



# Hay Shire Council Lachlan Street Upgrade Master Plan Project, Hay NSW Final Master Plan

REVISION E | 1 December 2020







Project: Lachlan Street Upgrade Master Plan  
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# 1.0 Introduction

## Project summary

Fiona Slade Landscape Architect (FSLA), supported by engagement specialists Projectura, have been engaged by Hay Shire Council (HSC) to work with the community to prepare a Master Plan for the upgrade of Lachlan Street in Hay NSW. The Master Plan will be a high level strategic document to guide future funding applications and on-ground works.

The Master Plan seeks to achieve a design solution which improves safety, functionality, aesthetics, connectivity, pedestrian amenity and traffic movement of Lachlan Street.

Key to this is thorough background research and site analysis coupled with a robust engagement process. This will ensure the outcomes of the Master Plan will create economic benefit for the community and help create a livable, vibrant environment for Hay's future.

Phases 1, 2 and 3 of the project have been completed. *Phase 1: Issues and Opportunities* identified key strengths, issues and opportunities, and included a comprehensive community engagement process while *Phase 2: Draft Master Plan* developed conceptual detail for discussion.

Full details can be found in the following reports:

- ▶ Community engagement report for Lachlan Street Master Plan project - Issues and Opportunities
- ▶ Draft Master Plan document.

These reports are also available to view at [www.lockhart.nsw.gov.au](http://www.lockhart.nsw.gov.au). The current phase is the Final Master Plan which reflects community feedback, issues and opportunities and provides detailed recommendations for future design and development of the business centre.

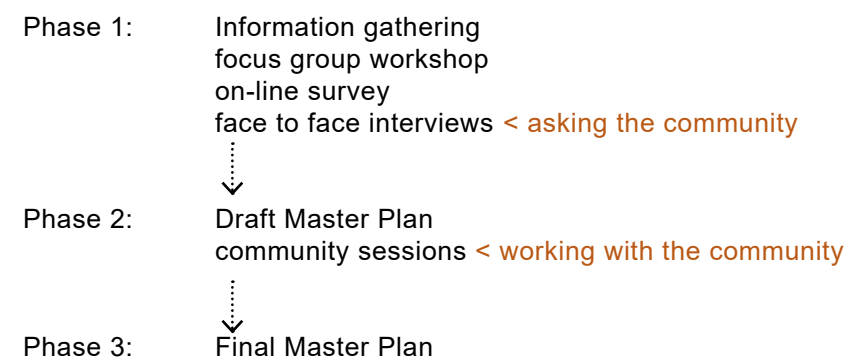
## The Brief

Hay Shire Council called for a master plan to be developed for Lachlan Street in Hay. Key objectives of the project are:

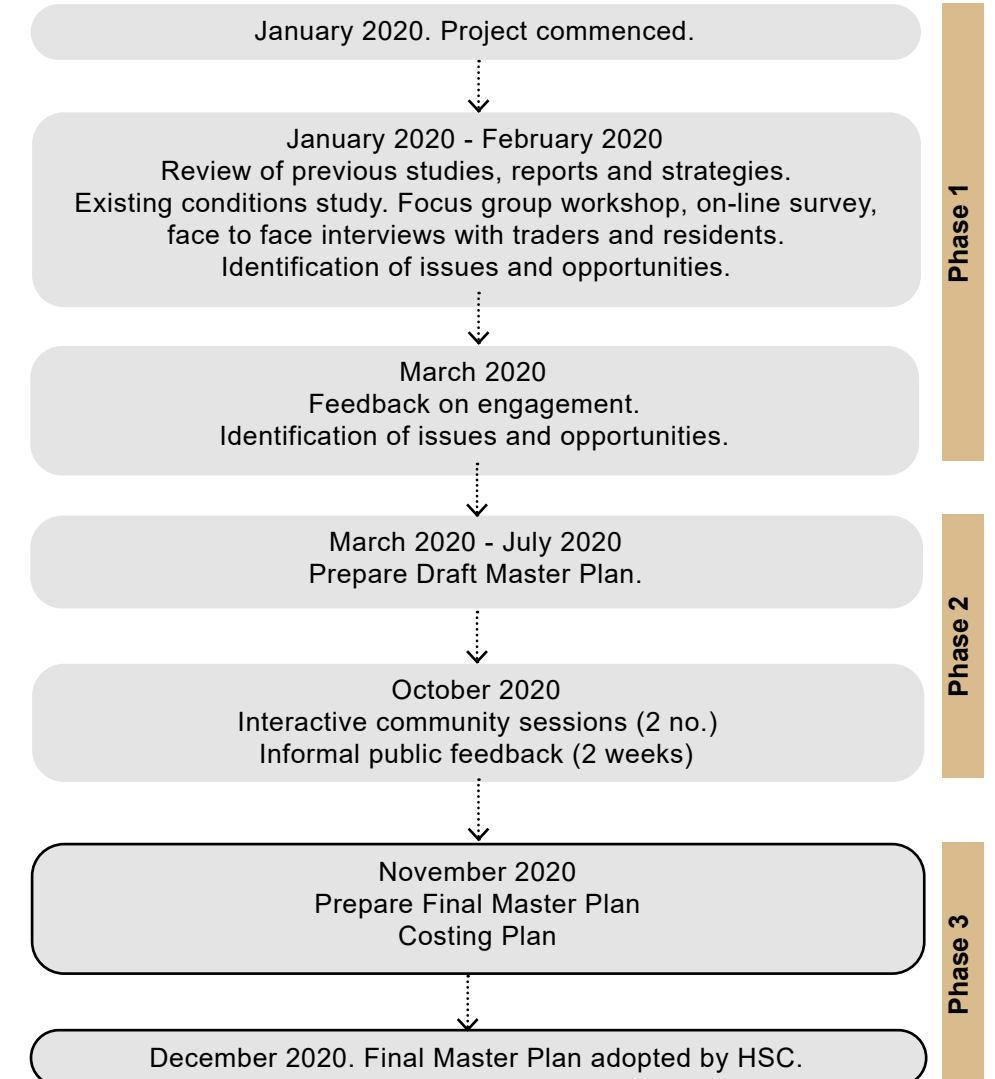
- ▶ Review vehicle parking arrangements, including parking for RV's and caravans.
- ▶ Provide all abilities parking and access.
- ▶ Improve pedestrian access including disability access; shared spaces.
- ▶ Consider opportunities for all abilities access into shops.
- ▶ Investigate traffic calming initiatives, such as speed limits.
- ▶ Review and improve street trees and other beautification measures;
- ▶ Improve the entrance statement to town including the roundabout on Sturt Highway / Cobb Highway intersection.
- ▶ Review and upgrade street furniture.
- ▶ Review and upgrade way-finding signage.
- ▶ Provide opportunities for the promotion of community events.
- ▶ Maintain the heritage nature of the street.

## Methodology

A robust community engagement process is key to ensuring that the Master Plan meets the needs and aspirations of the community, and is ultimately successful. The process is comprised three key phases, and at each phase right until the project's completion, community feedback is encouraged.



## Project process





# What is a master plan?

The Master Plan provides recommendations for future development and improvement of Hay’s business centre, and shows the detail and locations of elements and features. The Final Master Plan is a progression and finalisation of the Phase 2: Draft Master Plan and reflects the outcomes of the community engagement process.

It is envisioned that the outcomes of the master plan project will be used as a basis for future detailed engineering and landscape design, costing, tender and construction of the streetscape improvements



# Study area

The plan below shows the extent of the overall study area and the three key precincts.

## Entrance precinct

Cobb Highway between the Moama Street roundabout and the intersection at Bruncker Street. This is a key arrival point into Hay from Denilquin in the south, Narrandera to the east and Balranald to the west. This precinct features the Murrumbidgee River crossing and a sequence of green spaces including Pocock Park and Bushy Bend foreshore on the east, with the Hay skate park and connection to Sandy Point Beach to the west.

## Retail precinct

Lachlan Street between Bruncker and Balaclava Streets, up to and including Hay Public School and Hay Shire Council Library. The precinct also extends along Moppett Street to the Visitor Information Centre.

This is the main civic, business and retail centre of Hay and features heritage elements, including the Witcombe Fountain.

## Residential precinct

Lachlan Street between Balaclava and Murray Streets. Features mostly residential dwellings, and includes the Murray Street intersection which is the key arrival point from Ivanhoe to the north and from the Mid-Western Highway.



# Study area



# 2.0 Background: understanding the context

## Strategy and policy

A desktop review of the various strategies, plans and policies identified the following relevant to this project.

### Draft Local Strategic Planning Statement

This Local Strategic Planning Statement (LSPS) sets the framework for Hay Shire's economic, social and environmental land use requirements over the next 20 years. The LSPS outlines clear planning priorities describing priorities, where these are located and when they will be delivered. The LSPS sets short, medium and long-term actions to deliver the priorities for the community's vision. The LSPS addresses ten key priorities:

- ▶ Housing Choice
- ▶ Health and Aged Care
- ▶ Villages
- ▶ Agriculture
- ▶ Tourism
- ▶ Commerce
- ▶ Freight and Transport
- ▶ Industry
- ▶ Renewable Energy
- ▶ Riverfront Development

### Hay Shire Council Community Strategic Plan 2017-2027

The Community Strategic Plan proposes four key objectives:

- ▶ Environmental sustainability.
- ▶ Livable and vibrant community: Lachlan Street CBD upgrade and improving the town entrances including the roundabout are identified as priorities.
- ▶ Economic prosperity and sustainability: Lachlan Street streetscape upgrade and improving the town entrances including the roundabout are identified as priorities.
- ▶ Governance and organisational performance.

### Hay Shire Council Drought Management Plan 2018

The Plan identified a PPRR (Prevention, Preparedness, Response and Recovery) approach to drought management. Prevention includes actions to reduce or eliminate the likelihood or effects of drought related issues, and understanding climate patterns and their impact of water availability. Also relevant is impact of the water restrictions on irrigation regimes in public landscapes.

### Hay Shire Council Bike Plan 2016

The Bike Plan recommends upgraded infrastructure including safety, connection and facilities to encourage bike use. Specifically the Plan recommends:

- ▶ Investigate intersections which are problematic for cyclists.
- ▶ Connect community facilities in Lachlan Street to existing cycleways.
- ▶ Provide additional bike stands/hoops throughout the town.

### Hay Shire Council Hay Inclusion Action Plan 2016

The Inclusion Plan identified the following infrastructure where equal access is an issue:

- ▶ Some problems with paving lifting in Lachlan Street.
- ▶ Best practice for disabled parking to be incorporated to the Lachlan Street Master Plan.
- ▶ Ensure seats include arm-rests.
- ▶ Wheelchair access into the Chambers is too steep.

### Hay Shire Council Public Art Strategy November 2017

The Strategy identified key precincts and corresponding themes as summarised below:

- ▶ Lachlan Street south: in the southern part of the street closer to the river and entrance to the town it should reflect Aboriginal heritage
- ▶ Lachlan Street north: the northern part of the street should reference the European heritage of Hay, continuing murals and mosaics, capitalising on the Cobb and Co Coach manufacturing heritage. Installations should be 'playable' and visible from the street.
- ▶ South Hay (including the roundabout): public art which celebrates agriculture.

### Murrumbidgee River Master Plan

The Murrumbidgee River Master Plan guides development around the riverfront in Hay. The plan provides guidelines on how to implement the integration of the river with the town, to utilize the recreational opportunities for Hay.

Aspects of the plan are:

- ▶ Redesigning the roundabout to attract visitors
- ▶ Redeveloping Pocock Park to be an iconic gateway, to lure visitors over the bridge.

- ▶ Providing pedestrian and cycle linkages along the river and throughout town, including a potential pedestrian bridge over the river.
- ▶ Planning a wharf precinct at Lions Park, and redeveloping Lions Park.

### Hay Open Spaces Strategy

The Hay Open Spaces Strategy provides guidance on the development of the green networks in Hay. The plan provides a hierarchy of open spaces, each with a different scale of design, investment and maintenance. The green spaces in Hay have been categorised into a Town Park, Precinct Parks, Neighbourhood Parks and Reserves, with Village Parks for the villages of Maude and Booligal.

### Roads and Maritime Services (RMS) Landscape Design Guideline

This Guideline is relevant as the Cobb Highway roundabout and Lachlan Street are designated RMS roads. Within the town centre RMS are responsible for the carriageway only. The Guideline recommends the following:

- ▶ Rural road reserves: a two metre mowing strip either side of the landscape area adjacent to the carriageway should be provided.
- ▶ Rural road medians: the landscape must be frangible within clear zones so that it is safe, helps slow vehicles and provides a screen to headlight glare. Where the median is wider than six metres and two metres mowing strip should be provided along the edge.
- ▶ Rural road intersections: the landscape should comprise of simple planting layouts, in accordance with minimum sight distances.
- ▶ Arterials through towns: trees should be used to ameliorate the impacts of traffic and expanse of the road, and should be located outside the clear zone. Deciduous trees are desirable to allow sunlight to penetrate to street level at winter. Tree species should be medium to large size at maturity, have a good history of survival in urban areas and be able to be maintained with a high crown.
  - Minimum width for maintenance. Turf in verge or median - 0.75m. Groundcovers and low shrubs in verge - 0.75m, in rural median - 2.5m Non-frangible vegetation must be established so it maintains a safe roadside environment.



## Population

The urban centre of Hay is home to 2,406 people. The 2016 Australian Bureau of Statistics Census data for Hay (NSW State Suburb SSC) and NSW (Code SSC11874), tells us that Hay has:

- ▶ An older community. The median age of Hay residents is 46 years, compared to 38 years for all Australian residents. Hay has significantly more people after 50 years and older. Children aged 0-14 years made up 17.4% of the population and people aged 65 years and over made up 22% of the population.
- ▶ More residents who identify as Aboriginal or Torres Strait Islanders (6.0 percent compared to 2.9 percent of total population).
- ▶ More residents who were born in Australia (79.3 percent compared to 66.7 percent of total population), and significantly more people who had both parents in Australia.
- ▶ A lower proportion of the workforce who are unemployed.
- ▶ More people who speak English at home.
- ▶ 66 percent of all households were family households while 32 percent were single person households.
- ▶ Lower median weekly household income (\$1,037 compared to \$1,486) but this is offset by lower expenses (weekly rent \$150 compared to \$335).
- ▶ More people working in supermarket and grocery stores, local government administration, accommodation, sheep farming (specialised) and road and bridge construction.
- ▶ Less people connected to the Internet from their dwelling (62.5 percent compared to 83.2 percent).
- ▶ A lower level of disadvantage compared to the rest of the state. Hay Shire's SEIFA Index of Disadvantage is 937, compared to 968 for NSW.

## History

The present site of Hay was located at the junction of four large 'squatter' properties, one of which was occupied by the Lang Brothers where an important river crossing was located. Stockmen would frequently camp at the site before crossing the river with their stock and even now the area is known as Langs Crossing.

In 1858, river steamer Captain Francis Cadell built a store at the crossing, which was soon followed in 1859 by a punt service and hotel built by American Henry Leonard.

The township of Hay was named after Sir John Hay who was a local pastoralist and Member of Parliament. The town was gazetted in 1859.

Development of the town progressed with the original courthouse (the site of the present post office) built in 1860. Soon after, Cobb & Co. made Hay the headquarters for their Victoria and Riverina operations and then set up a coach factory at the corner of Lachlan and Randall Streets which became the largest coach factory in Australia outside Sydney.

The population of the town grew from 300 to 3000 from 1860, then in 1914, at the beginning of World War I, almost every eligible male, some 641 in all, enlisted for active service. 134 of them didn't return.

The Hay War Memorial High School was opened on ANZAC Day 1923, as a living memorial to the men and women of WWI who fought for their country.

At the beginning of World War II in 1940, internment camps were constructed around the town, which housed almost three thousand German and Austrian internees from England where they would become famous as the 'Dunera Boys'.

The camps operated for six years, with thousands more internees and prisoners of war doubling the town's population.

(Information courtesy of Hay Shire Council website).



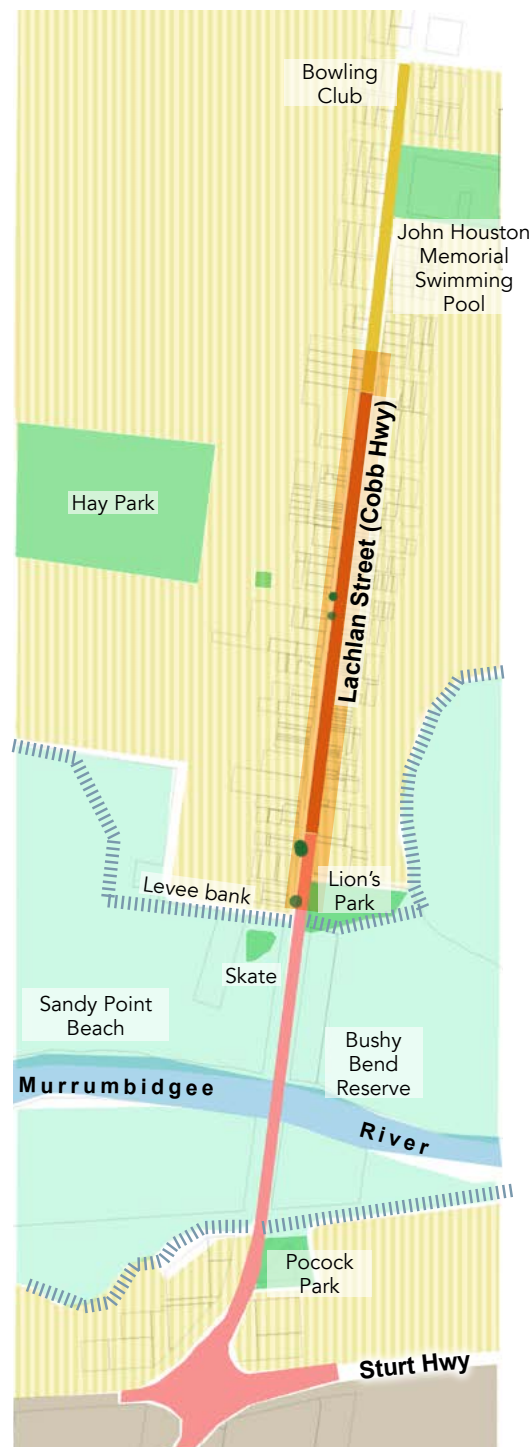
(Photos courtesy of Hay Historical Society website).



# 3.0 Site assessment: analysing the physical landscape

The following text and diagrams demonstrate our assessment and analysis of the site and its context.

## Landscape character

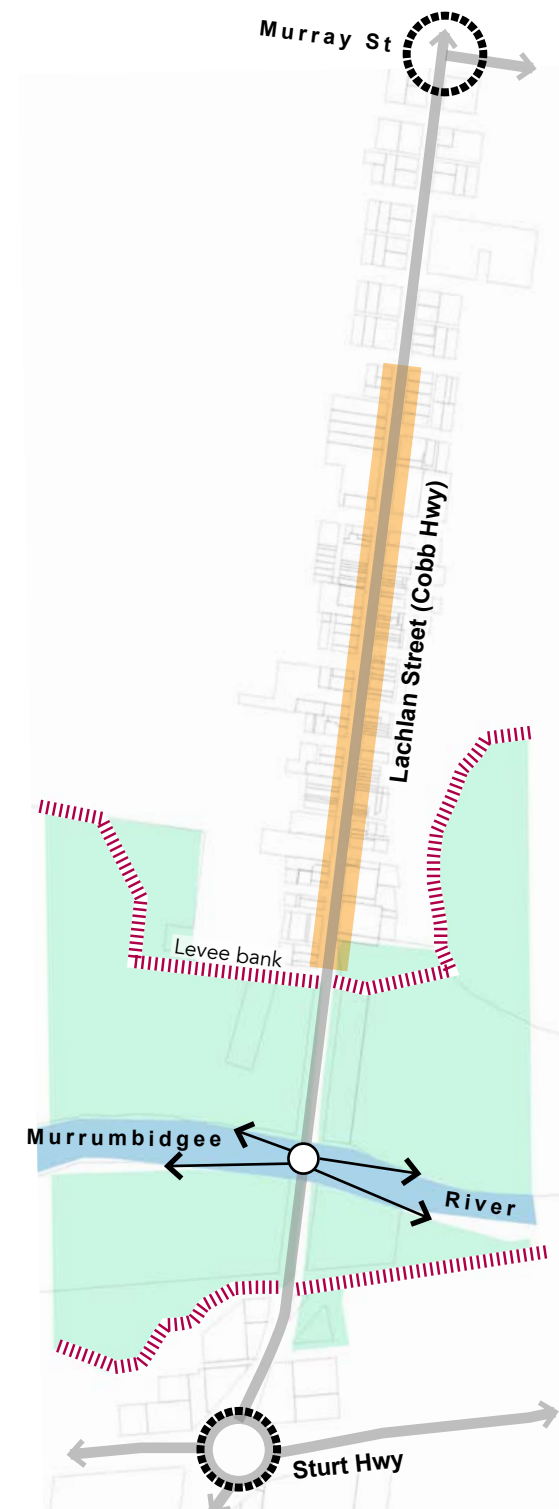


### Legend

- Iconic street trees
- Study Area: Lachlan Street retail core with deciduous street trees in roadway (Fraxinus and Pyrus sp.) & various species in nature strip
- Study Area: Lachlan Street South. Mix of native trees to the roundabout and to the verges. Deciduous street trees adjacent to Lions Reserve tennis courts.
- Study Area: Lachlan Street North. Mix of native and deciduous street trees in nature strip. Heavily pruned trees on east due to OH power-lines.
- Recreational / community facility
- Urban residential landscape character
- Natural landscape character. Riverine Forest
- Open grassland / cleared agricultural landscape character

- The Murrumbidgee River, with its forested floodplain and adjacent open spaces, forms a natural gateway to the town centre from the flat landscape of the south.
- The existing treatment in the roundabout does little to welcome the visitor or guide the visitor over the river to the town centre.
- The existing streetscape character in the retail core of Lachlan Street is pleasant with established deciduous trees in the roadway which helps ameliorate the impact of heavy vehicles, slow traffic and cools the pedestrian environment. However the trees range from extremely poor to quite good in quality. Species type and form are inconsistent and add little to the overall visual amenity of the street.
- There are several large existing iconic trees in Lachlan Street which are important visual markers. These include one lemon-scented gum near Brunker Street, two Plane trees in front of the Black Sheep Cafe, a Kurrajong in front of 'The Bank B and B' and two Jacarandas on either side of Moppett Street.

## Views and visual experience



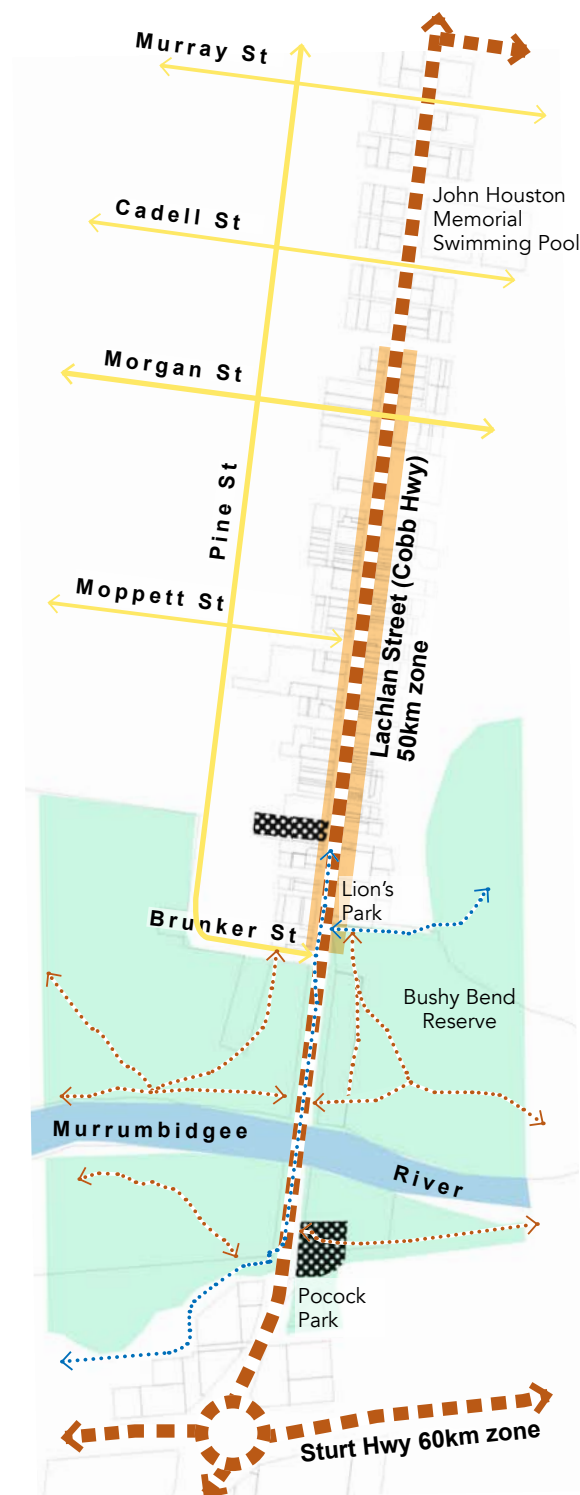
### Legend

- Lachlan Street CBD. Business/retail/pedestrian precinct
- Levee bank
- Significant view
- Poor gateway
- Natural landscape character

- The Murrumbidgee River, and its associated floodplain landscape of river red gums and billabongs is the key natural feature in the town.
- While the levee bank provides the opportunity to be up high in an otherwise flat landscape, it does impede views to the riverfront.
- From the bridge long views of the river can be experienced both up and down stream.
- The approaches to Hay from the Cobb/Sturt Highways and at the Murray st / Cobb Highway intersection roundabout do little to announce the town and guide the visitor into the CBD.



## Circulation

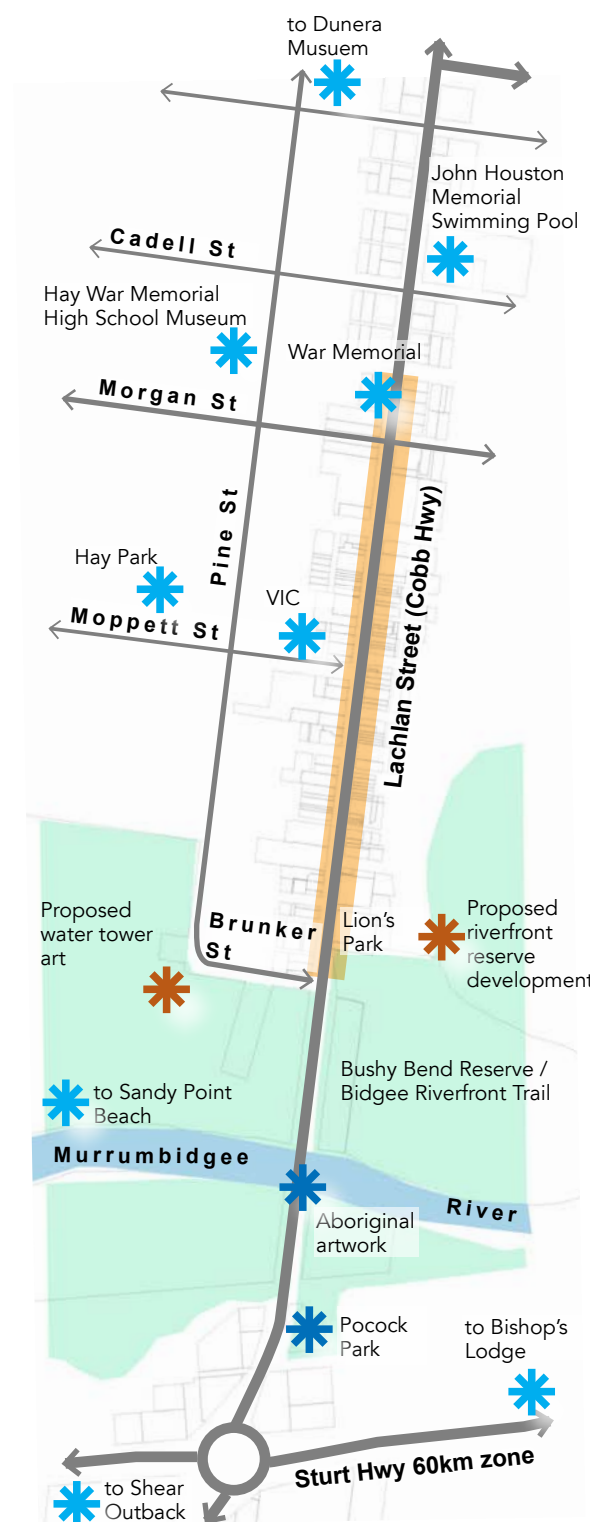


### Legend

- Highways under RMS control
- Major road network
- Lachlan Street CBD. Business/retail/pedestrian precinct
- Bicycle/pedestrian network - existing
- Unrestricted vehicular/pedestrian/bike track through riverfront reserve - existing
- Car parking area
- Natural landscape character.

- ▶ Traffic counts undertaken by Hay Shire Council indicate that on an average day 5000 vehicles will travel along Lachlan Street.
- ▶ There are three RMS controlled highways that converge at Hay. It is therefore a busy thoroughfare with a considerable number of heavy vehicles passing through.
- ▶ While the riverfront reserves are easily accessible for pedestrians and cyclists, vehicular access is uncontrolled. This negatively impacts on the natural environment and creates safety issues for walkers and bike riders.

## Culture and Heritage



### Legend

- Lachlan Street CBD. Business/retail/pedestrian precinct
- Tourist destination (existing)
- Tourist destination (proposed)
- Natural landscape character.

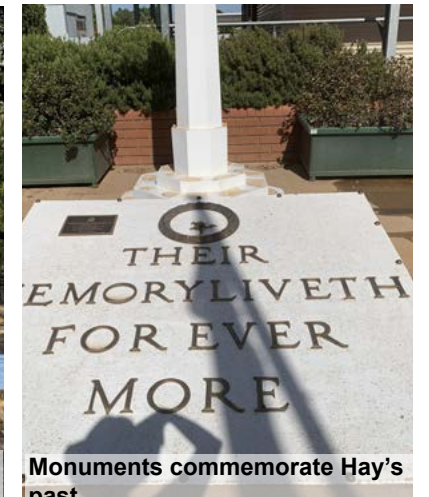
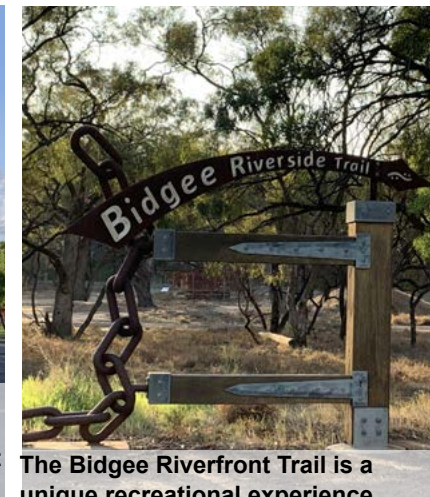
- ▶ The town has a rich war-time history which is commemorated by several monuments and museums. Historically Hay was also an important wool-growing area, and the Shear Outback Museum celebrates this heritage.
- ▶ Lachlan Street is characterised by heritage architecture, including the Witcombe Fountain and adjacent buildings. High quality heritage buildings, memorials and quirky street art contribute positively to the Lachlan's Street's character.
- ▶ The new playspace at the Hay Park, the proposed water tower mural, the five museums in town, free entry to the John Houston Memorial Swimming Pool and the Sandy Point Beach free camping areas provide reasons for visitors to stop, stay and spend time in the town.
- ▶ The town also has a strong community identity developed through various events including the Hay Rodeo, the Hay Mardi Gras, Hay Mini Nationals and Hay Picnic Races.
- ▶ The Bidgee Riverfront Trail provides a unique recreational experience for the local community and visitors.



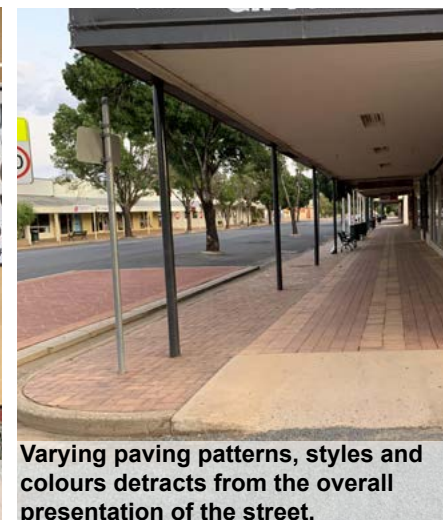
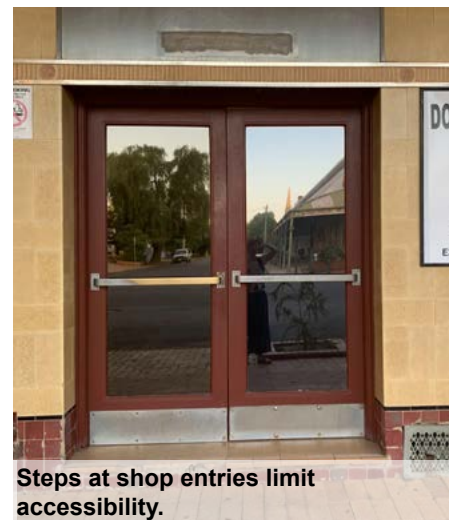
# 4.0 Site analysis: photo study

The following photo study and site analysis plan further demonstrates our assessment and analysis of the site and its context.

## Strengths

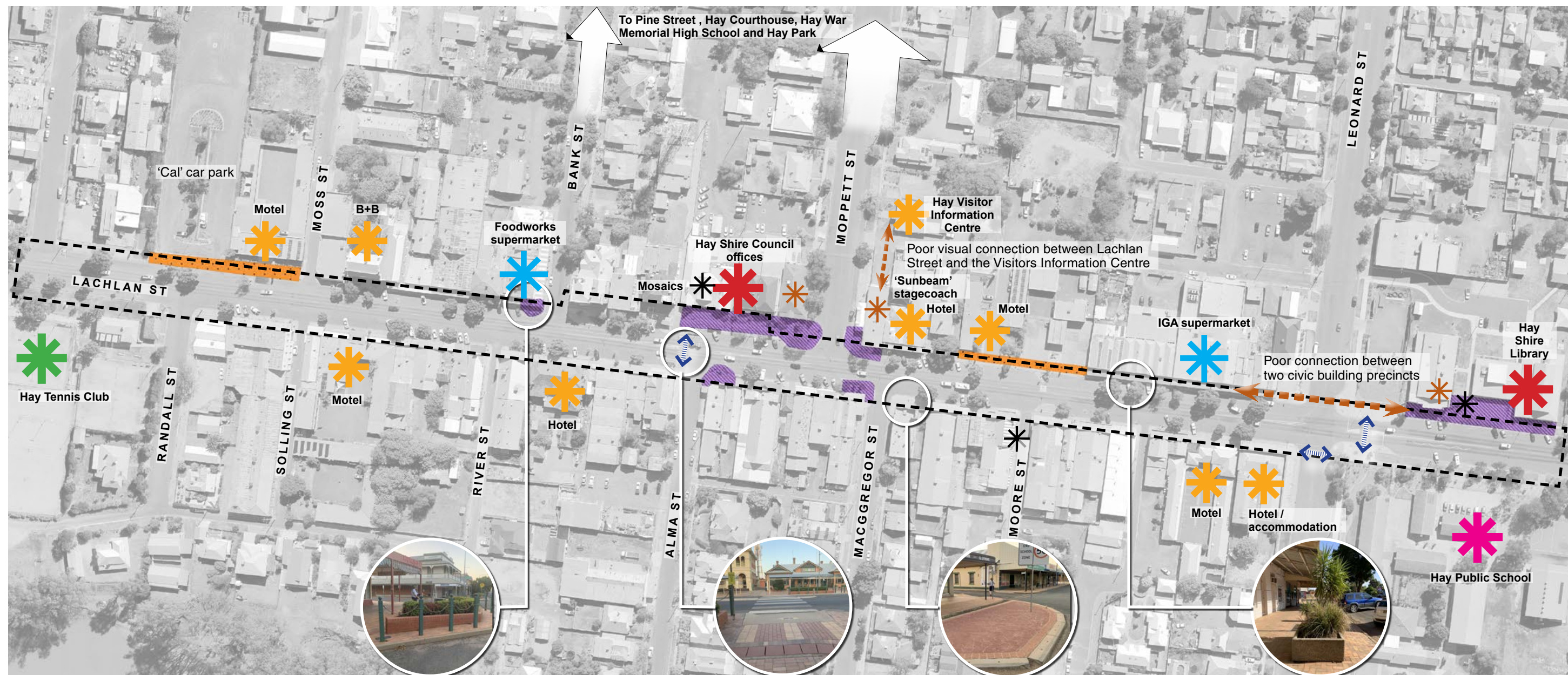


## Issues and opportunities





# 5.0 Site analysis: retail precinct



## Legend

- Lachlan Street CBD. Business/retail/pedestrian precinct
- Civic / public facility
- Key retail destination
- Tourist facility / destination
- Poor pedestrian amenity (lack of shade, extensive hardstand)
- Poor connection
- Gathering node
- Educational facility
- Recreational facility
- Monument / memorial
- Public art
- Pedestrian crossing

Images and master plan designs are intended to demonstrate possible design outcomes only. Final design outcomes are subject to detailed engineering and landscape design and budget.



# 6.0 Community engagement

## What was the Draft Master Plan phase?

The Draft Masterplan engagement phase provided the community with the opportunity to examine, discuss, and provide feedback on the draft designs for the:

- ▶ Lachlan Street Upgrade Draft Master Plan
- ▶ Pocock Park
- ▶ Lions Park
- ▶ John Houston Memorial Pool splash park

The development of the Draft Master Plan was based on the feedback of over 250 Hay residents, collected through the comprehensive Issues and Opportunities engagement phase.

## The engagement process

The Draft Master Plan was placed on public exhibition from August to October 2020; this period was longer than would usually occur due to the changing COVID 19 requirements around public gatherings.

Hay Shire Council sought formal submissions from the community, and hosted two community drop-in sessions.

| Method              | Date                           | Summary  | Participation     |
|---------------------|--------------------------------|--|-------------------|
| Community session 1 | 2-3:30pm<br>15 October<br>2020 | a) allow facilitated examination of the Draft Master Plan;   | 31 attendees      |
| Community session 2 | 6-7:30pm<br>15 October<br>2020 | b) provide the community an opportunity to discuss the Draft Master Plan; and<br>c) gather feedback from the community about any concerns and issues with the Draft Master Plan. | 6 attendees       |
| Submissions         | August to<br>October<br>2020   |  | 10<br>submissions |

## Submissions: Summary feedback

Council received a total of 10 submissions during the public exhibition period. Feedback was received in the form of letters or emails.

The main comments appear to be around heritage, parking, trees and planting. Feedback from submissions was largely reiterated during the

community sessions and this feedback has been addressed in the Final Master Plan.

## Community sessions: Summary feedback

Over 35 people attended the two community sessions held in the Hay Shire Council Chambers on 15 October 2020.

Given the complexity of the Lachlan Street Upgrade Draft Master Plan, and the additional concept plans, the community sessions were split into four facilitated stations:

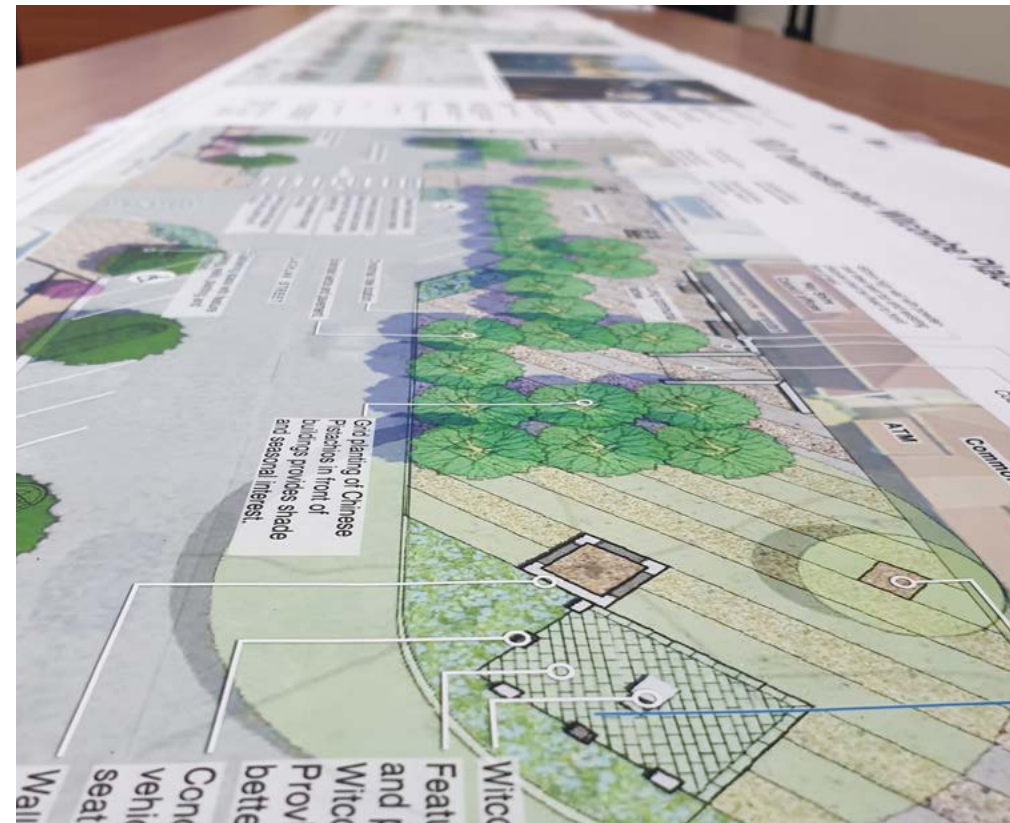
1. Master Plan Introduction
2. Entrance precinct
3. Retail precinct
4. Residential Precinct

Due to COVID 19 restrictions the format of the engagement was to collect feedback verbally at each station, and through written feedback from attendees.

The overall community sentiment was very positive, and most of the discussion and comments were in support of the plans. Some of the supportive comments included:

- ▶ Concept for the entrance roundabout was a strong improvement on the current aesthetics.
- ▶ John Houston Memorial Pool splash park – all feedback on this concept was positive and supportive.
- ▶ Pocock Park – all feedback on this concept was positive and supportive.
- ▶ All aspects of the residential precinct had broad community support.
- ▶ Planting palette was generally well considered.
- ▶ Broad support of street furniture selection.







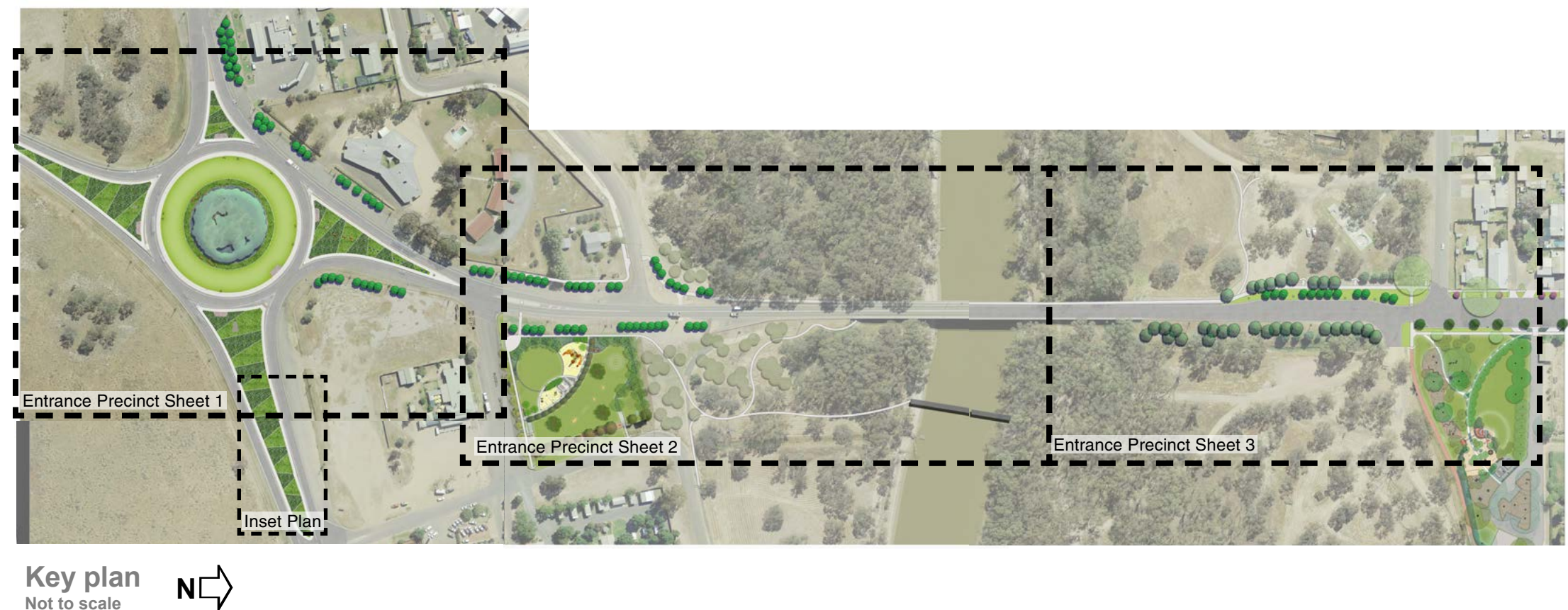
# 7.0 Draft master plan: overview

This section of the report describes in detail the recommendations and proposals that are illustrated on the Master Plan Upgrade for Lachlan Street.

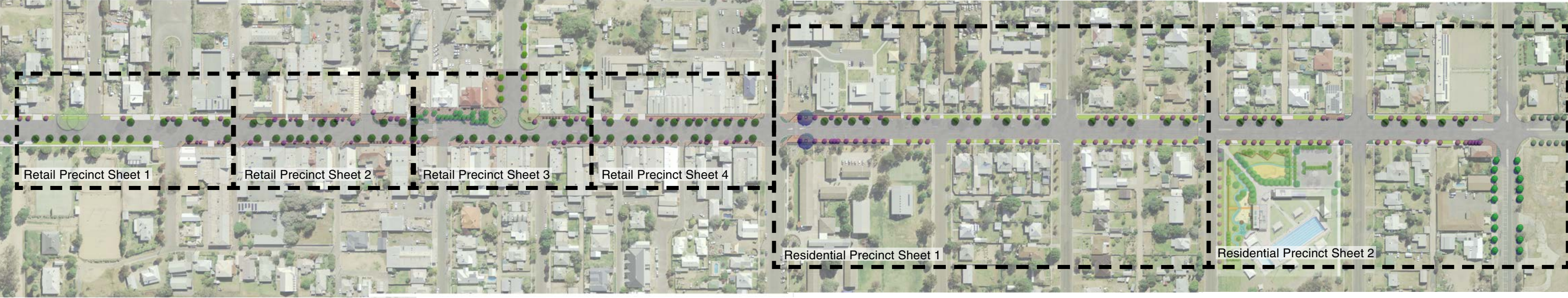
## Design principles

Five key guiding principles have been formulated which underpins the Draft Master Plan. The principles are based on the outcomes of the site assessment and community engagement. They are:

- 1 Reinforce the Sense of Place**  
Celebrate Hay's heritage, rural community spirit and unique natural environment. Create an iconic town gateway at the roundabout.
- 2 Green the Streets**  
Soften, cool and green the streets with tree and garden bed planting to create a more attractive and comfortable environment.
- 3 Unified Design**  
Provide a consistent treatment of paving, furniture and signage to improve the appearance of the town and visually unify the business centre, from the Cobb Highway roundabout to Murray Street.
- 4 Access for All**  
Encourage and facilitate an equitable and accessible environment which responds to the needs of the different user groups. Incorporate all abilities parking and access for all measures.
- 5 Prioritise the Pedestrian**  
Create a safe and comfortable environment for the pedestrian. Rationalise and define car parking areas.







**Key plan**  
Not to scale





# 8.0 Detail master plan: entrance precinct

## Design objective

Establish the roundabout as the gateway to Hay and provide an improved and unified landscape treatment along the Cobb Highway from the roundabout to Brunner Street.

## Recommendations

- ▶ The roundabout becomes the gateway to the town and key way-finding and orientation marker for visitors. A flock of emu sculptures, iconic of the Hay Plain, direct the traveller north towards Hay's town centre.
- ▶ Flagpoles within the median provide a second visual marker across the river.
- ▶ A grassed band on the outer edge of the roundabout represent the plain landscapes, and allows the swale to function and be easily maintained.
- ▶ The stand of existing trees are thinned to represent the open forest landscape which characterise the river and floodplain. The She-oaks are removed, and most of the Ironbarks retained with additional supplementary planting.



Artistic impression: view facing south east showing sculptures in the northern splitter island



Artistic impression: view facing south showing planting in the northern splitter island



Artistic impression: view facing south west showing sculptures in the northern splitter island

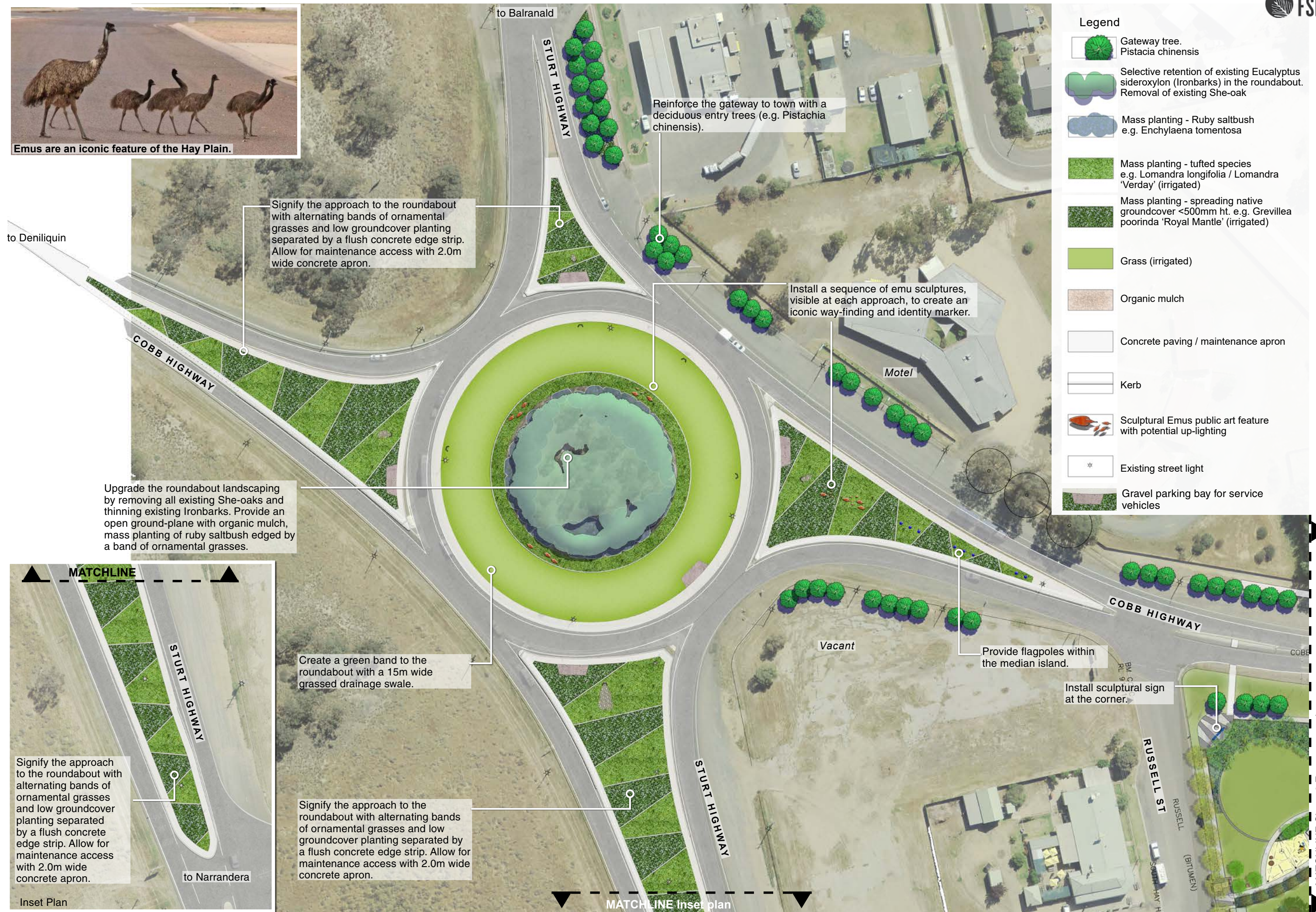


Artistic impression: birdseye view of the roundabout



Artistic impression: view facing east looking at the roundabout







# 8.0 Detail master plan: entrance precinct




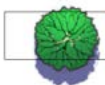











MATCHLINE Sheet 1 Entrance precinct





# Legend

-  Existing tree - protected and retained.
-  Revegetation with local riparian species.
-  Parkland gateway tree.  
Brachychiton populneus,
-  Gateway tree.  
Pistachia chinensis
-  Canopy shade tree in roadway.  
Ulmus parvifolia
-  Feature shade tree in footpath.  
Lagerstroemia indica 'Biloxi'
-  Low ornamental planting < 500mm ht.
-  Grass
-  Plain concrete paving / footpath
-  Kerb
-  Tree surround in roadway
-  Existing street light
-  Compliant disabled car space with buffer, line-marking, tactile indicators, signs and kerb ramps to Australian Standards

## CAR PARKING TALLY

Bidgee Riverside Trail / Brunker Street to Lions Park public toilets

| Existing carparking | Proposed carparking                       |
|---------------------|---|
| 19 no.              | 18 no. including 1 no. disabled car space |



# 9.0 Detail master plan: retail precinct



## CAR PARKING TALLY

Lions Park public toilets to Moss Street / Solling Street

| Existing carparking | Proposed carparking                           |
|---------------------|---|
| 47 no.              | 49 no. (including 2 no. disabled car spaces). |

## Design objective

Highlight Lachlan Street's retail core by providing consistent paving and landscape treatments as well as street trees to the road and footpath.

## Recommendations

### Gathering spaces

- Existing raised planters and bollards to be removed at intersections and corners. New seating areas are proposed with feature planting and low walls to provide enclosure and protection from the roadway.

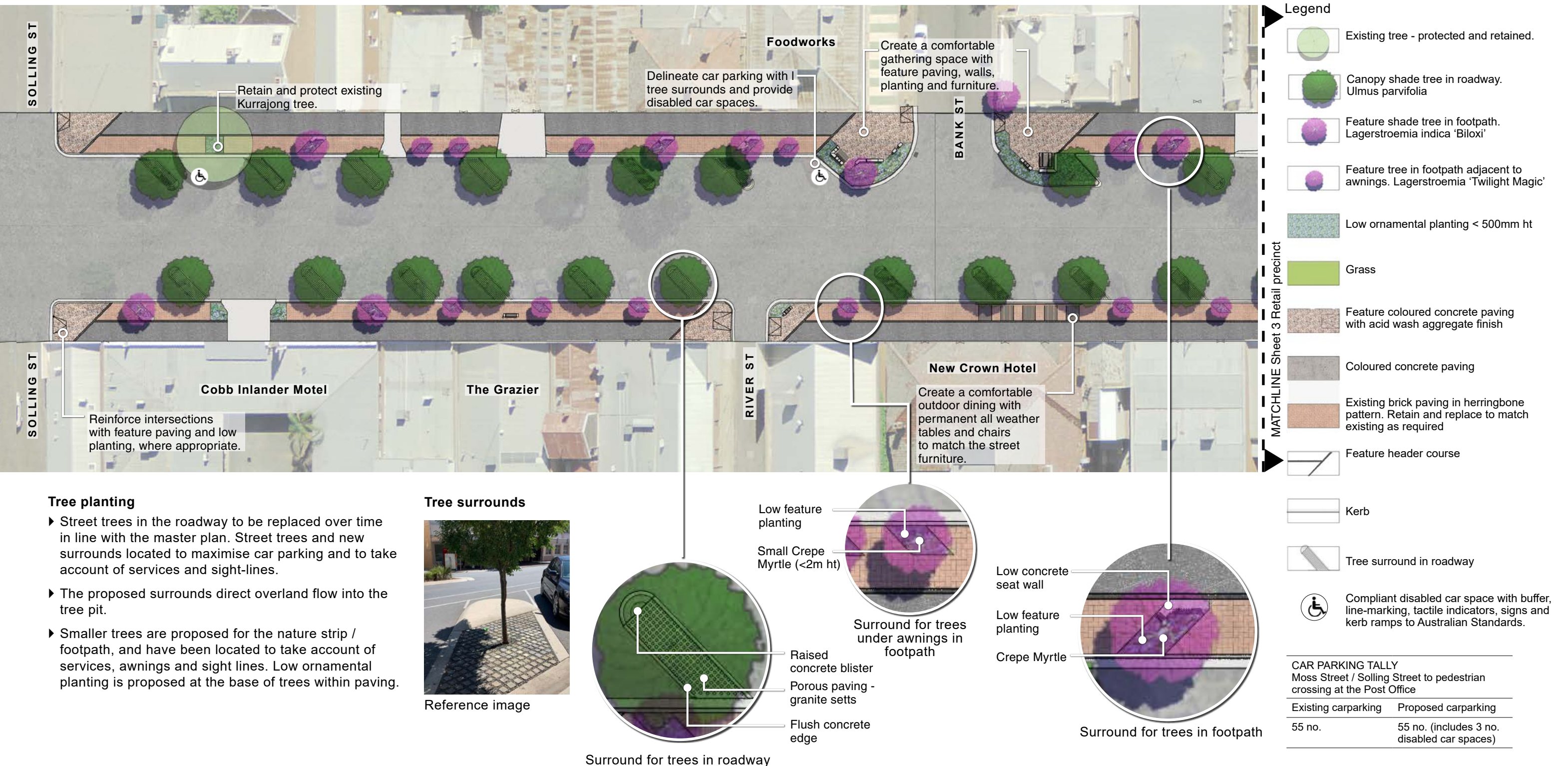
### Paving

- Existing herringbone clay brick paving located adjacent to the kerb to be retained where practicable. Where the paving quality is poor or uneven, replacement of the same to occur.
- Existing clay brick paving between the herringbone band and the building line is to be removed. New coloured concrete paving is proposed which will provide an even pedestrian thoroughfare with the opportunity to meet the grade of shop doorways where possible.
- New coloured concrete feature paving, with acid wash aggregate finish is proposed at the corners and gathering spaces. A header course will edge and define the three paving types.

### Furniture

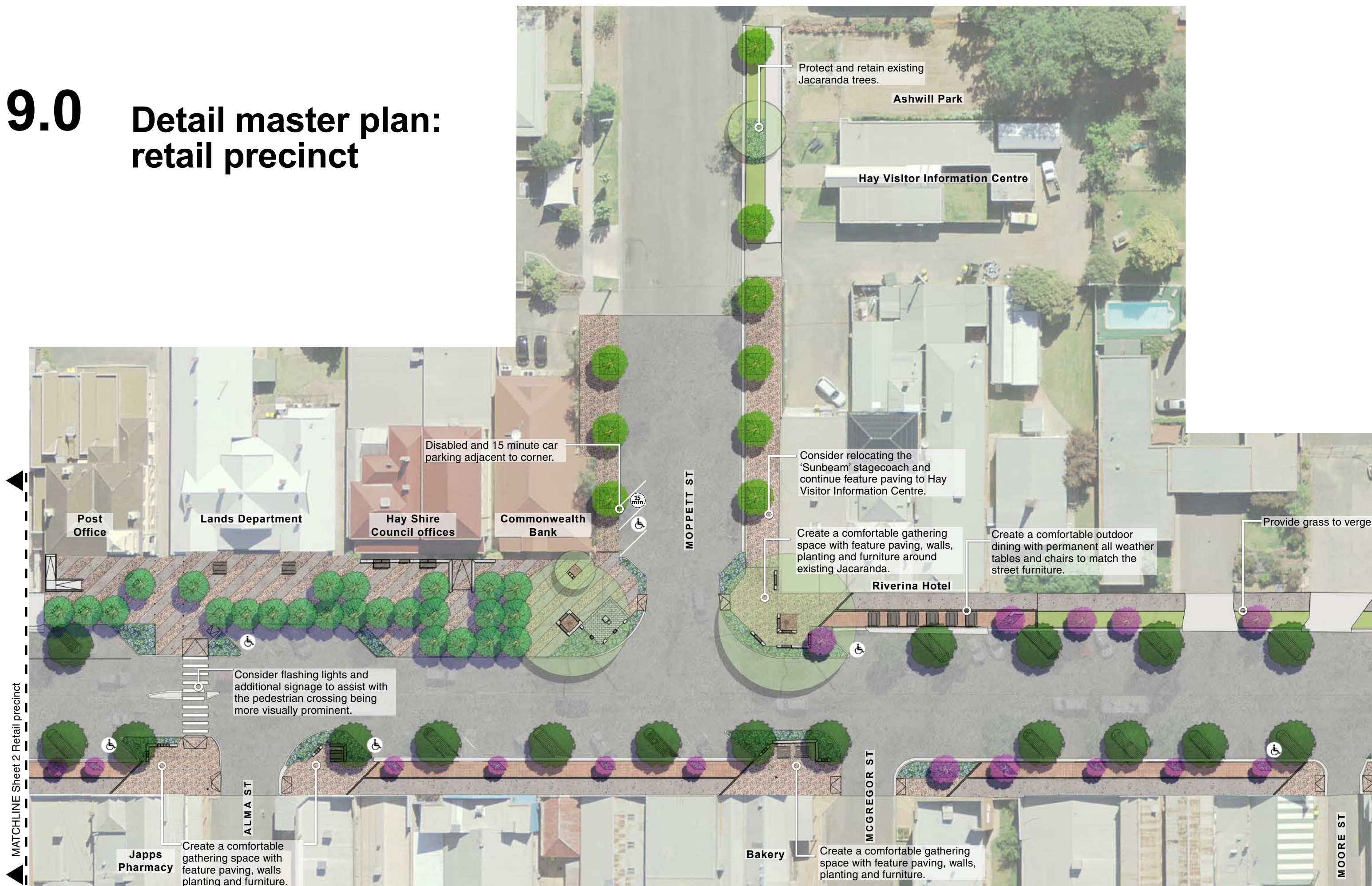
- A suite of locally fabricated, bespoke furniture is proposed. The materials will be low maintenance, and able to withstand the rigours of the local climate.
- Seating will comprise of rendered / off-form concrete walls, with some powder-coat steel seat tops, including back-rest and arm-rests. Tables will be powder-coat steel.
- A customised perforation pattern is proposed for the back-rests of seats, inspired by the Victorian style ornamentation of the Witcombe Fountain.
- Bike racks, drinking fountains and public art elements will also be provided throughout the streetscape.
- Technologies such as device charging, free wifi and smart monitoring will form part of street furniture design.







# 9.0 Detail master plan: retail precinct







Artistic impression: view in front of the Haveachat Cafe



Artistic impression: view in front of the Riverina Hotel

# Legend

- Existing tree - protected and retained
- Canopy shade tree in roadway. *Ulmus parvifolia*
- Feature tree in Witcombe Place. *Pistacia chinensis*
- Accent shade tree in footpath. *Lagerstroemia indica* 'Biloxi'
- Accent tree in footpath adjacent to awnings. *Lagerstroemia* 'Twilight Magic'
- Street tree in footpath along Moppett Street under the power-lines. *Koelreuteria paniculata*
- Low ornamental planting < 500mm ht.
- Grass
- Feature coloured concrete paving with acid wash aggregate finish
- Coloured concrete paving
- Existing brick paving in herringbone pattern. Retain and replace to match existing as required
- Resin bound gravel to tree pit. Match feature concrete paving
- Granite unit pavers surrounding Witcombe Fountain
- Feature header course
- Kerb
- Tree surround in roadway
- Compliant disabled car space with buffer, line-marking, tactile indicators, signs and kerb ramps to Australian Standards

CAR PARKING TALLY: Pedestrian crossing at the Post Office to Leonard St

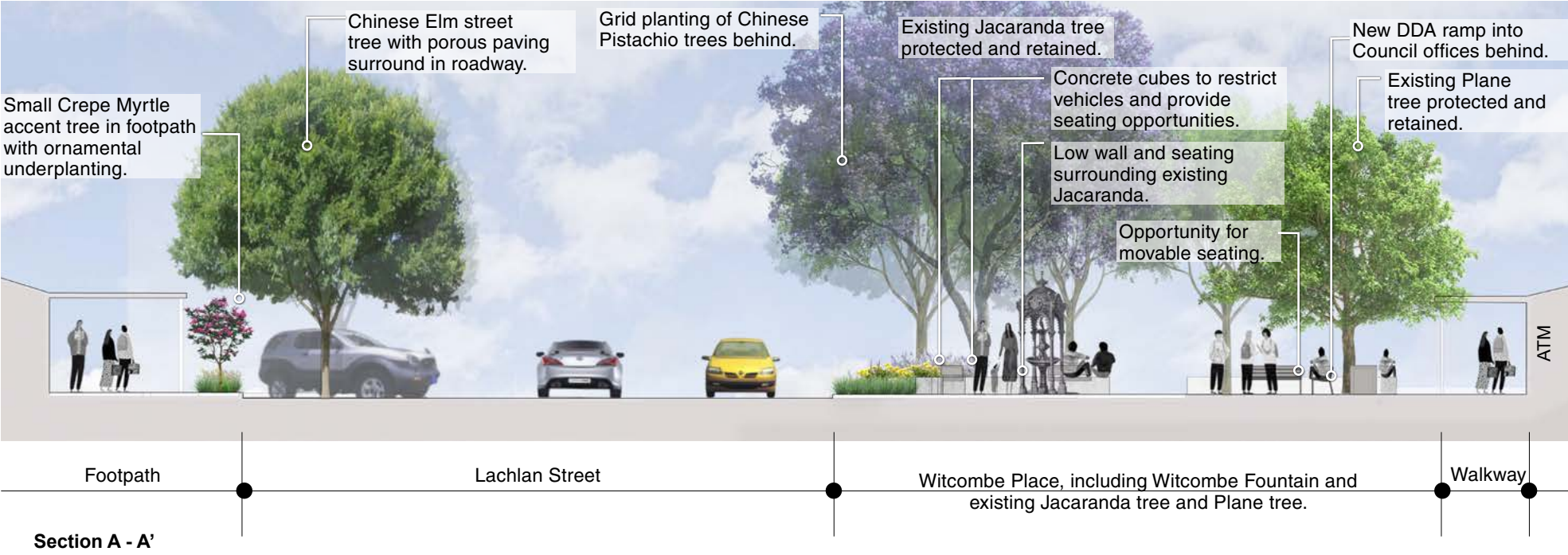
| Existing carparking | Proposed carparking                         |
|---------------------|---|
| 83 no.              | 88 no. (includes 5 no. disabled car spaces) |











Artistic impression: view facing Hay Shire Council offices



Artistic impression: view of Witcombe Fountain facing south



Artistic impression: view facing north of Witcombe Place



# 11.0 Views: retail precinct



Artistic impression: birdseye view of Lachlan Street looking north





Artistic impression: birdseye view of Lachlan Street looking south-west



# 12.0 Detail master plan: residential precinct



## Design objective

Define the northern gateway to Hay, highlight key destinations for gathering and differentiate the residential precinct of Lachlan Street with a softer, greener landscape treatment.

## Recommendations

- ▶ Extend the retail precinct treatment to the Library and in front of the Hay Public School.
- ▶ Feature concrete feature paving is proposed at the corners and gathering spaces. A header course will edge and define the three paving types.
- ▶ Extend street tree planting north of Murray Street on Cobb Highway and west along Murray Street.



Artistic impression: view facing north east, intersection of Lachlan and Leonard Streets



Artistic impression: in front of Hay Public School







# 13.0 Detail concept plan: community playspace at John Houston Memorial Swimming Pool

## Design objective

Create a community playspace to the frontage of John Houston Memorial Swimming Pool developing the precinct as a key recreational destination of locals and visitors.

## Recommendations

Consider a three stage implementation approach:

### Stage 1: Aqua playspace

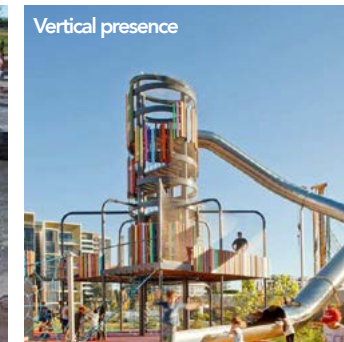
- ▶ Three splashpad spaces for catering to different age groups and providing different experiences.
- ▶ Two separate picnic spaces with shade shelters and facilities.
- ▶ Grassed mounds for informal shaded seating.
- ▶ Tiered platform seating.
- ▶ Possible connections into pool facility.
- ▶ Feature wall and batter to Church Street for privacy, safety and enclosure.
- ▶ Extend street tree planting north of Murray Street on Cobb Highway and west along Murray Street.

### Stage 2: Inclusive playspace

- ▶ Based on the principles of NSW government 'Everyone Can Play' guidelines.
- ▶ Include an iconic sculptural form which builds on the theming, materiality and form of the aqua playspace.
- ▶ Ensure the playspace has vertical presence so that it is visible from Lachlan Street.

### Stage 3: New car park and surrounds to inclusive playspace

- ▶ Picnic and gathering spaces surrounding the inclusive playspace.
- ▶ Feature wall and batter to Lachlan Street for privacy, safety and enclosure.
- ▶ Upgraded car park to north of the site.



## DESIGN PRECEDENTS AND INSPIRATION





Natural landforms: The Murrumbidgee River at Hay with it's beach, billabongs and meanders.

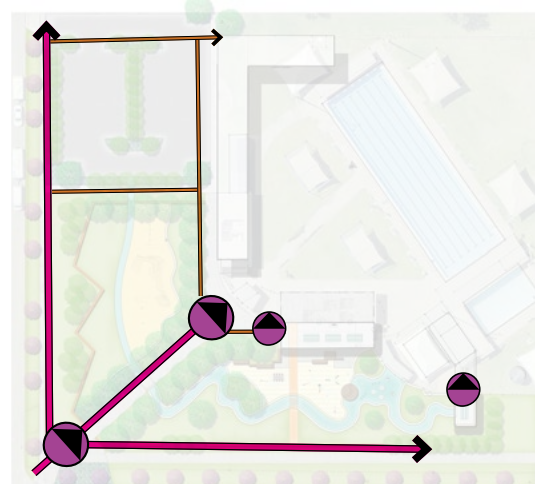


Man-made land forms: The bridge, the levee bank and urban form.



Natural processes: Ancient river red gums, sapling undergrowth, floods and drought.

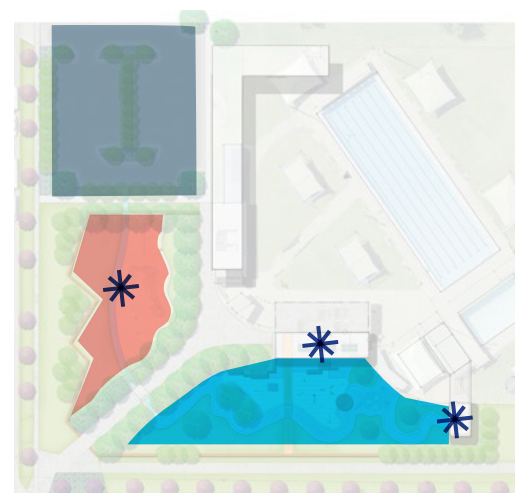
## DESIGN THEMES



- Main path.
- Secondary path.
- Entry.

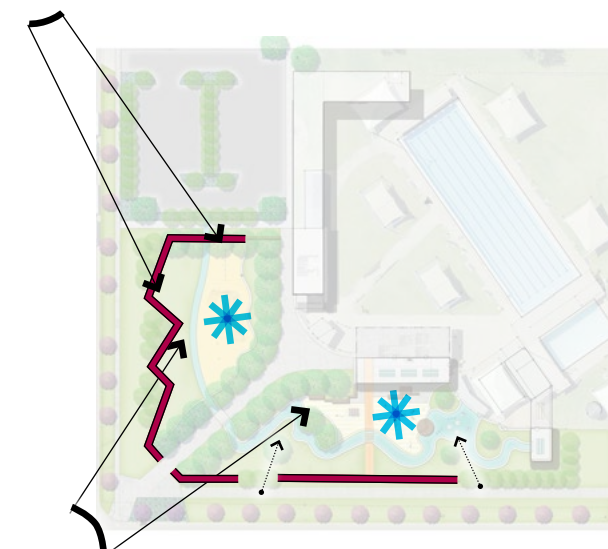
CIRCULATION

## DESIGN APPROACH



PROGRAM

- Aquaplay. Range of water play experiences for different age groups
- Inclusive play. Focus on principles of 'Everyone Can Play' guidelines
- Car parking
- Gathering destination








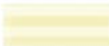












VIEWS + FEATURES

- Long view
- Short view
- Low wall
- \* Vertical element

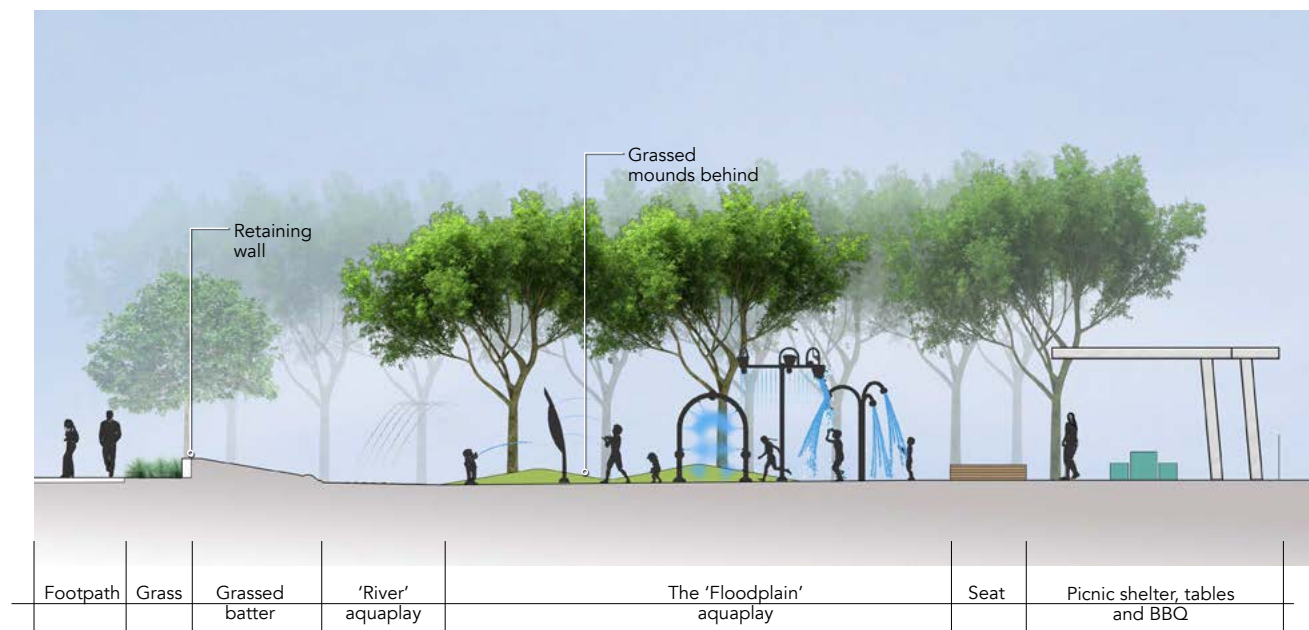




# LEGEND

-  Spreading deciduous feature tree  
e.g. Gleditisa triacanthos 'Shademaster'
-  Small deciduous feature tree  
e.g. Acer negundo 'Kelly's Gold'
-  Small evergreen feature tree  
e.g. Corymbia citriodora 'Scentuous'
-  Street tree near powerlines
-  Coloured concrete with Boral luminisque®  
(‘Glow in the dark’) aggregate and non-slip finish
-  Coloured concrete with non-slip finish
-  Contrasting coloured concrete with non-slip finish
-  Plain concrete
-  500mm high feature wall (retaining/free-standing)
-  Concrete roll-over kerb with grass  
swale
-  Flush kerb
-  Low feature planting
-  Grass
-  Composite deck platforms
-  Pool fencing
-  **Stage 1: Aqua playspace**
  - ▶ Three splashpad spaces for catering to different age groups and providing different experiences.
  - ▶ Two separate picnic spaces with shade shelters and facilities.
  - ▶ Grassed mounds for informal shaded seating.
  - ▶ Tiered platform seating.
  - ▶ Possible connections into pool facility.
  - ▶ Feature wall and batter to Church Street for privacy, safety and enclosure.
-  **Stage 2: Inclusive playspace**
  - ▶ Based on the principles of NSW government ‘Everyone Can Play’ guidelines.
  - ▶ Include an iconic sculptural form which builds on the theming, materiality and form of the aqua playspace.
  - ▶ Ensure the playspace has vertical presence so that it is visible from Lachlan Street.
-  **Stage 3: New car park and surrounds to inclusive playspace**
  - ▶ Picnic and gathering spaces surrounding the inclusive playspace.
  - ▶ Feature wall and batter to Lachlan Street for privacy, safety and enclosure.
  - ▶ Upgraded car park to north of the site.





CROSS SECTION A - A'



The 'River': water spray tunnels



The 'Floodplain': splashpad for everyone. Natural/raw materials and muted colours



The 'Bridge': raised concrete steppers



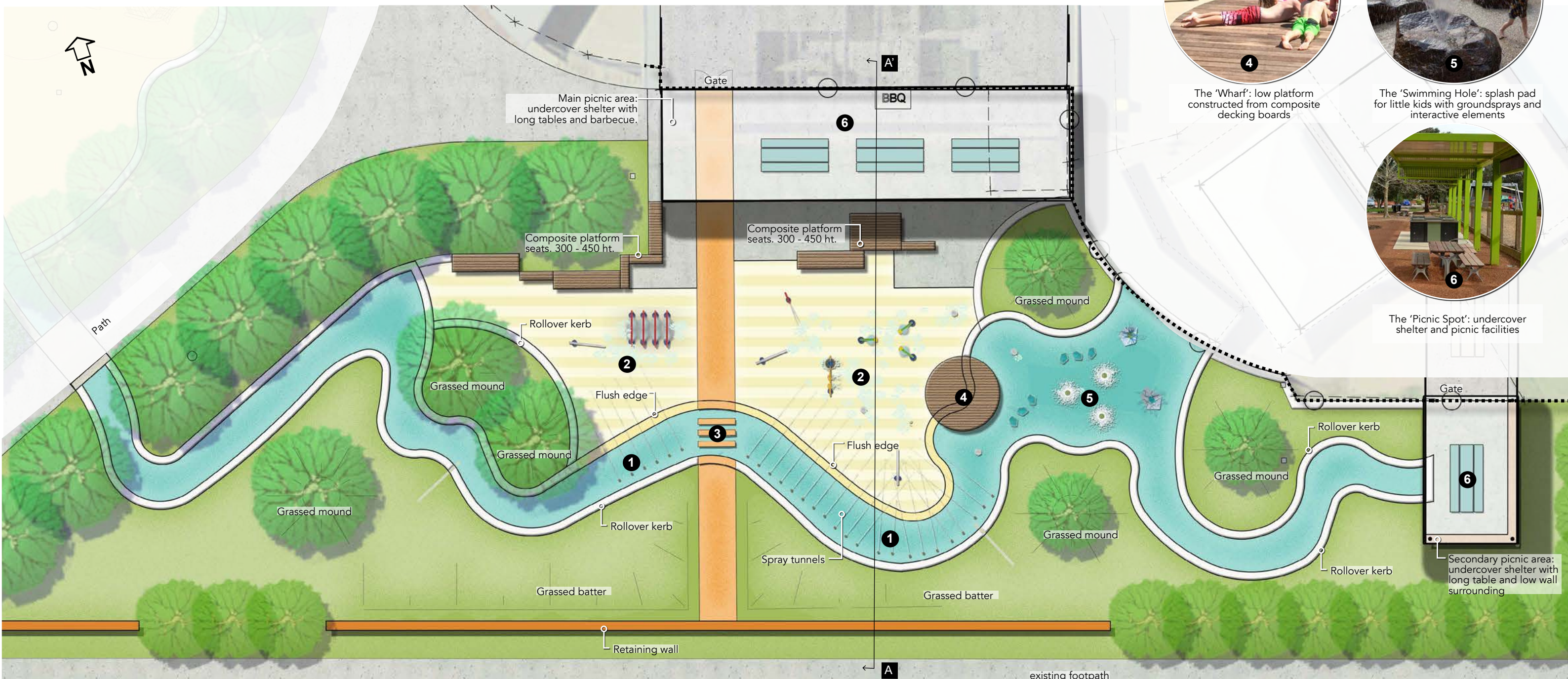
The 'Wharf': low platform constructed from composite decking boards



The 'Swimming Hole': splash pad for little kids with groundsprays and interactive elements



The 'Picnic Spot': undercover shelter and picnic facilities





# 14.0 Branding and signage

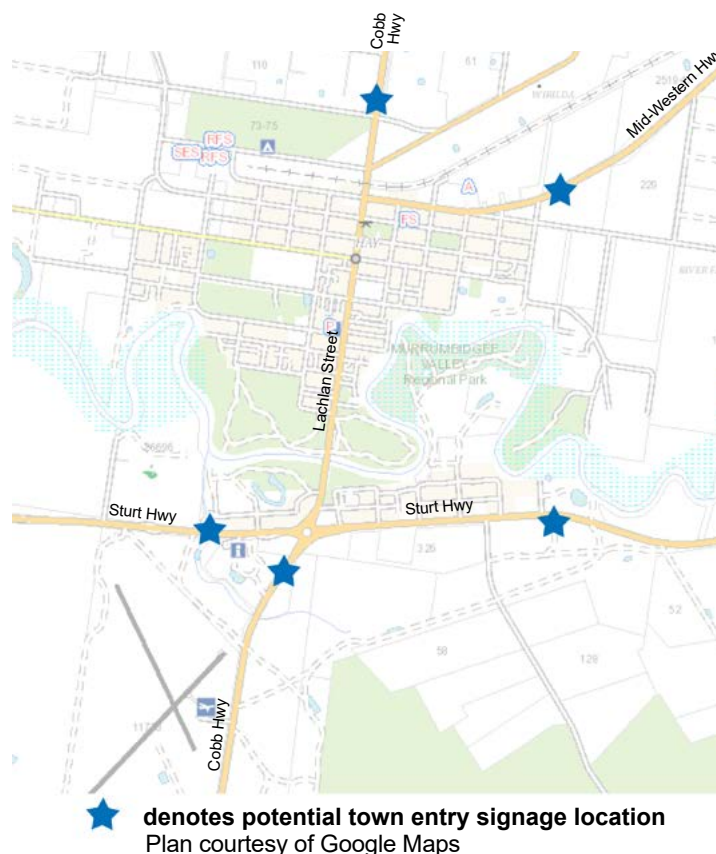
## Arrival and orientation

Hay has many destinations and experiences to offer the visitor, however these are often missed by those traveling along the Sturt Highway.

The key objective of this project is to utilise the roundabout as a town entry feature directing motorists across the Murrumbidgee River and into the Hay town centre. Identity and directional signage which reflects a new 'Hay brand' will also help with way-finding and orientation.

## Branding and signage strategy

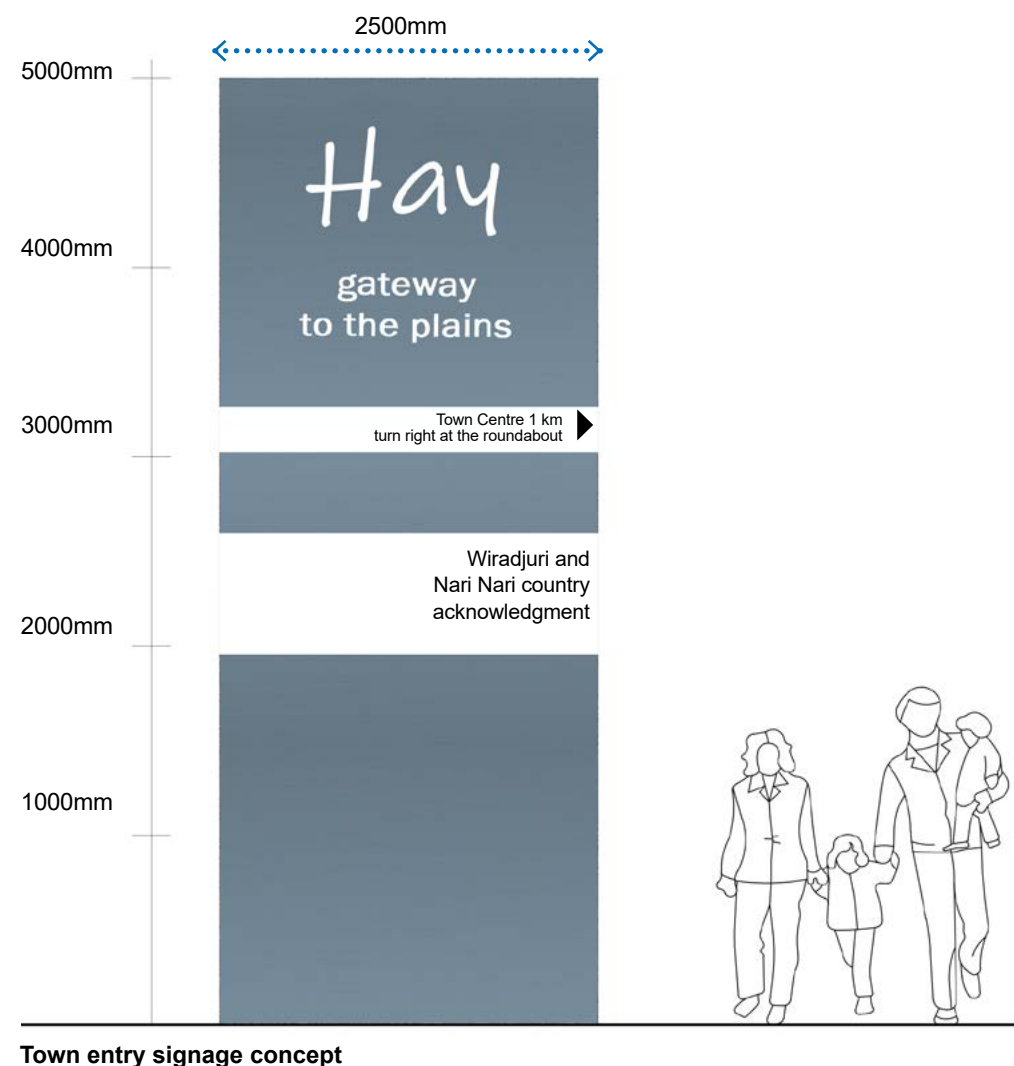
Consistent way-finding and directional signage will encourage visitors to stop and stay in the town. A branding and signage strategy for directional, way-finding and interpretive signage will ensure future design and placement is consistent, unified and considers the town as a whole. Colours, design and materials should coordinate with proposed street furniture in the town. The branding and signage strategy to include brand identity, as well as signage hierarchy, siting and design.



## Town entry signage

Town entry signage to be located at the five approaches to Hay where the town begins. Town entry signage design to consider:

- ▶ A scale that is able to be read from a distance (ideally 5m height x 2.5m wide)
- ▶ A 'Hay brand' incorporating the words 'gateway to the plains'.
- ▶ Acknowledgment of country (in consultation with First Nations representatives).
- ▶ Directional and distance to town information.
- ▶ Visitor information, e.g. free pool entry and free bike hire.
- ▶ Potentially include the Hay Shire Council logo.



## Directional signage

Directional signage directs vehicle traffic to parking areas, destinations and other spaces that can be accessed with a vehicle. Directional signage will typically be located at intersections.

Directional signage to be clear and simple to read from a distance so that drivers can locate and understand the directions with enough time for decision-making.

Installation of new directional signage to be considered at the town entry and throughout the town centre to public toilets, free entry to John Houston Memorial Swimming Pool, out of sight parking areas and RV vehicle parking areas. They can also specify 'parking ahead' options so that location of alternative parking is easy to find.

## Way-finding signage

Way-finding helps pedestrians find their way around their environment, and locate destinations and routes. Most way-finding signage to be located along footpaths. Way-finding signage to direct pedestrian to public toilets and key visitor destinations, such as the Hay Visitor Information Centre, John Houston Memorial Swimming Pool, Hay Park and Shear Outback museum.

Electronic noticeboards should also be considered at locations such as the Hay Visitor Information Centre, Pocock Park and the Murray Street town entry park.

## Interpretive signage

Interpretive signage provide information about points of interest. Feedback from the engagement phase of this project told us that interpretive signage celebrating Hay's heritage is limited and does not encompass the full scope of the community's rich history. There is little interpretive commentary on local Aboriginal and Torres Strait Island culture or signage to culturally significant Aboriginal and Torres Strait Island areas, and this should be considered for interpretive signage in the future.



# 15.0 Paving and furniture

## Surfaces

Concrete is proposed as the key surface treatment, as it is locally available, lower cost and creates an even surface, free from trip hazards. Feature granite paving will be utilised sparingly at key locations to highlight important items of interest. Resin bound gravel is a solid porous material, providing a seamless even pedestrian surface, while also allowing water to reach tree roots.



Coloured concrete paving with locally sourced aggregate and acid etched finish.



Coloured concrete paving with 2% black oxide.



300 x 600mm appropriately textured feature granite paving surrounding Witcombe Fountain and other monuments and public art pieces.



Resin bound gravel to match surrounding paving colour, beneath grid tree planting in Witcombe Place.

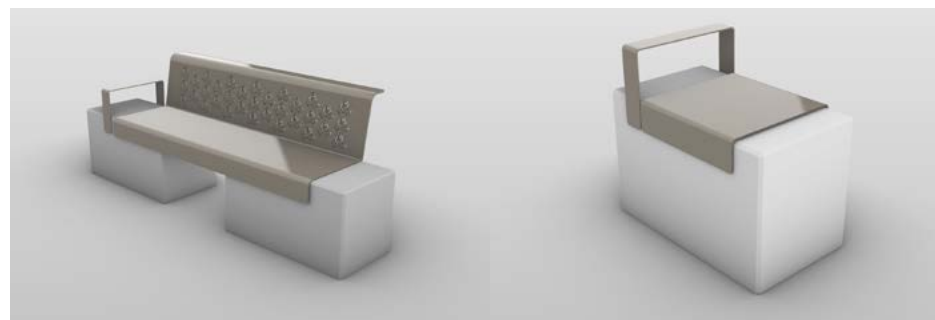
Powder-coat colour for furniture from the following options:



- Duratec Zeus White Gloss
- Dulux customised powder-coat Sunburst Yellow
- Dulux Satin Precious® Copper Kinetic® Pearl Satin 9717183K (as recommended by Hay Shire Council's heritage consultant)

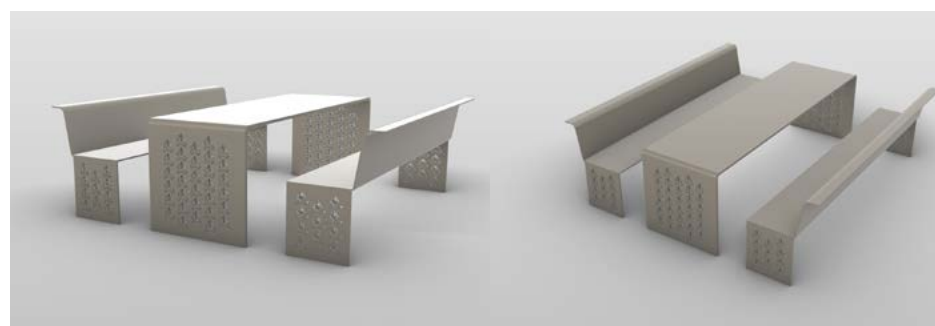
## Furniture

A suite of bespoke furniture with perforated steel features is proposed, drawing inspiration from the Victorian ornamentation of Witcombe Fountain.



Low concrete walls with powder-coat steel seat top, arm-rests and back-rests.

Concrete cubes and stools with powder-coat steel seat top and arm-rest.



Powder-coat steel long table and concrete walls with powder-coat steel seat top, arm-rests and back-rests (2.0m long and 2.4m long).



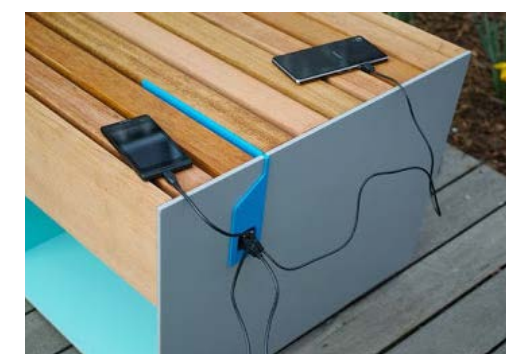
Powder-coat steel bollard.

Powder-coat steel rubbish bins.

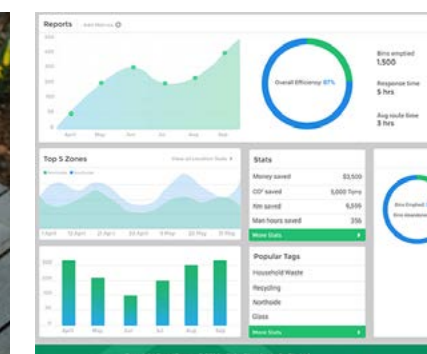
## Technology

Embrace new technologies for the public realm including:

- Smart technologies for street furniture which provide efficiencies in management and maintenance.
- WiFi access and engagement through apps and interactive social media.
- Digital community noticeboard and touch screen information stations.



USB charging facilities can be incorporated with furniture.



Digital statistics to smart devices from rubbish bins and lights.



Electric car charging.



Touch screen information station.



Providing free wifi access may encourage more people to stop and stay.



A digital noticeboard becomes a canvas for outdoor movies.



# 16.0 Planting palette

## Street trees



*Brachychiton populneus* KURRAJONG

*Geijera parvifolia* WILGA



*Ulmus parvifolia* 'Murray's Form' CHINESE ELM

*Jacaranda mimosifolia* JACARANDA



*Lagerstroemia indica* 'Biloxi' CREPE MYRTLE

*Lagerstroemia* 'Twilight Magic' CREPE MYRTLE



*Pistacia chinensis* CHINESE PISTACHIO

*Koelreuteria paniculata* GOLDEN RAIN TREE

## Low feature planting

Planting structure throughout the town centre to be simple, colourful, vibrant and dense with the aim of creating an attractive and easily maintained environment.

Planting species to be hardy and requiring little maintenance. Drought and heat tolerant species to be considered that complement the proposed trees and reinforce existing plantings elsewhere in the business centre. Examples of some suitable species are shown below.

### ROUNDAABOUT



*Grevillea* 'Poorinda Royal Mantle' PROSTRATE GREVILLEA

*Lomandra* 'Verday' LOMANDRA

*Lomandra longifolia* SPINY-HEADED MAT RUSH

*Enchylaena tomentosa* RUBY SALT-BUSH

### OTHER PRECINCTS



*Escallonia* 'Pink Pixie' PINK PIXIE

*Kniphofia* 'Limelight' RED HOT POKER

*Limonium perezii* STATICE

*Lomandra* 'Little Lime' LOMANDRA



*Lomandra* 'Verday' LOMANDRA

*Nandina* 'Lemon Lime' LIME NANDINA

*Raphiolepis* 'Snow Maiden' INDIAN HAWTHORN

*Tulbaghia violacea* SOCIETY GARLIC



# 17.0 Implementation

## Staging

This section of the Master Plan details the next steps required to implement the works and the anticipated order of the costs associated with the implementation.

Following endorsement of this Master Plan, it is recommended that Council undertake the following actions prior to proceeding with implementation of the works:

- ▶ Detailed landscape and engineering design to develop design and establish costings.
- ▶ Seek funding based on the outcomes of detailed design.
- ▶ Implement the proposed works for each block should be completed as a single overall stage to minimise disruption to businesses.

## Anticipated order of costs

The tables to the right provides an indication of likely overall project cost for each precinct. The costs have been formulated based on current industry rates, current as of 2020, and the team’s experience with past projects of a similar nature. The level of detail is broad given it is a master plan, however it does provide an indication of the anticipated order of costs for the purposes of feasibility and funding.

Note that anticipated order of costs do not allow for GST, any internal Council costs, contingency allowances or escalation. Civil works, detailed design, public art and maintenance has also not been included. Costs for Witcombe Place works, Lions Park, Pocock Park and the John Houston Memorial Pool splash park have also not been included.



### ENTRANCE PRECINCT

| Item                  | Description  | Cost (excl GST) |
|-----------------------|--|-----------------|
| 1                     | PRELIMINARIES  | \$25,000.00     |
| 2                     | DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES                           | \$55,000.00     |
| 3                     | EARTHWORKS, DRAINAGE AND IRRIGATION INFRASTRUCTURE                         | \$135,000.00    |
| 3.1                   | Minor cut and fill   |                 |
| 3.3                   | Road boring and conduits for irrigation of splitter islands and roundabout |                 |
| 3.4                   | Irrigation infrastructure for roundabout and splitter islands.             |                 |
| 4                     | ARTWORK AND FLAGPOLES  | \$120,000.00    |
| 4.1                   | Sculptural Emus  |                 |
| 4.2                   | Flagpoles  |                 |
| 5                     | CONCRETE WORKS   | \$435,590.00    |
| 5.1                   | New concrete footpaths 2.0 metre wide                                      |                 |
| 5.2                   | Concrete mowing edge in roundabout   |                 |
| 5.3                   | Concrete edging for splitter islands                                       |                 |
| 5.4                   | Concrete aprons to the splitter islands and the roundabout                 |                 |
| 6                     | PREPARATION OF PLANTING BEDS IN ROUNDABOUT AND SPLITTER ISLANDS            | \$104,000.00    |
| 6.1                   | Cultivate and topsoil  |                 |
| 6.2                   | Organic mulch  |                 |
| 7                     | PLANTING   | \$97,385.00     |
| 7.1                   | Lomandra longifolia in roundabout  |                 |
| 7.2                   | Enchylaena tomentosa in roundabout   |                 |
| 7.3                   | Eucalyptus sideroxylon in roundabout                                       |                 |
| 7.4                   | Grevillea poorinda 'Royal Mantle' in splitter islands                      |                 |
| 7.5                   | Lomandra longifolia 'Verday' in splitter islands                           |                 |
| 7.6                   | Pistachia chinensis  |                 |
| 7.7                   | Brachychiton populneus   |                 |
| 8                     | GRASSING IN ROUNDABOUT   | \$36,000.00     |
| 8.1                   | Cultivate and topsoil  |                 |
| 8.2                   | Grass  |                 |
| TOTAL (excluding GST) |  | \$1,007,975.00  |



**RETAIL PRECINCT (excluding Witcombe Place)**

| Item                  | Description   | Cost (excl GST) |
|-----------------------|---|-----------------|
| 1                     | PRELIMINARIES   | \$75,000.00     |
| 2                     | DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES              | \$50,000.00     |
| 3                     | PAVING  | \$485,450.00    |
| 3.1                   | New concrete footpaths 2.0 metre wide hard stand areas        |                 |
| 3.2                   | New concrete driveway - entry of Lions Park                   |                 |
| 3.3                   | Protect retained segmental paving and replace where necessary |                 |
| 3.4                   | Coloured concrete paving                                      |                 |
| 3.5                   | Feature coloured concrete paving                              |                 |
| 3.6                   | Segmental header course                                       |                 |
| 4                     | TREE PLANTING IN ROAD   | \$192,000.00    |
| 4.1                   | Ulmus parvifolia with associated infrastructure               |                 |
| 5                     | CONCRETE WALLS & STREET FURNITURE                             | \$146,550.00    |
| 6                     | PREPARATION OF PLANTING BEDS                                  | \$26,500.00     |
| 6.1                   | Drainage  |                 |
| 6.2                   | Excavate and topsoil  |                 |
| 6.3                   | Organic mulch   |                 |
| 6.4                   | Irrigation  |                 |
| 7                     | PLANTING  | \$29,650.00     |
| 7.1                   | <i>Ulmus parvifolia</i> in planting beds                      |                 |
| 7.2                   | <i>Lagerstroemia indica</i> 'Biloxi' in planting beds         |                 |
| 7.3                   | <i>Lagerstroemia indica</i> 'Biloxi' in grass                 |                 |
| 7.4                   | <i>Lagerstroemia indica</i> 'Twilight Magic' in planting beds |                 |
| 7.5                   | Low ornamental plant material                                 |                 |
| 7.6                   | Trees for Moppett Street                                      |                 |
| 8                     | GRASSING  | \$5,874.00      |
| 8.1                   | Cultivate and topsoil   |                 |
| 8.2                   | Turf  |                 |
| TOTAL (excluding GST) |   | \$1,011,024.00  |

**RESIDENTIAL PRECINCT**

| Item                  | Description   | Cost (excl GST) |
|-----------------------|---|-----------------|
| 1                     | PRELIMINARY   | \$10,000.00     |
| 2                     | DEMOLITION, ARBORIST WORKS & PROTECTION OF TREES          | \$20,000.00     |
| 3                     | PAVING  | \$131,500.00    |
| 3.1                   | Coloured concrete paving                                  |                 |
| 3.2                   | Segmental paving to match                                 |                 |
| 3.3                   | Feature coloured concrete paving                          |                 |
| 3.4                   | Segmental header course                                   |                 |
| 4                     | TREE PLANTING IN ROAD                                     | \$72,000.00     |
| 4.1                   | <i>Ulmus parvifolia</i> with associated infrastructure    |                 |
| 5                     | CONCRETE WALLS & STREET FURNITURE                         | \$34,200.00     |
| 6                     | PREPARATION OF PLANTING BEDS                              | \$14,800.00     |
| 6.1                   | Drainage  |                 |
| 6.2                   | Excavate and topsoil                                      |                 |
| 6.3                   | Organic mulch   |                 |
| 6.4                   | Irrigation  |                 |
| 7                     | PLANTING  | \$43,000.00     |
| 7.1                   | <i>Lagerstroemia indica</i> 'Biloxi' in planting beds     |                 |
| 7.2                   | <i>Lagerstroemia indica</i> 'Biloxi' in grass             |                 |
| 7.3                   | <i>Lagerstroemia indica</i> 'Twilight Magic' in tree pits |                 |
| 7.4                   | <i>Jacaranda mimosifolia</i> in planting beds             |                 |
| 7.5                   | <i>Pistacia chinensis</i> in in grass                     |                 |
| 7.6                   | <i>Brachychiton populneus</i> in grass                    |                 |
| 7.7                   | Low ornamental plant material                             |                 |
| TOTAL (excluding GST) |   | \$325,500.00    |



# 18.0 Conclusion

The Master Plan demonstrates the overall vision for Lachlan Street that seeks to respect and celebrate the heritage streetscape, and incorporate improvements to the public realm appropriate for life in the 21st century. This will provide physical structure necessary to achieve the main project goal of revitalising Hay's town centre for the future.

The Master Plan provides recommendations to achieve this main project goal, and seeks to:

- ▶ Reinforce Hay's unique sense of place by preserving and enhancing the key elements of the heritage streetscape.
- ▶ Create a safe and comfortable environment for the pedestrian which incorporates traffic calming, improved connections and defined car parking.
- ▶ Encourage and facilitate an equitable and accessible environment which responding to the needs of the different user groups by incorporating all abilities parking and access for all measures.
- ▶ Create a more attractive, cooler and more comfortable environment through soft landscape interventions such as avenue planting and garden beds.
- ▶ Provide a series of new public open spaces which increase activity in the business centre and opportunities for public recreation and gathering.
- ▶ Provide a consistent treatment of paving, furniture and signage to improve the appearance of the town and visually unify the business centre.
- ▶ Plan for future climate change impacts and peak oil shortages by incorporating best practice storm-water management and urban forestry principles, infrastructure for alternative energy and smart technologies.

The Master Plan is supported by additional material in this report including:

- ▶ Supporting plans for each of the key precincts are included to further explain design rationalise, materials and potential locations and arrangements.
- ▶ Artist's impressions which demonstrate how the key public spaces may appear to users.
- ▶ Materials, finishes, furniture and planting which detail landscape elements and features from the Master Plan.
- ▶ Anticipated order of costs information.





# Appendix 1: Engagement findings

## Community session feedback – areas for consideration/improvement

The following table outlines issues raised by the community for consideration or improvement as a result of the Draft Master Plan community sessions (courtesy of Projectura).

| Urban design considerations      | Feedback   | Addressed in the Final Master Plan  |
|----------------------------------|--|---|
| Street trees and other plantings | <ul style="list-style-type: none"> <li>▶ Tree and plant varieties: Overall support of the varieties in the planting palette.</li> <li>▶ There were concerns about the size of the trees located in the roundabout, however, some residents believe they provide a barrier to the sun when driving in both the morning and evening.</li> <li>▶ Residents queried if there were other more suitable options for plantings within the residential precinct, particularly more native options. Suggestions for consideration were plantings consistent with those at Shear Outback.</li> </ul> | Plants nominated in Master Plan are native. Irrigation is to be provided. Low planting (to 500mm height) is to be provided beneath trees in the roundabout which will be the locally occurring creeping saltbush. Existing Ironbark trees to be retained. |
|                                  | ▶ Lemon-scented gums: Suggestion that these species don't do well in Hay and there may be alternative trees which are better suited to the climate.  | Corymbia citriodora (Lemon-scented gums) has been replaced with Brachychiton populneus (Kurrajong)  |
|                                  | ▶ Introduction of more trees to the side of the road near the roadside at the skate park could minimise public safety, and cause issues for trucks and caravans parking there. Police also often utilise the area as a breathalyser site and it requires good visibility.  | Street trees have been set back from the roadway at this location.  |
| Paving and footpaths             | ▶ Hazards: Residents were somewhat confused with header course paving. Explanation was provided that the footpath was not being extended, but rather there would be new paving against the existing herringbone paving and the kerb will remain.   | The pedestrian paving has been extended only at Witcombe Place to create a pedestrian plaza.  |
| Access for all                   | ▶ Post Office: The owners of the Post Office raised concerns about the design of the new ramp and its proximity to a garden bed that housed electricity infrastructure. More space for people at Post Office. Council confirmed works could only take place with their consent and that they were open to discussion regarding the design at the front of the ramp.  | The design and placement of the ramp has been set by the grades required to reach the level of the Post Office.   |

| Urban design considerations | Feedback   | Addressed in the Final Master Plan   |
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| Parking                     | ▶ Retail parking: Small number of people concerned that too many car spaces have been removed from the Retail Precinct, especially in front of Council.  | Overall car space tally is positive. Additional car parking is located in Moppett Street.        |
|                             | ▶ Disabled parking: Review locations of disabled car spaces. Residents noted the location of the disabled parking bays and felt there were safer options for the parking in other areas of the retail precinct, particularly north of Murphy's near the hairdresser. | Disabled car spaces have been reviewed and amended.  |
|                             | ▶ Line marking: Mixed feedback about whether line marking should be used to delineate parking spaces, particularly in the Entrance and Residential precincts. This appears to be personal preference relating to the existing identity of the town.                  | Disabled car spaces to be line-marked.   |
| Traffic and road safety     | ▶ Site-lines: Concerns were raised about the location of tree plantings on the streets at intersection, potentially limiting sight-lines and visibility.   | Trees at intersections have been reviewed, and have been moved where visibility may be an issue. |
|                             | ▶ Street width: Concerns that the street was too narrow and there would be limited room for bikes and trucks and truck movement within the street.   | Kerb work are not as part of the scope.  |
| Public art                  | ▶ Merino industry recognition: Consider the inclusion of a public art item honoring the contribution made by the merino industry.  | Incorporated in the Final Master Plan.   |
| Entrance precinct           | ▶ Roundabout: Overall support of the emu public art in the Entrance Precinct roundabout. Small number (2 people) felt that kangaroos would be more of a feature.   | Emu public art to form part of the roundabout design.  |



| Urban design considerations | Feedback   | Addressed in the Final Master Plan  |
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| Retail precinct             | ► Auto Pro, 77-79 Lachlan St, Hay: The Auto Pro owners highlighted that the front of their shop is used as a loading bay. They requested that a loading bay be installed in this location, and that the proposed trees, and disabled car space be relocated.   | Proposed trees and disabled car space have been relocated.  |
|                             | ► Witcombe fountain: Attendees were concerned that the use of granite at the fountain site may be a slip hazard.   | The granite will have a textured non-slip finish.   |
|                             | ► Witcombe Plaza: One attendee suggested that the name of Witcombe Plaza be reconsidered. Potential consideration of the name Merino Plaza.  | To be considered by council at a later date.  |
|                             | ► Disability parking:<br>1. Consider relocating the disability car space from outside Auto Pro to the opposite side of the road, where a new health service (Griffith Aboriginal Medical Centre) is being established.<br>2. Consider relocating disability car space from outside Murphy's Clothing Company to outside hairdressers.                                  | These suggestions have been incorporated.   |
|                             | ► Jacarandas: Residents noted that Jacarandas could also be a slip hazard as well the potential for overhang of trees  | Formative pruning and clean-up of flowers of existing and proposed Jacarandas will be required to be undertaken by Council. |
|                             | ► Post Office: The Post Office raised concerns about the driveway used by contractors to access the Post Office to pick up deliveries. As the driveway forms part of the footpath, the location of two trees located on either side of the driveway could create visibility issues on a pedestrian pathway. Speed humps were discussed as way to alleviate this issue. | Speed hump to be considered as part of the implementation phase.  |

| Urban design considerations            | Feedback  | Addressed in the Final Master Plan  |
|--|---|---|
| Residential precinct                   | ► Tree selection: Interest in greater choice of native tree varieties in the residential precinct.  | Native plantings to be considered where appropriate. However locally occurring natives are not generally suitable in public landscapes. |
| Lions Park                             | ► Natural play equipment: Consider more natural play items. Playground equipment to blend into the landscape and natural environment with limited use of plastic materials. | Nature play space has been incorporated. Materials are largely steel and timber.  |
| John Houston Memorial Pool Splash Park | ► Water reticulation: Consideration of sustainable water management practices for the water within the splash park.   | Not part of this scope - to be addressed as part of the implementation phase.   |



