

## Neighbourhood 35

### Description

Neighbourhood 35 (245 ha) is located in southern Thornlands on the border with Victoria Point. It runs east-west for about 1.8 kilometres and is about 1 kilometre wide at the western end.

Boundary Road, Eprapah Creek Corridor and Venn Road-Katie Place are the borders to the neighbourhood.

### Land use

This neighbourhood, currently, is predominantly park residential, except for some small farms (see Figure 11-78). Future land use will continue to be dominated by park residential but at the eastern end there will be urban residential and medium density developments.

There are no urban residential developments. However, the *South-east Thornlands Structure Plan* designates urban residential and medium density development in the east of the neighbourhood where Cleveland-Redland Bay Road and Boundary Road intersect (see Figure 11-79).

### Open space issues

There is only one open space area in this neighbourhood at present—Eprapah Creek Corridor (Luke Street)—(see Figure 11-80). This is acceptable as this style of development relies on private open space for recreation. There is little in this park



Figure 11-78: Extract map from Redland Planning Scheme

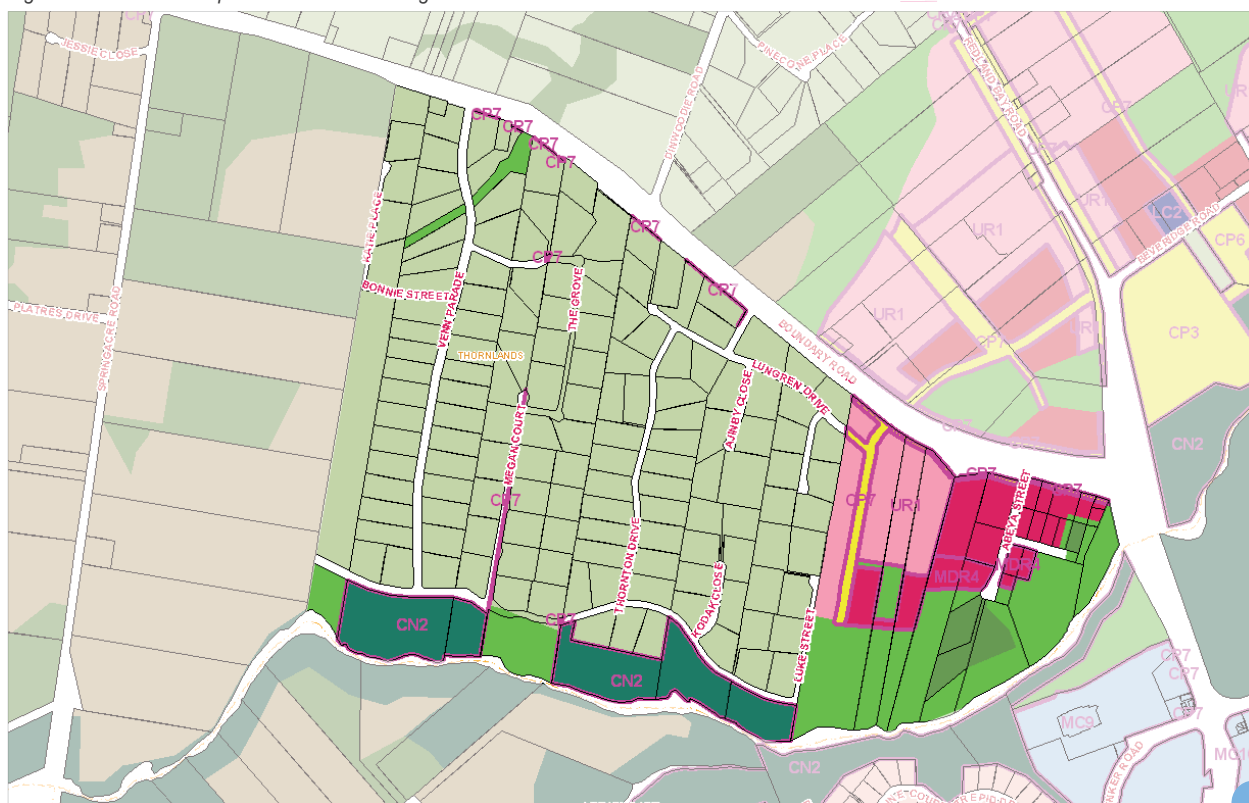


Figure 11-79: Southeast Thornlands Structure Plan

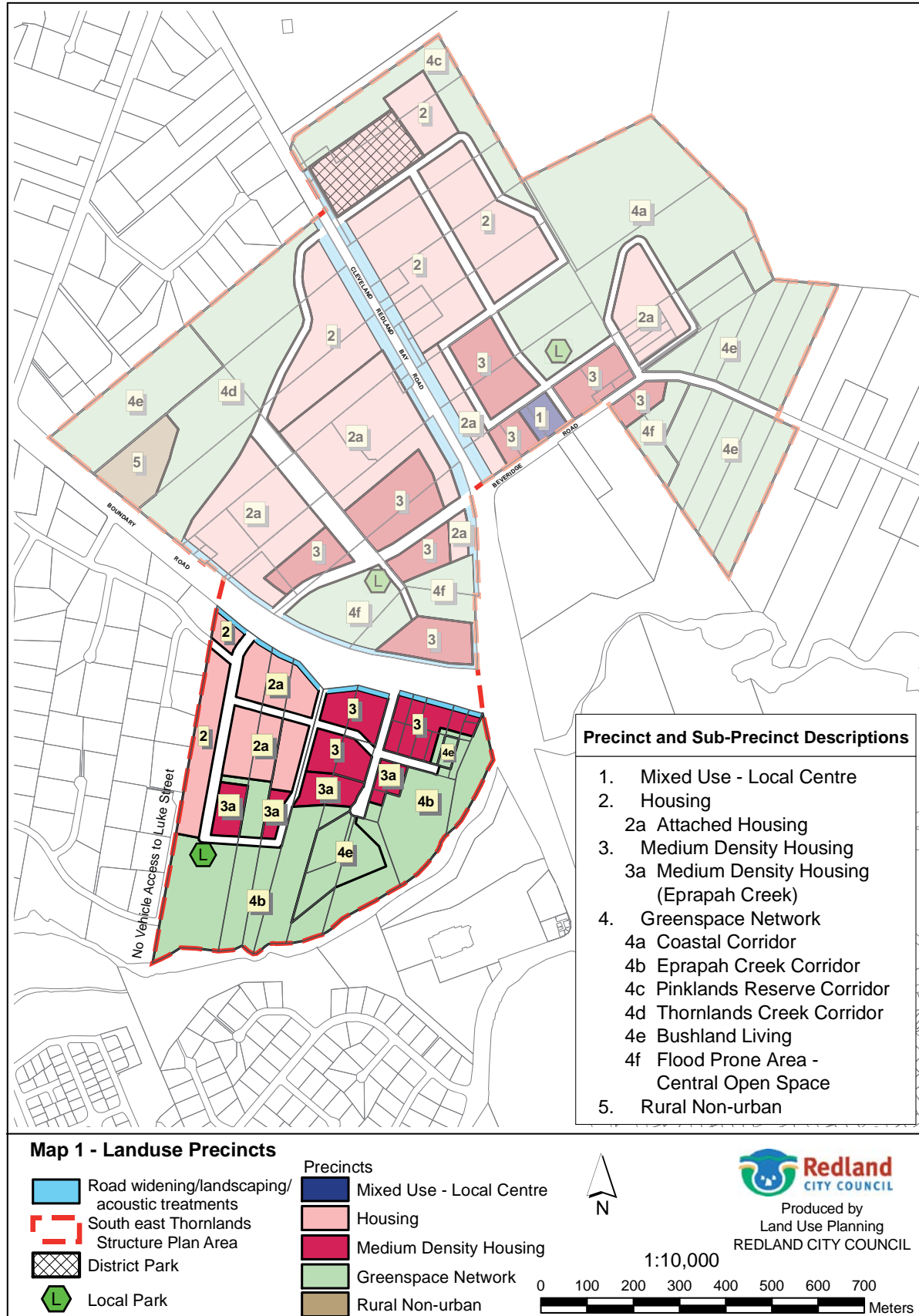
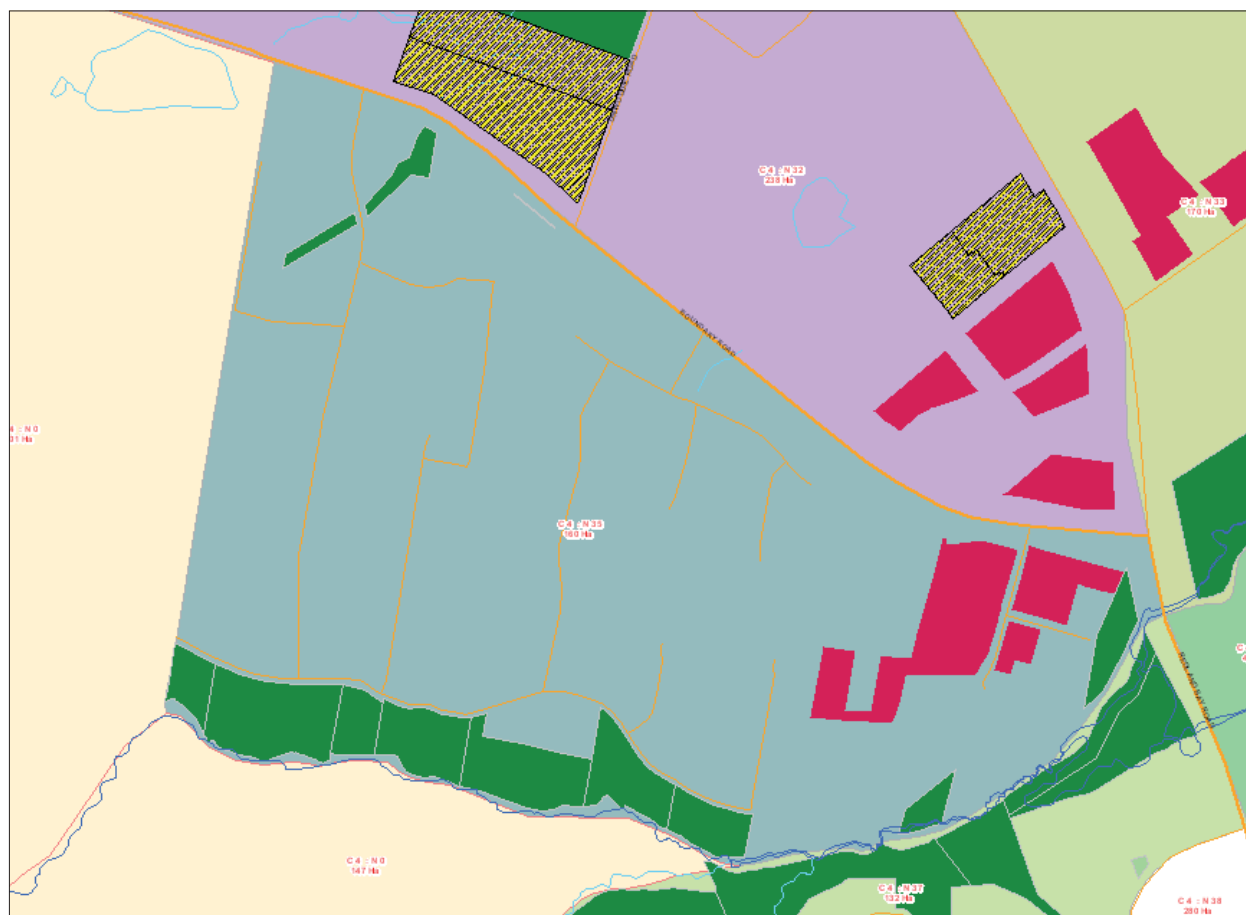


Figure 11-80: Open space areas in Neighbourhood 35



except a set of swings and a large open space area suitable for ball games and community events.

The *South-east Thornlands Structure Plan* recognises the need for a neighbourhood park when redevelopment proceeds.

The design of the road structure indicates that the existing park, off Luke Street, will not be connected by road to the development area. In this case it will be desirable for there to be a parkland development linking the two sites.

### Access issues

Being a park residential development 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. As mentioned above, access from the new open space area to the Erapah Creek Corridor (Luke Street) parkland would greatly improve the value of parkland in the neighbourhood.

The new parkland will have more recreation elements than the existing Erapah Creek Corridor (Luke Street) park and will allow the residents of the park living area to access those elements should they want to. Alternatively, linking the two

areas will give the residents in the urban settled areas a safe off-road walk.

Access across Erapah Creek to the Victoria Point Lakeside shopping Centre (with Library and Bus Station) would be desirable, particularly for younger people and commuters.

### Overview of proposed key actions

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

- ensure that the new neighbourhood park contributes to as many as possible of the neighbourhood desired standards of service including a playground suited to toddlers and primary school aged children
- ensure that the new open space area in the *South-east Thornlands Structure Plan* area links to the Erapah Creek Corridor (Luke Street) park
- assess whether the Erapah Creek Corridor (Luke Street) park is suitable as an unfenced dog off-leash area
- investigate a pedestrian bridge across Erapah Creek to link the neighbourhood to Victoria Point Lakeside Shopping Centre

## Neighbourhood 36

### Description

Neighbourhood 36 (426 ha) is located in the north-eastern section of Victoria Point.

On the west, east and northern sides it is bounded by water—either Moreton Bay or Eprapah Creek. To the south the busy Colburn Avenue forms the boundary.

Within the neighbourhood Egret Colony Wetlands is a major feature though paths around the site allow access to be maintained.

### Land use

This neighbourhood is essentially urban residential except for a number of pockets of medium density along Colburn Avenue (see Figure 11-81).

Most of the neighbourhood has been developed over the years though there a few small farms along Colburn Avenue (near Point O'Halloran Road) that are likely to be redeveloped as medium density housing in coming years.

### Open space issues

Much of the open space in this neighbourhood, with the exception of three smaller parks, are located on the periphery—along the coast or Eprapah Creek (see Figure 11-82). However, as the neighbourhood is relatively narrow, most residents live within an easy walk of a recreation park.

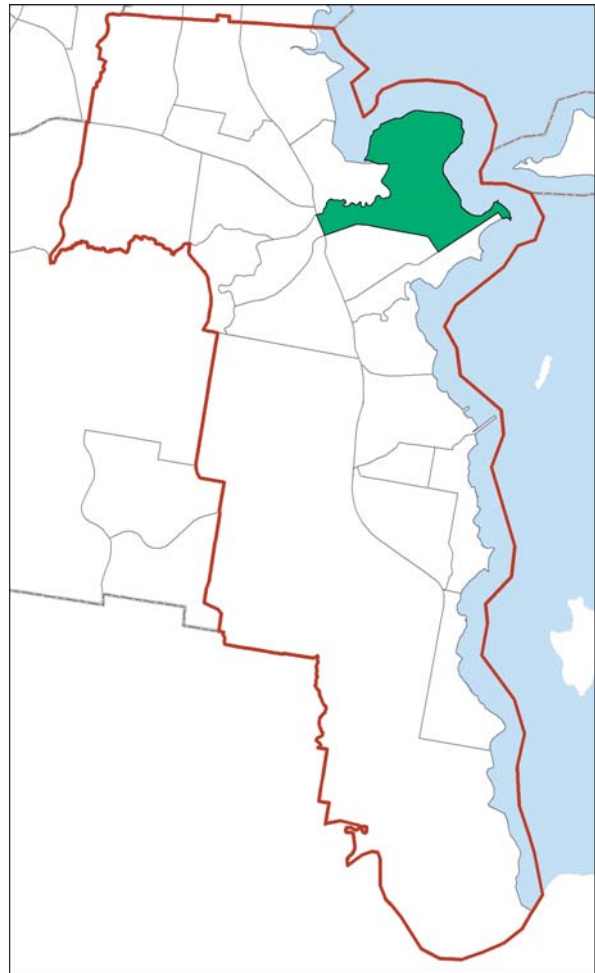


Figure 11-81: Extract map from Redland Planning Scheme

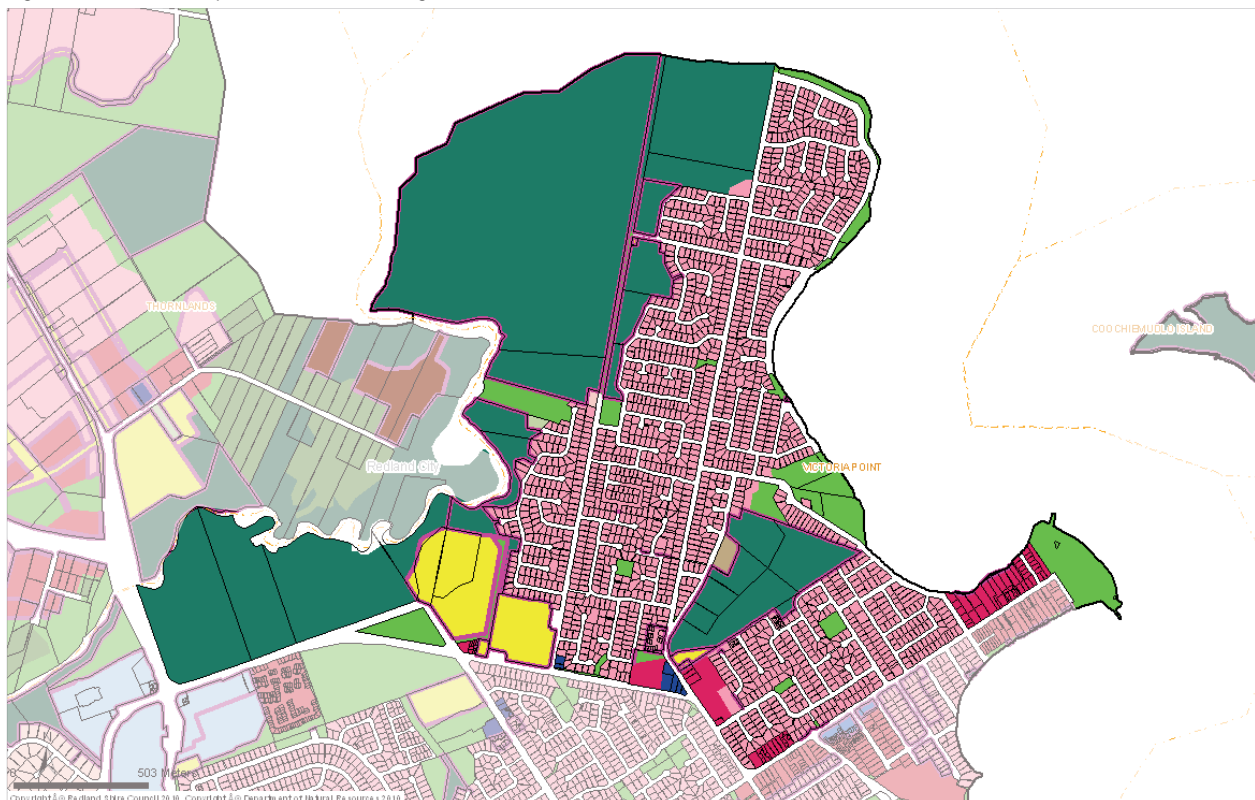
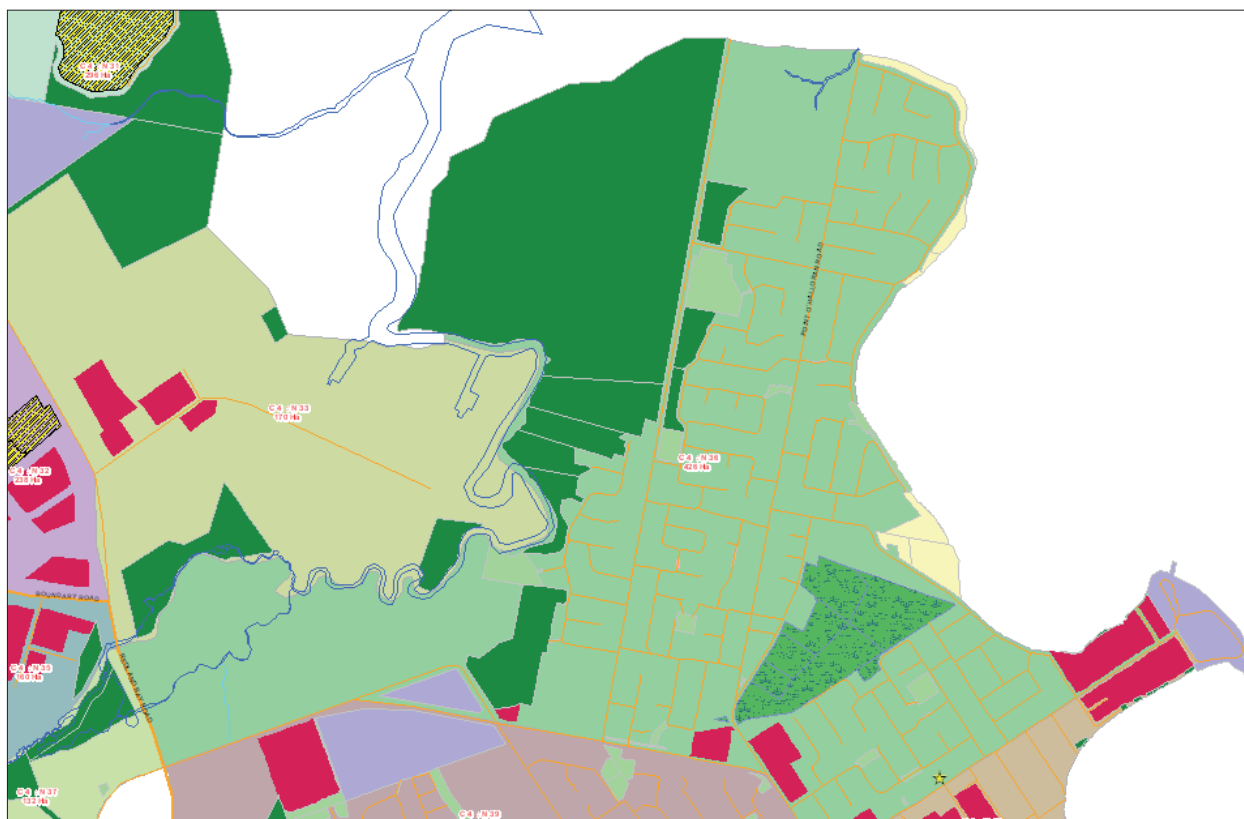




Figure 11-82: Open space areas in Neighbourhood 36



Victoria Point Recreation Reserve is recommended as a Type 1 destination park reflecting its importance in the city's open space network.

Point Halloran Conservation Area offers a natural area experience with its board walk into the wetlands of Erapah Creek.

The Erapah Scout Environmental Education Centre is 39 ha of privately owned<sup>1</sup> bushland on the corner of Colburn Avenue and Cleveland Redland Bay Road, Victoria Point. It is one of nine sites recognised as Scouting World Centres of Excellence for Nature and the Environment. The site has a visitors' centre and a museum. The trails, which traverse rainforest and mangrove environments, are open to the public "at all times for quiet enjoyment of the vegetation and wildlife<sup>2</sup>".

The *Redlands Social Infrastructure Strategy 2009* recognises the Erapah Scout Environmental Education Centre as a possible location for a community living hub which seeks community and environmental outcomes through broad partnerships involving community, government and business.

Cascade Gardens Park's water feature needs significant maintenance in the very near future. Prior to this happening a landscape master plan should be undertaken.

## Access issues

Except on main roads there are few footpaths in urban areas. For the most part though residents can walk to the connected path system that meanders around the periphery of the neighbourhood within 5–10 minutes walk (with many even less). Open space areas and walkways help to connect cul-de-sac developments.

This pathway system is part of the Moreton Bay Cycleway. In places it is not as wide as is preferred and Council will upgrade the pathway to three metres wide, where possible, over time.

Access to the coast, or Erapah Creek is very good for the most part. Only in one section, between Wilson Esplanade and White Street, has residential development been allowed to extend to the water's edge rendering the area inaccessible.

The Erapah Creek Section of the Moreton Bay Cycleway has one difficult section. The pathway, heading north, currently ends at Aspect Drive just north of Cassie Court. It restarts at Bill Scudamore-Smith Park but on the ground it is not obvious how to navigate between the two points without direction. Council has planned a new alignment for this section that includes some boardwalks and has programmed it for delivery in the 2012-2013 financial year.

Council has recently constructed a bridge over Erapah Creek linking Cameron Court Park north into the newly developing Neighbourhood 33 that will allow, eventually, for very extensive walks or bicycle rides. This bridge is part of the Moreton Bay Cycleway.

1 Owned by Scouts Australia Qld

2 Information on sign near entry

## Other matters

Cascade Gardens has a ceremony rotunda and is a popular venue for weddings and ceremonies.

The neighbourhood has two dog off-leash areas, both on the pathway system, so the neighbourhood is well serviced in comparison to others.

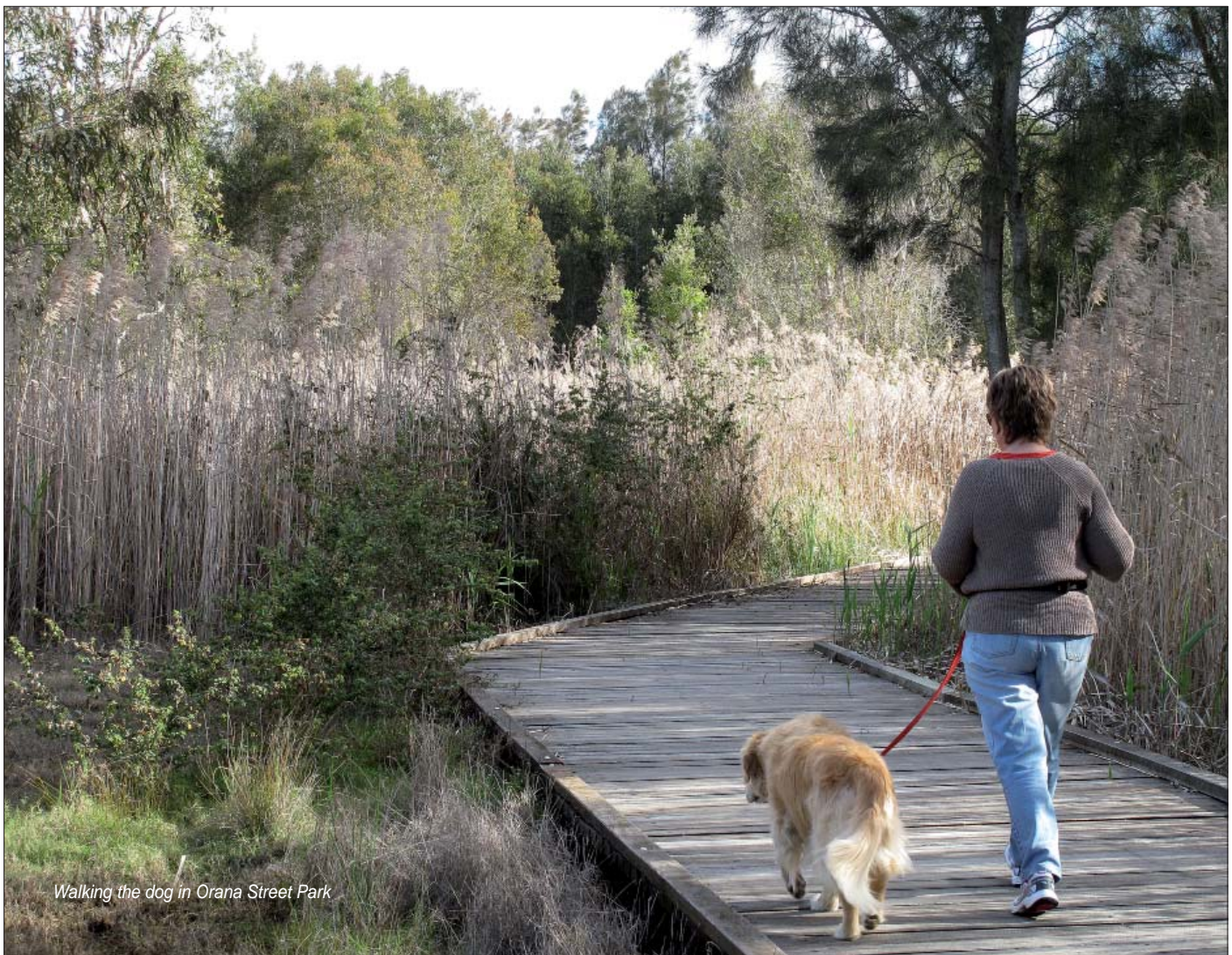
## Overview of proposed key actions

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

- add a small nature play feature under the fig trees in Bill Scudamore-Smith Park. Add some goals for ball kicking
- address the extensive drainage issues in Orana Street Park—consider deck platforms
- Les Moore Park is the preferred location for future physical activity stations as it is well connected to the neighbourhood through the pathway system and is relatively central to where people live. A path is also required from Albert Street near the dog off-leash area to the coastal walkway on the eastern side of the park
- within the Erapah Creek Corridor—Aspect Drive section there is a large cleared area (about the size of a football field) that is not used for any particular activity.

This is the preferred location for any future community garden

- add a half-court to Cascade Gardens Park
- to create some spaces for youths to 'kick a ball' add goal posts to Les Moore Park and Erapah Creek Corridor—Aspect Drive section
- complete the footpath on the northern side of Colburn Avenue between Wilson Esplanade as this will allow access to Victoria Point Recreation Reserve without the need to cross over to the southern side of Colburn Avenue
- proceed with the development of a pathway link along Erapah Creek between Aspect Drive and Bill Scudamore-Smith Park
- develop a path from Illidge Road (near Kintyre Street) across Erapah Creek to the path on the western side. This will allow the adjacent community to easily connect into the extensive walking path network
- investigate options for further commercial development (e.g. a restaurant), in Victoria Point Recreation Reserve



*Walking the dog in Orana Street Park*



## Neighbourhood 37

### Description

Neighbourhood 37 (132 ha) is located in the western section of Victoria Point. The neighbourhood is wedged between Eprapah Creek, Bunker Road and the Victoria Point Lakeside Shopping Centre.

### Land use

This neighbourhood is a mix of roughly equal amounts of low density residential and urban residential (see Figure 11-83). There are no areas zoned for medium density developments. In the east, fronting Redland Bay Road, there is the Victoria Point Lakeside Regional Shopping Centre incorporating a bus station.

In the west of the neighbourhood there is a new development being undertaken as this Strategy is being developed. A new park—Liriope Place Park—is expected to be dedicated as part of the development.

Between this western area and the existing eastern urban residential area some further subdivision is likely to be undertaken in coming years but as much of the land is zoned conservation, the number of lots created will be limited.

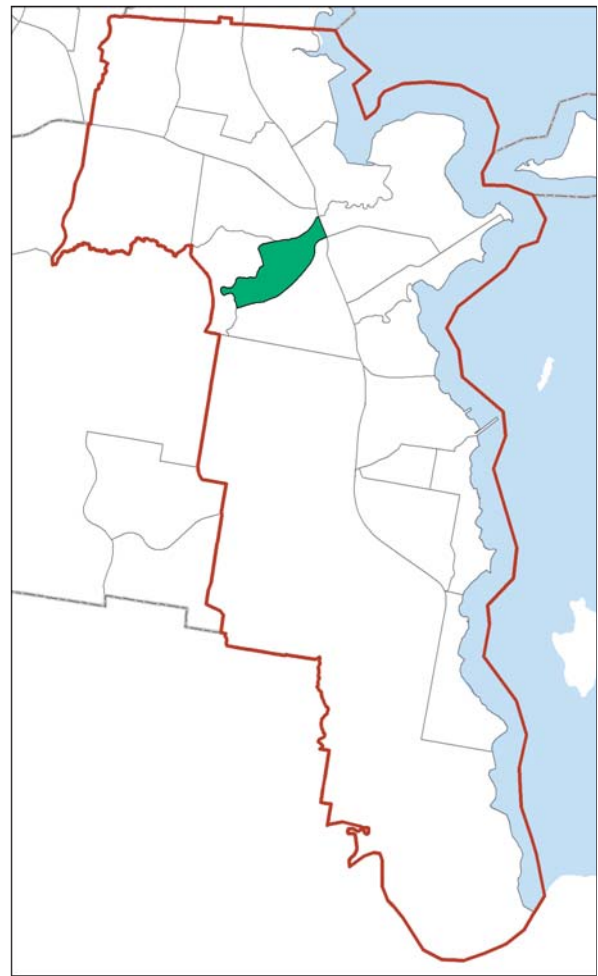


Figure 11-83: Extract map from Redland Planning Scheme

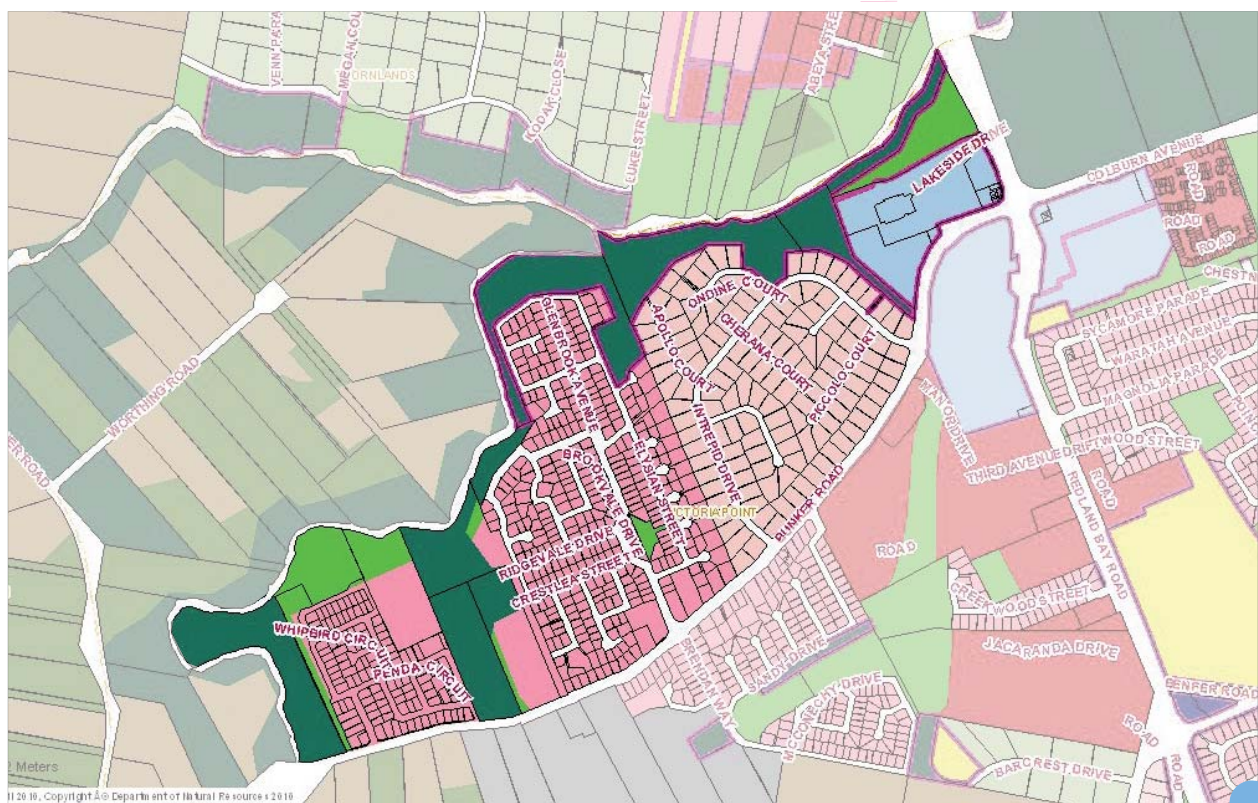
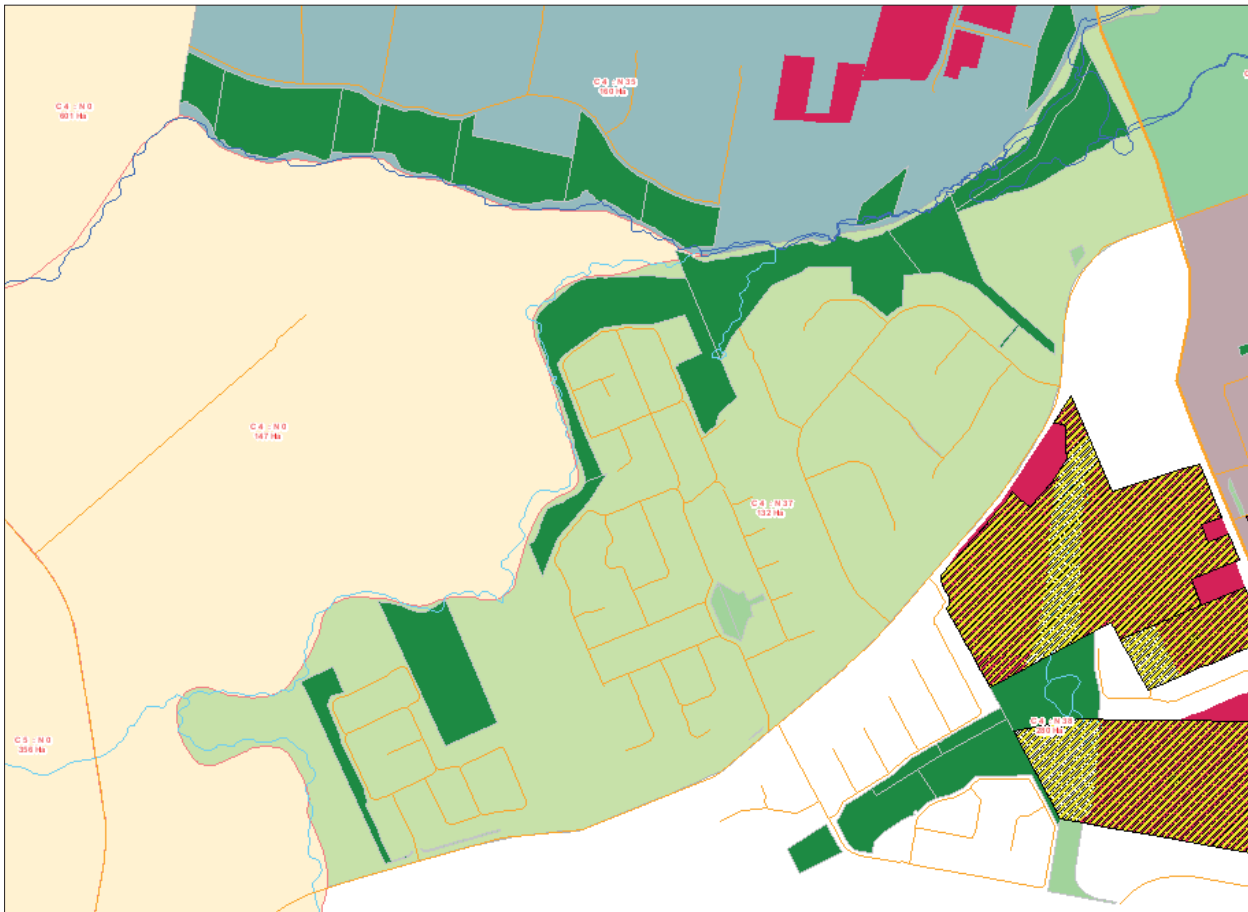


Figure 11-84: Open space areas in Neighbourhood 37



## Open space issues

There is one recreation park in the neighbourhood though a second is expected to be developed as part of a current subdivision<sup>1</sup> (see Figure 11-84).

The Bunker Road Bushland Refuge has some cleared areas. Given the lack of recreation open space in this neighbourhood it is recommended that at least some of this area be retained as open space for a kick-about area and a community garden site should it be needed.

## Access issues

There is an existing pathway along Eprapah Creek Corridor from the Victoria Point Lakeside Shopping Centre to Brookvale Drive. There is a gap then until the, yet to be dedicated, Liriope Place Park. Council is currently planning an alignment to continue this pathway.

The pathway along the northern side of Bunker Road back to Victoria Point Lakeside Shopping Centre is also substantially complete. There are two segments totally about 350 m that are missing that need to be completed.

## Other matters

There are no facilities such as a half-court or skate facilities for older children in the neighbourhood and no obvious place to put any. However, the Eprapah Creek pathway links safely

east to Cascade Gardens that has a variety of facilities for this age group.

## Overview of proposed key actions

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

- ensure that the Eprapah Creek Corridor Walkway is linked between Brookvale Drive and Liriope Place Park. The footpath along Bunker Road also needs to link as part of any subdivision or other works so that a circuit around the neighbourhood is created for access to the shopping centre, bus station, library and other community facilities
- at Brookvale Park:
  - add some goal posts to create a kick-about space
  - add some play elements for primary school-aged children
  - create a meeting place shelter for young people
  - build a half-court
- consider the use of some of Bunker Road Bushland Refuge (part of the cleared area) for a community garden site and a fenced or unfenced dog off-leash area
- add a goal post at Liriope Park to create a small kick-about space

## Shortfall

Within this neighbourhood there are no parks that are considered suitable for commercial activities.

<sup>1</sup> The park is not shown on Figure 11-84 as, despite being developed, ownership has not yet been transferred to Council



## Neighbourhood 38

### Description

Neighbourhood 38 (252 ha) is located in the south-west of Victoria Point. The neighbourhood is wedged between Bunker Road, Redland Bay Road and Double Jump Road as well as Clay Gully.

In the north of the neighbourhood is the Victoria Point Regional Shopping Centre.

### Land use

This neighbourhood is a mix of development types from rural non-urban to medium density (with retirement villages dominating this land use) and shopping centres.

As can be seen in Figure 11-85 the rural non-urban zoning (shaded brown) dominates the neighbourhood. This area is mainly used for small lot farms and, despite being within the urban footprint, will most likely stay with this zoning for the life of this strategy.

The grey shaded area is the Bunker Road Emerging Urban Community for which Council is currently preparing a structure plan. This structure plan is likely to be released for community comment in 2012. This community will be an urban community with a population of approximately 400 people.

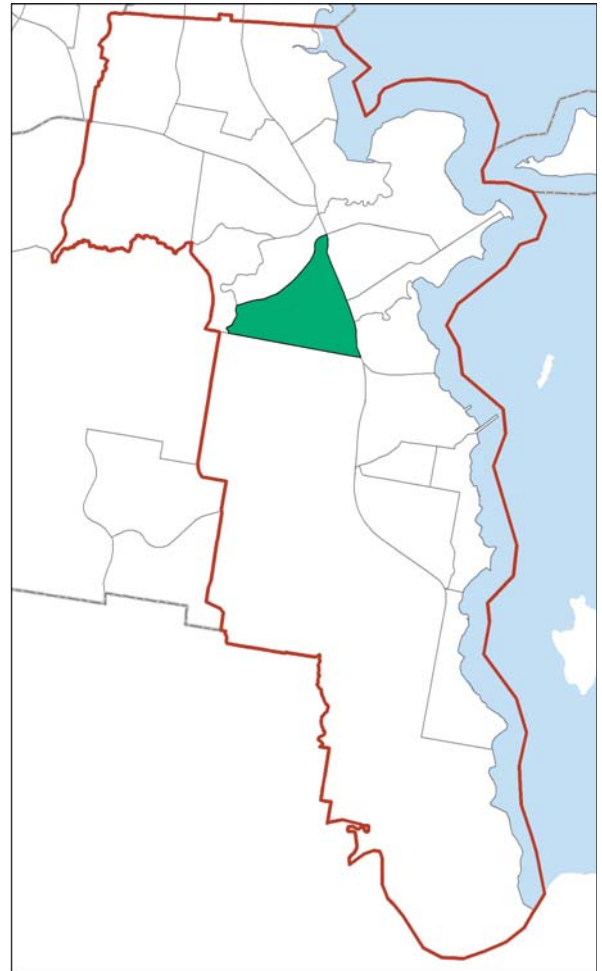


Figure 11-85: Extract map from Redland Planning Scheme

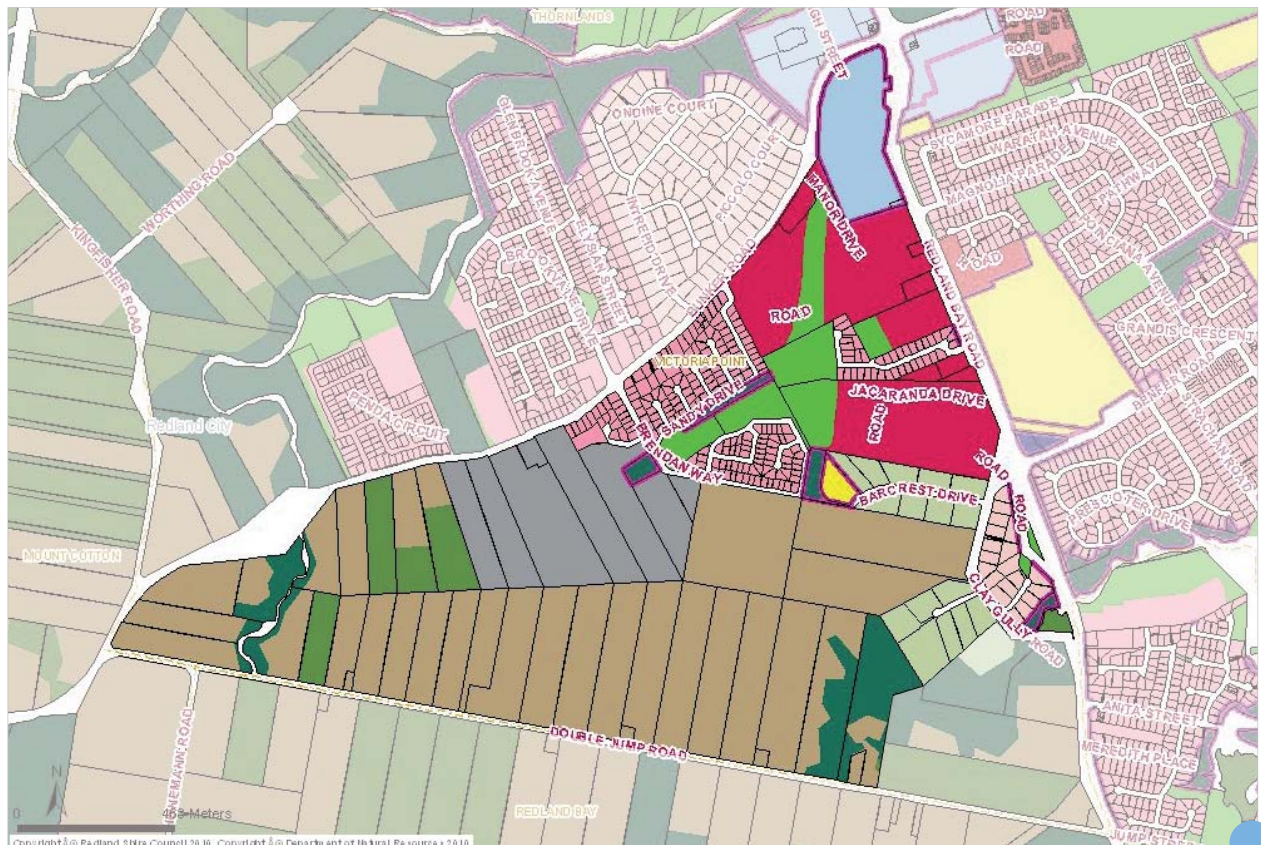
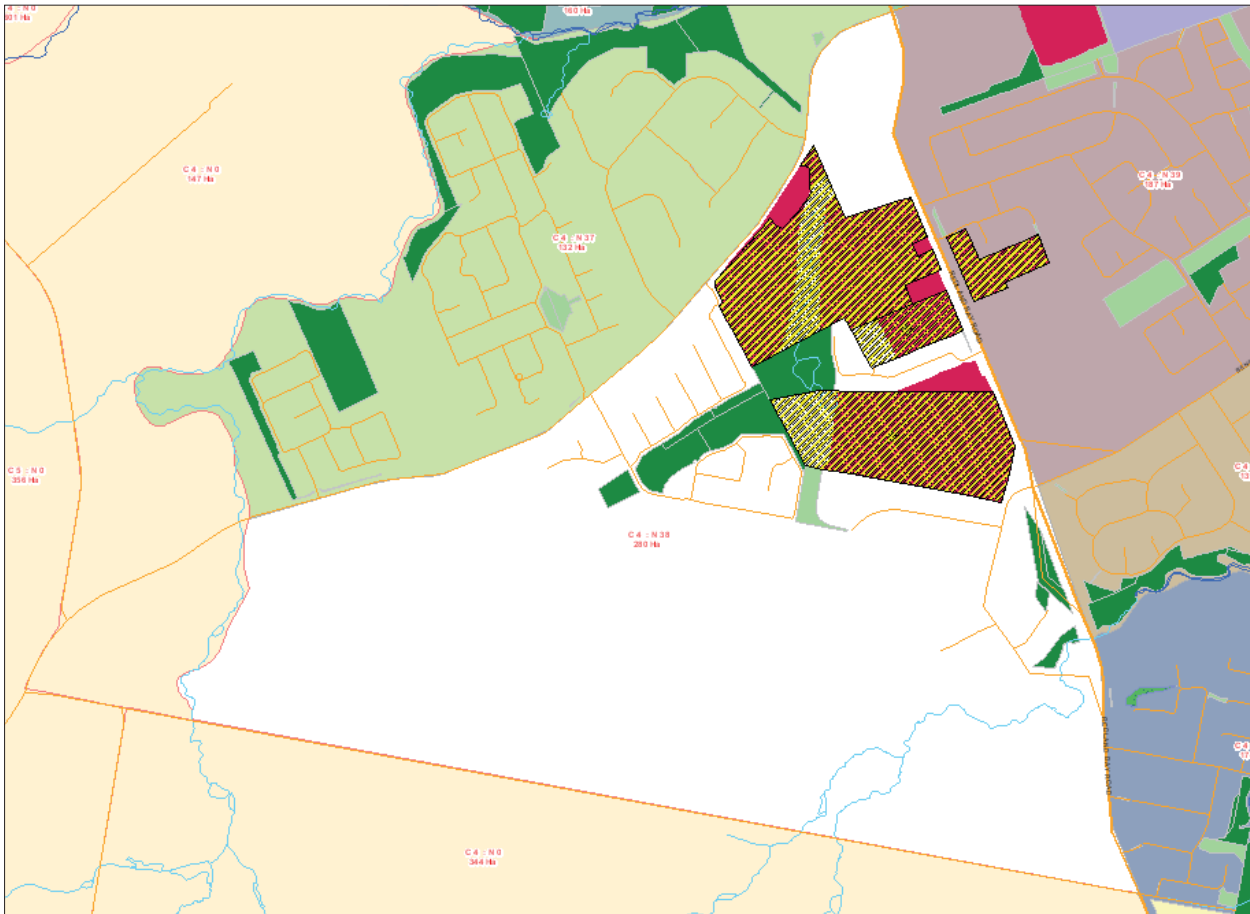


Figure 11-86: Open space areas in Neighbourhood 38



### Open space issues

There is one<sup>1</sup> public recreation park in the neighbourhood and it is well located to service the urban communities on either side of the drainage corridor that runs roughly through the centre of the neighbourhood (see Figure 11-86).

As part of the Bunker Road Emerging Community Structure Plan more open space areas will be required. Ideally they will be along the same drainage corridor and be linked via pathway into the existing open space system. It should be noted that Council has already acquired some of this open space.

### Access issues

There is an existing pathway along Bunker Road to the Victoria Point Shopping Centre and another from Sandy Drive Creek Corridor parkland to Victoria Point Shopping Centre but via Creekwood Street and Redland Bay Road.

Given the shape of the neighbourhood all residents are well connected to move around the neighbourhood and to other neighbourhoods or shopping and commuter points at Victoria Point shopping centre.

It will be important in developing the Bunker Road Emerging Community Structure Plan to continue the pathway system, most likely along the drainage corridor, so that the new communities are linked into the existing system.

### Other matters

At present there are not sufficient open space areas to meet all the desired standards of service activities. However, the neighbourhood is not fully developed. Future development will need to find locations for the missing elements and this should be kept in mind, particularly as the Structure Plan is developed.

The pathway system allows teenagers and youth to use the Cascade Gardens skate park and youth facilities, but because of the distance, this neighbourhood will need some teenage facilities in the future.

### Overview of proposed key actions

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

- introduce some nature play elements into Sandy Creek Corridor Park adjacent to the existing playground
- ensure that open space planning in the Bunker Road Emerging Community Structure Plan continues the central linkage pathway so that the new and existing sections of the community are well connected
- create a kick-about area within Sandy Creek Corridor—Creekwood Street

<sup>1</sup> the retirement villages have some areas of private open space including their own bowling greens

## Shortfall

Find open space areas for the missing desired standard of service including:

- community garden
- dog off-leash area
- teenage hangout space
- a natural area experience, most likely in conservation areas that will be acquired
- a commercial use park

Some of these shortfalls may be addressed within the Bunker Road Structure Plan area.



## Neighbourhood 39

### Description

Neighbourhood 39 is part of Victoria Point, east of Redland Bay Road. It does not front Moreton Bay but is bounded by collector roads that define the space.

These collector roads—Redland Bay Road, Colburn Avenue, Link Road and Benfer Road have high traffic loads that restrict movement by children and the elderly, so for many people their park recreation needs need to be met within the neighbourhood. The neighbourhood is approximately 187 ha.

### Land use

This neighbourhood is dominated by urban residential with two principal areas of medium density adjacent to the major roads on the neighbourhood's boundaries (see Figure 11-87).

Three schools are located in the neighbourhood. The largest is Victoria Point State High School.

There is also a strong commercial presence with the Victoria Point Town Centre within this neighbourhood.

Most land is developed and it is expected that there will be little redevelopment in this neighbourhood during the life of this strategy.

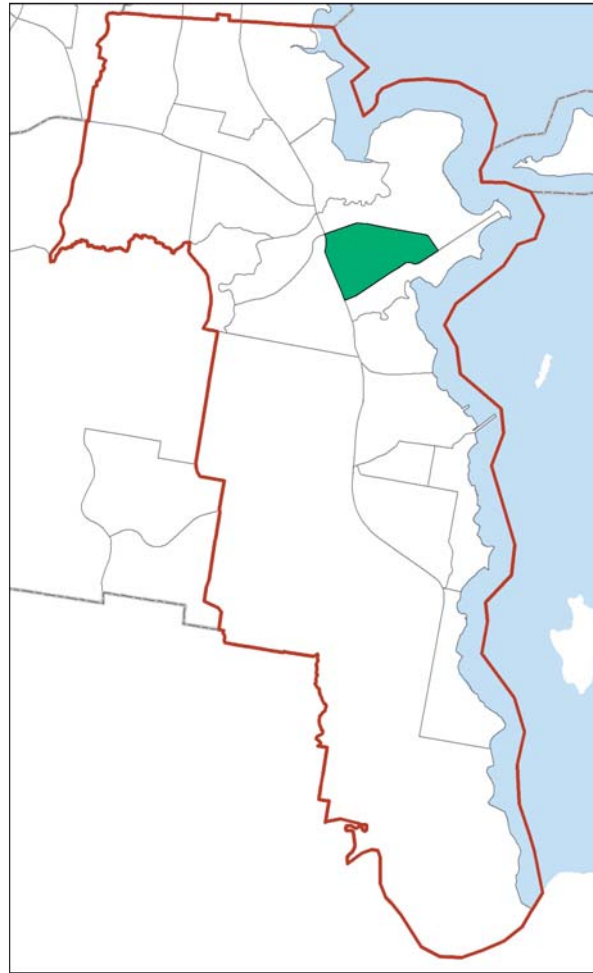


Figure 11-87: Extract map from Redland Planning Scheme

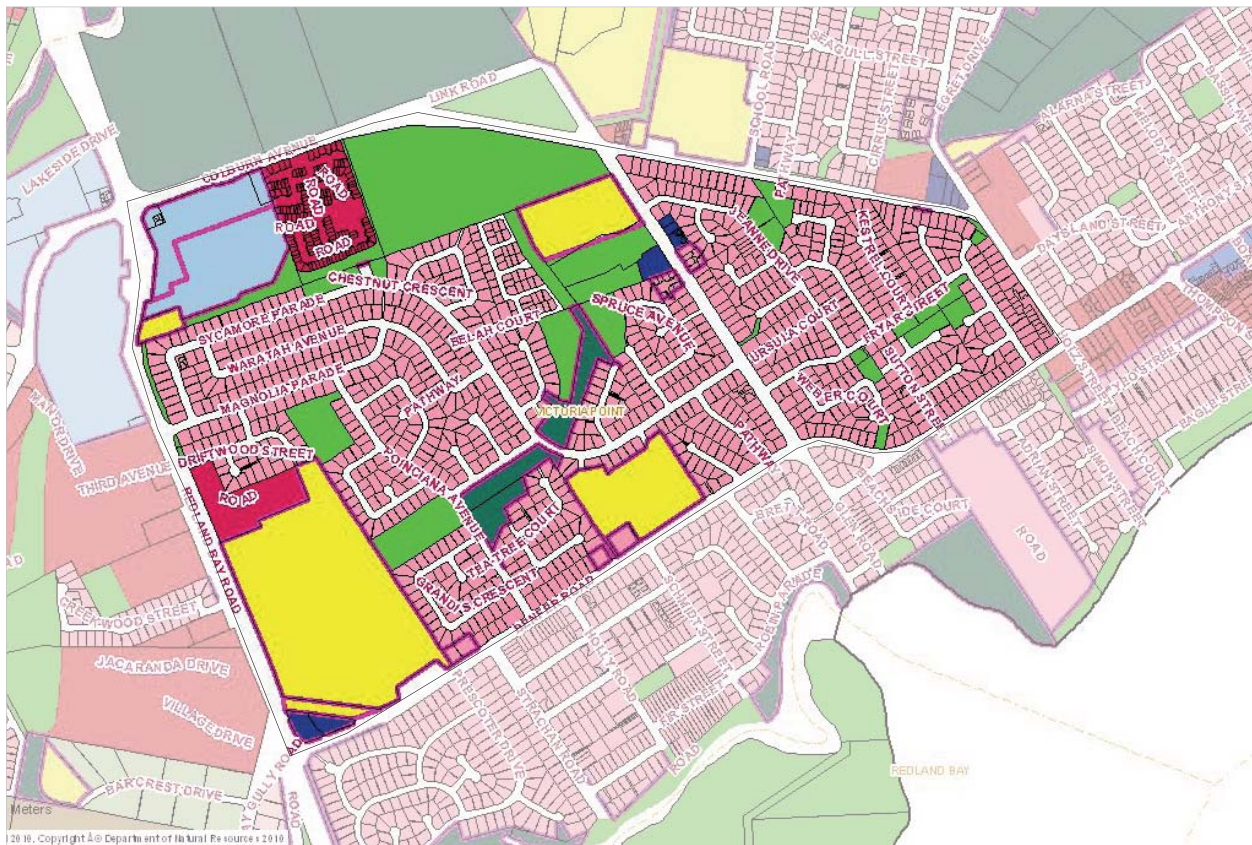
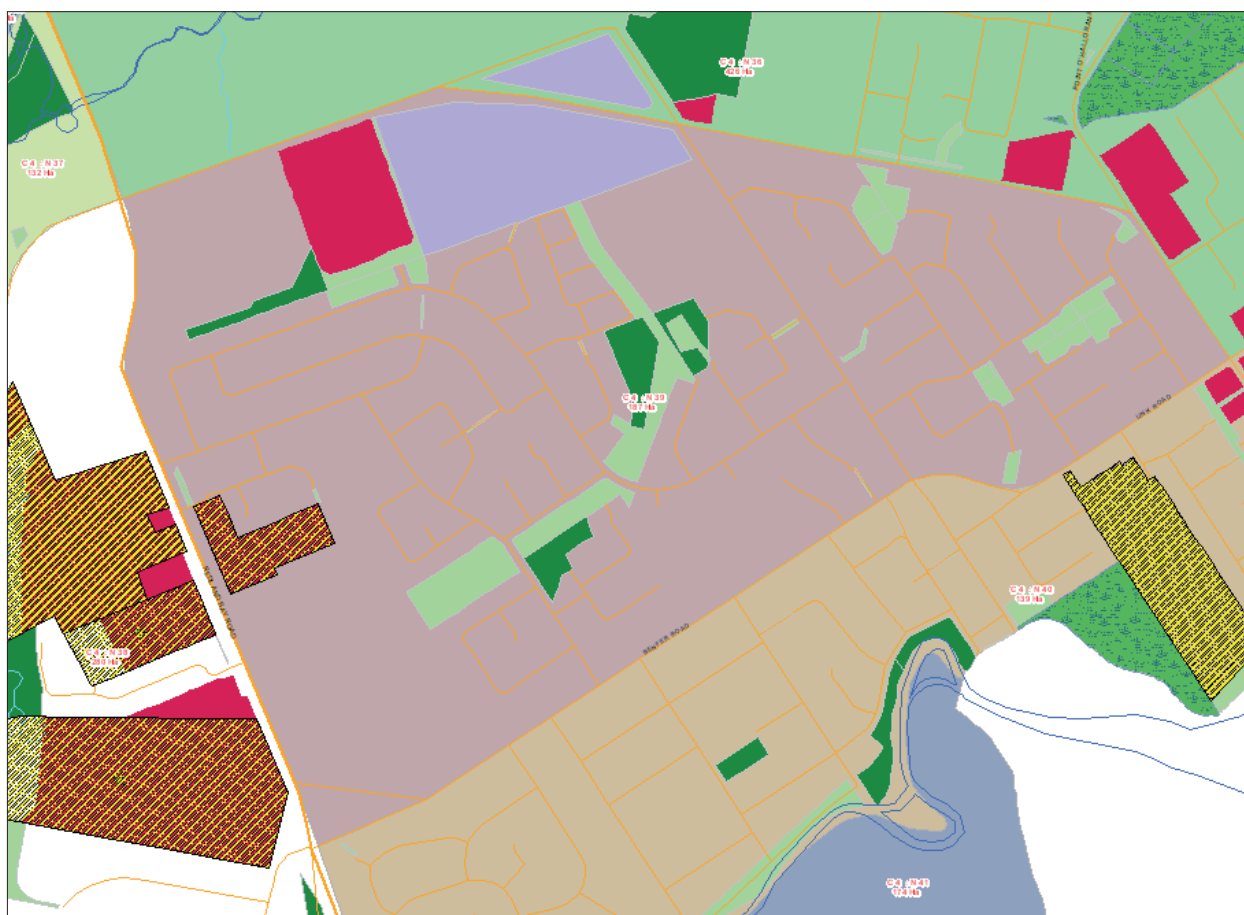


Figure 11-88: Open space areas in Neighbourhood 39



## Open space issues

Recreation parks are well distributed in the neighbourhood, and are for the most part, developed with at least basic levels of embellishment (see Figure 11-88).

There are five toddler playgrounds though, as they are well spaced, they need to be retained. Four of these also have play elements for older children.

There are no teenage-focussed facilities in the neighbourhood. However, the pathway system makes it relatively easy, and safe<sup>1</sup>, to access the Cascade Gardens youth facilities just north of Colburn Avenue.

## Access issues

A path circumnavigates the neighbourhood linking residents into the schools, shopping centres, sports clubs and other community facilities. Within the neighbourhood there is good provision of paths, excepting two missing links at Ern and Alma Dowling Memorial Park (see recommendations), connecting residents to points of interest.

## Overview of proposed key actions

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

- In Parklands Court Park:
  - develop a natural playground in the small bushland remnant
  - extend the pathway across the drain so that the playgrounds are accessible from the linear pathway running through the park
- a community garden, if required, may be located in Duncan Jenkins Eucalypt Park
- investigate a pathway across Ern and Alma Dowling Memorial Park, near the drainage line, to connect the paths to the north and south of the Park
- continue the pathway from Ern and Alma Dowling Memorial Park through to Sycamore Parade Park. Add new elements to the existing physical activity stations
- in Poinciana Avenue Park:
  - provide a fenced DOLA
  - install two pergolas—one near the DOLA and another for young people to meet

1

There is a signalled crossing point on Colburn Avenue



## Neighbourhood 40

### Description

Neighbourhood 40 is part of Victoria Point. The neighbourhood is long and linear stretching along Moreton Bay for much of its length, south of Benfer Road, Link Road and Colburn Avenue and east of Redland Bay Road.

Redland Bay Road, Benfer Road, Link Road and Colburn Avenue are collector roads with high traffic loads that restrict movement by children and the elderly, so for many people their park recreation needs need to be met within the neighbourhood. The neighbourhood is approximately 139 ha.

### Land use

This neighbourhood is dominated by urban residential though with some significant areas of medium density and a small amount of commercial zoned land (see Figure 11-89).

A substantial amount of the land zoned medium density is still to be redeveloped so it could be expected that there will be some population growth in coming years.

Two significant retirement villages—Tranquil Waters Retirement Village and Salford Waters Retirement Estate—are located in the neighbourhood. These two estates both adjoin the coastal walkway which is part of the Moreton Bay Cycleway. It is possible to walk, or 'scoot'<sup>1</sup> between the two

<sup>1</sup> using a motorised mobility scooter



Figure 11-89: Extract map from Redland Planning Scheme

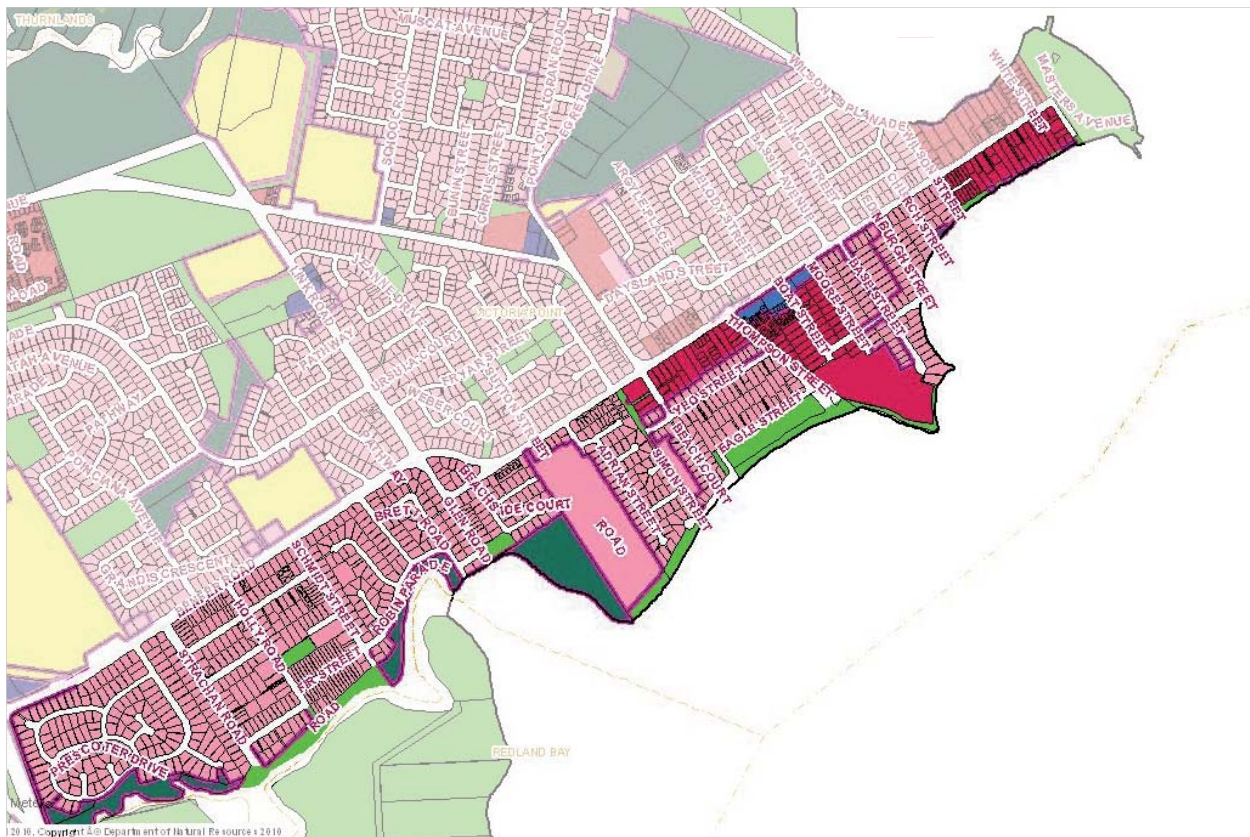
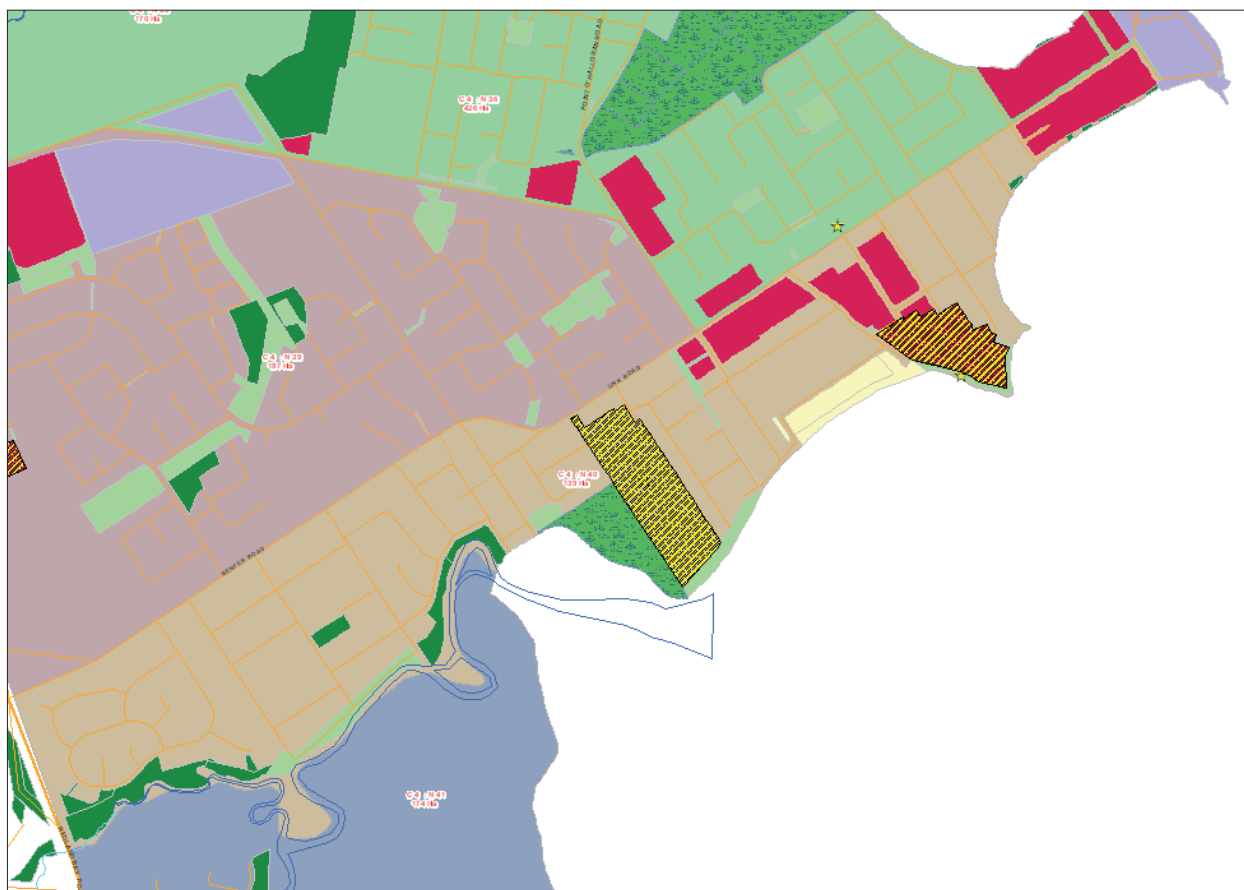




Figure 11-90: Open space areas in Neighbourhood 40



sites and observation indicates that many residents are doing this.

There are no schools located in the neighbourhood.

### Open space issues

Recreation parks are biased to the east of this neighbourhood (see Figure 11-90). There is one developed recreation park in the west of the neighbourhood.

There are no significant teenage-focussed facilities in the neighbourhood. However, the pathway system makes it relatively easy to access the Cascade Gardens youth facilities.

Victoria Point Recreation Reserve has been included in Neighbourhood 36 but it is just as easily accessed from this neighbourhood. This Type 1 destination park provides many recreation functions with high level playgrounds, picnicking, fishing and other activities.

### Access issues

The Salford Waters Retirement Village is a barrier to east-west movement across the neighbourhood. Its shape effectively prevents linear movement through the neighbourhood. The only way to walk, cycle or drive from one side of this neighbourhood to the other, past this Village, is to use Colburn Avenue, the neighbourhood's boundary.

The Benfer Road—Link Road—Colburn Avenue road network is important in linking this neighbourhood. There is no coastal walkway across the neighbourhood. It does exist in part, but

because of various constraints, including access, it has not been constructed along the length of the neighbourhood, particularly in the western section.

As this missing section is part of the Moreton Bay Cycleway Council has given consideration to a boardwalk link from the western end of Salford Waters Park to Glen Road Park through Glen Road Wetlands, a distance of approximately 400 metres. The Moreton Bay Cycleway would continue from here through Moogurrapum Creek Corridor—Robin Parade Park before crossing Moogurrapum Creek to near the Redland Bay Golf Course before joining the Jack Gordon Pathway through to Redland Bay.

Within the neighbourhood there are some pathways but they are not significant. There are footpaths but few concrete paths. Most streets are quiet so it is envisaged that residents often use the street edge for walking.

### Other matters

W. H. Yeo Park is popular for wedding and ceremony bookings.

## Overview of proposed key actions

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

- W. H. Yeo Park is the principal parkland in this neighbourhood.<sup>2</sup> So that the desired standards of service can be achieved this park will need to meet additional needs. Specifically:
  - provide some goals to create a kick-about space
  - improve activities for teenagers and older children. In particular look at relocating the basketball half-court from the park thoroughfare and adding some additional elements for teenagers and youth
  - improve the turf so that it is more inviting for kicking a ball, backyard cricket and other similar activities

While the park has a master plan it should be reviewed before the above recommendations are delivered

- provide additional access points to the beach from Salford Waters Park, particularly at the northern end. The beach offers good opportunities for natural play
- add a nature play opportunity in Glen Road Park as well as seating so that people can enjoy a quiet space beside the bay. Add playground elements suited to primary school-aged children that are sensitive to the bushland setting
- continue to investigate a boardwalk link between the western end of Salford Waters Park and Glen Road Park as part of the Moreton Bay Cycleway. This pathway would provide for east-west walking and cycling across this neighbourhood. This link is important as people to the west of Salford Waters as they have only limited recreation opportunities
- investigate kayak launching facilities from Strachan Street into Moogurrapum Creek
- investigate an unfenced DOLA and water access point in the road reserve at the junction of Schmidt Street and Robin Parade

## Shortfall

No site for a community garden or for commercial use has been found.

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<sup>2</sup> Victoria Point Recreation Reserve, while not in this neighbourhood, is also very accessible

## Neighbourhood 41

### Description

Neighbourhood 41 is in the north of the suburb of Redland Bay. The neighbourhood is approximately 174 ha.

The neighbourhood is defined by green space (including Redland Bay Golf Course) and Moogurrapum Creek in the north, Redland Bay Road in the west, Boundary Street defining the southern boundary and Moreton Bay defining the eastern boundary.

### Land use

This neighbourhood is dominated by urban residential with almost no medium density or commercial zoning (see Figure 11-91).

The neighbourhood is not yet fully developed. There are some small farms and some undeveloped lots. Some larger lots may also be subdivided in coming years.

There are no schools located in the neighbourhood.

### Open space issues

The Redland Bay Golf Club course is the largest tract of open space in the neighbourhood but it is a single purpose private club so only members are able to access this area (see Figure 11-92).

The Moogurrapum Creek, its tributaries and other drainage lines provide linear open space through the neighbourhood.

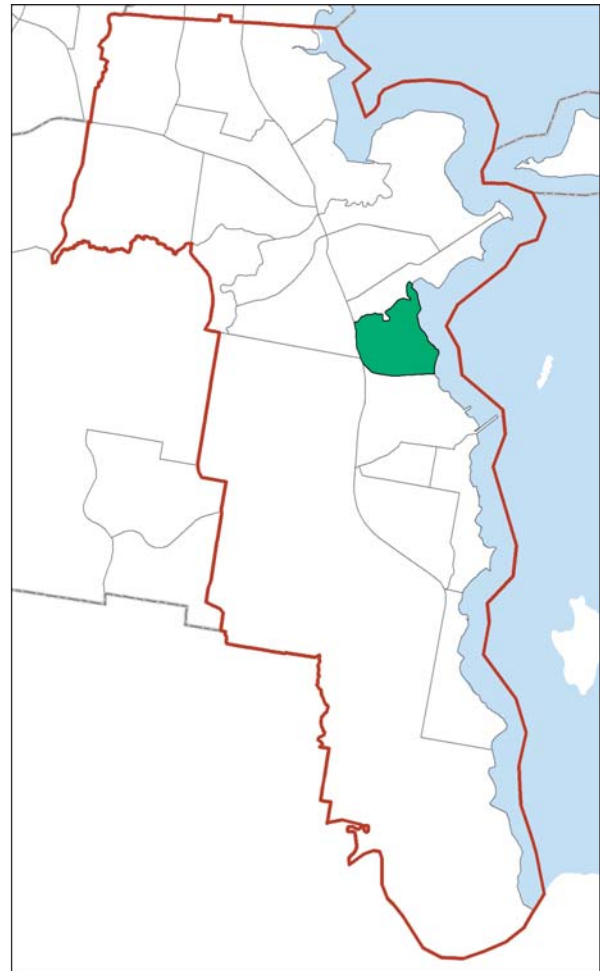


Figure 11-91: Extract map from Redland Planning Scheme

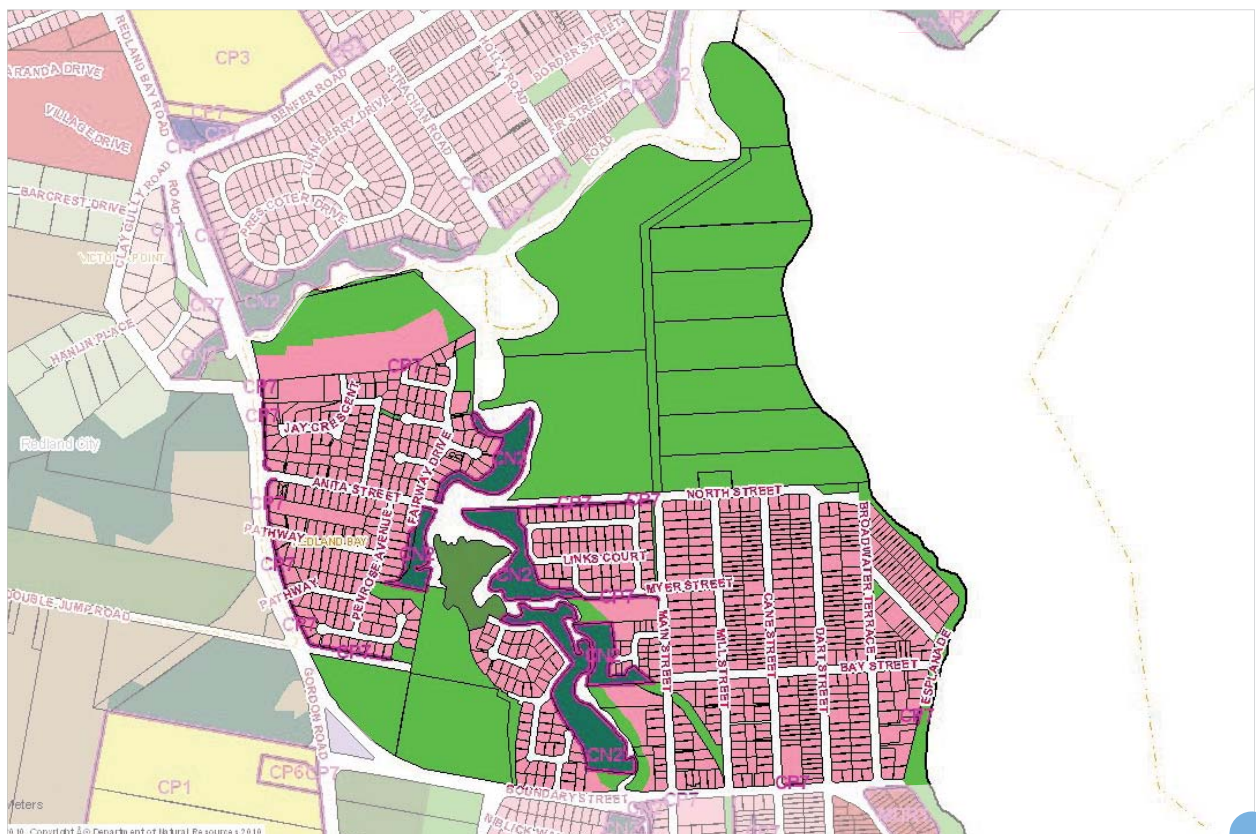
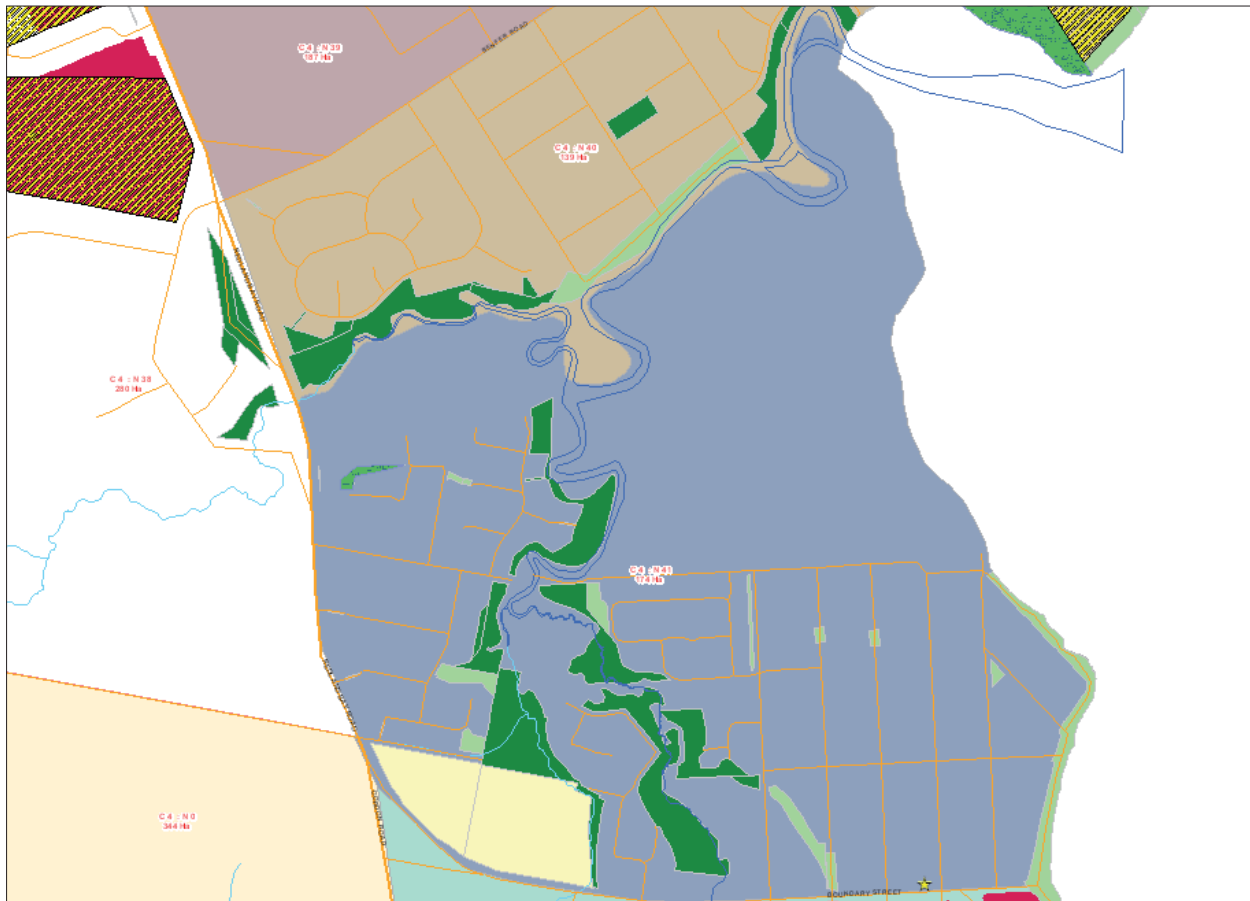




Figure 11-92: Open space areas in Neighbourhood 41



Charlie Buckler Sportsfield is a large multi-sport facility located in the south-west. The sport facilities meet the needs of users from the catchment and probably beyond for sport but it also has an important local role. The park has a half-court and bmx jumps for teenagers and a dog off-leash area for pet owners. Also, there is an undeveloped area on the western side of the site that is essentially unused (though it is mowed). This site is significantly elevated above the surrounding landscape and, consequently, has no casual surveillance from adjacent areas. The future use of the part of the site lies in sporting use but it will most likely be limited to playing or training facilities with minimal infrastructure given its lack of visibility.

A site for a community garden, on existing open space, has not been established through this analysis. This need will carry forward to be addressed in future open space planning.

Penrose Street Park is on the western side of Moogurrapum Creek in this neighbourhood. Penrose Street Park currently provides toddler and primary play activities and will do into the future.

Residents can also cross the creek to Pinelands Circuit Park playground which is mainly a toddler playground. As this playground is meeting the needs of so many people it is recommended that it be upgraded over time.

### Access issues

The Jack Gordon Pathway links foreshore conservation areas along the coast from the Redland Bay Golf Club to Sel Outride Park in the neighbourhood to the south. The pathway has been extended to run along North Street adjacent to the Redland Bay Golf Club and then down Main Street to Boundary Road. The path connects residents east of Moogurrapum Creek. While the pathway is not recognised as a recreation park (it is Foreshore Conservation) it provides opportunities for extensive walks, views of Moreton Bay and barbecue and picnics.

The residents west of Moogurrapum Creek are connected into the east section of the neighbourhood by a pathway (bridge) from Pinelands Circuit to Anita Street as well as a pathway along Boundary Street.

## Overview of proposed key actions

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

- improve the seating in Wes Armstrong Park to make it more relaxed, suited to all ages and designed for meeting people and conversation
- investigate developing the missing Moreton Bay Cycleway link that will extend north from the Jack Gordon Pathway around the Redland Bay Golf Club across Moogurrapum Creek to parkland on the north side
- seek additional sporting use of the upper level area of Charlie Buckler Sportfield but infrastructure should be minimised as there is no casual surveillance of this area
- upgrade the playground at Pinelands Circuit Park as it is the primary playground for a large number of residents. Additional play items should cater to primary school aged children and may include natural play elements
- add fitness stations along the Jack Gordon Pathway in the vicinity of Gray Street so that exercisers have beautiful views of Moreton Bay
- consider sites for a community garden in future planning decisions with a view to securing a suitable area

## Shortfall

No site for a community garden has been established in this neighbourhood.

*Path through Pinelands Circuit Park to connect residents on the west and east sides of Moogurrapum Creek*





## Neighbourhood 43

### Description

Neighbourhood 43 is the central area of Redland Bay stretching from Cleveland-Redland Bay Road—Gordon Road east to the bay. The neighbourhood is approximately 282 ha.

### Land use

The neighbourhood is largely developed though there are several large subdivisions underway or likely to proceed in the short term.

The Planning Scheme allows for urban residential and a significant amount of medium density (though largely undeveloped at this point) near the bay and the commercial areas of Redland Bay (see Figure 11-93).

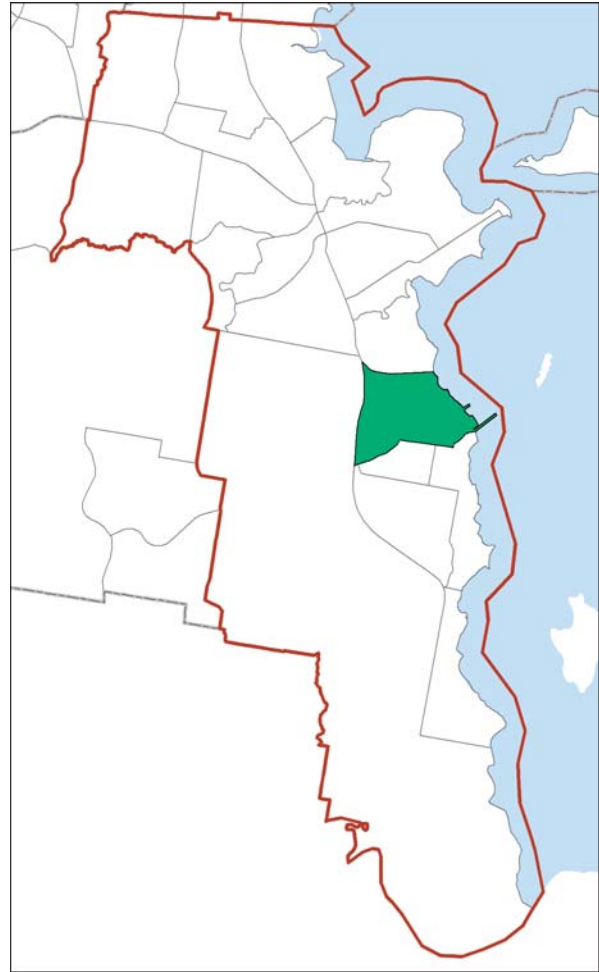


Figure 11-93: Extract map from Redland Planning Scheme

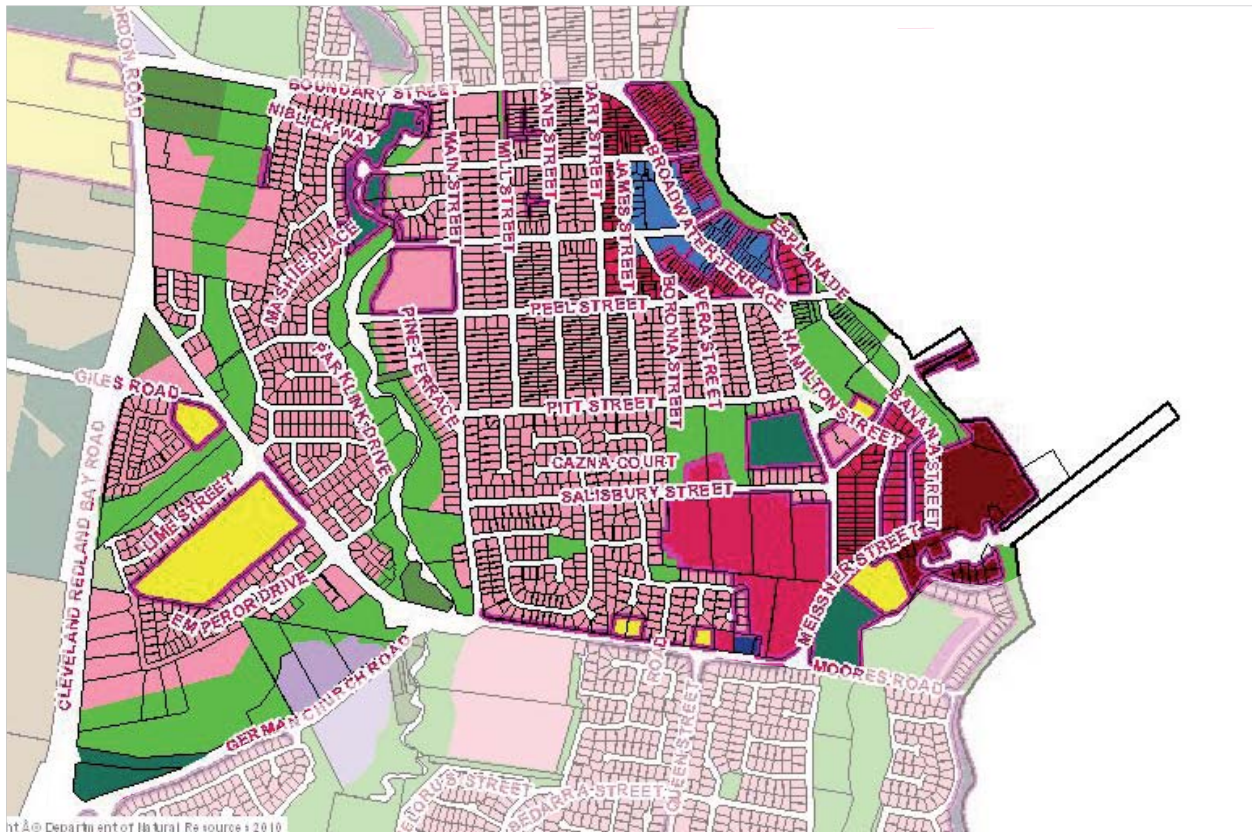
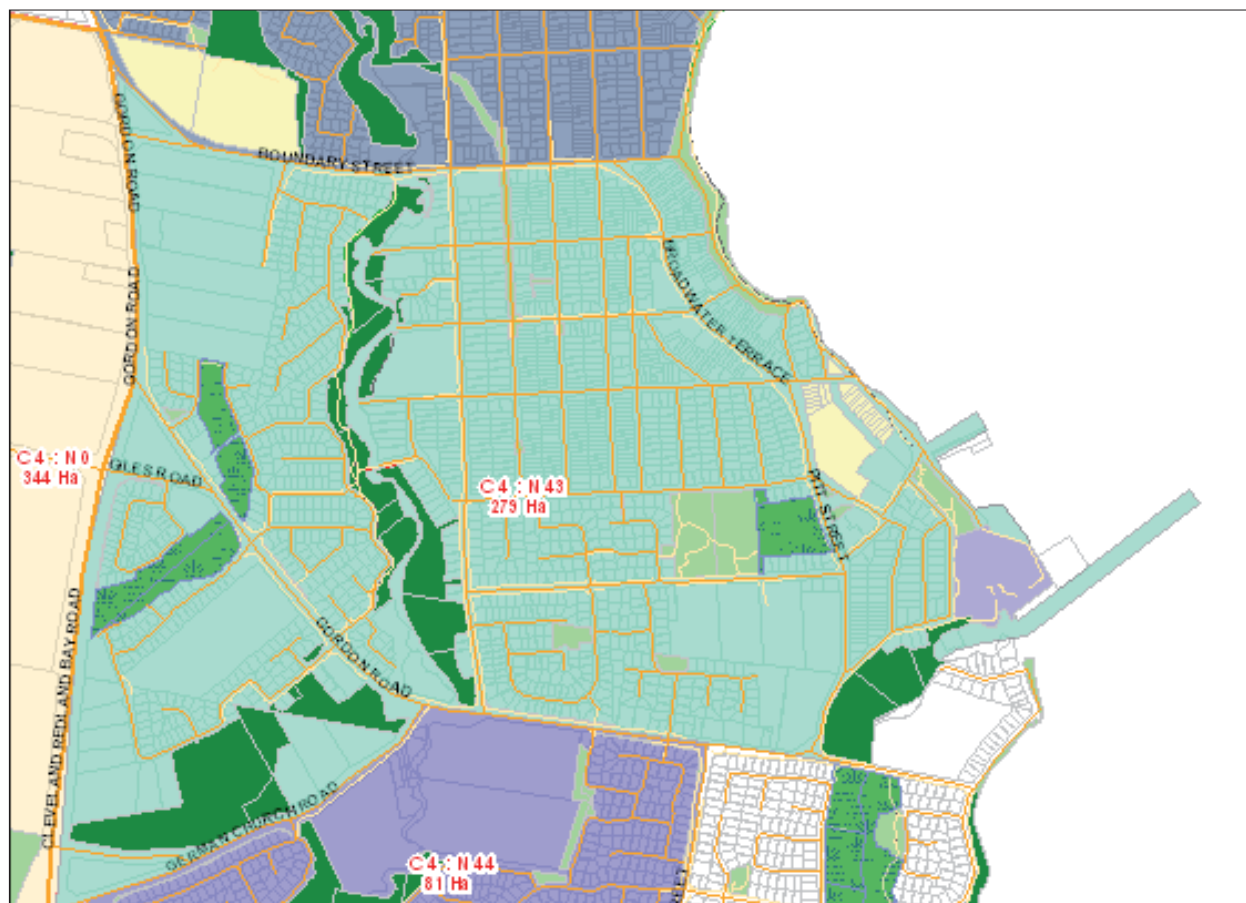




Figure 11-94: Open space areas in Neighbourhood 43



## Open space issues

Meissner Park, while being maintained as a Council park, has not yet been dedicated as a park. While it has been developed as a park and stormwater management facility the developer ran into financial difficulty and never completed the development. Council is now working with the new owners to seek a dedication. Of the area now considered as Meissner Park there will be an excision of approximately 5,700 m<sup>2</sup> before the dedication. The development, when it proceeds, is expected to provide some land to expand Moreton View Parade Park. As Moreton View Parade Park will be close to the medium density developments it can take on a role in supporting these communities, as well as the general resident population.

Council has adopted a new master plan for Sel Outridge Park.

The major design influences for planning Sel Outridge Park include:

- Protection of environmental values of the park balanced with the needs of the community
- Maximisation of access to the park and opportunities for walking and cycling
- Maximising recreation opportunities and providing a mix of activities and infrastructure to get people of all ages and abilities active and healthy

Other open space in the Neighbourhood can be seen in Figure 11-94.

## Access issues

As development has occurred Council has obtained access ways along the creek and drainage corridors. As further development occurs these need to be extended and linked to other paths.

The Jack Gordon Pathway/ Moreton Bay Cycleway is essentially in place through to the southern boundary of the neighbourhood though it may need upgrading to meet the MBC requirements.

A safe crossing point is required on Pitt Street or Hamilton Street for people wanting to access the facilities of Sel Outridge Park in particular but also any of the bayside features of the neighbourhood.

Apart from the minor recommendations concerning paths the frame of a good network has developed across the neighbourhood that will be improved over time as additional development takes place.

## Overview of proposed key actions

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

- over time increase the play elements in Lanyard Place Park, particularly for primary school aged children and remove them from Moreton View Parade Park (when they require repair), which is only 200 m distance. Also add a soccer goal in Lanyard Place Park for older children and adult play
- Moreton View Parade Park will take on a greater community role with a potential community garden and possibly a men's shed, the toddler play elements may complement to the new use and if so could be replaced.
- build a pathway from Lanyard Place through the park to Spinnaker Circuit
- when the Sel Outridge master plan is delivered, including a substantial playground, remove the playground from Nev Stafford Park. These two parks are very close. Nev Stafford Park should be focused on quiet activities and enjoying the bay. A review of the master plan for Nev Stafford Park will be required at this point
- develop a small natural play element in Gordon Road Wetland in the cleared space off Falkirk Parade (south)
- provide a fully fenced toddler play park in Lime Street Wetlands (northern subdivision)
- add play equipment aimed at primary school aged children to the Emperor Drive Park playground to appeal to a wider age group as there are no other park playgrounds in this locale
- add two seats in Mill Street Park to encourage a 'quiet contemplation' environment
- develop a path from Meissner Park through Pitt Street Wetlands to Pitt Street and then crossing over to connect with the path in Weinam Street to give access to the ramp park and Sel Outridge Park
- develop a path from Emperor Drive Park through the bushland to German Church Road (approximately 240 m)
- as development proceeds in the north-west of the neighbourhood:
  - between Gordon Road and Boundary Street, maintain the pathway network so that it eventually links through to Boundary Street along the Moogurrapum Creek Corridor
  - establish a new park somewhere in the vicinity of the southern end of Falkirk Parade (north).

## Neighbourhood 44

### Description

Neighbourhood 44 (81 ha) is a compact area in Redland Bay bounded by Gordon Road in the north, German Church Road in the west, School of Arts Road in the south and Queen Street in the east.

The neighbourhood has a central green space associated with the Moogurrapum Creek corridor. This area divides the neighbourhood into two spaces which need to be linked as development continues.

### Land use

This neighbourhood is dominated by urban residential with no medium density zoning (see Figure 11-95). An area of industry zoning in the north fronting German Church Road has not yet been developed.

There are no schools or commercial developments in the neighbourhood.

There are several farms that are likely to be developed over time into low density residential. The interesting aspect to these is the green belt of trees that has been planted around the nursery, obviously many years ago, so that they are now reaching maturity. This green belt has been preserved within the Planning Scheme and from a recreation perspective, offers an opportunity for a pathway in an attractive setting.



Figure 11-95: Extract map from Redland Planning Scheme

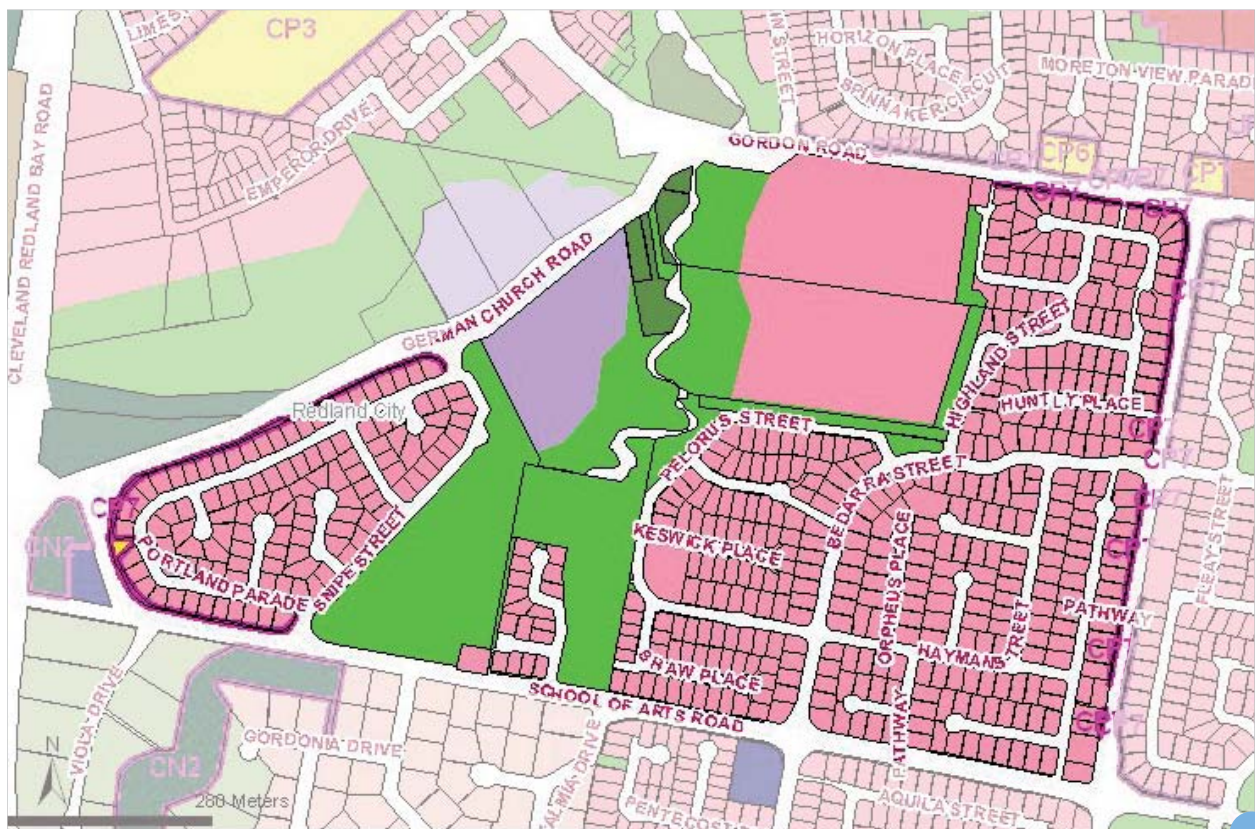
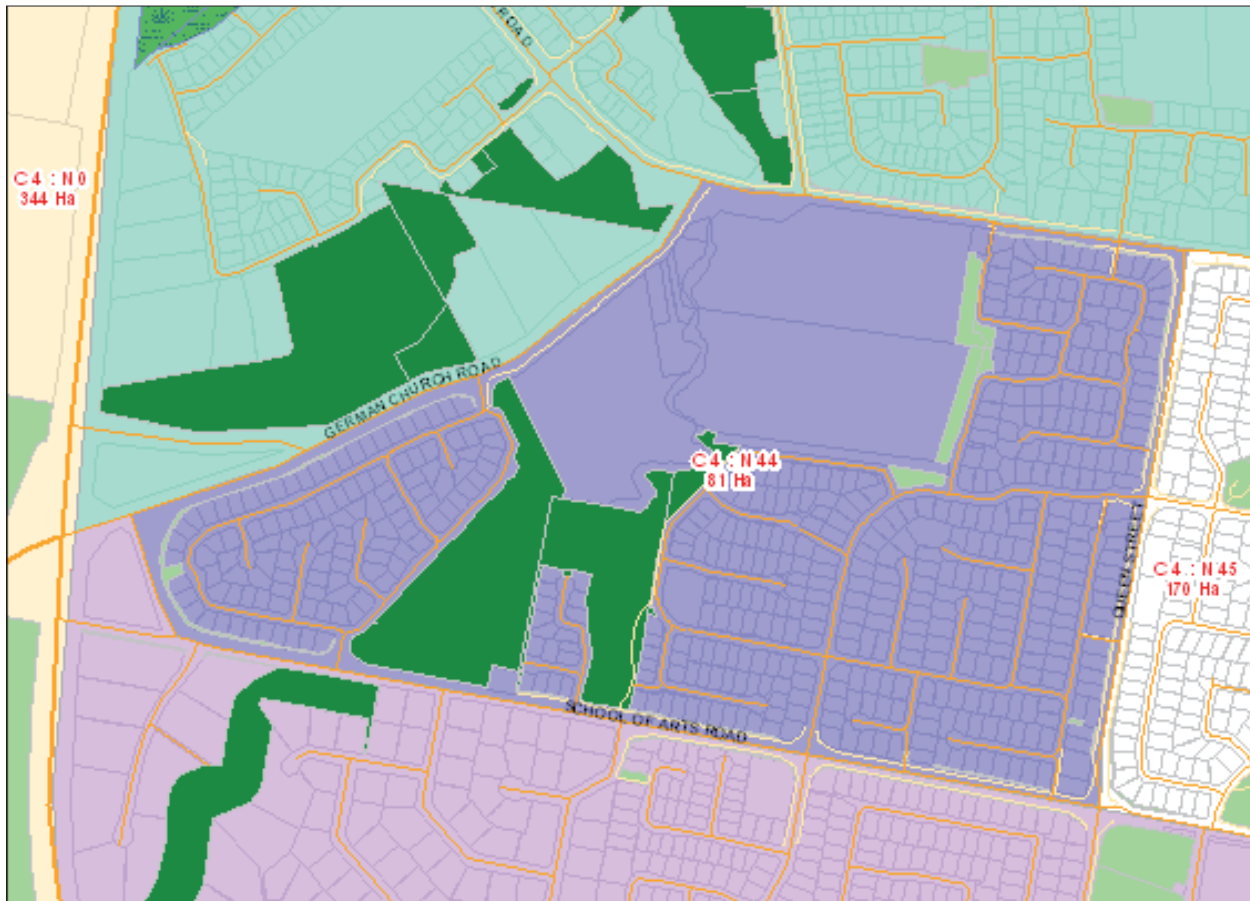




Figure 11-96: Open space areas in Neighbourhood 44



### Open space issues

There are four key recreation open space areas in the neighbourhood, and at present, only one has any significant development.

Within this neighbourhood there is only one playground, which is designed primarily for toddlers. There are no playgrounds or activities for older children. The playground, in Potts Place Park, is not centrally located and does not have ready access from the eastern sections of the neighbourhood.

Council has committed to developing a small nature-based playground in the Moogurrapum Creek Corridor—Pelorus Street open space which partly addresses the deficit, but again this playground will be focussed only on young children.

Future open space will be required to meet, as far as possible, the deficit of desired standard of service activities and embellishments in this neighbourhood.

### Access issues

As mentioned previously, the green belt of trees surrounding the nursery will make an attractive location for a recreation pathway when development occurs and will help in connecting the residents through to Gordon Road.

Movement from this neighbourhood to the east, across Queen Street is very difficult. Queen Street is a busy road and there are no pedestrian crossings. The only crossing points are at the busy intersections, including two roundabouts, which are difficult to safely cross except for the 'fleet-of-foot'.

## Overview of proposed key actions

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

- develop a playground for toddlers and primary school aged children in Bedarra Street Park to address the dearth of playgrounds in the neighbourhood
- develop Bedarra Street Park for youth with a space net
- the Moogurrapum Creek Corridor—Pelorus Street parkland, close to the pathway, is suitable for outdoor physical activity stations
- through future development processes ensure a walking and cycling link across the Moogurrapum Creek corridor to link the two communities on opposite sides of the Creek
- develop a walking and cycle path through the treed green belt when it is in Council's control. The path should be designed to link Bedarra Park with Potts Parade Park and the nature play element proposed for Moogurrapum Creek Corridor—Pelorus Street to create a play journey
- assess opportunities for a safe pedestrian crossing of Queen Street and action when resources allow
- in Jack Gordon Park:
  - build a path through the park as there is evidence of considerable use as a thoroughfare
  - add a horizontal traverse wall
- add some primary school-aged play elements to Potts Place Park

## Shortfalls

- as development proceeds Council will need to acquire land for parkland and to meet the following activity requirements as a minimum:
  - full-size dog off-leash area (fenced or unfenced)
  - community garden
  - an area for commercial use opportunities
  - teenage hangout space

## Neighbourhood 45

### Description

The 170 ha Neighbourhood 45, along with Neighbourhood 46, is the southernmost neighbourhood included in this *Redland Open Space Strategy 2026*—the neighbourhood marks the limit of current and expected urban settlement to 2026.

The neighbourhood is long (over 3 kms) but quite narrow (generally less than 700 metres wide). This is typical of coastal neighbourhoods that are focussed on the bay. Movement tends to be linear moving up and down the coast but not far inland.

### Land use

The Planning Scheme zoning in this neighbourhood is predominantly urban residential with a small amount of low density residential (see Figure 11-97).

### Open space issues

Green space is overwhelming located along the coast or in the Weinam Creek Corridor in the north or the Torquay Creek Corridor in the south (see Figure 11-98).

Council is currently preparing a master plan for the Weinam Creek Wetland corridor, which extends south into Neighbourhood 46. Weinam Creek is important for recreation and movement (as well as drainage and conservation) and as development in the Corridor is ongoing (particularly in Neighbourhood 46) it is timely to develop the master plan.

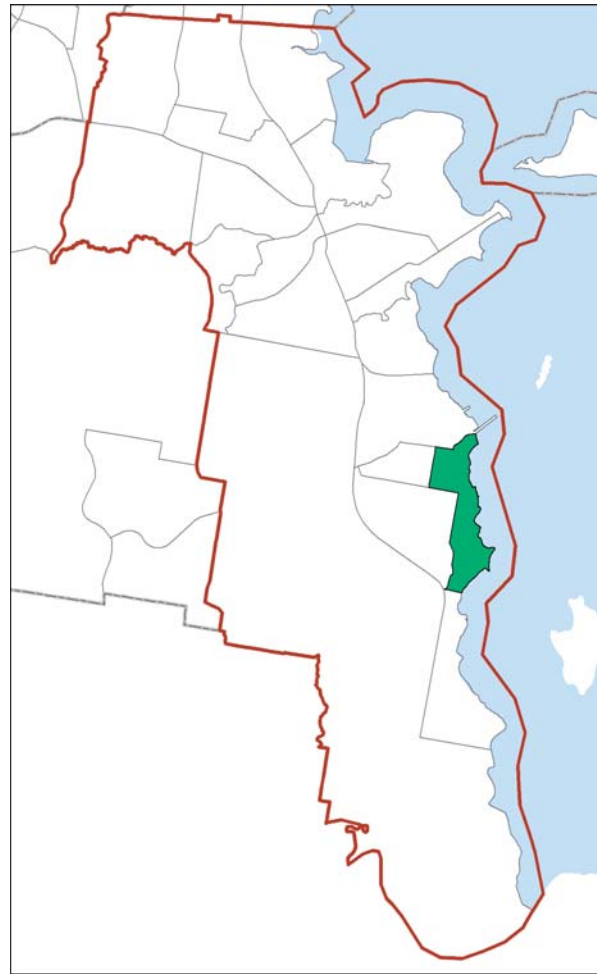


Figure 11-97: Extract map from Redland Planning Scheme

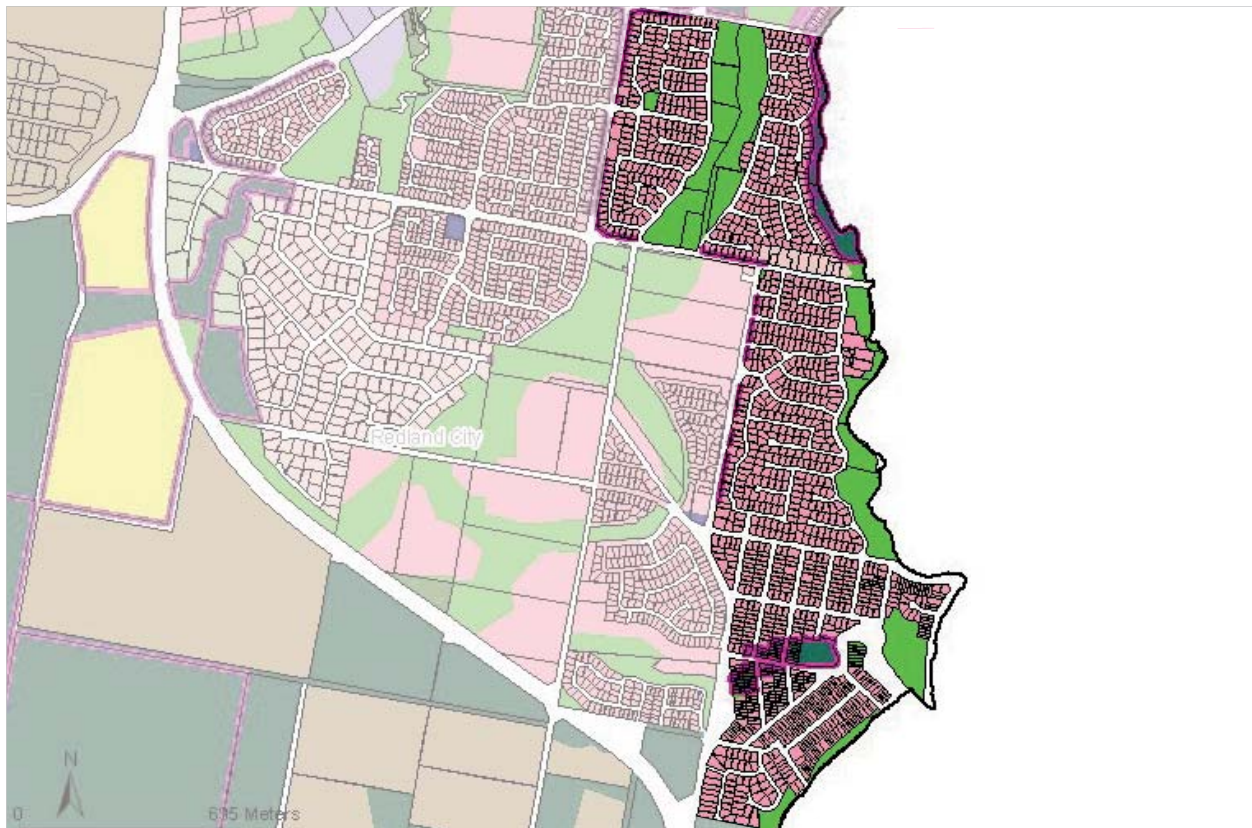
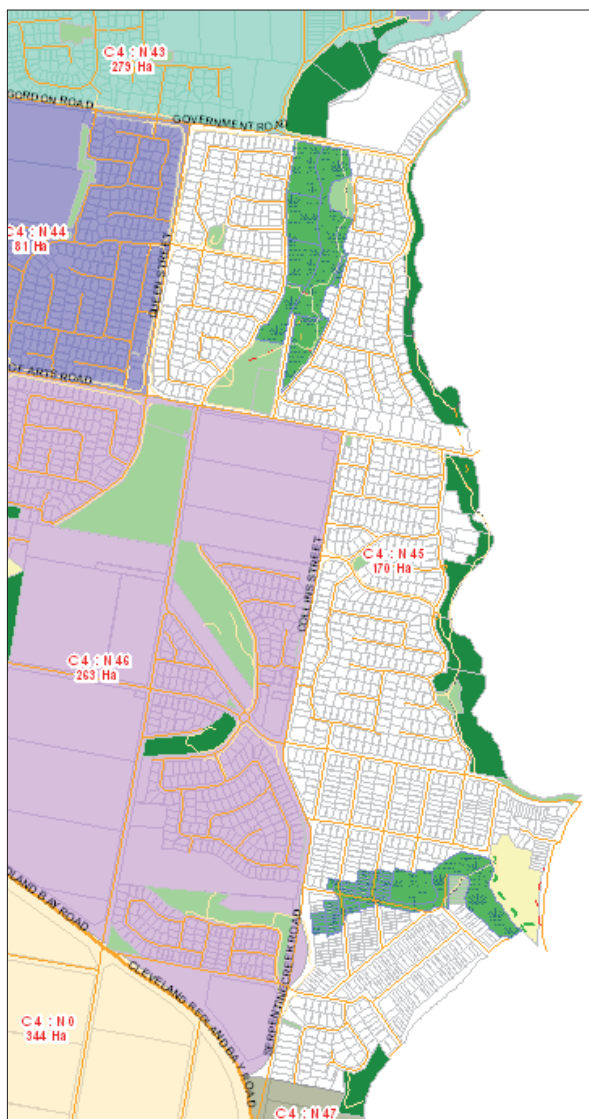




Figure 11-98: Open space areas in Neighbourhood 45



The draft master plan is available for community comment (December 2011) through to early 2012 with a final master plan developed before June 2012. The draft master plan proposes:

- an extensive shared pathway network that will connect the community into the Seven Cs network
- safer road crossings to encourage linear movement through the whole corridor
- a number of new nature play opportunities along a pathway to create a play journey
- stormwater bio-filters
- opportunities to interact with nature (e.g. bird hides)
- youth elements including a half-court (existing) and kick-about areas
- a site for a community garden

As part of the Divisional Parks Improvement Program for 2011-12 Council is developing a new basketball half-court in Point Talburpin Park to further enhance the teenage play facilities already there including a kick-about space, cricket practice nets and bmx jumps.

## Overview of proposed key actions

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

- place physical activity stations in the open space corridor along the edge of Moreton Bay. The upper sections of Wilson Park (within Orchard Beach Foreshore South) have good views of the bay and are connected by pathway to other areas of the neighbourhood so it would make a pleasant place to exercise
- seal the car park along from Tucker Reserve (Torquay Road) and install a fish cleaning table
- continue to negotiate with the property owner to agree suitable arrangements to connect the 'missing link' along the foreshore between Orchard Beach Foreshore (north) and Wilson Park (within Orchard Beach Foreshore South)
- in Point Talburpin Park improve the playground with some elements for primary school aged children. Remove one set of swings if space is required
- develop a pathway extension from the end of the path in Orchard Beach Foreshore (south) through to Point Talburpin Park
- reserve a site in Junee Street Park for a community garden
- continue with the development of a master plan for the Weinam Creek Corridor. Community consultation is expected over late 2011/ early 2012 with a final design by the middle of 2012. Implement the master plan over time

## Neighbourhood 46

### Description

Neighbourhood 46, in Redland Bay, along with Neighbourhood 45 is the most southern neighbourhood in Catchment 4. The neighbourhood is approximately 263 ha.

The neighbourhood is developing rapidly and could be considered the development front of Redlands.

It is wedged between the sweeping Cleveland Redland Bay Road, the School of Arts Road in the north and Serpentine Creek Road—Collins Street in the east.

### Land use

This neighbourhood is dominated by urban residential and low density residential and a small amount of commercial zoning. There is no medium density zoning.

Much of the area is yet to be subdivided and developed (see Figure 11-99).

### Open space issues

The corridors of Weinam Creek and its tributary arms provides much of the open space in this neighbourhood.

Council is currently preparing a master plan for the Weinam Creek parkland corridor, which extends north into Neighbourhood 45. Weinam Creek is important for recreation and movement (as well as drainage and conservation) and as

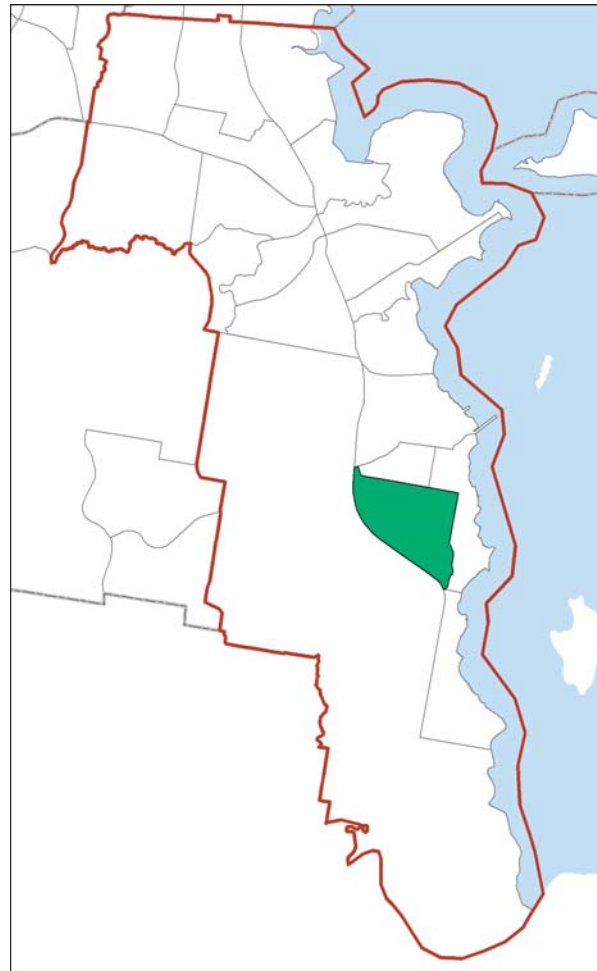


Figure 11-99: Extract map from Redland Planning Scheme

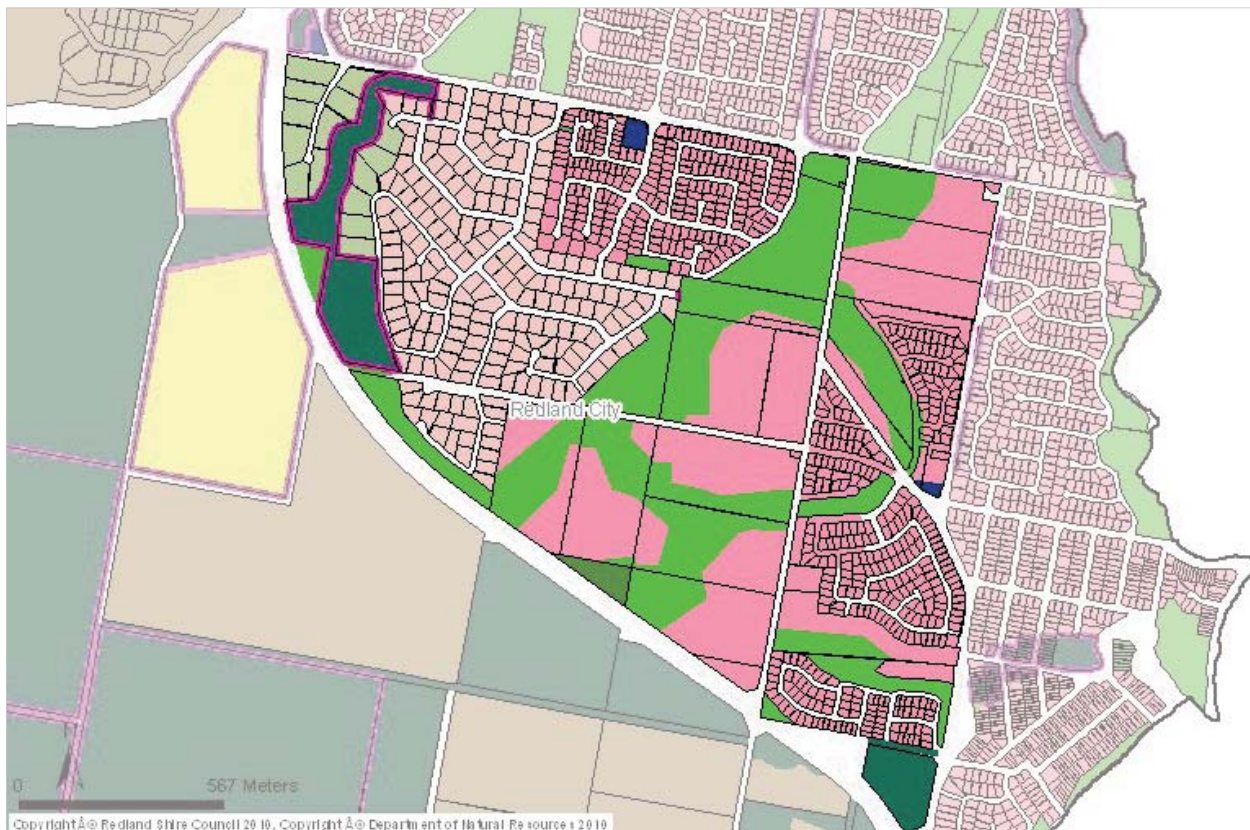
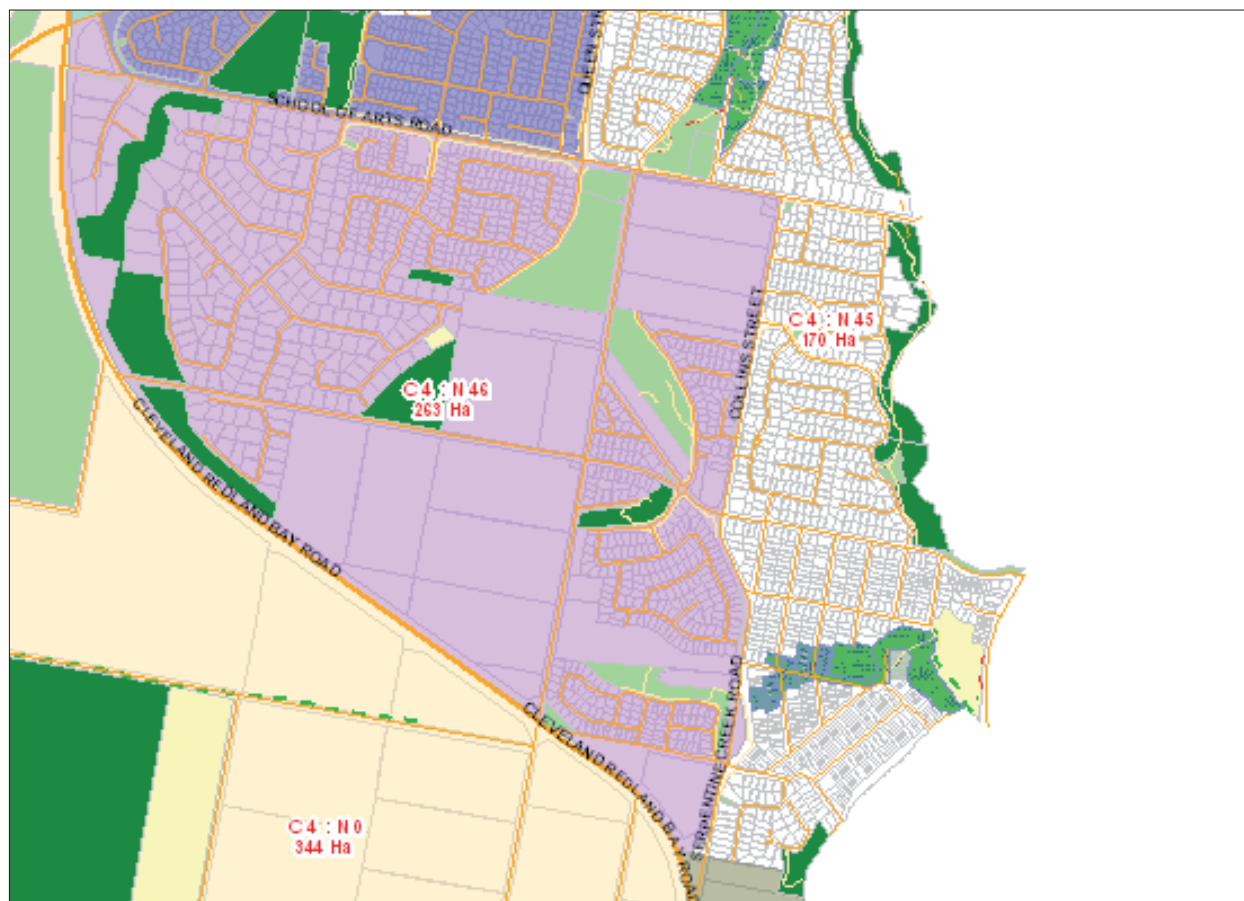


Figure 11-100: Open space areas in Neighbourhood 46



development in the Corridor is ongoing it is timely to develop the master plan.

The draft master plan is available for community comment (December 2011) through to early 2012 with a final master plan developed before June 2012. The draft master plan proposes:

- an extensive shared pathway network that will connect the community into the Seven Cs network
- safer road crossings to encourage linear movement through the whole corridor
- a number of new nature play opportunities along a pathway to create a play journey
- stormwater bio-filters
- opportunities to interact with nature (e.g. bird hides)
- youth elements including a half-court (existing) and kick-about areas
- a site for a community garden

### Access issues

At present access across the entire neighbourhood is difficult given the piecemeal development. However, the backbone of a pathway network is being laid as developments proceed. In the future, the open space and drainage corridor network will provide a functional pathway system to move about the neighbourhood.

### Overview of proposed key actions

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

- provide shade and shelter near the basketball half-court in Denham Boulevard Park (School of Arts Sportfield)
- proceed with the development of a master plan for the Weinam Creek corridor. Community consultation is expected over late 2011/ early 2012 with a final design by the middle of 2012. Use the master plan in assessing any further development applications. Implement the master plan over time. Some elements that the master plan needs to provide are:
  - opportunities for natural play
  - an unfenced dog off-leash area
  - a community garden site
  - continuation of the pathway network
  - safe crossings to major roads along the Weinam Creek Corridor