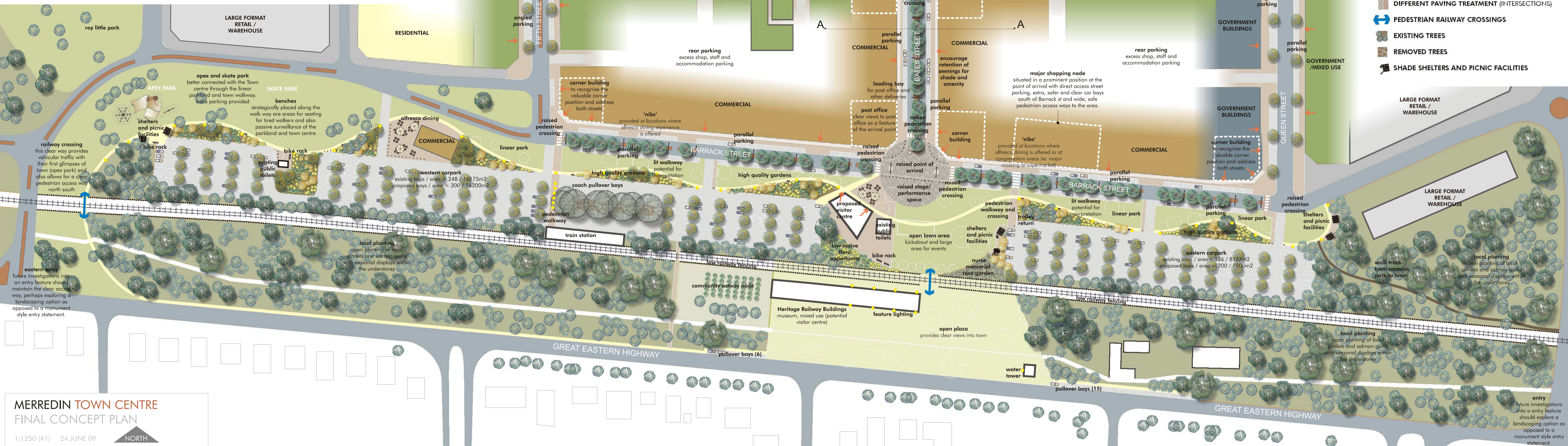


Typical Section AA Elevation Bates Street
Scale 1:200

- ACTIVE STREET FRONT
- MIXED USE
- COMMERCIAL
- CULTURAL
- RESIDENTIAL
- GOVERNMENT
- LARGE FORMAT / WAREHOUSE
- PRIMARY STREET TREE (CLARET ASH)
- SECONDARY STREET TREE AND CARPARK SHADE TREE (SUITABLE SHADE SPECIES TO BE INVESTIGATED)
- LOCAL TREE PLANTING (ENDEMIC PLANT LIST OF GROUNDCOVERS, SHRUBS AND TREES)
- WELL MAINTAINED GARDENS WITH LOCAL ROCK FEATURES (SHOWY SPECIES TO RELATE TO LOCAL PLANTS AND EXOTICS IN RELATION TO THE TOWNS PAST)
- LIGHTING
- CBD PAVEMENT TREATMENT
- DIFFERENT PAVING TREATMENT (INTERSECTIONS)
- PEDESTRIAN RAILWAY CROSSINGS
- EXISTING TREES
- REMOVED TREES
- SHADE SHELTERS AND PICNIC FACILITIES



MERREDIN TOWN CENTRE
FINAL CONCEPT PLAN
1:1250 (A1) 24 JUNE 09



* conceptual only - no survey information was used to produce this drawing
* base information from scaled aerial
* all detail work to be undertaken following site survey

LINEAR PARK

- Referencing an existing element.
- Softens Barrack street scope.
- Existing street trees may be retained, (as they reach the end of their natural life, they should be removed and not replaced, opening views to the continuous parkland.)

WALKWAY

- Parkland bound by a sinuous walkway.
- Endorse an attractive street scope.
- Connects existing parks to the Town.
- Circular trail from plaza.
- Along Barrack street the path may be lined by night lighting, providing a place for patrons using local restaurants and entertainment to enjoy an evening stroll.
- Opportunity for local stories to be interpreted along the walkway.

GARDENS

- Backdrop to the linear park.
- High quality gardens.
- Endorses an attractive street scope
- "Show off" local plants and exotic species that relate to Merredin's history.
- Grouped tree planting provides shade amenity for walkers and rest areas.
- Keeping trees set back from Barrack street avoids potential conflict with powerlines, preventing hazards and allowing the trees to mature with healthy and good form.
- Local rocks can also form part of the display within the gardens.

POINT OF ARRIVAL

- Paving denotes point of significance.
- Slightly raised island.
- Road level same as the lawn area.
- Acts as a traffic calming device.
- The semi circle that extends into the parkland forms stage area.
- Opportunity to close the intersection for large events, making this area available for performance/pedestrians.
- As the point of arrival there is potential for indigenous interpretation to be incorporated into its design and construction referencing the strong dance traditions within the area.
- Partners with the large open lawn area to open views to significant locations such as the old railway museum, the post office and the town centre from the highway
- The lawn caters for an everyday kick about and various events such as markets, busking, concerts and dances etc.
- This point of arrival space creates a reference point that both locals and tourists can navigate from.
- To be maintained as an area where Merredin can show itself off through art, community activities and landscape.

OPEN PLAZA

- Provides views
- Clear pedestrian access to town.
- Location for community events/activities
- Potential tourist node
- Opportunity for interpretation tying in with the Heritage Railway Buildings as a future Visitor Centre and Museum.

COMMUNITY GARDEN

- Potential for a community garden.
- Central location.
- Accessible
- Potential to use it as a demonstration garden for the tourist trade.

NURSE MEMORIAL GARDEN

- Consolidating roses
- Central location to be appreciated and maintained.
- Low plantings of rose bushes maintains views to the heritage railway building.

WATER TOWER

The plaza opens views to the water tower making it a feature within this landscape. Uplighting will make it a feature at night.

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BARRACK + BATES STREET SCAPE

- Predominantly Retail and inclusive of the cultural precinct.
- Car bays within the raised island to be removed to relieve traffic conflict at this intersection.
- Car bays supplemented by additional parking elsewhere.
- Dense tree planting along the median strip only, delineating the 2 min shopping streets.
- No trees on the edge of the road to avoid conflict between trees and powerlines, thus ensuring strong tree growth and good form.
- Trees away from buildings allows signage and old buildings to be highly visible.
- Buildings should maintain immediate setback that addresses the road.
- All space should be utilised exploring new and innovative urban designs.

MITCHELL, FIFTH + QUEEN STREET SCAPE

- Existing car bays to be retained.
- Shade trees along the outer edge of the road to provide shade for the parked vehicles and pedestrian traffic.
- The change in street scope denotes a secondary street.
- Predominantly mixed use but inclusive of commercial + government land use.
- Immediate setback that addresses the street should be maintained.
- All development should explore new and innovative ways of utilising space within these streets.

ALFRESCO DINING

The Bates st and Mitchell st intersection provides an opportunity to draw people up Bates st through alfresco dining on the intersection corners.

- Supported by surrounding business staff and tourists during the day.
- Close proximity to the cultural/ arts precinct creates a hub for evening dining.

OLD RAILWAY BUILDINGS

- Open views to the heritage buildings
- Renovate and restore.
- Creates a focal point for vehicle and pedestrian traffic.
- A strong and attractive visual cue to Merredin's history.
- For an active centre and efficient staffing, the buildings should be multi-use incorporating the museum and making space available for community groups such as mens shed, art groups and community garden works etc.
- Uplighting creates a feature and focal point at night for passing traffic.

LOCAL PLANTING

- Potential for the walk track that lines the large tract of local planting to have interpretation explaining the different types of local plant life and its significance to the indigenous, settlers, farmers and local fauna.
- Contrast to the open lawn areas.
- May attract local bird life such as the Black cockatoo.
- Reflects a local sense of place.
- Feature for tourists.

REST AREAS / PICNIC FACILITIES

The meandering parkland opens up to provide a variety of spaces for active and passive recreation.