



Koorda Townscape Enhancement



Summary Report

APRIL 2022

Acknowledgments



The Shire of Koorda acknowledges the Ballardong People as the Traditional Owners and Custodians of this land on which Koorda sits. We would like to acknowledge the Aboriginal and Torres Strait Islander people and their ongoing connection to land, sea and community, and we pay our respects to their Elders past, present and emerging.

The townscape vision and guiding principles outlined in this report were adopted by the Koorda Council at its March meeting in 2022.



Sally would like to thank the many community members, staff and councillors from the Shire of Koorda who gave their time, ideas and commitment to this project. Their assistance and passion for the town's future has been invaluable.

Document Control

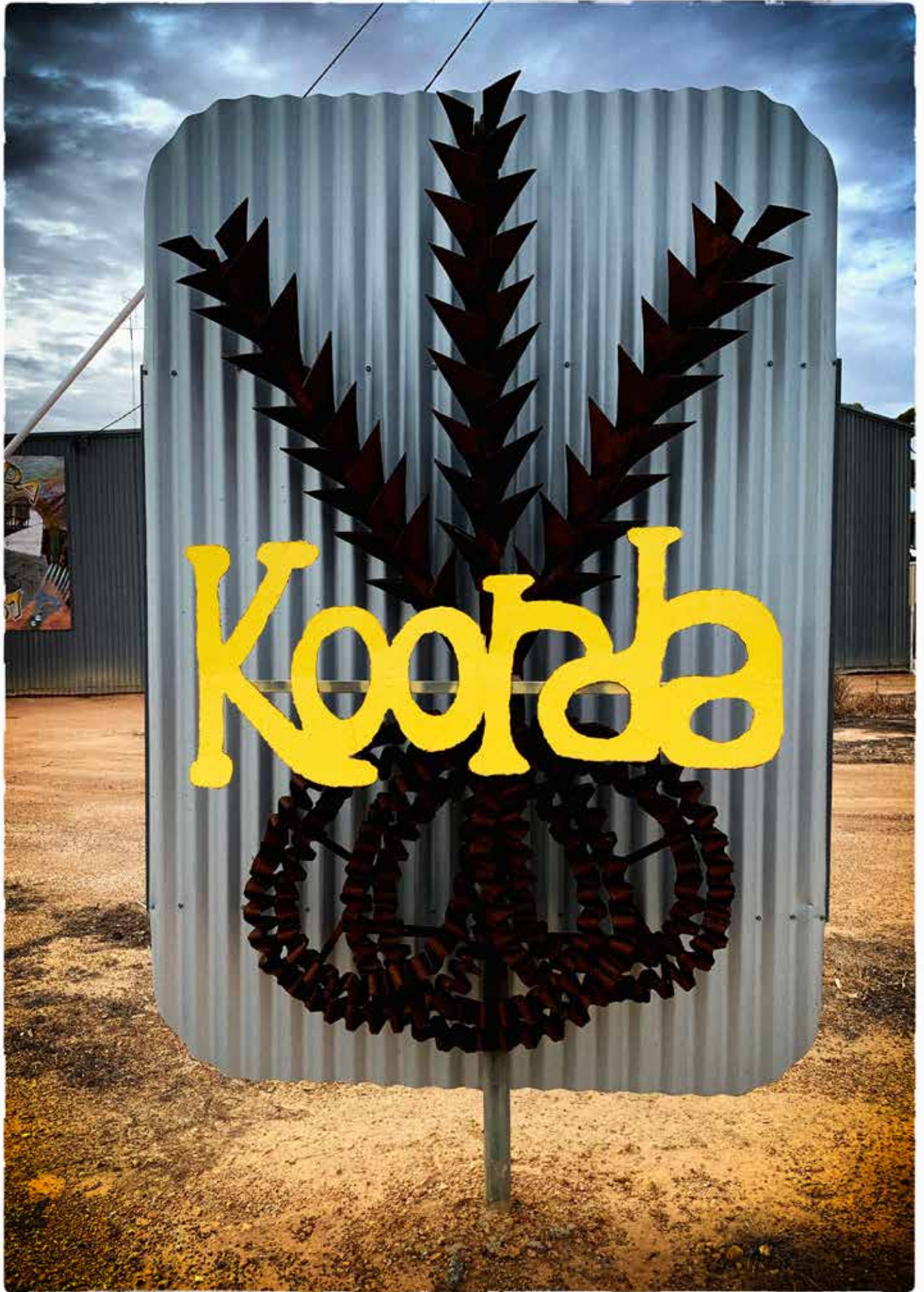
Edition	Date	Recipients
First Draft	28.02.22	Darren Simmons, CEO Shire of Koorda
Final Report	14.04.2022	Darren Simmons, CEO Shire of Koorda

Table of Contents

1.	<i>Executive Summary</i>	5
2.	<i>Site Analysis Summary</i>	7
3.	<i>Stakeholder and Community Engagement Findings</i>	11
4.	<i>Revision of Current Proposals</i>	15
5.	<i>Concepts</i>	17
5.1	Physical Works	17
5.2	Culture and Change	19
5.3	Operational Initiatives	21
5.4	Concept Plans	23
6.	<i>Costings</i>	29

Table of Figures

Figure 1.	Townscaping Project Zones_____	9
Figure 2.	Townscape Questionnaire_____	12
Figure 3.	Koorda Town site Project List_____	24
Figure 4.	Town Centre Enhancement Concept_____	27



1. Executive Summary

The Koorda Townscape Enhancement Project commenced in early 2021, and has taken some months to complete due to the added pressures that Covid 19 has brought. Koorda is a small and relatively remote shire, and in many ways the pandemic has ‘pressure tested’ the community, bringing both its strengths and weaknesses onto sharp focus.

Koorda’s strengths can clearly be seen in the commitment that Shire staff and the community have to the town. Many residents are multi-tasking across numerous roles and stepping up where the need arises to keep services running, deal with emergencies and plan for the town’s future.

This engagement is a real asset in regards to townscape enhancement and the challenge will be drawing together this energy in a focused way that does not spread people too thin and rewards their commitment with regular improvements that build towards a bigger vision over time.

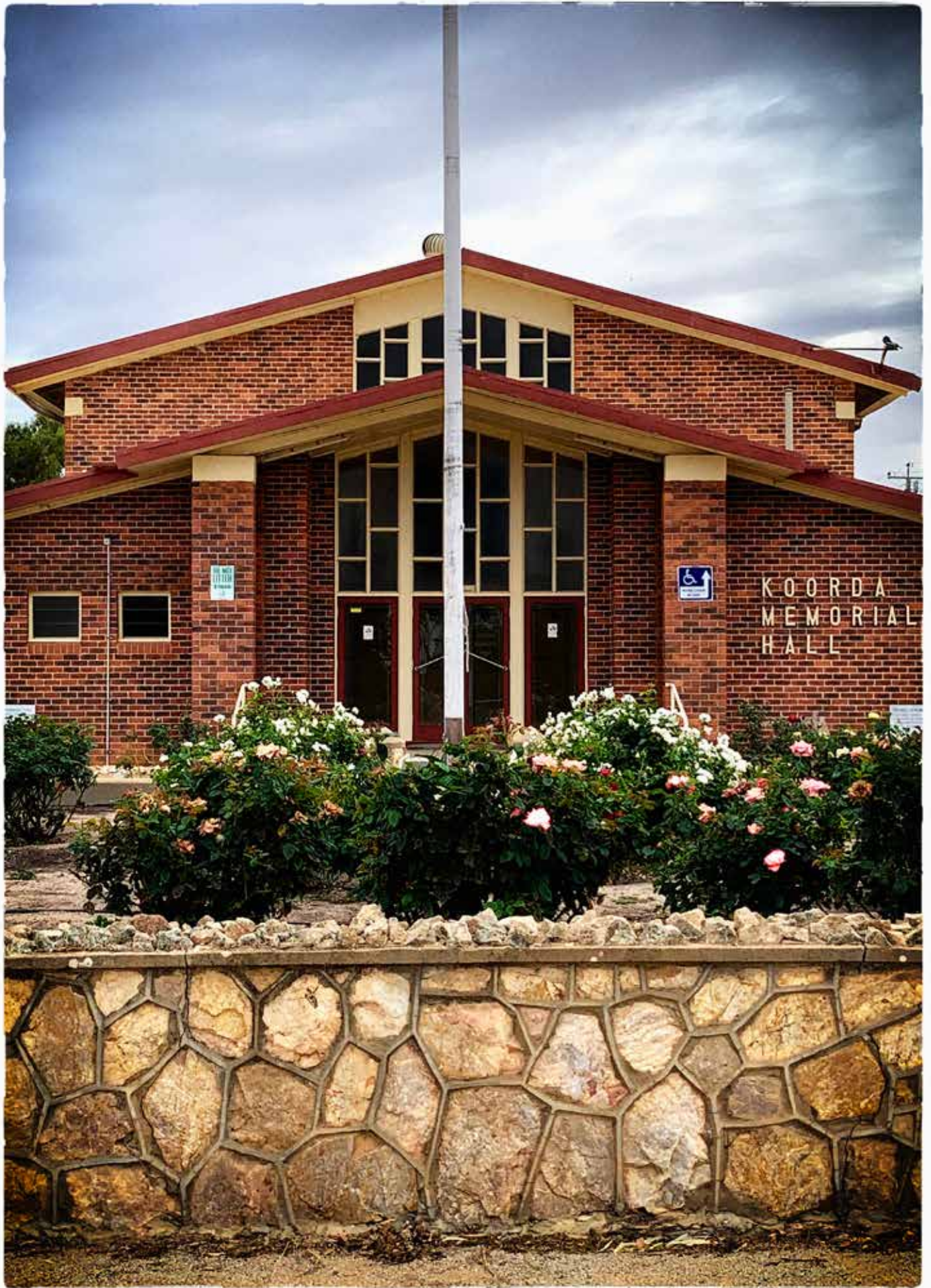
Koorda’s weakness, as with many similar sized communities, is accessing resources. Covid has seen small remote towns experience increasing difficulty in sourcing materials and services, and costs have risen substantially. Locally available skills and workforce are finite, and volunteer groups are aging and shrinking in size.

The impact of this challenge on townscaping is that enhancement and construction projects need to be planned in affordable and manageable stages, and initiatives focused on central areas where people will spend time and get the most value from improvements.

The recommendations in this report are aimed at building on current assets, prioritising the centre of town and focusing on improving facilities that will enhance the ‘liveability’ of Koorda for local residents. These initiatives will also make the town more attractive to visitors, but tourism is not the primary driver for projects.

The priority project area is from the intersection of Railway St and Ninghan St to Allenby St, where the goal is to create a strong sense of a lively town centre that is pedestrian and shopper friendly.

A stage two priority project is improvement to Volunteer Park - the civic heart of Koorda - focusing on enhancing shady recreation spaces, strengthening links between important public facilities and consolidating spaces so that they are multi-use, central and more easily maintained.



2. Site Analysis Summary

This project commenced with collation of background information and a site visit which included stakeholder consultation, a community 'drop-in' session at the local IGA, discussions with shire staff and a presentation and discussion with Council.

The following key themes were consistently expressed in conversations, and were apparent from walking around the streets and assessing the town site in relation to townscape enhancement.

Issues:

- Constraints on resources including staff, volunteers, funding availability and water supply;
- Reducing population size, and a demographic shift to older age groups and retired people.
- Shifts in economic viability for businesses due to population reduction and elements such as on-line shopping, Covid 19 effects and competition from larger stores beyond the Shire.

Opportunities:

- A fairly clearly defined town centre with substantial corner buildings on the main highway.
- A 'point of difference' in the Koorda Drive-in and the activities developed around film nights.
- A number of substantial rural industries (i.e., CBH) are located in the town site.



Picnic shelter mural.



Entry to the oval and hockey ground.

A picture emerges of a town which has a high degree of commitment from residents and shire staff, who clearly value the town and its community and are prepared to volunteer and work hard towards improvements. They are however often frustrated by difficulties accessing assistance, capacity and resources and it is apparent that the community is stretched quite thinly in some areas.

This leads to the conclusion that any enhancement initiatives need to be crafted at an achievable level and able to be maintained and managed in the longer term. They need to bring a direct benefit to residents, and some difficult decisions about stepping away from less viable facilities or expectations will need to be made. A town site project zone plan (right) was proposed to help the Shire identify which area could be determined to be a priority for spending and enhancement, and which are less critical for townscape works. A project consultation stage was then undertaken to help confirm community priorities for townscape enhancements, and shape project recommendations.



Garden on the main town entry.



Legend

- Town Heart - Priority One Zone
- Town Centre - Priority Two Zone
- Entry Points - Priority Three Zone
- Wider Townsite - Priority Four Zone

Koorda Townscape Enhancement Townscaping Project Zones

Figure 1



3. Stakeholder and Community Engagement Findings

The analysis stage and early community consultation resulted in a vision and set of guiding principles for townscape enhancement projects:

Townscape Vision – That Koorda’s character as an active, enterprising and connected rural community is celebrated in its shared public places.

Three guiding principals were agreed on, and the proposal is that each future decision on townscape enhancements should respond to at least one of the guiding principles. Priority may be given to initiatives which address all three principles, which are:

1. Staying local – prioritize projects which benefit local residents and the Koorda farming community.

This principal aims to retain local residents and businesses; improve public place amenity and the ‘coming into town’ experience, and support community based organisations and local business. As a bonus, improvements to the town for residents will also benefit visitors, but tourism is not the primary driver.

2. Managing the future – work towards successfully managing and capitalizing on change to build a sustainable community.

This principal acknowledges demographic, economic and communication trends, and changing Government policies. Townscape projects need to build towards high quality, manageable and well-used initiatives. The emphasis should be on fewer high quality items - rather than lots of lower quality (and therefore higher maintenance) items.

3. Playing to strengths – identify community and town site assets, strengths and advantages and use these to lever benefits.

This principal focuses on elements which are valued by the majority of the community; have a strong future role; are key pieces of infrastructure or, are core businesses and services for the town. Less viable elements will need to be given a lower priority.

Four projects were sketched and the community asked for comments and suggestions. Ten surveys were returned and support for Business Buzz and A Green Heart was split roughly 50/50. General comments included concern about water use and maintenance, and support for improved footpaths. There were no comments or changes regarding the vision or guiding principles.

The Council then considered the community response and a decision was made to prioritize Business Buzz, with a linking project to the Green Heart where possible so that these two town site areas work together to build an attractive core zone for Koorda.

Koorda Townscape Consultation Survey

(Comments by please)

The Shire of Koorda is currently looking for ways to enhance the Koorda townsite, and has identified some possible opportunities which it is seeking community feedback on. These were developed after a community 'drop-in' in April, which also helped to shape the Shire's approach to future townscape upgrades and the following vision for the townsite;

Townscape Vision

That Koorda's character as an active, enterprising and connected rural community is celebrated in its shared public places.

Guiding Principles

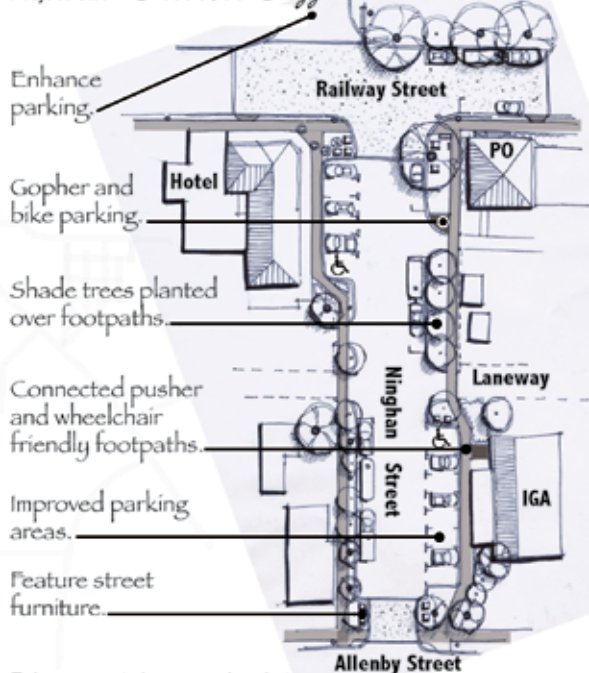
Three Guiding Principles have been applied to help select the projects proposed, these are:

1. *Staying local* – prioritize projects which benefit local residents and the Koorda farming community.
2. *Managing the future* – work towards successfully managing and capitalizing on change to build a sustainable community.
3. *Playing to strengths* – identify community and townsite assets, strengths and advantages and use these to lever benefits.

Do you have any comments on the Vision above, or the three Principles?

Four main projects have been identified, these are sketched below and your feedback is welcomed.

Project One ~ *Business Buzz*

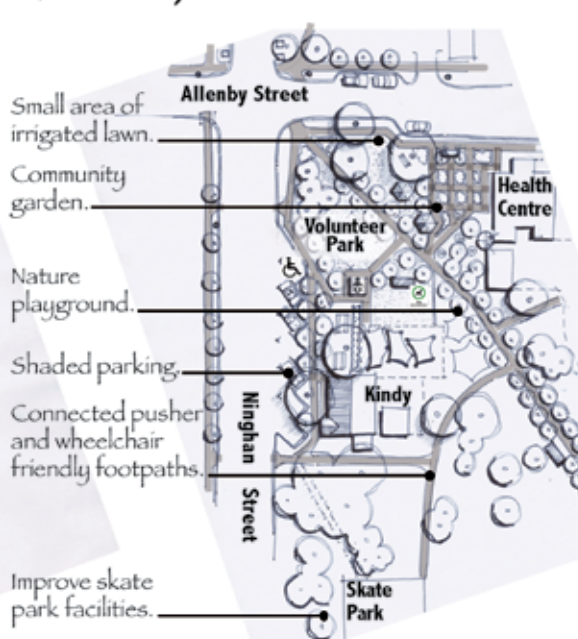


Enhancements here are aimed at:

- highlighting the town centre;
- supporting businesses;
- improving pedestrian access, and
- enhancing the appearance of this important intersection.

Is this area where you consider the town centre to be?
What would you most like to see improved in this zone?

Project Two ~ *A green heart*



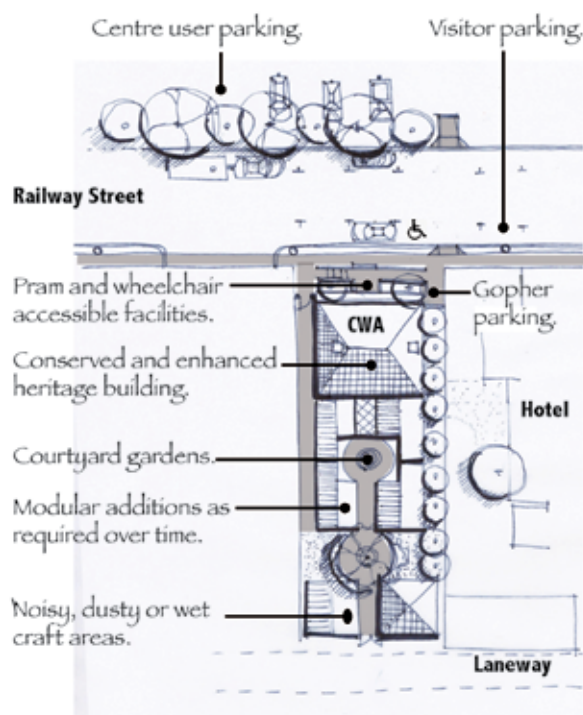
Improvements here are aimed at creating a consolidated multi-generational central open space including:

- landscaping, community gardens and shade;
- picnic, play and other park facilities and
- accessible links to shops, community gardens and services.

What would you like to see in a green heart for Koorda?
What sort of events would you enjoy in a central town park?

Figure 2

Project Three ~ *Community, Art and Cultural Centre.*



This proposal has the long-term goals of helping local groups come together to support each other - creating an active and vibrant community centre which celebrates Koorda's:

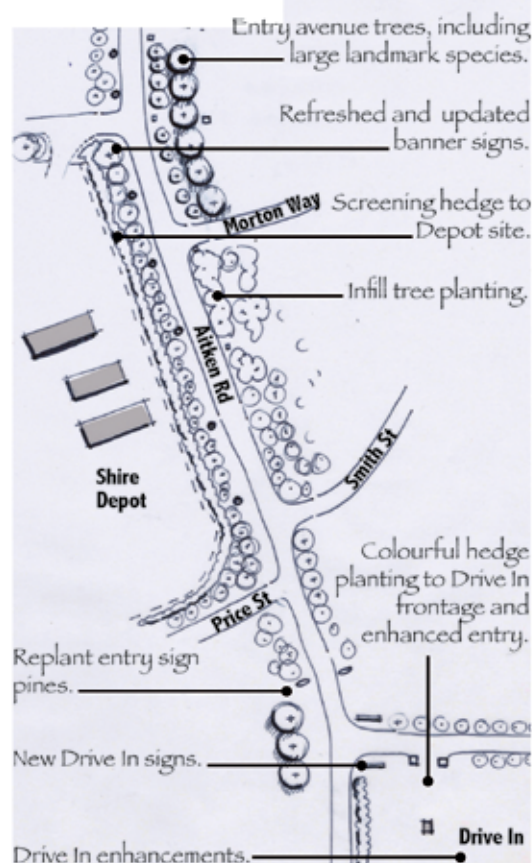
- history and heritage buildings;
- art and craft;
- 'maker' skills, and
- community associations.

What activities could enliven this building?

What would attract you to visit a cultural centre like this?

Are you a member of a cultural, arts or community group? What would help your group thrive?

Project Four ~ *Drive In to Koorda!*



Enhancements in this area are aimed at improving the southern approach to town, including:

- refreshing tree planting in the 'South Paddock';
- screen planting to the depot site;
- updating town banners and signage, and
- landscaping and other enhancements to the Drive In.

What most needs improving in this area do you think?

Are there facilities which would improve your Drive In experience?

The four projects listed above are the major initiatives being considered, there are many other smaller enhancement opportunities which the Council is also assessing. You may also have suggestions for townscape improvements that you would like to share? Please list these and any comments you would like to make below or on an attached page:

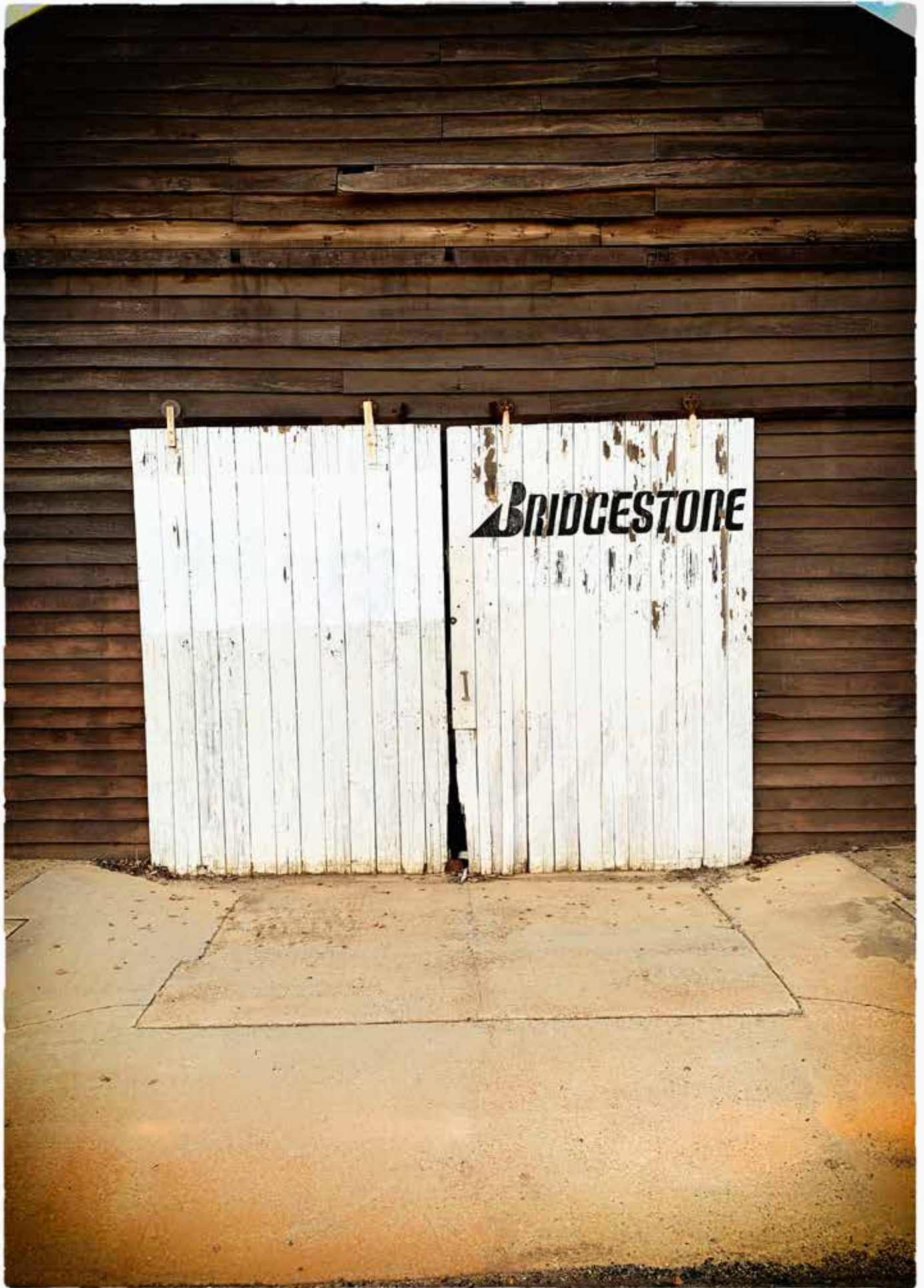
Which one of the 4 projects illustrated do you think would have the most **community** benefit? Please tick; 1 ☐ 2 ☐ 3 ☐ 4 ☐

Please contact Sally if you would like to discuss any of these concepts or other ideas at:

Mob: 0439 011 255, or

Email: hello@sallymalonedesign.com.au

Your comments can be **returned to the Shire** at:
~ the Haig St Shire offices or the CRC office, or
~ emailed to the CEO at shire@koorda.wa.gov.au



4. Revision of Current Proposals

During the townscape project, a Community Engagement Report was prepared by the Shire. The report aims to help inform Koorda's 10 year Strategic Plan.

The following dot points are taken from the report's summary of community priorities, those relating to townscape are highlighted:

- The peaceful lifestyle, community spirit, caring and supportive residents, facilities, community safety and security were recurring reasons that people value living in the Shire.
- Access to health services and support for our aging population.
- A safe and efficient road and footpath network.
- The need to consider how to best engage with and support volunteer groups to attract young people and reduce volunteer burn-out.
- The importance of and potential to expand local tourism via the look and feel of the town and the unique rural experience that can be offered.
- The importance of attracting community minded people, targeted skills, industry and boutique business to the town and the region.
- The lack of suitable rental accommodation and housing stock to attract business and workers to the towns.
- The opportunities presented by potential mining operations in neighbouring shires.
- The opportunity that recent funding provides to improve the look of the town and make it more inviting to visitors.
- The importance of the local shop and sporting club, as meeting places for locals

Many of the findings were similar to those received in the townscape consultation, the following items were in the top 6 strategic priorities:

- Road and footpath network
- Sport and recreation facilities

Listed as excellent in regards to current facilities were the Drive In, gym, and the swimming pool - while rating lower than other facilities for excellence were the town parks and gardens - streetscaping was average.

In addition to the Community Engagement Report, the following initiatives were also in progress in 2021:

- Building of 8 short stay accommodation units, to be managed by the Shire, and
- Building of staff accommodation for CBH, adjacent to the caravan park.



5. Concepts

Townscaping at its most basic level involves visual improvements to a place to make it more attractive – with the goal of encouraging additional use and amenity. At its best however, it can be woven into parallel initiatives to try and gain leverage in improving town viability, resident’s quality of life, business sustainability and long-term conservation of community assets.

The following discussion is aimed at suggesting a wider scope for townscape enhancement so that an approach which is mindful of elements beyond visual improvements might be attempted.

5.1 Physical Works

Focus Area.

After discussions with the community, staff and councilors, it became clear that there was a need to identify the ‘core area’ of Koorda and prioritise maintenance and new construction projects in this zone. This would allow resources to be focused where they will have the most impact. Figure 1 illustrates a suggested area for of this zone and it may be useful to draw up a budgeted five year annual works programme for each of the following infrastructure elements within the priority area:

- Footpaths and accessibility
- Tree planting
- Signage
- Playgrounds and parks
- Corella management

Building Appearance.

There are a number of run-down buildings in highly visible locations (i.e., on Railway St) which are having a negative impact of the town’s attractiveness. Consider assessing the asbestos risk in Shire and community group owned assets and plan to address this issue (i.e., replace sheeting, paint, or demolish building).

Assist building owners to assess their asbestos and structural risks and try and help them understand how they might more positively contribute to the streetscape in Koorda. The Shire may need to form a strategy to deal with abandoned private buildings, particularly those in the main streets, and may need to seek advice and assistance with this.



Maintenance Audit.

Conduct a streetscape maintenance audit, and aim to work through the list, completing outstanding items in the town centre within 12 months. Items which could be addressed include dead tree trunks left standing in verges, broken pavers and kerbs, bent street signs, broken street furniture/gazebos, pruning and replanting at the pool.

Access.

Conduct an accessibility audit. This can be done accompanying a local person in a 'gopher' and a parent with small children and a pusher walking between key destinations. Note missing connections, difficult pram ramps, puddles at pram ramps, too-high kerbs and conflict points with vehicles.

Museum.

Consolidate historic items around the Museum area to help strengthen this mini heritage precinct and avoid rusted machinery being scattered around town. This could be a logical location for the 'historic truck' display and storage shed.

Banners.

Initiate a banner project to support businesses to design and purchase 'open for business' style feather banners to be placed on the footpath each morning to show shops and businesses are open and trading, and add colour and movement to the streetscape.

Water resources.

Audit the reticulation systems in town to determine effectiveness and likely longevity, and opportunities for water harvesting and rationalization. Keep in mind that some of the outlying parks may be moved down in priority in favour of a more central green space in the town core.

Signage.

Undertake a town centre sign audit, identify out-of-date, faded, broken, and inconsistent signage and remove/replace them, starting in the core area and working out. Also check signage on the approach roads from adjacent towns to ensure it is clear and consistent.



Haig St has dead tree trunks which despite the best attempts, don't make a positive contribution to the street.



Community art banners from Oz Feathers



The signage at the war memorial is badly sun damaged.

5.2 Culture and Change

This set of suggestions is focused on ways the Shire may be able to help the community identify what it values and take steps to strengthen these elements in Koorda.

Consolidation.

Volunteers and community groups are stretched thin over a number of facilities, and some organisations have fallen below the critical mass that they need to keep functioning. The Shire may be able to support some organisations coming together through strategic planning assistance, amalgamation grants and incentives. Community organisations may need help in understanding that groups which have more members, broad appeal and specific community benefits are more likely to survive in the long term, and more likely to qualify for assistance and support.

Townscape opportunity example – Community Garden

The community garden is an initiative with excellent potential, but the site has issues of ground contamination and water harvesting and supply. If the garden was relocated closer to the centre of town, benefits of bringing in wider community use by developing links with the primary school, health centre, kindy, and IGA and café could be developed. In addition, the site can be designed to be wheelchair/gopher accessible, and water harvesting opportunities from adjacent buildings incorporated into the garden infrastructure.

Buy local.

Keeping purchases local and supporting key local organisations and businesses is essential, the Shire can continue to set a great example and also promote this as a part of town culture. Opportunities for businesses and community to collaborate to build sustainability should continue to be explored.

Competition and conflict

The likely 'spend' in Koorda will have a natural limit due to the population size and demographics. Where possible the Shire, community groups and business should aim not to compete with each other. Strategies to build cooperation across these three sectors so as to strengthen business viability are essential, as each business lost is a business that would be supporting local community groups, providing a service for locals, sitting on committees and boards, and potentially attracting visitors and external money to town.

Townscape opportunity example – Koorda Hotel and Yalambee Shire Units

The Hotel is a key landmark on the main street, and an important attractor for locals and visitors. Hotel viability across the State is an issue for a variety of complex reasons, not least of which are the challenges Covid 19 has brought. Hotel accommodation is not suitable for everyone (under-age CBH workers for example), and self-catering units may not appeal to people who want a hot meal and a more social short stay.

The two styles of accommodation need to complement each other rather than compete, and strategies for shared marketing and management would help visitors see there is a variety of choice and complementary services available in Koorda. The Shire could work with the hotel to build an attractive sitting area in front of the hotel to help add liveliness to the street, and initiatives such as a discount voucher (i.e., free beer with a meal / coffee with breakfast) could be provided with Yalambee bookings.

Another area of 'competition' is the provision of free camping when the Shire is trying to provide a quality camping facility. Consider designating the caravan park as the only camping/RV/caravan area in Koorda. Enhance the walking links and signage between the caravan park and town centre and consolidate excellent camping facilities to one dedicated location so that they can be efficiently managed and visitors can be encouraged to spend time and money in town. 'RV friendly' designation is promoted by RV associations, however there is a growing argument that providing free services to visitors who don't purchase meals, groceries or services in town is a false economy. Local residents and ratepayers, many of whom are not wealthy, are subsidizing people on holiday. A system to 'sweeten the pill' could be considered. For example, RV camping in the caravan park is free if the visitor produces a receipt from a local business for a purchase over \$10.

Redundancy

Some facilities and buildings in town are now underused, empty or un-managed. The community will need support in deciding what simply needs to be let go in order to focus on key elements in town, and also needs to understand there is a limit to what the Shire can own and manage.

Townscape opportunity example - Tree planting.

The Memorial Tree Avenue no longer has its Community Association caretakers and is in a location which is unlikely to be walked. There could be an opportunity to initiate a shade tree planting programme adjacent to the footpaths in town and in public parks, and relocate the memorial plaques to the new trees or healthy existing trees, where they will more likely be read and will be associated with a tree that is maintained and is providing shade and greenery where it is most needed. A map could be made available on the Shire web so people can find family plaques.

Authenticity.

There is sometimes pressure in rural shires to fund a 'big something'. This could be a recreation building, interpretation centre, entry statue etc. These elements can be seen as lifting town spirit through a new and exciting venture, but very rarely do they address the underlying issues in small rural towns – economic and demographic downturn. At their worst they can suck time, money and volunteer energy from a community; with no economic value to local people and a legacy of maintenance and management costs for little return. A more sustainable approach is a raft of small, achievable initiatives crafted to work as a coordinated strategy and embedded in local culture, identity and capacity. An authentic reflection of local character can be built in this way. The Koorda Drive In is an excellent example of this approach.

Townscape opportunity example - Flexible community space

The opportunity to conserve, enhance and enliven a historic building in the heart of town could be explored. This would improve the streetscape and could bring a variety of community groups into a shared space and provide a more lively and sustainable central facility than fragmented, underused and run down buildings spread throughout the town.

5.3 Operational Initiatives

The following set of suggestions is based on observations during the site visit and discussions with staff and councillors. It is not strictly 'townscape' but Shire operation issues do have an effect on townscape management. The following points are made to help inform future decisions and discussions.

Strategic Thinking.

As the key organisation in the Shire, the Council is increasingly being asked to take the lead across a number of sectors. This means thinking long-term and strategically, something which is always challenging. For example, it is much easier to select a colour for new benches than to wrestle with the implications of a new long-term policy. Investing in staff and councillor skill development in strategic thinking will help build confidence in making difficult decisions with the community.

Building Rationalization.

There will be a limit to the number of buildings (particularly older and asbestos ones) that the Shire can own and maintain. An audit and assessment may help to Shire decide which are priority facilities, and which need to be 'let go' in some way. A strategy for facilitating this so that the buildings are not left abandoned and become an eyesore will then be needed.

Skill Development.

The Shire workforce in some sectors is aging. There is an opportunity to develop skills and confidence in underemployed younger members of the community. Holiday jobs, short term contracts in busy times, project based employment, volunteer work and casual employment may be ways in which a pool of available workforce can be skilled up and supported to stay in town.

Branding.

There appears to be mixed feelings about the Shire logo and the Corn Dolly. The reality is that a local government logo is a utilitarian item and of interest to a small number of people. Unlike a commercial brand (like Apple for instance) it is not acting as an economic driver helping to sell a product and so 'brand recognition' is not a core role of the logo. Most of us would struggle to recall the Local Government logos of even the biggest cities in Australia, let alone a small rural shires.

The Shire logo just needs to be sufficiently different from your neighbours', clear in print and usable in different mediums, have a degree of authenticity to local culture or history, and be used consistently. It will then be recognizable as yours. If it is not these 4 things, there is some argument for changing it, remembering that it is not an economic driver and so the cost of changing all shire stationary, uniforms, signage and web pages would need to be balanced against the benefits of a new logo.

The Koorda corn dolly has been used on the two entry sign style signs, which are in good condition and well designed, so it is difficult to make an argument for changing these. A new strap line 'Drive In, Stay Awhile', has been introduced to the Shire brand and points nicely to Koorda's point of difference and an enterprising initiative.

On balance, the Koorda logo is functioning well, has the flexibility for new and changing strap lines if necessary, and its use is widespread. While the craft of corn dolly making may be seen as dated, it has provided a unique element to the Koorda Shire brand. The Shire may therefore like to consider if a change at this point would be an unnecessary use of resources? If the corn dolly becomes increasingly unpopular, over time it could be dropped from stationary, uniforms, signage etc., as they are re-printed until it is phased out. Then in five or so years, a conversation can be had about a new brand if necessary.

Following Through.

There is some concern about works not being completed in town. To the casual observer this is not particularly obvious, but this will worry locals who see the same issue day after day. Unfinished work is likely to be a result of too few resources spread over too large an area and aging infrastructure. Again, rationalization of facilities, prioritising of key zones in town, capacity building in volunteers and the workforce, and care not to over commit to projects will address help this concern. The Shire may like to think about committing to complete all the outstanding jobs in the town centre within the next 6 to 12 months, before starting anything new.

Facing the Future.

The primary challenge for most rural communities is one of shrinking economies. The reasons for this are well understood by the Shire of Koorda, but the levers available to local government to address this issue are limited. However, if the Shire was able to support economic development initiatives this would potentially have great long term benefits for the community.

Seeking more help in understanding future economic, demographic and technology trends and how these might be harnessed could be important. For instance:

- How could internet connectivity support local micro-businesses to access wider markets?
- Is there a way to value add to local produce?
- What sustainable energy trends would be great partners for farm businesses?

- What are the issues for local job creation/retention, and are there ways the Shire can help address these?

The Shire does not have to do it all, but it can play a role in initiating innovative thinking, supporting enterprise, being an advocate for the community to Government organisations and building core connections between potential partners.

Understanding the Census data may be important, for instance, in 2016:

- 64% of the population worked more than 40 hours a week – the national figure is 43%,
- The household weekly income average was close to half of what the West Australian average was, and
- 34% of Koorda residents worked voluntarily, as opposed to 19% nationally.

The 2021 Census date is due for release in June and October 2022, and will be an important tool for the Shire's strategic planning, particularly as it includes new data on health.

Community and Partnerships.

The Shire of Koorda is already very active in building partnerships with neighbouring shires and government organisations. This is an excellent way to access specialist skills and support, and be in a position to lobby for assistance with shared problems. The Shire has a small population and rate base, and has recognised that it needs to partner to function effectively. This leadership example could also be impressed on some community groups to help them thrive into the future, many community groups are shrinking in size and struggling with capacity – but change is often problematic. Hopefully the Shire can help them more towards supportive partnerships.

5.4 Concept Plans

The above summaries and discussion have informed the four projects presented to the community for comment (Figure 2), and the town project plan overleaf (Figure 3).

The Project List Plan aims to capture the numerous suggestions for townscape improvements on one sheet. The Shire could integrate some of these projects with their strategic plan, annual budget cycles and work steadily through the list – taking advantage of funding and grant opportunities as they come up. For example, there may be a small Lotterywest grant that would enable the faded signs at the war memorial to be replaced - this could be done quite quickly and simply if a suitable grant comes up. Larger projects will take more planning and design detailing.

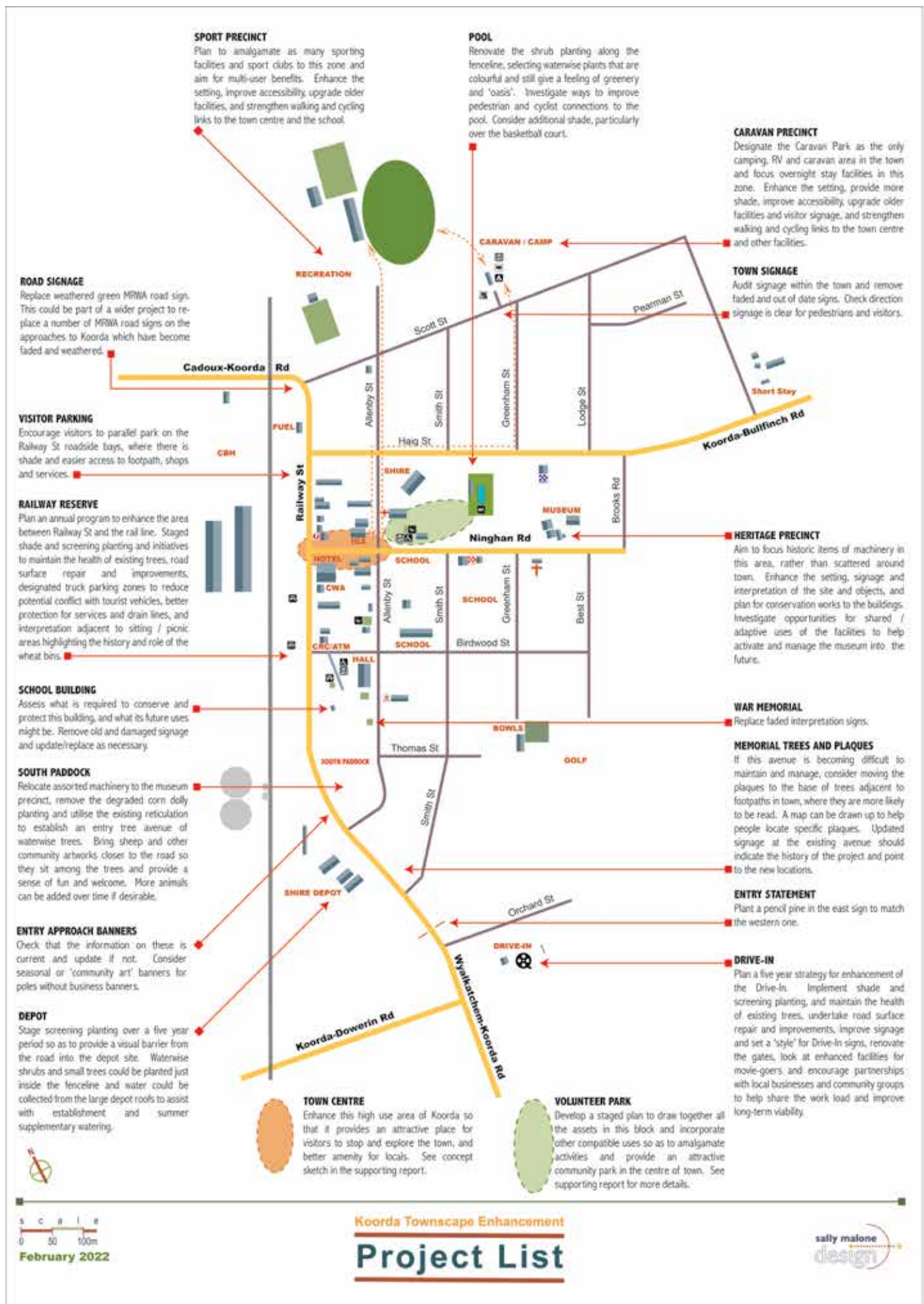


Figure 3

A larger version of this plan has been provided separately.

As noted in the stakeholder and community engagement findings, the community supported enhancing the town centre (Business Buzz) and Volunteer Park (Green Heart), with Council endorsing these as priority projects with an emphasis on Business Buzz. A concept plan for these two areas is provided overleaf to assist with funding applications and brief writing.













One of the key issues for the intersection of Railway St and Ninghan Street is management of large vehicle deliveries and the conflict between pedestrians, trucks and parked cars. An approach has been sketched to illustrate one way to separate pedestrians from traffic, but the Shire will likely need to engage a specialist consultant to advise on the best way to achieve the goals noted on the plan.

A good way to prioritise spending on enhancement works is to ask 'is this a place where people will spend time?' For example, there is less value in spending large amounts of money sealing rarely used parking areas, than in creating shady, comfortable, attractive and safe places for people to sit and move through between key destinations.

The Town Centre Enhancement Concept is provided overleaf.

Page left blank intentionally.

LEGEND

 Accessible footpath	 Irrigated lawn
 Feature road paving	 New seat
 GP Gopher parking	 New picnic setting
 Existing tree	 New planter
 New tree	 New sign
 Waterwise garden bed	 New gazebo

This plan was prepared using aerial photographs and will not be 100% accurate - allow to check details.

Visitors and shoppers encouraged to park on Railway St away from heavy haulage parking.

Improve rail reserve parking area appearance and separate heavy vehicles from cars.

New quality street furniture to add colour and a sense of welcome.

New town centre sign, directing to parking and facilities.

Attractive alfresco area in front of the hotel to highlight this important town centre building.

Improvements to the Railway St - Ninghan St intersection to create a strong sense of a town centre which is pedestrian and shopper friendly. Large vehicle turning movements and access may need to be adjusted and kerb height, traffic management and parking details developed.

Shade trees planted over footpaths wherever possible.

Footpaths enhanced to provided a safe, fully connected, accessible and family-friendly network.

Parking formalised and conflicts between pedestrians and reversing vehicles reduced.

New Volunteer Park sign, highlighting the park as a community hub.

Community garden relocated to a more central and 'multi-generational' site with water harvesting and accessible surfaces included.

Improvements to the civic heart of the town, focusing on enhancing shady recreation spaces, strengthening links between important public facilities and consolidating spaces so that they are multi-use, central and more easily maintained.

Pool

New nature playground.

Enhanced skate park facilities.

Shaded family-friendly parking area.

Ninghan Street

Powerlines

Primary School

Footpaths enhanced to provided a safe, fully connected, accessible and family-friendly network.

Area of irrigated lawn to include a cool, green space in the town centre.

Part of the park designated a 'dog on a leash' zone.

Allenby Street

Health Centre

Shire

Volunteer Park

Kindy

Skate Park

Hotel

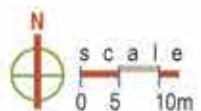
Railway Street

Laneway

Laneway

IGA

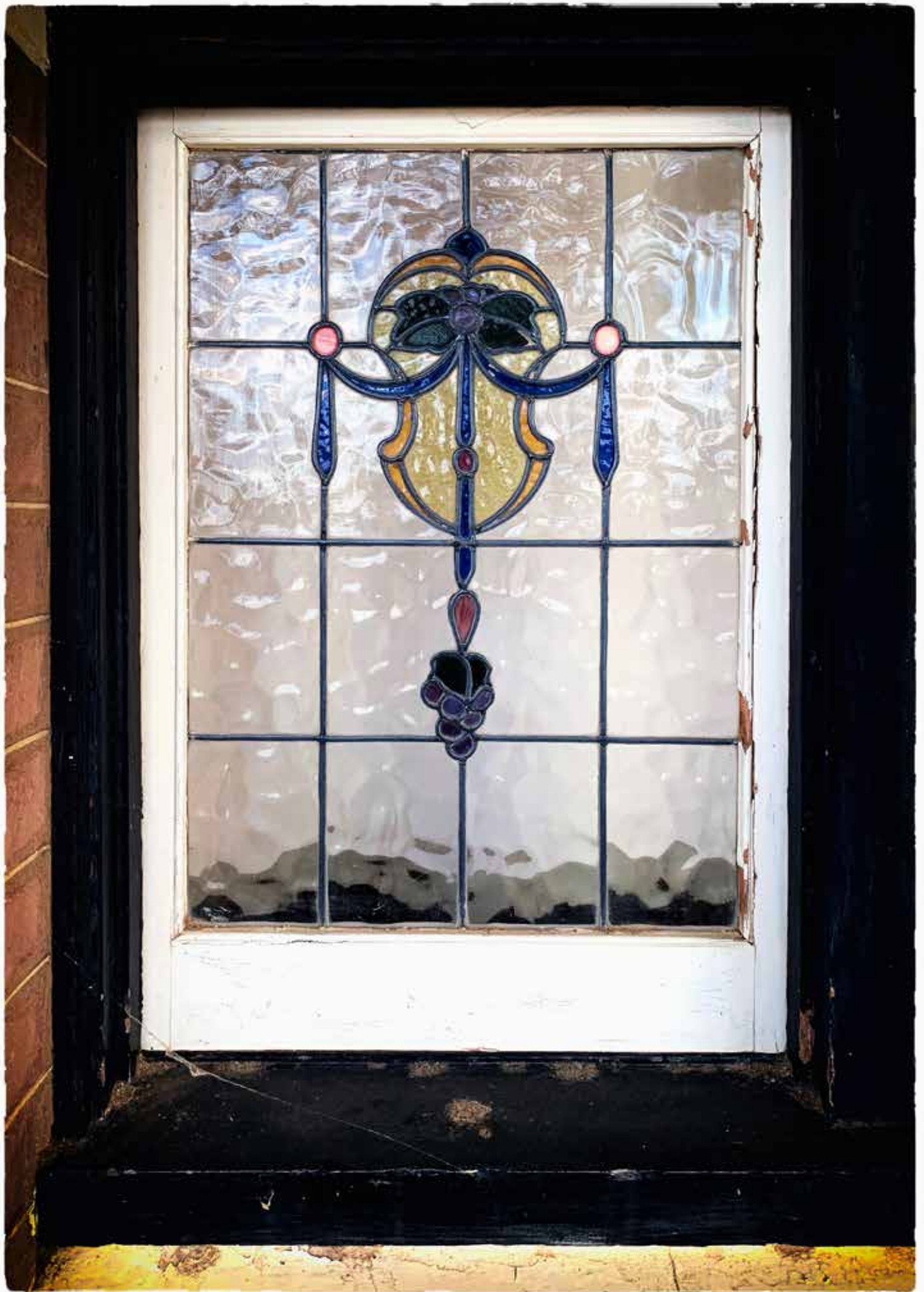
PO



February 2022



**Koorda Townscape Enhancement
Town Heart Project**



6. Costings

The Town Centre Enhancement Concept is a broad brush plan and therefore difficult to accurately cost. Much depends also on available funding and Shire capacity. The following breakdown of the tasks – in rough order of implementation – is provided to assist with setting budget allocations. A contingency amount of 10% minimum must be set for each project however, and possibly more given the challenges of undertaking works in a pandemic.

1. Design

Commission detailed road and footpath design for the Railway Rd to Allenby Rd section of Ninghan St. Drainage, traffic and truck movements, loading (laneway) implications and full pedestrian accessibility need to be incorporated along with streetscape enhancement opportunities such as tree planting, alfresco areas, planter boxes and quality street furniture. A more accurate estimate of costs to document, tender and construct should be obtained as part of this contract too.

Allowance \$40,000

2. Catch-up

Select a collection of works that need finishing or doing urgently and try and complete these by EOFY. The audits suggested in the discussion above may point to missing footpath connections, broken furniture or dead tree removal. Late Autumn is a good time to plan to plant replacement trees. It may be best to hold off works to the Town Centre Enhancement area until the scope of work is known, to avoid having new work torn up if kerbs or paths need relocation etc.

Allowance \$80,000 (amount remaining in Shire 21/22 townscape works budget)

3. Street furniture

Select a suite of quality furniture to be purchased in stages as the project develops. This can include climate comfortable benches with backs and arms, planter boxes, bike rails, a drinking fountain with bottle fill and dog bowl and bollards to manage parking if necessary. Choose colours and materials that complement and keep this collection on file so that consistency over time can be achieved. Aim for quality over quantity.

Allowance \$20,000 per annum for 5 years.

4. Bizz Buzz Banners

Initiate a community art project to design and fabricate a pair of feather banners for each business and community facility in the town centre (and other businesses if they would like to participate). The goal is for businesses to place banners in stands on the street when they open each morning, clearly showing they are open for business, and adding colour and movement to the town. The aim is also to engage the community in improvements and kick off the townscape project with a banner launch.

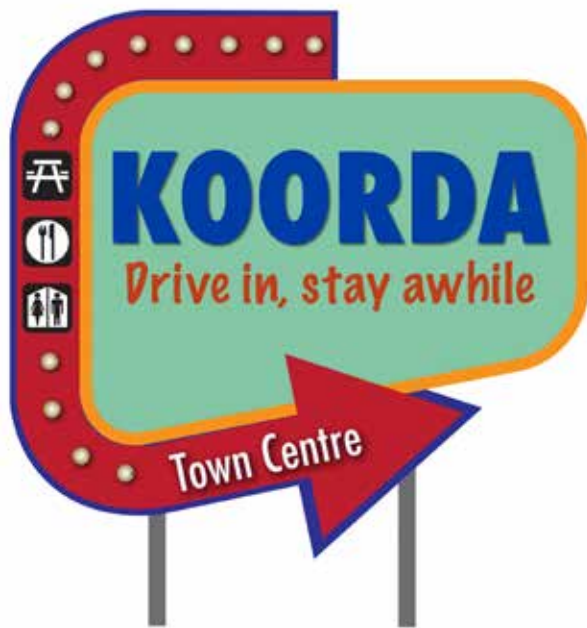
Allowance \$20,000 (additional if grant funding can be obtained)

5. Town centre signage

Select/design and install a large double sided sign opposite the Post Office directing up Ninghan Street. This sign should say 'Town Centre' and have pictograms for facilities rather than lots of text(see concept below). MRWA may need to be consulted on the exact location.

Caravan and long vehicle parking signs can be placed on Railway Street to encourage caravans to park where there is plenty of space. Trucks can be directed to the large railway reserve area, where they appear to park now.

Allowance \$10,000



Concept sketch of the Railway St sign directing to Ninghan St.

The sign could continue the 'Drive In' theme used by the Shire in the logo strap line. It will need to be professionally designed by a graphic designer with signage experience.

6. Works documentation

Commission detailed drawings and specifications for tendering and construction. If possible, tender both the road and paving works, and the landscape / streetscape work as one project to enable more coordinated construction (for example large tree pits should be dug for new trees with irrigation infrastructure installed before new paving is laid).

Allowance \$80,000

7. Planters

Once the likely street design is known, select or design planter boxes to add greenery and colour. Ideally these could be plumbed into an irrigation system, or be a wicking style to enable summer watering. Planters could be fixed with an edge to sit on, or be more lightweight and portable depending on the space available.

Allowance \$2,000 ea. minimum inc. soil and plants.

8. Construction

Let tenders for Railway/Ninghan St intersection and Ninghan to Allenby intersection. Complete this work before commencing work on Volunteer park and adjacent streets – unless a grant that is perfectly suited comes up. A balance between high quality finishes that will incur less maintenance costs in the long term, and less expensive finishes or items which are more affordable will need to be struck.

Allowance \$500,000 - \$1,000,000 depending on the level of finish and potential issues with drainage and services.

9. Stage Two

While construction is underway, commence brief writing, design and documentation of the next stage – likely to be the ‘Green Heart’ project and Volunteer Park enhancement – while still chipping away at the project list for the town as a whole. Relocation of the Community Garden is a medium to long term goal, and would be undertaken in Stage Two.