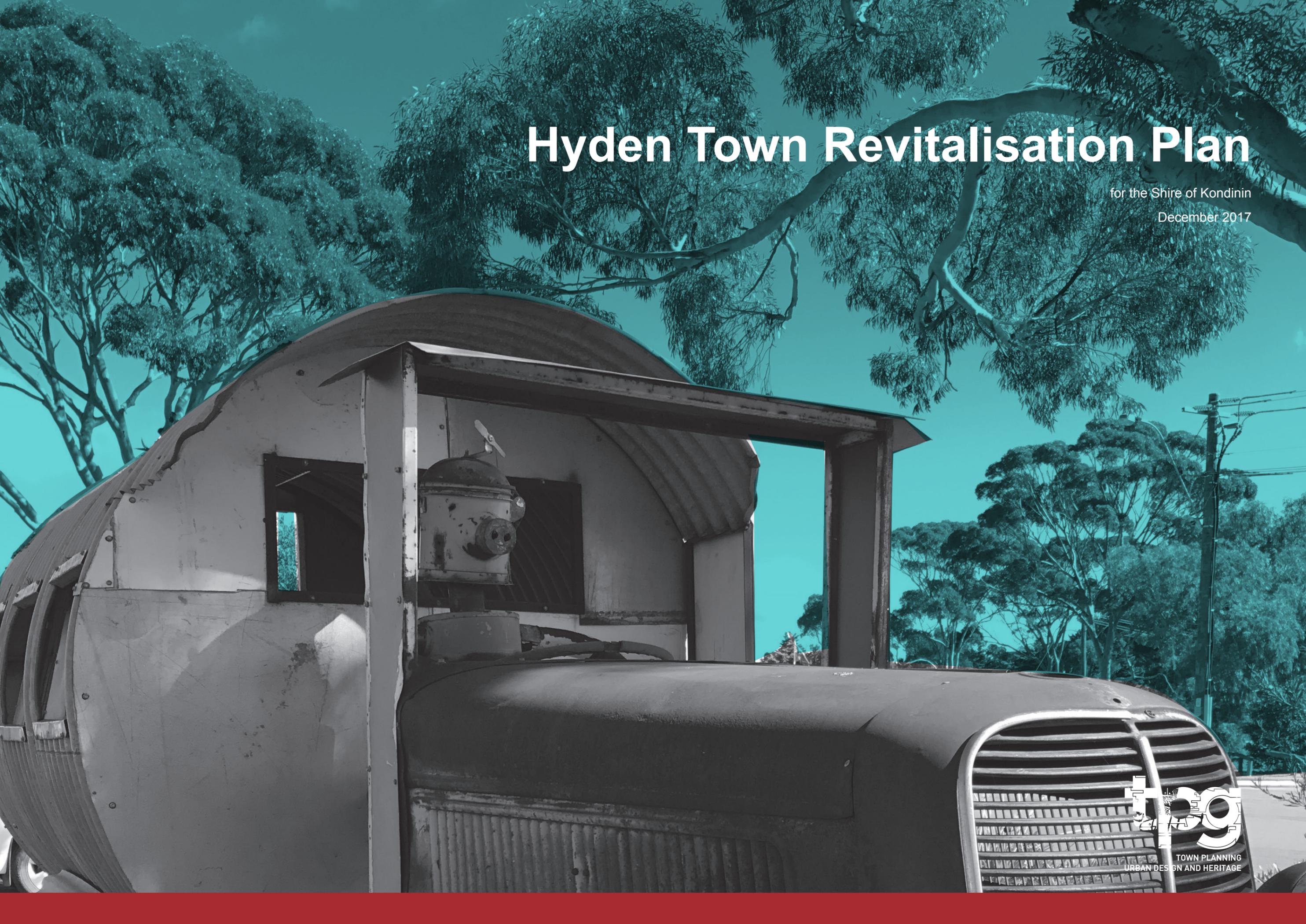


Hyden Town Revitalisation Plan

for the Shire of Kondinin

December 2017



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Project team:



1.0 BACKGROUND INFORMATION

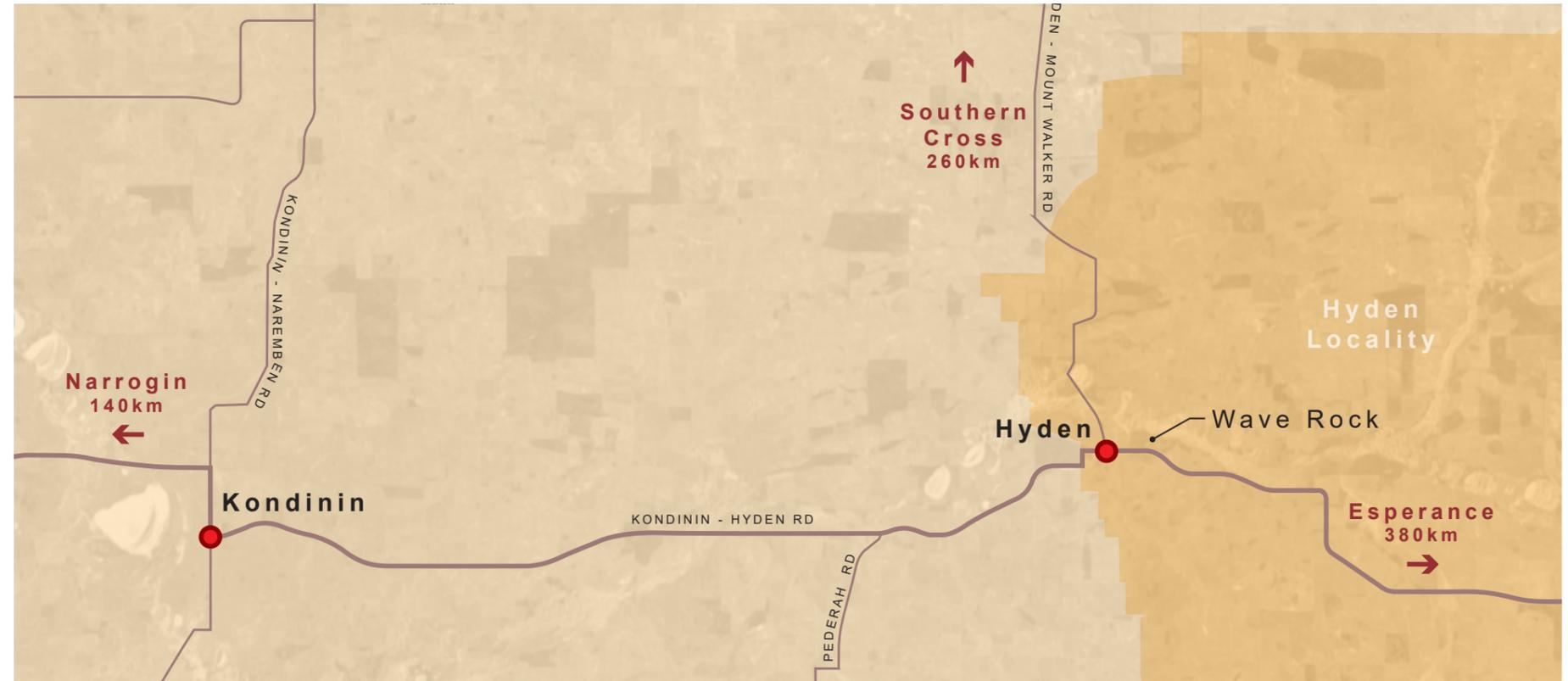
1.1 Introduction

Hyden township sits to the western edge of the Hyden Locality, near the iconic Wave Rock site and on the road between Kondinin and Esperance.

Wave Rock is a major tourist attraction for the area and associated caravan camping, tourism uses and retail have developed in close proximity.

Hyden township is preparing for its centenary celebrations in 2022 and seeks to improve its presentation and functionality during this period to help it become a destination in its own right.

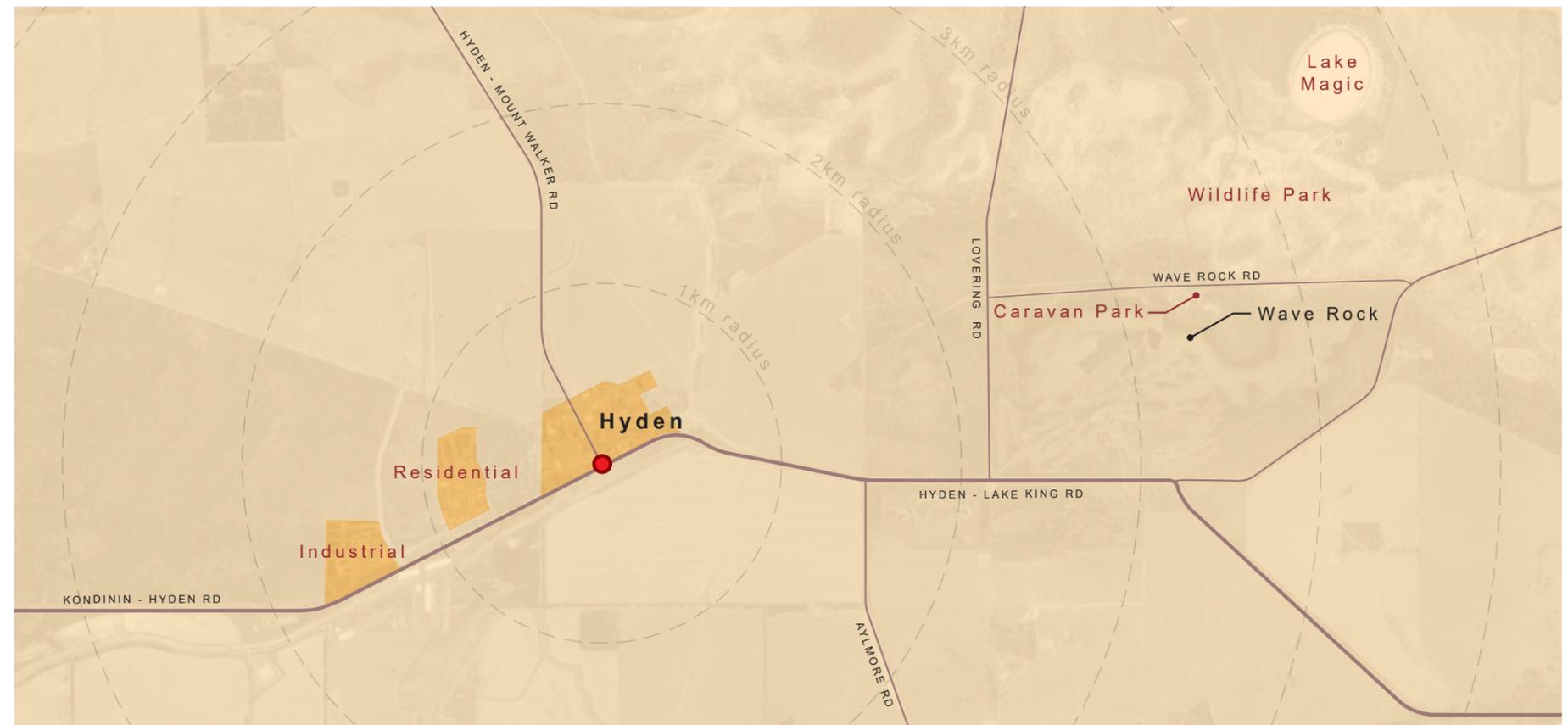
The design proposals contained within this document are intended to balance benefits to both visitors and locals alike and build on a comprehensive list of desirables from the local community. Proposals and analysis have been deliberately constrained to the central township area framed by McPherson, Naughton, Lynch and Marshall Streets at this stage, but it is envisaged that this document can provide the framework for broader projects across the town in future.



Local Context Plan



Figure 1 – Study Area



Townsite Context Plan

2.0 SITE ANALYSIS

General

The town is well serviced by community, sporting, landscape and retail assets. However, the town suffers somewhat from a lack of connection (or perceived connection) between the main thoroughfare of Marshall Street and the activities and amenities located on side streets or, in the case of Coronation Park, largely concealed from view.

Marshall Street

Marshall Street is the main face of the town that presents to visitors and passers-by. It is characterised by:

- An asymmetrical built form arrangement.
- The southern side of the street caters to larger vehicle parking, visitor information and sculptural elements.
- The northern side of the street contains several retail shops, some undeveloped sites and community uses.
- A paved median separates a parking slip road from the main thoroughfare creating a large expanse of un-shaded hardscape.
- Driveway crossovers frequently interrupt existing footpaths.

McPherson Street

McPherson Street is characterised by:

- A mix of residential, retail, civic and community land uses.
- Large established trees are located along the western verge near the sporting precinct.
- Existing power lines along the eastern verge limit tree planting potential.
- A general lack of footpaths between Naughton and Marshall Streets.

Coronation Park

Coronation Park is framed by lots containing a mix of uses, including residential along the northern Naughton Street interface. There is little, if any interaction between the framing lots / buildings and the park.

The park contains a playground, gazebo shelter and miscellaneous tree plantings.

The park is informally accessible by pedestrians through a number of lots, including the IGA lot, Butcher / Baker lot and CWA / Hall lot. These connections are not overtly clear or inviting and could stand to be improved in cases where it is beneficial to the town and / or local businesses.

While there is semi-formal visitor parking adjacent the park, the laneway loop is used as a service accessway. In particular the IGA is serviced by larger B-double delivery trucks using the laneway loop.



Site Analysis Plan



Large expanse of un-shaded hardscape on Marshall Street.



Large tree plantings to western side of McPherson Street and power poles / retail uses to the east.



Existing playground and gazebo structure in Coronation Park.



Footpaths interrupted by driveway crossovers on Marshall Street.



Open open parking area to the west and shops with forecourt parking to the east on McPherson Street.



Visitor parking area and laneway loop showing delivery truck in operation.

LEGEND

- Buildings
- Pedestrian Path
- Pedestrian Path (unpaved)
- Public Road
- Vehicle Access
- Parking
- Green Space
- Trees
- Retaining Wall / Barrier
- Seating Node
- Playground
- Phone Box
- Street Bin

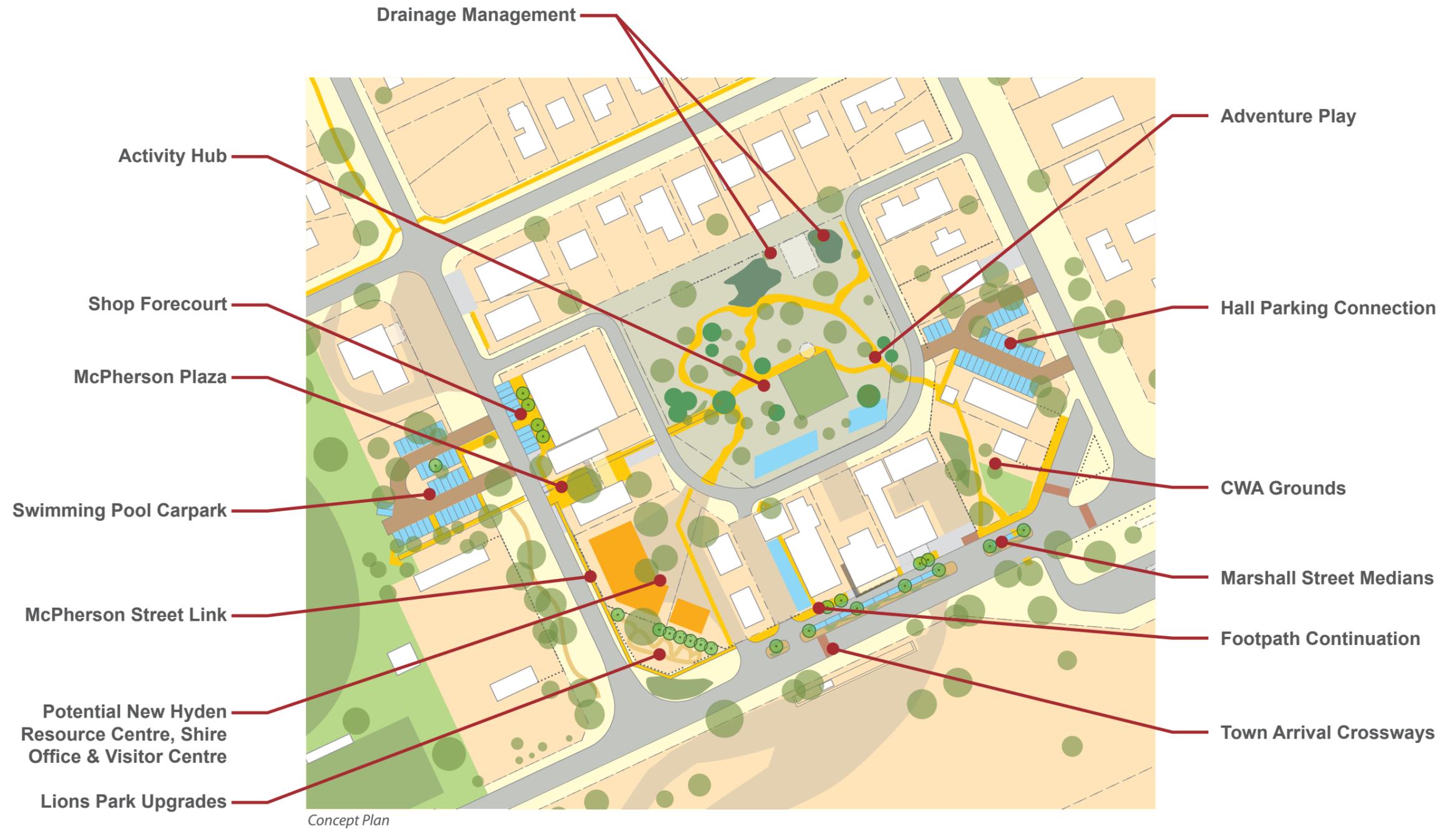
3.0 CONCEPT PLAN

3.1 Special Places

The Concept Plan comprises a suite of projects that seek to:

- work both individually and together
- improve the presentation, legibility and connectivity of the town to both locals and visitors alike

In addition to general maintenance and upgrade strategies, there are a number of special places within the town that warrant particular attention. These individual projects require site specific responses and are dealt with in more detail in Section 4.0.



4.0 KEY STRATEGIES & ACTIONS

4.1 Shop Forecourt

The verge and setback area in front of the shop building on McPherson Street that contains the supermarket and post office is given over almost entirely to nose-in car parking. There is currently no formal footpath or clear distinction between parking and pedestrian areas.

OBJECTIVES:

- To enable sufficient and accessible parking to service retail purposes.
- To improve the quality and legibility of the pedestrian experience.

DESIGN PRINCIPLES:

- Provide a clear distinction between pedestrian and parking areas.
- Seek to locate public parking within the road reserve.
- Encourage private domain landscaping

DESIGN BRIEF:

- Suggest creating a no-parking zone with special in front of the main building entrance as an additional visual cue and facilitate pedestrian crossing to the parking on the other side of the street.



Existing view of shop forecourt showing cars parked up to the edge of the building.



Potential view of shop forecourt.

4.0 KEY STRATEGIES & ACTIONS

4.2 McPherson Plaza

Existing shop buildings frame a colonnaded space that has strategic potential for the town. This space is located in the private domain and is currently used for car parking.

OBJECTIVES:

- Promote pedestrian linkages between key town assets.

DESIGN PRINCIPLES:

- Celebrate the space between existing buildings as a pedestrian connection between the sporting precinct and Coronation Park.

DESIGN BRIEF:

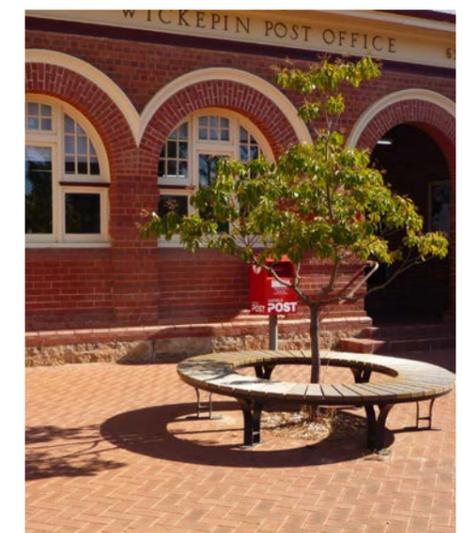
- Suggest formalising a single driveway crossover point as part of McPherson Street upgrade works.



Potential view of McPherson Plaza.



The existing space between buildings is bitumenised and used as customer parking.



Integrating seating with shade trees is encouraged in hard paved areas.

4.0 KEY STRATEGIES & ACTIONS

4.3 McPherson Street Link

McPherson Street is currently underprovided with footpaths.

OBJECTIVES:

- To provide an inviting and clear pedestrian experience.

DESIGN PRINCIPLES:

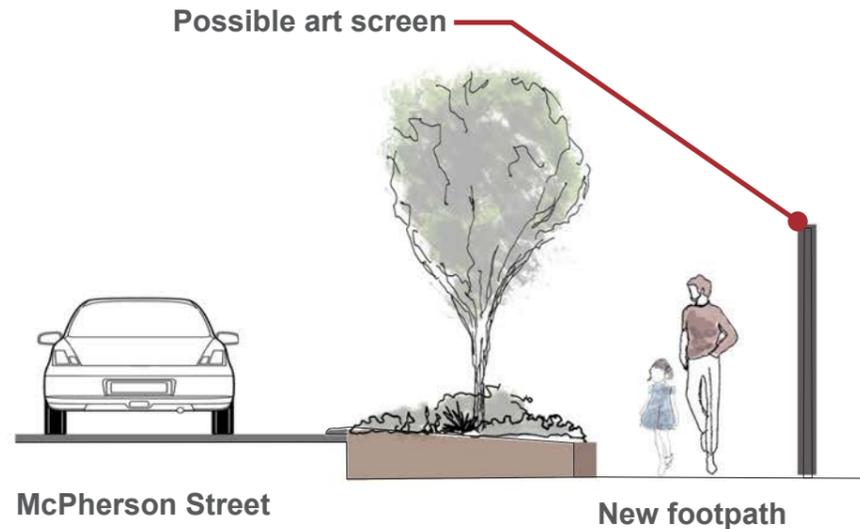
- Provide a clear pedestrian connection between the shopping areas on McPherson and Marshall Streets.
- Provide visual landscape cues to encourage visitors to explore town.

DESIGN BRIEF:

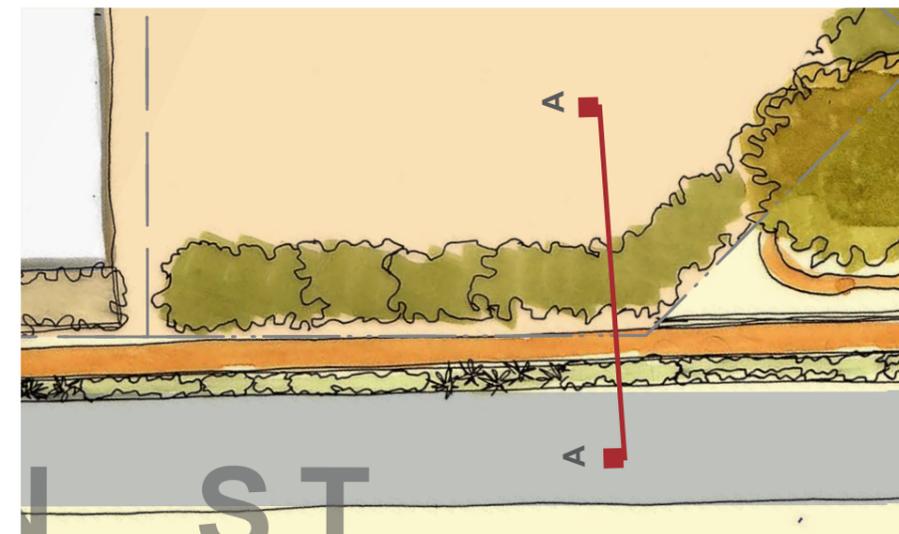
- New concrete footpath located away from the kerb edge and power pole alignment, with potential for inset sculptural elements.
- Low shrub plantings to kerb side of path.
- Suggest creating drainage holes to base of existing Lions Park fence to enable water runoff.
- Suggest considering provision for future crossover to undeveloped private lot.
- Suggest possible relocatable perforated artistic screen to create a visual edge to existing vacant lot.



Potential view of McPherson Street Link.



An example of potential inset sculptural elements within footpath.



Indicative plan and section location.



Example of perforated artistic screen.

4.0 KEY STRATEGIES & ACTIONS

4.4 Lions Park Frame

Lions Park sits within the road reserve on the prominent corner of McPherson & Marshall Streets. The two private lots immediately behind the park are largely undeveloped and used for the storage of miscellaneous items.

The park contains a collection of artefacts, a low retaining wall and a large eucalypt at the rear of the space.

OBJECTIVES:

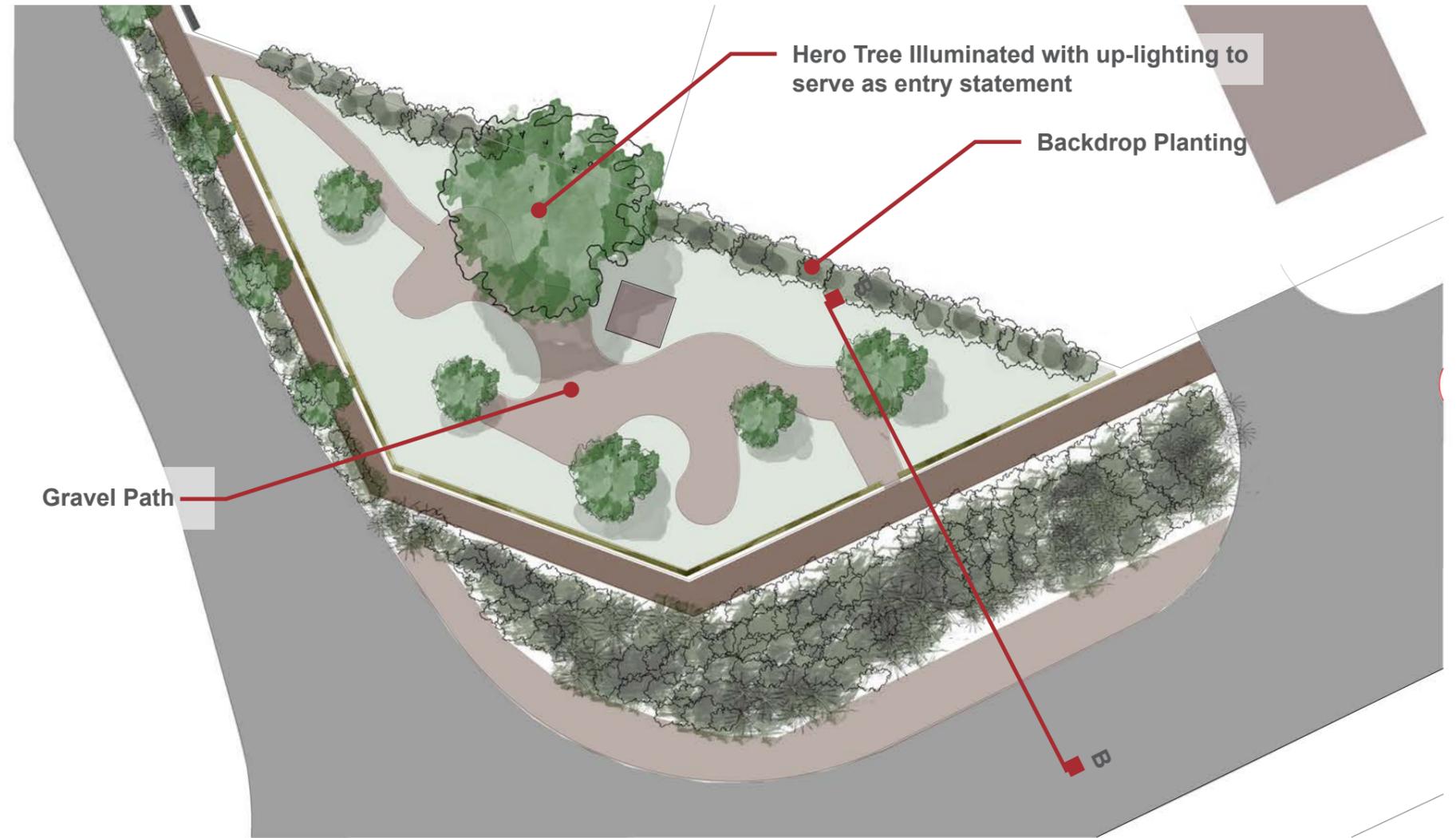
- Enhance the visual prominence of Lions Park as a major gateway feature of the town.
- Encourage and invite exploration of the space and artefacts by pedestrians.

DESIGN PRINCIPLES:

- Create a landscape backdrop to the space.
- Provide clear paths through and within the space.

DESIGN BRIEF:

- Suggest new, low-cost gravel path to wind between artefacts and encourage exploration by passers-by.
- Suggest new dense tree plantings along the rear of the space to visually screen vacant lots beyond.



Potential view of Lions Park.



Indicative section showing relationship of footpath to road carriageway.

4.0 KEY STRATEGIES & ACTIONS

4.5 Coronation Park Upgrades & Hall Parking

Coronation Park is an enviable town asset that is somewhat ignored and neglected due to its unique concealed central location.

The existing parking area adjacent to the hall is an informal gravel area set amongst tall existing trees.

OBJECTIVES:

- To encourage visitors and locals to use the park in a variety of ways.
- To promote safety and surveillance of the park.
- Improve presentation and legibility of existing parking area.

DESIGN PRINCIPLES:

- Work with and around existing site assets.
- Provide an adaptable area for gatherings / performances / events.
- Enhance pedestrian connections and sight lines to the park from and through surrounding areas (particularly the Sports Precinct and Marshall Street).
- Provide for a range of activity types.
- Incorporate drainage management into the plan.
- Create clear network of paths with supporting plantings.
- Retain and work with existing established tree plantings.
- Encourage visitors to explore and discover Coronation Park.

DESIGN BRIEF:

- Suggest provision of bbq area.
- Formalise an entry / exit point to Lynch Street and a secondary exit to the internal laneway of Coronation Park that avoids existing sewer point.
- Formalise an internal circulation loop around existing trees.
- Suggest informal, creative adventure play area.
- Suggest provision of turfed play area.
- Northern access point to hall parking could provide alternate heavy vehicle delivery route.



Potential view of Hall parking.

M1 Mix Type 1
Screening planting
Bushy growth to 3-4 m

M2 Mix Type 2
Gold and Red accents
Densely planted - low growing max height 1m
Species selection TBC with further community consultation.

M3 Mix Type 3
Spring Accents
Ground covering forms to create a green carpet effect and botanical interest for visitors.

M4 Mix Type 4
Drainage Basin
Species that tolerate wet winter and dry summer

All species selection to be waterwise.

LEGEND

- 1 Crossover from retail - alternative asphalt colour
- 2 Gravel Pathways
- 3 Recycled single 100mm x 100mm Bollard Dk Grey
- 4 Grading area for drainage to basins
- 5 Crossover - alternative asphalt colour
- 6 Future parking area
- 7 Loading area for commercial
- 8 Potential oversize/trailer/caravan parking
- 9 Public toilets
- 10 Gravel pathway entrance
- 11 Crossover from toilets - alternative asphalt colour
- 12 Pathway
- 13 Access Hall carpark
- 14 Access Hall carpark - Delivery route for businesses
- 15 Drainage
- 16 Watercorp reserve
- 17 Drainage basin
- 18 Gazebo
- 19 Existing and future playground precinct

4.0 KEY STRATEGIES & ACTIONS

4.6 Swimming Pool Carpark

The existing parking area adjacent to the sporting area is an informal gravel area set amongst tall existing trees.

OBJECTIVES:

- Improve presentation and legibility of existing parking area.

DESIGN PRINCIPLES:

- Retain and work with existing established tree plantings.

DESIGN BRIEF:

- Relocate recycling point.
- Formalise two entry / exit points to McPherson Street to create parking loop.
- New pedestrian path connecting from McPherson Street to Oval
- Formalise entrance to swimming pool from carpark.
- New pedestrian path connection through to Coronation Park.
- Formalise pedestrian paths generally.



Existing view of car park area, showing recycling depot.



Example of bitumenised carparking around existing established trees.

4.0 KEY STRATEGIES & ACTIONS

4.8 CWA Grounds

The CWA grounds area a semi-public area that is surrounded by a low fence with a single gate. The area contains play equipment and a shade gazebo, but also importantly has public toilets located to the rear of the hall.

OBJECTIVES:

- To enhance the sense of public accessibility and connection from Marshall Street to Coronation Park beyond.

DESIGN PRINCIPLES:

- Use landscape plantings to help re-enforce and complement pedestrian movement through the space.
- Work with and around existing site assets.

DESIGN BRIEF:

- Suggest removal / adaptation of perimeter fence to encourage public use of the area.
- Suggest new footpaths to augment existing path and connect to strategic crossing points.
- Suggest playground precincts be highly visual both for safety reasons and to serve as an attractor for visitors.



Potential view of CWA grounds and linkage.



LEGEND

- 1 Crossover point from Marshall Road
- 2 Retain fence
- 3 Playground 2-5 year old precinct
- 4 Enhance existing plantings
Remove fence to create linkages to civic space. Pop up event spaces
- 5 Civic space
- 6 Open Space/picnic/event space
- 7 Existing seating/covered area
- 8 Playground 6-10 year old precinct
- 9 Open space picnic/seating area
- 10 Future playground development
- 11 Public toilets
- 12 Access to Coronation Park



Playground Precincts - Areas to include simple interactive elements suitable for children of different ages

Open Spaces
Hardscape treatments - sculptural features on the ground to double as a pathway.

4.0 KEY STRATEGIES & ACTIONS

4.9 Marshall Street Medians

Marshall Street is the front face for Hyden to passing or arriving vehicle traffic. The traffic islands which separate the main roadway from the parking slip lane are narrow (approx. 1m) and paved. The combined streetscape effect is a broad gulf of hard surfaces between the shaded awning areas associated with the shops on the north side and the tree canopy shade where the visitor arrival area and scuplures are to the south.

OBJECTIVES:

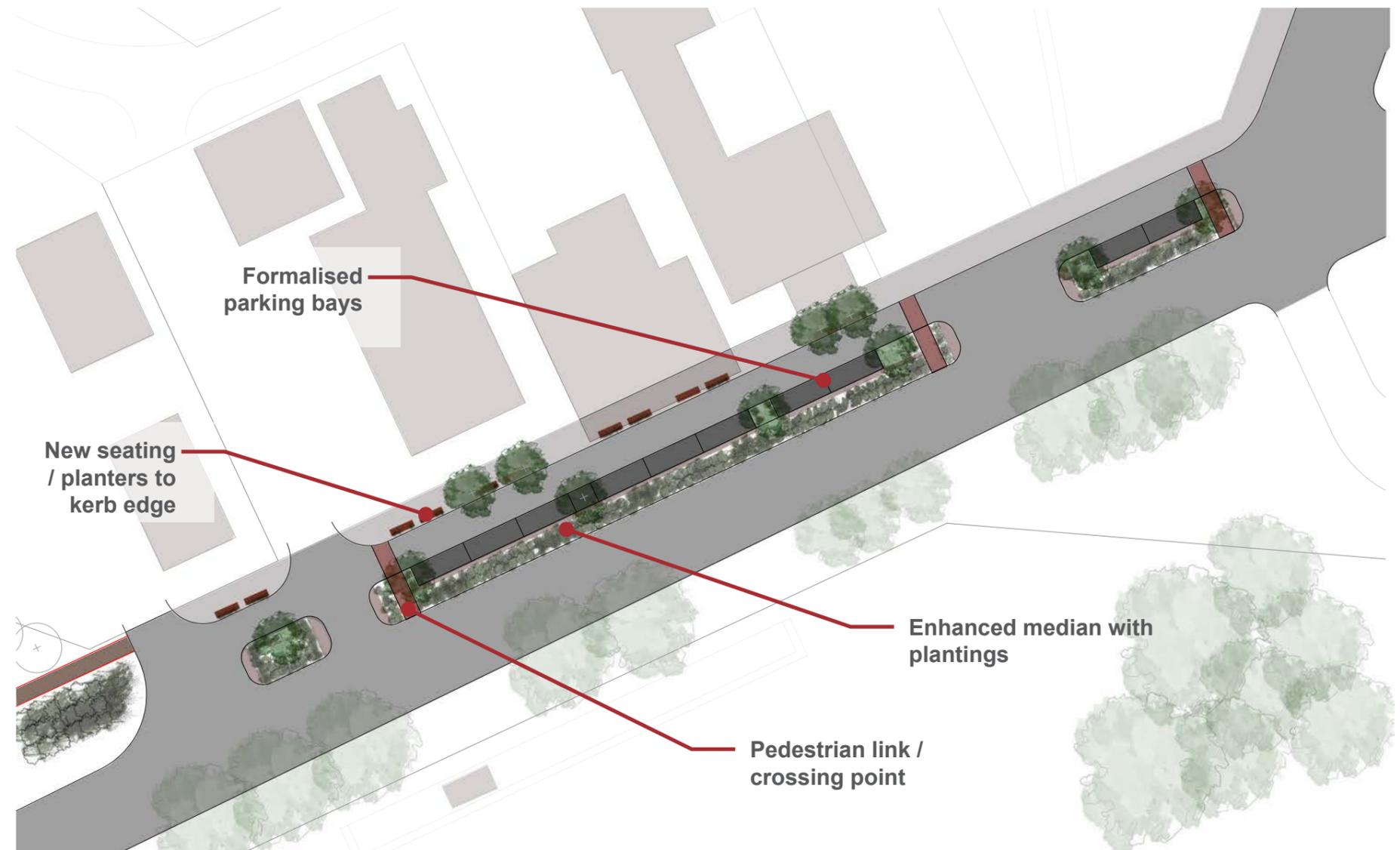
- To provide an inviting arrival experience to town.
- To shade and visually soften the streetscape.

DESIGN PRINCIPLES:

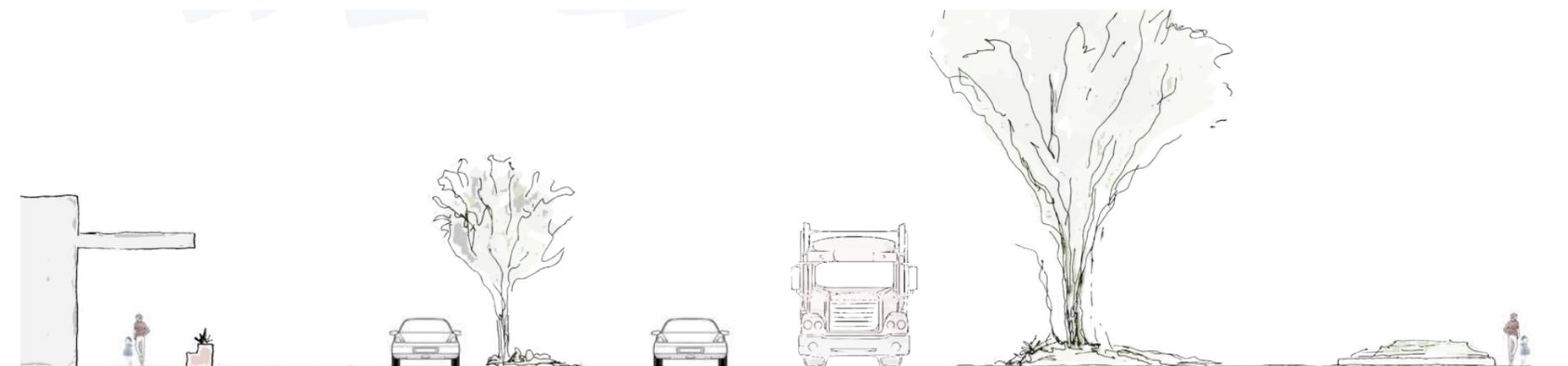
- Provide clear pedestrian crossing points.
- Create opportunities for new planting areas.

DESIGN BRIEF:

- Suggest potential widening of existing traffic islands to the north (shop side) to enable landscape plantings, while retaining existing carriageway width for through traffic..
- Suggest potential formalisation of slip lane as one-way only.
- Suggest pedestrian linking elements directly in front of shopfronts for visual appeal.
- Suggest integrated seating and planter installations along kerbside in front of shops to enhance streetscape, provide additional shade and create places to pause, rest and gather.



Potential view of Marshall Street median enhancements.



Indicative cross section of Marshall Street illustrating new median enhancements and kerb edge planters.

4.0 KEY STRATEGIES & ACTIONS

4.10 Visual Themes

Visual themes and graphic devices can be used to help unify different elements within the town. These need not be direct imitations (for instance of the shape of Wave Rock or representations of local flora / icons) and can take the form of colour palettes and spatial rhythms.

These themes can also serve to both differentiate Hyden from other townships and reflect the town's relationship to the hues, shapes and rhythms of the surrounding countryside.

OBJECTIVES:

- To use secondary visual cues to promote both Hyden and its tourist attractions.
- To use visual themes to assist with wayfinding strategies.

DESIGN PRINCIPLES:

- Reflect and interpret surrounding geology and landscape.
- Reflect and interpret human and socio-cultural elements.

DESIGN BRIEF:

- Suggest potential use of wildflower / native flower feature colours in future signage.
- Explore potential themed concrete stamp for concrete footpaths echoing wave rock banding.
- Suggest possible embedded objects reflecting agricultural and historical themes inset into linear paths.



The banded patterning of Wave Rock could inform graphic theming for the town.



Example of potential inlays into concrete.



Feature colours can help signs stand out against bush hues.



4.0 KEY STRATEGIES & ACTIONS

4.11 Signage Strategy

Signage can serve an important, but secondary role in supporting the general spatial functionality of the town and provide addition points of interest, interpretation and information.

OBJECTIVES:

- To improve wayfinding navigation of the town.
- To reflect and promote the history of the town and region.

DESIGN PRINCIPLES:

- Use consistent colourways for signge where possible.
- Co-locate interpretive signage with places where pedestrian naturally move slower or pause - i.e. shaded areas, near seating and along walkways.
- Strategically locate and scale signs in ways that are appropriate to their intended viewing mode (i.e. pedestrian or vehicle).

DESIGN BRIEF:

- Identify key navigational issues for the town.
- Identify and collate stories and images reflecting the town's history.



Suggested signage locations.



Signage can be made to blend into the local environment through sensitive material selection.



Signage can help tell a layered story through pictures and words.



Signage can help identify a town's attractions, particularly for pedestrians.



Feature colours can help wayfinding across urban and landscape contexts.



Laser-cut corten signage frames can enable subtle graphic elements and an earthy feel.

4.0 KEY STRATEGIES & ACTIONS

4.12 Species Palette

The careful selection of plant species will help the town look its best throughout the year and save on maintenance costs.

OBJECTIVES:

- To celebrate local flora.
- To use plantings to create a visual 'gateway' and point of difference to the town.
- To use plantings to shade and visually soften streetscapes.
- To use plantings to improve the pedestrian experience through the town all year round.
- To use plantings to create visual links between public spaces and areas of high pedestrian activity.

DESIGN PRINCIPLES:

- Use waterwise and low maintenance species.
- Shade trees are encouraged in places of higher pedestrian activity and gathering.
- Provide elements of continuity and repetition throughout public spaces.
- Select plants that are proven performers in the region.
- Formulate plant mixes that are appropriate for particular locations and that complement each other.

DESIGN BRIEF:

- Select plants that are proven performers in the region.



PLANTING MIX 1 - Median Strip



Low Growing - Max height 500mm Foliage and flowers to create seasonal interest

PLANTING MIX 2 - Footpath Plantings



Low growing - Max height 400mm - 200mm at intersections. Mass planted and densely planted

PLANTING MIX 3 - Public Spaces



Selection of varying sizes and forms that compliment each other. To be planted in groups, mixes or massed single species

PLANTING MIX 4 - Shade Trees



Creating of shade and proven performers to compliment existing trees

4.0 KEY STRATEGIES & ACTIONS

4.13 Community Art Projects

There are many opportunities within the previously listed projects to incorporate supporting elements that have been made or donated by the local community.

OBJECTIVES:

- To encourage local involvement.
- To support budgeted town enhancements with low cost hand-crafted items.

DESIGN PRINCIPLES:

- Use locally sourced and recycled materials where possible.

DESIGN BRIEF:

- Additional seating, particularly in Coronation Park is a good opportunity for community involvement.



Examples of community led art projects from Wickiepin.

5.0 TIMEFRAMES & PRIORITIES

Project / Task	General Tasks / Items	Priority (Low/Medium/High)	Implementation Period (incl. Design, Approval and Construction)	Target Completion Date
MARSHALL STREET UPGRADES & MEDIAN ENHANCEMENT	<ul style="list-style-type: none"> • Commission survey plan for key project areas. • Prepare detailed design drawings for Main Roads approval, identifying changes to kerb alignments of median & new plantings. • New planter boxes to main footpath. • Make good driveway crossover points with new bitumen treatment. 	High	3 years	2021
MCPHERSON ST LINK & LIONS PARK	<ul style="list-style-type: none"> • Prepare detailed design drawings and drainage engineering plans, as required. • New footpath & plantings (possible screen element). • Stage 1 McPherson St. Stage 2 Marshall Street Link. • New gravel path and general upgrades to Lions Park. • New stencilled screen structure and landscape plantings. • New cover for display / structure (Stage 2). 	High	1-3 years	2020
SWIMMING POOL CAR PARK	<ul style="list-style-type: none"> • Make allowance for crossover points in McPherson Street upgrades. • Bitumenise parking area. • Pedestrian path link to public toilets at 'Youth Base'. • Relocate recycling depot. • Formalise access to pool. 	High	9 months	2021
UPGRADES TO CORONATION PARK & CWA GROUNDS	<ul style="list-style-type: none"> • Detailed design of new structures, paths and plantings for Coronation Park. • Enhance landscaping to CWA Grounds & re-consider fence treatment, in consultation with CWA. 	Medium	2 years	2021
VISUAL THEMES, SIGNAGE STRATEGY & COMMUNITY WORKSHOPS	<ul style="list-style-type: none"> • Community to identify potential visual themes to inform designs and incorporate into other strategies. • Graphic design and preparation of interpretive sign content. • Community workshops. • Fabrication and installation (staged). 	Medium	2 years	2019-2021
GENERAL LANDSCAPE ENHANCEMENTS	<ul style="list-style-type: none"> • Identify additional plantings required not incorporated in other projects. • Make good existing structures, walls and other items. 	Medium	12 months	2020
SHOP FORECOURT	<ul style="list-style-type: none"> • Make allowance for crossover points in McPherson Street upgrades. • Detail and implementation by landowner. 	Low	9 months	None