



17. Infrastructure Services Recommendation Report

Report Number	17.1
Subject	Waikerie CBD Revitalisation – Francis Street
Author of Report	Director Infrastructure Services
People consulted	
Strategic Plan	Strategy 3.3.1 – Develop and implement town centre plans and initiatives that will create attractive, functional streetscapes and be ‘places with personality’ Strategy 3.3.3 – Actively pursue external funding opportunities to implement township and riverfront plans. Strategy 3.3.4 – Create township entrances that encourage people to visit.
Other document reference	
File Reference	
Financial implications	Refer Report
Risk/Asset Management	Creating a more accessible and safe precinct for people and improving the streetscapes and amenity of the CBD precinct.
Attachments	
Expected outcomes:	
Economic	Enhancing the ability of visitors and locals to remain in the CBD precinct and support the local traders and shops.
Social	Increasing pride and optimism for the community and traders alike through the physical changes to the CBD. Providing safer access and encouraging meeting spaces/places within the CBD precinct
Environmental	Improving the visual amenity of the CBD precinct with additional street tree plantings, kerbs, footpaths, street furniture, public art work and undergrounding power lines.
Recommendation	
That Council	
<ol style="list-style-type: none">1. Receive the report.2. Endorse the change to the scope of works for the Francis Street Precinct of extending the one way section to include the entire length of the road subject to receiving formal support from all adjoining businesses.3. Note the additional scope of works associated with the extension of the one way section including; the creating of the loading zones, the re-organisation of car parking in Francis Street	



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and the relocation of the entry/exit to the Council/Hotel car parking area.

REPORT

The finalisation of detailed designs for the Francis Street Precinct has been a challenge however this is due to trying to achieve the best outcome for all adjacent businesses and the community so whilst the process is taking some time it is important to work towards achieving an optimal outcome for all.

Attached is the latest plan for the Francis Street Precinct which identifies the extension of the one way section of Francis Street to include the entire length of the road. The scope of works associated with the extension of the one way section also includes:

- Creating loading zones to facilitate safer loading and unloading of goods, especially for Foodland.
- Creating 6 angled car parks at the Pflaum Terrace end of Francis Street
- Retaining four angled car parks adjacent Foodland (currently there are 5) and removal of 2 parallel car parks adjacent Bank SA.
- Relocating the entry/exit to the Council/Hotel car park from Francis Street to Pflaum Terrace.

With regard to car parking Elected Members will be aware the issue of retaining car parking in this precinct was raised during the community consultation process last year and was recognised by the Waikerie CBD Revitalisation Working Group at its meeting held in November 2016 when it recommended that an extra note be included in the concept plans to indicate that one way movement of traffic is proposed for the plaza and that car parking will remain, albeit re-organised in this locality. Council at its November meeting endorsed the recommendation. Car parking in the Francis Street Precinct has remained however there are some changes to their location as detailed above.

The plan also indicates some amendments to the lay out of the Council/Hotel car park. At this stage further consultation is required with the Hotel with regard to these changes, especially those recommended on their land. It is likely that some amendments may be required to the lay out to ensure it meets the needs of the Hotel however the Hotel have been extremely supportive of our efforts thus far and wish to ensure the Waikerie CBD Revitalisation project is a success. They have offered no objection to the relocation of the entry/exit to the car park and are keen to discuss this plan with representatives from Council and Foodland. At the time of writing this report the timing of this meeting was yet to be determined however it is aimed to convene the meeting as soon as possible to ensure the proposals for the car parking area as well as several other issues can be resolved in a mutually beneficial manner.



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The plan does indicate the possibility of a café style window for Foodland on Francis Street. This is in response to Foodlands request to investigate the feasibility to create an access to the Foodland store from Francis Street. It was found during those investigations that creating an access was impractical to achieve due to the levels of the footpath, slope of the locality and floor level of the shop. A compromise was a potential café style window. The creation of this window is not part of the scope of works for the Francis Street Precinct but may be something that Foodland may wish to explore in the future.

The major challenges for the detailed design stage of this concept plan for the Francis Street Precinct will be managing the slope of the land as well as ensuring adequate turning circles and access for trucks entering Francis Street from McCoy Street.

Our investigations have resulting in the potential growth in the scope of works for the Francis Street precinct with the aim of creating a safer and user friendly precinct for adjoining businesses and the community. The increase in scope has been borne in part due to the aim of addressing identified safety concerns regarding the loading bay which appears prudent if the Francis Street Precinct is revitalised. However it is recommended that if Council determine that it does not want to increase the scope of the Francis Street Precinct that it resolves to minimise the scope of works for this precinct to focus only on addition beautification at the McCoy Street/Francis Street intersection.

It is not recommended that further community consultation is required on the additional scope of works at this stage as the additional scope is aimed at the benefit of adjoining businesses and the original scope of the Francis Street 'Plaza' with the retention of car parking has not changed. However, it is recommended that further consultation occur with all adjoining businesses to ensure formal support is obtained prior to finalising detailed designs, costs and approvals for the works required. If any adjoining business does not provide formal support then it is recommended the scope for the Francis Street Precinct only focusses on the intersection of Francis Street and McCoy Street. This recommendation is made as it is would not be appropriate for Council to proceed with revitalisation works that could directly affect the flow of traffic for an adjoining business without their formal support.