

## Clermont Bush Gardens

The Clermont Bush Gardens are designed as a redevelopment of the existing Pioneer Park. This underutilised space will be reinvigorated to provide a new landscape that interprets the history and landscape character of the town.

The existing features that were constructed as part of the 1990's Masterplan are retained and reused to tell new narratives. The wombat sculptures will be used to demonstrate the interrelations of flora and fauna in the Australian landscape.

New trees and shrubs will be planted to represent food sources and habitats associated with the Hairy-nosed wombat. The pioneer cattle yards will represent the impact of land clearance. While the mine site demonstrates how trees and shrubs can reclaim degraded landscapes impacted by industrial operations.

Surrounding these interpretive gardens will be a number of other planting areas associated with the rivers, plains and tablelands in which Clermont is located.

Earth modelling throughout the area will create ponds and elevated landforms improving draining and creating additional topographic variations.

Footpaths, seating areas (some with shelters) and signage provide additional community value while the Chinese Garden is redesigned as an outdoor classroom, preserving its existing form but giving the space more function.

Formalised parking along East Street increase access to the garden.

As the gardens develop there is the opportunity to redevelop the Lagoon building as both an interpretive and resource centre with exhibition space, classrooms, plant nurseries and productive gardens.

1. Lagoon resource centre
2. Nurseries and productive gardens
3. Fauna garden (hairy-nosed wombat)
4. Future bridge crossing (see Hood's Lagoon Precinct Plan)
5. Increased open water catchment zone to improve drainage of area
6. Riparian landscape
7. Pioneer cattle yards
8. Table lands and hills landscape
9. Chinese Garden and classroom
10. Car park
11. Open grasslands (plains)
12. Mine reclamation landscape



clemmont bush gardens



1. Walking/cycle trail with increased width
2. Creation of 'learning zones' with seating and interpretative signage relating to the native bush garden and local environment
3. Seating designed to fit local character
4. Additional tree planting and landscape treatment



## Creating a Town Aesthetic

The need to create a cohesive town image will be critical to the realisation of the Clermont Urban Design Framework. Opportunities exist to develop future design strategies across all aspects of the town that will ensure that the ideas and vision of the Framework are made real.

By applying a considered approach to the design and selection of objects and materials in the public realm, quality outcomes can be delivered. The analysis has demonstrated the importance of developing and communicating the unique character of Clermont to the community and visitors. This character is expressed and reinforced in the forms, aesthetics and function of the constructed environment, landscapes and features, which exist within Clermont. In essence, the vision of the Urban Design Framework must be expressed and reinforced in the design of the town's fabric.

The future aesthetic of Clermont should respond to notions of quality, longevity, and community legacy. Much of the character of Clermont is contained in the town's unique history, places of interest and location in the landscape.

There is currently a lack of linkage and referencing between the town centre and important historic places in and around Clermont. The presentation and maintenance of buildings and structures in the town do not strongly reinforce the history and heritage of Clermont. There are also great opportunities to restore and improve the presentation of historic buildings in the town centre.

The following pages represent ideas and opportunities in relation to the urban design of Clermont.

The design ideation considers:

- Form and function (materials and surfaces)
- Lighting and shade (built form and natural)
- Art, design & signage (public art, street furniture, wayfinding, interpretive signage)
- Landscape and vegetation (the natural environment linking Clermont to its surroundings)



## Form and Function

By developing a pallet of materials, continuity across Clermont can be achieved. Materials can be used to create highlights to reinforce the context of areas or increase the function of a space.

Opportunities exist to reinforce the character and history of Clermont through materiality and form with the use of natural materials, metals and stone. More direct references to agriculture and mining can be considered with the use of shapes and forms in furniture, shade structures and sculptural elements.



## Lighting and Shade

Through community consultation and project team assessment of the town, the lack of shade is identified as a major issue. Adequate shade (natural and built form) must be considered with the development of parks, walking trails, bicycle tracks and like due to the significant distances between the residential, educational and retail precincts. These shades, or 'rest points', will assist in connecting spaces whilst promoting walking and healthy lifestyles. Opportunities also exist for reinforcing the character, history and educational value of these rest points with interpretive signage and other design elements.

As the Australian climate continues to become more extreme, the activation of the urban realm at night represents a significant opportunity. Parks and streets can become welcoming and safe community spaces capitalising on the absence of harsh sunlight and cooler temperatures. The delivery of well lit streets and public spaces will be an important factor in the future development of Clermont.

Opportunities exist to extend the function of the natural environments in and around Clermont by improving activation and interest during both day and night hours. By way of example, consideration of visitor and tourism nocturnal attractors at Hood Lagoon would add significant value to this town asset (refer also Art, Design & Signage).



## Art, Design & Signage

The role of art and design in Clermont is significant in developing and progressing the cultural and community identity and interest within the town. Public Art can be used as a powerful medium in the development of Clermont's fabric, not simply in the commemoration of events or histories, but as a demonstration of intent, identity or social value. Public art can provide a physical representation of the aspirations of the town – a cultural celebration or community enabler.

Similarly, street furniture and community facilities can be used in the realisation of the Urban Design Framework. Consideration should be given to the potential of a bespoke street furniture range for Clermont, designed to reinforce the unique historic message of the town.

The role of well designed signage and wayfinding is considered a priority for Clermont to communicate and reinforce the character and history of the place. Wayfinding, direction and interpretive signage is currently very limited and does not send a consistent and strong message. Consideration must be given for a clear and well defined range of signage and wayfinding elements that connects stories, directs and educates visitors to places of history and interest.

Further to this, there are unique opportunities to develop the Hoods Lagoon Precinct (as a significant attractor for the town) with artworks and sculptural elements. Nocturnal activation of this precinct may offer an additional tourism attractor utilising the lagoon and surrounding trees to reflect projected images and stories of the town's history and heritage.





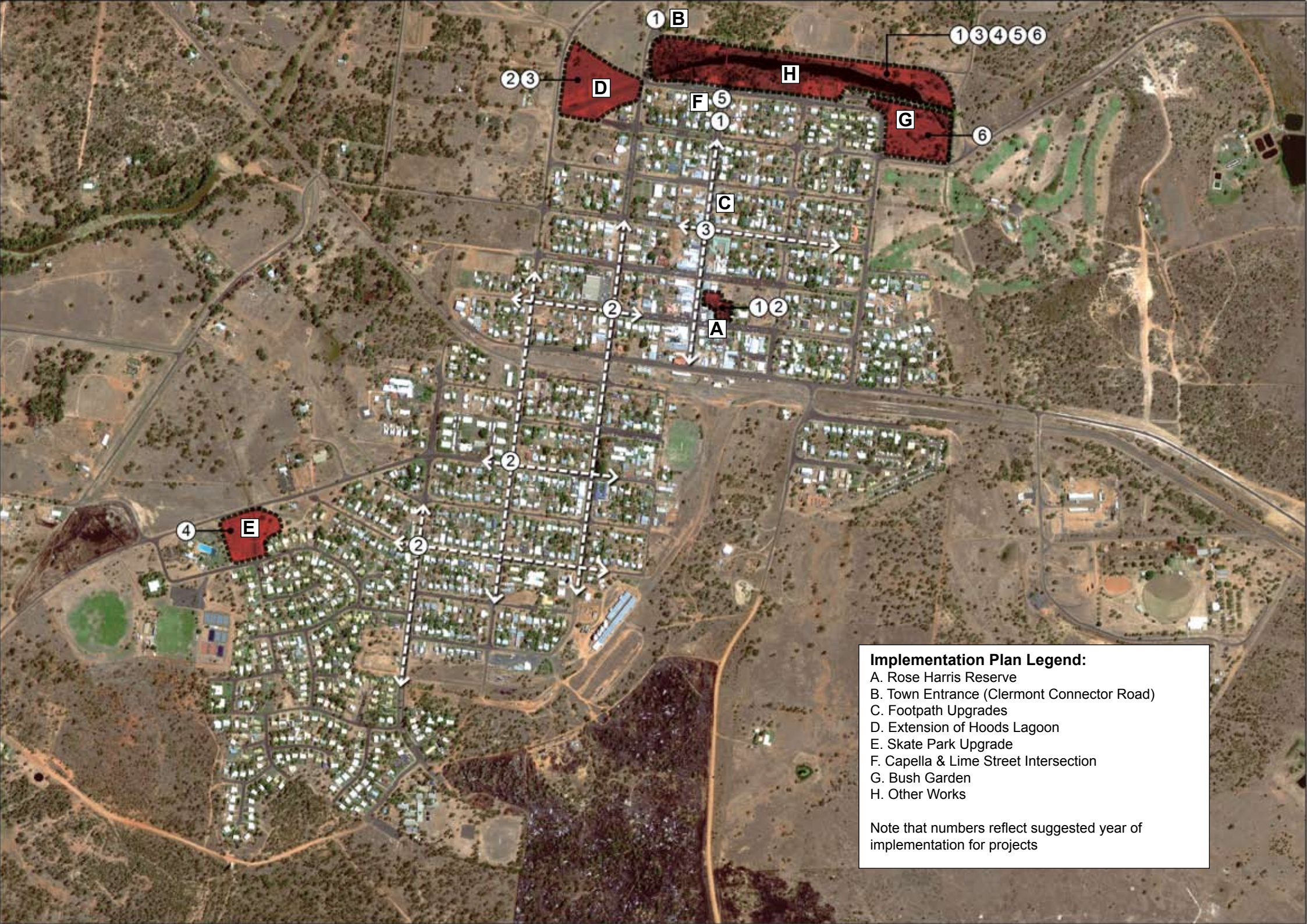
## Landscape and Vegetation

The dramatic and diverse natural surroundings of Clermont create a living backdrop to the town.

The urban fabric of the town currently ‘stands away’ from the landscape and there are opportunities for parks and gardens within the town to make direct references to the surrounding landscape in the design and selection of vegetation. It is also important that any landscaping and designed vegetation areas make visual and aesthetic connections to the local natural environment whilst meeting sustainability objectives for low water use and low maintenance.

It is suggested that exploration of the historic links between the town and its heritage in agriculture and mining may inform the design of landscaped spaces and elements. The use of landscaping to soften the building fabric of the town and provide community spaces is encouraged with an emphasis on providing well considered points of interest and much needed shade. Smaller landscaped areas and ‘stopping points’ may also encourage visitors and travellers to stop, relax and connect with Clermont.

Vegetation can also have a positive effect on the social well-being of the community. The need to maintain a strong landscape structure within the town is extremely important. Future landscapes must respond to the existing context while, at the same time, responding to climate change and the need to achieve sustainable outcomes. The selection of new street trees and vegetation for Clermont must aim to provide a landscape legacy for future generations.



**Implementation Plan Legend:**

- A. Rose Harris Reserve
- B. Town Entrance (Clermont Connector Road)
- C. Footpath Upgrades
- D. Extension of Hoods Lagoon
- E. Skate Park Upgrade
- F. Capella & Lime Street Intersection
- G. Bush Garden
- H. Other Works

Note that numbers reflect suggested year of implementation for projects

## Implementation Plan

In order to facilitate the delivery of the vision described through the Precinct Plans, an implementation plan has been developed.

The implementation plan identifies key actions that will be required over the next 10-15 years and the probable opinion of costs. This information will provide the community and Council with both a budget and a programme for the works.

While the implementation plan focuses on the realisation of the Precinct Plans, it is anticipated that other actions relating to the Urban Design Framework will be undertaken at the same time, creating a cohesive approach to the revitalisation of Clermont.

Divided into eight project areas, the implementation plan has a level of flexibility, allowing actions to be prioritised for projects according to funding and community need.

These eight areas (relating to the Precinct Plans) include:

- Rose Harris Reserve
- Town Entrance (Clermont Connector Road)
- Footpath Upgrades
- Extension of Hoods Lagoon
- Skate Park Upgrade
- Capella & Lime Street Intersection
- Bush Garden
- Other works (associated with Hoods Lagoon)

Project	Year 1		Year 2		Year 3		Year 4	
	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost
<b>Rose Harris Reserve</b>	Undertake site works for reserve upgrade (1100 m2)	\$15,000	Shelter structure for community events	\$50,000	Install lighting to improve function and safety	\$25,000		
	Footpath construction to improve connection (400 li m)	\$36,000	Landscape planting (500 m2)	\$15,500	Signage and implementation	\$10,000		
	Install playground (cater for mixed ages and abilities)	\$70,000	Tree planting (15 no.)	\$3,500				
	Install rubber softfall (125 m2)	\$35,000						
	Provide seating within reserve (6 no.)	\$15,000						
	Design and construct new toilet block (remove existing)	\$60,000						
<b>Town Entrance (Clermont Connector Road)</b>	Undertake site works (1000 m2)	\$50,000	New signage strategy and implementation	\$60,000	Lighting to entrance artwork	\$40,000		
	Develop mounding to rubbish dump (possible re-use of lagoon excavations)(800 m3)	\$30,000						
	Landscaping of mound (1000 m2)	\$20,000						
	Remove old signage to improve entrance to town	\$1,500						
	Sculptural lettering and entrance artwork	\$80,000						
	Strategic revegetation of entrance road (400 m2)	\$6,000						
	Landscape of entrance (200 m2)	\$6,000						
	Tree planting (150 no.)	\$15,000						
<b>Footpath upgrades</b>			General upgrade of footpath (3000 li m)	\$125,000	General upgrade of footpath (2000 li m)	\$80,000	Planting of shade trees and verge treatments (100 no.)	\$10,000
			Provision of seating (10 no.)	\$25,000	Provision of seating (5 no.)	\$15,000		
			Provision of shelters along main access routes (3 no.)	\$45,000	Provision of shelters along main access routes (2 no.)	\$30,000		
			Planting of shade trees and verge treatments (100 no.)	\$10,000	Planting of shade trees and verge treatments (100 no.)	\$10,000		
			Drinking fountains (5 no.)	\$10,000	Drinking fountains (5 no.)	\$10,000		
<b>Extension of Hood Lagoon</b>			Undertake site works for lagoon extension (7000 m2)	\$45,000	Landscape of lagoon (2000 m2)	\$45,000	Tree planting (100 no.)	\$15,000
			Excavate lagoon extension	\$150,000	Tree planting (150 no.)	\$20,000		
					Entrance walls to Capricorn Street	\$15,000		
					Design and implement shelter structures (3 no.)	\$45,000		
					Design and implement boardwalks to new lagoon (150 no.)	\$60,000		
					Landscaping of lagoon extension (1000 m2)	\$40,000		
					Footpath connections (1200 li m)	\$40,000		

Year 5		Year 6 to 9		Year 10 to 15	
Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost
		Planting of shade trees and verge treatments (100 no.)	\$10,000		



Project	Year 1		Year 2		Year 3		Year 4	
	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost
<b>Skate Park upgrade</b>							Undertake site works for skate park (2000 m2)	\$12,000
							Implement BMX track (1250 m2)	\$35,000
							Implement scooter track (500 m2)	\$35,000
							Develop information footpath connections (700 m2)	\$35,000
							Develop mounding to skate park	\$48,000
							Provide shelters to skate park (2 no.)	\$50,000
							Provision of seating	\$15,000
							Landscape of skate park	\$50,000
							Implementation of lighting	\$20,000
<b>Capella and Lime Street Intersection</b>	Remove trees to end of Capella Street	\$7,500						
	Complete footpath connections Hood Lagoon (200 m2)	\$14,000						
<b>Bush Garden</b>								
<b>Other Works</b>	Development of lighting artwork at Hood Lagoon based on history of the town	\$130,000			Landscape improvements to Hood Lagoon	\$40,000	Footpath upgrade to Hood Lagoon	\$100,000
<b>Cost per Annum</b>	<b>\$591,000.00</b>		<b>\$539,000.00</b>		<b>\$525,000.00</b>		<b>\$425,000.00</b>	

Year 5		Year 6 to 9		Year 10 to 15	
Scope of Work (qty)	Cost	Scope of Work (qty)	Cost	Scope of Work (qty)	Cost
Undertake site works (2000 m2)	\$20,000	Signage to upgraded intersection	\$5,000		
Align kerbs to improve access and function (300 li m)	\$15,000	Feature lighting	\$15,000		
Undertake road pavement re-seal(300 m2)	\$45,000				
Install new kerb ramps (8 no.)	\$8,000				
Landscape of intersection (400 m2)	\$12,000				
Undertake site works to Bush Garden (27000 (m2)	\$160,000	Develop new footpath network (2000 m2)	\$60,000	Provide new shelters (4 no.)	\$60,000
Develop and profile mound (1200 m2)	\$20,000	Development of productive community garden m(650 m2)	\$20,000	Refurbish existing building as resource centre	\$200,000
Revegetation of existing gardens (432 m2)	\$10,000	Develop theme gardens (10000 m2)	\$80,000	Additional landscaping of bush gardens	\$50,000
Extend waterbody through gardens (1200 m2)	\$20,000			Provision of seating	\$25,000
				Signage	\$15,000
Expand lighting at Hood Lagoon (develop festival)	\$100,000	Improve and develop board walks at Hood Lagoon	\$150,000		\$00
<b>\$410,000.00</b>		<b>\$340,000.00</b>		<b>\$350,000.00</b>	

**Total \$3,180,000.00**







## Conclusion

Clermont's fascinating history, beautiful natural surrounds and unique country lifestyle reinforce the social, environmental, economic and tourism potential of the town.

Only by understanding Clermont's character, its issues and opportunities, both subtle and obvious, can appropriate actions be generated that will enhance and progress the unique qualities of the town.

The community of Clermont has played an important role in the development of this report. Their insight, ideas and vision has greatly enhanced the project team's understanding of the town, which has led to the creation of an urban design framework that responds directly to the needs and aspirations of the town.

The development of six strategic directions provides an overarching focus for the town that will inform planning policies and development proposals in the future.

The structure plan gives the town a robust urban structure with interrelated actions delivering the objectives of the report.

Finally, the precinct plans will act as catalysts for the town, that will enhance community places and promote greater connectivity across the town.

The recommendations of the Clermont Urban Design Framework will require the continued commitment of the local community, Isaac Regional Council and Rio Tinto, as key stakeholders in the development of Clermont's future.

Through further collaboration and by fostering the relationship between the Clermont Community, Council, public and private sectors, a new vision for Clermont can be achieved.



**Appendices**

Appendix A: Community Consultation

Appendix B: Public Exhibition

Appendix C: References





appendix A: community consultation

## Community Consultation

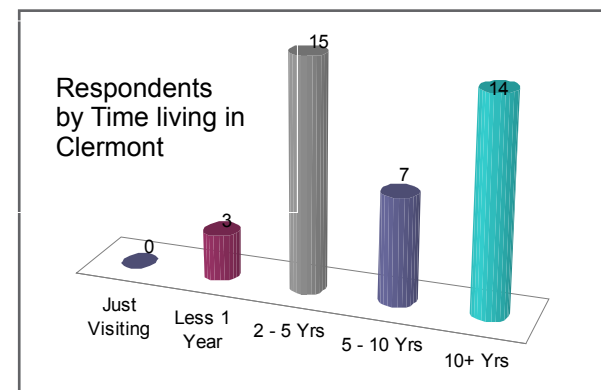
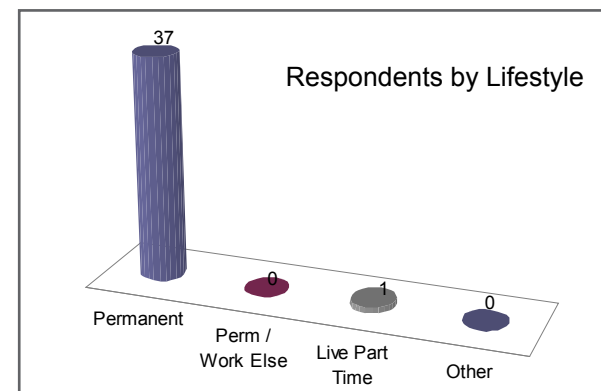
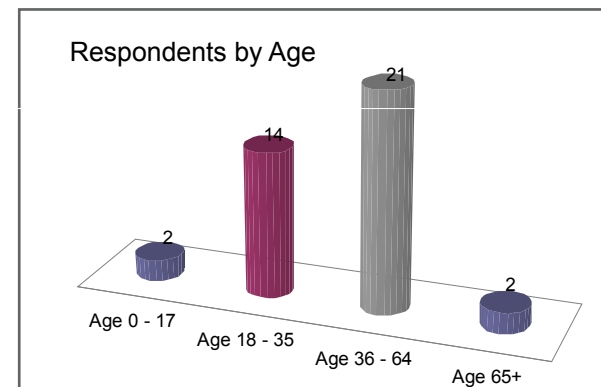
The following charts were developed using community feedback from the first round of Community Consultation, held during February 2010. This feedback provided a strong foundation for the development of the Urban Design Framework.

The main issues identified by the community at this first round of consultation included:

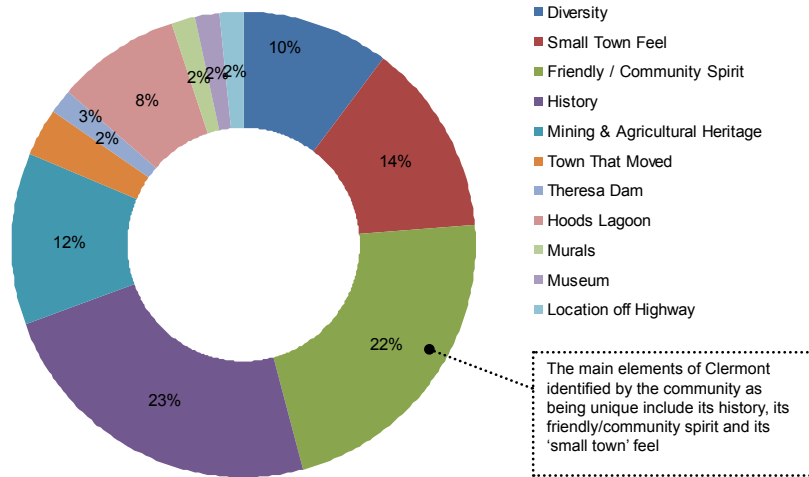
- Opportunities for youth (facilities & programs)
- Availability of industrial land
- Availability of affordable residential land, low cost & youth housing
- Diversity of retail (modern facilities, cafes, restaurants, outdoor dining)
- Lack of employment & training opportunities
- General township presentation & maintenance (Town Pride)
- Lack of adequate health care facilities (aged, pre/post natal, specialist, dentist)
- Lack of safe footpaths, bikeways & shade
- Condition and facilities at Hoods Lagoon
- Lack of recreation, park & open spaces
- Poor condition of roads, curbs, line-marking, Gregory Highway access to the town (note rubbish dump on Clermont Connection Road)
- Lack of community & recreational facilities (suggestions include movie theatre, live music venues, community centre, cultural facilities, familyfriendly places)
- Town sustainability, growth & reliance on mining industry

The main opportunities identified by the community at this first round of consultation included:

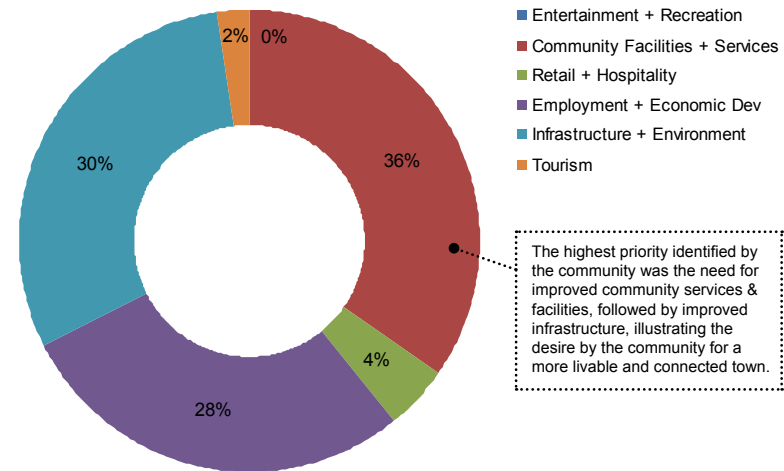
- Improve presentation, usage & functionality of existing recreational facilities (Hoods Lagoon, Skate Park, Pool, Showgrounds, Sports Fields, Gym)
- Capitalise on tourism, history & town features
- Provide opportunities for small businesses
- Seal Alpha Road (requires State Government sponsorship)
- Refocus on agriculture, rural history & industries
- Develop a cultural precinct within the Town Centre
- Review / improve operating hours of family & youth facilities
- Improve signage, tourism trails & interpretative information
- Reinforce 'country town' character & consolidate Clermont identity
- Develop public & community based events & programs (art, recreation, movie nights, clean ups, streetscape programs, traders market, BMX track)
- Develop museum & tourism information (improve connection to the town & local history features)
- Improve presentation, consistency & 'county town' feel of town centre buildings & precinct
- Encourage retail activity (cafes, restaurants, takeaway, outdoor dining)



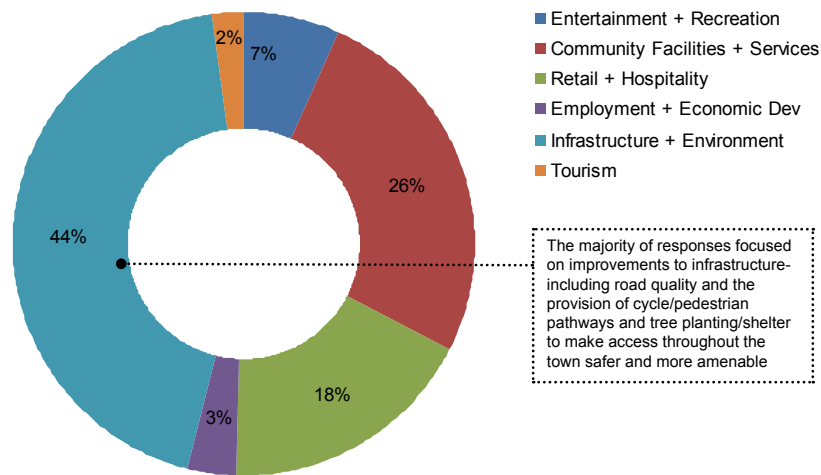
### What makes Clermont Unique?



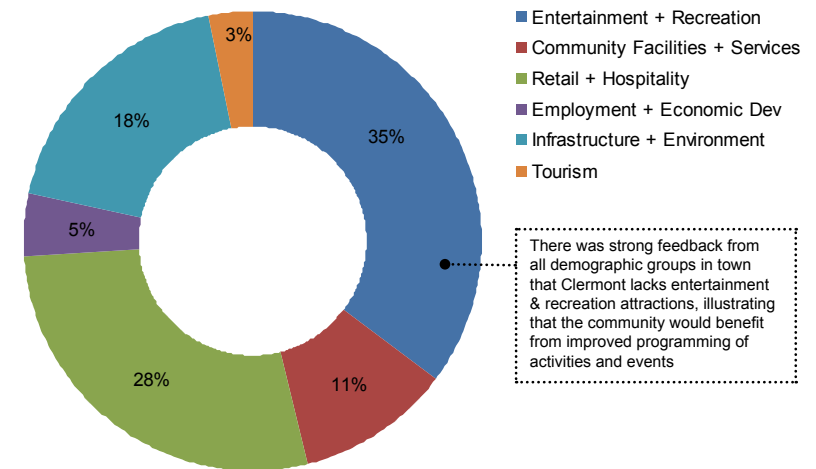
### What is the Number 1 priority for Clermont?



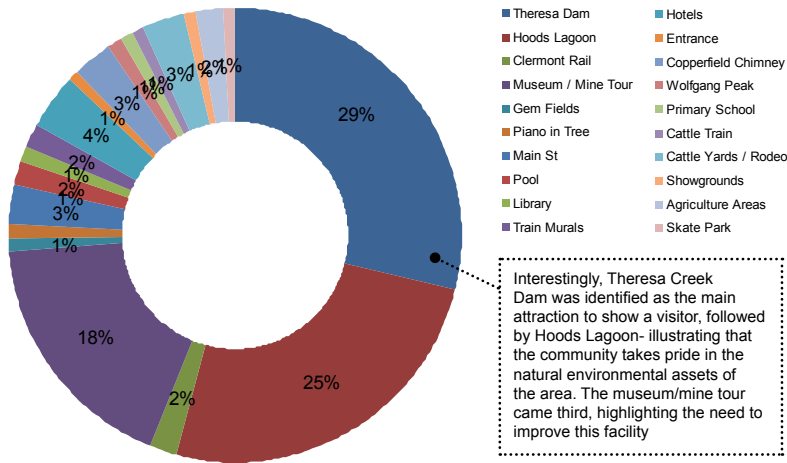
### What do you think could be improved in Clermont?



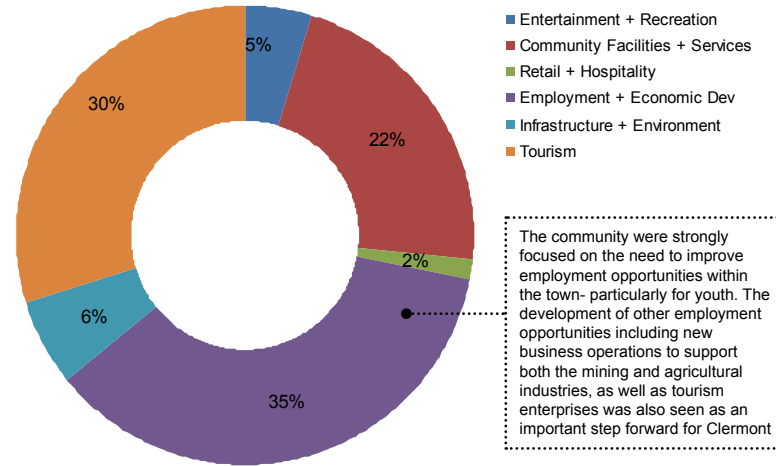
### What Facilities or Attractions are missing in Clermont?



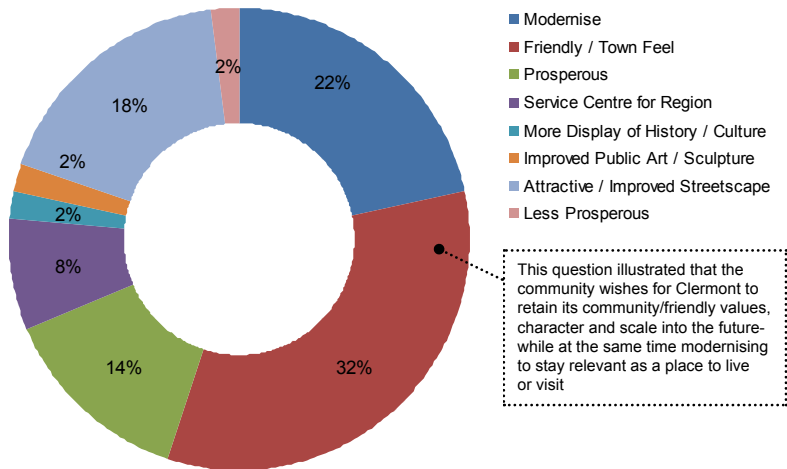
### What would you show a Visitor in Clermont?



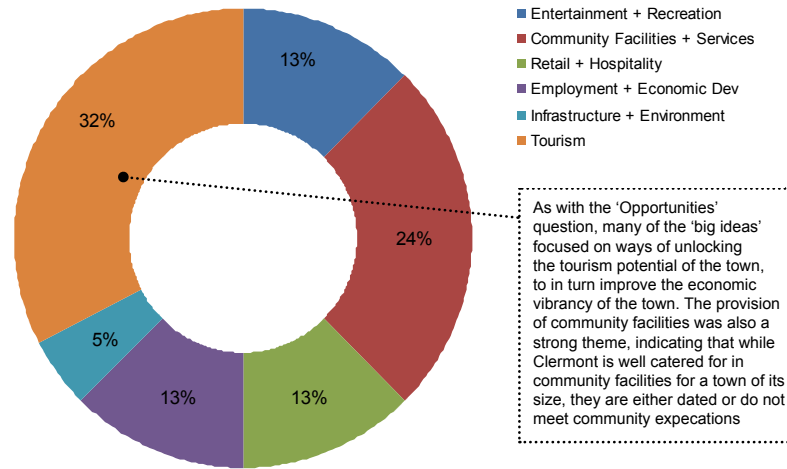
### What do you think are the main Opportunities for Clermont?



### How do you think Clermont will look in 20 Years?



### What are your 'big ideas' for Clermont?





### Mapping Exercises

The first mapping exercise (as part of the open days) asked the community where they spend their time in Clermont and the surrounding region (image 1), with the following results:

**Up to 1 hour:**

The shops/IGA, library, swimming pool, Hoods Lagoon and skate park

**1-2 hours:**

Shops, Hoods Lagoon, skate park, sports fields and library

**2 hours or more:**

Theresa Creek Dam, Hoods Lagoon, the Library and swimming pool

The second mapping exercise (image 2) asked people what they were proud of, and what 'doesn't work', with the following results:

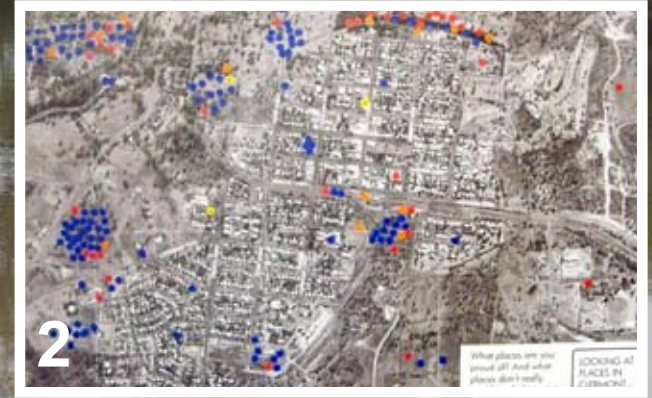
**What are you proud of?**

Theresa Creek Dam, Hoods Lagoon and Sports facilities

**What 'doesn't work'**

Entrance to town, shops, skate park and old cinema.

A comparison of these two mapping exercises illustrates that the community feels there is a lack of choice as to how they can spend their free time- particularly for youth (using the skate park as a strong example, whereby the youth use it frequently, even though it 'doesn't work'). It also highlighted the value the community place in natural assets for recreation such as Theresa Creek Dam and Hoods Lagoon.







appendix B: public exhibition

## Introduction

Following on from the first round of Community Consultation, the public exhibition of the Draft Urban Design Framework provided the Community of Clermont with a further opportunity to offer feedback on the proposed vision for Clermont’s future.

The primary consultation associated with this exhibition took place at the Clermont Annual Show, enabling the project team to reach a greater number of the community.

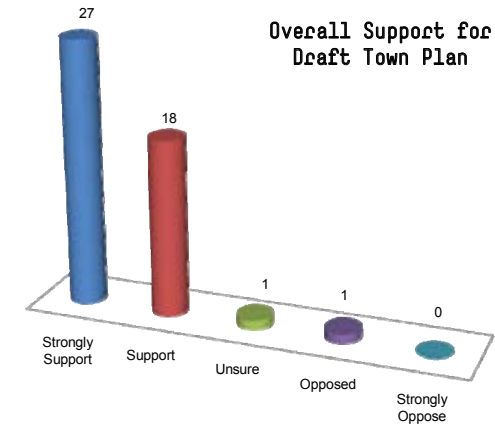
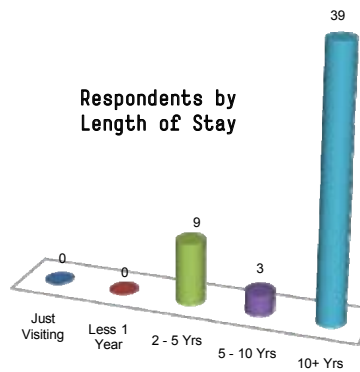
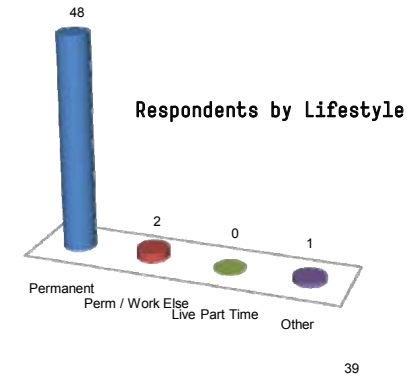
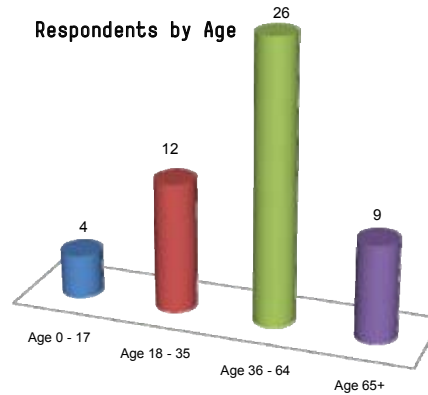
Members of the community were able to gain an understanding of the vision for Clermont and discuss their views with members of the project team via a series of graphic panels presenting imagery and plans from the report, and copies of the draft report.

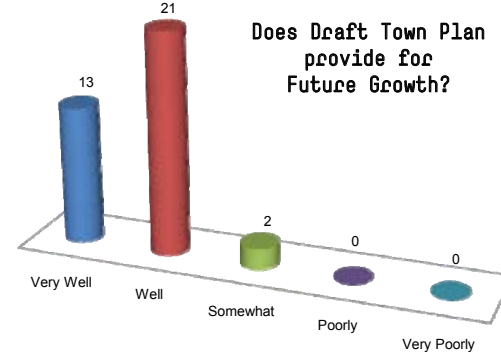
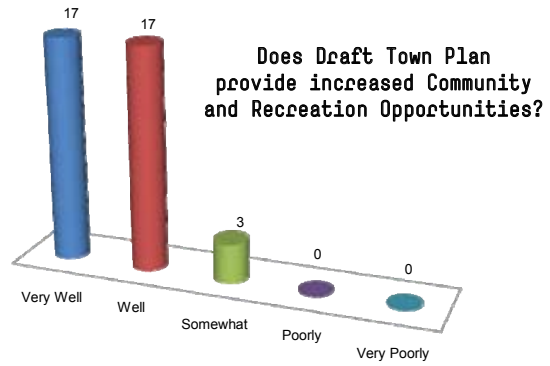
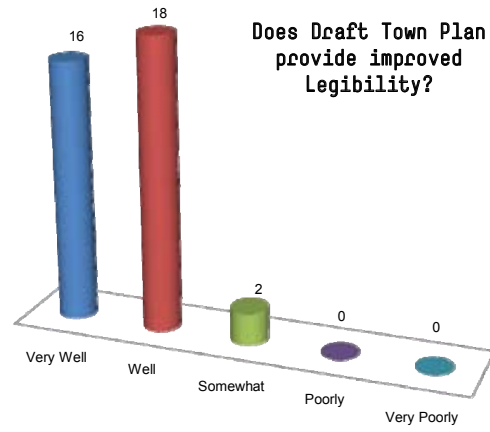
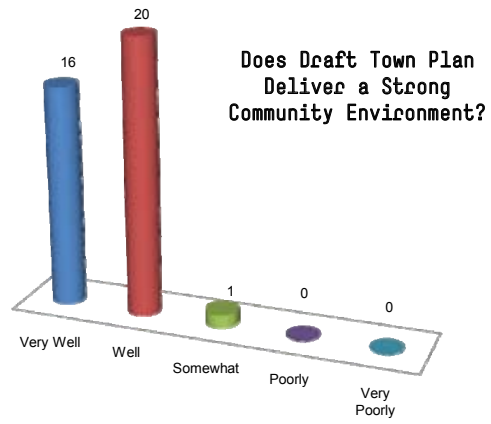
The following analysis summaries information received from the Exhibition Feedback Form – Draft Urban Design Framework.

Feedback forms were received from 51 respondents, with the following outcomes (as displayed in the charts opposite):

- 96%(1) Support the Draft Town Plan
- 97%(2) believe the Draft Town Plan delivers a strong community environment
- 94%(2) believe the Draft Town Plan improves accessibility and signage (legibility)
- 92%(2) believe the Draft Town Plan provides increased community and recreation opportunities
- 94%(2) believe the Draft Town Plan provides for future growth

(1) Based on total respondents who marked boxes titled 'Strongly Support' & 'Support'  
 (2) Based on total respondents who marked boxes titled 'Very Well' and 'Well'





### Community Preferred Priorities & Actions

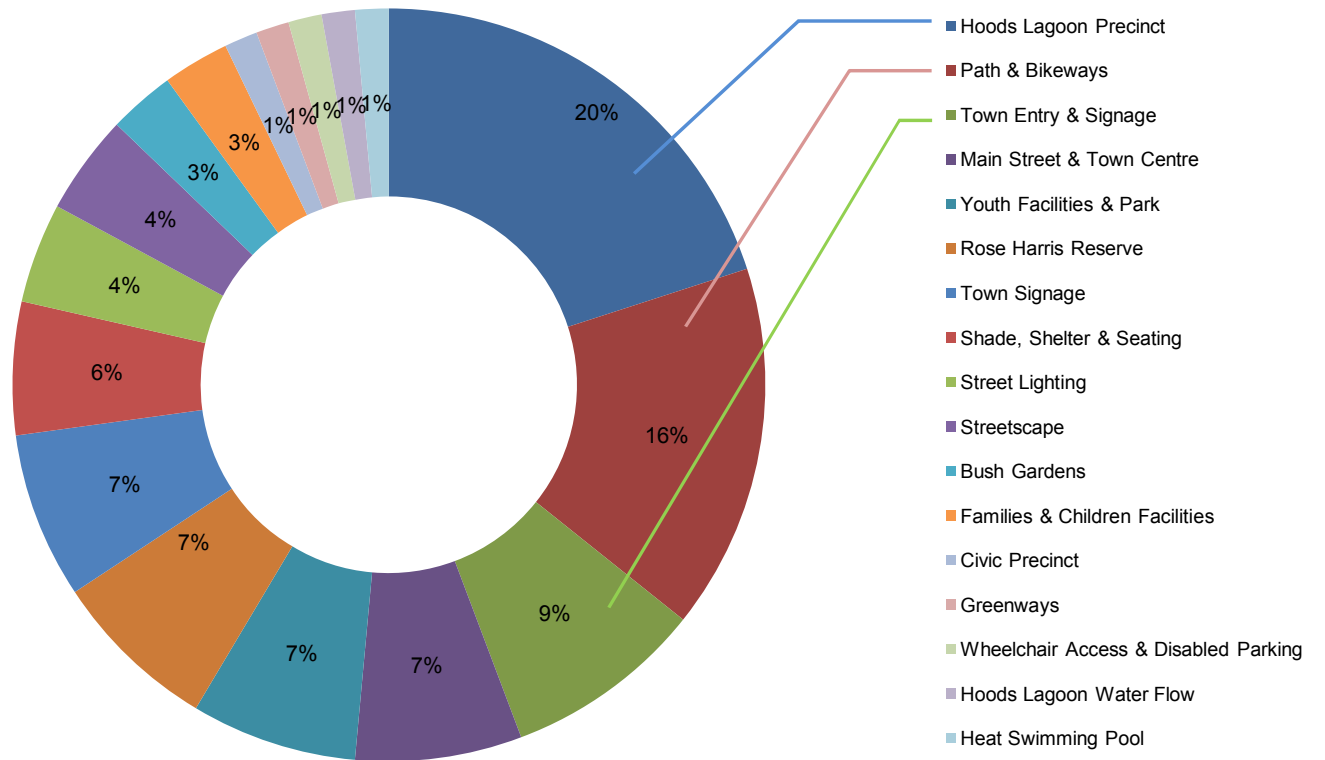
As with the first round of consultation, the priorities and actions identified by the community as being most important focused on improvements to public and recreational spaces and infrastructure, as well as town identity and appearance.

In particular, there was strong support (20%) of the vision to extend and improve Hoods Lagoon to make it more accessible to the community throughout the year, and increase the range of recreational opportunities in this area for the Clermont community.

Building upon this site, there was also strong support (16%) of improving the connectivity of the township for pedestrians and cyclists.

The community's interest in improving the entrance to town and entrance signage was also high (9%), indicating the community desire to lift the profile of Clermont.

Following these three main areas, there was also evenly distributed interest (7%) in improving the main street/town centre, Rose Harris Reserve, Youth facilities and signage throughout the town.



## Improvements to the Draft Plan

The following summarises Exhibition Feedback Form suggestions received for possible improvements to the Draft Plan.

- Coffee shop at Hoods Lagoon
- Allow space for bigger Australia Day, Goldfest etc
- Shopping centre in top sub-division
- Get rid of white cockatoos at lagoon
- Increased lighting to Pioneer Park
- Covered function area at Hoods Lagoon
- Pioneer Park - bring in more pioneering history
- Do it earlier! (than 10 years)
- Clear out and improve flow (water) to Hoods Lagoon
- Pathways through the median planting (Capella Street)
- Bypass for heavy vehicles (cattle trains)
- Copperfield Road needs 'entrance' sign
- Water saving/reuse strategies (skate park area)
- Pontoon for Anzac Events
- Disburse exercise equip around lagoon
- Redirect road (highway) so traffic passes through town
- Improve swimming pool (utilisation + function)
- Improve wheelchair access
- Provide disabled parking (not in middle of street)
- Improve road surface
- Remove unused buildings and clean up vacant land
- Upgrade the town hall (new stage lighting, modernise)
- Modernise Clermont State School to prevent student migration to other schools
- Combine more aspects for families
- Open up dead-end streets

## Other General Comments

The following summarises general comments received with Exhibition Feedback Forms.

- Clermont Cemetery history and trail from Hoods Lagoon
- Improve Capricorn Street Streetscape
- Parks are an important focus
- How much maintenance would be needed?
- Give people ownership of spaces
- Our town needs a lift and I think the new plans look terrific
- Integration of signage/art/indigenous communities would be good
- Clean up Hoods Lagoon
- Improve town connectivity
- Clermont is unique- why not make us top priority!
- I hope all these plans happen - it's been common in Clermont's history that things offered are taken away
- Trees need to be removed from sidewalk and put in middle of road
- Looks expensive
- An impossible dream
- Exciting, needs to start!
- I think they're all good ideas and would greatly improve Clermont







## References

In developing the Urban Design Framework for Clermont, the project team undertook a review of previous relevant studies and reports, in order to gain an informed view of past and current issues, opportunities and recommendations for Clermont.

The key learnings from this review and the report they were sourced from are listed below.

*Feasibility Report for the Mackay Region Mining Rail, The Stamford Group (2008)*

- Need create strong mining focus in Clermont
- Provide links to Clermont gold mining, Blair Athol and the Copperfields

*Social and Health Needs Assessment (Clermont and District, Queensland Government (2004)*

- People like the strong community spirit in Clermont
- Friendly and caring community
- Important history and heritage (Indigenous and European)
- Lack of independent living and retirement accommodation
- More community support needs (sense of isolation)
- Need for improvements to existing healthy aging facilities (Lagoona)
- Need to promote walking and other passive recreation
- Shortage of housing to meet Aboriginal needs
- Lack entertainment for youth and primary school aged children

- Limited leisure and recreation for girls
- No gathering spaces for post school periods
- Issues relating to the function of the skate park

*Clermont Community Development Strategy, Institute for Sustainable Regional Development, Central Queensland University (2008)*

- Development of specific themes for Clermont: Business, economic development and entrepreneurship
- Infrastructure, investment and transport
- Leadership and capacity
- Liveability and lifestyle
- Natural capital and cultural heritage
- Community health and well being

*Belyando Public Art Strategy, Brecknock Consulting (2004)*

- Development of coordinated public art
- Implementation of art shows and residencies
- Develop links to schools and Tafe focusing on sculpture
- Implement interpretative signage

*Arts and Cultural Policy and Strategic Plan for Advancement, Carrie Paes and Sue Tyshing (2003)*

*Planning Scheme for Belyando Shire (2008)*

*Hoods Lagoon Community Park Masterplan, Landplan Studio (1992)*

*Pioneer Park (Mining Zone Detail), Landplan Studio (1996)*

*Discussion Paper for the Strategic Business Plan for Clermont Museum (Creative Regions 2010)*

*Clermont Community Baseline Study, SGS Economics and Planning (2007)*

*Innovation in Rural Queensland 'Why some towns thrive while others languish, UQ Business School (2003)*

