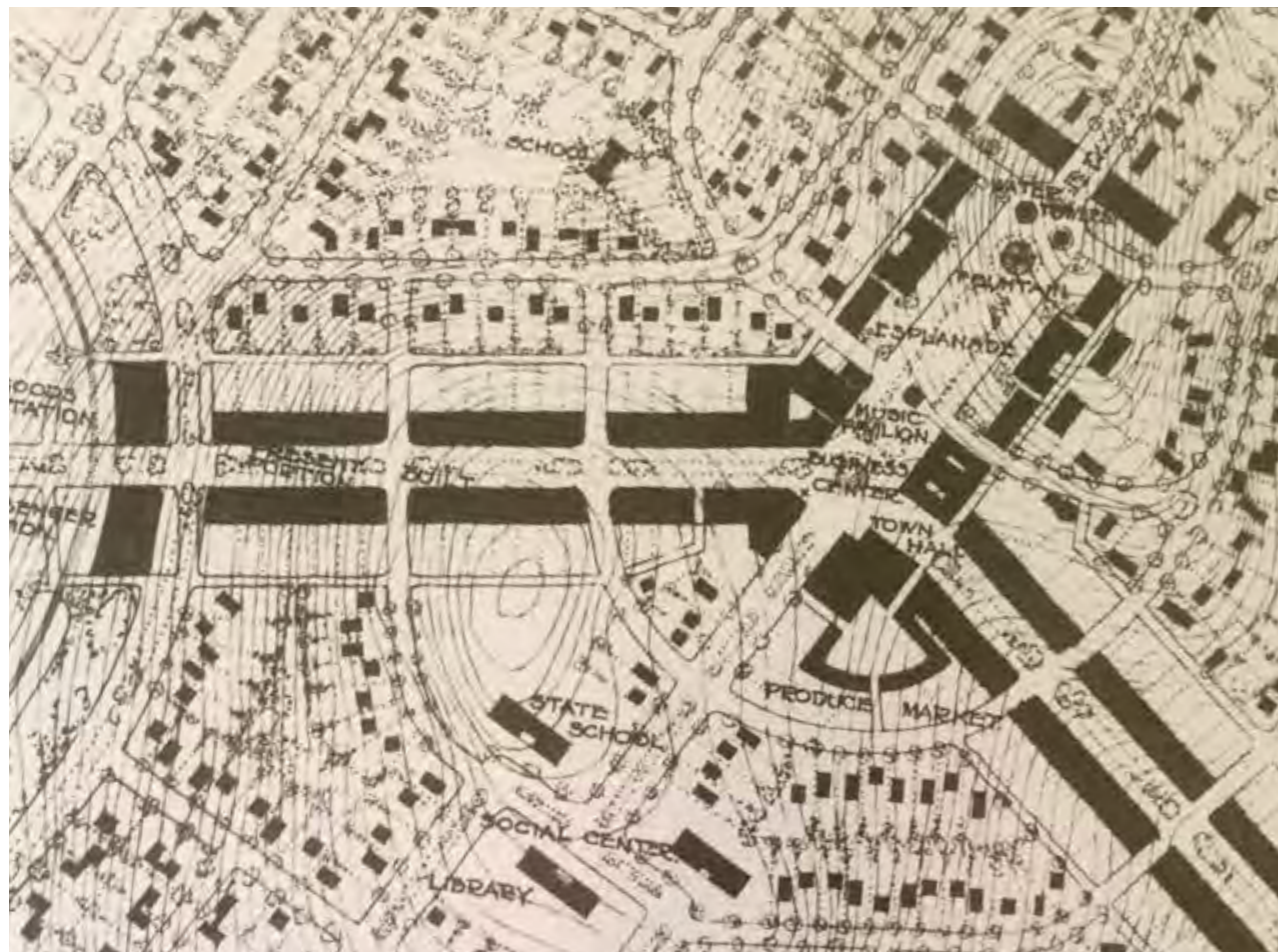




Leeton Central Business District ENHANCEMENT PROJECT

REPORT NO.3: FINAL DESIGN REPORT

24 MARCH 2017



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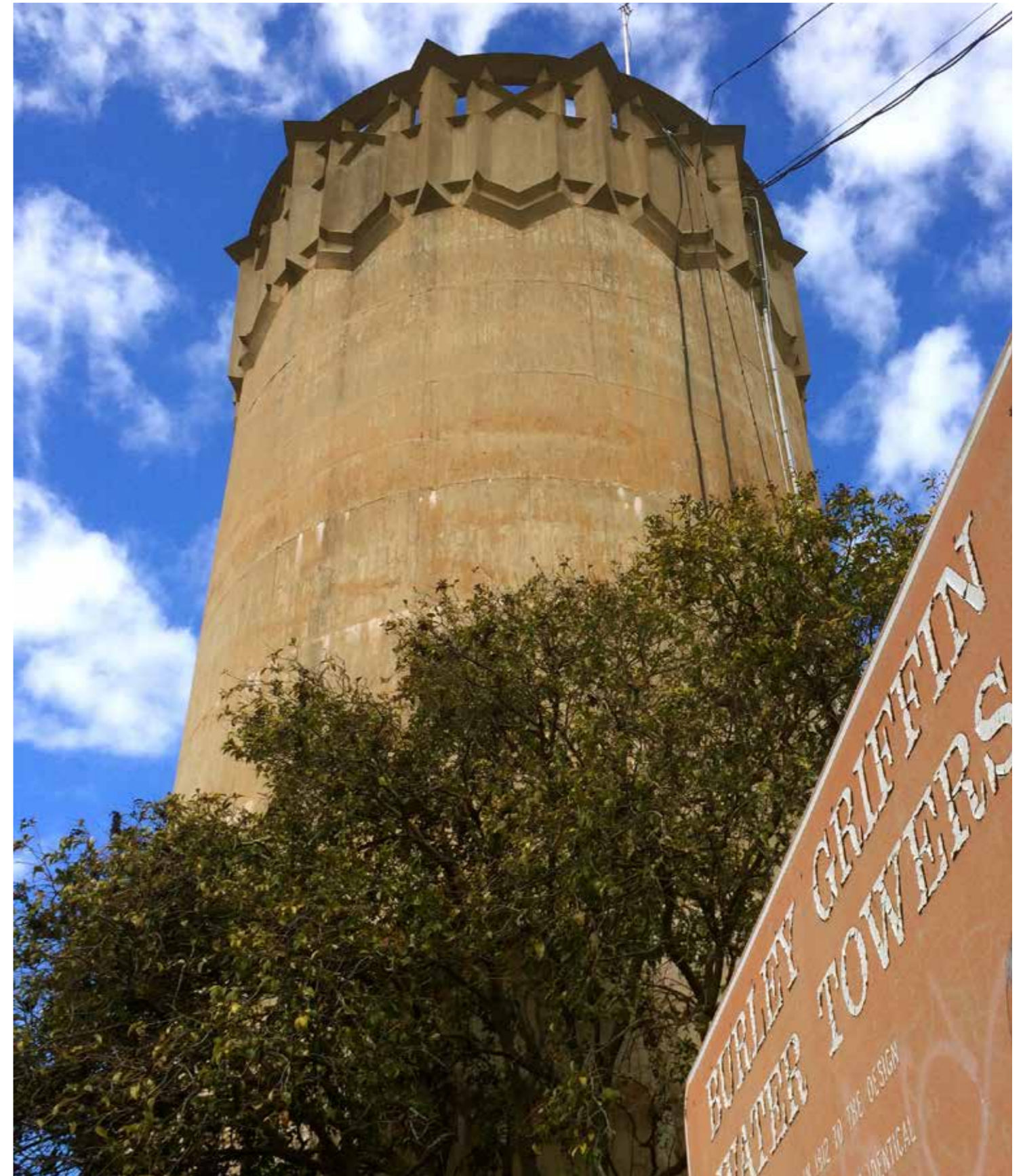
1. Introduction

This report illustrates and describes the Enhancement Plan that has been developed for the Leeton Central Business district.

The plan is based on considerable background research, site analysis and community consultation which is documented in Leeton Central Business District Enhancement Project Report No.1: Investigation and Consultation.

Accordingly, this report should be read in conjunction with the earlier document to fully understand the basis on which design decisions have been made.

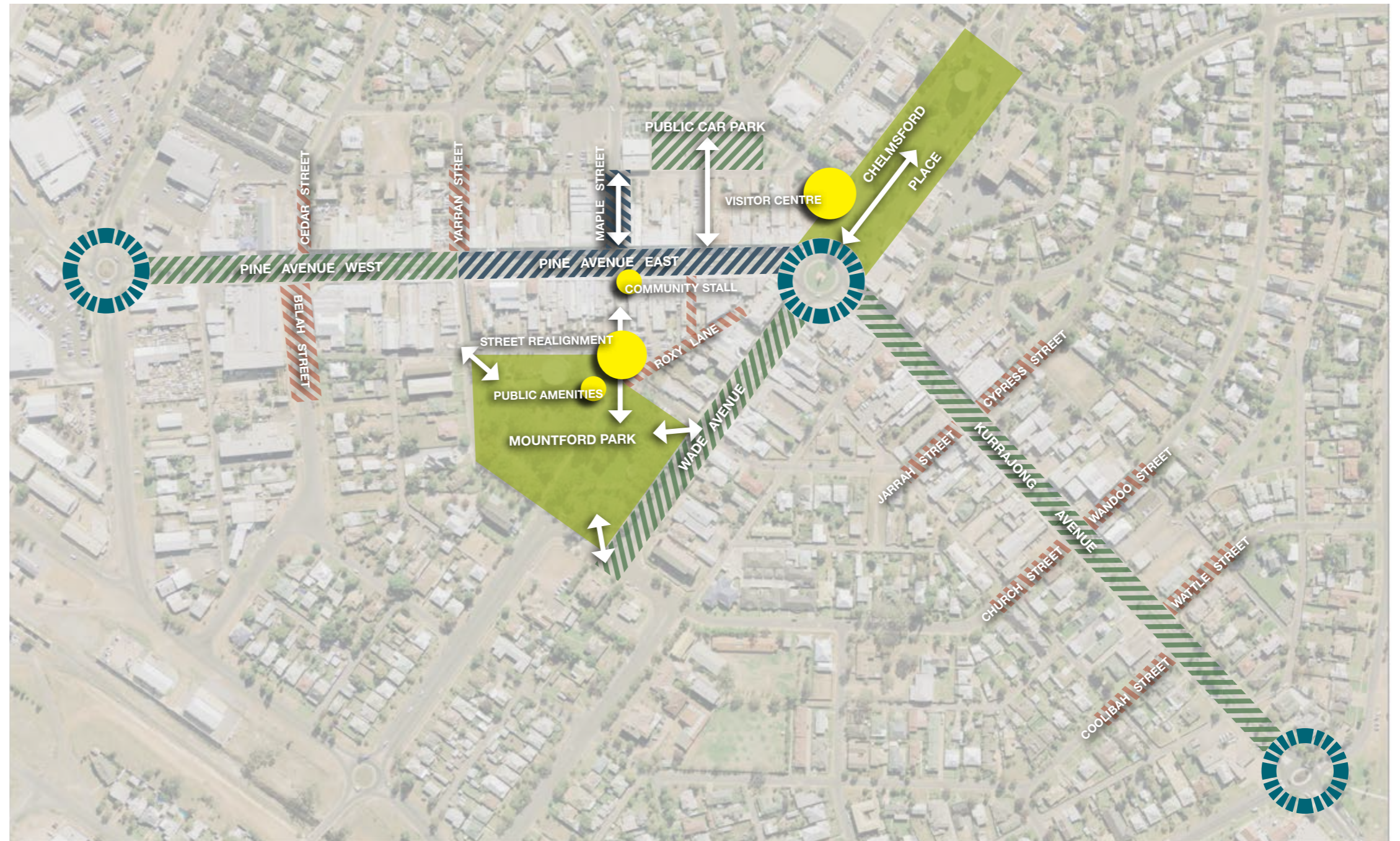
Recommendations for proposed improvements, modifications and new urban design initiatives are illustrated and described on a series of plans that cover the study area. These are supported by a range of detailed design considerations and indicative imagery that provide a visual appreciation of the proposed new and enhanced urban and landscape character for the town centre.



2. Design Principles Plan

LEGEND

-  Main arrival points
-  Pedestrian connections
-  Significant new community facilities and infrastructure
-  Primary streetscape
-  Secondary streetscape
-  Peripheral streetscape
-  Major open space



3. Key Enhancement Plan



Plan A

LEGEND

-  Existing trees
-  New accent tree planting
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement







NOTES

- ① Large new accent trees to define and highlight the main town entry
- ② Existing paved islands replaced with low maintenance plants
- ③ Grass replaced with low maintenance ornamental
- ④ Annual plants replaced with lower maintenance ornamental groundcovers
- ⑤ Visually dominant central light pole relocated. Possible location for public artwork or additional feature tree
- ⑥ Relocated informal pedestrian crossing to avoid driveways
- ⑦ New parking bay islands to facilitate mid-block pedestrian crossing and enable new street tree planting
- ⑧ Negotiate with property owners to install new boundary screen
- ⑨ Existing street trees and mown grass retained in central median
- ⑩ New robust street trees in dry verge
- ⑪ Corner islands to utilise 'No Stopping' zones for new street tree planting
- ⑫ Textured road surface to highlight informal pedestrian crossing



Plan B

LEGEND

-  Existing trees
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement

NOTES

- ① New parking bay islands to facilitate mid-block pedestrian crossing and enable new street tree planting
- ② New parking bay islands incorporating public seating, alfresco dining planting, and adjoining accessible car parking
- ③ Retain existing street trees and mown grass in central median
- ④ New robust street trees in dry verge
- ⑤ Corner islands to utilise 'No Stopping' zones for new street tree planting
- ⑥ Textured road surface to highlight informal pedestrian crossing
- ⑦ Reconfigured street to one-way northbound traffic movement only
- ⑧ Eastern side parking lane removed and footpath widened to incorporate new street tree planting and raised planted edge
- ⑨ New relocated community stall on corner of mall
- ⑩ Relocated shelter and install new shade trees along mall
- ⑪ Renovated laneway to encourage safe pedestrian access and possible future alfresco dining
- ⑫ Negotiate with property owners to install new boundary screen
- ⑬ New lighting and public art to enhance walkway for safe and attractive day and night time use
- ⑭ Parking bays replaced with planting beds incorporating new shade trees
- ⑮ Median planting replaced with low maintenance ornamental groundcovers
- ⑯ Additional paved openings in median planting to facilitate pedestrian crossing



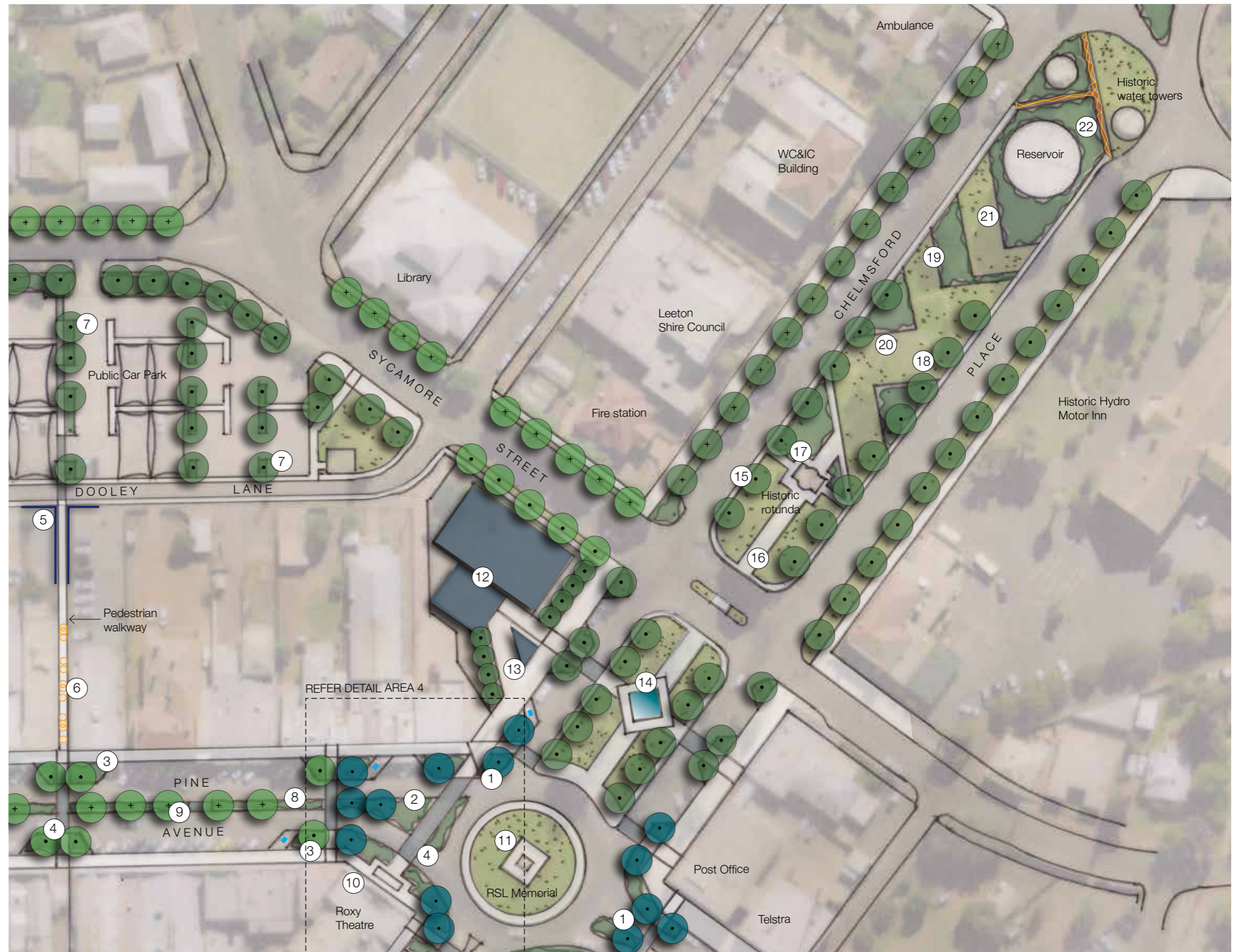
Plan C

LEGEND

-  Existing trees
-  New accent tree planting
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement







NOTES

- ① Large new accent trees to define and highlight town centre
- ② Existing paved islands replaced with low maintenance plants
- ③ New parking bay islands to incorporate public seating, alfresco dining, planting and adjoining accessible car parking
- ④ Textured road surface to highlight informal pedestrian crossing
- ⑤ Negotiate with property owners to install new boundary screen
- ⑥ New lighting and public art to enhance walkway for safe and attractive day and night time use
- ⑦ Parking bays replaced with planting beds incorporating new shade trees
- ⑧ Median planting replaced with low maintenance ornamental groundcovers
- ⑨ Additional paved openings in median planting to facilitate pedestrian crossing
- ⑩ New themed pavement and planted edge to theatre entrance
- ⑪ Existing memorial setting to be retained
- ⑫ New community (tourist information centre) and commercial (accommodation) building to activate central site
- ⑬ Plaza space incorporating small stage and public art
- ⑭ New water feature to celebrate and interpret importance of irrigation to the community
- ⑮ Widened median to increase usability of open space
- ⑯ Wide central walkway to strengthen formality of axis
- ⑰ Rotunda highlighted as a focal point along vista
- ⑱ New large replacement trees over medium term to open up vista along central axis
- ⑲ Existing street connection removed
- ⑳ Angled planting bed geometry to reflect Art Deco theme
- ㉑ Planting theme along median to transition between dry natural, to ordered ornamental to reflect contrasting local landscape
- ㉒ Indigenous cultural interpretive garden to complement new native landscape



Plan D

LEGEND

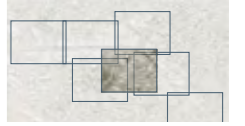
-  Existing trees
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement

NOTES

- ① Street realigned to increase pedestrian space and enhance connection between mall and park
- ② Extended mall setting to incorporate relocated shade structure, planting beds and shade trees
- ③ Textured road surface to highlight informal pedestrian crossing
- ④ Bold new park entrance
- ⑤ New central amenities building incorporating park maintenance storage and Council staff facilities
- ⑥ On-site parking removed and Council maintenance compound consolidated and screened
- ⑦ Existing playground retained within path new geometry
- ⑧ New planting beds and footpaths to reflect Art Deco geometry
- ⑨ New corner entry and central walkway into park
- ⑩ Ornamental garden beds reconfigured within new park geometry
- ⑪ Grassed space to open up vista toward public art feature on reservoir
- ⑫ Relocated monument to create new central feature
- ⑬ New aviary or other interpretive / ornamental feature to replace existing structure
- ⑭ Existing park setting around performance stage
- ⑮ New corner entries and signage to enhance visibility and accessibility of park
- ⑯ New robust street trees in dry verge
- ⑰ Boundary structures and planting to screen car parks
- ⑱ Negotiate with property owners to install new screen planting along boundary
- ⑲ Existing street tree planting reinforced



Plan E



LEGEND

- Existing trees
- New accent tree planting
- New trees
- New shrub / groundcover planting
- Mown grass
- Footpath pavement
- Textured pavement

NOTES

- ① Large new accent trees to define and highlight town centre
- ② Existing paved islands replaced with low maintenance plants
- ③ New central median with low planting and paved gaps to facilitate pedestrian crossing
- ④ Existing raised planting beds removed and new large street trees incorporated
- ⑤ New angled parking along western side of street to match configuration in Pine Avenue
- ⑥ New parking bay islands incorporating public seating, planting and adjoining accessible car parking
- ⑦ Corner islands to utilise 'No Stopping' zones for new street tree planting
- ⑧ Textured road surface to highlight informal pedestrian crossing
- ⑨ Existing street trees reinforced with new planting



Plan F

LEGEND

-  Existing trees
-  New accent tree planting
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement

NOTES

- ① Large new accent trees to define and highlight town centre
- ② Corner islands to utilise 'No Stopping' zones for new street tree planting
- ③ New parking bay islands to facilitate mid-block pedestrian crossing and enable new street tree planting
- ④ Textured road surface to highlight informal pedestrian crossing
- ⑤ Existing street trees and mown grass retained in central median
- ⑥ New street trees in existing soft verge
- ⑦ New robust street trees in dry verge



Plan G

LEGEND

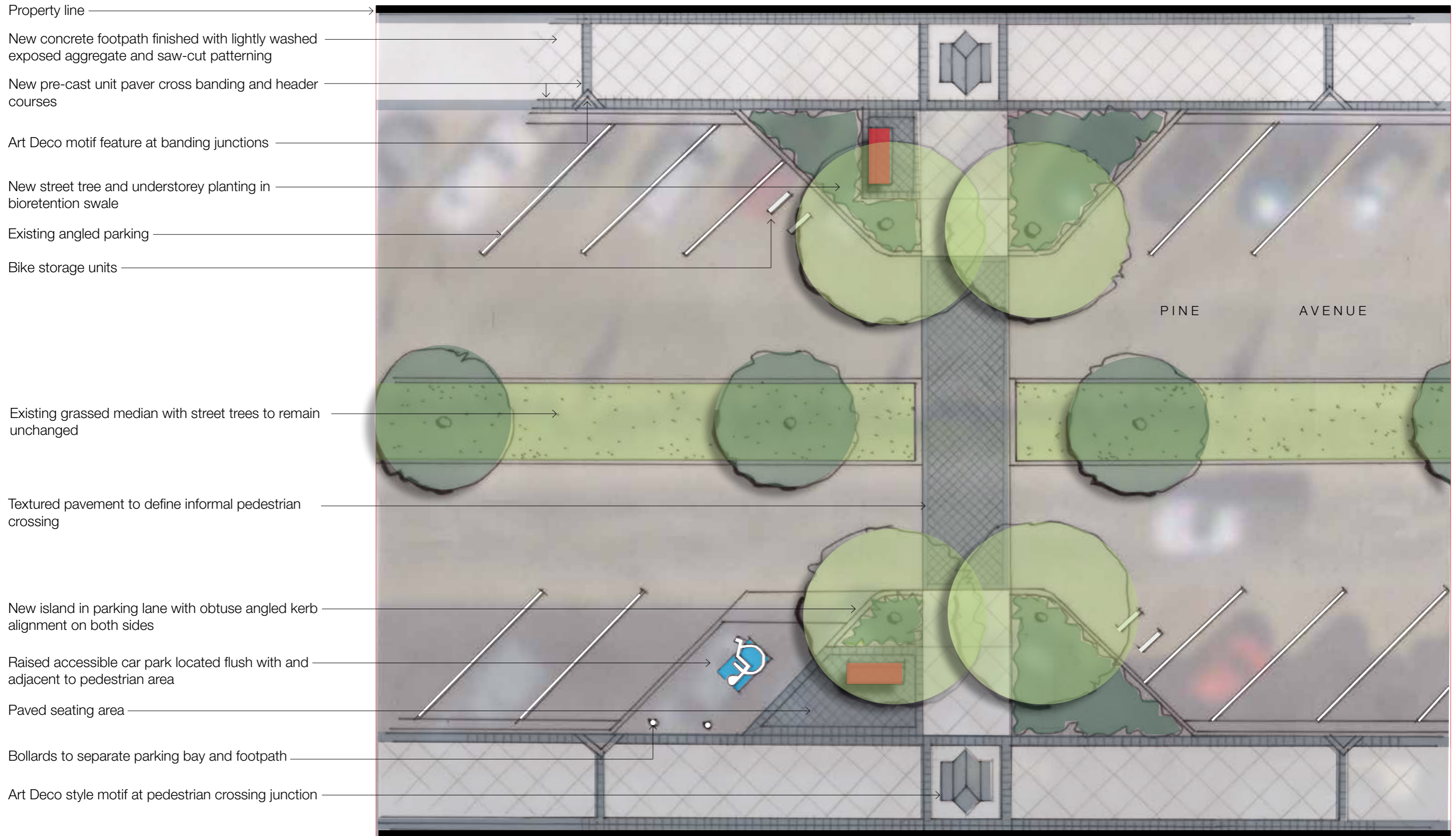
-  Existing trees
-  New accent tree planting
-  New trees
-  New shrub / groundcover planting
-  Mown grass
-  Footpath pavement
-  Textured pavement

NOTES

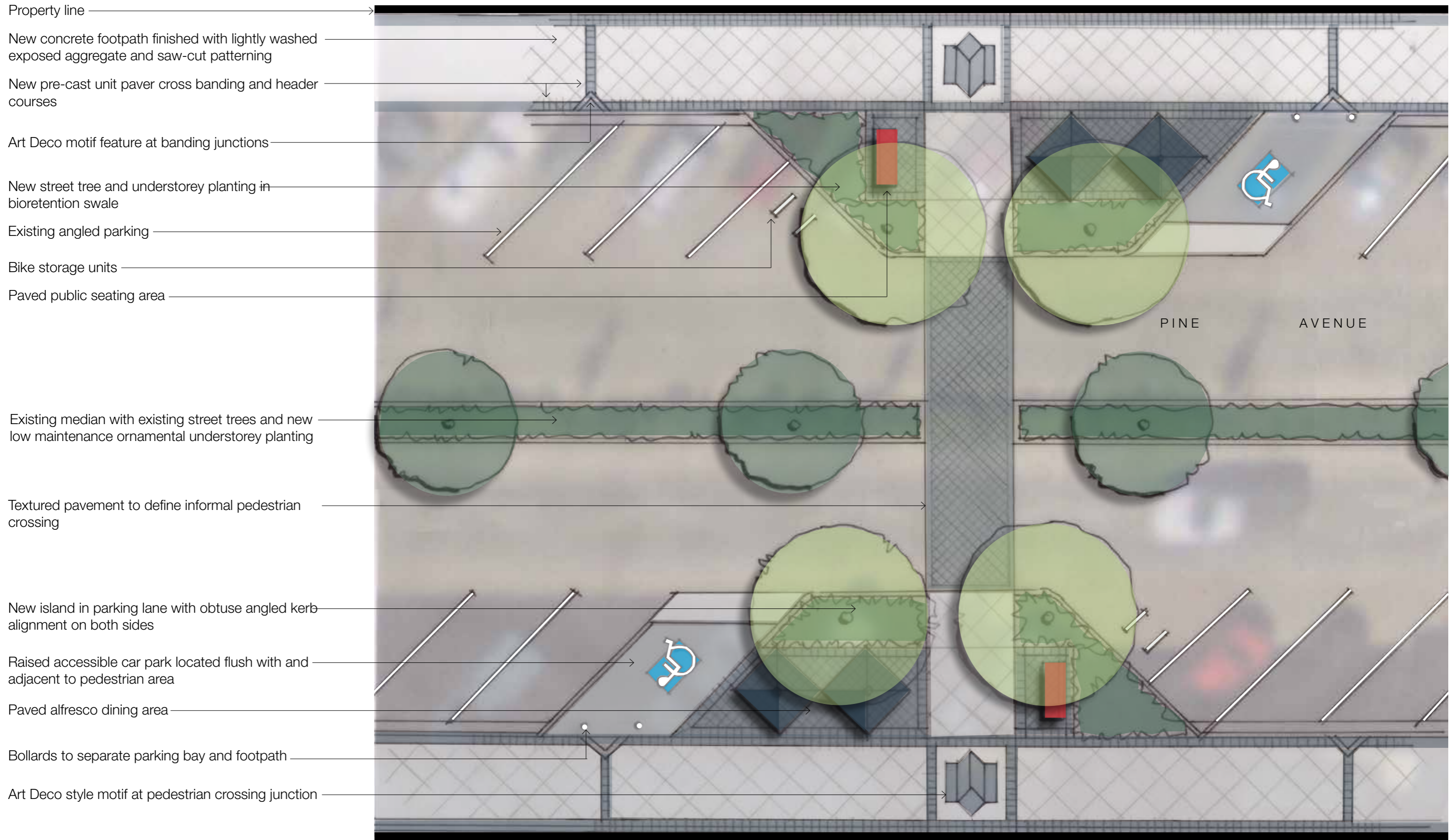
- ① Large new accent trees to define and highlight the main town entry
- ② Corner islands to utilise 'No Stopping' zones for new street tree planting
- ③ New parking bay islands to facilitate mid-block pedestrian crossing and enable new street tree planting
- ④ Textured road surface to highlight informal pedestrian crossing
- ⑤ Existing street trees and mown grass retained in central median
- ⑥ New street trees in existing soft verge
- ⑦ New robust street trees in dry verge
- ⑧ Grass replaced with low maintenance ornamental
- ⑨ Annual plants replaced with lower maintenance ornamental groundcovers
- ⑩ Visually dominant central light pole replaced. Possible location for public artwork or additional feature tree



Detail Area 1

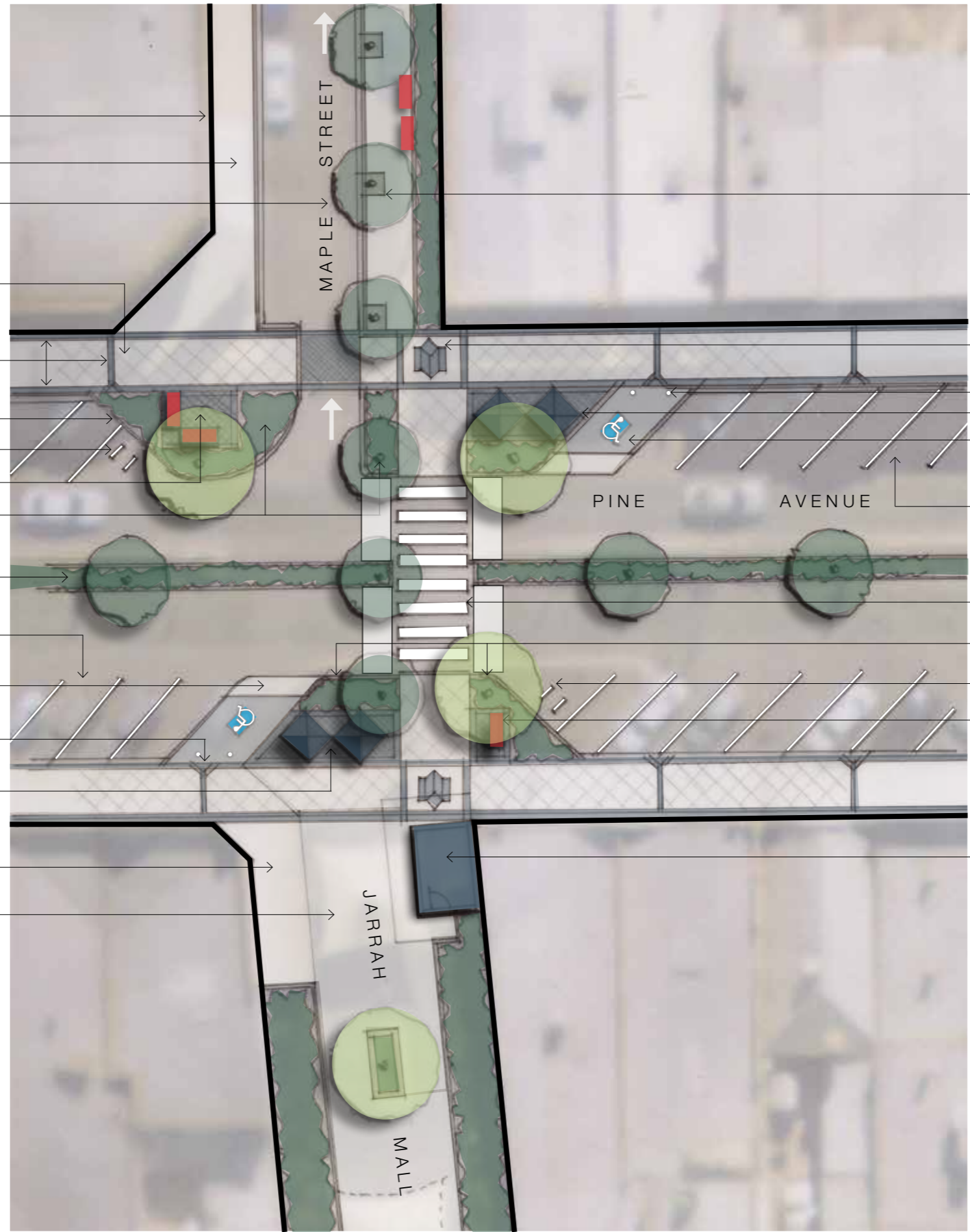


Detail Area 2



Detail Area 3

- Property line
- Existing western footpath and parking lane
- Reconfigured street to one-way northbound traffic movement only
- New concrete footpath finished with lightly washed exposed aggregate and saw-cut patterning
- New pre-cast unit paver cross banding and header courses
- Corner islands occupy 'No Stopping' zones
- Bike storage units
- Paved public seating area
- New street tree and understorey planting
- Existing median with existing street trees and new low maintenance ornamental understorey planting
- Existing angled parking
- Raised accessible car park located flush with and adjacent to pedestrian area
- Art Deco motif feature at banding junctions
- Paved alfresco dining area
- Designated parking space for mobility scooters
- Existing shelter relocated and new shade trees installed along mall

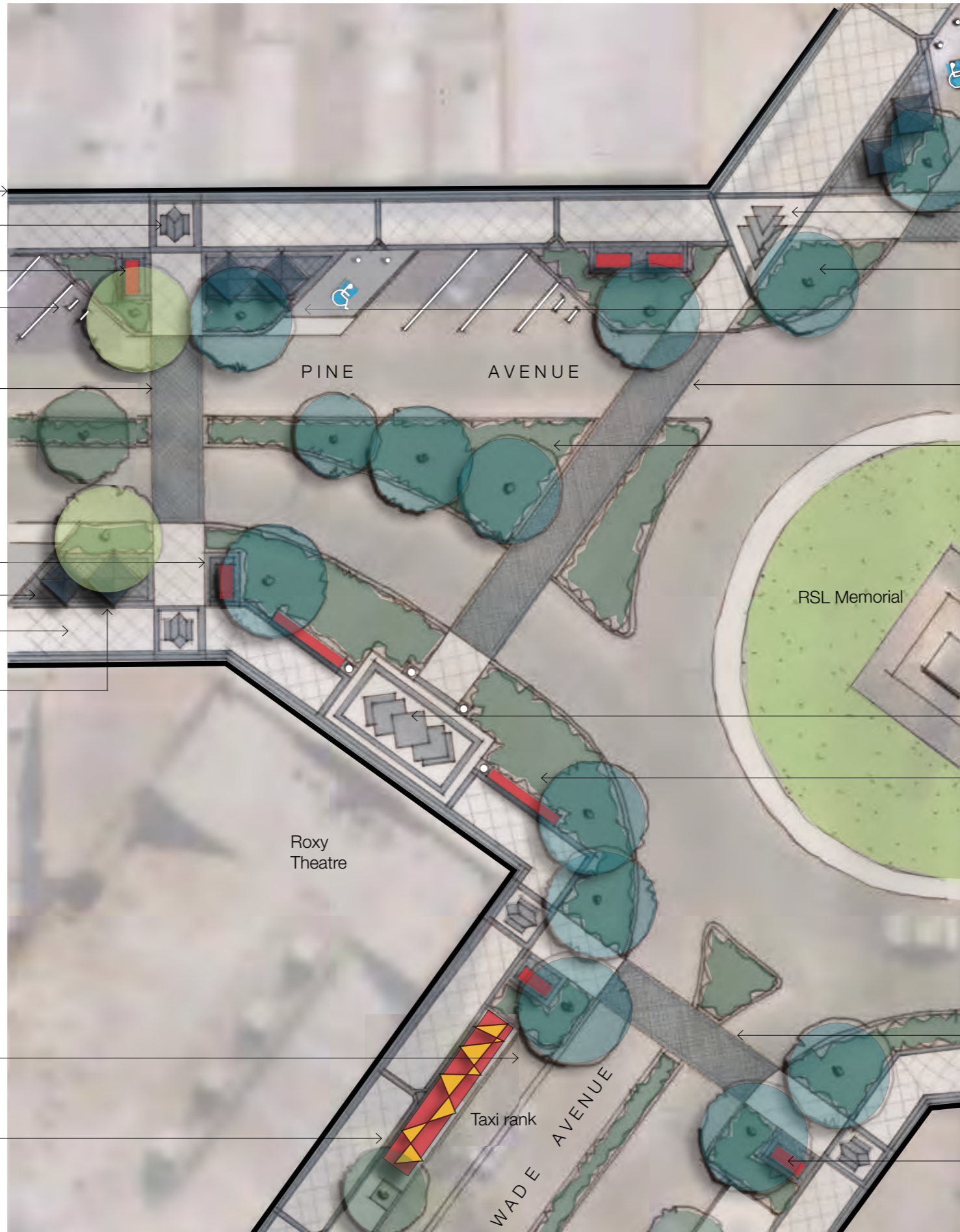


- Eastern side parking lane removed and footpath widened to incorporate new street tree planting, a raised planted edge and seating
- Art Deco style motif at pedestrian crossing junction
- Bollards to separate parking bay from footpath
- Paved alfresco dining area
- Raised accessible car park located flush with and adjacent to pedestrian area
- Existing angled parking
- Existing pedestrian crossing on new raised threshold
- New street tree and understorey planting
- Bike storage units
- Paved public seating area
- New relocated community stall on corner of mall



Detail Area 4

- Property line
- Art Deco style motif at pedestrian crossing junction
- Paved public seating area
- Bike storage units
- Textured pavement to define informal pedestrian crossing
- Paved public seating area
- Paved alfresco dining area
- New concrete footpath finished with lightly washed exposed aggregate and saw-cut patterning
- New pre-cast unit paver cross banding and header courses
- Existing taxi rank with parallel parking retained adjacent to Roxy Theatre
- New shelter incorporating bold architectural design



- Art Deco style motif at pedestrian crossing junction
- Large new accent trees to define and highlight town centre
- Raised accessible car park located flush with and adjacent to pedestrian area
- Textured pavement to define informal pedestrian crossing
- Existing paved islands replaced with low maintenance ornamental plants
- New Art Deco motif, planting beds, seating and lighting in symmetrical arrangement to enhance and dignify theatre entrance
- Ornamental planting to create a feature in front of cinema
- Textured pavement to define informal pedestrian crossing
- Paved public seating area



Detail Area 5

Corner islands occupy 'No Stopping' zones

New angled parking along western side of street to match configuration in Pine Avenue

Bollards to separate parking bay from footpath

Medical Centre

New street tree and understorey planting

Bike storage units

Existing taxi rank with parallel parking retained adjacent to Roxy Theatre

Existing planter boxes removed and replaced with pavement, street trees and seating areas

Existing parallel parking retained along eastern side of street

New concrete footpath finished with lightly washed exposed aggregate and saw-cut patterning

New pre-cast unit paver cross banding and header courses

Raised accessible car park located flush with and adjacent to pedestrian area

New island in parking lane with obtuse angled kerb alignment on both sides

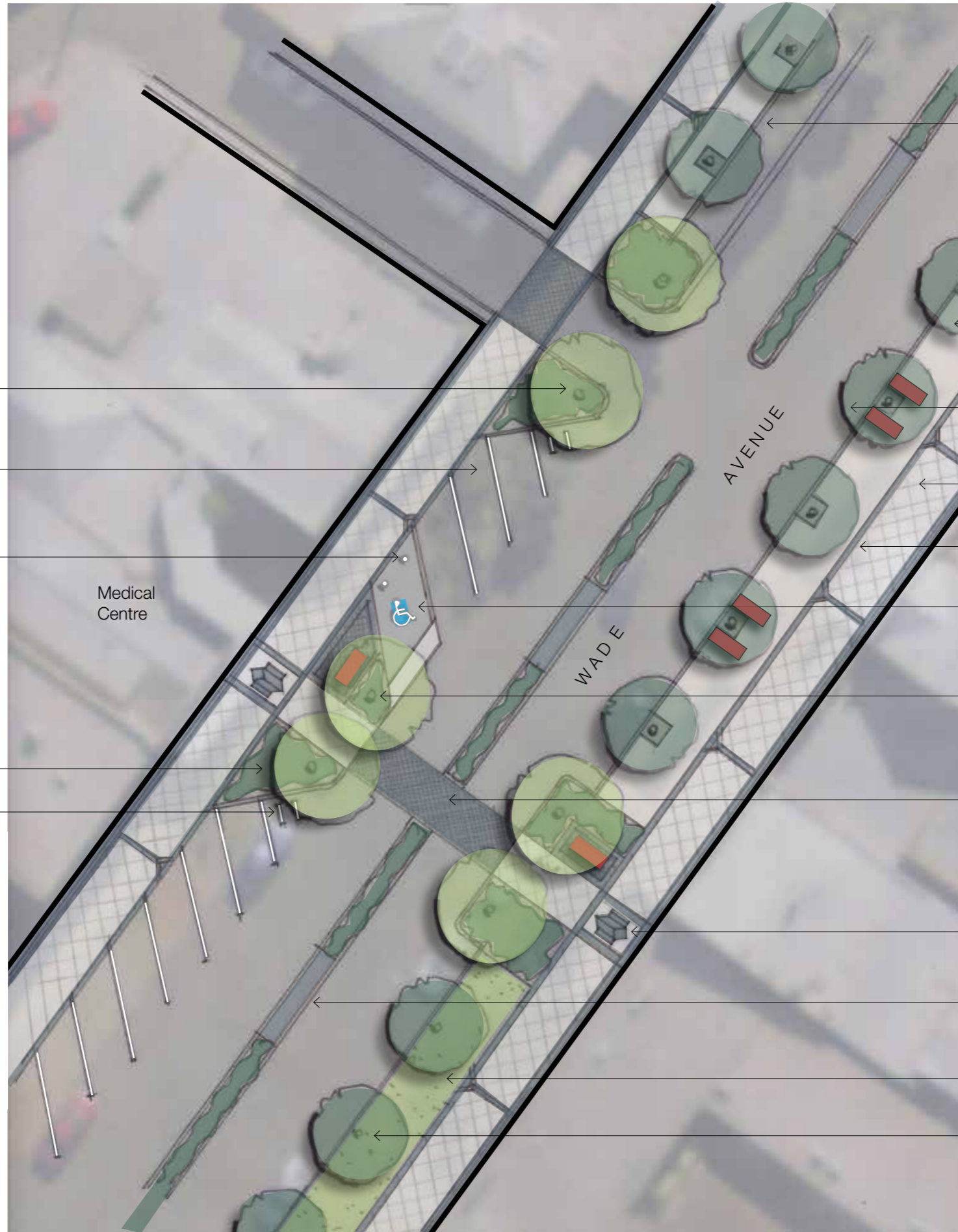
Textured pavement to define informal pedestrian crossing

Art Deco style motif at pedestrian crossing junctions

New central median with low planting and paved gaps to facilitate pedestrian crossing

Existing grassed verge supported with irrigation to achieve a more resilient cover

Existing street trees reinforced with new planting where necessary to achieve a consistent avenue



4. Key Design Features

This section of the report describes in detail the range of design features that are illustrated on the enhancement plans for the town. Design features are outlined as site specific recommendations for particular streetscapes, parks and other public spaces, and as generic features that apply across all parts of the study area.

It is recognised that proposals involving modifications to traffic management within the Pine Avenue / Kurrajong Avenue corridor will require approval by NSW Roads and Maritime Services who manage the route as a State Road. Some of the measures in the Enhancement Plan may not meet State Road traffic management standards and are unlikely to be approved by the authority. Accordingly, it is recommended as a high priority that Council continue to seek State Government support for a town centre bypass which has been proposed for some time. This will remove a considerable volume of unwanted traffic through the town centre, particularly trucks, improve pedestrian safety, and importantly, allow Council to take control of traffic management and all other compliance requirements. This will therefore allow Council to make final decisions on changes to the main street including all of the recommendations in the Enhancement Plan.

4.1 MAIN ENTRANCES

Simple enhancements are proposed to greatly improve the two main entry points at either end of the main street leading into Leeton.

Proposals largely involve bold new planting to emphasis the significance of the locations. Existing paved traffic islands and grassed verges will be planted with large new trees to create conspicuous visual statements. The trees will also mitigate the visual dominance of the surrounding built form and other unattractive physical elements such as power poles. Trees will be supplemented by robust, ornamental plants to create an attractive, formal, low maintenance ground plane.

Canary Island Date Palms are a possible desirable selection for the sites as the species have a strong association with the town's development and are well represented as healthy mature specimens in the town's public domain. There are also mature palms already in close proximity to the two entry roundabouts which could be easily supplemented with additional trees. Palms can be sourced and transplanted up to mature size from other locations where an alternative species may be preferred.

It is recommended that the existing garden beds within the roundabouts be modified to complement the surrounding new planting theme. This work should involve replacement of existing, high maintenance ornamental planting with groundcover species selected from the new planting palette. Ideally, the visually dominant and unattractive street light in the centre of the roundabout should also be replaced over the longer term with new themed light standards around the periphery of the street junction. This will provide opportunity for another large tree or a public art installation to optimise the site's high visibility.

It is recommended that all planting beds be supported with irrigation to minimise on-going maintenance demands. Uplighting of the new street trees and public art is also recommended to optimise and extend the value of these features for night time appreciation.

New Art Deco style street lighting is proposed to replace existing fixtures. These will create a feature of the roundabout and further emphasise the entry as a focal point.





4.2 PINE AVENUE / KURRAJONG AVENUE

A range of landscape design initiatives are proposed to enhance the Pine Avenue / Kurrajong Avenue corridor through the town. These include new features that will be common along the entire route and others that will be site specific.

Much of the new work to enhance the corridor will involve street tree planting. This is proposed along parking lanes and street verges where there are few existing trees but considerable opportunity for new planting. New trees along the sides of the street will also strengthen the significance of existing trees within the central median that already provide a highly successful and complete avenue and will require little change other than supplementary planting.

Proposed new trees in street verges are only proposed along the sides of Kurrajong Avenue east of Church Street. The verges here generally comprise a narrow footpath and grass that are unimpeded by overhead awnings and offer considerable scope for tree planting. New trees are proposed to be large in scale and a single species to complement the existing avenue of evergreens within the median. The new treelined verges will dramatically transform the street character and create a boulevard of high visual amenity.

As the remainder of the corridor is largely affected by full width footpaths and awnings, new street trees here will be limited to traffic islands within parking lanes. These will be located mid-block and at street corners where existing underutilised space associated with 'No Stopping' zones can be optimised with minimal loss of parking bays. The frequency and even distribution of these islands will ensure that the new street trees achieve visual continuity and generate significant enhancement to the street character.

All mid-block and a number of street corner islands will be designed to accommodate informal pedestrian crossings. Paths will extend from footpaths to the edge of the islands to provide a short distance crossing to the central median refuge and onto a traffic island on the opposite side of the street. A textured material is proposed to highlight the surface of the road crossing and to increase driver awareness. This same treatment will be used on side street crossings.

New street trees will feature in all traffic islands and will be incorporated within garden beds of low planting to maintain sight lines for pedestrian safety. Large trees with broad and attractive canopies are proposed with a contrasting appearance to existing trees to further enhance the visual character of the street. An understorey of hardy ornamental strap-leaf plants is proposed requiring little maintenance. It is recommended that all planting beds be supported with irrigation to minimise on-going maintenance demands.

The traffic islands will also provide an excellent location for street furniture. This may include seats and bins in various arrangements to suit the particular requirements of the site. New bicycle storage units are also proposed to make use of available space in the parking area adjacent to the island.

The traffic islands present an opportunity to incorporate a water sensitive management approach. This will involve the creation of bioretention basins in the planting beds to receive and filter street runoff from kerbs, and irrigate the plants in the process. The filtered stormwater will then re-enter the stormwater system or pass into the ground below. This enhanced system will likely require modification to the existing drainage infrastructure and increase the capital cost of the new traffic islands. There will, however, be significant longer term environmental and stormwater management benefits that will outweigh these initial disadvantages. By demonstrating best practice principles in a highly prominent location, the new bioretention basins will also increase community awareness of a more sustainable water management approach, particularly through interpretive signage, and raise the profile of the town generally for its environmental awareness.

Minor improvements are proposed adjacent to several undeveloped sites along Pine Avenue. This will involve new fencing to screen unwanted views and to provide stronger boundary and street definition. The work will be subject to negotiation with the property owner.

4.3 PINE AVENUE EAST

The main retail section of Pine Avenue will adopt a similar upgrade strategy as proposed elsewhere in the street, but with a greater and more developed range of urban design features and facilities to reflect and benefit the higher concentration of pedestrians.

The upgrade strategy will incorporate and supplement three existing street crossings and associated planted traffic islands. The location of two crossings will remain while the third, located between Church Street and Jarrah Mall, will be replaced with two new crossings to increase pedestrian connectivity in the street. The design of the retained crossings and traffic islands will be modified to ensure that they match the new geometry and range of facilities of new street installations.

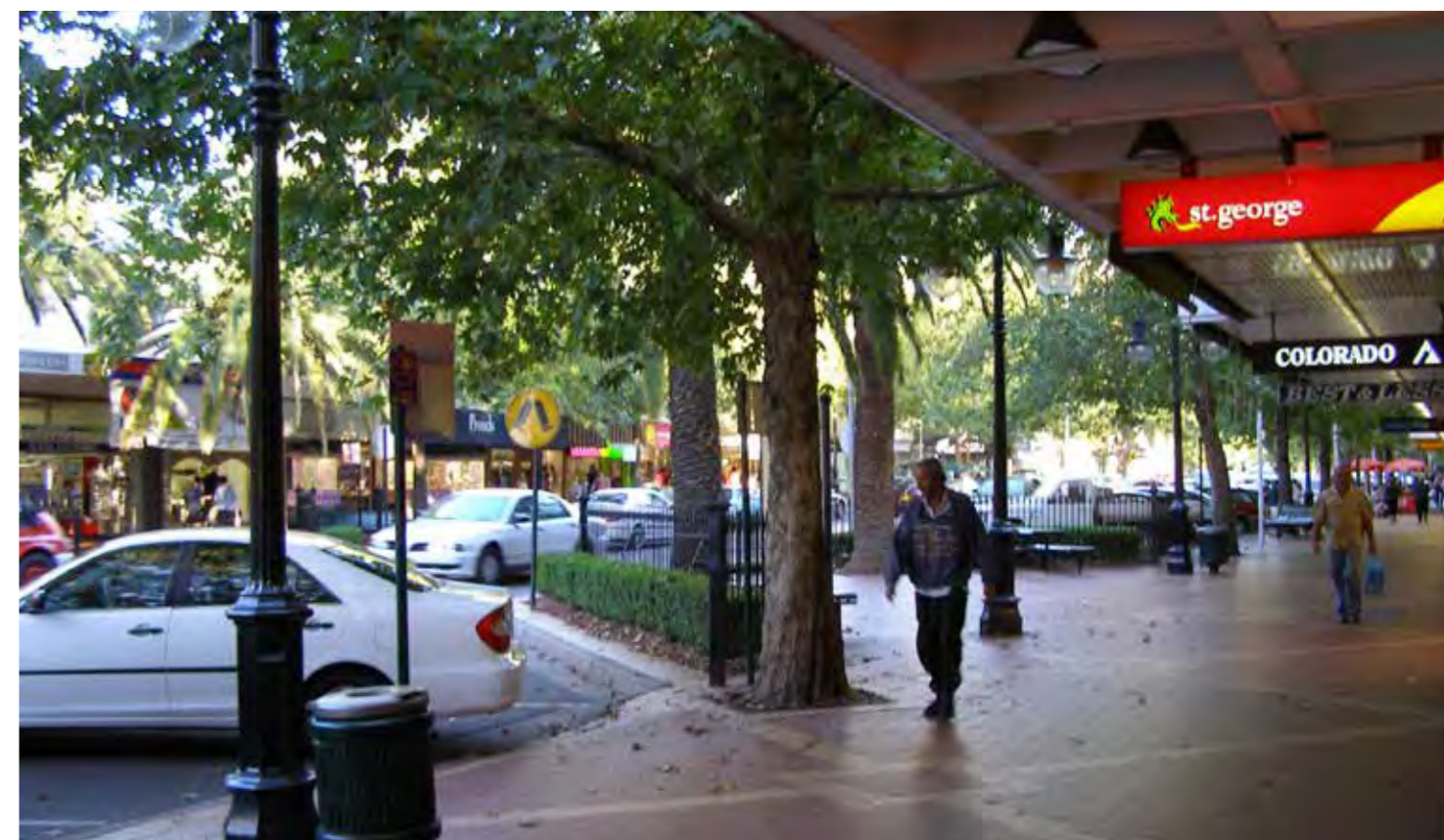
As elsewhere along the main street corridor, upgraded and new street crossings will utilise traffic islands to provide safe and close access to the parking lane enabling a short distance connection to the central median and the traffic island on opposite side of the street. New treatment to the surface of the crossing in the traffic lane will also be provided to increase driver awareness.

Traffic islands within the retail core of Pine Avenue will be designed as larger installations and comprise a greater range of facilities than other sections of the street. These will include extensive paved spaces to accommodate alfresco dining and public seating and other street furniture. Where necessary, raised accessible car parking will also be provided adjacent to the islands enabling flush pedestrian access to the footpath. The islands will also incorporate street tree and groundcover planting and provision for bicycle storage units as elsewhere along the street corridor. Existing trees and understorey planting in modified traffic islands will be replaced with the new planting palette to ensure a consistent theme along the street.

The existing marked pedestrian crossing is proposed to be upgraded with a raised threshold. This will calm traffic and improve pedestrian accessibility and safety.

Existing planting within the central median of the retail core is proposed to be modified to address maintenance and safety concerns. While all trees will remain, the line of exotic ornamental planting will be changed to include species that require less maintenance support. The final mix of new plants will be determined in negotiation with Council's Grounds Manager to ensure that the visual amenity afforded by the existing planting is not lost.

The planted median in this section of the street will also incorporate additional paved gaps between the more developed informal crossing points. This will increase the distribution of refuge points for pedestrians along the median and ensure that the two sides of the street have a greater sense of connectivity.







4.4 MAPLE STREET

This key side street is planned to be modified to create an enhanced pedestrian setting in a similar way to Jarrah Mall on the opposite side of Pine Street.

The new setting will require changes to the existing two-way traffic flow to one-way northbound and removal of the eastern parking lane. This will enable a wide new footpath to be created on the eastern side which will align with the marked pedestrian crossing on Pine Avenue and provide a continuous and direct pedestrian route between Mountford Park in the south and the public car parks along Dooley Lane in the north.

The new wider footpath will include a raised planting bed against the existing building edge, seating, and an avenue of street trees along the kerbline. These features will create a highly attractive shaded pedestrian area that will expand and complement the enhanced new public domain in Pine Avenue.

4.5 JARRAH MALL

Several minor changes are proposed to this existing attractive and popular pedestrian space.

A significant new feature in the mall will be a community stall to replace the existing facility fronting Pine Avenue in the laneway further east. The relocated stall will optimise the busy corner position which will offer frontages to both the mall and the Pine Avenue footpath. It will also further activate the mall and encourage greater utilisation of its amenities.

The removal of an existing shade and seating structure will be necessary to allow sufficient space for the new stall. It is proposed the structure be relocated to the southern end of the mall as part of new work associated with the realignment of Jarrah Street and Reservoir Lane.

The new stall will be a small but significant public facility occupying a prominent site. Accordingly, it is encouraged that a creative design solution be developed to ensure the building becomes a worthy new community landmark in the town centre.

Existing features in the mall are generally in good condition and are not a priority for change. Replacement paving and urban furniture would be desirable over the longer term to ensure visual continuity with new facilities elsewhere in the town centre. An interim solution may be to adopt a new colour scheme to help integrate existing structures with new upgraded furniture palette.

New trees are also proposed for the mall to provide additional shade and to reduce glare. These may be installed within existing raised planters or in new planting pits in the pavement.

The uncovered area created by the awning on the northwest corner of the mall will provide a desirable and convenient designated scooter parking area. The site is weather protected, central, easily accessible and offset from the main pedestrian flow.

4.6 SYCAMORE STREET CAR PARK

This important public facility will undergo minor changes to improve its appearance and pedestrian amenity with the aim of increasing its utilisation and desirability as a preferred car parking destination.

Several rows of parking bays are proposed to be removed to enable the provision of new planted islands and the introduction of large new shade through the centre of the car park. These will create a welcome green canopy that will significantly mitigate the visual impact of bitumen and car park infrastructure. The central walkway is also proposed to be upgraded as a wider, safer and more accessible route. This will incorporate new lighting and signage to complement existing fixtures within the car park and the new installations proposed along the walkway link to Pine Street. It is recommended that all planting beds be supported with irrigation to minimise on-going maintenance demands.

4.7 WALKWAY

Several new features are proposed to enhance this vitally important pedestrian link in the town centre. These will aim to increase public confidence in the facility and to encourage greater use of the route to access the Sycamore Street Car Park particularly outside of business hours.

The most significant improvement will be the provision of new lighting to address poor night time visibility and sense of security. New fixtures will be installed along the walls or supported above the walkway to achieve an effective level of illumination to the space. Supplementary feature lighting such as uplights to flood the blank walls is also proposed to provide a more creative visual experience for pedestrians. This could form part of a more developed public art installation that would highlight the walkway as a distinctive feature of the town centre and attract even greater use of the passageway.

New fencing is recommended to provide a continuous and defined physical edge to the northern end of the walkway and to screen unattractive views into the rear of the adjoining properties. New lighting will also be incorporated as an integral part of the fence design to complement the installations elsewhere along the walkway.

The provision of the new fencing and lighting within the passageway will be subject to negotiation with adjoining property owners.

New signage is recommended at either end of the walkway. These will form part of a new integrated network of wayfinding signs to be installed across the town centre.





4.8 CHELMSFORD PLACE

This attractive tree lined boulevard offers considerable scope for further improvement to enhance its landscape values and status as the key civic precinct of the town.

A key objective of enhancement proposals will be to restore symmetry and order to the street layout, and to open up views along the corridor to create a bold land axis as intended by the original street designers. This will require considerable change to the landscape within the median including replacement of the existing clutter of trees and infrastructure with a simple open geometry that will allow the broad scale of the median landscape to be fully appreciated.

The significance of Chelmsford Place will be enhanced by increasing the size of the median. This will be achieved by widening the island into the existing adjoining traffic lanes and replacing a little used cross street connection. These measures will create a more generous, continuous and useful parkland setting and reduce the impact of traffic movement and road expense within the precinct.

The parkland within the median will be redesigned to create a distinctive new landscape setting that will change in character from one end to the other. This will be achieved while maintaining an overall sense of connection and visual continuity through the space.

The northern and most elevated end will adopt a natural setting inspired by locally indigenous native vegetation. Large mass planting beds of trees and shrubs will form a common curtilage around the large reservoir and historic water towers to help visual cohesion and reduce the dominance of the larger facility. The use of local native plants in this way will also provide strong visual appreciation and interpretation of the original landscape that once occupied the area.



The native gardens provide an opportunity to incorporate reference to the local Indigenous community. Public art installations and interpretive material are recommended to create beautiful and integral features of the garden, and to enhance community recognition and awareness of the original people of the area. The local Indigenous community will need to be fully involved in the design and installation of this important facility.

The landscape design through the centre of the median will adopt a strong angular geometry to reflect and reinforce an underlying Art Deco theme. Smaller beds of native plants separated by increasingly larger areas of mown grass will extend south of the reservoir to create a visually interesting arrangement of planting beds and lawn and a variety of attractive seating opportunities. The evolving geometry will facilitate a transition in the two contrasting landscape settings that will feature at the two ends of the median.

The southern end of the median will adopt a more formal and symmetrical geometry that focuses on a strong, central vista. A wide footpath will provide the key pedestrian link through the centreline of the median, reinforcing the visual axis and providing a strong visual link between key landscape elements and features.

A water feature will be a key new facility along the axis. This will be designed to replace the existing smaller sculptural element near the reservoir and comprise a large ornamental pool as a primary central feature of the median. The pool is proposed to be diamond-shaped to further enhance the overriding Art Deco theme and include a fountain or sculptural element for further embellishment.

The formal character of the water feature will be reinforced by surrounding formal planting to create a strongly symbolic interpretation and celebration of water and agriculture as the lifeblood of the community. This will

purposefully contrast with the dryer, more subtle natural landscape at the northern end of the median and generate a meaningful appreciation of the change that has occurred in the landscape surrounding Leeton.

The existing historic rotunda will be given renewed status as a key focal point at the northern end of the pathway axis. It's open elevated position will reinstate the value and original purpose of the structure as a belvedere and provide visitors with an ideal vantage point to appreciate framed views of the vista and the RSL Memorial to the south.

Formalised settings within the southern median landscape will provide a variety of rich new visual experiences and seating opportunities for visitors.

It is recognised that completion of the new median landscape as proposed, particularly involving the removal and replacement of street trees, will take considerable time and careful management to ensure that the amenity and landscape character afforded by existing vegetation is not lost. A transition program involving the placement of advanced new street trees in locations that are clear of existing mature vegetation will need to be adopted. This objective will benefit from the proposed widening of the median which will allow considerable scope for the new avenue trees in new ground without interference with existing specimens.



4.9 DEVELOPMENT OF VACANT SITE

An existing vacant site on the corner of Chelmsford Place and Sycamore Street has been recognised in the Enhancement Plan as a unique and exciting opportunity for a new community facility. The site benefits from close proximity to the main shopping strip in Pine Avenue and its location within Chelmsford Place, the town's primary civic precinct and it's most attractive street setting.

While considerable further background investigation and consultation will be necessary, preliminary consideration of the site's opportunities include the provision of a new tourist information office to replace the existing facility on the eastern edge of town. Relocation would bring tourists to the town centre where a range of services, amenities and recreational facilities would be readily available within close and attractive walking distance. The site also offers ideal parking opportunity and easy movement of large or long vehicles around the wide Chelmsford Place median.

To optimise the potential of the site, the Enhancement Plan recommends that a complementary commercial facility be incorporated as an integral part of the new development. This would ensure that the capacity of the site is fully realised, and that it achieves an appropriately scaled and designed building that reflects the significance of the location. The commercial operation could include hotel accommodation which would have strong synergy with the new tourist office and the quiet central location within the town centre. The facility could be complemented with a restaurant which would activate the street frontage and optimise the outlook across to Chelmsford Place. The building could also be designed with a large foyer to address the street and complement the new landscape design for Chelmsford Place. The space would be ideal for public art or a small stage to provide a venue for outdoor performances.

Development of the site in this way would generate much-needed pedestrian activation of the Chelmsford Place precinct. This would provide considerable commercial benefit and an increased sense of confidence to the town's business community. The new development also presents scope for a new contemporary building of architectural merit which could greatly enhance the visual image of the town, increase tourist visitation and provide a catalyst for further quality urban renewal.



4.10 MOUNTFORD PARK

The Enhancement Plan proposes to build on the existing values of Mountford Park as one of the key community and recreation spaces in the town. While much of the park is well designed and offers good amenity, there is considerable scope for further enhancement and to incorporate new measures that will greatly improve visitor experience.

The eastern half of the park incorporating the performance stage, open space setting and path system is well organised and requires little embellishment to support existing uses and features. Minor refurbishment of the stage is recommended to improve its functionality and to address compliance issues, outdated technology and inadequate services. New utility hubs are also proposed along key path routes to provide safe and convenient access to power for stall holders on market days and for use during special events generally.

Improvements are proposed to the design of the corner entrances from Wade Avenue. This will involve new paths to provide direct, convenient and more legible pedestrian access and new signage to strengthen the profile of the park to the surrounding public domain.

A significant upgrade is recommended to the park's northern entrance. Key to this proposal will be a road realignment to remove the existing dogleg between Reservoir Lane and Jarrah Street. The simpler street geometry will require the loss of a small portion of the park which will be compensated with a significantly larger area of pedestrian space at the southern end of Jarrah Mall. The new street alignment will also create a shorter, safer and more direct pedestrian crossing between the mall and park, and build on the enhanced pedestrian connection through to Pine Avenue and Maple Street to the north. The new street alignment will require negotiation with adjoining property owners to ensure acceptance of the changed access arrangements to the rear of their properties.

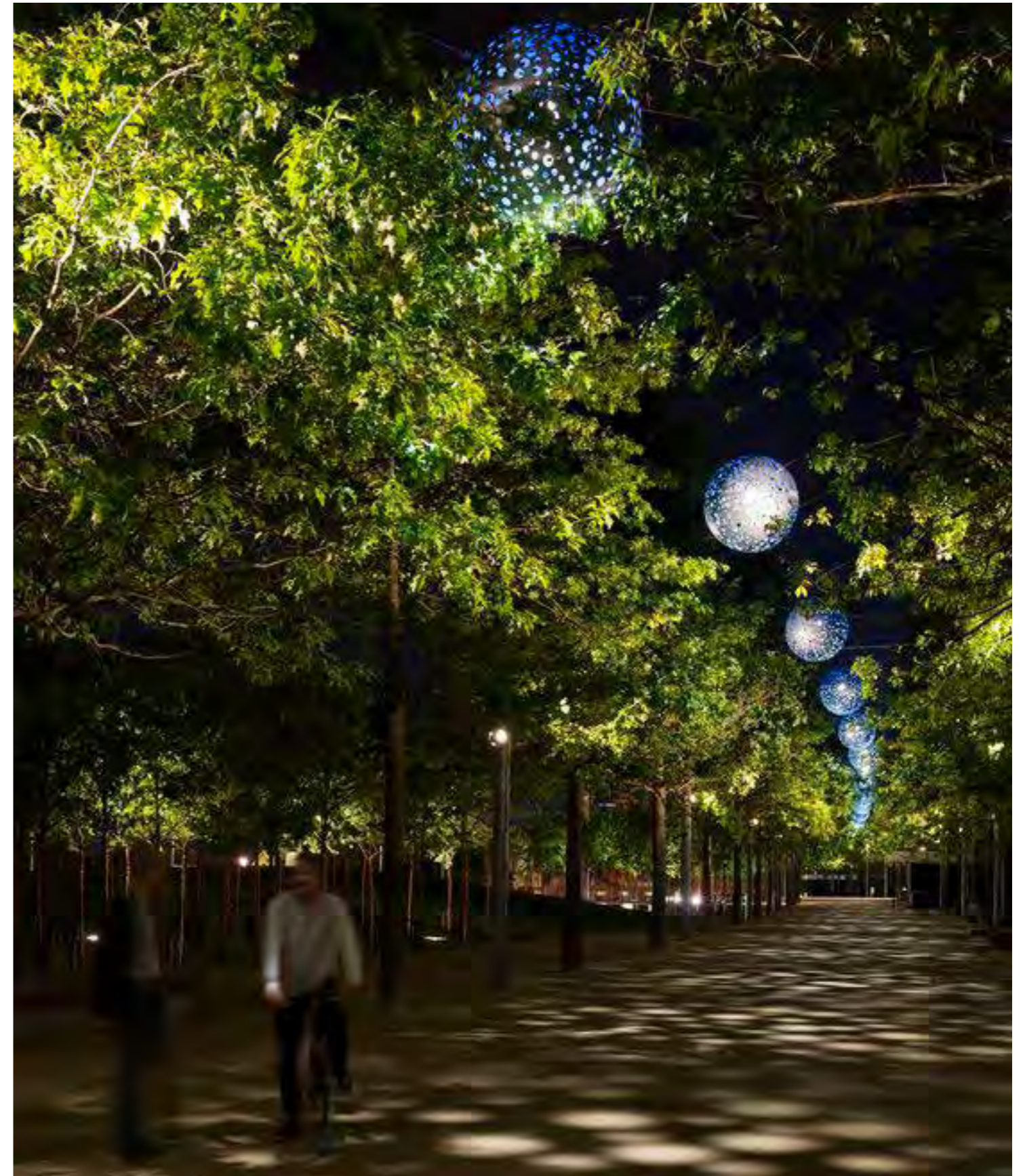
The extended section of Jarrah Mall will incorporate finishes and design features to match the existing section further north. This will create a larger, continuous plaza space that will reinforce the value of this highly popular urban space.

The existing amenities building near the park entry is proposed to be replaced over the longer term. This is recommended to address the poor appearance and position of the existing building and to enable a new, potentially larger facility to be provided which could incorporate space for other park users and requirements.

The new building and street realignment will enable significant improvements to be made to the main park entrance. Modifications incorporating a wider paved entry area, a more appropriately scaled and designed park entry sign, interpretive information and seating will greatly enhance the appearance of the park and its status as a key community asset.

The existing bird aviary which forms a significant focal point in the centre of the park is proposed to be upgraded or replaced with an alternative feature. The determination of the most appropriate new facility will be subject to further community consideration to ensure that its location is fully optimised for community benefit and its design is complementary to the visual character of the park.

Changes proposed to the western half of the park aim to improve pedestrian access and to upgrade existing poorly organised and underutilised areas. A key feature will be a new park entrance on the Reservoir Lane/Church Street corner which will be designed with footpaths and signage in a similar way to the upgraded entrances along Wade Avenue. The new entry will open up and formalise the frontage of the park and encourage a stronger pedestrian link to Pine Avenue through Church Street.





The corner entry will herald a new main pathway that will extend into the core of the park and create the main organising feature of a new park layout. The new path will align with an existing axis that extends through the centre of the park and the performance stage to the east. The axis is emphasised and formalised by a symmetry of paths that border the open space fronting the stage. The new park layout builds on the axis and symmetry in a distinctive Art Deco design. The new stylised layout will greatly enhance the visual image of the park and provide a consistent linking element with the design features of public spaces elsewhere in the town centre.

The existing playground will become a central feature of the new layout. New paths will border the playground, providing improved access and greatly enhancing the legibility and significance of this popular play space. A new park shelter is proposed to provide a central facility at the junction of two new playground entrances.

A series of secondary paths will extend from the central route to access other parts of the park. This will enable new spaces and a variety of visual experiences to be created.

Existing park features will be reorganised to complement the new layout and to optimise new design opportunities. Monuments and memorials will be relocated to form new focal points and seating spaces, while ornamental garden beds will be reconfigured to further enhance the new geometry. New planting is proposed to help reduce the visual dominance of the reservoir although a grass vista focusing on a side of the facility will present an opportunity for public art or a temporary visual installation such as a light display.

The existing Council maintenance building and car park adjacent to Reservoir Lane will be consolidated to create a smaller discrete compound. Planting and fencing will screen the compound and provide a more attractive and appropriate presentation to the park and street. Ideally the compound will be relocated over the longer term to free up the valuable space for parkland. This process may be prompted by the construction of the new amenities building which could be designed to incorporate replacement storage space, a maintenance works area and staff amenities.

Existing mature vegetation throughout the park will be retained wherever possible to complement the new park layout. Additional large trees are also proposed to supplement the existing planting. These will be added as individual specimens in open lawn areas and in formal avenues to reinforce the layout and to provide a bolder and more significant park boundary, particularly along the western periphery.



4.11 WADE AVENUE

A number of changes are proposed for Wade Avenue to address key issues associated with parking, pedestrian access and street amenity generally.

The most significant change will involve the replacement of parallel car parking on the western side of the street between Roxy Lane and Jarrah Street. This section will adopt 45° angle parking in the same arrangement as Pine Avenue and elsewhere in the town centre. The new parking is intended to optimise existing underutilised footpath space for much-needed additional parking bays to service the nearby medical centre and specialist practices. Traffic islands will also be located in the parking lane to complement informal pedestrian crossings and to accommodate new raised accessible car parking, public seating, planting beds and street trees.

The existing parking arrangement elsewhere in the street will remain unchanged.

A new central median is proposed along the street between Jarrah Street and the Pine / Kurrajong Avenue roundabout. This will incorporate low planting and importantly, paved gaps to provide refuge and safe informal crossing points for pedestrians at regular intervals along the street. Continuation of the median along the full length of the street to the south could be considered if necessary. The median will follow the centreline of the street to reinforce its symmetry and to enhance the visual axis that extends south to the court house.

Existing planter boxes fronting the shops along the eastern footpath are proposed to be removed. These will be replaced with a simple composition of street trees and pavement. Trees will be provided as individuals along the kerbline or within planting beds incorporating street furniture. The wide footpaths with new planting will create ideal spaces for alfresco dining.

The existing partly paved verges on either side of the street will remain unchanged. The strips of grass and exposed ground, however, will be upgraded with irrigation and new grass where necessary to ensure a more resilient and attractive green edge to the street. Additional street trees of the same species are also recommended wherever there are gaps to create a consistent avenue and to provide an optimal level of shade and visual amenity.

The location of the taxi rank and associated parallel parking adjacent to the Roxy Theatre is proposed to remain unchanged. A new shelter with seating will be located adjacent to the rank to provide all-weather protection and comfort for waiting patrons. The shelter will be designed as a separate structure to the theatre building to avoid heritage implications. This will enable considerable freedom in its design and to create a striking new feature in an otherwise uninteresting part of the street.

New planting is proposed along the property boundary on the eastern corner of Oak and Church streets at the southern end of the Wade Avenue precinct. This will aim to screen existing open views into the undeveloped site and to strengthen the visual character of the street. New planting will include low maintenance street trees that will survive the dry condition on the verges, and if possible, shrubs along the fenceline within the property to create a continuous screen. Installation of the screen planting will be subject to negotiation with the property owner.





4.12 CENTRAL ROUNDABOUT

The urban setting at the junction of the main entry roads in the centre of town will be further developed and upgraded to fully optimise the visual significance of the location and the attributes of the particular site features.

It is recommended that the RSL Memorial and surrounding ornamental landscape within the roundabout remain unchanged. The setting has a strong and dignified presence that properly reflects and captures the visual significance of the memorial and its position at the town's primary focal point.

A significant feature will be the provision of large new accent trees around the periphery of the roundabout. These will be selected to contrast with trees along the approaching streets to enhance their visual impact and to strengthen the sense of arrival at this key location. The trees will achieve the same visual effect as the proposed new roundabout planting at either end of Pine and Kurrajong avenues. They will also bring considerable amenity to the street and visual cohesion to the mix of built elements that surround it.

The new trees will be installed in beds of robust ornamental groundcovers which will replace the existing paved traffic islands and verges that surround the roundabout. The trees will have a high canopy and will combine with low groundcover planting to maintain sight lines for driver and pedestrian safety. It is recommended that all planting beds be supported with irrigation to minimise on-going maintenance demands.

Pedestrian amenity along existing footpaths will be upgraded in a similar way to other areas in the town centre. Informal pedestrian crossings will be highlighted with a textured road surface and new public seating will be provided at strategic locations.

New Art Deco style street lighting is proposed to create a feature around the roundabout. The lights will aim to replace existing light standards and further emphasise the junction as a focal point of the town centre.

Particular attention is proposed for the pedestrian area fronting the Roxy Theatre. The design will create a new forecourt that will reinforce the symmetry, formality and visual quality of the building's Art Deco style.

A highlight of the new forecourt will be a generous new paved space for people to sit and gather before entering the theatre. The space will feature a central motif and new raised planting beds with seats and lights in symmetrical Art Deco style to bring a rich visual quality to the space. The planting beds will help provide spatial definition and create a sense of separation from the traffic lane in the roundabout. An informal pedestrian crossing extending north across Pine Avenue will further accentuate the building's central axis and symmetry while new trees on either side will frame and strengthen views of its iconic facade.

4.13 SIDE STREETS

New street tree planting is proposed for a short distance along a number of side streets that adjoin the main traffic corridor through the town. These will provide additional visual amenity afforded by the new planting along the main corridor and provide a catalyst for a more extensive street tree planting program across the town.

New trees are proposed in side streets where there is sufficient space in the verge and there are no overhead awnings or low electricity wires to compromise the development of tree canopies. In most instances, new trees will be planted into a hostile planting environment of dry, infertile ground and where there is little likelihood of maintenance support. Trees may also be at risk to damage from uncontrolled vehicle access.

Accordingly, the provision of new trees in side streets will require particular consideration to ensure their success. This will include careful species selection to ensure hardiness to the difficult growing conditions and lack of maintenance attention. On this basis, drought tolerant native species are strongly recommended. It is also likely that new tree planting will require fresh new soil to provide adequate growing medium, robust guards to protect trees until established, and a heavy, constantly replenished layer of mulch.



5. Street Furniture and Fixtures

A range of new street furniture and materials is proposed to enhance amenity and create a distinctive and recognisable urban character to the town centre.

It should be recognised that the range of proposals presented in this Enhancement Plan are a guide only and are provided to facilitate design direction and as a basis for further detailed consideration. The final selection of all new materials and street furniture will require greater and more detailed investigation to consider implications associated with cost, availability, installation and on-going maintenance. Approval from NSW Roads and Maritime Services will also be necessary with regard to lighting and other features that may conflict with existing traffic management requirements along the main traffic route through the town.

5.1 LIGHTING

New and upgraded external lighting will be an important feature toward achieving a strong visual character for the town and to increase night time activation and sense of security.

The new range will aim to accommodate a broad scope of applications and to achieve seamless visual integration with the different public domain settings. These will generally adopt a contemporary design style that has strong visual continuity and embraces and complements the Art Deco theme that prevails throughout the town. An option of a more traditional style of light fixture has been identified for further consideration.

Proposals for new lighting include a range of feature and functional installations to meet the full scope of required applications and to enable an optimal level of creative opportunity. Further investigation with the proposed lights will be necessary to ensure they meet required luminance levels and that LED technology can be incorporated where appropriate to maximise energy efficiency.

Street Lights

New street lights are proposed throughout the town to replace the standard pole top fixtures and to fully optimise the visual prominence of the facilities. Two options have been identified including a contemporary and period style design. Either choice will achieve a striking and elegant new feature in the public domain.

New lights are proposed to replace fixtures at the three main roundabouts that mark the entrances and the centre of town. The new lights will be positioned around the edge rather than in the centre of the roundabouts where they will combine with proposed new tree planting to accentuate the visual significance of the location.

New street lights will also be incorporated within Chelmsford Place to reinforce the civic importance of the street at the centre of town.

Replacement of existing lighting along the other main corridors through the town would also provide significant visual benefit and may be contemplated over the longer term. It is recognised, however, that this would be very expensive and unlikely to be considered a priority for implementation.

Area Lighting

New pole top area lights are recommended to illuminate key pedestrian areas throughout the town centre. The lights should be a smaller scaled version of the new street lights, whether contemporary or period style,





for visual continuity.

New area lights are recommended on the footpaths or traffic islands at the junctions of all new street crossings to supplement existing street lights. Additional area lighting should be provided in the larger new islands along the retail core of Pine Avenue to improve illumination of public seating and alfresco dining areas.

New area lights will also be installed throughout all other public domain spaces. This will include the main paths through Mountford Park and Chelmsford Place, the new walkway through the Sycamore Street Car Park, and the key pedestrian spaces of Jarrah Mall, the new Maple Street footpath, and the unnamed laneway off Roxy Lane.

Wall-mounted Lighting

New wall-mounted fixtures are proposed to address the lighting requirements of several smaller pedestrian spaces in the town. These fixtures are proposed to provide a high level of visual integration with the setting while ensuring the required level of illumination is achieved.

The most important location for new wall mounted lights will be the passageway connection between Pine Avenue and Sycamore Street Car Park. The lights might also be used to replace or supplement area lighting elsewhere, including Jarrah Mall, Maple Street, the unnamed laneway off Roxy Lane, and along the Roxy Theatre wall next to the taxi rank in Wade Avenue. Small wall-mounted lights are also proposed to enhance the new forecourt of the Roxy Theatre.

Feature Lighting

A range of lights are proposed throughout the town centre for creative effect and to supplement other light fixtures that are essential to achieve required luminance levels. The type and extent of this type of lighting will require considerable further investigation to ensure that new proposals optimise the desired effect.

Uplighting is proposed to highlight a number of sites and features in the town including trees in Mountford Park and along Chelmsford Place, and the central feature and new trees at the three main roundabouts. Up or down lighting of walls is also proposed to provide indirect illumination of walkways and other urban spaces, and as part of public art installations.

Other feature lights such as catenary, pendant and LED lighting under street furniture should also be considered as part of a comprehensive palette of lighting options.



5.2 STREET FURNITURE

A suite of coordinated new urban furniture including seating benches, bins, bollards, banner poles and bike storage units are recommended across the town centre. The new range will have a strong contemporary theme that will complement the style and finish of proposed new light fixtures and pavement materials.

New public furniture will incorporate materials that have a natural finish. Colour use will be restrained to a neutral palette with minimal variation. Strong colours will be limited to small highlights for contemporary visual affect.

While new furniture associated with alfresco dining will be provided by cafe owners, controls should be enforced to ensure the use of colour and type of furniture is consistent with the new suite of public installations. This will also ensure that the public domain as a whole achieves an optimal level visual consistency.

It is recognised that much of the existing street furniture is in good condition and has not yet reached the end of its life cycle. This includes existing seating, bin enclosures and bollards which were likely to have been installed in the most recent street upgrade. It is recommended that these fixtures be recoloured if possible to match the new installations and their use be consolidated in a single setting such as Mountford Park. This will optimise their continuing value and allow new installations to be introduced in the main public thoroughfares where they will have greatest visual exposure.



5.3 SIGNAGE

A new coordinated signage system is recommended to improve the availability, interpretation and visual consistency of information around the town centre.

The new system should comprise a full family of installations that are necessary in the public domain including wayfinding, information, street name and place identification signs.

The design of the new system should be unique to Leeton to create strong and distinctive visual identity. The system should also incorporate materials, colours and design styles to match the suite of other proposed urban furniture for the town centre. In particular, it may include consideration of Art Deco fonts, graphics and design styling.

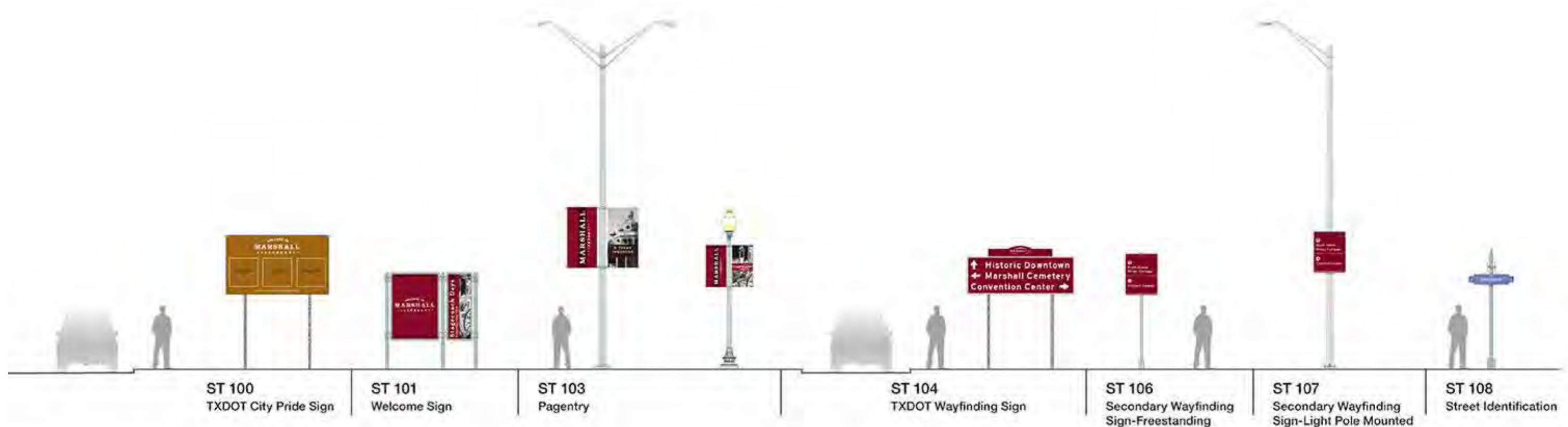
Design development of the new sign system will require the input of a specialist designer in consultation with Council and other stakeholders to ensure that it achieves an optimal level of elegance, effectiveness and efficiency.

Electronic community noticeboards should be investigated as an important new facility to display information for the benefit of the community and visitors. New installation could be located at key sites such as the new community stall, tourist information centre and in prominent locations along the two entry roads leading into the town centre.

Heritage signage and name plates should be developed as a discrete signage system for key historic features around the town. The system should also complement a heritage trail that may be developed for wider visitor interest.



Information and interpretive signs will need to be developed to enhance public awareness and appreciation of particular features of interest around the town. These will need to be designed as unique installations to complement the requirements and visual characteristics of particular locations. Sites where interpretive signage would be beneficial include the new water feature and setting in the lower median of Chelmsford Place, the proposed Indigenous garden at the top of the median and the water sensitive installations within the new traffic islands. New signs may also be considered in Mountford Park to enhance or update existing installations associated with the Pioneer's Pathway and war monuments.



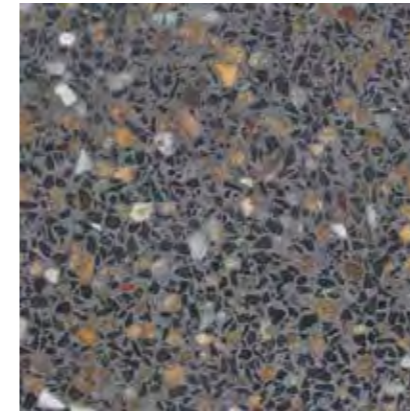
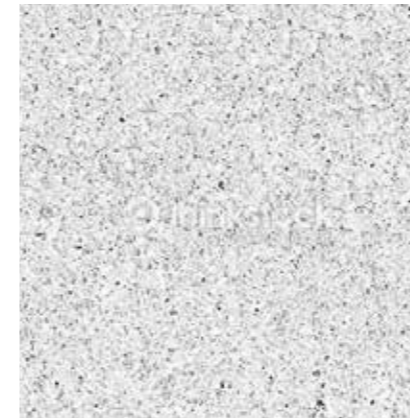
6. Pavement and Surfaces

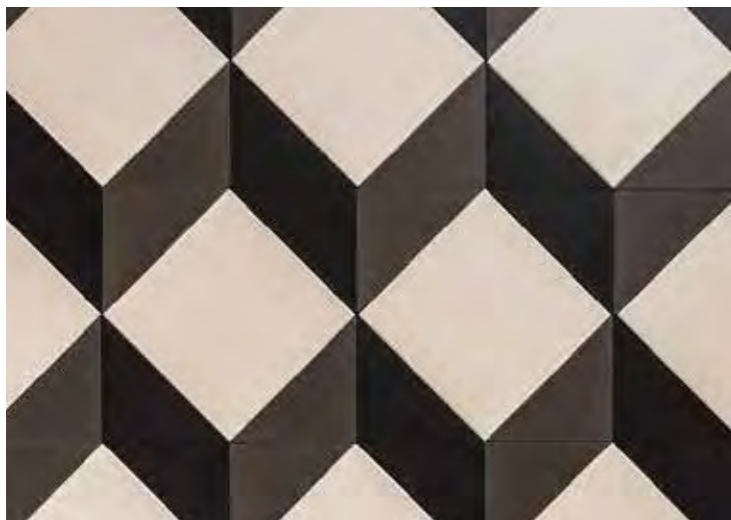
A new palette of pavement materials and finishes is proposed across the town to replace, upgrade or complement existing surfaces.

As new paving is a significant capital cost, the palette includes proprietary products and materials requiring on-site preparation that will combine to achieve high standard, cost effective finishes in keeping with Council's budget and resources. They will also create attractive and enduring surface treatments that will complement new design measures, the proposed new urban furniture and fixtures and the overall urban design strategy for the town centre built around an Art Deco theme.

Lightly washed exposed aggregate concrete is proposed as the predominant pavement type in the new palette. The material can incorporate fine, decorative aggregate, coloured oxide, and a shallow saw cut pattern to increase its appeal. Patterning will also facilitate removal of defined panels should this be necessary for path maintenance or to allow access to services. Replacement pavement can then be easily installed in a matching style to ensure the visual integrity of the surface over the longer term. On this basis, a level of restraint is recommended in the specification of colour, aggregate and finished texture for the new concrete pavement to ensure that a consistent finish is achieved wherever and whenever it is installed.

Precast concrete unit paving is proposed as a secondary material in the palette. Pavers will be used sparingly to embellish the broad use of concrete and to create a higher standard of pavement finish generally throughout the town. New concrete footpaths in particular will feature pavers as header courses and as cross-banding at regular intervals to break the monotony of the more expansive pavement. Pavers will also be used exclusively for public seating and alfresco dining areas and to highlight design features such as Art Deco styled motifs in key areas. It is recommended that a mid-dark grey colour be specified for the paver to provide subtle contrast with concrete and to complement similar colours recommended in the new street furniture palette. The paver could also incorporate a fleck to match and complement the aggregate in the washed concrete pavement. Dark paving will have considerable practical benefit in eating areas where it is less likely to stain from dropped food.





A textured pavement material is proposed to highlight the road surface of informal pedestrian crossings. While further investigation will be needed to fully determine the preferred material for this purpose, options may include porphyry stone, a patterned and coloured bitumen veneer, or small format precast pavers to match those used in footpaths. The new surface must finish flush with the surrounding pavement and will only require a subtle, contrasting colour to achieve its intent.

A number of special panels are proposed for incorporating at key locations along footpaths. These will feature Art Deco styled motifs to create strong visual references to the urban design theme that will prevail in the town centre. Ceramic tiles will be used to create the motifs which will be designed and installed with involvement of a specialist craftsman.

Decomposed granite gravel is proposed as a soft surface material for low key informal spaces and pathways. The material has a highly attractive, natural ochre finish that is particularly complementary with native planting. It also provides an inexpensive alternative to hard stand pavement. The gravel is considered a highly desirable option for secondary paths in Mountford Park and Chelmsford Place.

7. Planting

Recommended new planting will build on the value and success of existing planting to create a more attractive and distinctive visual character throughout the town. New planting will aim to increase the green canopy and provide, in particular, more shade, reduced glare and a greater level of pedestrian comfort. It will also bring significant rewards to the visual image of the town.

The new enhanced planting strategy should be achievable without significant impact on existing maintenance capability over the longer term. It will be necessary, however, that additional infrastructure such as irrigation be installed in ornamental garden beds and key areas of mass planting to reduce their maintenance burden and to secure a more sustainable landscape setting. Additional resources may also be necessary over the short term to provide the required level of care for new planting until establishment.

Two lists of suggested plants have been developed to reflect alternative levels of support that will be required to sustain plants in particular parts of Leeton's public domain. The lists are not intended to be definitive, but as guides to support the process of improving and increasing the contribution of plants to the town's landscape settings.

The first list includes plants that may be considered across the majority of the town centre where it is anticipated that a moderate level of care, in particular, adequate additional water and nutrient, will be provided.

The list includes a mix of exotic and native species, with an equal share of deciduous and evergreens. This will achieve attractive, visually rich landscape settings with considerable seasonal colour.

The list will provide a basis for tree selection in key streets, and the determination of a planting mix for new or upgraded pedestrian spaces, and sites requiring broader landscape renovation such as Mountford Park and Chelmsford Place.

A second palette of plants has been developed for consideration in locations that are unlikely to receive attention from Council or adjoining property owners. The plants in the list are drought tolerant and will grow successfully with little maintenance support once established. The list includes a predominance of hardy native plants and smaller range of exotics to provide a cross-section of visually interesting species.

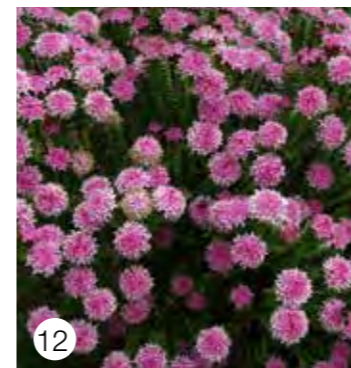
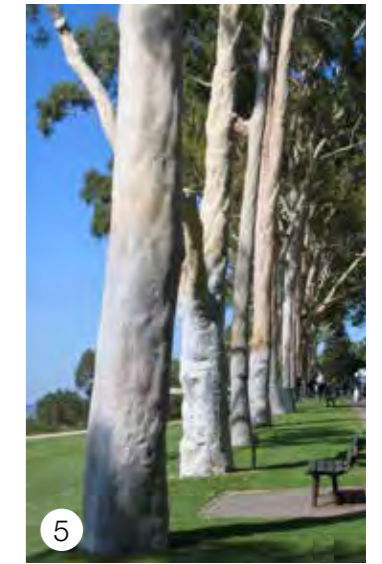
Plants from this list should be used as a basis for determining the species choice for side streets, car parks and the top of Chelmsford Place where locally indigenous native plants will be used exclusively to create a natural landscape setting.



Plant Palette 1

LOW LEVEL SUPPORT

IMAGE	BOTANIC NAME	COMMON NAME	HEIGHT(m)
TREES			
1	<i>Agonis flexuosa</i>	Willow Myrtle	6-10
2	<i>Angophora costata</i>	Sydney Red Gum	7
3	<i>Brachychiton populneus</i>	Kurrajong	12-15
4	<i>Callitris glaucophylla</i>	White Cypress Pine	15
5	<i>Corymbia citriodora</i>	Lemon-scented Gum	25-30
6	<i>Corymbia ficifolia</i>	Red Flowering Gum	7
-	<i>Corymbia maculata nana</i>	Dwarf Spotted Gum	7
-	<i>Cupressus sempervirens</i>	Mediterranean Cypress	15
7	<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Ironbark	10-15
8	<i>Phoenix canariensis</i>	Canary Island Date Palm	10-20
SHRUBS			
9	<i>Eremophila species</i>	Emu Bush	0.5-1.5
10	<i>Grevillea lanigera</i>	Woolly Grevillea	0.5-1.5
11	<i>Kunzea parvifolia</i>	Violet Kunzea	1.5
12	<i>Pimelea feruginea</i>	Rice Flower	1.0
13	<i>Westringia fruticosa</i>	Coastal Rosemary	2.0
GROUNDCOVERS AND UNDERSTOREY PLANTS			
14	<i>Anigozanthos cultivars</i>	Kangaroo Paw	0.5
15	<i>Carpobrotus glaucescens</i>	Pigface	Prostrate
16	<i>Dianella revoluta</i>	Blue Flax-lily	1.0
17	<i>Hardenbergia violacea</i>	Happy Wanderer	Prostrate
18	<i>Lomandra hystrix</i>	Green Mat-rush	0.7-1
19	<i>Poa labillardieri</i>	Common Tussock Grass	0.8
20	<i>Themeda australis 'Mingo'</i>	Prostrate Kangaroo Grass	0.2



Plant Palette 2

MEDIUM - HIGH LEVEL SUPPORT

IMAGE	BOTANIC NAME	COMMON NAME	HEIGHT(m)
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TREES

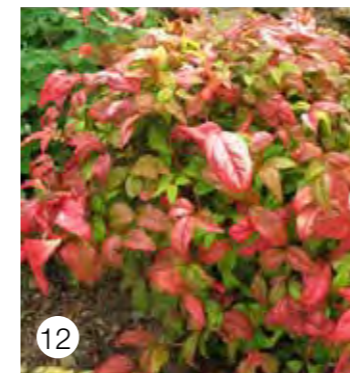
1	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	10
-	<i>Calodendrom capense</i>	Cape Chestnut	15
2	<i>Ficus microcarpa hillii</i>	Hills Weeping Fig	15
3	<i>Fraxinus griffithii</i>	Evergreen Ash	5
-	<i>Jacaranda mimosifolia</i>	Jacaranda	8-12
4	<i>Lagerstroemia indica</i>	Crepe Myrtle	6-8
5	<i>Lophostemon confertus</i>	Brush Box	8-12
6	<i>Pistacia chinensis</i>	Chinese Pistachio	5-12
7	<i>Platanus acerifolia</i>	London Plane Tree	15
-	<i>Ulmus parvifolia</i>	Chinese Elm	13
8	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	7

SHRUBS

9	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	1.0
10	<i>Convolvulus cneorum</i>	Silverbush	1.0
11	<i>Loropetalum chinense 'Purple Pixie'</i>	Loropetalum	0.9
12	<i>Nandina domestica 'Nana'</i>	Dwarf Sacred Bamboo	0.5
13	<i>Rosmarinus officinalis</i>	Rosemary	0.6-1.5
14	<i>Lavender species</i>	Lavender	1.0
15	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3-4

GROUNDCOVERS AND UNDERSTOREY PLANTS

16	<i>Agapanthus praecox</i>	Agapanthus	1.0
17	<i>Aspidistra elatior</i>	Cast Iron Plant	0.5-0.8
-	<i>Dietes grandiflora</i>	African Iris	1.0
-	<i>Helichrysum italicum</i>	Curry Plant	0.6
18	<i>Liriope muscari</i>	Lilyturf	0.4
19	<i>Phormium tenax</i>	New Zealand Flax	0.6
20	<i>Scaevola albida</i>	Fan Flower	0.3



Appendix A: Stakeholder Feedback

STAKEHOLDER	No.	INITIAL ISSUES, IDEAS AND COMMENTS	ENHANCEMENT PLAN RESPONSE
Leeton Shire Council	1	RMS Management Control of main street as State Road	Bypass and consultation with RMS identified as a high priority undertaking
	2	Worker safety in roundabout planting	Alternative low maintenance plants recommended and irrigation installed
	3	Reduced traffic speed from 50kph to 40kph	To be pursued once Council take management control of main street
	4	Wade Avenue has poor drainage, uneven surface and needs a mid-block crossing	Mid-block and other crossings upgraded. Unlikely that a warrant will be granted to allow a marked crossing
	5	Provide angled parking on western side of Wade Ave, parallel to remain on eastern side	Adopted
	6	Need to pursue improved and rationalised parking around CBD	Requires detailed site consideration and further stakeholder consultation which is considered beyond study scope
	7	Mid-block turn-around points create traffic conflict	Median to be extended at Maple Street junction. Further investigations required elsewhere but beyond study scope
	8	Trees create maintenance issues	New islands for trees create opportunity to incorporate appropriate infrastructure to address tree issues such as root barriers and structural soils
	9	Chelmsford Place is underutilised	New measures aim to significantly enhance the street
	10	Possibility of relocating taxi stand to front of vacant site in Chelmsford Place	Taxi stand retained as suggested relocation site has been identified for a more significant new purpose. Location of existing stand considered central and appropriate. New shelter has been included to enhance pedestrian and amenity of that site
	11	Annual plantings and trees in garden beds not complementary	New planting strategy proposed in new planted traffic islands along parking lanes
	12	Roses in median have limited seasonal aesthetic appeal	Alternative species recommended. Roses and other ornamental plants to be relocated to more accessible locations where they will be better appreciated
	13	Poor streetscape theme and lack of parking in Wade Avenue	New theme adopted on eastern side involving removal of planters, new trees and grass with irrigation to ensure a sustainability. New angled parking on western side will increase parking bay numbers
	14	Preferred tree species identified	Suggested tree list includes most identified. The list is not intended to be definitive
	15	Shrub planting in Pine Avenue median restricts pedestrian access	Additional informal crossings and paved gaps in median provided to facilitate improved crossing and greater connectivity
	16	Need to build on Art Deco theme	Adopted in design proposals throughout the town centre
	17	Need to improve landscape links to town centre	Concept supported in principle but development of strategies considered beyond study scope
	18	Opportunity to incorporate water sensitive urban design measure	WSUD suggested within new planted traffic islands in parking lane
	19	Urban salinity issues	Requires site specific consideration at implementation, particularly with regard to plant selection
	20	Should not duplicate Mountford Park uses elsewhere	Adopted
	21	Need base for youth centre	Not highlighted in plan but could be considered as part of proposed Tourist Information Office development
	22	Better recognition of value-add industries to Leeton	Not specifically identified but could be included in the interpretive material for new Chelmsford Place water feature which celebrates water as the town's lifeblood
	23	Date palms are a highly significant visual and historic feature	Recommended as the accent tree around the town entry and central roundabout
	24	Concern for untidy appearance of vehicular entries into town	Not included as not part of study area. Should adopt dry tree planting strategy recommended for side streets
	25	WC&IC Building reuse as a museum	Agreed and supported in principle but decision considered outside study scope
	26	Key town centre community spaces and Art Deco theme highly valued	Agreed and supported in proposed initiatives
	26	Lack of advertising space, power supply in Mountford Park	New community signs and additional power supply hubs in park are proposed
	27	Concern for unsympathetic façades and ineffective building codes	Agreed and supported in principle but development of strategies is considered outside scope of study
	28	Need for improved links to heritage, scooter recharge points, alfresco dining, busking/ street theatre	New interpretive opportunities provided throughout Enhancement Plan. Designated scooter parking proposed undercover at corner of Jarrah Mall Pine Avenue. More alfresco dining areas proposed in new traffic islands. Enhanced public spaces will provide opportunity for more street entertainment
	29	Prioritise improved access for people with disabilities, greater sense of welcome, heritage colour uniformity, and more open space	New raised designated parking bays and crossing points will greatly improve access. All proposals will enhance visitor experience. Heritage colour uniformity is supported but will require strengthened planning controls which are considered beyond scope of study. Colour unity has been highlighted in recommendations for new street furniture, and pavements
	30	Provide landscape corridors with Yanco and other surrounding destinations	Supported in principle but considered outside study area and beyond scope
31	Provide active park in Hydro site	Would need to influence property owner who is keen to install an alternative facility	

STAKEHOLDER	No.	INITIAL ISSUES, IDEAS AND COMMENTS	ENHANCEMENT PLAN RESPONSE
	32	Mountford Park needs additional power supply, improved WHS compliance and more shade	Adopted
	33	Bird cage in Mountford Park is little valued	Alternative use of this key site has been proposed but final determination of preferred use should be subject to further community consultation
	34	Jarrah Mall very hot in summer	New additional trees proposed
	35	Art Deco should be promoted in a special themed event	Supported in principle but development of strategies considered outside study scope. Art Deco theme features strongly in new design proposals
	36	Plaques should be installed for heritage buildings	Adopted
	37	Locate bus terminal adjacent to Roxy Theatre	Taxi stand to be retained but new bus stop could be included to share parking lane adjacent to taxi stand. This would optimise use of proposed new shelter nearby
Leeton History Society	38	Restore building façades	Supported but development of strategies considered beyond study scope
	39	Better management of shop signs	Supported but development of strategies considered beyond study scope
	40	Concern for pedestrians cutting through median garden beds	New additional crossings and gaps in median proposed
	41	Need to consider lighting	Adopted
	42	Provide bike stands	Adopted
	43	Provide aboriginal heritage	New interpretive garden proposed
	44	Restore location of important heritage items	Existing Chelmsford Place vista and rotunda restored as key feature
	45	Better reflect multi-cultural heritage, Art Deco, Walter Burley Griffin and irrigation scheme in design theme	Adopted
	46	Need to wash main street to improve appearance	Agreed in principle but implementation of better maintenance considered beyond study scope
	47	Consider amphitheatre in Maple Street	Site is too narrow and considered inappropriate. Better opportunity identified in foyer of new Chelmsford Place building or in redesigned spaces of Mountford Park
	48	Install new brass plaques on heritage buildings	Idea adopted in principle. Final design and finish of installations requires further design consideration as part of new signage suite
	49	Need to improve footpaths, especially near post office	Adopted
	50	Consider town band event	Agreed in principle but development of strategies considered outside study scope
	51	Consider exhibiting models of buildings	Supported in principle but development of strategies considered outside study scope
Chamber of Commerce & Industry	52	Need for improvement of civic spaces including Maple Street	Adopted
	53	Concern for condition of footpaths	Upgraded paths proposed throughout
	54	High and unsafe traffic flows through Pine Avenue	Bypass recommended as high priority initiative. New pedestrian crossing measures proposed to improve safety
	55	Need SUV parking in CBD to encourage people to stay	Chelmsford Place highlighted as desirable location for parking of large vehicles for this purpose
	56	Increase cycleways	Supported in principle but opportunities considered outside study area. New bike storage locations included in proposals
	57	Increase CCTV coverage	Investigation not considered part of study scope
	58	Provide public art	Adopted in principle
	59	Create art and heritage walks	New creative and interpretive opportunities highlighted throughout Enhancement Plan proposals
	60	Develop existing laneways to add to CBD	Enhancements proposed to footpaths and street tree planting which aim to improve appearance and activation
	61	Provide free Wi Fi	Supported in principle but development of strategies considered outside study scope
	62	Create pop-up shop program	Supported in principle but development of strategies considered outside study scope
	63	Online shopping is impacting traditional shopping	Enhancement Plan measures aim to greatly increase desirability of town centre shopping experience
	64	Shop owners from Griffith have little interest in Leeton business community	Enhancement Plan measures aim to greatly increase desirability of shopping experience regardless of property owners
	65	Need to change social interaction experience	Proposed alfresco dining, public seating and redesigned open spaces will greatly increase opportunity for social gathering

STAKEHOLDER	No.	INITIAL ISSUES, IDEAS AND COMMENTS	ENHANCEMENT PLAN RESPONSE
	66	Encourage more residential development close to CBD	New measures in Enhancement Plan will greatly increase desirability of town centre as a place for people to live
	67	Extend footpaths for alfresco dining opportunity	Adopted
	68	Develop Maple Street similar to Jarrah Mall	Adopted
	69	Enhance heritage and history with plaques	Adopted
Leeton Tidy Towns	70	Importance of heritage retention, façades and heritage colours of shop fronts	Agreed in principles but supporting strategies considered beyond study scope
	71	Footpath improvements	Adopted
	72	Need to look at roundabout plantations	Undertaken as part of new proposals
	73	Important for the CBD to have liveability element	New facilities and new design initiatives aim to ensure this objective is achieved
	74	Review Wade Avenue planter boxes	Undertaken as part of new proposals
	75	Pedestrian crossing opposite doctor's surgery	Improved mid-block crossing and new median proposed to help address this issue generally in Wade Avenue
	76	Installation of public art	Highlighted as a key initiative in enhancement proposals
	77	Failure to capitalise on historical links	Heritage and Art Deco has been a key driver in development of design initiatives
	78	Audit of street trees required	Considered outside study scope
	79	Study area should be extended to include laneways	Enhancement initiatives have been included to a limited extent along side streets
	80	Potential to rezone CBD to permit extra land uses and title consolidation	Supported in principle but development of strategies considered beyond study scope
	81	Develop Maple Street in a similar way to Jarrah Mall	Adopted
	82	Relocate street stall to Maple Street and redevelop laneway	Preferred relocation of stall identified on corner of Pine Avenue and Jarrah Mall. Laneway improvements adopted
	83	Provide angled parking on western side of Wade Avenue	Adopted
	84	Provide awning on eastern side of Roxy Theatre	New street shelter proposed instead to avoid heritage implications
	85	Provide shade cloth to screen unattractive sites	Adopted
	86	Extend Roxy Theatre tile pattern onto street footpath	Adopted
	87	Unique presentation of town entrances with Art Deco sign and palm trees	Theme reinforced at town entry roundabouts
	88	Visual improvement and ongoing maintenance of key entry routes	Supported in principle but development of strategies considered outside study area
	89	Extend kerb and gutter program	Supported in principle but implementation requires further consideration and is beyond study scope
	90	Informational signage to enhance awareness of key sites	Idea adopted in principle. Final provision of installations requires further design consideration as part of new signage suite
	92	Cool luxuriant planting in streets and laneways	Adopted with planting that will complement site conditions
	93	Enhance existing off-street parking to increase usage	Adopted
	94	Develop partnerships to fund Art Deco restorations	Supported in principle but development of strategies considered beyond study scope
	95	Provide a bank of lead light windows for reuse where required	Supported in principle but development of strategies considered beyond study scope
	96	Redevelopment strategies needed for sites bound by Belah Street, Pine and Acacia avenues	Supported in principle but development of strategies considered beyond study scope
	97	Laneway verges should be paved to minimise strips of weeds	Supported where appropriate. Proposed tree planting will greatly improve street amenity at significant less cost
	98	Create a Wade Avenue vista, integrate former service station site Hydro Inn and vacant site next to court house	All ideas adopted
	99	Relocate stall to Maple Street to reduce anti-social behaviour in Gordon Lane	Preferred stall relocation in Jarrah Mall. Proposals to enhance Gordon Lane adopted and will improve passive surveillance
	100	Enhance small streets and laneways with distinctive paving	Adopted for key thoroughfares. Side streets will be improved with new street trees
Leeton & District Local Aboriginal Lands Council	101	Incorporate public artwork in public domain to enhance awareness and recognition of Aboriginal culture and heritage	New garden to be incorporated in Chelmsford Place
	102	Aboriginal flag should be flown adjacent to Australian flag	Supported in principle but implementation strategy considered beyond study scope

STAKEHOLDER	No.	INITIAL ISSUES, IDEAS AND COMMENTS	ENHANCEMENT PLAN RESPONSE
	103	Naidoc Day is an important celebratory event that helps unify the community	Supported in principle but development of strategies considered beyond study scope
	104	Consider renaming streets or public spaces using aboriginal words / expressions	Supported in principle but development of strategies considered beyond study scope
	105	Provide greater interpretive signs of aboriginal culture	Included as part of new Chelmsford Place garden
Councillors	106	High traffic speed through main street needs to be addressed	Bypass and consultation with RMS identified as a high priority undertaking. New enhancement measures also aim to improve pedestrian safety
	107	Raised pedestrian crossing (threshold) required	Adopted
	108	Look at traffic and pedestrian safety elements in CBD	Adopted
	109	Potential to redevelop Maple Street similar to Jarrah Mall and develop walkway from Sycamore Street to Pine Avenue	Adopted
	110	Potential to permit more residential development in and adjacent to CBD	Supported in principle but development of strategies considered outside study scope
	111	Look at funding options to support shop owners restore heritage	Supported in principle but development of strategies considered outside study scope
	112	Potential to improve signage particularly with electronic technology	Adopted
	113	Potential to use artificial grass in medians	Not supported. Other preferred measures proposed
	114	Need to determine heritage verses modern elements	A careful balance has been achieved in design proposals and recommendations of new street furniture
	115	Incorporate murals to enhance blank walls	Ideas adopted in principle
	116	Avoid using brick paving	Supported
	117	Upgrade vacant site next to courthouse	Adopted
	118	Consider providing an after hours taxi zone adjacent to Hotel Leeton	Supported in principle but further investigation and consultation required which is considered outside study scope
	119	Paved areas adjacent to post office are particularly bad and require upgrading	Adopted
	120	Change zoning to permit residential in CBD	Supported in principle but development of strategies considered outside study scope
	121	Build on heritage strengths of CBD	Adopted
	122	Pedestrians not using formal crossings and walking across garden areas	New additional crossings and gaps in median proposed
	123	Need to consider lighting	Adopted
	124	Provision of bike stands	Adopted
	125	Provision of Aboriginal heritage	Adopted
	126	Must pursue main street bypass route	Bypass and consultation with RMS identified as a high priority undertaking
	127	U-turn breaks in median cause minor traffic congestions	Median to be extended at Maple Street junction. Further site consideration necessary elsewhere which is beyond study scope
	128	Vision for CBD must be faithful to original WBG plans for streets	Agreed and adopted
	129	Shop fronts lack visual cohesion	Supported in principle but development of strategies considered outside study scope
	130	More loading zones needed around CBD	Determination considered outside study scope
	131	Need to improve pedestrian access and connectivity	Agreed and adopted
	132	Visual image needs to better reflect Leeton's history and economic base	Agreed and adopted
Feeddback on Draft Pedestrian Access and Mobility Plan	133	Road crossings are difficult for wheelchair users	Enhanced crossings are proposed throughout the town centre
	134	Additional crossings required in Pine, Kurrajong and Wade avenues	Additional and enhanced informal crossings provided throughout
	135	Crossing Wade Avenue without a central refuge is dangerous particularly in busy periods	A new median is proposed to provide a refuge along Wade Avenue between Jarrah Street and the Pine/Kurrajong avenue roundabout
	136	Inadequate accessible parking or drop-off bays are provided in Kurrajong Avenue near post office and adjacent to Kurrajong Waratah office	Additional accessible parking bays are recommended on either side of the street

STAKEHOLDER	No.	INITIAL ISSUES, IDEAS AND COMMENTS	ENHANCEMENT PLAN RESPONSE
	137	Designated accessible car parks are occupied by vehicles of able bodied drivers	New raised accessible parking bays are proposed to improve connection to footpaths and help distinguish them from other bays. Additional accessible bays are proposed throughout the town centre
	138	Some access ramps into shops are too steep	Negotiation required with property owner which is considered beyond study scope
	139	Post Office crossing impacted by poor sight lines	Further consideration of these issues will be necessary in design development of new proposals
	140	Kerbs in Wade Avenue are particularly high and difficult to negotiate	New kerbs will address the issue along the western side. Replacement of the eastern kerb will be dependant on Council's budget priorities which is considered beyond the study scope
	141	Ensure designated accessible car parks are designed with adequate width	This will be required as part of design development of proposals
	142	Concern for uneven pavement along footpaths	New footpaths are recommended throughout the town centre
	143	Some shops have high step entries which are difficult for wheelchair users and elderly	Negotiation required with property owner which is considered beyond study scope
Online Survey	144	Shop façades should be painted as a group in heritage colours and remove all signage below awnings. Install LED Art Deco heritage lights . Pave main street in consistent Art Deco theme	Improvements to shop façades supported in principle but development of strategies considered beyond study scope. New heritage lights and pavements adopted.
	145	Create a vibrant CBD focused on people	Adopted
	146	Place a window graphic or similar in vacant windows	Supported in principle but development of strategies considered outside study scope
	147	Install trellis on sections of main street with vines	Idea may be considered as part of design development of proposed enhancement plan strategies
	148	Improve pathway between Pine Avenue and Willabong	Supported in principle but considered outside study area
	149	Utilise empty shops with artwork	Supported in principle but development of strategies considered outside study scope
	150	Regularly clean footpaths	Supported in principle but maintenance issues considered outside study scope
	151	Spend money on aesthetics to create a beautiful town	Adopted
	152	Encourage local schools to and other groups to display artwork	Supported in principle but development of strategies considered outside study scope
	153	Depict local history in pavement	Interpretive strategies have been adopted in enhancement plan. Specific ideas subject to further consideration at design development stage
	154	Encourage more buskers and footpath sales	Supported in principle but development of strategies considered outside study scope
	155	Improve pram crossings and provide places to park prams	Crossing improvements adopted. Further consultation needed to understand demand for pram parking. Possibility of incorporating pram parking with proposed scooter parking on corner of Jarrah Mall
	156	Replace main street footpath with non-slip pavers	New paving proposals will need to consider slip resistance in specification of finish
	157	More pedestrian access across median	Adopted
	158	Turn Pine avenue from Jarrah Mall to monument into a pedestrian plaza	Not supported due to considerable impact. Significant additional and upgraded spaces proposed in Enhancement Plan
	159	More off-street parking at rear of buildings along northern side of Pine avenue	Further investigation required to test this proposal which is considered outside of this study scope
	160	Better taxi signage. Flashing lights for pedestrian crossing	All new signage and provision of flashing lights supported in principle and should be considered in design development phase which is outside study scope
	161	Local crafts, produce, art works etc to form a weekly style market	Supported in principle but development of strategies considered outside study scope
	162	Prioritise Chelmsford Place upgrade	Priorities to be determined following public exhibition of draft Enhancement Plan
	163	Council to organise shopping sprees	Supported in principle but development of ideas to initiate proposal considered outside study scope
	164	Historical placards and displays	Ideas supported in principle but development of strategies considered outside study scope. Further opportunity for interpretation of history forms a key part of Enhancement Plan initiatives
	165	Shops joining for interactive event	Supported in principle but development of ideas to initiate proposal considered outside study scope
	166	Place stepping stones at regular crossings in Pine Avenue median	Adopted
	167	Incorporate Art Deco theme with another festival	Supported in principle but development of strategies considered outside study scope. Art Deco theme features strongly in new design proposals
	168	Rezone shops to enable more small footprint residential	Supported in principle but development of strategies considered outside study scope