



17. Infrastructure Services Recommendation Report

Report Number	17.1
Subject	Waikerie CBD Revitalisation Project
Author of Report	Director Infrastructure Services
People consulted	Waikerie CBD Revitalisation Working Group
Strategic Plan	Goal 3.3 – Present townships and riverfronts in a manner which enhances their character and amenity and create pride in our community 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. Strategy 4.3.1 – Identify opportunities and initiatives to improve our communication and engagement with the community.
Other document reference	N/A
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	1. Waikerie CBD Revitalisation – Summary of Submissions 2. Waikerie CBD Revitalisation – Submissions Received
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. Approve the Waikerie CBD Revitalisation Concept Plans with the following amendments: <ul style="list-style-type: none"> • An additional note be included with regard to indicating one way traffic movement through the plaza on Francis Street and the retention of car parking. • The provision for shade at the off street car parks with the aim of encouraging more use 	



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of these car parking areas.

2. Undertake further community consultation with particular focus on the mix, location and selection of species of street trees that will not include jacarandas, through the CBD precinct.
3. Formally dissolve the Waikerie CBD Revitalisation Working Group.
4. Thank the members of the Waikerie CBD Revitalisation Working Group for their invaluable input and support in producing the concept plans for this project.

REPORT

Council at its September 2016 meeting resolved the following:

1. *Endorse the Waikerie CBD Revitalisation Concept Plans and Workshop Slides for community consultation.*
2. *That the community consultation process be for a period of at least four (4) weeks and include:*
 - *Advertisements in the River News and on Council's website and Facebook site*
 - *A display that will be present at the Waikerie Markets on Saturday 1 October and the Waikerie Civic Centre for the remainder of the consultation period*
 - *Copies of the concept plans to be made available at Council's offices for viewing.*
3. *Distribute a media release to all local media promoting the Waikerie CBD Revitalisation Project and community consultation process.*
4. *Acknowledge and congratulate the Waikerie CBD Revitalisation Working Group for their input and effort thus far in creating the concept plans.*
5. *Invite members of the Waikerie CBD Revitalisation Working Group to assist at the display at the Waikerie Markets.*
6. *Commence the process to submit an application for PLEC funding for the undergrounding of power lines in Crush Terrace, White Street, Peake Terrace and Campbell Terrace.*
7. *Commence the process to submit an application for Places for People Funding for the implementation of the Waikerie CBD Revitalisation Project.*
8. *Note that Arts SA Funding will be sought at a suitable time in the future to assist with the public art elements of the project.*

The community consultation period commenced on 19th September and concluded on 27th October 2016. We received 11 responses to the questionnaire that was available and 8 written submissions. All questionnaires and written submissions are attached.

In addition a summary of the submissions is attached.

The submissions contained a wide range of suggestions and comments contained in them however the main suggestions appear to be centred on:

- Car parking and the potential loss of car parks
- Opposition to the use of jacarandas as street trees
- Improving the appearance of shop fronts and encouraging more businesses/shops



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- Traffic movement – some submissions indicated a preference for one way traffic in McCoy Street and others strongly oppose this idea (it should be noted the concept plans did not indicate any one way traffic movement in McCoy Street)

The Waikerie CBD Revitalisation Working Group met on 8th November 2016 to consider the submissions received.

The following is a summary of the discussions at the meeting.

Car Parking – Francis Street:

- Concerns raised with regard to potential reduction in car parks, in particular disabled car parks.
- In response it was indicated that car parking should be better organised as part of the project and disabled car parks will remain in this locality.

As a result it was recommend 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.

Street Trees – Jacaranda:

- The concerns raised regarding jacarandas and location of street trees was discussed.
- The main aim of street trees is to provide shade.
- There are several species of trees that would be suitable. Some that were discussed included kurrajongs, white cedars, amelias and Chinese elms.
- Further advice will be required as part of implementation of the project with regard to planting and maintenance of street trees.
- Plane trees in McCoy Street are to remain.
- Set back of street trees will need to allow for large vehicle (trucks and buses) movements, particularly in Peake Terrace. This will need to be considered in detailed design stage.
- Citrus trees in McCoy street may also be an option.
- Cost of trees may range from \$150/tree to \$600/tree (depending on species and maturity).
- Studies indicate that deciduous trees actually drop less leaf litter than evergreen trees. They also drop leaves at one time, not throughout the year.
- Its generally cheaper and more appropriate to plant street trees in winter.

As a result it was recommended that further community consultation occur with regard to the selection of species for street trees noting the general consensus was that jacarandas are not preferred. The priority for street trees is shade and an alternate proposal may be to have a variety of street trees as opposed to the original concept of having select avenues of specific trees.

Off Street Car Parking – Shade:



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- A suggestion was raised with regard to the need for shade in off street car parks, namely off White Street. This may be something similar to the Berri Shopping Centre car park shade sails/cover.
- The provision of shade in off street car parking areas may encourage more use of these car parking areas. This will take some pressure off the main street.
- The shade could be provided at the off street car park on Francis Street as well. In addition, the hotel could be encouraged to provide shed in their car park.

It was recommend that the concept plans indicate the provision for shade at the off street car parks with the aim of encouraging more use of these car parking areas.

Widening of Footpaths in Peake Terrace:

- Concerns were raised with regard to the widening of the footpaths and ability for heavy traffic to still access this street.
- The detailed designs will need to reflect traffic management standards.
- The concept plans have been preliminarily reviewed with regard to traffic standards and should exceed what is required.
- Some minor amendments to the plans may be required if traffic management standards cant be met.
- Due diligence will need to be followed with regard to ensure traffic management standards are met.

No recommendations were made with regard to Peake Terrace footpath widening.

Traffic Movement in McCoy Street:

- There was general discussion with regard to submissions made with regard to one way versus two way traffic movement.
- The provision of angle parking in McCoy Street may not result in any significant additional car parks.
- Lessening the width of footpaths would be contrary to the accessibility and pedestrian friendly aims of the project.
- The concept plans indicated two way traffic movement.
- A suggestion was raised to have a raised crossover at McCoy/Francis Street for pedestrian and gopher crossing. The concept plans indicate a paved area at this location. A safe crossing will be included as part of the detailed design.

No further recommendations were made with regard to traffic movement in McCoy Street.

Other points of discussion at the meeting included:

- Potential inclusion of a green space/meeting space outside the Post Office.
- Local service clubs and men's shed may have a role in the construction, funding and/or installation of some street furniture. This will be considered as part of the implementation of the schedule of works.



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- A suggestion was made that the working group could continue to provide oversight and monitoring of the implementation of the project. This could also occur through the WDCC or other community committee (refer Report 17.2).

The Waikerie CBD Revitalisation Project, coupled with the Waikerie Prosperity Strategy and the commencement of construction of the new Waikerie Caravan Park, are all projects that will ensure that Waikerie and the Riverland West region has every opportunity for success and long term prosperity into the future. By revitalising the CBD this should facilitate greater opportunities for economic activity, social interaction and community events as well as increase a sense of community pride in the town.

It is recommended that Council adopt the concept plans with several minor amendments as recommended by the Working Group.

Upon adoption of the concept plans the next task will be to complete the schedule of works, detailed designs and costs. Furthermore, the process of seeking external funding will continue, these processes have already commenced.

Council may also wish to investigate potential options to encourage shop owners and tenants to improve the appearance of shop fronts throughout the precinct. The investigations could be a strategic project in 2017/18 with a view to potentially implement an option in 2018/19 as part of the CBD revitalisation for that year.