



Tocumwal Town Centre

PLAN

2025

Tocumwal Town Centre

Frequently Asked Questions - Community Input

1. Why do we need a Town Centre plan?

The role of the Tocumwal Town Centre plan is to set a long-term, big picture vision for its ongoing redevelopment. It needs to predict and plan for future changes in population, environment, tourism and the economy.

The plan will then guide ongoing implementation. It will inform budget bids, grant applications and more detailed design work to help achieve the changes on the ground over many years

The plan also helps the community contribute to the big picture planning of the town.

2. Didn't we already provide feedback on the Tocumwal Town Centre design?

In Feb-March 2025, a range of Town Centre design options were provided for the community to consider.

Over 40 people provided helpful feedback. This has helped shape the draft plan

One design is now presented as the plan. It primarily supports river parklet option 1 which sets aside greater park and walking area, and carpark option 1 which enables greater capacity for commercial expansion as the most strategic long-term option for Tocumwal.

3. What was the community feedback?

Feedback has helped improve designs for pedestrian, prams and wheelchairs, along with boat ramp access, and shade opportunities.

The Tree of Knowledge was greatly valued by the community in the feedback and this is reflected in the planning for this parklet. The need to upgrade Barooga Street kerb is important.

There is strong support for shade, and given the long-term expectation of more heat waves the importance of tree planting near footpaths has been supported where possible. This is despite some feedback asking for less trees to make more space for carparking.

A number of community members were concerned about modern shop design. Given the creation of mock heritage buildings is not supported, and new innovations in shop design layout are sought by business, it will be important to allow modern shop design while ensuring they do not detract from Tocumwal's valued heritage buildings.





4. What is proposed for river connections?

There is currently no way for pedestrians to cross from the Barooga Street carpark to the river.

The plan proposes:

- a semi-formal crossing point at the corner of Murray and Barooga Street. People can then use the existing semi-formal crossing point in front of the big fish. More signage and raised kerbs will be installed.
- a new walkway along the western edge of the supermarket connecting to a semi-formal pedestrian crossing over Deniliquin Street. This would require purchase and demolition of the existing building. At present Council has no plans to proceed with this acquisition, though it may be considered in future.
- removal of the right turn into Town Beach Road and footpath improvements to support people with mobility needs.
- the removal of the access road over the levee bank. This will create greater space for pathways. Cars with boats to enter via Hennessy Street with passing bay design improvements to support access.
- the long term relocation of the drive-through bottle shop will create further opportunities for pedestrian crossings.

See Question 7 for the multiple considerations needed in locating pedestrian crossings.

Partial screenshots of river frontage connections. [Click here for more details](#)

Tocumwal Town Centre

Frequently Asked Questions - River Connections

5. Why is there such a focus on pedestrians?

The Town Centre Upgrade is focusing on pedestrians because

- Visitors like to linger and walk, and Tocumwal offers a rare opportunity of having shops and nature within easy walking distance of each other. The longer pedestrians linger and relax in business areas the more likely they will purchase from local businesses.
- Residents like to walk and connect with each other when they are out and about. Many elderly residents need better and more seamless footpaths to help them get from cars to shops, and to access the parks and river too.
- There is an opportunity to provide better access for people with disability. This includes disabled parking spots, and a pathway to the river that is not too steep for people with wheelchairs and frames.

6. Why are trucks still going through Tocumwal's centre?

Options were explored to remove trucks from the centre of Tocumwal. One option is to bypass the town altogether, however truck drivers have advised this would add 15 minutes to their trip and is unviable.

Another option is to go through alternative streets in town which has not been tested with the community.

As a compromise, the Town Centre plan continues to support truck movements through town, on the understanding that they will be going slower and will have more stop points as part of their journey.

7. How were the proposed pedestrian crossing locations chosen?

Currently there is no formal or semi-formal pedestrian crossing from Deniliquin and Murray Street shops to the river.

All options were investigated to find a new pedestrian crossings between the main street and river, but they are all hampered by the fact that there is a bend in the road that obscures viewlines, a roundabout, a drive-through exit point, and two right turning opportunities for people heading east. Traffic engineers provided the following advice to improve pedestrian options:

- *The Deniliquin and Murray Street Bend:* The bend is here to stay however squaring the footpath a little more on the Tattersalls corner (while still meeting truck turning requirements) will improve space for pedestrians and help remind drivers to keep to a slow speed.
- *The Roundabout:* The option of removing the roundabout was explored, however this does not improve pedestrian options and is more likely to cause traffic build up.
- *The Drive-Through Bottle shop Exit Point:* Removing the drive-through exit point will free up road space to improve pedestrian crossing opportunities, and reduce traffic over the footpath. This is a long-term preference.
- *Right Turn Into River Boat Ramp:* Removing the road into the boat ramp will free up the 'right turning lane' on Murray Street making it easier for pedestrian crossing. It will also create the space to continue the levee bank footpath gently down to ice cream shops and coffee shops. The small number of drivers needing access to the boat ramp can still do so via Hennessy Street.
- *Right Turn into Town Beach Road:* Removing this right turn will remove the risk of drivers heading south turning left at the bend and suddenly being behind a waiting car. Cars can access Town Beach via Hennessy Street. This will also reduce traffic build up.
- *Slower Speeds:* slowing down the traffic speed will reduce pedestrian risks, and acknowledges that this is one of the rare areas in Berrigan Shire where pedestrian convenience is higher than vehicles convenience.

A new Murray Street pedestrian crossing is recommended next to the drive-through exit as the most viable alternative given the challenges. There is also one recommended further north at the corner of Murray and Barooga Street.

A new Deniliquin Street pedestrian crossing is proposed 60m east of the Murray and Deniliquin Street corner. This is approximately outside 18 Deniliquin Street.

The pedestrian crossing in front of the Murray Cod will be retained.

Tocumwal Town Centre

Frequently Asked Questions - Carpark and Barooga St Redesign

8. What is proposed for the carpark?

The carpark design proposes the following:

Parking

- create more parking spaces for shopping and dining than before the site was purchased
- support overflow parking in Barooga Street with clear paths to help access the shops
- create new disabled parking bays
- create a truck parking bay for the supermarket to reduce disruption to car parking
- create two electric vehicle charging bays

Paths, access, seating and shade

- create safe paths for people to walk through the carpark
- provide more tree shading to help reduce the heat of the carpark in summer
- create a small sitting shady sitting area for quick staff breaks
- renewable energy panels to be installed for the dual purpose of providing shade and energy

New commercial buildings

- create a new row of commercial premises on Deniliquin Road with apartments on top.
- Create additional commercial premises along Barooga Street



Partial screenshots of carpark redesign [Click here to see the details](#)

Tocumwal Town Centre

Frequently Asked Questions - Carpark and Barooga St Redesign

9. Why do we need extra shops when there are already vacancies?

The long term future of tourism and shops is important in Tocumwal. More commercial premises will lead to more visitors and help businesses remain viable all year. This will help reduce vacancy rates. The plan:

- provides a different size range for commercial premises. This includes a large premise on the corner as there is a shortage of these spaces in Tocumwal, and smaller modular shops allowing tenants to have a small premise or combine two.
- will ensure that when visitors drive in to Tocumwal from the bridge they will have a better view of Tocumwal's businesses rather than viewing a carpark.
- supports the significant private investment in historical buildings that has been made further along Murray Street and help encourage more foot traffic to these businesses
- emphasises awnings and trees which will help on hot days, particularly as this is a high traffic route of families walking to the river from the busy caravan parks.

10. What happens to the affected businesses?

The supermarket will benefit from additional truck loading area, and for non-loading times, staff can use seating and shade as a break area.

The redesign continues to provide a large commercial premise on the corner of Murray Street and Barooga Road for bulky goods businesses like op shops and hardware stores.

The conversion of the drive-through bottle shop to a non- drive-through bottle shop will be a business decision by the business owner. Council will encourage this and considers its provision of car parking next door as an incentive. Removing the drive-through will help the town centre as it will free up more road space for safer pedestrian crossings to the river.

The premise west of the supermarket is identified as a prime location for a future walkway from the car park to the main street. This will be dependent on the property being offered on the market, and Council having a funding source for its purchase. The current ice creamery has an opportunity to improve their connections to the Tree of Knowledge parklet.

11. Where is the housing?

As a tourist town, Tocumwal suffers a shortfall of housing for workers in summer. This proposal is seeking to add apartments to the second floor of the new commercial buildings. Council will explore incentives or covenants to help ensure this housing is available for residents and workers rather than visitors.

The transition of existing housing in Barooga Street to commercial premises such as offices and medical services could mean the loss of housing stock. This conversion will be market led, and the recent zoning changes allows for either option. It is considered that some premises can provide both commercial and housing opportunities at the same time.

Tocumwal Town Centre

Frequently Asked Questions - Buildings

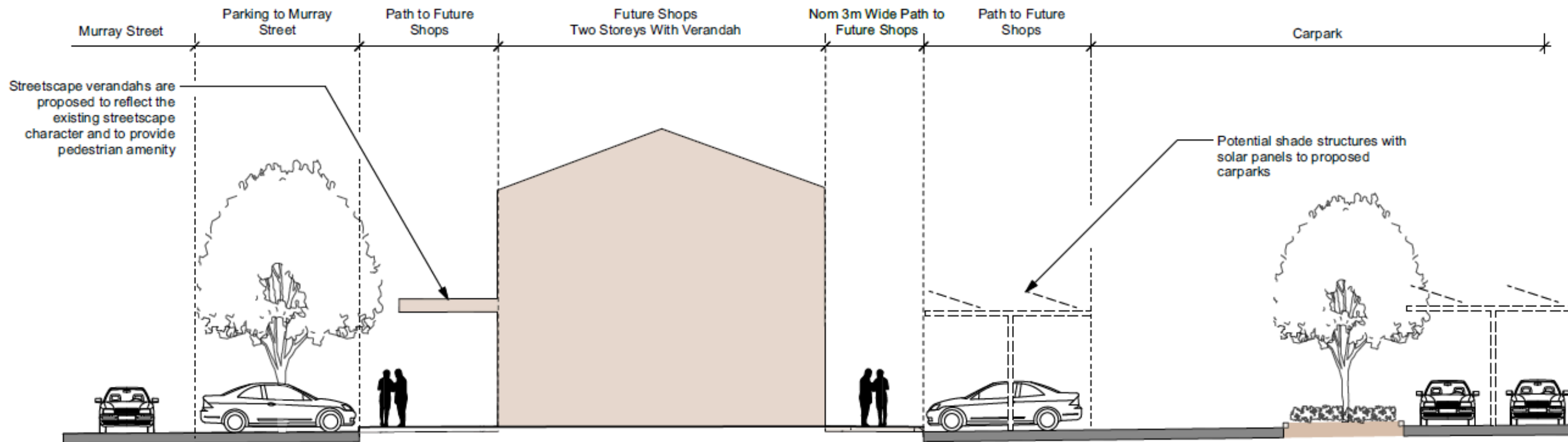
12. What will the new commercial buildings look like?

The detailed design of the new buildings will be developed at a later stage in the project.

The design will be sensitive to the street scape and will be designed to not detract from nearby heritage buildings. The

following basics are proposed for any design:

- two storeys
- a verandah providing footpath shade
- the primary frontage on Murray Street with a secondary frontage to the rear carpark area.
- one large premise for bulky goods



Left: Cross section showing basics of building footprint

Tocumwal Town Centre

Frequently Asked Questions - Tree of Knowledge Parklet

13. What is the Tree of Knowledge parklet?

An expanded river park area is proposed at the Tree of Knowledge for the following reasons:

- To create
 - new paths linking to the proposed pedestrian crossing next to the drive-through
 - new shade structures for people to enjoy at the end of their walk or while eating take away food
 - space for sculpture or artwork feature.
- The parklet will remove the road over the levee bank to create more space for footpath connections from the foreshore footpath into the town centre. This will be enjoyed by more people who appreciate paths that are less steep and not shared with vehicles.

14. Can boats still access the boat ramp?

Boats can still reach the boat ramp via Hennessy Street. Any closure of the access road near of the Tree of Knowledge will be designed at the same time as designing for the parklet. Options include two way passing bays, changes to the local road network, new access-way etc. Any option would be subject to further approvals.



Above: Partial screenshot of the Tree of Knowledge parklet. *Click for more details*

Tocumwal Town Centre

Frequently Asked Questions - Next Steps

15. Why are we changing Tocumwal Town Centre?

Tocumwal is home to the beautiful Murray River enjoyed by numerous visitors every year.

The tourist economy is important to Tocumwal. Many people visit in the summer to enjoy the water, while in the winter it attracts visitors with its heritage buildings, river walks, food, shopping, and the relaxed atmosphere of the town and its residents.

Making some changes to the Tocumwal Town Centre will help more people enjoy our local businesses, find it easier to meander along the river and foreshore, showcase our community history and culture, along with creating some additional shop-top housing for local workers.



16. When will the changes happen?

Council will endorse this plan at the October 2025 Council meeting. Once adopted, Council can commence next steps. This will require some more detailed design before construction. The works are clustered into three main groups

Priority 1:

1A Carpark Redesign

Commence investigations and design for carpark redesign. This includes supermarket loading arrangements, commercial development plans and carpark creation

1B Barooga Street kerb works

The upgrade to Barooga St will follow the carpark works.

Priority 2: Pedestrian Crossings and Tree Planting Commence road markings and tree planting where possible to support short term pedestrian improvement opportunities.

Priority 3: River Frontage and Parklet

Commence investigations and design for parklet design, and boat access changes.

This work will maximise opportunities for grant funding to deliver.

17. How will the works be funded and delivered?

The master plan will provide the strategic justification for Council to seek funding in different ways. This includes:

- some elements being funded via Council's annual budget process
- seeking grant funding and/or government partnership funding for some larger elements
- creating design requirements for the development industry to deliver some business elements



Tocumwal Town Master Plan



Barooga Street

- 1 31 formalised car parks to be added to the southern side of Barooga Street
- 2 Informal sealed parking space for residents, visitors and caravans to the northern side of Barooga Street
- 3 Footpath to be widened from 1m to nominally 2.5m wide.
- 4 Additional street trees along Barooga Street to provide shade and greenery

Deniliquin Street

- 5 Proposed kerb outstands as designated pedestrian crossing point
- 6 Following further investigation into the pedestrian crossing, it was determined that the current traffic movement and flow around the roundabout impedes the inclusion of a further crossing. As an alternative, a pedestrian refuge has been incorporated mid-block.
- 7 Proposed disabled parking bay
- 8 Remove right hand turn into Town Beach Road to improve vehicle safety and flow.
- 9 The laneway connecting the car park to Deniliquin Street would require the purchase and demolition of the existing building. At present, Council has no plans to proceed with this acquisition, though it may be considered in the future
- 10 3 formalised car parks to Deniliquin Street
- 11 New naturestrip and street trees along Murray Street to provide shade and greenery
- 12 Long term option of changing the bottleshop to be non drive-through, with customers using the adjacent carpark instead. This will give more space for Deniliquin Street to be redesigned to better help pedestrian movement.
- 13 Proposed pedestrian crossing point

Murray Street

- 14 4 formalised car parks to the eastern side of Murray Street
- 15 Additional street trees along Murray Street to provide shade and greenery. Including structural soil (to maximise tree growth in a paved area).
- 16 Options for boat ramp access will be explored. This may include two-way passing bays, changes to the local road network, new accessway and any other option to ensure appropriate access/egress to the boat ramp.

LEGEND

- Existing tree to be retained
- Proposed tree
- Proposed garden bed with low planting to retain viewline
- Proposed mown grass
- Proposed concrete
- Proposed asphalt
- Proposed car park linemarking
- Proposed disabled parking bays
- Proposed pram ramp



Car Park Concept Design



- 1 Proposed new shops facing Murray Street, and potential future commercial development on the northern and eastern edges of the car park.
- 2 Proposed new car park layout with 66 parking spots, including 6 disabled parking bays and 2 potential electric vehicle charging bays
- 3 New disabled parking bays
- 4 Potential for new electric vehicle charging bays in proposed carpark
- 5 New designated pedestrian crossing
- 6 Section of existing laneway to be made a shared zone
- 7 Opportunity for active frontage facing shared zone
- 8 Creating a laneway between the car park and Deniliquin Street would require purchasing and demolishing the existing building. Council may consider acquiring this property if it becomes available at a reasonable cost in the future
- 9 New shade trees in car park, around future shops and on Barooga Street and Murray Street
- 10 Site low point and potential location for water sensitive urban design
- 11 Long term option of changing the bottleshop to be non drive-through, with customers using the adjacent carpark instead. This will give more space for Deniliquin Street to be redesigned to better help pedestrian movement.

LEGEND

- Existing tree to be retained
- Proposed tree
- Proposed tree grate
- Proposed garden bed with low planting to retain viewline
- Proposed mown grass
- Proposed concrete
- Future shops
- Proposed asphalt
- Proposed car park linemarking
- Proposed disabled parking bays
- Proposed electric vehicle charging bays
- Proposed pram ramp
- Proposed seating

Tree of Knowledge Park Concept Design



- 1 Footpath to be widened at corner to improve pedestrian amenity
- 2 Proposed garden bed with low planting to retain sightlines and serve as a visual guide for the new road alignment.
- 3 Existing kerb to be realigned to meet vehicle turning movement requirement for the new road alignment
- 4 Proposed garden bed with low planting to retain sightlines and provide greenery to soften the view
- 5 Existing 3 car parks in Deniliquin Street West to be retained
- 6 Existing road leading to boat ramp to be closed off and converted to 3 car parks. Total number of car park in Deniliquin Street West to remain 6.
- 7 Realign exit point for Deniliquin Street West car park
- 8 Proposed pedestrian crossing point
- 9 Proposed path to join existing path
- 10 Proposed park including a shelter and picnic table
- 11 Proposed paths to join existing path leading to Tocumwal Foreshore to improve connectivity
- 12 Remove right hand turn into Town Beach Road to improve vehicle safety and flow.
- 13 Future sculpture in new park
- 14 Potential for private commercial land to enhance the connection to the adjacent park space

LEGEND

- Existing tree to be retained
- Proposed tree
- Proposed garden bed with low planting to retain viewline
- Proposed mown grass
- Proposed concrete
- Existing footpath
- Proposed asphalt
- Indicative existing kerb location
- Proposed car park linemarking
- Indicative extent of existing batter