

# Picnic Point parklands Master Plan

February 2019



Toowoomba Regional Council acknowledges the Traditional Custodians of the land, pays respect to Elders past and present, and extends that respect to all Aboriginal and Torres Strait Islander peoples in Toowoomba and the Toowoomba Region.



**Picnic Point parklands Master Plan**

Prepared for	Toowoomba Regional Council
By	Tract Consultants
Revision	09
Issued	February 2019

**Report Authors and Contributors**

**Toowoomba Regional Council**

Project Manager:	Ingrid Steinhardt, Senior Landscape Architect
Communications:	Kathryn Chaffey, Stakeholder Engagement and Strategic Communications Officer
Peer Review:	

**Tract Consultants**

Project Director:	Graeme Harvison, Director
Project Manager:	Paul Morris, Principal Landscape Architect
Landscape Architecture Lead:	Mark Fuller, Principal Landscape Architecture and Urban Design
Town Planning Lead:	Chris Buckley, Principal Town Planner
Urban Design:	Samantha Eiser, Urban Designer
Landscape Architect:	Taneile Nixon, Landscape Architect Sara Eckermann, Student Landscape Architect

**Other contributing consultants**

Heritage:	Catherine Brouwer Landscape Architects
Traffic and Transport:	MRCagney
Environment:	RedLeaf
Water and Civil:	E2Design Lab
Quantity Surveyor:	Rider Levett Bucknall

**Stakeholders**

- Toowoomba Regional Council Parks and Recreation Services
- Toowoomba Regional Council Regional Architecture and Heritage Branch
- Toowoomba Regional Council Transport & Drainage Planning
- Toowoomba Regional Council Community Development Facilities & Tourism
- Toowoomba Regional Council Property Services
- Toowoomba Regional Council Strategic Planning and Economic Development
- Heritage Advisory Committee (Toowoomba Region)
- Lions Club of Toowoomba
- Rangeville Scout Group
- Picnic Point Toowoomba Cafe & Function Centre
- Toowoomba and Surat Basin Enterprise
- Regional Access & Disability Advisory Committee (RADAC)
- Toowoomba Bushwalking Club
- Toowoomba Bird Observers
- Friends of the Escarpment Parks
- South West Indigenous Network (SWIN)

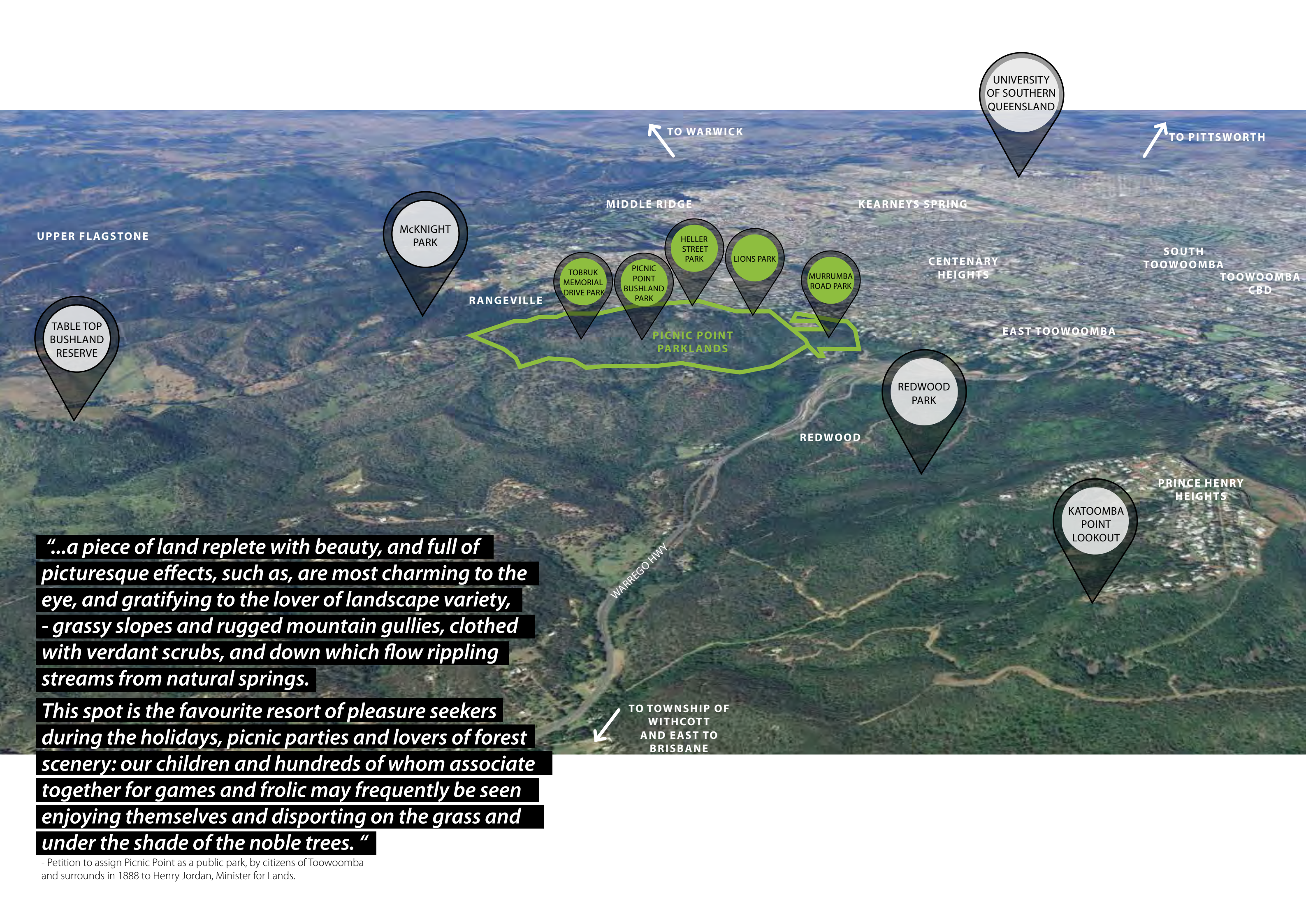
# Contents

<b>01</b>	<b>Introduction</b>	<b>5</b>
1.1	Overview	5
1.2	Master Plan Process	5
1.3	Process and Timing of Delivery	5
<b>02</b>	<b>Context</b>	<b>6</b>
2.1	National Context	6
2.2	Regional Context	6
2.3	Local Context	7
2.4	Picnic Point parklands Time-depth Summary	8
2.5	Background Context - Parkland Areas	9
<b>03</b>	<b>Existing Reports, Community Consultation &amp; Establishment of Needs</b>	<b>10</b>
3.1	Background Reports	10
3.2	Local Authority Site Information / Mapping Overlays	12
3.3	Community Engagement Summary	13
3.4	Demographic of Respondents	13
3.5	Community Engagement Statistics	14
3.6	Community Engagement - Ideas for Improvements	15
3.7	Community Engagement - Debated Ideas	16
3.8	Community Engagement Conclusions	17
3.9	Community Needs - Formal Groups	18
3.10	Community Needs - Events and Functions	19
3.11	Community Needs - Informal Groups and Tourists	20
3.12	Final Community Consultation Summary	21
3.13	Tourism Boards	23
<b>04</b>	<b>Site Analysis</b>	<b>24</b>
4.1	Parkland Site Analysis	24
4.2	Site Analysis   Area 1: Murrumba Road Park	25
4.3	Site Analysis   Area 2: Picnic Point Bushland Reserve Northern Aspect	26
4.4	Site Analysis   Area 3: Picnic Point Bushland Reserve North-Eastern Aspect	27
4.5	Site Analysis   Area 4: Lions Park	28
4.6	Site Analysis   Area 5: Tourist Road	29
4.7	Site Analysis   Area 6: Waterfall Gardens, Driveway and Upper Tourist Road	30
4.8	Site Analysis   Area 7: Lookout Terrace, Kiosk and Tower	31
4.9	Site Analysis   Area 8: Picnic Point Island	33
4.10	Site Analysis   Area 9: Heller Street Park	34
4.11	Site Analysis   Area 10: Tobruk Memorial Drive parklands	35
4.12	Site Analysis   Area 11: Picnic Point Bushland Reserve South-West Aspect	37
4.13	Site Analysis   Area 12: Picnic Point Bushland Reserve Southern Aspect	38
<b>05</b>	<b>Best Practice Design for parklands</b>	<b>39</b>
5.1	Design Drivers	39
5.2	Design Drivers	40

<b>06</b>	<b>Design Vision and Objectives</b>	<b>41</b>
6.1	Vision	41
6.2	Objectives	41
<b>07</b>	<b>Concept Master Plan</b>	<b>42</b>
7.1	Proposed Concept   Master Plan Summary	42
7.2	Proposed Concept Plan   Area 1: Murrumba Road Park	43
7.3	Proposed Concept Plan   Area 2: Picnic Point Bushland Reserve Northern Aspect	44
7.4	Proposed Concept Plan   Area 3: Picnic Point Bushland Reserve North-Eastern Aspect	45
7.5	Proposed Concept Plan   Area 4: Lions Park	46
7.6	Proposed Concept Plan   Area 5: Tourist Road	47
7.7	Proposed Concept Plan   Area 6: Waterfall Gardens, Driveway and Upper Tourist Road	48
7.8	Proposed Concept Plan   Area 7: Lookout Terrace, Kiosk and Tower	49
7.9	Proposed Concept Plan   Area 8: Picnic Point Island	51
7.10	Proposed Concept Plan   Area 9: Heller Street Park	52
7.11	Proposed Concept Plan   Area 10: Tobruk Memorial Drive Park	53
7.12	Proposed Concept Plan   Area 10: Tobruk Memorial Drive Park	54
7.13	Proposed Concept Plan   Area 11: Picnic Point Bushland Reserve South-West Aspect	55
7.14	Proposed Concept Plan   Area 12: Picnic Point Bushland Reserve Southern Aspect	56
<b>08</b>	<b>Master Plan Planting Approach and Character Setting</b>	<b>57</b>
8.1	Indicative Concept Master Plan Planting Approach and Character Setting	57
<b>09</b>	<b>Appendix A - Site Information Plans</b>	<b>60</b>
9.1	Site Extents and Property Details	61
9.2	Land Uses (General) Plan	62
9.3	Land Use and Slope Analysis Plans	63
9.4	Environment and Heritage Plans	64
9.5	Existing Current Events (Lions Park, Heller Street Park, Picnic Point Island and Picnic Point Lookout)	65
<b>010</b>	<b>Appendix B - Existing Site Plan, Connectivity and Infrastructure</b>	<b>66</b>
10.1	Existing Site Plan	67
10.2	Existing Connectivity and Infrastructure (Lions Park, Heller Street Park, Picnic Point Island and Lookout)	68
10.3	Existing Connectivity and Infrastructure (Tobruk Memorial Drive and Lookout)	69
<b>011</b>	<b>Appendix C - List of Supplementary Documentation</b>	<b>70</b>
11.1	Round One Draft Consultation Plan	71
11.2	Round Two Community Engagement Report	71
11.3	Traffic and Parking   Summary	72
11.4	Heritage Approval Report   Summary	73
11.5	Environment Review   Summary	73
11.6	Cost Plan   Summary	74

Other Documents to be read in conjunction with this report:
<b>Wayfinding and Interpretive Signage Strategy</b>
<b>Built Form Strategy</b>
<b>Maintenance and Management Plan</b>
<b>Implementation Plan</b>
<b>Supplementary Documentation</b>
Round One Draft Consultation Plan
Round Two Community Engagement Report
Traffic Report
Heritage Approvals Report
Environmental Report
Draft Concept Plans
Land Management Report
Tree Management Plan
Cost Plan





UPPER FLAGSTONE

TABLETOP  
BUSHLAND  
RESERVE

McKNIGHT  
PARK

MIDDLE RIDGE

TOBRUK  
MEMORIAL  
DRIVE PARK

PICNIC  
POINT  
BUSHLAND  
PARK

HELLER  
STREET  
PARK

LIONS PARK

MURRUMBA  
ROAD PARK

KEARNEYS SPRING

CENTENARY  
HEIGHTS

EAST TOOWOOMBA

SOUTH  
TOOWOOMBA  
TOOWOOMBA  
CBD

REDWOOD  
PARK

REDWOOD

KATOOMBA  
POINT  
LOOKOUT

PRINCE HENRY  
HEIGHTS

TO WARWICK

TO PITTSWORTH

UNIVERSITY  
OF SOUTHERN  
QUEENSLAND

WARREGO HWY

TO TOWNSHIP OF  
WITHCOTT  
AND EAST TO  
BRISBANE

***"...a piece of land replete with beauty, and full of picturesque effects, such as, are most charming to the eye, and gratifying to the lover of landscape variety, - grassy slopes and rugged mountain gullies, clothed with verdant scrubs, and down which flow rippling streams from natural springs.***

***This spot is the favourite resort of pleasure seekers during the holidays, picnic parties and lovers of forest scenery: our children and hundreds of whom associate together for games and frolic may frequently be seen enjoying themselves and disporting on the grass and under the shade of the noble trees. "***

- Petition to assign Picnic Point as a public park, by citizens of Toowoomba and surrounds in 1888 to Henry Jordan, Minister for Lands.



# 01 Introduction

## 1.1 Overview

The Picnic Point parklands is a key part of Toowoomba's landscape identity. The dedicated parklands and adjoining bushlands are perched along a significant and prominent bluff portion of the greater escarpment, which is part the Great Dividing Range. This escarpment also provides an iconic and distinct arrival statement to Toowoomba from Brisbane, as the flagpole located within the parklands, provides a significant and recognisable landmark mark element from the Warrego Highway approach.

The Picnic Point parklands is the most popular and celebrated parklands along this escarpment, known for its panoramic views across the Lockyer Valley .

This Master Plan Report envisages that Picnic Point parklands be the place to not only appreciate the views and open grassed spaces, but also to provide guidelines of how the parklands may evolve to service the numerous stakeholders and Toowoomba's community, whilst ensuring we maintain, celebrate and embrace the existing parkland's historical significance, character and future potential to host, nurture and proposer for all.

This Master Plan will be a guide for the parklands over the next 20 years and has adopted the following objectives. These objectives outline the holistic approach to understand all facets and considerations:

- Investigate, understand and analyse the parklands;
- Consider the greater esplanade network and the Picnic Point parkland's place within it;
- Understand the existing background mapping, reports and strategies;
- Research best practice design and apply it to the Master Plan;
- Consider community and stakeholders' desires and needs;
- Strengthen the historical landscape identity and interpretation of the historical character and features; and
- Consider the longer term implications of maintenance and management requirements.

This Master Plan Report has been a collaboration of Toowoomba Regional Council, Tract Consultants (Project Management, Community Engagement, Landscape Architecture, Urban Design and Town Planning), Catherine Brouwer Landscape Architects (Heritage), RedLeaf Environmental (Environment), MRCagney (Traffic Engineering) and E2Design Lab (Water Engineering).

## 1.2 Master Plan Process

The Picnic Point Master Plan intends to provide a series of comprehensive actions in order for Toowoomba Regional Council to provide the opportunities for Picnic Point parklands to grow and transform to provide for a growing community and series of needs and expectations, without impacting any of the elements which have defined the place historically and those which contribute to its specific character and sense of place.

The following Methodology and undertakings were conducted to provide a more insightful and thorough development, and a structure to inform these elements within the Picnic Point parklands Master Plan.

### Stage 1: Community Engagement/Consultation, Establishment of Needs and Site Analysis

Stage 1A: Site investigation and analysis, background investigation work, establishment of needs, and report of findings

- Inception Meeting and Site Visits
- Review of existing documents
- Site investigation and Analysis
- Exemplar Comparisons
- Opportunities and Challenges

Stage 1B: Community Engagement/Consultation

- Community Engagement and Communications Plan
- Key Internal and External Stakeholder Workshop
- Public Listening Post
- Online Pre-Concept Survey
- Hard-copy Pre-Concept Survey
- Post-Concept Online Survey

### Stage 2: Landscape Master Plan Concepts

Stage 2A: Concept plans, including options for development & conservation

- Internal Design Team Concept Plan Workshop
- Concept Plan Options
- Draft Heritage Approvals Report
- Concept Plan (following final consultation)
- Tree Management Plan

Stage 2B: Strategy documents

- Wayfinding and Interpretative Signage Strategy
- Materials Finishes Schedules

- Built Form Strategy - This strategy covers all built form elements within the parklands, including structures, amenities, and furniture. It provides a series of performance guidelines and design principles for built form and makes recommendations for existing structures and features proposed to be retained. The strategy will include guidelines for form, materials, finishes, colour palette, and character imagery.

### Stage 3: Landscape Master Plan Report including Implementation Plan & Costing

Stage 3A: Final development plan in a comprehensive master plan report

- Landscape Master Plan Report

Stage 3B: Implementation Plan including staging and costing

- Staging Plan
- Indicative costings

### Stage 4: Maintenance & Management Plan

- Maintenance Plan
- Management Plan (includes Heritage Protocol)

### Stage 5: Land Management Plan

- Land Management plan that meets the requirements of the Land Act 1994;
- Guidelines/requirements for Council and secondary users that will ensure the impacts on the park, particularly to heritage fabric, are minimised.

In addition to the methodology outlined above, considerations of access, traffic flows, car parking , pedestrian and cyclist movements, drainage, flooding, underground services and other infrastructure, CPTED principles, DDA Compliance, Environmental and Building Code have all been incorporated considered and included as part of these investigations.

For detailed analysis and reports specific to traffic, active transport, environment and heritage, please refer to the appendices for the respective detailed reports.

### DISCLAIMER:

The master plan for this recreation reserve presents as best it can an agreed development position between all groups involved, realising that a partnership approach will be required between various levels of Government, regular user groups of the facilities and the general community. Each master plan is a high level, yet aspirational, concept style document and it is important to note that the identification of potential future infrastructure and improvements in no way confirms funding has been or will be allocated.

## 1.3 Process and Timing of Delivery

October - December 2017

### Stage One

Community and Key Stakeholder Engagement

December 2017 - March 2018

### Stage Two

Draft Concept Plan

May - June 2018

### Stage Three

Concept Plan Review by the Community

TBC

### Stage Four

Concept Plan

TBC

### Stage Five

Maintenance Plan and Land Management Plan



# 02 Context

## 2.1 National Context

Toowoomba is located at the top of the Great Dividing Range, Australia's largest mountain range. The Great Dividing Range divides the east coast from the western inland (see Figure 1). It is one of Australia's most significant geographic features and has a major influence on climate patterns, settlement patterns, flora, fauna and agriculture.

It was formed in the past by a huge uplift in the earth's crust when Australia collided with what is now part of South America and New Zealand. It is now the source of Australia's longest rivers and highest mountains.

## 2.2 Regional Context

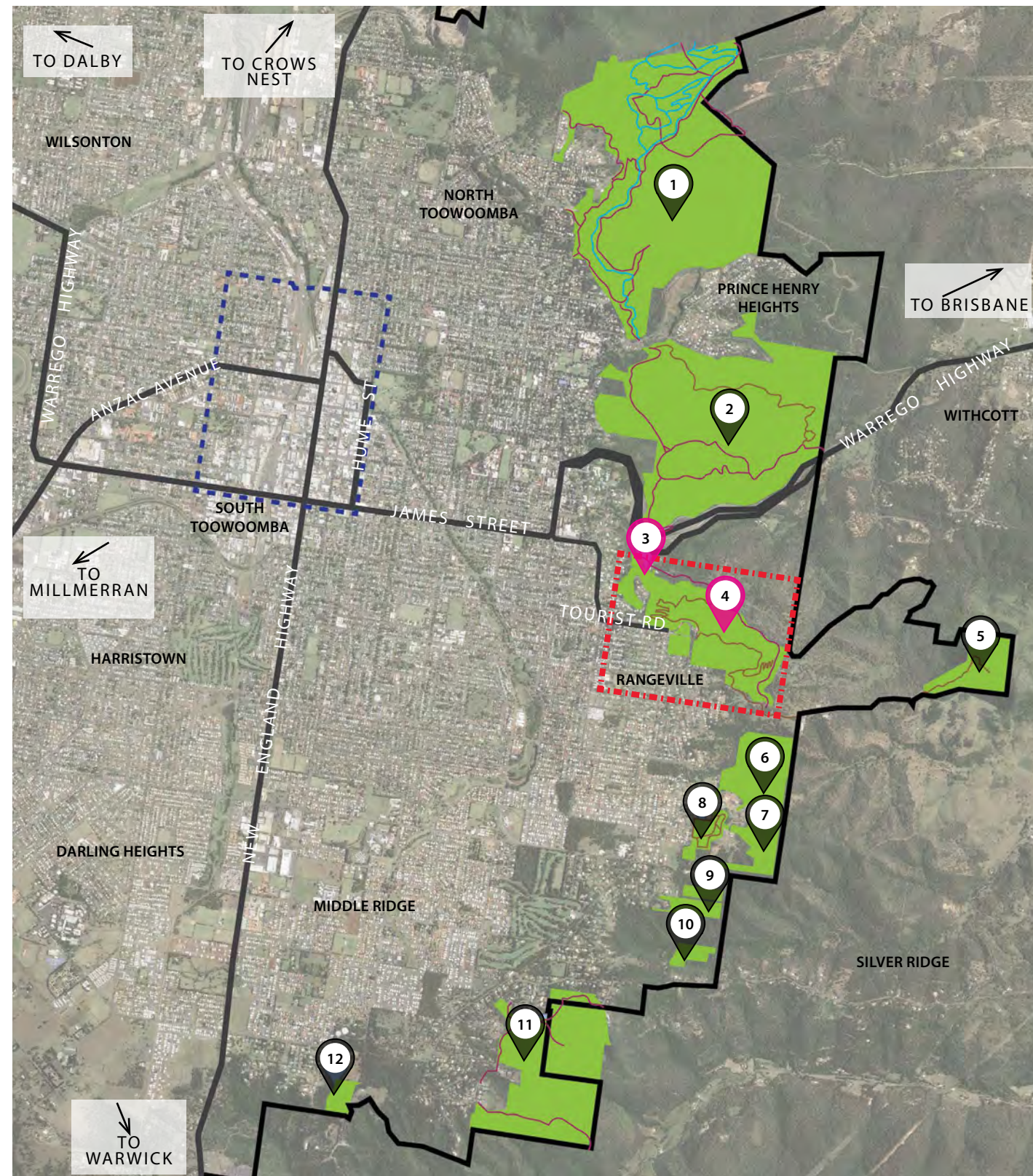
The Picnic Point parklands is on an escarpment of the Great Dividing Range and as such has an important place in the landscape of the region. Picnic Point parklands is part of a network of escarpment parks located along Toowoomba's mountain range.

Access to the parklands is predominantly through Tourist Road. For visitors coming from the East (like Brisbane) they travel up the Warrego Highway benefiting from the view of the escarpment bushland and the dramatic context of the site. The 150 foot high flagpole installed to mark Queensland's 150th year is the only visual evidence of the site, as the other built works and grassed areas are below the tree line. Although it is not a direct journey from the Highway to the parklands, there are adequate large signs to direct visitors.

For visitors from the West, James Street is the most direct access, which skirts the CBD.



**Figure. 1** Australia's Great Dividing Range, as shown as a dark line on the map above  
Source: Geoscience Australia 2018



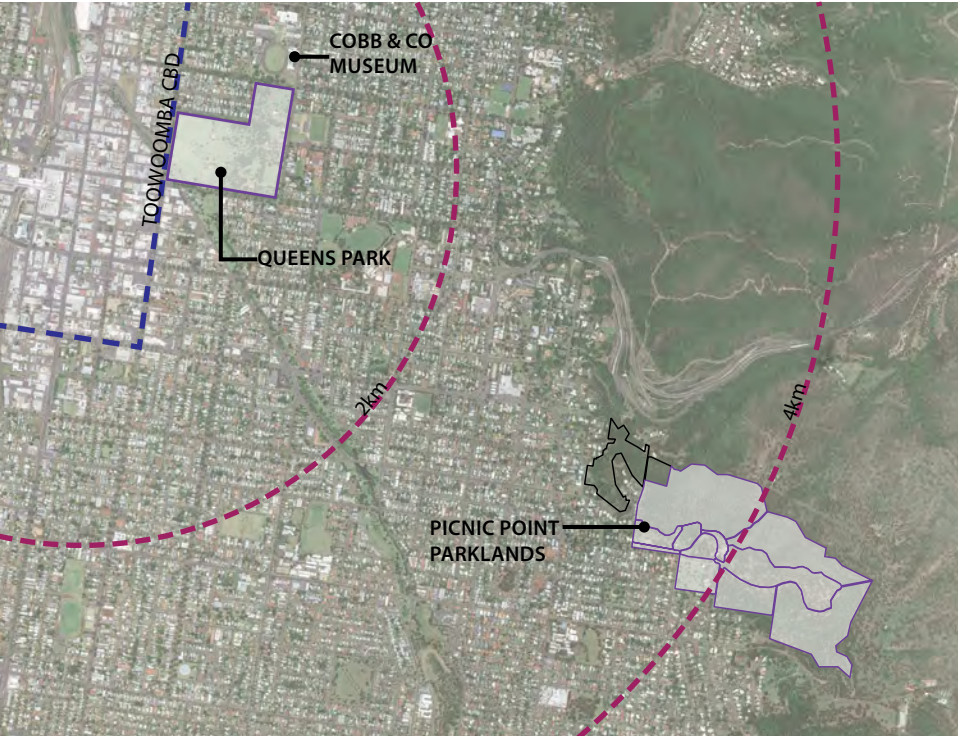
**Figure. 2** Picnic Point parklands Escarpment Context Plan  
Source: Google Maps, retrieved 8th January 2018  
Friends of the Escarpment Parks - Toowoomba, retrieved 8th January 2018

- Legend**
- General**
- Toowoomba Regional Local Government Area Boundary
  - Picnic Point parklands Extent - Study Area
  - Toowoomba City
  - Main Arterial Roads
  - Escarpment Parks
  - Multi-Use Trails
  - Walking Trails
  - Mountain Bike Trails
- Escarpment Parks**
- 1 Jubilee Park
  - 2 Redwood Park
  - 3 Murrumba Road Park
  - 4 Picnic Point parklands
  - 5 Table Top Bushland Reserve
  - 6 McKnight Park
  - 7 Barry Griffith Park
  - 8 J E Duggan Park
  - 9 Culliford Drive Park
  - 10 Doilibi Bushland Park
  - 11 Glen Lomond Park
  - 12 Echo Valley Bushland South



## 2.3 Local Context

Picnic Point parklands is a part of prestigious parklands in the Toowoomba Region and is a State Heritage listed park alongside Queens Park. Queens Park and Botanic Gardens is located in East Toowoomba alongside the city CBD.



**Figure. 3** State Heritage Listed Parks in the Toowoomba Region. The heritage listed park and areas are in white. The Murrumba Road Park is included in this Master Plan but is not heritage listed.

Source: Near Maps, 2018

### Parkland Areas

The 65 hectares of the Picnic Point parklands is a series of open space, parklands, bushland places and one commercial land use (refer Appendix A, A.2 Land Uses (general)). For the purpose of this report, the broader Picnic Point parklands has been separated into 12 different areas in order to conduct a thorough assessment and recitation.

These areas are as follows:

- **Area 1** | Murrumba Road Park
- **Area 2** | Picnic Point Bushland Reserve Northern Aspect
- **Area 3** | Picnic Point Bushland Reserve North-Eastern Aspect
- **Area 4** | Lions Park
- **Area 5** | Tourist Road
- **Area 6** | Waterfall Gardens, Driveway and Upper Tourist Road
- **Area 7** | Lookout Terrace, Kiosk and Tower
- **Area 8** | Picnic Point Island
- **Area 9** | Heller Street Park
- **Area 10** | Tobruk Memorial Drive parklands
- **Area 11** | Picnic Point Bushland Reserve South-West Aspect
- **Area 12** | Picnic Point Bushland Reserve Southern Aspect



**Figure. 4** Picnic Point parklands site

Source: Near Maps, 2017



## 2.4 Picnic Point parklands Time-depth Summary

A time-depth analysis illustrates the extent to which a place shows “time”. Picnic Point parklands shows a dense time-depth in that there were many significant historical events which are still evident on the landscape and the setting of the place.

### PAST

Aboriginal people lived on this land. Although there is no direct evidence at Picnic Point parklands there are significant spaces like Table Top Mountain nearby.

1860 - 1880

1860s  
Sandstone quarried from Picnic Point area for construction of Toowoomba Court House and Gaol

1877  
Reserve for protection of native birds

1880 - 1890

1885  
38 acre Reserve for Recreation Purposes declared

1888  
Citizens of Toowoomba and surrounding districts unsuccessfully petitioned Minister of Lands to set aside 2000 acres of Main Range escarpment lands, including the reserve at Picnic Point and the escarpment area below it

1900 - 1920

By 1906  
Botanic Gardens Curator Harding commenced planting in park

1913  
Further ornamental trees Botanic Gardens Curator Harding planned and planted at the park for the Toowoomba City Council

1920 - 1930

1920  
First Anzac Day dawn service

1921  
First kiosk/restaurant built on Crown Land adjacent to Picnic Point parklands; completed Oct, cost £1801

Pre 1928  
Camping reserve established for RACQ members



1930 - 1950

1942-1943  
Park used as camp for First Australian Army

1950 - 1960

1956  
Scouts built new hut in Heller Street Park

1 September 1958  
Second kiosk opened by Major Ald. J.F. McCafferty; leased for 10 years by Bob Weis

1959  
Puppy Memorial (to Toowoomba Thistle Pipe Band mascot) installed (closer to the kiosk than current location); moved to current location recently

1960 - 1980

Mid 1960s  
Lions Club members cleared this park area

September 1965  
Waterfall area opened, on site of old quarry; sponsored by Carnival of Flowers Association

September 1977  
Toowoomba City Council allocated maximum of \$75,000 for renovation and extension of kiosk following fire damage

1960 - 1980

1980  
New rockery garden built below restaurant by Rotary Clubs of Toowoomba to mark Rotary's 75th anniversary

1985  
Tobruk Memorial Drive closed as a public road

1990 - 1995

September 1990  
Bob Dodd Lookout opened to honour Brigadier of the 7th Brigade Army Reserve (died November 1981); constructed by Rotary East Club

1995 - 2000

30 August 1996  
Third Kiosk officially opened

10 September 1999  
Heller Street Park playground opened

2000 - 2010

November 2008  
Picnic Point Island, Heller Street Park and North-West entry to Picnic Point Island became Heritage Listed (Ref QHR No: 601205)

2012  
Sunflower Sculpture erected in dedication to the late Ian Orford, a Lions Club president and councillor for Toowoomba Regional Council

2010 - PRESENT

March 2017  
The Registrar of Titles had previously only allowed Heritage administrative advices against freehold land. This rule was then changed to include reserves so Heritage had carried out extensive investigations to capture all of these and then register the administrative advices for all the affected reserves. The following Heritage listed areas within Picnic Point parklands became formally registered through Titles. These include: Reserve Bushland, Restaurant and Function Centre facility, South Car parking, Water Supply and Communication Tower.

### PRESENT



## 2.5 Background Context - Parkland Areas

## Heritage Context

Picnic Point parklands is on the Queensland Heritage Register (QHR), and the Toowoomba Regional Council (TRC) Heritage Register. The Conservation Management Plan (CMP Draft) includes an assessment of the documentary and physical evidence of the Picnic Point parklands and the confirmation that it is a place of state historical, aesthetic, and social significance (refer to report by Catherine Brouwer).

The CMP Draft (2015) p.5, states:

*The Park throughout its history has been a popular public recreation and scenic lookout destination. The escarpment and its bushland vegetation landscape character have been appreciated throughout the parklands history and continue to form part of Toowoomba's identity and valued natural landscape framework and park heritage.*

Picnic Point parklands are generally in very good physical condition and are relatively intact in the form established by the 1960s. The trees planted over the parklands above the escarpment are a major part of the parklands landscape character and appear generally in very good condition having consideration of their age and the parklands exposed situation. The forested escarpment parklands have long standing weed infestations, however the habitats and vegetation are under TRC's planned management and appear to be in good condition.

..

*In addition to the statements of cultural significance set out in the QHR citation, this CMP Draft has assessed additional statements of significance:*

## Lions Park

*QHR criterion (g) The Lions Park playground and surrounding park developments were established and formed by Club members to a degree not commonly undertaken in parks in the past 20 to 30 years and with unique and uncommon items.*

## The Trees of the Upper parklands

*QHR criterion (e) The Picnic Point Parkland historically planted trees form a significant arboreta for the climate zone and the extent of this planting at a scenic reserve is uncommon in the state.*

## The Escarpment Landscape

*QHR criterion (e) The escarpment and woodland landscapes of the Picnic Point parklands are of key importance to the integrity of the wider Toowoomba Range escarpment landscape through the natural, aesthetic and social values of these landscapes.*

*Picnic Point parklands holds considerable cultural heritage significance as one of Toowoomba's most valuable historic parks and as a vital part of the historic urban fabric.*

## Parklands Areas

## Tourist Road

The majority of visitors to the parklands arrive by vehicle (refer 4.0 Community and Stakeholder Engagement and Needs) or coach bus and travel along Tourist Road. The arrival experience of large established trees is dramatic and fitting for these significant parklands.

## Lions Park

Along this arrival journey there is a destination of Lions Park which represents a secondary arrival location for park users. This park has historical playground equipment, train ride facility with a bitumen track, mowed areas and edges the bushland and escarpment.

### Waterfall Gardens, Driveway and Upper Tourist Road

The drive into the park area, past Lions Park, comes to a split road and curves left going through an avenue of trees. This loop road has a mix of mature planted trees and has glimpses of views. The waterfall is for aesthetic appreciation and weddings are celebrated primarily near the waterfall on the lawns and pavilion.

### Lookout Terrace, Kiosk and Tower

The highest point of the Picnic Point parklands is the lookout. For over an century the focal point of the parklands is the Kiosk and the lookout that overlooks the escarpment and the Lockyer Valley. There are many aspects which contribute to the historical heritage significant aspects of this area such as the grassed lookout area, kiosk, the trees and the

vehicular access. Other aspects in this area are the water tower was built in 1966, the removed Camera Obscura and the Rotary rock gardens.

## Picnic Point Island

The arrival experience culminates with a formal primary arrival at Picnic Point Island where the one way loop requires the park attendees to travel around the “island”, with the Lookout Terrace to their left, which allows glimpses of the formal viewing setting. The major arrival experience navigates and leads visitors to the most visited location, the Picnic Point Lookout. The island includes a carpark, three playground areas, bandstand, flagpole and shaded lawns with seats.

## Heller Street Park

Heller Street Park is bounded by Tourist Road, Rowbotham and Heller Street. This park has tree planting, an open gentle slope with open areas, playground, amenities and Scout and Guides building. The Scouts and Guides has used their facilities for over 40 years.

## Tobruk Memorial Drive parklands

There is a secondary parkland arrival point at the four-way intersection of Heller Street, Tourist Road and Tobruk Memorial Drive. This arrival transitions the visitor between the open, maintained, grassed spaces and begins to enclose the visitor in the bushland with filtered views. There is a barrier (a gate), that restricts movement between these two spaces during night hours; this further reinforces the arrival transition in this location.

## Picnic Point Bushland Reserve

Additionally visitors can arrive to the parklands through Stevenson Street and Table Top Drive and walk the trails to experience the parkland, but these arrival spaces appear to have less use.

## Murrumba Road Park

Murrumba Road Park is not part of the Picnic Point parklands, but is being considered part of the parklands context for this report. There is no formal connections from Murrumba Road Park into the parkland spaces.





# 03 Existing Reports, Community Consultation & Establishment of Needs

## 3.1 Background Reports

These background reports were key strategic documents which have informed the Site Analysis and subsequent Master Plan.



### Picnic Point Parklands Conservation Management Plan Draft (CMP) 2015

The Picnic Point parklands Conservation Management Plan (referred to in this Master Plan as the CMP Draft) provides directions for the protection of the cultural heritage significance of Picnic Point parklands.

The Conservation Policies specifically outlined in this document have been used to guide the concepts, maintenance and management guidelines, and should be used to direct any future detailed design and subsequent development.

As per the CMP Draft it is important to note that the Picnic Point parklands management is subject to the provisions of the Queensland Heritage Act 1992 which is implemented through provisions of the Planning Act 2016 (Planning Act). This Master

Plan recognises the statutory context of the parklands and Tourist Road places and the approvals requirements for development and minor landscape works in the places. The CMP was intended as a 'draft only' to inform the master planning process and provide an assessment and recommendation of the significance, character and sense of place of the study area and parklands.

A subsequent Picnic Point Heritage Report has been developed (refer to List of Supplementary Documentation) which outlines the Concept's Heritage Compatibility and Potential Approvals required.



### Open Space Strategy (OSS) (February 2016)

The Open Space Strategy (referred to in this Master Plan as the OSS, 2016) maps out a new vision and defines the role of open space across the Toowoomba Region and outlines a new Open Space policy. It will deliver on a connected and distinctive open space network that enhances the unique character of each locality. While acknowledging the social, cultural, environmental and heritage values and creating a sense of place and pride for the community.

Picnic Point parklands has both Bushland Parks and Recreation Parks (District) in the Rangeville network. The Bushland Parks includes: Picnic Point Bushland Park, Tobruk Memorial Drive parklands and Murrumba Road Park. Murrumba Road Park is

also earmarked for Local Park node embellishment in 2026. The Recreation Parks (District) include: Heller Street Park, Lions Park and Picnic Point Island. The strategy also outlines its primary role to protect and preserve flora and fauna and the acquisition of new products.

The other opportunities to consider were:

- connectivity,
- sensitivity of flora and fauna,
- bushfire management practices,
- vehicle access,
- wayfinding,
- facilities,
- educational opportunities associated with flora, fauna, biodiversity and geology;
- distinguishing each parcel of land role in vegetation and features;
- and highlighting its landform which plays a role in the cultural heritage of the Toowoomba region.



### Toowoomba Region Tourism and Events Strategy 2016-2020 (January 2016)

The Toowoomba Region Tourism and Events Strategy outlines the region's vision and strategic priority for creating a sustainable and competitive tourism destination.

The vision is "By 2020, Toowoomba Region will be recognised as Australia's high country 'city' known for its four season, thriving community and regional flavours; where our locals will help you to breathe deep, connect with nature and enjoy our active and outdoor lifestyle".

Themes included:

- developing new experiences and strengthening existing hero experience;
- increasing overnight visitor expenditure;
- building a strong and unified industry that works collaboratively to achieve sustainable growth;
- continuing tourism as a means of strengthening the region's commitment to safeguarding and celebrating its cultural and heritage assets;
- and developing iconic tourism trails throughout the region.

The core brand promise of 'slow down, breathe deep and enjoy the taste of life in the country' clearly positions Toowoomba region as a place to enjoy the best of what 'high country' has to offer and where visitors can refresh, connect with nature and enjoy the benefits of country life without missing out on the modern conveniences.

Picnic Point parklands has all these benefits and is a part of the nature-based and visiting friends and relative market stated in the strategy and also lists some areas of concern, weaknesses, strengths and opportunities which are associated to the parklands and the master plan.

Areas of Concern:

- Poor and inconsistent directional signage
- Need for more tourism products to be developed
- Untapped Indigenous tourism potential

Opportunities:

- Adventure and nature-based activities
- Increase supply of trails- suited for both walking and cycling

Weaknesses

- Insufficient supply of a meeting space to accommodate a large group
- Poor industry cohesion and collaboration among communities
- Decline in holiday market

Strengths

- Quantity and quality of parks and gardens
- Scenic rural landscape
- Escarpment and elevation of the region
- Lakes and Dams
- Visitor Information Centres
- Nature-based and soft-adventure activities
- The Regional Tourism Organisation, Southern Queensland County tourism, based in Toowoomba



## Trails Network Strategy: Volume 1 The Strategy (August 2016)



The Trails Network Strategy is an overview of the desired project outcomes and intent, legislative and policy framework, recreational trail benefits and trends, and design principles. It includes a summary of existing trail provision, marketing and consultation findings. The strategy concludes with a 5 year implementation plan for the establishment of an integrated network of trails that respects key values of environment and heritage.

The vision of the future trails network is “to build an integrated and sustainable network of extraordinary trail experiences that deliver distinctive community, tourism and economic development opportunities by harnessing the natural beauty of the region’s escarpment, the high country and the plains”.

The strategic outcomes that are relevant to this Master Plan are:

- to provide a range of affordable experiences & activities suitable for different interests, skill levels and abilities,
- ensure environmental & heritage values are protected,
- create an informed & educated community;
- fit into a regional network of outdoor recreation opportunities;
- respond and/or adapt to users demands of a diverse range of users & visitors,
- audit existing trails within the network to the appropriate grading system; and
- identify recreational trail gaps and infrastructure requirements of recreational trails.

There is specifically a section on Toowoomba/ Escarpment Parks- Regional Trails Hub outlining the importance of the escarpment park in close proximity to the region’s community and accessibility to the outer region and its own vision and aspiration.

A goal of the Escarpment Parks trails network is to expand the trail concept, enable better connect with trails in the wider region and deliver key infrastructure.

## Toowoomba Green Infrastructure Strategy (Phase One Consultation Summary Report) (August 2017)



The Green Infrastructure Strategy Consultation Summary Report is the first stage of three in developing an overall strategy that demonstrates the best practice approach to green infrastructure. This consultation report guides the development, management and delivery of green infrastructure to the region through seeking to understand what aspects of the natural environment are valued by the Toowoomba region and why.

Picnic Point parklands is regarded as a green space in the strategy as it has parks and natural areas. It is also considered a public open space as it provides valuable green space that enables social, economic and cultural functions.

The reasons why green infrastructure elements are valued were environmental management, flora & fauna, health & wellbeing, liveability & lifestyle, and connection to the natural environment. The conclusions from this strategy found natural areas to be the most important green infrastructure and bushland trails to be the fourth.

Escarpments Parks and Picnic Point parklands were in the top six most favourite examples. The consultation stated the need for tree protection, development control, environmental management, flora & fauna conservation, education, community participation, sense of place; and importance of parks and open space.

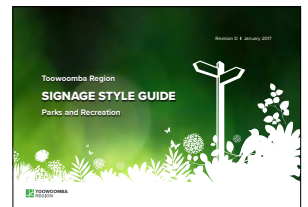
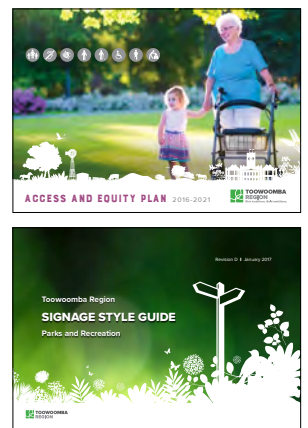
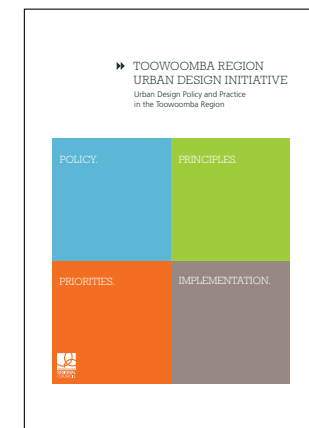
## Toowoomba Regional Community Plan: Our Community Vision (May 2014)



The community plan describes the community’s overall vision for the long-term future (up to 2050). Toowoomba is a thriving region that has taken advantage of opportunities presented by their unique position as a gateway to the east and west. The vision is to retain Toowoomba’s rural heritage, and embrace the relaxed country lifestyle and rural qualities.

## Other strategic documents reviewed

- Corporate Plan 2014-2019
- Toowoomba Regional Urban Design Initiative: Urban Design Policy and Practice in the Toowoomba Region (2013)
- Access and Equity Plan 2016-2021
- Toowoomba Region Signage Style Guide: Parks and Recreation (January 2017)













### 3.2 Local Authority Site Information / Mapping Overlays

The following table highlights an analysis of all land use, environmental, heritage which currently overlay all areas of the Picnic Point parklands. The matrix below will assist to inform decisions for concept development and ensure all uses are considered. For a detailed understanding refer to Appendix A Site Information Plans.

Table: State and Local Authority Site Information / Mapping Overlays

		Area											
Planning/Status		1 - Murrumba Road Park	2 - Picnic Point Bushland Reserve: Northern Aspect	3 - Picnic Point Bushland Reserve: North-Eastern Aspect	4 - Lions Park	5 - Tourist Road	6 - Waterfall Gardens, Driveway and Upper Tourist Road	7 - Lookout Terrace, Kiosk and Tower	8 - Picnic Point Island	9 - Heller Street Park	10 - Tobruk Memorial Drive parklands	11 - Picnic Point Bushland Reserve: South-West Reserve	12 - Picnic Point Bushland Reserve: Southern Aspect
	<b>Queensland Heritage Register</b> (State - Queensland Heritage Act 1992)												
	<b>Essential habitat</b> (State - Vegetation Management Act 1999)												
	<b>Heritage Character</b> (Local - Toowoomba Regional Planning Scheme 2012)												
	<b>Bushland Land Use</b> (Local - Australian Land Use and Management Classification Version 8 (October 2016))												
	<b>Grazing Native Vegetation</b> (Local - Australian Land Use and Management Classification Version 8 (October 2016))												
	<b>Recreation and Culture Land Use</b> (Local - Australian Land Use and Management Classification Version 8 (October 2016))												
	<b>Residential Land Use</b> (Local - Australian Land Use and Management Classification Version 8 (October 2016))												
	<b>Remnant Vegetation</b> (State - Vegetation Management Act 1999)												



### 3.3 Community Engagement Summary

#### Community Engagement Methods

In order to conduct a thorough assessment of the existing Picnic Point parklands, Toowoomba Regional Council invited both community and stakeholders to provide input in the key directions and opportunities for the future of the parklands. The community and stakeholders were engaged in the early stages of the project, and then consulted after the Draft Concept Plans.

In the early stages community engagement methods included:

- Consultation 1: Stakeholder Options Development Workshop/Charrette
- Consultation 2: External Stakeholder Consultation (one-on-one)
- Consultation 3: Community Consultation Listening Post
- Consultation 4: Community Consultation Online Survey (Pre-Concept Plan) (*Not yet completed - To be updated*)

Following the Draft Concept Plan review by the community and stakeholders, the Draft Concept Plan and a questionnaire were displayed on Toowoomba Regional Council's Have your Say website.

#### Categories

These categories have been identified as key elements which contribute to the theme, overall arrangement, function and use of the Picnic Point parklands. The categories were then utilised to formulate a series of consultation questions and specifics to ensure a well rounded and considerable evaluation response. These categories will assist to inform progressive assessment, analysis and conceptual outcomes throughout the Master Plan documents to ensure a consistent approach and to maintain the sense of place and character of Picnic Point parklands.

The following categories have been selected to synthesis the collected information and feedback:

- Infrastructure – Lighting, roads and pathways, parking and lookouts
- Amenities – Seating, BBQs, Shelters and Toilets
- Activities – Events and uses
- Connectivity – connections between spaces
- Landform – Terrain and slope
- Vegetation significance – planting, vegetation and bushland
- Maintenance / Management
- Character – general atmosphere, attractiveness and what makes it unique

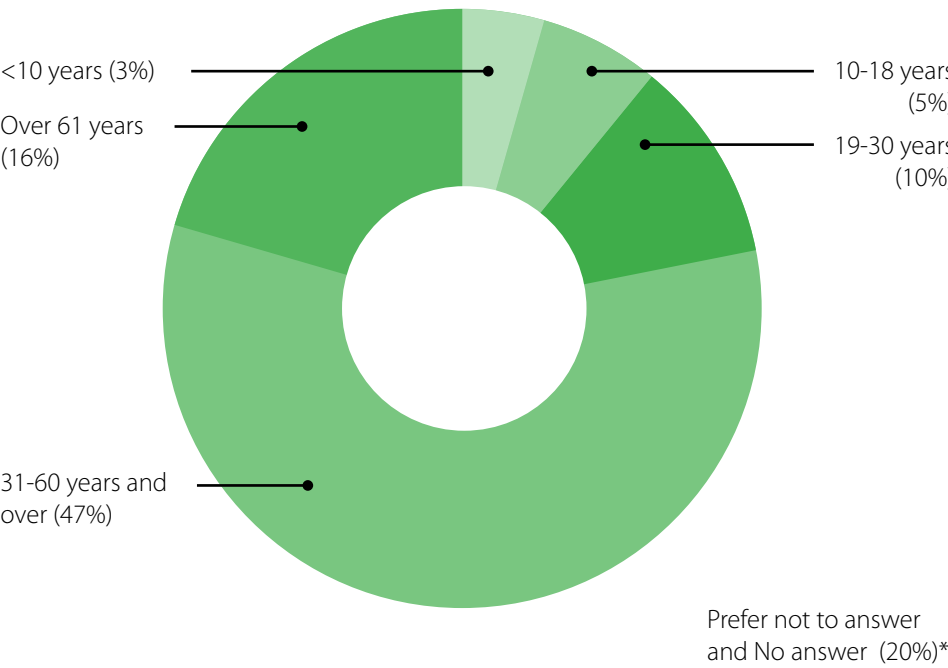
#### Participants

- A total of 189 stakeholders and community members were actively consulted in the early stages of the project. Stakeholders were inclusive of the Toowoomba Regional Council Departments and Branches (including Maintenance staff) and event service companies.
- There is potential for future engagement of stakeholders and community members to give their feedback on the Draft Concept Plan.

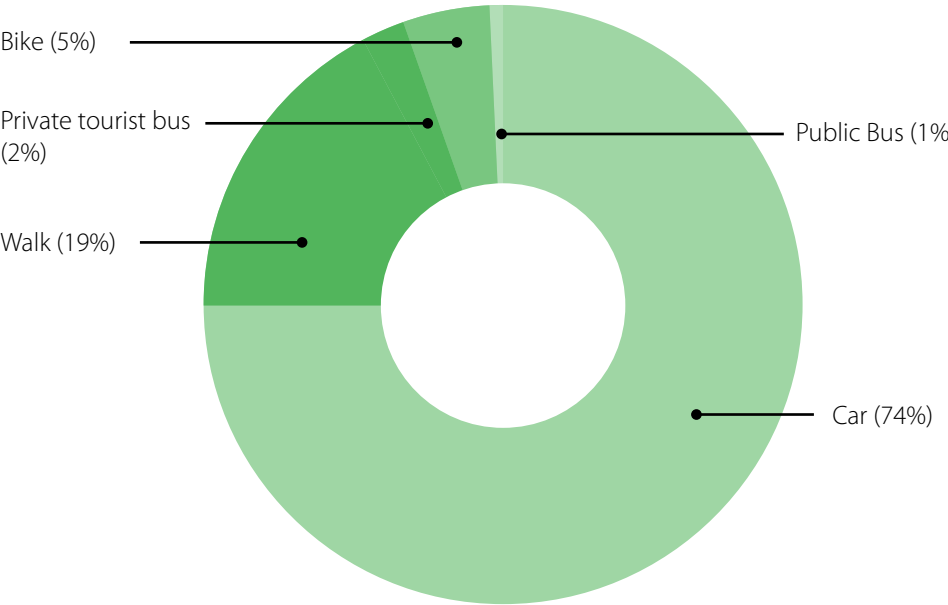
For a more thorough collection and recording of data from community consultation please refer to the Supplementary Documentation available in the Appendix.

### 3.4 Demographic of Respondents

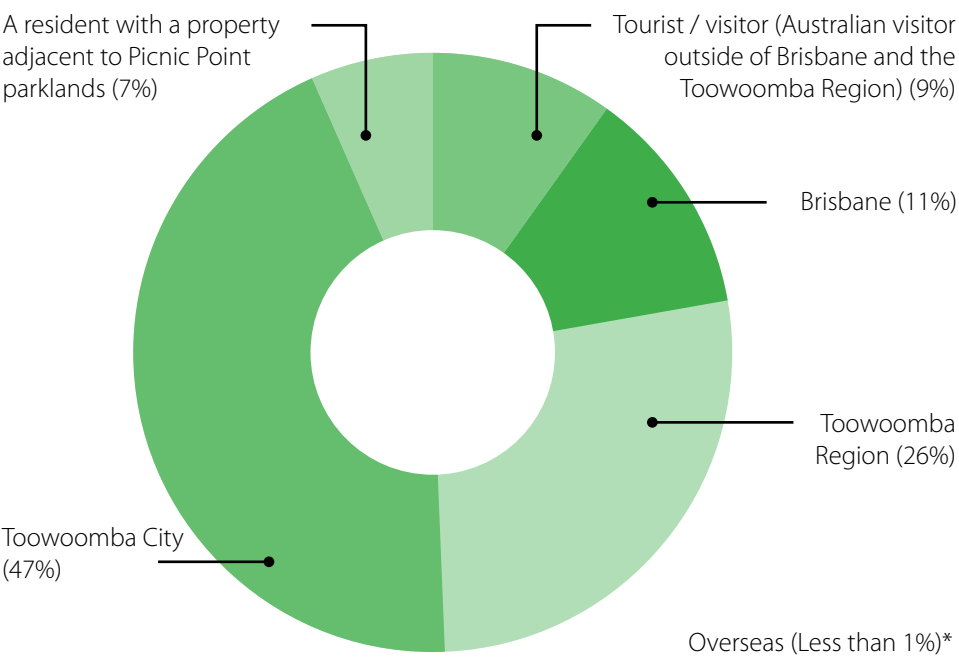
#### Age



#### Form of Travel to parklands



#### Location



\*Although there were no overseas active respondents, overseas visitors were approached during Consultation 3: Listening Post. These overseas visitors did not want to be involved because they felt they did not know the parklands or region well enough, however during the day of consultation we did ask some of the overseas visitors where they were from and the following is a breakdown of some of the places:

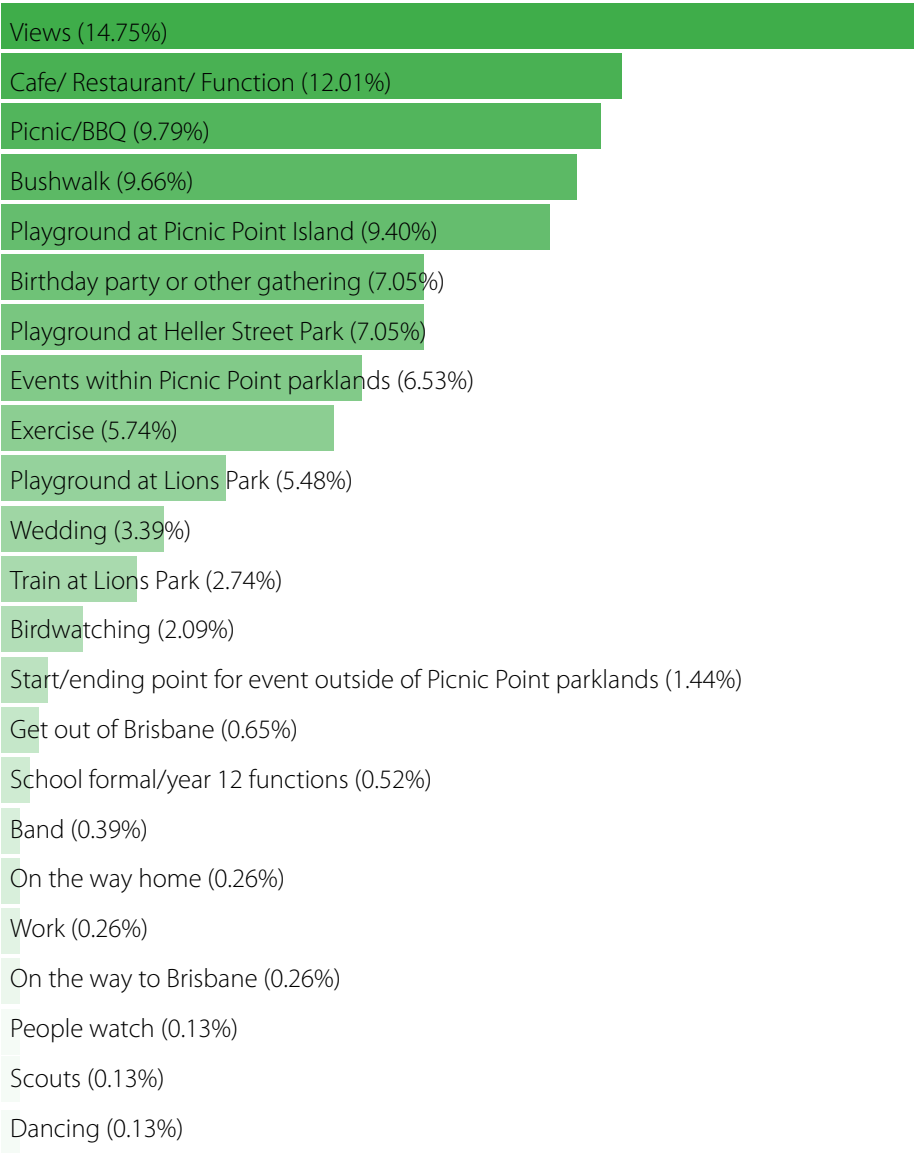
- Asia (2)
- Korea (5)
- India (4)
- Germany (2)
- North Yorkshire (2)



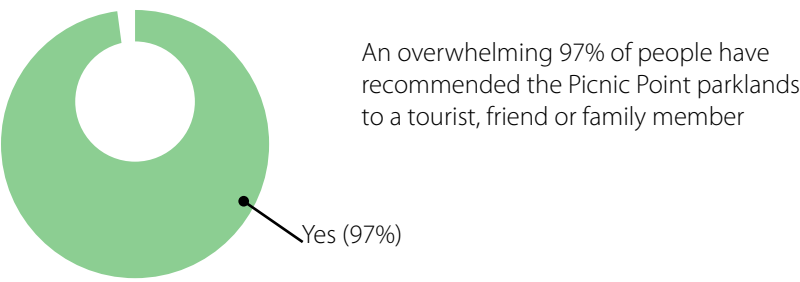
### 3.5 Community Engagement Statistics

The following diagram below illustrates a summary of the quantitative response of the reason for visiting the Picnic Point parklands and the percentage of response across all those gathered.

#### Reason for Visiting Parklands

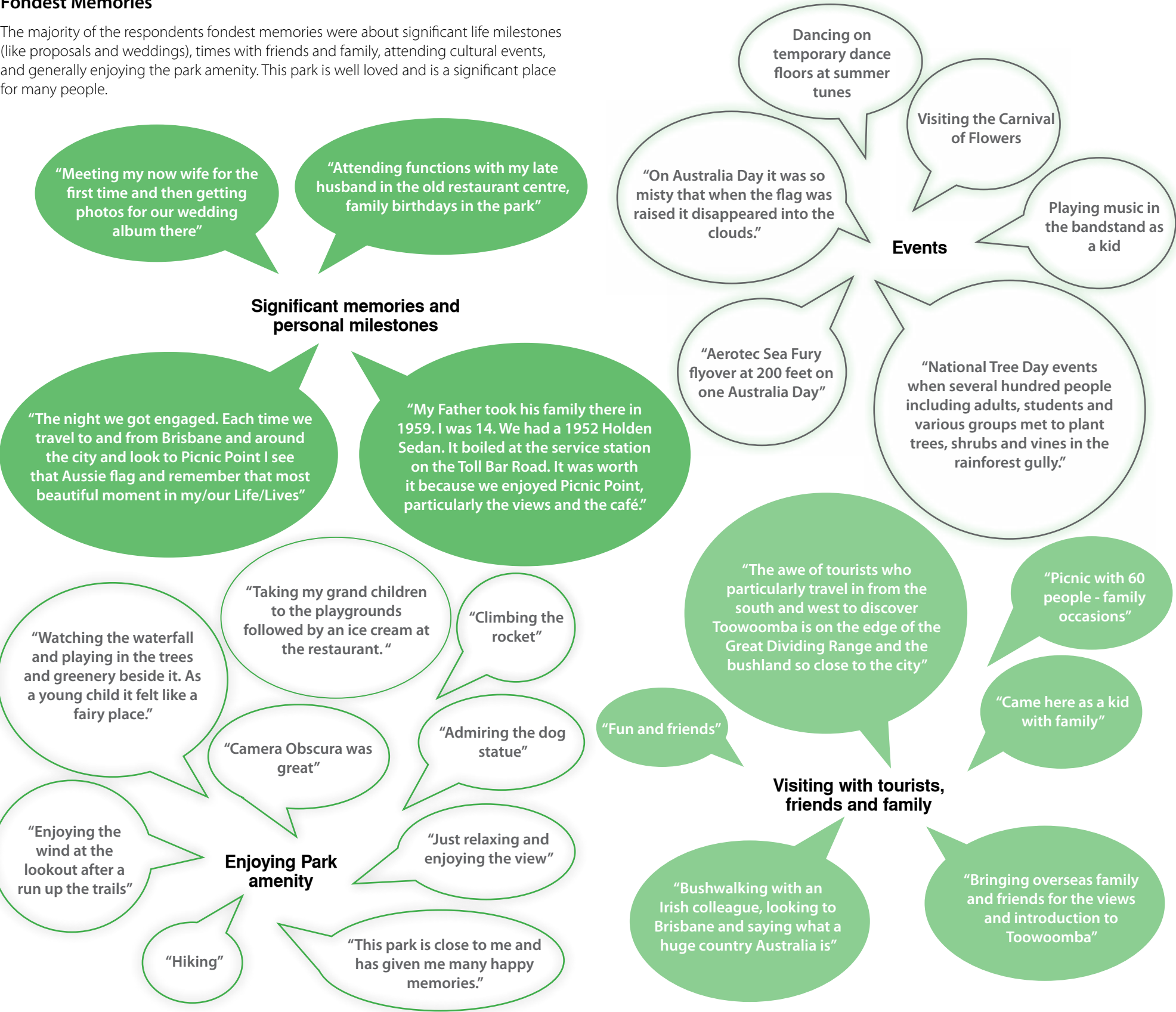


#### Recommendation of Parklands



#### Fondest Memories

The majority of the respondents fondest memories were about significant life milestones (like proposals and weddings), times with friends and family, attending cultural events, and generally enjoying the park amenity. This park is well loved and is a significant place for many people.

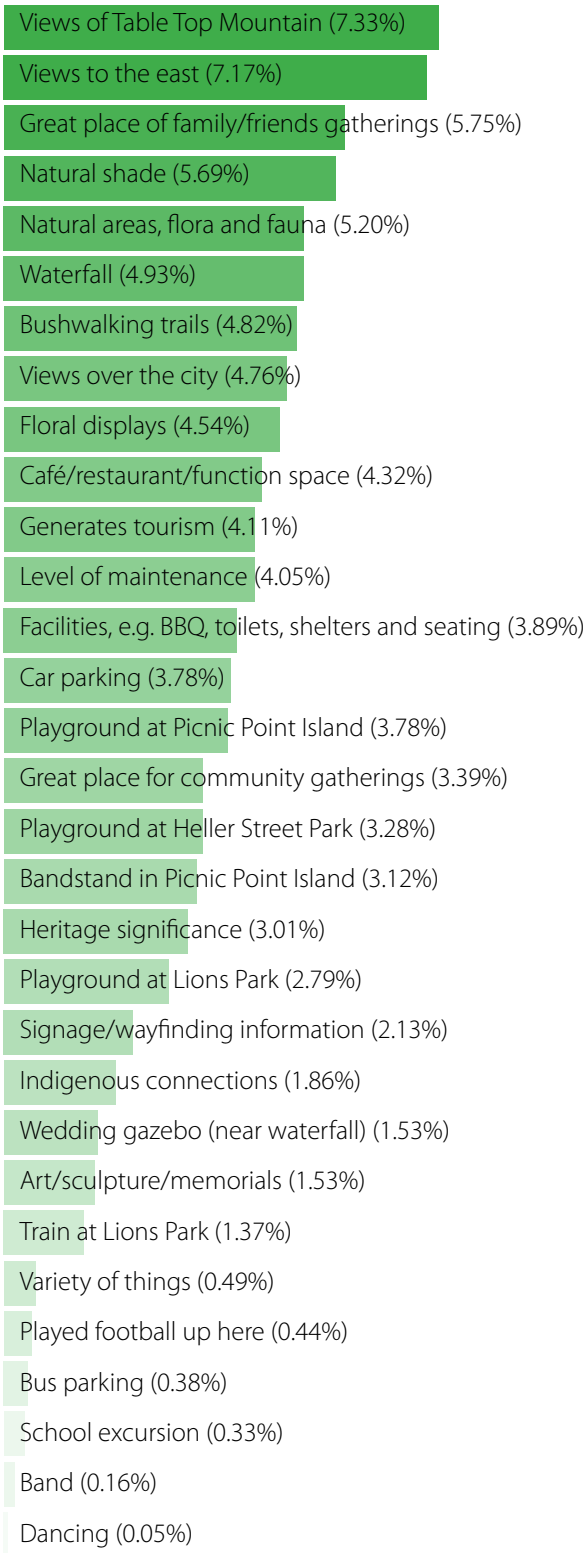




3.6 Community Engagement - Ideas for Improvements

The following diagram below illustrates a summary of the quantitative response of what people love about the Picnic Point parklands and the percentage of response across all those gathered.

What people love about the parklands



Ideas for Improvements

The table below illustrates a matrix of responses for ideas of improvement by the community and has been collated into the parkland category the response refers to. The matrix will assist and will perform as a checklist and audit analysis to ensure the communities ideas are incorporated into suggested concepts for all areas.

Community Feedback Areas	Number of Response	Areas												Addressed in Concepts
		1 - Murrumba Road Park	2 - Picnic Point Bushland Reserve: Northern Aspect	3 - Picnic Point Bushland Reserve: North-Eastern Aspect	4 - Lions Park	5 - Tourist Road	6 - Waterfall Gardens, Driveway and Upper Tourist Road	7 - Lookout Terrace, Kiosk and Tower	8 - Picnic Point Island	9 - Heller Street Park	10 - Tobruk Memorial Drive parklands	11 - Picnic Point Bushland Reserve: South-West Reserve	12 - Picnic Point Bushland Reserve: Southern Aspect	
Infrastructure														
Parking and Roads (improvements, viewing areas)	15													✓
Play (Inclusive of playgrounds, interactive info, traffic school)	19													✓
Toilets (safety, parent facilities)	10													✓
Pathways (accessibility, Boardwalks, existing paths)	15													✓
Cycle	6													✓
Trails (additional, better maintained)	20													✓
Environment Centre	21													✓
Information Shelter (Updating)	27													✓
Kiosk (Updating and expansion)	20													✓
Lighting (Night Use)	3	Prohibited - Native Nocturnal Fauna									Prohibited			✓
Other (fitness equipment, off-leash areas, wind shelter, statues)	12													✓
Amenities														
Furniture (shelters, seats, bins, BBQs, Drinking Fountains)	25													✓
Wayfinding & Info (general, signage, heritage, online info)	27													✓
Other (additional amenities)	24													✓
Activities/Experiences & Uses														
Additional events / activities / activation and facilities	76													✓
Connectivity														
Trail connections & prioritising of walking	36													✓
Maintenance / Management														
Seating, Weeds, Rubbish Collection, Cleaning of facilities, Planting etc	19													✓
Landform/Vegetation														
Selective Tree Removal	12													✓
Character/ Sense of Place														
Indigenous Heritage recognised and celebrated (history, stories, artworks, signage, etc.)	23													✓
Additional Sculptures/Art and landmarks	9													✓
More authenticity for tourists	7													✓



3.7 Community Engagement - Debated Ideas

What community and stakeholders would not like to see

- No commercialisation
  - Removal of trees
  - No additional buildings
  - Too much change
  - No development
  - No High Rises
  - No hotels and accommodation
  - No pubs/ clubs/ Fast food outlets
  - Should be kept natural/Retain trees and vegetation
  - Keep the existing Puppy Statue
  - No restrictions to public access
  - No Reduction of Green Space
  - No additional parking
  - No Modernising
  - No cable car
  - Vandalism and destruction
  - No more statues
- x19

x17

x13

x12

x10

x7

x6

x5

x5

x4

x4

x3

x2

x2

x2

x2

Debated Ideas - Areas Legend:

1. Murrumba Road Park

2. Plcnic Point Bushland Reserve: Northern Aspect

3. Plcnic Point Bushland Reserve: North-Eastern Aspect

4. Lions Park

5. Tourist Road

6. Waterfall Gardens, Driveway and Upper Tourist Road

7. Lookout Terrace, Kiosk and Tower

8. Picnic Point Island

9. Heller Street Park

10. Tobruk Memorial Drive parklands

11. Picnic Point Bushland Reserve: South-West Reserve

12. Picnic Point Bushland Reserve: Southern Aspect

Debated Ideas

Community Feedback Areas		Number of Response	Areas												Addressed in Concepts *
			1	2	3	4	5	6	7	8	9	10	11	12	
Cable Car/Zip Line															
For (reasons for support include better connectivity and additional tourism activities)	10	Not fitting for character and sense of place of the parklands and would require damaging infrastructure													✓
Against (general reason for opposition is commercialisation of parklands)	21														
Additional Buildings / Development															
For (reasons for support include more food, accommodation, environment centre, gallery, and revitalisation of cafe/restaurant and tourism opportunities)	63														✓
Against (reasons for opposition include commercialisation of parklands, reduced green space, etc.)	63														✓
Tree Removal															
For (reasons for support generally revolve around trees that are blocking views, succession planting and removal of non-native species)	10														✓
Against (reasons for opposition include the desire to have trees for shade and play, etc.)	34														✓
Markets															
For (reasons for support include a desire for pop-up cafes/vendors and general markets)	45														✓
Against (reasons for opposition include impact on adjacent neighbours and commercialisation of parklands)	1														
Modernisation (generally)															
For (general reason for support is improvement to facilities and updating of amenitites)	22														✓
Against (general reasons for opposition are no desire for modernisation or change of character)	2														
Water Inclusion															
For (reasons for support include a desire for water play, fountains / features, a swimming pool and natural/native features)	19														✓
Against (general reasons for opposition are commercialisation or change of character)	21														✓
Additional Parking															
For (reason for support is a perceived need for additional parking areas and spaces)	11														✓
Against (reasons for opposition are there is no perceived need for additional and/or paid parking)	2														



### 3.8 Community Engagement Conclusions

The Picnic Point parklands are loved by the community and there is a desire to see the existing character valued and preserved into the future. Maintaining the character of the parklands is primary objective and community desire, that the Master Plan must achieve as this will strengthen community support.

The views are the most valued element and reason for visiting the parklands. The ability to picnic and have an unstructured experience is also highly desired.

Suggestions that will be supported by the Master Plan will be:

- Events and Tourism
- Signage and Wayfinding
- Indigenous Uses
- Environment Centre
- Trails
- Additional water inclusions
- Environment and Landscaping
- Play/Playgrounds
- Cafe and Restaurant
- Lighting
- Maintenance and Management
- Some of the recreation, tourism and adventure activities (however see Commercial Activities)
- Amenities
- Car Parks and Traffic
- Equitable access, Pathways & Bike Paths
- Art and Music
- Views; and
- Safety

Suggestions that compromise the need to maintain the character have not been applied to the Master Plan. These are as follows.

#### Zip Line

Picnic Point parklands already has a number of established destinations and attractions which draw large visitor numbers and any more than what is suggested, would put pressure on the existing infrastructure (eg. roads and parking).

There is merit in creating more destinations in other Toowoomba Escarpment parks, and connecting these to Picnic Point parklands, creating a series of destinations and then enhancing the journeys between. Thus a zip line may be more appropriate for another Escarpment Parks.

#### Cable Car

A cable car is not fitting to the Historic character of the parklands, and would require infrastructure that would be damaging to the special egalitarian parkland nature. This would also require substantial additional car park areas.

#### Extra Fencing

Closed or full barrier type fences should not be considered for immediate or future constructed proposals for the Tourist Road, Rowbotham and Heller Street parkland boundaries. Bollards and bollard type barriers which allow pedestrian access all along the road may be installed to limit vehicular access (as per CMP Draft Policy).

#### Increased commercial activities

Increased commercial operations, outlets and activities have potential to significantly change the existing character of the parklands and the egalitarian nature of the Picnic Point parklands. To increase any commercial activities suggested such as a zoo, hotel, conference centre, rifle range or regular markets have not been supported. Such larger scale commercial ventures require servicing facilities, deliveries and car park provisions, and possibly additional environmental impacts than other park activities. Small scale commercial activities such as photographers, art and exercise classes, temporary outdoor exhibitions and such may be compatible with the parklands goals and heritage needs in some places.

#### Night events in the parklands

Outside of Picnic Point Island, Kiosk and Heller Street Park, night time events will be prohibited to other areas. Native nocturnal fauna require low levels of lighting and noise and so night activities and lighting will be avoided. The barrier which blocks Tobruk Memorial Drive at night will be retained to manage potential environment disturbance.

#### Additional Car Parking in Lions Park and Picnic Point Island

Traffic engineers have analysed the current parking situation and in their expertise, more parking to Lions Park and Picnic Point Island is not required. The enhanced overflow parking at Heller Street park can be used.

In Lions Park the grassed area, west of the playground, and adjacent a residential area, as required in the CMP Draft, is to be overflow event parking when required.

Picnic Point Island is already considered constrained and any encroachments of car parking will likely impact on the mature trees and impact the special character of this space, and thus no parking is suggested. This is in congruence with the CMP Draft.

#### Sheltered Seating at Lookout and terrace

Shelters and other structures were avoided at the Picnic Point Lookout and terrace to retain the view for park users throughout the park.

#### Information Centre

In 20 years it is predicted that Tourist Information Centres will not be a big part of tourism, instead a personal touch will be valued. Park “greeters” or “guides” may be a better alternative.

#### Interpretive/ Environment Centre

An Interpretive and/or Environment Centre is proposed in this Master Plan that intends to incorporate knowledge or natural and cultural heritage. It’s primary purpose is to educate visitors about nature and the environment at Picnic Point and the local region. It will also incorporate indigenous connections and heritage. In addition to this, interpretive signage is suggested to incorporate indigenous connections and history of the site. For these reasons, a separate Regional Indigenous Interpretive Centre is not recommended. Interpretive signage at key locations will further inform users of indigenous culture and significance.

#### Water Play/Splash Area

Toowoomba Regional Council has plans to incorporate a major play element at the Toowoomba Railway Parklands Priority Development Area. As a result, only a minimal water play element has been suggested with this Master Plan.

#### Bike Paths and Trails

Off road cycling is currently permitted on the Bridle Trail (accessed by Old Tollbar Road and Stevenson Street); however, due to issues regarding existing access, grade and maintenance, the width of existing paths, the effect on flora and fauna and conflicts of use, additional off road cycling opportunities have not been considered with this Master Plan. In contrast, on road bike paths and cycle routes have been suggested for implementation.



Image above: Community Stakeholder Workshop in November 2017



Image above: Community Stakeholder Workshop in November 2017



Image above: Public Engagement Listening Post in November 2017



3.9 Community Needs - Formal Groups

Organised Groups

General Needs

- Meeting spaces large enough to accommodate group
- Designated areas that do not conflict with other users’ needs
- Lighting depending on time of day this group is gathered and the group’s purpose
- General amenities and infrastructure
- Commercial food vendors or catering
- Legible places or wayfinding information
- Experience authentic cultural and environmental spaces
- Flexible function and usage for event users and service providers including but not limited to Carnival of Flowers and wedding events.

Picnic Point parklands User Group's Needs

Picnic Point parklands User Groups	Needs Specific to Picnic Point parklands	Current Status
Lions Clubs, Rotary and other volunteer service groups	Designated areas that do not conflict with other users’ needs and meeting spaces large enough to accommodate	Currently gather at picnic shelters
	Opportunities to serve the community	In Picnic Point parklands the Lions Club regularly run the train from Lions Park, and maintain and enhance the parkland. Other services groups have periodically also maintained and enhanced different parts of the parklands
Scouts and Guides	Indoor Club House with parking/ drop off	One exists on site, but requires upgrades
	Designated areas that do not conflict with other users’ needs and meeting spaces large enough to accommodate group	Currently exists in Heller Street Park
Friends of the Escarpment and other wildlife and bushland protection groups	The group desires to manage and maintain Toowoomba’s Bushland escarpment parks	Currently periodically maintains the bushland of Picnic Point parklands
	Indoor meeting space and office	They do not currently have a space
	Storage for maintenance equipment	They do not currently have a space

Bushwalking Clubs	Well maintained trails	Are currently maintained as required
	Trail loops of different experiences	Currently there is a limited “loop”, but experiences (particularly of views) do vary
	Challenging spaces	Trails are moderately challenging
	Authenticity of place	Weeds are an issue
	Rest nodes along trails	More rest nodes and upgrades of nodes are required
	Wayfinding information	New wayfinding signs provide clear information, but are not always well located to best cater for new users to the site
Photographic Groups	Picturesque and well maintained spaces	Currently exist all over the parkland
	Safe night access after hours	Currently no access to Tobruk Memorial Drive at night, and low lighting levels throughout Picnic Point Island
Star Gazing groups	Safe night access after hours	Currently no access to Tobruk Memorial Drive at night, and low lighting levels throughout Picnic Point Island
	Dark spaces with little light pollution	Bushland spaces and views over escarpment provide this
Over 50s groups	Safety	Generally Picnic Point parklands is a safe place
	Accessibility	Varies across the site
	Meeting spaces large enough to accommodate group	Most currently meet at the Kiosk
Personal Trainers	Designated areas that do not conflict with other users’ needs and meeting spaces large enough to accommodate group	Areas currently exist for fitness (see PLAN)
	Shelters to gather in all weather	Some shelters – but are not large enough for requirements of some groups
	Ability to use loud speakers (or clear guidelines if not allowed)	Currently unclear. Not appropriate for some locations and some times of day given the proximity to residential spaces and the kiosk.
	Booking system and clear guidelines on payment	Currently 165 days provided for fitness providers and booking through Toowoomba Regional Council

Guided tourist tour groups	Interesting and authentic cultural and environmental information	More clear information could be provided. Opportunities for on-site and online
	Authenticity of place	Existing character is mostly authentic and with the aid of the CMP Draft this can be maintained
	Promotion and Marketing	Local information centres (off-site) and websites are currently used. No promotion currently exists on site
	Back up weather plans	Some shelters on site and kiosk can be used
Coach Companies	Safety	The road pathway to reach the bus bays to be in compliance and with ease for the bus drivers to manoeuvre
	Accessibility	The bays need to be easily accessible for the buses to enter and leave the parklands. The one way circuit around Picnic Point Island is an issue and causes traffic congestion.
	Parking/ Pick Up and Drop off Areas	Parking bays in an accessible area and safe location for passengers to embark and disembark



3.10 Community Needs - Events and Functions

Community events

There are generally 30 Community Events per year, with an average of 200 attendees, 3,000 maximum.

General Needs

- Overflow parking
- Open Spaces areas
- Access to power
- Bus drop off
- Lighting (depending on time of day the event)
- More rubbish bins
- Capacity to have extra toilets (eg. portaloos)
- Legible places or wayfinding information

Picnic Point parklands User Group's Needs

Picnic Point parklands User Groups	Needs Specific to Picnic Point parklands	Current Status
<b>Carnival of Flowers</b> <ul style="list-style-type: none"><li>• Organised by Toowoomba Regional Council. Held in late September.</li><li>• Carnival of Flowers is the biggest event in Toowoomba. The Picnic Point parklands are one of the parks promoted for the Carnival of Flowers. The space is used as a meeting point for parking and bus travel; and for music entertainment at the bandstand. The restaurant and cafe are also available options in the parklands.</li></ul>	Bus pick up and drop off	The bus parking spaces are used. The one way circuit around Picnic Point Island is an issue and causes traffic congestion.
	Parking	Heller Street Park is used for overflow parking. The space is not formally set up to cater for this parking (eg. there is no ingress or egress)
	Garden beds	Some garden beds are reserved for the Carnival of Flowers displays. There are issues with the locations of these, as they are located in areas that are difficult to water. The rest of the year these garden beds are not planted and are just bare.
<b>Australia Day</b> <ul style="list-style-type: none"><li>• Organised by Toowoomba Regional Council. Held on 26th January.</li><li>• Picnic Point parklands is the official gathering space for Toowoomba.</li><li>• The flag is raised during the ceremony and then the fire pit used to make damper.</li><li>• Speeches and prayers also occur.</li></ul>	Large flag to raise during ceremony	Currently existing on site. Need to maintain its condition
	Gathering spaces	Currently Picnic Point Island and Heller Street Park are used, and seem suitable for the numbers
	Space for temporary stage and power	The car park to Picnic Point Island is used as an area for a temporary stage
<b>Summer tunes</b> <ul style="list-style-type: none"><li>• Organised by Toowoomba Regional Council. Held every Sunday, early January to end of February, noon-3pm at the bandstand</li></ul>	Power to bandstand	Currently exists
	Well maintained spaces	Spaces are maintained and extra maintenance occurs for the event
	Viewing area	There is a desire for a dance space that is permanently paved, however this would damage the existing mature trees. A flat space where temporary flooring can be installed as required.

<b>Dubs on the Hill</b> <ul style="list-style-type: none"><li>• Organised by VW enthusiasts, Klub VW Darling Downs</li><li>• Held in March</li><li>• Toowoomba Regional Council. Free entry with activities for children, family entertainment, music and food stalls.</li></ul>	Space for event	Currently Heller Street Park is used
	Space for temporary stage and power	A space close to the Scouts hall is used, and power taken from the hall
	Space for extra toilets	Extra toilets could be positioned near the Scouts and Guides halls
	Power for stalls and entertainment	Generators may be required
	Permits and guidelines for parkland use for such an event	Need to ensure these are relevant, up-to-date and fitting for an heritage park
<b>Peak2park</b> <ul style="list-style-type: none"><li>• Organised by HALT (Healthy Active Lifestyles Toowoomba) and held in March. The running event raises money for local charities.</li><li>• The 10km event begins at Picnic Point Island while the 4km event begins at Heller Street Park. The event ends at Lake Annand.</li></ul> <b>Other similar Charity fitness events (same requirements)</b>	Parking	Heller Street Park is used for parking. The space is not formally set up to cater for this parking (eg. there is no ingress or egress). Additional parking is on Rowbotham Street.
	Police to marshal participants	Currently police set up to marshal participants
	Road closures	Currently organised by the event organisers. Tobruk Memorial Drive is temporarily closed for the event.
	Gathering spaces	Currently Heller Street parklands and Picnic Point Island are used. The event does reach the capacity of these spaces, but cannot be expanded. Lions Park could also be used in future.
	Permits and guidelines for parkland use for such an event	Need to ensure these are relevant, up-to-date and fitting for an heritage park
<b>Rotary Ride the Range</b> <ul style="list-style-type: none"><li>• Organised by Rotary Club of Toowoomba. Held annually. The cycling event raises money for charities.</li><li>• All events begin and end at Picnic Point Island</li></ul>	Registration Desk/ Space for Bib Collection	Currently use the Bandstand on Picnic Point Island
	Rest Stops	Currently set up along length of event cycle routes
	Parking	Heller Street Park is used for parking. The space is not formally set up to cater for this parking (eg. there is no ingress or egress). Additional parking is on Rowbotham Street.
	Police to marshal participants	Currently police set up to marshal participants
	Road closures	Currently organised by the event organisers.
	Gathering spaces (including for sponsor areas and hospitality tents)	Currently Heller Street parklands and Picnic Point Island are used. The event does reach the capacity of these spaces, but cannot be expanded. Lions Park could also be used in future.
	Permits and guidelines for parkland use for such an event	Need to ensure these are relevant, up-to-date and fitting for an heritage park

Private Functions

Private functions include:

- Weddings, which take place at the Waterfall (20 weddings a year, with an average of 70 guests)
- Functions at the Kiosk (Conferences, work functions, meetings, trade expos, product launches, family gatherings, school formals etc.

General Needs

- Spaces for groups to gather
- Parking
- Legible places or wayfinding information

Picnic Point parklands User Group’s Needs

Picnic Point parklands User Groups	Needs Specific to Picnic Point parklands	Current Status
<b>Weddings</b> <ul style="list-style-type: none"><li>• The locations used in the parklands include the Waterfall and Picnic Point Lookout terrace. In 2017, there were 20 weddings to occur in the parklands with an average of 70 guests (TRC Park Bookings, November 2017).</li></ul>	Picturesque, well maintain setting	The Waterfall is currently the only location for weddings. There is a desire for more locations to be available
	Space for groups of 5-150 to gather	The Waterfall is currently the only location for weddings. There is a desire for more locations to be available
	Parking	Parking is adequate, and overflow parking at Heller Street could be used, if ever required
	Access for setting up decorations	Until recently access was allowed down to the waterfall space, but it is now restricted (to restore grass)
	Photographic opportunities	The picturesque character of the parklands offer many and varied photographic locations
<b>Functions at the Kiosk</b> <ul style="list-style-type: none"><li>• Conferences, work functions, meetings, trade expos, product launches, family gatherings, school formals etc.</li></ul>	Spaces for groups to gather	Kiosk is currently catering adequately for this (caters up to 500 people with 6 private conference rooms)
	Parking	Parking is adequate, and overflow parking at Heller Street could be used, if ever required
	Catering	Kiosk is currently performing this task



3.11 Community Needs - Informal Groups and Tourists

General Individuals

General Needs

- Infrastructure – Lighting, roads and pathways, parking and lookouts
- Amenities – Seating, BBQs, Shelters and Toilets
- Connectivity – connections between spaces
- Character – general atmosphere, attractiveness and a reason to desire to visit
- Legible places or wayfinding information
- Safety
- Needs for physical activity for personal health
- Places for social interaction
- Pleasant microclimate (eg. shade)

Picnic Point parklands User Group's Needs

Picnic Point parklands User Groups	Needs Specific to Picnic Point parklands	Current Status
Children (under 5 years)	Constant supervision	Seating spaces are currently set up around playgrounds
	Time of usage 6am-5pm	All playgrounds and major parks are accessible at these times
	Parents rooms	Currently there are no parents rooms in the public toilets
	Imaginative and/or social play features that are more accessible	All playgrounds have these features
	Shade	Shade is required over play equipment
Children (5-12 years)	Supervision	Seating spaces are currently set up around playgrounds
	Play equipment that is challenging and appropriate size for them	All playgrounds have these features
	Appropriate location of facilities	Lions Park and the playground at Picnic Point Island are away from roadways, and the Heller Street Playground uses landforms as a barrier to the roadway
	Encourage problem solving as well as contact and interaction with nature	Contact with nature is minimal in the current play spaces
Children (12-18 years)	Stimulate children's imagination and creativity	All playgrounds have these features
	Provide risk and challenge, however are safe and free of hazards	The existing playgrounds do not feature this

	Supports interaction and socialisation	A moderate amount of socialisation is supported currently
	Encourage problem solving as well as contact and interaction with nature	Contact with nature is minimal in the current play spaces. Shorter trails may provide this for this user group
Dog Walkers	An understanding of rules and restrictions	There are temporary signs notifying dog users to keep dogs on leashes but they are large and obtrusive. Given the proximity to bushland users are unsure whether dogs are allowed. Less signage in more appropriate locations may be a solution.
Neighbouring residents	Appropriate noise levels of users	Existing activities do not seem to be a problem. Events may impact noise.
	Walkability	There are suitable pathways and verges to the nearby residential areas.
Users with reduced mobility	Safety	Tolerance for error: Design that minimises hazards and the adverse consequences of accidental or unintended actions.  Reduce obstructions and obstacles on the path of travel
	Inclusive and equitable access to infrastructure (parking, pathways)	Disabled carspaces located appropriately. Safe areas to loading and unloading. Wider and hard pathways
	Inclusive and equitable access to amenities	Flexibility in Use: Design that accommodates a wide range of individual preferences and abilities  Simple and Intuitive Use: Design that is easy to understand (regardless of the user's experience), knowledge, language skills or concentration level.
	Allowance for guide animals	Dogs and guide animals are allowed in the parklands on leashes
	Clear directions	Perceptible Information: Design that communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
Informal Groups <ul style="list-style-type: none"><li>• This includes family and friendship groups that gather in the parklands. Generally these groups are from 2 people to 50.</li></ul>	Gathering spaces	Shelters and BBQs are provided on site, but are very popular. More may be required in areas close to playgrounds.

Tourists

General Needs

- Infrastructure – Lighting, roads and pathways, parking and lookouts
- Amenities – Seating, BBQs, Shelters and Toilets
- Connectivity – connections between spaces
- Attractions
- Character – general atmosphere, attractiveness and a reason to desire to visit
- Legible places or wayfinding information
- Safety
- Pleasant microclimate (eg. shade)

Picnic Point parklands User Group's Needs

Picnic Point parklands User Groups	Needs Specific to Picnic Point parklands	Current Status
Regional <ul style="list-style-type: none"><li>• Note most Tourists in Toowoomba are VRT (Visiting Friends and relatives)</li></ul>	Meeting and exceeding expectations	Meeting and exceeding expectations
	Legible spaces and wayfinding	The lookout is usually the first place tourists arrive. There is a lack of information here. There are new signs for the trails, but not located in prominent parkland spaces.
	General information about parklands and surrounds	The lookout is usually the first place tourists arrive. There is a lack of information here
	Enjoyable journeys	Transitioning between the spaces of the parkland varies
	Commercial spaces	The kiosk provides most of what is required for tourists
	Authentic representations of culture and history	There is inherent representations through the maintenance of the heritage character, but also less obvious representations
	Structured experiences	Some tours occur here (bus drop off)
International <ul style="list-style-type: none"><li>• Note most Tourists in Toowoomba are VRT (Visiting Friends and relatives)</li></ul>	Visiting something “new” that they would not see elsewhere	The picturesque views are unique
	Respect	Service being delivered in a respectful way  Positive attitude (not all languages can be catered for, so a positive attitude can assist)



### 3.12 Final Community Consultation Summary

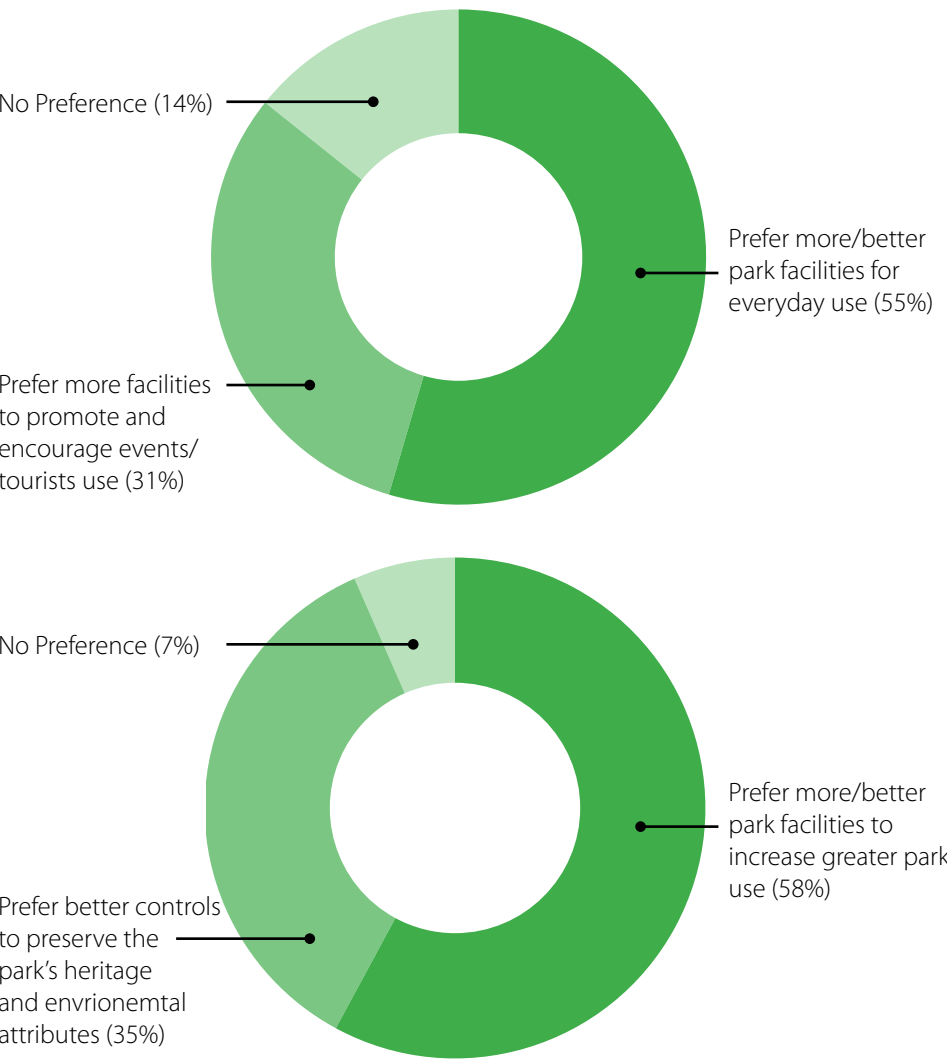
Final community consultation was conducted following the development of Draft Concept and Alternative Concept Plans (based on previous community engagement). This round two process ran for a four week period between the 1st of August and the 3rd of September, 2018.

Feedback was sought via the Toowoomba Regional Council's 'Your Say' website. The Picnic Point parklands Master Plan Survey consisted of 10 questions, the final of which requested any additional suggestions or comments not already covered. The survey was viewed 101 times and 69 of these viewers contributed to the consultation by providing a response. Further to this, 9 hard copy surveys were received via the Customer Service Centre and Toowoomba Visitor Information Centre.

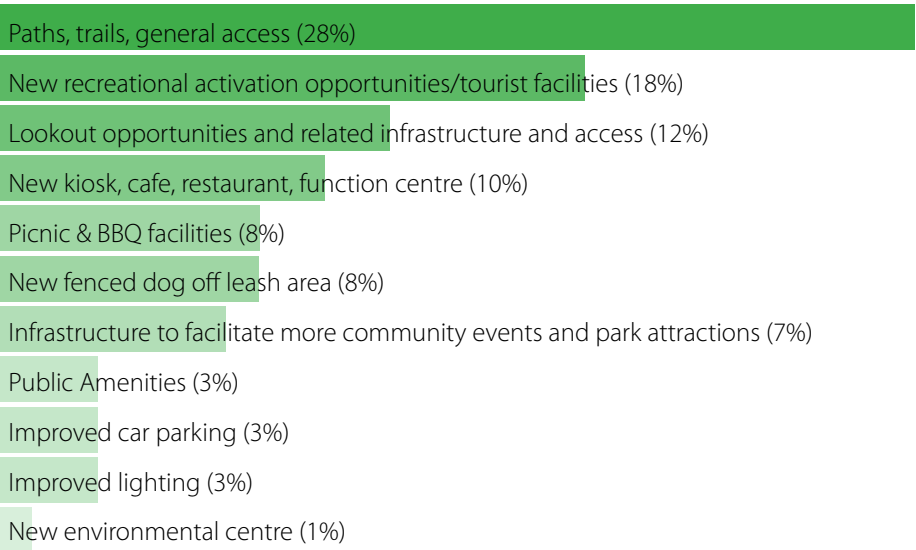
The following summary is a representation of the data received during this final community consultation.

For a more thorough collection and recording of data from community consultation please refer to the Supplementary Documentation available in the Appendix.

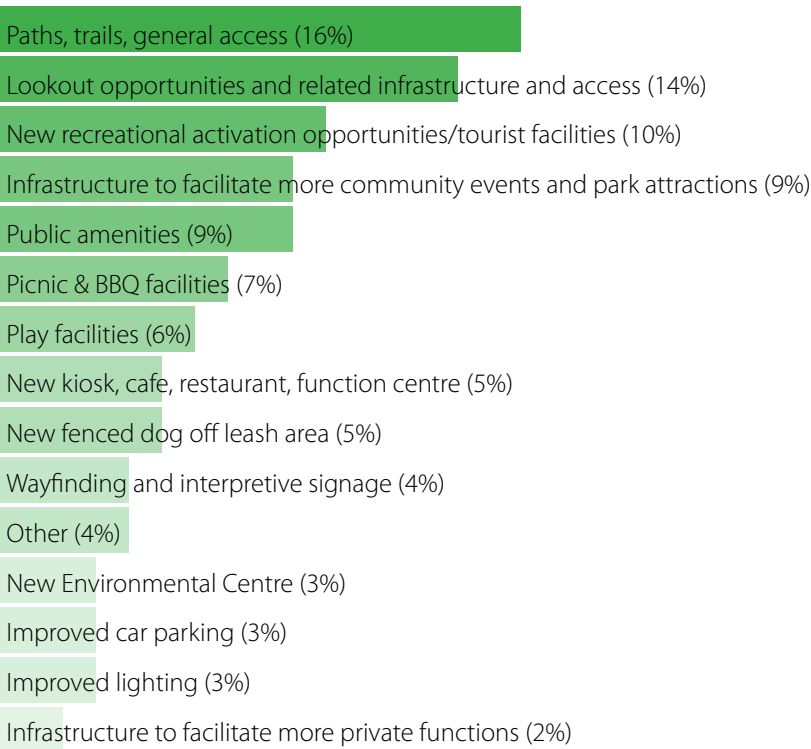
#### Based on the Draft Concept Master Plan, respondents would:



#### The number one priority for improvement is:

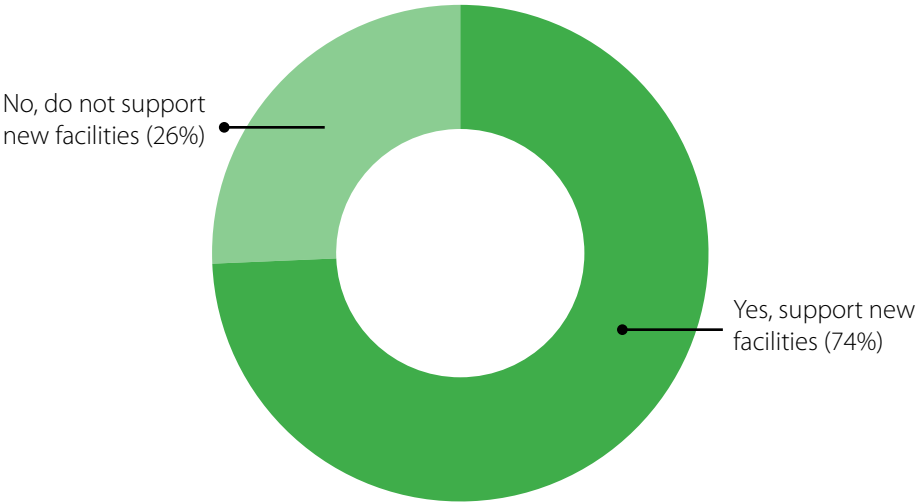


#### The top priorities for improvement in the Draft Concept Master Plan that are supported are:

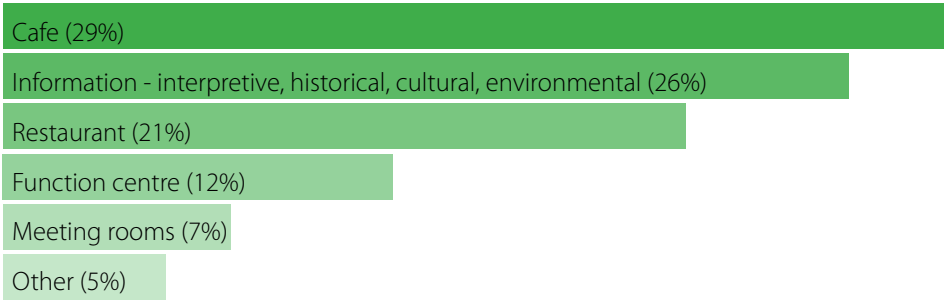


Other responses include: maintenance, a focus on young adults/older generations (aside from young families with children), access to views and infrastructure that ensures a safe environment.

#### Respondents that support new site facilities e.g. kiosk or environmental centre:

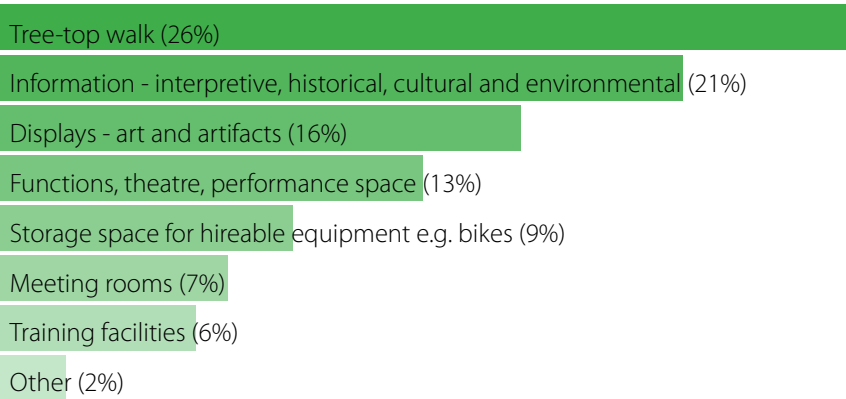


#### The following uses are supported in a new or refurbished kiosk:



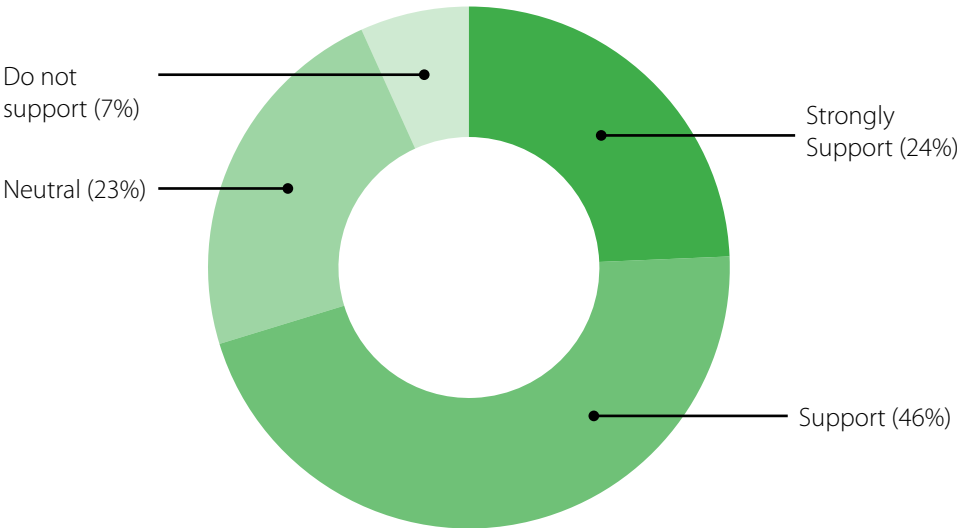
Additional comments suggest some respondents would also like to see opportunities for markets/short-term leasings, lounge bars/attractions for young adults and those without children, additional tourist attractions (museums, gallery spaces, photo opportunities, access to views) and the possibility of a combined environmental centre and kiosk.

#### The following uses are supported in a new environmental centre:



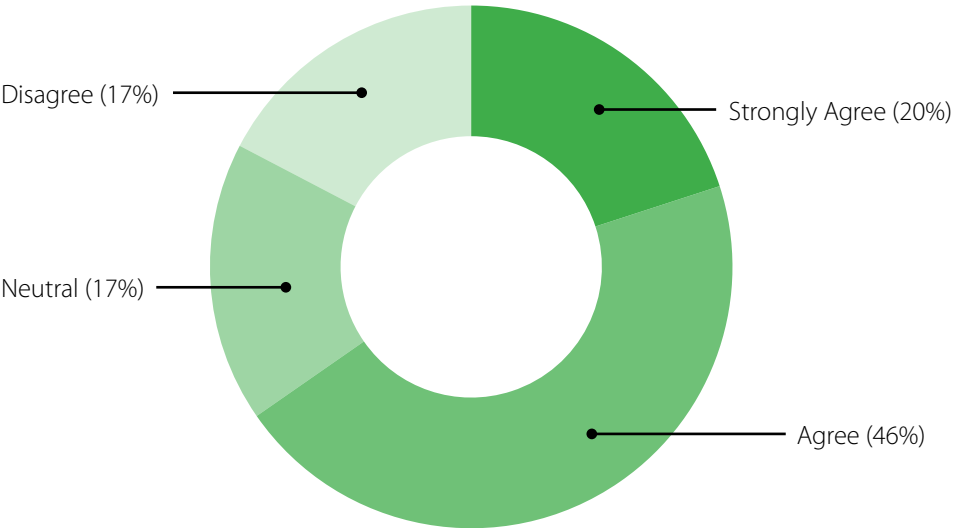


General respondent reaction to the Draft Concept Master Plan:



Overall, 70% of respondents support the Draft Concept Master Plan for the Picnic Point parklands.

Respondents’ reaction to whether the Picnic Point parklands are maintained to an appropriate standard:



Overall, two-thirds of respondents agree that the Picnic Point parklands are currently, suitably maintained.

Additional Comments from respondents:

In addition to these questions, a number of suggestions and comments were repeated by multiple respondents. These include:

- Additional/improved trails (often in reference to the inclusion of areas with materials that are easier to traverse or better conenctivity) x8
- Additional footpaths to connect trails and combat safety issues with regards to people walking on roads x7
- Focus on natural beauty (throughout parklands but particularly around murrumba Road) x7
- Removal of weeds and non-native species x6
- Inclusion of traffic restrictions to improve safety and prevent undesirable behaviours such as hooning (one suggestion to remove ring road) x6
- No permanent parking within the vicinity of Girl Guides x5
- Inclusion of dog park (with lighting and fencing; away from Girl Guides) x4
- Inclusive/all ability play equipment x2
- More water play elements or water elements x4
- Inclusion of tree top walks, lookouts and boardwalks x4
- More adventure activities (disc golf, rock climbing, etc.) x2
- Inclusion of major tourism attractions x3
- Inclusion of signage that suits the parkland setting x4
- Use of natural materials and better maintenance at murrumba Road x7
- Inclusion of scenic bridges over trails x1
- Improved or new restaurant (with earlier opening hours) x2

Generalised comments on the maintenance of the parklands were as follows:

- Lack of vegetation management is preventing the use of some areas and is considered to be encourgaing snakes and other safety hazards (in particular around Murrumba Road) x9
- There are too many weeds/ there needs to be better weed managementx6
- Murrumba Road is not maintained to a good standard x6
- Parklands and playgrounds are generally well kept x3
- The waterfall area is not maintained to a good standard x1
- Too much debris and leaves x1
- Some areas do not have enough grass x1
- There is not enough shade in playgrounds x1
- Tracks are not well maintained x1
- Vegetation is obscuring views x1
- Additional lighting/surveillance is required x1
- Rubbish bins are always full during peak times x1
- Viewpoint noticeboards are practically non-existent x1

Comparison of Round One Data and Round Two Data

Please note: each round of community consultation had a different number of respondents and was communicated differently (hard copy survey vs. online survey). The below table suggests the community has communicated similar ideas across both rounds of consultation in the master planning process. High rating topics such as inclusive play, connectivity, additional activities and facilities have remained of high interest amongst respondents.

Community Feedback Areas	Number of Response in Round One	Number of Responses in Round Two
Infrastructure		
Parking and Roads (improvements, viewing areas)	15	12
Play (Inclusive of playgrounds, interactive info, traffic school)	19	17
Toilets (safety, parent facilities)	10	1
Pathways (accessibility, Boardwalks, existing paths)	15	8
Cycle	6	1
Trails (additional, better maintained)	20	7
Environment Centre	21	55
Information Shelter (Updating)	27	1
Kiosk (Updating and expansion)	20	57
Lighting (Night Use)	3	1
Other (fitness equipment, off-leash areas, wind shelter, statues)	12	4
Amenities		
Furniture (shelters, seats, bins, BBQs, Drinking Fountains)	25	6
Wayfinding & Info (general, signage, heritage, online info)	27	5
Other (additional amenities)	24	
Activities/Experiences & Uses		
Additional events / activities / activation and facilities	76	18
Connectivity		
Trail connections & prioritising of walking	36	15
Maintenance / Management		
Seating, Weeds, Rubbish Collection, Cleaning of facilities, Planting etc	19	41
Landform/Vegetation		
Selective Tree Removal	12	32
Character/ Sense of Place		
Indigenous Heritage recognised and celebrated (history, stories, artworks, signage, etc.)	23	1
Additional Sculptures/Art and landmarks	9	3
More authenticity for tourists	7	7



## 3.13 Tourism Boards

A number of tourism boards exist within the Toowoomba (and Darling Downs) region formed to develop and promote the area and its experiences to visitors. As a key showcase destination within the region, the Picnic Point parklands are an important part of the operation of these groups. The following feedback has been provided in regards to the Master Plan.

### Tourism Darling Downs:

Tourism Darling Downs believes there are a number of key issues and improvements that should be addressed in order to increase awareness and appeal within the parklands for visitors and to benefit the local community. In their opinion, the highest priority is the restaurant and café situated at the Kiosk. This is seen to be a huge opportunity to create a destination within the parklands as well as increase visitation to and the value of Picnic Point. Toowoomba is becoming known as a ‘family to table region’ and the current restaurant does not suitably support this. Further to this, modernisation of the parklands and a conference centre will greatly improve its appeal; especially with regards to the effect social media now has in portraying and promoting a region.

Secondly, Tourism Darling Downs suggests the inclusion of boardwalks, parks, water elements and trails will provide different recreational opportunities that will also benefit the region.

Finally, the importance of telling people the history and stories of the area has been noted. This is seen to be largely underrepresented within the parklands, yet a significant opportunity to engage the community.

### Toowoomba Conferences:

The role of Toowoomba Conferences is to help groups meet in the region. Therefore, the role of the Picnic Point parklands as a part of this includes being:

- a selling point that encourages groups to meet (parks in particular can represent healthy, out-of-the-classroom activity for certain groups)
- an attraction for horticultural business events when considered within the broader scope of Toowoomba’s parks and open spaces
- validation of the “Garden City” identity used to market Toowoomba and communicate this asset and advantage over other competing regions
- a location for team building activities (e.g. Amazing Race concepts through parks and CBD)
- a location for delegate partner activity whilst delegates are in meeting
- a stage of events for groups (e.g. marquee dinners, sporting events, etc.); and,
- a place for recreational activities outside of business operations (e.g. morning walks, etc.)

The Picnic Point Master Plan has the potential to attract users alongside Toowoomba Conferences by:

- delivering diversity of offerings
- continuing maintenance at a high level
- representing a unique location (particularly through planting)
- offering an educational experience by labelling flora species with horticultural names; and, by
- increasing corporate/commercial management to establish the park as a financial asset.

Toowoomba Conferences would not like to see increased bureaucracy to use parks, decreased water source availability and inconsistency in the types of activities that are allowed or not allowed within the parklands.



# 04 Site Analysis

## 4.1 Parkland Site Analysis

### Parkland Areas

The 65 hectares of the Picnic Point parklands is a series of open space, parklands, bushland places and one commercial land use (refer Appendix A, A.2 Land Uses (general)). For the purpose of this report and in order to appreciate all aspects within the broader Picnic Point parklands, the entire parklands have been separated into 12 separate areas to ensure a holistic and thorough assessment and be performed.

These areas (as per the plan to right) are as follows:

- **Area 1** | Murrumba Road Park
- **Area 2** | Picnic Point Bushland Reserve Northern Aspect
- **Area 3** | Picnic Point Bushland Reserve North-Eastern Aspect
- **Area 4** | Lions Park
- **Area 5** | Tourist Road
- **Area 6** | Waterfall Gardens, Driveway and Upper Tourist Road
- **Area 7** | Lookout Terrace, Kiosk and Tower
- **Area 8** | Picnic Point Island
- **Area 9** | Heller Street Park
- **Area 10** | Tobruk Memorial Drive parklands
- **Area 11** | Picnic Point Bushland Reserve South-West Aspect
- **Area 12** | Picnic Point Bushland Reserve Southern Aspect

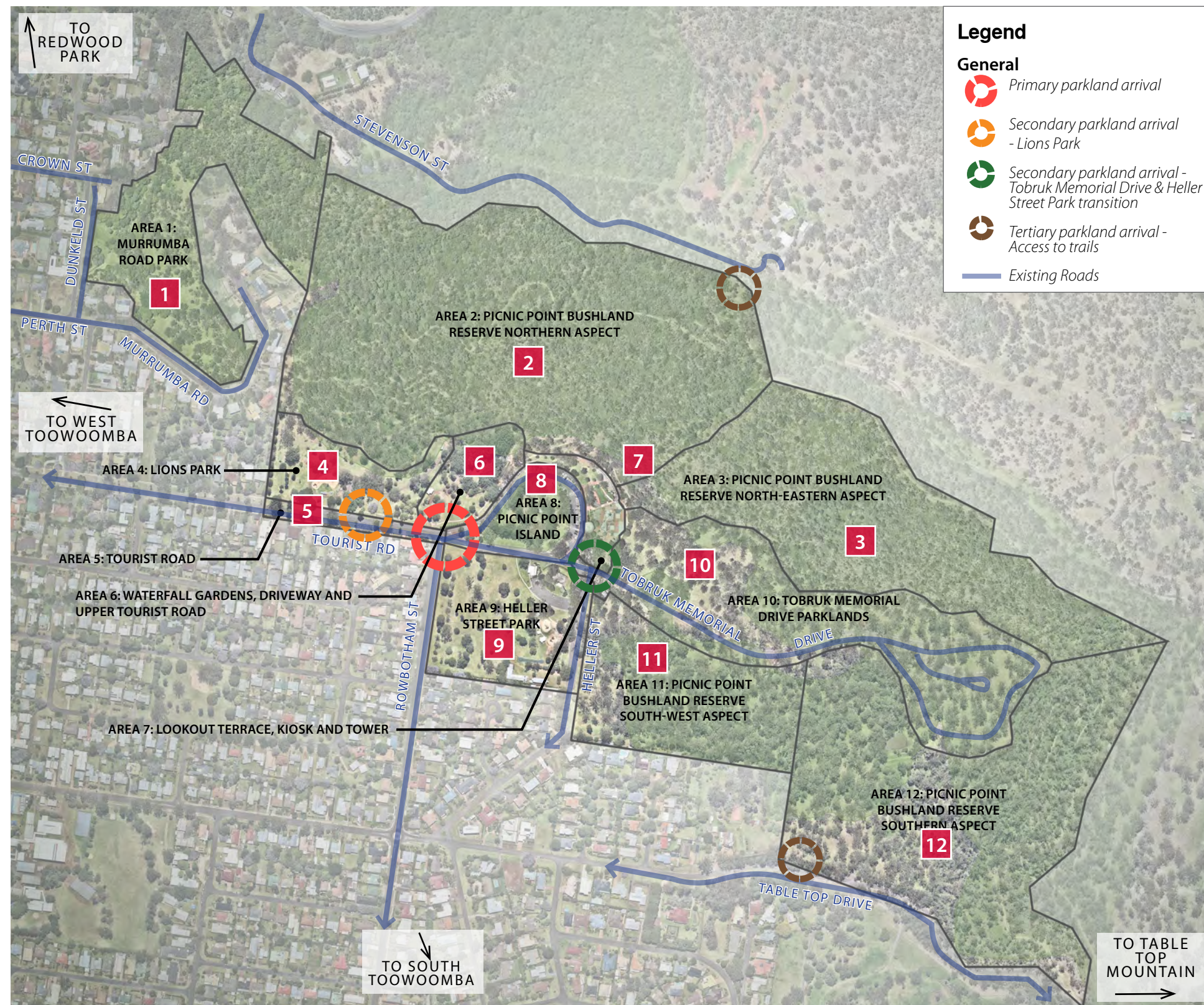
Although, these nominated areas have not been formally assigned in any other mapping, the break up of these areas have been nominated based upon their relative character, constructed edges (eg. roads, retaining walls, fences), changes in landscape typology (eg. bushland and parkland), and different features.

To assist in the understanding and to support a thorough review of the existing parklands characteristics, six categories were established to further ensure a consistent analysis and assessment could be undertaken and to align with all aspects of the requirement of objectives of the report. The six categories are as follows:

- Infrastructure / Amenities – Lighting, roads and pathways, parking and lookouts; seating, BBQs, shelters and oilets
- Activities / Experiences & Uses – Events
- Connectivity
- Maintenance / Management
- Landform / Vegetation – planting, bushland, terrain and slope
- Character / Sense of Place – Views, recreation, heritage elements or characteristics with heritage significance

### Parkland Ownership

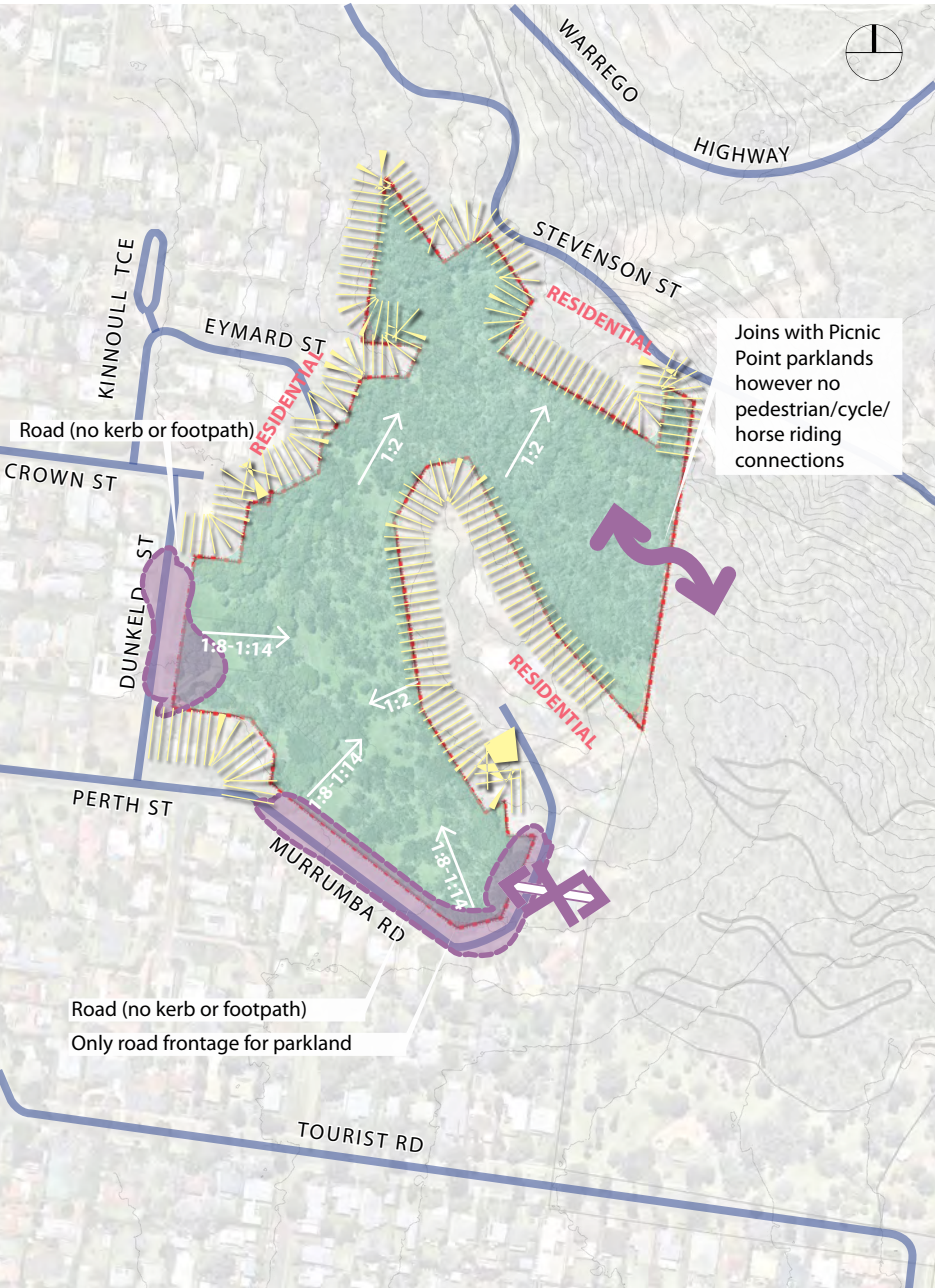
There are multiple lots within the parkland (refer Appendix A, A.1 Site Extents and Property Details), most of the lands are owned by or trusted to Toowoomba Regional Council. The exception is the Kiosk (Facility-Restaurant/Function Centre) which is leased from the Queensland State Government to Toowoomba Regional Council, who lease it to a business owner, however part of the ground floor remains leased to Toowoomba Regional Council.



**Figure. 5** Picnic Point parklands site  
Source: Near Maps, 2017



4.2 | Site Analysis | Area 1: Murrumba Road Park



SITE ANALYSIS | AREA 1 | MURRUMBA ROAD PARK

SCALE 1:5,000 (A3)  
0 50 100 150 200 250m

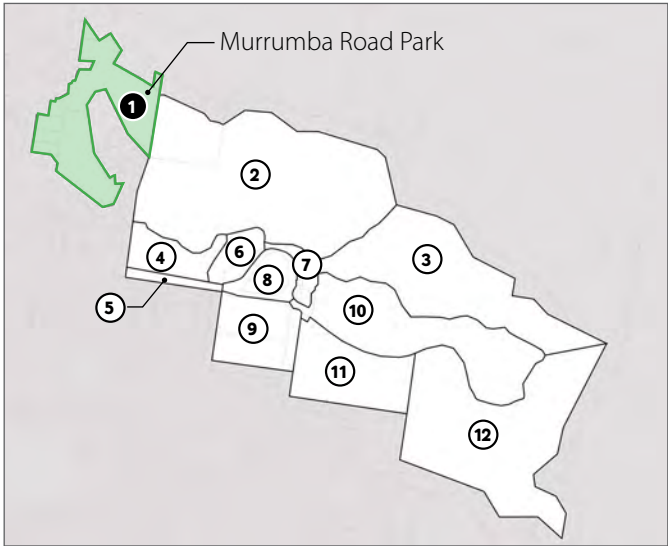
Legend | PLAN

- Road Frontages
- Connection to Picnic Point parklands
- Connection Barrier
- Residential Interface
- Slope Gradient
- Existing Trail Network
- Existing Roads
- 1m Contours
- Site Area Boundary

Description

This area of the park is predominantly for informal use and a place for the flora and fauna. This parkland, though physically connected to the principal Picnic Point parklands, has a quieter, intimate character of lawns amongst trees and bushland envelope. The Murrumba Road Park is not part of the Picnic Point parklands and as such does not have heritage listing; however, still falls under the same landscape framework associated with the parklands. This area’s land use is classified as ‘recreation and culture’. Murrumba Road Park is defined by the OSS (2016) as a Bushland Park (district).

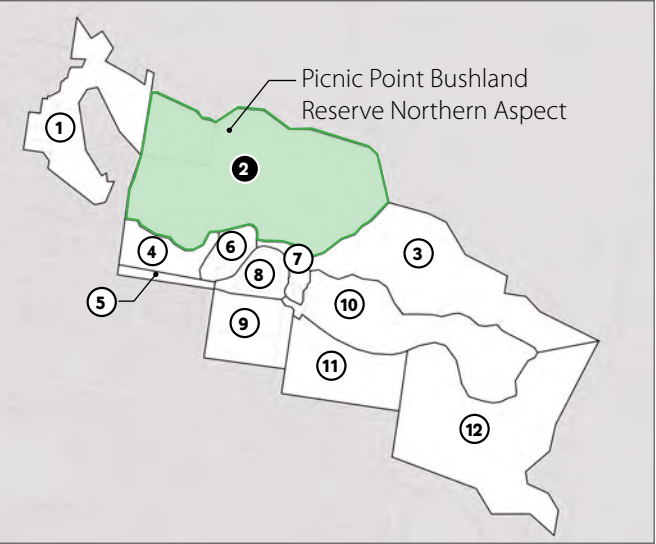
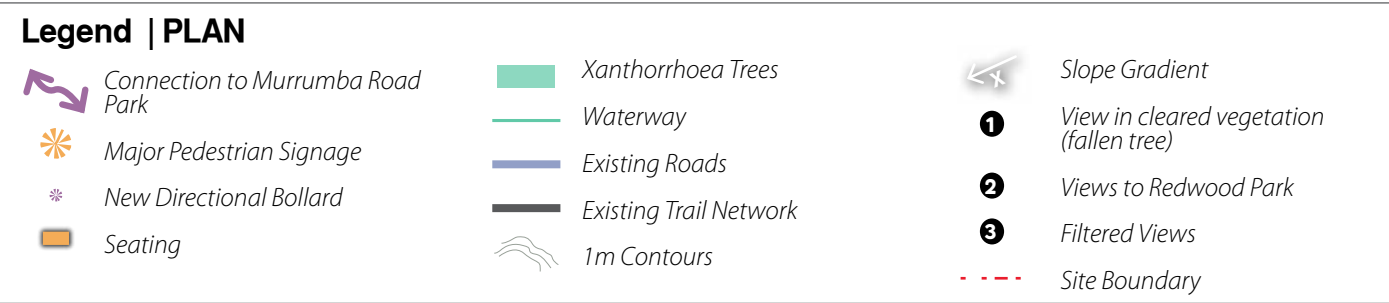
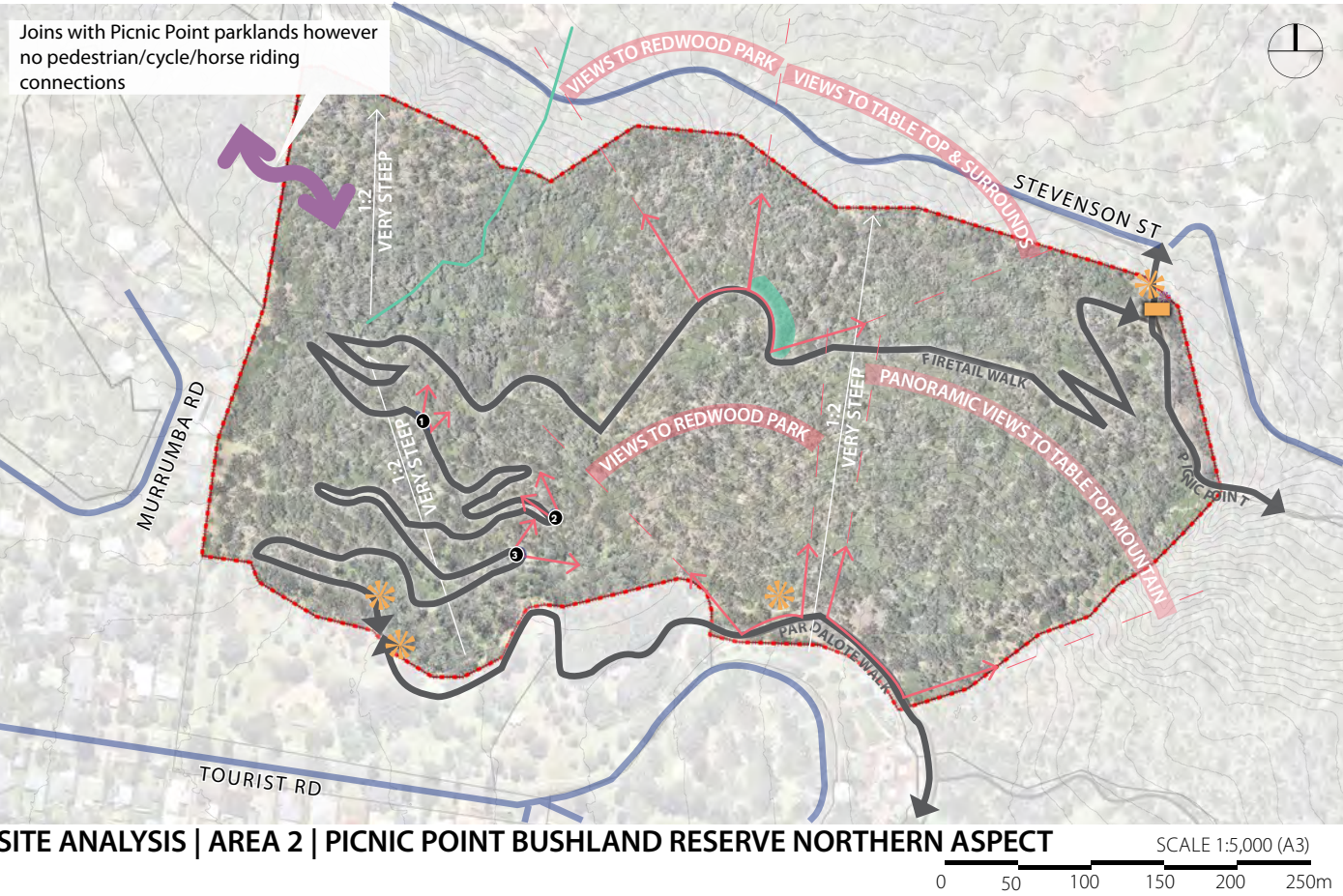
Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>Generally an unstructured park</li><li>Entry/ walking and sitting on the grass facilitated by the mowing</li></ul>	<ul style="list-style-type: none"><li>Increase visitors to the park</li><li>Playground infrastructure to the park that stimulates children</li><li>More facilities to encourage users to the park</li></ul>	<ul style="list-style-type: none"><li>Residential area and accommodating noise</li></ul>
Activities/ Experiences & Uses	<ul style="list-style-type: none"><li>Predominantly passive recreation and nature appreciation</li><li>Locals have an intimate attachment to the park and its tranquility</li></ul>	<ul style="list-style-type: none"><li>Facilitation of dog walking</li><li>Accommodation of more visitors</li><li>Walking the trails with interpretative signage</li><li>Earmarked for Local Park node embellishment in 2026 (OSS, 2016)</li></ul>	<ul style="list-style-type: none"><li>Accommodating more visitors, while retaining tranquility and the locals’ intimate attachments</li><li>Information about local flora and fauna</li></ul>
Connectivity	<ul style="list-style-type: none"><li>Connected to the Picnic Point parklands however no pedestrian/ cycle/horse riding links exist.</li><li>Physically isolated from the surrounding parklands</li></ul>	<ul style="list-style-type: none"><li>Additional entrance/gateway to principal Picnic Point parklands</li><li>Use of formalised walking tracks to link Murrumba Road Park to Lions Park</li><li>Enhancement of visual links to other parts of the park and entrances</li></ul>	<ul style="list-style-type: none"><li>Linking to Picnic Point parklands - distance and walkability</li><li>Lack of pedestrian access - physically isolated from the surrounding parklands</li></ul>
Maintenance/ Management	<ul style="list-style-type: none"><li>Entry, walking and sitting on the grass facilitated by mowing</li></ul>	<ul style="list-style-type: none"><li>Management of new infrastructure and amenities to the park</li></ul>	<ul style="list-style-type: none"><li>Accessibility and safety</li></ul>
Landform/ Vegetation	<ul style="list-style-type: none"><li>The landform slopes and curves, with a steep bowl shape between a 1:8 and 1:2 gradient</li><li>Interleaved cultural landscape and historic bushland - mown grass with native vegetation</li><li>Non-remnant vegetation</li><li>Natural bushland setting (dominated by Forest Red Gum (Eucalyptus tereticornis) and Yellow Box (Eucalyptus melliodora) with scattered garden species of Camphor laurel and privet</li></ul>	<ul style="list-style-type: none"><li>Return to a more natural bushland area. Winding back of the mown areas will allow mid storey species to reappear whilst maintaining walking tracks and firebreaks will provide a scenic space for passive recreation</li></ul>	<ul style="list-style-type: none"><li>Slope of the land in certain sections of the park</li><li>Management of weeds and bushfire hazard will require ongoing resources</li></ul>
Character/ Sense of Place	<ul style="list-style-type: none"><li>Nearby residents use the space informally</li><li>Walking and pausing amongst trees is the primary experience and desired by most Toowoomba residents and visitors.</li><li>Quiet reflection</li><li>The setting of Old Tollbar Road</li><li>Nearby residents use the space and it feels like their own special secret.</li><li>Experience of walking amongst the tall native trees and seeing native fauna</li></ul>		



Inset Map: 1:20'000 - Picnic Point parklands Image 1: Murrumba Road Park



4.3 | Site Analysis | Area 2: Picnic Point Bushland Reserve Northern Aspect



Inset Map 1:20'000 - Picnic Point parklands



Image 2: Trail wayfinding signage not visible from the carpark or use areas



Image 3: The bushland is highly appreciated for its beauty and environmental value

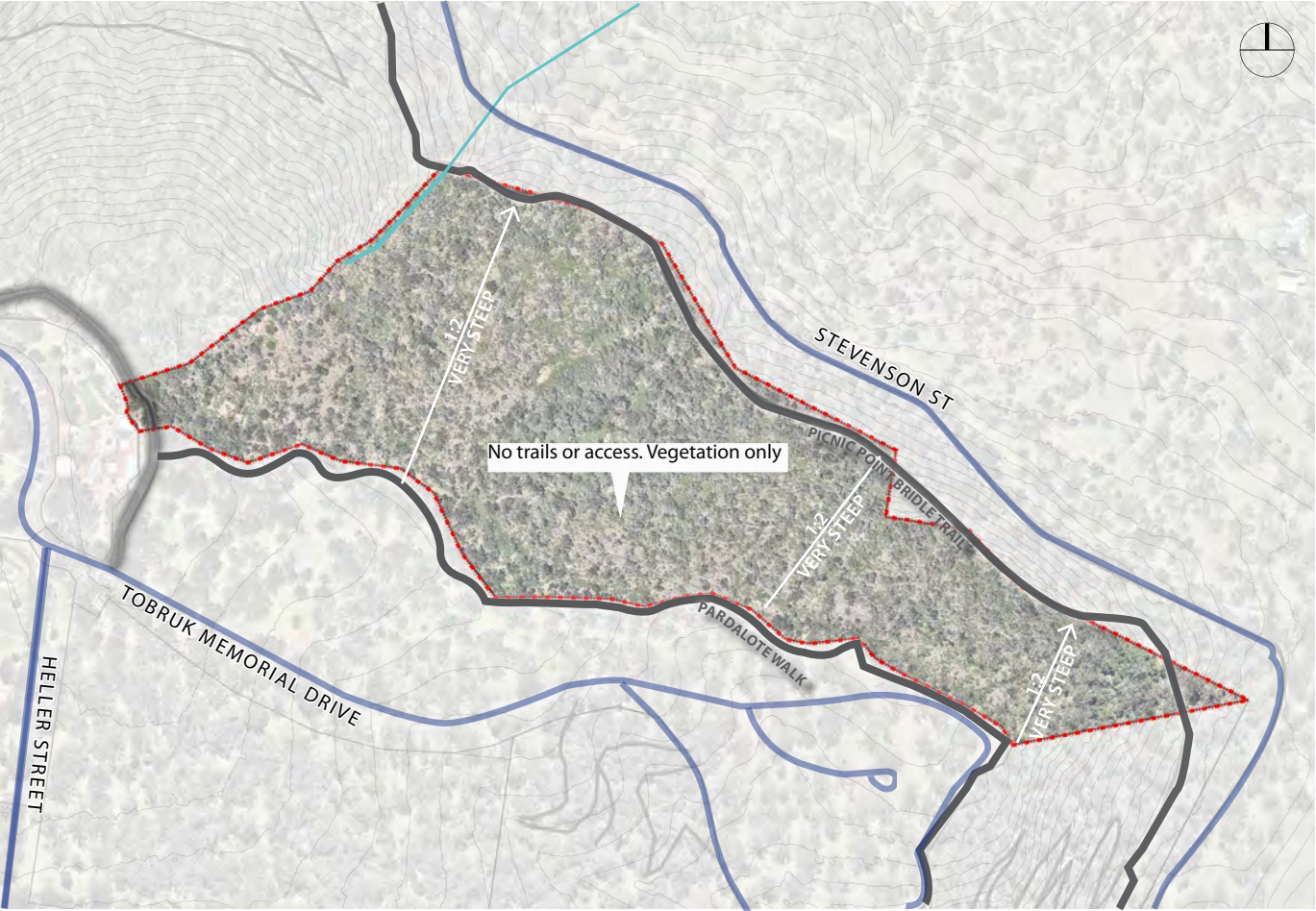
Description

This is the most prominent part of the bushland covered escarpment at Toowoomba's edge, as seen from the Warrego Highway. The Eucalypt / dry sclerophyll woodland cover is generally intact over the entirety of this area; however, there are notable weed infestations. This area is recognized as 'essential habitat' in addition to the land uses of native grazing and recreation and culture. Along the trails, views can be glimpsed to the North, across the highway. The bushland reserve is wild and adventurous – off the beaten track; and as such, users can experience wildlife at the city's edge via shaded trails. Additionally, this area offers the seasonal dramas of fire threats, droughts, and storm erosion gullies. The OSS (2016) defines the Picnic Point Bushland Reserve as a Bushland Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/Amenities	<ul style="list-style-type: none"><li>• Firetail Walk</li><li>• Pardalote Walk to its boundary</li><li>• Point Lookout Bridle Trail to boundary leading to Old Toll Bar Walking Track</li><li>• New wayfinding signage and new interpretative sign about birdlife</li></ul>	<ul style="list-style-type: none"><li>• Provision of additional chances for trail users to rest and take in views</li><li>• Improvement of educational / informational signage in a way that builds on the current themes of flora and fauna by adding landform, environment systems, and European and Indigenous history focusses. Additionally, Signage / information available for international visitors could be web-based</li><li>• Indication of the bushland located in the upper park / near car parks / pathways which can be through wayfinding signage to inform visitors of the bushland surroundings</li></ul>	<ul style="list-style-type: none"><li>• The Pardalote Walk is not well defined between the Waterfall and Lions Park</li><li>• Internal park wayfinding is currently challenging and the new trails wayfinding signs and entries are not always located where the upper park uses can see them</li></ul>
Activities/Experiences & Uses	<ul style="list-style-type: none"><li>• Hiking</li><li>• Mountain Bike Riding and Horse Riding on Bridle Trail and Old Toll Bar Walking Track</li><li>• Natural experience through the use of the trails</li><li>• Views to the North</li></ul>	<ul style="list-style-type: none"><li>• Enhancement of interpretation experiences and resources: eg. guided walks, educational resources for schools and visitors</li></ul>	
Connectivity	<ul style="list-style-type: none"><li>• Trails allow you to walk the escarpment and directly experience the natural bushland</li><li>• Current directional bollards and major pedestrian entry signs</li></ul>	<ul style="list-style-type: none"><li>• Creation of a series of looped walks to provide more choice of experience, length and accessibility</li><li>• Addition of a footpath connection to Table Top Mountain hillside bushland reserve</li></ul>	<ul style="list-style-type: none"><li>• Accessibility and security on steep landform</li><li>• Current wayfinding signage not visible from the car park or use areas</li></ul>
Maintenance/Management	<ul style="list-style-type: none"><li>• Interface with Lions Park and the bushland reserve is evident</li></ul>	<ul style="list-style-type: none"><li>• Restoration of ecological values by means of weed removal and management</li></ul>	<ul style="list-style-type: none"><li>• Bushfire management</li><li>• Accessibility whilst conserving natural ground form and vegetation</li></ul>
Landform/Vegetation	<ul style="list-style-type: none"><li>• Historical significance, throughout all Toowoomba's history, of the city's attachment to, and identity with, this formed bushland edge</li><li>• Bushland reserve is heritage listed</li><li>• Distinct wildlife character and experiences</li><li>• Landform is very steep 1:2 and less than 1:2</li><li>• Non-Remnant vegetation (12.8.14/12.8.7, 12.8.14/12.3.7 and 12.5.6)</li></ul>		<ul style="list-style-type: none"><li>• Steep slope landform</li></ul>
Character/Sense of Place	<ul style="list-style-type: none"><li>• The bushland is highly appreciated for its beauty and environmental values, both in views to Picnic Point and as seen in outlooks from within the park's more accessible areas.</li><li>• For those who can enter and use the trails, it is a highly valued nature experience.</li><li>• The bushland and the escarpment landform together were the attraction from the earliest historical visits and this appreciation has been continuous to today.</li><li>• The park is visited for the natural and 'green relief' from urban living - appreciated by the bushland contrast to city and suburb.</li><li>• Trail walking and running are very popular.</li><li>• Bushland viewing from the park grassed areas is a vital aesthetic enrichment for the parkland visitor.</li></ul>		



4.4 | Site Analysis | Area 3: Picnic Point Bushland Reserve North-Eastern Aspect



SITE ANALYSIS | AREA 3 | PICNIC POINT BUSHLAND RESERVE NORTH-EASTERN ASPECT

SCALE 1:5,000 (A3)  
0 50 100 150 200 250m

**Legend | PLAN**

Waterway

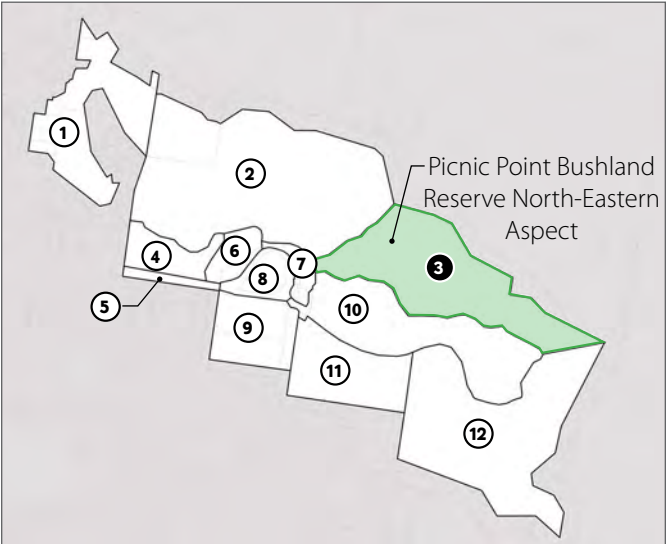
Slope Gradient

Existing Trail Network

Existing Roads

1m Contours

Site Boundary



Inset Map: 1:20'000 - Picnic Point parklands

Description

The North-Eastern aspect of the bushland reserve offers filtered views of the range and Table Top Mountain. It is characterized by wilderness and is a space to be viewed rather than experienced within, largely due to the bushland’s listing as ‘essential habitat.’ The land uses include bushland and ‘recreation and culture’. The OSS (2016) defines the Picnic Point Bushland Reserve as a Bushland Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>Pardalote Walk to its boundary</li><li>Point Lookout Bridle Trail to boundary</li></ul>	<ul style="list-style-type: none"><li>Looped trail connections</li></ul>	
Activities/Experiences & Uses	<ul style="list-style-type: none"><li>Informal views (no built lookout)</li><li>Hiking</li><li>Mountain Bike Riding and Horse Riding on Bridle Trail</li></ul>	<ul style="list-style-type: none"><li>Enhancement of interpretation experiences and resources: eg. guided walks, educational resources for schools and visitors</li></ul>	
Connectivity	<ul style="list-style-type: none"><li>Current directional bollards and major pedestrian entry signs</li></ul>	<ul style="list-style-type: none"><li>Additional and / or improved accessibility - eg. walking trails</li></ul>	<ul style="list-style-type: none"><li>The very steep gradient of the land</li><li>Current wayfinding signage not visible from the car park or use areas</li></ul>
Maintenance/ Management		<ul style="list-style-type: none"><li>Restoration of ecological values by means of weed removal and management</li></ul>	<ul style="list-style-type: none"><li>Bushfire management</li><li>Accessibility whilst conserving natural ground form and vegetation</li></ul>
Landform/Vegetation	<ul style="list-style-type: none"><li>Landform is very steep all 1:2 or less</li><li>Non-Remnant vegetation</li></ul>	<ul style="list-style-type: none"><li>Reduction of the extent of mown areas to allow mid storey species to return whilst maintaining tracks and firebreaks providing a more scenic space for passive recreation</li></ul>	
Character/ Sense of Place	<ul style="list-style-type: none"><li>Generally inaccessible</li></ul>		



Image 4: A view point along the trail walk network



4.5 | Site Analysis | Area 4: Lions Park



SITE ANALYSIS | AREA 4 | LIONS PARK

Legend | PLAN

- Play Equipment

● Playground

● Significant Heritage Item

☀ Signage

● Sheltered Picnic Tables/Seating

● Unsheltered Picnic Tables and seats

☀ Sculpture/statue

● Jacaranda Tree

↗ Slope Gradient

⋯ Contours

--- Site Boundary

— Footpath

— Existing Trail Network

— Existing Roads

① Rebound Wall - generally underutilised

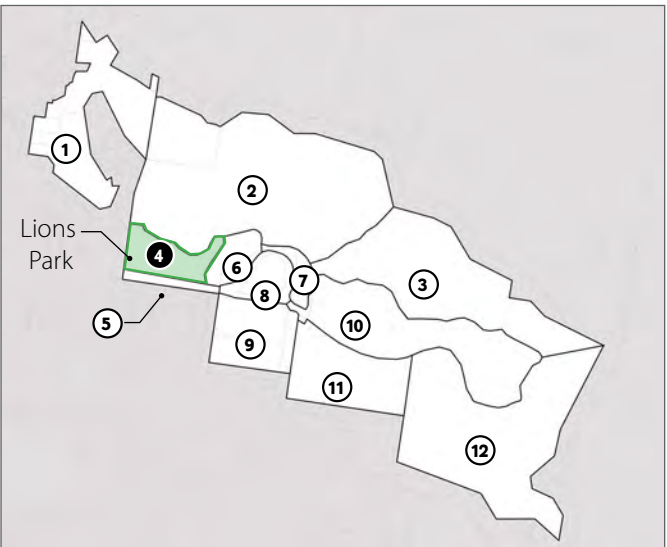
② Rocket Play Equipment - currently closed

③ "The Castle" - Train storage

④ Lions Club Sign and Significant Lion Statue

⑤ Sunflower Sculpture

⑥ Lookout



Inset Map: 1:20'000 - Picnic Point parklands



Page 28 Image 5-8: Play Equipment in Lions Park

Description

The Lions Park area has a traditional and historic park style and contents, influenced particularly by the major involvement of the local Lions Club members in its formation. The playground, model train ride, lookout, and memorial trees were formed over the existing gently sloping terrain amongst the remnant Eucalypt and Casuarina trees. The popular playground is close to Tourist Road and forms part of the arrival experience to the Picnic Point Parklands. The modest slopes, pathways and car parks along the roadside make it accessible for all. This area's land use is classified as recreation and culture. Lions Park is defined by the OSS (2016) as a Recreation Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>• Lighting</li><li>• Street Parking</li><li>• Concrete footpaths</li><li>• Pandalote Walk to its boundary</li><li>• Playground</li><li>• Picnic shelters and BBQ</li><li>• Toilets (Male and Female, no disabled or parents room)</li><li>• Seats and tables (unsheltered)</li></ul>	<ul style="list-style-type: none"><li>• Enhancement of the legibility of the Pandalote Walk. There is currently no surface treatment or grading to define its path</li><li>• Additional shaded pause points</li><li>• Improvement of accessibility to infrastructure and amenities For example; to the toilets</li></ul>	<ul style="list-style-type: none"><li>• Perceived lack of parking on weekends and holidays</li></ul>
Activities/ Experiences & Uses	<ul style="list-style-type: none"><li>• Play</li><li>• Gathering spaces for groups</li><li>• Train ride (every Sunday Noon-3pm)</li></ul>	<ul style="list-style-type: none"><li>• More use of the lower / outer areas</li><li>• Looped connections to the trails and the waterfall gardens</li></ul>	<ul style="list-style-type: none"><li>• Retention of Lions Club and / or community attachments and participation in the playground and train ride</li></ul>
Connectivity	<ul style="list-style-type: none"><li>• Maintenance track to toilets and wedding area at Waterfall</li><li>• Current major pedestrian entry sign and directional bollards</li></ul>	<ul style="list-style-type: none"><li>• Overflow carparking area that meets heritage requirements</li></ul>	<ul style="list-style-type: none"><li>• Toilets have a lack of passive surveillance being so far away from the road or other activated spaces</li><li>• Current wayfinding signage not visible from the car park or use areas</li></ul>
Maintenance/ Management		<ul style="list-style-type: none"><li>• Reduction of the extent of mown areas to allow mid storey species to return whilst maintaining tracks and firebreaks providing a more scenic space for passive recreation.</li><li>• This site has many Forest Red Gums and other Eucalypts which are prone to dropping limbs. This can be mitigated through trimming of dead wood. It is recommended that no tree species susceptible to limb-drop are planted in high traffic zones.</li></ul>	<ul style="list-style-type: none"><li>• Proximity of the natural vegetation and Eucalyptus species, bushfire hazard management should be considered</li><li>• Balance between community / Lions Club attachments and Council management needs and responsibilities.</li></ul>
Landform/ Vegetation	<ul style="list-style-type: none"><li>• Heritage items include: Rocket and concrete play items, rare lion sculpture at sign and the model train route (including garage)</li><li>• Slope varies - average of 1:14 slope with some areas steeper between 1:8 to 1:3 and some areas flatter at 1:30</li><li>• Collection of planted, exotic trees with signature plants of kauri pines (Agathis robusta) and swamp cypress (Taxodium distichum)</li></ul>	<ul style="list-style-type: none"><li>• Future plantings of swamp cypress (Taxodium distichum) and kauri pine (Agathis robusta). These species are suited to parks in Toowoomba with minimal maintenance required and will provide additional shade to unsheltered tables and seats.</li><li>• Enhancement of integration with and awareness of the bushland perimeter.</li></ul>	<ul style="list-style-type: none"><li>• The Forest Red Gums are prone to dropping lime and can be prevented by trimming the dead wood.</li><li>• The proximity to natural vegetation and Eucalyptus species is a potential bushfire hazard</li><li>• Retention of the community formed, heritage playground through necessary compliances, maintenance, and social changes.</li></ul>
Character/Sense of Place	<ul style="list-style-type: none"><li>• Social heritage significance of the longstanding popular playground.</li><li>• Attachments of memories of playground and train ride visits.</li><li>• The playground and train ride are popular destinations independent of the main lookout.</li><li>• The hillside park areas are a favoured destination for quiet amenity, a sheltered and sun soak park in winter.</li><li>• This park has a high heritage significance for the attractiveness of the comfortable park and the outlooks into and over the bushland.</li></ul>		





SITE ANALYSIS | AREA 5 | TOURIST ROAD

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m

Legend | PLAN

Diagonal Street Parking to Lions Park

Kauri and Hoop Pines

Jacaranda Tree

Informal Driveway Access

Slope Gradient

Existing Trail Network

Existing Roads

1m Contours

Site Boundary

Inset Map: 1:20'000 - Picnic Point parklands

Image 11: The tree lined entry to Picnic Point parklands

Description

Tourist Road is the historic road established through the rural country outside Toowoomba, for visitors to access the soon-to-be famous Lookout. The road alignment, name and use remain unchanged since. This alignment reflects the historic grazing property boundaries and the route taken from the top of the range out to Picnic Point parklands. It holds very high historic, social and aesthetic significance.

Category	Existing Features	Opportunities	Challenges
Infrastructure/Amenities	<ul style="list-style-type: none"><li>Road - bitumen with kerb and channel</li></ul>	<ul style="list-style-type: none"><li>Provision of pedestrian safety and accessibility via the improvement of pathways and road crossings</li></ul>	
Activities/Experiences & Uses	<ul style="list-style-type: none"><li>Arrival into parklands</li><li>View appreciation</li></ul>		
Connectivity	<ul style="list-style-type: none"><li>Residential access</li><li>Major roadside sign</li></ul>		
Maintenance/Management			<ul style="list-style-type: none"><li>Continuation of maintenance of the iconic tree lined entryway</li></ul>
Landform/Vegetation	<ul style="list-style-type: none"><li>The trees and straight road form are heritage listed</li><li>Landform consists of western slopes of 1:14 flattening out to approximately 1:30</li><li>Avenue of kauri pines (<i>Agathis robusta</i>) and hoop pines (<i>Araucaria cunninghamii</i>) planted in 1909</li></ul>	<ul style="list-style-type: none"><li>Enhancement of the continuation (past the tree avenue section) of Tourist Road alongside Heller Park.</li></ul>	<ul style="list-style-type: none"><li>Conservation of the historic and aesthetic significance which require limitations on widening, parking, alignment changes and setting character.</li></ul>
Character/Sense of Place	<ul style="list-style-type: none"><li>Experienced by all visitors to Picnic Point</li><li>The travel out to Picnic Point from Toowoomba on this road has long been part of Toowoomba's identity for residents and visitors.</li><li>The road itself - the sections on the Heritage Register with the distinctive avenue trees signifies arrival and thus holds a strong sense of place in itself.</li><li>The avenue planting of stately pines contributes a highly attractive quality to the road, while the consistency of the low height and garden surrounds of the detached houses completes the high aesthetic quality.</li></ul>		

Page 29  
Picnic Point parklands Master Plan



4.7 | Site Analysis | Area 6: Waterfall Gardens, Driveway and Upper Tourist Road



**Legend | PLAN**

- Large Figs - holding up soil
- Blocked view
- Clipped Conifers
- Damaged concrete path
- Out-dated Information Sign
- 1 Waterfall
- 2 Viewing deck over waterfall
- 3 Disturbed area - grass regrowing
- 4 "Oasis" Walk Gardens
- 5 Toilet Block
- Gazebo
- Love Locks Fence
- Street Parking
- Informal Vehicle Access
- Slope Gradient
- Existing Trail Network
- Existing Roads
- 1m Contours
- Site Boundary



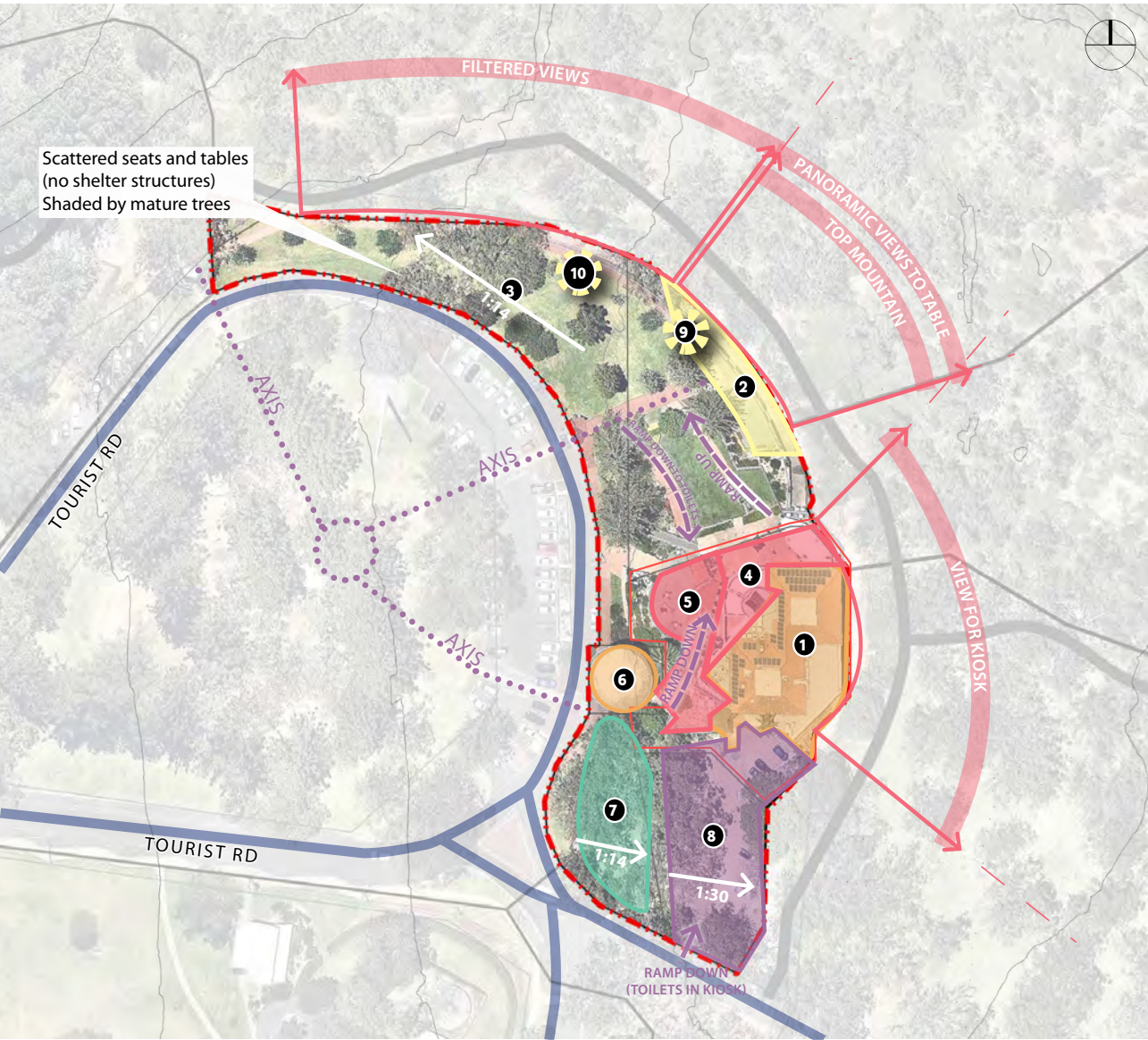
Description

The lower area is shaded and cool, formed in the former quarry and includes a large waterfall down the quarry face, a pond crossed by stepping stones on the quarry floor and the planting of large trees to enclose and distinguish the space. The upper area is for viewing down to the waterfall with a small viewing deck. At this vantage point is an Information Shelter on a major pathway axis. Both areas are connected by footpaths meandering through grass and trees and are categorized as having a recreation and culture land use. The OSS (2016) defines this area as a Recreation Park (district).

Category	Existing Features		Opportunities	Challenges
Infrastructure/ Amenities	<b>Lower</b> <ul style="list-style-type: none"><li>Constructed waterfall in former blue stone quarry, pool and stepping stones</li><li>Quarry base / "oasis" walk</li><li>Pavilions for shelters and weddings</li><li>Surrounded by rainforest plants</li><li>Majestic fig tree enclosure</li><li>Large figs provide shade but block the views</li></ul>	<b>Upper</b> <ul style="list-style-type: none"><li>Street Parking</li><li>Formal planted hedges to road</li><li>Information shelter</li><li>Mown grass with scattered trees</li></ul>	<ul style="list-style-type: none"><li>Greater use of wayfinding elements to attract more visitors to the serene rainforest waterfall setting</li><li>Improvement of pathway accessibility and consolidation of old and new pedestrian paths (currently: Inaccessible with steep pathways and double up of pathways)</li><li>Addition of suitable signs including tactile indicators, places for people with a disability, etc.</li></ul>	<ul style="list-style-type: none"><li>Indication of the 'hidden' waterfall pool and walks to the new visitor who is in the upper park and lookout places while protecting the site from the impacts of increased traffic</li><li>Functions (primarily weddings) access while maintaining the desired lawns</li><li>Inaccessibility of steep pathways and meeting compliant standards</li></ul>
Activities/Experiences & Uses	<b>Lower</b> <ul style="list-style-type: none"><li>Enclosed lawn - the wedding lawn</li><li>Gathering spaces for groups</li></ul>	<b>Upper</b> <ul style="list-style-type: none"><li>Arrival</li><li>Gathering spaces for groups</li><li>Experiencing the love locks</li></ul>	<ul style="list-style-type: none"><li>Enrichment / enhancement of the detail of the area for more enjoyment and higher aesthetic value</li></ul>	
Connectivity	<ul style="list-style-type: none"><li>Current major pedestrian entry sign and directional bollards</li></ul>		<ul style="list-style-type: none"><li>Addition of an attractive link to / from the toilet building</li><li>Increase in the use and accessibility of the area including information and directional signage</li></ul>	<ul style="list-style-type: none"><li>Current wayfinding signage not visible from the car park or use areas</li></ul>
Maintenance/ Management			<ul style="list-style-type: none"><li>Some return of the former view to the town from the upper park over the waterfall area</li><li>Additions or modifications of the trees and other planting of this area for enhanced amenity and attractiveness</li></ul>	<ul style="list-style-type: none"><li>The large fig trees block the view across to the valley, however removing trees or advise for selective trimming may open the view will change the amenity of the area</li></ul>
Landform/Vegetation	<b>Lower</b> <ul style="list-style-type: none"><li>Waterfall, pond, 'oasis' walk gardens and the stone pathways, and planted form are heritage listed</li><li>The area around the waterfall is generally flat approximately 1:30</li><li>Multiple fig species including weeping fig (Ficus macrocarpa Var. hillii) and moreton bay fig (Ficus macrophylla)</li></ul>	<b>Upper</b> <ul style="list-style-type: none"><li>"Love locks" fence is heritage listed</li><li>Inclined with an average slope of 1:21</li><li>Mature Eucalyptus trees reflecting bushland origins as also seen in the nearby setting</li></ul>	<ul style="list-style-type: none"><li>Additional or replacement plantings of Ficus spp., swamp cypress (Taxodium distichum), jacaranda (Jacaranda mimosifolia), illawarra flame tree (Brachychiton acerifolius)</li><li>Additions or modification of the trees and other planting of this area for enhance amenity and attractiveness</li></ul>	<ul style="list-style-type: none"><li>Large ficus trees block the view across the city</li></ul>
Character/ Sense of Place	<ul style="list-style-type: none"><li>The waterfall and pool are universally enticing and enjoyed</li><li>The unique character and beauty of this place has drawn wedding celebrations and it is now popular and associated with special memories.</li><li>The design and the character achieved over this area is of a high calibre and aesthetically appreciated by many.</li><li>This area has a serene feel to it with the sound of the waterfall and the rainforest feel.</li></ul>			



4.8 | Site Analysis | Area 7: Lookout Terrace, Kiosk and Tower



SITE ANALYSIS | AREA 7 | LOOKOUT TERRACE, KIOSK AND TOWER

Legend | PLAN

- 1

Kiosk - includes cafe, restaurant and function centre (2 storey)
- 2

Lookout Terrace
- 3

Grassed Terrace
- 4

Outdoor Dining (ground level)
- 5

Outdoor Dining (lower level)
- 6

Water Tower
- 7

"Rockery" Garden
- 8

Service and Kiosk Parking
- 9

Kodak Compass - Historically significant
- 10

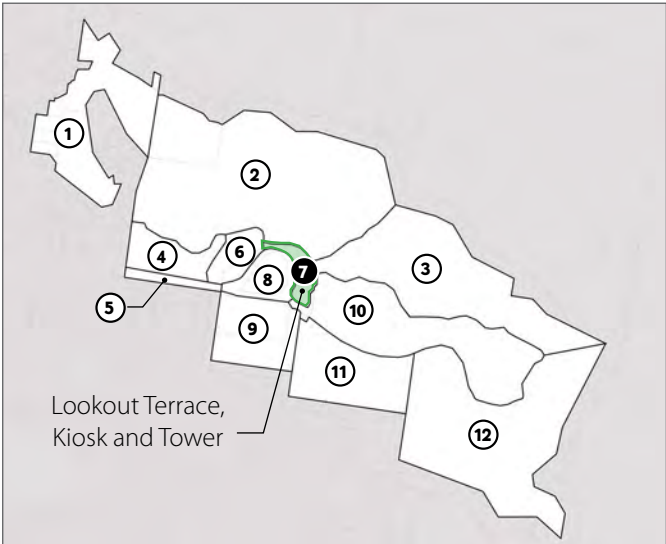
"Puppy" Statue
- Statue/Sculpture
- Ramp
- Slope Gradient
- Axis
- Existing Roads
- 1m contours
- Site Boundary

Description

The park at the edge of the escarpment was formed into a wide curving terrace addressing the corresponding panoramic viewscape. This simple terrace comprising a grassed area with trees and a paved focal lookout is a fine park structure that has served well as a lookout space. It is the most popular place to visit in the parklands. People are often seen in groups, taking photos and admiring the view. The OSS (2016) defines this area as a Recreation Park (district).

A "Kiosk" two storey building has been constructed into the cliff edge. The modernist style, concrete materials and purple colour is not contemporary, nor of a heritage style or character. The building is entered by boardwalks and ramps over a void space. The Upper level is for the restaurant and café and provides large windows to take in the panoramic views. The lower Function level is flexible and moving walls can be adjusted to accommodate different sizes of groups.

Category	Existing Features	Opportunities	Challenges
Infrastructure/Amenities	<ul style="list-style-type: none"><li>Panoramic formal lookout over Table Top Mountain and the range</li><li>Café, Restaurant and Function Centre</li><li>Water tower built in 1966</li><li>Seating</li><li>Public Toilets in Heller Street Park and inside function centre</li><li>Picnic tables</li><li>White fence along retaining wall</li></ul>	<ul style="list-style-type: none"><li>Improvement of the legibility and safety in proximity to buses and vehicles</li><li>Improvement of accessibility and provision for persons with disabilities</li><li>Improvement of lighting quality and control of light spill to increase evening use and star gazing</li><li>Improvement of/additional shade and shelter</li><li>Potential for a new interpretation of the camera obscura - via replication or new techniques</li><li>Investigation of new attractions that will suitably enhance the visitor experience - eg. Indigenous education</li></ul>	<ul style="list-style-type: none"><li>Maintaining the simplicity and unobstructed views in the face of any requests for shelters.</li><li>The age and condition of the Kiosk</li></ul>
Activities/Experiences & Uses	<ul style="list-style-type: none"><li>Taking in the views</li><li>Photographs</li><li>Commercial use of the Kiosk (restaurant and function centre)</li><li>Appreciating the region via the compass</li><li>The notable mushroom shaped water storage facility of concrete construction is a landmark</li></ul>	<ul style="list-style-type: none"><li>Enhancement of the viewpoint facilities to deliver a premier panorama experience</li><li>Enhancement of floral displays and integration with the Carnival of Flowers</li><li>Enhancement in the quality of the journey once arrived at the destination</li></ul>	
Connectivity		<ul style="list-style-type: none"><li>Revision of the interpretation design, content and information strategy, and provision to provide whole of site information and overall integration of style and messaging</li><li>Improvement of links to the parking area</li></ul>	



Inset Map: 1:20'000 - Picnic Point parklands



Image 15: The walkway across to the restaurant and function space from the carpark



Connectivity (Continued)		<ul style="list-style-type: none"> <li>Improvement of the approaches to enhance arrival experience and build anticipation</li> </ul>	
Maintenance/ Management			<ul style="list-style-type: none"> <li>The high traffic in this area attracts potential hazards from the Eucalypts dropping branches</li> <li>Maintaining the grass, favoured for sitting / picnics, in the face of increased use and corresponding desire for seats</li> <li>Accommodating vehicle movements in proximity to pedestrians</li> <li>Existing commercial lease arrangements</li> <li>Heritage significance and conservation management must be considered</li> </ul>
Landform/ Vegetation	<ul style="list-style-type: none"> <li>Kodak Compass (originally installed in 1931) is heritage listed</li> <li>Historic lookout park structures including: compass; lookout terrace and associated retaining walls, paths, steps and railings; -historic trees and flower beds which feature in many postcards; memorial items including 'puppy'; - a kiosk building; the water tower</li> <li>Garden beds are used for Carnival of Flowers (bare for part of the year)</li> <li>Promenade is a sloping hill Inclined with an average slope of 1:21 which flattens at the lookout to 1:40</li> <li>Mix of Forest Red Gum (Eucalyptus tereticornis) and Hoop Pine (Araucaria cunninghamii)</li> </ul>	<ul style="list-style-type: none"> <li>This area may be able to support smaller garden beds suitable for permanent or temporary floral displays</li> <li>Enhancement of the low walls around the pavements and planting area whilst retaining the heritage layout and simple character</li> </ul>	<ul style="list-style-type: none"> <li>The Two hoop pines are root bound in their garden bed due to the retaining wall. The arborist recommends removal of the retaining wall and placement of soil to encourage root growth outwards</li> </ul>
Character/ Sense of Place	<ul style="list-style-type: none"> <li>The lookout has been visited and enjoyed by all ages, residents and visitors, over its whole history, and will continue to do this.</li> <li>Visitors to Toowoomba generally include the lookout in their trip, residents bring their visitors here, so over its history it is held in memories with attachments for the awesome beauty of the view and the local modest park character.</li> <li>The lookout itself is the popular destination for residents and visitors to the parklands.</li> <li>While the lookout view is outstanding the park at the lookout should be recognised as a simply styled and beautiful park that has much that is appropriate in this simplicity to set off this view and serve as relaxing park.</li> </ul>		



Image 16: The water tower between the Kiosk and Tourist Drive



Image 17: The arrival experience from the carpark to the main lookout beside the restaurant



Image 18: The puppy statue is memorable to a significant number of people



Image 19: The directional marker at the lookout shows other cities' direction and distance from Picnic Point parklands



Image 20: The Kodak Compass is used by a significant number of people



Image 21: The gardens lcoated near the restaurant



Image 22: The mature trees shade the open grassed area, making it a popular area for picnics and activities.



Image 23: The stairs at the lookout leading to the Pardalote Trail



4.9 | Site Analysis | Area 8: Picnic Point Island



SITE ANALYSIS | AREA 8 | PICNIC POINT ISLAND

**Legend | PLAN**

Play Equipment

Signage

Structure

Shady mature trees with picnic tables underneath

Marked Pedestrian Crossing

Unmarked Crossing

Vehicular Direction

Garden beds used for Carnival

Car Parking

Helicopter Play Equipment

Bandstand

Slope Gradient

1m Contours

Unmarked Pedestrian Route

Existing Roads

Shelter

Site Boundary

Inset Map: 1:20'000 - Picnic Point parklands

Description

The island area is formed by the loop of the drive to the car park lookout and around to join Tourist Road. The dominant character is provided by a grove of majestic pine trees. The island contains the landmark flag pole, bandstand and playgrounds. The OSS (2016) defines the Picnic Point Island as a Recreation Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>One way loop road</li><li>Seats and picnic tables</li><li>Car park</li><li>Garden beds used for Carnival of Flowers (bare for part of the year)</li></ul>		
Activities/ Experiences & Uses	<ul style="list-style-type: none"><li>Play</li><li>Gathering spaces for groups</li><li>Picnic Spots</li><li>Events</li><li>Fitness Booking Area</li></ul>		
Connectivity	<ul style="list-style-type: none"><li>Intersection of Tobruk Memorial Drive , Tourist Road and Heller Street – changes between one way and two ways</li></ul>	<ul style="list-style-type: none"><li>Enhancement of traffic movement to mitigate congestion during peak events</li></ul>	<ul style="list-style-type: none"><li>Series of one-way streets is confusing and can cause traffic around Picnic Point Island during busy times like Carnival</li></ul>
Maintenance/ Management		<ul style="list-style-type: none"><li>Development of policies to avoid planting of hazardous tree species in high traffic zones</li><li>Maintenance of limb-dropping trees. This site has several Forest Red Gums (Eucalyptus tereticornis) which are prone to dropping limbs. This can be mitigated through trimming of dead wood. It is recommended that Gum trees are not planted in high traffic zones</li></ul>	
Landform/ Vegetation	<ul style="list-style-type: none"><li>Heritage items include: Large Australian flag landmark and Historic tourist location sign</li><li>Sloped rising towards the north-east approximately 1:25 to 1:30</li><li>Pine tree grove</li><li>Remnant Eucalypts</li><li>Kauri Pine (Agathis robusta)</li><li>Swamp Pine (Taxodium distichum)</li></ul>	<ul style="list-style-type: none"><li>Future planting of the Hoop Pine and potentially Jacarandas. This would complement the existing trees in this area</li></ul>	<ul style="list-style-type: none"><li>The Forest Red Gums is prone to dropping limbs and can be prevented by trimming dead wood.</li></ul>
Character/ Sense of Place	<ul style="list-style-type: none"><li>Car park on arrival, bandstand events, playground, shaded picnic and seating place, the island serves as multi-faceted destination and park place in its own right.</li><li>The pine tree grove, planted by an earlier park manager, has become a well-remembered park feature for its shade for many family and community gatherings and beautiful grandeur.</li><li>The flagpole was a considerable Council and community achievement and became a landmark day and night indicating the park location amongst the bushland.</li><li>The island signifies arrival and the centre of a park visit.</li></ul>		

Image 24: The pine trees can be up to 15m tall

Image 25: The 150 ft (46m) Flagpole can be seen from afar

Image 26: The Picnic Point Island bandstand (TRC)

Image 27: The Picnic Point Island is a large space with natural shade, bandstand, seating areas, memorial area with the Australian flag and a variety of playgrounds for children

Page 33  
Picnic Point parklands Master Plan



4.10 | Site Analysis | Area 9: Heller Street Park



SITE ANALYSIS | AREA 9 | HELLER STREET PARK

**Legend | PLAN**

Play Equipment

Shelter

Shelter with BBQ

Fire pit - used only during events and celebrations (e.g. Australia Day)

Unmarked Crossing

Garden beds used for Carnival

Car Parking

Driveway

Hedging to hide infrastructure

Events & Overflow Parking

Fitness Booking Area

Parking Lot

Street Parking

Bus & Coach Parking

Toilets

Scouts Den

Guides Hut

Playground

Flying Fox

Telstra Tower

Existing Roads

1m Contours

Slope Gradient

Site Boundary

Description

This park appears separate and of a different character to both the Lions Park and older lookout park areas across Tourist Road and to the bushland part of Tobruk Drive. The park has a western aspect and an even slope with a variety of specimen trees throughout the mown lawns. Heller Street Park is defined by the OSS (2016) as a Recreation Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>• Informal overflow parking for festivals</li><li>• Bus Coach Parking</li><li>• Electrical Tower</li><li>• Rangefield Scout Den</li><li>• Guide Hut</li><li>• Public Toilets</li><li>• Heller Street Playground with flying fox</li><li>• Shelters with picnic tables and BBQs</li><li>• Mown grass with parkland trees</li></ul>	<ul style="list-style-type: none"><li>• Upgrading of toilet facilities</li></ul>	
Activities/ Experiences & Uses	<ul style="list-style-type: none"><li>• Informal kick-about</li><li>• Fitness Booking Area</li><li>• Play</li><li>• Gathering spaces for groups</li><li>• Scout and Guide Activities</li></ul>	<ul style="list-style-type: none"><li>• Improvements for overflow parking use</li><li>• Provision for park activities and associated structuring and amenities.</li></ul>	
Connectivity	<ul style="list-style-type: none"><li>• Event overflow temporary parking use</li></ul>		
Maintenance/ Management			
Landform/ Vegetation	<ul style="list-style-type: none"><li>• Fire place used for Australia Day event is heritage listed</li><li>• Landform is sloped between 1:14 and 1:30</li><li>• Eclectic array of trees – natives to planted garden varieties</li></ul>	<ul style="list-style-type: none"><li>• Enhancement of landscape</li><li>• Addition of rain gardens (eg. From car park, roofs) and community Gardens</li></ul>	<ul style="list-style-type: none"><li>• The Forest Red Gums are prone to dropping lime and can be prevented by trimming the dead wood.</li></ul>
Character/ Sense of Place	<ul style="list-style-type: none"><li>• Serves as a local park for walks and view amenity, and destination district and city park for large scale community events.</li><li>• The associations with Australia Day events, including the campfire tea, are building community attachment to place.</li><li>• The playground is a popular destination place / activity. The open park only a well-used destination for community events.</li><li>• The views from Heller Street and houses across the park to the Island area are important, and views across Heller St Park to west of city are important</li></ul>		



Inset Map: 1:20'000 - Picnic Point parklands



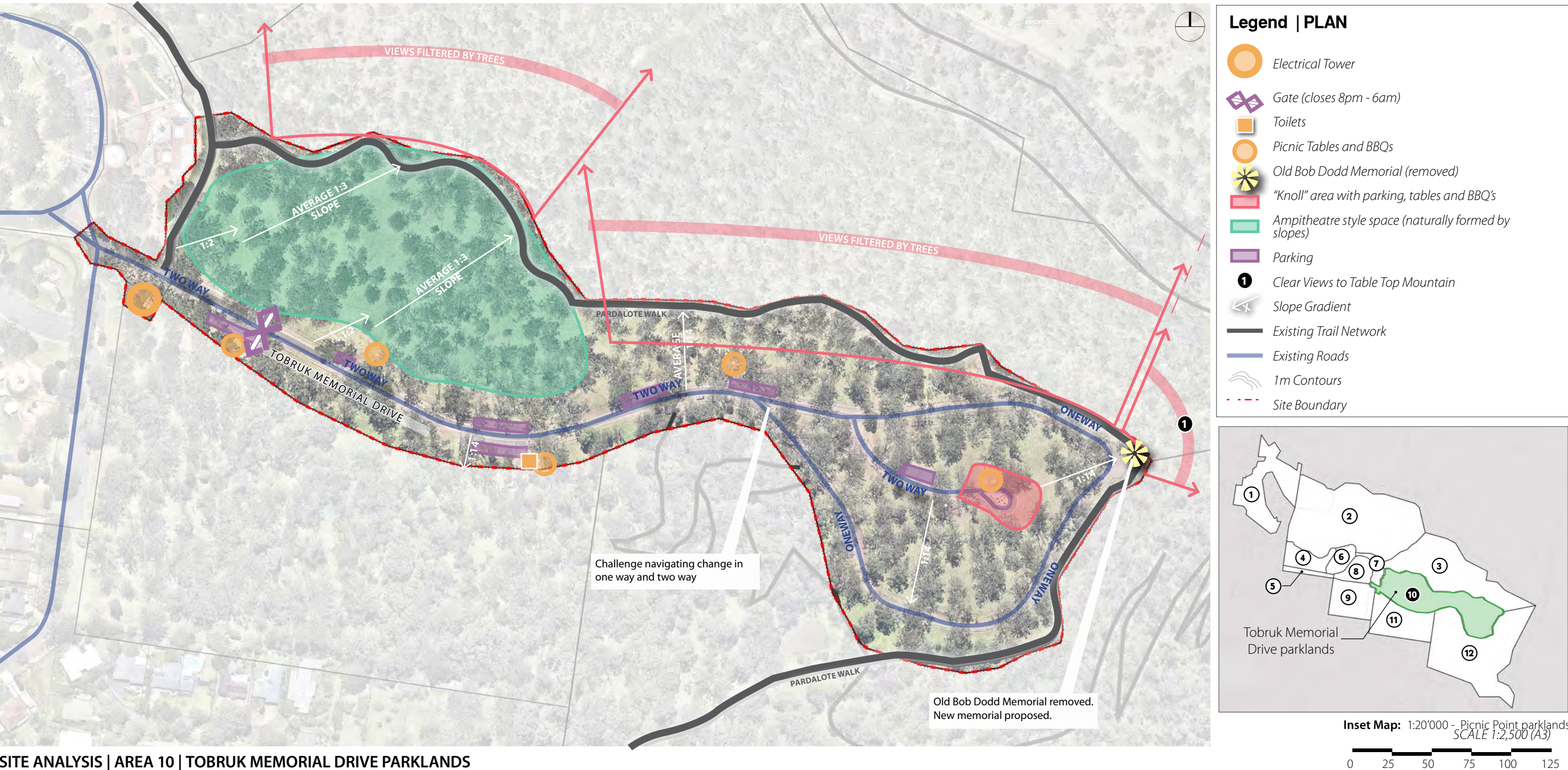
Image 28: Heller Street Playground



Image 29: Heller Street Park is used for large scale community events (TRC)



4.11 | Site Analysis | Area 10: Tobruk Memorial Drive parklands



SITE ANALYSIS | AREA 10 | TOBRUK MEMORIAL DRIVE PARKLANDS



Image 30: Views from the Pardalote Walk through the bushland



Image 31: The Peak 2 Park fun run and walk starts at Picnic Point in March every year from Heller Street and Tobruk Memorial Drive intersection (TRC)



Image 32: The traffic island in the "knoll" area facilitates two way traffic



Description

This highly distinctive parkland extends approximately 700 metres along the promontory of this edge of the Toowoomba Range, sharply edged by the escarpment drop off. The Memorial Drive lies along the ridge top and encircles a prominent knoll at the east end also turning at the well-known lookout to Table Top Mountain. The open Eucalyptus woodland cover (characterized as partially 'essential habitat') over the mown grassland gives a naturalistic character and creates attractive parklands.

At the hillside, falling away from the spine ridge route of Tobruk Memorial Drive, forms a curving amphitheatre-like form down to the escarpment rim. An open Eucalyptus woodland provides a canopy and naturalistic character. The OSS (2016) defines this area as a Bushland Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/Amenities	<ul style="list-style-type: none"><li>• Road partially one-way and two-way</li><li>• Street parking</li><li>• Gates to close road (closed 8pm-6am)</li><li>• Dam</li><li>• Previous Bob Dodd Lookout (soon to be replaced with new formal lookout)</li><li>• Rainforest Gully Walk</li><li>• Pardalote Walk</li><li>• Seating</li><li>• Picnic Tables</li><li>• BBQ</li><li>• Toilets</li></ul>	<ul style="list-style-type: none"><li>• Re-establishment of the Rainforest Gully Walk to create a different trail experience</li><li>• Addition of a new lookout facility (planned)</li><li>• Additional pause points: relaxation, seating, picnics.</li><li>• Better Path entries and information</li><li>• Addition of rest areas further down the road</li></ul>	<ul style="list-style-type: none"><li>• Restrictions with access due to closure of the gates after hours.</li><li>• Surveillance and CPTED sightlines.</li><li>• Control of traffic speeds and calming measures.</li></ul>
Activities/Experiences & Uses	<ul style="list-style-type: none"><li>• Informal recreation</li><li>• Gathering spaces for groups</li><li>• Taking in the views</li><li>• Movement between activity areas</li><li>• Walking, jogging and fitness</li></ul>	<ul style="list-style-type: none"><li>• Provision for more chances for trail users to rest and take in views</li><li>• Bringing of the bushland experience up from the drop off onto this promontory park.</li><li>• Enhancement of the provisions for fitness and jogging</li></ul>	<ul style="list-style-type: none"><li>• Views filtered by trees</li></ul>
Connectivity	<ul style="list-style-type: none"><li>• Current directional bollards</li></ul>		<ul style="list-style-type: none"><li>• Existing grades present DDA compliance issues. Integrating pedestrian and vehicular movement.</li></ul>
Maintenance/Management		<ul style="list-style-type: none"><li>• Better vehicle management</li></ul>	
Landform/Vegetation	<ul style="list-style-type: none"><li>• Sparatic tree coverage and open grasslands with minimal midstorey</li><li>• Gradient ranges from slope of 1:14 in open areas to 1:2 at high points</li><li>• Predominantly Non-Remnant vegetation (12.8.14/12.8.7)</li><li>• Dominated by Forest Red Gum (Eucalyptus tereticornis) and Yellow Box (Eucalyptus melliodora)</li></ul>	<ul style="list-style-type: none"><li>• Encourage picnic/passive recreational opportunities</li><li>• Encourage and facilitate community event spaces where possible</li><li>• Provide interpretative signage to inform about flora and fauna and symbolic significant of space to highlight cultural aspects and heritage.</li></ul>	
Character/ Sense of Place	<ul style="list-style-type: none"><li>• The drive and open woodland allows access for all and outlooks through the trees to the desired views.</li><li>• This parkland serves walkers, runners, picnickers, sightseers, nature lovers, tourists in cars, and coaches and large casual community groups / events.</li><li>• As well as the main Lookout, this area is the place Toowoomba residents bring their visitors.</li><li>• The view from here to Table Top Mountain is iconic for Toowoomba</li><li>• The area traversed to reach the Table Top Mountain lookout.</li><li>• Minimally developed parkland structure and spectacular panoramic outlooks give this area a rich, highly appreciated beauty.</li></ul>		



Image 33: Trails along the “natural ampitheatre”



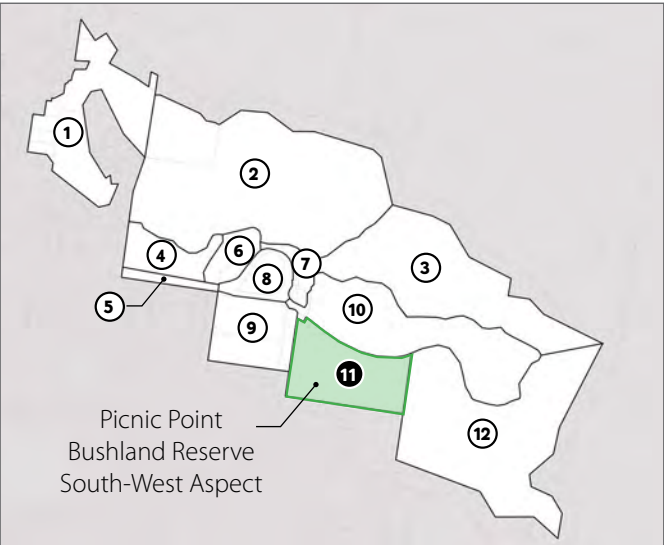
Image 34: Parklands that border the Tobruk Memorial Drive (TRC)



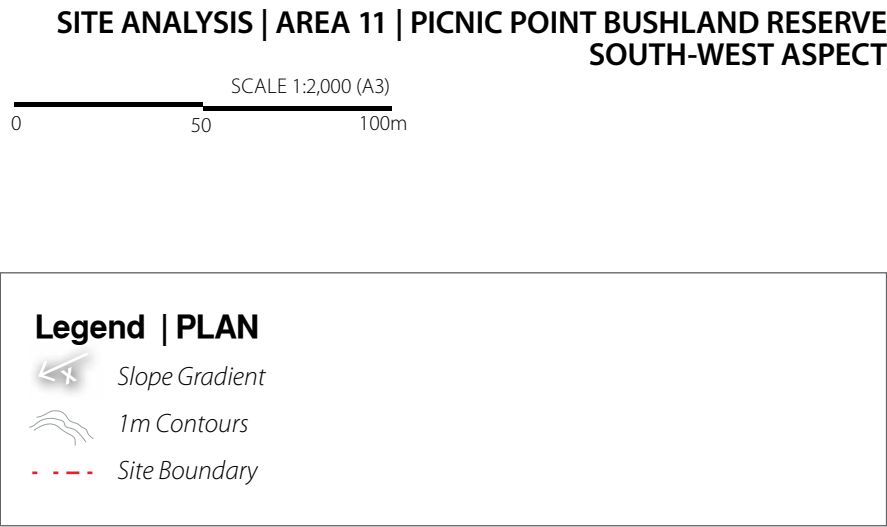
Image 35: Tobruk Memorial Drive park seating and BBQ area (Bob Dodd Lookout)



4.12 | Site Analysis | Area 11: Picnic Point Bushland Reserve South-West Aspect



Inset Map: 1:20'000 - Picnic Point parklands



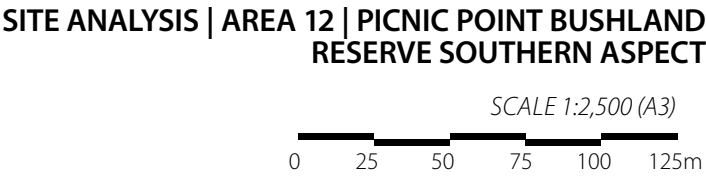
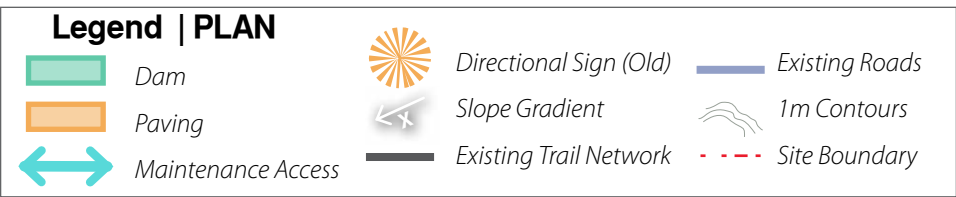
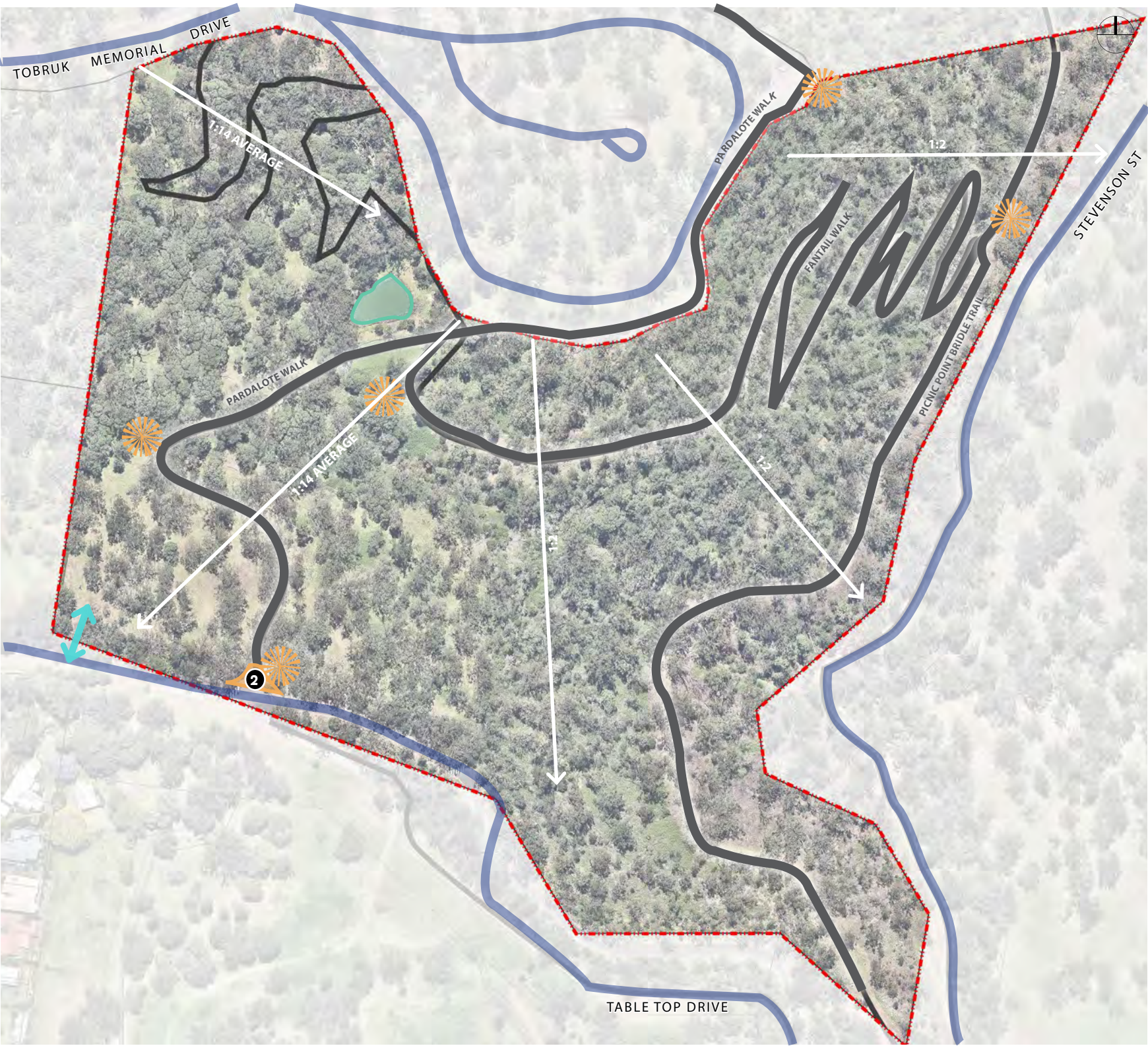
Description

The undulating terrain and semi-open Eucalypt woodland cover, and location between Tobruk Memorial Drive, Heller Street, and residences, this area is distinctly quieter and of a more natural landscape character to the surrounding parklands and lookout area. It has an aesthetically significant bushland experience and is noted to have a recreation and culture land use. The OSS (2016) defines the Picnic Point Bushland Reserve as a Bushland Park (district).

Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities			
Activities/Experiences & Uses		<ul style="list-style-type: none"><li>Additional provisions for passive recreation, relaxation, nature appreciation amenities, including seats, picnic decks, etc.</li></ul>	<ul style="list-style-type: none"><li>Conservation of environmental values while accommodating more accessibility and passive recreation / nature appreciation uses and users is a challenge</li></ul>
Connectivity		<ul style="list-style-type: none"><li>Improvement of accessibility for more visitors</li></ul>	
Maintenance/ Management		<ul style="list-style-type: none"><li>Natural habitat / landscape restoration through the reduction of mowing in areas and revegetation.</li><li>Potential delineation of walking tracks through the area using mown tracks. Limit the extent of mown areas.</li><li>Promotion of the natural values through eliminating unnecessary tidy up of the understorey in this area</li></ul>	<ul style="list-style-type: none"><li>Bushfire management must be considered</li><li>Access while conserving natural ground form and vegetation</li></ul>
Landform/Vegetation	<ul style="list-style-type: none"><li>Bushland landscape is a heritage element</li><li>Slope varies throughout – some areas as steep as 1:2, other areas flatten to a slope of 1:14</li><li>Non-Remnant vegetation (12.5.6)</li></ul>	<ul style="list-style-type: none"><li>Provision for a scenic space for passive recreation through the winding back of the mown areas to allow mid storey species to return whilst maintaining tracks and firebreaks</li><li>Large hollow bearing trees providing habitat for local fauna</li></ul>	<ul style="list-style-type: none"><li>Large trees which fall over during storm events should be retained as ground habitat wherever possible</li><li>There are numerous large hollow bearing trees in this area. They provide habitat for local fauna and should be retained.</li><li>Proximity to residential areas will require firebreaks and asset protection zones around infrastructure. Weed and bushfire management will require ongoing resources.</li></ul>
Character/ Sense of Place	<ul style="list-style-type: none"><li>Appreciation by adjoining residents.</li><li>Viewed by many from Heller Park, Tourist Road and Tobruk Memorial Drive.</li><li>Much appreciated as a flora and fauna habitat and as part of the wider escarpment landscape ecosystem.</li><li>The contiguous bushland cover over this wider part of the Picnic Point parklands provides a high quality aesthetic experience.</li></ul>		



4.13 | Site Analysis | Area 12: Picnic Point Bushland Reserve Southern Aspect



Description

This is an essentially underdeveloped bushland area of the parklands extending from Table Top Road down the north facing hillside, across a winding gully zone to the central parklands across the Tobruk Memorial Drive area. The OSS (2016) defines the Picnic Point Bushland Reserve as a Bushland Park (district).

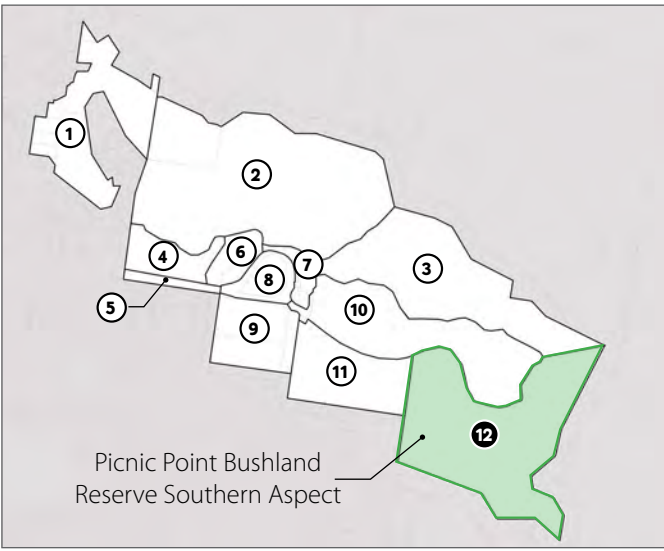
Category	Existing Features	Opportunities	Challenges
Infrastructure/ Amenities	<ul style="list-style-type: none"><li>Pardalote Walk</li><li>Fantail Walk</li><li>Picnic Point Bridle Trail</li><li>Seats at informal view spaces overlooking Table Top Mountain and range</li></ul>	<ul style="list-style-type: none"><li>Additional parking at entry on Table Top Road</li><li>Provision of additional chances for trail users to rest and take in views</li></ul>	
Activities/ Experiences & Uses	<ul style="list-style-type: none"><li>Hiking</li><li>Mountain Bike Riding and Horse Riding on Bridle Trail</li></ul>	<ul style="list-style-type: none"><li>Additional access to parts for Horse riding.</li><li>Enhancement of the interpretation of environmental values - in place and / or online websites</li></ul>	
Connectivity	<ul style="list-style-type: none"><li>Current major pedestrian entry signs and directional bollards</li></ul>	<ul style="list-style-type: none"><li>Increase in access / walking paths, cycle ways.</li></ul>	<ul style="list-style-type: none"><li>Accessibility whilst conserving natural ground form and vegetation</li></ul>
Maintenance/ Management		<ul style="list-style-type: none"><li>Restoration of ecological values by means of weed removal and management</li><li>Reduction of the extent of mown areas to allow mid storey species to return whilst maintaining tracks and firebreaks providing a more scenic space for passive recreation</li></ul>	<ul style="list-style-type: none"><li>Weed and Bushfire management</li></ul>
Landform/ Vegetation	<ul style="list-style-type: none"><li>Bushland reserve is heritage listed</li><li>Gentle slope of 1:14; with one area in the west steepening to 1:2</li><li>Non-Remnant vegetation (12.5.6 and 12.8.14/12.8.7)</li></ul>		
Character/ Sense of Place	<ul style="list-style-type: none"><li>A zone for walkers, runners, bird watchers, etc.</li><li>Environmental values highly valued.</li></ul>		



Image 36: A view point to Table Top Mountain along the trail (TRC)



Image 37: Entrance to trail



Inset Map: 1:20'000 - Picnic Point parklands



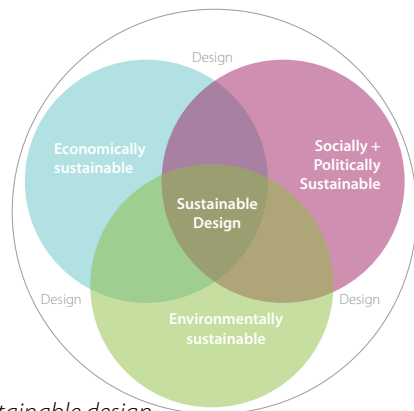
# 05 Best Practice Design for parklands

## 5.1 Design Drivers

The Picnic Point parklands Master Plan aims to represent best practice design. The following are some key design drivers that will be explored in the design. These do not represent all design considerations, but key contemporary drivers specifically distinctive for this Master Plan.

### Designing Sustainable Places

In order to design sustainable places the “triple bottom line” of Society, Economy and the Environment must be deliberated.



Triple Bottom line of Sustainable design

### Social Sustainability / Inclusion

It's important that people have an inclusive and vibrant places for social interaction and public celebration. There are many areas within the parklands that provide this function at many flexible spaces; everything from open grass spaces cater for large scale formal gatherings to individual seats under shady settings are provided for at the Picnic Point parklands.

Open spaces also contribute to physical and psychological wellbeing of a community, and are important places to preserve and celebrate cultural heritage.

### Environmental Sustainability

The local environment of the Picnic Point parklands is particularly important to flora and fauna. Park spaces, such as this, are not just for the use of people. Spaces, like the bushland, can be preserved and enhanced for the exclusive use by flora and fauna. It's important to consider connections to other bushland spaces and minimising disruptions (or “sinks”) to this connectivity such as roads and other barriers.

Parklands can also have an educational element, teaching about environmental systems through general observation and exposure, but also through more direct educational means such as signage and tours.

### Economical Sustainability

For the Picnic Point parklands its economic sustainability is connected to the liveability of Toowoomba. Toowoomba Regional Council maintain the parks and will further enhance it as part of this Master Plan because great parks are contributors to why people live, work and travel to a region, which have positive flow on effects to the region's economy.

There is one particular location in the parklands, the kiosk, that is a direct and commercial

operation and an economic contributor.

In parklands such as the Picnic Point parklands there does not have to be a perfect balance of the triple bottom line. Taking a strategic look at the role of parklands in a city, there should be a predominant focus on Social Sustainability, with Environmental Sustainability a high priority, Economic Sustainability should be diminished in parklands, as it has a role in other parts of a city.

### Creating Experiences

#### Authenticity of Experience

People are increasingly looking for ‘authentic experiences’. The foundation for that can be heritage, ecology, wildlife or scenic values, but it must be seen as real and not overly packaged and commodified

#### Locally appropriate design

No two places are the same. The unique climate, geology, ecology and culture shapes a space. These shaping influences need to be understood first before design, and any concepts should always be locally appropriate.

#### Flexibility

Local park users and tourists are increasingly wanting to tailor their own range of activities and timeframes so provide information and options that allow independent exploration as well as the full service comfort option.

#### Activation

To create vibrant places hard infrastructure is the only consideration. Activations in open spaces can provide variety and spontaneity without changing the fundamental character of a place.

Temporary events can draw people outside of the traditional peak time, making the facilities and infrastructure “work harder”.

### Connections

#### A network of destinations and journeys

Parks should be seen as a network of ‘journeys’ and ‘destinations’. How you move through the place should be as important as the ultimate destination. Every part of the park must have a value and purpose and management strategy.

Parklands are also part of a greater network and should become a multi-layered experience connecting other parkland spaces.

#### Alternate destinations

Destinations and attractions need a level of parking, roads and other infrastructure to support them, but it is important that the amount of infrastructure does not begin to detract from what makes a parkland character attractive in the first place. People do not visit parks to visit a big car park, they visit for the unique parkland qualities.

If the infrastructure is beginning to dominate private cars at destination points and replace with walking & public transport options (at least at peak times) and create alternative destinations to share the visitor impact.

#### Wayfinding

It is critical that all users can find their destination and the attractions in the parklands. The

logical layout of parkland destinations

Signage should be a last resort

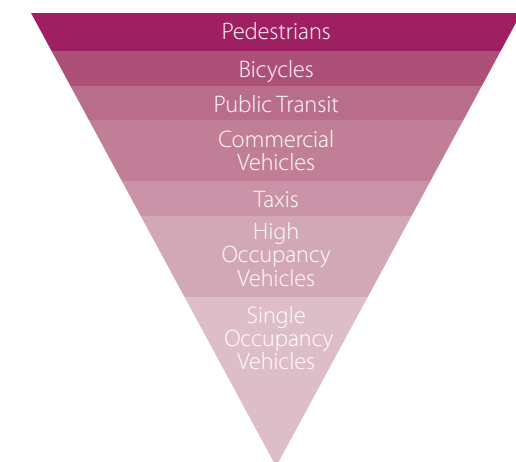
### Arrival

Arrival into a parkland should be welcome and aid in the transition between spaces. There are likely to be many arrival spaces within a park and at different scales.

### Transport

Congestion management is critical – set limits to visitor numbers in key visitor destinations to preserve the quality of the experience. Private cars at peak times may needed to be taken out at key destinations and replaced with walking and public transport.

The hierarchy of transport should be considered. Pedestrians should be catered for first, then cyclists and single occupancy vehicles considered last.



Hierarchy of transport

### Encouraging a Healthy Lifestyle

#### Active park use

Parklands should encourage a healthy lifestyle through incidental activity and formal exercise opportunities. Active lifestyles should be provided to all - children, adolescents, adults and older people.

Parklands have been found to “positively influence physical activity levels and improved mental health outcomes”. (ACT Government, Incorporating Active Living Principles into the Territory Plan).

#### Play

Play has been shown to have benefits beyond physical health. Play is important for cognitive and social development. Parklands can provide formal play spaces with playgrounds, and also incidental play spaces through the proximity to bushland, open space and any other safe space.



## 5.2 Design Drivers

### Conservation

As a heritage parkland is it best practice to consult the Burra Charter for conservation. Conservation is the process of caring for places to ensure that their cultural significance is retained.

The main text of the Burra Charter encompasses the following seven concepts:

- The place itself is important;
- Understand the significance of the place and its setting;
- Understand the fabric and setting;
- Significance should guide decisions;
- Do as much as necessary, as little as possible;
- Keep records; and
- Do everything in a logical order.

The need for conservation is well summarised in the Burra Charter:

“Places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious. These places of cultural significance must be conserved for present and future generations.

### Biophilic Design

Another design driver of the Picnic Point parklands will be to explore Biophilic Design to contribute to the health and wellbeing of the parkland’s users. Biophilic Design connects social and environmental design drivers and aims to connect humans to nature and natural processes.

The following are the Principles of Biophilic Design from Terrapin’s, Patterns of Biophilic Design – Improving Health and Well-Being in the Built Environment (2014, p. 14). Many of these principles already exist

#### 1. Visual Connection with Nature

A view to elements of nature, living systems and natural processes.

#### 2. Non-Visual Connection with Nature

Auditory, haptic, olfactory, or gustatory stimuli that engender a deliberate and positive reference to nature, living systems or natural processes.

#### 3. Non-Rhythmic Sensory Stimuli

Stochastic and ephemeral connections with nature that may be analyzed statistically but may not be predicted precisely.

#### 4. Thermal & Airflow Variability

Subtle changes in air temperature, relative humidity, airflow across the skin, and surface temperatures that mimic natural environments.

### 5. Presence of Water

A condition that enhances the experience of a place through the seeing, hearing or touching of water.

### 6. Dynamic & Diffuse Light

Leveraging varying intensities of light and shadow that change over time to create conditions that occur in nature.

### 7. Connection with Natural Systems

Awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem.

### 8. Biomorphic Forms & Patterns

Symbolic references to contoured, patterned, textured or numerical arrangements that persist in nature.

### 9. Material Connection with Nature

Material and elements from nature that, through minimal processing, reflect the local ecology or geology to create a distinct sense of place. This may include, but not limited to materiality of furniture and park embellishments.

### 10. Complexity & Order

Rich sensory information that adheres to a spatial hierarchy similar to those encountered in nature.

### 11. Prospect

An unimpeded view over a distance for surveillance and planning.

### 12. Refuge

A place for withdrawal, from environmental conditions or the main flow of activity, in which the individual is protected from behind and overhead.

### 13. Mystery

The promise of more information achieved through partially obscured views or other sensory devices that entice the individual to travel deeper into the environment.

### 14. Risk/Peril

An identifiable threat coupled with a reliable safeguard.

### Equity and Accessibility

#### Safety

The best guide to safety in open spaces is the Crime Prevention through Environmental Design (CPTED) guide, published by Queensland Police.

The guide outlines strategies such as natural surveillance, natural access control, and natural territorial reinforcement.

Some relevant elements to this Master Plan include:

- Designing streets to increase pedestrian and cycle traffic
- Create “overlooking” spaces (eg. building windows look over pathways)
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.
- When creating lighting design, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas. Ensure potential problem areas are well lit: pathways, stairs, entrances/exits, parking areas, mailboxes, bus stops, children’s play areas, recreation areas, pools, storage areas, dumpster and recycling areas.
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).
- Use low, thorny bushes beneath ground level windows. Use rambling or climbing thorny plants next to fences to discourage intrusion.
- Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.
- Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.

#### Equitable Use

It is important to consider all users, including those with mobility issues when designing spaces. The Disability Discrimination Act makes “disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities.” (Australian Human Rights Commission, 2017)

Essential public places such as buildings, shelters and toilets must have equal access through:

- Continuous accessible path of travel
- Disabled carparks
- Furniture (seating and picnic tables, drinking fountains, bins etc.)



# 06 Design Vision and Objectives

## 6.1 Vision

*Picnic Point parklands is loved for its heritage significance, exceptional and expansive views and variety of public recreation opportunities. As Toowoomba's iconic tourist destination, visitors are treated to an unique landscape escarpment setting, which offers a range of memorable occasions for all to enjoy.*

## 6.2 Objectives

*Celebrate the heritage and significance of the Picnic Point parklands to the local Toowoomba community and as a tourist destination, through a series of improvement upgrades which respect, conserve and promote opportunity to attract users, integrates with the existing site features and attractions through sustainable practices, environmental values, create social experiences and engagement and encourages economic viability.*

### **AUTHENTICITY AND CHARACTER**

- Retaining the culturally significant relevance and heritage character by preserving the scenic vistas and outlook qualities together with the open space picnic 'sense of place'.
- Restore awareness of the sites as an Indigenous significance 'place'.
- Conserving the individual character of all the parkland areas and the state level heritage significance which is present throughout the parklands.
- Highlight and conserve native flora and flora.
- Respect the cultural significance of the place to all communities/groups and past use.
- Considered incorporation of improvement opportunity as to not impact the environment setting.

### **FLEXIBLE AND ADAPTABLE**

- Cater for a variety of formal and informal user groups by accommodating a range of experiences and functions.
- Encouraging independent exploration through well connected, integrated and informed spaces which provide multiple experiences and destinations.
- Improve relationships between the parklands as a holistic place.
- Draw people into the broader parklands areas, beyond those frequently occupied.

### **VARIETY OF EXPERIENCES**

- Provide an increased and complimentary variety of experiences and opportunities for all.
- Ensure all proposed improvements embrace the 'sense of place' and enhance the experience of the user.
- Highlight the awareness of all experiential aspects of the place including active, passive, open space, play, trails connectivity.

### **INTERCONNECTED JOURNEYS**

- Improve legible connections between character spaces and environments.
- Highlight wayfinding to attractions through signage and educational aspects.
- Connect to broader escarpment parklands and encourage users to journey between these places.
- Create looped experiences and ensure a connected network of journeys.

### **SAFE AND EQUITABLE**

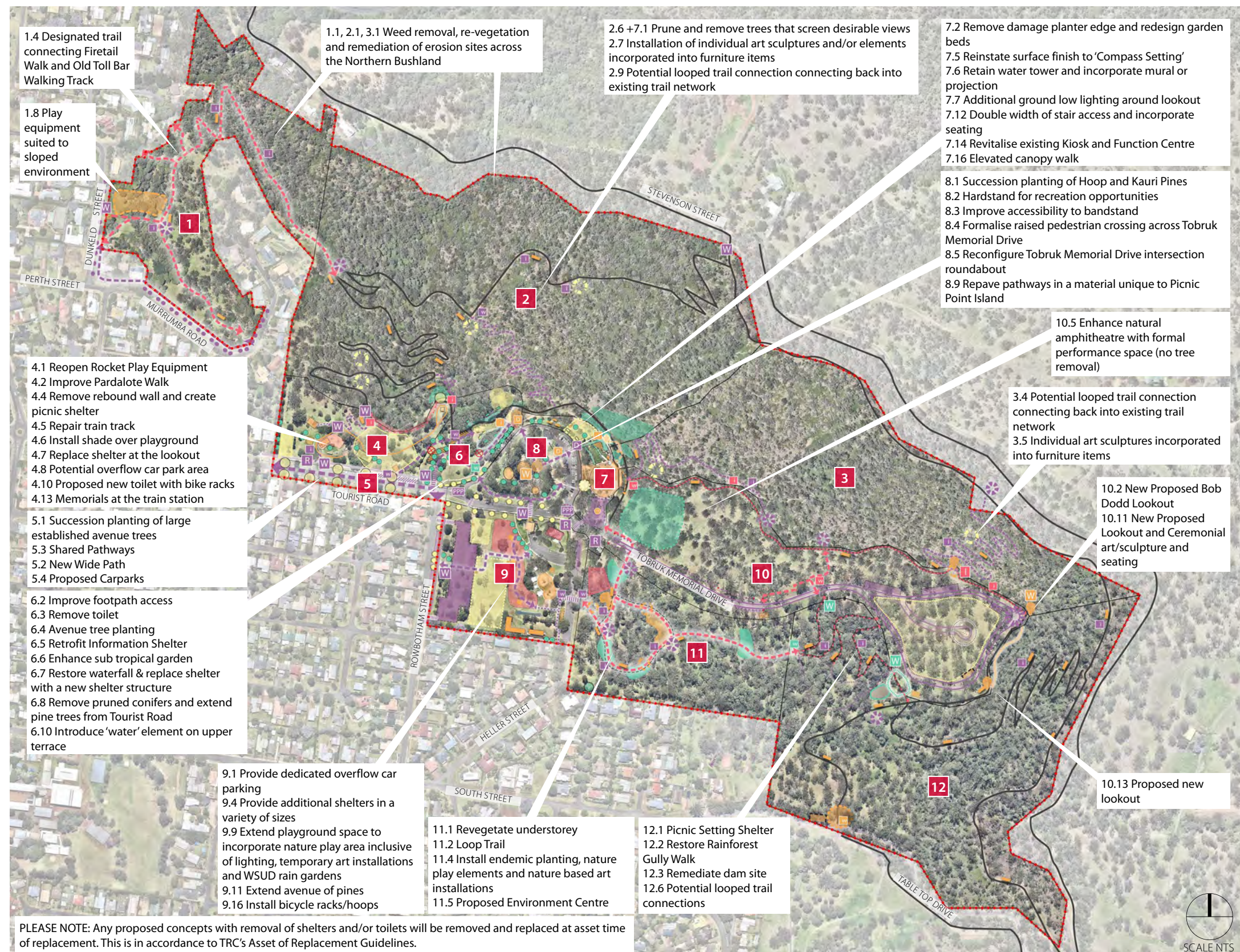
- Improve accessibility to all destinations and to important attractions.
- Encourage equitable movement and access to all amenities and infrastructure.
- Ensure balance between easy to access spaces and challenging journeys.
- Improve Maintenance and Management practices to ensure a high quality, well-presented place.



# 07 Concept Master Plan

## 7.1 Proposed Concept | Master Plan Summary

This plan is a summary of the Concept Plans for each of the parkland areas.  
Refer to the following pages for more detail and clarification.



PLEASE NOTE: Any proposed concepts with removal of shelters and/or toilets will be removed and replaced at asset time of replacement. This is in accordance to TRC's Asset of Replacement Guidelines.

### DISCLAIMER:

The master plan for this recreation reserve presents as best it can an agreed development position between all groups involved, realising that a partnership approach will be required between various levels of Government, regular user groups of the facilities and the general community. This master plan is a high level, yet aspirational, concept style document and it is important to note that the identification of potential future infrastructure and improvements in no way confirms funding has been or will be allocated.

### Legend

#### Trails & Pedestrian Access

- Existing Trail Network
- Improved Existing Trail
- New Trail Connection
- Potential Trail Loop Connection
- Pedestrian Footpath

#### Wayfinding & Interpretive Signage

- PPPP Roadside Major Sign
- R Roadside Standard Sign
- D Digital Major Entry Sign
- Ww Major & Minor Wayfinding Sign
- Ii Major & Minor Interpretive Signage- Locations TBC

#### Wayfinding Category Concept

- \*(Refers to specific concept)
- W Infrastructure/Amenities
- W Activities/Experiences & Uses
- W Connectivity
- W Landform/Vegetation

#### Site Features

- Seating
- Art Installation
- Pine Planting
- Planting

#### Category

- Infrastructure/Amenities
- Activities/Experiences & Uses
- Connectivity
- Maintenance/Management
- Landform/Vegetation
- Character/Sense of Place

#### General

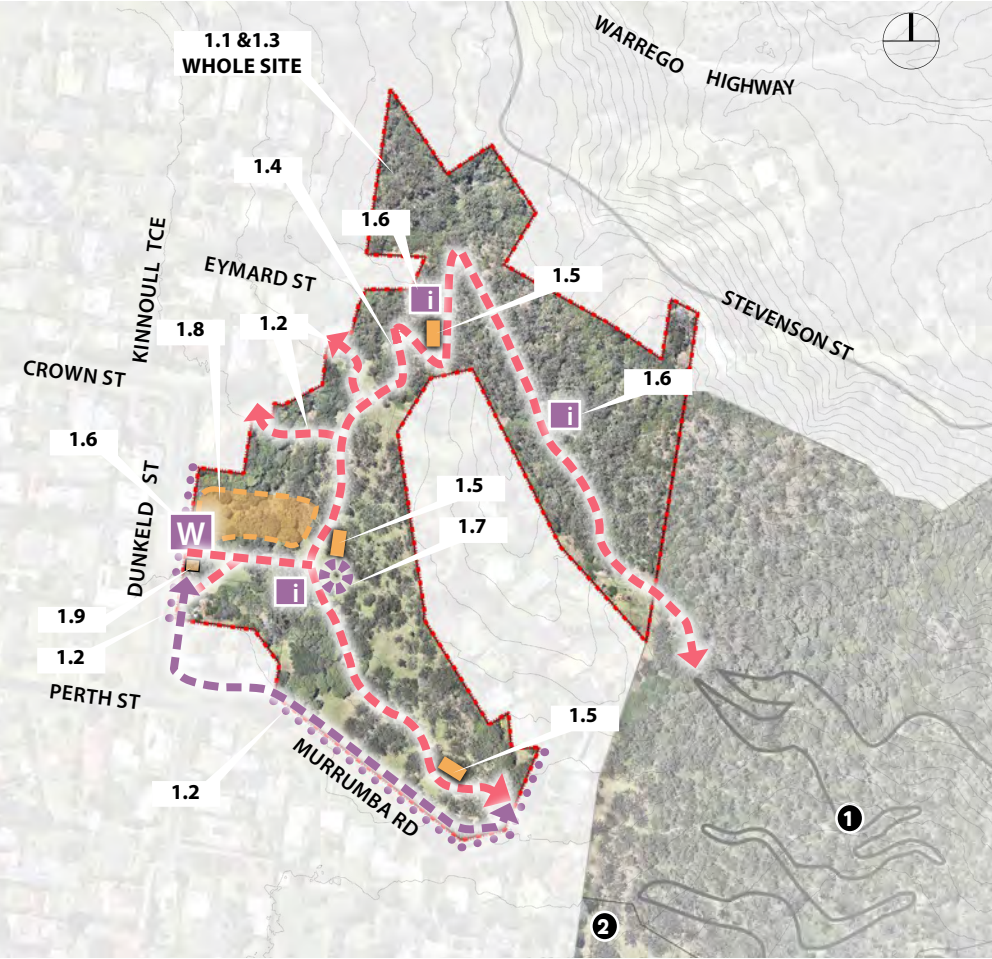
- Site Boundary
- Area Boundary

#### Areas of the parklands

- 1 Area 1: Murrumba Road Park
- 2 Area 2: Picnic Point Bushland Reserve Northern Aspect
- 3 Area 3: Picnic Point Bushland Reserve North-Eastern Aspect
- 4 Area 4: Lions Park
- 5 Area 5: Tourist Road
- 6 Area 6: Waterfall Gardens, Driveway and Upper Tourist Road
- 7 Area 7: Lookout Terrace, Kiosk and Tower
- 8 Area 8: Picnic Point Island
- 9 Area 9: Heller Street Park
- 10 Area 10: Tobruk Memorial Drive Park
- 11 Area 11: Picnic Point Bushland Reserve South-West Aspect
- 12 Area 12: Picnic Point Bushland Reserve Southern Aspect



7.2 | Proposed Concept Plan | Area 1: Murrumba Road Park



CONCEPT PLAN | AREA 1 | MURRUMBA ROAD PARK

SCALE 1:5,000 (A3)  
0 50 100 150 200 250m  
REFER DISCLAIMER ON PAGE 42

Legend | CATEGORY

Infrastructure/ Amenities

Activities/ Experience & Uses

Connectivity

Maintenance/ Management

Landform/ Vegetation

Character/ Sense of Place

Legend | PLAN

Attractive/ Adventurous play equipment

Seating Nodes

Rubbish Bins

Major Wayfinding Sign

Minor Interpretive Signage- Locations TBC

Directional Bollard

Proposed Verge

Pathways along existing road and to existing easements

New Trail

Existing Trail Network

1m Contours

Site Area Boundary

1 Firetail Walk

2 Lions Park

Ref	Proposed Concepts
1.1	Regeneration (Ecological recovery) of areas where remnant vegetation remains allowing native grasses, shrubs and regrowth of trees species to occur. Assisted regeneration could be required with reduction of mowing from areas along with weed removal control, treatment and erosion controls where required.
1.2	Proposed verge edge with footpath and kerb creating a pedestrian loop through the park. Creating a new trail linking Crown Street and Eymard Street easements to the park.
1.3	Expansion of native species character arboretum inclusive of trail as per the Lions Club vision in 1957.
1.4	Create designated trail that connects with Firetail Walk and Old Toll Bar Walking Track, and link with the arboretum. <ul style="list-style-type: none"><li>Clearing for the installation of the trail may require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>Additional stabilisation planting may be required to reduce impact to disturbed areas.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li><li>Grade and classification of the trail is to be confirmed.</li></ul>
1.5	Seating nodes along footpath at a minimum distance of 200m (Refer to Material Finishes Schedule).
1.6	Wayfinding sign illustrating a connection to the remainder of the parklands and to match existing trail signage (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.  Some interpretive signage regarding existing flora/fauna species (Signage location TBC depending on an extensive site investigation). This could focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.
1.7	Directional Bollard to direct the users along the new trail connecting them to Picnic Point parklands and other trails (as per Wayfinding and Interpretive Strategy).
1.8	Incorporate play equipment suited to the sloped environment and to provide interactive element suitable as a recreation node (Refer to Material Finishes Schedule). A drink fountain will be included within the proximity of the playground inclusive of tap point. <ul style="list-style-type: none"><li>Retention of mature native vegetation and removal of weeds in this area.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li></ul>
1.9	Provide a general waste bin.

EXEMPLAR | PLAY EQUIPMENT - INDICATIVE ONLY



Source: Aila, retrieved 22 March 2018 | Refer to Ref 1.8



Source: Bespoke, retrieved 22 March 2018 | Refer to Ref 1.8

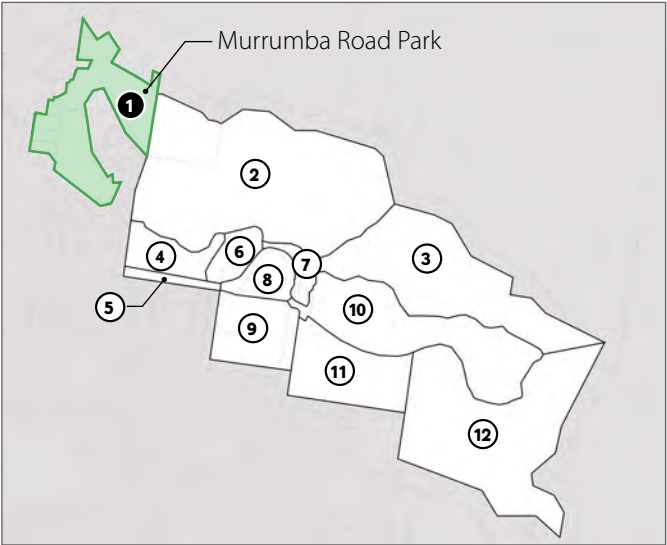
EXISTING SITE AREA PHOTOS



Source: Tract, retrieved 24 November 2017



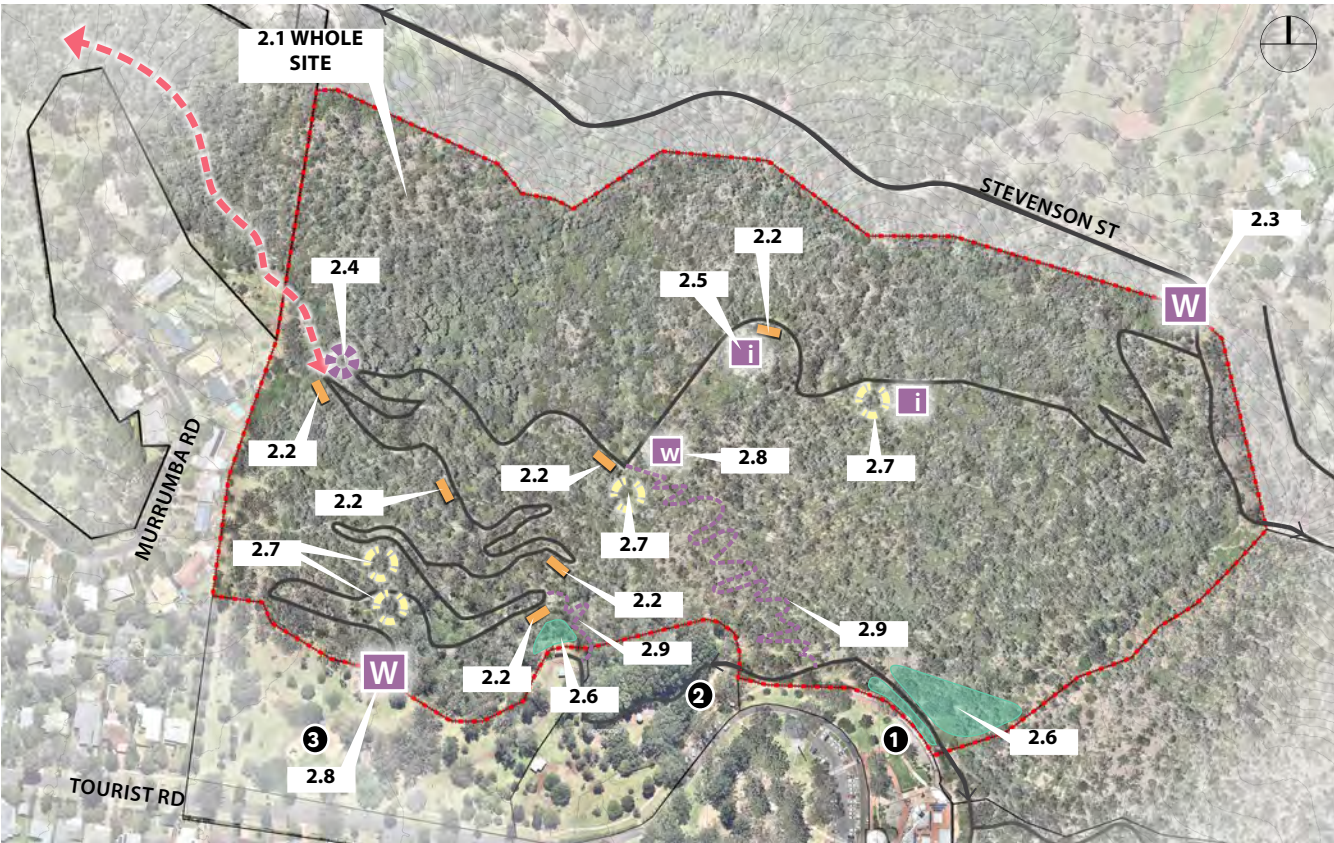
Source: Tract, retrieved 22 November 2017



Inset Map: 1:20'000 - Picnic Point parklands



7.3 | Proposed Concept Plan | Area 2: Picnic Point Bushland Reserve Northern Aspect



CONCEPT PLAN | AREA 2 | PICNIC POINT BUSHLAND RESERVE NORTHERN ASPECT

**Legend | PLAN**

- Select Pruning and/or removal of trees
- Seating Nodes
- Art Installation- Location Indicative
- Major & Minor Wayfinding Sign
- Minor Interpretive Signage- Locations TBC
- Directional Bollard
- Potential Trail Loop Connections
- New Trail
- Existing Trail Network
- 1m Contours
- Site Area Boundary
- 1 Lookout Terrace
- 2 Waterfall
- 3 Lions Park Playground

EXISTING SITE AREA PHOTOS



Source: Tract (2017), retrieved 24th Nov 2017 | Existing Vegetation

**Legend | CATEGORY**

- Infrastructure/ Amenities
- Activities/ Experience & Uses
- Connectivity
- Maintenance/ Management
- Landform/ Vegetation
- Character/ Sense of Place

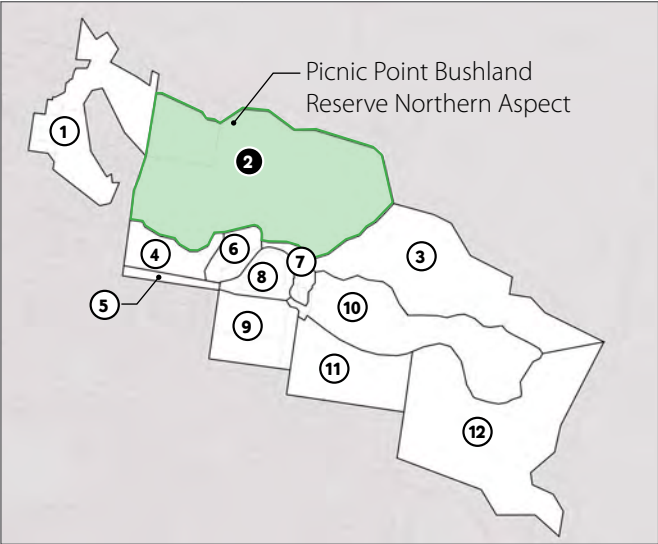


Source: Tract (2017), retrieved 24th Nov 2017 | Existing Trail in this area

EXEMPLAR | ART INSTALLATION - INDICATIVE ONLY



Source: Weekend Notes (2018), retrieved 22nd March 2018 | Refer to Ref 2.7

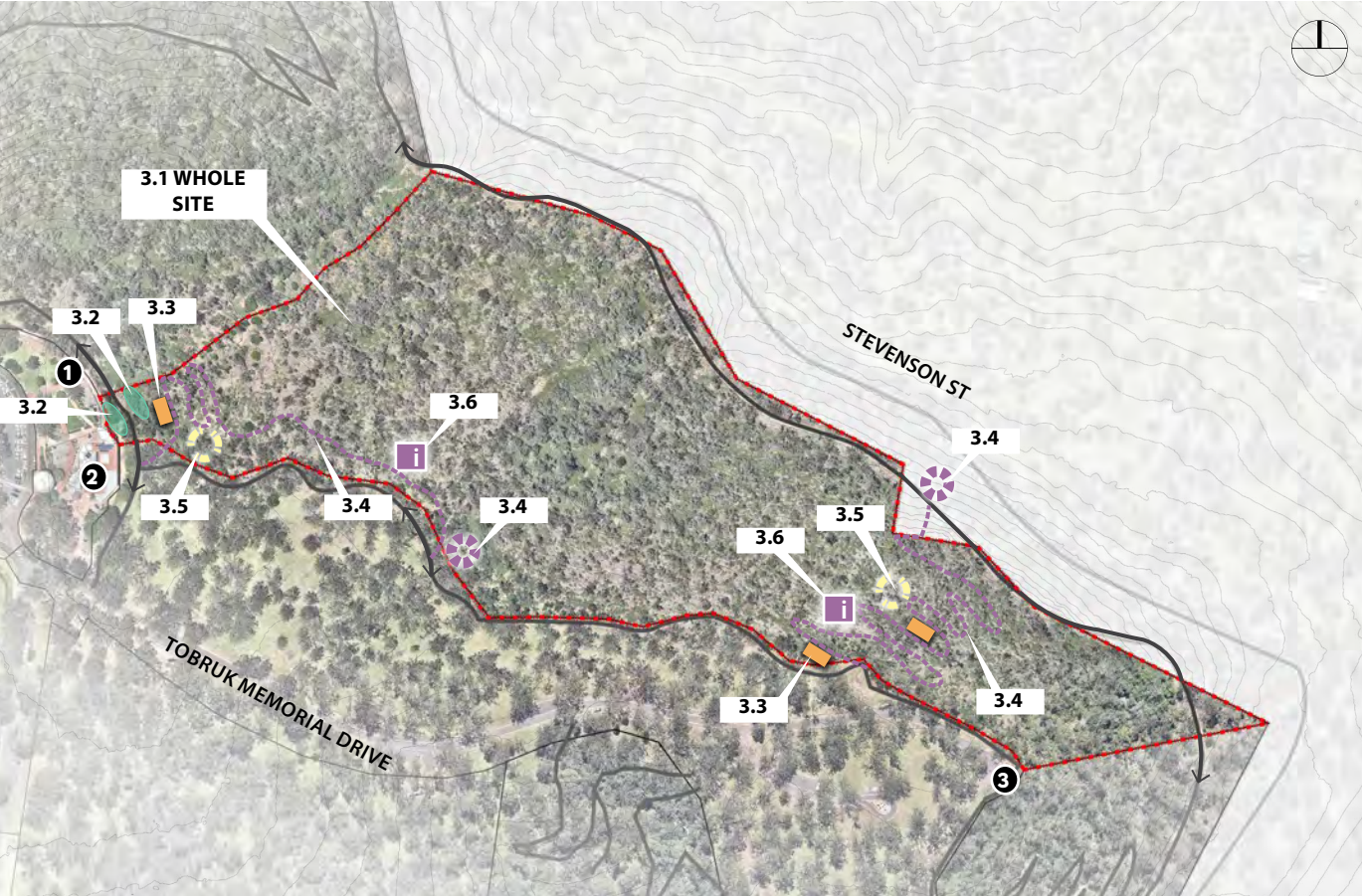


Inset Map: 1:20'000 - Picnic Point parklands

Ref	Proposed Concepts
2.1	Regeneration (Ecological recovery) of areas where remnant vegetation remains allowing native grasses, shrubs and regrowth of trees species to occur. Assisted regeneration could be required with reduction of mowing from areas along with weed removal control, treatment and erosion controls where required.
2.2	Additional seating nodes at key vistas along Firetail Walk (Refer to Material Finishes Schedule).
2.3	Option to incorporate walking trail to Table Top Mountain which connects at the intersection of Firetail Walk, Old Toll Bar Walking Track and Picnic Point Bridle Trail. Create a new Wayfinding sign at the intersection of these tracks (as per Wayfinding and Interpretive Strategy).
2.4	Directional Bollard pointing to direction of the trail (as per Wayfinding and Interpretive Strategy).
2.5	Interpretive Signage to incorporate information to inform users of local flora and fauna (as per Wayfinding and Interpretive Strategy). This could focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.
2.6	Select pruning and/or removal of trees that screen desirable views from the main Lookout Terrace and Bill Gould Lookout. This will require an arborist and a Fauna specialist to ensure there is no fauna habitat or fauna present and to relocate if it is located. (Extent TBC following expert advice)
2.7	Installation of individual art sculptures and/or elements to be incorporated along the trail by local artists highlighting local flora and fauna. Locations should avoid impacts to any view lines overlooking the escarpment. Locations TBC depending on engagement with artist and their respective design and curation. There is to be no memorials, however plaques on seating is accepted. The art is to be a natural reflective material that is not overly intrusive to the users of the space, but complimentary
2.8	Update Wayfinding Signage indicating new trails and seats and creating a new Wayfinding Signage at the intersection of the existing trail and the looped trail connection (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.
2.9	Potential additional looped trail connections that connect back into the existing trail network. These connections intend to create intersections and support the seating nodes at points of reference and potential meeting/signage points. Trail location to consider existing grades. <ul style="list-style-type: none"><li>Clearing for the installation of the trail could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>Additional stabilisation planting may be required to reduce impact to disturbed areas.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li><li>Grade and classification of the trail is to be confirmed.</li></ul>

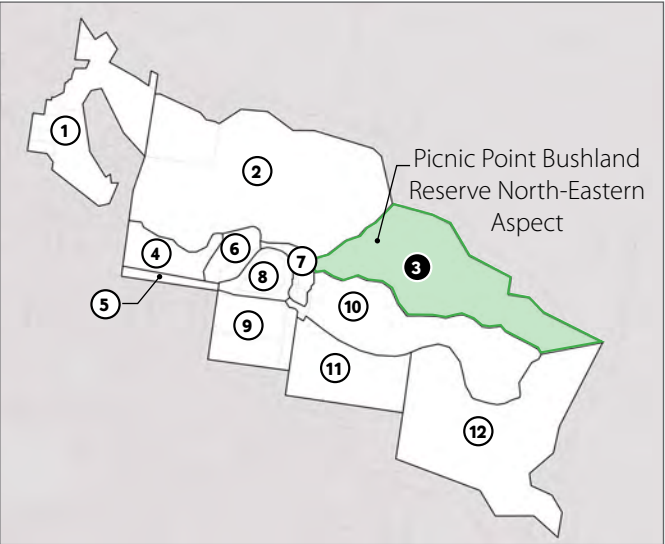


7.4| Proposed Concept Plan | Area 3: Picnic Point Bushland Reserve North-Eastern Aspect



CONCEPT PLAN | AREA 3 | PICNIC POINT BUSHLAND RESERVE NORTH-EASTERN ASPECT

SCALE 1:5,000 (A3)  
0 50 100 150 200 250m  
REFER DISCLAIMER ON PAGE 42



Inset Map: 1:20'000 - Picnic Point parklands

**Legend | PLAN**

Art Installation-Location Indicative

Seating Nodes

Minor Interpretive Signage- Locations TBC

Directional Bollard

Potential Trail Loop Connections

Select Pruning and/or removal of trees

Existing Trail Network

1m Contours

Site Area Boundary

**1** Lookout Terrace

**2** Kiosk

**3** Proposed Bob Dodd Lookout

**Legend | CATEGORY**

Infrastructure/ Amenities

Activities/ Experience & Uses

Connectivity

Maintenance/ Management

Landform/ Vegetation

Character/ Sense of Place

Ref	Proposed Concepts
3.1	Regeneration (Ecological recovery) of areas where remnant vegetation remains allowing native grasses, shrubs and regrowth of trees species to occur. Assisted regeneration could be required with reduction of mowing from areas along with weed removal control, treatment and erosion controls where required.  This is with a particular focus around the sighting of the lookout.
3.2	Selective tree removal (TBC) with revegetation to understorey ground surface in areas adjacent to the lookout where the views are impacted. Based on arborist advice (Extent TBC following expert advice).  Removal of native remnant eucalyptus needs to consider wildlife habitat issues and be minimal in approach through selective branch trimming.
3.3	Seating Nodes along pathways at allocated rest points (as per Material Finishes Schedule).
3.4	Potential additional looped trail connections that provide circulation back into the existing trail network. These connections intend to create intersections, supported by seating nodes at points of reference and potential meeting/signage places. Trail location to consider existing grades. <ul style="list-style-type: none"><li>Clearing for the installation of the trail may require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>Additional stabilisation planting may be required to reduce impact to disturbed areas.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li><li>Grade and classification of the trail is to be confirmed.</li><li>Directional Bollard to direct the users along the new trail connecting them to Picnic Point parklands and other trails (as per Wayfinding and Interpretive Strategy).</li></ul>
3.5	Installation of individual art sculptures and/or elements to be incorporated by local artists highlighting local flora, fauna or geology. Locations should avoid impacts to any view lines overlooking the escarpment. Locations TBC depending on engagement with artist and their respective design and curation. There is to be no memorials, however plaques on seating is accepted. The art installation is to not be visible from Tobruk Memorial Drive or Pardalote Walk.  The art is to be reflective of natural material that is not overly intrusive to the users of the space, but complimentary.
3.6	Interpretive Signage to incorporate information to inform users of local flora and fauna and Table Top Mountain (as per Wayfinding and Interpretive Strategy). This could focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.

EXISTING SITE AREA PHOTOS



Source: Tract (2017), retrieved 24th November 2017



Source: Tract (2017), retrieved 24th November 2017



Source: Tract (2017), retrieved 24th November 2017

EXEMPLAR | ART INSTALLATIONS - INDICATIVE ONLY



Source: Michael Wee, retrieved 6 March 2018 | Refer to Ref 3.5



Source: Sheryl Smith-Rodgers, retrieved 6 March 2018 | Refer to Ref 3.5



Source: Contemporary Basketry, retrieved 6 March 2018 | Refer to Ref 3.5

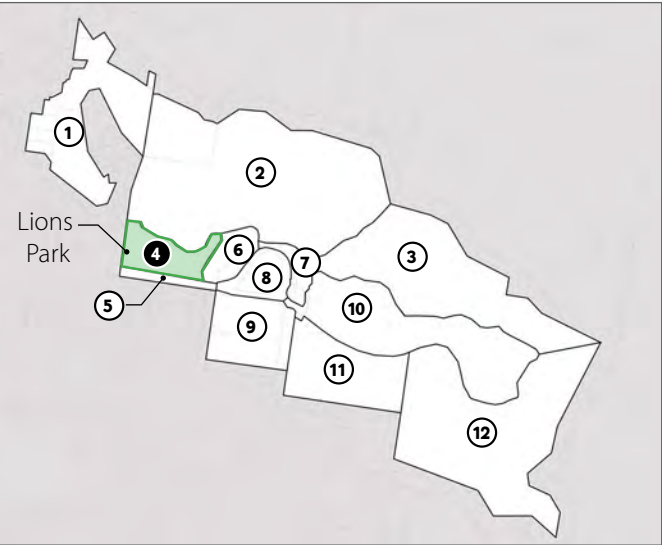


7.5 | Proposed Concept Plan | Area 4: Lions Park



CONCEPT PLAN | AREA 4 | LIONS PARK

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42



**Legend | PLAN**

Infrastructure Improvements

Improvements to Train Track

Additional design to the lookout

New Shelter

Shade Element

New Toilet Block

Memorial Area

Bike Racks/ Hoops

Seating Nodes

Ground Cover Planting

R

W W

i

Tree Planting

Potential loop connection

Pedestrian Footpath

Improve existing Trail

Existing Trail Network

1m Contours

Site Area Boundary

1

2

Roadside Standard Sign

Major & Minor Wayfinding Sign

Minor Interpretive Signage

To Waterfall

To Picnic Point Island

**Legend | CATEGORY**

Infrastructure/ Amenities

Activities/ Experience & Uses

Connectivity

Maintenance/Management

Landform/ Vegetation

Character/ Sense of Place

Ref	Proposed Concepts
4.1	The existing Space Rocket equipment to be reintroduced as a play element and surround with softfall.
4.2	<div>Improve Pardalote Walk<ul style="list-style-type: none"><li>Resurface to an appropriate trail surface as per TRC Parks &amp; Recreation Services Operating Service Standards and in accordance with heritage surroundings.</li><li>Define edge with intermittent timber logs and place ground cover planting up the existing edge of Pardalote Walk. This will help to create defined alignment between the parkland and bushland areas.</li><li>Add interpretative signage to encourage visitors of Lions Park to experience the bushland (as per Wayfinding and Interpretive Strategy). This can focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.</li></ul></div>
4.3	Maintain and restore the Triple Shelter (meeting heritage conservation policies and considerations), and the bluestone steps, paving and improve planting areas adjacent with native species.
4.4	<div>Demolish and remove Rebound Wall and create picnic shelter and a table (as per Built Form Strategy).</div> <div>Create a pedestrian footpath to connect back with the existing train track path.</div>
4.5	Repair "train track" (bitumen) (with works in accordance with heritage significance conservation)
4.6	Provide shade element over playground (to fulfill Lions Centennial Project 2017 request). Note: Structure to be approved and in character with Lions Park. No irregular shade sails to be proposed. There is to be no shade element over historical playground equipment. These are the Space Rocket, Elephant and Octopus. Additional trees to be added to add more shade to the area.
4.7	<div>Lookout:<ul style="list-style-type: none"><li>At time of Asset Replacement, replace shelter at Lookout (to meet heritage requirements) (as per Material Finishes Schedule).</li><li>Increase the lookout structure as a "deck area", add Interpretative signage, furniture, and trees.</li><li>Improve existing discharge outlet and install natural erosion control measures, that is natural channel design principles, at existing discharge location.</li></ul></div>
4.8	<div>Potential overflow car park area. This car park area intends to assist in activating the rear portion of the park at event times when required. Maintain the turf or alternatively turf-paved. Bollards to define edge of carpark and in ground markers to delineated parking bays. Event organisers require to designate the car parking area and management of carparking required for approval prior to commencement of event.</div> <div>Existing mature trees are to be retained and protected within car park.</div> <div>Increase screen planting to adjoining existing residential interface .</div> <div>Investigate access issues with existing power poles.</div> <div>Limited to single driveway access.</div> <div>If the event requires more carparks, the event organisers are to arrange buses to and from the event. This ensures a more accessible event for all to attend.</div>

4.9	<div>Provide a path link from Lions Park to the start of the Bushland trails. Wayfinding signage to the trail network (as per Wayfinding and Interpretive Strategy) at the intersection with the train track to identify start of network circuit. At the intersection of Pardalote Walk, provide a seating node for a potential meeting/waiting point. Opportunities for a mobile app and/or QR code to embrace new digital technologies.</div> <div>Update existing Wayfinding sign at the intersection with the new path link to identify start of network circuit.</div>
4.10	<div>At time of Asset Replacement of the toilet block in Area 6, rebuild a proposed new Toilet Block in accordance with the Built Form Strategy. New Toilet Block location to facilitate the immediate parkland area, Lions Park area, located in close proximity to equitable access path connection and provide an improved, presentable location off of Tourist Rd.</div> <div>Ensure the new building provides disability accessible toilets and parents room. Ensure building footprint is no bigger than twice the existing size.</div> <div>Consider proximity of new infrastructure to existing trees and new mass planting needs to be consider root and drop zones.</div> <div>Hardstand around the toilet block and bike racks/hoops are to be included. Refer to Built Form Strategy.</div> <div>Provide underground tank for storage/harvesting of roof runoff for reuse. Rainwater may plumbed to toilets or used for irrigation to adjacent areas.. Improve opportunity to link Lions Park with Waterfall gardens with Wayfinding Signage (as per Wayfinding and Interpretive Strategy).</div> <div>Minor pruning or removal of exotic species required to surrounding existing trees for CPTED requirements.</div>
4.11	Protect the existing character space of open curved and natural amphitheatre amongst the existing trees and sweeping grasses. Provide seats to encourage reflection and passive use (Refer to Material Finishes Schedule) and compliment existing low planting with low maintenance native grasses. Retain trees with plaques and the Sunflower Sculpture.
4.12	Provide new shelter to be integrated along the train track and provide trees to protect from the western sun (Refer to Material Finishes Schedule). A drinking fountain is to be considered in addition to rubbish bins with the new shelter structure. Bike racks/ hoops are to be co-located with the shelter.
4.13	Memorials to be placed at the train station shelter. Memorials limited to significant persons or groups who contributed to the creation or development of the Picnic Point parklands that meet TRC Council Policy '2.47 Memorials and Plaques'.
4.14	Add a Wayfinding signage at the front of Lions Park with a pedestrian footpath linking to the train track. Add a Roadside Standard Park Sign at the front of Lions Park.
4.15	Add interpretative signage to signify the historical play equipment (as per Wayfinding and Interpretive Strategy). To be co located with the proposed shelter. This will provide information to the users of the space to the significance of the heritage play equipment.
	General requirement for this area: All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.



7.6| Proposed Concept Plan | Area 5: Tourist Road



CONCEPT PLAN | AREA 5 | TOURIST ROAD

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42

Legend | CATEGORY

Infrastructure/ Amenities

Activities/ Experience & Uses

Connectivity

Maintenance/ Management

Landform/ Vegetation

Character/ Sense of Place

Legend | PLAN

Driveway and Drop Off

Planting along driveway

Identified Trees to be reviewed for succession

Shared Pathway

Reverse Only Car Parking

TRC Recreational Cycling Route

1m Contours

Site Area Boundary

Lions Park Playground

Bill Gould Lookout

Waterfall Area

LOCAL EXEMPLAR PHOTOS OF TREE SPECIES



Source: TRC (2017) | Refer to Ref 5.1

Ref	Proposed Concepts
5.1	Succession of planting of semi mature trees. Propose a procurement of succession trees at an alternate location to 'on grow' stock. Engage arborist to assess existing health of kauri ( <i>Agathis robusta</i> ) and hoop pine ( <i>Araucaria cunninghamii</i> ) species.
5.2	Formalise 2.5m wide max concrete path for maintenance and service/catering vehicles only, to access a dedicated 'set down' area beyond shared path, path of travel. <ul style="list-style-type: none"><li>• Driveway crossover will require removal bollards/rail to limit vehicular access from general public.</li><li>• Access is to be limited to maintenance and service vehicles including special function vehicles for events. Access is to be organised with TRC prior to the event.</li><li>• Wayfinding signage to be incorporated at junction of the paths (as per Wayfinding and Interpretive Strategy).</li></ul>
5.3	Improve pedestrian and cyclist linkage by inclusion of shared path connection along Tourist Road interface.
5.4	Additional car parking along Tourist Road. Assess location of existing pine trees and locate car parks away from protection zones.
	General requirement for this area: All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.

EXEMPLAR | PINE TREES & SHARED PATHWAYS - INDICATIVE ONLY



Source: TRC (2017) | Refer to Ref 5.1 (kauri pine)



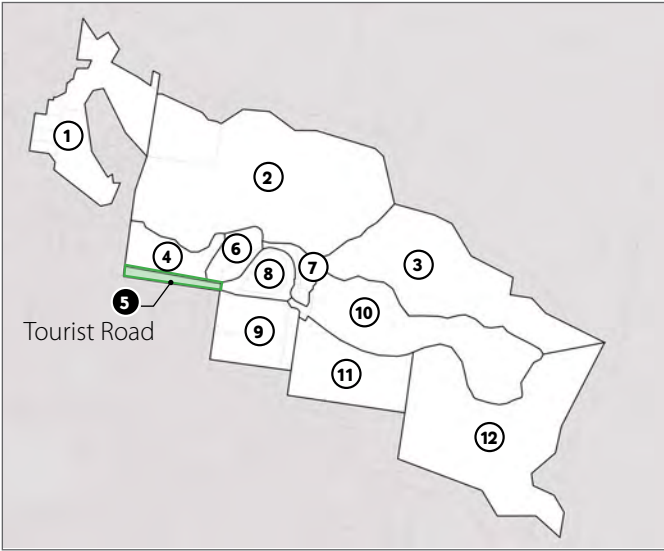
Source: Foreground (Cairns) (2017) | Refer to Ref 5.3



Source: Qld Gov TMR (2017) | Refer to Ref 5.3



Source: Tract (2017) | Refer to Ref 5.1 (hoop pine)



Inset Map: 1:20'000 - Picnic Point parklands

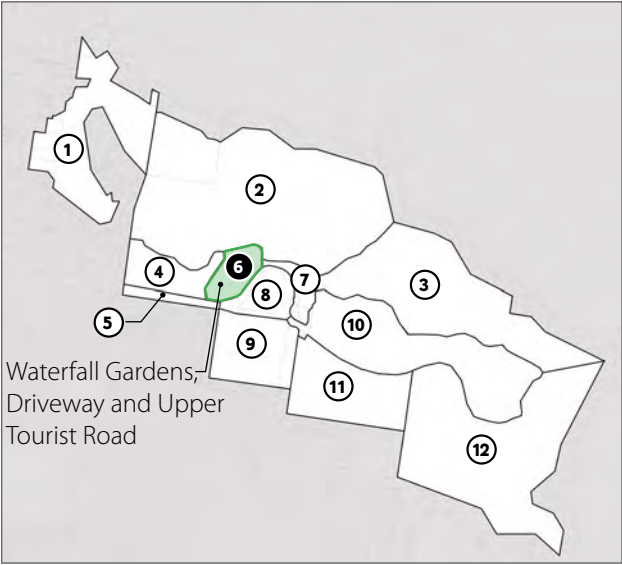


7.7| Proposed Concept Plan | Area 6: Waterfall Gardens, Driveway and Upper Tourist Road



CONCEPT PLAN | AREA 6 | WATERFALL GARDENS, DRIVEWAY AND UPPER TOURIST ROAD

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42



Inset Map: 1:20'000 - Picnic Point parklands  
Page 48

Legend | PLAN

- Water Element
- Sub Tropical Garden
- Love Lock Fence
- Removal of Toilets
- Shelter Design
- Water Element
- Ficus Trees
- Waterfall Setting
- Bike Racks/ Hoops
- Driveway and Drop Off
- Garden Bed
- Pine Planting
- Planting
- Planting Batter
- Minor Interpretive Signage
- Wayfinding Signage

Ref	Proposed Concepts
6.1	Remove the existing Celtis Tree. Extend width of footpath to waterfall gardens access to achieve an improved access outcome and connection to the stairs. Install new planting edge/ interface between footpath and back of the kerb. Suggested planting is the Illawarra Flame Tree ( <i>Brachychiton acerifolius</i> ) and Ficus spp. to create the avenue of trees.
6.2	Remove existing inequitable footpath and reinstate equitable footpath access to Waterfall gardens including connection to bluestone stair access to Fern garden. <ul style="list-style-type: none"><li>Remove existing 1m wide footpath (Non-accessible and promotes additional wear due to limited width).</li><li>Maintain and repair as necessary the bluestone steps and garden edges.</li><li>Improve drainage along the edges of the path to prevent erosion and scouring during runoff in rain events.</li></ul>
6.3	At time of Asset Replacement, remove existing toilet block and construct a new toilet block within close proximity to Tourist road (see Area 4 Proposed Concept Plan) to improve accessibility and CPTED. Consider additional tree planting and mass planting to repair scoured/ exposed earth. Suggested planting is the Illawarra Flame Tree ( <i>Brachychiton acerifolius</i> ) and Ficus spp.
6.4	Formalised avenue tree plantings and mass plantings. Integrate with existing vegetation and to minimise scouring of adjacent surfaces around the 2.5m wide access path. Tree planting suggested, Illawarra Flame Tree ( <i>Brachychiton acerifolius</i> ) and Ficus spp. to create the avenue of trees. <ul style="list-style-type: none"><li>Wayfinding signage to be incorporated at junction of the driveway (as per Wayfinding and Interpretive Strategy).</li></ul>
6.5	At time of Asset Replacement, remove and replace the existing Information shelter near Tourist Road. <ul style="list-style-type: none"><li>Replace the structure with a new modern architectural design which complements the Built Form Strategy adopted for Picnic Point parklands.</li><li>The new shelter must not impede on views nor impact views internal to the island. Structure needs to consider pedestrian movement and engagement.</li><li>The new shelter should refer to the Camera Obscura.</li><li>There is to be no art or memorials placed in front of the shelter or impacting views.</li><li>The love locks fence installation is to be moved from the current location to be integrated into the new space (to meet heritage requirements) where it has been nominated.</li><li>Digital wayfinding and interpretive signage should consider access and wayfinding at and to the Waterfall gardens (as per Wayfinding and Interpretive Strategy).</li></ul>
6.6	Enhance amenity and connectivity of sub tropical gardens at the base of the escarpment and including additional Fern garden plantings, and seating (however retain waterfall, pool and stepping stones) (to meet heritage requirements).

- Digital Signage
- Pedestrian Pathway
- Existing Trail Network
- 1m Contours
- Site Area Boundary
- Bill Gould Lookout
- Lions Park Train 'Track'
- Bandstand in Picnic Point Island

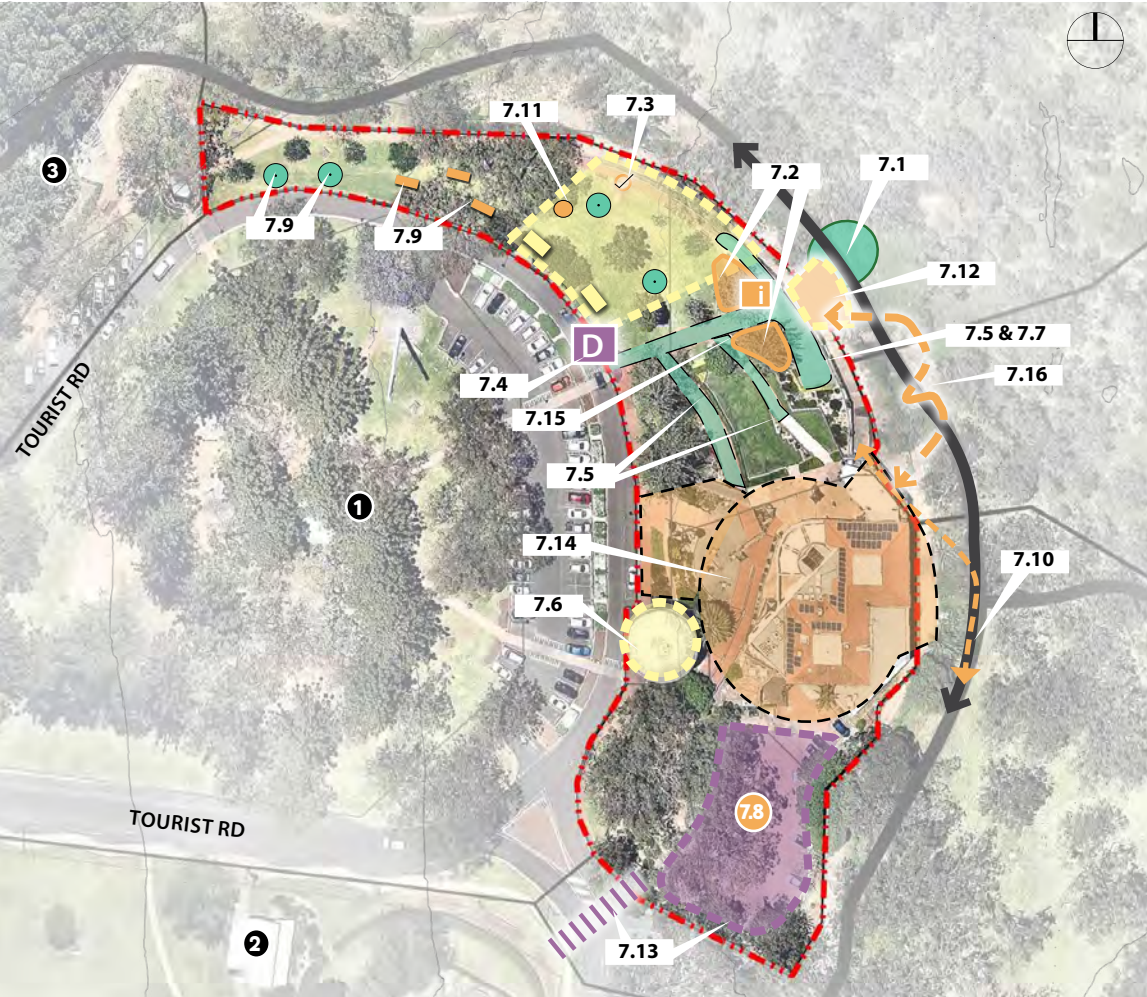
Legend | CATEGORY

- Infrastructure/ Amenities
- Activities/ Experience & Uses
- Connectivity
- Maintenance/ Management
- Landform/ Vegetation
- Character/ Sense of Place

6.7	Restore Waterfall setting to some of its historical character by: <ul style="list-style-type: none"><li>Assess and selectively prune existing Fig spp. which impact view connections and clear trunk low hanging branches to improve trail access and sightlines from 'stepping stones'. This is to be done in consultation with arborist. Stabilisation of the soil in the area is to reduce erosion and topsoil washout from the root zone.</li><li>Selectively clear shrubs (eg. Philodendron) to restore views to Waterfall (to meet heritage requirements).</li><li>Remove the old seating shelter and replace with an updated shelter structure to include a table and seating setting. It requires to be the match the existing scale and size (to meet heritage requirements). A drinking fountain is to be co-located with the new shelter structure.</li><li>Improve and update existing wedding gazebo structure and incorporate hardstand surrounds to facilitate wear to immediate asset. Plant appropriate mass planting around the back of the hardstand.</li><li>Provide new seating to the base of existing stone retaining wall and flank seating with mass planting. Mass planting to improve inconsistent and poor performance of turf in shaded areas.</li></ul>
6.8	Remove existing conifers and extend Tourist Road tree planting (Hoop and Kauri Pines and small flowering tree) to enhance, extend and formalise the arrival to Picnic Point Terrace (to meet heritage requirements). Plant small flowering ground cover planting in between the pine trees and small flowering tree. Suggested small flowering tree, Illawarra Flame Tree ( <i>Brachychiton acerifolius</i> ).
6.9	Provide new pedestrian footpath connection from Lions Park as per Area 5 Concept. This requires an arborist assessment of impact to existing and new tree root zones for the construction of the new footpath. Install a Wayfinding signage at the intersection of the pedestrian footpath from the driveway entrance (as per Wayfinding and Interpretive Strategy).
6.10	Introduce 'water' element up into the upper terrace to improve awareness of the Waterfall gardens. This intends to entice more public to experience to the waterfall and potentially journey down to the Waterfall gardens. This new upper zone of a 'water' element could be an art element or contribute to the Waterfall through Water Sensitive Urban Design principles. <ul style="list-style-type: none"><li>Stormwater retention and treatment areas are important to reducing the runoff erosion. This reduces the amount of town water required for irrigation and to restock water features.</li></ul>
6.11	Improve Pardalote Walk to make it more accessible and address erosion issues along the edge of the trail with mass planting. Resurface to an appropriate trail surface as per TRC Parks & Recreation Services Operating Service Standards and in accordance with heritage surroundings. <ul style="list-style-type: none"><li>Provide seating at the entry near the Fig trees as a meeting/waiting opportunity to connect to Pardalote Walk. The seating location would require localised earthworks to provide a level platform or alternatively would need to be selected which would minimise requirement for level pad and surface attachment. That is, a concrete pad.</li></ul>
6.12	Install a garden bed at the intersection with the footpath linked from Picnic Point Island. Install a Wayfinding sign in or nearby the garden bed (as per Wayfinding and Interpretive Strategy).
	General requirements for this area: <ul style="list-style-type: none"><li>It is to be free from art/ memorials or sculptures on the lawn, lower walks, positioned in view lines, roofs or on shelters. All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.</li><li>Provide stormwater quality treatment for impervious surfaces via a Bioretention Filter.</li></ul>

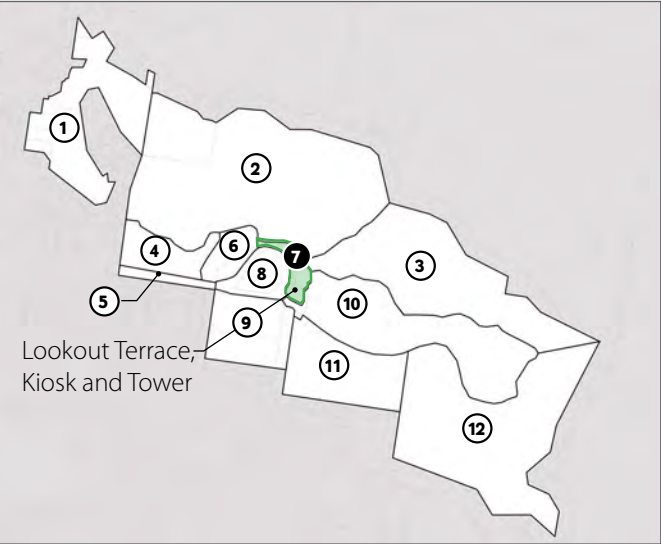


7.8 | Proposed Concept Plan | Area 7: Lookout Terrace, Kiosk and Tower



CONCEPT PLAN | AREA 7 | LOOKOUT TERRACE, KIOSK AND TOWER

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42



Inset Map: 1:20'000 - Picnic Point parklands

Legend | PLAN

- Extensive deck and Kiosk redevelopment
- Redesign stairs
- Seating
- Retain Grass
- Redesign garden beds
- D Digital Major Entry Sign
- i Minor Interpretive Signage
- Repaving
- Revitalised Pedestrian Connection
- Conserve Puppy Statue
- Elevated Canopy Walk
- Water Tower
- Planting
- Roundabout

- Carparking for Mini Buses
- Pedestrian Connection
- Tree revitalisation
- Service Bollard
- 1m Contours
- Site Area Boundary
- 1 Bandstand in Picnic Point Island
- 2 Toilets at Heller Street Park
- 3 Waterfall

Legend | CATEGORY

- Infrastructure/ Amenities
- Activities/ Experience & Uses
- Connectivity
- Maintenance/ Management
- Landform/ Vegetation
- Character/ Sense of Place

Ref	Proposed Concepts
7.1	Propose select pruning and/or removal of existing trees that impact desirable views and replaced with native local shrub species. Require arborist advice (Location TBC depending on an extensive site investigation).
7.2	Remove damaged planter edge to feature Hoop Pines and redesign garden beds inclusive of integrated seating and flexibility of spatial use at the lookout. <ul style="list-style-type: none"><li>Respect the setting and consider appropriate seating element which does not compromise the heritage and significance of the place.</li><li>Lighting should be limited to architecturally incorporated up lighting with no pole mounted lighting.</li><li>The Hoop Pines require a Tree Management Plan to support new works undertaken around existing roots and will require arborist assessment and supervision.</li><li>Install Interpretive signage in or near the garden bed about the significance of the escarpment and views (as per Wayfinding and Interpretive Strategy).</li></ul>
7.3	Conserve and retain in place compass directional sign, world locations sign (in Picnic Point Island) and Puppy statue to meet heritage requirements.
7.4	Incorporate arrival/wayfinding signage to pathways connecting to Picnic Point Lookout (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies. <ul style="list-style-type: none"><li>Opportunities for this Major Wayfinding and Interpretive sign to be an interactive digital sign. This is positioned at the most visited area and would provide all visitors and users of the space an opportunity to expand their knowledge on the Picnic Point parklands through a digital experience.</li></ul>
7.5	Reinstate surface finish to 'Compass Setting' and pedestrian connection from site arrival. This ensures the longevity of the surface and create a high quality space to meet heritage requirements. <ul style="list-style-type: none"><li>Maintain Compass Setting and preserve and reuse brass elements for installation.</li></ul>
7.6	Water tower retained and conserved (to meet heritage requirements). Opportunity to incorporate projection art celebrating significant individuals/ groups and communities who have shaped Picnic Point parklands.
7.7	Provide in ground low lighting around lookout (avoiding light spillage) as a wayfinding element and to expand the 24 hour experience of Picnic Point parklands. No pole mounted lighting. There is to be pole lighting placed along the road edge.
7.8	In any new design it requires stormwater quality treatment to all impervious areas to meet state water quality objectives.
7.9	Provide additional park furniture at viewing opportunities and co-located to shade/ tree locations to embrace the view at the lookout view and visual connection to Lockyer valley and Gatton region. <ul style="list-style-type: none"><li>Limited to 2-3 more seating opportunities to maintain open turf areas.</li><li>Refer to Materials and Finishes Schedule for nominated furniture.</li><li>Provide succession of Eucalyptus or native tree planting may be introduced to existing lookout locations. The placement and choice of tree planting needs to consider high traffic areas and limb dropping from trees.</li><li>One additional bin.</li></ul>
7.10	Improving connectivity in and around existing kiosk. This is to be incorporated at the time of Kiosk redevelopment (See 7.14) <ul style="list-style-type: none"><li>Incorporate and restore in whole or part the pedestrian access between the existing lower level lookout path terrace (called Red Circuit Track) and the former Rotary Rockery garden below. May be incorporated into any proposed option for Kiosk redevelopment (see 7.14).</li><li>This restored pathway is to be compliant and have landings.</li><li>Investigate improved accessibility and connectivity to lower terrace by providing clearly defined links and sightlines to entry locations. Reinstall surface treatment to match upper terrace as a connected lookout precinct.</li><li>Clearing for the installation of infrastructure or a trail could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li></ul>



Source: Tract (2017), retrieved 24th November 2017 | Refer to Ref 7.2, 7.8, & 7.5

Table continued next page...



Source: Tract (2017), retrieved 31st January 2018 | Refer to Ref 7.4 & 7.7



Proposed Concept Plan | Area 7: Lookout Terrace, Kiosk and Tower

EXEMPLAR | MULTI USE SPACES - INDICATIVE ONLY



Source: Society of Experiential Graphic Design & Adam Paikowsky, 2018, retrieved 26th October 2018 | Refer to Ref 7.14

EXEMPLAR | Paddock to Plate - INDICATIVE ONLY



Source: Must do Brisbane, Visit Darling Downs & Highlife Magazine, 2018, retrieved 26th October 2018 | Refer to Ref 7.14

EXEMPLAR | PROJECTION ART - INDICATIVE ONLY



Source: The Urban Developer, 2018, retrieved 12th March 2018  
Bandt (2018), retrieved 20th March 2018 | Refer to Ref 7.6

EXEMPLAR | STAIRS WITH SEATING - INDICATIVE ONLY



Source: Warren Smith and Partners, retrieved 23rd March 2018  
Skor (2018), retrieved 20th March 2018 | Refer to Ref 7.12

7.11	<p>The grass area to the West of the Lookout area (shown on the plan) is to remain an open grass area. No shelters and limited seating numbers (2-3 seats) to be kept to the road edge to reduce impact to vistas.</p> <ul style="list-style-type: none"><li>• There is an opportunity for temporary installations and events (the event could be called ‘Sculpture on the Range’) placed here for limited periods/ sessions and grass must be protected by event organisers to ensure minimal impact to the grass</li><li>• One service bollard to be incorporated within an accessible localised area along the interface of grass and planning to provide power and water to this location.</li></ul>
7.12	<p>Review increasing the throat of the stair access at its current location to double it’s current width and design to allow easy passage of movement down to the lower terrace. Additional seating steps and access stairs could be included as an amphitheatre setting whilst also emphasising and extending the visual connections across the valley.</p> <ul style="list-style-type: none"><li>• Increase the stairwell past the current (Red Circuit Track) pedestrian track and into the edge of the escarpment.</li></ul>
7.13	<p>The service access and adjoining car park to the rear of the Kiosk, presents an opportunity to incorporate temporary mini bus parking and to support proposed Environment Centre as part of Area 11- Picnic Point Bushland Reserve South-West Aspect.</p> <ul style="list-style-type: none"><li>• A pedestrian link is to be provided from the carpark across Tobruk Memorial Drive to the Bushland Reserve South-West Aspect Area to connect to the proposed Environment Centre.</li></ul>
7.14	<p>Existing Kiosk and Function Centre: <b>PLEASE NOTE: The Kiosk is situated on State Lease Land, NOT on Council controlled land.</b></p> <ul style="list-style-type: none"><li>• Revitalise external facade and provide a deck to the east facing extent of the building overlooking the valley.</li><li>• Opportunity to open up as a competition process.</li><li>• TRC to negotiate with the State Government to maintain the gardens and grounds. To relax lease extent allow TRC to improve interface to road and lookout public realm.</li><li>• Multi-use spaces, including celebrating cultural aspects, can be incorporated at the present time, if it is possible and viable for the kiosk. If it is required, outdoor areas can be extended into Tobruk Memorial Drive Area 10. There is to be a synergy connection of the indoor and outdoor spaces. They are to align and provide connection to the boarder parklands.</li></ul> <p>At the time of lease renewal, negotiate with State government to demolish existing Kiosk and Function Centre building and provide a new 2 storey architecturally designed building with an articulated roof terrace to respect the views beyond and be appropriate. There is the potential to include Environment Centre if the alternate location cannot be supported.</p> <p>It is proposed that any redevelopment is to be a Multi Use Centre facility incorporating information/ interpretive, historical aspects, environment, cultural aspects including Aboriginal and Torres Strait Islander and providing facilities for local stakeholders and educational use by schools, universities and community groups.</p> <p>The built form is to be in accordance to the Built Form Strategy. Building form should reflect a site responsive design and incorporate ‘lightweight’ materiality to integrate into the existing escarpment and visual relationship to its environment. Facade treatments/ roof lines should compliment the extend views and not impede connections beyond the Picnic Point parklands.</p> <p>The new use/spaces to be incorporated internal to the kiosk include:</p> <ul style="list-style-type: none"><li>• Spaces to be operated and managed by Indigenous groups (eg. South West Indigenous Network and provide employment for Indigenous people)</li><li>• Spaces for cultural awareness and public education, such as Aboriginal and Torres Strait Islander history</li><li>• Meeting space for cultural groups, including Indigenous groups, schools and community gardens</li><li>• Meeting point and facilities to cater for tours (including school tours)</li><li>• Space for other Picnic Point Advocacy groups (eg. Friends of the Escarpment)</li><li>• Professional development and training for teachers and other educators</li><li>• Displays of cultural art and artefacts, including Indigenous art and significance/ European history and ANZAC</li><li>• Small shop for local products to be sold</li><li>• Meeting and office rooms</li><li>• Café and/or restaurant with a strong emphasis and focue on celebrating and serving regionally sourced, grown and native food.</li><li>• Indoor performance space and conference space – able to be booked for weddings, conferences, retreats and performances.</li><li>• Storage including cold room</li><li>• Hire of bikes and other equipment to be used in the parklands, managed by the building operator</li></ul>
7.15	<p>Suggest a name to provide a destination location for the lookout - Community Consultation to assist in this process.</p>
7.16	<p>Elevated ‘canopy walk’ provides a ‘new’ destination location which extends and emphasises the existing viewing characteristics whilst also embracing a new experience with the surrounding canopy trees. Use permeable surface treatments to reinstate visual connectivity to the rock escarpment below and elevation off ground.</p> <p>Breakouts within the elevated structure will provide seating, interpretative signage (as per Wayfinding and Interpretive Strategy) and shelter at locations. The ‘walk’ intends to connect back to the proposed multi use building or back to the lookout. Refer to Built Form Strategy. Proposed extent and arrangement (TBC).</p>
	<p>General requirement for this area: All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.</p>

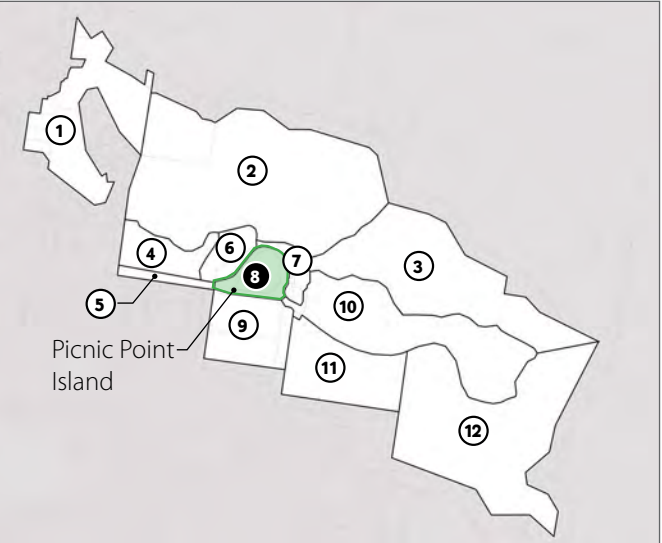


7.9 | Proposed Concept Plan | Area 8: Picnic Point Island



CONCEPT PLAN | AREA 8 | PICNIC POINT ISLAND

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42



**Legend | PLAN**

- Extending the Bandstand
- Flat flexible Space
- Two way Section
- Pedestrian Crossing
- Reconfiguration of Intersection
- Update Play Equipment
- Roadside Major Sign

**Legend | CATEGORY**

- Infrastructure/ Amenities
- Activities/ Experience & Uses
- Connectivity
- Maintenance/ Management
- Landform/ Vegetation
- Character/ Sense of Place

**Successional Planting Locations**

- Pine Trees
- Drinking Fountain
- Bike Rack/hoops
- 1m Contours
- Site Area Boundary
- Kiosk/ Function Centre
- Main Lookout
- Waterfall

Ref	Proposed Concepts
8.1	Succession planting for Hoop and Kauri pines in the Island.
8.2	Existing Playgrounds <ul style="list-style-type: none"><li>Update existing lower play area equipment.</li><li>An update of existing play items is to increase the attraction and destination to these play equipment elements with a focus on junior play.</li><li>Remove the upper playground (below / west of the bandstand) and convert to a hardstand for flexible recreation opportunities such as picnicking, performance or musical opportunities. Non-event usage will include chess board with hire-able chess pieces from kiosk; movable cafe style picnic tables and chairs set out by kiosk owners each morning.</li><li>Wayfinding signage to be incorporated at the hardstand (as per Wayfinding and Interpretive Strategy). This is to be co-located with a drinking fountain. Refer to Built Form Strategy.</li></ul>
8.3	Bandstand <ul style="list-style-type: none"><li>At time of Asset Replacement, remove Bandstand and design new open structure equal in size with no railing or balustrade in the design. The new design needs to allow for a greater audience to performance space.</li><li>The new structure is to complement other new structures in the Lookout Terrace, Kiosk and Base Island align to Built Form Strategy.</li><li>The new bandstand is to allow for events and temporary installations to be installed inside and around the new structure.</li><li>The new structure needs to consider root protection zones for new and existing trees.</li></ul>
8.4	<ul style="list-style-type: none"><li>Formalise a raised pedestrian crossing (Wombat crossing) across from Tourist Road to Heller Street to ensure safe crossing locations. Provide a kerb ramp to formalise cross over to Heller Street. This will require losing a minimum of one parallel parking space and one bus parking space.</li><li>In addition, provide raised speed table to ensure reduced 'hooning' on Tourist Road. Raised speed tables are for the purpose of speed control only and not provide pedestrian connectivity. The speed table will be designed to extend the whole width of the road and will require additional street lighting to inform vehicles of these obstacles.</li></ul>
8.5	Reconfiguration of Tobruk Memorial Drive and Tourist Road intersection with Heller Street to provide better accessibility to different park areas. This requires a roundabout at the intersection of Tobruk Memorial Drive, Heller Street and Tourist Road which would also permit bus use. Further investigation required to assess any encroachment to the island and heritage impacts. Revised circulation, particularly during large events will ensure optimal traffic movements at these periods. Detailed designs need to consider the minimal necessary road width and future design requires review by Heritage Landscape Architect. <ul style="list-style-type: none"><li>Bedding out is to be incorporated in the middle of the roundabout. Alternate planting may be incorporated so that garden beds are planted all year round.</li><li>Install Major Roadside Sign for Picnic Point parklands at the roundabout (as per Wayfinding and Interpretive Strategy).</li></ul>
8.6	Provide an additional footpath to connect Heller Street Park, Waterfall Gardens and Lookout Terrace, Kiosk & Tower.
8.7	Extend tree avenue to formalise Tourist Road extension.
8.8	These pathways are to be repaved and be a different material from the other concrete pathways in the Island to reinforce key vistas to lookout areas. <ul style="list-style-type: none"><li>Extend surface treatments from car park to highlight Lookout areas.</li></ul>
8.9	Install a Digital wayfinding sign to help direct users coming from the car park to Picnic Point Island. Refer to Wayfinding and Interpretive Strategy. Install bicycle racks/ hoops for visitors using the park area. This is to be co-located with a drinking fountain. Refer to Built Form Strategy.
8.10	Maintain Major Roadside Sign for Picnic Point parklands (as per Wayfinding and Interpretive Strategy).
	General requirement for this area: All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.

EXEMPLAR | FLEXIBLE HARDSTAND SPACES & SAFE CROSSING MECHANISMS - INDICATIVE ONLY

Source: Hahndorf Business & Tourism, 2018, retrieved 12th October 2018 | Refer to Ref 8.2

Source: Project for Public Spaces, 2018, retrieved 12th October 2018 | Refer to Ref 8.2

Source: DPTI SA, 2018, retrieved 26th October 2018 | Refer to Ref 8.4

Inset Map: 1:20'000 - Picnic Point parklands



7.10 | Proposed Concept Plan | Area 9: Heller Street Park



CONCEPT PLAN | AREA 9 | HELLER STREET PARK

SCALE 1:1,500 (A3)  
0 10 20 30 40 50 100m  
REFER DISCLAIMER ON PAGE 42



Inset Map: 1:20'000 - Picnic Point parklands  
Page 52

Ref	Proposed Concepts
9.1	<p>Provide dedicated overflow car parking and install reinforced turf to reduce impact at event times.</p> <ul style="list-style-type: none"><li>• Provide two separate driveway access for vehicles from Rowbotham Street. This driveway intends to have a fixed lock rails to the entrance locations to the carpark. Access can also be utilised by maintenance staff.</li><li>• Add signage to improve parking overflow area (to meet heritage requirements).</li><li>• Consider existing tree protection zones and root zones.</li><li>• If the event requires more carparks, the event organisers are to arrange buses to and from the event. This ensures a more accessible event for all to attend.</li></ul>
9.2	<p>To be retained as an open green space for temporary events and installation and an open space play area.</p>
9.3	<p>Install shade structure over existing playground. Shade could be designed not as irregular "sails".</p>
9.4	<p>At time of Asset Replacement, provide additional shelters in a variety of size and could include BBQ facilities and lighting over BBQ cooking spaces, drink fountains, bins and picnic settings. Refer to Built Form Strategy.</p> <ul style="list-style-type: none"><li>• Adjoining areas intend to incorporate WSUD feature and South West connection.</li><li>• New infrastructure locations need to consider existing tree protection zones and root zones.</li><li>• All new proposed shelters and pathway shelters should consider the location of existing structures when being positioned.</li></ul>
9.5	<p>Provide additional formalised angled carparking as a balance for bus parking to Area 11 and a footpath connection to the proposed pedestrian crossing (9.7). Provide additional screening to adjoining property owners.</p>
9.6	<p>Provide permanent perpendicular car parking on Rowbotham Street.</p> <ul style="list-style-type: none"><li>• Provide build outs for formal street tree planting species to be Hoop Pine or Kauri Pine to continue the avenue theme.</li><li>• Redirecting the pedestrian pathways around the head new carparks. This pathway is to be a shared pathway.</li></ul>
9.7	<p>Provide a raised pedestrian connection between Heller Street Park, Picnic Point Bushland South-West Reserve and proposed Environment Centre.</p>
9.8	<p>Incorporate service bollards within open space areas at the edge of dedicated event zone in order to provide power and water to this event operators.</p>

9.9	<p>Extension of existing playground space to provide inclusive play including nature play area with minor water play elements.</p> <p>Include Rain-gardens for WSUD and runoff potential for temporary Art installation events. Event could provide dual opportunity to include art which is to be installed at 2-3 months intervals and/or seasonal. The art is to be integrated with the gardens as exploratory element which maybe revealed to allow users to walk through and interact with the installations.</p> <ul style="list-style-type: none"><li>• This can occur at day and night. Lighting may be incorporated to support activity.</li><li>• Review existing trees and if removed, it could require additional shelter/shade or planting to support activity.</li><li>• Extend pedestrian footpath connection from Picnic Point Bushland Reserve South-West Aspect Area to continue through to the island.</li></ul>
9.10	<p>Increasing connectivity and accessibility from the carpark to other aspects of the park link access from existing car park to proposed.</p>
9.11	<p>Extend avenue of pines along Tourist Road (on Picnic Point Island and Heller Street Park).</p>
9.12	<p>Include Environment Centre and potential use of angular parking for Bus set down. This is to include PWD parking (to AS2890.6 Standard) near entry to the Environment Centre.</p>
9.13	<p>Suggest tasteful mural or projection. Careful consideration to the curation and engagement process where required.</p>
9.14	<p>Install Bus Shelter and stop. Refer to Built Form Strategy.</p>
9.15	<p>To incorporate tree planting along the pedestrian footpath from the Bus Shelter into the park.</p>
9.16	<p>Install bicycle racks/ hoops for visitors using the park area. Co-located with a drinking fountain. Refer to Built Form Strategy.</p>
9.17	<p>Install Wayfinding Signage and a Roadside Standard Signage (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.</p>
9.18	<p>Install Dog On Leash signage to help inform the community that dogs are allowed in the parklands on a leash. Signs are to illustrate responsible pet ownership and exercising dogs on-leash on walking tracks in the parklands.</p>
9.19	<p>At time of Asset Replacement, replace toilet block with a new amenities facilities to provide improved, safe community facilities that include parents room, all abilities toilet, storage and drink fountains. Refer to Built Form Strategy.</p>
	<p>General requirement for this area: All street furniture to provide a complete and unified furniture suite, are intended to be updated with new furniture. Refer to Built Form Strategy.</p>

Legend   PLAN	
Nature Play	Scouts and Guides Building
Event and Open Space	Bicycle racks/ hoops
Shade installed over existing playground	Art Mural
Proposed Shelters	On Street Carparking and planting
	Carparking
Existing Shelters and Toilets	Overflow Carparking Area
Shared Pathway	Bus Set Down Zone
New Toilet Block	Pedestrian Crossing
Service Bollard	Pine Trees
Pedestrian Footpaths	
Major & Minor Wayfinding Signage	
Roadside Standard Park Sign	
Drinking Fountain	
1m Contours	
Site Area Boundary	
Kiosk Service Carpark	
Picnic Point Island	

Legend   CATEGORY	
Infrastructure/ Amenities	
Activities/ Experience & Uses	
Connectivity	
Maintenance/ Management	
Landform/ Vegetation	
Character/ Sense of Place	



7.11 | Proposed Concept Plan | Area 10: Tobruk Memorial Drive Park



CONCEPT PLAN | AREA 10 | TOBRUK MEMORIAL DRIVE PARK

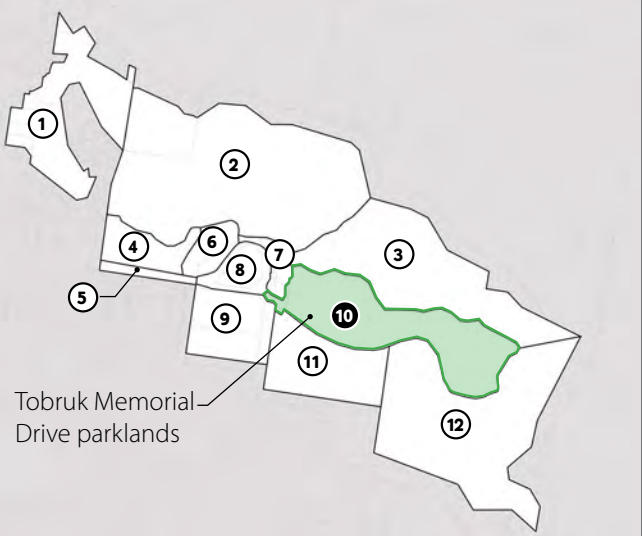
SCALE 1:2,500 (A3)  
0 25 50 75 100 125m  
REFER DISCLAIMER ON PAGE 42

Legend | CATEGORY

- |                               |                           |
|-------------------------------|---------------------------|
| Infrastructure/ Amenities     | Landform/ Vegetation      |
| Activities/ Experience & Uses | Character/ Sense of Place |
| Connectivity                  |                           |
| Maintenance/ Management       |                           |

Legend | PLAN

- Natural Amphitheatre
- Park Booking Area
- Retain Space
- New Shelter
- New Lookout
- Art Installation
- Boardwalk
- Seating
- Toilets
- On Street Carparking
- Roadside Standard Sign
- Major & Minor Wayfinding Signage
- Major & Minor Interpretive Signage
- Directional Bollards
- Drop Off
- New Trail Connection
- Trail Improvements
- Pedestrian Safe Zone
- Bollards
- Pedestrian Footpaths
- 1m Contours
- Site Area Boundary
- Main Lookout
- Kiosk
- Heller Street Park





7.12 | Proposed Concept Plan | Area 10: Tobruk Memorial Drive Park

Ref	Proposed Concepts
10.1	Review existing bollards to edge of road and maintain. No additions unless required for safety.
10.2	<p>New proposed Bob Dodd Lookout (aligned with Cardno concept). This is to enhance views to Table Top Mountain and other features.</p> <ul style="list-style-type: none"><li>Survey marker tree stump is to be reinstated to meet heritage requirements.</li><li>Install Wayfinding Signage to be positioned at the Bob Dodd Lookout to connect to local trails and Table Top Mountain walk (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.</li><li>Additional short-term drop off parking with PWD parallel parking (limited to two parks at each location) along roadway close to new Bob Dodd Lookout. Subject to location of trees and adjoining impact cutting into road bank.</li><li>Install seating at regular intervals along trail to Bob Dodd Lookout which contributes to the adjacent bushland setting.</li></ul>
10.3	Directional Bollard pointing to direction of the trail (as per Wayfinding and Interpretive Strategy).
10.4	<p>Pardalote Walk</p> <ul style="list-style-type: none"><li>Resurface to an appropriate trail surface.</li><li>Define edge with intermittent timber logs where required.</li><li>Install Interpretative signage to encourage visitors of the Tobruk Memorial Drive parklands to experience the surrounding bushland area (as per Wayfinding and Interpretive Strategy). Locations on the plan are indicative. A site investigation is to be conducted for placement of these signs. This can focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.</li><li>Expand walk to connect with new trail in Picnic Point Bushland Reserve South-West Aspect and to the toilets.</li><li>Install Wayfinding Signage (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.</li></ul>
10.5	<p>Review opportunity to provide Natural Amphitheatre in open area.</p> <ul style="list-style-type: none"><li>The open turf understorey and regular maintenance could allow for a natural setting and amphitheatre as per past use and for Anzac memorials.</li><li>Access might present an issue and it is critical to maintain the existing character rather than extensive ramping and grading issues under trees.</li></ul>
10.6	<p>At time of Asset Replacement, replace existing toilet block and install new toilet block twice the size of the existing footprint (but no more than twice the size to meet heritage requirements).</p> <ul style="list-style-type: none"><li>Create safe connections to adjoining picnic area.</li><li>Provide water tank and harvesting opportunities to be recycled and or reused</li></ul>
10.7	Provide formal parallel PWD Car Parking spaces with flush interface and non concrete material (meeting heritage requirements). Planting to be incorporated.
10.8	Provide trail access from top of Rainforest Gully Walk to Pardalote Walk.
10.9	Provide additional seating on all footpaths/ trails at min set distance eg. 200-500m (as per Material Finishes Schedule).
10.10	<p>Minimise impact of shelters with selective locations to not impede views in the Knoll Area. No memorials are to be placed in the Knoll Area. This is classified as an open character and distinctive space in which the setting presents a scenic, naturalistic character aligned with heritage requirements.</p> <ul style="list-style-type: none"><li>An allocated space for park bookings and a sign placed on a nearby piece of infrastructure to provide details about booking the space.</li><li>Update existing park embellishments to include shelter and BBQ facilities.</li></ul>

10.11	<p>Proposed New lookout incorporating Ceremonial Art/Sculpture</p> <ul style="list-style-type: none"><li>This area proposed has a lookout opportunity that is to be enhanced with art and be a seating node for users of the space . This is a good place of reflection and rest.</li><li>Install additional seating to contribute to the location lookout</li><li>Minimise impact to local, open character of this distinctive space.</li><li>This art or sculpture is to have no roof.</li></ul>
10.12	Provide a Picnic setting Structure inclusive of table, bins and seating setting structure at 'Rotary Dam' path link. This will be supported by direction of the Built Form Strategy
10.13	<p>A proposed new lookout opportunity</p> <ul style="list-style-type: none"><li>A separate design process will be required and undertaken to decide on final outcome.</li><li>In line with the design process it must incorporate seating.</li><li>PWD &amp; Parallel parking adjacent to the lookout. Subject to space and grades.</li><li>Clearing for the installation of infrastructure could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>Additional stablisation planting may be required to reduce impact to disturbed areas.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li></ul>
10.14	Install a Roadside Standard Sign indicating Tobruk Memorial Drive Park (as per Wayfinding and Interpretive Strategy).
10.15	An extensive boardwalk extending from the new Bob Dodd Lookout to 10.13 new lookout.

EXISTING SITE AREA PHOTOS



Above: View from the proposed Bob Dodd Lookout | Refer to Ref 10.2  
Source: Tract (2017), retrieved 12th October 2017



Source: Tract (2017), retrieved 24th November 2017 | Refer to Ref 10.10



EXEMPLAR | LOOKOUTS - INDICATIVE ONLY



Source: Modern House, retrieved 23rd March 2018 | Refer to Ref 10.13



Source: Weekend Notes, retrieved 23rd March 2018 | Refer to Ref 10.13

EXEMPLAR | CEREMONIAL ART INSTALLATIONS - INDICATIVE ONLY



Source: Deviant Art, retrieved 6 March 2018 | Refer to Ref 10.11



Source: Madeleine Brown, retrieved 6 March 2018 | Refer to Ref 10.11



Source: Harry Frasher, retrieved 6 March 2018 | Refer to Ref 10.11



Source: Heine Jones, retrieved 6 March 2018 | Refer to Ref 10.11



7.13 | Proposed Concept Plan | Area 11: Picnic Point Bushland Reserve South-West Aspect



CONCEPT PLAN | AREA 11 | PICNIC POINT BUSHLAND RESERVE SOUTH-WEST ASPECT

**Legend | PLAN**

--- Allocated memorial section

- - - Tree top canopy walk

Environment Centre

Nature Play Area

Art Installation

Endemic Planting Areas

Seating

Directional Bollards

Minor Wayfinding Signage

Minor Interpretive Signage

New Trail

Pedestrian Connection

Bamboo Removal

1m Contours

Site Area Boundary

1 Tobruk Memorial Drive Park

2 Heller Street Park Playground

**Legend | CATEGORY**

Infrastructure/ Amenities

Activities/ Experience & Uses

Connectivity

Maintenance/ Management

Landform/ Vegetation

Character/ Sense of Place

Inset Map: 1:20'000 - Picnic Point parklands

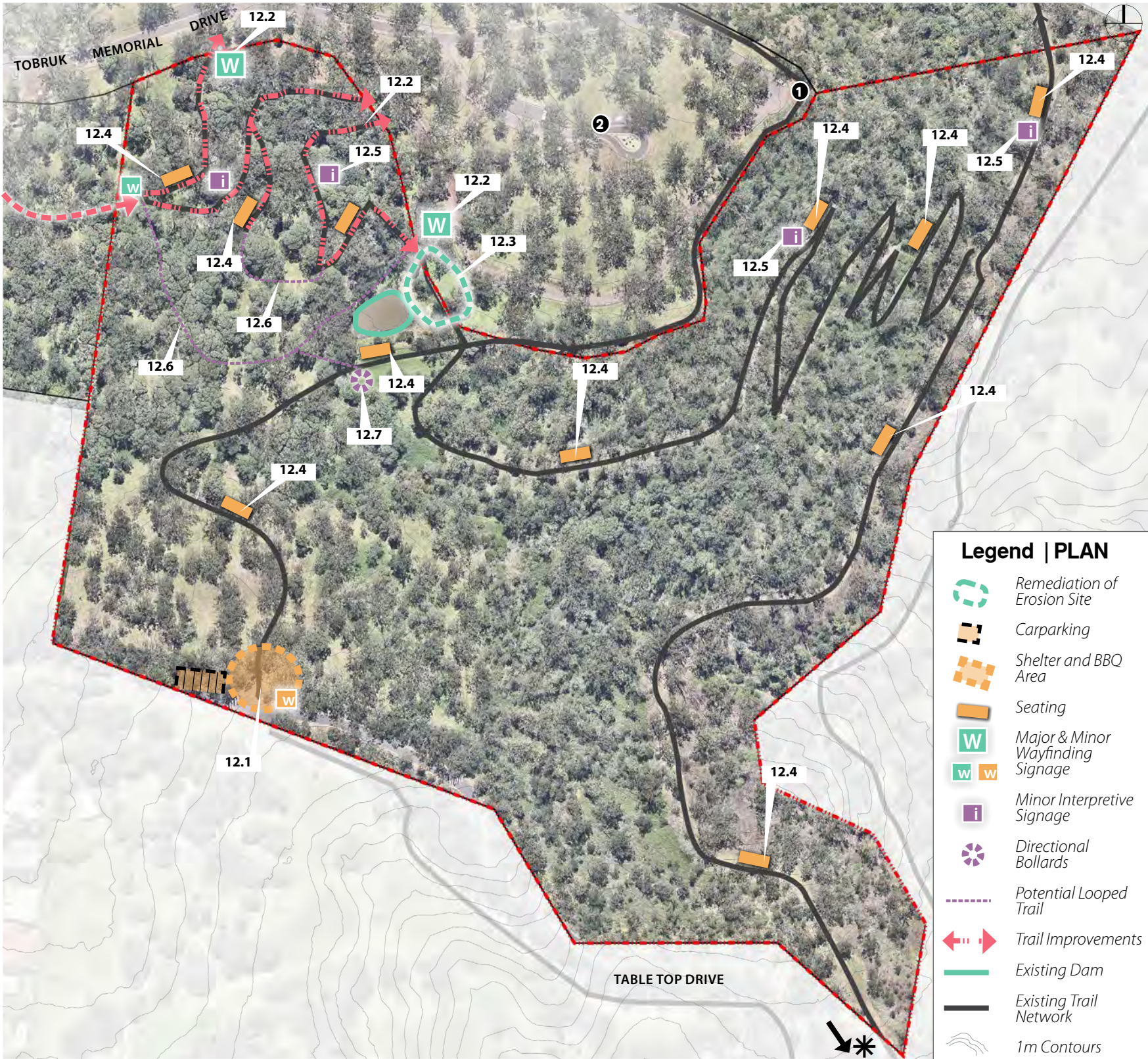
Ref	Proposed Concepts
11.1	Revegetate understorey to cleared/ void areas to enclose continued canopy and Bushland Reserve.
11.2	<p>History/Environmental/Interpretive Trail/Walk</p> <ul style="list-style-type: none"><li>Provide trail to connect from Pardalote Walk and link to Rainforest Gully Walk.</li><li>Path to be formed up by natural materials (ie soilbond stabiliser). Install path along grade to ensure accessibility.</li><li>Clearing for the installation of trail could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>Additional stabilisation planting may be required to reduce impact to disturbed areas.</li><li>TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li><li>Grade and classification of the trail is to be confirmed.</li></ul>
11.3	Remove bamboo clumps along the residential back fence. Remove all root system to ensure roots do not re-shoot. Poison as required. Removal of bamboo will be beneficial due to its invasive spreading nature and can impact nearby structural and natural elements.
11.4	<p>Install endemic planting to localised areas and utilise interpretative signage to highlight benefits. Inclusive of Nature Play elements and nature base art elements (extension to Heller St Park).</p> <ul style="list-style-type: none"><li>Nature Based Art Installation - Art temporary Installation that displays local and or regional artists that are displayed in Heller Street Park and in this area. They will be displayed for 2-3 months and /or seasonally.</li><li>Nature Play Areas (Extensive from Heller Street Park).</li><li>Monitor over hanging Eucalyptus trees in high traffic areas for limb dropping.</li></ul>
11.5	<p>Proposed potential Environment Centre (2 storey max/ 300m<sup>2</sup> footprint). If not able to be included within the Kiosk/ Interpretive Centre. The centre intends to showcase the Toowoomba Region. Opportunities to rotate districts to be showcased, promote and celebrate unique environmental aspects. It can also display local national parks and showcase them. Arborist Advice is required to review tree removal to accommodate built form.</p> <p>The centre intends to facilitate:</p> <ul style="list-style-type: none"><li>Meeting point for tours (including school tours) Students can come and get an appreciation for environment in their local area and across the region.</li><li>Space and meeting rooms for other Picnic Point Advocacy or environmental groups (eg. Friends of the Escarpment) .</li><li>Professional development and training for teachers and other educators.</li><li>Staging post for ecotourism and avitourism (plus bus parking and working with local bus companies).</li><li>Displays of local art and artefacts that is to be shown periodically. Exhibited opportunity to work in conjunction with South East Queensland University or High Schools in the Toowoomba Region.</li><li>Indoor small theatre performance space and conference space – able to be booked for weddings, conferences, retreats and performances.</li><li>Storage including hire of bikes and other equipment to be used in the parklands.</li><li>Considerations in regards to built form to address and focus views to adjoining bushland and have an extensive viewing deck. Built form to align with the proposed Picnic Point parklands Built Form Strategy.</li><li>No cafe facility to be provided.</li><li>12.5m Bus set-down bay that caters for a standard bus/ mini-bus with trailer/ 2 cars along Heller Street.</li></ul> <p>Mid-canopy walk experience only to reconnect back to Tobruk Memorial Drive. Please note: this can undertaken without the Environment Centre positioning in Area 11.</p> <p>Provide regeneration and succession planting in this area. Please note: this can undertaken without the Environment Centre positioning in Area 11.</p>
11.6	Install Wayfinding Signage (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.
11.7	Provide Directional Bollard to direct the users along the trail (as per Wayfinding and Interpretive Strategy).
11.8	Additional seating to be placed on trails at min. set distance. eg.100-200m (as per Material Finishes Schedule).
11.9	Provide raised pedestrian link to Heller Street Park.
11.10	Interpretive Signage relevant to the area (as per Wayfinding and Interpretive Strategy). The locations are indicative and require an extensive site analysis. This can focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.
11.11	Install ground cover planting and revegetation including bird attracting species to attract local native species. Interpretive signage maybe utilised to assist users in identifying species (as per Wayfinding and Interpretive Strategy).

Page 55

Picnic Point parklands Master Plan



7.14 | Proposed Concept Plan | Area 12: Picnic Point Bushland Reserve Southern Aspect



CONCEPT PLAN | AREA 12 | PICNIC POINT BUSHLAND RESERVE SOUTHERN ASPECT

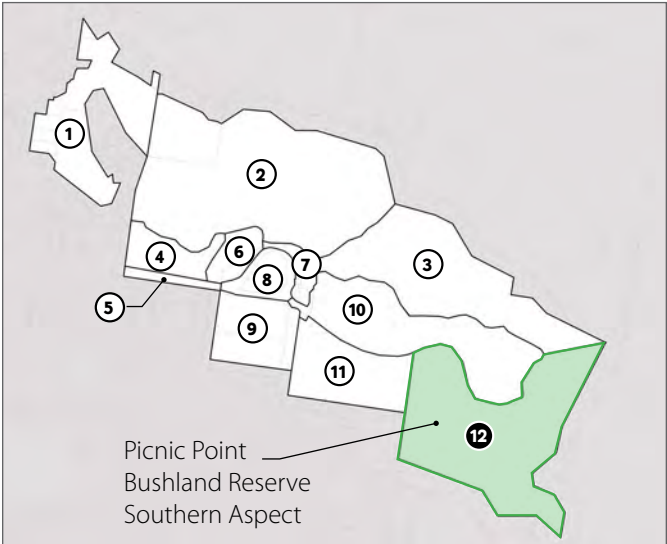
SCALE 1:2,500 (A3)  
0 25 50 125m

REFER DISCLAIMER ON PAGE 42

Legend   PLAN	
	Remediation of Erosion Site
	Carparking
	Shelter and BBQ Area
	Seating
	Major & Minor Wayfinding Signage
	Minor Interpretive Signage
	Directional Bollards
	Potential Looped Trail
	Trail Improvements
	Existing Dam
	Existing Trail Network
	1m Contours
	Site Area Boundary
	Proposed Bob Dodd Lookout
	Knoll Area

Ref	Proposed Concepts
12.1	<p>Provide Picnic Setting at Gateway Entry from Table Top Drive with Shelter. Include Wayfinding signage to Pardalote Walk and provide trail link (as per Wayfinding and Interpretive Strategy).</p> <ul style="list-style-type: none"><li>• Include small car park area 3 - 6 spaces, next to Table Top Drive, and road edge car park surface.</li><li>• Clearing for the installation of the infrastructure could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track.</li><li>• TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li></ul>
12.2	<p>Work with community groups and educational groups to restore Rainforest Gully Walk, Improve footpaths and small bridges for safety (to meet heritage requirements). Add Wayfinding signage to the beginning of the Walk (as per Wayfinding and Interpretive Strategy). Opportunities for a mobile app and/or QR code to embrace new digital technologies.</p>
12.3	<p>Identify and undertake weed removal, revegetation and remediation of erosion sites adjacent to 'Rotary Dam'.</p> <ul style="list-style-type: none"><li>• Erosion controls in line with IECA Guidelines, plant with native species for rehabilitation and stabilisation.</li><li>• Review hydrology and design of the dam.</li><li>• Develop Lake Management Plan.</li></ul>
12.4	<p>Additional seating to be placed on all paths/trails a min. set distance eg. 200-500m (as per Material Finishes Schedule).</p>
12.5	<p>Install interpretive signage relevant to the area (as per Wayfinding and Interpretive Strategy). The locations shown are indicative and requires an extensive site investigation. This can focus on the relative species that use the Great Dividing Range as a national wildlife corridor and significant species that occupy this habitat.</p>
12.6	<p>Potential additional looped trail connections that connect back into the existing trail network. These connections create intersections and support the seating nodes at points of reference and potential meeting/signage points. Trail location to consider existing grades and will require a more thorough site investigation to the possibility of where these can be incorporated due to challenging grades.</p> <ul style="list-style-type: none"><li>• Clearing for the installation of the trail could require clearing of vegetation, a fauna spotter catcher is recommended to be present during the clearing process. A walk through with botanist/ ecologist to identify habitat features along the track. Additional stablisation planting may be required to reduce impact to disturbed areas.</li><li>• TRC require to conduct a properly made Protected Flora Survey under the Nature Conservation Act 1992 due to the area being located in a High Risk Protected Flora Trigger Map.</li><li>• Grade and classification of the trail is to be confirmed.</li></ul>
12.7	<p>Directional Bollard pointing to direction of the trail (as per Wayfinding and Interpretive Strategy).</p>
*	<p>Note: Provide a new carpark at the end of the Bridle Trail on Table Top Drive. This is provide better accessibility to users of the tracks.</p>

Legend   CATEGORY	
	Infrastructure/ Amenities
	Activities/ Experience & Uses
	Connectivity
	Maintenance/ Management
	Landform/ Vegetation
	Character/ Sense of Place



Inset Map: 1:20'000 - Picnic Point parklands



# 08 Master Plan Planting Approach and Character Setting

## 8.1 Indicative Concept Master Plan Planting Approach and Character Setting

In order to maintain and preserve the existing character of Picnic Point parklands, to ensure its relevance and significance is maintained, the following highlights the existing and proposed planting approaches and character settings to be implemented and delivered for each distinct area. This will ensure planting palettes represent existing flora species and communities relating to each of the area environments. Existing plant species are further listed within the Tree Management Report, highlighting prominent species relevant to each area.

### Picnic Point parklands Iconic Trees



*Araucaria cunninghamii* - Hoop Pine



*Agathis robusta* - Kauri Pine



*Brachychiton acerfolius* - Illawarra Flame Tree



*Eucalyptus tereticornis* - Forest Red Gum



*Corymbia intermedia* - Pink Bloodwood

### Existing Character Settings



Source: Redleaf (2018)

#### Area 1: Murrumba Road Park

Murrumba Road Park is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds).



Source: Tract (2017)

#### Area 2: Picnic Point Bushland Reserve Northern Aspect

Area 2 is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds).



Source: Tract (2017)

#### Area 3: Picnic Point Bushland Reserve North-Eastern Aspect

Area 3 is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds).



Existing Character Settings



Source: Tract (2018)

Area 4: Lions Park

Area 4 is to be managed for its play equipment and recreational infrastructure integrating seamlessly within the natural bushland setting abutting the northern aspect. For the intergrade areas of this park, focus on the replacement of exotic shrubs and trees of Liquidambar and Jacaranda trees with selected native species plantings.



Source: Tract (2017)

Area 7: Lookout Terrace, Kiosk and Tower

Area 7 is to be managed for its scenic values and vistas to the north and east. Targeted succession plantings using local native species along with removal of undesirable exotic species is a primary focus along with the management of the two large hoop pine trees which are root bound from the current infrastructure.



Source: Tract (2018)



Source: Tract (2018)

Area 5: Tourist Road

Area 5 is one of the most recognised streets in Toowoomba with old large trees lining the corridor. It is to be managed for its significant hoop pines and kauri pine trees.



Source: Tract (2018)

Area 8: Picnic Point Island

Area 8 is to be managed for its playground, picnic tables and focus on leisure activities retaining its key character species of hoop pines and mature eucalypt trees. Undertake succession planting using hoop pines and kauri pine trees along with complementary planting along Upper Tourist Drive as the entry point to Picnic Point.



Source: Tract (2018)

Area 6: Waterfall Gardens, Driveway and Upper Tourist Road

Area 6 is to be managed for its scenic values and vistas to the north with the major lookout retained through management of the fig trees and adjacent eucalypt trees. Retained views and access to the waterfall and subtropical gardens along with enhanced amenity along Tourist Drive through tree and shrub replacements.



Source: Tract (2017)

Area 9: Heller Street Park

Area 9 is to be managed for its open mown areas incorporating scattered tree plantings of mixed exotic and native species.



Existing Character Settings



Source: Tract (2017)

Area 10: Tobruk Memorial Drive Park

Area 10 is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds). A reduction in the extent of mowing and slashing through area management is a focus for promoting natural regeneration.



Source: Redleaf (2018)

Area 12: Picnic Point Bushland Reserve Southern Aspect

Area 12 is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds). A reduction in the extent of mowing and slashing through area management is a focus for promoting natural regeneration.



Source: Redleaf (2018)

Area 11: Picnic Point Bushland Reserve South-West Aspect

Area 11 is to be managed for its ecological and wildlife values by promoting natural regeneration, selected native species plantings and a focus on the removal of exotic shrubs and trees (i.e., weeds). A reduction in the extent of mowing and slashing through area management is a focus for promoting natural regeneration.

Carnival of Flowers Festival - Temporary Character Setting



Source: TRC (2017)



Source: Tourism Queensland (2018)



Source: TRC (2018)



## 09 Appendix A - Site Information Plans

**9.1 Site Extents and Property Details**

**9.2 Land Uses (General) Plan**

**9.3 Land Use and Slope Analysis Plans**

**9.4 Environment and Heritage Plans**

**9.5 Existing Current Events (Lions Park, Heller Street Park, Picnic Point Island and Picnic Point Lookout)**

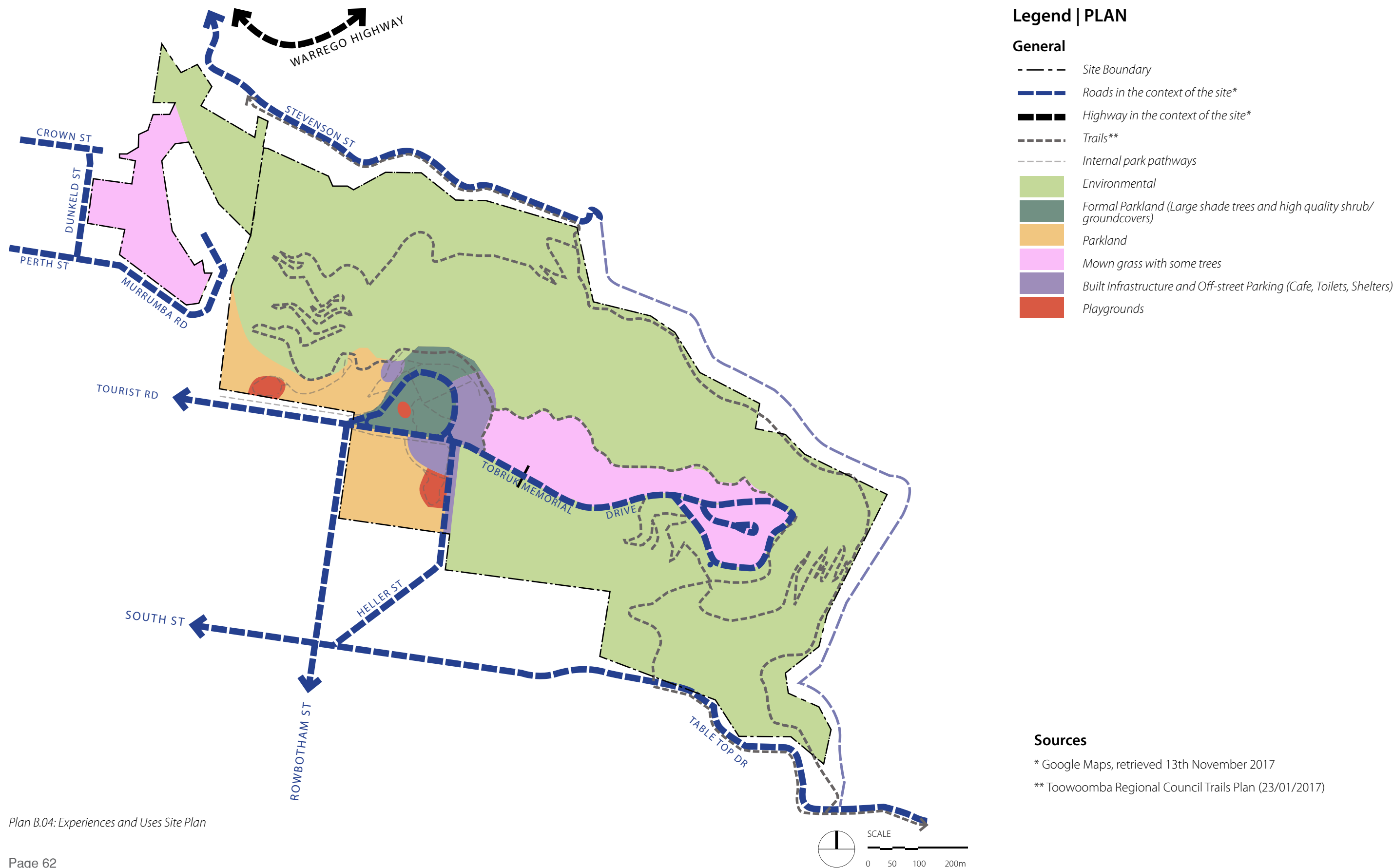


9.1 Site Extents and Property Details





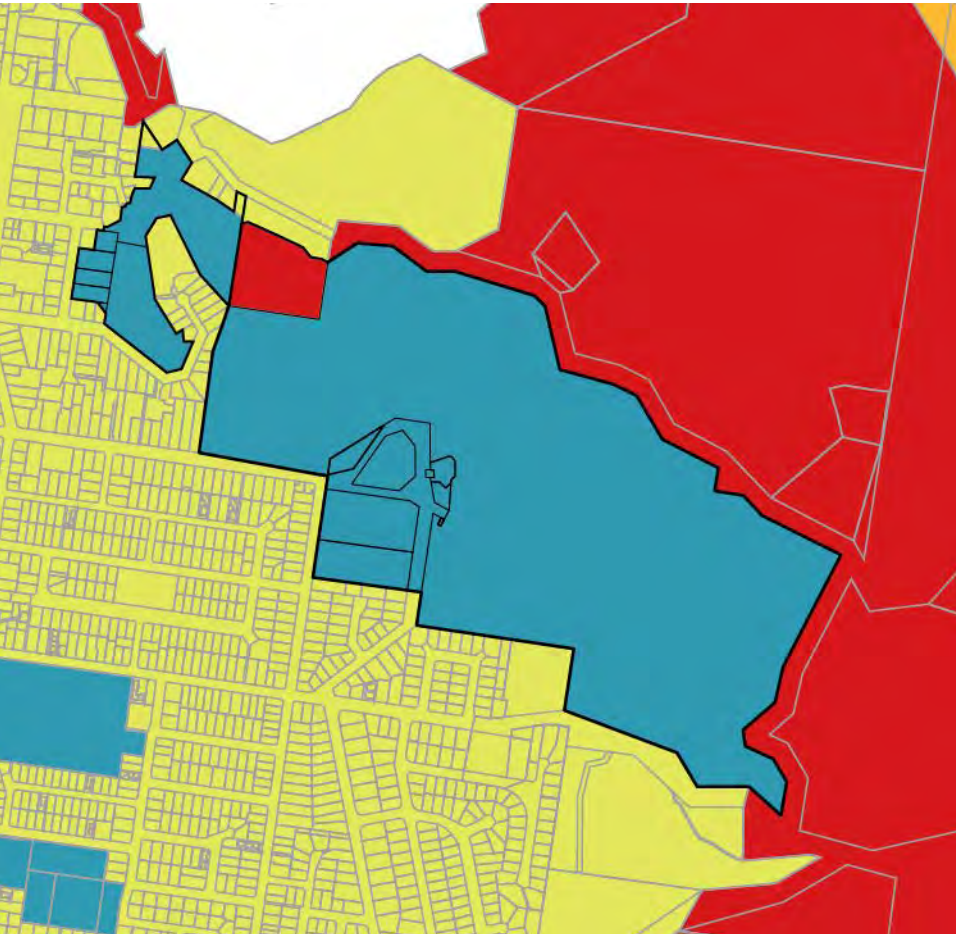
9.2 Land Uses (General) Plan





### 9.3 Land Use and Slope Analysis Plans

Land Use (DNRM)



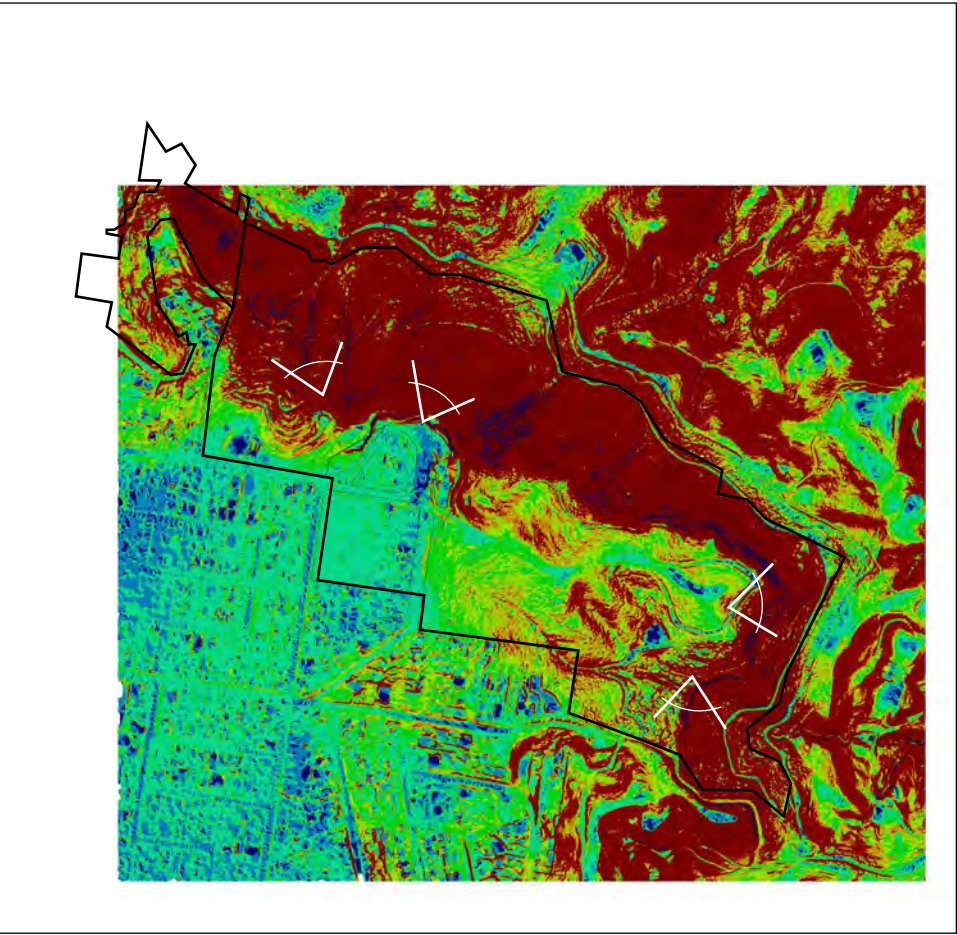
Plan B.05: Land Use

Legend

- Recreation and Culture
- Grazing Native Vegetation
- Residential

Land Use data is acquired from the Queensland Government Department of National Resources and Mining (DNRM) following the Australian Land Use and Management Classification Version 8 2016 (catchment level). The Picnic Point parklands are characterised by a recreation and culture land use with the exception of lot 17A SP191604/367 (refer to Site Extents and Property Details Plan). This lot is classified as grazing native vegetation together with the land bordering the north-eastern extents of the escarpment. The eastern borders of the parklands have a residential interface.

Slope Analysis



Plan B.06: Slope Analysis and Views

Legend

- |      |      |        |
|------|------|--------|
| >1:2 | 1:10 | 1:50   |
| 1:2  | 1:14 | 1:80   |
| 1:3  | 1:21 | 1:100  |
| 1:6  | 1:30 | <1:150 |
| 1:8  | 1:40 |        |

The Picnic Point Bushland Reserve is dominated by a severely sloping escarpment with a 1:2 gradient. These slopes ease as the escarpment plateaus around Tourist Road, Picnic Point Island and Heller Street Park into gradients between 1:14 and 1:40. This gradient is appropriate for development and presents less physical constraints in comparison to steeper areas of the site.



# 9.4 Environment and Heritage Plans

## Essential habitat



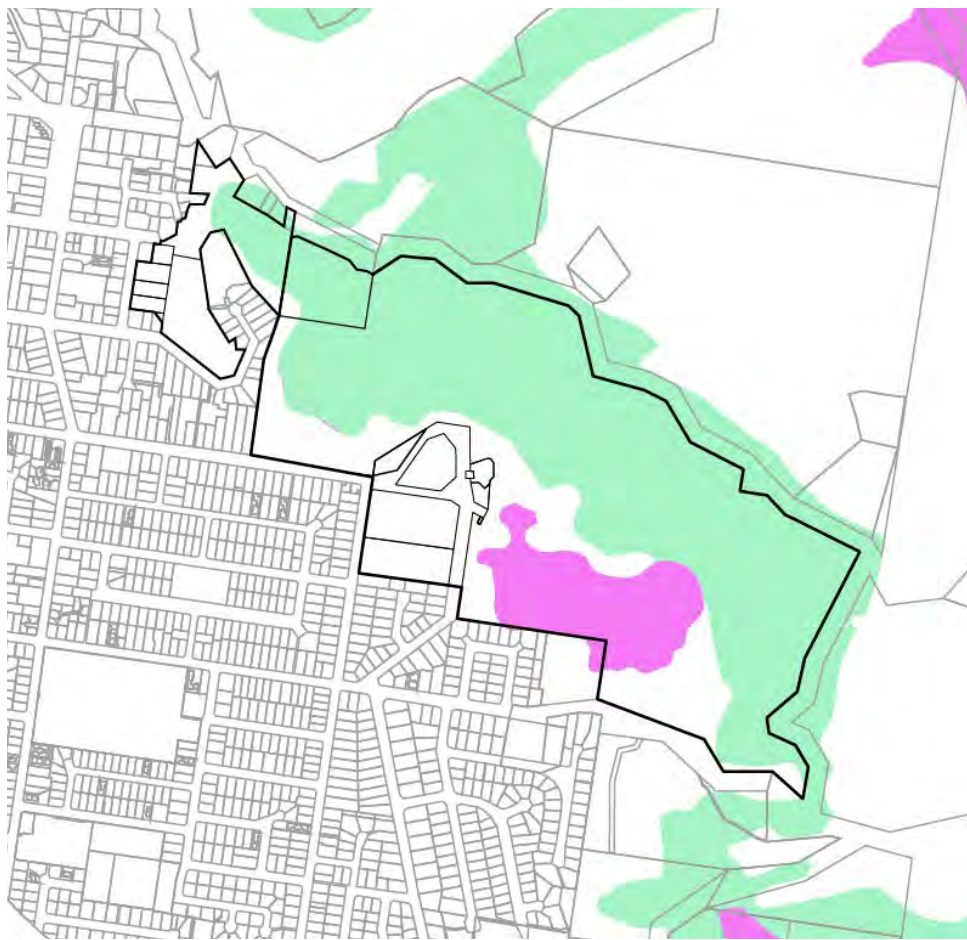
Plan B.07: Essential Habitat

### Legend

Essential Habitat as per Toowoomba Regional Council GIS mapping, retrieved 12 October, 2017

Essential Habitat is classified on a state level according to the Vegetation and Management Act 1999. Areas of the site that include essential habitat are the Picnic Point Bushland Reserve (Northern, North-Eastern and Southern aspects), Murrumba Road Park and small portions of Lions Park and the Waterfall Gardens, Driveway and Upper Tourist Road.

## Remnant vegetation



Plan B.08: Remnant vegetation

### Legend

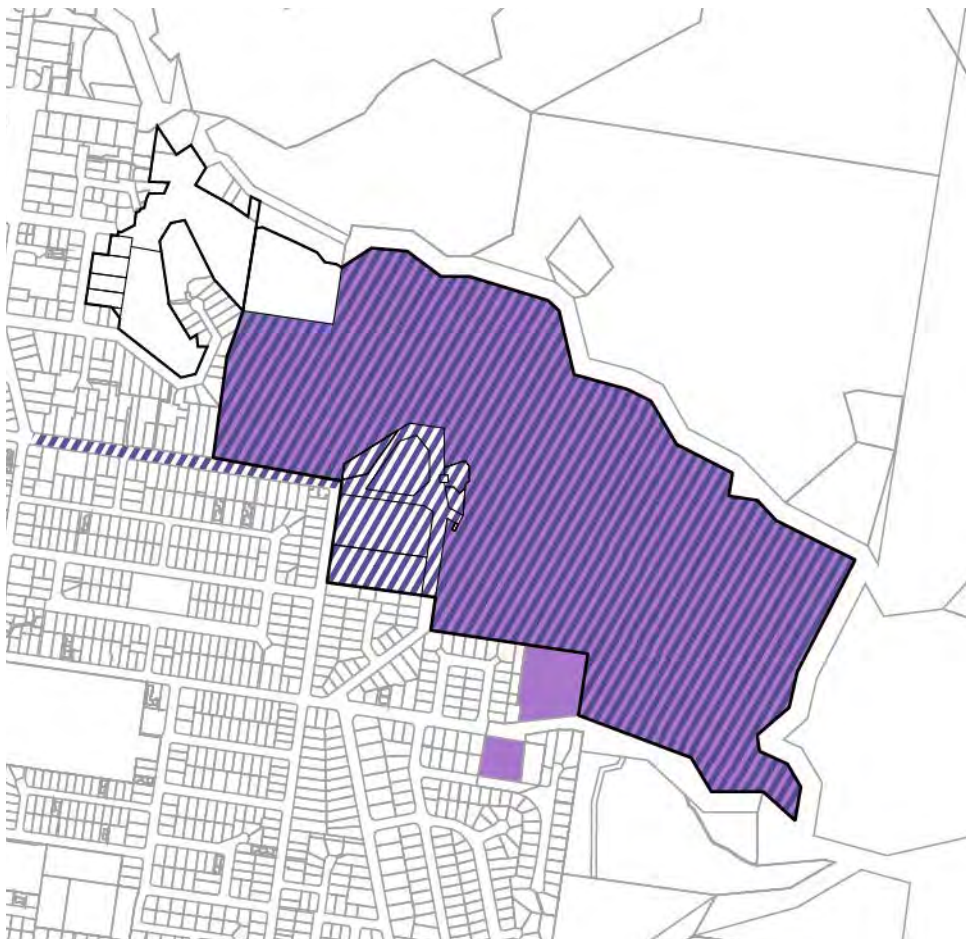
Category A or B area containing endangered regional ecosystems

Category A or B area that is a least concern regional ecosystems

Source: The State of Queensland (Department of Natural Resource and Mines) 2017, QSpatial, retrieved 22 February, 2018

Remnant Vegetation is classified on a state level according to the Vegetation and Management Act 1999. The Picnic Point Bushland Reserve is dominated by remnant vegetation identified as regional ecosystems of least concern. This area directly correlates with Essential Habitat mapping. Additionally, the Picnic Point Bushland Reserve: Southern Aspect, Heller Street Park and a portion of Tobruk Memorial Drive parklands contain endangered regional ecosystems.

## Heritage



Plan B.09: Heritage

### Legend

Heritage Character (Toowoomba Regional Council)

Queensland Heritage Register (Queensland Government)

Heritage Character is identified on a local scale as reported by the Toowoomba Regional Planning Scheme 2012. In accordance with the Planning Scheme, the Picnic Point parklands are heritage listed, excluding Murrumba Road Park, Tourist Road, Picnic Point Island, Heller Street Park and lot 17A SP191604/367 (refer to Site Extents and Property Details Plan).

Queensland Heritage Register status is classified on a state level by the Queensland Heritage Act 1992. All areas of the Picnic Point parklands are listed on the register with the exception of Murrumba Road Park and lot 17A SP191604/367.



9.5 Existing Current Events (Lions Park, Heller Street Park, Picnic Point Island and Picnic Point Lookout)





# 010 Appendix B - Existing Site Plan, Connectivity and Infrastructure

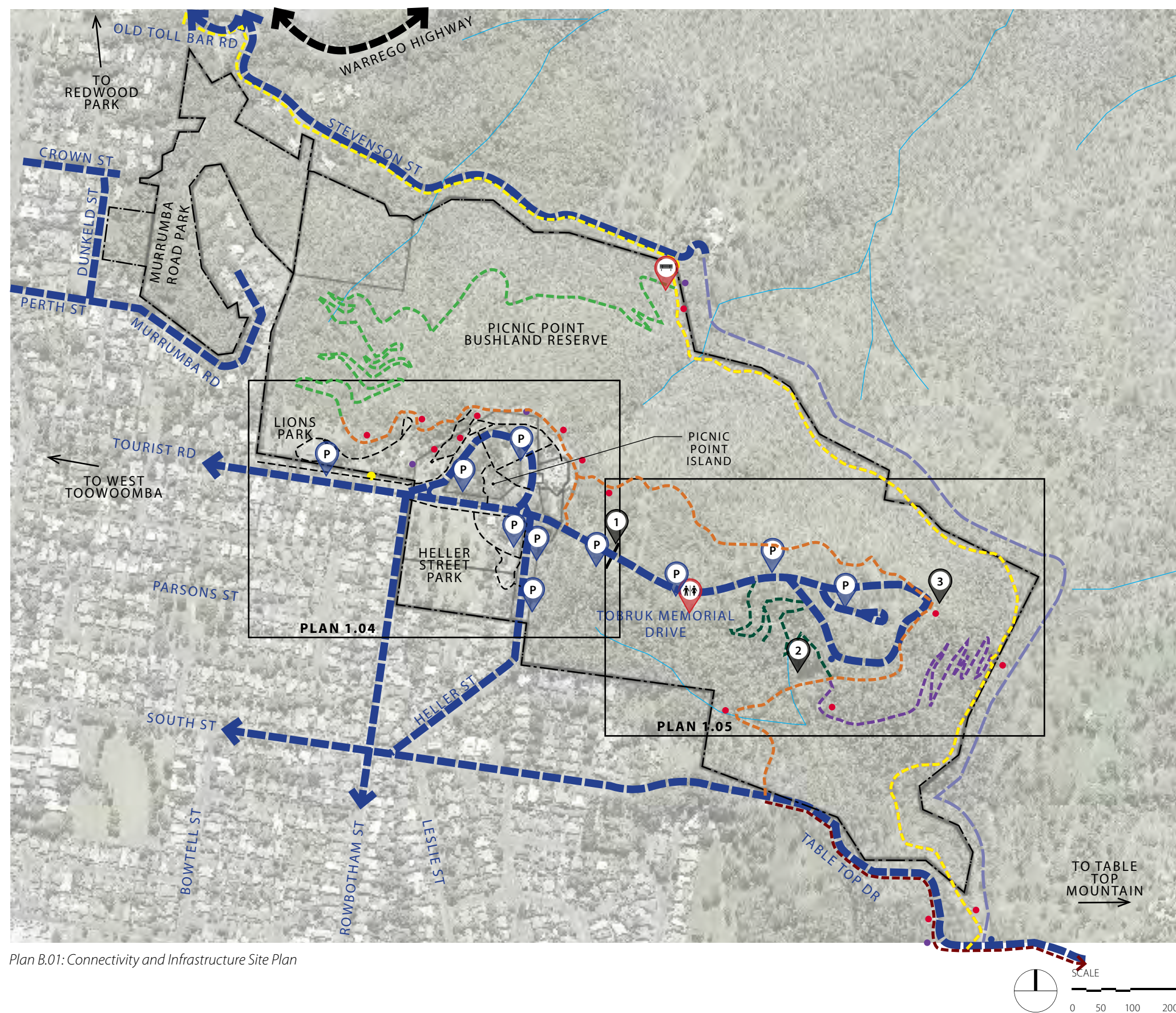
## 10.1 Existing Site Plan

## 10.2 Existing Connectivity and Infrastructure (Lions Park, Heller Street Park, Picnic Point Island and Lookout)

## 10.3 Existing Connectivity and Infrastructure (Tobruk Memorial Drive and Lookout)



10.1 Existing Site Plan



Legend

Connectivity

- Site Boundary
- Roads in the context of the site\*
- Road reserve easement in the context of the site
- Highway in the context of the site\*
- Waterways\*
- Parking\*\*
- Toilets\*\*
- Gates (road closed 8pm-6am)
- Dam
- Bob Dodd Lookout\*\*

Signage

- Major Roadside Sign
- Major Pedestrian Entry Sign
- Directional Bollard

Trails\*\*

Symbols	Name of trail	Total Length	Grade	User
	Pardalote Walk	1,850m	3	Pedestrian only
	Fantail Walk	900m	3	Pedestrian only
	Firetail Walk	2,120m	3	Pedestrian only
	Bridle Trail	1,290m	3	Shared pedestrian, cycle and horse trail, and alongside road
	Picnic Point Bridle Trail	1,560m	3	Shared pedestrian, cycle and horse trail
	Mount Table Top	1,960m	4	Pedestrian only, and alongside road
	Rainforest Gully Walk			

Internal park pathways

Source: \* Google Maps, retrieved 13th November 2017  
\*\* Toowoomba Regional Council Trails Plan (23/01/2017)

Plan B.01: Connectivity and Infrastructure Site Plan



10.2 Existing Connectivity and Infrastructure (Lions Park, Heller Street Park, Picnic Point Island and Lookout)



**Legend**

**General**

- Site Boundary
- Parking\*\*
- Seat\*\*
- BBQ\*\*
- Toilets\*\*
- Picnic Shelters\*\*
- Avenue of alternating Karuri and Hoop Pines along Tourist Road planted approx. 1909\*\*\*
- Rebound wall
- Lions Park Playground with "Rocket" equipment built in 1970s
- "Castle" storage for amusement train
- Lions signage and sculpture
- Sunflower Public Art built in 2012
- Bill Gould Lookout
- Area used for weddings and events
- Waterfall and pond in former bluestone quarry
- Love locks fence
- Shelter with information about the parklands, surrounds and events
- Q150 Flagpole (150 foot flagpole installed for Queensland's 150th celebration in 2009)
- Picnic Point Island Playground
- Garden beds used for temporary floral displays

- Picnic Point Lookout with Kodak Compass (originally installed in 1931) and Puppy statue (installed in 1959)
- Directional sign
- Cafe, Restaurant and Function Centre
- Water tower built in 1966
- Electrical tower
- Heller Street Playground
- Flying fox
- Scout Den
- Guide Hut
- Fire pit only used during events and celebrations such as Australia Day

- Internal park paths (thickness denotes hierarchy)
- Pardalote Walk
- Firetail Walk
- Informal maintenance access

Plan B.02: Connectivity and Infrastructure Detailed Site Plan (Lions Park, Heller Street Park, Picnic Point Island and Picnic Point Lookout)

Source: \* Google Maps, retrieved 13th November 2017  
\*\* Toowoomba Regional Council Trails Plan (23/01/2017)



10.3 Existing Connectivity and Infrastructure (Tobruk Memorial Drive and Lookout)



- Legend**
- General**
- Site Boundary
  - Parking\*\*
  - Seat\*\*
  - BBQ\*\*
  - Toilets\*\*
  - Gates (road closed 8pm-6am)
  - Dam
  - Bob Dodd Lookout\*\*
  - Pardalote Walk
  - Fantail Walk
  - Picnic Point Bridle Trail
  - Rainforest Gully Walk
  - Roads in the context of the site\*
  - Directional Bollard

Plan B.03: Connectivity and Infrastructure Detailed Site Plan (Tobruk Drive and Tobruk Lookout)

Source: \*Google Maps, retrieved 13th November 2017  
\*\* Toowoomba Regional Council Trails Plan (23 January 2017)





# 011 Appendix C - List of Supplementary Documentation

**11.1 Round One Draft Consultation Plan**

**11.2 Round Two Community Engagement and Communications Plan**

**11.3 Traffic and Parking | Summary**

**11.4 Heritage Approval Report | Summary**

**11.5 Environmental Review | Summary**

**11.6 Cost Plan | Summary**





## DRAFT Consultation Plan

Picnic Point Parklands

Rev F

12<sup>th</sup> December 2017

Prepared by Tract Consultants  
For Toowoomba Regional Council

Level 2, 140 Ann St, BRISBANE 4000  
Phone: (07) 3002 6400  
[www.tract.com.au](http://www.tract.com.au)



**TOOWOOMBA  
REGION**

**Rich traditions. Bold ambitions.**

**Picnic Point Draft Concept  
Master Plan**

**Round two consultation  
Report**

**1 August – 3 September 2018**

(v2.0)

DM #8341495 • Version 1 • 23/11/2018  
Toowoomba Regional Council | 131 872  
[info@tr.qld.gov.au](mailto:info@tr.qld.gov.au) | [www.tr.qld.gov.au](http://www.tr.qld.gov.au)





# 11.3 Traffic and Parking | Summary

The Picnic Point parklands Master Plan aims to improve access and traffic operations to and within the parklands by enhancing and adding to the existing parking, pedestrian and cyclist facilities. While the focus of the traffic and parking improvements are on the Picnic Point Island, Lions Park and Heller Street Park areas, additional enhances are also noted for Tobruk Memorial Drive Park, and the Bushland Reserve (Southern Aspect).

## Access and Road Network

Significant change to the surrounding road network is not proposed, ensuring that the authenticity and character of the existing, established heritage and landscaping elements are retained as part of the Master Plan. The overall connectivity to the Picnic Point area is enhanced with small, focused improvements, such as limited vehicle access paths (as part of a wide pedestrian path) for maintenance and special function vehicles, as well as cross-overs to temporary, event-based overflow parking areas.

An alternative concept would be to change the configuration of Tobruk Memorial Drive, along the southern portion the Picnic Point Island, to become a two-way road. This would reduce vehicle circulation around Picnic Point Island and improve accessibility for buses to bus stops, which is particularly important during event times where there are more intense bus movements. Further investigation is required as some kerb realignment may be required to maintain two-way traffic flow while also accommodating bus movements.

## Cyclist Facilities

A council “recreational route” is currently designated in proximity to the study area along Tourist Road and Leslie Street, which travelling through various minor roads in between. Improvement to road and kerbside parking environment would allow modification of the route to continue further along Tourist Road and link into Rowbotham Street which would improve cycle network legibility and access to the parklands. At the Tourist Road / Rowbotham Street intersection, an alternative a cyclist connection could be provided from Tourist Road (travelling east) onto the existing off-street path, across Tourist Road and onto the proposed pathway at the head of the proposed Rowbotham Street parking which would cater for provide for cyclists of all skill / confidence levels.

## Pedestrian Facilities

Improvements to pedestrian connectivity within the parklands are also proposed (some of which are incorporated into the parking area changes), which will provide for interconnected journeys within and between the parkland areas. The most notable of these are implementation of a pedestrian crossing that connects the Picnic Point Island to Heller Street Park. While the provision of a pedestrian crossing between the Picnic Point Island and Heller Street Park requires removal of a single car or bus space on either side of Tobruk Memorial Drive, due kerb build outs to reducing the crossing distance for pedestrians, this will provide an overall benefit by linking the two parks as well as enhancing connectivity to the bus stop for potential future public transport services.

An additional pedestrian crossing on Heller Street between the South-West Reserve and Heller Street Park is also proposed, which will complement the existing crossing to the south (in front of the Scouts and Guides Building). Generally, pedestrian crossings are proposed as platform (raised) crossings in order to provide an even crossing level for pedestrians (i.e. no pram rams), providing safe and equitable access for pedestrians and these will have the additional benefit of providing speed control / traffic calming.

## Parking Provision and Layout

The Master Plan will, for the most part, retain the existing parking supply. Several new areas of car parking are proposed, along with improvements to existing parking areas, throughout the study area to support existing and proposed facilities and provide minor capacity increases. Where there are sensitive heritage areas or potential stormwater implications, parking areas have been noted to be provided minimal infrastructure so as to minimise potential impacts to these elements.

To complement the formal parking supply, two locations for overflow parking have been identified, which will improve the existing informal arrangements. These areas would not be surfaced (i.e. pavement) and given their anticipated infrequent use, landscaping will be minimal allowing these locations to be flexible and adaptable. Access crossovers for these temporary parking areas have been rationalised to reduce potential conflicts with pedestrians and improve circulation both to / from the external road network and internally within these temporary parking locations.



The Picnic Point parklands - a Heritage Place

Picnic Point, the section of Tourist Road at the approach to Picnic Point and the parkland, and the bushland reserve along the Toowoomba escarpment around Picnic Point, together are a place on the Queensland Heritage Register.

Queensland Heritage Register (QHR) details:

Picnic Point and adjacent parkland   QHR No 601205

The Appropriate Conservation Basis for the Master Plan

In 2015 the Picnic Point Parklands Conservation Management Plan (CMP) was prepared by Catherine Brouwer Landscape Architects for Toowoomba Regional Council. The 2015 Picnic Point Parklands CMP recommends that the best professional practices in conservation be employed in caring for the Picnic Point Parkland. The CMP conservation policies provide directions for the protection of the cultural heritage significance of Picnic Point Parkland. The Master Plan objectives, strategies, and designs have been developed with reference to the CMP, in particular, the conservation policies.

The Master Plan Heritage Objectives for the Parkland

The Master Plan’s design vision and objectives holds the key objective to “Celebrate the heritage and significance of the Picnic Point parklands to the local Toowoomba community . . . ” . The Heritage Report outlines how the parkland is a key part of Toowoomba’s identity through the open space experiences there including the diverse landscapes, the view appreciation, park amenity, and community gatherings and associations and memories, and that it also has outstanding educational value. These are all part of the heritage significance of the place.

Master Plan Proposals and Statutory Heritage Requirements

The Picnic Point parklands management is subject to the provisions of the Queensland Heritage Act 1992 which is implemented through provisions of the Planning Act 2016 (Planning Act). The statutory provisions and requirements regarding changes and developments proposed in the heritage place park are outlined.

The Master Plan works proposals for the parkland are set out in a table with an indication of the possible impacts on the cultural heritage significance of the place, and with the consequent required state level approvals indicated by the nature of the change and the degree of impact.

Heritage Parkland Maintenance

While much of the management and horticultural maintenance practices and expertise required in the diverse Picnic Point parklands is similar to other of Toowoomba’s older parks, there are many specific areas and features requiring distinct skills and maintenance practices. An example is the upper escarpment adjoining the mown grass park areas, which requires different maintenance practices to other Toowoomba parks.

The Heritage Report also emphasises the importance of a continuity of maintenance staff for the heritage Picnic Point parklands to ensure the appropriate maintenance and conservation practices take place. It points out that the parklands could become one of Toowoomba’s training and educational resources.

Guide to CMP Policies for Picnic Point Parkland

The Appendices include the Burra Charter definitions. They also include the CMP’s Conservation Policies for each area of the park, and the buildings and structures organised according to the Master Plan’s area designations, and information on the state Department of Environment’s guidelines for maintenance and repair at heritage places which are applicable for the park.

Picnic Point parklands is located on the Great Dividing Range and its natural bushland areas form part of a national wildlife corridor (Great Eastern Ranges Initiative) for the dispersal and migration of flora and fauna species. Approximately half of the parklands is in a relatively natural state with intact narrow-leaved ironbark, forest red gum and yellow-box woodlands. There are numerous mature habitat trees, dead standing trees and microhabitats supporting a diverse range of native species. The species recorded from Picnic Point and adjacent areas are many (279 birds, 21 amphibians, 46 mammals, 65 reptiles and 553 species of plants). From these species, there are eight threatened fauna and four threatened plants potentially occurring in favourable habitat. One iconic species is the koala which regularly traverse the bushland areas of Picnic Point.

Picnic Point links to the other regionally important natural areas of Redwood Park, Table Top Reserve and McKnight Park. This means that it is a vital link as part of a broader open space strategy to achieve multiple benefits in wildlife corridor management, recreational space, green space, urban planning and infrastructure. In recognising these values, Picnic Point has two main management zones: native bushland and the more developed areas containing built infrastructure (playgrounds, lawns, paths, roads, café etc.).

The bushland areas (including Murrumba Road Park, Northern Aspect, North East Aspect, Tobruk Memorial Drive Park) are dominated by native eucalypt trees and provide various recreational activities such as walking tracks, mountain bike trails, and bridle trails. Any landscaping and plantings in these areas should aim to ensure consistency with the native species through targeted strategies to promote natural regeneration. The reduction in mown areas would be beneficial whilst maintaining walking tracks and firebreaks to provide for passive recreation. Better linked walking tracks between the bushland areas also provides an opportunity for the future management of the area. Some of the constraints for these natural bushland zones is proximity to residential areas requiring adequate asset protection from bushfires along with ongoing weed control.

State and Commonwealth approvals addressing the significant flora and fauna values are required prior to installing new infrastructure and trails in these areas. Planning tools are needed to address bushfire management, weed control, natural regeneration and management of the total mown area to minimise impacts to the native bushland areas.

The more formal, developed areas of Picnic Point include Lions Park, Tourist Road, Waterfall Gardens, Lookout Terrace and Kiosk and Heller Street Park. These areas typically incorporate streetscapes/footpaths, play equipment, BBQs, picnic tables, café and amenities. They often have a collection of planted native and exotic species of trees and shrubs. There are opportunities in these areas to provide for successional plantings of similar species (e.g., Kauri Pine, Hoop Pine) requiring minimal maintenance along with understorey garden bed elements to increase amenity values. Some of the trees are of significant size, stature and appearance. Similarly, replacement of exotic pines with more suitable species would be of benefit. Constraints with these areas can include previously planted eucalypt trees which tend to drop limbs and may be planted in high traffic zones. Also, the hoop pines near the lookout are root bound and causing some damage to the retaining walls.

For the more developed areas, tree protection measures and successional plantings of suitable species is needed to ensure the significant trees (size, stature and appearance) are retained into the future. These areas may be able to support smaller garden beds suitable for permanent or temporary floral displays. There are also areas where a good diversity of native and garden species would attract birds to the area providing opportunity for local bird watchers.

The environmental review provides a detailed assessment and specific recommendations on future plantings and areas of significance requiring additional investigations or legislative permits.



11.6 Cost Plan | Summary

Please Note: For a detailed breakdown, Please see Supplementary Documentation

Location		Total Cost
<b>A PARKLAND AREAS</b>		
A1	AREA 1: MURRUMBA ROAD PARK	294,077
A2	AREA 2: PICNIC POINT BUSHLAND RESERVE NORTHERN ASPECT	260,090
A3	AREA 3: PICNIC POINT BUSHLAND RESERVE NORTH-EASTERN ASPECT	183,961
A4	AREA 4: LIONS PARK	1,449,075
A5	AREA 5: TOURIST ROAD	231,180
A6	AREA 6: WATERFALL GARDENS, DRIVEWAY AND UPPER TOURIST ROAD	376,903
A7	AREA 7: LOOKOUT TERRACE, KIOSK AND TOWER	687,668
A8	AREA 8: PICNIC POINT ISLAND	657,196
A9	AREA 9: HELLER STREET PARK	1,693,143
A10	AREA 10: TOBRUK MEMORIAL DRIVE PARK	1,970,483
A11	AREA 11: PICNIC POINT BUSHLAND RESERVE SOUTH-WEST ASPECT	3,071,260
A12	AREA 12: PICNIC POINT BUSHLAND RESERVE SOUTHERN ASPECT	293,044
<b>A - PARKLAND AREAS</b>		<b>\$11,168,080</b>
<b>ESTIMATED NET COST</b>		<b>\$11,168,080</b>
<b>MARGINS &amp; ADJUSTMENTS</b>		
	Rounding	0.0 % \$1,920
	Design Development Contingency	5.0 % \$559,000
	Builders Preliminaries (Landscaping)	5.0 % \$587,000
	Builders Preliminaries (Structures)	3.8 % \$462,000
	Builders Margin	3.0 % \$384,000
<b>SUB-TOTAL CONTRACT SUM (NOV 2018)</b>		<b>\$13,162,000</b>
	QR digital wayfinding mobile app development	0.4 % \$50,000
	Excavation in rock	Excl.
	Provision for contaminated soil	0.2 % \$20,000
	Provision for removal of asbestos	0.2 % \$30,000
<b>SUB-TOTAL CONTRACT SUM INCLUDING ALLOWANCES (NOV 2018)</b>		<b>\$13,262,000</b>
	Construction Contingency	5.0 % \$664,000
<b>SUB- TOTAL ESTIMATED CONSTRUCTION COST (NOV 2018)</b>		<b>\$13,926,000</b>
	Professional Fees	8.0 % \$1,115,000
	Cost Escalation (Excluded until we receive the priority schedule)	Excl.
	Q-Leave	0.5 % \$72,000
	Authority fees and charges	1.0 % \$152,000
	Services Infrastructure Augmentation / Upgrades	Excl.
	Community Transition	0.2 % \$35,000
	Community Consultation, Marketing and Opening Expenses	Excl.

Toowoomba Picnic Point Parklands  
Concept Cost Plan | Excl Kiosk | Feb 2019 | Iss 01

Location Summary

Rates Current At November 2018

Location		Total Cost
<b>MARGINS &amp; ADJUSTMENTS (continued)</b>		
	Heritage Specific Requirements	Excl.
	All costs relating to the Building Industry Fairness (Security of Payment) Bill 2017	Excl.
	Project Contingency	2.0 % \$306,000
	Goods and Services Tax	Excl.
<b>ESTIMATED TOTAL COST</b>		<b>\$15,606,000</b>