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 gardens\(^1\)
- 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
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.

<table>
<thead>
<tr>
<th>Redland Planning Scheme</th>
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<tbody>
<tr>
<td>Conservation</td>
</tr>
<tr>
<td>Open Space</td>
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<tr>
<td>Community Purpose</td>
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<tr>
<td>Rural Non Urban</td>
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<tr>
<td>Environment Protection</td>
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<tr>
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<td>Commercial Industry</td>
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<td>General Industry</td>
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<td>Major Centre</td>
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<td>District Centre</td>
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<td>Neighbourhood Centre</td>
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<td>SMBI Centre</td>
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<tr>
<td>Local Centre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
</tr>
<tr>
<td>Low Density Residential</td>
</tr>
<tr>
<td>SMBI Residential</td>
</tr>
<tr>
<td>Point Lookout Residential</td>
</tr>
<tr>
<td>Urban Residential</td>
</tr>
<tr>
<td>Emerging Urban Community</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Open Space Plan 2004-2016 Park Catchment Names</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Recreation or Sport Park</td>
</tr>
<tr>
<td>District Recreation or Sport Park</td>
</tr>
<tr>
<td>Local Park</td>
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<tr>
<td>Conservation Reserve</td>
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</tbody>
</table>
Catchment 4

Catchment 4 makes up the southern mainland suburbs—Thornlands, Victoria Point and Redland Bay.

The population of the Catchment, in 2006, was 36,681.

Redland Bay and Thornlands are experiencing significant growth in younger families and Victoria Point is home to longer-term, older residents. There is a notable disabled and indigenous representation in Victoria Point.

Expected population growth between 2006 and 2026 is 16,218 people. Most of the population growth will occur in Thornlands (9,088) and about 43% of these people are expected to live in medium density style accommodation.

Victoria Point is the commercial heart of the southern suburbs with extensive shopping facilities. The catchment is also the gateway to Coochiemudlo Island and the Southern Moreton Bay Islands.

Catchment 4 has been broken into 16 neighbourhoods for analysis. A map of the catchment and neighbourhoods can be found at Figure 11-61.

An analysis of facilities 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 (see Section 8 for detail). The following discussion applies the Desired Standard of Service to Catchment 4.

Picnicking

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

- Cascade Gardens
- Les Moore Park
- Nev Stafford Park
- Point Talburpin Park
- Sel Outridge Park
- Victoria Point Recreation Reserve
- W. H. Yeo Park

There is a barbecue and picnic setting along the Jack Gordon Pathway but there are no toilets.

Crystal Waters Park has picnic facilities for large groups and a playground that engages children for an extended period. This park requires toilets to support the existing infrastructure that encourages long stays.

Weinam Creek Wetlands Corridor master plan (a draft version can be seen on Council’s website (www.redlands.qld.gov.au) will address picnicking, with barbecues and public toilets, along the corridor.

Figure 11-61: Map of neighbourhoods in Catchment 4
Exercising dogs off-leash

Dog off-leash areas are provided as shown in Table 11-2. Future developments will include separate areas for small dogs in the following dog off-leash areas:

- Fodder Forest DOLA
- Les Moore Park DOLA
- Main Street Park DOLA
- Manning Esplanade DOLA

It is also recommended that, subject to a substantial enlargement, that dogs be allowed to swim in the Orchard Beach Foreshore (North) swimming enclosure.

Access to nature

Bushwalking is available in many reserves and conservation areas in the catchment with key locations being:

- Weippin Street Conservation Area
- Point Halloran Conservation Area

Additionally, the Eprapah Scout Environmental Education Centre is available to the public to walk along its creek areas and rainforest.

When it is time for asset renewal of the Orchard Beach Foreshore (North) swimming enclosure it should be substantially enlarged to meet the needs of population growth as well as its popularity.

The recently acquired Baythorn Nature Belt parklands will be developed as a nature-based recreation park.

Wedding and ceremonies

Council takes bookings for weddings and ceremonies in public open space. In this catchment the most frequent bookings are for W. H. Yeo Park and Cascade Gardens—both in Victoria Point.

Of these two popular venues only Cascade Gardens has a purpose-built pergola for these functions. It is appropriate to consider a formalised ceremony space for W. H. Yeo Park.

Skateboard riding and BMX

Ramp parks are provided as detailed in the Redland City Ramp Park Strategy 2008. Current facilities are located at Thornlands, Victoria Point and Redland Bay.

The recommendations of the Redland City Ramp Park Strategy concerning these facilities is:

- Redland Bay—generally an excellent medium sized facility that could be improved by:
  - removing and replacing the vert wall with a quarter pipe
  - building a BMX runout ramp to the eastern side of the large half-pipe
  - expanding the park to cope with population growth
- Thornlands—generally a very good facility that has been improved by recent additions. Outstanding improvements suggested in the strategy include:
  - a car park
  - minor improvements to landscaping and the rear of platforms
- Victoria Point—an older facility that has some strengths than can be built upon. Drainage and leaf litter are significant problems that Council needs to address. Facility improvements include:
  - a half-pipe
  - a street course/ beginner’s area
  - additional night lighting

Sporting codes

The following sporting activities can be undertaken in Catchment 4 primarily in Council sport parks.

- AFL
- baseball
- cricket
- equestrian
- golf
- netball
- rugby league
- rugby union
- tennis

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Fencing</th>
<th>Small Dog Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlie Buckler Sportsfield (Redland Bay)</td>
<td>Very small</td>
<td>/</td>
<td></td>
</tr>
<tr>
<td>Main Street Park (cnr Gordon Road, Redland Bay)</td>
<td>Medium</td>
<td>/</td>
<td></td>
</tr>
<tr>
<td>Talburpin Esplanade, Point Talburpin, Redland Bay</td>
<td>Small</td>
<td>/</td>
<td></td>
</tr>
<tr>
<td>Manning Esplanade (Thornlands)</td>
<td>Medium</td>
<td>/</td>
<td></td>
</tr>
<tr>
<td>Robert Mackie Park (Thornlands)</td>
<td>Large</td>
<td>/</td>
<td>/</td>
</tr>
<tr>
<td>Fodder Forest (Victoria Point)</td>
<td>Large</td>
<td>/</td>
<td>/</td>
</tr>
<tr>
<td>Les Moore Park (Victoria Point)</td>
<td>Large</td>
<td>/</td>
<td>/</td>
</tr>
</tbody>
</table>
Master plans have been developed for the following sites where sport is played:

- Pinklands Sporting Complex master plan was prepared in 2006 but needs to be reviewed given the Cleveland-Redland Bay Road widening and associated opportunities that now presents.
- Sel Outridge Park had a master plan adopted in 2011.
- Charlie Buckler Sportsfield.

Council aims to have a destination level, all-abilities play facility in each catchment. There is no facility at this level in Catchment 4.

Future development of Victoria Point Recreation Reserve and Sel Outridge Park will incorporate a playground at this standard with Victoria Point Recreation Reserve being the higher priority location.

Council aims to provide one festival and event space per catchment. The following spaces are suited to events:

- Sel Outridge Park
- Victoria Point Recreation Reserve

Sporting parks such as Pinklands Sporting Complex, Ern and Alma Dowling Memorial Park and Charlie Buckler Sportfields are suited to events under certain circumstances.

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

- Cascade Gardens
- Les Moore Park
- Nev Stafford Park
- Sel Outridge Park
- Victoria Point Recreation Reserve
- W. H. Yeo Park

The following parks should be provided with public toilets over time:

- Crystal Waters Park
- Orana Esplanade Foreshore Park at the Point O’Halloran Road end
- within the Weinam Creek Corridor (possible two spread along the corridor)

Council aims to provide footpaths on main roads in the Catchment. There are many footpaths in place some of the key sections that are missing include:

- Cleveland-Redland Bay Road
  - a long section near the yet-to-be-developed Southeast Thornlands
  - Boundary Street near Charlie Buckler Sportfields
- the northern end of Point O’Halloran Road
- Meissner Street—Weinam Street, Redland Bay

Recommendations for Council’s three community halls are:

- Victoria Point—develop as a community hub or service centre
- Redland Bay—incorporate into the proposed cultural, tourism and learning hub
- Thornlands—retain as is

Council will consider expanded commercial use opportunities in catchment and destination parks. Commercial use assessments should be undertaken in the following parks:

- Cascade Gardens
- Charlie Buckler Sportfields
- Ern and Alma Dowling Memorial Park
- Les Moore Park
- Pinklands Sporting Complex
- Point Talburpin Park
- Sel Outridge Park
- Victoria Point Recreation Reserve
- W. H. Yeo Park

In the future, when the parks are developed, spaces within the Weinam Creek Wetlands such as Fielding Park and School of Arts Sportfield should be assessed.

There are several boat ramps to Moreton Bay throughout the catchment including:

- Redland Bay (Banana Street) Weinam Creek—north bank
- Redland Bay (Moores Road) off Esplanade
- Point Talburpin beach launching (Torquay Rd at the point)
- Victoria Point (Colburn Avenue—north-west of jetty)
- Victoria Point Recreation Reserve
- Victoria Point (Masters Avenue) south of Victoria Point Jetty

It is also possible to launch a small boat from an area near Tucker Reserve at Point Talburpin though there is no formed ramp.

Small craft can be launched from most foreshore parks.

A fishing platform has recently been constructed into Eprapah Creek for better access. Fishing is available from the banks and foreshores of a number of parks.
There is one swimming enclosure in Redland Bay along the Orchard Beach Foreshore. The area is known as Rusters Reserve and can be accessed via stairs from the corner of Moores Road and the Esplanade. Recent consultation with the community on the Weinam Creek Wetlands has indicated that the swimming enclosure is very popular particularly with children and many would like to see the enclosure enlarged and consideration be given to allowing dogs to swim inside the netting as well.

Investigation should be made into the suitability of other sites in Redland Bay and Victoria Point for swimming enclosures. The increasing population, popularity of the existing enclosure and the lack of other public swimming pools warrants this investigation.

Destination park (T1)

The destination park (T1) in the catchment is Victoria Point Recreation Reserve.

Catchment level recreation parks (T2)

The following parks are recommended to be the catchment level (T2) parks:
- Cascade Gardens
- Les Moore Park
- Point Talburpin Park
- Sel Outridge Park
- W. H. Yeo Park
- William Stewart Park

Once developed, the Weinam Creek Corridor parks, as a whole, will be recommended as a catchment level recreation park.

There will be a catchment park in the Kinross Road development when it is completed.

A new area of land purchased by council within the Southeast Thornlands development area will be a catchment level park once developed.

School facilities

Within the catchment there are nine schools that may offer opportunities for community use of fields and buildings. Of these schools:
- six are primary schools
- three are high schools

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 along Eprapah and Moogurrapum Creeks and Moreton Bay
- bushwalking in urban conservation reserves and Eprapah Scout Environmental Education Centre
- fishing
- mountain bike riding in conservation reserves and on unformed road reserves
- on-road cycling

Special experiences

- access to Moreton Bay, Coochiemudlo Island and the Southern Moreton Bay Islands
- Point Halloran Conservation Area (a Brisbane Top 30 urban walk)
- the southern end of Eddie Santaguiliana Way
- Weinam Creek Wetlands and extensive parkland areas linded by walkways and bridges
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 11-62 to 11-64 show the proposed play journeys for Thornlands (including an area of Cleveland South), Victoria Point and Redland Bay.
Figure 11-62: Play journey’s planned in Victoria Point.

LEGEND
1. Orana Street Park
2. Cupания Street Park
3. Bill Scuddamore-Smith Park
4. Stacey Court Park
5. Basil Parade Park
6. Sycamore Parade Park
7. Jeannie Drive Park
8. Peggy Place Park
9. Daysland Street Park
10. Duncan Jenkins Eucalypt Park
11. Webber Court Park
12. Poinciana Avenue Park
13. Glen Road Park
14. Salford Waters Park

- Council Parkland
- Council Open Space
- Existing concrete paths
- Proposed concrete paths
- Proposed boardwalks
- Nature play node
- Adventure journey 1 (7km)
- Adventure journey 2 (6.3km)
- Adventure journey 3 (5.8km)
Figure 11-63: Play journey’s planned in Redland Bay
Figure 11-64: Play journey’s planned in South Cleveland and Thornlands
Neighbourhood 29

Description
Neighbourhood 29 (319 ha) is in the north-west of Thornlands. South Street is the border in the north, Panorama Drive in the east and Boundary Road in the south. In the west the boundary is made up of Hilliards Creek and a small section of Redland Bay Road.

Existing urban development is largely contained against the eastern boundary of the neighbourhood.

The population in this neighbourhood will grow substantially in coming years as the Kinross Road Structure Plan area is encompassed within it.

Land use
This neighbourhood is generally urban residential or low density residential with detached housing (see Figure 11-65).

The housing developments are not contiguous at this stage between those in the north and those in the south but as development occurs they will merge.

There is no medium density development currently, or proposed, in this neighbourhood.

Open space issues
Within the residential areas in the east of the neighbourhood open space has been retained along a drainage corridor, a headwater tributary of Hilliards Creek, that is sufficiently

Figure 11-65: Extract map from Redland Planning Scheme
Figure 11-66: Open space areas in Neighbourhood 29

Boardwalk in the Rushwood Creek Corridor
wide in most parts to provide linear recreation as well as park nodes. It is important that this corridor is extended as new subdivisions occur. Existing open space is shown in Figure 11-66.

With only minimal development in this neighbourhood there are only two open space areas. Obviously not all the Desired Standards of Service that Council has set for a neighbourhood can be achieved in these two parks. Therefore it is important that as development proceeds Council acquires open space that is suitable for the remaining functions not yet provided, as well as normal recreation outcomes.

The Rushwood Creek Corridor in the south offers a boardwalk experience in the wetlands. The wetlands are part of the stormwater management system but with the addition of the boardwalk they have become a valuable part of the recreation system. The Corridor also has a small playground, barbecue area, seating and paths but has very little capacity for additional uses.

An additional catchment level park will be created within the Kinross Road Structure Plan Area (see the breakout box).

Access issues
As mentioned above the residential areas in the north and south are not contiguous but will be when redevelopment of farmland occurs.

Within the two residential areas access is good, particularly given the central drainage and open space corridor.

Walking access across the neighbourhood is generally easy. The terrain is relatively flat with few steep grades. While there are few concrete paths the footpaths are wide, and with low kerbs, crossing between the street and the footpath is safe. Minor streets are quiet and people are able to share the road or use the grassed footpaths.

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

- ensure that a recreation corridor is obtained along the Hilliards Creek tributary as further development takes place so that eventually there is a pathway from north to south across the neighbourhood
- as the western section of this neighbourhood (the Kinross Road Structure Plan area) is progressed a pathway system needs to be developed to link into the Hilliards Creek tributary pathway system described above
- add some natural play elements to the playground in Lorikeet Drive Park

Shortfall
Parkland in the Kinross Road development needs to provide:

- a site for a community garden
- a dog off-leash area
- physical activity stations in a central well-connected area
- play activities for toddlers and primary school-aged children, and
- activities for teenagers including a space for kicking a ball or throwing a frisbee

Kinross Road Structure Plan Vision

The Kinross Road Structure Plan Area (KRSPA) will be a sustainable, integrated and well planned urban community accommodating a range of dwelling types, integrated movement and public open space networks and a range of local community, commercial and retail facilities. The KRSPA has a distinct sense of place and community built upon a strong respect for the natural environment including Hilliards Creek, flood affected areas, bushland habitats and fauna movement corridors.

The integration of land uses and transport infrastructure will ensure the community enjoys a range of travel choices including pedestrian and cycle networks, public transport and private vehicles. Internal linkages ensure good access to the Mixed Use Local Centre Precinct, Community Facilities Precinct and Greenspace Precinct. External linkages ensure strong connectivity to higher order retail, employment and community facilities at Cleveland, Capalaba and Victoria Point.

The KRSPA will be characterised by an extensive network of public open space. Land along Hilliards Creek is core habitat for koala populations and other native fauna and is protected from development. Other greenspace corridors supplement this core habitat, providing a connected network of open space that divides the KRSPA into urban and natural areas. Urban areas within the KRSPA will be attractive and functional neighbourhoods with convenient walkable access to public transport. The Mixed Use Local Centre Precinct, in combination with the Community Facilities Precinct and local recreation park creates a community hub and focal point for the urban community.

Urban form in the KRSPA is typified by a range of residential densities and building heights, with the greatest densities located in proximity to the Mixed Use Local Centre Precinct.

At a Special Meeting held on 6 October 2011, Council resolved to write to the Minister of the Department of Local Government and Planning seeking approval to adopt the revised Kinross Road Structure Plan. After considering the revised Structure Plan, the Minister will advise Council whether it may adopt the Structure Plan as an amendment to the Redlands Planning Scheme.
Neighbourhood 30

Description

Neighbourhood 30 (270 ha) is in central Thornlands. South Street is the border in the north, Panorama Drive in the west and Ziegenfuszu Road in the south though a small pocket adjacent to Carmel College south of Ziegenfuszu Road is also included¹. In the east Redland Bay Road is the boundary.

Land use

This neighbourhood is urban residential with an area of low density residential in the north-west—all housing is detached housing (see Figure 11-67).

The neighbourhood is essentially fully developed with little undeveloped land remaining. As such the population should remain relatively stable in coming years.

Open space issues

William Stewart Park, off Vintage Drive, is a good example of a park that meets the needs of many people in a neighbourhood. The park has activities for teenagers, toddlers, primary school aged children, walkers, fitness seekers, sporting users and a public toilet. Most people looking for physical activity in an outdoor setting will find

¹ The rural residential lots adjacent to this pocket of development are not included as they are outside the Urban Footprint and are not likely to be redeveloped in the medium term.

Figure 11-67: Extract map from Redland Planning Scheme
the space, or facilities, in William Stewart Park to meet their needs. Should this park be more formally linked to Crystal Waters Park in future years then this park will be even more functional for residents—as will Crystal Waters Park. Existing open space areas are shown in Figure 11-68.

Access issues

Walking or cycling access across the neighbourhood is generally easy. The terrain is relatively flat with few steep grades.

There are concrete paths on key streets and in major parks. Minor streets are quiet and people are able to share the road or use the grassed footpaths.

Overview of proposed key actions

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

• investigate developing a pathway from Crystal Waters Park along the drainage easement to William Stewart Park to formally link these two important parks. As part of the assessment establish if the path can be aligned under the Vintage Drive bridge to avoid the need to cross this road

• in William Stewart Park consider creating water features along the drainage line as part of a water quality improvement program and beautifying the park, in the drainage line. The park is also suitable for assessment for commercial uses such as fitness trainers

• remove the playground from Anniversary Park when it needs replacing as the park is centrally located between Crystal Waters Park (which has a significant playground) and Abbotsleigh Street Park and is not required. Use this park for ‘quiet contemplation’ and a community garden should it be required. The natural areas should be retained

• in Abbotsleigh Street Park, to further improve its appeal as a meeting place for young people and a physical activity park:
  − add goal posts to create a kick-about space
  − provide a shelter or other gathering point
  − replace the half-court with a full court when it is time to replace the asset
• the playground in Tokay Court Park can be removed at the end of its life as the major playground at Crystal Waters Park is only 250 metres (approximately) away and is a much more desirable playground. Add some goals so that the park can be used as a kick-about space
• do not replace the play equipment in Tuna Court Park when it has reached the end of its asset life. Consider the space for an unfenced dog off-leash area once the playground is removed
• add a small playground to Conley Avenue Park as the adjacent pocket of development does not have ready access to parkland
• remove the swing from Park Street Road Reserve

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2 this may be one of the playgrounds relocated from elsewhere
Neighbourhood 31

Description

Neighbourhood 31 (296 ha) is located in north-east Thornlands. South Street is the border in the north, Redland Bay Road is the boundary in the east and Pinklands Sports Complex and Pinklands Bushland Refuge are the boundary in the south.

Land use

This neighbourhood is essentially urban residential with detached housing (see Figure 11-69). In the north-east there is a small pocket of medium density at the corner of South Street and Redland Bay Road.

There are pockets of land, particularly in the south of the neighbourhood, that are undeveloped. These can be expected to be developed in coming years growing the population in the neighbourhood.

Open space issues

Within this neighbourhood, the open space has divided the residential areas into pockets (see Figure 11-70). However, the open space areas, while often serving drainage and conservation functions, are sufficiently wide to maintain paths along the edges and occasionally crossing over. There are also park nodes within these vegetated corridors that lend themselves to nature-based play.

Figure 11-69: Extract map from Redland Planning Scheme
Nature-based play nodes has been developed to provide play nodes for children along nature corridors.

As development occurs in the south it will be important to extend Baythorn Drive Nature Belt to the south and link up the pathway system with existing paths to create extended circuits.

Access issues

Walking or cycling access across the neighbourhood is easy. The terrain is relatively flat with few steep grades and there are extensive, well-connected pathways.

As discussed above the wide, connected green corridors are good vehicles for walking and cycling access and this neighbourhood is well provided. Paths in existing areas are generally well connected. As developments take place in the south, and east, it will be important that corridors are obtained to allow the path systems to be completed including circuits.

Overview of proposed key actions

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

- remove the playground from Portias Place Park. It is located very close to Ribonwood Street Park (across the road) and the playground in Ribonwood Street Park is more interesting and engaging for toddlers and primary school aged children. Once the playground is removed maintain Portia Place Park for quiet contemplation only
- add some small natural play elements at Ribonwood Street Park and improve the play elements for toddler and primary school-aged play
- Jewel Place Park is an attractive space that links three streets. It has an important role in allowing easy access through the neighbourhood. It provides a space for quiet contemplation that would be enhanced by some sandstone blocks that can act as seats as well as a small play structure for young children’s play
- implement the recommendations of the Pinklands Sports Complex master plan
- Manning Esplanade Park is the only park in the cluster of housing in the north-east of this neighbourhood. The park currently has a dog off-leash area (connected by paths to other parts of the neighbourhood) and a small playground. The playground should be improved by adding some small natural play elements such as sandstone blocks and to the south of the dog off-leash area add some goal posts to create a kick-about space for older children
• Primrose Drive Park is an attractive park with a playground and open areas. To improve access to the park from the south a small bridge across the drainage channel needs to be constructed and linked into the pathway system. To improve the play experience add some natural play elements to the playground. A football goal in the open area would provide an active play experience for primary school aged children
• within George Thorn Drive Conservation Area (the cleared area)
  – provide goals to create a kick-about space
  – nature-based play and
  – a community garden site (subject to an environmental assessment concerning run-off into the wetlands)
• Baythorn Drive Nature Belt is a new park recently acquired by Council. It is well treed with a mix of mature exotic and native trees that make an inviting and cool space—particularly desirable in summer. A path has already been built into the space and Council has plans to extend this as further subdivision occurs to the south ensuring a loop through this space. This park would benefit from a barbecue and some seats.

Shortfall

No site for a commercial use assessment has been found.
Neighbourhood 32

Description
Neighbourhood 32 (238 ha) is located in Thornlands. It runs east-west for over three kilometres but is relatively narrow at about one kilometre at the widest point.

Boundary Road, Cleveland-Redland Bay Road, Panorama Drive and Ziegenfusz Road are the borders to the neighbourhood.

Land use
This neighbourhood, currently, is park residential, except for two retirement villages—Lake Sherrin Retirement Village and Filandia Retirement Village (see Figure 11-71).

There are no urban residential developments. However, the South-east Thornlands Structure Plan envisages some urban residential and medium density development in the east of the neighbourhood where Cleveland-Redland Bay Road and Boundary Road intersect.

Open space issues
The only public open space in this neighbourhood is conservation lands (see Figure 11-72). There are no recreation parks, sport parks or similar in the neighbourhood as this style of development relies on private open space for recreation.
It is important that as urban residential development proceeds that open space is secured for these residents. The South-east Thornlands Structure Plan addresses this need (see Figure 11-73) with the provision of one T3 neighbourhood park. Note: there are three local parks (T3 Neighbourhood equivalent parks) located across the Structure Plan area with one in this neighbourhood.

Access issues

Being a park residential development, access across the neighbourhood is unlike that in an urban residential setting.

Most access is via the road system—either using cars, bicycles or walking on or against the road where it is safe to do so.

When development proceeds in the South-east Thornlands Structure Plan area access needs to be established as the detailed design is developed such that residents can easily and safely access the open space areas. Corridors for access and Community Purposes land are proposed in the Structure Plan to address this need.

Overview of proposed key actions

With this neighbourhood there will be one T3 neighbourhood park established as part of the developments in the South-east Thornlands Structure Plan area. This park will need to meet as many of the DSS as possible. It will, by necessity be a highly developed and intense park. Examples of such parks can be found, particularly in Melbourne. Figure 11-74 shows some examples of high intensity parks in developing areas of Melbourne.
Map 1 - Landuse Precincts

- Road widening/landscaping
- Mixed Use - Local Centre
- Housing
- Medium Density Housing
- Greenspace Network
- Greenspace Network
- Rural Non-urban

Precinct and Sub-Precinct Descriptions

1. Mixed Use - Local Centre
2. Housing
   2a Attached Housing
3. Medium Density Housing
   3a Medium Density Housing
   (Eprapah Creek)
4. Greenspace Network
   4a Coastal Corridor
   4b Eprapah Creek Corridor
   4c Pinklands Reserve Corridor
   4d Thornlands Creek Corridor
   4e Bushland Living
   4f Flood Prone Area -
   Central Open Space
5. Rural Non-urban
Figure 11-74: Example images from a Melbourne park
Neighbourhood 33

Description

Neighbourhood 33 (170 ha) is located in Thornlands on the border with Victoria Point. It is greenfield area east of Cleveland-Redland Bay Road and north of Eprapah Creek to Moreton Bay.

Land use

This neighbourhood is a greenfield development—there are no urban residential developments. However, the South-east Thornlands Structure Plan designates urban residential and medium density development in the south-west of the neighbourhood near Cleveland-Redland Bay Road (see Figure 11-76).

Open space issues

Council has recently constructed a foot bridge that links the southern end of this neighbourhood across Eprapah Creek to Neighbourhood 36. As part of this development a fishing platform has been constructed over Eprapah Creek. Existing open space is shown in Figure 11-77.

Council has purchased land in the north of this neighbourhood for a future catchment level (T2) park.

The South-east Thornlands Structure Plan also designates a T3 neighbourhood park in the central section of the development (within this neighbourhood). see Figure 11-76 for more detail.

Figure 11-75: Extract map from Redland Planning Scheme
Figure 11-76: Southeast Thornlands Structure Plan

Precinct and Sub-Precinct Descriptions

1. Mixed Use - Local Centre
2. Housing
   2a Attached Housing
3. Medium Density Housing
   3a Medium Density Housing
   (Eprapah Creek)
4. Greenspace Network
   4a Coastal Corridor
   4b Eprapah Creek Corridor
   4c Pinklands Reserve Corridor
   4d Thornlands Creek Corridor
   4e Bushland Living
   4f Flood Prone Area - Central Open Space
5. Rural Non-urban

Map 1 - Landuse Precincts

- Road widening/landscaping/ acoustic treatments
- South east Thornlands Structure Plan Area
- District Park
- Local Park

Precincts
- Mixed Use - Local Centre
- Housing
- Medium Density Housing
- Greenspace Network
- Rural Non-urban

Legend
- 1:10,000
- Produced by Land Use Planning
  REDLAND CITY COUNCIL

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The neighbourhood is connected by pedestrian and cycle bridge to Neighbourhood 36 to the south.

**Overview of proposed key actions**

The two parks that will be developed within this community have to provide the full suite of DSS. Careful design will be required to ensure the delivery of the DSS while providing attractive and functional open space areas.