



16. Infrastructure Services Recommendation Report

Report Number	16.1
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	<ol style="list-style-type: none"> 1. Waikerie CBD Revitalisation Concept Plan as prepared for the District Council of Loxton Waikerie by Oxigen Landscape Architects 2. Waikerie CBD Revitalisation Concept Plan – Working Group Priorities as prepared by Oxigen Landscape Architects 3. Waikerie CBD Revitalisation Workshop Presentation as prepared by Oxigen Landscape Architects 4. Sketch Drawing of proposed amendments to the Civic Centre Precinct.
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.



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Recommendation

That Council:

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.

REPORT

The Waikerie CBD Revitalisation Project commenced at the July 2015 Council meeting when Council resolved to accept the Places for People funding to develop concept plans as well as create a working party to assist with developing the concept plans.

Following this, an Expression of Interest process commenced as per Council's resolution at the August 2015 meeting which culminated in four consultancies being shortlisted and Oxigen being awarded the project in April 2016.

The working group held meetings on 21 September 2015, 20 October 2015 and also had a stall at the Waikerie Markets on the 2 November 2015 seeking broader community input into the project.

Following the appointment of Oxigen, workshops were held with the working group on 26 May 2016 and 3 August 2016. At the workshop held on 3 August 2016 the working group unanimously endorsed the concept plans for Council's consideration.



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The Concept Plans

The draft concept plans for the Waikerie CBD Revitalisation are attached. The project objective is to develop an agreed framework and masterplan for the revitalisation of the main shopping district within Waikerie to facilitate:

- Enhanced ability for people to be retained in the precinct through the 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 the 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 is 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 to the CBD environment.

Some of the key elements of the revitalisation include:

- Tree planning to emphasis the main streets around the precinct connecting to entrances and the riverfront and to create shade and improve the amenity. Jacarandas are proposed for Crush Terrace, Peake Terrace and White Street, Kurrajongs are proposed for Ian Oliver Drive and Coombe Terrace and infill plane trees and small flowering trees for McCoy and Francis Streets.
- Undergrounding overhead power lines in Peake Terrace, White Street and Crush Terrace as well as Campbell Terrace/Promnitz Gardens.
- Improving pavement and footpath surfaces and widths.
- Improving street furniture and streetscape character through public art works etc.
- Creating a plaza in Francis Street.

At the working group workshop held on 3 August the different elements of the project were prioritised (refer attachment 2). The priorities for the order of implementation are:

1. Peake Terrace
2. Ian Oliver Drive
3. White Street
4. Coombe Terrace
5. Francis/McCoy Plaza
6. Crush Terrace



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7. Campbell/Promnitz Gardens

It should be noted the footpath proposed from the Chocolate factory to Rowe Terrace (\$37k) has been carried forward to 2016/17. This section of footpath will be completed as part of the Peake Terrace works so it is consistent with the CBD Revitalisation project.

Council staff and Oxigen have commenced investigations with regard to the priorities/stages that have been identified, creating schedules of works and have also undertaken some further investigations with regard to engineering requirements such as identification of underground infrastructure, external authority approvals required (for example Peake Terrace, White Street and Ian Oliver Drive are DPTI roads) and any other matters that will be required to be considered as part of the project management of the CBD Revitalisation. There are quite a lot of layers and different elements of the project that will need to be considered with regard to project management to ensure an efficient and effective implementation of the project. These investigations will be ongoing throughout the community consultation period.

Another layer of this project that could be considered is reinvigorating the CBD through improved shop frontages. Such an initiative could work hand in hand with initiatives being developed by the Riverland West Chamber of Commerce which seeks to encourage new businesses in vacant shops. The reinvigoration could be facilitated by offering small grants to land owners and tenants to upgrade shop fronts and improve the amenity of the streetscape. Council may wish to consider such a scheme as part of the CBD Revitalisation. The use and appearance of Council owned buildings could also be considered, namely the old Council Chambers, with a view to reinvigorating the CBD precinct.

Whilst Council staff will endeavor to proceed with the project in accordance with the above priorities the order may need to be modified as part of the overall project management and implementation as well as budgetary management of the project especially with regard to the timing of potential external grant funding.

Civic Centre Precinct

In addition to the CBD Revitalisation Concept Plans, attached is a draft sketch plan of what Council may consider to be appropriate for the Civic Centre Precinct. At this stage it would be premature to determine any works around the Civic Centre until such time as the long term future of Visitor Information Services as well as the location of a dog off leash is decided for Waikerie. The sketch indicates a path to link the RV Park to the Civic Centre and CBD and a new path linking Strangman Road to the Civic Centre. The area of the Civic Centre precinct between the roundabout and the Civic Centre could lend itself to a play space for children or even for a 'Waikerie' sign similar to the recently installed 'Loxton' sign at the entrance of East Terrace. The Civic Centre precinct has been included at this stage to provide an indication of what could occur at this area as it a key link to the



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overall CBD Revitalisation Project. Similarly, the Riverfront Precinct review will be a key link. The Riverfront Masterplan Review is proposed to commence in 2017.

Council has allocated \$15k towards the Civic Centre Precinct to improve lighting. It will be prudent to not commence the lighting project until the long term future of the Civic Centre Precinct is determined.

Funding the Project

Council has allocated \$300,000 to commence implementation of the Waikerie CBD Revitalisation in the 2016/17 Annual Business Plan. A further \$300,000 has been allocated in 2017/18 and 2018/19 in Councils Long Term Financial Management Plan. Once the concept plans have been endorsed detailed costings and engineering drawings will need to be finalised. Council staff have also investigated some potential funding sources for different elements of the project. An overview of these potential funding sources is below.

PLEC Funding

The Undergrounding Funding Scheme is to assist Councils with the removal of overhead power lines, telecommunications cables and associated infrastructure to improve visual appeal, safety and usability of public places.

PLEC funding can be used for the removal of overhead power lines, stobie poles, telecommunication cables and associated infrastructure and replacing these with underground networks and the installation of new street lighting.

PLEC invites proposals from Councils for projects at any time. The submission process is divided into two six-monthly cycles. In the first cycle, PLEC receives proposals throughout July and August and considers those proposals in conjunction with existing proposals throughout September and October. The program is recommended to the Minister for consideration in November and approval in December. When approved, the Network Licensee is advised of the program of works by 31st December that will begin in July the following year.

The subsequent six-monthly cycle receives proposals throughout January and February with PLEC consideration through March and April in conjunction with existing proposals. The Minister presents the approved program to SA Power Networks by 30th June for the works that will begin in January the following year.

For Council to seek this funding it will need to firstly contact the Executive Officer PLEC to discuss the possibility of initiating a PLEC project. After receipt of request:

- A meeting is arranged between Council and the Executive Officer PLEC



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- An assessment is made as to whether the project meets PLEC criteria
- The scope of the project is determined by an on-site inspection, and
- PLEC may inspect the project at this stage to determine its priority.

A considerable amount of planning and work goes into a power line undergrounding project prior to final submission to the Committee (PLEC) and formal approval by the Minister. The PLEC funding guidelines require a substantial amount of detail and will be a lengthy process.

Given the amount of work required, and to coincide with the timing requirements, it is recommended that Council seek to commence the PLEC funding application process as soon as possible. The best case scenario may be for funding to be available for commencement of works in January 2018.

Arts SA Funding

Arts SA provides grants to support arts and cultural activities in South Australia that are sustainable, have long term cultural, economic and social benefits, and provide skill development opportunities. Council is eligible to apply for the Project Seed Funding and Commission Support Funding which is offered twice a year in April and October.

Project Seed Funding- closes 28th October 2016

Project Seed funding is allocated for professional, practising South Australian artists participating in the concept development stage of a project.

It is anticipated that the project development advice and seed funding will generate further project opportunities and enhance South Australia's reputation as a leader in the arts. An appropriate artist's fee is determined by:

- The overall project scope, budget and timeline
- The number of artists involved
- The commissioning approach.

As a guide, funding is allocated in a range from \$2,000 to \$15,000.

Commission Support Funding- closes 28th October 2016

Commission Support funding supports the commissioning of ephemeral, temporary and permanent new work by practising professional South Australian artists for installation in high profile, publicly accessible environments throughout the state.



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Applicants require an artist's concept or developed proposal of what they seek to commission. The commissioning process must be advanced enough for the artist to provide concepts, plans, indicative drawings, artist's impressions and maquettes (where relevant) of the proposed work.

Industry best practice will need to be demonstrated in selecting participating artists.

Assistance is provided for costs directly arising from the involvement of the artist in the development, fabrication, installation and realisation of their concept. This could include artist's fees, travel, accommodation, design development, fabrication, installation and documentation costs.

The purchase of equipment will not be funded.

It is a requirement that Council provide at least 30% (cash or in kind) of the total project implementation budget.

A total amount of \$10,000 is available.

Arts SA funding will be sought for some elements of the project however some planning and approvals will be required. It is recommended that Arts SA funding is sought for public art elements of the project however it is likely that it will not be until 2017 or 2018 that we will be in a position to seek this funding.

Places for People Funding

Places for People is a State Government grant funding program available to Local Government throughout South Australia to strategically plan, design and develop prominent public places of community significance. The principal objective of the program is to help create new public places or revitalise existing public spaces that contribute to the social, cultural and economic life of the community they serve.

Places for People assists Councils and their communities to create vibrant public spaces, develop a 'sense of place' that reflects local character, improves the relationship between public and private areas, and enhances public places in terms of use ability, safety and visual appeal. The program also aims to foster the development of an urban design culture and innovation within councils, ensuring a commitment to strategic, collaborative practices and high quality, sustainable outcomes.

Funding for the next round of Places for People grants open in October 2016.

The following process is to be followed prior to applying for funding:

- Discuss the proposed project with a grant funding coordinator to determine eligibility;
- Where appropriate, arrange a site visit and meeting with the grant funding coordinator to view the site and discuss the proposal; and



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- Once the scope, detail and eligibility of the proposal has been determined, an application form can be submitted.

Application forms can be downloaded from the SA Government website and are to be submitted along with a Concept Plan, photos of the subject site and a detailed project costing breakdown.

Community Consultation

It is recommended that community consultation for the concept plans be for a period of at least four weeks concluding at 5pm on Thursday 27th October 2016. This timing will enable the working group to consider any submissions and make any further recommendations to Council at a meeting in the first week of November and then a report to be completed for Council's consideration at the November Council meeting.

It is recommended that the community consultation process should 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. Council staff have contacted the Waikerie Markets and have confirmed that Council are able to have a display at the market in October. This display could be located at the Civic Centre for the remainder of the consultation period or alternatively Council may also be able to utilise a vacant shop front to locate the display.
- Copies of the concept plans to be made available at Council's offices for viewing.

It is further recommended that members of the working group be invited to attend the display at the markets to assist with answering questions and receiving feedback on the concept plans.

With regard to a display for the CBD Revitalisation project Council staff have liaised with Oxigen who have commenced working on a display to encapsulate the project as attached. In addition feedback forms will be drafted for those community members who may wish to use them to provide feedback.

A media release will also be distributed to all local media as part of commencing the community consultation process.

Summary

The working group and Oxigen are to be commended on the concept plans that have been created. The process thus far has been a successful collaboration between Oxigen, the working group and Council staff.

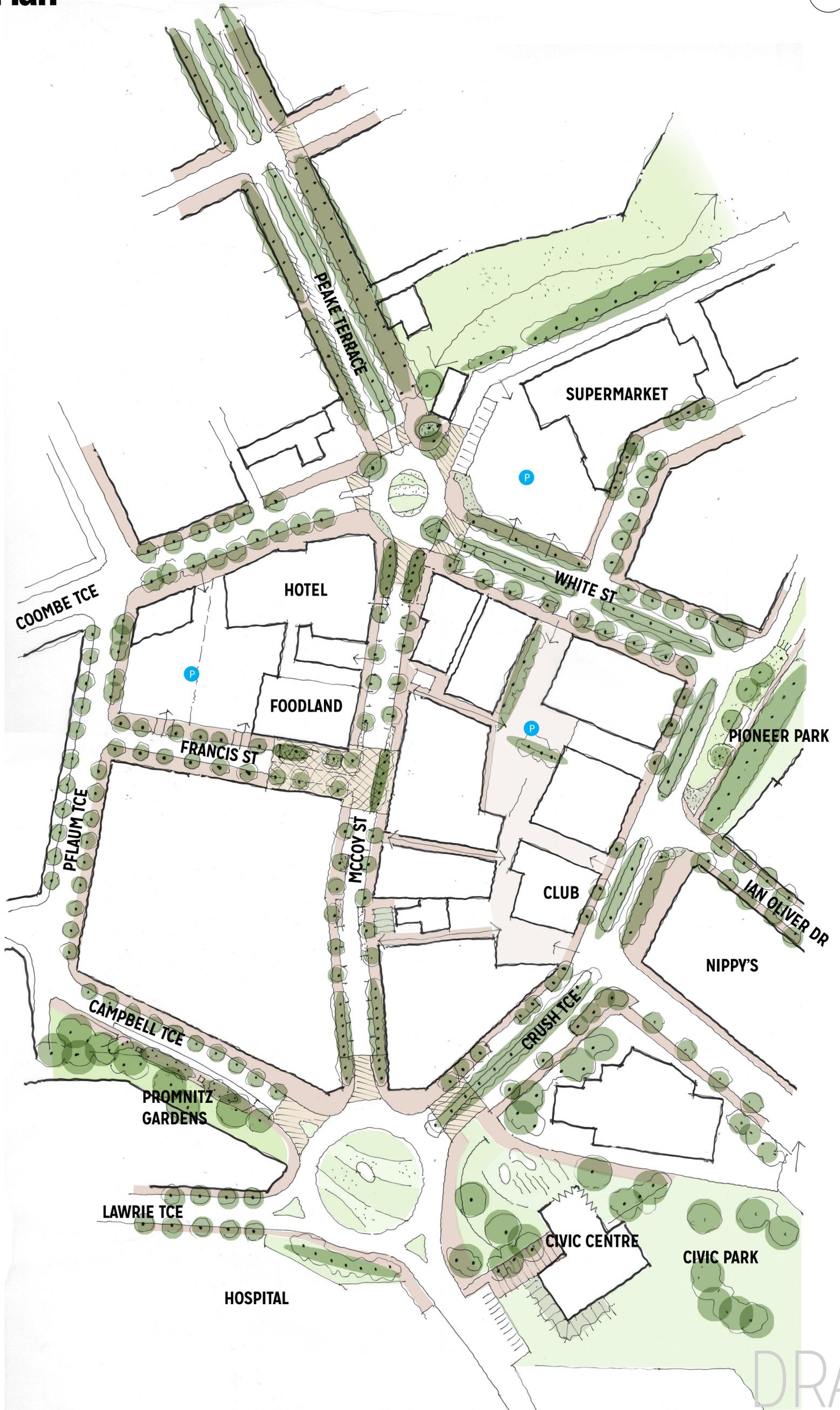


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The Waikerie CBD Revitalisation Project, coupled with the Waikerie Prosperity Strategy and the commencement of construction of the new Waikerie Caravan Park, are all projects that will ensure that Waikerie and the Riverland West region has every opportunity for success and long term prosperity into the future. By providing the CBD precinct with a 'face lift' 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 endorse the concept plans for the purpose of community consultation.

Waikerie CBD Revitalisation Concept Plan



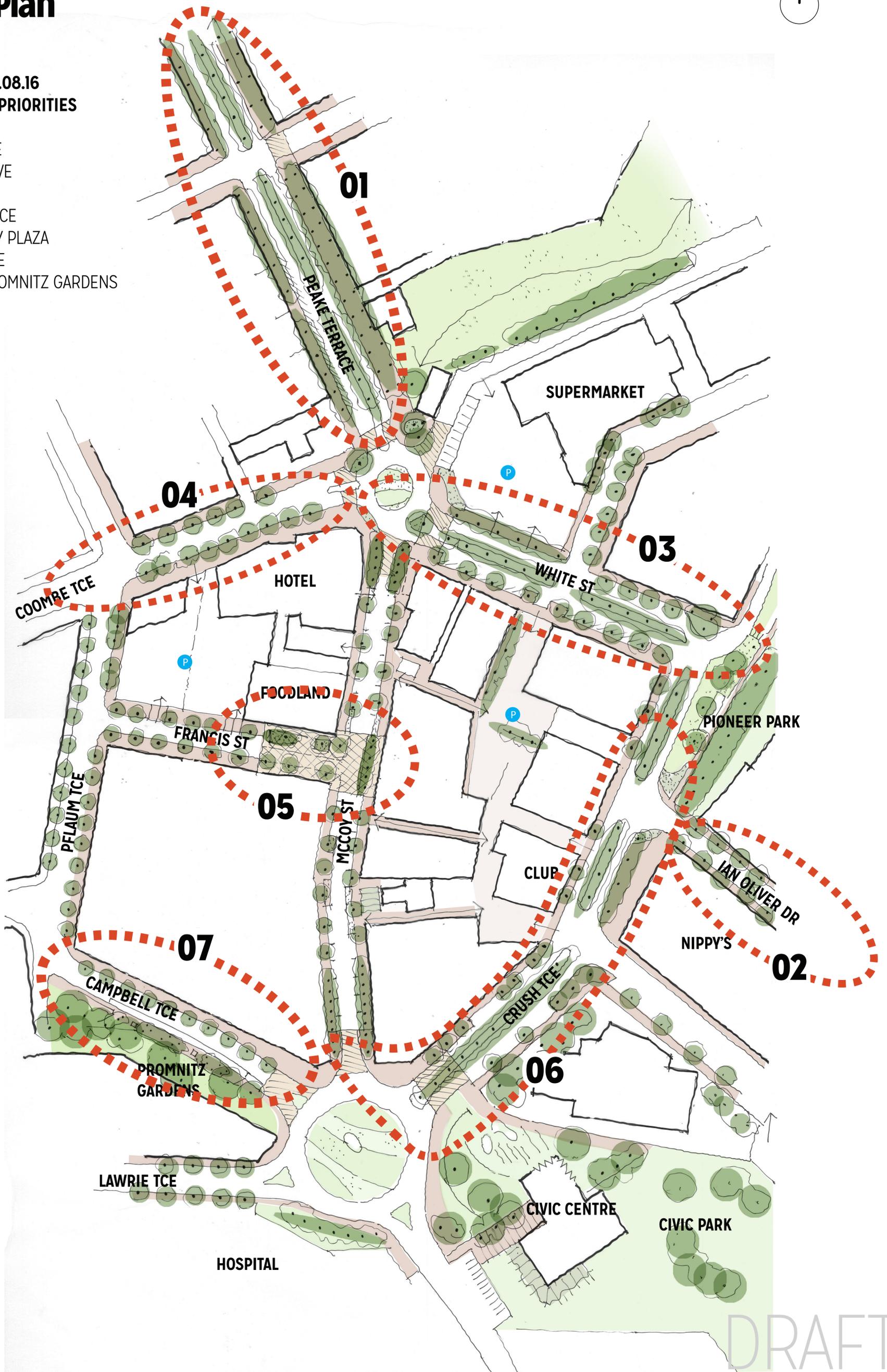
DRAFT

Waikerie CBD Revitalisation Concept Plan



WORKSHOP 2 | 03.08.16
WORKING GROUP PRIORITIES

- 01 PEAKE TERRACE
- 02 IAN OLIVER DRIVE
- 03 WHITE STREET
- 04 COOMBE TERRACE
- 05 FRANCIS/MCCOY PLAZA
- 06 CRUSH TERRACE
- 07 CAMPBELL / PROMNITZ GARDENS



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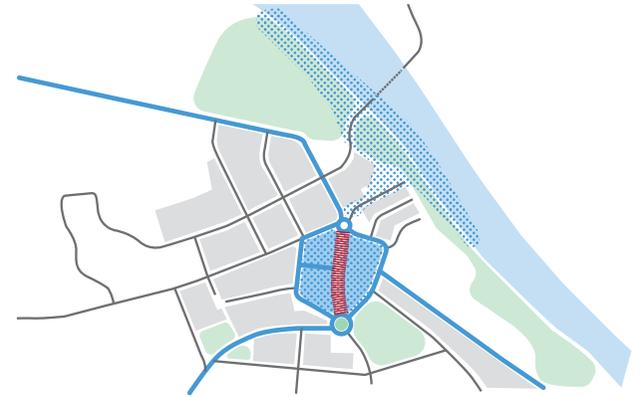
WORKSHOP 2 - IDEAS

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

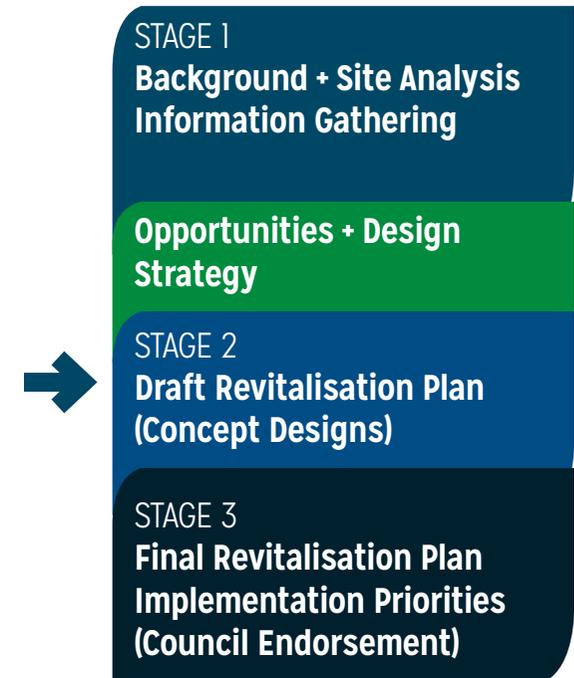


Project Objectives

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

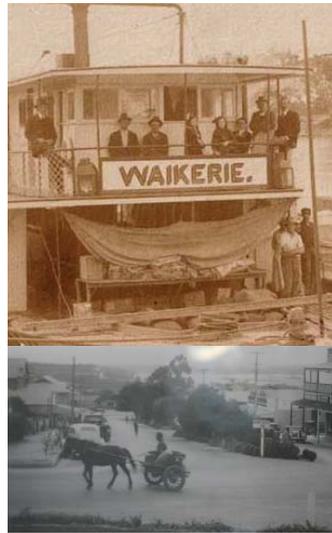
3 = Low

Activities for future stages

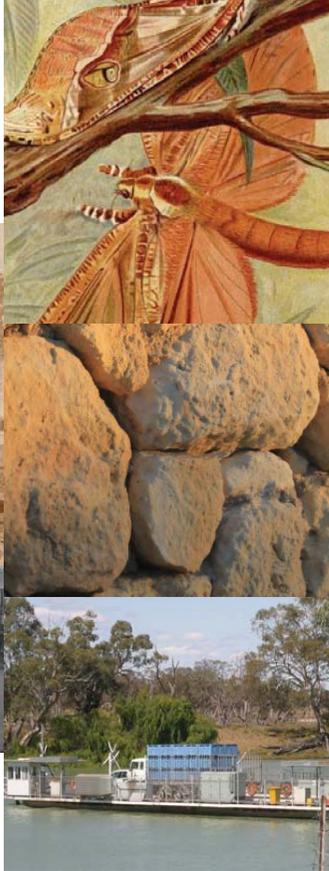


Priorities

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



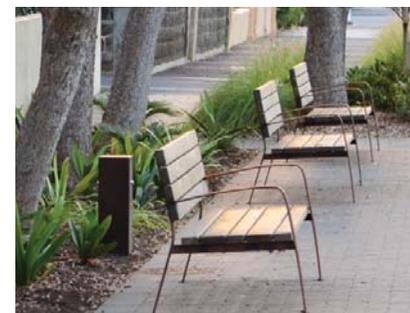
Paving improvements



Lighting improvements and evening activities

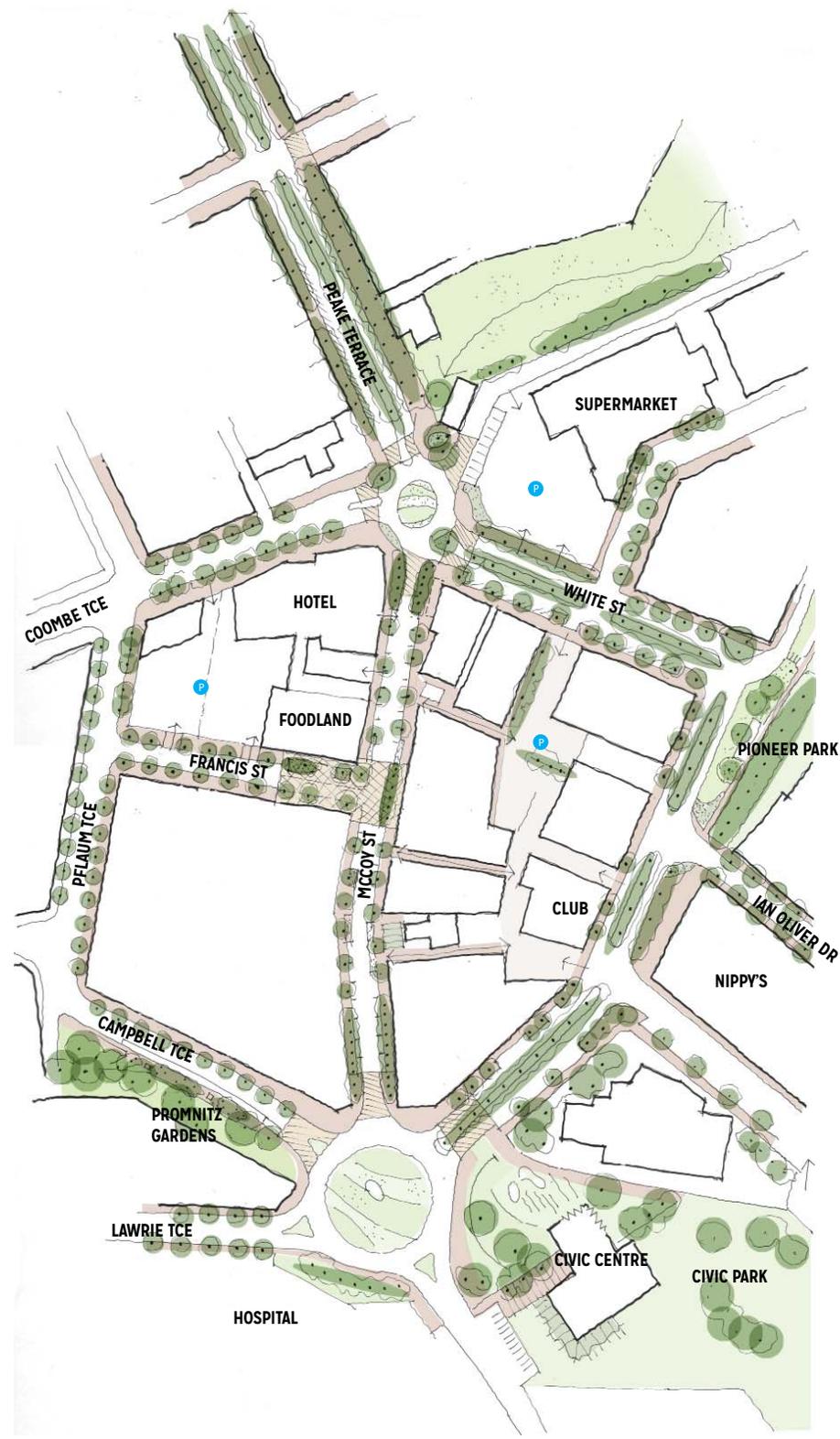


Landscape / Amenity improvements



Furniture & Urban Elements

Principles

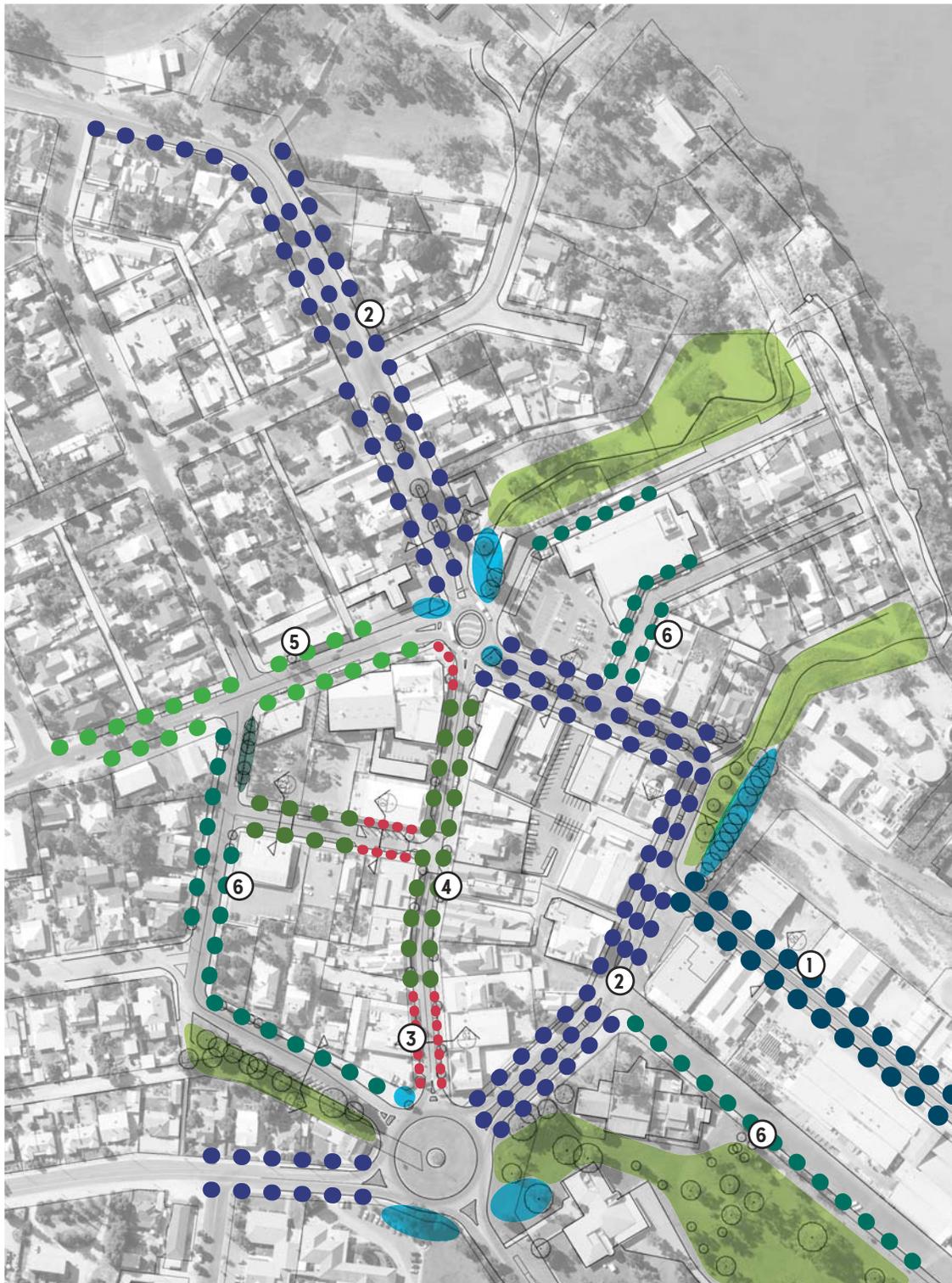


Framework



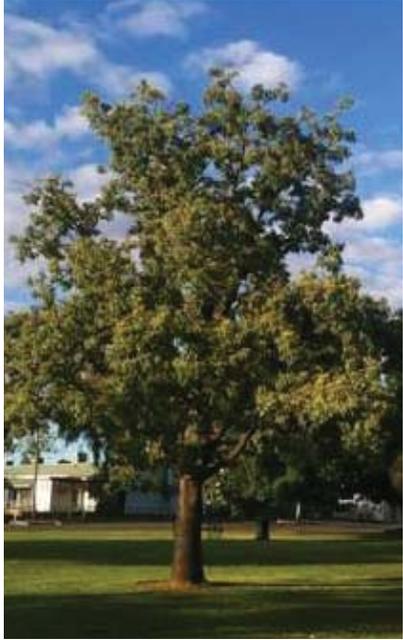
- ① CIVIC PARK
TREE MANAGEMENT - NEW
TREE LAYER
- ② PROMNITZ GARDENS
TREE MANAGEMENT - NEW
TREE LAYER
- ③ POINEER PARK TO CLIFFTOP
WALK
- ④ HISTORIC INTERPRETIVE
PARK

**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



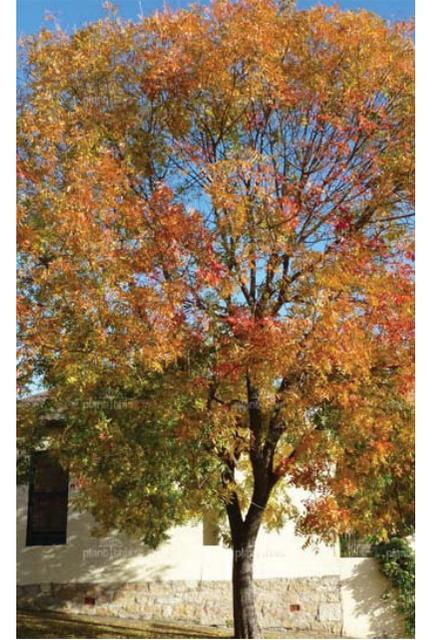
Melia azedarach
White Cedar
(non-fruiting)



Jacaranda mimosifolia
Jacaranda



Lagerstromia indica 'Natchez'
Crepe Myrtle

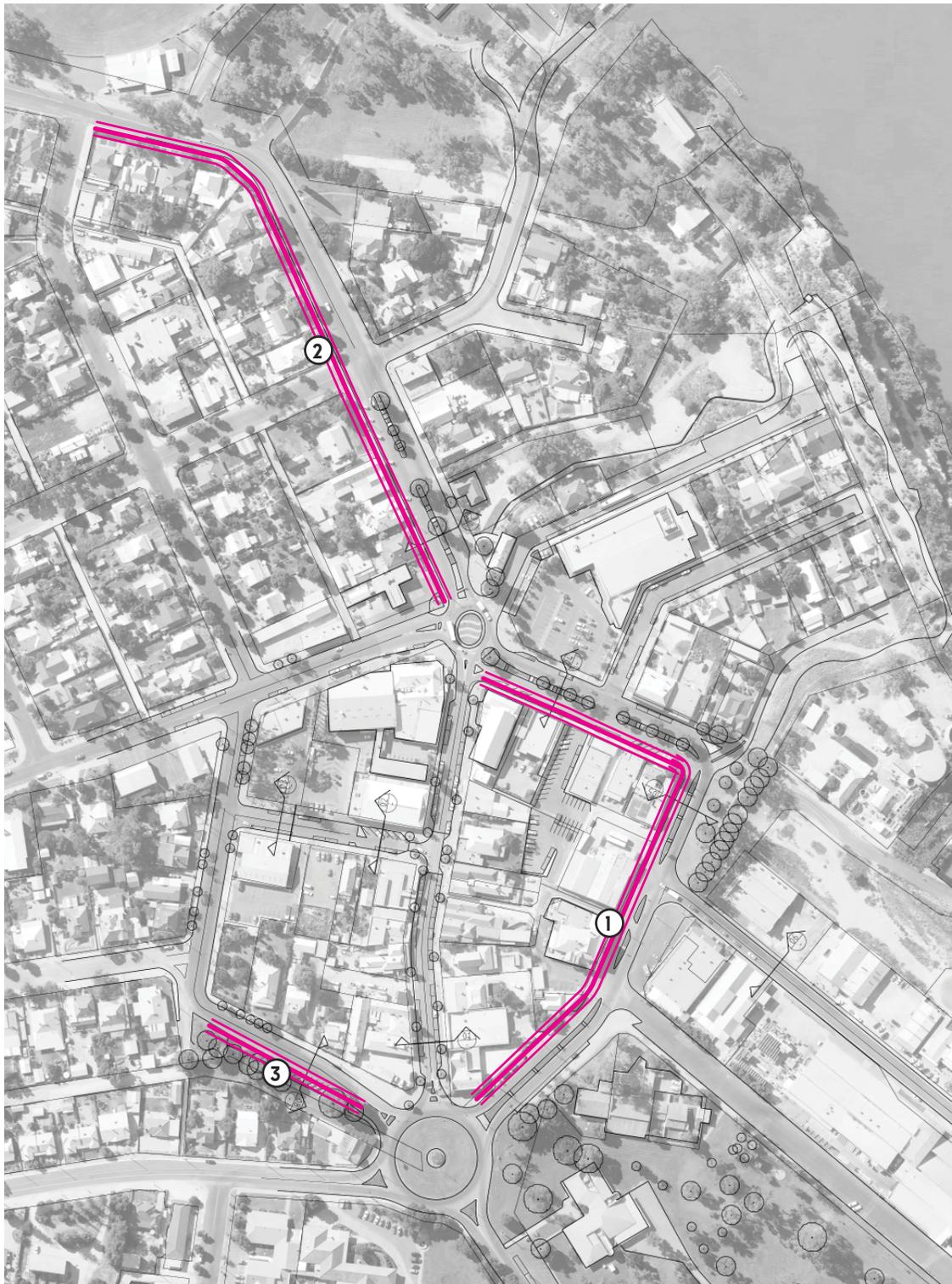


Pistacia chinensis
Pistachio



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



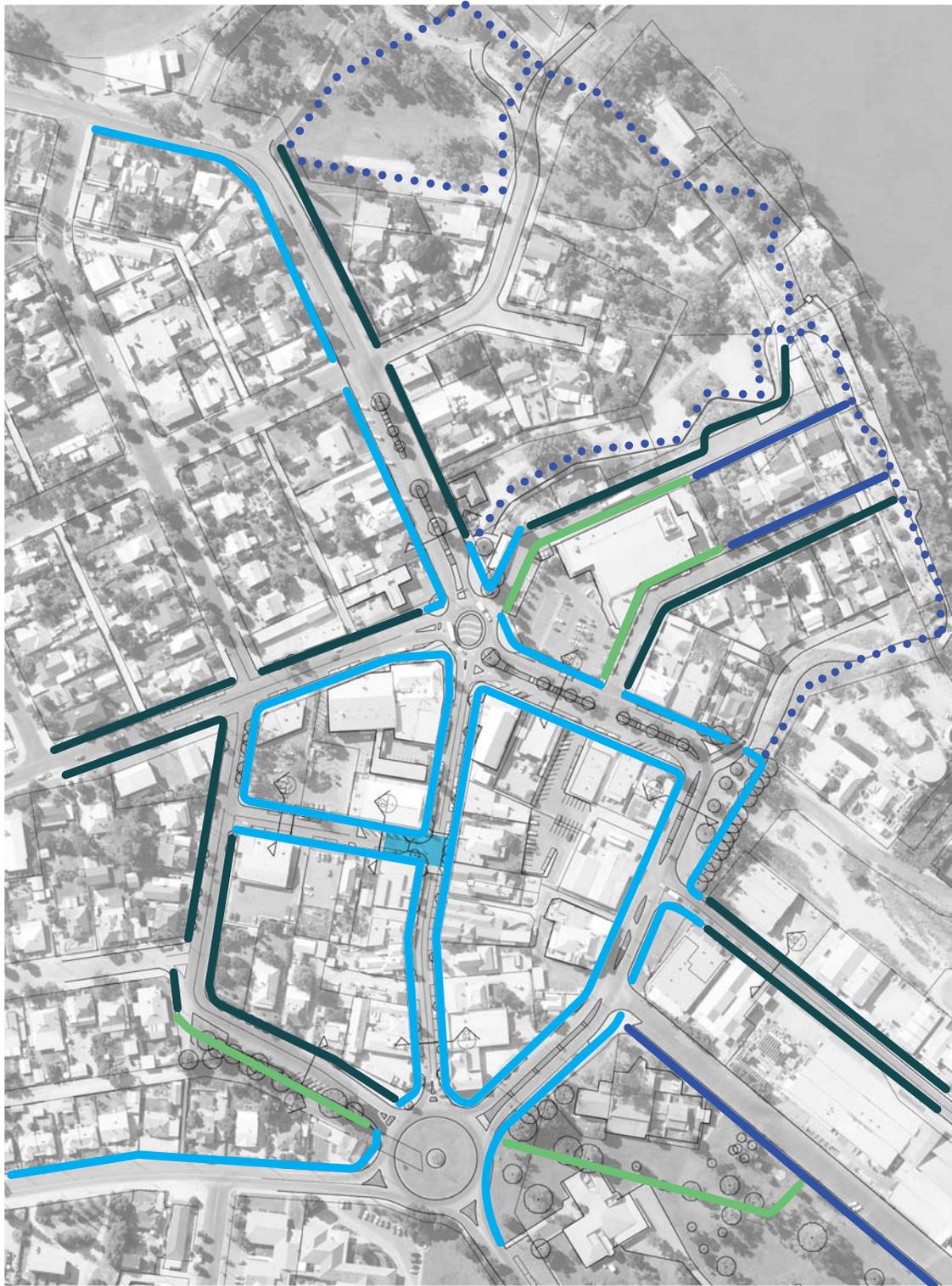
**Washed Aggregate Paving
Footpaths**



Hotmix



Compacted Granulitic Sand



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

Footpaths

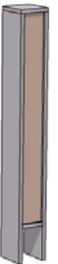


Planters

Tree grates



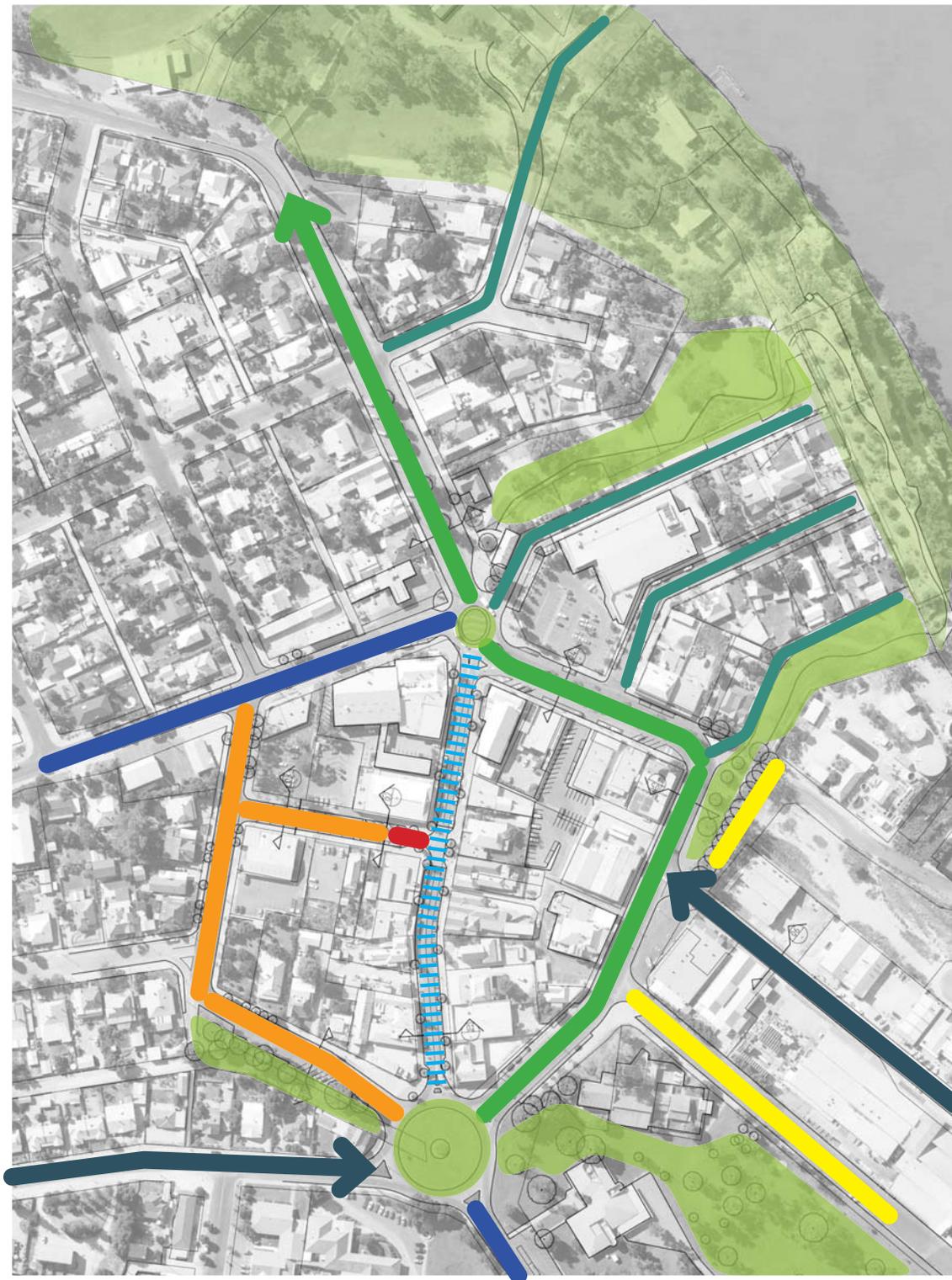
Low walls with seating



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



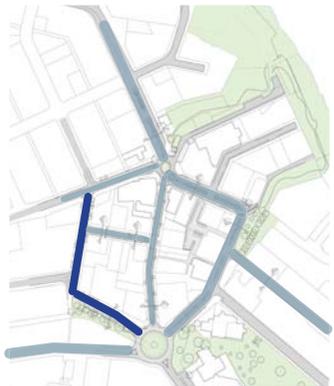
PROPOSED



Coombe Terrace



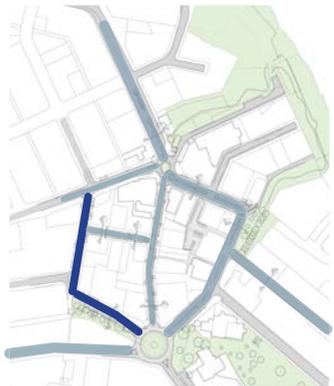
EXISTING



Pflaum & Campbell Terraces



PROPOSED



Pflaum & Campbell Terraces

PUBLIC ART



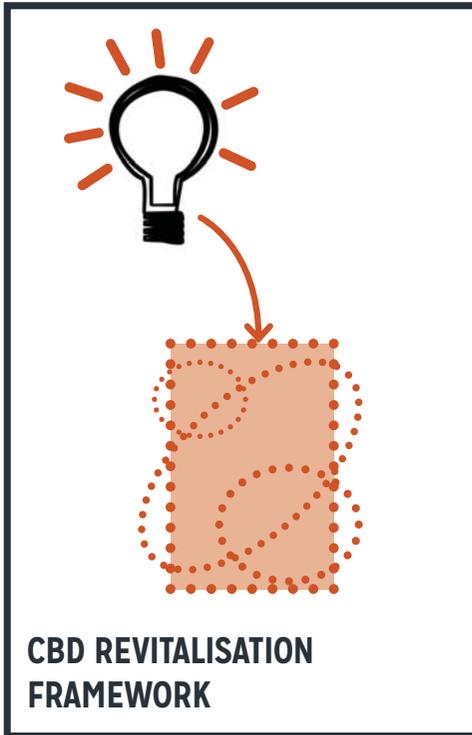
PARTNERING



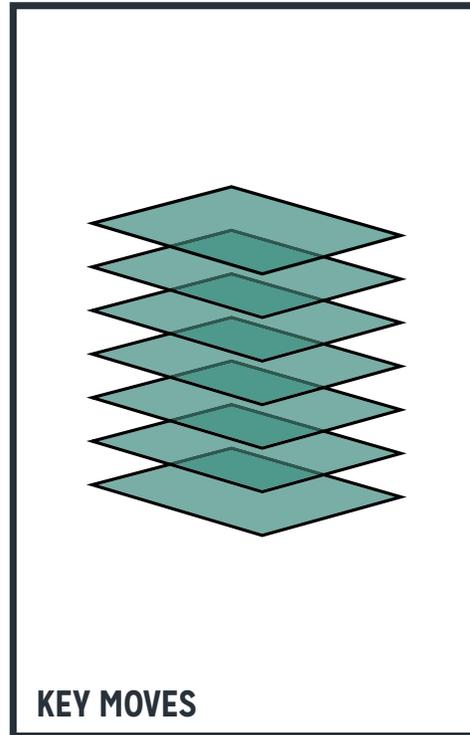
MANAGEMENT

Community

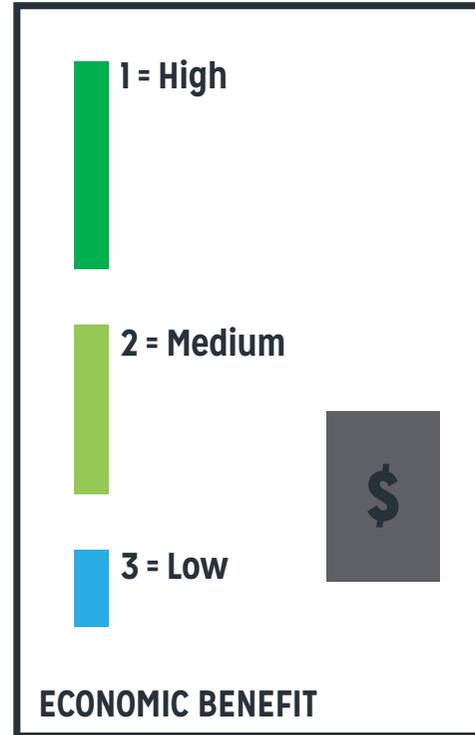
STRATEGIC VISION



INCREMENTAL APPROACH



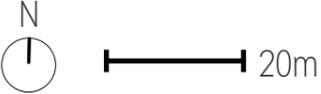
PRIORITIES



Next steps

Waikerie Civic Park

CONCEPT PLAN



KEY

- 01** Reorganised carpark, entry path and garden improvements. New flowering trees.
- 02** New Civic Centre extension + front door
- 03** Relaxed lawn and play area under existing trees. New fencing and signage visible from the street
- 04** Round-a-bout entry statement
- 05** Civic forecourt and footpaths linking the CBD to the Civic Centre, RV parking and central lawns
- 06** Civic Centre opened up to outdoor courtyards
- 07** Market plaza
- 08** Shared access way
- 09** Pavilion / Small stage area
- 10** Central open Lawn
- 11** Art/sculpture or town Interpretation opportunity with a flowering tree backdrop
- 12** RV Parking (extended south-east along Civic Avenue)
- 13** Dog park
- 14** New street trees and parking reorganised along Civic Avenue