

### 3.1 VISION

#### IN 2031 STRATHPINE WILL BE:

Strathpine will capture the opportunities to cement its position as one of South-East Queensland's major activity centres. Strathpine's distinguishing qualities and features help drive change while retaining the centre's distinction. Development focuses upon themes of civic vibrancy and amenity, transit oriented development, connectivity, environmental amenity, sustainability and investment. In 2031 Strathpine will be a centre with a thriving mixed use heart that capitalises on its unique role, location, cultural and open space assets to become a regionally significant destination.

Development is concentrated in a central location, is integrated with Strathpine Railway Station and is built around an outstanding new public space that is the heart of the centre. There is civic heart.

Gympie Road has been transformed into an attractive urban boulevard, framed by new development and characterised by shaded spaces and vibrant street life.

New residential development orients toward the River and the centre's green frame. A web of green connections ties the centre together and provides the framework for pedestrian movement, recreation and community interaction.

Strathpine Railway Station has emerged as an exemplary transit oriented development that provides living, working and entertainment/cultural opportunities.

Bray Park Railway Station supports the development of the wider centre and offers housing diversity in proximity to transit.

Key destinations are tied together by a fine mesh of shaded streets and small spaces that offer a variety of experiences and a sense of discovery.

Strathpine has positioned itself as a centre for business and employment that capitalises on the skills of the local workforce and leverages the strengths of Brendale as a primary economic driver for the centre and supplements this with a distinctive manufacturing offer.

The environmental and ecological function of the South Pine River corridor has been enhanced and protected to maintain its strategically important role within the region.

Strathpine is a place offering housing choice and diversity. A range of housing types are provided with a focus of density around key activity nodes and areas of high amenity.

## 03 Master Plan

## 3.2 PRINCIPLES

The vision for Strathpine is underpinned by 6 principles, collaboratively developed by the project team in consultation with the community and the Council. The guiding principles form the context for the town centre's master plan and additionally inform the design and implementation process. Each principle combines a range of relevant themes to succinctly describe the key areas of focus that are required to implement the vision.



### A Centre of Experiences:

- A well defined entertainment offer in a central location;
- The integration of uses and facilities in such a way as to create a "unique destination";
- True engagement of the centre with the South Pine River – A new experience;
- A network of small spaces to provide an "unfolding" urban experience; and
- The "green web" as a unique recreation and circulation experience.



### An Accessible Centre:

- Transit oriented development outcomes, of differing intensities, at both railway stations;
- Improved pedestrian connectivity and walking-ability between key destinations through public realm improvements;
- Improved east-west connectivity for all modes of circulation, with an emphasis on linking the station to Westfield Shopping Town (*Strathpine Central*); and
- The transformation of Gympie Road into an attractive urban boulevard whilst acknowledging its ongoing function.



### A Green Web:

- Tying together the open space, environmental and streetscape resources of the centre to make an integrated green web – protecting and enhancing South Pine River;
- The delivery of community health and well being (and an "active and healthy lifestyle") by integrating recreational, cultural and community facilities into the "web";
- "Web" amenity utilised to facilitate increases in residential density and the activation of public space;
- Improved relationship between the SMRAC and the River (ensuring sufficient setbacks);
- Outstanding environmental performance for all new buildings to be encouraged;
- Rehabilitated and improved flora and fauna habitat; and
- The protection and celebration of the centre's natural assets.



### A Defined Centre:

- Concentrated activity in a compact and well defined location – creating a central, connected node;
- A new public space that is the "heart" of Strathpine;
- Delivery of a rich mix of uses in close proximity to transit;
- Clear points of arrival that define the extent of the centre.



### A Prosperous Centre:

- Strathpine to build on its existing economic vitality, becoming more dynamic, flexible and able to adopt to change and opportunity over time;
- Enhanced leveraging of Brendale with improved linkages;
- Improved amenity and accessibility to attract new business sectors and employment, aligned to workforce skills;
- Repositioning of Strathpine through a unique "manufacturing offer"; and
- Location attributes of key nodes capitalised upon to increase employment opportunities in commercial, office, government and industry administrative services sectors.



### An Inclusive Centre:

- Promotion of diverse housing types and products in a variety of locations;
- A range of employment opportunities to be provided across a range of sector and skill levels;
- Delivery of facilities and projects that cater to all – with a focus on the young and old; and
- Integration and connection of the existing community facilities network.



### 3.3 STRUCTURE PLAN

Figure 3.2.1 provides a broad graphic representation of the master plan's key features, established through the Enquiry By Design workshop. It illustrates the following:

- A well defined, connected urban core and centre heart comprising a mix of uses with a transit, retail, commercial and civic focus;
- A strong open space web that heightens the centre's relationship to its waterways frame;
- A strong and clearly defined road and streetscape hierarchy;
- A frame of residential and industrial/commercial activity.



Figure 3.2.1 Structure Plan



### 3.4 KEY ELEMENTS OF THE MASTER PLAN

#### Strathpine TOD ①

A concentrated and thriving mixed use core at Strathpine Railway Station that capitalises on the provision of multiple modes of public transport by incorporating living, working and cultural opportunities around a lively civic heart

- Creation of a civic heart or town square
- Development of a civic or cultural node

#### Gympie Road as a Boulevard ②

Reinventing Gympie Road an urban boulevard with a strong focus on the pedestrian experience

- Regional and local road network improvement to reduce the volume of traffic along Gympie Road
- Landscape and streetscape treatments

#### An Active South Pine River Edge ③

Reconnecting the centre to the South Pine River through an esplanade road and increased residential densities along the river edge

- South Pine River esplanade road

#### An Interconnected Green Web ④

Creating an interconnected 'green web' incorporating existing open space and ecological functions (South Pine River), storm water quality initiatives and road corridors to provide a network of green space that facilitates pedestrian movement, recreation and community interaction

- Improve the level of quality and facilities within the existing park to the south west of Strathpine Railway Station

#### Bray Park Suburban TOD ⑤

Responding to the provision of public transport by creating a residential focused hub at the Bray Park Rail Station with strong pedestrian connectivity to Gympie Road

- Strengthening the Bray Park pedestrian linkage as a linear plaza

#### An Industrial Hub ⑥

Celebrating and engaging with the Brendale Industrial Estate through the creation of a 'Market Square' and offering a transition in commercial uses that relate to the Strathpine TOD

- Developing the 'Market Square' as a focus for the industrial community

#### Engaging with the Shopping Centre ⑦

Reorienting Westfield so that it engages with Gympie Road and the South Pine River through the creation of a series of entry plazas and uses that activate the street and outdoor areas and the rationalisation of car parking

- Providing increased residential densities to the east of the shopping centre to facilitate the development of improved pedestrian connections and public spaces at key entrances to Westfield Centre including, an entertainment plaza, a food market plaza and a retail 'portal' or plaza facilitating an improved connection to the Strathpine Railway Station

#### Strong Pedestrian Connectivity ⑧

Improving pedestrian connectivity through the creation of a direct link between Strathpine Railway Station and Westfield Shopping Centre, improvements to pedestrian infrastructure and east west linkages, and the creation of the 'green web'

- Intersection improvements to facilitate pedestrian connectivity across the intersection of Gympie Road and Dixon Street

