

TOONDAH HARBOUR

Master plan information
memorandum

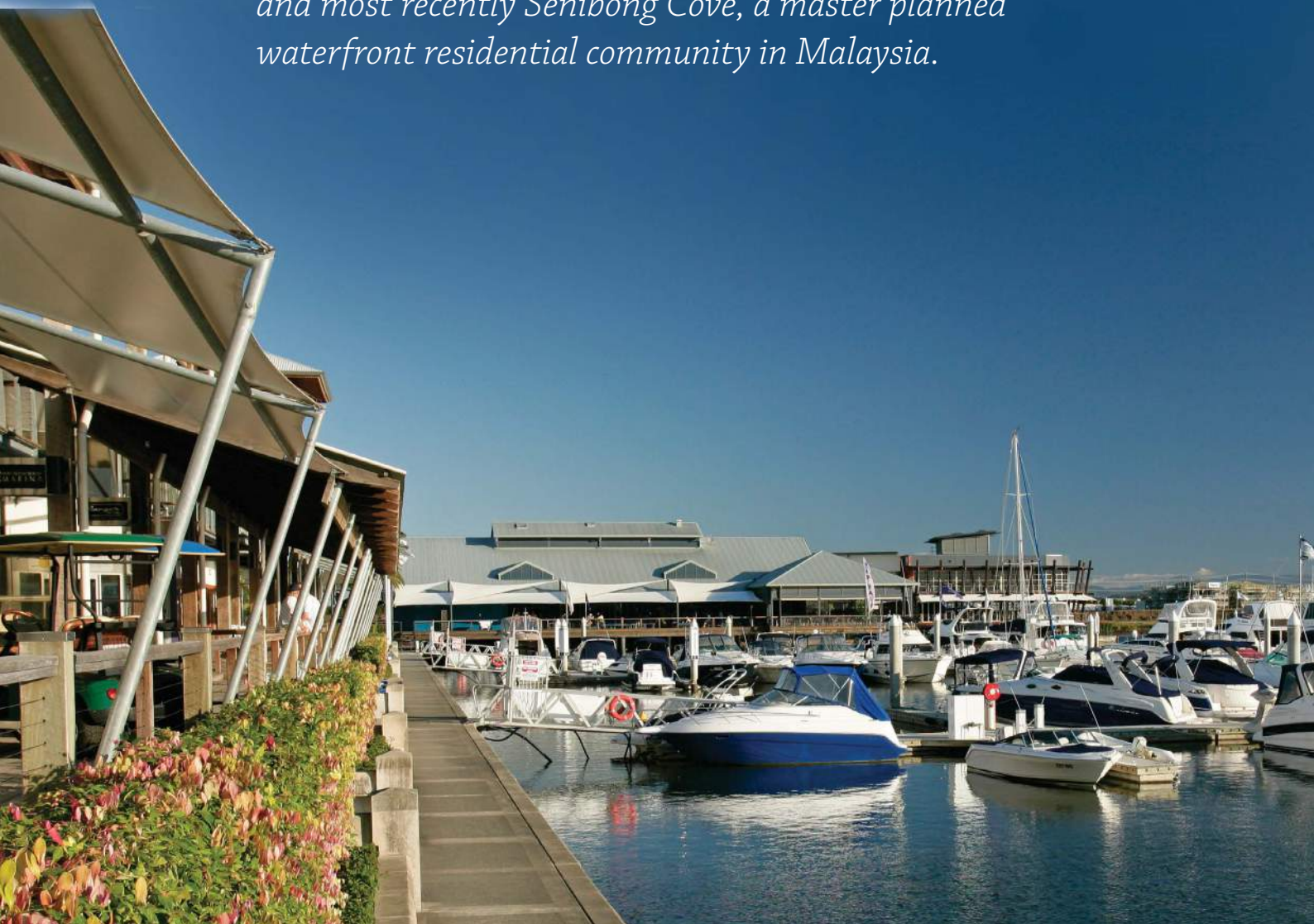
November 2015



A message from Lang Walker



*As a keen sailor I am drawn to the water's edge,
which is apparent when you consider our many iconic
developments – Sydney's Woolloomooloo Wharf, the
King St Wharf precincts, Queensland's Hope Island,
and most recently Senibong Cove, a master planned
waterfront residential community in Malaysia.*





It is a passion for and understanding of waterfront development that drew us to the magnificent, untapped potential of Cleveland's Toondah Harbour; a standout location on Moreton Bay, complemented by the site's close proximity to Cleveland's CBD and infrastructure.

After careful research and planning, we have created a master plan that will see Toondah Harbour transform into a destination that works in harmony with Cleveland's CBD, better connecting the heart of the city with the harbour and Moreton Bay Islands. Our intention is to create a vibrant waterfront location that creates opportunities for tourism, and enhances the lives of local residents with new jobs, improved amenities, public transport, public realm and range of housing options.

The project will offer diversity in residential living options to the local market including detached dwellings and apartments, incorporating subtropical architecture and in keeping with the neighbourhood. The residential element of the project will be enhanced with a new marina, boardwalks and adjoining food and beverage precinct, surrounded by generous open space. Taking advantage of the harbour views, we will improve GJ Walter Park, deliver major new foreshore parklands and incorporate a connected pedestrian and cycling path that encircles the marina.

Wider benefits include the new ferry terminal and charter boat facility, which will entice tourism as well as improve Straddie residents' commute to the mainland.

Due to the sensitive nature of the bay environment, we will be undertaking a full environmental impact assessment process. We take pride in delivering sustainably development and implementing best practice across all aspects; from land creation, to energy efficiency of buildings and infrastructure. Beyond this, an important part of our approach is to build in and nurture a sense of community.

Toondah Harbour has the potential to be a truly transformational project in every sense of the word; opening up tourism, lifestyle, recreational activities and economic benefits to create construction and ongoing job and training opportunities. This project is a catalyst for economic growth throughout Redlands and south east Queensland.

We are excited for the future of Redland City and look forward to working with residents, State Government and Redland City Council to maximise community benefits from the project.

Lang Walker

1.0 About Toondah Harbour

Toondah Harbour is located at Cleveland, which is situated within the Redland City Local Government Area (LGA), 30 kilometres from the Brisbane CBD in south east Queensland. The area benefits from a range of lifestyle and amenity factors which will support its revitalisation.



LIFESTYLE AND AMENITY

Toondah Harbour is perfectly positioned to benefit from proximity to:

- Cleveland CBD, which offers a myriad of facilities and services including Stockland Shopping Centre, museums, art galleries, performing arts centre and council library
- the popular Grand View Hotel
- Raby Bay Harbour dining precinct
- local schools, including Cleveland State School, Cleveland District State High School, Star of the Sea Catholic Primary School, Ormiston College and Ormiston State School
- hospitals, including Redlands Mater and Redland Hospital
- parks and reserves such as GJ Walter Park, Raby Harbour Foreshore Park, Nandeebie Park and an established network of cycle and walking trails.

ACCESS AND TRANSPORT LINKS

Toondah Harbour is the closest mainland access point for vessels travelling to and from North Stradbroke Island. Vehicle and passenger services arrive and depart regularly from the existing ferry terminals.

The site is serviced by bus and has the added significant benefit of proximity to the Cleveland train station, which provides convenient access to the Brisbane CBD and Brisbane Airport.

STRONG DEMOGRAPHIC PROFILE

Cleveland has a strong demographic profile, with an established medium density residential market. The project will appeal to a range of buyers who are seeking the lifestyle and amenities of bayside living including:

- locals seeking retirement living options
- singles, couples and families looking for affordable housing options in a safe, modern master planned urban community
- residents and investors from Redland City, Brisbane and other parts of south east Queensland.

RECREATIONAL BOATING

The significance of recreational boating and marine transport activity sets up an excellent lifestyle proposition for Toondah Harbour.

The project will provide convenient and safe access the bay and we expect that continuing growth in recreational boating will support the proposed marina development.



2.0 Shared vision

In 2013 the State Government declared Toondah Harbour a Priority Development Area (PDA) at the request of Redland City Council (RCC), with the aim of delivering a new waterfront destination that will change the face of Redlands.

Walker Group Holdings Pty Ltd (Walker) has secured the rights to develop government land at Toondah Harbour and is responsible for designing, financing and constructing the project. Walker was selected as the preferred development proponent following an expression of interest (EOI) issued by Economic Development Queensland (EDQ) and RCC in June 2014.

EDQ and RCC are the landowners and will work closely with Walker to implement the shared vision for the project over the next 15 to 20 years.

Up until now there have been few opportunities for master planned development that capitalise on the site's natural beauty and prime waterfront location. This development opportunity requires a visionary developer with the skills, track record and resources to deliver the vision, and is an exceptional fit for Walker.



5 key elements



The revitalisation of Toondah Harbour presents a rare opportunity to create a vibrant master planned community on the shores of Moreton Bay. Five key elements are essential to the vision:



Gateway to the bay

Toondah Harbour is the gateway to the attractions of Moreton Bay and the bay islands. A world-class ferry precinct, marina and recreational boat facilities will provide engaging and iconic launching points for the widest spectrum of harbour users.



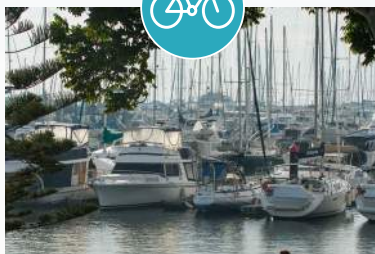
A new Redlands destination

Toondah Harbour will be a vibrant waterfront destination offering diverse recreational, tourism and entertainment experiences that cater for locals and visitors alike.



Respecting and conserving

Development at Toondah Harbour will acknowledge the relationship to the bay and islands and will take on a form that responds to the natural setting and urban context. Core, existing areas of public open space and environmental corridors will be preserved and enhanced.



Waterfront lifestyle and community

The master planned community of Toondah Harbour will offer a waterfront lifestyle and range of residential living options that create a strong sense of place that is uniquely 'Redlands'.



Investment & economy

The transformation of Toondah Harbour will inject tens of millions each year into the local economy and supporting jobs, training and skills development. Significant investment in transport, tourism and community infrastructure will provide strong foundations for economic growth.

2.1 Toondah Harbour master plan

Walker has developed a master plan for the area that incorporates all of the elements of the vision.

The proposed plan includes a new ferry and tourism precinct, up to a 400-berth marina, increased residential living with a diversity of housing types, an exciting retail, entertainment and dining precinct integrated with parks, plazas, boardwalks and recreational facilities.

While the maximum height of any building will be capped at 10 storeys, low and medium rise development will feature strongly in a number of the character precincts, adding to the diversity of housing on offer.

Our proposed master plan delivers on the land uses and area commitments (such as no net loss of public open space in GJ Walter Park and no net loss of ferry car parking) allowed for in the Toondah Harbour PDA development scheme.

While the structure plan included in the development scheme features three new landforms extending into the bay, our proposed master plan features one landform wrapping around a sheltered marina, delivering more useable public open space and maximising the spectacular bay views.





LEGEND

- PROPOSED GROUND FLOOR RETAIL / COMMERCIAL
- RESIDENTIAL (UP TO 3 STOREYS)
- RESIDENTIAL (UP TO 7 STOREYS)
- RESIDENTIAL (UP TO 10 STOREYS)
- PROPOSED HOTEL/FUNCTION FACILITY (UP TO 10 STOREYS)
- MARINE SERVICES (UP TO 7 STOREYS)

PROPOSED TOONDAH HARBOUR MASTER PLAN

3.0 Realising the vision

Four core themes underpin the proposed Toondah Harbour master plan and realisation of the vision.

1. Celebrating the waterfront
2. Connecting Cleveland
3. Green and sustainable
4. A vibrant community





01

Celebrating
the waterfront



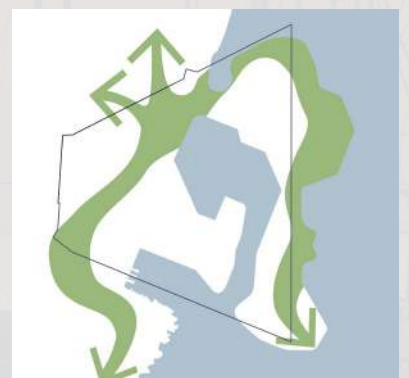
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Connecting
Cleveland



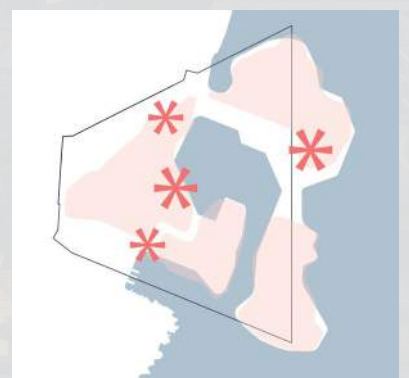
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Green and
sustainable



04

A vibrant
community

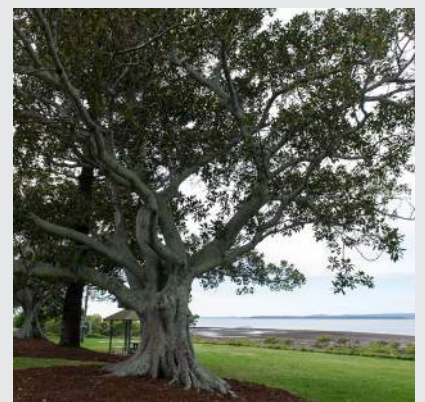
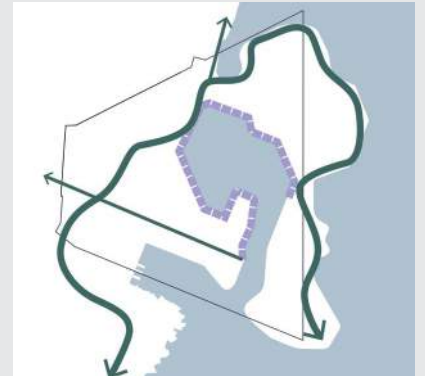


3.1 Celebrating the waterfront

Toondah Harbour is an unrivalled waterfront location on the shores of Moreton Bay, which has a rich Aboriginal and European cultural heritage. The master plan aims to strengthen and enhance connections between the Cleveland CBD and the waterfront to create a new identity for the area while celebrating its past.

The proposed development is intended to revitalise and transform the existing marine services precinct into an iconic place for people that acknowledges the physical, historical and cultural connections to Moreton Bay and the water's edge. This will be achieved by:

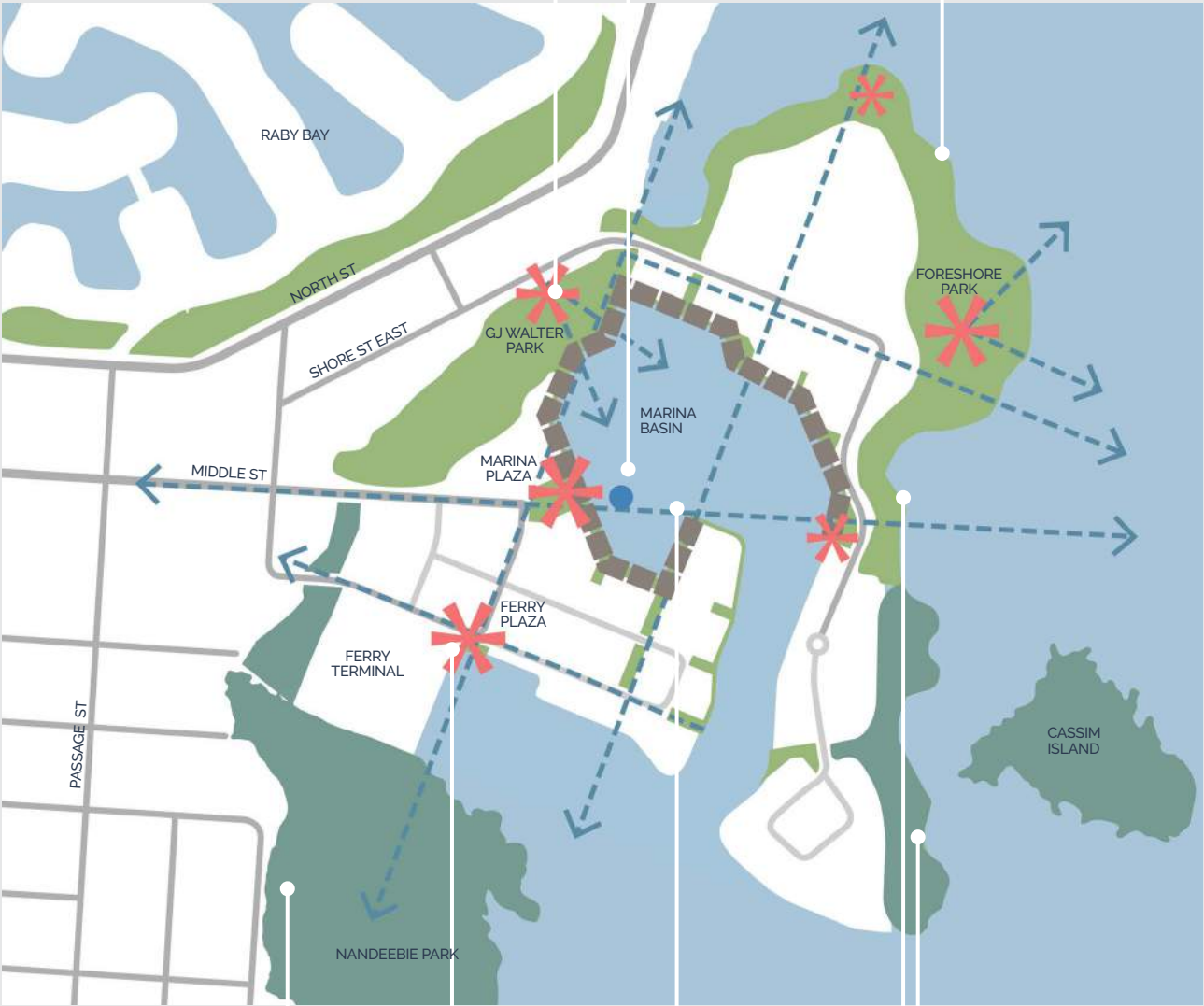
- providing continuous public access to and along the foreshore and marina edges
- ensuring GJ Walter Park continues to play an important sporting, leisure and cultural role
- providing regionally significant new areas of open space and public realm
- establishing a network of open spaces and streets that provide opportunities for a diverse range of activities to occur
- creating strong, defined entry experiences from Middle Street into the village heart and for vessels approaching from Moreton Bay
- protecting key views to the bay, particularly the expansive view from the end of Middle Street across the marina plaza and marina towards the bay
- providing opportunities for public art, heritage trails and interpretation that enhance cultural connections.



A variety of new parklands, plazas and foreshore activity zones will be connected via pathways, local streets, recreation trails and cycle ways

Proposed public access deep water pontoon

Kilometres of new, active and accessible foreshore and marina edge will be created



Recreation trails and pathways will connect key destinations both within and external to the development area

Vistas and views to the bay, parklands and North Stradbroke Island have been carefully considered within the design of the master plan

Recreational boat launch, storage and trailer parking area

In sensitive environmental areas public access will be controlled

The marina and ferry plazas offer residents and visitors a range of activities and experiences at the waters edge

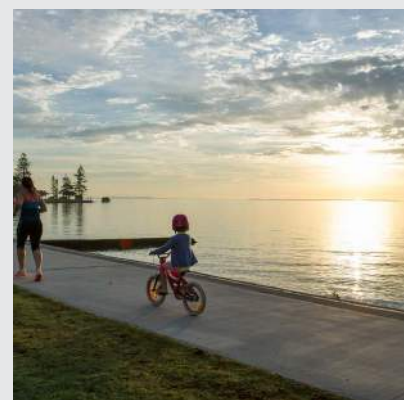
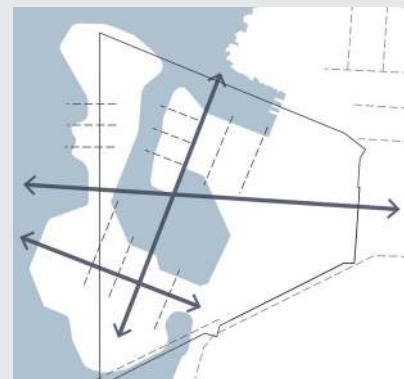
- LEGEND
- KEY DESTINATION / GATHERING PLACE
 - KEY VIEW CORRIDOR
 - BOARDWALK PATHWAY
 - OPEN SPACE/PARKLAND
 - ENVIRONMENTAL/ CONSERVATION AREA
 - DEEP WATER PONTOON

3.2 Connecting Cleveland

The proposed master plan defines a network of transport facilities, streets, boardwalk and open spaces connecting Toondah Harbour to the Cleveland CBD and surrounds.

Key features of the movement network include:

- a new ferry precinct with multiple barge and passenger terminals, car parking and queuing areas
- a strong connection to the Cleveland CBD via Middle Street
- upgrades to the external road network to cater for development traffic
- a legible urban street grid which provides strong visual connections internally and to the bay
- a proposed boardwalk which encircles the marina
- a proposed pedestrian and cycle path linking Cross Street with the marina and ferry plazas
- enhanced connectivity with Cleveland's established network of walkways and cycle ways
- allowance for a new bus route to service the development
- a premium bus-ferry interchange
- a deep water public pontoon near the marina plaza
- boat launching facilities for small recreational vessels within the foreshore parklands
- extensive parklands that are well connected with the broader existing green space and movement corridors
- on-street and development car parking in accordance with the Redland City planning scheme.



Middle Street will be extended east into a wide landscaped boulevard road that will bring residents and visitors into the heart of the marina village

Local convenience car parking will be provided in designated surface, podium and basement carparks as well as regulated on street parking bays

Parkland and foreshore activity areas will include sufficient on and off street car parking areas



A new local bus route and bus- ferry interchange will connect Cleveland to the harbour, foreshore, parklands and community facilities

The barge, port and ferry services will be supported by new areas of car parking sufficient to service the current and future operational requirements

The landscaped street network will enable residents and visitors to safely move along 'avenues' that connect to residential neighbourhoods and activity destinations

LEGEND

- BOARDWALK PATHWAY
- SHARED PATHWAY
- ON ROAD CYCLEWAY & MAJOR PEDESTRIAN ROUTE
- LIMITED ACCESS PEDESTRIAN PATH
- OPEN SPACE/PARKLAND
- ENVIRONMENTAL/CONSERVATION AREA
- BUS ROUTE
- BUS STOP
- PASSENGER FERRY
- VEHICLE BARGE
- PASSENGER FERRIES AND VEHICLE BARGES
- PUBLIC PARKING
- HOTEL/RETAIL

3.3 Green and sustainable

Walker recognises the environmental and cultural significance of Toondah Harbour and the need to conserve and enhance its recreational and ecological functions.

We propose to deliver green and sustainable development outcomes in the following ways:

ECOLOGY

- providing a buffer zone between proposed development and important shorebird roost sites at Cassim Island and Nandeebie Park
- preserving and enhancing existing native vegetation, including the koala tree corridor that extends from GJ Walter Park to the south-western part of the site and beyond
- integrating koala sensitive design measures development-wide
- providing opportunity for dedicated conservation areas within and external to the site
- implementing a public realm and landscape strategy that complements the outstanding ecological and natural landscape values of the bay.

PUBLIC REALM

- establishing an interconnected network of public open spaces that balances leisure and recreational functions with the need for conservation and management of the sensitive coastal environment
- enhancing GJ Walter Park
- delivering foreshore parklands with diverse activity zones including a proposed youth plaza
- providing an urban public realm network comprising the proposed marina plaza, ferry plaza, boardwalk and attractively landscaped streets and mid-block connections

BUILT FORM

- ensuring built form responds to the subtropical and coastal setting and is designed and constructed to best practice sustainability and efficiency standards
- implementing water sensitive urban design throughout public and private open spaces.



Preservation of existing vegetation and habitat areas

Boardwalks, walkways and plazas will surround the new marina

Active park destinations and public facilities will be connected by open space trails, path and cycleways



New coves, conservation and mangrove zones will be incorporated into the extensive foreshore edge and provide access to a range of low impact foreshore cultural and environmental experiences

LEGEND

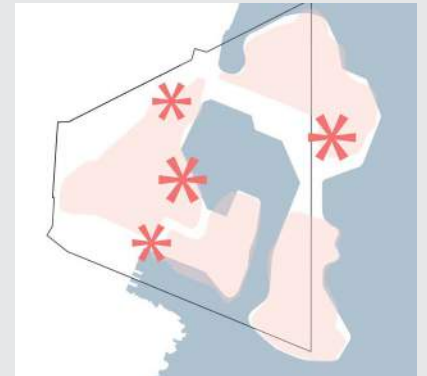
- BOARDWALK PATHWAY
- SHARED PATHWAY
- LIMITED ACCESS PEDESTRIAN PATH
- OPEN SPACE/PARKLAND
- ENVIRONMENTAL/ CONSERVATION AREA
- DEEP WATER PONTOON
- RECREATIONAL BOAT LAUNCH
- VEGETATION

3.4 A vibrant community

Walker proposes to establish a unique, master planned bayside community at Toondah Harbour that will make the most of this outstanding waterfront location.

Key features of the proposed master plan that will add to the vibrancy and inclusiveness of Toondah Harbour include:

- a vibrant village heart, which will meet the convenience and service needs of residents and provide destination retail
- a range of residential precincts each with a different character in terms of the look, feel and density of development
- up to 3,600 dwellings with a diverse range of architecturally designed housing types from detached houses to townhouses and apartments
- a world-class ferry and tourism precinct that builds on Toondah Harbour's role as the gateway to the bay and includes a hotel/convention centre site that will attract more visitors to the precinct
- proposed new community gathering places and attractions such as the marina plaza and associated retail and dining precinct and youth plaza
- parklands and open spaces that range from lively urban spaces to tranquil areas offering diverse experiences
- a range of water-dependent activities including a public launching facility for small recreational boats and commercial opportunities for charter boat operations and rack and stack storage
- sufficient car parking for all land uses.



The village heart will be an active and vibrant destination located on the marina's edge



A range of residential living options will be provided across the community all with different outlooks, building heights and lifestyle attractions



A new hotel and event facility is proposed as part of the ferry precinct

Access, views and outlook to water, parkland, open space and community facilities have determined the heights, land use and density of each land use precinct

LEGEND

-  KEY DESTINATION / GATHERING PLACE
-  BOARDWALK PATHWAY
-  OPEN SPACE/PARKLAND
-  ENVIRONMENTAL/ CONSERVATION AREA
-  PASSENGER FERRIES AND VEHICLE BARGES

4.0 Key places

The revitalisation of Toondah Harbour will deliver a master planned waterfront community and tourism precinct that comprises a series of village precincts, each full of activity and life.

Key Place: Ferry terminal and plaza



Key Place: Marina plaza and boardwalk



Key Place: GJ Walter Park



Key Place: Foreshore parklands





4.1 Ferry terminal and plaza



Toondah Harbour is the gateway to Moreton Bay and the bay islands. Investment in tourism infrastructure, services and amenities is essential to enhance visitors' experiences and support tourism growth in Redland City.



The proposed ferry terminal and plaza incorporate:

- multiple barge and passenger ferry berths
- public ferry car parking
- a central ticket and tourism facility and retail area
- opportunity for a hotel and function facility
- a new bus-ferry interchange, taxi, loading and unloading areas
- a strong physical and active connection between the marina plaza and ferry plaza and terminal.



4.2 Marina plaza and boardwalk



The marina plaza is intended to be the premium community gathering and event space within the revitalised Toondah Harbour. High-quality, mixed-use buildings will frame the plaza, with ground floor entertainment, retail and dining tenancies enlivening the plaza space.



Proposed features of this key place include:

- outdoor resort-style dining opening onto landscaped gardens, water features and plaza areas
- a meeting place, with a range of water play areas, lawns and seating
- a marina boardwalk with public art, water terraces and performance spaces
- a shared, slow-speed central 'village' street, which will connect GJ Walter Park, the marina plaza and ferry plaza and terminal
- an extended Middle Street that ends at the marina plaza with views to the marina and bay islands
- potential opportunity for a signature restaurant and entertainment facility at the marina edge.



4.3 GJ Walter Park



GJ Walter Park is a special place that plays an important role in the community and is of local heritage significance. Walker is committed to ensuring there is no net loss of public open space within GJ Walter Park as a result of the development. No changes will be made to the cricket field, which was originally laid by the Cleveland Cricket Club in 1911. Important trees within the park will be preserved, including the Norfolk Pines and koala habitat trees.



Proposed enhancements to GJ Walter Park include:

- new park play facilities
- new BBQ shelters and amenities
- informal kick-about and play spaces
- a fully fenced dog park
- dedicated car parking for park users
- a shared pedestrian and cycle pathway from Cross Street, connecting through to the marina and ferry plazas and foreshore parklands via the marina boardwalk.



4.4 Foreshore parklands



The foreshore parklands are proposed to be constructed using dredge material from the marina basin and navigation channel. While the ultimate size and configuration of the parklands will depend on the volume of material able to be placed on site, Walker intends to deliver regionally significant open space facilities for the Redlands.



Proposed features of the foreshore parklands include:

- a significant increase in publicly accessible foreshore
- an all-ages, all-abilities youth play area
- BBQ and gathering shelters and amenities
- a landscaped harbour and public art
- public recreational boat launch facility, parking and boatshed
- informal kick-about and play spaces
- proposed conservation areas (e.g. opposite the shorebird roosting site at Cassim Island, where public access may be seasonally restricted)
- dedicated car parking for park users
- shared pedestrian and cycle pathways throughout the parklands connecting to the village precincts and key activity nodes.



5.0 Catalysing economic development

Consistent with the State Government's intent to drive economic and community development by declaring Toondah Harbour as a priority development area, the revitalisation of Toondah Harbour will be a major catalyst for economic development in Redland City and south east Queensland.

With construction costs estimated at \$1.3 billion, the project is expected to stimulate an extra \$2.3 billion in economic activity. The minimum 15-year construction program will support more than 1,000 full-time equivalent (FTE) construction-related jobs per year. Construction skills training will be offered to Stradbroke residents who are currently employed in the sand mining industry so that they may benefit from the employment opportunity.

Once completed, the retail, commercial and tourism-related activities at Toondah Harbour will support an estimated 500 FTE jobs each year and generate an economic output of approximately \$96.5 million per year. High quality dining and retail options will complement the Cleveland CBD offering.

The development will boost the tourism industry by accommodating a diversity of tourism activities and experiences, from overnight stays to dining out and embarking on bay and island tours and trips.

Local businesses are expected to benefit from resident, visitor and construction spending in the area. The estimated retail expenditure of the new residential population at Toondah Harbour is \$78.1 million, while the proposed hotel with convention facilities is expected to generate more than 76,650 visitor nights per year with potential visitor expenditure estimated at \$17.25 million annually.

Walker is committed to implementing the Queensland Charter for Local Content and will work with the State Government and ICN Gateway to ensure local businesses, including Indigenous businesses, will have genuine opportunities to tender for work as part of the project.





Significant economic uplift to gross regional product (GRP)

\$34.8
million p.a.

ESTIMATED CONTRIBUTION
TO GRP



Direct and indirect benefits from project construction

\$1.39
billion

DIRECT

\$2.33
billion

INDIRECT



Employment over construction period

1000+
jobs p.a



Post construction employment

500
jobs p.a

125
FTE jobs

OFFICE

125
FTE jobs

HOTEL & OTHER



250
FTE jobs

RETAIL

6.0 Next steps

The project will be delivered in stages, precinct by precinct, over a 15- to 20-year period.

Before construction can commence at Toondah Harbour, a range of development and environmental approvals and authorities will be required.

Walker has referred the project to the Commonwealth Environment Minister as the first step in a stringent state and federal government environmental impact assessment and approval process.

As the proposal will require various environmental approvals and authorities under State Government legislation, Walker is seeking a Coordinated Project declaration under the *State Development and Public Works Organisation Act 1971*. If declared a Coordinated Project, the project will require a rigorous assessment involving whole of Government coordination through the consideration of an Environmental Impact Statement (EIS) prepared by Walker.

Walker will seek approval for a material change of use with a plan of development later in 2016, which will be assessed under the Toondah Harbour PDA Development Scheme. The Minister for Economic Development Queensland, or her delegate, will be the assessing authority. A 20-business day public notice period will apply.

The proposed Toondah Harbour master plan as described in this Master Plan Information Memorandum is the current reference design for the EIS process and the plan of development, but may be subject to change following detailed design and the EIS process.

Register your interest to receive project updates by:

① Emailing the project team at **toondah@walkercorp.com.au** with the subject line: Subscribe

② Visiting **toondah-harbour.com.au** and registering for the project newsletter

✉ Write to us at the address below asking to receive project updates;
Toondah Harbour Project
Walker Group Holdings
GPO Box 652
Brisbane QLD 4000

Project timeline



7.0 About Walker

At Walker Corporation we're proud to be Australia's largest private, diversified development company. We have more than 50 years' experience and have delivered more than 1,000 projects that span the length and width of Australia, and internationally, in America, Canada, Fiji and Malaysia.

We are one of the few developers with expertise across all areas of the property spectrum, from residential, retail, commercial, industrial, through to master planned communities and resort living. What is most important to us is that our projects serve their respective communities well, incorporating leading edge engineering, technology and ecologically sustainable development practices.

Our Executive Chairman, Lang Walker, is at the helm leading our highly experienced team. His eye for detail brings precision and practicality to all aspects of our business, with his passion and enthusiasm for development apparent in everything we do.

Today, Walker has a project pipeline of \$17 billion of work to complete in the next 15 years. During this time, it is expected that we will deliver 11 commercial towers, 6,000 apartments and 40,000 lots across our many communities in Australia, and 25,000 dwellings in Malaysia.

Our proven track record is evident in our many completed and iconic developments: Hope Island, QLD, Woolloomooloo Wharf, NSW, and Broadway Shopping Centre, NSW, just to name a few, as well as our extensive pipeline of major transformational future projects: Collins Square, VIC, Parramatta Square, NSW, Toondah Harbour, QLD, Senibong Cove, Malaysia and Festival Plaza, SA.

For more information about Walker and our projects, visit: www.walkercorp.com.au.

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