

TOONDAH HARBOUR

December 2015

Visit www.toondah-harbour.com.au to view our exciting concept master plan

Dear resident,

In 2013 the State Government declared Toondah Harbour a priority development area (PDA) at the request of Redland City Council, with the aim to deliver a new waterfront destination that will change the face of Redlands. Late last year, the State Government announced Walker Group as the preferred partner/developer for this important revitalisation. The purpose of this letter is to inform you of our proposed master plan and the current status of the project.

My team and I understand and appreciate the sensitive nature of waterfront development given our experience of delivering similar projects, and we are extremely pleased to have been selected to deliver this revitalisation project. Toondah Harbour presents a unique opportunity to deliver a destination for locals and tourists to better utilise and enjoy this spectacular waterfront location. Our role is to design, finance and construct the proposed \$1.3 billion Toondah Harbour project and associated infrastructure.

Currently, we are refining our concept for a vibrant master planned community, which you can view at www.toondah-harbour.com.au. This concept master plan incorporates:

- a new ferry precinct with multiple barge and passenger ferry terminals, ticket and tourism office, bus interchange, ferry plaza and car parking
- diversity of housing: Approximately 3,600 houses and apartments, with no buildings higher than 10 storeys
- convenience and boutique retail that will complement the Cleveland CBD
- a commercial marina with up to 400 berths for local boaties and tourism businesses
- **a substantial increase in public open space**, including a marina plaza, boardwalk, foreshore parklands with recreational boating facilities, pocket parks and conservation areas.

Toondah Harbour is the gateway to Moreton Bay and bay islands, with untapped potential for improved tourism and economic opportunities that will deliver new jobs for the Redlands. The construction phase is predicted to generate 1000 jobs per annum and 500 permanent jobs are expected post construction.

The project will rejuvenate the harbour area by enhancing GJ Walter Park, along with introducing new facilities, housing and improvements to infrastructure. Most importantly, this project will expand public open space and not diminish it. You will also be pleased to know Walker is committed to ensuring that there will be no net loss to GJ Walter Park, or the ferry car parking spaces, and no disruption to ferry services during construction.

The next steps in making this vision a reality involve assessment of the potential environmental, social and economic impacts and opportunities of the project. In November 2015 we referred the project to the Commonwealth Minister for the Environment under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). You can view the referral [online](#) and submit comments to the Commonwealth Government by close of business on **9 December 2015**. We will soon submit an application to the State Government for a coordinated project declaration. When the Environmental Impact Statement (EIS) process commences, there will be a number of opportunities for public consultation.

Please visit www.toondah-harbour.com.au to view our exciting master plan concept, read our responses to frequently asked questions and sign-up for our newsletter.

If you have any questions about our plans to revitalise Toondah Harbour, please email our team at toondah@walkercorp.com.au. We look forward to hearing from you.

Regards,



Peter Saba
General Manager – Queensland Developments
Walker Group Holdings Pty Ltd



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