

TORQUAY CARAVAN PARK: LANDSCAPE CONCEPT OPTIONS

Prepared for Fraser Coast Regional Council

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Introduction

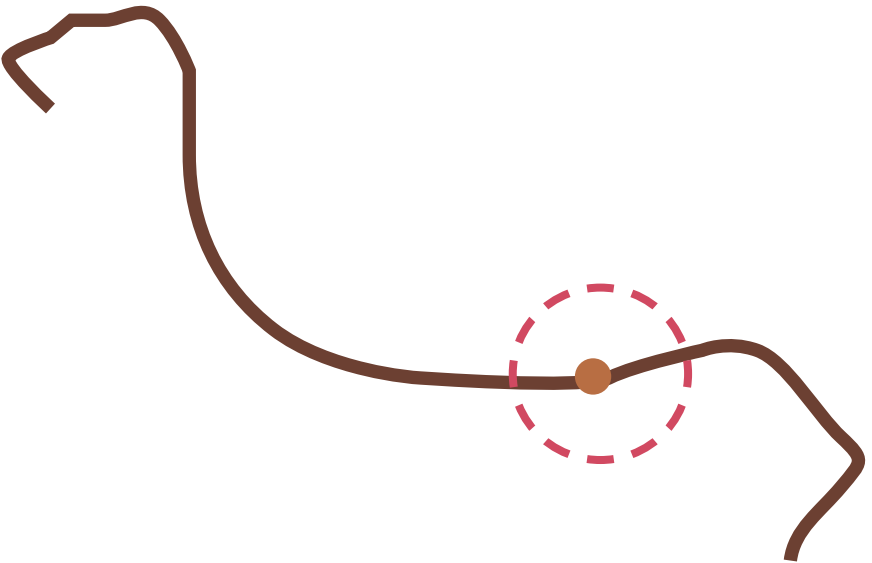
Purpose of the Package

- The concept package serves as a framework to:
- Explore the potential of the site under different park hierarchies.
- Provide a clear design vision aligned with Council’s strategic objectives.

This concept package presents two distinct landscape design concepts for the transformation of the Torquay Caravan Park site, aligned with the Fraser Coast Regional Council’s Parks Strategy 2041. The site, currently a coastal caravan park, is envisioned to become a key open space asset for the Torquay community and broader Fraser Coast region.

The two concepts respond to different park typologies outlined in the strategy — Local Recreation Park and District Recreation Park — providing scalable options that address varying levels of community use, infrastructure, and amenity.

Lot Size ~ 1.5 ha (15,238 m²)



Site photos



Local vs. District Park

Shared Design Principles

Across both concepts, the package is guided by:

- A strong connection to the coastal landscape and local identity.
- Universal access and inclusivity.
- Environmental sustainability and climate resilience.
- Creation of meaningful, high-quality public open space for the community

Key Differences: Local Park vs. District Park

Based on the Fraser Coast Park Strategy 2041 (especially sections on Desired Standards of Service, pp. 40–42), the two parks types are defined as follows:

OPTION 1: Open Space (Local Recreation Park)

Purpose:

- Serves local residents within ~1 km (10–15 min walk)

Size:

- Minimum 0.5 ha (5,000 m²)

Shape and Access:

- Compact, functional shape
- At least 50% road frontage
- Pedestrian and bicycle connections.

Functions:

- Passive recreation (seating, picnic areas, small kick-about space)
- Small playground
- Shade trees, walking paths, local amenity.

Embellishments (minimum):

- 1 picnic shelter
- 1 softfall playground (300 m²) with shade
- Picnic tables, benches, trees
- Accessible paths, safety lighting

Users:

- Walk-in families
- older adults
- local kids
- casual exercise

OPTION 2: Premium Playground and Recreational Hub (District Recreation Park)

Purpose:

- Serves the broader community within ~5km (20 min cycle, 10 min drive)

Size:

- Minimum 5 ha (50,000m²)

Shape and Access:

- Larger, versatile layout
- Major road access
- Onsite parking, emergency/service access

Functions:

Community events and gatherings:

- Larger playground and adventure play zones
- Fitness stations, sports/multi-use courts
- BBQ shelters, shade, wayfinding signage

Embellishments (minimum):

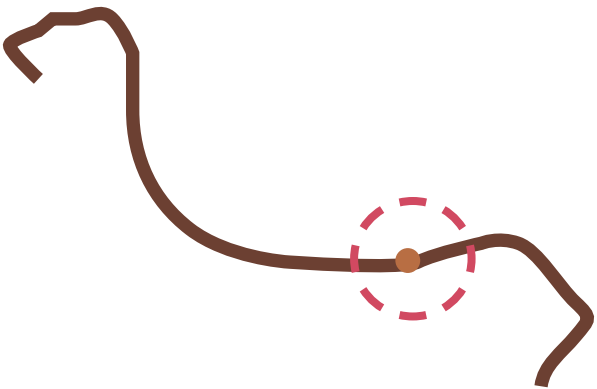
- 4 picnic shelters
- 450–600 m² playground with shade
- Fitness equipment, half court
- Drinking fountains, bike racks
- Lighting along main paths, public toilets

Users:

- Local and regional visitors
- Groups
- Sports users
- Event-goers



Contextual Diagram



- Site Boundary
- High Density Residential Zone
- Medium Density Residential Zone
- Precinct HDR1 (Hervey Bay tourism nodes)
- Site
- 1 Hervey Bay Surf Lifesaving Club
- 2 Hervey Bay Sea Scouts
- 3 Existing Playground
- 4 Hervey Bay Sailing Club
- 5 Public Car Park
- 6 Aquavue Beachfront Bar and Eatery
- 7 Tennis Court
- 8 Accommodation
- 9 Food and beverage
- 10 Public Amenities
- 11 Exercise equipment
- 12 Picnic shelter
- 13 BBQ
- Bus Stop
- 14 Seawall
- 15 Jetty
- 16 SW pipe
- 17 Book Store



Case Study - Mooloolaba Foreshore Revitalisation Project

SITE & HISTORY

Mooloolaba Beach Caravan Park was a beloved, affordable beachside destination with 34 sites, operating for 51 years.

Known as a “battler’s paradise,” it attracted families annually, paying around \$400/week for prime beachfront views.

In January 2015, locals and campers attempted to have it added to the Queensland Heritage Register, following the listing of three other Sunshine Coast beachside parks.

Despite this, Sunshine Coast Council reported that 70% of community feedback supported relocating the park to enable a beachfront walkway between Mooloolaba and Alexandra Headland.

ABOUT MOOLOOLABA FORESHORE REVITALISATION PROJECT

The Mooloolaba Foreshore Revitalisation Project is an outcome of the 2015 Master Plan.

COUNCIL’S VISION :

To create a world-class coastal destination that is:

- Inclusive and accessible
- Environmentally sustainable
- Vibrant and active year-round
- Connected to nature and community

KEY STRATEGIES

- Revitalise public spaces (foreshore, parks, streetscapes)
- Improve pedestrian & cycling infrastructure
- Support tourism & local businesses
- Create community hubs for events & recreation

COMMUNITY ENGAGEMENT

The plan was shaped by three phases of engagement:

- Nov 2012 – Enquiry by Design Workshop
- May 2015 – Phase 1 Engagement: 1,000+ participants via surveys & events
- Sept 2015 – Phase 2 Engagement: Final input refined vision & priorities

CATALYST PROJECTS

The Master Plan has guided several major infrastructure upgrades:

- Redevelopment of Mooloolaba Beach Holiday Park
- Replacement of Mooloolaba Boardwalk
- Brisbane Road Car Park redevelopment
- Mayes Canal pedestrian & cycling bridge
- Mooloolaba Foreshore Revitalisation Project





Option 1

Open Space

Project Vision:

The transformation of the Torquay Caravan Park into Open Space will deliver a high-quality green space for local residents, families, and visitors within walking distance. It will become a cherished, walkable community park that reflects the local character and coastal identity, promoting everyday recreation, relaxation, and nature connection.

Design Intent:

The Open Space concept focuses on small-scale, intimate spaces that encourage social gathering, casual play, and passive recreation. It celebrates the coastal landscape with native planting and provides a balance of open lawn, shade, and natural materials. The design prioritizes universal accessibility, safety, and connections to surrounding streets and pathways.

OPTION 1 - Open Space

This concept reimagines the site as a neighbourhood-scale park, focused on local community needs, everyday recreation, and passive enjoyment. It prioritizes small-scale, informal spaces for families, children, and older adults, with an emphasis on walking access, natural play, picnic areas, and local biodiversity. The design promotes sustainability through native planting and low-maintenance materials, creating a relaxed and welcoming community space.

KEY DESIGN DRIVERS

We have developed key design drivers for the Open Space concept that is grounded in the Fraser Coast Parks Strategy 2041 and adapted to the unique context of the Torquay Caravan Park site.

Community Connection at the Neighbourhood Scale:

- Create a welcoming, safe, and accessible park for local residents within walking distance.
- Provide spaces for informal neighbourly interaction — think small social nodes, benches, and low-key lawns.

Everyday Play and Activity:

- Deliver basic play opportunities with a small, shaded playground for young children.
- Provide open grass for kicking a ball, lounging, or unstructured family play.

Walkability and Access:

- Prioritize pedestrian access over vehicle access.
- Connect the park to nearby streets, footpaths, and local bike networks with clear, accessible pathways.

Environmental Sensitivity and Coastal Character:

- Use coastal native planting for shade, habitat, and resilience to salt, wind, and drought.
- Minimize hard infrastructure and celebrate the natural landscape.

Low-Maintenance, Sustainable Design:

- Select durable, low-maintenance materials.
- Incorporate passive irrigation (e.g., swales, rain gardens) to manage stormwater sustainably.
- walk-in families
- older adults
- local kids
- casual exercise



Community Connection at the Neighbourhood Scale



Everyday Play and Activity



Walkability and Access



Environmental Sensitivity and Coastal Character



Low-Maintenance, Sustainable Design

OPTION 1 - Open Space

KEY DESIGN ELEMENTS

- **Natural Play Area** (300 m²): Small-scale play equipment with a focus on climbing, swinging, and imaginative play, shaded by existing or new tree canopy.
- **Picnic and Seating Nodes:** 1–2 picnic shelters with integrated tables, benches, and nearby open lawn for informal games.
- **Looped Walking Paths:** Accessible, safe pedestrian paths connecting to adjoining neighborhoods, promoting walking and local exercise.
- **Shade and Landscaping:** Native coastal plant palette providing shade, biodiversity, and visual interest.
- **Community Lawn Space:** A flexible open area for picnics, casual games, or small community activities.
- **Small-Scale Infrastructure:** Drinking fountain, bike racks, bin stations, safety lighting.

COMMUNITY BENEFITS

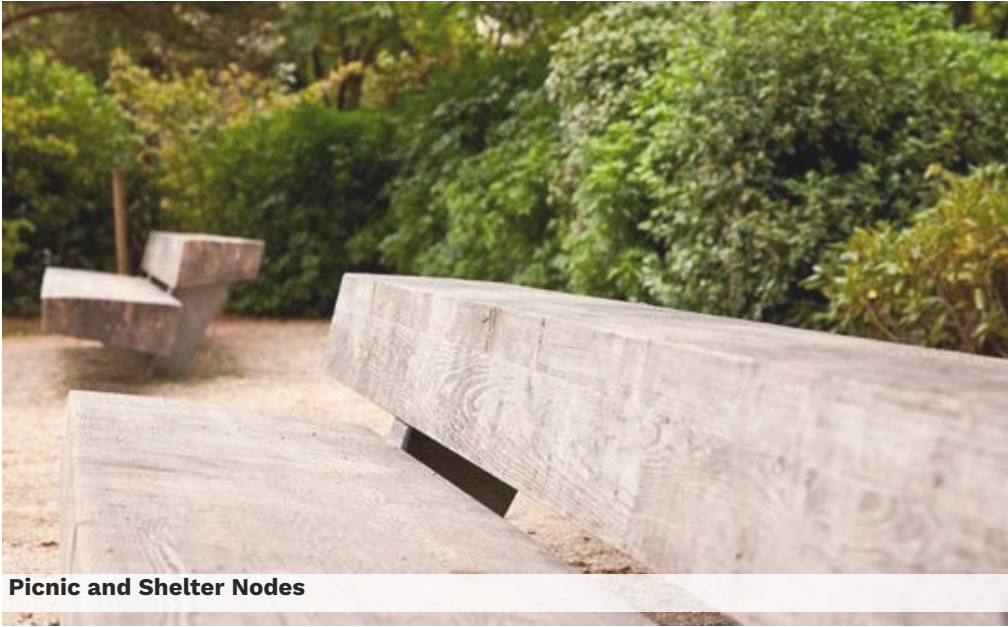
- Daily recreation for local families, older adults, and children.
- Enhanced biodiversity and urban greening.
- Safe, accessible, and low-maintenance public space.
- Reinforcement of local identity and sense of place.



Natural Play Area



Picnic Nodes



Picnic and Shelter Nodes



Community Lawn Space



Looped Walking Paths



Small - scale Infrastructure

OPTION 1 - Open Space

LEGEND

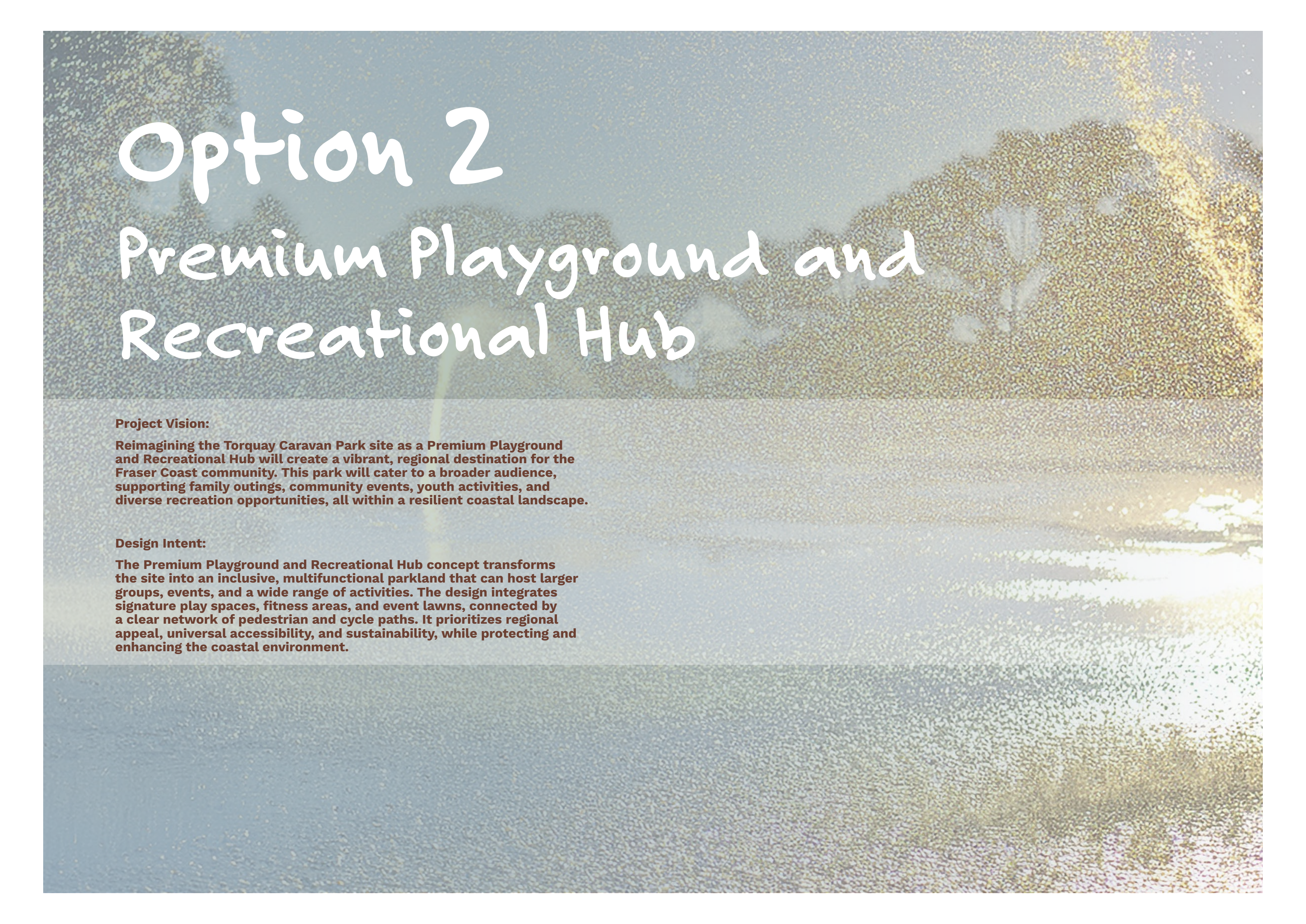
- 1. Shared Mobility Path
- 2. Existing Bus Stop to Retain
- 3. 3.0m wide shared path
- 4. Jetty over existing SW
- 5. Existing trees to remain
- 6. Shaded nature play
- 7. Shelter with BBQ and picnic tables
- 8. Beach access
- 9. 3.0m wide connection path
- 10. Raised pedestrian crossing
- 11. Existing onstreet car parking to be retained
- 12. Flexible open lawn
- 13. Viewing area with shelter
- 14. New proposed trees
- 15. Hervey Bay Sea Scout Group
- 16. Existing trees to be retained



OPTION 1 - Open Space

PERSPECTIVE VIEW 1





Option 2

Premium Playground and Recreational Hub

Project Vision:

Reimagining the Torquay Caravan Park site as a Premium Playground and Recreational Hub will create a vibrant, regional destination for the Fraser Coast community. This park will cater to a broader audience, supporting family outings, community events, youth activities, and diverse recreation opportunities, all within a resilient coastal landscape.

Design Intent:

The Premium Playground and Recreational Hub concept transforms the site into an inclusive, multifunctional parkland that can host larger groups, events, and a wide range of activities. The design integrates signature play spaces, fitness areas, and event lawns, connected by a clear network of pedestrian and cycle paths. It prioritizes regional appeal, universal accessibility, and sustainability, while protecting and enhancing the coastal environment.

OPTION 2 - Premium Playground and Recreational Hub

This concept transforms the site into a district-level destination, attracting visitors from across the Fraser Coast region. It offers a diverse range of recreation opportunities, including large-scale adventure play, active sports zones, community gathering spaces, and event infrastructure. The design integrates strong access and circulation networks for pedestrians, cyclists, and vehicles, along with essential amenities such as parking, public toilets, wayfinding signage, and shaded seating. Environmental leadership is central, with a focus on coastal resilience and habitat enhancement.

KEY DESIGN DRIVERS

We have developed key design drivers for the Premium Playground and Recreational Hub Concept that is grounded in the Fraser Coast Parks Strategy 2041 and adapted to the unique context of the Torquay Caravan Park site.

Regional Destination and Identity :

- Create a signature destination that draws visitors from across the district — a place people will drive, cycle, or bus to visit.
- Include a ‘wow’ factor like a large adventure playground, water play, or nature play zone.

Diverse and Inclusive Recreation :

- Provide spaces for all ages and abilities:
- Active recreation (sports court, fitness nodes).
- Passive recreation (picnic areas, BBQs, shaded seating).
- Youth-friendly spaces (skate elements, climbing, pump track if possible).
- Include universal access design.

Event and Group Use :

- Incorporate event lawns, shelters, and BBQ areas that can handle large groups.
- Provide amenities like public toilets, bins, wayfinding, and lighting for safe extended use.

Integrated Access and Circulation :

- Ensure safe vehicle access with onsite parking, service access, and bike racks.
- Provide strong internal path networks for walking, cycling, and prams/wheelchairs.

Environmental Leadership and Coastal Resilience :

- Use water-sensitive urban design to protect the nearby coastal edge.
- Retain and enhance existing trees and incorporate new plantings to provide habitat, shade, and erosion control.
- Educate visitors with interpretive signage about the local environment.



Regional and Destination Identity



Diverse and Inclusive Recreation



Events



Events



Access and Circulation



Landscape and Environmental Feature

OPTION 2 - Premium Playground and Recreational Hub

KEY DESIGN ELEMENTS

- **Signature Playground (450–600 m²):** Adventure or nature-based play elements with diverse age appeal, including climbing structures, water play, and sensory zones.
- **Multi-Use Sports Area:** Fitness stations, and open lawn for flexible sports or yoga.
- **Event and Gathering Spaces:** Large picnic shelters (minimum 4), BBQ areas, and an event lawn for markets, performances, or community events.
- **Strong Access:** Separate walking and bike paths, and public transport access.
- **Amenity Infrastructure:** Public toilets, wayfinding signage, drinking fountains, bins, and safety lighting.
- **Landscape and Environmental Features:** Coastal native planting, shade trees, water-sensitive urban design elements, and dune or shoreline protection.

COMMUNITY BENEFITS

- Supports local and regional visitation.
- Provides space for community events and larger gatherings.
- Offers inclusive, intergenerational recreation opportunities.
- Enhances environmental resilience and coastal protection.
- Boosts local economy through activation and tourism



Signature Playground (450–600 m²)



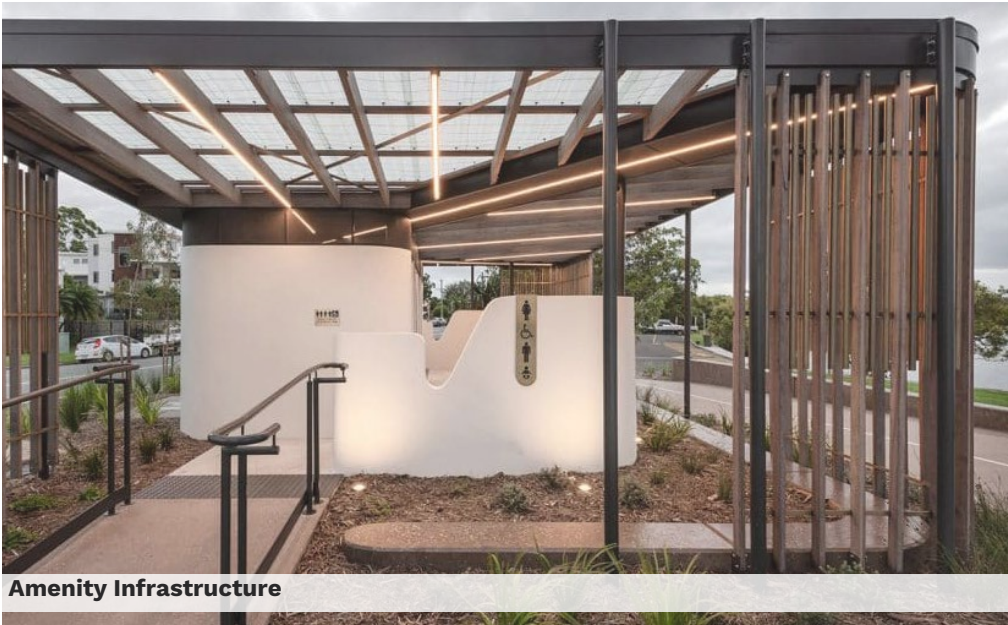
Multi-Use Sports Area



Events



Access and Parking



Amenity Infrastructure



Landscape and Environmental Feature

OPTION 2 - Premium Playground and Recreational Hub

LEGEND

- 1. Mobility Path
- 2. Existing Bus Stop to Retain
- 3. 3.0m wide shared path
- 4. Circular event stage and access to beach
- 5. Event lawn and amphitheatre
- 6. Amenities
- 7. Shelter with BBQ and picnic tables
- 8. Adventure Play
- 9. Nature Play
- 10. Zero Depth Water Play
- 11. Fitness nodes
- 12. Raised pedestrian crossing
- 13. Native gardens
- 14. Existing trees to be retained
- 15. Bike parking / Charging Stations
- 16. Exercise Lawn / Clubs breakout space
- 17. Flexible Open Lawn
- 18. Proposed 800m2 Recreation Club House
- 19. Hervey Bay Sea Scout Group
- 20. New proposed trees
- 21. Proposed relocated existing Fig trees
- 22. Proposed vehicle access to Recreation Club House and Mobile catering van
- 23. Existing removed trees
- 24. Ramp for small craft



OPTION 2 - Premium Playground and Recreational Hub

PERSPECTIVE VIEW 1



OPTION 2 - Premium Playground and Recreational Hub

PERSPECTIVE VIEW 2



OPTION 2 - Premium Playground and Recreational Hub

PERSPECTIVE VIEW 3



Precedents

