

QUEENS DOMAIN **SUMMIT PLAN**

June 2018

PREPARED BY

PLACE

PREPARED FOR

City *of* HOBART

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Prepared for

City of HOBART

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executive summary

Summary

The City of Hobart engaged Playce Landscape Architects to prepare a Queens Domain Summit Plan. With subconsultants;

- EcoTas - Environmental Consulting
- Fieldlabs - Architects
- Geo-Solutions - Waste Water management / Geo technical

The scope of the work was to prepare a plan and design future visitor facilities for the activation of the Queens Domain Summit, Lower Summit and TasWater Twin Tank Reservoirs, as a family and community hub for picnicking, walking, cycling and dog exercise.

The Design Team engaged with key stakeholders and obtained comment on how the site is currently used.

Stakeholders engaged included: Tasmanian Small Craft Marine Radio Group, Hobart Dog Walking Association, Orienteering Tasmania, Hobart Access Advisory Committee, relevant City of Hobart staff.

KEY FEEDBACK RECEIVED :

- *Keeping footprint of proposed designs to within existing built up areas*
- *Retaining the existing dog on leash area in its present location*
- *Provision of a future shelter for the dog off leash BBQ area*
- *Improve passive recreation opportunities*
- *FollowCPTED principles when designing and placing public amenities*
- *Provide interpretation of culturally historical elements on site*
- *Provide multiple spaces for large and small picnic facilities*
- *Improve vehicle /cyclist and pedestrian access and connection to the summit lookouts and surrounds*
- *Improve lookout vantage points*

In response the Design Team has ollowed four key principles;

KEY RETURN BRIEF :

Balance between Passive and Active user groups
Protection of native vegetation, cultural heritage and Aboriginal landscapes
Safety and visibility - Pedestrians, cyclists, vehicles
Attract people to the Summit to enjoy the environment

The proposed amenities and activities are focused to areas already disturbed, predominate with surrounding existing carpark and road areas. Both carparks are consolidated, reducing the size required, though obtaining similar parking numbers. The loop road (currently one way around the Coastal Wireless Station) has been cut off to vehicles and turned into an accessible Shared Loop Path for all to enjoy, which encourages visitors to walk/cycle to the Northern Lookout and surrounds, maximising the views to the north overlooking the *Themeda* grassland.

The Upper Summit is the main gathering area, with public toilets, and three Pavilions. Each Pavilion has protection from the wind and sun, whilst also looking out over expansive views of the greater Hobart landscape and the River Derwent. The Pavilions will follow similar bookable timetables to the Waterworks Reserve picnic facilities, as this has been successful for other sites. Access to all pavilions in the Upper area is at grade, whilst some shallow steps are required to connect into the lower summit area.

Review by an Arborist indicated that some trees are due for removal with trunks to be retained where possible for habitat. There is large number of trees proposed to be planted, as well as over 2,000m2 of landscaping to disturbed areas, with lowland native grasses endemic to this area.

The design response is recommended to be sensitive to the sites values through encouraging social interaction, passive recreation and activity.

PRINCIPLES OF DESIGN APPROACH :

SOCIAL
• Smaller gestures in a larger Landscape
OBSERVATION
• Looking close and looking beyond
ACTIVITY
• Unprescribed and ageless activity

As moments of pause and reflection, “Markers” are placed through out the site to encourage interaction or to tell a story of a time gone. Along trails and framing views to something perhaps previously unseen Providing moment to rest and reflect, Interpreting information on Historical, environmental and cultural significance.

The key recommendations to achieve the above plan are focus on both new picnic facilities and upgrades to existing sites to give the city a clear strategic direction for the implementation of the plan in the near future.

Introduction

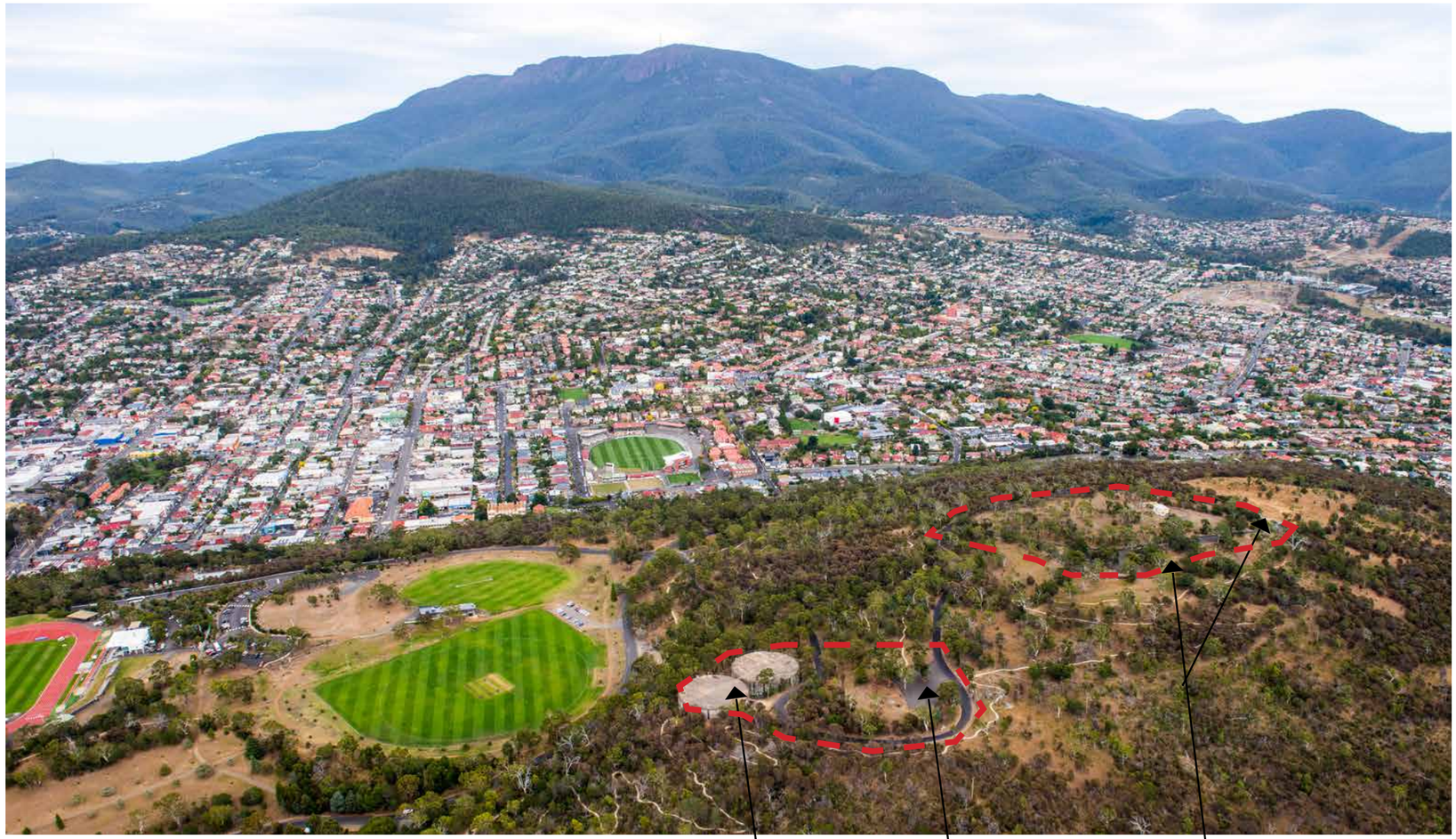
The Queens Domain is located on the edge of Hobart's central business district, and is considered to be the City's premier park. The 'Domain' is ~230 hectares, and encompasses remnant threatened native grassland and woodland, and European and Aboriginal cultural heritage places and values. The historically significant Royal Tasmanian Botanical Gardens, remains of the Beaumaris Zoo, and Government House and regional and state wide sporting facilities are all located within the bounds of the Queens Domain.

The Queens Domain Master Plan 2013 aims to increase public participation in the Domain and enhance its role as a key civic space for the City of Hobart. It identifies projects to enhance the Domain's claim to be the City's premier park. These include improving access, lifting its appearance, improving road treatments and parking, better catering for passive recreation - including walking, cycling and picnicking and cultural activities throughout the park, and activating underutilized assets.

The Master Plan recommends that the Queens Domain Summit area be promoted as a recreational nature reserve with a focus on walking, cycling and orienteering.
The summit of the Queens Domain, referred to as "The Hill" in the Master Plan, is one of the five precincts identified for attention. This precinct includes the summit lookouts, picnic facilities, lower summit, reservoirs, summit road and trail network. The Coastal Wireless Station is also located in this area but is excluded from public use as a leased facility.

The Master Plan contains the following recommendations in relation to these areas:
• Create a children's learn to cycle park on top of the reservoirs
• Upgrade the parking and amenity of the Lower Summit area
• Terminate the ring road at the Domain upper summit parking area and allow only authorised vehicles (or passive recreational uses such as bikes and walkers) beyond that point. Create a 'learn to ride' park including upgraded lookout
• Upgrade the parking and amenity of the upper summit carpark
• Cycling and walking park network builds on the fire trail network

The project study area covers approximately 18.4 hectares (ha) and extends over "The Hill" and the related bushland buffer of the Queens



Queens Domain Summit and the Soldiers Memorial Ovals looking west to kunanyi/Mt Wellington. *Image City of Hobart*

Domain Upper Summit Lookouts, the Lower Summit and Twin Tanks and the track network and reserve extending between them.

The Hill is a distinctly wilder area of the Domain defined by its natural integrity. This area is well known for its native grassy woodland and grassland vegetation that has nationally listed conservation values which requires careful consideration in its manage ment and protection. Aged white gums spread their limbs over the open grassy expanse at the summit that connects visitors to its history as an Aboriginal landscape.

background cont.

Key tasks and considerations

- To align with the vision and principles outlined in the Queens Domain Master Plan 2013.
- Review of report and planning undertaken by the City of Hobart and others.
- Understand the cultural heritage, landscape and natural values to interpret the needs of the site by reviewing current documentation.
- Consideration of the development of visitor facilities with scalable and bookable picnic shelters, toilets, learn to ride facilities at the twin reservoirs or other location, improved traffic management, remedial works to the roads and parking areas and other associated passive recreation activities such walking and dog exercise.
- Consideration of the potential for a dog friendly picnic site and shelter
- Consideration of the functionality and design of these visitor facilities and how they will present, look and feel as individual units and together. Compare with other successful picnic shelters/sites such as Site No. 9 at the City's Waterworks Reserve.
- Draw upon the design elements of the components of the Soldiers Memorial Oval Community Hub and the Keith Eltham Pavilion at the Soldiers Memorial Ovals .
- Reference seating design and that of other contemporary infrastructure within the park referencing design manuals noted for consideration
- Consideration of connections to broader Domain facilities and experiences – the Soldiers Memorial Ovals Community Hub; Soldiers Memorial Avenue ; north-western track connections to the Joggers Loop and Tasman Lookout.
- Management and location of parking, traffic flows, and the road network.
- Management of undesirable use and access to the area.
- Minimizing the construction footprint beyond what is already disturbed (the current carparks, road network and picnic and play infrastructure).

Document review

As apart of the analysis and assessment of the Queens Domain Summit , we undertook a background review on reports and planning undertaken by Council and other consultants.

The documents included in this review

- City of Hobart, **Queens Domain Master Plan 2013-2033**, unpublished report by Inspiring Place (2013)
- City of Hobart, **Queens Domain Cultural Heritage Management Plan,** unpublished report by Austral Archaeology (2002)
- City of Hobart, **Flora and Fauna Impact Assessment for the Summit Loop**, unpublished report.
- City of Hobart, Desktop Review, **Aboriginal Cultural Heritage Assessment for the Summit Loop**, unpublished letter from Aborigianl Heritage Australia, (2017)
- City of Hobart, Playce, **Soldiers Memorial Ovals Community Hub and Adventure Playscape Design,** (2016)
- City of Hobart, Draft **Queens Domain Park Elements Design Manual**, unpublished for the City of Hobart
- City of Hobart, **Draft Open Space Design Infrastructure Manual**,
- City of Hobart, **The Heritage Landscape Values of the Queen Domain Part 1 – The Concept of the Victorian Park – Assessment for the Updated Queens Domain Cultural Heritage Management Plan,** Unpublished report by Sheridan, G. for teh City of Hobart (2009)
- City of Hobart, **Traffic counts for the Domain Summit**, unpublished data, (May 2017)
- City of Hobart, **Joggers Loop Designs – Stages 1 and 2**, unpublished report by Inspiring Place for the City of Hobart (2016)
- Walter, S., **The Adventure Playgrounds and the Queens Domain**, Thesis project, Tasmanian State Institute of Technology, 1987
- City of Hobart, **Consultation Results from the Review of the Domain Management Plan** 1996. Unpublished report by Inspiring Place for City of Hobart (2006)

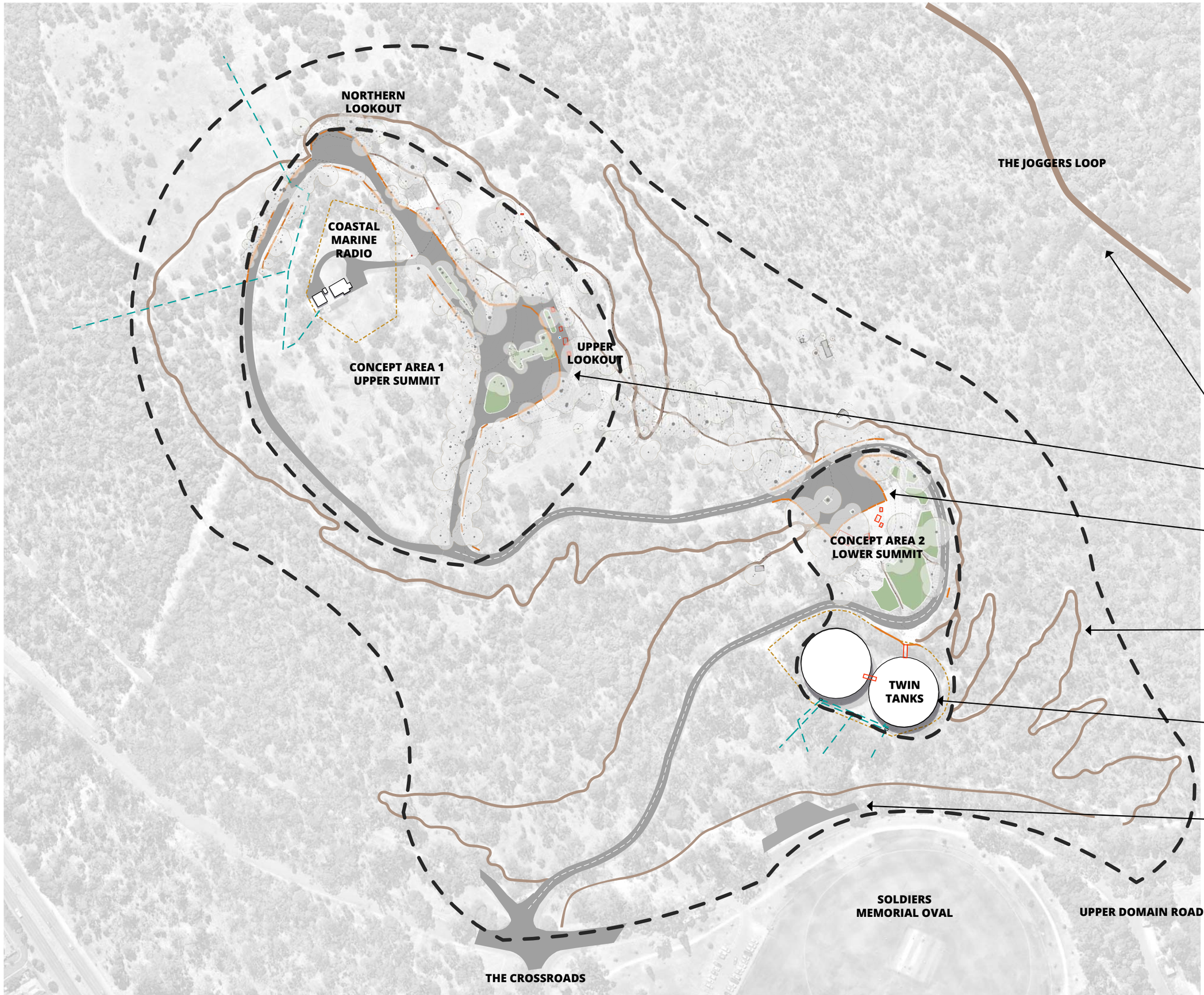


Aerial Map of Upper Summit (Concept Plan 1) and Lower Summit (Concept Plan 2)



Image taken from CoH Masterplan of Queens Domain - The Hill, by Inspiring Place, 2013

EXISTING



- Site investigation boundary
- Tracks and paths
- Roads
- Property boundary
- Fencing and bollards
- Furniture & services
- Service lines
- Trees
- Planting beds
- Joggers Loop - Stage 1 constructed
- Existing carpark - area with existing picnic tables and seating
- Existing carpark - area with existing BBQ Swing set, picnic table
- Summit Loop Shared Path - recently completed - 2 circuits form larger loop (roughly 2km)
- Existing Tas Water Reservoirs - with pedestrian bridge from access road
- Recent carpark upgrade along Upper Domain Road

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engagement

Introduction

This section provides an overview of the key relevant information gathered following extensive engagement undertaken with a range of key stakeholders that assisted in informing the final design for the Summit Plan. The main consultation was undertaken on 7th - 8th of September 2017, the key points of all of these sessions are summarised below;

Analysis & Ideas Meeting #1

(Internal council workshop)

This first internal workshop had key internal stakeholders from a range of divisions who provided input to the project.

- CoH Project Manager – Senior Park Planner
- CoH Program Leader Arboriculture and Nursery
- CoH Manager Cleansing and Solid Waste
- CoH Cultural Heritage Officer
- CoH Traffic
- CoH Bushland Reserves Project Manager
- CoH Park Planner
- Consulting Arborist

This session was an open discussion with the key points outlined as follows;

- *Environmental – Trees require assessment around both carpark and existing picnic areas. Clearings through she-oak forest to open up views and also improve sightlines.*
- *Public Amenities – number of pans – discussed as 2 unisex and 1 accessible.*
- *Traffic – Garbage truck turning circle to be considered in carpark designs for access to bins also for cleaning toilets and other amenities*
- *Access – Pedestrian access to the site from other locations within the Queens Domain is currently vehicle focused. Investigate as part of other council works for pedestrian connections and access to the The Summit, including way-finding signage.*
- *Cultural Heritage - Alignment of bluestone kerb edging to Loop Road to be retained as significant historical component.*
- *Cultural Heritage - Although no specific Aboriginal sites have been identified, the Domain is identified in its entirety as an Aboriginal landscape of significance.*

Analysis Meeting #2

(External stakeholders)

The second meeting held at the Councils City Offices was with the following key stakeholders;

- Hobart Dog Walking Association
- Orienteering Tasmania
- Glebe Residents Association (3 residents in attendance)

HOBART DOG WALKING ASSOCIATION

- *Dog off lead area to stay as is – not to reduce in size.*
- *Picnic area specific for dogs – on lead with Drinking bowl & Dog-tie station.*
- *Builtform should be minimised to within existing footprint area*

ORIENTEERING TASMANIA

- *Mainly used for entry level orienteering, with planned routes predominantly staying to existing tracks, during Spring & Summer.*
- *Home base set up in the Upper Carpark, with sessions for High School students in groups of 405 students.*
- *Builtform should be minimised to within existing footprint area*

GLEBE RESIDENTS ASSOCIATION

- *Consideration of casual and informal use with formal sports/active uses.*
- *Celebrate and showcase the views to the North, and also the Wireless Station.*
- *Residents generally feel safe in the area.*
- *Like the idea of protected spaces for picnics away from the elements (wind and sun), other than main BBQ picnic area.*
- *Improve areas to protect more sensitive plantings.*
- *Enjoy "the little bit wild" setting – sense of discovery each time you go up there.*
- *Traffic calming along the road to the summit would be supported.*
- *Conflict between active and passive places / activities. Discussion regarding the balance between these with activating the areas for people to visit whilst not damaging the quiet contemplative aspects of the site.*
- *Builtform should be minimised to within existing footprint area.*

Analysis Meeting #3

(TasWater)

Playce and Council's Project Manager met on-site at the TasWater Reservoirs with TasWater representatives.

Indicative support was inferred from officers but it was clearly stated that an access license will need to be obtained that clearly defines the terms and legal responsibility of public access sits with the Council. More detailed issues were discussed such as;

- *Improvement to traffic management in front of reservoirs.*
- *Improvement to balustrade would be required to be upgraded.*
- *Access to hatches not to be obstructed.*

Analysis Meeting #4

(Coastal Wireless Station)

Playce and Council's Project Manager met on-site at the Coastal Wireless Station Key points from this meeting are as follows;

- *The group is keen to involve the public more, and see the Queens Domain as the "public domain"*
- *In 2012 they held an open day with over 250 people attending. People parked in their front-lawn and in the summit carpark.*
- *New building under construction – will hold a permanent display and intend on opening it up to the public once a quarter.*
- *Prefer the entrance gate to stay where it is currently.*
- *24/7 access is required to the site*
- *Keep the lower boom gate (to the crossings) closed at night.*

Analysis Meeting #6

(Senior Cultural Heritage Officer)

Playce and City's Project Manager met on-site with the Council Heritage Officer;

ORNAMENTAL GARDENS

- *There is no visible evidence of the remains of the ornamental gardens on site.*
- *Photos of the gardens and rock piles provided.*
- *Remnant rock edging from the garden beds on the edge of the roadway is not to be disturbed or altered.*

WW2 CAMP REMAINS SITE WALK

- *3 sites are evident on the summit, and were used for storage sheds.*
- *Concrete slab footings are not to be disturbed or altered.*

Analysis Meeting #7

(BEAT Management)

Playce met with co-author of the booklet of BEAT Management from Victoria Police, with issues identified;

- *Discussion regarding activating the site further and council to be considerate of managing the next location beat users may move to. Noted it is a difficult group to consult with. Other Victorian Councils have "allowed" use of areas that are somewhat safer but away from main use site by broader community*
- *Public toilets – use best practice for CPTED principles, cubicles to open onto public area with basins outside.*

Consultation from the Queens Domain Masterplan 2013

The results of community engagement undertaken during the development of the Domain Master Plan were also assessed. The dominant view was that users want the site to be activated but the development to be low key and minimise the impact on natural and cultural values.

Engagement with Tasmanian Aboriginal Community

The Tasmanian Aboriginal Corporation and Tasmanian Regional Aboriginal Communities Alliance were contacted during the preparation of the draft plan. The groups indicated that they do not need to comment on the plan at the current time.

Summary

The engagement undertaken with key stakeholders to inform the preparation of the Domain Summit Plan has been valuable. The comments and information received has informed the design and content of the proposed concept plans and the plans have endeavored to respond to the comments received. In summary the main points are;

- *Keeping footprint of proposed designs to within existing built up areas*
- *Retaining the existing dog off leash area in its present location*
- *Provision of a future shelter for the dog off leash BBQ area*
- *Improving passive recreation opportunities*
- *Following CPTED principles when designing and placing public amenities*
- *Provide interpretation of culturally heritage on site*
- *Provide multiple spaces for large and small picnic facilities*
- *Improve vehicle /cyclist and pedestrian access and connection to the summit lookouts and surrounds*
- *Improve lookout vantage points*



Council and Consultant team inspecting vegetation communities. Dense She-oak scrub for selective clearing, habitat trees to retain, sensitive grasses to protect.



Existing entry to Eastern Reservoir - traffic management and access to this area to be improved



Bike trails to be retained and connected into new social areas and car-parking



Dog-on/off lead to be retained to Upper Summit area

place values

Ecological Values

Environmental Consulting Options (EcoTas) prepared an assessment of the ecological values of the Queens Domain Summit Plan study area. The assessment identified threatened native species, native vegetation communities and associated habitat values to inform the Domain Summit Plan. It is intended that the complete assessment will accompany documentation required for the submission of a planning application.
In undertaking the EcoTas assessment additional information was sourced from:

1. Previous ecological surveys, management plans and studies including the Queens Domain Fire Management Plan 2005 (which included a detailed natural values assessment of the entire Domain).
2. Advice from CoH Fire and Biodiversity officers providing knowledge and information on:
    - Forthcoming burning and weeding programs;
    - A program to thin and remove she-oaks which now dominate much of "The Hill" with the aim to re-establish an open grassy woodland native vegetation type with a particular focus on extending the extent of native grassland and increasing the native biodiversity in the understorey
    - The habitat value of the old eucalypt trees and the need to retain and replace the existing eucalyptus tree canopy for habitat, landscape and cultural heritage values
    - The value of the understorey vegetation for wildlife habitat.

Recommendations

The recommendations from the EcoTas report are detailed below

1. Minimise the extent of clearing of native vegetation and as far as is practical, restrict re-development works to the more modified habitats.

2. Avoid significant development within the area of lowland *Themeda triandra* grassland northwest of the summit.

3. Avoid significant structural alterations to areas of *Eucalyptus globulus* forest and woodland, noting that substantial areas are already highly modified around the existing barbecue area providing extensive areas for further development with minimal impact.

4. Develop site-specific management actions to protect patches of *Vittadinia muelleri, Senecio squarrosus* and *Scleranthus fasciculatus*.

5. Consider the requirements for a permit under Section 51 of the Tasmanian Threatened Species Protection Act 1995 for any residual impacts on threatened flora (may only be applicable to *Austrostipa bigeniculata* and possibly *Austrostipa scabra*).

6. Wherever practical, avoid felling of individuals of *Eucalyptus globulus* (blue gum), recognised as potential foraging habitat for the endangered *Lathamus discolor* (Swift Parrot).

7. Consider a program of re-planting *Eucalyptus globulus* within or adjacent to the study area if individuals will be removed from the study area as a consequence of the re-development.

8. Wherever practical, avoid felling hollow-bearing trees, recognised as important habitat for several hollow-dependent species.

9. Provide specific protection to the hollow-bearing tree east of the eastern summit car park that is a suspected masked owl roost tree.

10. Wherever practical, avoid disturbance to dolerite rock exposures.

11. Where rocks or coarse woody debris are exposed during works, these should be shifted to adjacent grassy habitat to provide shelter for reptiles (including the tussock skink) and other ground-dwelling fauna.
12. Protect the two individuals of *Bedfordia salicina*.

13. Apply machinery, vehicle and personnel hygiene protocols to minimise the risk of introducing environmental weeds and pathogens to the area during construction activities.

14. Pretreatment of the patches and/or individuals (or treatment during works) is also suggested.

15. Post-installation monitoring (and control where indicated) in the spring following completion of works is also suggested.

Aboricultural Assessment of Trees

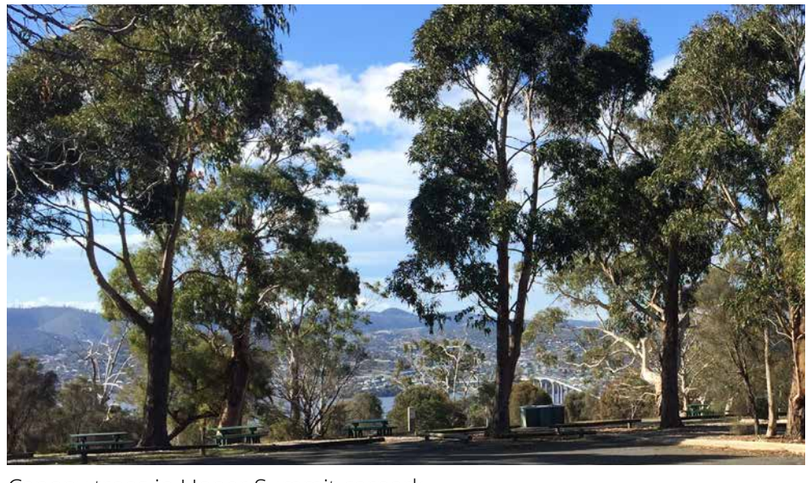
An assessment of the trees contained in concept plan area 1 & 2 was undertaken by the CoH consultant Arborist Tree Inclined who provided an itemised list of trees with prioritised actions. Due to safety issues some trees have since been removed or pruned. The Arborist also advised on the proposed picnic shelter locations and development footprint to minimise impact on trees.



Themeda triandra grassland northwest of the summit



She-oak scrub looking east - area for selective clearings



Canopy trees in Upper Summit carpark

ECOLOGICAL VALUES



DVG
Eucalyptus viminalis grassy forest and woodland
• Manna Gum White Gum

NAV
Allocasuarina verticillata forest
• She Oak

DGL
Eucalyptus globulus dry forest and woodland
• Blue Gum

DPU
Eucalyptus pulchella forest and woodland
• White Peppermint Gum

GTL
Lowland *Themeda triandra* grassland
• Kangaroo Grass

FUM
extra-urban miscellaneous

Habitat Trees - with hollow

Blue Gum

Threatened Flora

Bedfordia Salicina

NVA Fauna

Weeds 2016

Weeds 2017

Rock - exposed Dolarite

Information extracted from Commentary on Ecological Values associated with the Summit Area, Queens Domain Tasmania (EcoTas 2017)

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place values cont.

Aboriginal Heritage Values

The project team completed a Desktop Assessment for Aboriginal Heritage for the Summit. Aboriginal Heritage Tasmania reported; *Following a review of previous reports it is believed that there is a low probability of Aboriginal heritage being present; however, the proponent should be made aware that the wider landscape, particularly in the vicinity of the Derwent River foreshore is considered conducive to Aboriginal heritage with several sites including shell middens, artifact scatters, and isolated artefact's recorded within 250m of the foreshore (for previous management recommendations for these sites see Austral Archaeology)*

The Queens Domain is considered to be landscape of Aboriginal significance.

Historic Heritage

The assessment of historic heritage and cultural landscape values has been informed by the Queens Domain Cultural Heritage Management Plan 2002; Heritage Landscape Values of the Queens Domain 2009 prepared for the CoH by Gwenda Sheridan; the Hobart Interim Planning Scheme 2015 and advice from the CoH Senior Cultural Heritage Officer.

Under the Hobart Interim Planning Scheme 2015, the Upper Queens Domain is listed as a Cultural Landscape Precinct. The statement of Historic Cultural Heritage Significance is detailed below.

The Upper Queens Domain consists of a natural indigenous woodland park landscape located at the northern end of the Queens Domain. Its landscape significance stems from the following:

1. The way the landscape has evolved in a historic sense as an indigenous modified natural landscape
2. The vegetation cover with spacing and mix of mature trees and the wider open spaces between
3. The picturesque park-like historic characteristics of the woodland demonstrating nineteenth century landscape ideals. These include for example; contrast, diversity, a certain roughness, irregular shapes, variety, surprise, coupled to wide spaces between mature trees. This allows that picturesque effect to be extended as filtered vistas through the area, and beyond the Domain to wider prospect' long views of Mount Wellington, Hobart, Mount Direction, Meehan Range, Derwent estuary and eastern shore. The prospect view was critical to such landscape ideals
4. The way foreground space is contiguous with and merges into middle distance filtered open space; there are no sharp boundaries
5. The historic curving, winding and narrow carriage drives
6. Its important contribution to Australia's remaining domain spaces; it may be the oldest and only one which retains significant extant landscape characteristics

Development in the Domain Summit Area must be assessed in accordance with the Heritage Code and Development Standards for Cultural Landscapes.

Significant Historic Cultural Heritage Elements in the Domain Summit Area

- Coastal Wireless Station
- Ornamental Gardens
- Aboriginal Heritage Values
- WW2 Storage sheds
- Adventure Playground

Coastal Wireless Station

The equipment for the station was brought to Hobart by Douglas Mawson's 1911-12 Antarctic expedition with the aim of establishing radio communication with Macquarie Island. The station and its adjacent 184 foot high radio mast was constructed by the Martine Wireless Telegraph Company and operated by the Postmaster General's Department. It became part of the nation national maritime safety network.

Ornamental Gardens

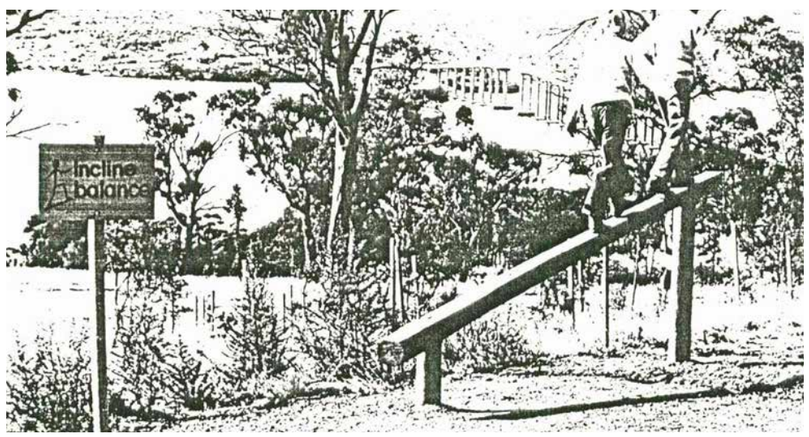
The ornamental gardens and rockery were constructed in 1935. Newspaper articles and photos from this period of time refer to *"The Domain offers more to the public of Hobart than many persons realise. The action of the Council in beautifying the Domain is a step in the right direction." (Mercury Paper 1935 required)*

WW2 Storage Sheds

Land was acquired on the Domain for military purposes in February 1945. Three wooden buildings were used for army storage space at Anglesea Barracks. By 1946 the Could requested that the buildings be removed.

Adventure Playground

The Adventure Playground was built in 1970 and in use until 1990. It was a popular recreational facility that was used for fitness and play by the broader community. A key feature was a flying fox. (Walter, S., 1987)



Adventure playground, with the Tasman Bridge in background **(Walter, S., 1987)**



Wireless station with ornamental gardens (north is right) ***(citation required)***

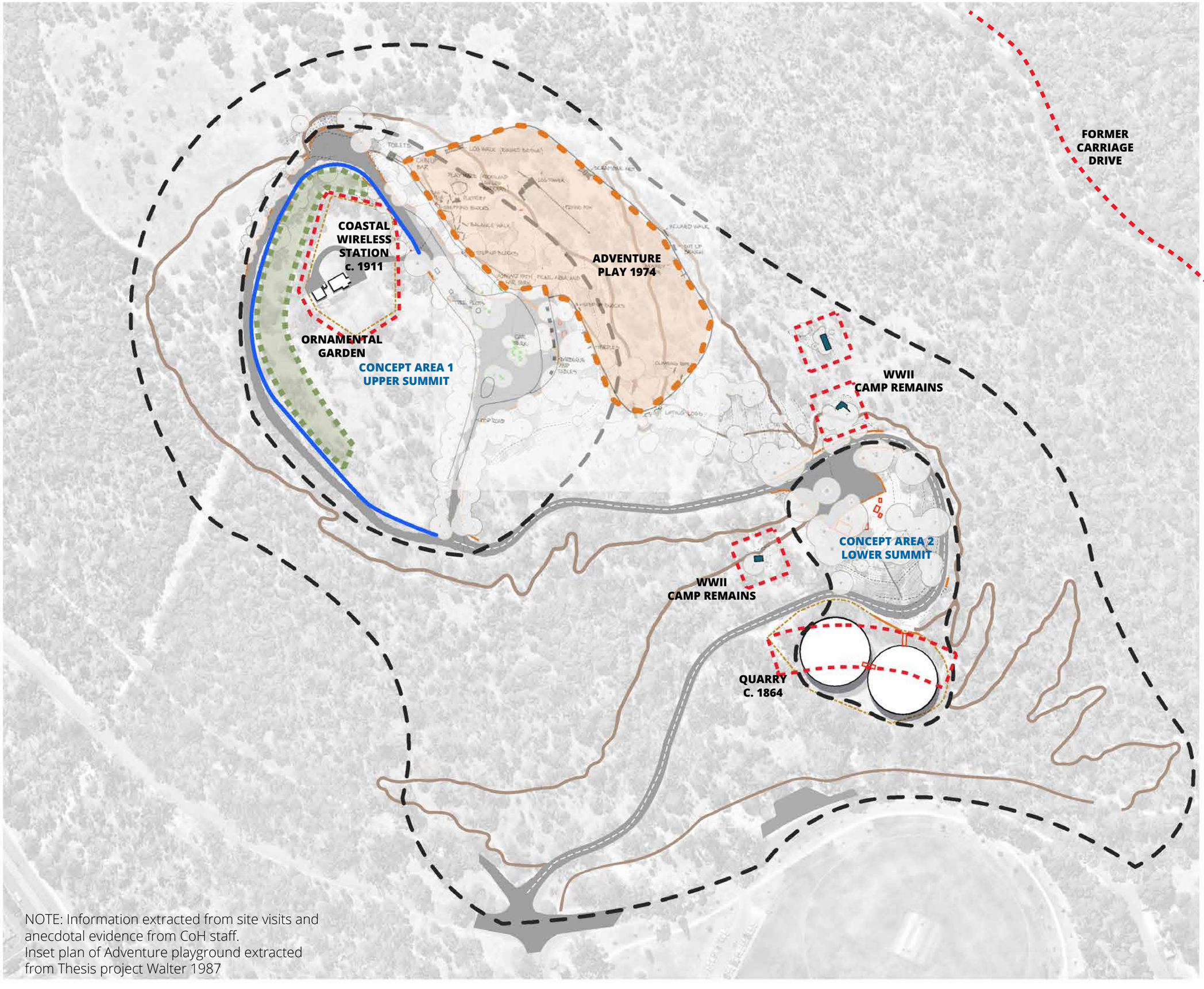


Build of ornamental gardens ***(citation required)***



WW2 storage shed area, only concrete platform remains (there are 3 total) ***(image PLAYCE)***

CULTRUAL HERITAGE PLAN



NOTE: Information extracted from site visits and anecdotal evidence from CoH staff.
Inset plan of Adventure playground extracted from Thesis project Walter 1987

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site analysis

Summary
The upper summit is the main gathering location in the Summit Study area due to the vista and current facilities. Path connections between the lower and upper summit areas will be important to strengthen the connectivity between the two.

Traffic
Large expansive asphalt car parks dominate the lookouts and summit areas , which encourage car use and discourage visitors walking to other summit destinations. Surfaces are impacting on the trees with large eucalypts landlocked by the hard surfaces. Car parking is not defined or organised. It is recommended for the parking to be formalised and car parks to be reduced in size.

Dog on/off lead Areas
It is recommended that dog on/off lead areas remain as is with amenity areas defined.

Geo-technical Assessment
A geotechnical and waste water management assessment prepared by GES, was undertaken to inform the planning requirements for locating and designing a public toilet at the Upper Summit area and picnic shelters

The natural soils on-site consist of shallow clayey gravelly horizons overlying dolerite bedrock. It is recommended that all footings be placed onto underlying dolerite bedrock.

Waste Water Management
The waste water assessment recommends the installation of a hybrid micro flush toilet system with three pans, (one accessible, two gender neutral) designed for 300 uses per day.

Further details of the geo-technical assessment and waste water assessment recommended system can be located in the GES report with will accompany any future planning application.

Storm Water Management
Recommendation for stormwater management holding system for Pavilion A, B & C to minimise impact to grassland. Recommended system to be included in the GES report to accompany any future planning application.


Hard surfaces impacting on growing Eucalyptus


Car-parking obstructing views and pedestrian access to lookout


Furniture out of date and in overgrown areas


Skatable elements installed on water tank by users, shows keen interest


Amazing views south from top of Twin Tanks - facing south


Existing BBQ at Upper summit, with views to the Derwert, should be improved with selective clearings of She-oaks

ANALYSIS

CONCEPT AREA 1
UPPER SUMMIT

CONCEPT AREA 2
LOWER SUMMIT

Site investigation boundary

Tracks

Roads

Current parking - no formailised parking bays

Crossing points - for pedestrians and vehicles

Strategic clearing of *Casuarina* to open views to Derwent River and adjoining areas - CPTED principles
Approximate known BEAT location - through scrub area

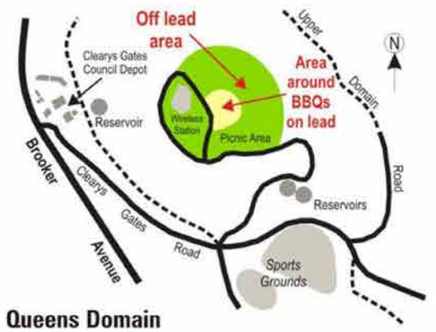
Key sight lines and views onto broader areas

Designated Dog off-lead area

Designated Dog on-lead area

Hill Climb route

Top of TasWater reservoirs current being used informally for children's learn to ride and informal skating.



Queens Domain

NOTE: Information extracted from site visits and anecdotal evidence from CoH staff.
Inset plan Right - CoH designated Dog-on/off lead area

design approach

Ideas explored

The design response is recommended to be sensitive to the sites values through encouraging social interaction and passive recreation and activity.
There are 3 underlying principles.



• 1 • SOCIAL

Smaller gestures in a larger landscape



• 2 • OBSERVATION

Looking close and looking beyond



• 3 • ACTIVITY

Unprescribed and ageless activity



...to approach

Along trails and framing views to something perhaps previously unseen



...To reflect

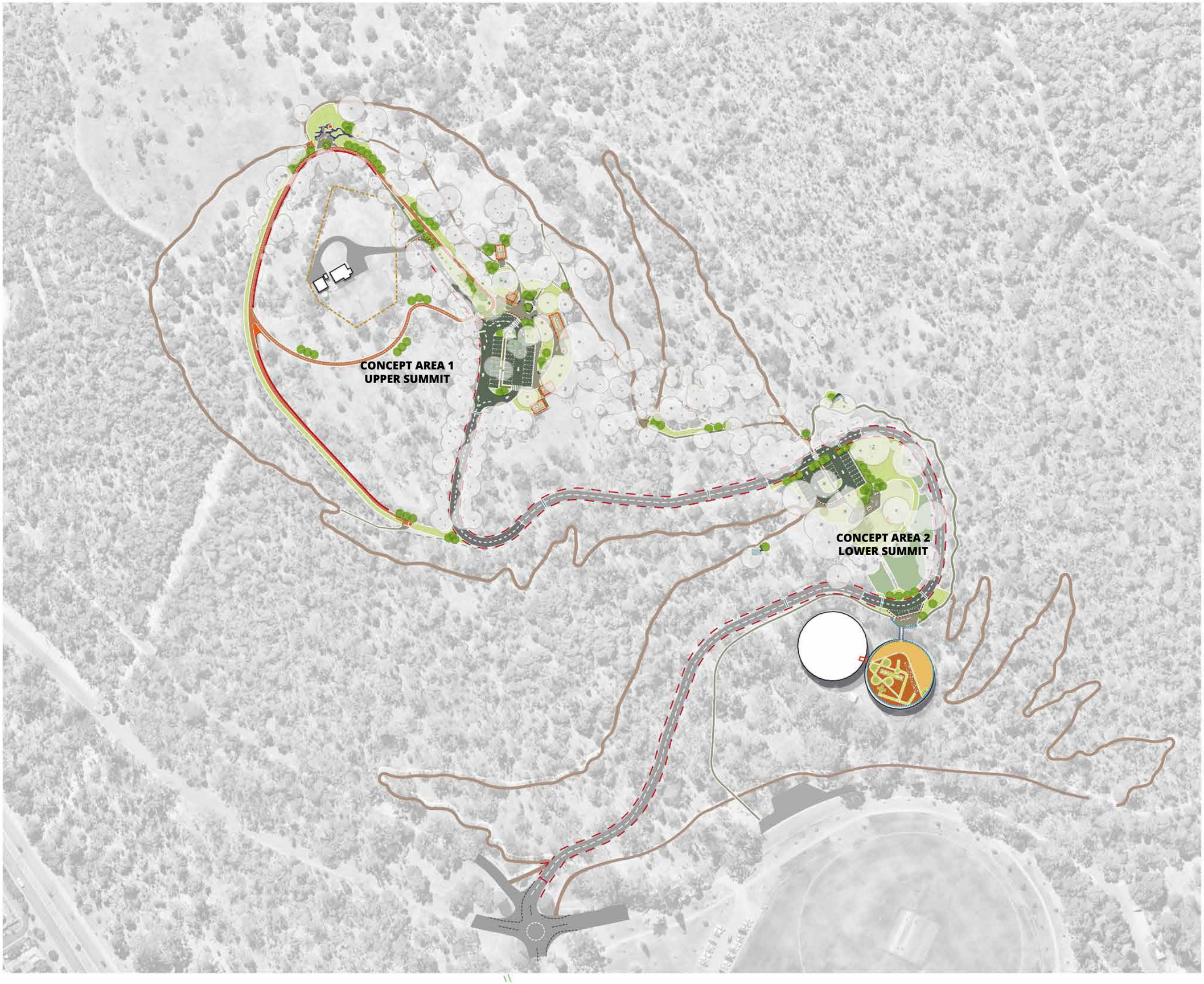
Providing moment to rest and reflect



...To engage

Interpreting information on Historical, environmental and cultural significance

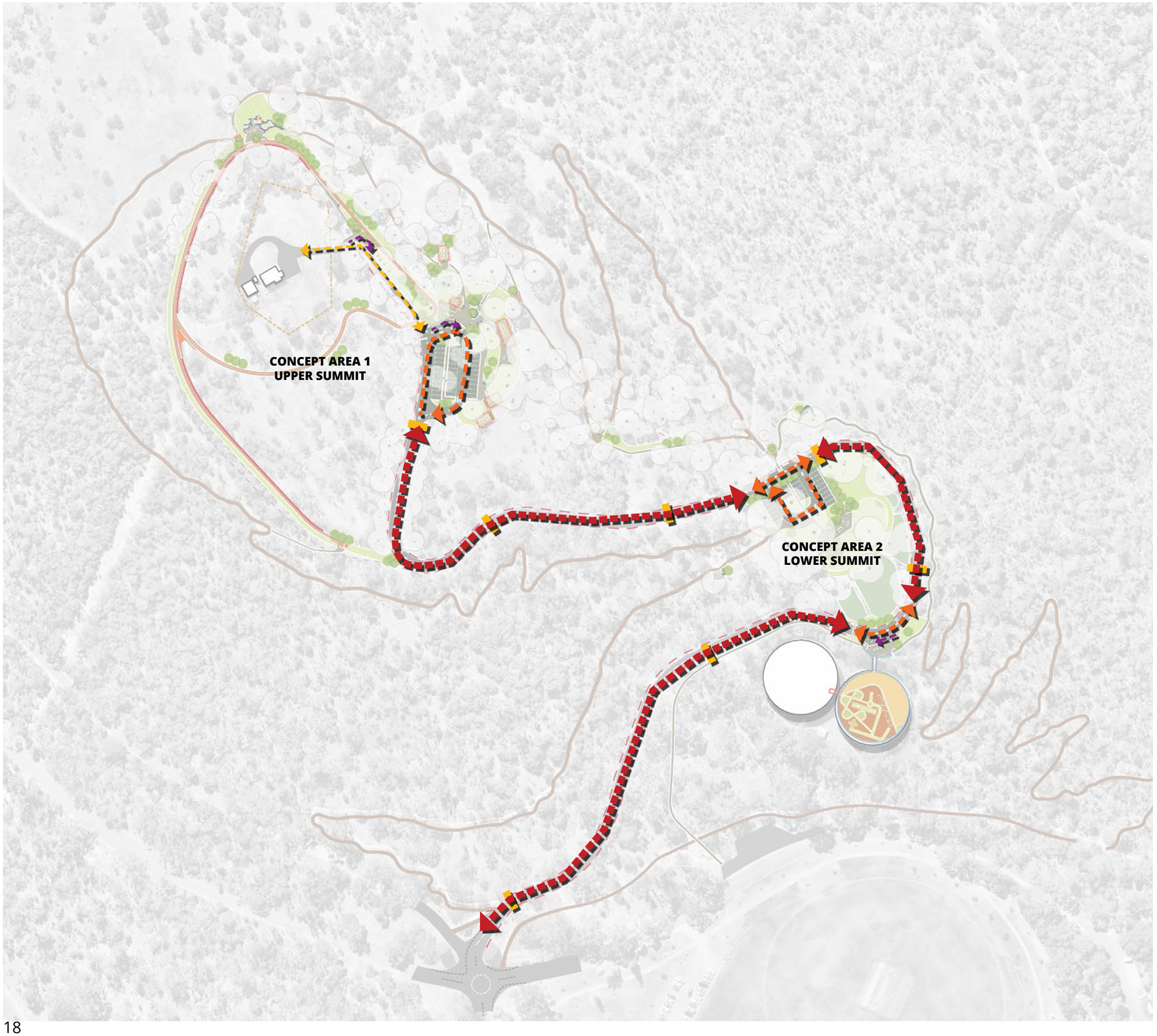
SITE PLAN



- Existing Tree
- Existing Tree removed
- Proposed Tree
- Proposed thinning of Sheoaks
- Existing roads
- Modified road
- Shared Zone / parking
- Existing Summit Loop track
- Proposed paths/tracks
- Proposed shared use loop path
- Proposed native grasses
- Proposed Pavilion
- Proposed council fence / bollards
- New balustrade to Reservoir
- Historic stone reinstatement
- Proposed way-finding marker
- Proposed social seating deck
- Proposed picnic setting
- Proposed BBQ

0m 10 20 30 50 100

VEHICLE ACCESS PLAN



40KM ZONE

Main access connections
Normal driving conditions, with CoH speed-humps as per standards

SHARED ZONE

Areas around carpark and areas with crossing points
- Formalised car parks and parking spaces
- Coloured surface as change in condition
- Pedestrian crossing locations

Traffic calming measures to provide pedestrian and cyclist focus / safety.
- Rumble strips
- Crossing points
- Formalising parking areas
- Service vehicle movement / turning circles

ACCESS ROAD

One one road for access to Wireless Station

DROP OFF ZONE

Drop off zone at Upper summit for Mini Bus and others
Drop off zone at Twin tanks for bike drop offs

TRAFFIC CALMING SPEED HUMPS

Indicative location of proposed speed-humps along road, refer to Council plans for further information.
- Investigate the use of removable speed-humps
- Investigate the use of wildlife warning signage

UPPER SUMMIT CARPARK

30	Standard bays
4	Accessible bays
1	Drop off zone for Mini Bus / taxi

LOWER SUMMIT CARPARK

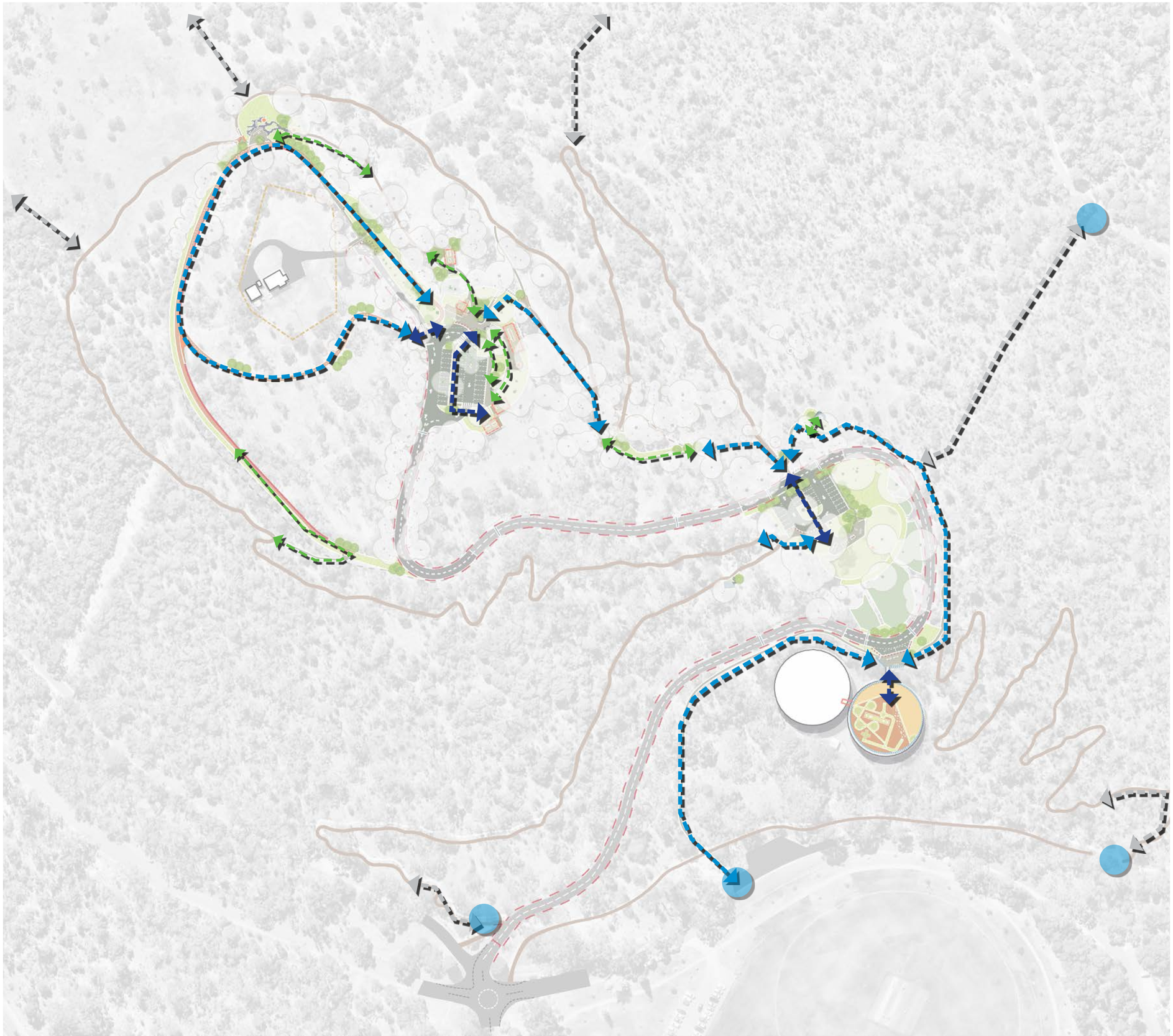
23	Standard bays

TASWATER RESERVOIRS

2	Parallel Drop off bays

NOTES:
Refer to CoH Traffic Management Plan regarding proposed speed-hump locations and treatments

PEDESTRIAN ACCESS PLAN



MAIN ACCESS

Main access connections
Connecting into
- Carparks
- Main Social areas
- Existing trails

SECONDARY CONNECTION

Connection to 3 main areas
- Upper Summit to Lower Summit
- Lower Summit to tanks look-out

TERTIARY TRACKS

Informal tracks linking areas together. Utilising existing tracks where possible, slight modifications to allow easier movement, and reduce possible conflict between users

EXISTING TRACK CONNECTION

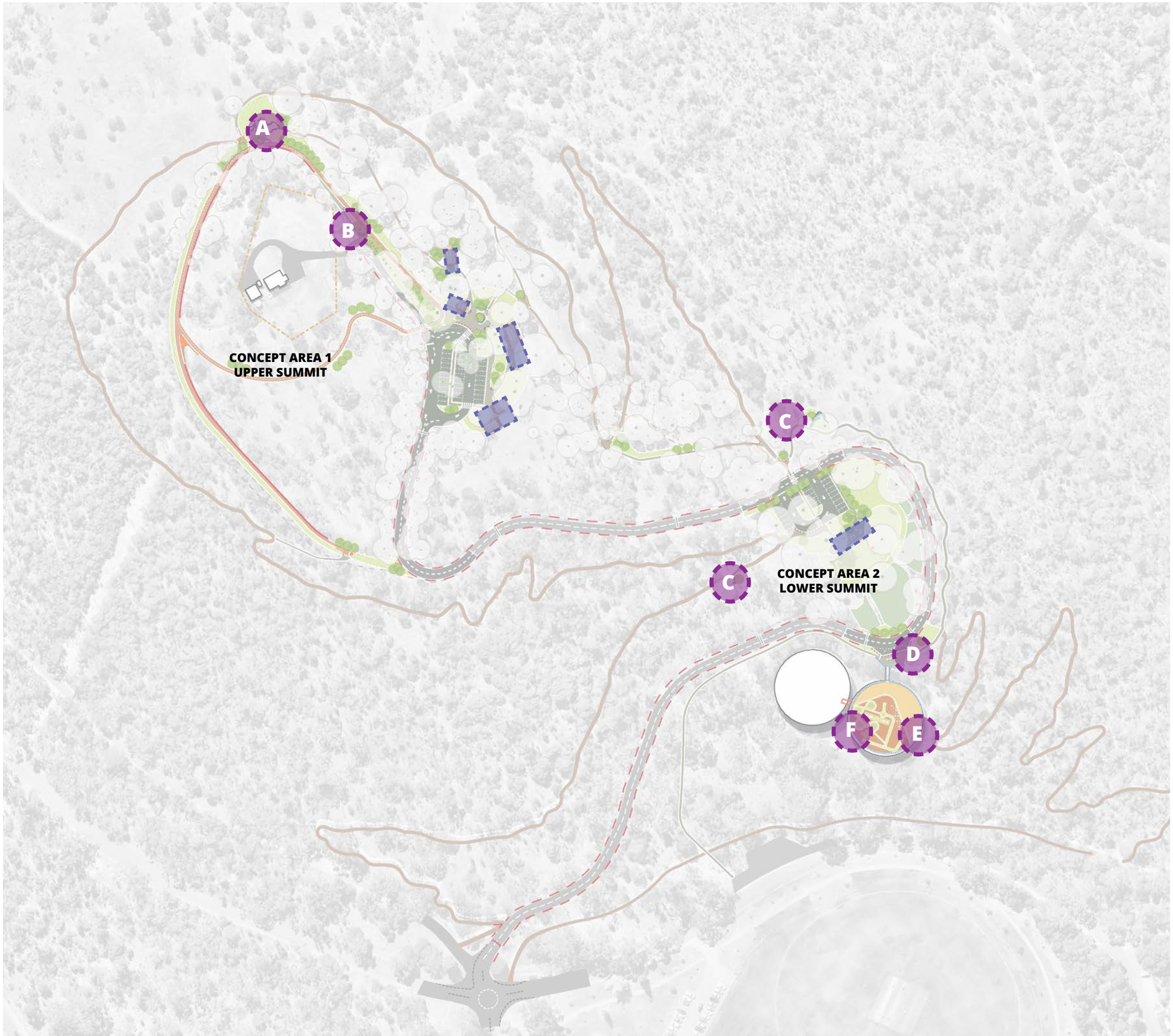
Existing tracks from the Summit that connect into the broader Queens Domain path network - Joggers Loop and Queens Domain Loop Road

JUNCTION TO EXISTING TRACK

Existing tracks from the Summit that connect into the broader Queens Domain path network -
- Soldiesr Memorial Avenue
- Soldiers Memorial Ovals and Community Hub
- Max's Infinity Loop (Joggers Loop)

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SOCIAL SPACES



MAIN GATHERING AREAS

Social areas with a mix of formal and informal gathering spaces. Areas have been designed for ensuring good visibility to adjoining spaces & broader landscape. Both BBQ areas to have key views onto broader landscape

- Upper BBQ & Public Amenity
  - Large Bookable shelter space
  - Small x 2 Bookable shelter space
  - Dog on Lead friendly BBQ area with shelter
  - Informal seating areas in natural shade
- Lower BBQ
  - Informal picnic - not under shelter

MARKERS

Key moments along existing trails for moments of OBSERVATION.

- Historical / Cultural / Environmental markers
- Interpretation opportunities
- Informal social areas
- Sculptural

A Northern Lookout

B Coastal Wireless

C WW2 Marker x 2

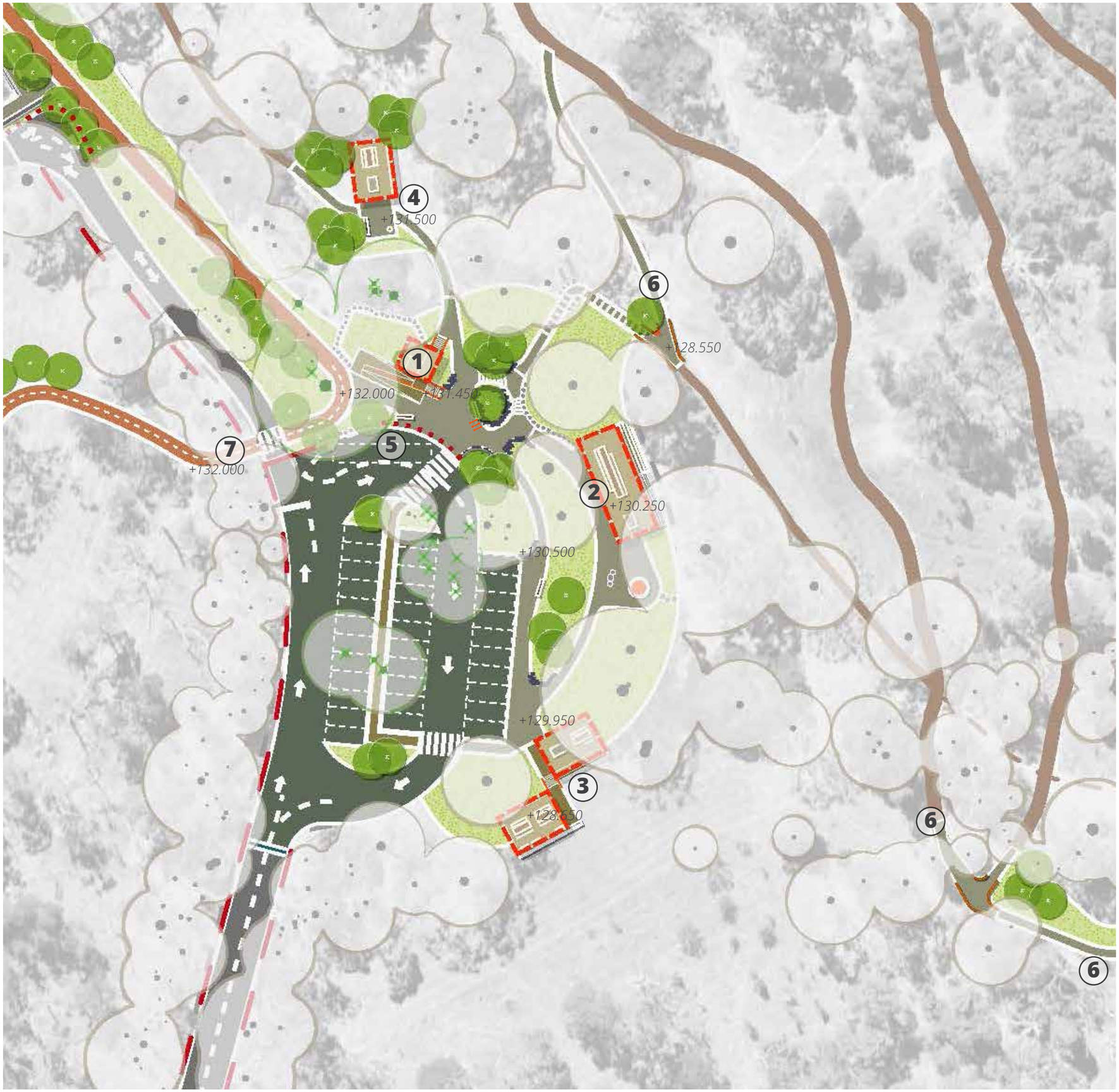
D Bike training and maintenance

E Look out / Shadow Play

F Bird Hide

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UPPER SUMMIT CONCEPT PLAN



1 PUBLIC AMENITIES
- 3 Pan public toilets (1xAccessible, 1xAmbulent and 1xStandard pans)
- Ramped access and stepped access
- Centrally located

2 PICNIC AREA A
- Sheltered bookable Picnic BBQ area, 1 long picnic table and 1x BBQ under
- Terrace and bar stool seating to eastern edge for views to river
- Battening to protect from winds, from NW ensuring clear sight lines for safety

3 PICNIC AREA B
- Sheltered bookable Picnic BBQ area, 3x picnic table and 1x BBQ, split into 2 areas into embankment with stairs and seating terraces between
- Terrace and bar stool seating to south-eastern edge for views to river
- Battening to protect from winds, from NW ensuring clear sight lines for safety

4 PICNIC AREA C - DOG ON LEAD
- Sheltered Dog on lead friendly BBQ and picnic area
- Views to River and open grassland surrounding
- **Dog off and on lead areas to remain the same'**

5 MINI BUS DROP OFF
- Drop off zone for mini bus or other visitors
- At grade access from carpark
- Direct access to amenities & to pedestrian crossing

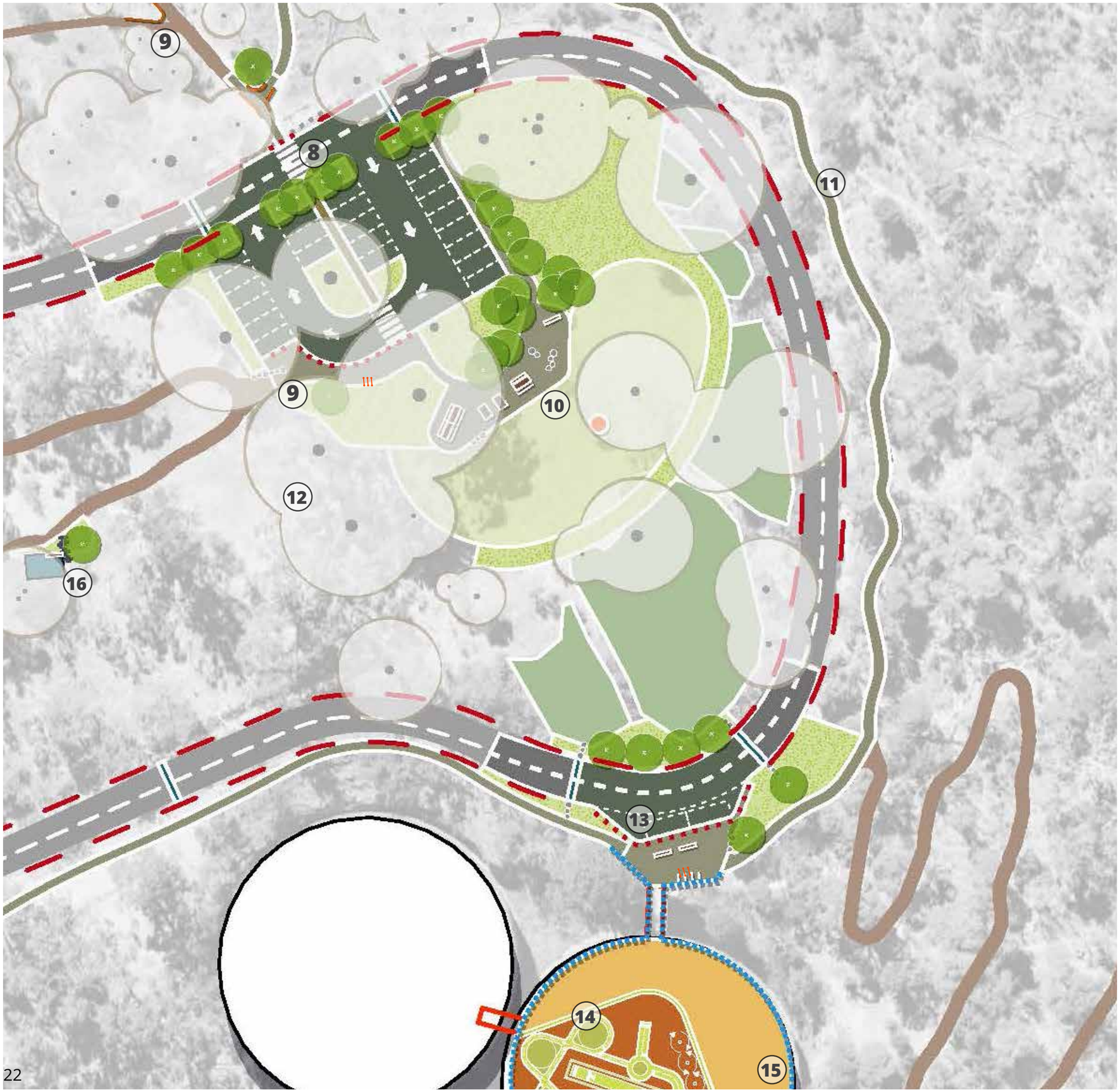
6 TRACK CONNECTION TO EXISTING
- Existing track formalised at junction to Upper Summit, into existing network - low steps up to carpark. Recommendation to remove cut through of track at existing cross over of Bike trail and track.

7 SUMMIT LOOP PATH
- Shared inclusive loop path - connecting from Upper Carpark, and northern lookout, through different vegetation types

- Existing Tree
- Existing Tree removed
- Proposed Tree
- Existing roads
- Modified road
- Shared Zone / parking
- Existing tracks
- Proposed paths/tracks
- Proposed Shared-use loop path
- Indigenous planting
- Proposed native grasses
- Proposed Pavilion
- Proposed council fence / bollards
- New balustrade to Reservoir
- Historic stone reinstatement
- Proposed way-finding marker
- Proposed social seating deck
- Proposed picnic setting
- Proposed BBQ
- Proposed bike racks
  Location to be confirmed at detailed design stage

0m 5 10 15

LOWER SUMMIT CONCEPT PLAN



8 PEDESTRIAN CROSSING
- Crossing point connecting Upper and Lower Summit areas
- Clear sight-lines for vehicles and pedestrians
- Possible Curb Bulge to match council standards

9 TRAIL CONNECTION
- Connecting existing trail, existing track to be modified at junction of Summit Bike Trails

10 PICNIC AREA D
- Informal 3xpicnic and 2x BBQ under shade of existing trees
- Lawn area to south for capturing views

11 EXISTING TRAIL WIDENED
- Connection to Lower Summit and Tas Water Reservoirs to be widened to all safe walking and cycling between - closing track access direct down embankment from Picnic Area D.

12 PUMP TRACK
- Future Opportunity for small scale learner Pump Track around existing trees, working with the contours

13 DROP OFF AREA
- Drop off bay with at grade access with bollard ed entry, access for bike training facility on Eastern reservoir.
- Seating, bike racks, and Marker for Bike Training and Maintenance.

14 LEARN TO RIDE
- Improved handrail and fencing to top of Eastern Reservoir, with line marking for Learn to Ride - Informal Bike education circuit.

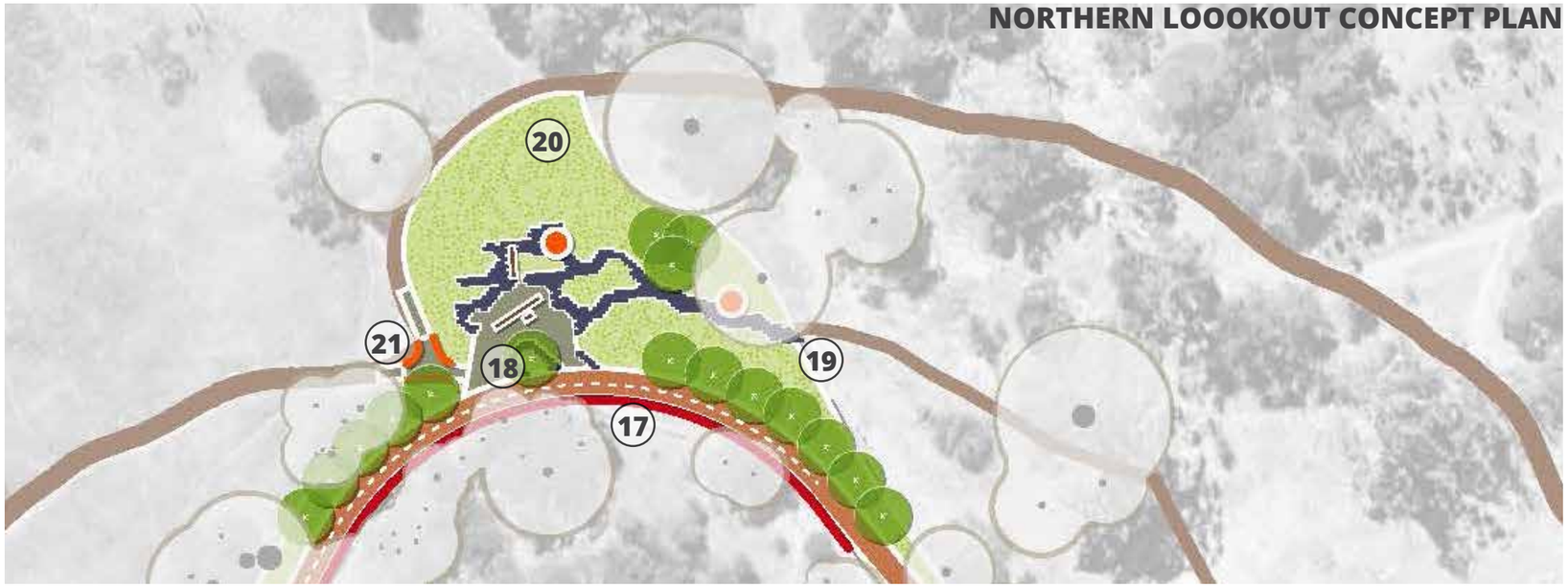
15 LOOK OUT MARKER
- Look out point and shadow play marker along edge of the new balustrade.

16 WW2 MARKER
- Existing concrete area with interpretive signage and informal seating

Existing Tree
Existing Tree removed
Proposed Tree
Existing roads
Modified road
Shared Zone / parking
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Proposed Pavilion
Proposed council fence / bollards
New balustrade to Reservoir
Historic stone reinstatement
Proposed way-finding marker
Proposed social seating deck
Proposed picnic setting
Proposed BBQ
Proposed Bike racks
Location to be confirmed at detailed design stage

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NORTHERN LOOOKOUT CONCEPT PLAN





LOOP / TRACK CONNECTION CONCEPT PLAN



WIRELESS STATION ENTRY CONCEPT PLAN

SUMMIT LOOP DETAILED CONCEPT PLAN

17 HISTORIC EDGE
- Retain and /or reinstate the bluestone edge to loop road

18 NORTHERN LOOKOUT
- By removing parking, this provides a calm look out point highlighting views of Upper Derwent, kunanyi and surrounding ranges
- Informal sculptural seating opportunities to frame views yet protect from the wind

19 TRAIL CONNECTION
- Connecting existing trail

20 VEGETATION
- Increasing *Themeda* grassland vegetation up into the social area, emerging into the landscape

21 WAY-FINDING TRAIL CONNECTION
- Small trail connection from Summit Loop to existing Bike tracks

22 LIGHT-WELL MARKER
- Opportunity for informal seating in the planting island

23 EXISTING ROAD CONVERTED
- Existing Loop Road reduced in width for path connection to Bike trails

24 COASTAL WIRELESS STATION
- Entrance marker to Wireless station, symbolises existing edge of historic loop road

25 GATED ENTRANCE
- Gated entrance into Coastal Wireless Station, investigate opportunity for FOB access for Station

26 EXISTING ASPHALT FOOTPRINT
- Asphalt removed - additional planting for existing trees in island

27 TREE REMOVAL
- Highlighted trees for removal, retain trunks as habitat where possible

- Existing Tree
- Existing Tree removed
- Proposed Tree
- Existing roads
- Modified road
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- Proposed picnic setting
- Proposed BBQ
- Proposed Bike racks
  Location to be confirmed at detailed design stage

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markers

user cues and pause points

The following are a series of Markers for inclusion with the Summit Plan. As funding becomes available there is opportunity to create smaller moments of interest and knowledge for visitors.



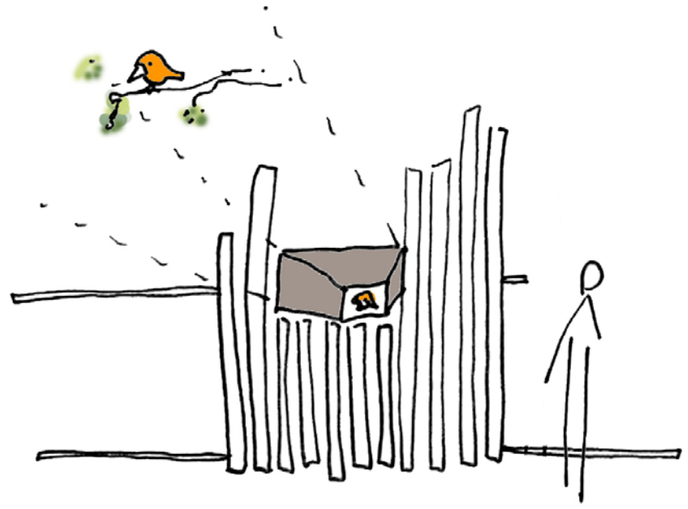


OBSERVING ACTIVITIES



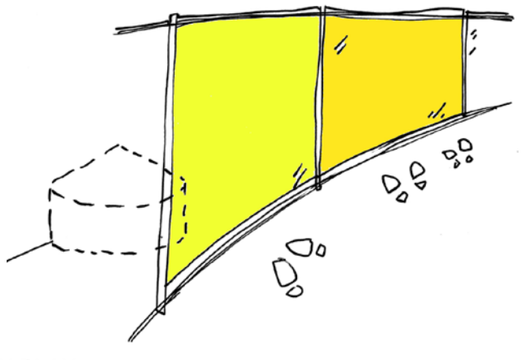


COLOURED VIEWS



CAPTURING CLOSE-UPS

- Telescopic lens to enable viewers to get a close up snapshot of tree top views
- Footprints painted on the surface to highlight key snap shots
- Additional timber fencing to obstruct viewers from birds - as a bird hide



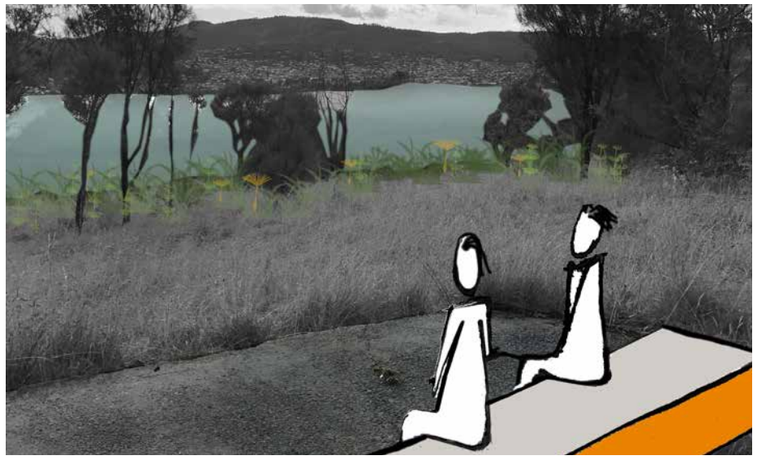
SHADOW PLAY

- Improving the balustrade to the top of the tanks, provides shadow and light play to the tree tops
- Footprints painted on the surface to highlight key snap shots
- Service areas behind new balustrade for TASWATER access
- Also creating an iconic feature for viewers outside





MATERIAL REMNANTS - stepping stones to Marker



WW2 HISTORIES

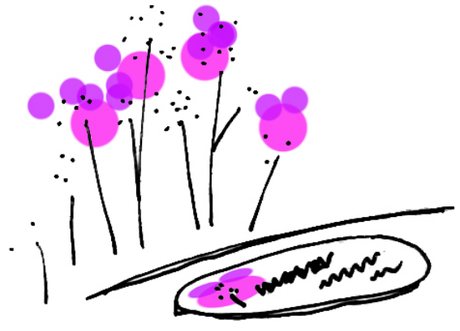
• Making reference to the past through materials and views down the river, selective clearings of She-Oak scrub opens views up south

• Blending into surrounding grasslands and sensitive new materials provides a place of reflection leading up to the existing Store. No modifications to be made to existing concrete, seating and stepping stones to Marker location.









SEASONAL CHANGE

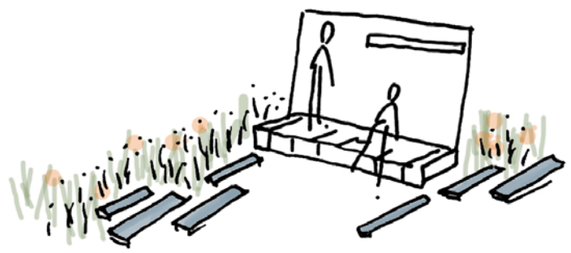
• Playing with seasonal change and planting species that flower and have visible features to learn about species

• A place to sit and contemplate the surrounding, have a picnic, listen to the birds.

markers cont.



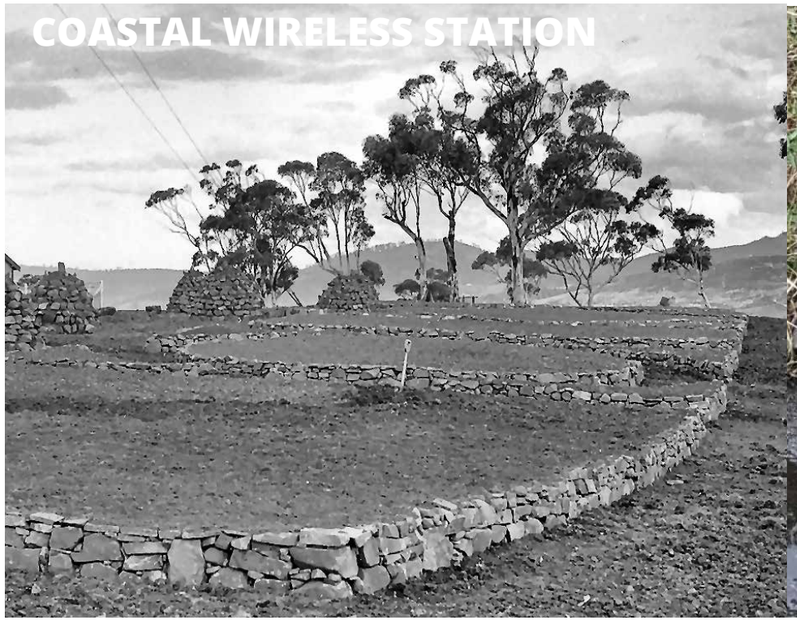




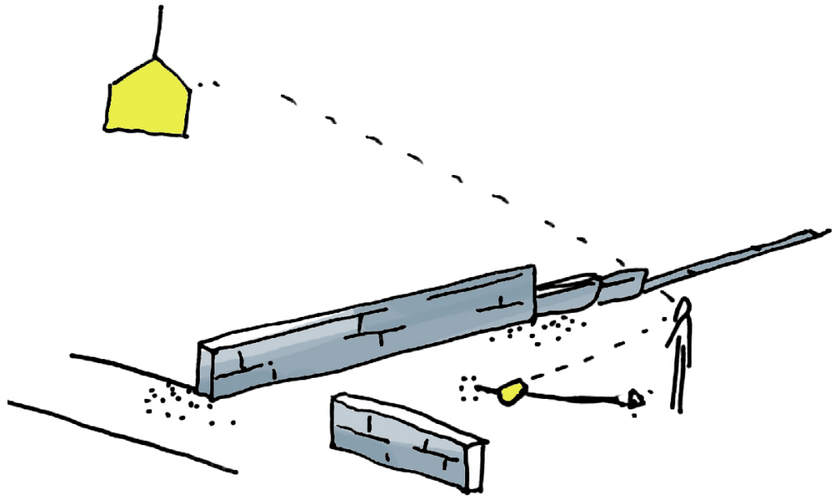
BRINGING THE GRASSLANDS CLOSER

• By removal of vehicle access to the northern summit look out, the asphalt area can be reduced to include a informal resting and look out point
• With patterning of pavers and planting this brings the grassland up closer to the visitor without impacting on the existing sensitive grassland
• User cues in benches / leaning seats of robust materials feature views to surrounding landscape

PATTERNING WITH PLANTING







ENTRANCE TO COASTAL WIRELESS STATION

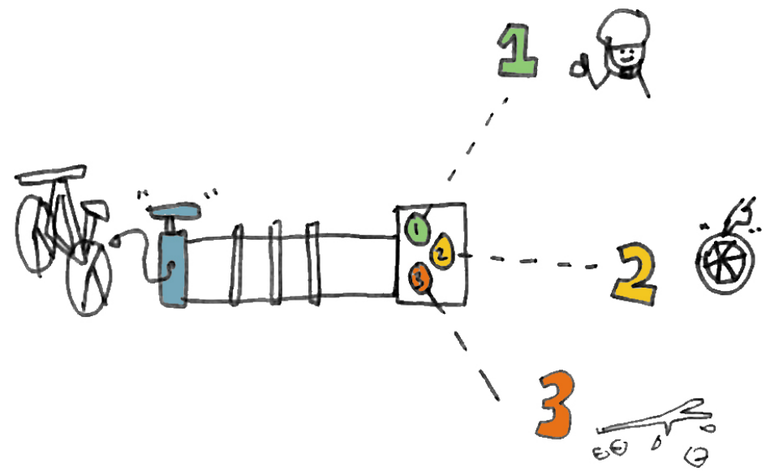
• The beginning of the blue stone edge marked by the entrance to the Coastal Wireless Station.
• Interpretative signage marking reference of the station

BIKE TRAINING









BIKE EDUCATION

• Line-marking with Bike Education training, to cover the basics for new riders, or to teach about correct way to ride.

• Learning station to provide Bike Pump and Bike ride checklists (safety, checking bike, check ground conditions)

WAYFINDING







WAY-FINDING TRAIL HEADS

• To assist in Way-finding Trail head markers at select path junctions to improve access and movement between riders and pedestrians

markers cont.



KEY NOTES

• Reinstating the blue stone edge of the Summit Loop Road, formalises the path and brings the grass land / adjacent vegetation closer.
• Make reference to the historic ornamental gardens of 1930's small geometric forms through interprative means.
• Thin out roadside vegetation (particularly she oaks)

DETAILED GRASSES AND SPECIES