

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 3

Catchment 3 is bounded by Moreton Bay to the north and east, South Street in the south and the Hilliards Creek corridor in the east.

The two suburbs of the catchment are Ormiston and Cleveland.

The population of the catchment, in 2006, was 19,957 with the vast majority of these residents in Cleveland (14,164). The area has an older population with significant disabled representation. In 2006, about 1,315 people (6.9%) were considered to be experiencing significant socio-economic disadvantage. 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, major centre, host of regional events and gateway to North Stradbroke Island.

Catchment 3 has been broken into five neighbourhoods for analysis. A map of the catchment and neighbourhoods can be found at Figure 11-47.

An analysis of facilities and activities at the catchment and neighbourhood levels follows.

Provision of Catchment Desired Standards of Service

Every catchment has a Desired Standard of Service that Council attempts to achieve as outlined earlier. The following discussion applies the Desired Standard of Service to Catchment 3.

Picnicking

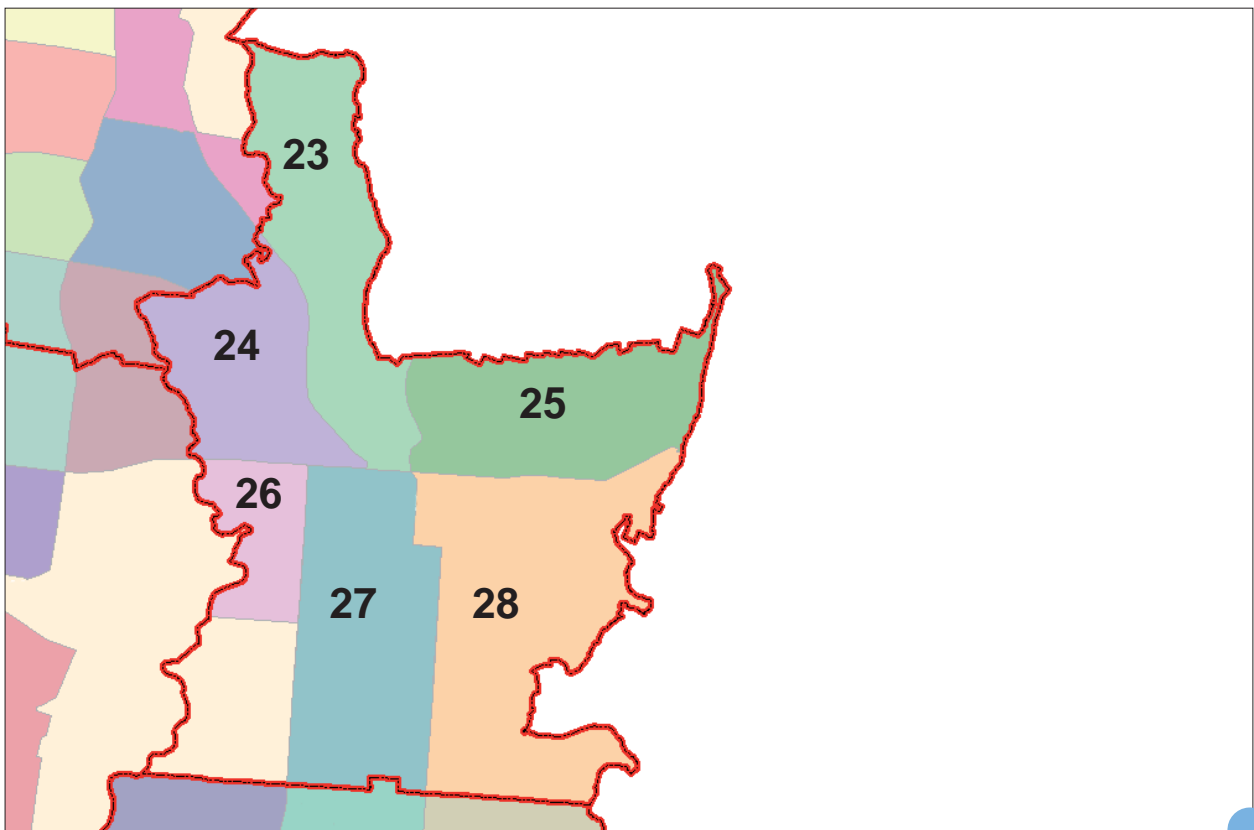
Picnicking facilities, including barbecues and public toilets for large groups is provided in the following parks:

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

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 opportunities have been planned in the master plan for Raby Bay 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.

In addition to the existing DOLAs Council intends to further develop the Sturgeon Street DOLA with an area for small dogs.

Access to nature

Access to natural areas is focussed on Moreton Bay in this catchment. 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. In this catchment the most frequent bookings are for:

- Cleveland Point Reserve
- Fellmonger Park
- G. J. Walter Park
- Raby Bay Foreshore Park
- Raby Bay Harbour Park

The list, when compared to the other mainland catchments, shows that many people plan their public space weddings or ceremonies in Catchment 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.

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

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.

Raby Bay Foreshore Park and Fellmonger Park are priority parks for dedicated wedding or ceremony spaces that Council

will investigate. Another location, with more of a natural feel, is Nandeebie Park, that will also be investigated.

Skateboard riding and BMX

The only ramp park in this catchment is located at Cleveland in Wellington Street Park and receives a significant amount of use.

The *Redlands Ramp Park Review 2008-2012* does not recommend any new skate parks in this catchment. The report recommends substantial works at Cleveland Ramp Park with several recommendations to improve 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 Catchment 3 primarily in Council sport parks.

- cricket
- gymnastics and dance
- 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

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 (beach access)	Large			
Sturgeon Street, Ormiston	Small			

All-abilities play

Council aims to have a destination level, all-abilities play facility in each catchment. There is no facility at this level in Catchment 3. The recommended location for such a facility when it is developed is the 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 per catchment.

In Catchment 3 Norm Price Park (or 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 catchment 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

Wellington Street Park should be provided with public toilets over time for the ramp park users and cemetery visitors in particular.

The master plan for Raby Bay Esplanade Park recommends a toilet block be constructed.

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

Walking and cycling

Catchment 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*.

The Ormiston and Cleveland catchment 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 on Norm Price Park is to:

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.

Commercial use assessments should be undertaken in the following parks:

- Cleveland Point Recreation Reserve
- Fellmonger Park
- 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
- 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.

Destination parks (T1)

Destination parks (T1) in the catchment are:

- Cleveland Point Recreation Reserve
- Raby Bay Foreshore Park

Catchment level recreation parks (T2)

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

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

School facilities

Within the catchment there are five schools that may offer opportunities for community use of fields 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 are some of the activities available in this catchment:

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

Signature experiences and locations

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

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,

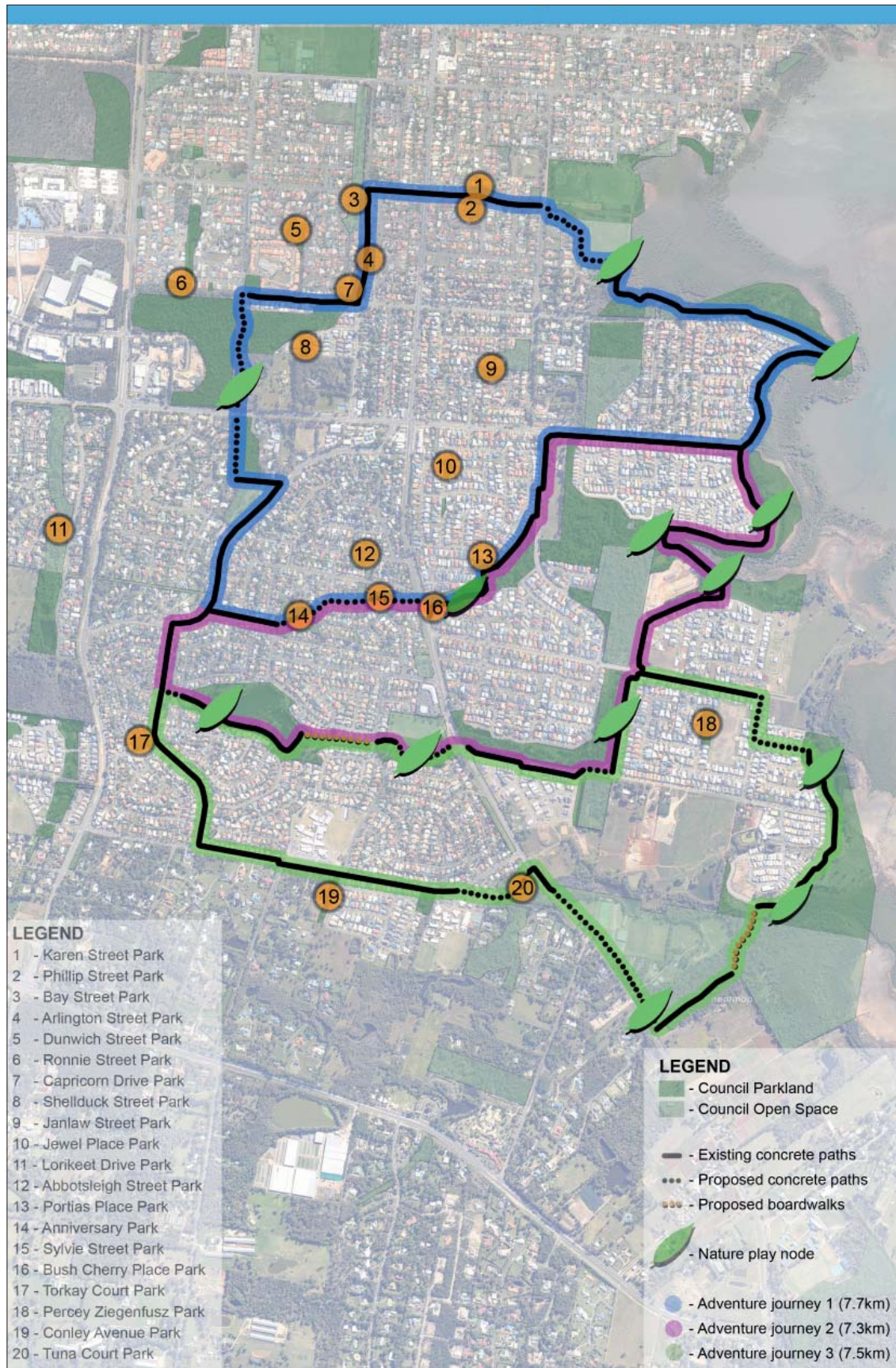
The focus on the adventure journey is to provide options for the local and neighbouring residents to explore their surroundings in a fun and exciting way either on foot or on bicycles.

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 is in the suburb of Ormiston. A significant part of Ormiston is encompassed in this neighbourhood. It is 256 ha in size.

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

This 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).

There is no dog off-leash area though there is a trial of a dog off-leash area currently (2011) being conducted at Sturgeon Street—between the railways line and Redland Softball Park which is just outside the neighbourhood.

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



Figure 11-48: Extract map from Redland Planning Scheme

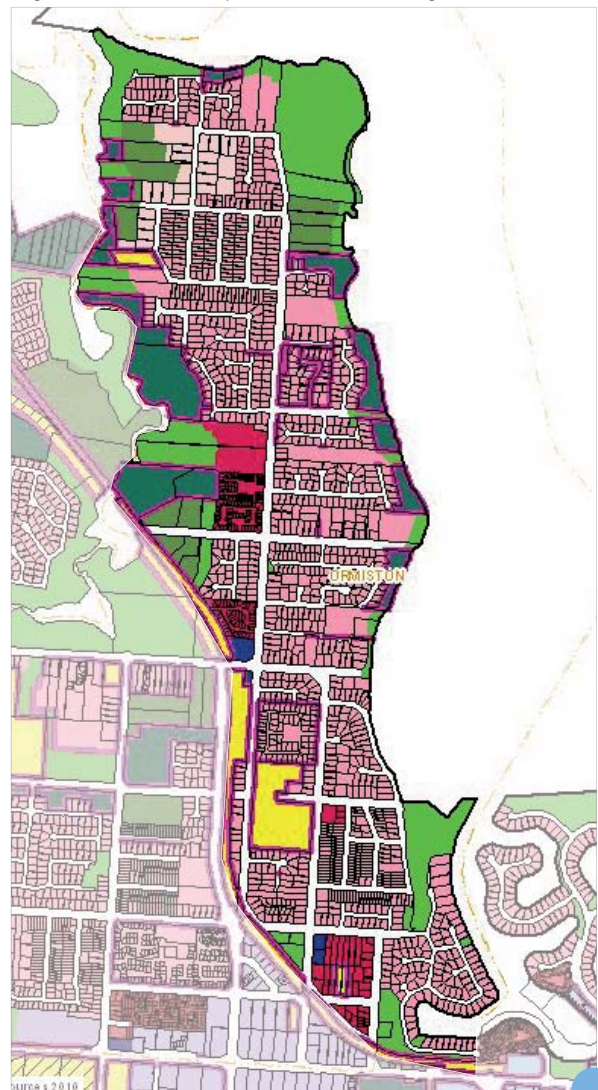
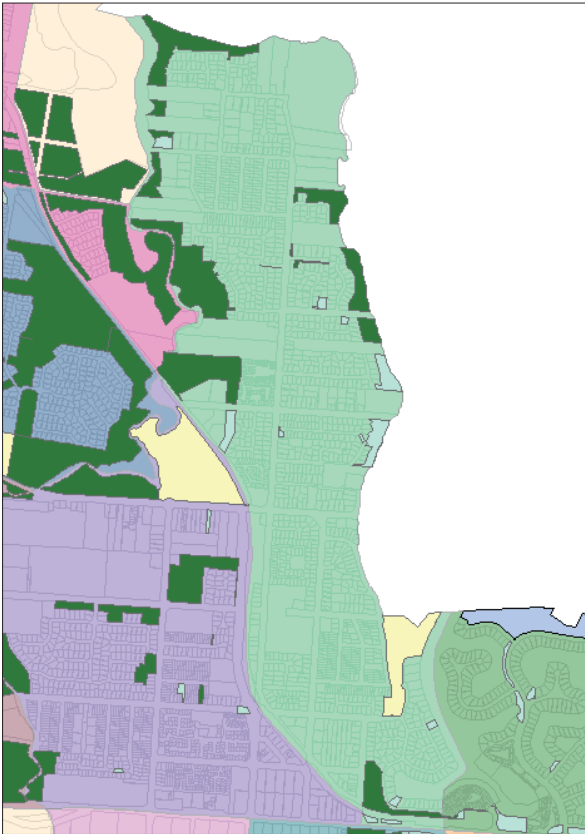


Figure 11-49: Open space areas in Neighbourhood 23



relatively easy. Otherwise all streets are mostly quiet with low traffic volumes.

Grass swales and low kerbs in some streets aids accessibility for people with mobility issues.

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.

Overview of proposed key actions

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

1. enhance the natural play elements at Gray Park building on the existing items
2. in Stevens Park:
 - add additional play structures suited to older children including a small wheeled play facility for youth and teenagers
 - determine a suitable site for a community garden should it ever be requested
 - add physical activity stations
 - add several picnic tables
 - designate an unfenced DOLA in the eastern section
 - to improve user safety up-limb trees and remove excess shrubbery to improve sight lines

Stevens Park has the potential to become a higher level neighbourhood park with a range of facilities to suit people of various ages

3. Beckwith Street Park has no improvements and limited access. Council will investigate its potential as urban habitat or other conservation function
4. upgrade the picnic facilities in Beckwith Street Wetlands to take advantage of 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. a master plan for Raby Bay Esplanade Park is being developed but is not finalised (2011). 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

Shortfall

No site for a dog off-leash area or commercial use was 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 or the new Dundas Street Park and those that are not so appealing such as Parnell Street Park.



Figure 11-50: Extract map from Redland Planning Scheme

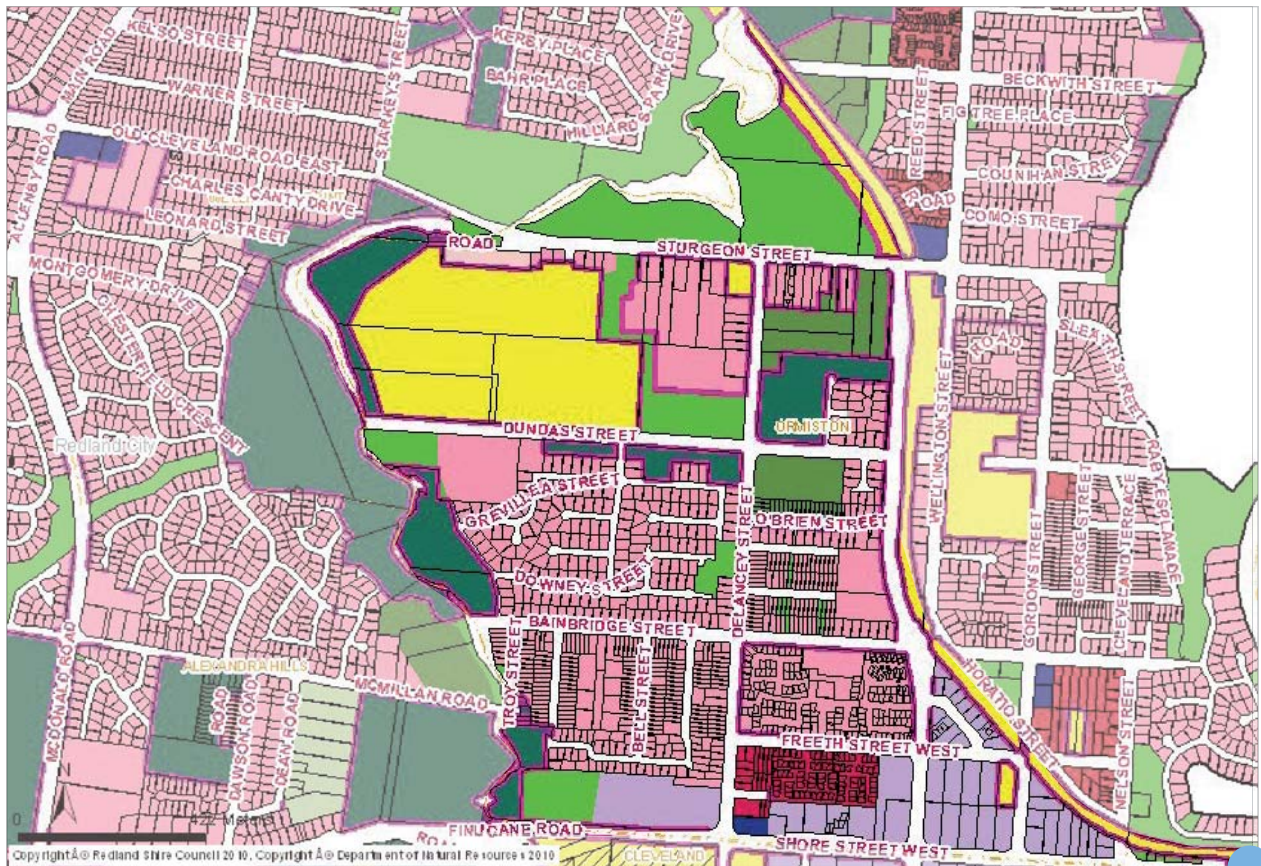
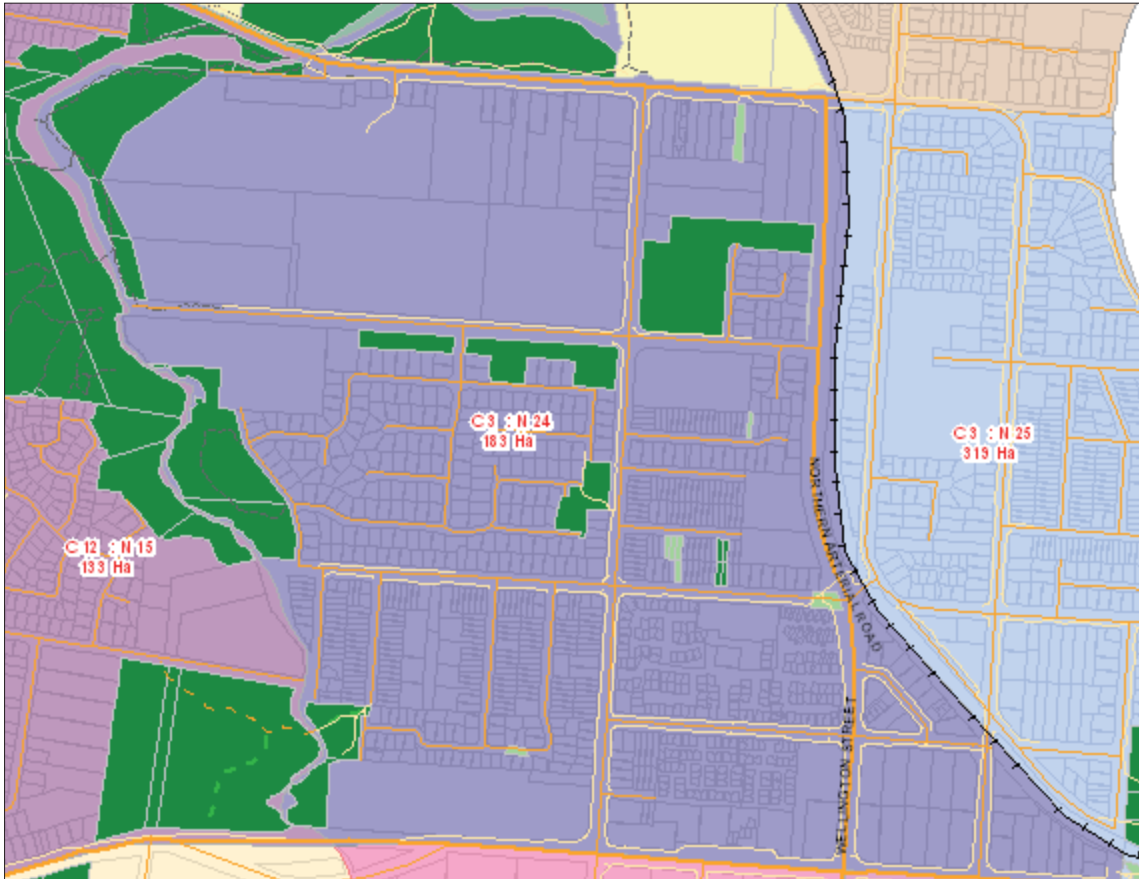


Figure 11-51: Open space areas in Neighbourhood 24



There are five toddler 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.

Overview of proposed key actions

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

1. when the playground at Francis Street Park 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
2. when the playground at Parnell Street Park reaches the end of its useful life do not replace it—there are alternative and better toddler playgrounds at Dundas Street Park and Hilliards Creek—Platypus Corridor

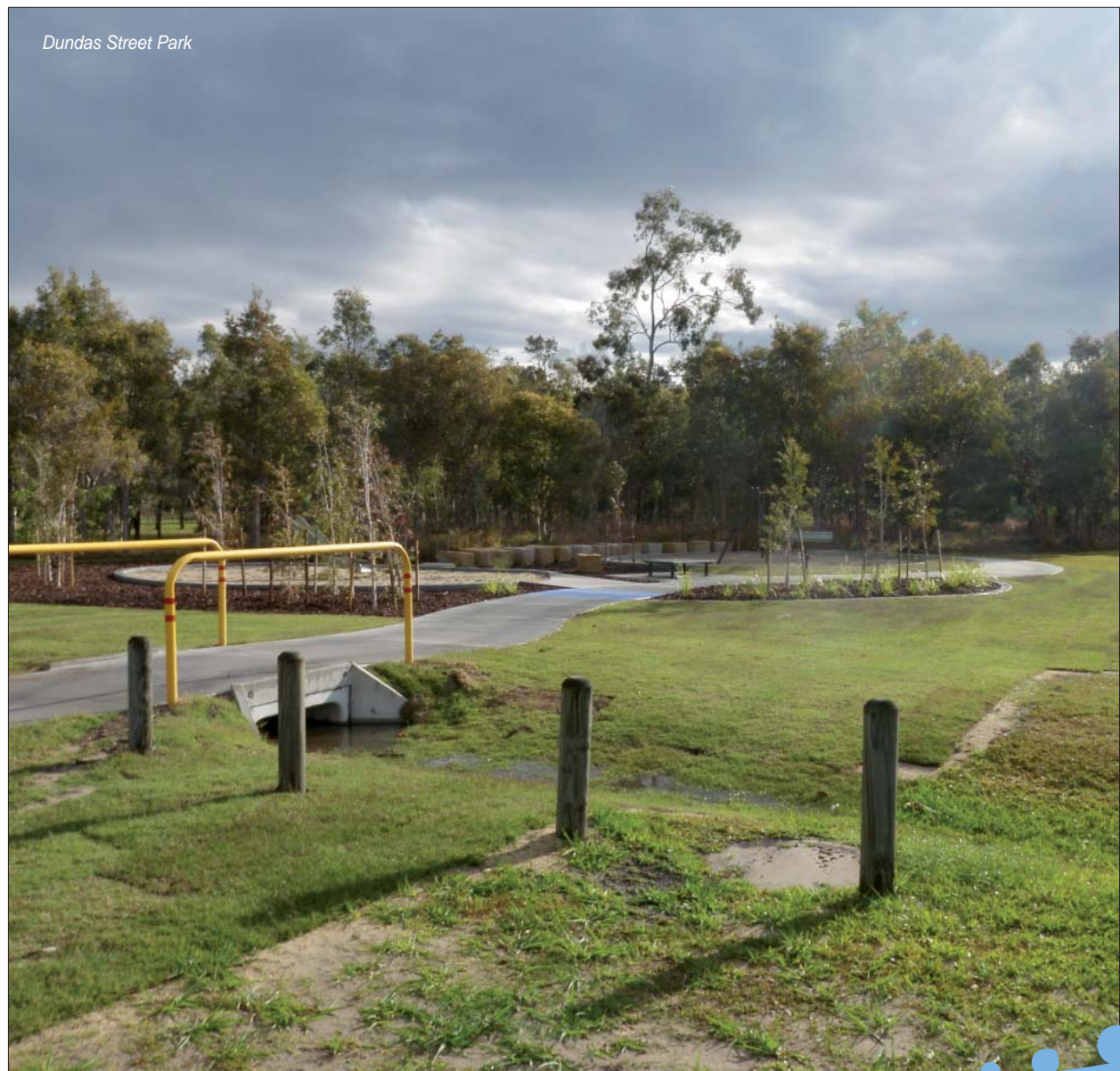
The site could be used as a community garden, particularly given the medium density living adjacent. However, in the long term, if alternatives for a community garden arise the site should be considered for alternate uses

3. improve Hilliards Creek—Platypus Corridor Park by:
 - adding picnic facilities to the playground area
 - investigating opportunities for play in the adjacent natural areas in Hilliards Creek Corridor
4. add kick-about facilities to Dundas Street Park
5. develop a facility for weddings and ceremonies, near the lake, in Fellmonger Park
6. develop a pathway from the northern end of Francis Street through to the western end of Dundas Street

There is no recommendation for youth or teenage facilities in this neighbourhood as there is good access to the youth facilities located in Wellington Street Park (beside the Cleveland Aquatic Centre).

Shortfall

Sites for a teenage hangout space or for commercial use have 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

This neighbourhood is generally urban residential with detached housing (see Figure 11-52). Most houses 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

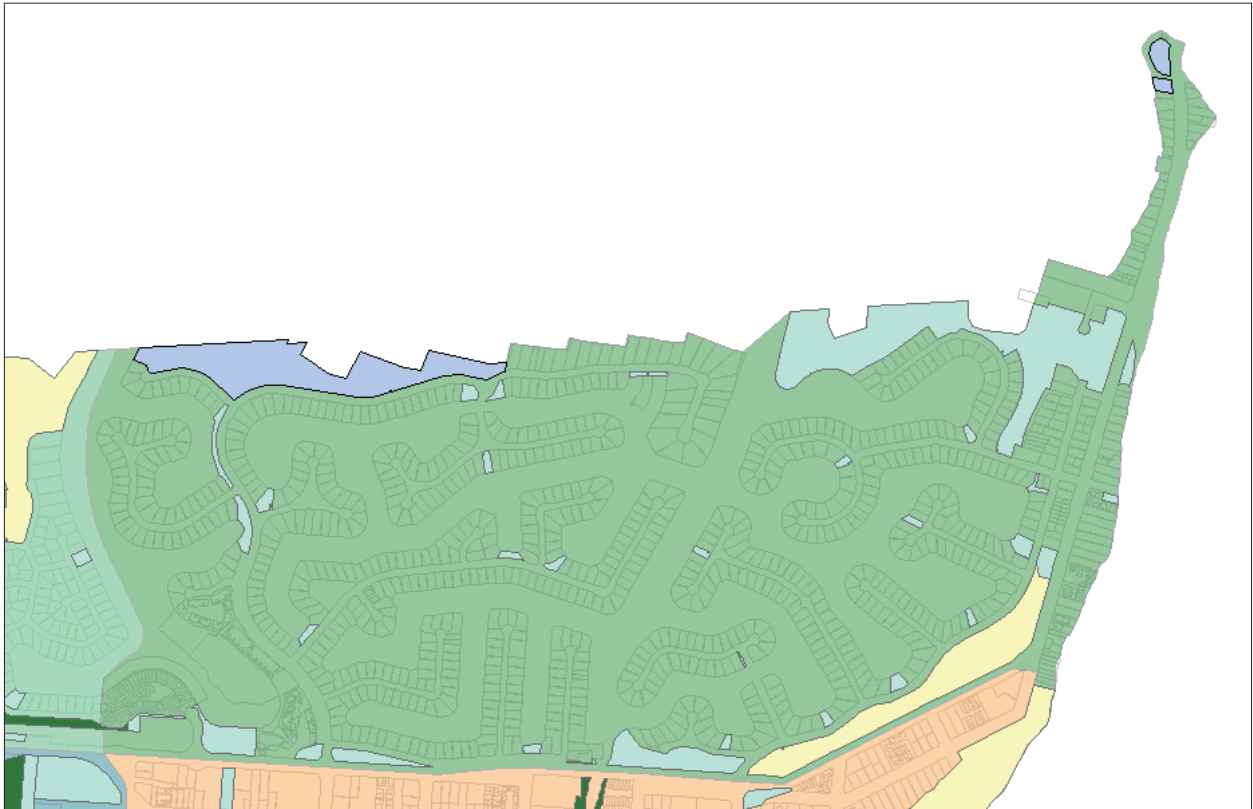
Open space in this neighbourhood is overwhelmingly on the periphery—along the foreshores of Moreton Bay or along the corridor Shore Street West—North Street—Shore Street North to Cleveland Point (see Figure 11-53).



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

Overview of proposed key actions

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

1. develop a master 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 outrigger canoes

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. consider a facility for weddings and ceremonies in Raby Bay Foreshore Park
3. develop Raby Bay Harbour Park as per the Cleveland Centre Master Plan
4. continue to develop Cleveland Point Reserve in accordance with the adopted master plan
5. remove the barbecue and picnic facilities from Shore Street North Park
6. in Linear Park add some goals to create a kick-about space and add a picnic shelter between the half-court and the playground

Neighbourhood 26

Description

Neighbourhood 26 (89 ha) is that 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, currently being master planned (2011).

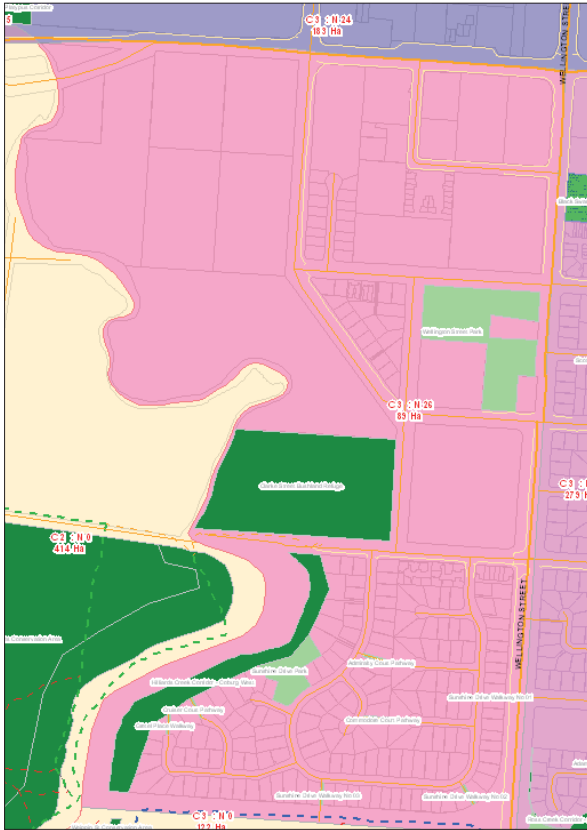
Sunshine Drive Park has a toddler playground and a seat in a semi-natural setting of tall eucalypts.



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 this catchment and beyond.

Access issues

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



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Overview of proposed key actions

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

1. improve the playground facilities at Sunshine Drive Park by incorporating some elements for primary school aged children and some nature play items
2. in Wellington Street Park consider 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. 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

No physical activity stations are recommended as there is a gymnasium at the Cleveland Aquatic Centre.

Shortfall

Shortfalls in this neighbourhood include:

- a location for physical activity stations
- a site for commercial uses
- a kick-about space
- a community garden site

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.

South of Long Street no medium density residential is zoned in the Redland Planning Scheme. 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 no recommendation for a teenage space in this neighbourhood as there is access to the Wellington Street Park 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

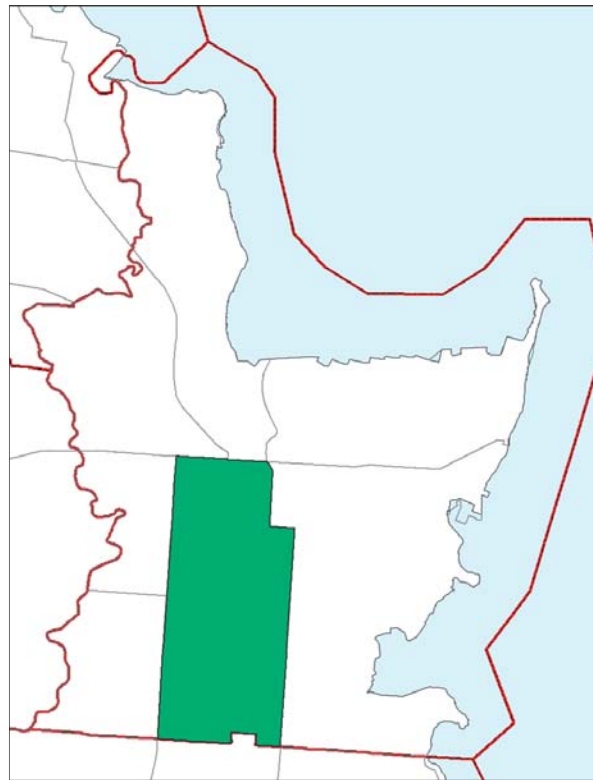


Figure 11-57: Extract map from Redland Planning Scheme

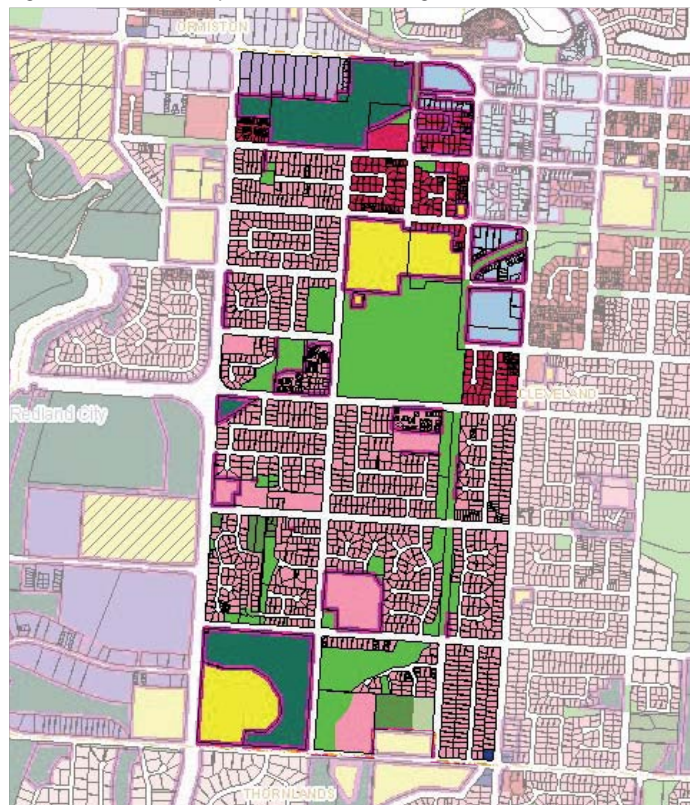
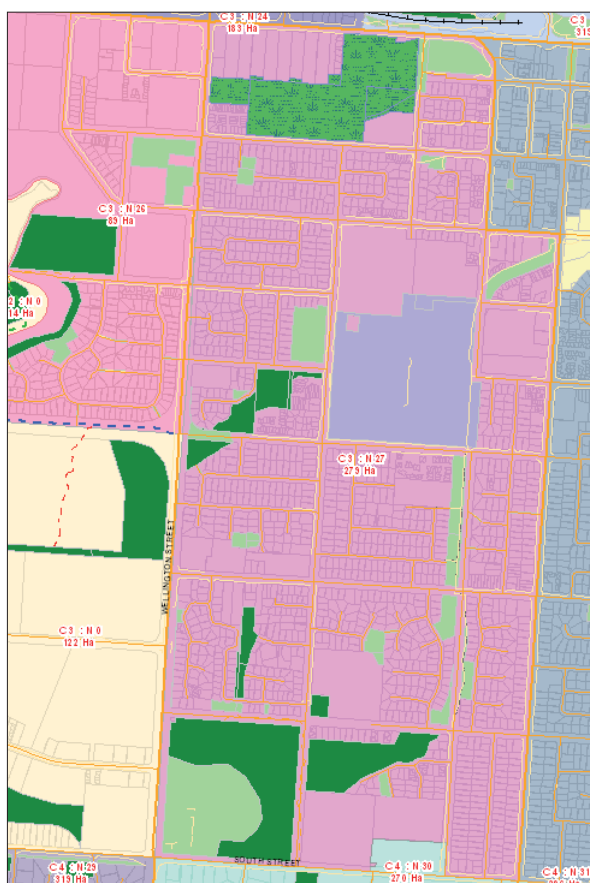


Figure 11-58: Open space areas in Neighbourhood 27



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

Overview of proposed key actions

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

1. develop a crossing point from Bay Street Park across the drain to the Long Street pathway and the playground in Arlington Street Park
2. remove all play equipment from Bay Street Park as Arlington Street Park is very close and of a much higher quality
3. add a nature play element in Vassi Concorde Park utilising the fig trees. This park will become increasingly important to the surrounding population as nearby infill developments take place
4. add a small nature play element in Shellduck Park for this small pocket of residents
5. 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. It is proposed that a playground, catering to toddlers and primary-school age children be developed. It also needs a meeting space for youth particularly given its proximity to Cleveland High School
6. 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 master 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

7. a space for a community garden in Scott Street Park will be defined and reserved
8. physical activity stations will be developed along the pathway in Long Street Park
9. improve Norm Dean Park with:
 - an active recreation element such as a basketball court on the north side of the drainage line adjacent to the tennis courts
 - pathways into the southern section so that older people can access the picnic facilities
 - tables and chairs suited to older people in the southern section with suitable activities such as chess boards inlaid to the tables, petanque or bocce (consult the adjacent residents for ideas)
10. within 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
11. consider for future pathways
 - Bay Street (west of Long Street pathway), and
 - Smith Street through Norm Dean Park to Carinya and Adam Streets

Shortfall

No site for a dog off-leash area has been determined in this neighbourhood however a site 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 this 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.

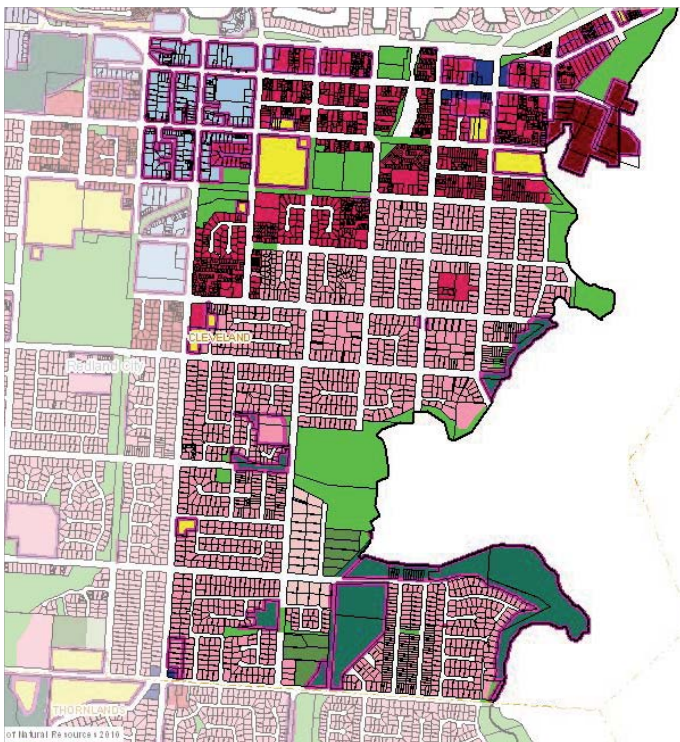
Wide streets, wide footpaths and a regular grid pattern of settlement characterise most of the neighbourhood. Where cul-de-sacs have been developed they are generally short and stem from a grid street.

Open space issues

This neighbourhood has a number of significant 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 but it 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 master 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.

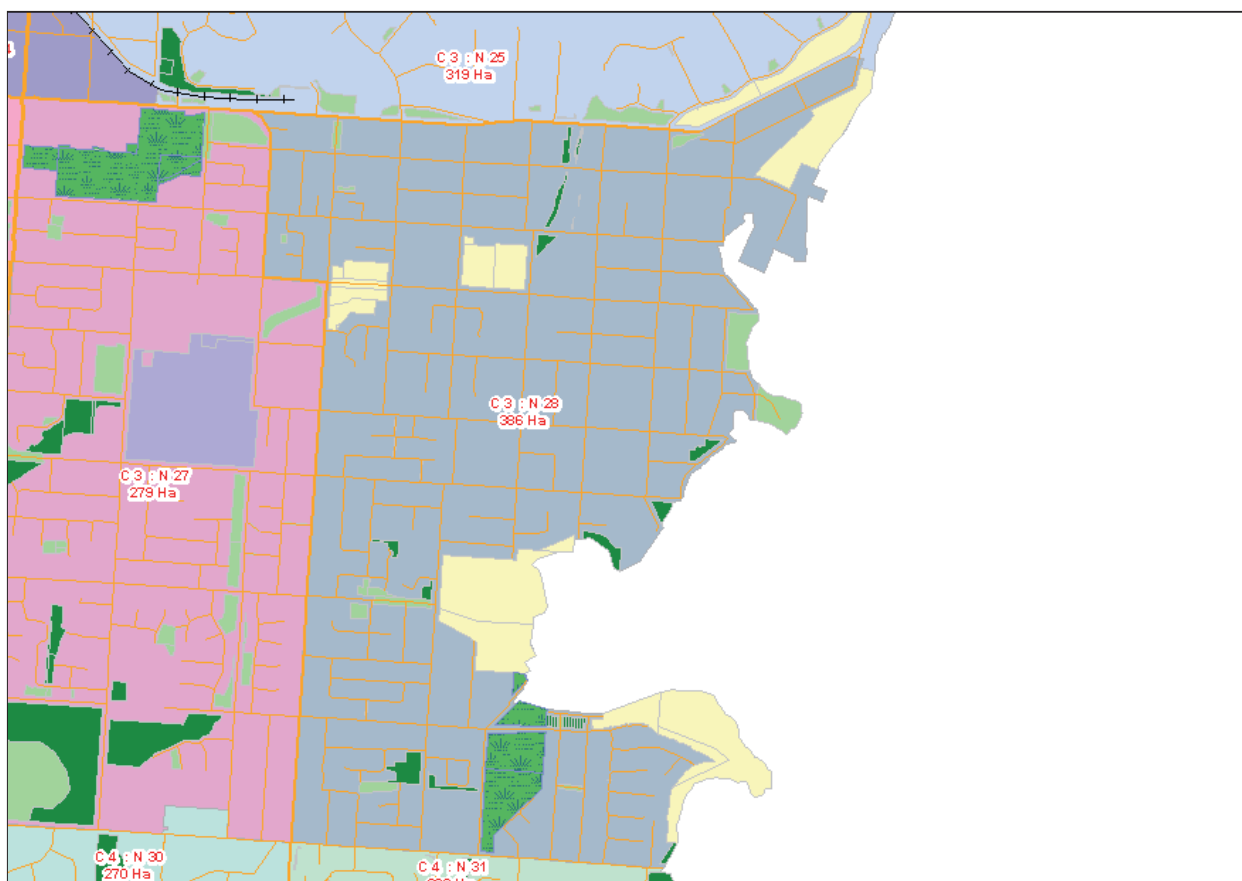
William Ross Park and Donald Simpson Park are two large parks located close to the existing and proposed medium density developments. Both parks have significant capacity to expand their roles in servicing the neighbourhood.

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.

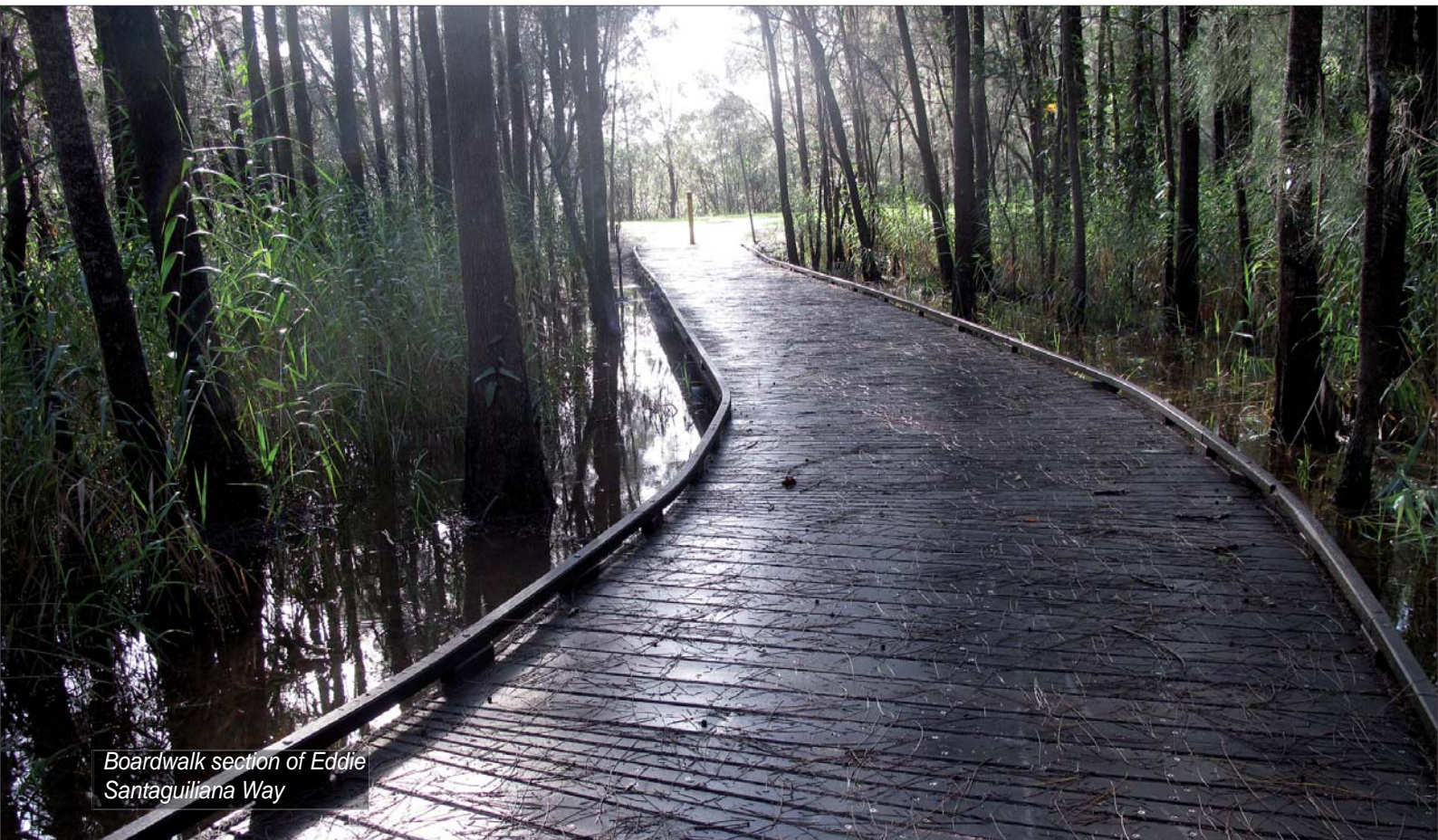
Overview of proposed key actions

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

1. discuss with St James Lutheran Child Care Centre whether they would consider taking control of John Street Park
2. add some small nature play elements to Janlaw Street Park
3. 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
4. add more seats to Bloomfield Street Park for lunchtime users and those wanting to rest or wait for appointments in the CBD
5. apply to close the unformed section of Peel Street Road Reserve. Retain in its existing form as a quiet contemplation park
6. add some goal posts to the open vacant area of Oyster Point Park to create a kick-about space
7. create a safe link from Nandeebie Park to the Eddie Santaguiliana Way that runs along side the park but on a lower terrace
8. 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 the seating for a quiet contemplation park
9. within Donald Simpson Park the vacant space to the south side of the Ross Creek drain may be a suitable space for a community garden
10. in 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
 - provide a site for a second community garden in this neighbourhood
11. Goleby Esplanade Park, apart from the conservation areas, is essentially a recreation corridor. It is largely undeveloped and the only development being 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
12. 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

13. consider the following parks for commercial use assessments:
 - G J Walter Park
 - Henry Ziegenfusz Park
 - Oyster Point Park



Boardwalk section of Eddie Santaguiliana Way