

LONGWOOD STREETSCAPE RENEWAL PROGRAM

Concept Plan [DRAFT]
Prepared by About Architecture for Strathbogie Shire
August 2021



PROJECT BACKGROUND

Within the 2020/21 budget, the Strathbogie Shire Council approved funding for works to be undertaken to renew and improve existing streetscapes within the shire.

This allocation has been supported by a grant from the Federal Government.

Effective streetscape design is an integral part of shaping a community's identity, increasing civic pride and improving a sense of well-being and belonging. Areas for improvement may include but are not limited to; town entry features, street furniture, planting, pedestrian/traffic circulation and safety, public art, lighting, general wayfinding and signage.

PURPOSE OF THIS DOCUMENT

This document presents a conceptual streetscape renewal plan for the town of Longwood.

The intention of this streetscape renewal plan is to provide a visual guide for future streetscape development, rather than a literal or specific representation of works to be completed.

The recommendations include streetscape projects which can be implemented progressively as well as a palette of streetscape materials, finishes, fixtures and landscaping recommendations that work to maintain streetscape consistency, improve functionality and amenity and reflect a sense of identity and character for the area.

The project concentrates on the public realm, which includes the components of the streets and footpaths. Building facades are not included.

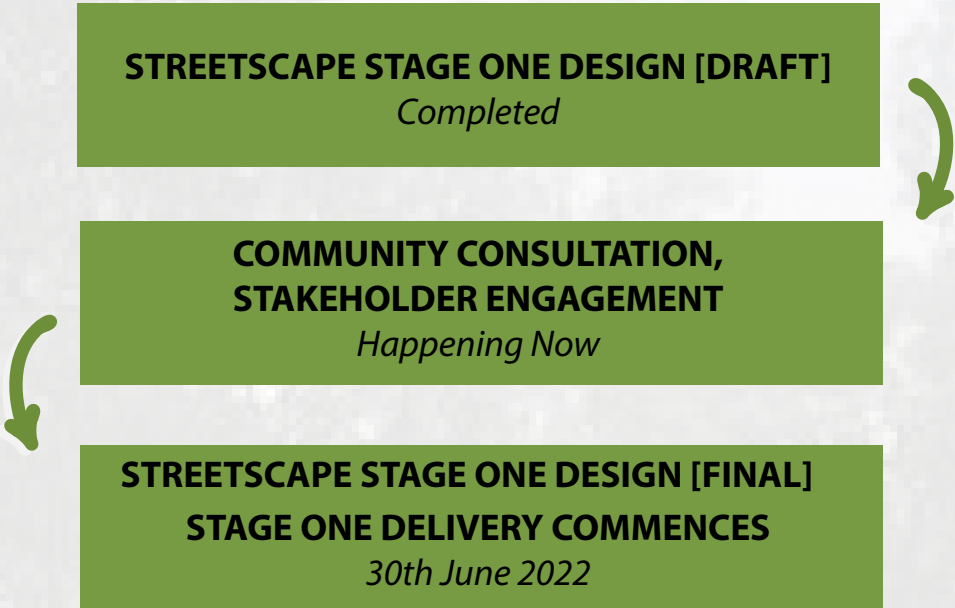
STUDY AREA

The focus of the study area is the town centre of Longwood, centralised by the Hill & Down Street intersection.

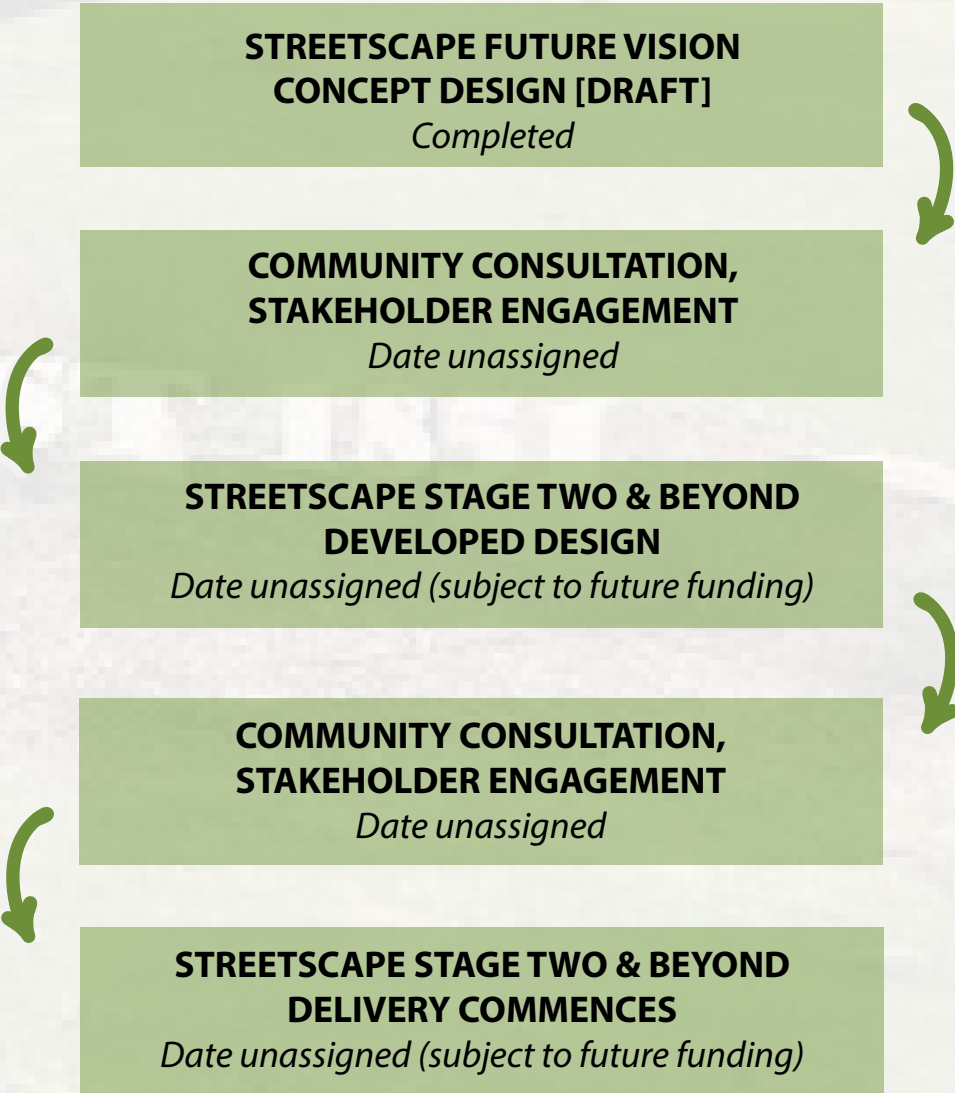
The study area includes a broader look at path connections in the town with a particular look at the area around the Rockery Museum.

PROJECT PHASING / TIMELINE

CURRENT PHASE



FUTURE PHASES



EXISTING CONDITIONS

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KEY QUALITIES & STREETScape CHARACTER

Longwood is a small rural town that celebrates a rich agricultural history.

Set amongst farming land and natural bushland, Longwood is characterised by natural stands of eucalypt's and informal civic spaces.

Streetscape renewal should be considerate of maintaining the informal and rural atmosphere that has been created and enjoyed by the tight knit community.



Existing Street Activity



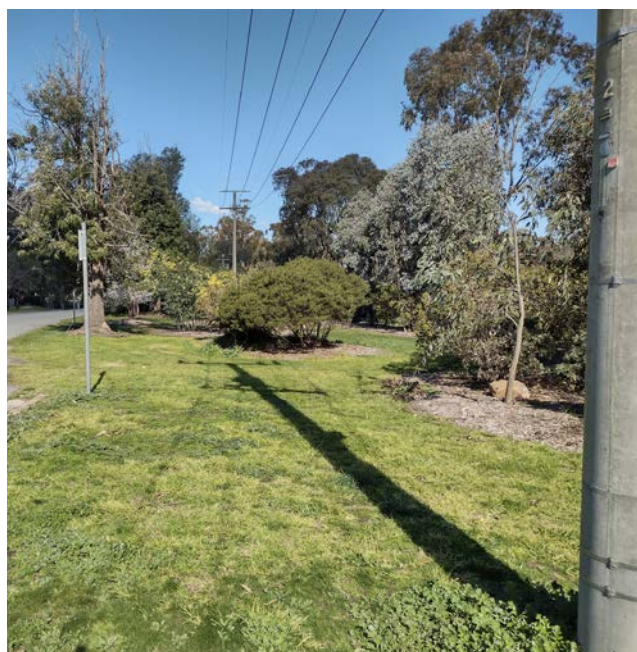
Informal & Effective Amenity



Creative & Unique Signage



Centralised & Maintained Areas



Areas of well maintained and appropriate landscaping



Heritage & Identity

AREA FOR IMPROVEMENT & ADVERSE VISUAL IMPACTS



Poor Drainage and its Visual Impact
Key drainage areas are currently ineffective in managing streetscape drainage needs. The result of water pooling and damage to existing drainage structures causes an adverse visual impact to the streetscape.



In addressing these areas of poor drainage, there is the potential to beautify the infrastructure whilst boosting the performance of drainage systems.



Ad-hoc Parking Areas
The key parking area that services the main business precinct (opposite the White Heart Hotel) is lacking structure with a surface material that is degrading. This area lacks parking efficiency and any form of surface or landscaping treatment. With its prominent position, it is an area that would benefit from rejuvenation and renewal.



Signage
Left-over and unused



Road Edges



Connectivity/ Pathway Links
Currently the existing pedestrian pathways in Longwood result in dead ends. Creating clear pathway links and loop walks between existing points of interest may encourage public interest and use. Signage to these walks would provide clarity for visitors to Longwood. Improving the quality of tracks would enable year round use and improve pedestrian safety and accessibility to public domains including the Primary School and Recreation Reserve.



Pavement Slope & Ineffective Curb



Unappealing Street Avenues
Although a wide road can be appealing, in Longwood it serves to facilitate increased vehicle speeds.



Street Furniture
Existing street furniture is tired and non-descript in appearance. Seating is prominent in some areas (Pub Paddock), yet lacking in others. Implementing a consistent and contextually considerate aesthetic with regards to street furniture (seating, bins and lighting) would improve the look of the Longwood streetscape.

STAGE ONE

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STAGE ONE

The first stage of the streetscape renewal plan aims to deliver a portion of the project in the immediate term which utilises an existing funding agreement with the Federal government.

The following describes 3 options for this stage of the streetscape renewal plan and the initial steps required to see those options implemented.

OPTION A - CROSSING THE TRACKS

DELIVERABLES

- Installation of railway pedestrian crossing
- Installation of kerbing to Down Street in leadup to railway crossing
- Drainage solution adjacent to railway crossing
- Installation of swale
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of signage at key locations
- Installation of crossing location at Hill Street, incorporating bollards



OPTION A - CROSSING THE TRACKS



EXISTING



PROPOSED
OPTION A

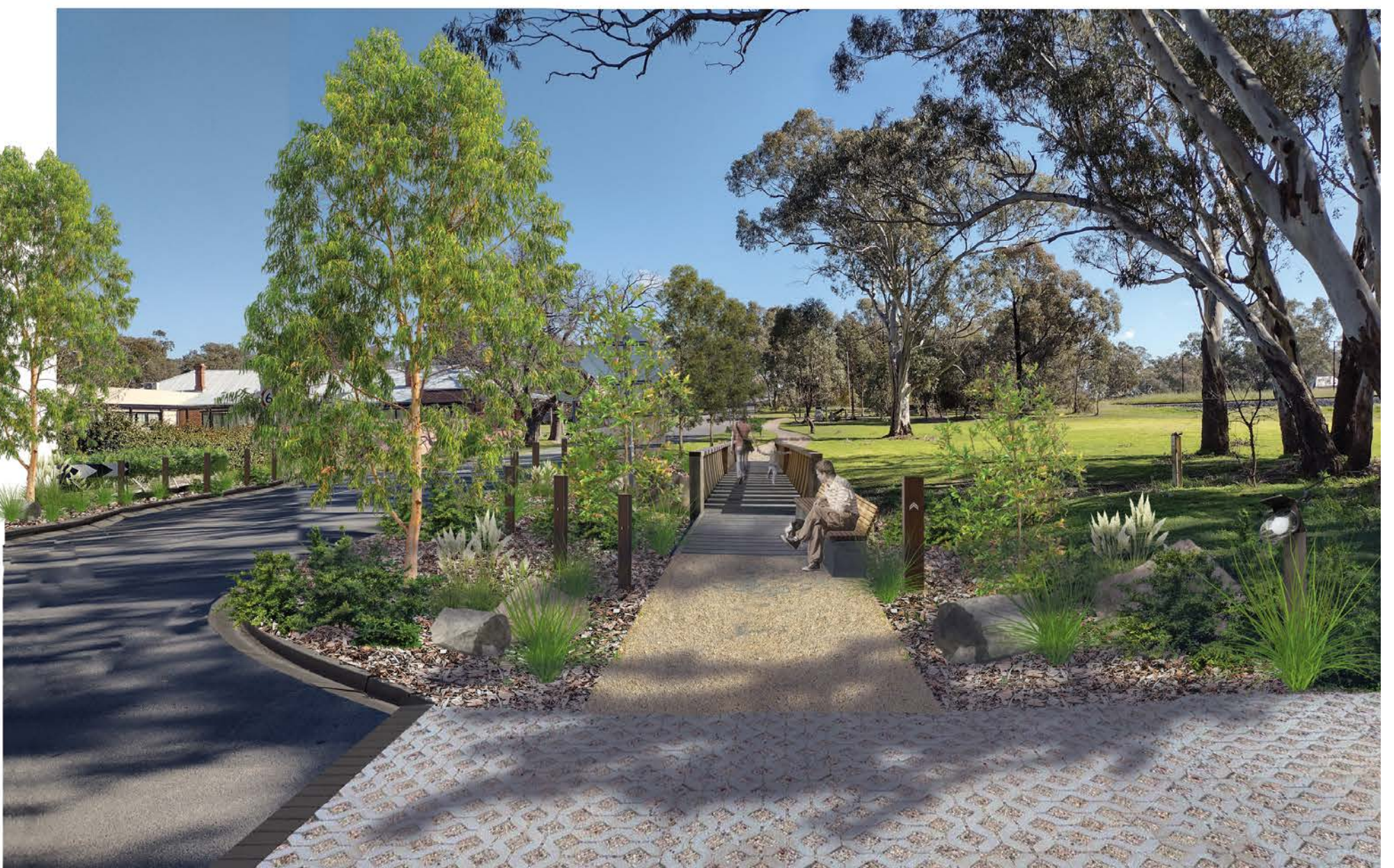
OPTION B - BRIDGE TO WAR MEMORIAL



DELIVERABLES

- Installation of bridge, signage, seating and bollards
- Installation of kerbing as required
- Drain clean-up on Hill Street
- Installation of swales where required
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of signage at key locations

OPTION B - BRIDGE TO WAR MEMORIAL



OPTION C - DOWN STREET DO-UP

DELIVERABLES

- Introduction of additional street trees, verge extension around these trees with low level planting. To create a sense of avenue in this area
- Installation of new map signage to this area
- Extension of parking area to allow for additional parking
- Installation of gravel pathway
- Preparation of soil for planting
- Installation of bark/ground cover and feature granite rocks
- Installation of advanced trees and low level planting
- Installation of new bin surrounds and seating in this area
- Non slip surface solution and verge extension to front of shop area
- Provision for disabled car space in this area

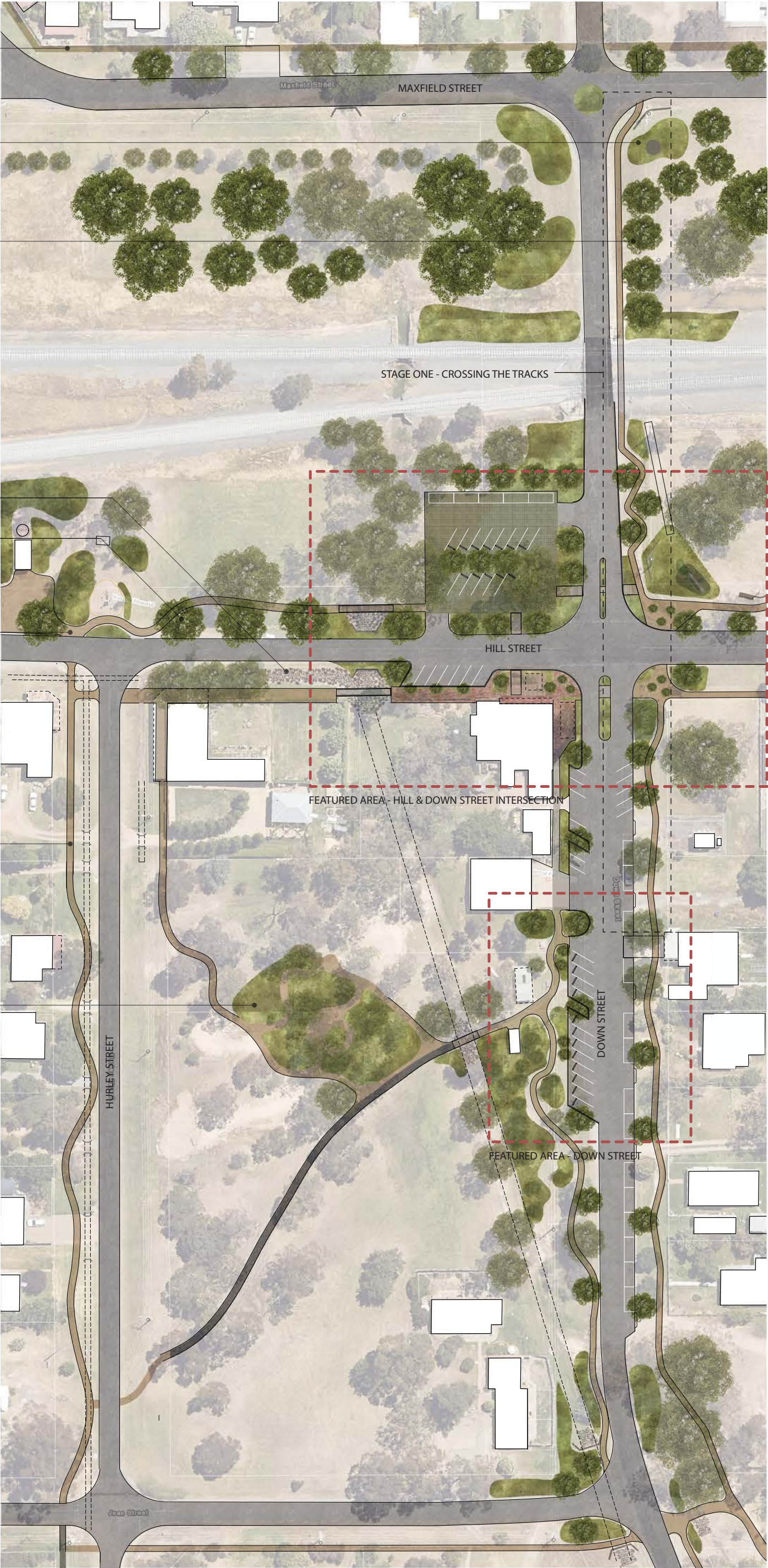


STREETSCAPE PLAN FUTURE VISION

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THE STREETScape PLAN

- NEW FOOTPATHS
(REFER TO CONNECTIVITY MAP)
- HERITAGE WATER TANK AND LOW LEVEL PLANTING
- CANOPY PLANTING
- CONSIDER DRAINAGE STRATEGY,
IMPROVE VISUAL APPEAL OF DRAINAGE
AREAS
- CANOPY PLANTING
- NEW FOOTPATHS
(REFER TO CONNECTIVITY MAP)
- NEW FOOTPATHS
(REFER TO CONNECTIVITY MAP)
- CHILDRENS GARDEN (NATURAL
PLAYGROUND SPACE)



THE STREETSCAPE PLAN

VISION & OBJECTIVES

Improve Visual Appeal

- Create a unified and visually appealing town
- Reinforce and improve existing streetscape character
- Improve arrival experience
- Encourage landscaping along the road reserve that is consistent, high-quality and represents the landscape character of the town
- Feature landscaping and/or public artwork in selected locations
- Improve the visual appeal of carparking areas

Improve Connection to Place

- Create a local sense of place by reinforcing identity and telling local stories through the choice of materials and placemaking
- Reinforce visual and physical connections to the surrounding landscape and heritage

Improve Access & Movement

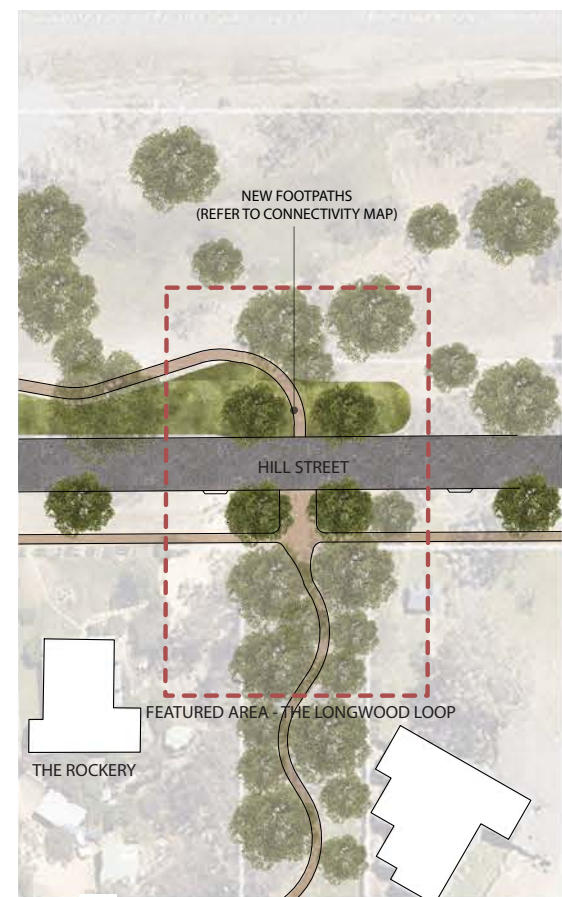
- Connect the community and visitors to the surrounding natural landscape
- Facilitate walkable streets
- Improve mobility access, circulation, safety and connectivity in the pedestrian and cycling network
- Create links and wayfinding methods to enhance locals and visitors experience of the township with particular regard for key community assets - the pub paddock, the community centre, the war memorial, and the school
- Create visual cues that encourage reduced vehicle speed through town centre

Improve Activation & Diversity

- Generate more activity
- Improve current land uses such as outdoor dining
- Create future opportunities to increase activity of surrounding land use
- Provide places for gathering, sports, play, resting and dining in a landscaped or sheltered setting

Improve Environmental Function

- Improve the environmental function of the street
- Embrace opportunities to increase passive irrigation and stormwater
- Replace landscape treatments that are at the end of their life cycle
- Improve drainage
- Increase the capacity of existing green networks to enhance biodiversity and habitat corridors
- Ensure the retention and renewal of the significant mature street trees and the character of leafy streetscapes



FEATURED AREAS

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FEATURED AREA - HILL & DOWN STREET INTERSECTION

VISION & OBJECTIVES FOR THIS AREA

- Repair of existing drainage systems
- New path and railway pedestrian crossing towards Maxfield Street
- Renewed kerb to road side, particularly along road leading to railway crossing
- Surface treatment and development of parking area, including landscaping and defined parking
- Bollards to encourage traffic calming at 3 locations - drain culvert, carpark to pub crossing and Hill Street crossing leading from railway crossing
- New traffic islands with low level planting
- Bridge and path leading from carpark to War Memorial
- Redevelopment of public realm space outside of the White Hart Hotel. Improving surface and landscaping and facilitating street activity with outdoor dining
- New street tree planting and additional roadside low level vegetation
- Directional and point of interest signage

LEGEND

EVENT SPACE

EXISTING TREE

POINT(S) OF INTEREST SIGN

BINS

PLAY AREA

PROPOSED TREE

DIRECTIONAL SIGN

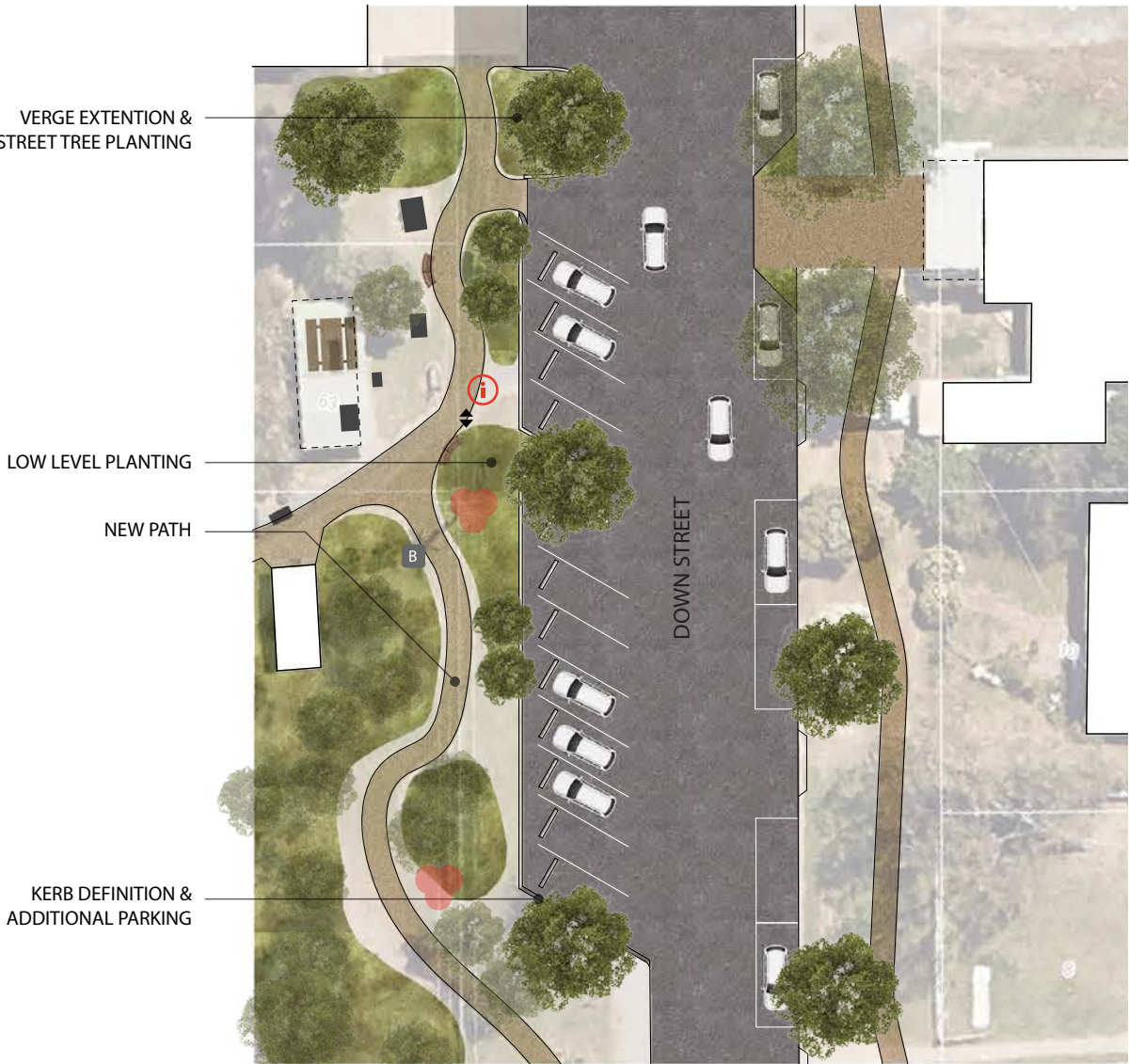
BIKE RACK

ART OPPORTUNITYLOW LEVEL VEGETATIONENTRY SIGN

FEATURED AREA - DOWN STREET

VISION & OBJECTIVES FOR THIS AREA

- New gravel paths linking Community Centre and pathway to Maxfield Street
- Introduction of additional street trees, verge extension around these trees with low level planting. To create a sense of avenue in this area
- Extension of parking area to allow for additional parking spots
- Additional low level planting to pub paddock
- Improved and additional signage to this area
- Renewed surface to existing shop, verge extension to highlight its location
- Opportunity for art and play spaces alongside new pathways
- Additional lighting in this area














FEATURED AREA - THE LONGWOOD LOOP

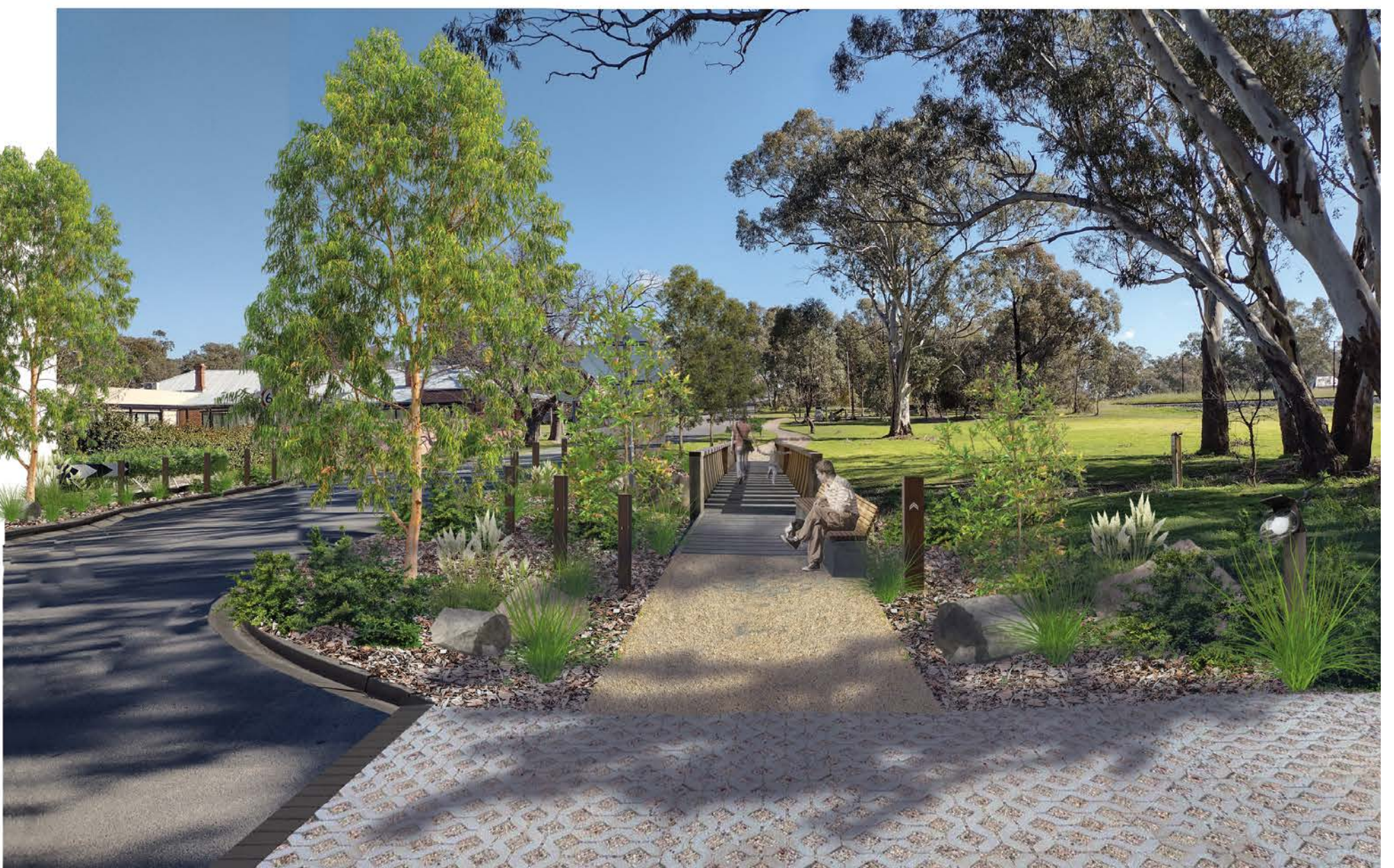
VISION & OBJECTIVES FOR THIS AREA

- New gravel path linking Community Centre and Recreation Reserve through existing vegetated public lane.
- Introduction of additional street trees and low level planting to highlight path connection
- Bollards and lighting to this area to encourage traffic calming
- Residential pathway on south side to link existing residences to the town centre, school and amenity
- New signage to this area
- New gravel path on north side as a tourist walk through existing natural parkland on the road reserve. Along this walk the inclusion of play spaces, rest stops and art. Suitable also for bikes.



| LEGEND | | | |
|---|---------------------------|---|----------------------|
|  | EVENT SPACE |  | EXISTING TREE |
|  | PLAY AREA |  | PROPOSED TREE |
|  | ART OPPORTUNITY |  | LOW LEVEL VEGETATION |
|  | POINT(S) OF INTEREST SIGN |  | BINS |
|  | DIRECTIONAL SIGN |  | BIKE RACK |
|  | ENTRY SIGN | | |

FEATURED AREA - PATH TO WAR MEMORIAL



FEATURED AREA - HILL & DOWN STREET INTERSECTION





DESIGN ELEMENTS

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MATERIAL PALLETTE

PATHS, PAVEMENTS



INFORMAL PATHS
Local Granitic Gravel



SEALED PATHS
Exposed Aggregate Concrete
Colour: Southern Cross



RAISED WALKWAYS
Hardwood Decking
Predominant Use: Over Drains



CARPARKING (Parking Area)
Grass Crete

KEY MATERIALS



CORETEN STEEL



MILD STEEL, SEALED



LOCAL GRANITE



LOCAL HARDWOOD TIMBER

MATERIAL PALLETTE

SEATING



REGULAR CURVED SEATING
Steel & Hardwood Timber
Back Support & Non-Back Support
Options



STRAIGHT SEATING
Steel & Hardwood Timber
Non-Back Support



STRAIGHT SEATING
Concrete or Granite Base &
Hardwood Timber
Back Support

OTHER STREET FIXTURES



BIKE RACK
Example
Key Attributes: Simple
Key Material: Steel



BOLLARD
Example
Key Attributes: Simple
Key Material: Steel



BINS
Example
Key Attributes: Dog Bags
Key Material: Steel, Timber



DRINKING
Example
Key Attributes: Bowl Refill, Bottle
Refill & Bubbler
Key Material: Stainless Steel,
Timber

OTHER INITIATIVES

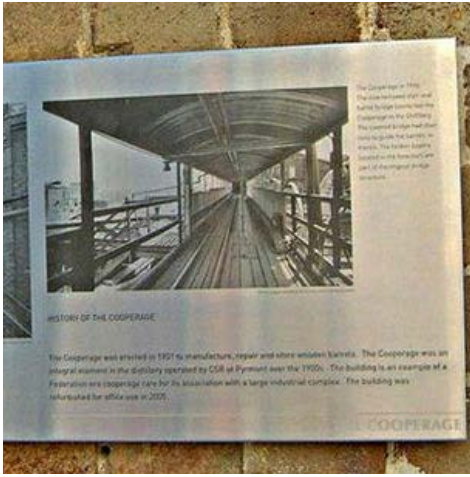


PLAY
Example Only
Facilitating & encouraging play



SIGNAGE

PROPOSED



**PROPOSED HERITAGE
STORYTELLING**
Examples
Location: As Per Heritage Trail
Key Attributes: Key Images,
Consistant text type with other
signage. Possible accompaniment
of qr code linking to additional
photos and audio description
Key Material: Etched steel. Muted
grey tones.



PROPOSED MAP SIGNAGE
Example
Key Attributes: Map of the Area,
With Lights
Key Material: Coreten
Location: Car Park, Pub Paddock



**PROPOSED DIRECTIONAL
PROPOSED**
Example
Direction to public toilets, car-
parking, walks
Key Attributes: Simple, Clear,
Minimal, With Lights
Key Material: Coreten

LANDSCAPING

LANDSCAPING REFERENCE GUIDE

Refer to the Ecological Vegetation Class Bioregion Benchmark for Vegetation Quality Assessment in the Central Victorian Uplands & Victorian Riverina. EVC 175: Grassy Woodland, EVC 55: Plains Grassy Woodland, EVC 274: Grassy Woodland/Plains Grassy Woodland Complex and EVC 68: Creekline Grassy Woodland

This streetscape renewal concept incorporates a mix of local indigenous planting to improve local biodiversity, promote sustainable local plantings and provide a sense of identity and connection to place through the landscape approach. The use of local and indigenous plantings has many benefits including local availability, environmental tolerance, reducing the effects of climate change and improved water use. The additional benefit of involving existing community groups (that have interest and expert knowledge in conservation, land care and their local environment) into the plant selection process, has the ability to also see this landscaping approach thrive.



LOW LEVEL PLANTING EXAMPLES
Common Rice-flower, Common Everlasting, Kidney Weed, Spear Grass, Weeping Grass, Tall Sedge Grass, Common Woodruff, Supple Spear-grass, Black-anther Flax-lily, Westringia Fruticosa, Lomandra Tanika, Ficinia Nodosa, Kangaroo Grass, Lomandra longifoia, Lomandra 'lime light', Juncus psammophilus, Pycnosaurus globulus, Drumsticks, Woolly grevillea – prostrate form, Acacia mitchellii



SHRUB EXAMPLES
Gold-Dust Wattle, Sweet Bursaria, Rough-barked Honey-myrtle, Common Reed, White Correa, Wyeena Flax Lily



MEDIUM TREE EXAMPLES

Silver Wattle, Australian Blackwood, Golden Wattle, Tristiaopsis laurina 'Luscious', Eucalyptus mannifera 'Little Spotty', Lemon Squash Corymbia citriodora, Corymbia citriodora 'Scentuous' syn. 'Dwarf Pink', Acacia implexa - Hickory Wattle, Lightwood,



LARGE TREE EXAMPLES

Eucalyptus leucoxylon megalocarpa, Brachychiton populneus, Lophostemon confertus

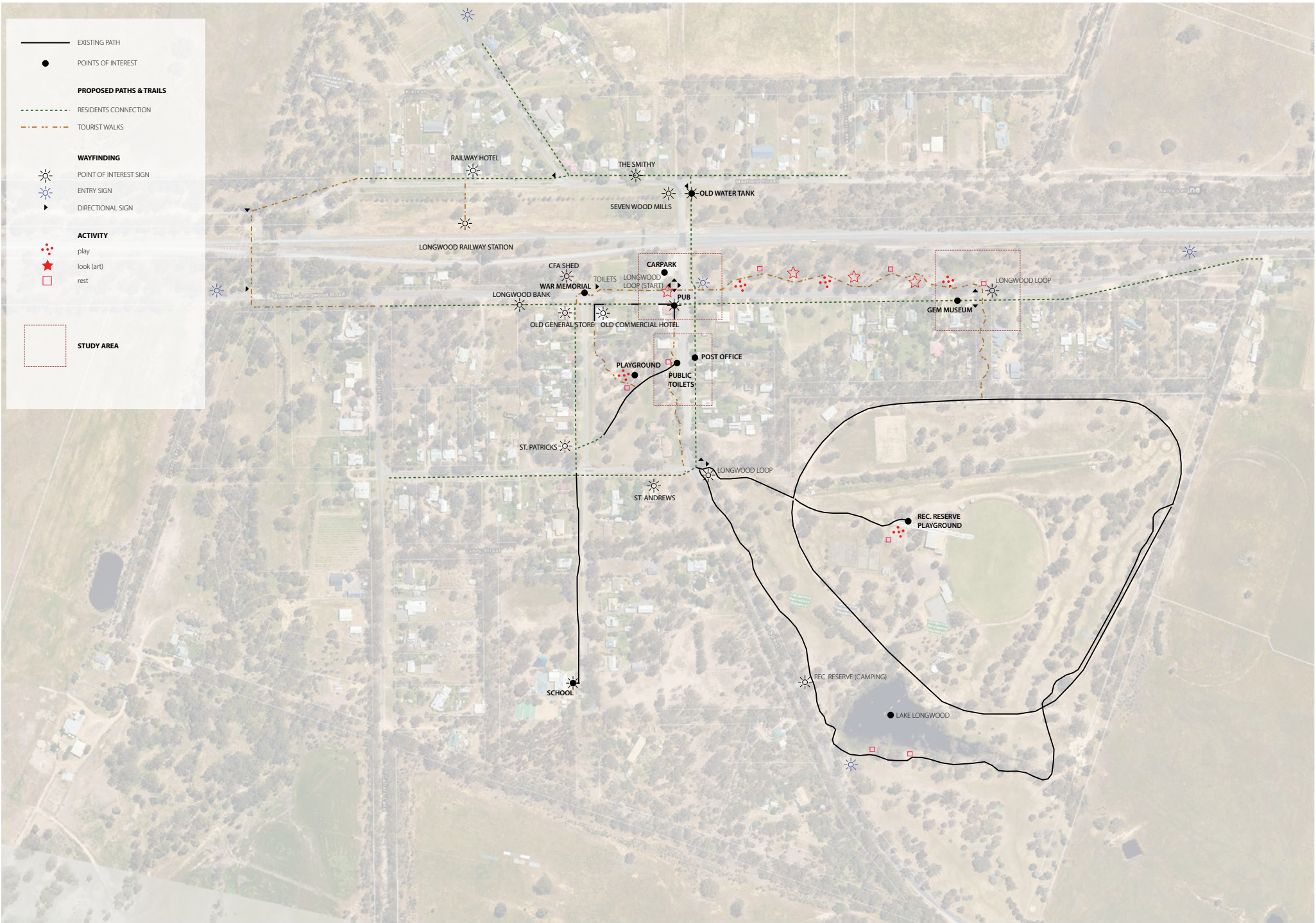
OTHER LANDSCAPING TREATMENTS



LANDSCAPING ROCKS

Predominant Use: Mixed in with low-level planting areas

CONNECTIVITY



IMPLEMENTATION

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COMMUNITY INVOLVEMENT & IMPLEMENTATION

Involvement and engagement with local groups is key to achieving the best outcome for the streetscape renewal program.

Community groups in Longwood such as the Longwood Action Group and Landcare can provide a wealth of knowledge and understanding of desired local outcomes in particular to plant selection and long-term maintenance strategies.

Other community groups with interest in arts and culture can provide a local voice and identity to furniture design, signage design and identified art opportunities.

Engaging the skills of these groups and their networks within the community as part of the implementation process will improve;

Knowledge Transfer

Local Wealth Transfer

Community Involvement

Site Specific and Appropriate Outcomes

Community Ownership

Community Socialisation & Well-Being

