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5.1 Implementation Overview

In the Master Plan for Long Jetty a number of possible projects have been identified in response to the design principles.

The projects have been summarised for each precinct and the following information has been provided:

PRIORITY

The relative importance of each key proposal. These have been assessed as either low, moderate or high priority based on feedback from stakeholders, and the key principles of the Master Plan.

TIME FRAME

The overall Master Plan is a long term plan intended to be implemented over the next 10-15 years. The time within which proposals should be commenced has been assessed in response to their priority within this 10-15 year time frame.

- Short term:** Within 0-2 Years
- Medium Term:** Within 5- 10 Years
- Long Term:** Within 15 Years

PROBABLE COST

Probable costs for the major components of the Master Plan are provided to assist Council in establishing budgets and exploring sources of funding.

The probable cost to Council have been defined by the following categories:

- High:** Greater than \$1 Million
- Moderate:** \$250,000 - \$1Million
- Low:** Less than \$250,000

For each of the high priority projects, a detailed plan has been prepared to assist Council in the timely implementation of the project.



PRECINCT A



PRECINCT B



PRECINCT C



PRECINCT D

5.2 POSSIBLE PROJECTS | PRECINCT A | MAIN STREET & URBAN CORE

POSSIBLE PROJECTS*	PRIORITY			TIME FRAME			PROBABLE COST			ACTION
	HIGH	MODERATE	LOW	SHORT	MEDIUM	LONG TERM	HIGH	MODERATE	LOW	
1 Main street footpath upgrades (consistent design theme)	H	M	L	S	M	L	H	M	L	Refer to Detail Plan 1A for example
2 Rezone land between Thompson Street and Pacific Street from 2(a) to 3(a)	H	M	L	S	M	L	H	M	L	To be investigated by Council.
3 Widening of footpath in key areas to create alfresco dining areas	H	M	L	S	M	L	H	M	L	To be investigated by Council.
4 Urban planting and landscape improvements along The Entrance Road	H	M	L	S	M	L	H	M	L	To be investigated by Council.
5 Consolidation of car and bus parking on side streets (Toowoon Bay Road, Pacific Street & Thompson Street)	H	M	L	S	M	L	H	M	L	Refer to Detail 1B for example
6 Provision of urban planting and formalisation of side streets (Toowoon Bay Road, Pacific Street and Thompson Street)	H	M	L	S	M	L	H	M	L	To be investigated by Council.
7 Potential for privately funded restaurant / Shopping Village along foreshore at Key Iconic Site.	H	M	L	S	M	L	H	M	L	To be investigated by Council. <small>Private funding</small>
8 RMS road widening, street trees and underground power lines.	H	M	L	S	M	L	H	M	L	To be investigated by Council.
9 Linkage with Coast-to-Lake Walk.	H	M	L	S	M	L	H	M	L	To be investigated by Council.

FIGURE 18. PROJECT PRIORITISATION | PRECINCT A

*Refer to Figure 11 for possible project locations.
Note: Locations are indicative only.

DETAIL PLAN 1A | PRECINCT A | OPTION FOR MAIN STREET & URBAN CORE

FOOTPATH UPGRADES

Upgrade existing concrete footpath and incorporate shot blasting to assist in way finding.

BICYCLE RACK

Provide pre-fabricated or custom bicycle racks to encourage users of the foreshore to stop along the main street.

URBAN PLANTING

Potential to incorporate mass planting of native grasses in key areas to soften the hard scape and provide a division between pedestrians and vehicles.

SIGNAGE

Proposed recycled timber signage to provide a visual link to Watkins Jetty. Refer to Figure 20.

COMMUNITY ART

Opportunity to include community art in the main street.

SHOT BLASTING

Shot blast concrete pattern abstracted form of sea grass.



FIGURE 19. DETAIL 1A - MAIN STREET UPGRADES - The Entrance Road

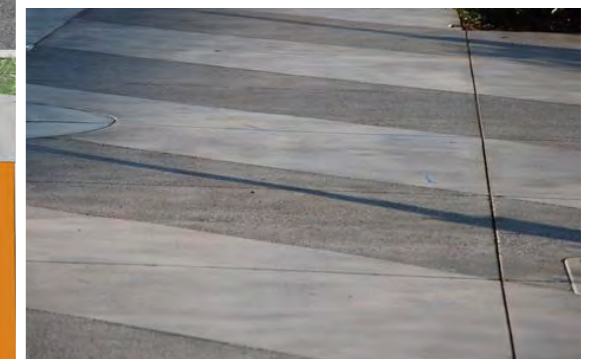
NOTE: This is an option only and subject to investigation.



Signage from recycled materials



Custom bicycle racks



Shot blast concrete footpath



Custom street furniture

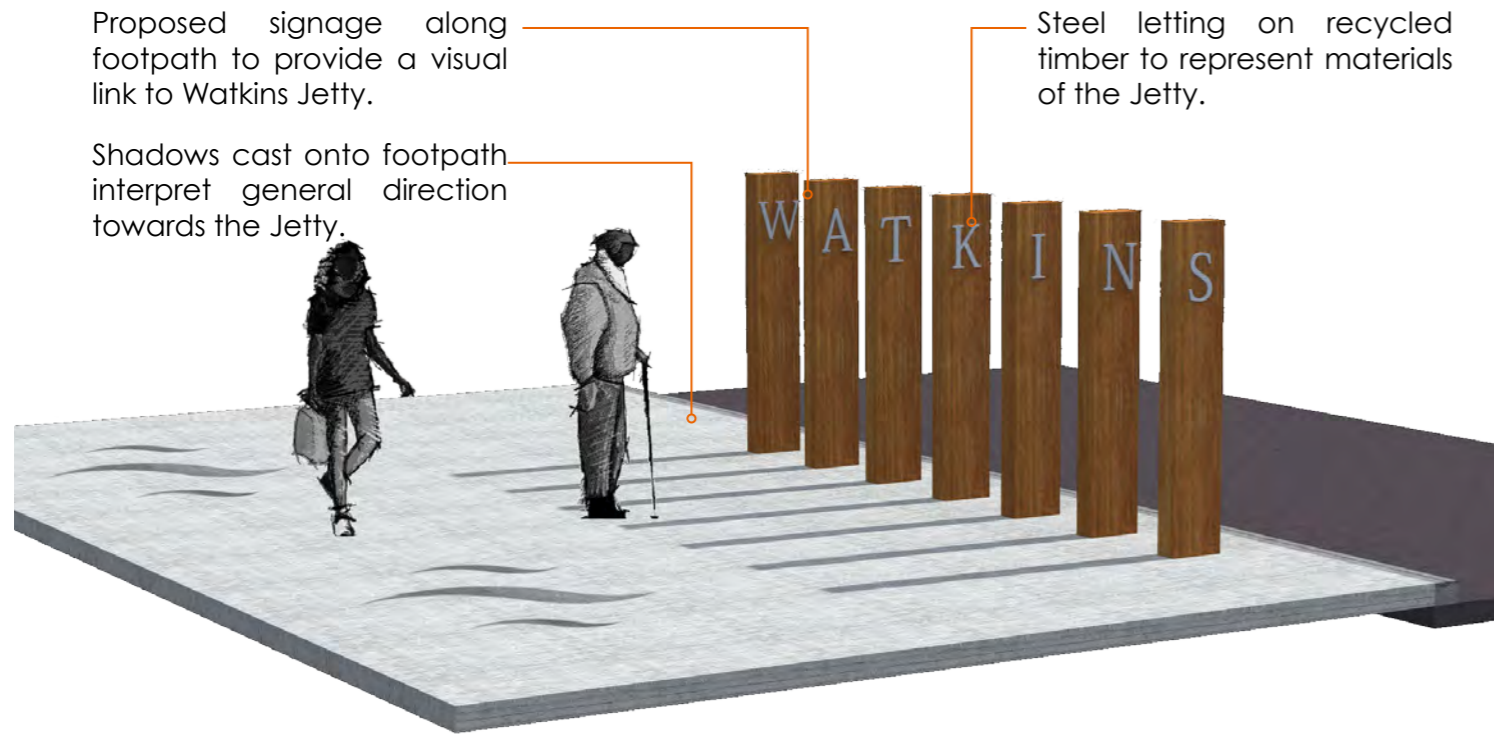


FIGURE 20. EXAMPLE OF SIGNAGE - MAIN STREET



FIGURE 21. EXAMPLE OF CUSTOM BICYCLE RACK - URBAN CORE



FIGURE 22. TYPICAL DETAIL - MASS PLANTING MAIN STREET

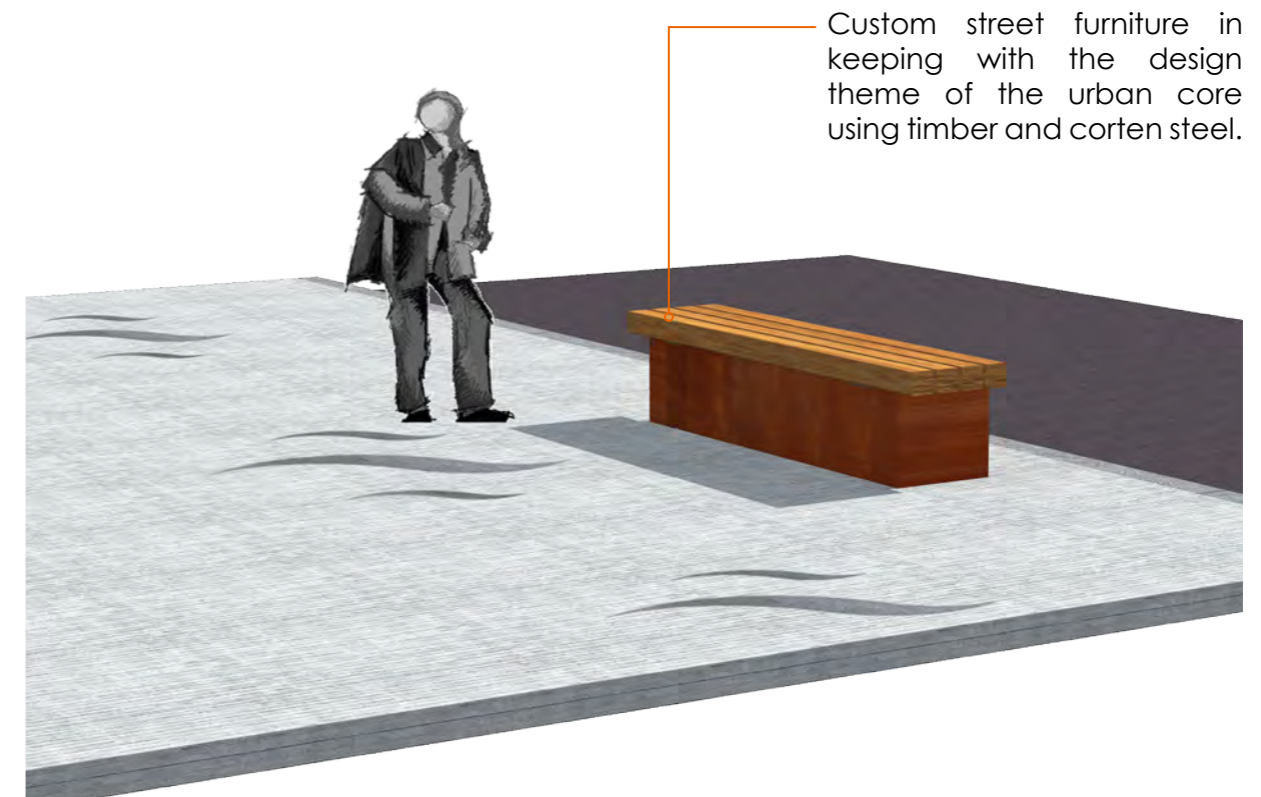


FIGURE 23. EXAMPLE OF CUSTOM STREET FURNITURE - URBAN CORE

DETAIL PLAN 1B.1 | OPTION FOR CONNECTING STREET A



Existing view along Toowoon Bay Road

TOOWOON BAY ROAD

Toowoon Bay Road is a key connection between the lake foreshore and 'Urban Core'. Toowoon Bay Road is wide and slightly sloping with wide nature strips. An existing footpath is located on the southern side of the Road. There is opportunity to provide a central median strip with street tree planting and native grasses to identify Toowoon Bay Road as a key connecting road to the foreshore reserve.

NOTE: This is an option only and subject to investigation.



Example of shrub planting in Central median.



Cupaniopsis anacardioides (Tuckeroo)



- New concrete footpath / Cycleway 2500mm wide along the northern side of road.
- Native grass planting at base of street trees to assist in storm water infiltration.
- Provide new angled line markings and wheel stops along Toowoon Bay Road to improve the legibility of car parking space.
- Provide pedestrian crossing.
- Provide a central planted median strip with an under storey of native grasses to identify Toowoon Bay Road as a main connecting street to the foreshore reserve.
- Street tree planting and rain gardens to be incorporated every 6 car spaces to provide shade and assist in storm water infiltration.
- Shot blast pattern in concrete footpath between The Entrance Road & Foreshore Reserve. To future detail.
- Proposed street tree planting between footpath and kerb.
- Existing 1200mm concrete footpath to be made good. Proposed shot blast pattern to be incorporated into existing concrete to future detail.

FIGURE 24. TYPICAL STREETSCAPE DETAIL - TOOWOON BAY ROAD

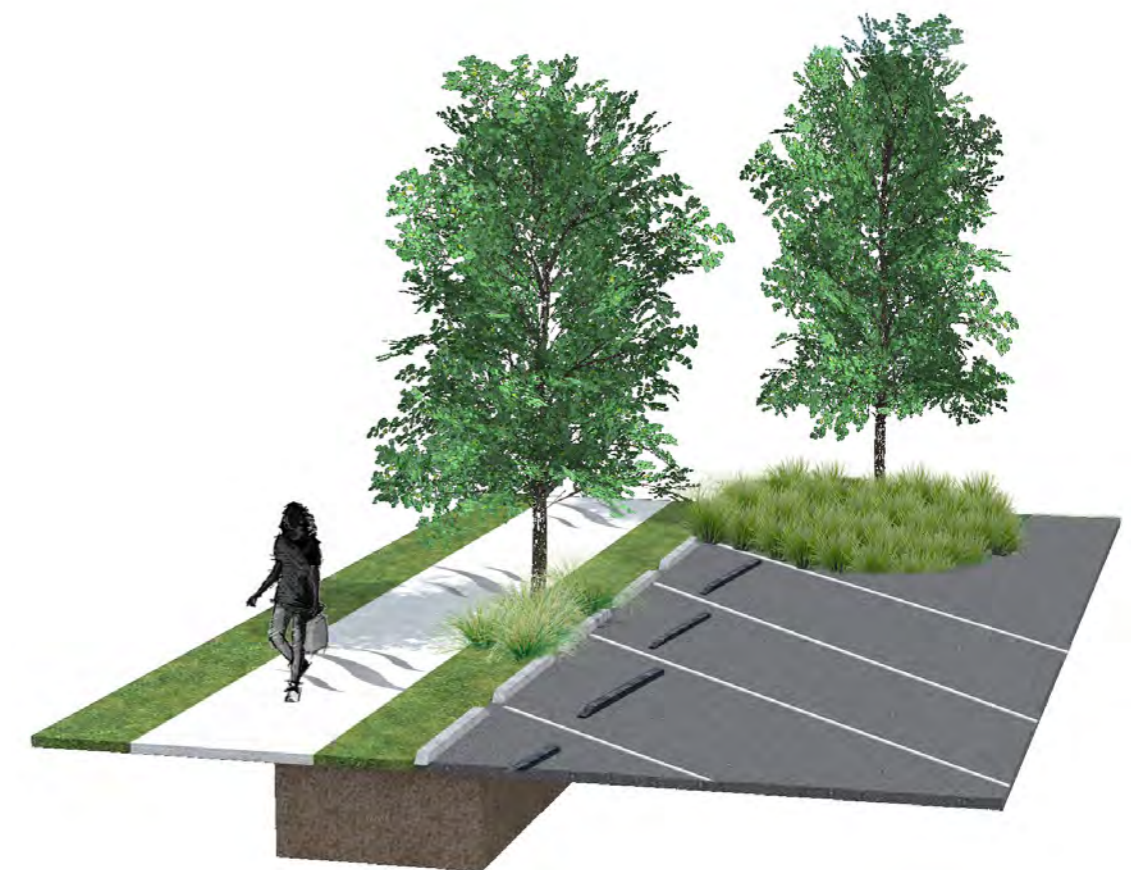


FIGURE 25. TYPICAL STREET TREE PLANTING - TOOWOON BAY ROAD

DETAIL PLAN 1B.2 | OPTION FOR CONNECTING STREET B



Existing view along Thompson Street

THOMPSON STREET

Thompson Street between The Entrance Road and Tuggerah Parade.

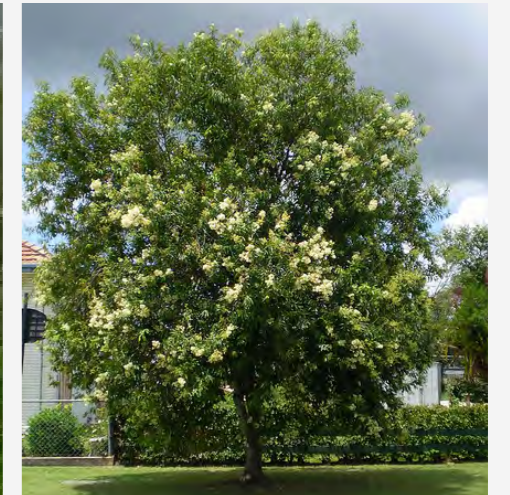
Proposed upgrades include:

- Upgrade existing concrete footpath
- Shot blast pavement treatment
- Provide street tree planting
- Consolidation of carparking with line marking & wheel stops.

NOTE: This is an option only and subject to investigation.



Native grass planting & open kerb



Waterhousea floribunda (Weeping Lilly Pilly)



FIGURE 26. TYPICAL STREETSCAPE DETAIL - THOMPSON STREET

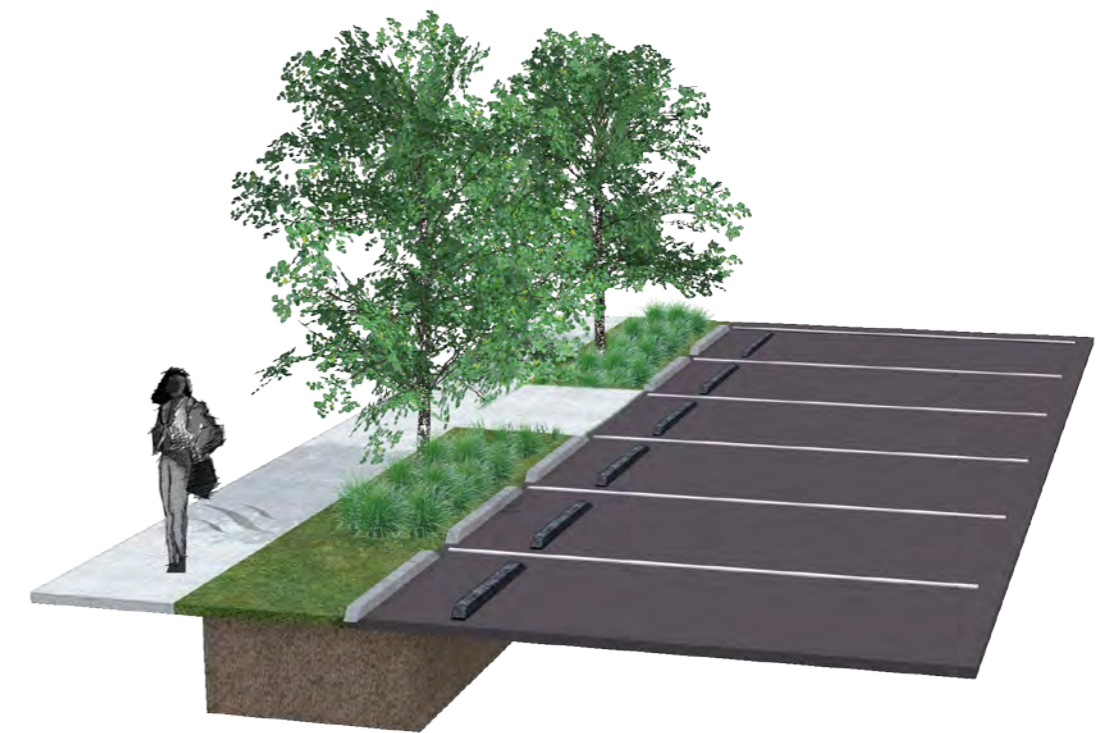


FIGURE 27. TYPICAL STREET TREE PLANTING - THOMPSON STREET

DETAIL PLAN 1B.3 | OPTION FOR CONNECTING STREET C



Existing view along Pacific Street

PACIFIC STREET

Pacific Street between The Entrance Road and Tuggerah Parade. A pedestrian footpath exists along the southern side of the road.

- Proposed upgrades include:
- Upgrade existing concrete footpath
 - Shot blast pavement treatment in designated locations
 - Provide street tree planting
 - Consolidation of carparking with line marking.

NOTE: This is an option only and subject to investigation.



Native grass planting & open kerb



Tristaniopsis laurina 'Luscious' (Water Gum)

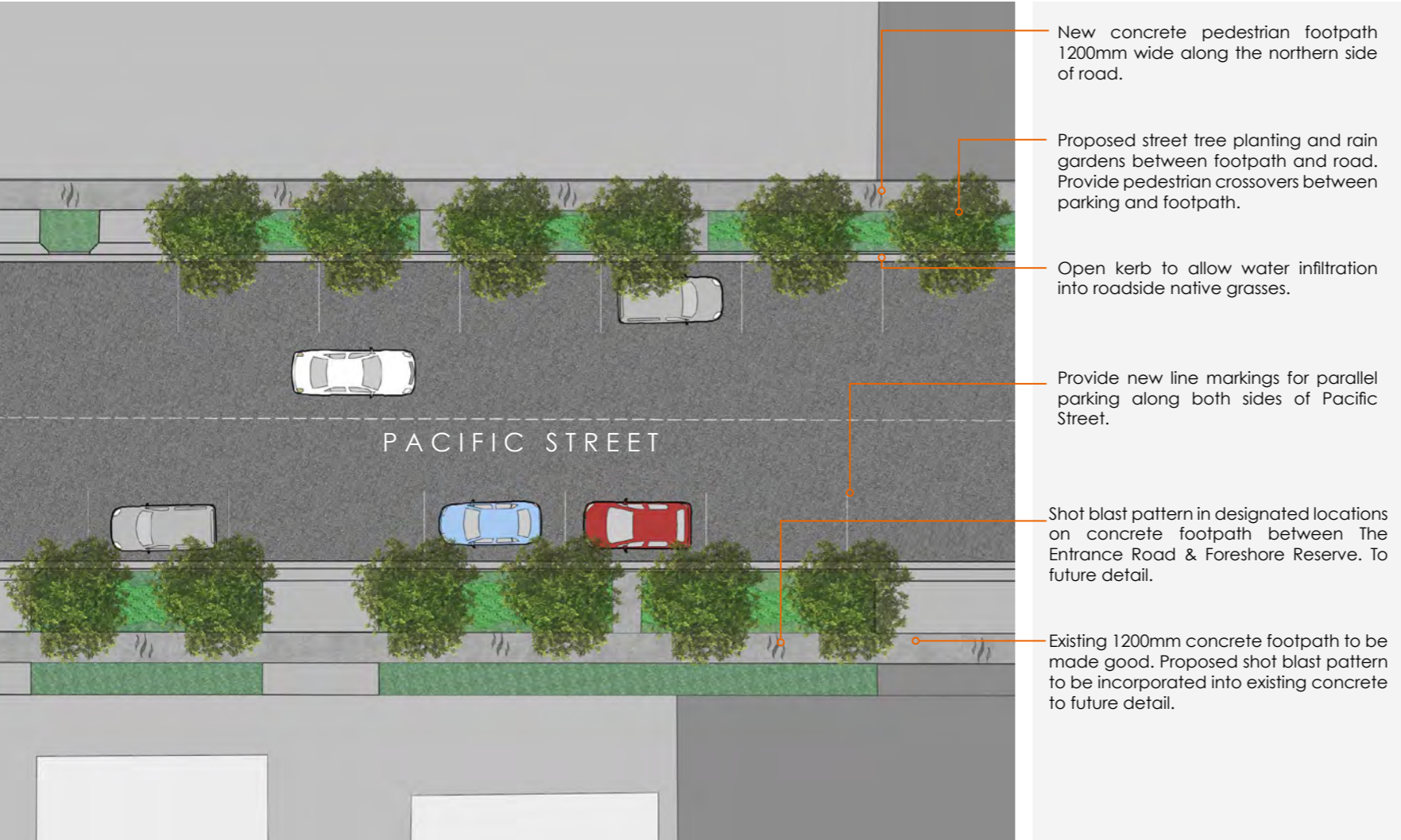


FIGURE 28. TYPICAL STREETScape DETAIL - PACIFIC STREET



FIGURE 29. TYPICAL STREET TREE PLANTING - PACIFIC STREET

5.3 POSSIBLE PROJECTS | PRECINCT B | SALTWATER CREEK RESERVE & LIONS PARK

POSSIBLE PROJECTS*	PRIORITY			TIME FRAME			PROBABLE COST			ACTION
	HIGH	MODERATE	LOW	SHORT	MEDIUM	LONG TERM	HIGH	MODERATE	LOW	
1 New boat ramp and Car park	H	M	L	S	M	L	H	M	L	Refer to Detail Plan 2A
2 Investigate Restaurant / Cafe venture	H	M	L	S	M	L	H	M	L	To be investigated by Council <small>Private funding</small>
3 Mobile food outlet	H	M	L	S	M	L	H	M	L	To be investigated by Council
4 Feature landscaping along southern gateway entry	H	M	L	S	M	L	H	M	L	Refer to Detail 2B
5 Kiosk / Restaurant / Estuary Management Education Centre	H	M	L	S	M	L	H	M	L	To be investigated by Council
6 Provide free Wifi access	H	M	L	S	M	L	H	M	L	To be investigated by Council
7 Possible improvements / upgrades to playground area in Lions Park	H	M	L	S	M	L	H	M	L	To be investigated by Council
8 Children's bicycle track	H	M	L	S	M	L	H	M	L	To be investigated by Council
9 Upgrade existing footbridge	H	M	L	S	M	L	H	M	L	To be investigated by Council
10 Delineate carparking at Lions Park	H	M	L	S	M	L	H	M	L	To be investigated by Council
11 Exercise equipment	H	M	L	S	M	L	H	M	L	To be investigated by Council
12 Entry sculpture	H	M	L	S	M	L	H	M	L	To be investigated by Council

*Refer to Figure 13 for possible project locations. Note: Locations are indicative only.

FIGURE 30. POSSIBLE PROJECT PRIORITISATION | PRECINCT B

DETAIL PLAN 2A | SALT WATER CREEK RESERVE



BOAT RAMP UPGRADE

Upgrade existing boat ramp and provide sufficient parking to encourage boat launching from Long Jetty.

CAR PARK UPGRADE

Upgrade existing car park at Saltwater Creek Reserve to provide more efficient and safe car parking adjoining park.

MOBILE FOOD OUTLET

Provide space and services for mobile food outlet to draw more users into Saltwater Creek Reserve.

OPEN LAWN AREA

Lawn area for passive activities.

ESTUARY EDUCATION CENTRE

Investigate potential for an estuary education centre with a cafe / kiosk incorporated.

THEMING IMAGES



Estuary Education Centre / Kiosk



Landscaped carpark



Short term mobile food outlet

FIGURE 31. DETAIL PLAN - SALTWATER CREEK RESERVE

DETAIL PLAN 2B | GATEWAY PLANTING



PROPOSED SEAHORSE SCULPTURE

Proposed seahorse sculpture (or other artwork) located near existing flag pole banners. Proposed sculpture to be surrounded by large feature sandstone and native grass planting.

PROPOSED FEATURE LANDSCAPING

Proposed planting of an avenue of large trees eg. Kauri Pine or Date Palms to define the entry to Long Jetty from the south.

Proposed mass planted bands of native grasses and decomposed granite to provide a pleasant entry to Long Jetty with minimal maintenance.

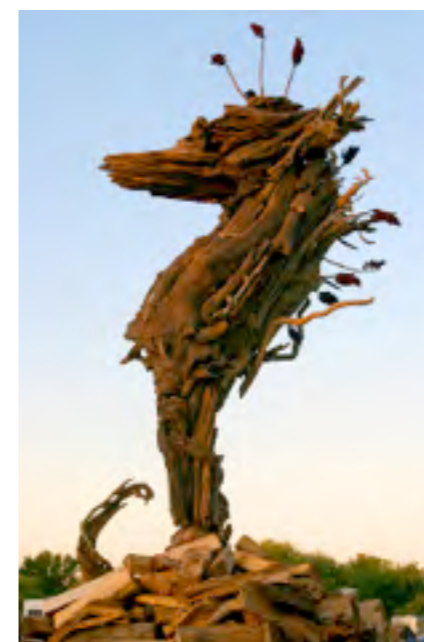
EXISTING FLAGPOLE BANNERS

Existing flag pole banners located in the central median of The Entrance Road at the entry to Long Jetty. Proposed mass planting of native grasses to compliment the flag poles.

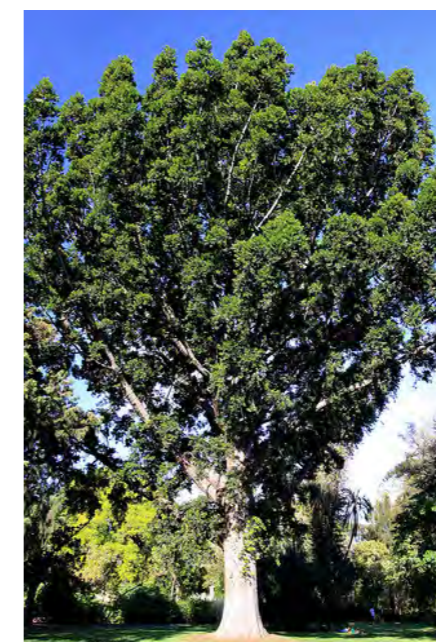


FIGURE 33. CROSS SECTION - SOUTHERN GATEWAY PLANTING (Tree species indicative only)

THEMING IMAGES



Seahorse sculpture made from recycled materials



Avenue tree planting species: Kauri Pine (Note: Option only)



Median planting examples

FIGURE 32. DETAIL PLAN - SOUTHERN GATEWAY PLANTING