

ADDENDUM

Halls Gap Urban Design Framework August 2004

This document is to be inserted into the to "Halls Gap Urban Design Framework Final Document" prepared by THA Landscape Architects May 2001 in conjunction with the following revised plans (attached):

- *Map 8 Town Centre Concept*
- *Map 10 Pool Road Concept*
- *Map 11A Town Centre Streetscape Concept*

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Introduction

Following further consultation by Northern Grampians Shire Council with the Halls Gap Community and relevant authorities a number of major changes have been made to the plans prepared as part of the Halls Gap UDF in May 2001. Map 8 Town Centre Concept, Map 10 Pool Road Concept and Map 11 A Town Centre Streetscape Concept have been modified to reflect the changes. No changes have been made to the report. This addendum highlights the changes made to the plans only. Therefore notes on the amended plans, and within this document, supersede relevant comments in the UDF report.

The changes generally effect the Heath Street by-pass proposal, confirmation of the preferred Tourist Information Centre and streetscape issues that result from the re-alignment of Main Road (Grampians Road) from the Stony Creek Bridge to Heath Street. The following notes specify the changes made to the nominated plans in these key areas.

A.0 Heath Street and the Tourist Information Centre

A.1 Notes re changes to Heath Street proposals

Heath Street was initially favoured by the community as the preferred through road for the centre of Halls Gap. After extensive consideration by Northern Grampians Shire Council, Vicroads and the Urban Design Framework Committee it was resolved that the cost of developing Heath Street as the main through road was not feasible and could not be justified. The proposed Heath Street bridge has been deleted from the revised drawings.

A.2 Notes re changes to Tourist Information Centre

The preferred location for the proposed Tourist Information Centre has been determined as the corner of Heath St and Main Rd (Grampians Road). Development of the Information Centre at this location will require the implementation of suitable parking for cars and buses and adequate turning areas (Refer Map 8 Town Centre Concept and Map 11 Town Square/Streetscape Concept). Option B (adjoining the pool) has been deleted from the revised drawings.

A.3 Revised Design Notes – Heath Street / Tourist Information Centre

- o . Develop suitable car parking throughout the town centre generally as per the concept plan (refer also Neiman Study 1997).
- o . Establish a suitable open pedestrian link between Heath St and Main Rd that is of generous size and comfortable for people to use. This link may include green areas, tree planting and seating. Land acquisition by Council may be required for this purpose.
- o . Provide parking along Heath St for buses visiting the proposed Tourist Information Centre. Parking will need to accommodate five coaches at any one time. Parking areas and layout subject to detailed design by a Traffic Engineer.
- o . Plant suitable indigenous overstorey trees along Heath Street and Grampians Road.

- . Underground the powerlines along Grampians Road (as a priority) and Heath Street (if funds permit) as part of the proposed redevelopment to allow for maximum tree planting.
- . Grampians Road should be designed and detailed generally as per the recommendations of the Urban Design Framework and to create a high quality experience for visitors to Halls Gap.
- . The Grampians Road redevelopment is to include outstand areas along the shop fronts for walking, sitting, gathering and planting. Refer sketch details.
- . A Town Square is proposed adjoining the Community Hall. The final design of this space will be determined by the location and design of the Tourist Information Centre.

B.0 Revisions - Map 8 Town Centre Concept

Map 8 Town Centre Concept illustrates the overall concept for improvements to the town centre. The revisions to this plan are highlighted below.

B.1 Revisions:

- Proposed Heath Street bridge deleted.
- Grampians Road re-alignment to be curvilinear with large paved areas fronting shops.
- Conceptual landscape treatment for shopping walk indicated.
- Preferred location for the Tourist Information Centre (formerly known as option A) is to be located at the corner of Heath St and Main Rd.
- Delete Tourist Information Centre Option B adjoining swimming pool.
- Retain proposed upgrades to the entry of the swimming pool.
- Add note to underground powerlines along Grampians Road.
- Relocate entry feature sign to Grampians Road/School Road intersection.
- Rationalise pathways in park and only keep those that are necessary.
- Provide suitable bus turning and parking facilities in Heath Street. Provide short term parallel parking (to accommodate 5 vehicles) for buses visiting the proposed Tourist Information Centre.
- Plant trees along Heath St to develop an overstorey that is consistent with the established streetscape along Grampians Rd.
- Apply for funding to underground the powerlines along Grampians Road (between Heath Street and School Road) and along Heath Street.
- Construct new roadway and 'T' intersection from Grampians Road to School Road. Align new works to minimise tree removal through gravel carpark area.
- Assess existing gravel parking area opposite Community Hall for best use options in the longterm (ie sealed carpark, bus parking/turning, parkland etc).
- Consider replacement of the gazebos with sails when the community plaza is developed.
- Proposed parking at the School is shown indicatively. Final design of improvements subject to detailed assessment and design.
- Install stone based entry sign to identify the entry to the town centre (refer sketch concept in Halls Gap UDF May 2004).
- All trees indicated on the plan for removal are shown indicatively. Detailed survey is required to determine their exact location. All works should be aimed at maximising tree protection and

retention. All trees within the area of the proposed works should be assessed by a suitably qualified arborist for their health and safety and to determine which trees should be retained.

C.0 Revisions - Map 10 Pool Road Concept

The primary change to this plan was to delete the Tourist Information Centre - Option B and propose a suitable alternate use for this space.

C.1 Revisions:

- o Delete Tourist Information Centre Option B.
- o Alterations to car park as per layout by Northern Grampians Shire Council April 2004.
- o Coloured proposed granitic sand paths throughout parking areas and adjoining parkland.

D.0 New Plan - Map 11A - Town Centre Streetscape Concept

This plan focuses on the streetscape treatment and provides more detail than Map 11 Town Square/Streetscape Concept (April 2001). This plan includes detailed streetscape recommendations that respond to the proposed curvilinear road and car park arrangement designed by Northern Grampians Shire Council in response to the Halls Gap UDF recommendations May 2001.

D.1 Road Re-alignment

It is proposed to re-align Grampians Road to create broad spaces along the shopping strip to accommodate groups of people and spaces with multiple uses. There is also opportunity to create a community plaza that could be used for:

- o *for informal gatherings;*
- o *sitting, relaxing and viewing the scenery;*
- o *outdoor eating;*
- o *community events such as the Jazz Festival.*

The re-alignment also creates ample angle parking for convenient and safe entry and egress. With the re-alignment there is a requirement to address the adjoining streetscape from the Stony Creek bridge to Heath Street. Recommendations for streetscape improvements were made in the Halls gap UDF (May 2001).

These recommendations have been developed as broad concepts in the new plan Map 11 Town Square/Streetscape Concept.

D.2 Streetscape Concept

Features of the streetscape concept include:

- o *custom made furniture and bollards designed by local craftsmen and incorporating local materials and motifs;*
- o *consideration of large shelters (ie shade structures or other) that maintain views of the Grampians and provide weather protection (ie sun and rain);*

- *different paving types and colours to enliven the large expanse of pavement (consider coloured concrete, asphalt, local stone, masonry pavers, bricks etc). Plant indigenous trees and grasses amongst large boulders (of local sandstone) to connect with the landscape theme in the park opposite and to provide an informal relaxed environment. Mulch planting areas with gravel mulch.*
- *Proposed angle parking set out from existing kerb to provide easy in and out access for cars and to create outdoor areas for seating, dining, gathering and tree planting.*
- *Community plaza incorporating custom made furniture, sculpture, lighting shade structures (or other) paving, indigenous trees and grasses, large boulders etc.*
- *Install an information map showing simple town plan and direction to the start of local walks etc. Consider a simple, well designed structure incorporating local stone.*

D.3 Tourist Information/Townsquare

Proposed Tourist Information Centre is to be a land mark building that is designed as a site responsive structure incorporating local materials and themes. The design of the building is required to raise the standard of the architecture along the main street and provide a focus for visitors to Halls gap. It is proposed that the external space will be utilised as a "Town Square". Typical Town Square elements are shown inductively but final resolution of the outdoor spaces can only occur when the building design is finalised. It is recommended that the key elements of the of the external spaces will include:

- *selected pavement to match the entire streetscape upgrade*
- *indigenous trees and understorey extending into the reclaimed parkland adjoining to the south*
- *sculpture*
- *seating*
- *lighting*
- *Also steps may be required to link Tourist Information Centre and Town square with Heath Street.*

Where space permits reinforce existing trees with indigenous planting of selected indigenous trees and grasses.

D.4 General

Landscape treatment at carpark entry to include selected local rock boulders, indigenous trees and grasses and gravel pathways. Incorporate broad areas of lawn for sight distance requirements.

Install gravel paths as required throughout to accommodate pedestrian links to designated crossing points, the bus stop and parking areas. Utilise planting areas and boulders to direct restrict pedestrian movements to designated walkways.

Remove pathways that are not required and reinstate.

Add tree planting along the edge of the park as required to reinforce the roadside tree theme throughout Halls Gap.

Design of building renovations and new developments should accord with the streetscape concept in terms of themes and materials. Council to develop suitable design guidelines for the Main Street (refer UDF report).

Use local sandstone, cut to size, for kerbing and concrete for channel.

Treatment of the parkland opposite should be consistent with the streetscape concept. Key elements include indigenous trees and grasses, large boulders, granitic sand pathways lighting etc.

Addendum prepared by THA Landscape Architects, August 2004