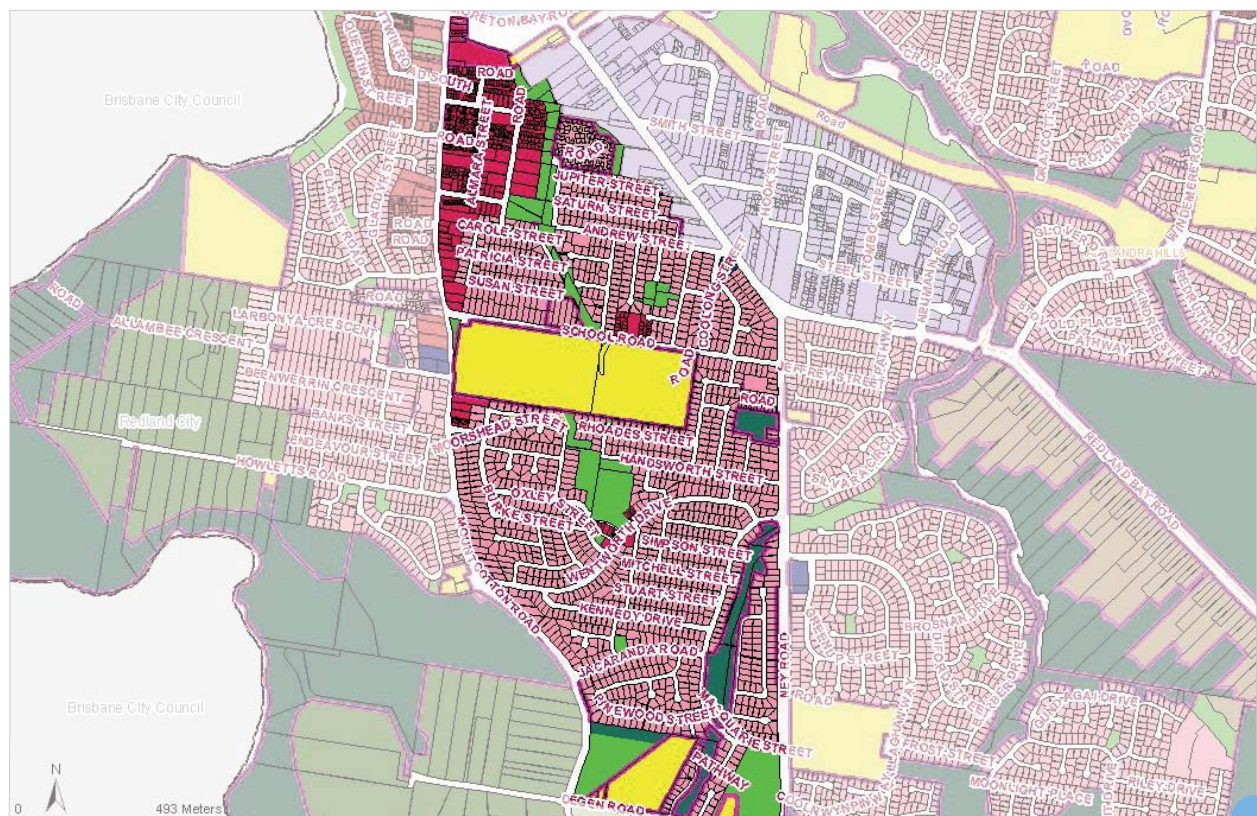


Figure 11-41: Extract map from Redland Planning Scheme



traversing through the school across the neighbourhood and in particular to walk and cycle through to the commercial part of Capalaba (for work or shopping). This would be recommended.

The neighbourhood also has the PCYC land that includes a major BMX track and substantial indoor recreation facilities and a major sports club providing lawn bowls.

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

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

Access issues

The medium density and commercial industrial areas are provided with formed footpaths. The main boundary roads also have formed footpaths as do a number of other streets including around the schools, through bushland and a number

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

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

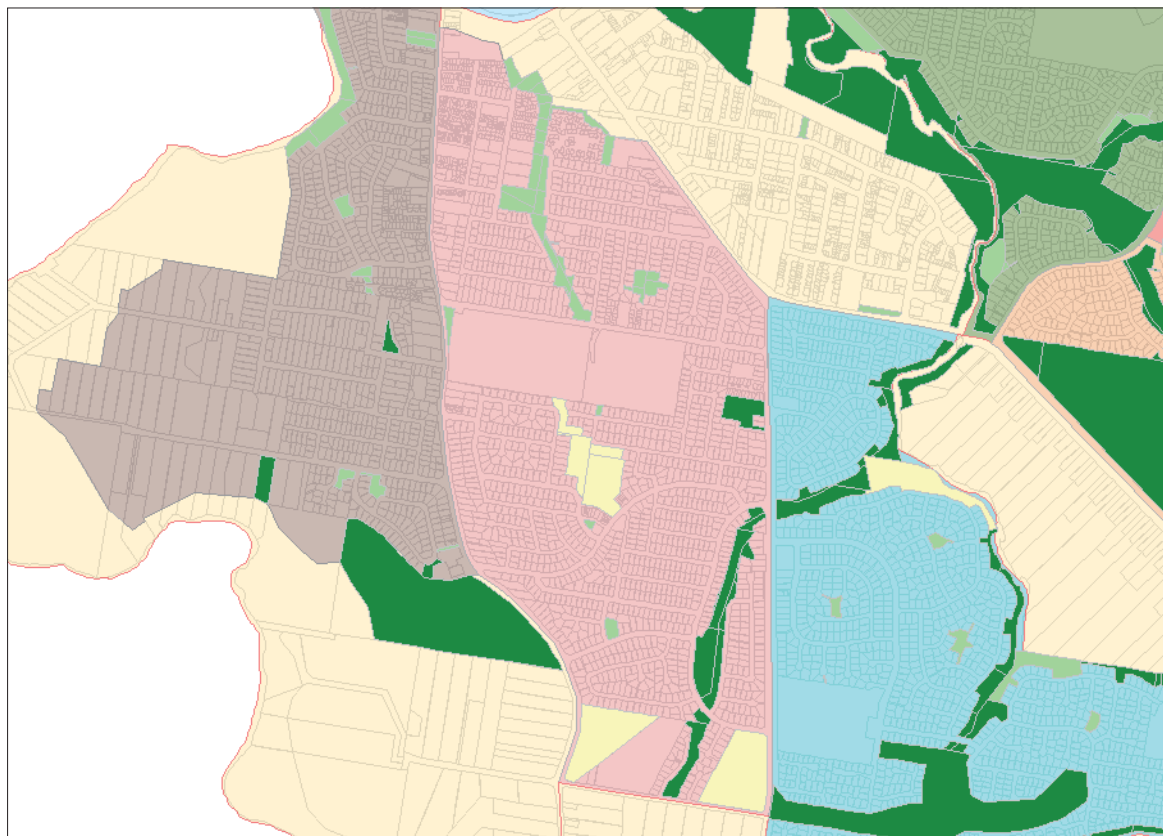
Other Matters

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

Overview of proposed key actions

1. Lawler Reserve—is a 1.1 ha area of urban habitat enclosed by private property. It only has two low key entry points and functions to protect trees. The opportunity to provide nature-based play in the park should be explored as it is a large park with no facilities. The park could provide great nature-based play for toddlers and primary children in an intimate and safe area separated from main roads
2. Wentworth Drive Park—is recommended to provide recreation opportunities for the neighbourhood as well as the catchment. The park, at 4.2 ha, has the potential to be an attractive place for families and events. It currently provides a dog off-leash area (the first developed in the

Figure 11-42: Open space areas in Neighbourhood 21



city), some active play including basketball and cricket and toddler and primary play

The park should be upgraded over time to provide a wider range of recreation activities. For instance, the area is not only big enough for kick-about goals but could also provide a sporting field which might complement the ones already provided at the school. The park could also accommodate a community garden space, a place for young people to meet and fitness stations. The park should also be assessed for commercial use by fitness trainers and for other possible commercial activities that provide community benefit. The park will need to have a public toilet constructed as part of its long term upgrade

A more urgent need for Wentworth Drive Park however is that it has no seating or picnic tables and this needs to be addressed in the short term. The park needs seats, shelters, picnic tables, barbecues and new playground equipment

3. Wills Lane Park—is in the immediate proximity of Wentworth Drive Park. This open space area currently provides no recreation activities. Adjacent to Wills Lane Park is medium density zoned land. This open space should be considered in any future development of the housing in this area including incorporation into a private development
4. Jacaranda Road Park—should continue to provide play experiences for toddlers and primary school children. When the playground is renewed a shade structure should be incorporated into the design. A small kick-about area could be provided in one corner of the park
5. Coolnwynpin Creek Corridor Macquarie Street Park—this creek corridor has some interesting areas where small nature-based play nodes could be developed. The existing playground can be replaced with more natural play elements that compliment and interpret the environment
6. Degen Road Park is the home of Capalaba Sports Club. The main sport being lawn bowls which is played in the park. There is a large club house however that provides entertainment, gaming and a restaurant for members and guests and visitors

A large section of the park is heavily vegetated and forms part of a longer east-west habitat corridor. The cause of the denigrated area within this vegetated area should be investigated and rectified
7. Nangando Street Park—is a 'hidden gem' park near medium density housing. It is a large, mostly empty space with toddler play facilities, a half-court and some magnificent trees. This park should be the heart of this part of the neighbourhood and as such should provide a wider range of recreation options for residents over time. The basketball court needs new line marking a picnic pergola and table and chairs. It is recommended that new recreation opportunities be considered for the park including the development of a kick-about space and more physical activities such as a hit up wall. Primary play should be provided to complement the toddler equipment. Due to the large sunny areas available,

the park should be considered as a community garden space. To enable all-abilities access into the park a path system through any of the four entry points should be developed

8. Tauris Road Park—is the primary recreation park to a large area of medium density housing residents best accessed by walking or cycling. The recreation area currently provides basketball, toddler and primary play, fitness stations (static) and an area to kick a ball. The park has one seat. It is recommended that Tauris Road Park be upgraded with shade over the playground, a kick-about goal, a meeting place for young people, many more seats and tables for extended stay and pergolas for shade. It is assumed that people may also cross the drain when there is little or no water flowing to reach the only park in this part of the neighbourhood
9. Jupiter Street Park—is a very unusual park along a strip of open space that runs behind the commercial industrial area. The park has no facilities but is well maintained. Due to the large proportion of medium density housing in the vicinity this park is valuable and essential for providing activities required by local residents. It is recommended that this park function as an off-leash area for dogs and that it not be fenced. The off-leash area would commence once past the detached housing at the entry and could continue for the whole length of the park i.e. from Jupiter Street through to the drain
10. Capalaba Main Drain should be re-vegetated to provide shade for walkers and cyclists and habitat for fauna

Neighbourhood 22

Description

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

Land use

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

Open space issues

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

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

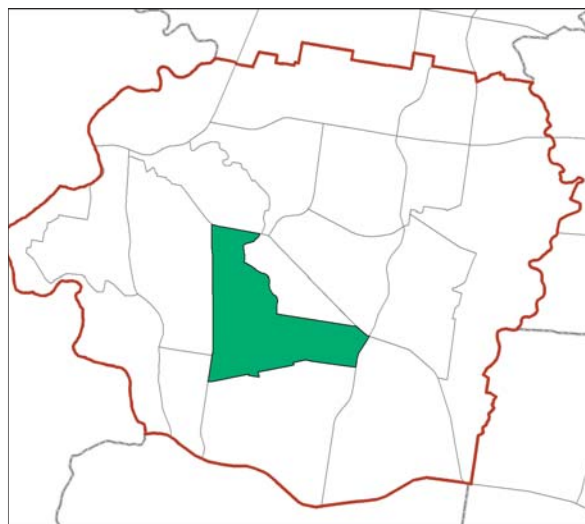
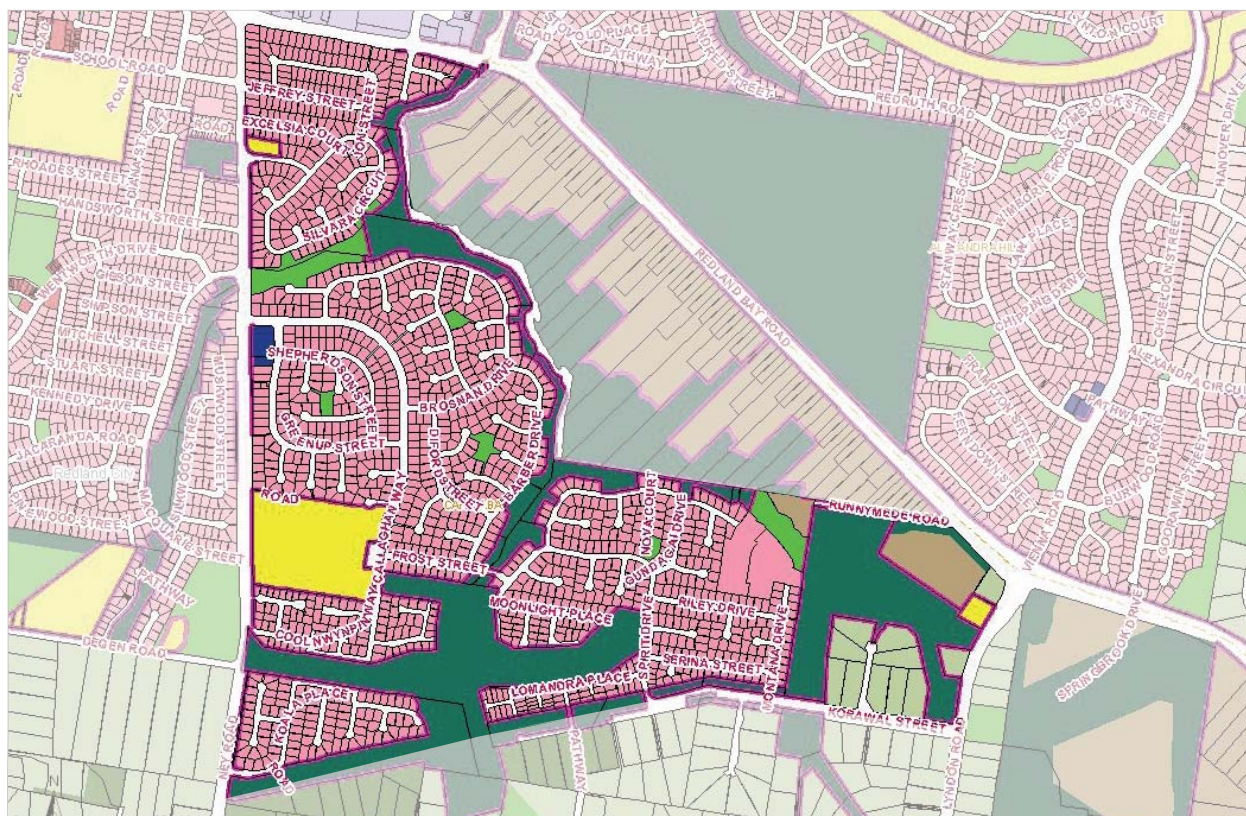


Figure 11-43: Extract map from Redland Planning Scheme



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

Access issues

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

Most of the Coolnwynpin Nature Refuge is not along the creek however and this bushland area does have numerous north-south trails running throughout. The creek corridor does run through the middle of the neighbourhood and only one road access connects the east with the west.

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

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

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

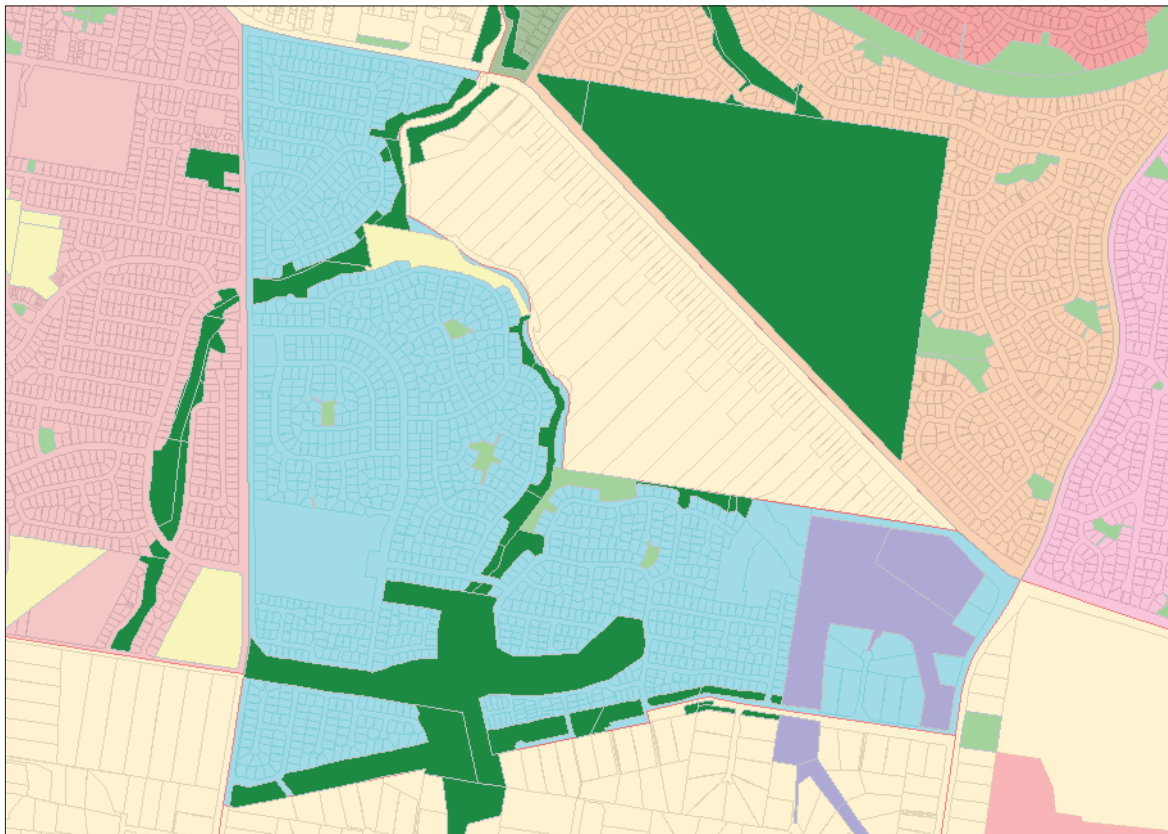
Other Matters

At the time of writing the project to lease the Runnymede land out to a community group/s is underway and hence the future development and availability of the space to the neighbourhood is unknown.

Overview of proposed key actions

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

Figure 11-44: Open space areas in Neighbourhood 22



more seating and at renewal time more interesting play elements

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

Shortfall

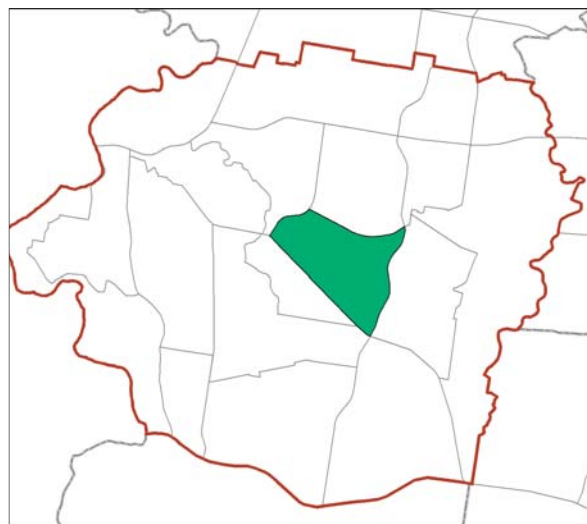
There are no shortfalls in setting for recreation activities however are number actions are required to improve the accessibility of the parklands for the residents.

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

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

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

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



The map displays the Alexandria Hills area, which is a large green space. It is bordered by Redland City to the west and south. The map shows various streets including Red Lay Beat Road, Red Ruth Road, Stanway Crescent, and Alexandria Circular. The area is divided into different zones, with 'CN2' (Community Neighbourhood 2) and 'CP8' (Community Precinct 8) being prominent. A small blue area is highlighted near the bottom right of the green area, possibly indicating a specific site of interest.

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

Access issues

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

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

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

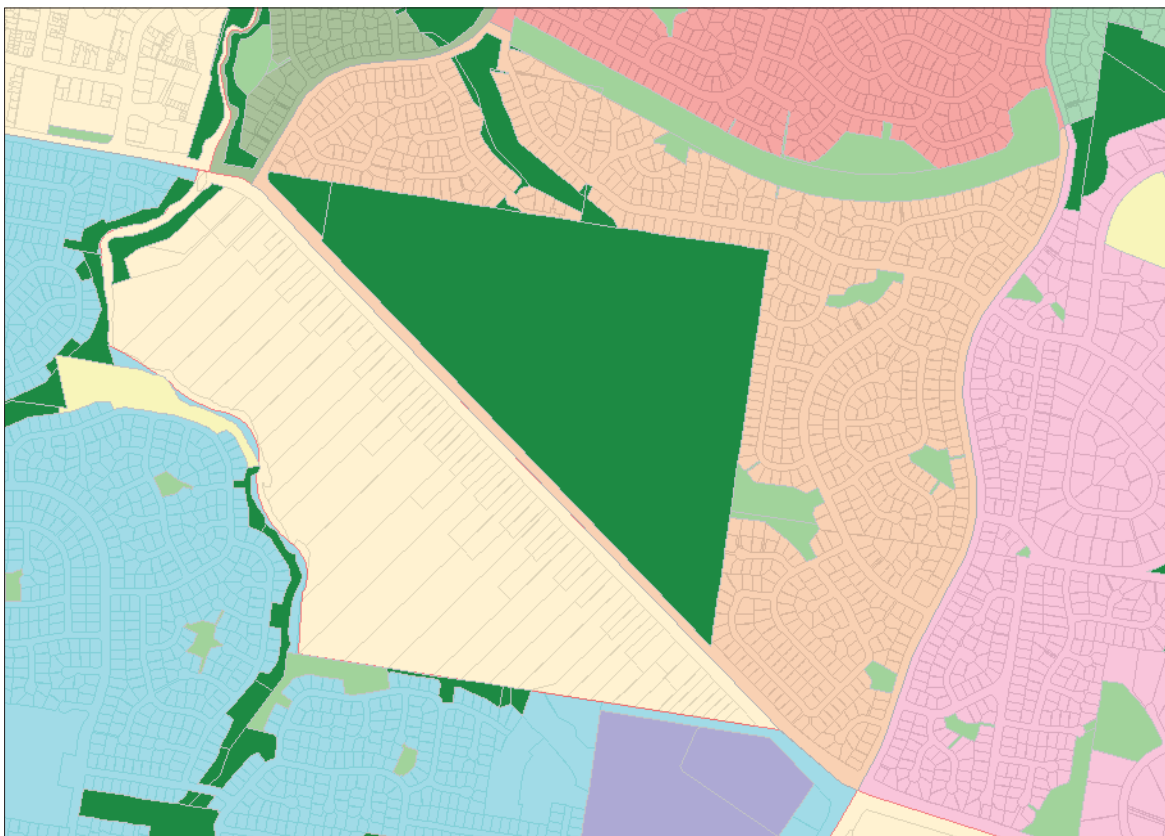
Most cul-de-sacs have easements or parkland providing movement throughout the neighbourhood on foot or bicycle.

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

Overview of proposed key actions

1. Chipping Drive Park—currently provides play for toddlers but has the capacity, due to its size, to provide a wider range of activities including play activities for primary school aged children, a kick-about space, and it could be a location for a future community garden due to a large area of the park receiving excellent sunlight. The shade to the play equipment should be improved and the seating needs to be moved closer to the play equipment. Over time and with the future development of the park extra seating and tables could be added
2. Wimborne Road Park—is recommended to be developed as a catchment park as well as providing a wide range of recreation activities for neighbourhood residents. Activities currently provided for include basketball, toddler play, pedal coaster play, kick-about, cricket wickets and there are numerous picnic pergolas. A plan for the park should be developed in time and other recreation activities are recommended for consideration including upgrading the kick-about space, providing nature-based play, improving the quality of the toddler and primary play over time, providing a fun place for young people to meet, improving the amenity of the basketball court area to encourage more games and people staying in the park. The park should also be assessed for commercial use by personal trainers. All-abilities access pathway into and around the park needs to be provided

Figure 11-46: Open space areas in Neighbourhood 42



3. Frampton Street Park—being on a main road is not recommended in the future for toddler play. The existing playground should be replaced with upper primary play activities and a meeting place for young people could be provided. The park also accommodates a small kick-about area. The play equipment should be moved further into the park and away from the main road to provide a better play experience and to make the play area more visible and accessible to the Frampton Street residents
4. Bellini Drive Park—is a parkland area adjacent to the Windemere Road Reserve. Formal access onto the road reserve is provided at one end of the park. The toddler play area in the park should not be replaced and the area is recommended as a kick-about space with goals and for community gardening should the need arise
5. Redruth Drainage Reserve is an unusual shaped area of open space due to its drainage purpose. The reserve should be considered as an unfenced or partial fenced off leash area for dogs during the dry months of the year

Ceremony pergola—GJ Walter Park

