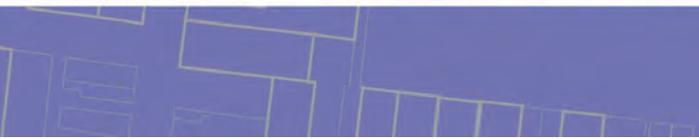




Concept Plans



Introduction

Concept Plans have been prepared for key sites that show particular potential for development or upgrades to the public realm. These plans are indicative only, and have been developed to demonstrate an approach, or various approaches, to the future of key sites within the Town Centre.

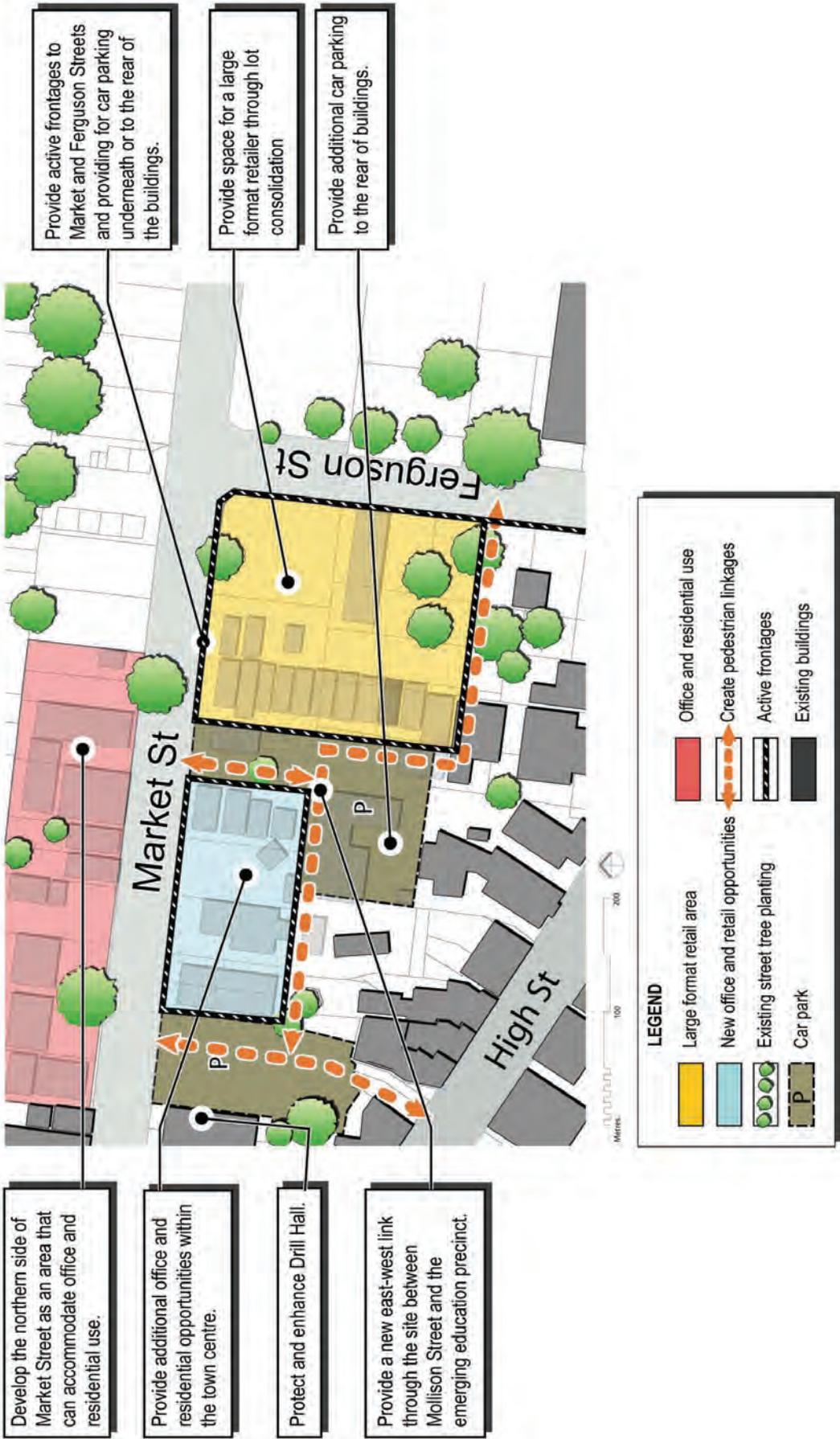
Market and Fergusson Street sites

Previous analysis has identified that there is a potential need to provide space within the town that can accommodate for larger format retailers such as bulky goods or a supermarket. In many cases this type of development is forced out to the edge of town to find larger lots. This has the potential to fragment the retail offer, and diminish the role of the existing retail core.

There are a number of lots (vacant and occupied) that are along the southern side of Market Street and the western side of Fergusson Street that have the potential to be consolidated to provide for a larger format retail store, and other uses such as office and residential. This opportunity however, will need a careful and considered approach to ensure that any development fits in with the existing character and grain of the existing retail areas, and does not just become another 'big box' surrounded by car parking.

The opportunities in this area, as outlined in the concept plan include:

- Development of a less lineal retail form that can contribute to the creation of a central 'hub' for the town (new 'block' of High, Market and Fergusson Streets)
- Providing space for a large format retailer
- Providing additional office and residential opportunities within the town centre
- Development of a higher built form due to the lack of interface issues
- Providing a new east-west link through the site between Mollison Street and the emerging Education Precinct
- Providing active frontages to Market and Fergusson Streets and providing for car parking underneath or to the rear of the buildings
- Development of the northern side of Market Street as an area that can accommodate both office and residential uses
- Protection and enhancement of the Drill Hall on Market Street.



Intersection of High and Mollison Streets

This key intersection within the town is currently a natural focal point due to a number of factors such as the Mechanics Reserve and existence of the traffic lights. Currently the intersection is dominated by traffic, with pedestrian permeability in this area restricted. The car yard site on the corner is a key site of the town centre and is underutilised in its current format. New streetscape works have recently been undertaken and included footpath extensions, new paving design and plantings.

A number of opportunities exist to build on these recent works which have the potential to draw the area together, provide improved access for those who are not in motor vehicles and further emphasise this key area of the town. These opportunities include:

- Raising the roadway to the level of the footpaths to create more of a shared vehicle/pedestrian space and provide better integration of the Mechanics Reserve and the northern and southern sides of High Street.
- Development of the car yard to make better use of this prominent and important site with a building of a distinct design that also generates activity in this central location.





View from Mechanics Reserve to potential new built form on car yard site at intersection of High and Mollison Streets.

Building is set back to allow room for additional trees and plantings to mirror Mechanics Reserve and indicate the 'centre of town' through vegetation.