

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2020/1143

Date: 22-Dec-2021

APPENDIX A

LANDSCAPE MASTER PLAN BY 02LA

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL



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02LA

WEINAM CREEK PRIORITY DEVELOPMENT AREA
LANDSCAPE MASTERPLAN DESIGN REPORT
FURTHER ISSUES RESPONSE





Client
Redland Investment Corporation

Project Address
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Redland Bay, QLD

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Introduction

Background

This landscape masterplan has been commissioned as part of the ongoing work in the Weinam Creek PDA.

The Weinam Creek PDA is in Redland Bay on the Moreton Bay foreshore within the Redland City Council Local Government Area.

The total area of the PDA is approximately 42 hectares, including 36 hectares over land and nearly 6 hectares over water within the Moreton Bay Marine Park. The PDA is bounded by Weinam Street to the west and Moreton Bay to the east, Peel Street in the north and Moores Road to the south.

Weinam Creek serves as the main point of departure and arrival for vehicular ferry and passenger ferry services between the mainland and the Southern Moreton Bay Islands. The area incorporates marine activity, residential development and open space areas.

The PDA incorporates the Weinam Creek Marina located at the intersection of Banana Street and Meissner Street.

Vision

The landscape masterplan re-imagines the site as a community hub, centered around the new urban foreshore and ferry terminal. It embraces and takes advantage of the scenic amenity of the waterfront allowing residents and visitors alike to enjoy the foreshore and Moreton Bay.

The masterplan creates a variety of integrated open space opportunities that focus on:

Public Realm

- + Envisages a vibrant, urban public realm precinct on the heart of the foreshore that celebrates community based activities in both daytime and night time;
- + Takes advantage of and embraces 1.5km of continuous foreshore experiences;
- + Maximises and promotes views from the Foreshore to the Bay;
- + Connects people to the water by designing flexible spaces that allow them to engage physically and visually with its natural assets;
- + Maximises safety through design principles whilst ensuring no net loss of public open space;
- + Incorporates outdoor dining and picnicking opportunities with waterfront experiences for all visitors; and
- + Reflects the distinctive foreshore zones and proposes uses appropriate to these zones.

Connectivity

- + Prioritises pedestrians and cyclists by providing safe and efficient movement options which connect with public transport, the waterfront and community focal points;
- + Provides a sequence of multi-use spaces of varying scales that include recreational, sporting and ecological functions;
- + Maximises safety through design principles whilst ensuring no net loss of public open space; and
- + Improves open space network connections by establishing linear movement corridors.

Respects Existing Features

- + Conserves and leverages local site characteristics, settings, places of heritage significance, landmarks, breezes and views;
- + Respects and values marine and land based ecology and seeks to protect matters of ecological significance; and
- + Re-inforces existing vegetation character and utilises native and endemic plant species.

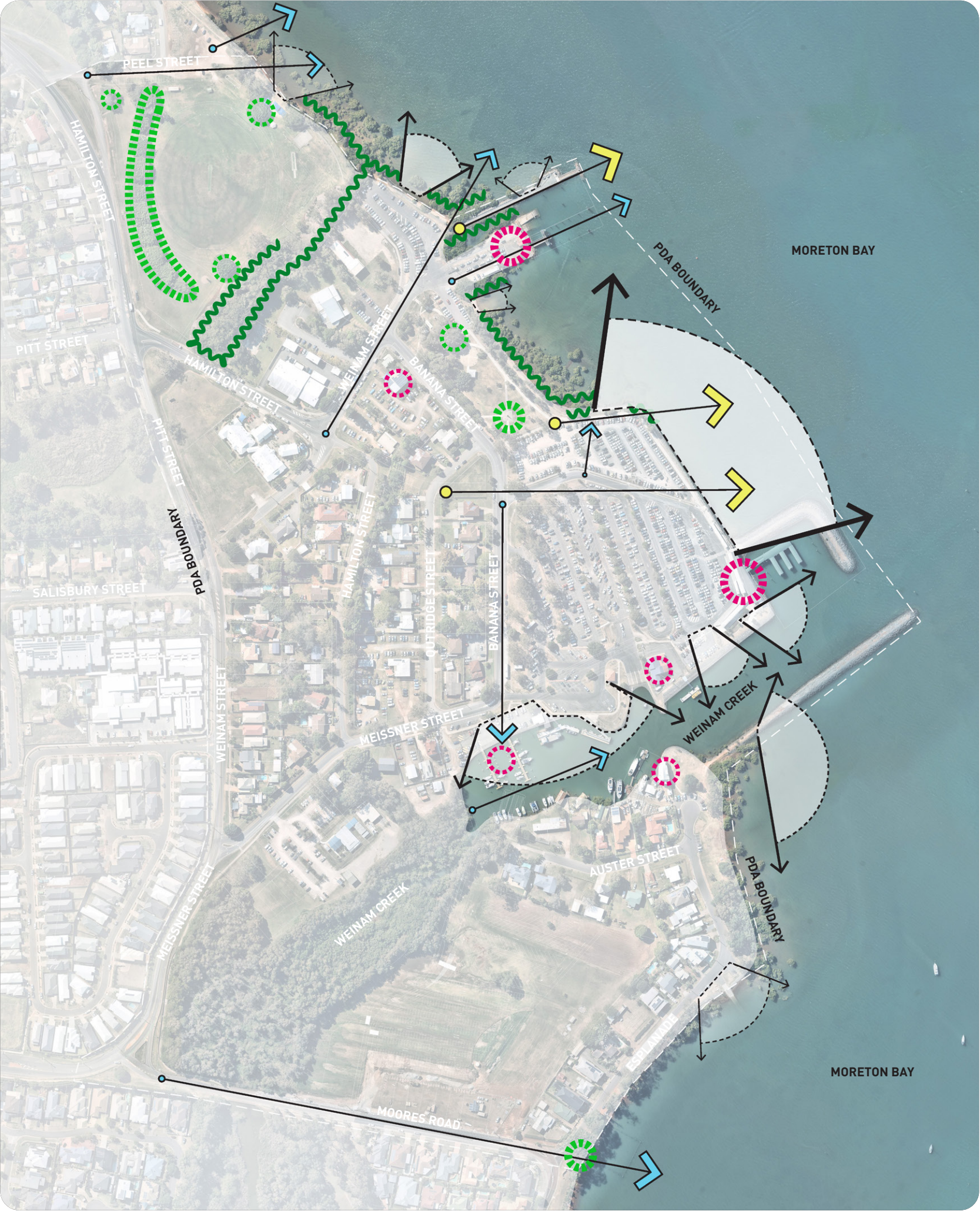


Conceptual Process

Analysis Diagram: Site Features, Views & Vistas

LEGEND

- Site Boundary
- Landmarks
- Site Features
- Existing Views & Viewsheds
- Existing Vistas
- Edges



Circulation

Pedestrian and Cycleway Heirarchy Plan

LEGEND

- Site Boundary
- Moreton Bay Cycleway Off-Road Shared Path (min. 3m wide)
- Moreton Bay Cycleway Commuter Bike Route Off-Road Shared Path (min. 3m wide)
- Moreton Bay Cycleway Commuter Bike Route On-Road Bike Lanes as per LGIP
- Path - Civic Promenade - minimum 5m wide
- Path - Full Width Pavement - minimum 4.25m
- Path - minimum 3m wide
- Path - minimum 2.5m wide
- Path - minimum 2.0m wide
- Path - minimum 1.8m wide

AMENDMENT IN RED: the internal pathways within sub-precinct 1a shall have a minimum width of not less than 4.25m, with an all-weather shelter of at least 2m wide.



AMENDED IN RED

By: Rachael Grimes
Date: 22-Dec-2021



Masterplan

Plan

LEGEND

- (A) Sel Outridge Park
- (B) Public Jetty
- (C) Vehicle Ferry Barge
- (D) Neville Stafford Park
- (E) Passenger Ferry Terminal (Redland Bay Marina)
- (F) Coast Guard
- (G) Boat ramp - emergency access only
- (H) Water Police
- (I) Public boat jetty
- (J) Tom's Park
- (K) Pedestrian connection through apartments
- (L) High Density Residential
- (M) Medium Density Residential
- (N) Storage Facility
- (O) Civic Promenade
- (P) Mixed Use Plaza (Town Centre)
- (Q) Boat Ramp
- (R) Retail/commercial
- (S) Residential/Retail
- (T) Pedestrian & Cycle connection
- (U) Vehicle and Boat carpark (servicing passenger ferry & boat ramp)
- (V) Skate Park (including seating and shelter)



Sel Outridge Park and Surrounds

Design Intent

The parklands to the north and their surrounds encompasses the existing Sel Outridge Park, the existing skatepark and a new pocket park north of the Barge entry zone.

The existing character of these parkland areas is distinguished by:

- + Views to the bay;
- + Curvilinear pathways that hug the shoreline;
- + Wide open expanses of lawn and large feature/landmark trees;
- + Coastal and riparian vegetation;
- + Places for residents and visitors to barbecue and picnic.

The masterplan endeavours to build upon the existing qualities through:

- + Formalising an entry arrival plaza to Sel Outridge park;
- + Creating an architecturally designed equitable access, multipurpose amenity block;
- + Revegetation in key locations;
- + Enhancing views to the bay and bay islands;
- + Providing opportunities for visitors to access the water for water based play;
- + Improving existing playgrounds and making provision for All Abilities play opportunities;
- + Providing for small kickabout spaces for younger children and exercise zones for Seniors;
- + Creating a high intensity fitness work out zone that allows for basketball, netball and boot camp activities; and
- + Widening pedestrian and cycle pathways to improve ease of movement throughout the site and reinforce the importance of connectivity to the foreshore.

The following assets are proposed for the parklands:

- + All Abilities play spaces;
- + Physical activity zones incl. Recreation oval, Senior fitness zone, Bootcamp zones, ball courts;
- + A variety of circulation spaces including pedestrian and cycleways;
- + Kickabout spaces, skate/ramp park & amphitheatre;
- + Amenities building with architectural form that promotes a distinctive 'foreshore' character;
- + Beach access zones;
- + Pedestrian bridge connections across creek;
- + Picnic facilities including shelters, barbecues, bins, water points and seating;
- + Carparking infrastructure; and
- + Flexible space that allows for pop up commercial facilities.



Sel Outridge Park and Surrounds

Plan

LEGEND

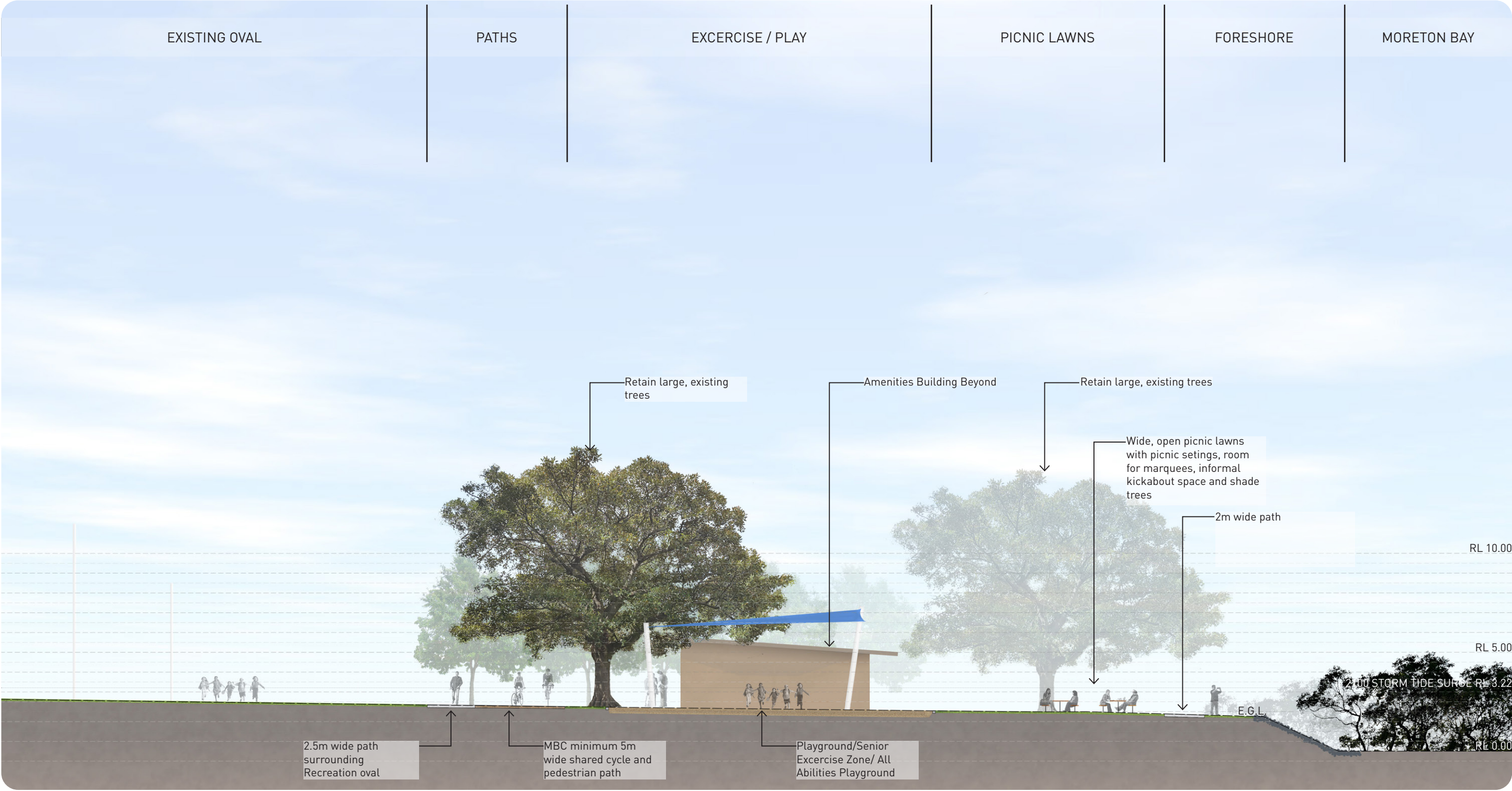
- ① Parking including shade trees and amenity planting
- ② Amphitheatre zone incl. picnic facilities, embankment playground & mixed ages play ground
- ③ Arrival/Entry Plaza - flexible design allows for uses including pop up shop, markets and community run events. Includes: water points, bins, seats, signage
- ④ Multi-purpose hardstone zone uses include: seating, shade, market spill out zone, 3 phase power, water points, events space for small local concerts and sewer connection to serve temporary toilets during major community events.
- ⑤ New fully accessible amenities facility incl. parents room, showers and toilets
- ⑥ Foreshore open space - kick about turf, connection to water, swimming/paddling zone, picnic facilities, sand play and kayak/canoe launch area, open lawn, 2m wide access path on foreshore. Picnic including including: lawns, picnic facilities, seating, shade and capacity for marquees.
- ⑦ New Playground including senior exercise zone and all abilities playground. Elements include: seating, shade trees & fencing. This zone to be designed for maximum inclusion, 10 - 15 play elements. Senior zone can be used in a senior safe way by residents with or without trainers/ physiotherapists.
- ⑧ Informal seating mound
- ⑨ Recreational oval and events space
- ⑩ Sports zone incl. netball court, basketball half court, bootcamp zone, yoga and tai chi zone.
- ⑪ Nature trail - low grade bush trail for walking and environmental activities
- ⑫ New pedestrian bridge - minimum 5m wide bridge (boardwalk style) to allow for increased Moreton Bay Cycleway traffic. Existing vegetation to be reduced around the site of the bridge to open views from north to south
- ⑬ Relocated cricket nets
- ⑭ Pedestrian connection
- ⑮ Riparian corridor - additional restoration work
- ⑯ Moreton Bay Cycleway (MBC) shared pedestrian and cycle path with signage showing North and South links and re-direction during busy periods.

Note: Skate Park not illustrated on this plan. Refer to Landscape Masterplan Legend item V.



Sel Outridge Park and Surrounds

Section A-A: Sel Outridge Park



Neville Stafford Park and Foreshore

Design Intent

The parklands encompass the existing Neville Stafford Park, the Civic promenade north and east of the proposed apartment buildings reaching to the Redlands Marina.

The existing character of these parkland areas is distinguished by:

- + Filtered and wide open panoramic views to the bay;
- + Curvilinear pathways that transit across and through the parklands;
- + Kickabout spaces;
- + Coastal and Riparian vegetation;
- + Monument - civic space; and
- + Places for residents and visitors to barbecue and picnic.

The masterplan endeavours to build upon the existing qualities by:

- + Celebrating and enhancing a strong linear connection along the foreshore and integration with the mixed use development;
- + The addition of a linear park along the shoreline/revetment wall;
- + Enhancing views to the bay and bay islands by opening up vistas and creating opportunities for small decks/pods that protrude beyond the existing revetment walls;
- + Increasing active transport links through the addition of new or extended wide pedestrian and cycle pathways; and
- + Providing breakout opportunities for visitors to access the water easily and to enjoy water based recreation.

The following assets are proposed for the Linear Parklands:

- + Full width pathway along the entire foreshore;
- + An urban civic foreshore and Town Centre that focuses on:
 - + An activated edge along the mixed use development, allowing opportunities for spill-out activities and passive surveillance;
 - + Increased circulation and gathering spaces for pedestrians
 - + High amenity pavements, seating, shelters and decking pods; and a
 - + Feature sculpture/art intervention.
- + A foreshore parkland that focuses on:
 - + Uninterrupted panoramic views to the ocean;
 - + Decking pods for seating and viewing and terraced lawns that drop down to the water;
 - + A plaza and path that draw visitors from the retail centre to the water; and
 - + Picnic facilities including shelters, barbecues, bins, water points and seating (to future design).
- + Upgrade to Neville Stafford Park that includes;
 - + Widening of new pathways and re-alignment of pathways to accommodate shared cycleways;
 - + Kickabout spaces and new playground; and
 - + Upgraded amenity block.





Neville Stafford Park and Foreshore

Plan

LEGEND

- 1 Combined shared path road crossing incl. road threshold treatment to increase safety of cyclists and pedestrians moving north-south
- 2 New amenities block and service zone co-located near existing carpark and barge entry/exit
- 3 New playground and toddler zone incl. new shelters
- 4 Off-road shared path inc. Moreton Bay Cycleway
- 5 Terraced lawn access to pebble beach
- 6 Plaza extension path through parkland terminating in steps to water
- 7 Large deck and seats - extending beyond revetment wall
- 8 Priority crossing- combines Moreton Bay cycleway and NEW ROAD pedestrian link
- 9 Plaza (min 12m width) pedestrian connections from New Road to cafes and retail to the north of apartment buildings
- 10 Pod deck - extending beyond revetment wall incl. railings and telescopes
- 11 Civic foreshore promenade incl. high amenity pavements, feature sculpture, garden beds, pockets of lawn, seats, water points, signage and picnic facilities
- 12 Steps down to existing beach
- 13 Mixed Use Plaza (Town Centre) incl. gathering spaces, night/day time uses, space enough for markets, concerts, movies, outdoor dining & people watching, strong connection to mixed use node, shade, structural elements, public art, water features, bio-filtration, lighting, & seating.
- 14 Ferry Terminal (Redland Bay Marina)
- 15 Existing memorial
- 16 Retail precinct
- 17 Multistorey carpark and open air carpark
- 18 Main Street - full width pavements including shade trees and high amenity garden beds, bus stops, taxi and ride-share, car-share, kiss n ride and disability parking, street lighting, street furniture, flexible spaces for retail uses.
- 19 Covered connection - structural element (east-west) through carpark to Promenade and Ferry Terminal (min 2m wide)
- 20 Covered connection min 2m (north-south) through carpark from Southern New Road to Northern New Road (through supermarket frontage).
- 21 Pocket park - forming open space connection to Banana Street
- 22 Basement access to apartments
- 23 Pedestrian crossings/connections
- 24 Shared Zone - 10klms hour maximum



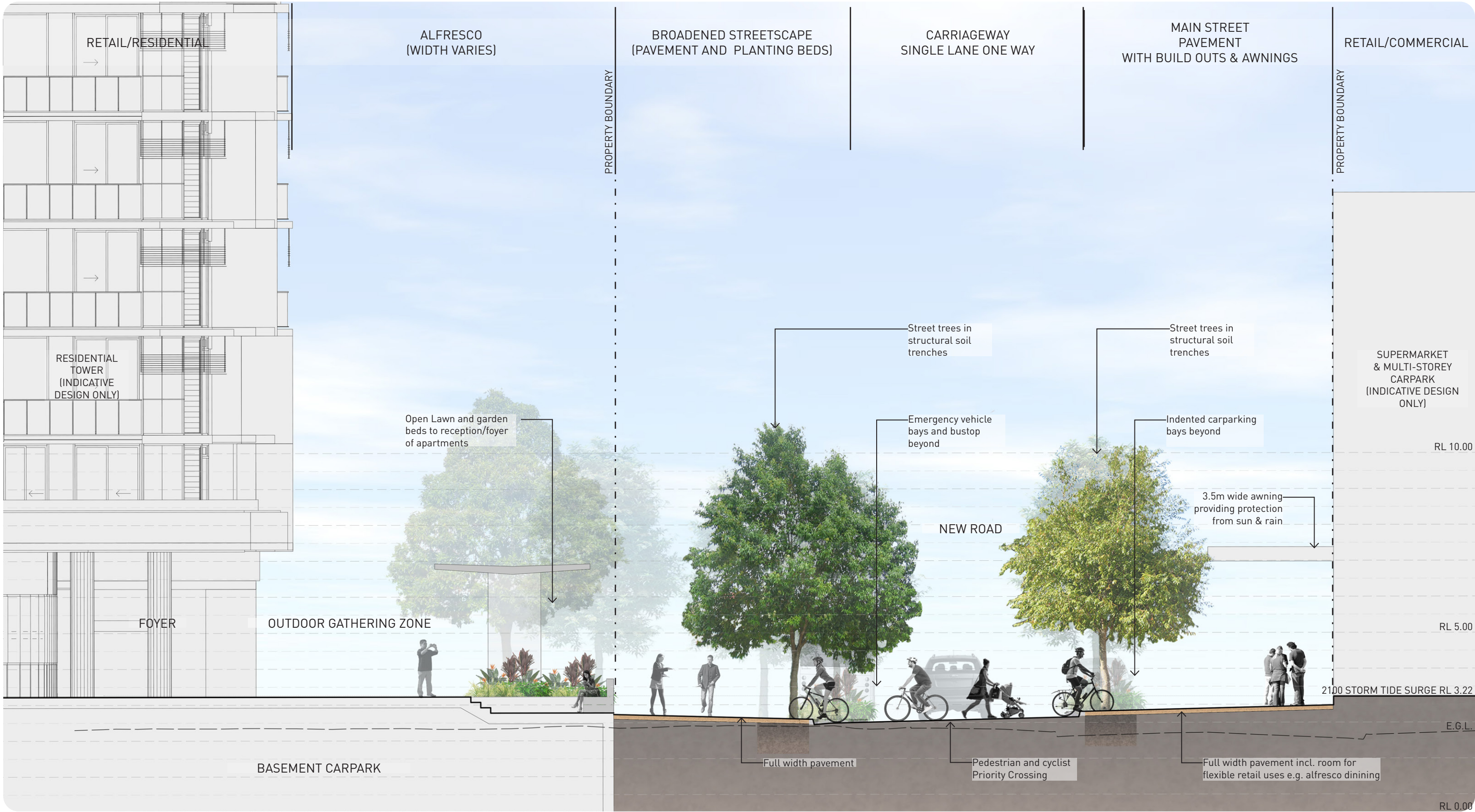
Neville Stafford Park and Foreshore

Section B-B: Neville Stafford Park



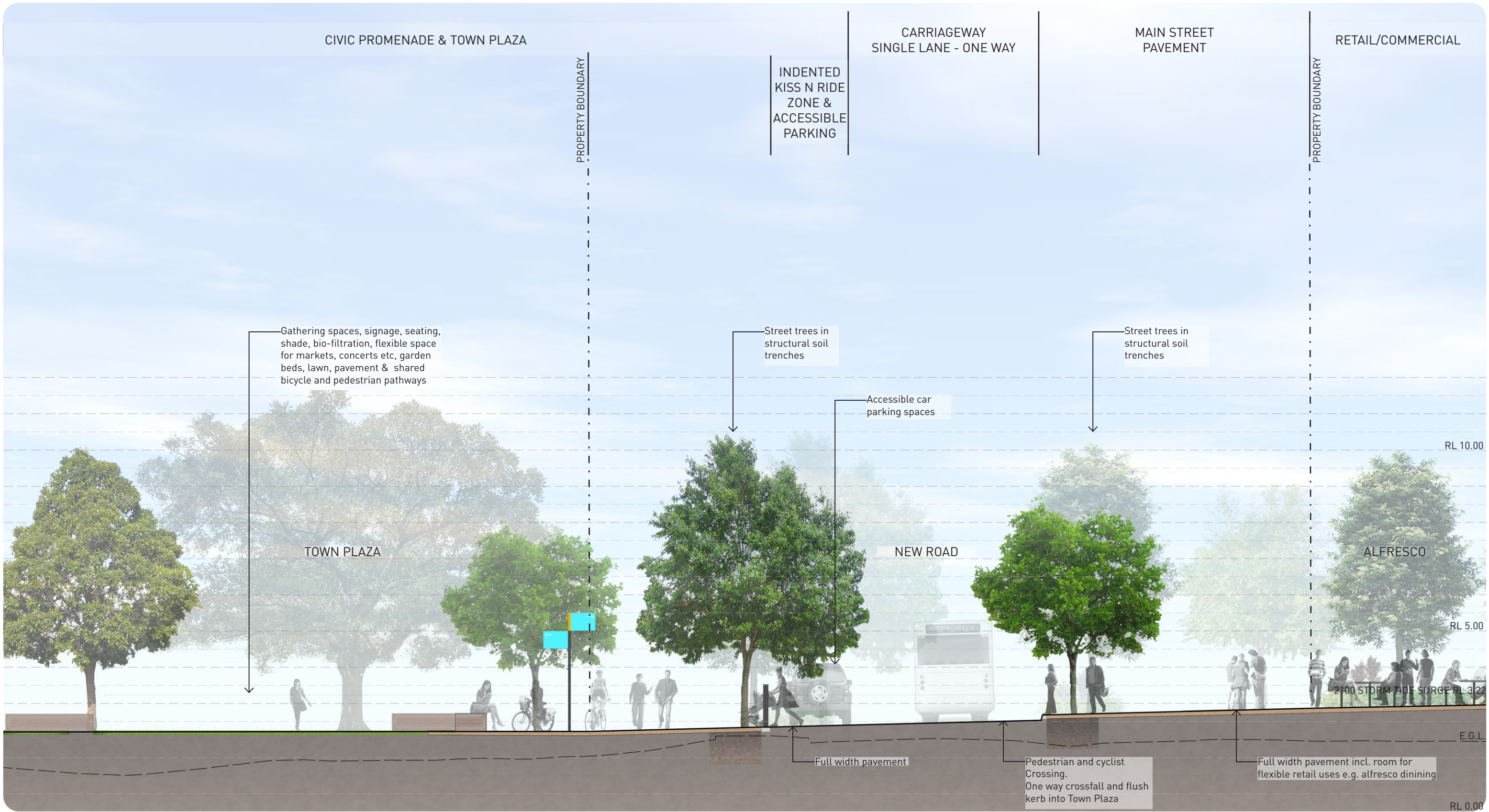
Neville Stafford Park and Foreshore

Section C-C: New Road Main Street



Neville Stafford Park and Foreshore

Section D-D: New Road and Civic Promenade



Weinam Creek Foreshore

Design Intent

The Weinam Creek Foreshore encompass the existing zone around the Ferry terminal and the new creek foreshore parks west of the Ferry terminal.

Currently there is very little parkland in this zone along Weinam creek.

The existing character of the small area of open space is distinguished by:

- + Open views to the bay and the creek;
- + Curvilinear pathways that transit across and through the parklands;
- + Views to marine activities;
- + Places for residents and visitors to walk and sit.

The masterplan endeavours to build upon the existing qualities through:

- + Providing a strong linear consolidated 'lower order and intimate' connection along the foreshore of the creek and at the roads edge; and
- + Increasing active transport links that connect to the new pedestrian bridge crossing Weinam Creek.

The following assets are proposed for the Southern Parklands:

- + Pathways along the entire foreshore and at the road level;
- + Bespoke architectural form amenity facilities;
- + Small open plaza with decking pod protruding into Weinam creek; and
- + Picnic facilities incl. shelters, BBQs, bins, water points and seating that reflect the character of Weinam foreshore.

Tom's Park and Rustler Reserve 'D'

Tom's Park is an existing linear parkland that faces Moreton Bay.

The existing character of the park is distinguished by:

- + Kayak and High tide boat ramp;
- + Scar Tree;
- + Open and filtered views to the bay and the creek;
- + Clusters of native and coastal vegetation;
- + Views to marine activities; and
- + Gentle slopes to the water.

The masterplan endeavours to build upon the existing qualities through:

- + Formalising 'lower order' pedestrian connections; and
- + Providing place for visitors and residents to gather and/or rest and engage with lower order water based activities such as kyaking and canoeing.

The following assets are proposed for the Southern Parklands:

- + Pathways along the entire foreshore (subject to discussions with residents); and
- + Picnic facilities incl. shelters, barbeques, bins, fish scaling tables, water points and seating (to future design).



Weinam Creek Foreshore

Plan

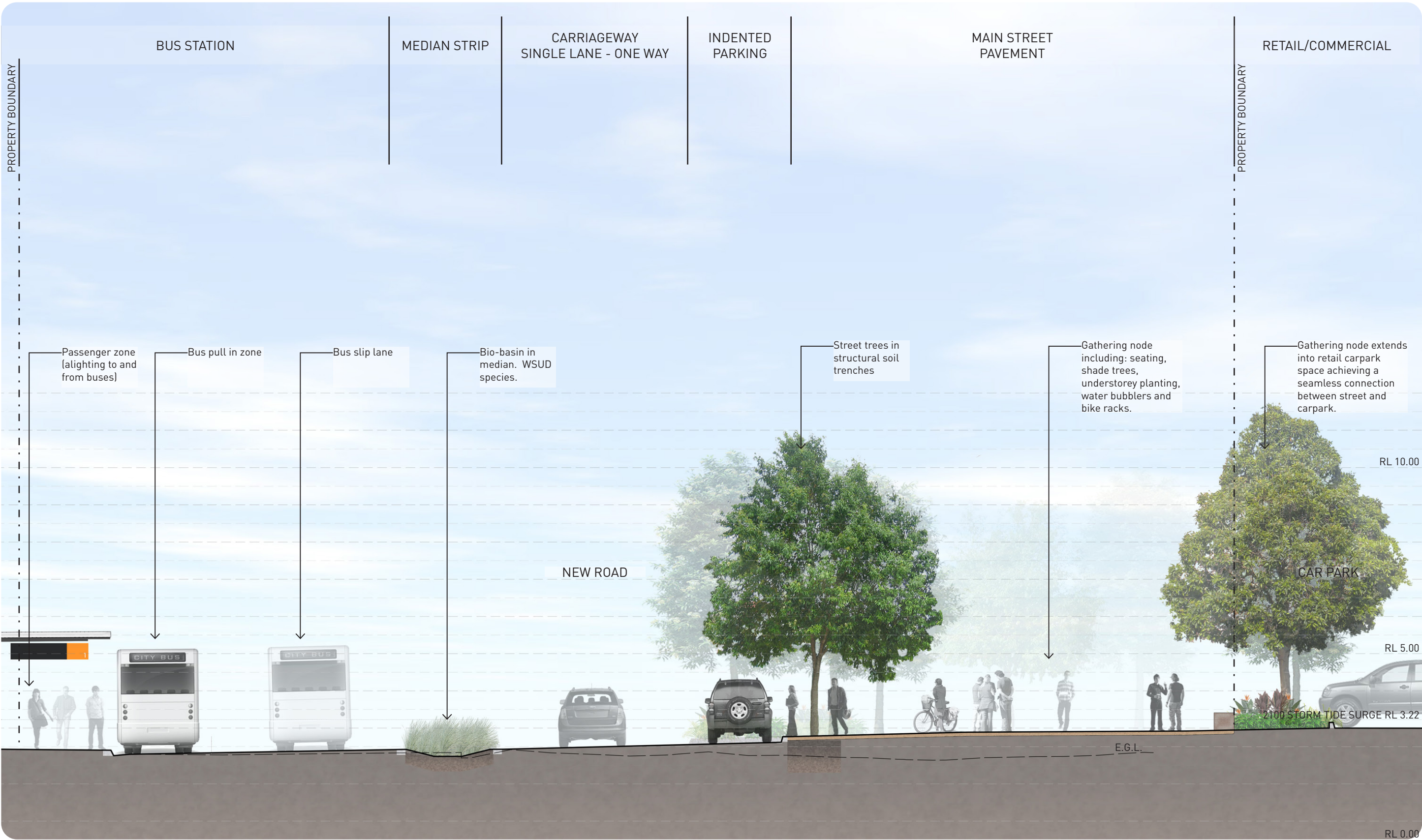
LEGEND

- ① Ferry Terminal
- ② Storage facility
- ③ Covered connection (min 2m wide) - structural element (east-west) through carpark to Promenade and Ferry Terminal
- ④ Pedestrian connection (north-south) (min 2m wide) through carpark to New Road and Ferry Terminal
- ⑤ Coast Guard
- ⑥ Boat ramp - emergency access only
- ⑦ Vehicle connection to Police jetty and access road/parking (Police access only)
- ⑧ Priority crossing- combines Moreton Bay cycleway and NEW ROAD pedestrian link
- ⑨ Full width concrete verge (4.25m) with gardens in buildouts, street trees and connections to Mixed Use Node, Supermarket, Storage Facility and Civic Promenade
- ⑩ Bus Mealing Station
- ⑪ Retail/Commercial - Mixed Use
- ⑫ Public Jetty
- ⑬ Amenities block and service zone
- ⑭ Linear creek parkland incl. seating, shade trees, picnic facilities & water points
- ⑮ Viewing deck
- ⑯ Pedestrian bridge to boat/car parking
- ⑰ Boat ramp
- ⑱ MBC and Shared path
- ⑲ Shelters, seating, shade trees
- ⑳ Small plaza including seating, water point and shade trees



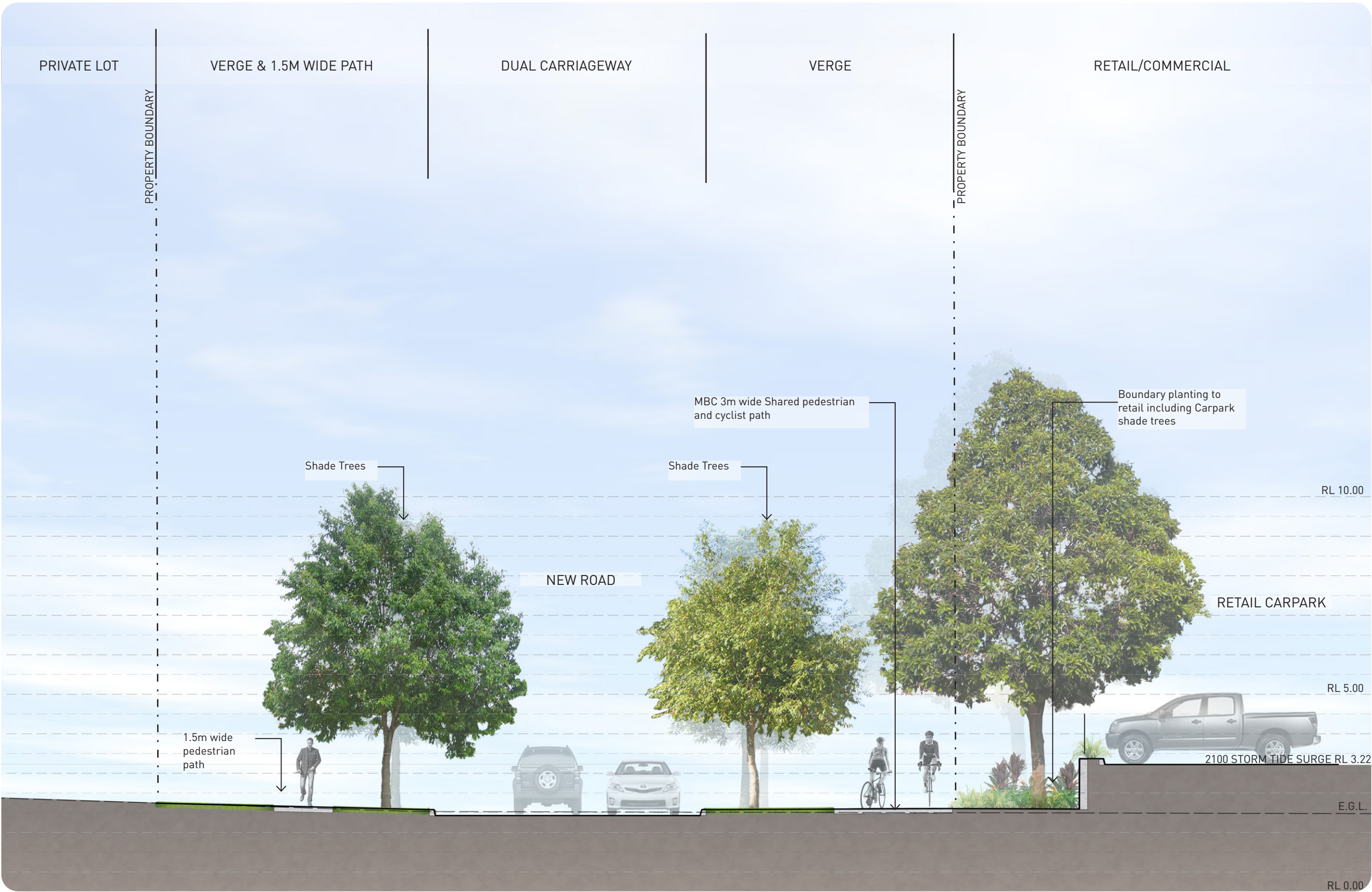
Neville Stafford Park and Foreshore

Section E-E: New Road Marina Terminal



Weinam Creek Foreshore

Section F-F: Banana Street South



Tom's Park, Rustler Reserve Parks & Restoration Zone

Plan

LEGEND

- 1 Boat ramp
- 2 Restoration zone
- 3 Car and boat parking
- 4 Moreton Bay Cycleway
- 5 Existing amenities block, small boat ramp & CTV parking
- 6 Pedestrian path (proposed, consultation with local residents to be considered)
- 7 Shelters, seating, shade trees, fish scaling tables, bbqs and signage
- 8 Connection to the Moreton Bay Cycleway
- 9 Scar Tree
- 10 Pedestrian bridge to boat/car parking





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