

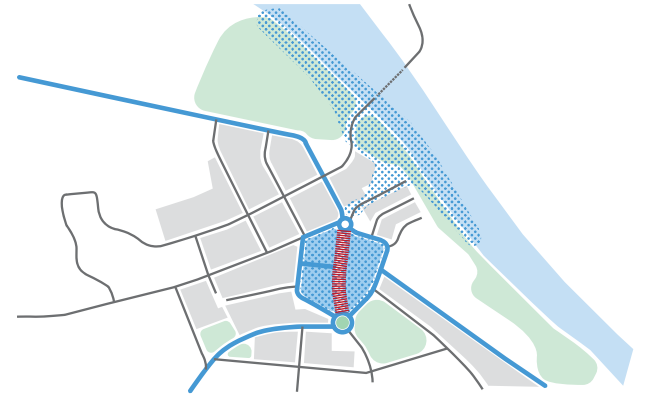
WORKSHOP 2 - IDEAS

Waikerie CBD Revitalisation

Prepared for District Council of Loxton Waikerie | August 2016
Oxigen Landscape Architects + Urban Designers

Develop an agreed **framework** and **Master Plan** for the **revitalisation** of the **main shopping district** within Waikerie to facilitate:

- Enhanced ability for people to be retained in the precinct through provision of people focused public infrastructure, plantings and art
- Improved visual amenity of the area
- A distinct and greater pedestrian bias to create connections within the CBD and key town assets such as Riverfront, Australia Post, Hospital, Library, Woolworths, etc.
- Create meeting places/spaces for people. Reduction of traffic within the precinct through identification of areas for nearby connected parking
- A precinct that has safer and better access for young, old and mobility impaired using different transport modes like walking, bikes, wheel chair and prams.
- The ability to transform the precinct to conduct festivals and events
- Increased pride and optimism within the trader and local communities through physical change in the CBD environment

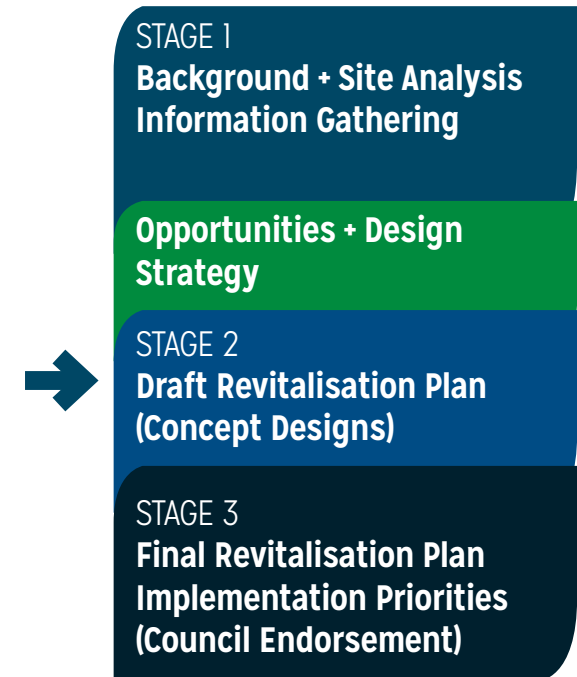


Project Objectives

CBD Revitalisation Plan

The CBD revitalisation plan is a planning and design framework that will help guide future works and ensure that the CBD character is both vibrant and functional. The Revitalisation Plan will re-establish the important role of the CBD, re-invigorate the layout, public spaces, function and character, and will guide Council's planning and design for staged implementation of improvements.

WE ARE HERE:



Process



CDB now



CDB now

Beautify connections between main streets and off-street parking
Bigger and Better public amenities easily locatable, accessible
Corner of Francis St and McCoy st a preferred site for landscaped seating open space for community
Create connections between main streets and off-street parking
Distinct and uniform street furniture throughout CBD upto Riverfront - like Orange bins
Encourage bike use - create bike paths along CBD connecting to Riverfront, bike stands at various locations.
Explore opportunity of reversing traffic direction on Francis St and configuring one-way throughout
Garden beds, garden seating at suitable locations
Landscape roundabouts for visual appeal
Loading zones and access for logistics
Marketing of local businesses, dine out places, attractions, etc
Mid-block crossings for slowing vehicles and safe pedestrian crossing (some identified sites are in front of Post office, few spots in McCoy St, Francis St, Coombe Tce in front of Pub)
Mud maps along the streets for visitors to find key spots and routes
Open areas within CBD for public use such as space around Church
Opportunities to create shade throughout CBD for seating/shelter (artificial & natural)
Parallel parking for RVs on Coombe Tce in front of Pub
Pedestrian/visitor friendly footpath well-connected from new Caravan Park to CBD - interesting journey theme
Reconfigure McCoy St to One-way with on-street angle parking (considering Economic effect)
Reduce hardscaped sites and introduce soft landscaping for public use (e.g. Toni Marie site)
Replace existing trees with suitable species (consider ground, services, growth, height, stagewise replacement, etc)
Way finding signage to key CBD points & main town attractions
What's on Signage (back-lit or illuminated, changeable, attractive)
All Laneways within CBD to be made safe with lighting, shade and well presented
Children playground in close proximity to CBD (close to shops or visible from a sheltered seating space)
Consider overall Francist st for a revamp with planter beds, parklets, traffic direction, landscaping
Consider WSUD (Water Sensitive Urban Design) for landscaping in general
Explore option of Electronic display/signage on Toni Marie site
Green area on Campbell St (front of hardware shop) to be revamped and connected to McCoy st, parking reconfigured
Identify and revamp off-street parking lots (entry, exit, lighting, etc)
Inclusion of themed art / art wall at one specific location that could be rotated/changeable for events
Main street entrance statement / feature / art
Murals/street arts on buildings
NW Corner of Campbell St and McCoy st a preferred site for landscaped seating open space for community
One or two appealing sheltered/shaded seating space for eat, sit, rest, coffee, relax, etc
Parking configuration on Peake Tce from roundabout to Riverfront to be reviewed and reconfigured
Parking lot on White St (behind Post Office) to be well connected to McCoy St, opportunity for a children playground to rear of Café on McCoy here
Parklets on Main street in fronts of eateries
Shade, shelter and seating closer to off-street parking lots and shops
street banners, signs along footpath
Street lighting through CBD
Use of local artist content along the streets/footpaths
Identify windy spots within CBD and options for screening
Kirby St as directional route to Riverfront travelling from Coombe Tce
Narrow streets especially McCoy St
Themed lighting on McCoy St for effect / statement

Working Group Priorities vs Activities

1 = High

Activities may form part of Stage 1 development, Budget of \$900k in LTFP for 2016/17

2 = Medium

Activities may form part of Stage 2 development, subject to budget approval

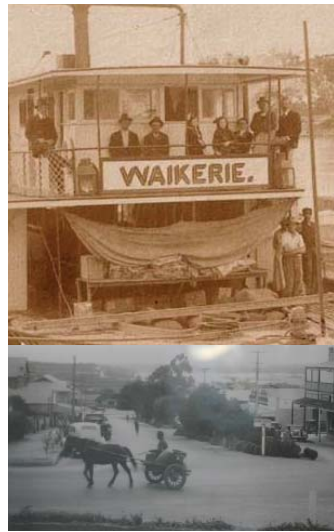
3 = Low

Activities for future stages

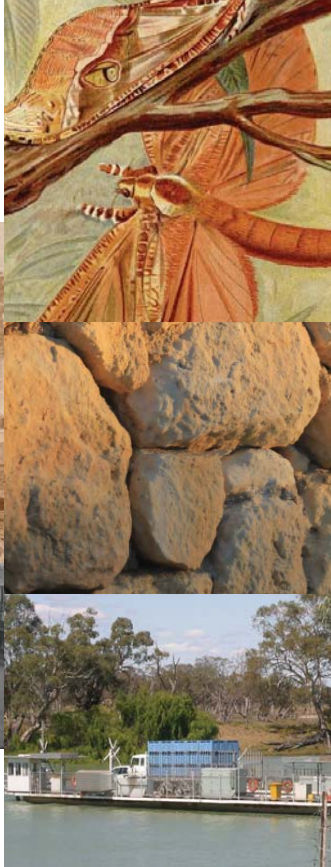


Priorities

What are the qualities that make Waikerie distinctive + attractive?



HISTORY



LIFESTYLE

CLIMATE



TOURISM



EMPLOYMENT



RECREATION



COLLABORATION

Character



Define the core



Stitch the street together



Build on community



Reclaim places for people



Safety + Accessibility



Public Art + Community



Green the CBD



Wayfinding & Town Identity



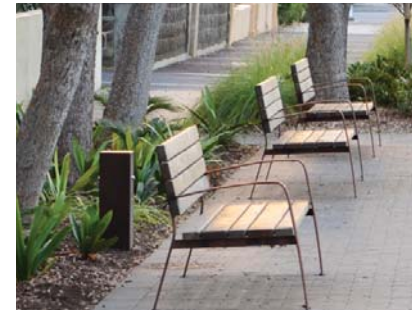
Paving improvements



Lighting improvements and evening activities

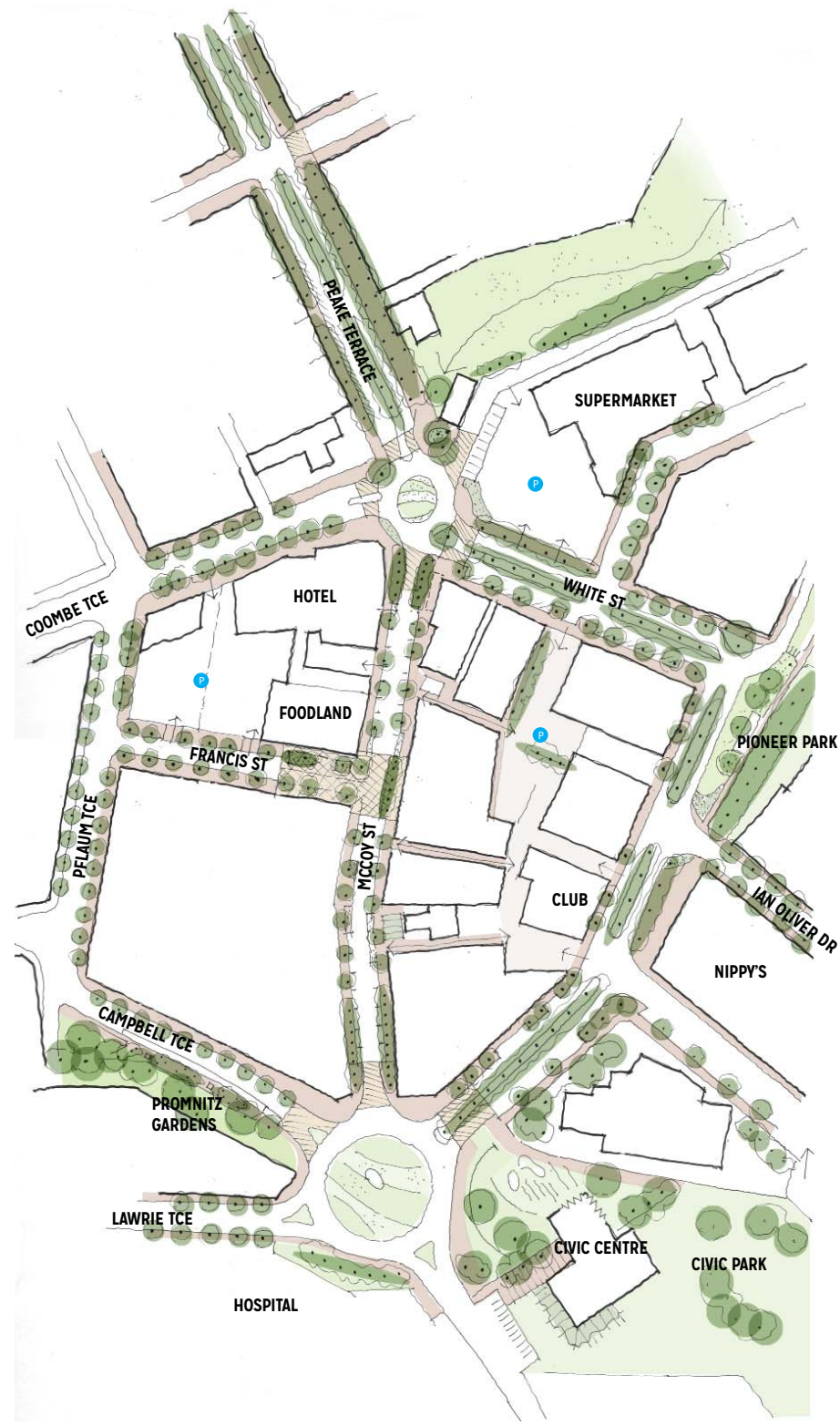


Landscape / Amenity improvements



Furniture & Urban Elements

Principles

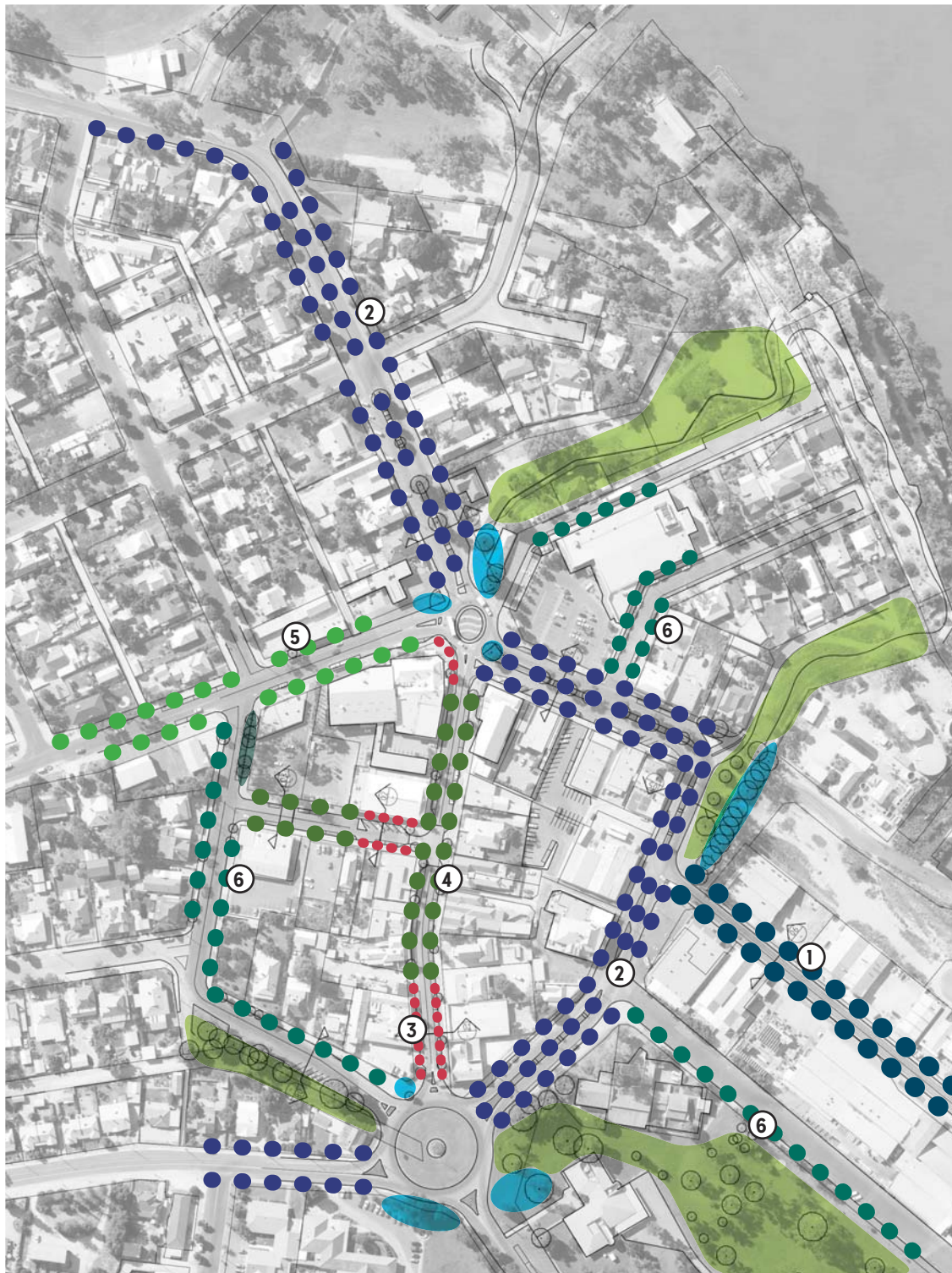


Framework



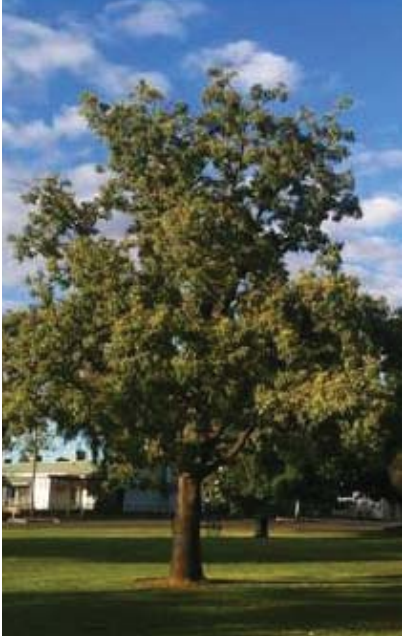
- ① CIVIC PARK
*TREE MANAGEMENT - NEW
TREE LAYER*
- ② PROMNITZ GARDENS
*TREE MANAGEMENT - NEW
TREE LAYER*
- ③ POINEER PARK TO CLIFFTOP
WALK
- ④ HISTORIC INTERPRETIVE
PARK

**Open space
linkages**



- ① ●●● IAN OLIVER ENTRY AVENUE
- ② ●●● JACARANDA BOULEVARD
CRUSH, WHITE & PEAKE
- ③ ●●●●● FLOWERING MAINSTREET
MCCOY ENTRIES + FRANCIS PLAZA
- ④ ●●●● CENTRAL AREA
MCCOY + FRANCIS
- ⑤ ●●●● COOMBE TCE
- ⑤ ●●●● SIDE STREETS
- SPECIAL TREES

Street Trees



Brachychiton populen
Kurrajong



Melia azedarach
White Cedar
(non-fruiting)



Jacaranda mimosifolia
Jacaranda



Lagerstromia indica 'Natchez'
Crepe Myrtle

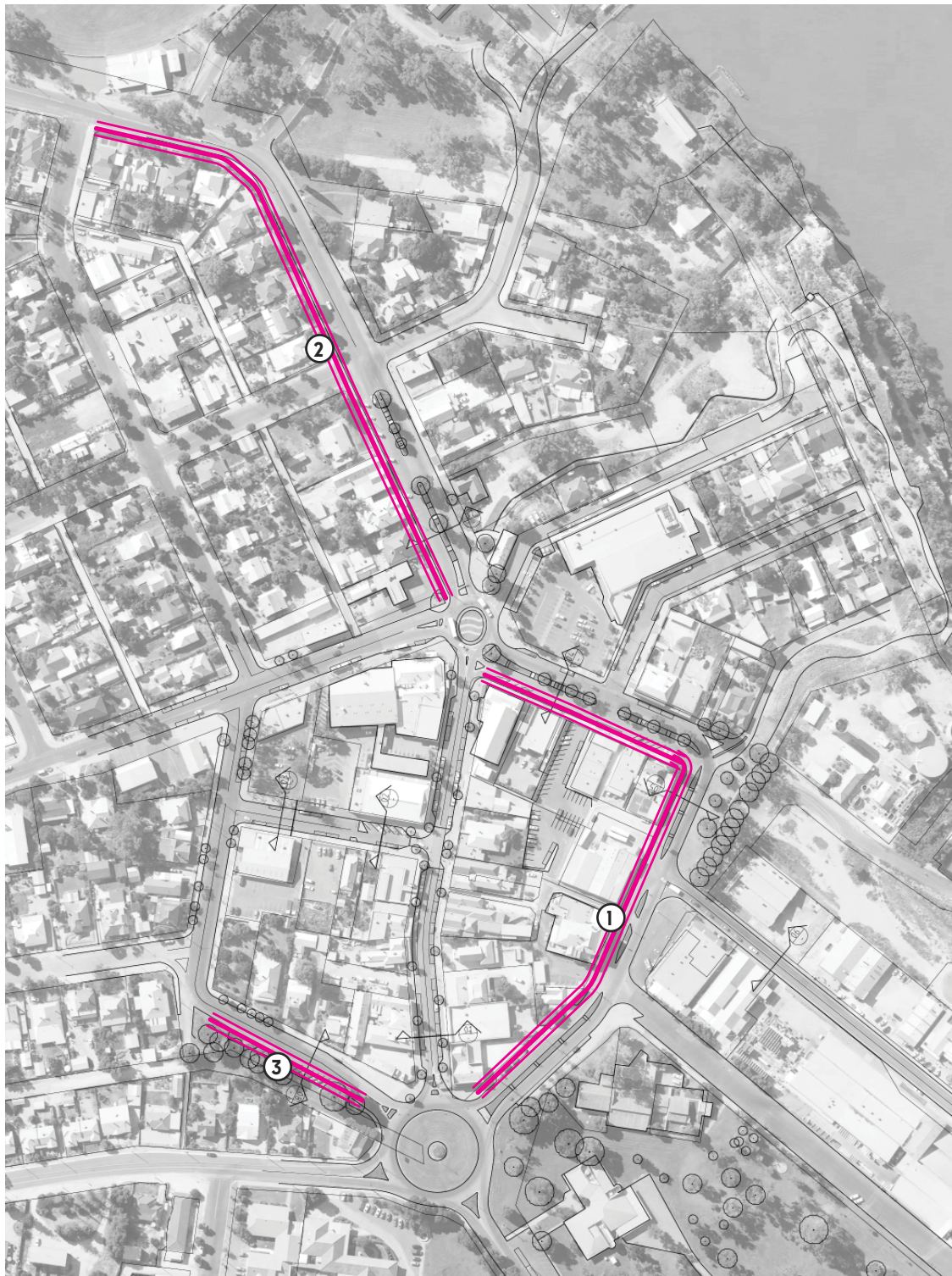


Pistacia chinensis
Pistachio



Araucaria heterophylla
Norfolk Island Pine

Street Trees



==== OVERHEAD WIRES
FOR POSSIBLE
UNDERGROUNDING

- ① SECTION 1:
CRUSH & WHITE
- ② SECTION 2:
PEAKE
- ③ SECTION 3:
CAMPBELL TERRACE &
PROMNITZ GARDENS

Undergrounding overhead wires



Eremophila densifolia
Emu Bush



Hibbertia scandens
Snake Vine



Hardenbergia violacea
Meema



Scaevola humilis
Purple Fusion



Westringia fruticosa
Mundi



Eremophila hygrophana
Blue Bells Emu



Eremophila maculata
Spotted Emu Bush



Eremophila scaberula
Rough Emu Bush



Eremophila subterretifolia
Lake King Eremophila



Grevillea ilicifolia
Old Gold



Olearia pimeleoides
Showy Daisy Bush



Scaevola collaris
Fan Flower



Chrysocephalum sp
Fringe Myrtle



Templetonia retusa
Cockies Tongue



Eremophila barbata
Blue Range Emu Grass

Planting



westringia rigida
Stiff Western Rosemary



xanthorrhoea quadrangulata
Forrest Grass Tree



Eremophila glabra
Kalbarri Carpet



Eremophila glabra
Prostrate Form



Eremophila glabra
Roseworthy Form



Poa labillardieri Eskdale
Tussock Grass



Zamia furfuracea
Cardboard Palm



Eremophila glabra
Murchison River



Russelia equisetifolia
Firecracker Plant



Thryptomene saxicola 'fc payne'
Rock Thrypene



Lomandra longifolia 'Katrinus Deluxe'
Spiny Head Mat Rush



Anigozanthus sp.
Kangaroo Paw



Dianella caerulea 'Cassa Blue'
Flax Lily



Sedum spectabile
Autumn Joy



Lomandra longifolia 'Tanika'
Spiny Head Mat Rush

Planting



Unit Paving



Trafficable Pavers



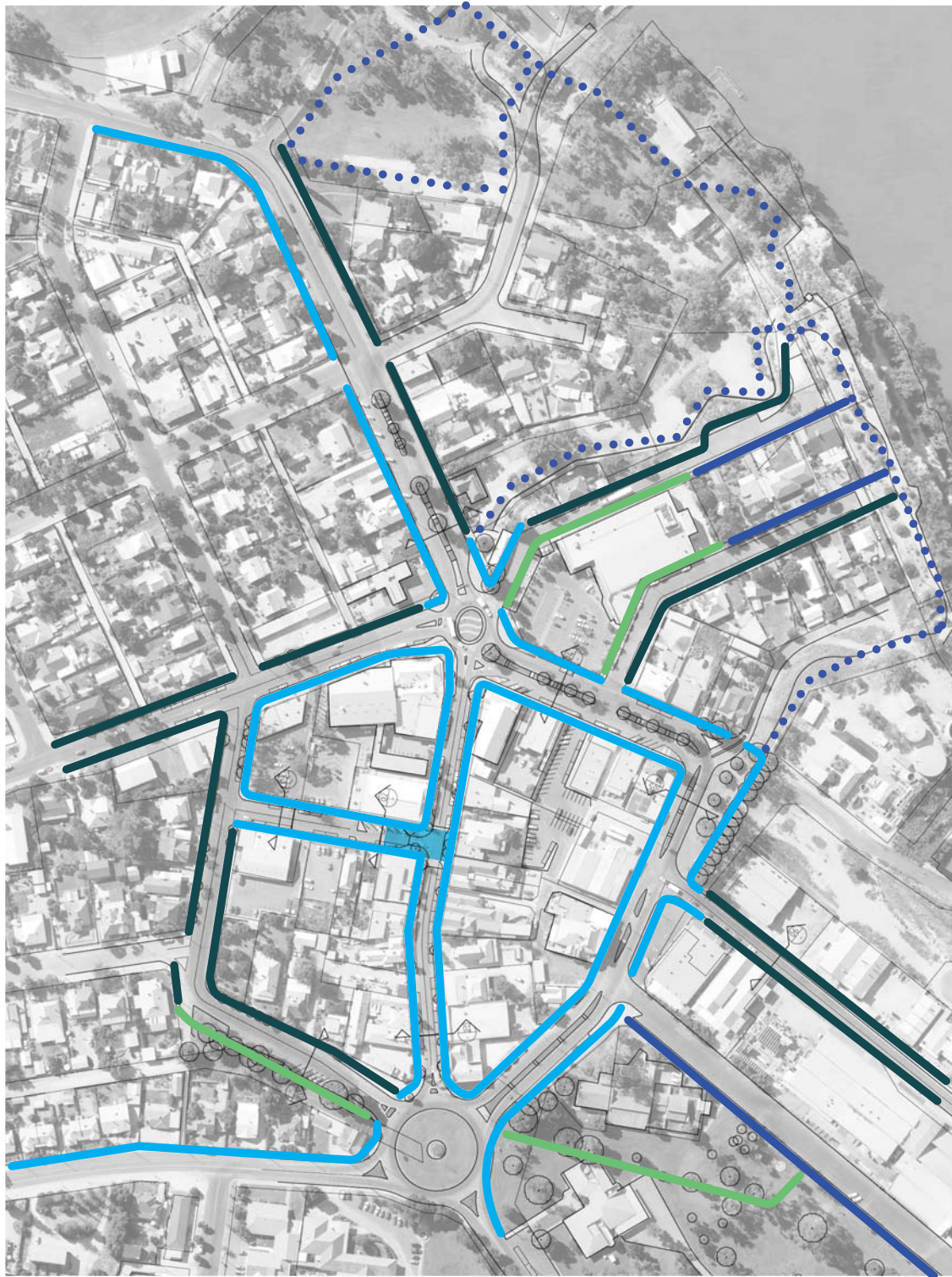
**Washed Aggregate Paving
Footpaths**



Hotmix



Compacted Granulitic Sand



- PRIMARY PATHWAY
UNIT PAVING
- SECONDARY PATHWAY
HOTMIX
- SECONDARY PATHWAY
CONCRETE
- TERTIARY PATHWAY
COMPACTED GRAVEL
- TRAIL

Footpaths



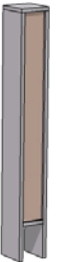
Planters



Tree grates



Low walls with seating











Consistent suite of furniture

Steel frame
Class 1 durability hardwood Timber battens

Furniture



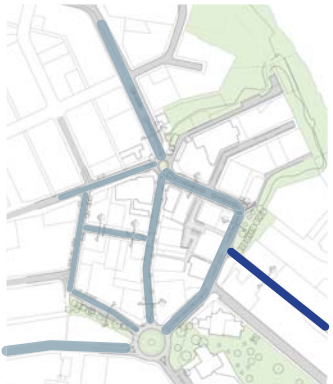
-  CBD APPROACH
-  CBD BOULEVARD
-  MAIN STREET
-  CBD ACCESS
-  PARK EDGE
-  RIVER CONNECTION
-  MAJOR INTERNAL TOWN STREET

-  PLAZA

Street Character



EXISTING



Ian Oliver Drive



PROPOSED



Ian Oliver Drive



EXISTING



Crush Terrace



PROPOSED



Crush Terrace



EXISTING



White Street



PROPOSED



White Street



EXISTING



Peake Terrace



PROPOSED

Peake Terrace



EXISTING



McCoy Street



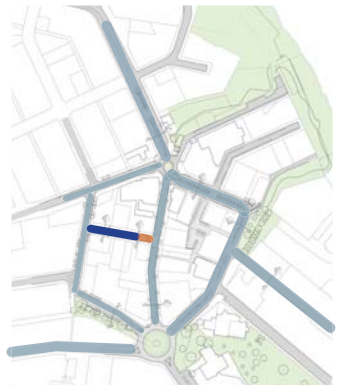
PROPOSED



McCoy Street



EXISTING



Francis Street



PROPOSED



Francis Street



EXISTING



Coombe Terrace



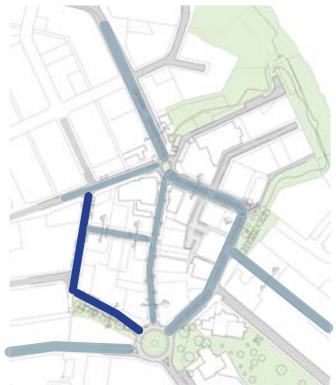
PROPOSED



Coombe Terrace



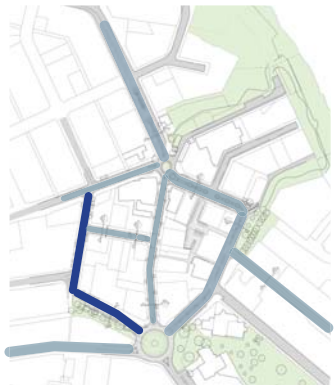
EXISTING



Pflaum & Campbell Terraces



PROPOSED



Pflaum & Campbell Terraces

PUBLIC ART



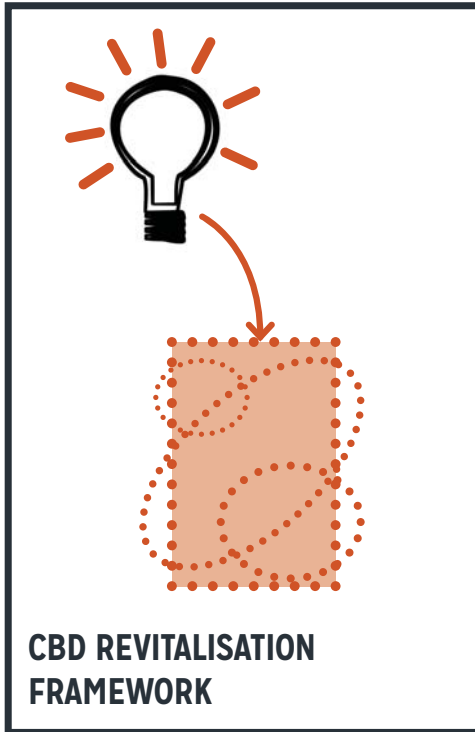
PARTNERING



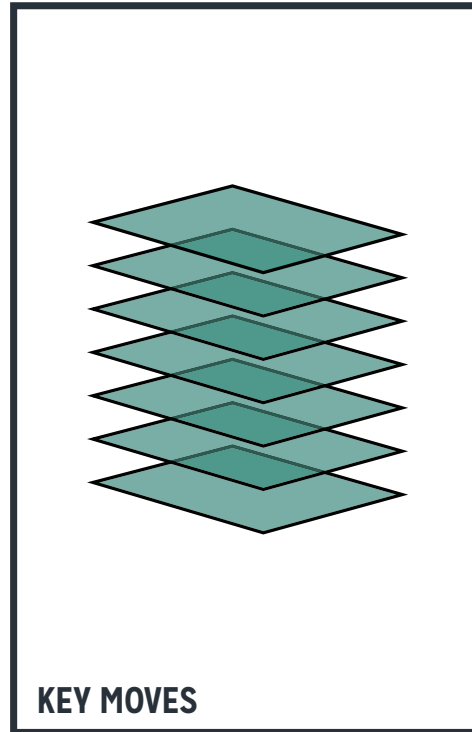
MANAGEMENT

Community

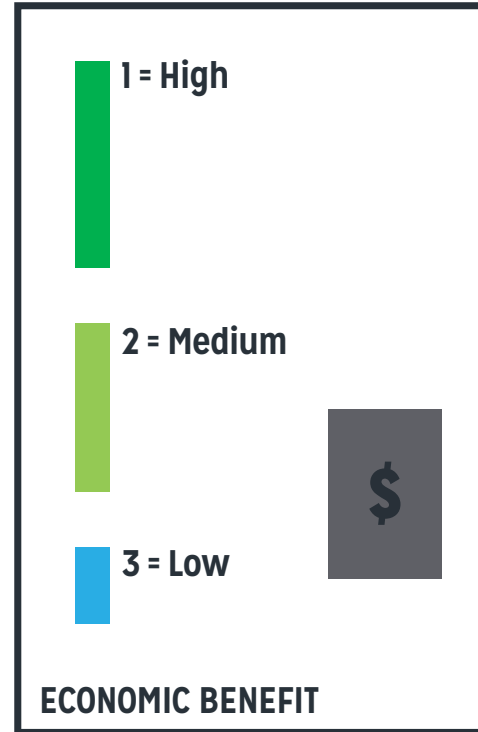
STRATEGIC VISION



INCREMENTAL APPROACH



PRIORITIES



Next steps