



# NAGAMBIE, STREETSCAPE MASTERPLAN

Strathbogie Shire Council

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DOCUMENT CONTROL

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### WELCOME TO NAGAMBIE

In partnership with Go Nagambie, Strathbogie Shire Council has engaged Planit Consulting to develop a Streetscape Masterplan that can be implemented as a staged approach over subsequent years. It is intended that this design will be used as an appendices for the Negambie Growth Management Strategy. The proposed works include:

- Design works for the Nagambie High St Central Business District.
- Landscaping on the GV Highway diamond interchange round-a-bout at Mitchellstown Road.

The Streetscape Masterplan will also be read in conjunction with a signage audit and recommendation report, prepared by Planit Consulting, for the North and South approach points to the town.

Some of the key considerations to inform the masterplan design aspects for High Street include:

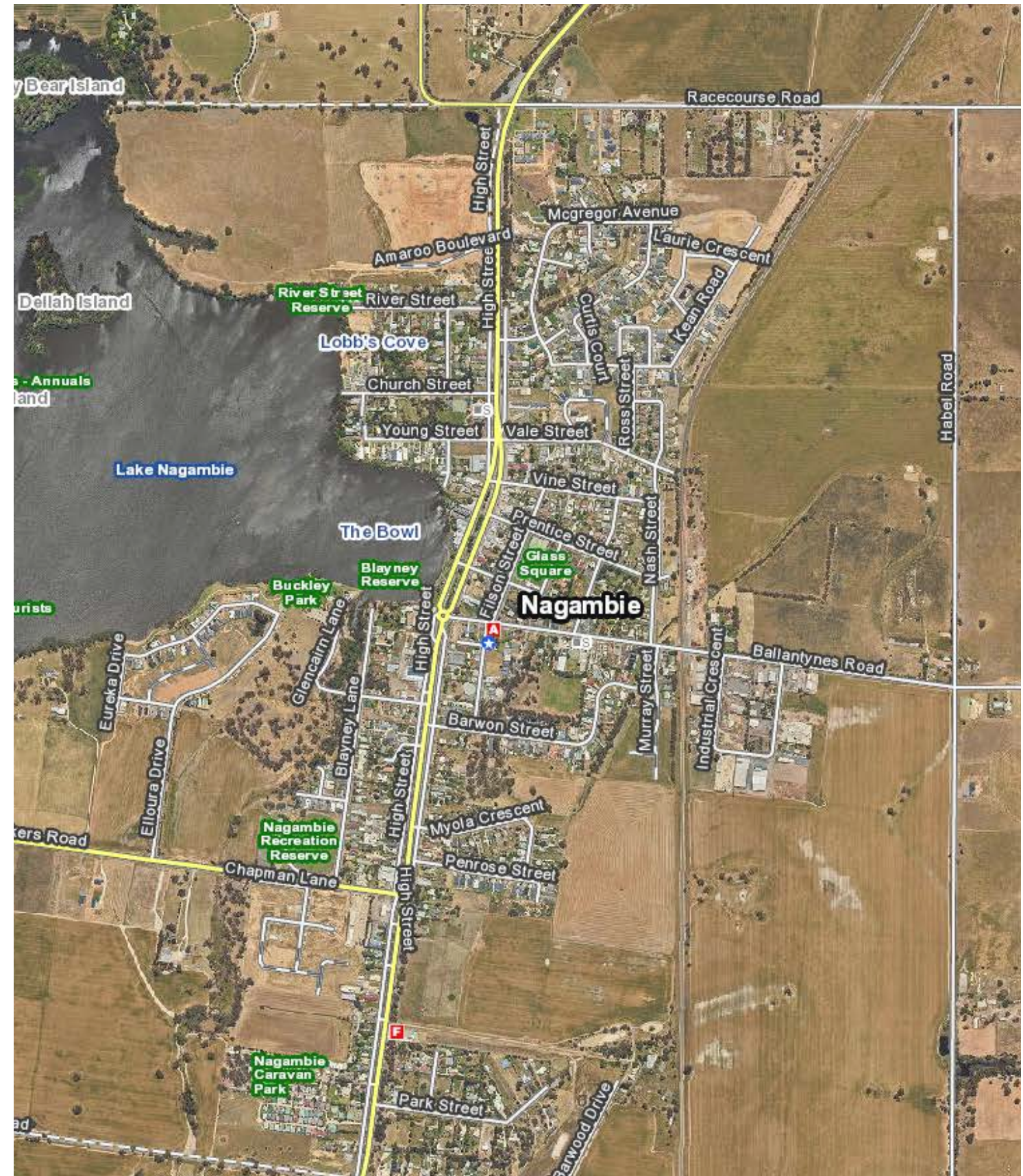
- Focus on the key landmarks – water tower, cenotaph, old mill, median strip.
- Potential relocation of public amenities
- Footpaths
- Street side plantings
- Alfresco area facilitating outdoor dining
- Simplified colour palette, reduction in signage
- Market spaces in central median strip interacting with shops.

#### Project Team

Strathbogie Shire Council – Planning and Investment Department will be the lead department for this project.

#### Key Stakeholders

- Relevant Strathbogie Shire Council Departments (Tourism, Arts and Cultural Team, Project Delivery Department, Asset Planning Department, Operations Department and CEO)
- Go Nagambie representatives
- Nagambie Community
- Nagambie Business Operators
- Service providers
- Referral authorities





Nagambie is an attractive rural town with a unique character due to its location to Lake Nagambie and the Goulburn River.

River Red Gums are present throughout the town, the distant backdrop of the Strathbogie Ranges link the town strongly to its landscape context.

The towns central business district is built along High Street and is generally bounded by Young and Vale Streets in the north, Filson Street in the east, Glencairn Lane in the south and Blayney Lane in the west. Within this area there are a number of commercial and retail uses as well as civic buildings and public land.

Heritage buildings are located along the main street, dating back to Victorian era, these days they are used for shops, take-away cafes and accommodation.

The Lake Foreshore open space, Jacobson's Outlook, is a particularly significant area within the High Street commercial centre. This open space offers spectacular views across the lake from High Street and provides access to the lakeside.

The highway forms a north-south spine which runs through the township and acts as the main street.





Opportunities:

- Enhance existing pedestrian corssing points across High Street.
- Facilitate gathering opportunities at existing built our kerb intersections
- Provise a stream lined pedestrian pavement to High Street.
- Create a central plaza wihtin the median, with an intergrated amenity block.
- Opportunity to re-align the north bound road around the eastern side of the water tank, to create a larger open space.
- Opportunity for a “Thoroughbred Walk” which celebrates the historical racing and breeding credentials of the region with the Black Caviar Statue being a centrepiece. The walkway may include plaques at ground level with past locally bred champions and Melbourne Cup winners.

LEGEND

- ①

EXISTING ROAD CROSSING  
High Street crossing points.
- ②

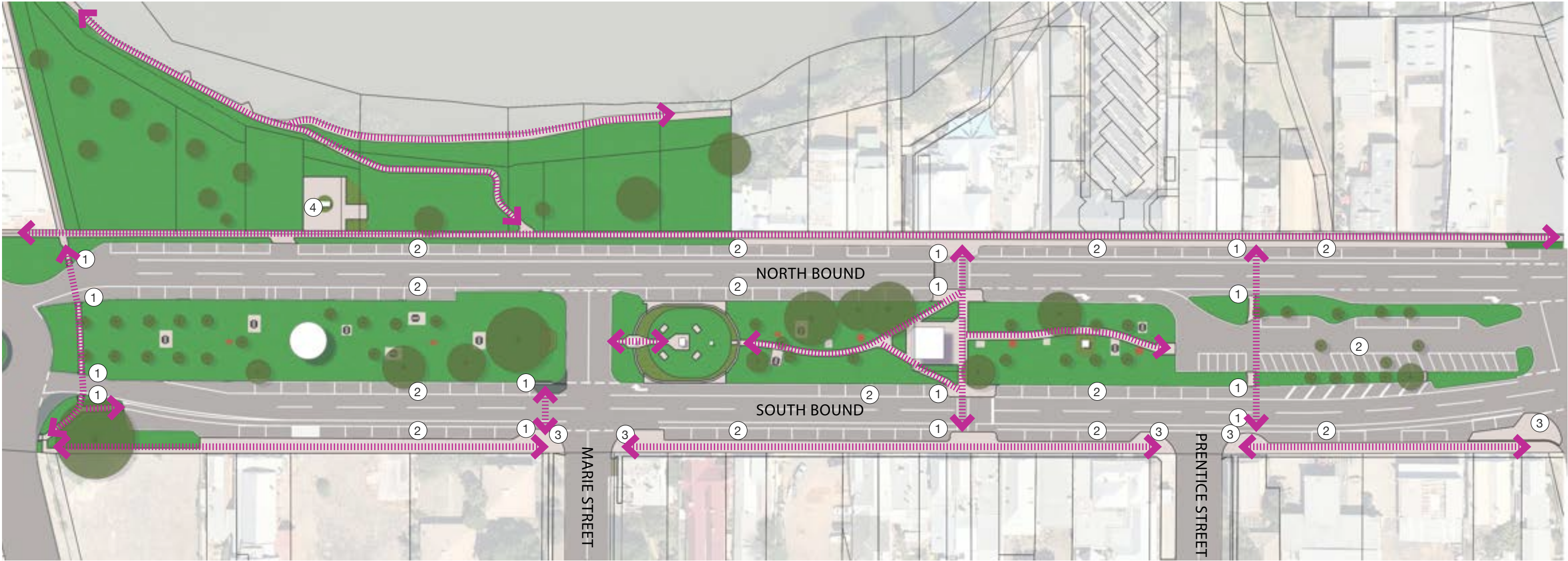
EXISTING CAR PARK  
Parallel parking and angle parking
- ③

BUILT OUT KERBS AT AN INTERSECTION  
Place making opportunities
- ④

BACK CAVIAR STATUE  
Statue adjoining footpath.
- WATER TOWER

Statue adjoining footpath.
- ↔

GENERAL PEDESTRIAN CIRCULATION  
Description



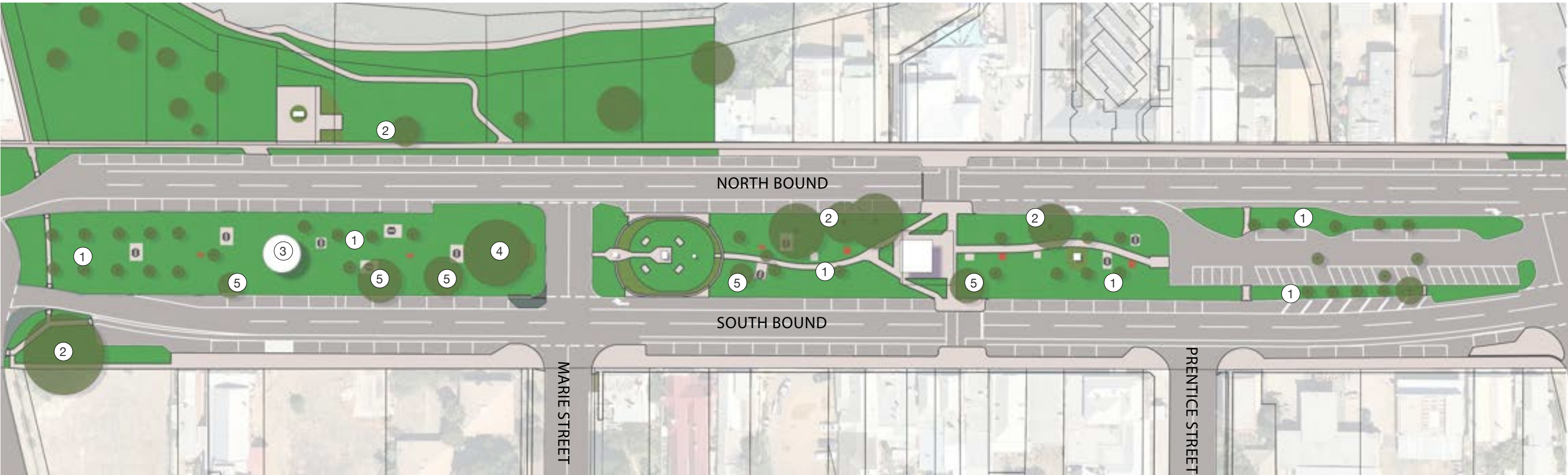


Opportunities:

- Remove trees impacted by powerlines.
- Reinforce the charcater of the local river red gums with scultural elements.
- Revitalise existing garden beds with resilient species.
- Create a consistant street tree outcome (via both in-ground and raised planter boxes).
- New stormwater sensitive urban design within High Street.
- Low boarder planting to exisitng built out kerb intersections.
- Opportunity to re-align the north bound road around the eastern side of the water tank, to create a larger open space.

LEGEND

- ① FORMAL TREE PLANTING  
Trees appear approx. 3 to 5 years old.
- ② MATURE LONDON PLAN TREE  
Located within verge, acting as a gateway to central business district.
- ③ WATER TOWER  
A dominant landmark surrounded by natural vines.
- ④ RIVER RED GUM  
Indicative of the surrounding landscape.
- ⑤ MATURE TREES IMPACTED BY POWERLINES.  
Degrading the visual aesthetic



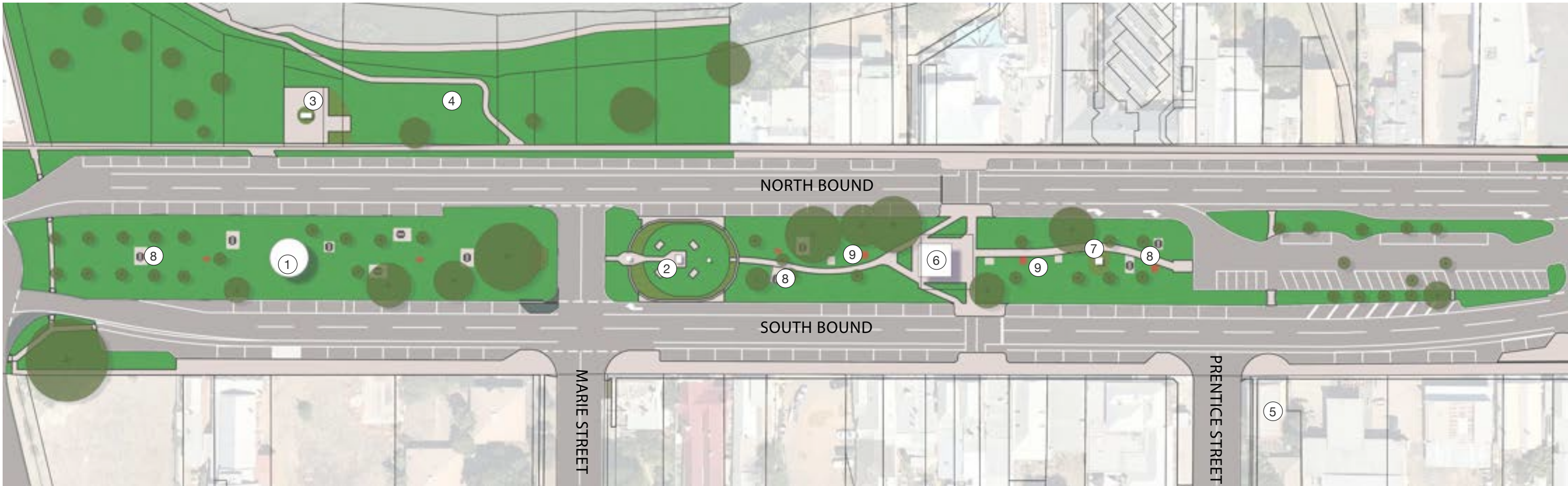


Opportunities:

- Existing landmarks to include smart phone technology and night time illumination, to enhance story telling experiences.
- Create a central plaza wihtin the median, with an intergrated amenity block.
- Opportunity to re-align the north bound road around the eastern side of the water tank, to create a larger open space.
- Opportunity for a “Thoroughbred Walk” which celebrates the historical racing and breeding credentials of the region with the Black Caviar Statue being a centrepiece. The walkway may include plaques at ground level with past locally bred champions and Melbourne Cup winners.

LEGEND

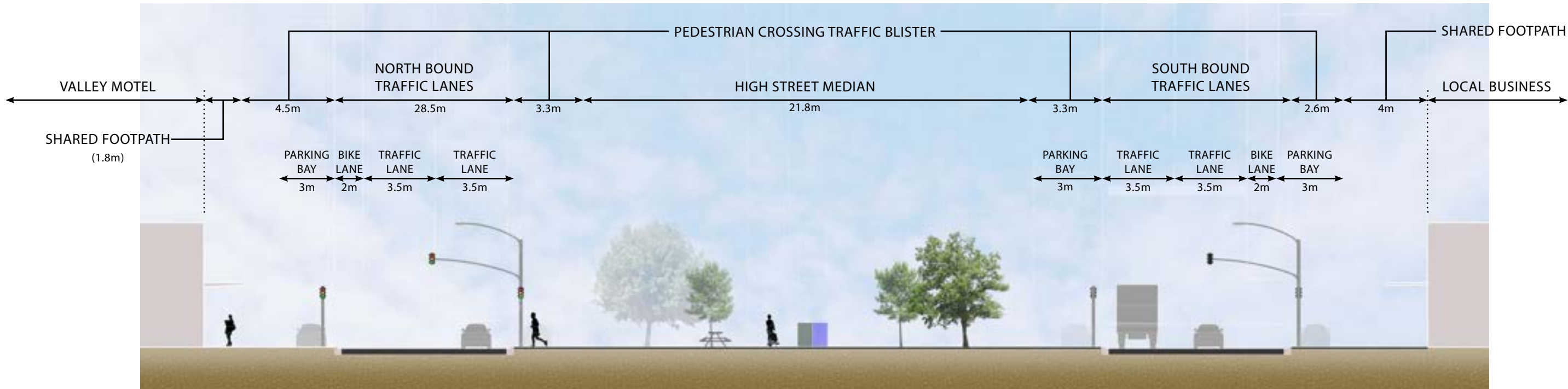
- ① **WATER TOWER**  
In 1885, a pumping plant was installed on what is now the High Street median strip. As the town developed, the water tower was decommissioned and has been retained and re-pruposed as a historical landmark of the town. Feature climbing species have been introduced to soften the visual impacts.
- ② **NAGAMBIE CENOTAPH AND MEMORIAL CLOCK TOWER**  
The Nagambie War Memorial and Clock Tower are feature landmarks on High Street. These monuments were erected to commemorate those from Nagambie and its district who served and gave their lives in World War 1 and World War 2.
- ③ **BLACK CAVIAR STATUE**  
The undefeated mare ‘Black Caviar’ was born in Nagambie in 2006 and is highly celebrated by the local community. To commemorate the champion horse’ highly successful racing career, a full-size bronze statue was installed in front of Lake Nagambie in October, 2013.
- ④ **JACOBSONS LOOK OUT**  
The feature open green space is parallel to High Street and includes active connections to surrounding green spaces within the town. The topography affords the community residence and visitors significant views of Nagambie Lake.
- ⑤ **OLD FLOUR MILL**  
Historic building on corner of High Street and Prentice Street that features original brickwork from its construction in the early 1900’s.
- ⑥ **PUBLIC TOILETS**  
Located adjacent to the main High Street pedestrian crossing. These amenities are central to the commercial and retail business precinct that occupies the Northern end of High Street.
- MAJOR MITCHEL MONUMENT**  
A large cairn in the middle of the main street marking a place that Major Thomas Mitchell passed during one of his exhibitions through inland Victoria.
- ⑦ **PICNIC TABLES**  
There are currently 10 picnic tables within the median strip. Materials vary from timber, composite timber, and steel.
- ⑧ **RUBBISH BINS**  
Council standard bins located scarcely throughout central median strip. Materials vary from timber, plasti and steel.



SECTION A-A



SECTION B-B





The aim of the streetscape masterplan is to improve the commercial vitality of High Street by delivering infrastructure improvements that:

- creates a distinctive sense of place for local residents, visitors and businesses;
- provides a high-quality, attractive public space where people want to visit and shop; and
- improves the attractiveness, comfort, accessibility, connectivity and safety of High Street.

Key attributes of the masterplan include quality pavement, street trees, garden beds, gathering nodes, furniture and public art.



Public Art



Lighting Projections



Civic Space



Architecturally Designed Toilet Block



Water Sensitive Urban Design (WSUD)



Tree lined entry path to facilitate “Thoroughbred Walk” using inground plaques to reference the historical racing and breeding credentials of the region with the Black Caviar Statue being a centrepiece. Path width to be considerate of people congregating i.e. 5m width.

Road to be realigned, providing additoinal open space opportunities for markets, public events and passive recreation.

Revitalise existing gardens, remove existing brick edging and replace with corten edging.

Existing water tank to include projection lighting to face, allowing themed events.

Retain and protect existing War Memorial



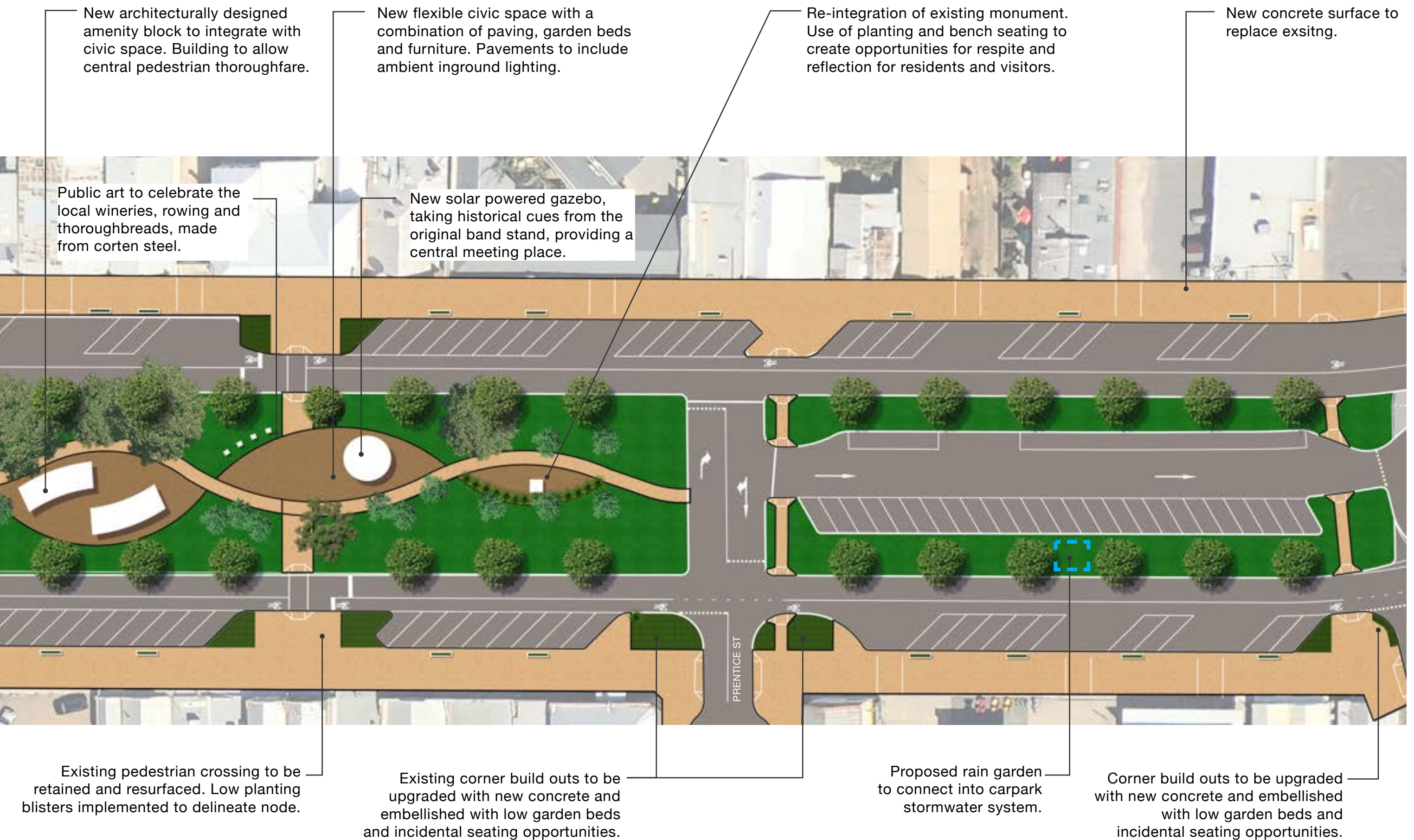
Low ornamental planting to central median.

Raised planter beds to edge of wider concrete verges where tree blisters are impractical to maintain consistent character. Species determined by site constraints, i.e. awnings.

Remove existing garden bed and provide new planting scheme beneath the existing River Red Gum.

Corner build outs to be upgraded with new concrete and embellished with low garden beds and incidental seating opportunities.









Revitalise garden beds fronting Jacobs Outlook. Replace brick edging with corten garden edging (FormBoss or equivalent). New planting to include low maintenance native grasses and creeping grevillia species.

Existing footpath to be widened to suit new verge (refer adjoining image). New concrete surface to match pavement located outside the Brewery.



Currently there is confusing linework to the carriage way fronting Jacobs Outlook. This concept seeks to realign the road, creating a larger open space area. Small ornamental trees are proposed to line the foot path at approx. 10m intervals. An increased open space area will provide space for events, the local Markets and passive recreation.

Street trees to be a deciduous species, providing warmth in winter and shade through summer.



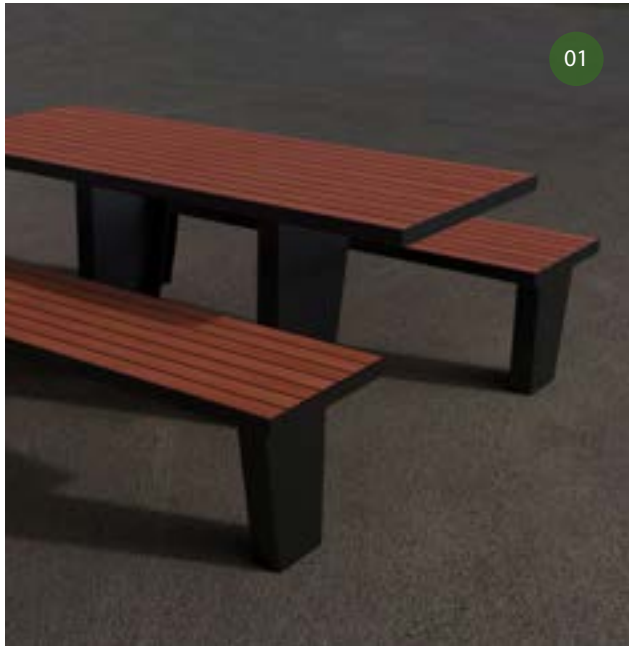


Revitalise existing footpath (including infill pit lids) with new concrete surface to match pavement located outside the Brewery. Low barrier planting to intersections. Public art to replace signage where possible, to create further interest and contribute to the overall story of Nagambie i.e references to rowing, wineries and thoroughbred breeding.

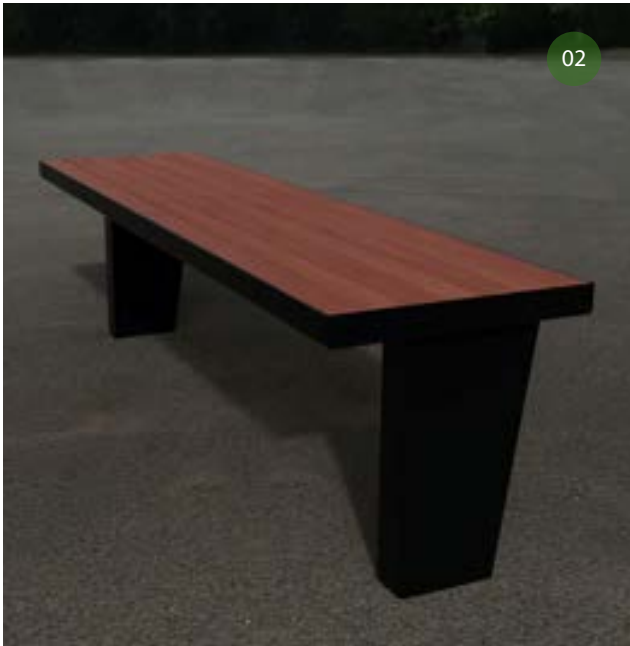


A central plaza located within the median, with the inclusion of inground lighting. A new amenity block to be architecturally designed, with a high level of integration with the proposed plaza area; materials to be contextually appropriate the local area i.e. recycled timber / composite material / corten steel.





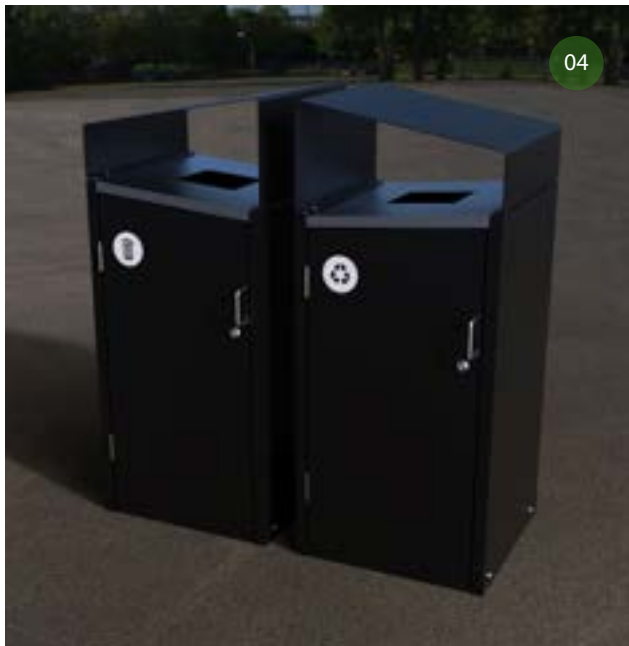
Lisboa Picnic Setting | Commercial Systems Australia  
TM4702-1



Lisboa Bench | Commercial Systems Australia  
TM4701



Lisboa Seat | Commercial Systems Australia  
TM4700



Lisboa Bin Enclosure | Commercial Systems Australia  
LR6300



Lisboa Drinking Fountain | Commercial Systems Australia  
DF5200



Lisboa Bike Leaning Rail | Commercial Systems Australia  
BR7300

COMMERCIAL SYSTEMS AUSTRALIA

- 01 The Lisboa picnic setting.  
Mild steel frames with Australian hardwood timber battens.  
Length: 1800mm | Width: 466mm, 730mm | Height: 450mm, 750mm
- 02 The Lisboa bench.  
Mild steel frames with Australian hardwood timber battens.  
Length: 1800mm | Width: 466mm | Height: 450mm
- 03 The Lisboa seat.  
Mild steel frames with Australian hardwood timber battens.  
Length: 1800mm | Width: 545mm | Height: 890mm
- 04 The Lisboa bin enclosures (120L).  
Stainless steel.  
Width: 565mm | Depth: 565mm | Height: 1302mm
- 05 The Lisboa drinking fountain.  
Stainless steel.  
Width: 890mm | Depth: 300mm | Height: 960mm
- 06 The Lisboa bike leaning rail.  
Stainless steel.  
Length: 510mm | Width: 75mm | Height: 900mm



Image: Nagambie Brewery & Distillery.  
The furniture suite uses natural timber with black steel fabrication, responding to materials found within the built form of High Street.



TREES



Lagerstroemia indica  
Crepe Myrtle



Quercus palustris  
Pin Oak



Cercis canadensis 'Forest Pansy'  
Forest Pansy



Acer platanoides 'Crimson Sentry'  
Norway Maple



Acer palmatum  
Japanese Maple

SHRUBS



Raphiolepis umbellata  
Yeddo hawthorn



Westringea fruticosa  
Coastal Rosemary



Darwinia citriodora  
Lemon-cented myrtle



Strelitzia reginae  
Bird of paradise



Rosmarinus officinalis  
Common rosemary

GROUND COVER



Phormium tenax  
New Zealand Flax



Liriope muscari 'Evergreen Giant'  
Lily Turf



Arctotis varieties  
African daisy



Anigozanthus sp.  
Kangaroo Paw



Callistemon viminalis 'Little John'  
Bottle Brush

CASCADING VINES



Coprosma x kirkii  
Kirk's trailing coprosma



Dichondra argentea 'silver falls'  
Silver Falls



Myoporum parvifolium  
Creeping boobialla



Tropaeolum majus  
Nasturtiums



Grevillea 'bronze rambler'  
Bronze rambler



TREES



Lagerstroemia indica  
Crepe Myrtle



Quercus palustris  
Pin Oak



Ulmus parvifolia 'Todd'  
Chinese Elm



Eucalyptus camaldulensis  
River Red Gum



Acer palmatum  
Japanese Maple

BORDER SHRUBS



Acmeria allyn 'Magic'  
Dwarf lilly pilli



Buxus sempervirens  
English Buxus



Murraya paniculata  
Jasmine-orange



Photinia fraseri 'Red Robin'  
Red Robin



Viburnum tinus 'Laurustinus'  
Laurustinus

SHRUBS



Eremophila 'Silver Spread'  
Emu Bush



Convolvulus cneorum  
Silver Bush



Callistemon viminalis 'Little John'  
Bottle Brush



Philodendron 'Rojo Congo'  
Philodendron



Westringia 'Wynyabbie Gem'  
Wynyabbie Gem

GROUND COVER



Dietes grandiflora  
Wild Iris



Liriope muscari 'Monroe White'  
Monroe White



Myoporum parvifolium  
Creeping boobialla



Anigozanthus 'Bush Ballad'  
Kangaroo Paw



Iris sibirica 'White'  
White Iris



Raingardens need particular plants with roots that help keep the filter media absorbent, and break down the pollution. Only use plants that can grow in sandy soils and tolerate dry conditions for several weeks in between rains.

SHRUBS



Melaleuca thymifolia  
Honey Myrtle



Banksia robur  
Swamp banksia



Melaleuca linarifolia  
Snow in summer



Gahnia aspera  
Saw Sedge



Leptospermum liversidgei  
Olive Tea Tree

GRASSES



Themeda triandra  
Kangaroo Grass



Lomandra leucocephala  
Woolly Mat Rush



Lomandra longifolia  
Spiny-headed Mat Rush



Lepidosperma laterale  
Variable sword-sedge



Lomandra hystrix  
River Mat Rush

GRASSES



Imperata cylindrica  
Blady grass



Ficinia nodosa  
Knobby club-sedge



Carex appressa  
Tall Sedge



Juncus usitatus  
Common rush



Rhynchospora corymbosa  
Matamat



Note: This schedule of quantities and items is provided for guidance only, subject to detail design.

Item	Description	Unit	Qty	Rate	Amount
1	<b>Demolition</b>				
A	Break up and remove existing concrete pavement (100mm), non reinforced, by machine. Area: To the verges of High Street as shown on the Streetscape Masterplan.	m2	4000	\$55.00	\$220,000.00
B	Break up and remove existing concrete pavement (100mm), non reinforced, by machine. Area: To the median strip of High Street as shown on the Streetscape Masterplan.	m2	250	\$55.00	\$13,750.00
C	Remove and dispose existing old furniture: Old steel and timber picnic settings (5), concrete and timber bench seat (1), aluminium bench seats (4), Aluminium rubbish bins (6).	item	1	\$7,500.00	\$7,500.00
D	Remove and dispose existing garden beds. Area 1: Old garden beds with brick edging above Jacobs Look Out. Area 2: Old garden with timber sleepers located in central median, beneath mature river red gum.	item	1	\$5,000.00	\$5,000.00
E*	Remove and dispose existing toilet block located within median strip of High Street.	no.	1	\$50,000.00	\$50,000.00
SUB TOTAL					\$296,250.00

2	<b>Hardscape</b>				
A	Pavement Type 1: Supply and Install new concrete footpath (125mm thickness). Location: High Street Verges. Finish: Coloured concrete with exposed aggregate. Refer to plans and material schedule for further information. Pavement Type 2: Supply and Install new concrete footpath (125mm thickness). Location: Central Median. Finish: Coloured concrete with exposed aggregate. Refer to plans and material schedule for further information.	m2	4000	\$100.00	\$400,000.00
B*		m2	800	\$100.00	\$80,000.00
C	Road realignment for High Street with new kerb line. Assumption: Compaction of soil (CBR) to be greater than 10. Rate to include allowance for traffic control during construction. Location: Above Jacobs Lookout and water tank.	m2	2000	\$150.00	\$300,000.00
SUB TOTAL					\$780,000.00

3	<b>Furniture / Fixings</b> Exact quantities to be confirmed through detail design.				
A	Supply and install new picnic setting (1800mm table and seats).	no.	4	\$3,000.00	\$12,000.00
B	Supply and install new bench seats.	no.	8	\$1,235.00	\$9,880.00
C	Supply and install new raised planter beds (Activated streetscape corners)	no.	11	\$1,500.00	\$16,500.00
D	Supply and install new rubbish bins.	no.	6	\$1,250.00	\$7,500.00
E	Supply and install new drink fountain (To central median upgrade).	no.	2	\$3,500.00	\$7,000.00
F	Supply and install new bike racks.	no.	2	\$1,250.00	\$2,500.00
G	Supply and install bollard lighting (To central median upgrade).	no.	20	\$400.00	\$8,000.00
H	Supply and install pole mounted lighting. (To central median upgrade).	item.	20	\$1,200.00	\$24,000.00
I	Supply and install new In ground Up-lighting (To central median upgrade).	item.	20	\$150.00	\$3,000.00
J*	New architecturally designed toilet amenity block (Male and female).	Allowance	1	\$250,000.00	\$250,000.00
K	Exterior projection lighting to water tank with external controller. Lighting to be capable of projecting textures, patterns and graphics. Projection lighting location on two sides of water tower. Indicative product: <a href="https://www.prolights.it/product/MOSAICOXL">https://www.prolights.it/product/MOSAICOXL</a>	no.	2	\$25,000.00	\$50,000.00
L	Public art installation to compliment social gathering areas. Public art to consider corten fabrication, maximum 3m tall, inspired by local wineries, rowing and thoroughbred race horses.	no.	5	\$10,000.00	\$50,000.00
SUB TOTAL					\$440,380.00

4	<b>Softscape</b>				
A	Rain garden (approx. 5 x 2.5m area). Open garden with porous infill and macrophyte planting. Considerate of traffic control during construction.	item	1	\$20,000.00	\$20,000.00
B	New garden bed planting above the lake and throughout the central median strip.	Item	1	\$20,000.00	\$20,000.00
C	New street trees (100ltr size container) along proposed verge extension, above Jacobs Look Out.	no.	15	\$280.00	\$4,200.00
D	New turf area to proposed verge extension, above Jacobs Look Out.	m2	300	\$6.00	\$1,800.00
SUB TOTAL					\$46,000.00

TOTAL VALUE (EXC. GST)					\$1,562,630.00
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Streetscape Masterplan - Staging Plan.



Stage 2 works





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