

Toondah Harbour Concept Plan

*A community vision for
Toondah Harbour*

Toondah Harbour will be transformed into a friendly and green Gateway to Stradbroke Island, celebrating its rich flora, birdlife and cultural heritage.

for The Toondah Harbour Alliance

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Toondah Harbour Concept Plan

*"a green gateway,
a working harbour"*

Over the last thirty years, Toondah Harbour and its surrounding neighbourhood have inadequately catered for the popularity of travel to North Stradbroke Island.

The Concept Plan focuses on improving the harbour and its parking operations, revitalising the heritage area and its parklands, and protecting the internationally recognised wetlands.



The bad things about the precinct



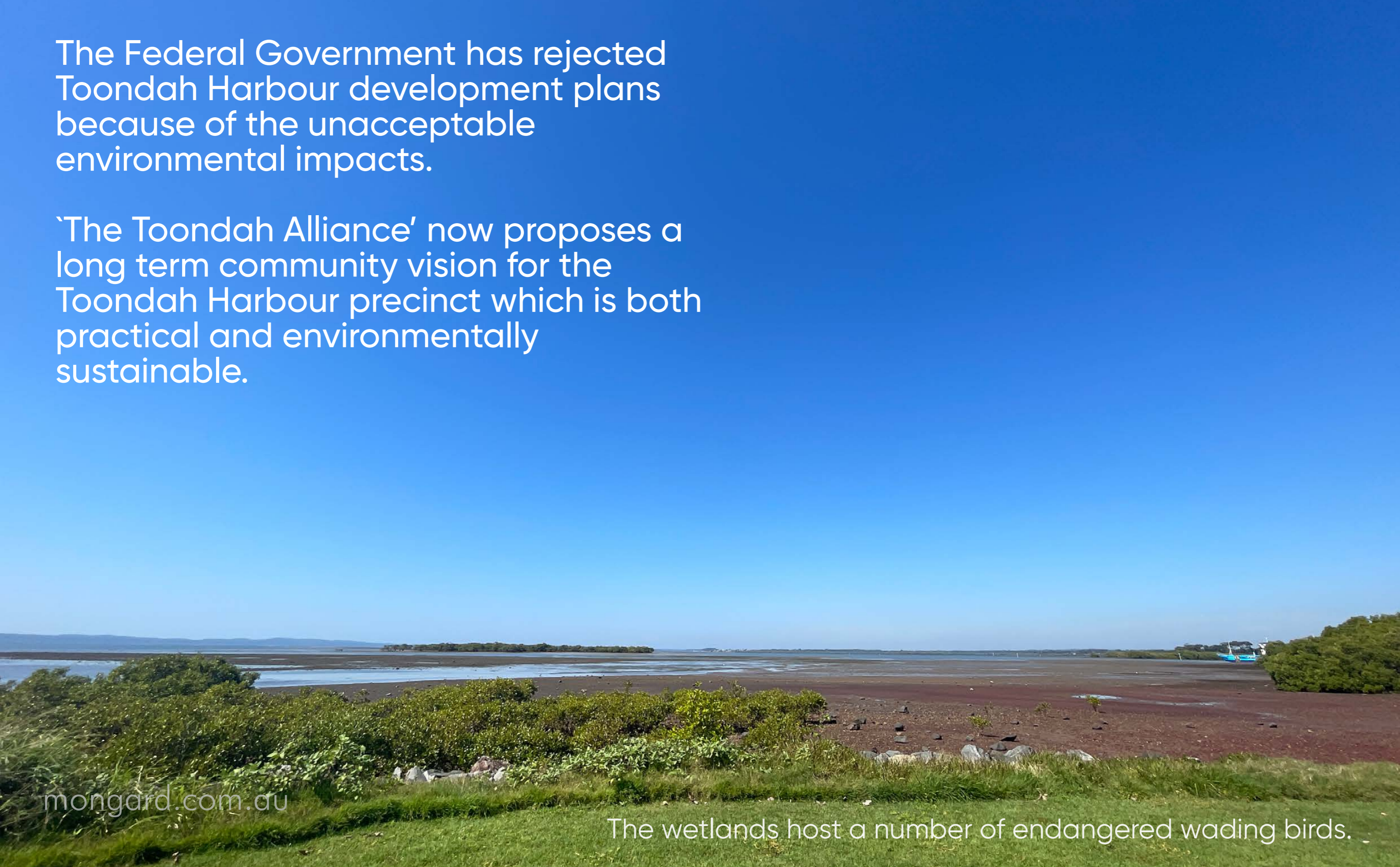
The area presents as a congested and sprawling car park bounded by uninspiring open spaces which are unconnected to the Harbour, to the historic Cleveland Point precinct, or to adjacent residential areas.

The good things about the precinct



The Federal Government has rejected Toondah Harbour development plans because of the unacceptable environmental impacts.

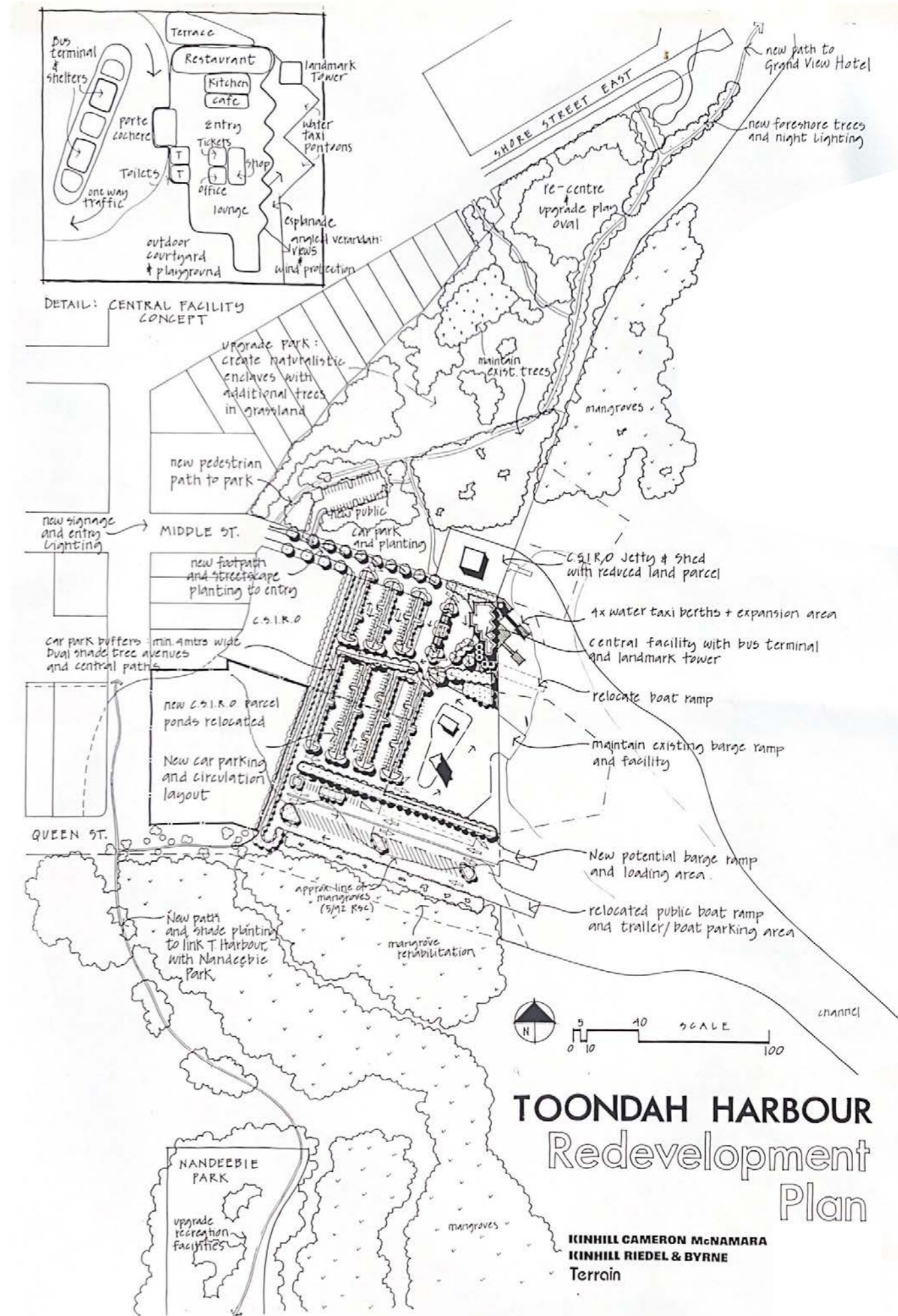
'The Toondah Alliance' now proposes a long term community vision for the Toondah Harbour precinct which is both practical and environmentally sustainable.



This Community Concept Plan focuses on:

- Not impacting adversely on environmentally protected areas and community open space and;
- Ensuring that needs of the ferry operators, ferry customers and the community are addressed.

The Concept Plan aligns with the local Council approved Development Plan of 1993. (Adjacent)



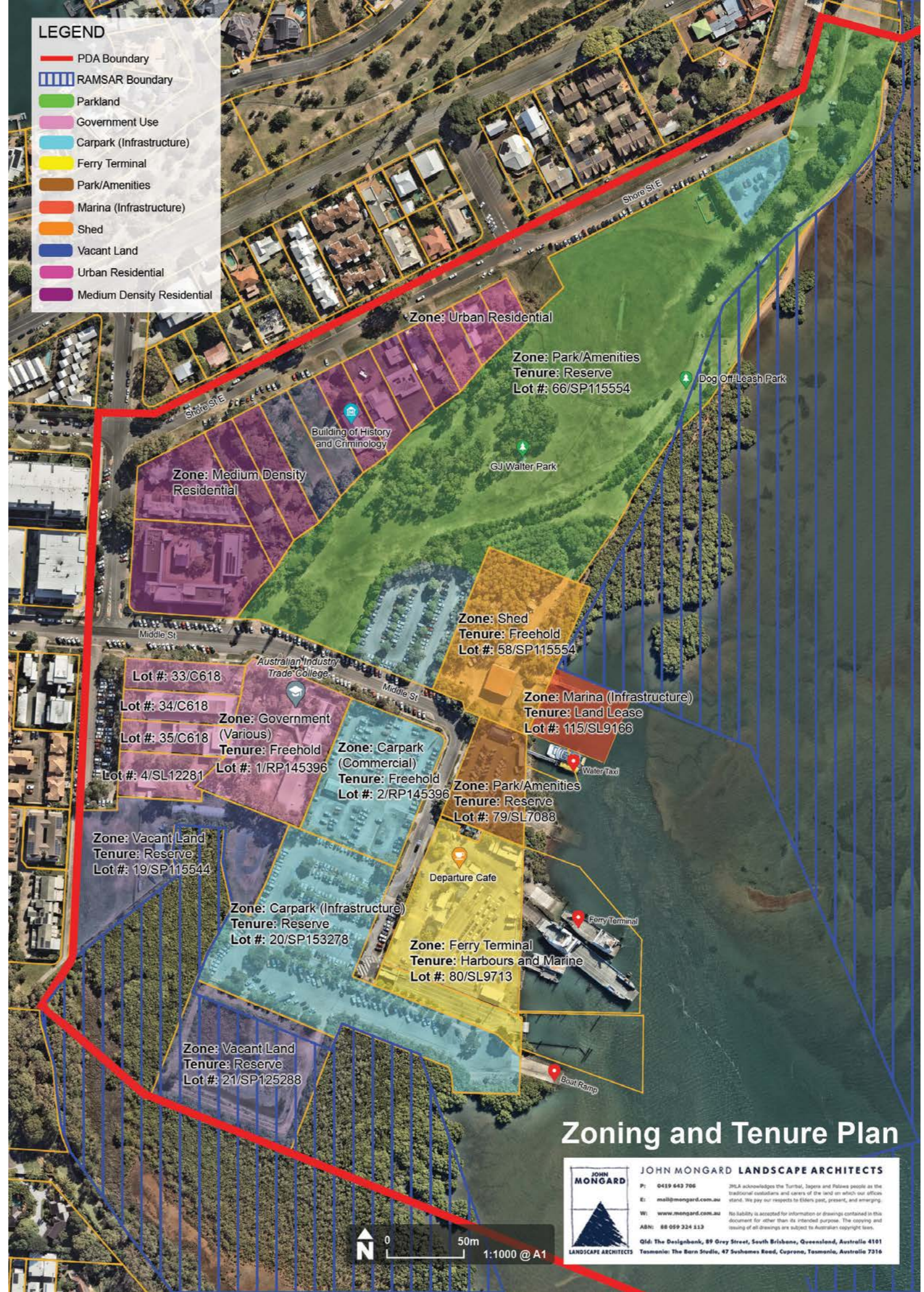
Developing the community concept plan: a collaborative process

Co-design workshop



Zoning, Tenure and Leases Plan

The leases and zonings have been an impediment to planning a sustainable and integrated neighbourhood and harbour.



Climate and Storm Surge Inundation Plan

The precinct is subject to significant risks from storm surge inundation and climate induced changes to rainfall.

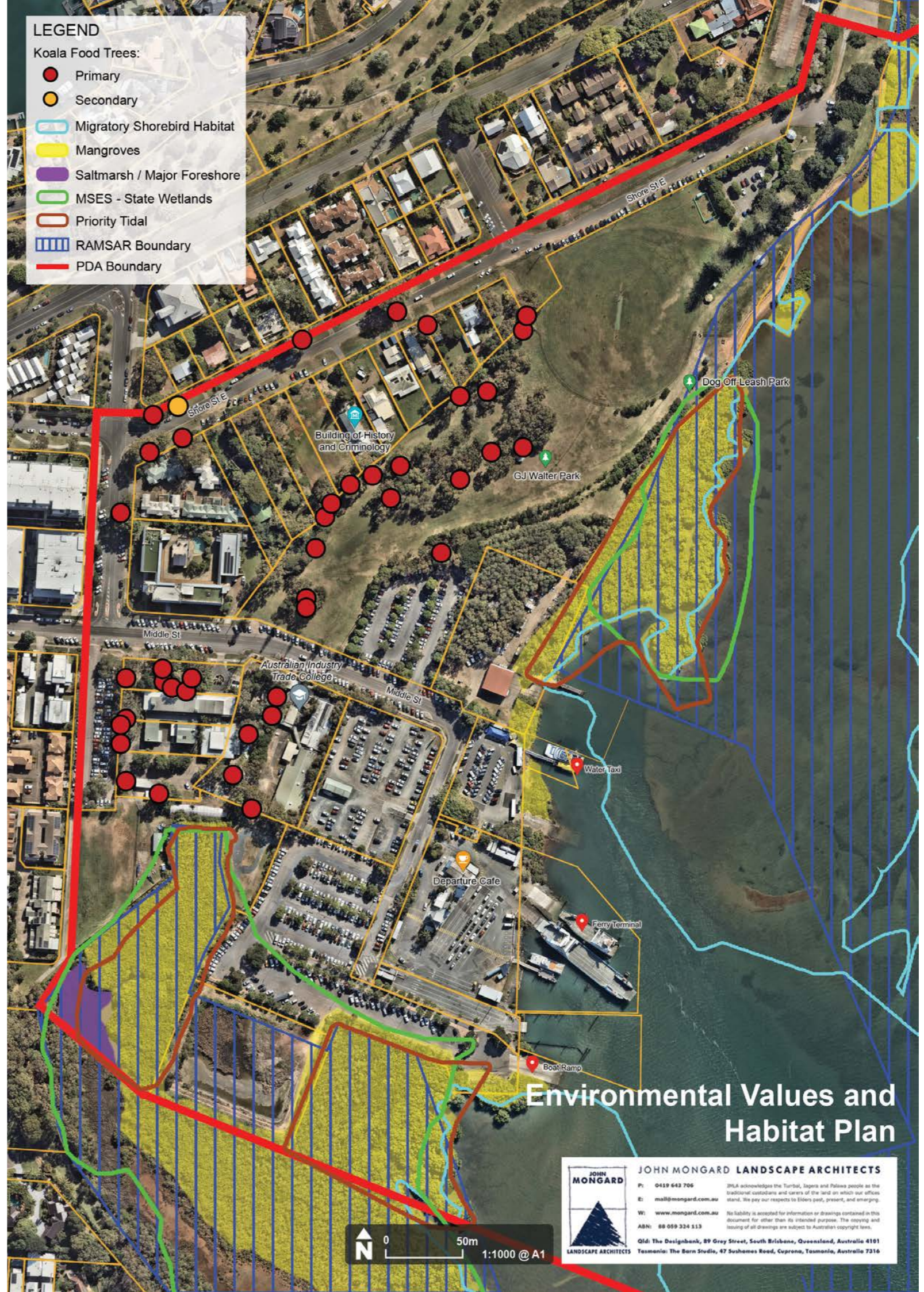
The projected 2100 storm surge area inundates the whole of Toondah Harbour.



Environmental Values and Habitat Plan

The sensitive nature of the environmental areas and the endemic species within the Toondah Harbour precinct are not adequately acknowledged in the current local town planning controls or within open space and park planning.

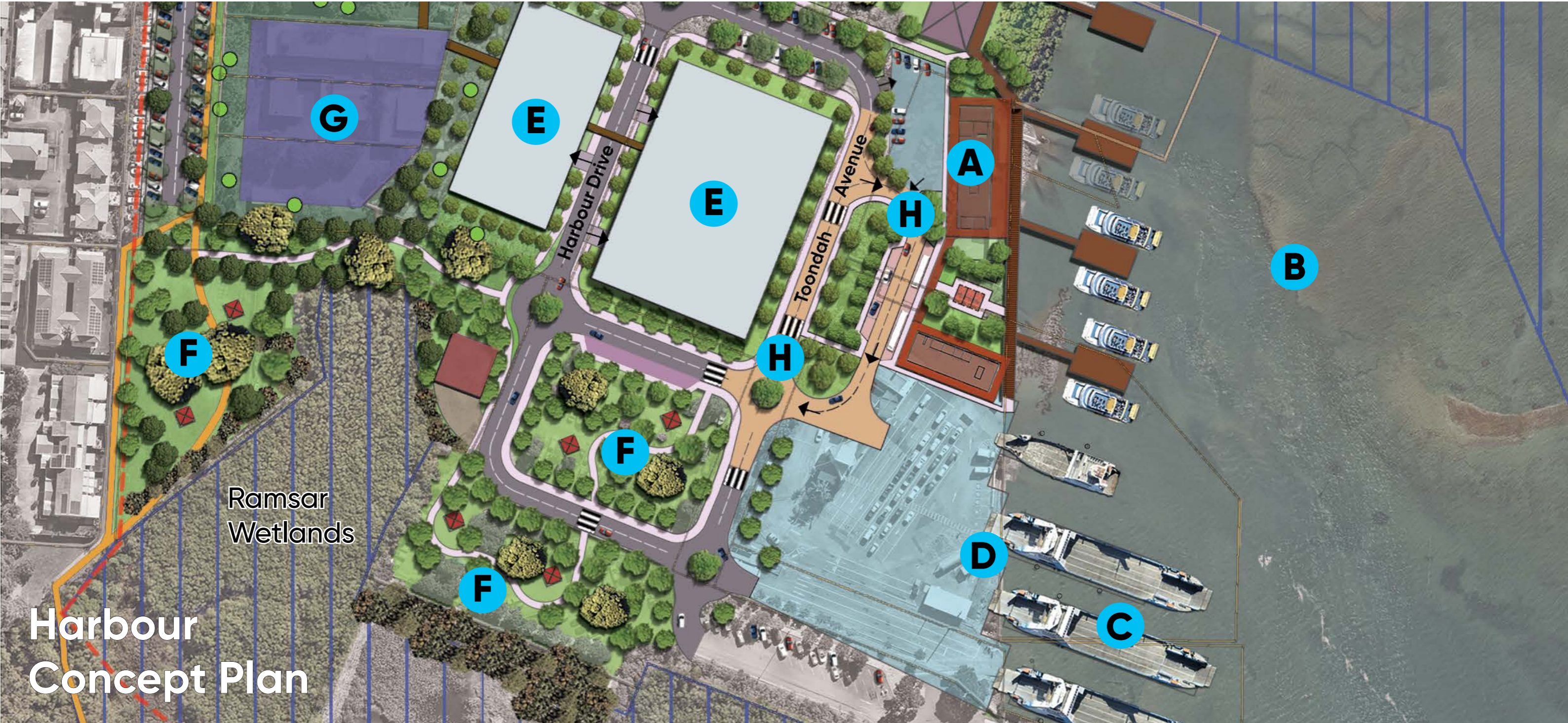
The Toondah Harbour PDA Plans do not plan for the likely conflicts between the birdlife habitats and the intense proposed development areas.



A better harbour edge

A working harbour needs to be made. Currently a chaotic spread of car parks and infrastructure, the harbour is not fit for purpose, providing a poor visitor experience and impacting local residents with overflow car parking.





Harbour Concept Plan

Making a working harbour

- A** Harbour terminal, bus interchange and expanded Water Taxi Area.
- B** Limited ongoing dredging and maintenance.
- C** Provision for up to four vehicular ferry berths and improved waiting area.
- D** Improved harbour edge works with minimal reclamation.

- E** Multi-storey public carpark which could have subsidies for local residents.
- F** Create a scenic harbour park and reduce hardstand areas.
- G** Community facilities.
- H** A slow speed shared zone on 'Toondah Avenue'. Provide improved shaded walkways.

Vehicular Circulation

The current circulation system creates congestion and is hard to navigate.

The Concept Plan proposes a simple loop system which separates the various destinations and vehicular types, allowing faster and more legible movement with fewer impacts.



A great gateway

- Create an integrated gateway experience by linking the character and form of all buildings.
- Provide improved public amenities with showers and disability access.
- Provide one bus stop and kiss and ride terminal. Integrate bus parking areas near the terminal.
- Provide high quality terminal buildings
- Provide for café, covered waiting, ticketing, office, storage, and toilet facilities in each terminal.
- Create a continuous and active public boardwalk.
- Create a unique and memorable harbourside character.

1 Storage

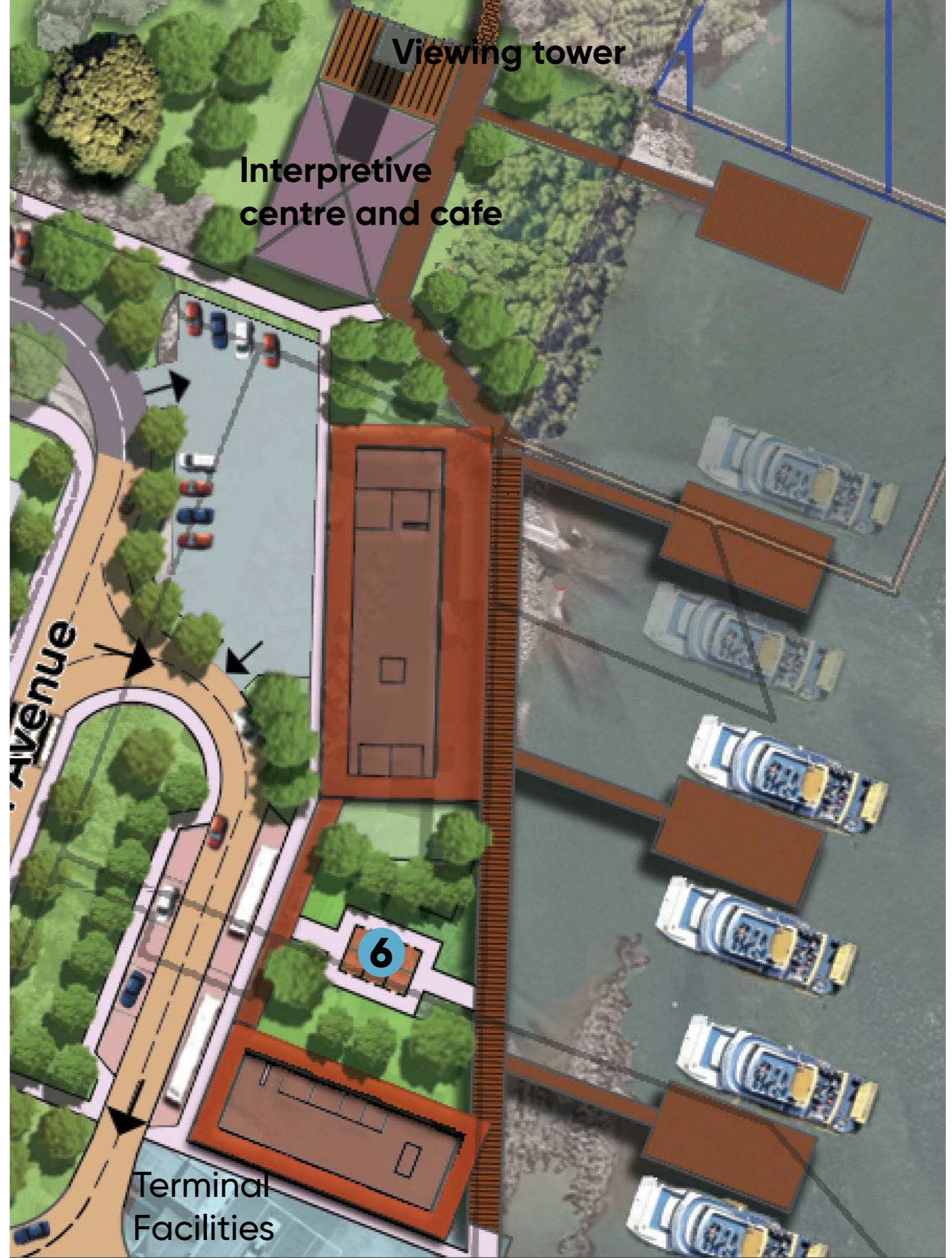
2 Office

3 Ticketing

4 Cafe

5 Waiting

6 Toilets



A destination experience



Example of a wetland interpretive centre

The Toondah Harbour Terminal is a disappointing gateway facility, with isolated buildings lacking pedestrian amenity, shade, and walkability.

The harbour needs destination buildings which create a pleasant waiting experience, and which reduce chaotic movement and congestion.

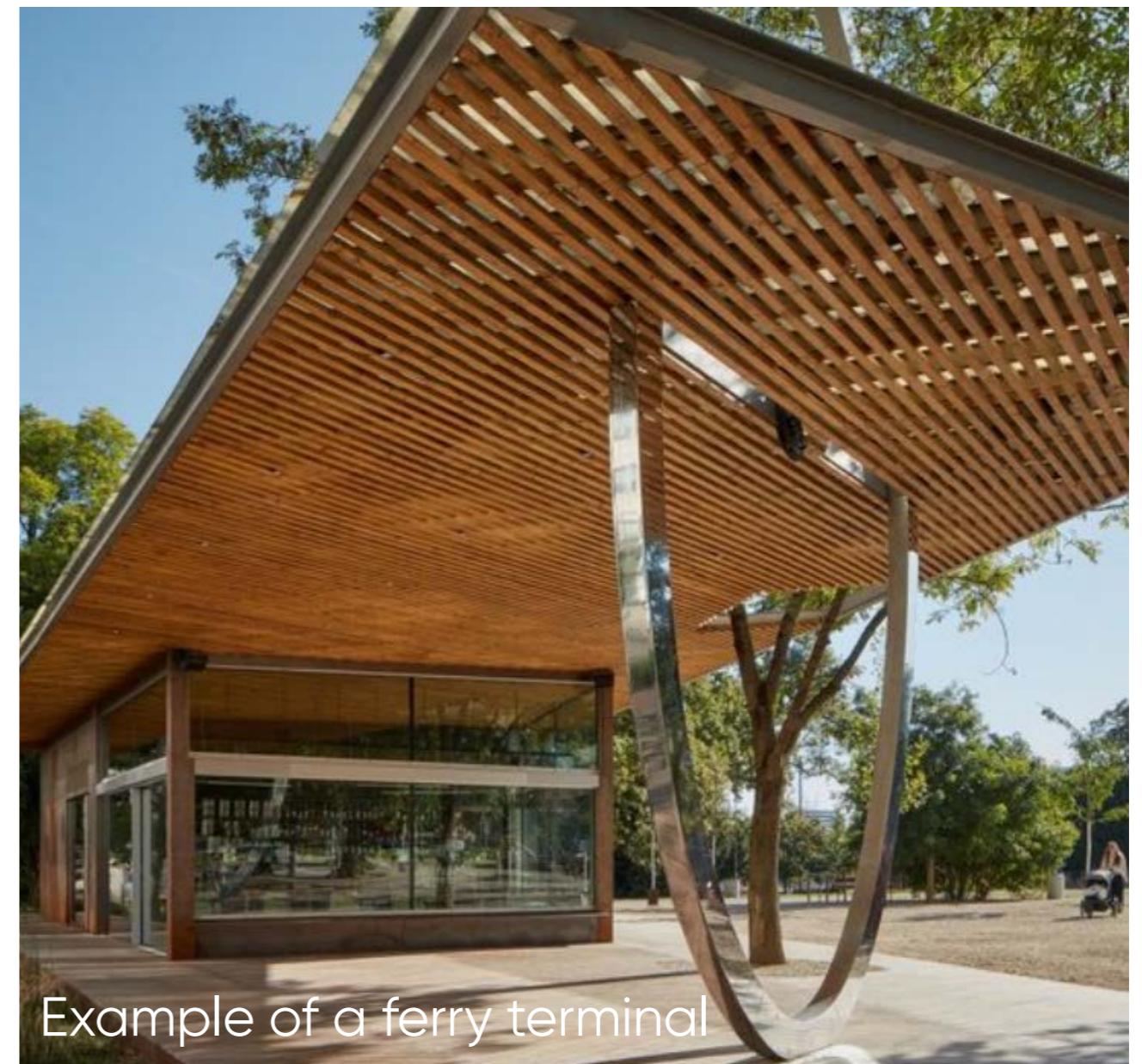
An attractive Terminal

Long term leases are required to enable operators to invest in high quality facilities, and to be able to renovate old harbour infrastructure.

The State Government should fund the retrofit of the harbour edges and the new terminals, and lease the terminals back to operators, enabling the creation of high quality public buildings, rather than temporary structures.



Sheltered pick up/drop off entries



Example of a ferry terminal

Multi-storey 'green' car parks

Demand for harbour parking has increased substantially and now cars related to harbour uses impact the whole neighbourhood.

All available roads and reserve areas have gradually been converted to expansive unshaded, poorly integrated car park areas.

The Concept Plan identifies two sites adjacent to the harbour terminals, one on public land and one on privately leased land. Both multi-storey car parks could accommodate over 1500 estimated car parks.



Example of a 'green' multi-storey carpark

Well-scaled buildings

The built form of the emerging residential areas should sit into the landscape and not dominate the streetscape or parklands.



Landscape and Open Space Plan

The Toondah Harbour Community Concept Plan includes the following features:

- Koala exclusion fences.
- A sustainable off-leash dog park.
- Tree protection zones.
- New large endemic and long-lived canopy trees.
- New bushland trails and interpretive signage.
- Environmental artworks.
- Bird hides.
- Additional picnic shelters.
- A continuous walk/bike path from Oyster Point to Cleveland Point.
- Decks and lookouts to the wetlands and birdlife.





- 1** Protect koalas and create habitat.
- 2** Protect wading birds.
- 3** Improve dog park.
- 4** Beautify Parklands.
- 5** Create shady avenue.
- 6** Toondah Harbour Story Trail.
- 7** Integrated walkways and new footpaths.
- 8** Interpretive Centre/Cafe with boardwalks and trails.
- 9** Improve koala tree habitat and create shady avenues.
- 10** New picnic shelters, seating, lighting and BBQ's.

Appreciating the flora and fauna ²¹

- Protect old and historic heritage trees and provide stories and interpretation.
- Install informal walkways and interpretive trails, featuring Indigenous and non-Indigenous heritage and which highlight environmental information.
- Create a landmark tower at the end of Middle Street on the water's edge, to provide visitors with an elevated birdwatching viewpoint.
- Endemic plants and animals to be featured and protected, and their habitats consolidated.
- Install environmental artworks
- Build a continuous path from Oyster Point to Cleveland Point.



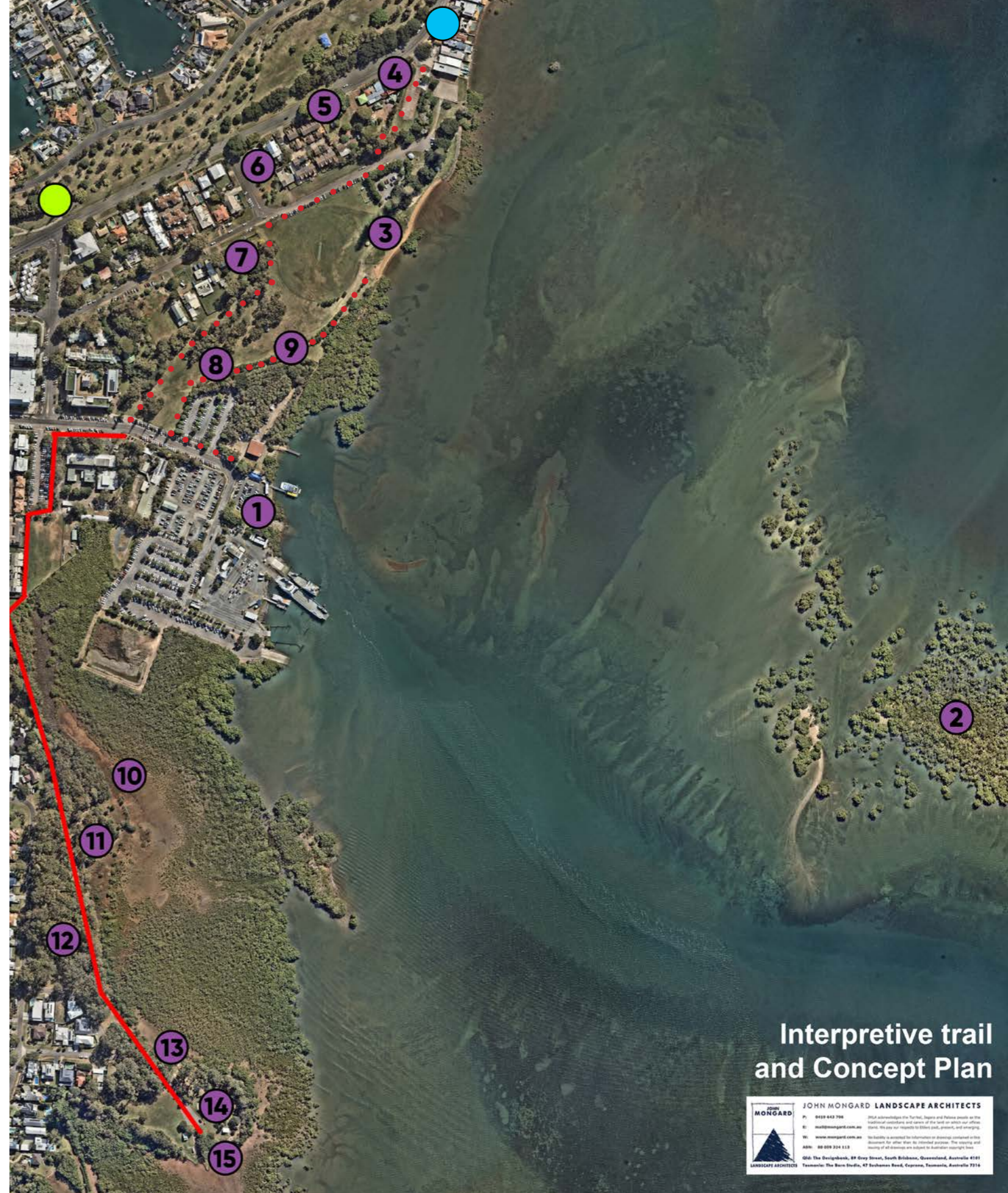
Bird watching tower

Interpretive trail

The interpretive trail seeks to create a nature, cultural, and heritage art trail connecting three significant parks: G.J. Walter Park, Nandeebie Park, and Oyster Point.

The trail will enhance public access to these areas while preserving their ecological, cultural, and historical value.

The project will provide recreational opportunities such as walking, cycling, bird watching, and art engagement while promoting conservation and heritage education.



Interpretive trail and Concept Plan

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Legend			
	Existing path/trail	1. Toondah Harbour History Board	6. St Pauls Anglican Church
	No path/trail	2. Cassim Island	11. Butterfly Alley
	Osprey nest	3. G.J. Walter Park	12. Viewing Area
	Cassim's Hotel	4. Grand View Hotel	13. Mangrove boardwalk
		5. Banyan Tree	14. Bird Hide
		6. St Pauls Anglican Church	15. Wharf
		7. Fernleigh House	
		8. Koala trees	
		9. Off-leash dog park	
		10. Nandeebie clay pan	



Toondah Harbour Precinct Community Concept Plan

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