

Intersection of Piper and Mollison Streets











This important intersection is currently characterised by low scale buildings, vacant lots, car yards, a small area of open space and a poor pedestrian environment. With one of the key aims of this UDF to improve links between Mollison Street and Piper Street, this intersection presents numerous opportunities. They include:

- Development of a taller building form at the Floorworld site to terminate the existing vista looking east along Piper Street.
- Improvements to vehicle movement and safety through the intersection by installation of a roundabout, or prioritisation of the traffic flow from Mollison to Piper Street.
- Upgrading of footpaths, particularly along the northern side of Piper Street.
- Improved direction signage to Piper Street from Mollison Street.
- Development of the vacant petrol station on the north-west corner with an opportunity to provide open space mirroring the south-west corner.
- Providing a gateway to the town when entering from the northern section of Mollison Street, through signage and tree plantings that mirror those in the showgrounds.
- Improving pedestrian access between the showgrounds and Mollison Street.
- Acquisition of land required for pedestrian access as part of re-development process.



- Create a gateway into town through the provision of signage and new tree plantings to mirror existing trees along Showgrounds.
- Opportunity to provide open space on vacant petrol station in conjunction with future development, reflecting the south western corner of Piper Street.
- Improve pedestrian access between the Showgrounds and Mollison Street.
- Upgrade footpaths, particularly along the northern side of Piper Street.
- Development of a taller built form at the intersection to terminate existing vista looking east along Piper Street.
- Improve vehicle movement and safety through intersection by installation of a roundabout or prioritisation of the traffic flow from Mollison to Piper Street
- Improved directional signage from Mollison Street to Piper Street.

LEGEND

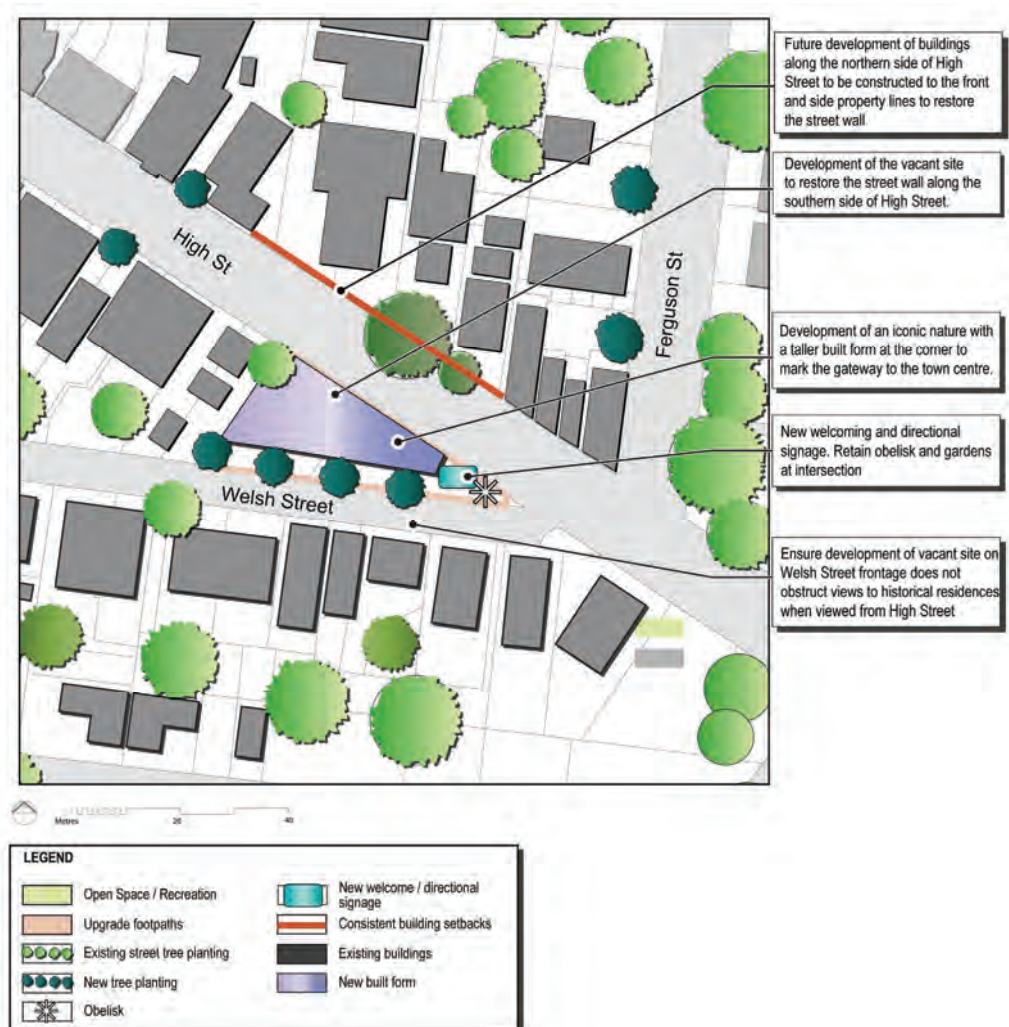
 Open Space / Recreation	 Gateway
 Upgrade footpaths	 Improve pedestrian linkages
 Existing street tree planting	 Improve vehicle flow
 New tree planting	 Existing buildings
 New welcome / directional signage	 New built form

High Street Gateway

This triangular area along the south-eastern edge of the High Street retail area at the intersection of Welsh Street is currently marked with a stone obelisk and is the natural gateway to the town centre from the east.

The vacant land in between High and Welsh Streets provides the opportunity to create an iconic building with the potential for office or retail uses that mark this gateway, whilst preserving the current view to the historic residential buildings on the southern side of Welsh Street, when viewed from High Street. Opportunities include:

- Development of the vacant site and restoration of the street wall along the southern side of High Street, whilst retaining views to the historic residential buildings along Welsh Street.
- Development of an iconic building on the vacant site to mark the gateway to the town centre.
- Realignment of buildings along the northern side of High Street to restore the street wall.
- Placement of welcoming and directional signage at the intersection of High and Welsh Streets.
- Use of vacant land to improve pedestrian access.



Piper Street

Piper Street presents a very wide roadway surface which visually and physically contributes to a dislocation between uses on either side of the street and restricts pedestrian permeability. Opportunities exist to draw the street together to present a more unified form. There is also the potential for the redevelopment of a number of sites/buildings such as the 'Old Ice Works' which will contribute to 'knitting' the street together.

Opportunities in Piper Street include:

- Widening of footpaths to provide ample room for space for outdoor seating (public and café).
- Construction of footpath outstands to provide space for tree planting at strategic locations and lower level landscaping more frequently along the length of Piper Street which will provide:
 - a softening of the 'urban' environment
 - creation of a 'ceiling' along the street, visually narrowing the width of the roadway
 - delineation of car parking spaces between the trees
 - creation of a more 'inimate' pedestrian spaces along the footpaths.
- Potential redevelopment of the Old Ice works for tourist accommodation.
- Creation of a Tourist Hub at Museum Corner with the potential for an exhibition space, regional gallery, visitor information centre and public toilets.
- Increasing the use and passive surveillance of St.Paul's Park by encouraging adjacent buildings to open up onto the space (in consultation with Park owners).
- Installation of seating and additional landscaping intermittently along the street.
- Creation of bicycle lanes along the length of the street to link in with lanes in Mollison Street to the east, and the Campaspe River to the west.



View east along Piper Street looking towards intersection with Mollison Street. Widened footpaths and trees frame the street, while taller building at intersection in distance contributes to terminating the vista.