

## Land Use

The fragmentation of Clermont's land use currently reduces the town's legibility and connectivity, thereby reducing the sense of 'community' in the urban fabric. In the context of the forthcoming closure of the Blair Athol mine, commencement of the Clermont Mine and an economic uncertainty surrounding these changes to the region's local industry and employment, there is a need to improve Clermont's economic resilience and stability through the consolidation of land use in the town. Simultaneously, there is a need to consider and provide capacity for the sustainable growth of industry, housing, aged care and youth facilities.

Key to the structure plan is the development of 'greenways'. This framework of high amenity landscaped pedestrian and cycle ways aims to improve the connections between the northern and southern extents of the township as well as reactivating the railway corridor as an east-west connector. By providing these physical and visual links between the precincts and destinations across Clermont, a 'walkable' culture can be fostered. These greenways also act to reinforce the rural and landscape character of the town's surrounds.

Residential growth or diversification within the town is currently limited by a lack of available land, as either topographically unsuitable (flood plains) or currently in use by local industry.

There exists an opportunity to reclaim sections of industrial zoned land within Clermont for residential land use, thereby minimising the need to expand the town further south west.

This would provide an opportunity to consolidate and expand industrial land along the Gregory Highway at the entrance to the town. The future Alpha mine may also present an opportunity to establish a new industrial precinct on the Alpha Road.

The development of aged care/independent living accommodation within Clermont is also key to enhancing the town's accessibility and appeal as a retirement or lifestyle destination. An aged care facility has been approved by Rio Tinto and Council on the vacant land opposite the Civic precinct.

The structure plan also promotes the consolidation of the town centre precinct by focusing commercial development around the top end of Capella Street. The redevelopment of Rose Harris Park as a Civic Park would provide strong links back to the Civic Centre and Library.

The revitalisation of the railway reserve as a 'greenway' may offer opportunities for the development of a new cultural & community centre in this space, with strong links back to the town centre, Clermont High School, Library and Clermont Museum.

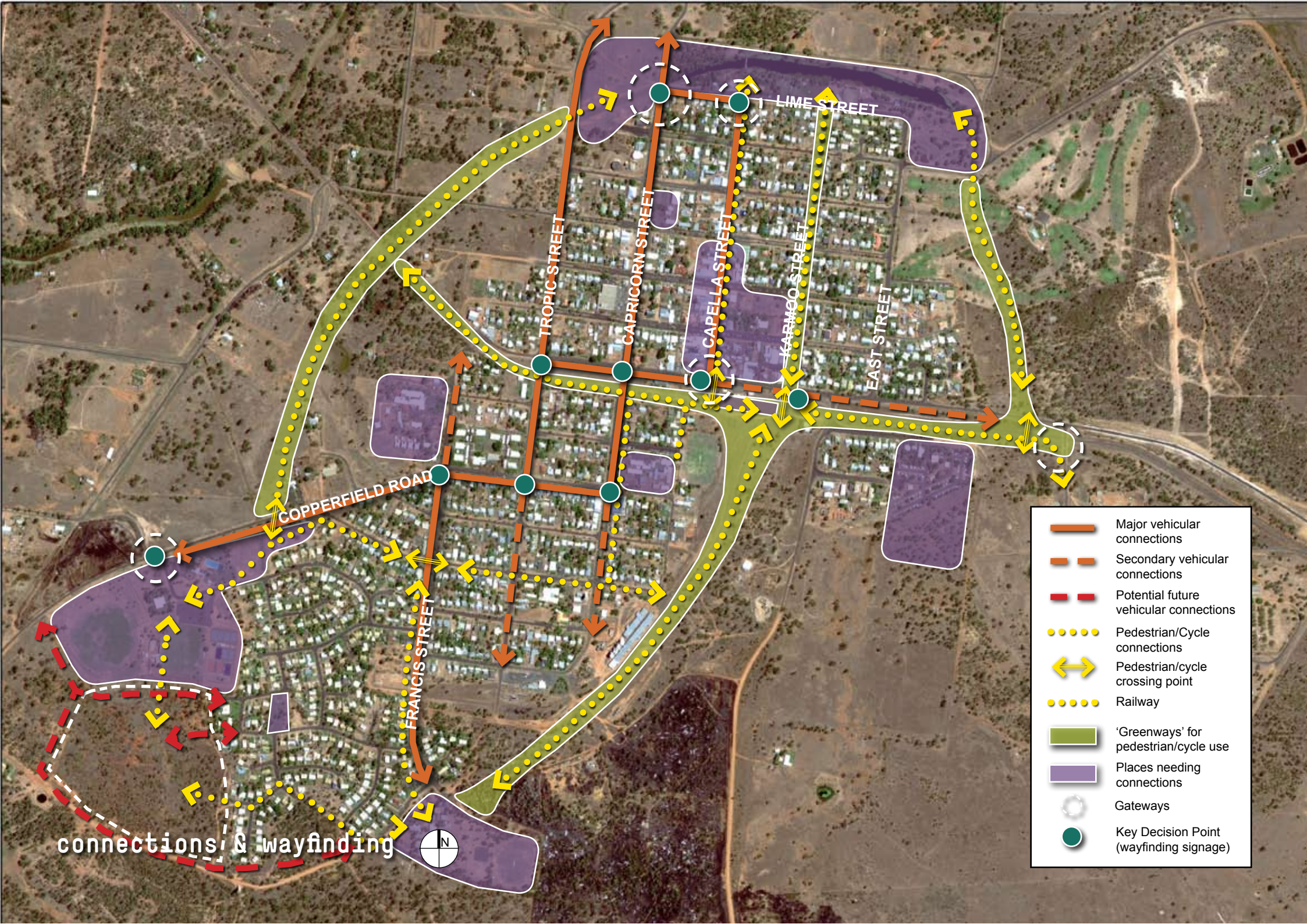
In addition to the creation of the linear open space 'greenways', the expansion of Hoods Lagoon to the west of the Clermont Connector Road expands the function and potential of this environmental asset as a recreational space. Development of this area also creates a unique natural gateway to the township that speaks strongly of the town's rural/landscape character.

Finally, improvements to the skate park and the development of BMX and scooter trails between the swimming pool and skate park improves the function of this precinct as a community space for youth and families utilising the sporting precinct.

### Actions











- Establish 'Greenways' along east and west town edges, as well as along the railway reserve to reinforce the landscape character of the town
- Redevelop Karmoo Street as a Greenway directly linking the rail reserve to Hoods Lagoon recreational precinct
- Expand Hoods Lagoon to the west of the Capricorn Street as town gateway and open space function.
- Improvements to Hoods Lagoon function and facilities
- Longer term rezone and redevelop some industrial land areas within the town as residential
- Develop aged care accommodation within the town centre
- Consolidate the business district along Capella Street to create a more vibrant town centre
- Expand Caravan Park accommodation
- Develop the cultural/community precinct along the rail reserve, with links to other community and visitor places.
- Upgrade the skate park precinct, with the incorporation of BMX and scooter trails to increase community/demographic access and connection to sporting/pool precinct





connections & wayfinding



-  Major vehicular connections
-  Secondary vehicular connections
-  Potential future vehicular connections
-  Pedestrian/Cycle connections
-  Pedestrian/cycle crossing point
-  Railway
-  'Greenways' for pedestrian/cycle use
-  Places needing connections
-  Gateways
-  Key Decision Point (wayfinding signage)



## Connections & Wayfinding

As identified in the analysis of Clermont, lack of wayfinding signage and fragmented land use reduces the legibility of the town. The lack of community infrastructure such as pedestrian and cycle paths also reduces the ease of moving around the town without a vehicle.

The structure plan addresses the lack of vehicular legibility through the reinforcement of a road hierarchy and identification of key decision points for way-finding signage.

Major connections include the north-south routes of Tropic, Capricorn and Francis streets. Copperfield Road -Jellicoe Street and Herschel Street form the main east-west routes, as does a section of Lime Street. The streetscape treatment of these major routes should be designed to reflect their proposed role, including improved street tree planting, road surface and lighting.

The development of 'Greenways' as explained in the Land Use layer of the structure plan aims to improve pedestrian and cycle connections throughout the township. It is recommended that these landscaped corridors feature tree planting, shelters, seating and a pathway suitable for cycle, scooter and gophers use. Night lighting of the Karmoo street and Railway Reserve Greenways would also encourage extended use of these areas.

The improvement of community infrastructure (pathways, shelters, lighting, tree planting) along Capella Street will encourage greater activation of the town centre and Rose Harris Park. Where

appropriate, the expansion of landscaped/paved areas along the main street will also create a streetscape more conducive to pedestrian use.

Key crossing points over main roadways (as identified on the plan) should be designed to promote pedestrian/cyclist safety, adopting a more appropriate scale through the use of protrusions to reduce the overall road width.

The reinforcement of town entrances (gateways) is also an important means of improving legibility and communicating the identity of Clermont. In particular, the expansion of Hoods Lagoon to the west of the Clermont Connector Road strengthens the identity of Clermont's primary visitor entrance.

Internal character gateways outside the show grounds and at the northern and southern ends of Capella street will assist in reinforcing the town's character and legibility.

It is suggested that a signage strategy is developed for Clermont, focusing on the removal of dated or misleading signage (wayfinding and advertising). The development of a professionally designed contemporary and consistent signage approach is encouraged to be in keeping with Clermont's rural character. The key decision points indicated on the plan highlight intersections where wayfinding signage may have the greatest benefit.

## Actions









- Development of road hierarchy and upgrade of streetscape character of main routes
- Creation of 'Greenways' to reduce vehicular culture of town, improve connection, safety and accessibility for cyclists and pedestrians
- Review of way-finding signage; remove confusing or dated signage and install consistent new signage at key decision making points
- Improvement of directional signage to surrounding tourist destinations
- Creation/reinforcement of town gateways (entrance and internal) to reflect the identity and character of Clermont
- Upgrade footpaths and community infrastructure (shelters, lighting, pram ramps) throughout the Town Centre





visual character



-  Town Centre
-  Character Area
-  Primary Character Streetscapes
-  Greenway/ Rural Character Reinforcement
-  External views
-  Gateway views
-  Visual containment & backdrop
-  Key wayfinding signage points



## Visual Character

The 'country town' character of Clermont is highly valued by the community and is considered critical to the town's appeal.

The structure plan focuses on reinforcement and appreciation of this character as integral to the urban design of the town centre, open space design and vehicular movements.

Key to the success of this plan is the development of an Town Aesthetic for Clermont. The aesthetic is intended to develop the materiality and design of elements (including signage, street furniture, landscaping, paths, lighting) to reinforce the character of the town.

Shop front revitalisation, tree planting, consistent signage and street furniture. Improvements will assist in developing a strong design language within the Town Centre. The intent is to revitalise Capella Street as the heart of the town, as a primary link between Hoods Lagoon and the Rail Reserve.

Removal of vegetation at the entrance to Hoods Lagoon from Capella Street will open up views from the main street to the northern bank of the lagoon including the iconic Hoods Lagoon pedestrian bridge. This will allow Hoods Lagoon to have a greater connection with the town and community.

Additional tree planting to the northern edge of Hoods Lagoon and south-eastern edge of the township will assist with the visual containment of the northern and eastern town boundaries whilst reinforcing the 'natural' character of the precinct.

The establishment of Greenways along Clermont's western and north eastern edges will also contribute to the natural outlook from the town, while maintaining the unique views across the surrounding flood plains.

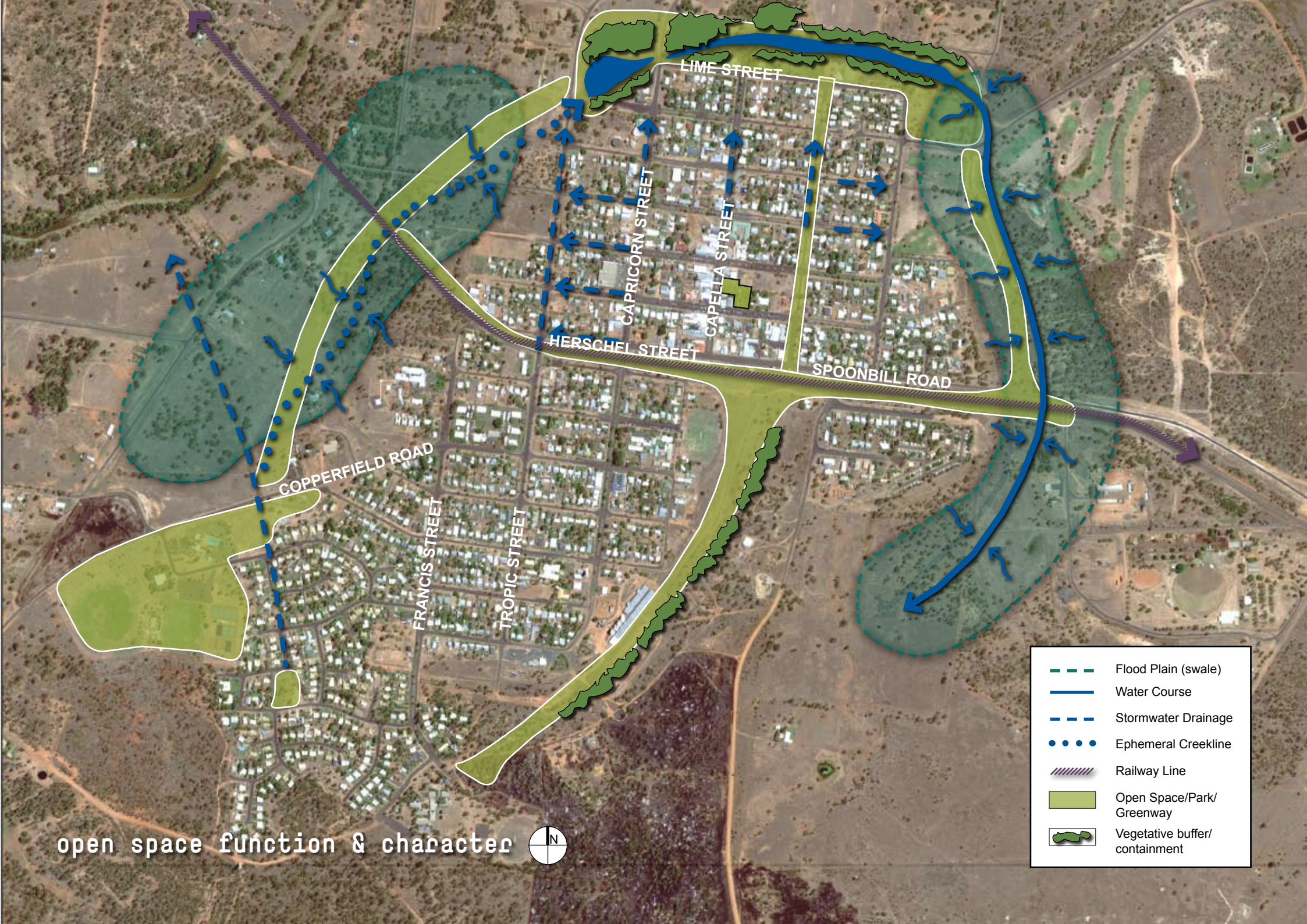
A consistent visual language will be created through improvements to the streetscapes of primary vehicular and pedestrian routes, strengthening the visual connection between Clermont's disbursed precincts.

Finally, improvements to landscaping, tree planting and character signage act to reinforce the identity of Clermont at key gateways to the town- including the Clermont Connector road, Capricorn Street, and Showgrounds along Spoonbill Road.

## Actions








- Development of an overall 'Urban Aesthetic' for Clermont, directing the materiality, form and design of urban elements
- Capella Street Streetscape upgrades including shop front improvements, signage review, and installation of consistent street furniture
- Removal of Hoods Lagoon vegetation to open up views from Capella street to this important asset
- Reinforcement/containment of views around the town edges through tree planting and the establishment of Greenways
- Improvements to streetscape treatment of major vehicular pedestrian routes to increase visual connection between places and destinations
- Creation of entry gateways to reinforce the town's identity and character.





open space function & character



-  Flood Plain (swale)
-  Water Course
-  Stormwater Drainage
-  Ephemeral Creekline
-  Railway Line
-  Open Space/Park/  
Greenway
-  Vegetative buffer/  
containment



## Open Space Function & Character

The flood plains surrounding of Clermont have been a key influence on the planning of the town, restricting development to higher ground. The structure plan explores improved open space function from this flood plain landscape through the use of Greenways. The upgrade of existing open space precincts within the town is also proposed to increase their function for the community.

While primarily functioning as pedestrian/cycle links, there is also potential for new Greenway connections to play a role in stormwater management and filtration. Collecting run off from Clermont's streets and directing it gradually to Hoods Lagoon via the greenways (focused along natural water courses), provides an opportunity to improve the water quality of the lagoon and reduce the impact of flood events.

Upgrades to Hoods Lagoon's facilities including improved trails, shelters, play equipment and play spaces will also increase the function of this important open space, so that it better responds to the needs of the community. A holistic approach to this upgrade will ensure that connections are made back to Capella and Karmoo streets, further improving access.

Likewise, upgrades to the skate park precinct and the development of a BMX and scooter trail linking the skate park to the swimming pool facility will promote this precinct as a community space for children, youth and family recreation.

As discussed in the 'Visual Character' mapping, additional tree planting to the north bank of Hoods Lagoon and south-eastern residential edge will assist with the visual containment of the town.

Finally, a redevelopment of Pioneer Park as Bush Gardens is suggested as an option to provide the community with a new educational landscape.

The potential of this is to develop a nursery and environmental education centre, linking back to the agricultural history of the town and its landscape connections .

### Actions

- Maintain the rural landscape character as a key attribute of town
- Upgrade Hoods Lagoon with facilities and trails appropriate for use by all sectors of the community
- Upgrade the skate park and develop a BMX/ scooter trail with connections to the sports precinct
- Redevelop Pioneer Park as 'Bush Gardens' and environmental learning centre
- Develop Greenways throughout town as linear open space trails including systems for stormwater collection and filtration system where appropriate
- Create vegetation buffers to reinforce the town edge





● Museum ↑

● ● ● Theresa Creek Dam ↓

- Recreation/Sport
- Open Space
- 'Greenways' Open Space Links
- Social & Community Purpose
- Commercial
- Accommodation
- Tourism

destinations & places



FRANCIS STREET

TROPIC STREET

COPPERFIELD ROAD

HERSCHEL STREET

CAPRICORN STREET

LIME STREET

SPOONBILL ROAD



## Destinations & Places

A major focus for the structure plan is to better connect places and destinations. Knowing that the disbursed arrangement will not change in the near future (due to logistics, cost and opportunities)

As discussed previously, the Greenways will have a major role in improving connections, as will the streetscape upgrades and linkages described in the 'Connections and Wayfinding' layer of the structure plan. The Greenways will also provide a safe pedestrian/cycle passage from Clermont Primary School to the Town Centre.

Holistic planning and upgrading of key precincts such as Hoods Lagoon/Pioneer Park, the Sporting/Swimming Pool/Skate Park and the Town Centre will also ensure that these areas are developed as accessible community places. Although the role of each of these precincts differs, improvements by way of better pathways, shelter, tree planting and signage will benefit all precincts.

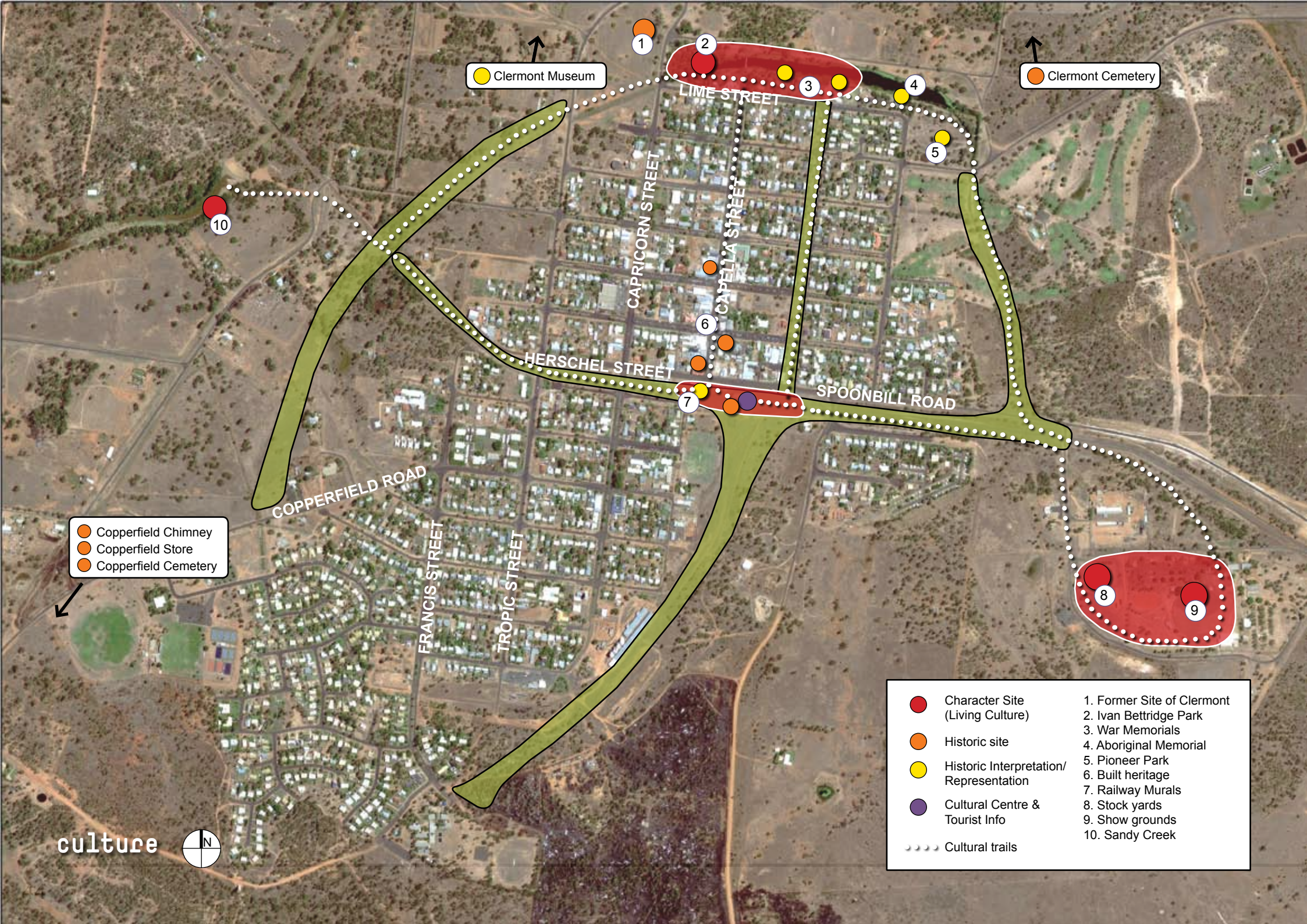
Further sustainable development of Theresa Creek Dam's camping and caravan accommodation and visitor services and facilities (potentially including school nature/aquatics camp) will ensure that this important asset remains a unique destination for the local community as well as tourists to the area.

It is recommended that a masterplan be developed for this particular site to ensure that the environmental quality of the site is retained and enhanced into the future.

## Actions

- Improve connections to key places and destinations through the establishment of Greenways including improvements to pathways and shade provision throughout the residential fabric of the town
- Holistically review and provide upgrades to the Hoods Lagoon Precinct by way of trails, lighting, age appropriate play equipment and open space upgrades. Develop a bush garden and permaculture garden in Pioneer Park to provide the community with a new place for environmental learning
- Review and upgrade the Town Centre Precinct, revitalising the streetscape of Capella Street to promote a pedestrian scale and improve access.
- Redevelop Rose Harris Park as a Civic Park, allowing for use for community events, markets, and providing links back to the Civic Facilities, Library and Aged Care accommodation
- Upgrade the Sporting Precinct to provide better amenity through tree planting, landscape and the creation of a new BMX/Scooter park as a bridging device between the Skate Park and Swimming Pool.
- Holistic future planning of Theresa Creek Dam site as a key recreational and tourism asset, to ensure that this unique natural environment can better accommodate the high use it receives





● Clermont Museum

● Clermont Cemetery

● Copperfield Chimney  
● Copperfield Store  
● Copperfield Cemetery

- Character Site (Living Culture)
  - Historic site
  - Historic Interpretation/Representation
  - Cultural Centre & Tourist Info
  - Cultural trails
1. Former Site of Clermont
  2. Ivan Bettridge Park
  3. War Memorials
  4. Aboriginal Memorial
  5. Pioneer Park
  6. Built heritage
  7. Railway Murals
  8. Stock yards
  9. Show grounds
  10. Sandy Creek



## Culture

Underpinning the cultural structure plan is the recognition and celebration of history and the Town's unique character.

Based on recommendations from the recent study undertaken by Creative Regions (2010), it is envisaged that the Museum will be redeveloped in its current location as a high quality tourist facility with strong highway presence.

Complimentary to the Museum, the development of a Cultural and Community Centre along the railway reserve will encourage visitors to spend time in Clermont.

A series of interpretative cultural trails around the town, (linking back to the new Cultural Centre) may also assist in telling the historical, environmental and rural narratives of the town. This approach will also provide an opportunity to highlight and recognise key places of cultural or historical value, such as historic buildings, the stock yards, and Hoods Lagoon.

There is great potential to bring the stories of Clermont's past to life through the development of a state-of-the-art light and sound installation, projected on the night surface of Hoods Lagoon and its surrounding 'forest' of trees as a canvas.

An installation may act as a drawcard for tourists as an exciting 'point of difference' from other tourism experiences in the region, and may have the potential to better involve and inform the community of culture and history.

## Actions:

- Redevelop Clermont Museum with a strong presence on the Peak Downs Highway
- Develop a Cultural/Community Centre along the railway reserve as both a community and visitor destination
- Creation of 'Cultural Trails' to highlight existing historical or character destinations and sites within the town, and better tell the stories of Clermont and its people.
- Develop cultural programming and events- such as the creation of a state-of-the-art lighting/sound installation at Hoods Lagoon, acting as a major tourist drawcard for the town
- Redevelop Pioneer Park as Bush Garden, to explore themes of indigenous landscapes, post- industrial landscape restoration practices and agricultural/rural culture
- Improve historic and cultural interpretation at surrounding tourist sites (Copperfield sites) and Clermont Cemetery





Entrance Precinct

Hoods Lagoon & Clermont Bush Gardens

Youth Recreation Precinct

Town Centre Precinct

precinct plans





## Precinct Plans

The precinct plans articulate a more detailed and illustrated vision of key community areas within Clermont.

These plans show how the structure plan objectives can be delivered in a physical sense, with corresponding descriptions explaining the intent behind each design, as well as 'before and after' imagery to illustrate the opportunities for revitalisation within these precincts.

The four precincts covered in this section, as shown on the diagram opposite, include:

- The Entrance Precinct
- Hoods Lagoon & Clermont Bush Gardens
- Town Centre Precinct
- Youth Recreation Precinct

*Note that all montage imagery is indicative, and has been included to illustrate the intended character, scale, form and materiality of the precincts, rather than the final design.*





Light Industrial Land Use

Gregory Highway

Clermont Connection Road

Light Industrial Land Use

Rubbish Dump

Light Industrial Land Use

entrance precinct



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## Entrance Precinct

The Clermont Connector Road provides a unique entrance journey into the town, expressing the natural landscape and topography of the area.

Improvements to the entrance precinct focus on enhancing visitor's first impressions of the town by building upon the existing landscape character of the entrance while providing clear directional signage to the Town Centre and other destinations of interest. Key actions for the entrance precinct include:

1. Develop directional signage reinforcing Clermont as a destination. Potential use of sculptural elements to reinforce signage and positioning of the town as a tourist location.
2. Development of screening to the Clermont Connection Road that reinforces landscape setting of the road and removes the unsightly visual impact of Clermont rubbish dump.
3. Develop 2m high mounding along boundary of rubbish dump to create a landscape screen that adds to the experience of visitors.
4. Remove existing signage to create a cohesive and elegant sense of arrival.
5. Provide direction signage to cemetery.
6. Develop a new sculptural Clermont entrance statement with directional signage into the town.
7. Establish the Hoods Lagoon entrance. Create a landscape setting and unique arrival into Clermont with clear and legible signage.



Existing signage along the Clermont Connector Road



Indicative new signage along the Clermont Connector Road



The potential for greater night-time presence of entry signage





entrance precinct





Existing entrance to Clermont along Capricorn Street

1. Expansion of Hoods Lagoon to the Western side of Capricorn Street
2. Additional tree planting to create a landscaped entry
3. Additional tree planting and landscape treatment along road median to create stronger vegetated entrance
4. New signage providing direction to key town places
5. Expansion of trails throughout Hoods Lagoon for pedestrian/cycle use



1. Extended Lagoon
2. New footpaths and shelters
3. New footpath connections
4. Entrance bridge and gateway
5. Site of Commercial Hotel and old town with interpretive public art
6. Entrance bridge
7. New boardwalk and decks
8. Location of Clermont Club with historic walk connecting to existing footbridge
9. Upgraded community garden with stronger connections to Capella Street
10. Protuberances to narrow road corridor and encourage traffic to turn onto Capella Street
11. New playground
12. Memorial walk
13. New shade and seating areas within Centenary Park
14. Informal kick-about area
15. Landscape edge to Lagoon
16. Aboriginal sculpture
17. Bowling club and Baton pitch
18. Tennis court
19. Boardwalk/decking and gazebo areas
20. Fitness centre
21. New bridge crossing







hoods lagoon precinct





hoods lagoon precinct









Existing walking trail along Hoods Lagoon

1. Walking/cycle trail with increased width
2. Shelter/shade structure associated with 'resting' points along the trail
3. Seating designed to fit local character
4. Additional tree planting and landscape treatment to create stronger vegetated edge
5. Potential for pontoon or viewing platforms for recreational use



## Hoods Lagoon

Hoods Lagoon is a unique urban space asset for Clermont. The revitalisation of the precinct builds on the existing character while providing additional opportunities for recreation, community engagement, habitat value and storm water management.

The existing lagoon is expanded to the west between Tropic Street and Capricorn Street. This land form modification is designed to remove the existing engineered drainage channel and create a new landscape gateway for the town.

This gateway responds to the 'floodscapes' that surround the town, a moat that protects and connects the community.

The existing playground and Centenary Park will be developed to increase their recreational value. The playground is improved cater for older aged children with links to the Lagoon and adjoining open spaces. The ad hoc collection of seating areas and toilet block is consolidated to form an integrated community space.

To the east of Centenary Park a small informal kick-about oval is created, surrounded with seating areas and garden beds. The existing memorials (Aboriginal, World Wars and Billy Sing) are retained and connected with a new footpath.

The extension of Capella Street is developed as a formalised parking and entrance. Existing trees are thinned and removed to provide an improved visual and physical connection to the Lagoon. The community art project, fountain and steps

are remodelled to increase access and useability. Another entrance with interpretive signage is developed to the north of the Lagoon and focuses on the history of the town, particularly the 1916 flood.

Additional recreational facilities will be developed at the bowling club increasing community interest as well as establishing an activity hub within the Hoods Lagoon precinct. Facilities will include a pétanque pitch and tennis court as well as the retention of the bowling green. All facilities will be lit to encourage evening use.

A new bridge crossing to the eastern end of the Lagoon provides opportunities for circular walks as well as connecting Hoods Lagoon to the Bush Gardens precinct.

Community facilities will be upgraded and improved throughout the precinct, with new sections of boardwalk, decking areas, footpaths and seating. While signage, both directional and interpretive, will increase the legibility of the area.

Tree planting along the northern embankment reinforces the Lagoons edge and creates a sense of enclosure helping to establish a natural landscape setting. The existing tree planting of Ivan Bettridge Reserve is retained forming a distinct landscape gateway.

The precinct will also become a focus for new public art which will be used to interpret the town's rich history. The sites of the Commercial Hotel, Clermont Club and Courthouse prior to the 1916 flood will be identified and used as sites for public art. Sculpture will be used to illustrate the

streetscape of Drummond Street showing the full impact of the disaster as it washed the town away. In addition projection art is proposed to create an interactive sound and light show that uses the existing treed backdrop as a screen to tell the stories of Clermont. This could start as an annual event or even develop into a regular performance that encourages people to extend their time in Clermont.



Indicative imagery of the activation of Hoods Lagoon at night





CAPELLA STREET

DAINTREE STREET

rose harris park



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## Rose Harris Reserve

Rose Harris Reserve will form a new town heart for Clermont. A series of community open spaces extend through the reserve connecting and linking Capella Street, Daintree Street as well as the future independent living facilities to the east.

Large open spaces are created to the adjoining street frontages. These provide places for civic congregation and activation. To the centre of the reserve, the existing landscapes and facilities are redesigned. Screening vegetation is removed to provide clear sightlines through the site.

The existing toilet is relocated and integrated into the existing women's room, either as a change of use or as a co-location. Small shade seating areas are located to the centre of the reserve with a new play space. A central walkway is framed by an arbour providing a sheltered landscape experience through the reserve.

The boundaries of the reserve are designed by extensive planting beds that reinforce the landscape setting of the Rose Harris Reserve.

The landscape treatments used within the reserve will extend upon Capella Street and Daintree Street with paved protuberances to provide crossing points and landscape central reserve to increase amenity value.

## Legend

1. Landscaped central reserves
2. Civic open space for community congregation
3. Gazebo and outdoor stage
4. Seating area
5. Toilet/women's room
6. Playspace
7. Seating area and arbour
8. Open space
9. Small playground
10. Landscape screens
11. Connections to surrounding development areas





Capella Street



Existing view into Rose Harris Park and along Capella Street



## Town Centre Precinct

Adding to the precinct plan for Rose Harris Park, upgrades to Capella Street are designed to increase the prominence of the streetscape as the town's main street, and its accessibility for the community.

Upgrades to pedestrian pathways and the establishment of a cycle lane improve the street's accessibility for the community, and provide a strong link to Hoods Lagoon at the northern extent of Capella Street, and to the Railway Reserve at the street's southern extent.

Replacement of existing tree planting along the central median of Capella Street with more appropriate street trees will increase the visual and physical amenity of the street.

Gradual upgrades to shop fronts over time and the restoration of heritage facades acts to improve the overall character of the main street's built form.

## Legend

1. Improved footpath width
2. Creation of cycle path along road edge
3. Provision of shelter, seating and community signage
4. Additional tree planting to increase streetscape amenity
5. Increased landscape treatment to median and incorporate pedestrian crossing points
6. New street trees to centre of Capella Street to strengthen visual character and promote a pedestrian oriented realm





Daintree Street- Civic Precinct



1. Widened footpath linking back to town centre
2. New aged care accommodation with links back to the civic precinct
3. Street tree planting to increase amenity
4. Additional landscaping to road median
5. Improved street lighting





1. Widened footpath linking back to town centre
2. Increased landscaping and stormwater collection along road verge
3. Improved seating through neighbourhood areas
4. Increased street tree planting for shade provision





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COLLINS STREET

youth recreation precinct





## Youth Recreation Precinct

The skate park is currently isolated from the town and other facilities. The development of an interconnected skate and BMX park strongly linked to the swimming centre will aim to address some of these issues.

The existing and proposed features of the site are connected by a 3 metre wide shared use path that extends between the skate park and swimming centre. The walkway is lined with trees to provide a shaded environment for visitors.

A new BMX park with a beginners and intermediate ability tracks is developed to provide additional interest and extend the function of the space.

The existing drain that runs through the site is remodelled to create a new landscape feature adding to the setting of the precinct. The excavated material from the drain will be used to create new mounding. These landscape mounds provide additional interest to the BMX tracks as well as forming a new sense of arrival and landscape gateway to the west.

New footpaths improve the connectivity of the site particularly to the adjacent residential areas. Finally, a new car park off Collin Street allows convenient pick up and drop off for parents.

## Legend

1. Existing skate park
2. Upgrade toilets
3. Earth mounding and viewing structure
4. Shared use walkway
5. Remodelled drainage channel
6. Car park
7. Landscaped earth mounding with seating areas
8. Intermediate BMX track
9. Beginners BMX track
10. Landscape mounds
11. Earth mounding and Spectator shelter
12. Connection to swimming centre





LIME STREET

EAST STREET

MIMOSA STREET

MIMOSA STREET

clermont bush gardens



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