

SITE PLAN

SCALE 1:1000 @ A3

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rev	date	description
A	7-8-17	ISSUED FOR CLIENT REVIEW & DA

p.o. box 1502, albany, western australia 6331
telephone: (08) 9841 5455
email: admin@rgarchitects.com.au

Roberts Gardiner
Architects

project

McIntosh & Son - Katanning

Site Plan

client

McIntosh & Son - Katanning

Site Plan

-

cad file MCINTOSH - AUGUST 2017.DWG

drawn CB

project number 17-001

scale 1:1000

date 07-08-17

dwg no. rev.

SK01 A



FLOOR PLAN - NEW SHOWROOM / OFFICES

SCALE 1:200 @ A3

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rev	date	description
A	22-5-17	PARTS COUNTER REVISED
B	31-5-17	ADDITIONAL OFFICES ADDED
C	7-8-17	ISSUED FOR CLIENT REVIEW & DA

p.o. box 1502, albury, western australia 6331
telephone: (08) 9841 5455
email: admin@rgarchitects.com.au

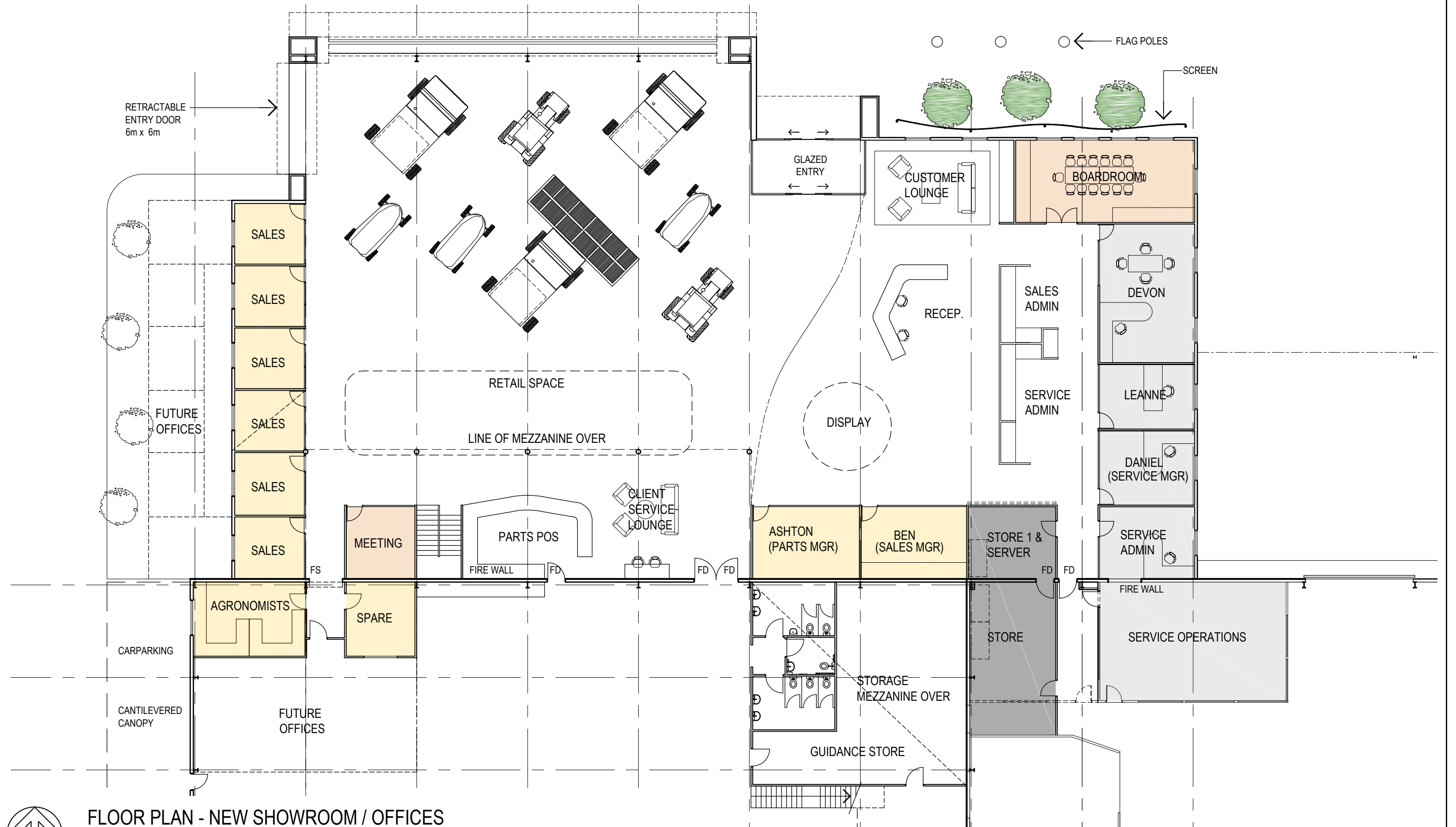
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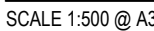
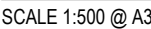
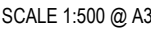
project
McIntosh & Son - Katanning
Showroom Addition Floor Plan
client
McIntosh & Son - Katanning

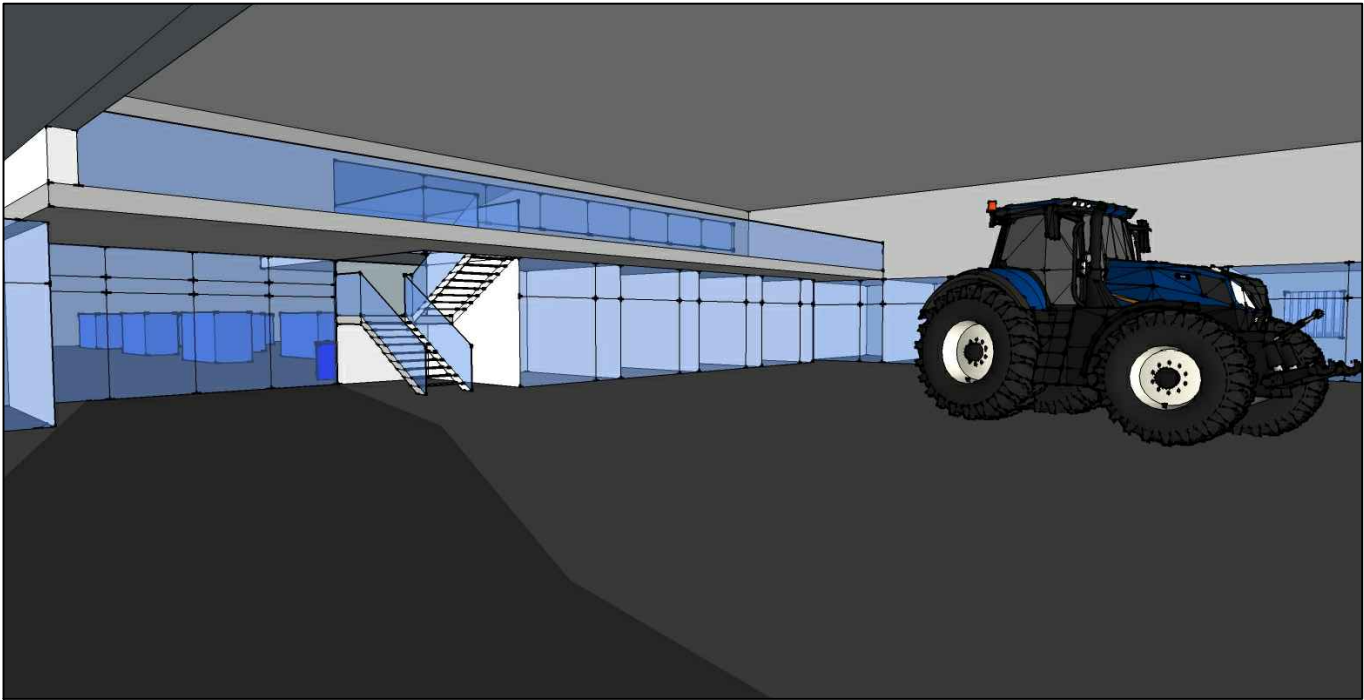
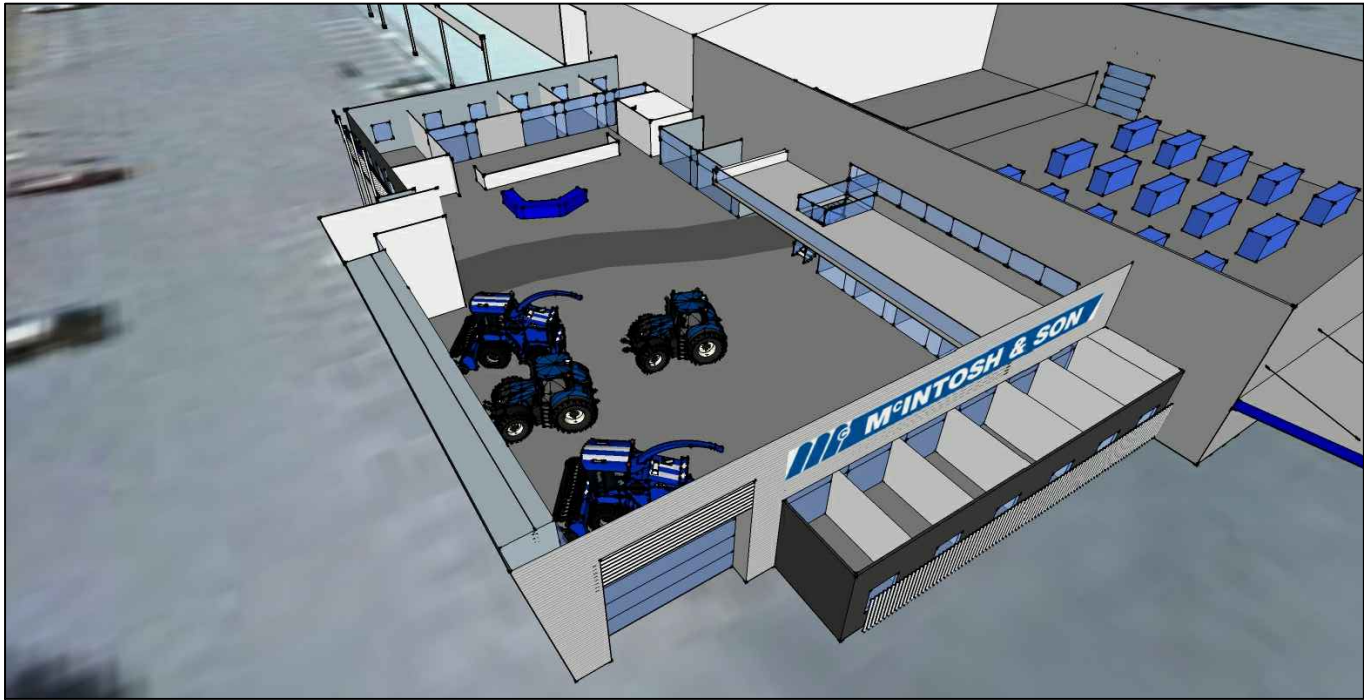
Floor Plan

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cad file MCINTOSH - AUGUST 2017.DWG
drawn CB project number 17-001

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								cad file MCINTOSH - AUGUST 2017.DWG		dwg no. rev.	
								drawn CB project number 17-001		SK10 A	



ARCHITECTURE
INTERIORS
URBAN DESIGN
PLANNING
LANDSCAPE

KSHCP - HOUSING & TOURISM DEVELOPMENT MASTERPLAN

**Hames
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REALM
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JULY 2017

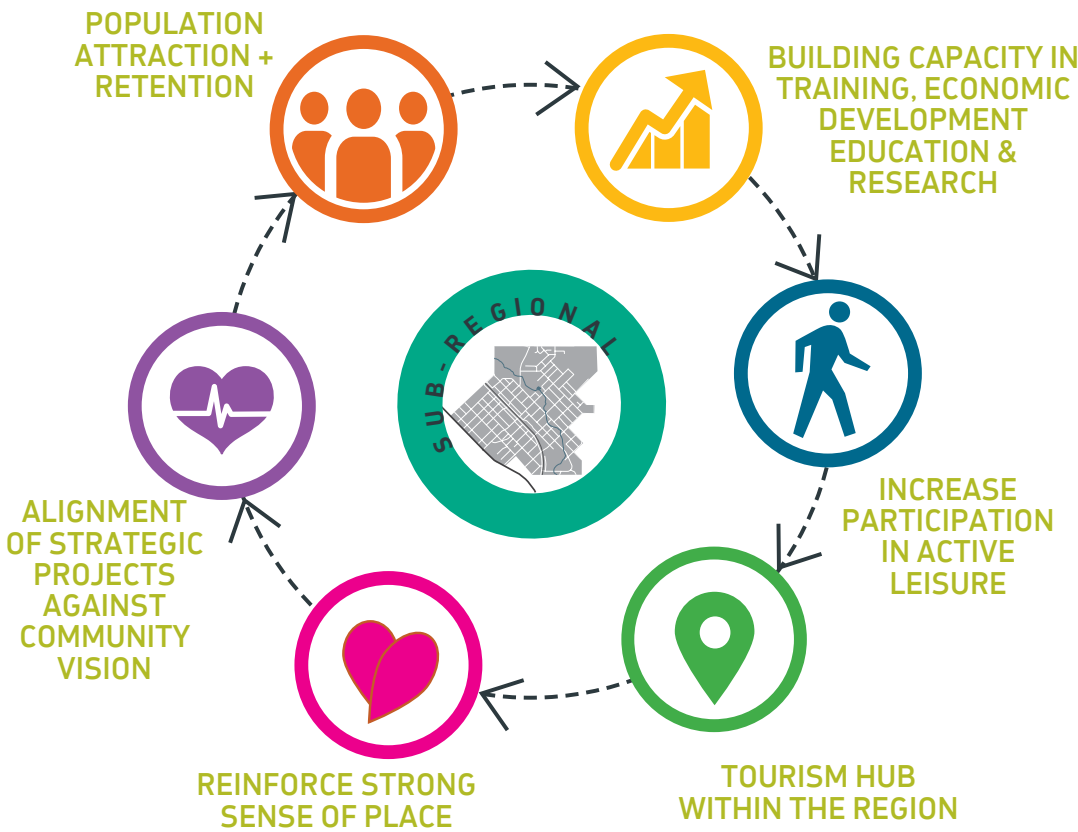
INTRODUCTION

PROJECT OBJECTIVES

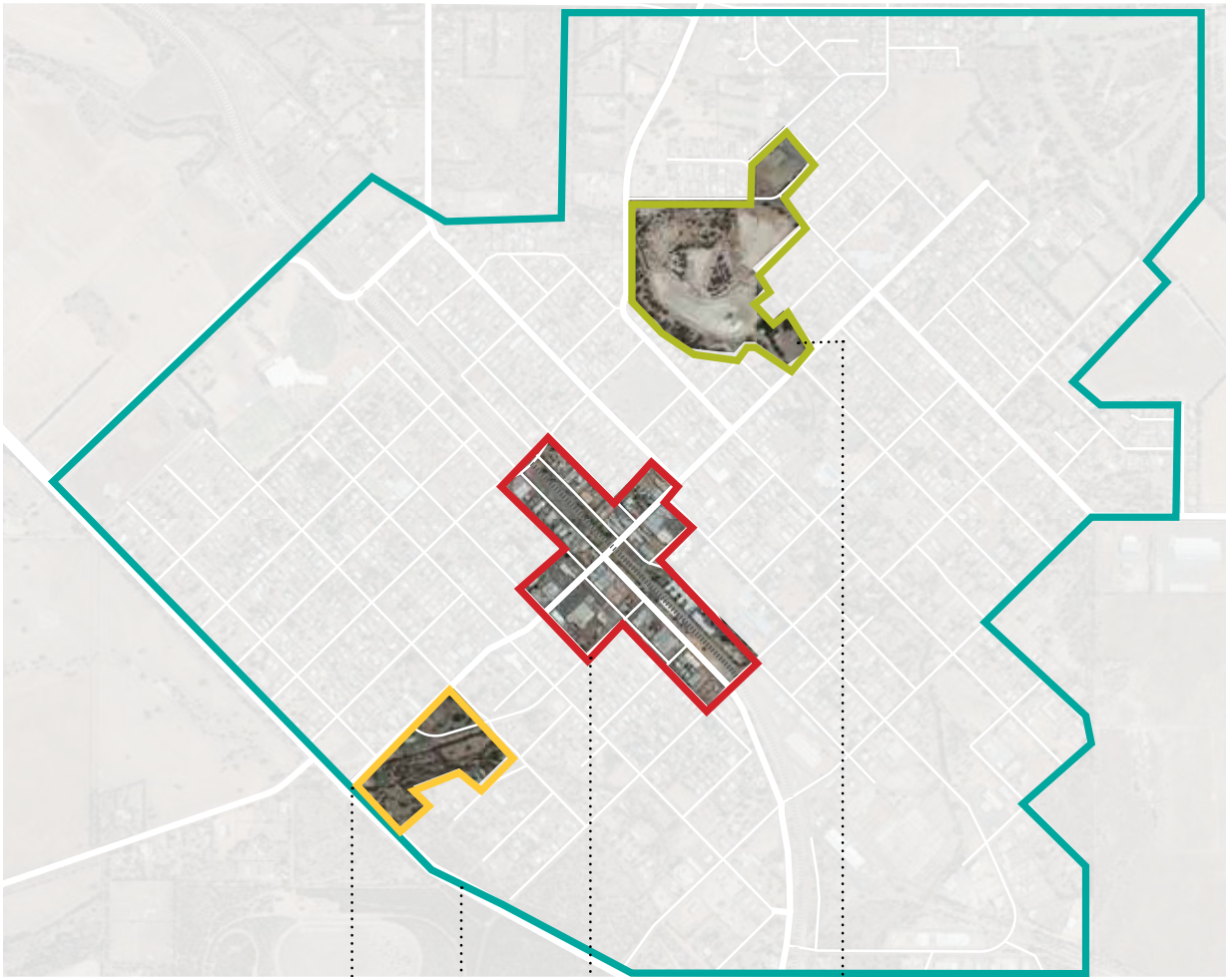
- Consider all project interests as part of a high level master plan
- Achieve an agreed vision for key precincts
- Guide future decision-making regarding priorities
- Provide a project definitions for each development components
- Establish an initial budget for each component
- Define a development strategy for those projects likely to be initiated in the first two years.

MASTER PLAN OUTCOMES

- Consider all project interests and incorporate these into a high level master plan that will
- Achieve an agreed vision for key precincts to underpin their function
- Guide future decision-making regarding priorities and expenditure
- Illustrate principles associated with the preferred planning and development approach
- Outline project definitions for each planning and development components
- Establish an initial budget for each component
- Define a development strategy for those projects likely to be initiated in the first two years.



STUDY AREA - TOWN OF KATANNING



WELCOME PRECINCT

- All Ages Playground
- Miniature Railway
- Skate / Scooter / Pump track / BMX Facilities
- RV Short Stay / Waste Disposal
- Albion Street
- Parking

TOWN CENTRE PRECINCT

- Tourist Visitor Centre
- Museum
- Wayfinding Signage

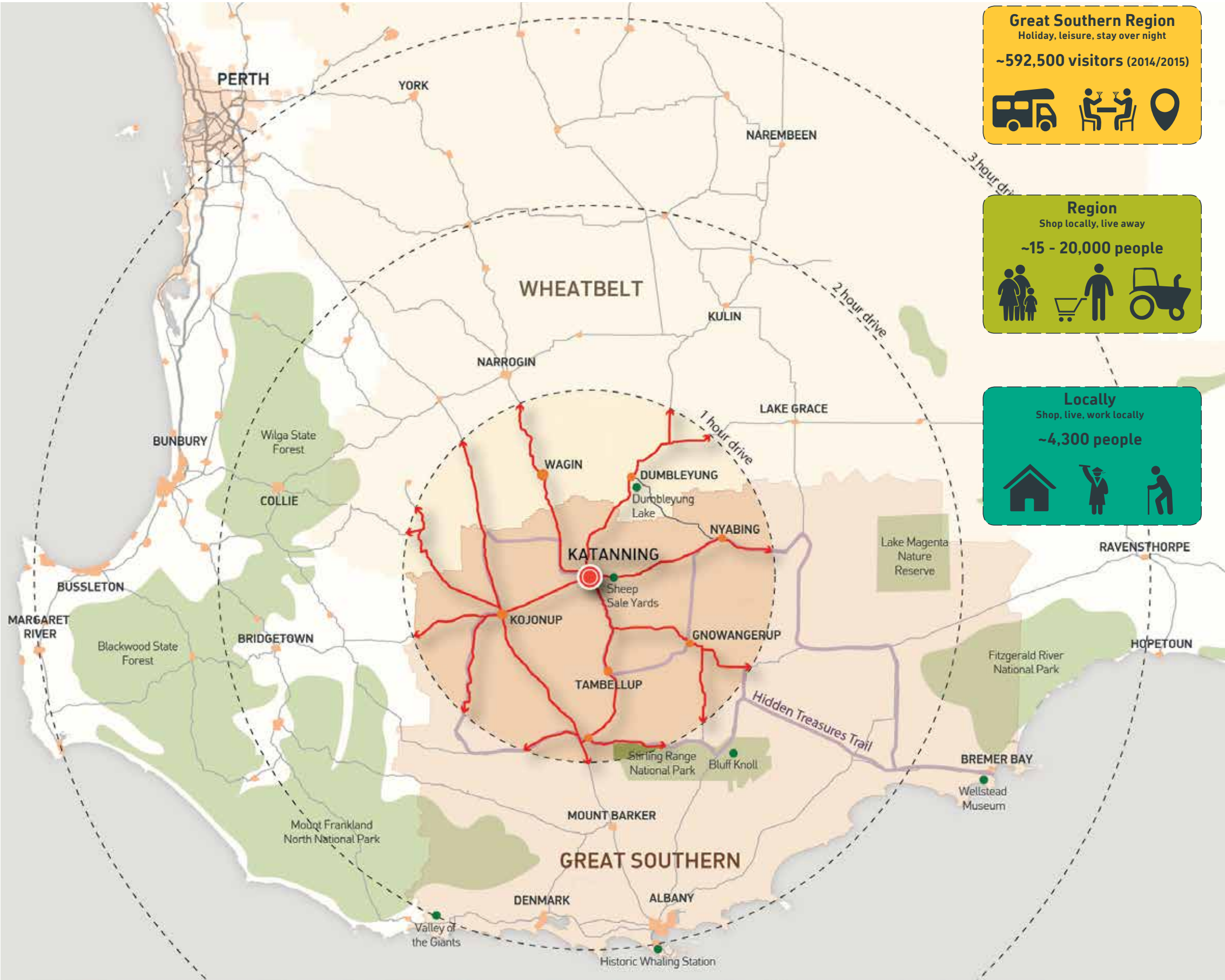
SURROUNDING PROJECTS + CONNECTIONS

- Andover Street Sewer Project
- Environmental Planning
- Trail Connections
- Augmented Realities

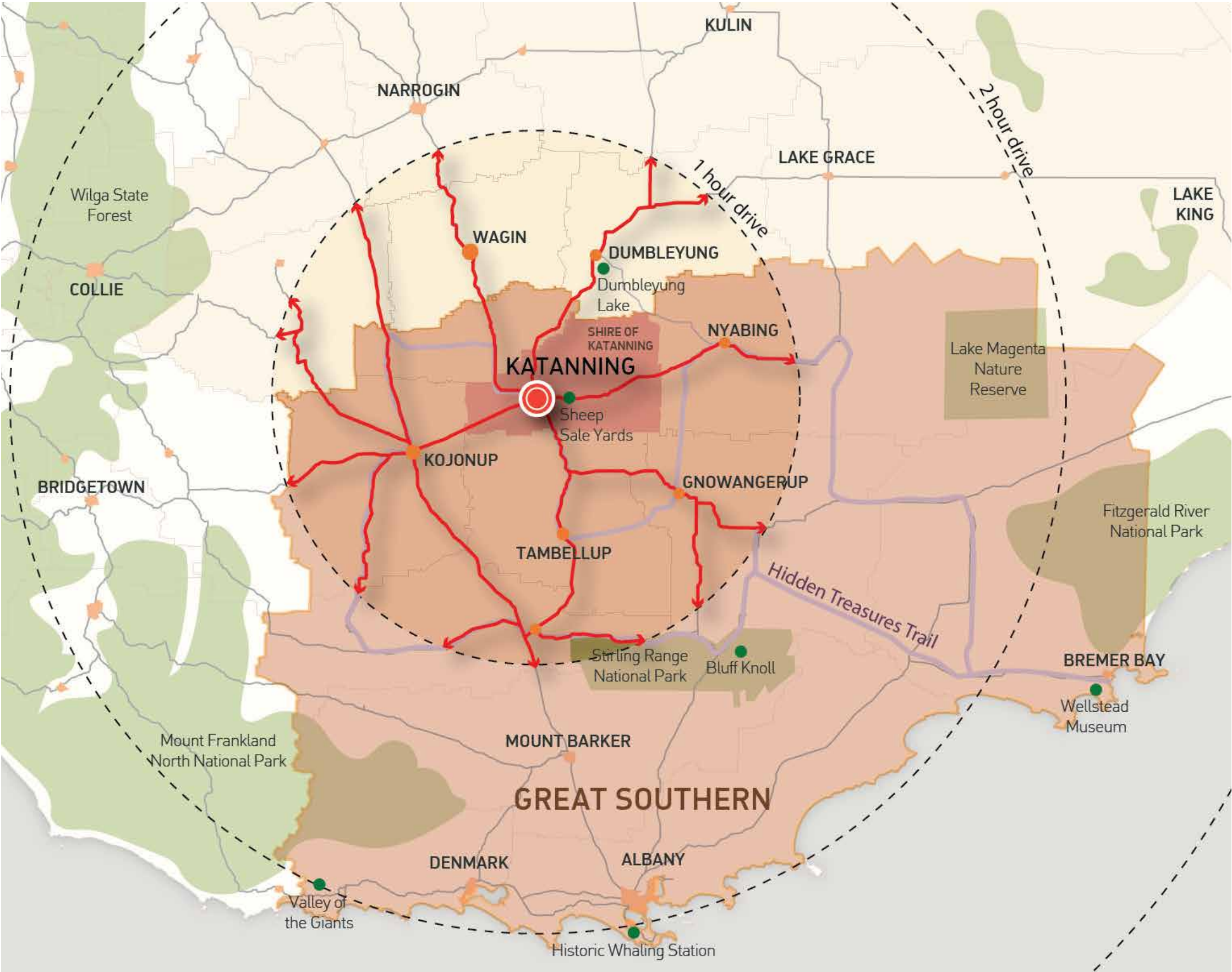
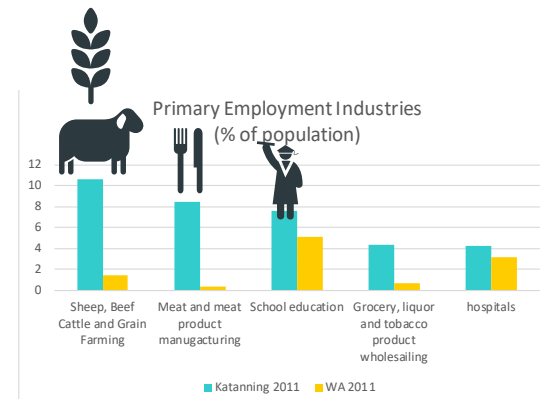
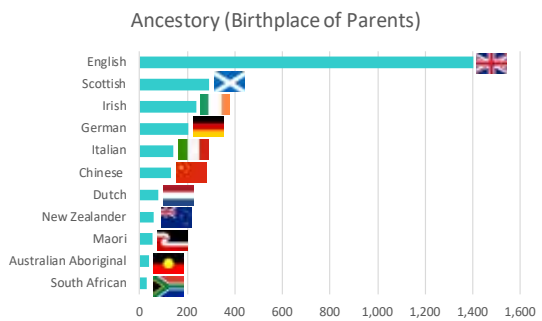
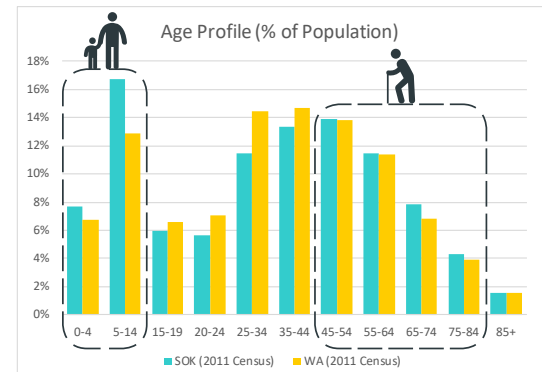
PIESSE LAKE PRECINCT

- Recreational Areas
- Botanic Garden
- Amphitheatre
- Toilet Facilities
- Parking Strategy
- Piesse Lake Land Development
- Re-location of Katanning Bowling Club

REGIONAL LOCATION



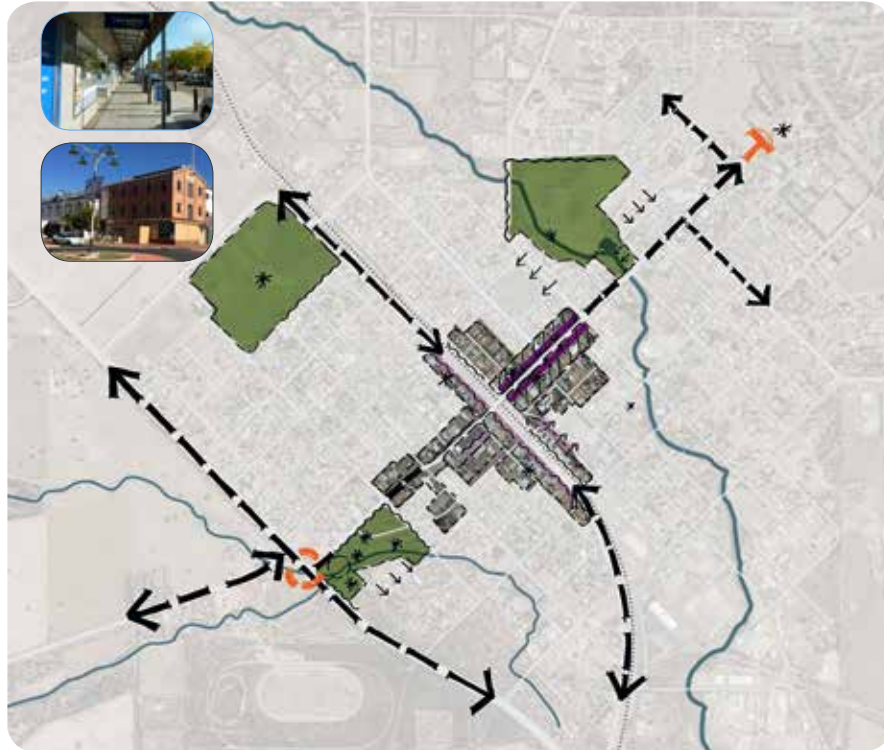
GREAT SOUTHERN LOCAL CONTEXT



HIGH LEVEL SITE ANALYSIS

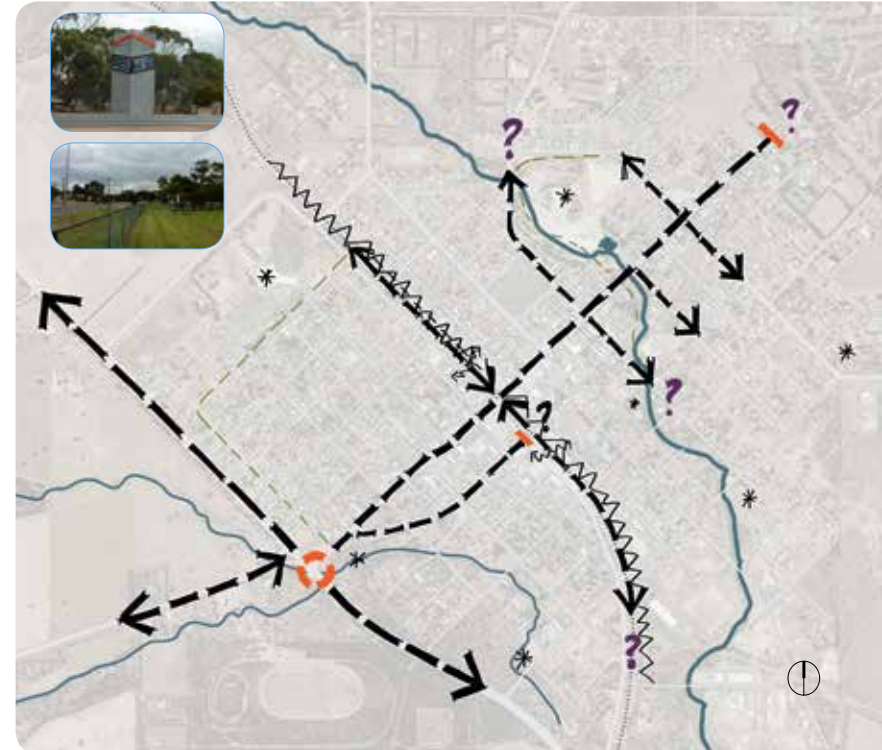


EXISTING ACTIVITY



- Lack of central arrival point to orientate users to variety of uses
- Lack of clearly defined destinations - What will bring people into the core?
- Inactive / vacant frontages - Austral Tce / Clive St
- Limited diversity of food experiences day/night - balanced for families, workers & visitors

EXISTING MOVEMENT & CONNECTION



- Multiple entry routes - through the 'back door'
- Traffic bypassing the centre of town
- Dead end destinations
- Disconnected cycle / pedestrian footpaths / routes
- Pedestrian desire lines across the railway line
- Poor pedestrian lighting

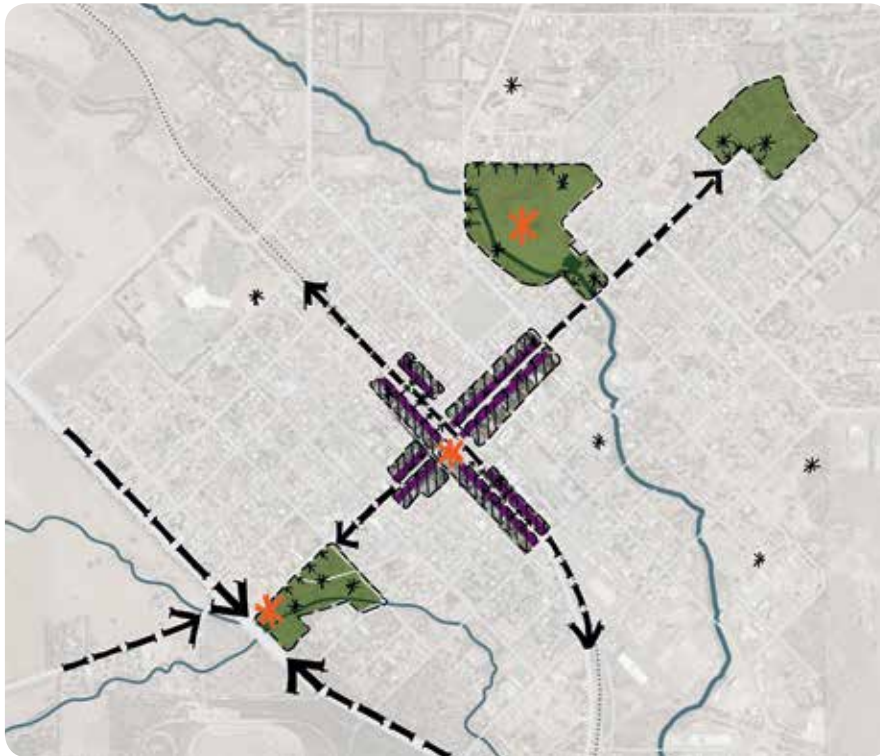
EXISTING CHARACTER



- What does Katanning Town Centre represent to residents, workers and visitors?
- Lack of clearly defined purpose
- Lack of connection to key features / destinations
- Competing arrival signage

HIGH LEVEL SITE OPPORTUNITIES

EXISTING ACTIVITY



- Co-location of complementary activities
- Maximise town dwelling times / expenditure - interactions for workers, residents and visitors
- Signal central Hub / information points
- Defined precincts - linked to central hub

EXISTING MOVEMENT & CONNECTION



- Define arrival to 'front door' - centralised arrival corridor
- Establish clear roading hierarchy - tree lined entry boulevard
- Provide legible wayfinding signage through the centre - linking destinations & key features
- Strategic location of car parking origins to maximise pedestrian movement within centre

EXISTING CHARACTER

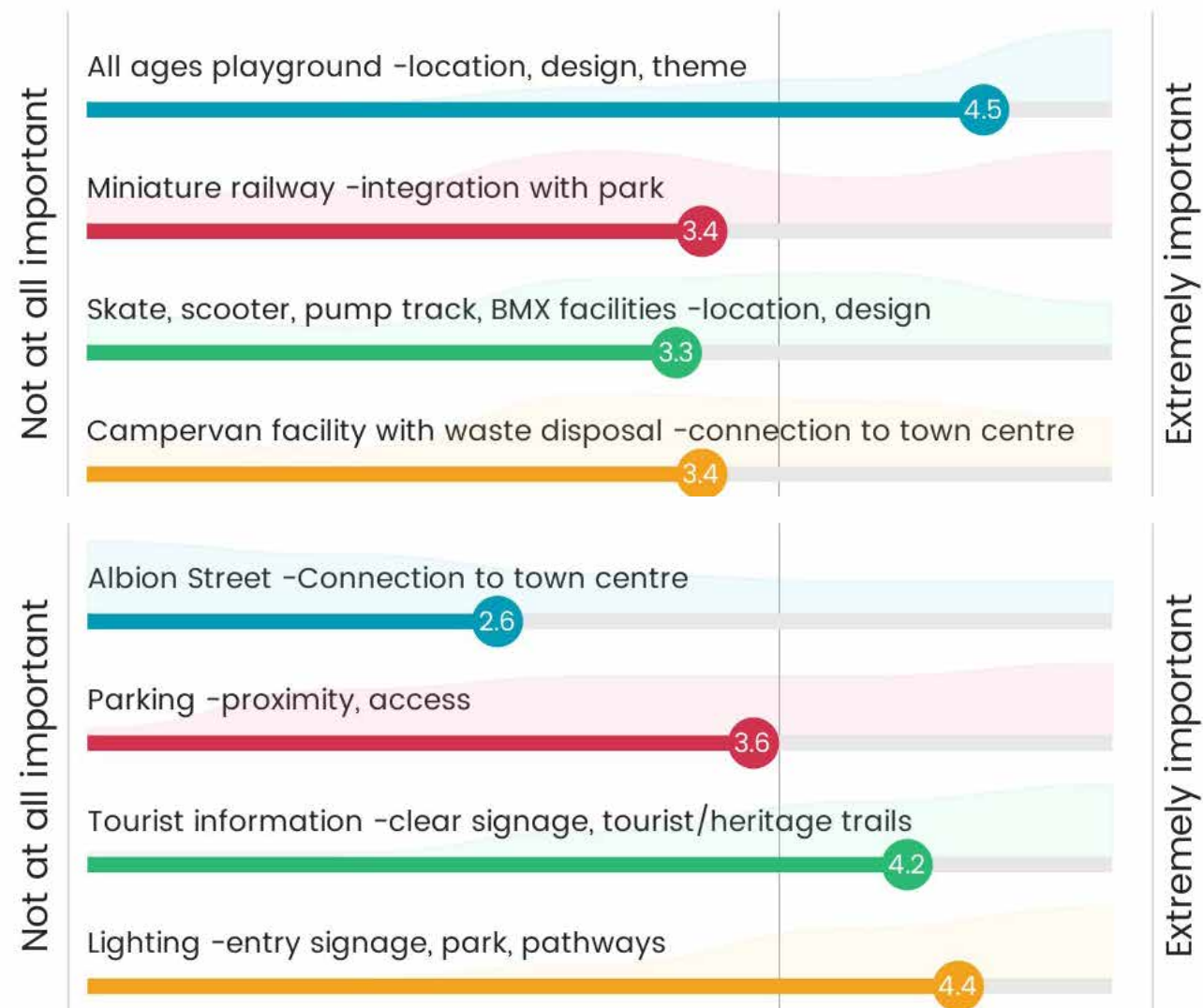


- Articulate the purpose of the place for its target users - residents, workers & visitors - Economic Development / Tourism Strategy
- Define precincts - with legible connections to the centre
- Continuous, safe and attractive pedestrian / cycle routes linking key features / destinations

SURVEY RESULTS

1. WELCOME PRECINCT

When asked about the level of importance for key projects within the Welcome Precinct, consideration of the all ages playground, lighting and tourist information were of the highest priorities.



OTHER IDEAS - WELCOME PRECINCT

When asked to provide 5 additional ideas or changes relating to the Welcome Precinct, the top 5 themes or aspirations reflected: 'playground', 'signage', 'shade', 'grass' and 'nature play'.



SURVEY RESULTS

2. PIESSE LAKE PRECINCT

When asked about the level of importance for key projects within the Piesse Lake Precinct, consideration for recreation areas, toilet facilities and lighting were of the highest priorities.



OTHER IDEAS - PIESSE LAKE

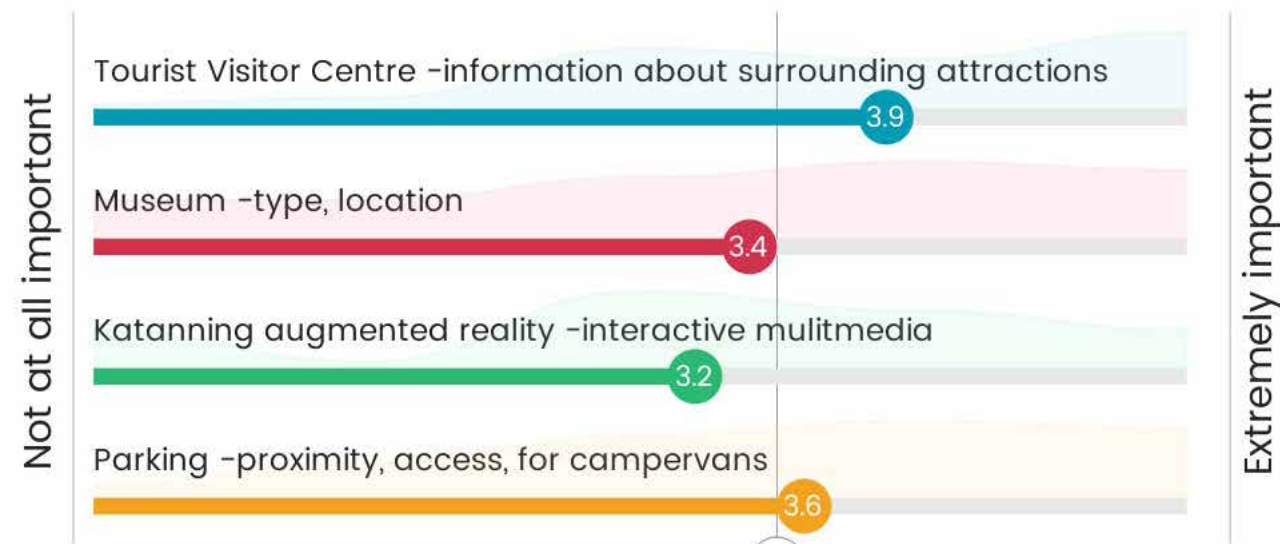
When asked to provide 5 additional ideas or changes relating to the Piesse Lake Precinct, the top 5 themes or aspirations reflected: 'walkways', 'seating' 'playground', 'toilets' and 'get it finished!'.



SURVEY RESULTS

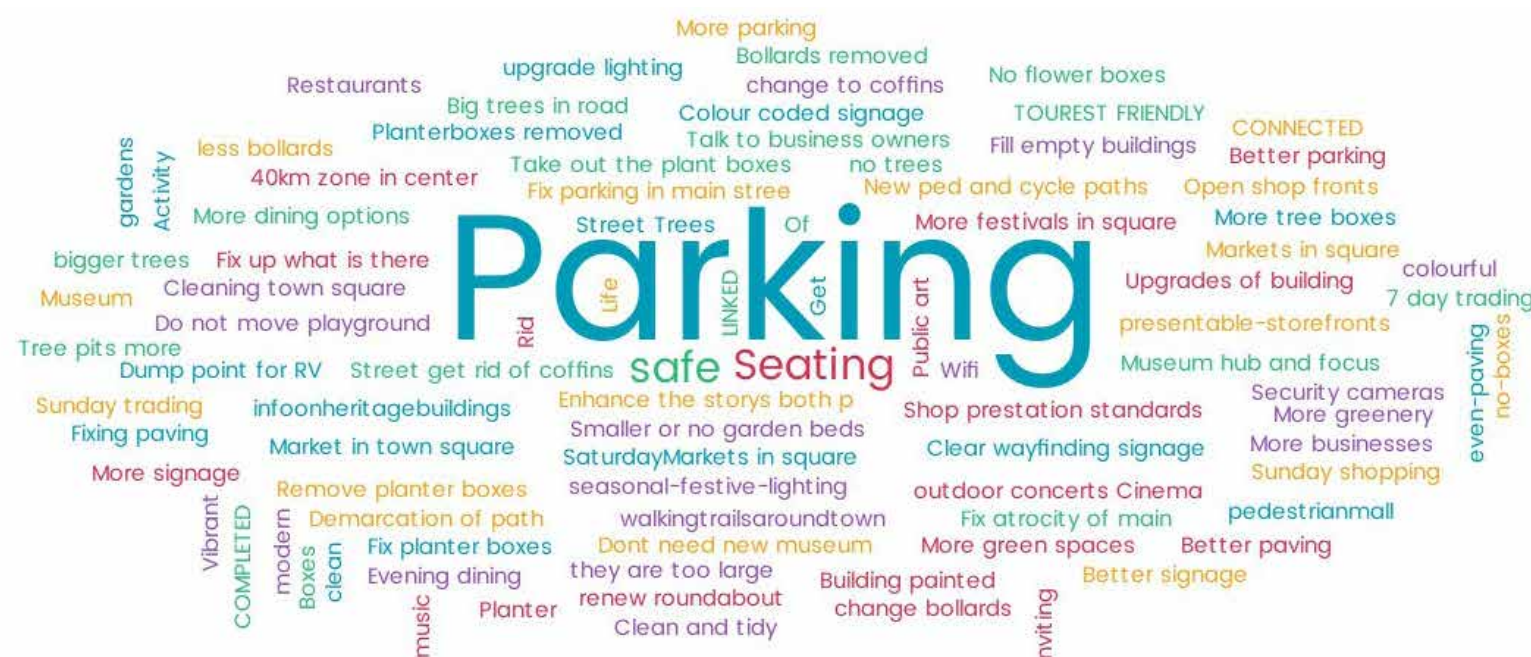
3. TOWN CENTRE PRECINCT

When asked about the level of importance for key projects within the Town Centre Precinct, accommodating tourist information informing people of surrounding features was of the highest priority.



OTHER IDEAS - TOWN CENTRE

When asked to provide 5 additional ideas or changes relating to the Town Centre Precinct, the top 5 themes or aspirations reflected: 'parking', 'seating' 'safe', 'more festivals' and 'building upgrades'.



4. SURROUNDING PROJECTS & CONNECTIONS

When asked about the level of importance for key projects within the Surrounding Projects and Connections, consideration of sustainable environmental planning and celebrating multiculturalism were of the highest priorities.



SURVEY OUTCOMES - OTHER KEY PROJECTS OR IDEAS





PRINCIPLES

Initial visioning set in place the frame of reference for all investigation, research, analysis, concept and design work which follows and is the founding argument against which all future decisions can be tested.



POPULATION
ATTRACTION +
RETENTION



BUILDING CAPACITY
IN ECONOMIC
DEVELOPMENT,
TRAINING,
EDUCATION &
RESEARCH



ALIGNMENT
OF STRATEGIC
PROJECTS AGAINST
COMMUNITY VISION



INCREASE
PARTICIPATION IN
ACTIVE LEISURE



TOURISM HUB
WITHIN THE
REGION

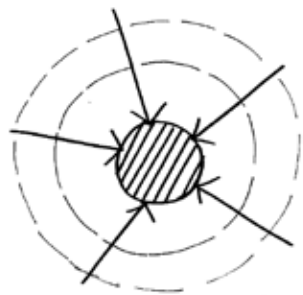


REINFORCE
STRONG SENSE OF
PLACE

ASPIRATIONS

CREATION OF 'CONCIERGE' FOR WIDER REGION

Complimenting existing tourism infrastructure in Great Southern

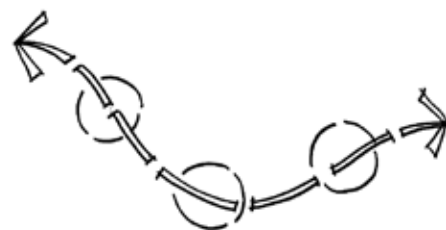


- + CELEBRATING LOCAL CULTURE AND HERITAGE
- + VIRTUAL / INTERPRETIVE EXPERIENCE CAPTURING REGIONAL STORIES
- + PROFILING LOCAL CREATIVE MAKERS
- + INCREASE VISITOR SERVICES AND ATTRACTIONS
- + COORDINATED REGIONAL MARKETING



CONNECTED EXPERIENCES - 'STRING OF PEARLS'

Providing a cohesive and manageable open space network

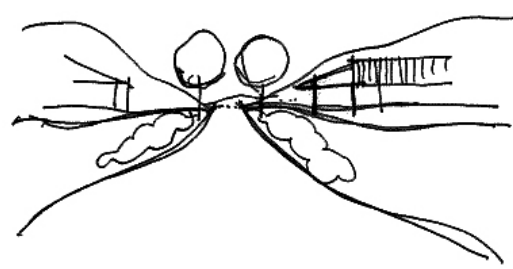


- + ENHANCED PUBLIC IMAGE
- + TELLS THE STORY OF INTERCONNECTED COMMUNITY
- + ACTIVATING THE COMMUNITY - IMPROVED RECREATIONAL FACILITIES
- + LEGIBLE CONNECTIONS
- + INTEGRATE LOCAL HERITAGE, ART, CULTURE, RECREATION AND INTERPRETIVE TRAILS AND ELEMENTS



SENSE OF ARRIVAL AND JOURNEY

Linking views and vistas from public and private places

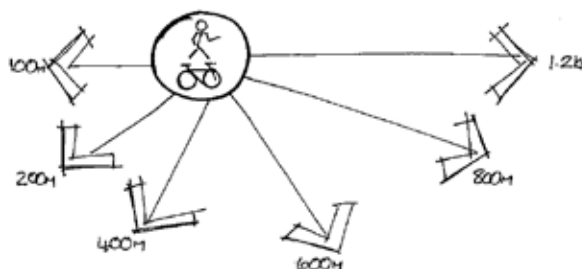


- + DEFINED GATEWAY
- + DISTINCTIVE CHARACTER
- + DELIGHT AND INTRIGUE
- + EXPERIENCE OF PLACE
- + VISTAS TOWARDS KEY SITES
- + INTEGRATE BUILT EDGE AND LANDSCAPE
- + GOOD SPACES, GREAT PLACES, REMARKABLE QUALITY



PEDESTRIAN & CYCLE LINKAGES

Strengthening desire lines, nodal activation and linkages



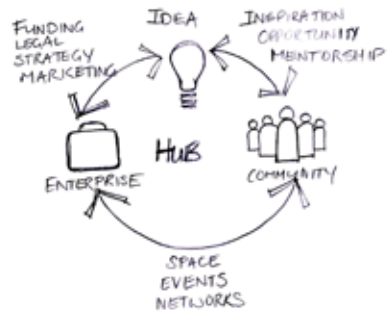
- + STRENGTHENING PEDESTRIAN DESIRE LINES
- + ACTIVATION OF NODAL POINTS
- + PROMOTE WALKING AND CYCLING FOR EVERYONE
- + ACTIVE AND HEALTHY COMMUNITY
- + DIVERSE SPACES AND EXPERIENCES
- + CONNECTED PATHWAYS & INFRASTRUCTURE



ASPIRATIONS

SUSTAINED ECONOMIC PROSPERITY

Retaining and attracting people, business and regional investment

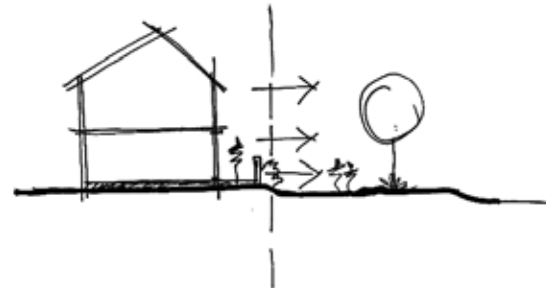


- + INCREASING TOURISM DIRECT SPENDING
- + ATTRACTING PRIVATE INVESTMENT
- + ENHANCED RV SERVICES AND EXPERIENCE
- + DEVELOPMENT OF TRAINEESHIPS & APPRENTICESHIPS
- + DIVERSIFICATION



A NEIGHBOURLY EDGE

Blurring of edges, integrating the street and public amenity

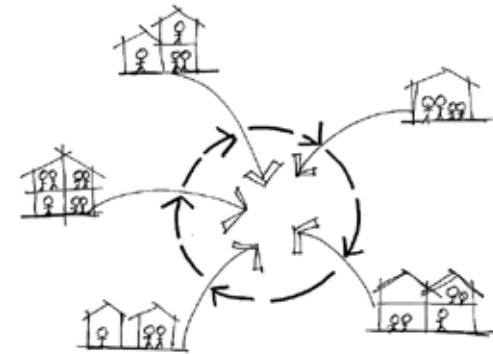


- + INTEGRATION OF THE BUILT EDGE AND LANDSCAPE
- + SAFETY AND SURVEILLANCE
- + STRENGTHEN COMMUNITY PRIDE
- + ADAPTIVE REUSE OF EXISTING BUILDINGS
- + APPROPRIATE FOR ALL SEASONS



WELCOMING HOME FOR ALL

Improving community pride and ownership



- + INCREASING VOLUNTEERISM & PARTICIPATION
- + ENGAGING THE ALL AGES
- + PROGRAM OF EVENTS (SOFT INFRASTRUCTURE)
- + INCREASED HOUSING CHOICE AND DIVERSITY



UNIQUELY KATANNING - TELLS A STORY

Broaden the town appeal beyond an agricultural service centre



- + INCREASE ENVIRONMENTAL AWARENESS
- + BUILD IN RESEARCH AND EDUCATION OPPORTUNITIES
- + STRENGTHENING A SENSE OF IDENTITY
- + SUSTAINABLE
- + CELEBRATING THE LOCAL CONTEXT



KSHCP MASTER PLAN

PIESSE LAKE PRECINCT

1. Recreation Areas/Walking Trails
2. Botanic Garden
3. Amphitheatre
4. Toilet Facilities
5. Parking
6. Residential Development
7. Re-locate Bowling Club

TOWN CENTRE PRECINCT

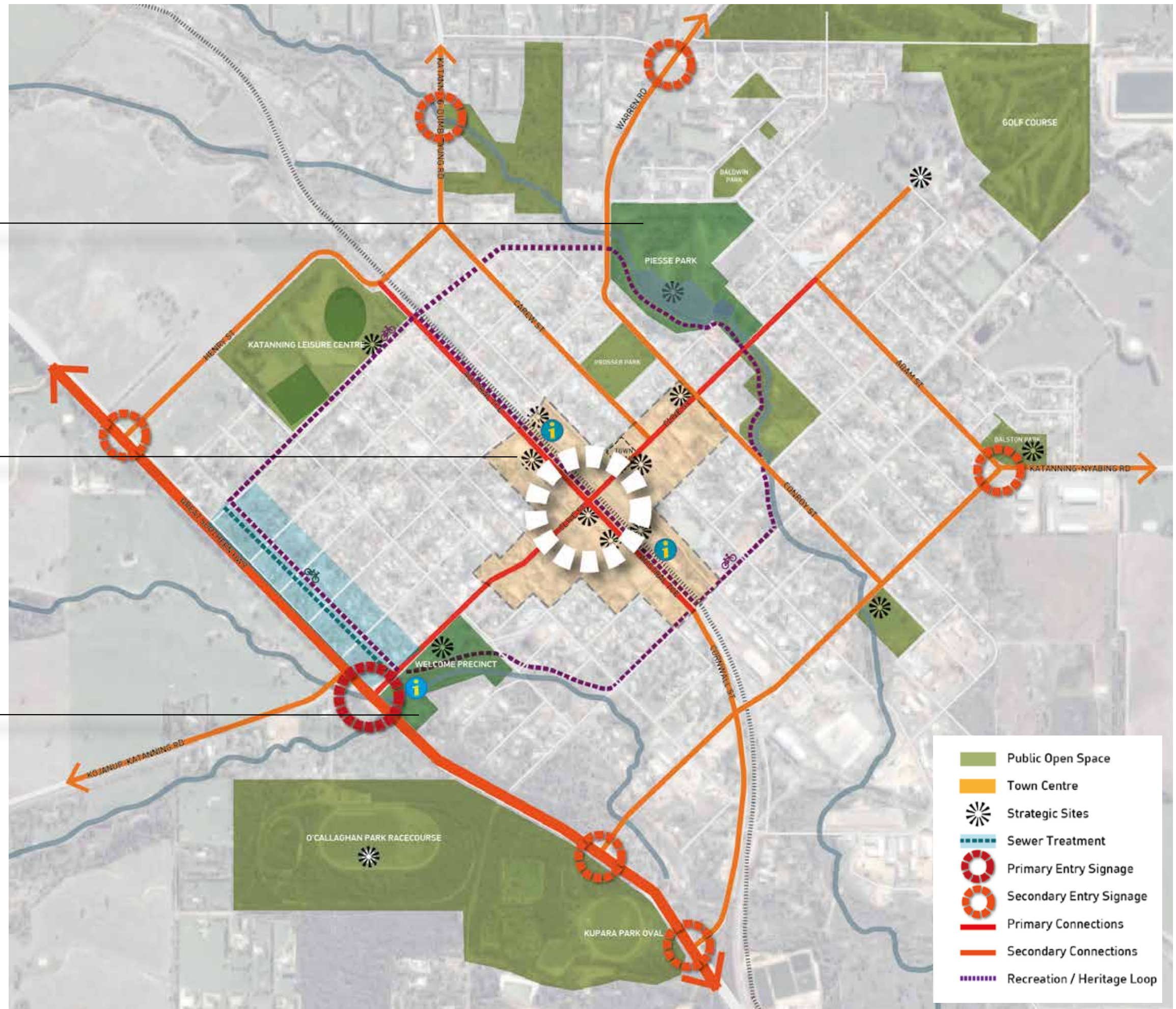
1. Visitor Centre
2. Museum
3. Way-finding signage

SURROUNDING CONNECTIONS & OTHER PROJECTS

1. Heritage / Tourism / Recreation Trails
2. Andover Street Sewer
3. Environmental Planning
4. Augmented Reality

WELCOME PRECINCT

1. All Ages Playground
2. Miniature Railway
3. Skate / BMX Facilities
4. RV Short Stay / Waste Disposal
5. Albion Street
6. Parking
7. Tourist Information



WELCOME PRECINCT

INTRODUCTION

The Welcome Precinct is an important attractor and place for wayfinding for tourists and visitors. It is well used by locals as a place of recreation, play and health. It is also used at various times for cultural and community events such as car/machinery shows and Australia Day celebrations.

EXISTING FEATURES

- Car park with old tourist orientation map;
- A highly unique All-Ages playground;
- A more traditional children's playground;
- Miniature Railway track and station;
- BMX Track;
- Small Skate Park;
- Lions Park with picnic facilities;
- Two toilet blocks;
- Some tributes/memorials;
- Recreational Vehicle overnight parking;
- Recreational Vehicle Dump Point;
- Seasonal creekline

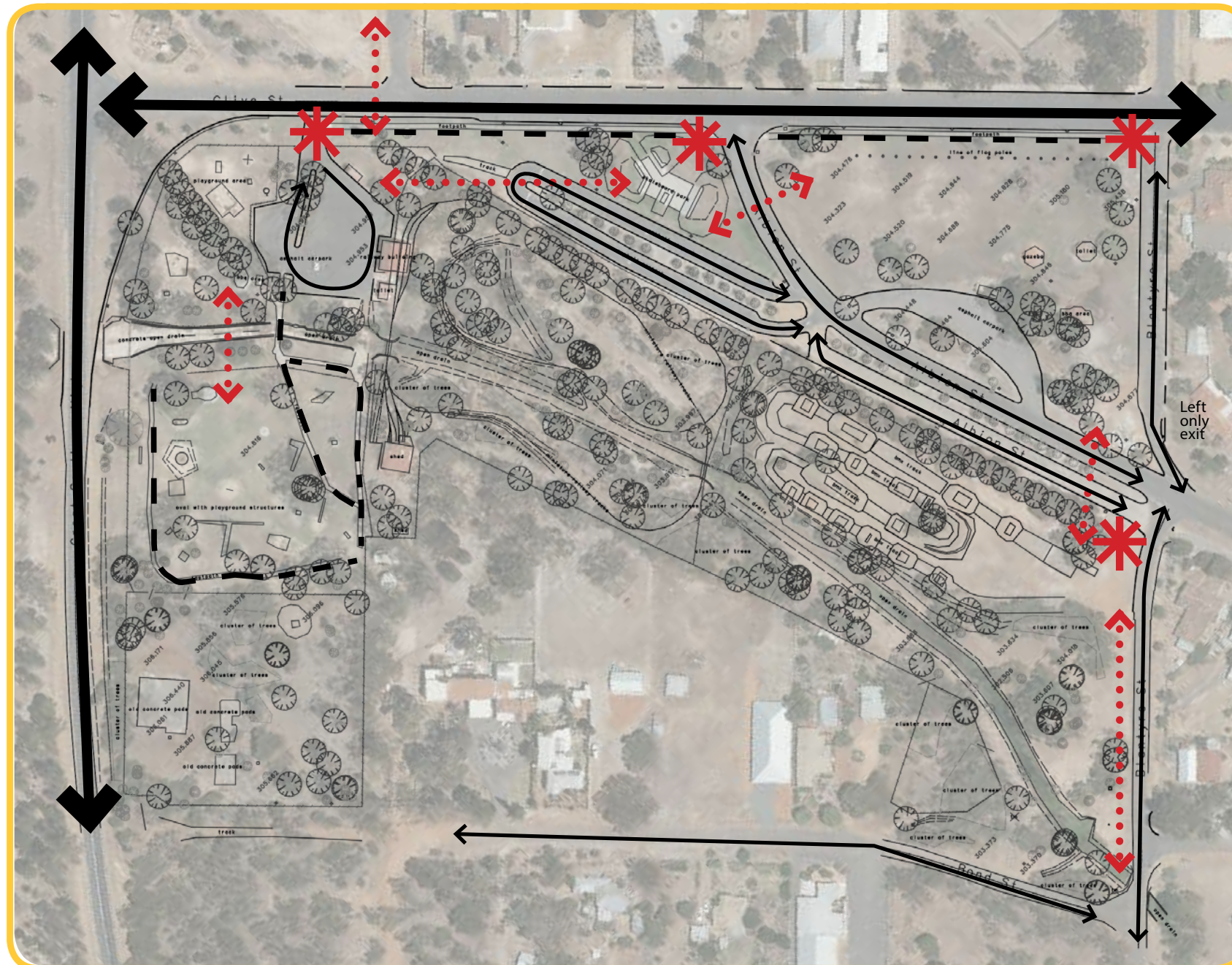
SITE APPRECIATION | KEY CHALLENGES

- Locals have lost pride in the Welcome Precinct;
- Arrival experience is poor in terms of general character, wayfinding and in presenting a unique sense of Katanning;
- Sight lines to the All Ages Playground (formerly a memorable and unique attractor) are poor from the highway;
- Facilities are generally old and require upgrade and enhancement.
- All Ages Playground some structures require structural as well as safety amendments;
- Lost economic opportunities where tourists travelling on Great Southern Highway stop at the Welcome Precinct but do not engage with the town centre – 'The Welcome Precinct currently acts like bait without a hook';
- The precinct as a whole is disjointed and cut-off by fences, roads and poor pedestrian networks internally and as part of a broader network;
- Some infrastructural challenges include:
 - Poor drainage in select areas
 - Overhead powerlines
 - Old road infrastructure
 - Poor lighting









GENERAL CHARACTER

WELCOME PRECINCT - SITE ANALYSIS



EXISTING SITE AERIAL AND SURVEY + KEY MOVEMENT AND CONNECTIONS

-  - Primary Road
-  - Secondary Road
-  - Sealed Footpath
-  - Gravel path
-  - Primary Access
-  - Poor Linkages/Connection






KEY FEATURES, ELEMENTS & INFRASTRUCTURE

- Key elements for consideration
- Key plantings / avenues



LANDUSE

-  - Public Open Space
-  - Private Open Space
-  - Residential or Future Residential



EXISTING ALL AGES PLAY ELEMENTS



Play Item 1: Spiral Slide
Status: Functional



Play Item 2: Large Single Slide
Status: Non-functional



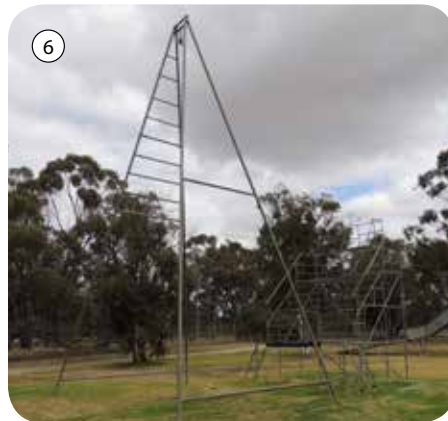
Play Item 3: Single Bump Slide
Status: Functional



Play Item 4: Large Rocking Horse
Status: Functional



Play Item 5: Small Rocking Horse
Status: Functional



Play Item 6: Large Swing
Status: Non - functional



Play Item 7: Spinner
Status: Functional



Play Item 8: Triple Slide
Status: Non - functional



Play Item 9: Medium Swing
Status: Functional



Play Item 10: Climbing Net
Status: Functional



Play Item 11: Large See-saw
Status: Functional



Play Item 12: Orbital Cage
Status: Functional



Play Item 13: Spiral Slide
Status: Functional

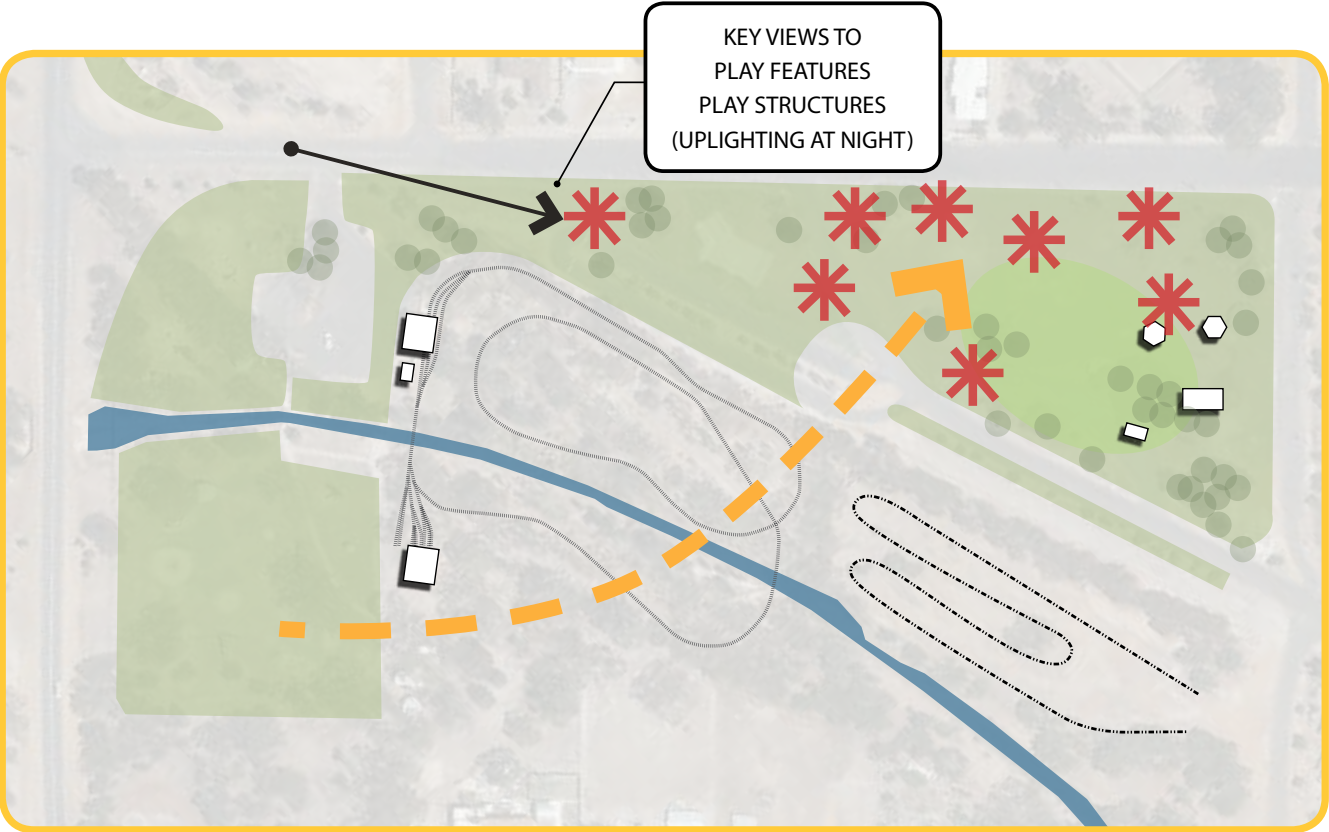


Removed Play Item 1
Status: Unknown

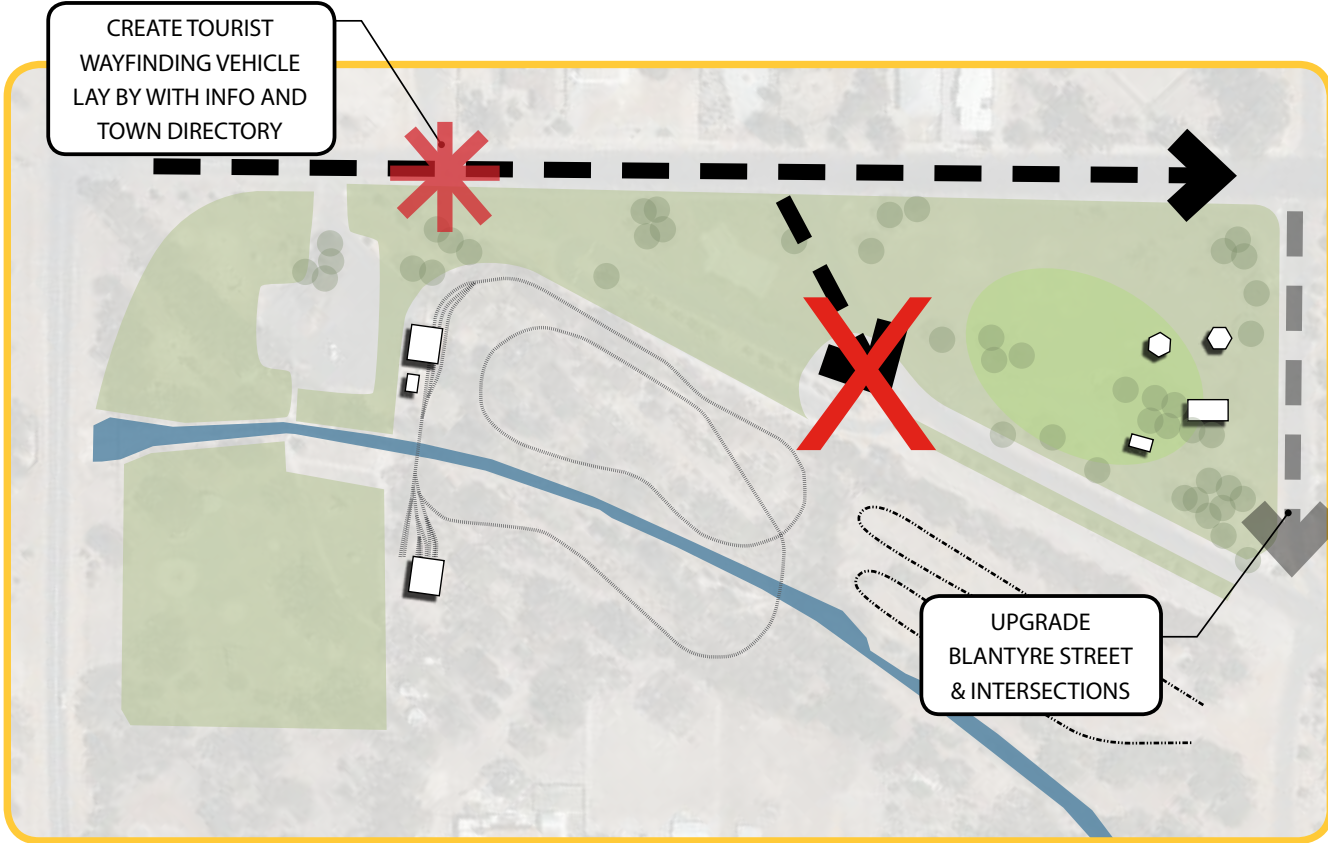


<https://m.youtube.com/watch?v=kcLKQoNGjfw>

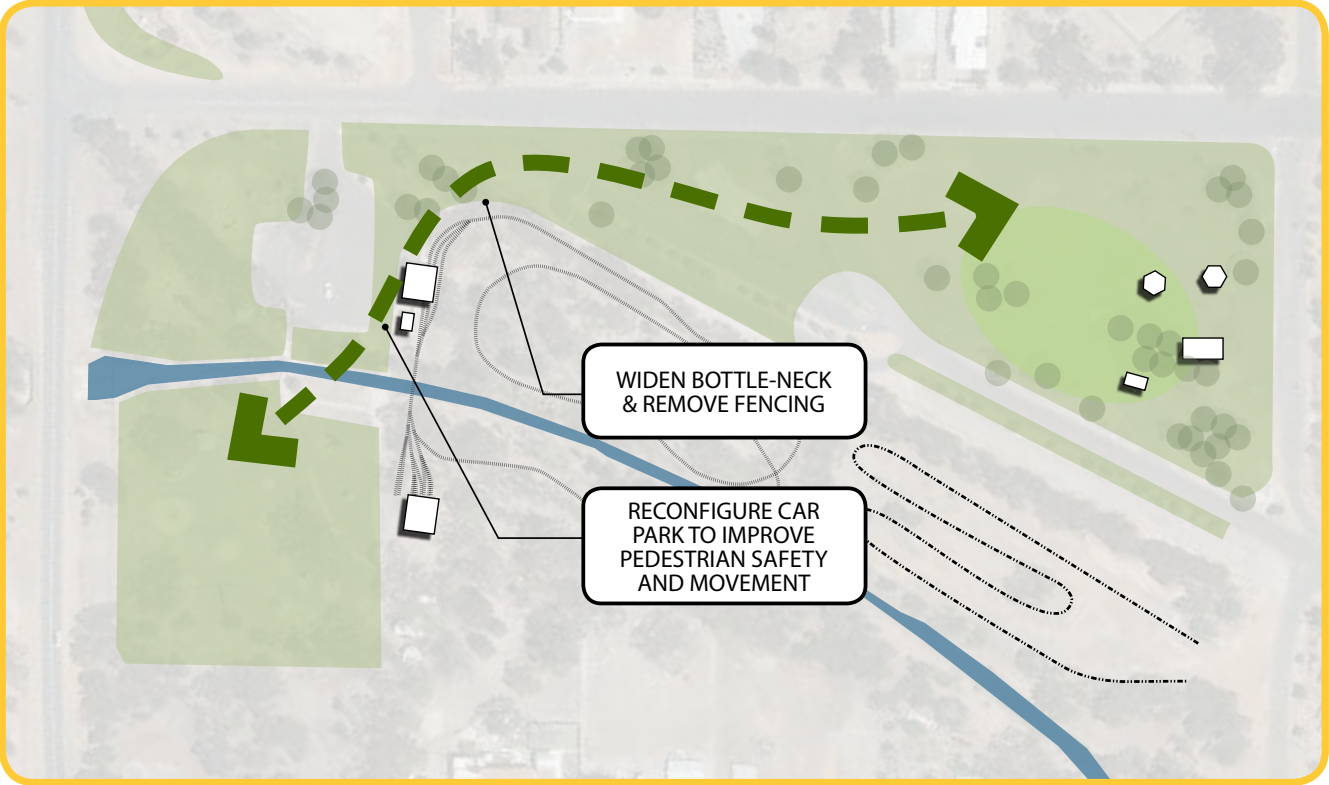
MAJOR MOVES



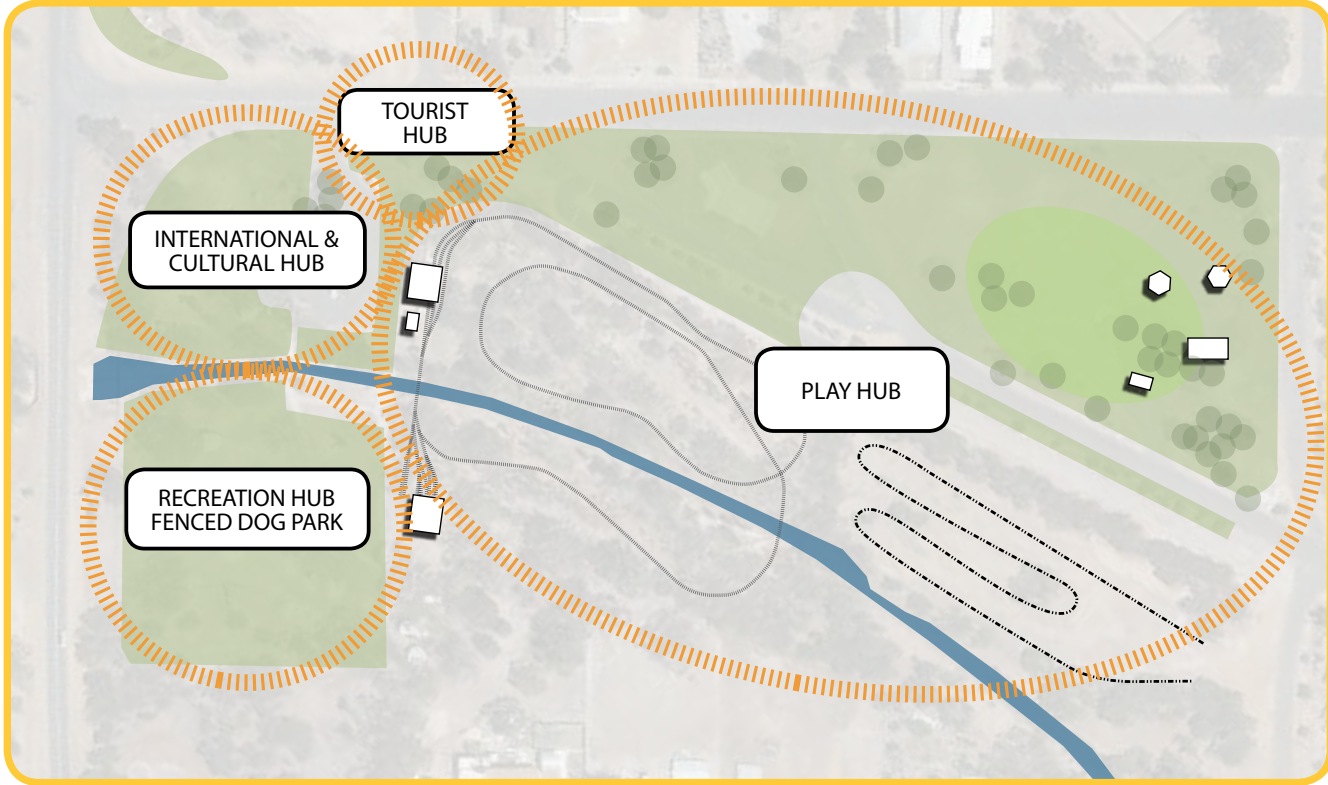
RELOCATE, CELEBRATE AND UPGRADE ALL AGES PLAY GROUND TO LIONS PARK



DRAW VISITORS DOWN CLIVE STREET- CLOSE ALBION STREET & PROVIDE LAYBY INFO

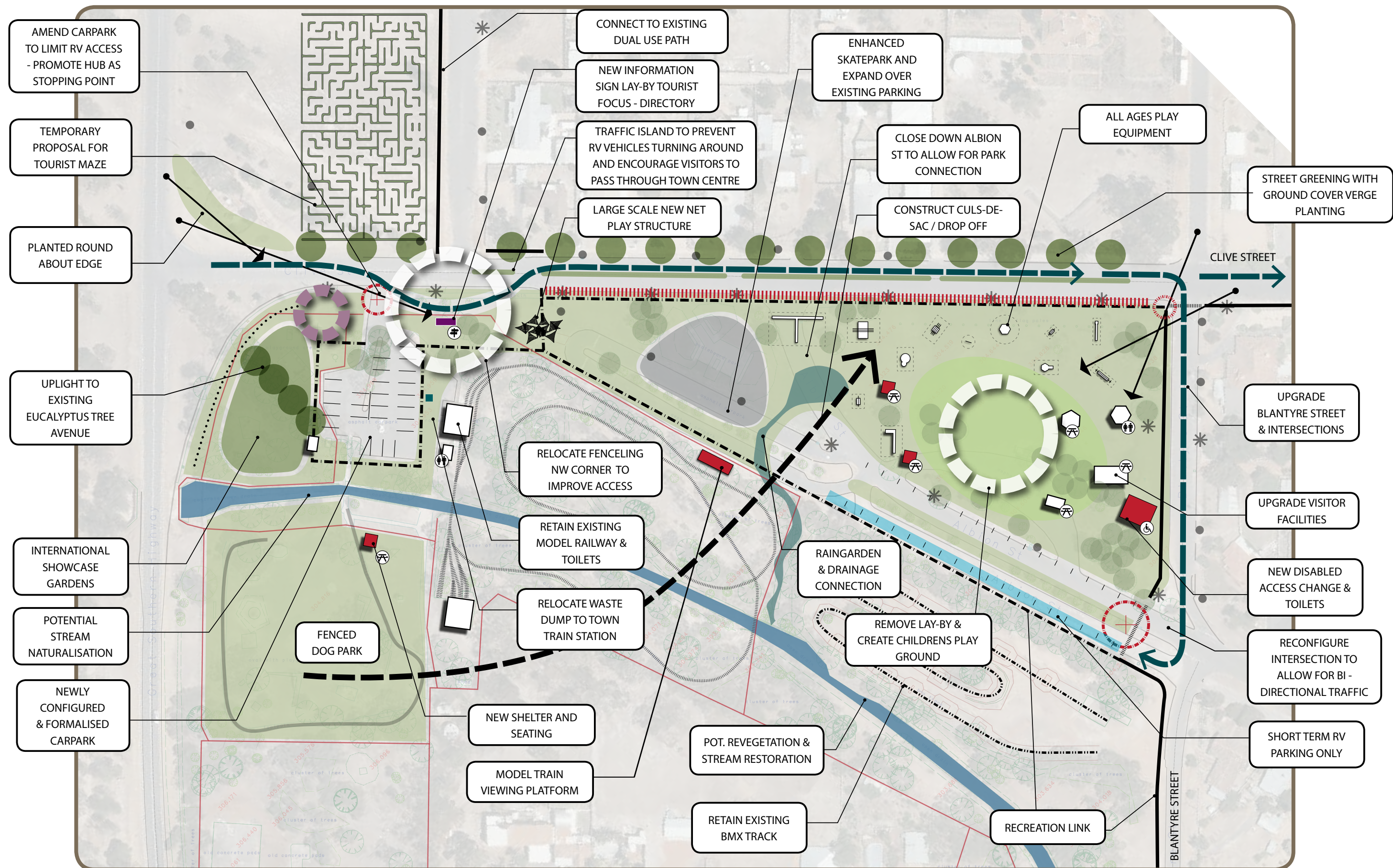


FORGE IMPROVED LINKS - CONSOLIDATE OPEN SPACE



CREATE HUBS AND PLACES OF THEMATIC FOCUS

WELCOME PRECINCT MASTER PLAN



TOWN CENTRE PRECINCT

INTRODUCTION

The Town of Katanning acts as a sub-regional centre servicing up to 20,000 people within the wider region, and approximately 4400 people within the town itself. With the restoration of the old Piesse Flour Mill by Dome Café, providing addition dinning choices and mix of self-check in accommodation and virtual reality tours, the town centre is set to become a central hub for the region profiling local histories and maker.

Established on the back of the railway line which first begun servicing the region in the late 1800's the centre is focused around the intersection of Clive Street and Austral Terrace. Austral Terrace remains the heritage precinct with most of the early buildings remaining. However, the buildings are in varying states of disrepair. Clive Street has had a recent upgrade with the addition of a new central town square.

EXISTING FEATURES

- Austral Terrace, heritage precinct
- Clive Street, main retail street
- Central car parking along railway
- Restoration of Old Flour Mill – Dome Café
- Central railway spine
- Town Square
- Railway Station
- Piesse Monument

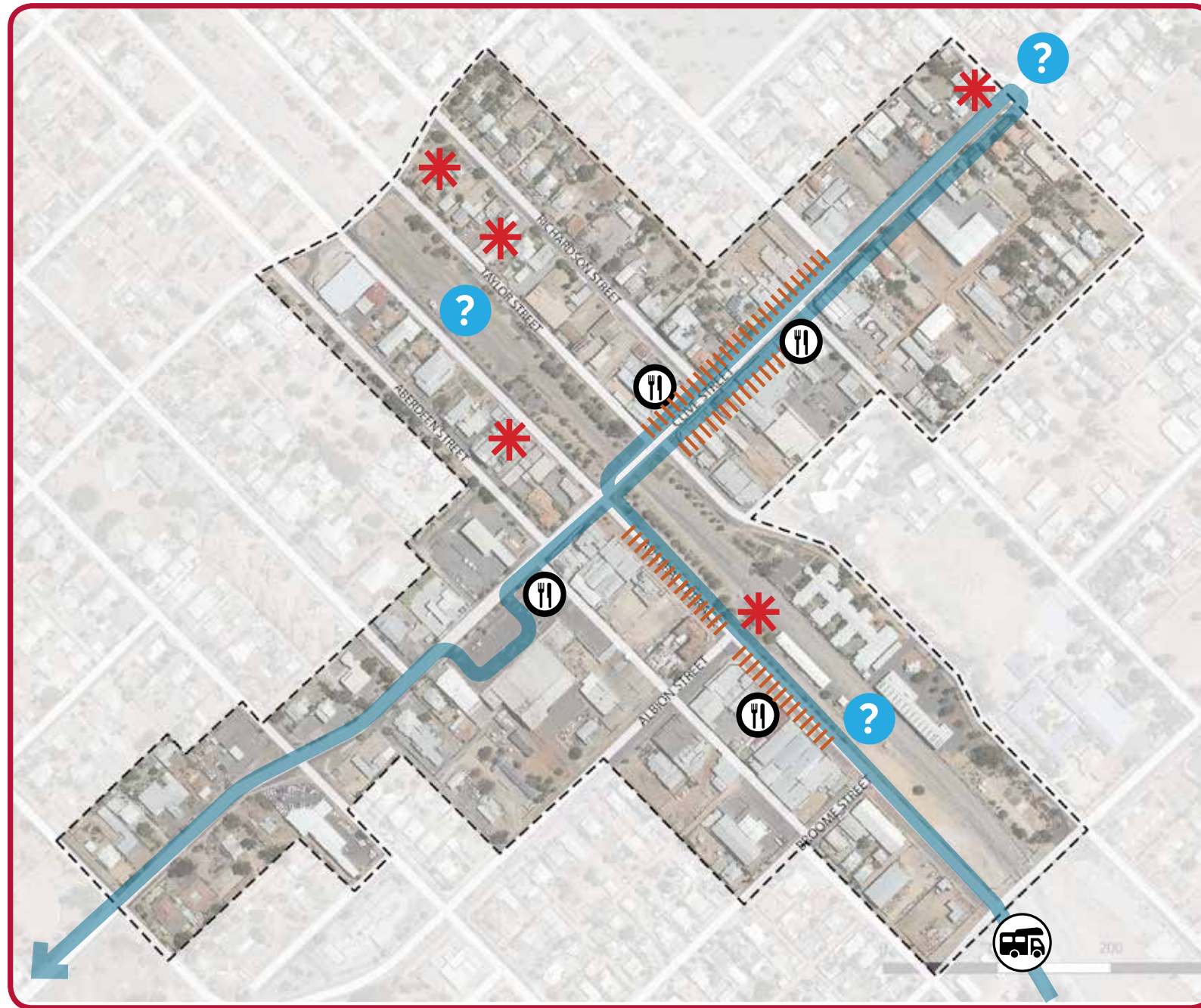
SITE APPRECIATION | KEY CHALLENGES

- Cohesive sense of place
- Where to find the unique Katanning story
- Two main street precincts
- Limited night time food offering
- Limited activities for range of users i.e. families, youth, elderly
- Disconnected footpaths
- Recent upgrade of Clive Street – central planter boxes and bollards causing issues
- Lack of lighting strategy along key pedestrian routes
- Vacant shop frontages
- Many heritage buildings in disrepair
- Recent upgrade of Clive Street, issues arising with central planters and parking bollards
- Limited night time offerings
- One pedestrian crossing over railway line
- Limited activation onto the Square – only fronted by Clive Street
- Old road infrastructure
- Poor lighting



+ GENERAL CHARACTER

TOWN CENTRE - SITE ANALYSIS



TYPICAL RV/CARAVAN NAVIGATION THROUGH THE CENTRE OF TOWN

- RV/Caravan entry from south Austral Tce - turning at roundabout Clive St and exit stopping by Woolworths supermarket
- No information provided within town centre to orientate vehicle/RV/Caravan users
- Key destinations / features within the town centre are missed
- Limited night and day time food offering



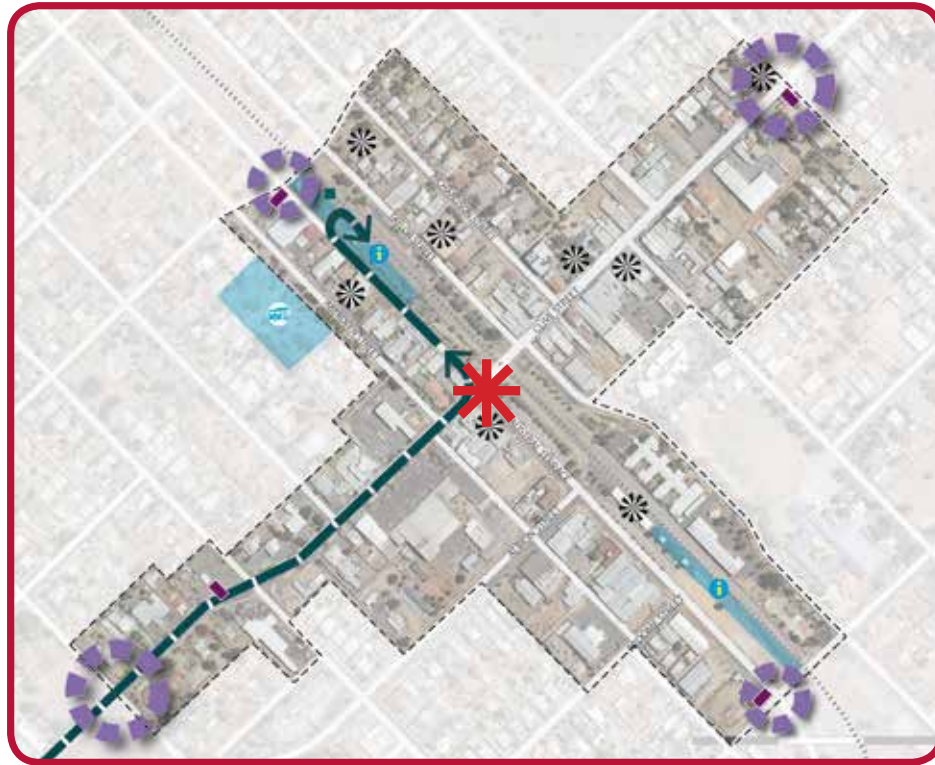
CLUSTERING OF EXISTING ACTIVITY WITHIN THE CENTRE







EXISTING MOVEMENT NETWORKS

- Concentration of activity within the town centre
- Walkable catchment to access activities - different levels of connectivity
- Generally awnings along pedestrian routes
- Extensive amount of car parking distributed throughout the centre

MAJOR MOVES







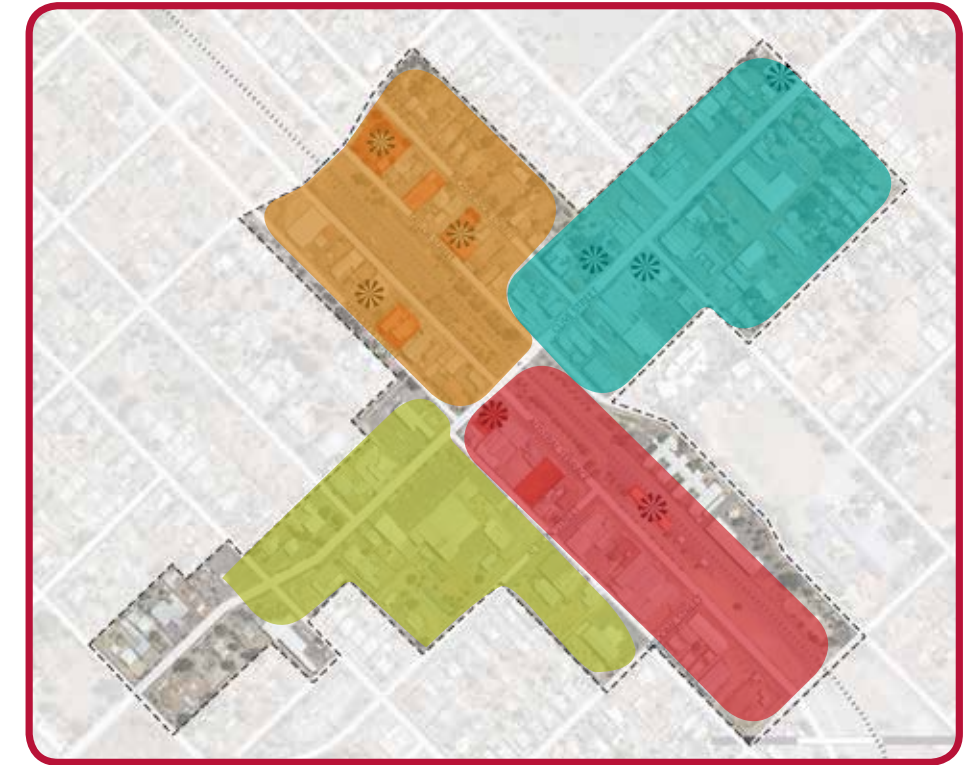
NAVIGATE RV/CARAVAN USERS TO THE CENTRE OF TOWN

-  Orientate RV/Caravan users into the centre of Katanning - along Clive Street arrival boulevard
-  Anchor parking both north and south on Austral Tce for RV/Caravan/Truck parking - together with clear information signage
-  Define thresholds into the town centre
-  Reinforce a central hub to orientate vehicle and pedestrian movement within the town centre



REINFORCE A GREEN SPINE WITHIN THE CENTRE

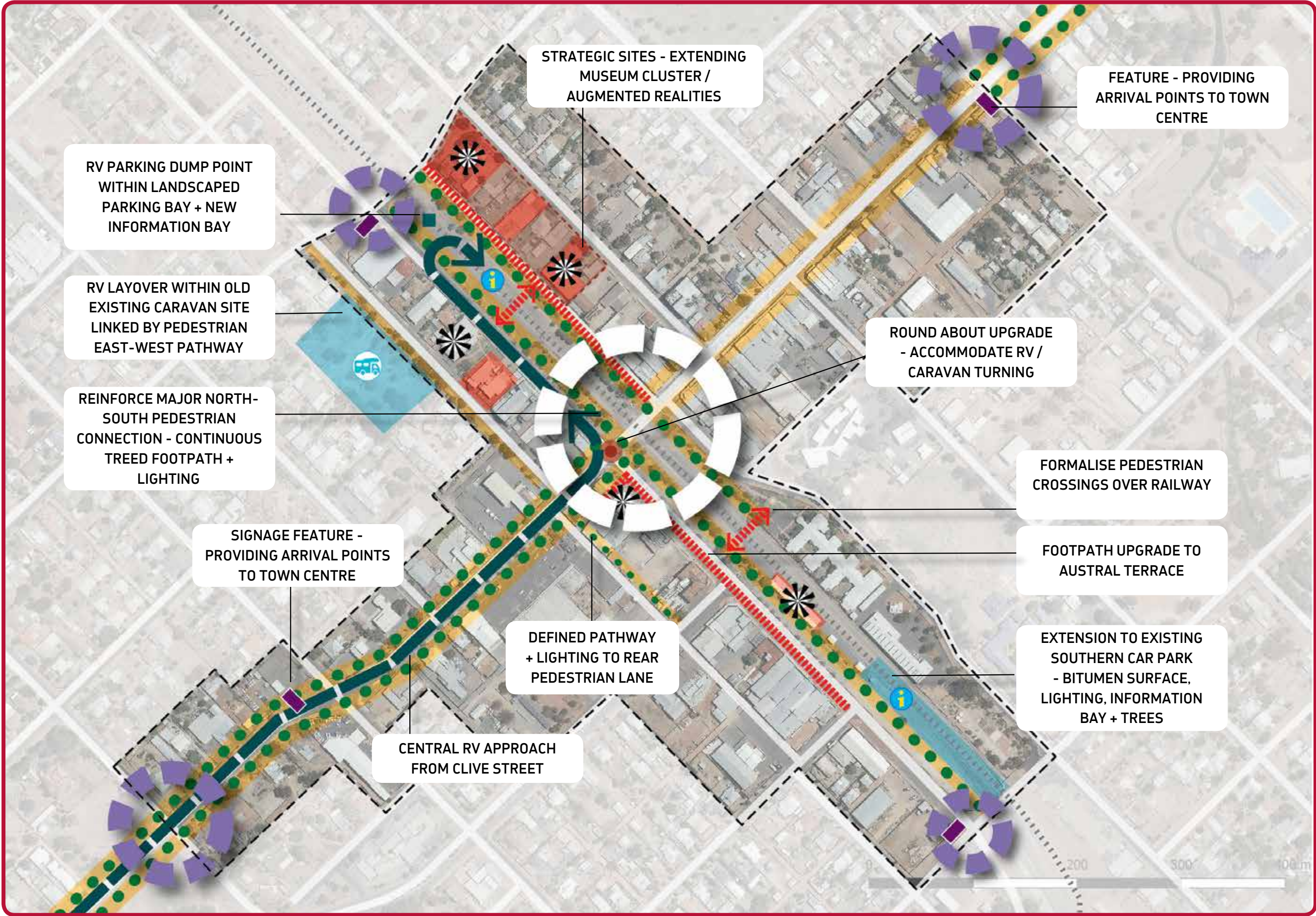
-  Identify key heritage and local sites of significance - creating walkable destinations within the town centre
-  Create a green spine network to reinforce the character of the town centre
-  Utilise strategic sites to cluster uses - creating an intensity of activity within the centre.
-  Strengthen heritage building frontages to activate pedestrian corridors and link greater diversity of activities within the centre.



LINKING CLUSTERS OF ACTIVITIES

-  Celebrating local heritage buildings - unique to the identity of the town of Katanning
-  Consolidate an Arts and Cultural precinct - linking key destinations at the north of Austral Terrace within connected pathways
-  Reinforce Clive St Main Street as the retail centre - activating building frontages onto the street supported by a program of events
-  Strengthen pedestrian connections to local services - linking pedestrian lane-ways from Austral Tce.

TOWN CENTRE MASTER PLAN



PIESSE LAKE PRECINCT

INTRODUCTION

The Piesse Lake Precinct will deliver a large district level or 'destination' parkland and integrated medium density residential development around a central lake with water management facilities. It is a critical project for Katanning in delivery of quality open space amenity and alternative housing options within 1-2km of the town centre. This project is fundamentally about increasing the attractiveness of Katanning as a place to live and spend time.

EXISTING FEATURES

- Constructed lake and island (currently under revegetation);
- Two treatment basins (currently under construction – refer Sercul report and documentation);
- Piesse Dam (provided water to the historic Piesse Vineyard);
- Creek line (low flow piped around lake);
- To south of creek line – Disturbed and degraded parkland with some wooded areas and gravel paths;
- To north of creek line on future housing site – Disturbed and degraded parkland with some wooded areas;
- An area of capped potentially contaminated land to north side of creek line – not suitable for housing.

SITE APPRECIATION | KEY CHALLENGES

- Addressing safety issues within the parkland generally – much of the parkland edge condition is currently to the rear fence line of existing residential properties.
- Resolve interface to potential future development on Department of Health owned land on adjacent eastern site.
- Creation of good quality links and wayfinding system with the town centre to ensure visitors and tourists can easily find the precinct;
- Management of stormwater quality from existing and future developments into the creek line and lake;
- Management of water safety/risks whilst providing an attractive place for families;
- Maintenance limitations with the Shire of Katanning – the design must be realistic with regards the Shires capacity and resources;
- Access to suitable water quantity and quality for irrigation of parklands;
- Ensuring a smooth and integrated transition with existing creek line and lake works (by Shire) including community revegetation programs (Katanning Landcare);
- Creation of a Botanic Garden and Arboretum showcasing floristic diversity from the region with educational information within a community with limits to resources.



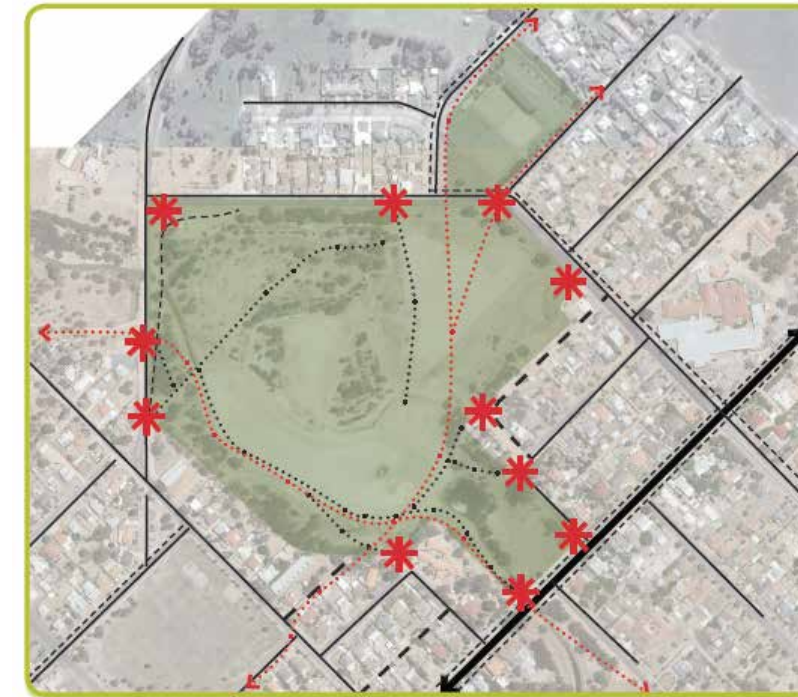
GENERAL CHARACTER

PIESSE LAKE - SITE ANALYSIS



+ ENVIRONMENT&WATER

- | | | | |
|--|---------------------------------------|--|--------------------|
| | Man made lake & dam | | Contaminated land |
| | Biofiltration basin | | Water tank |
| | Approx 100 yr flood (pre-development) | | Storm Water outlet |
| | Drainage Line | | Maintenance pit |
| | Swale | | Low flow pipe |
| | Existing rain garden | | Piped stormwater |



+ MOVEMENT AND CONNECTION



+ LANDUSE

- | | | | |
|--|-------------------|--|-----------------------|
| | Public Open Space | | Cultural |
| | Residential | | Service & Hospitality |
| | Public / Civic | | Department of Health |

PIESSE LAKE -MAJOR MOVES



+ CREATE TWO MAIN POINTS OF ATTRACTION

- Active recreation
- Nature / environmental recreation
- Major attractors



+ PRIORITISE LANDSCAPE MANAGEMENT ZONES

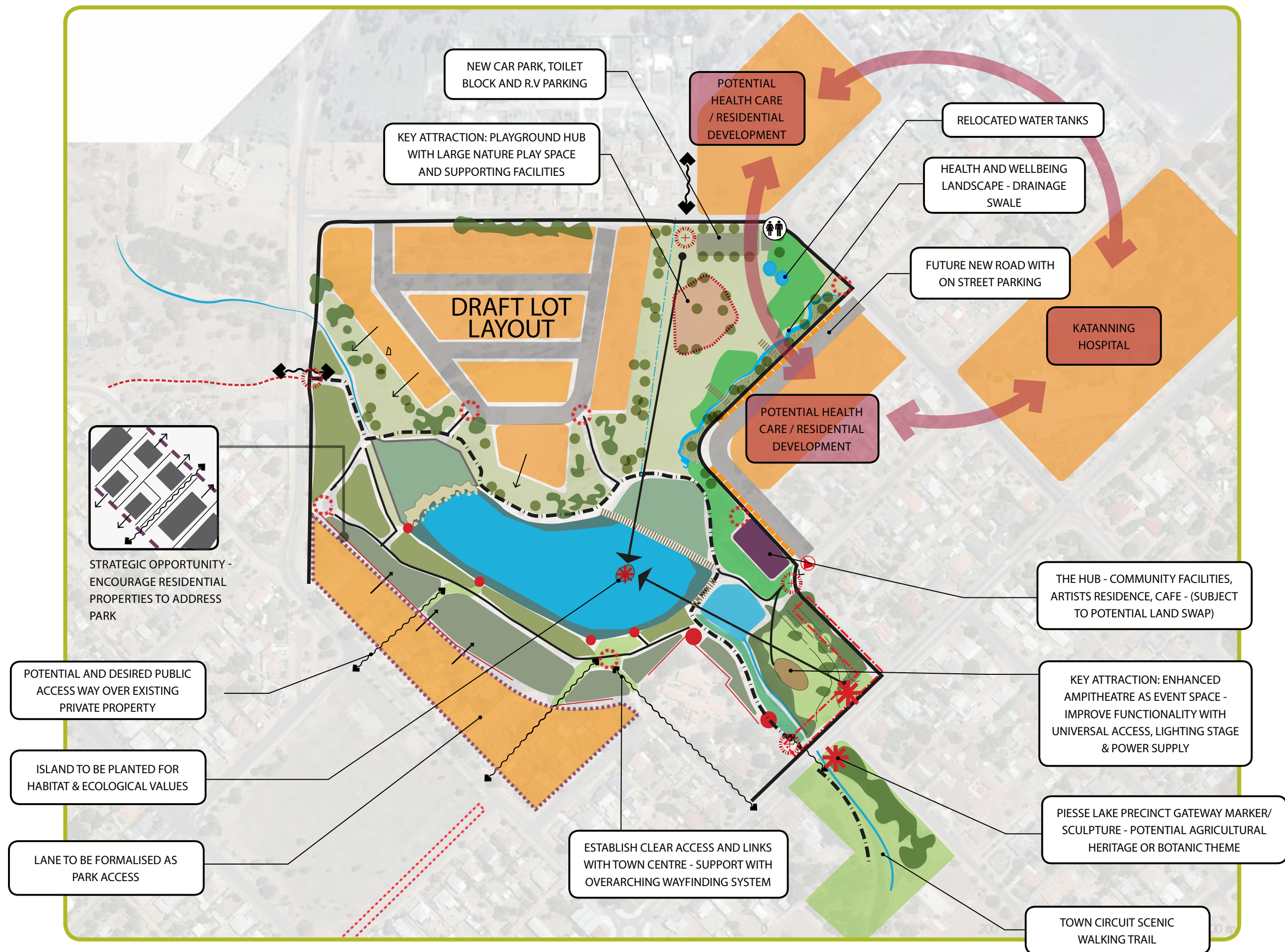
- Regular irrigation / weekly watering for quality turf & parkland areas
- Occasional irrigation
- No irrigation



+ ESTABLISH CLEAR MOVEMENT NETWORKS

- Main pedestrian route
- Main vehicular route
- Main entry

PIESSE LAKE MASTER PLAN



SURROUNDING CONNECTIONS & OTHER PROJECTS

EXISTING FEATURES

- Piesse Lake recreational network
- Katanning Leisure Centre off-road cycle route
- Angove Street sewer extension
- Katanning augmented reality experience
- Cycle network
- Pedestrian pathways
- Heritage trail
- Environmental corridors

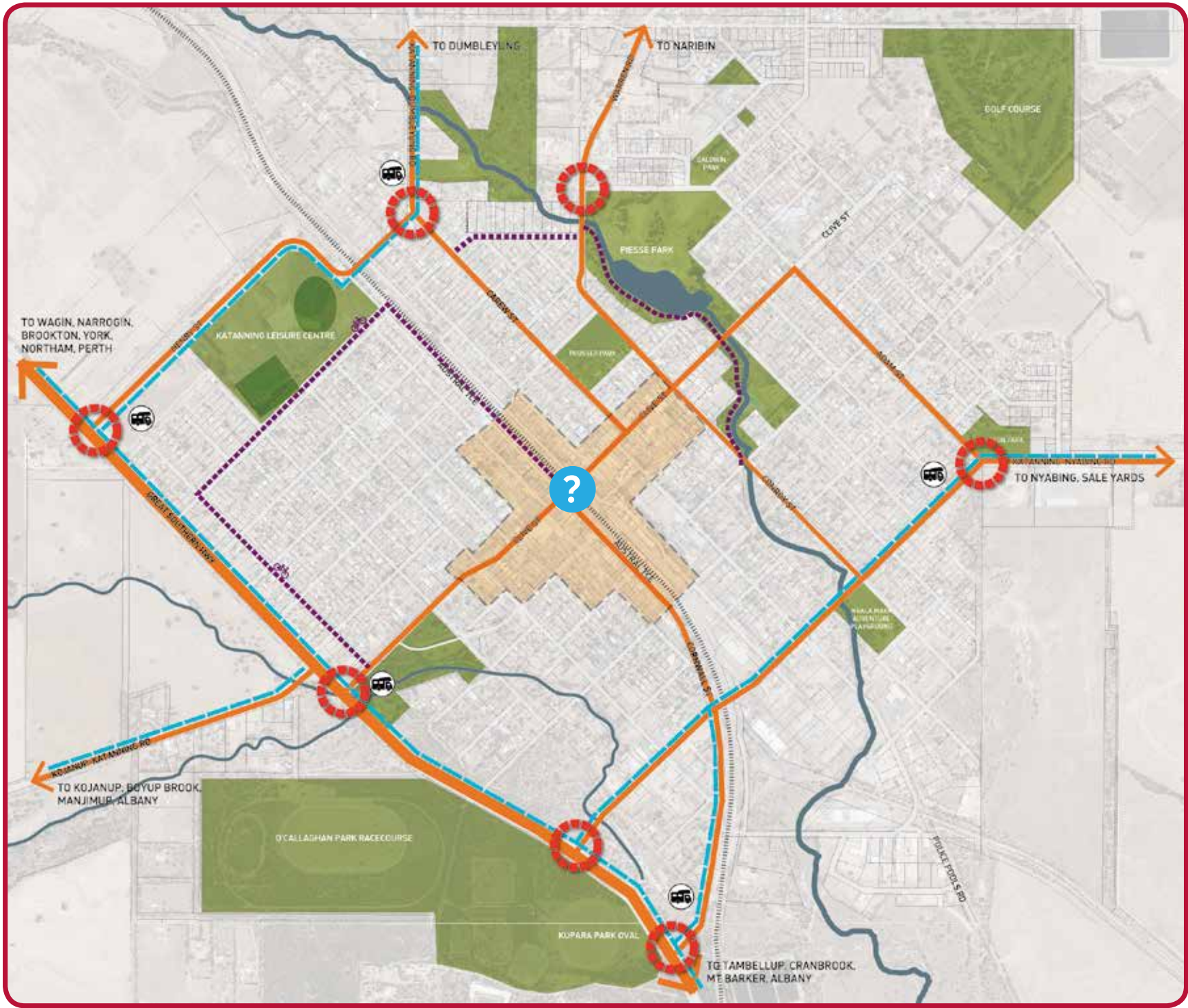
SITE APPRECIATION | KEY CHALLENGES

- Disconnected pedestrian and cycle networks
- Lack of lighting along key pedestrian and cycle routes
- Development backing onto pedestrian / cycle networks
- Flooding along low lying creek network



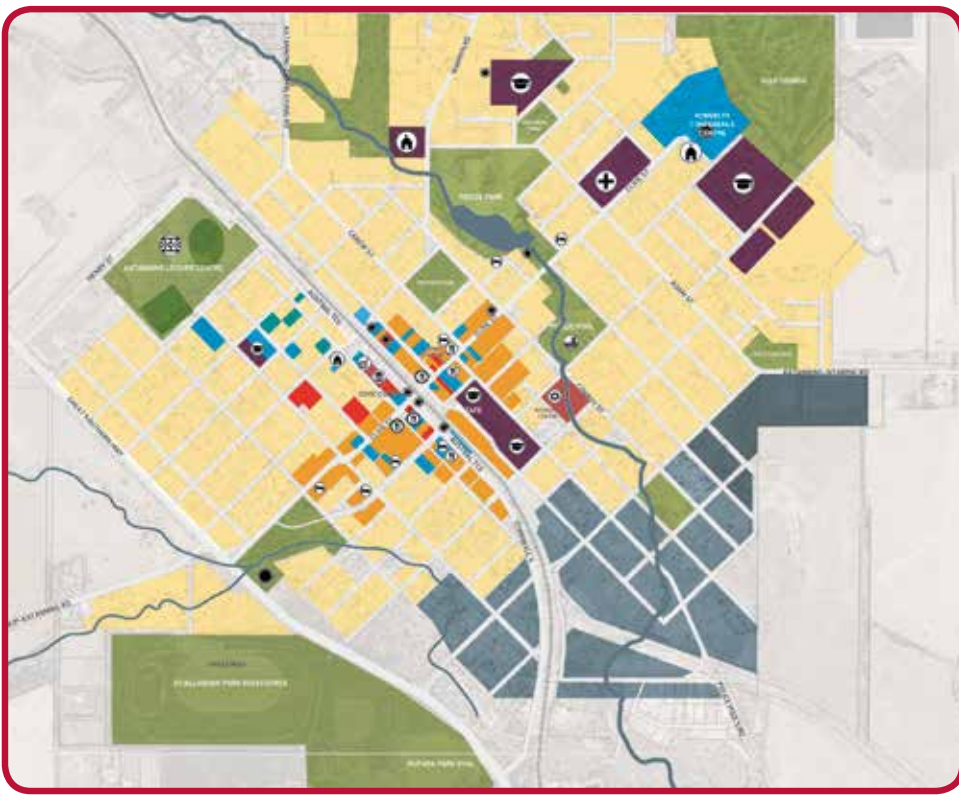
GENERAL CHARACTER

SURROUNDS - SITE ANALYSIS



LEAKAGE OF CONNECTIONS TO THE TOWN CENTRE

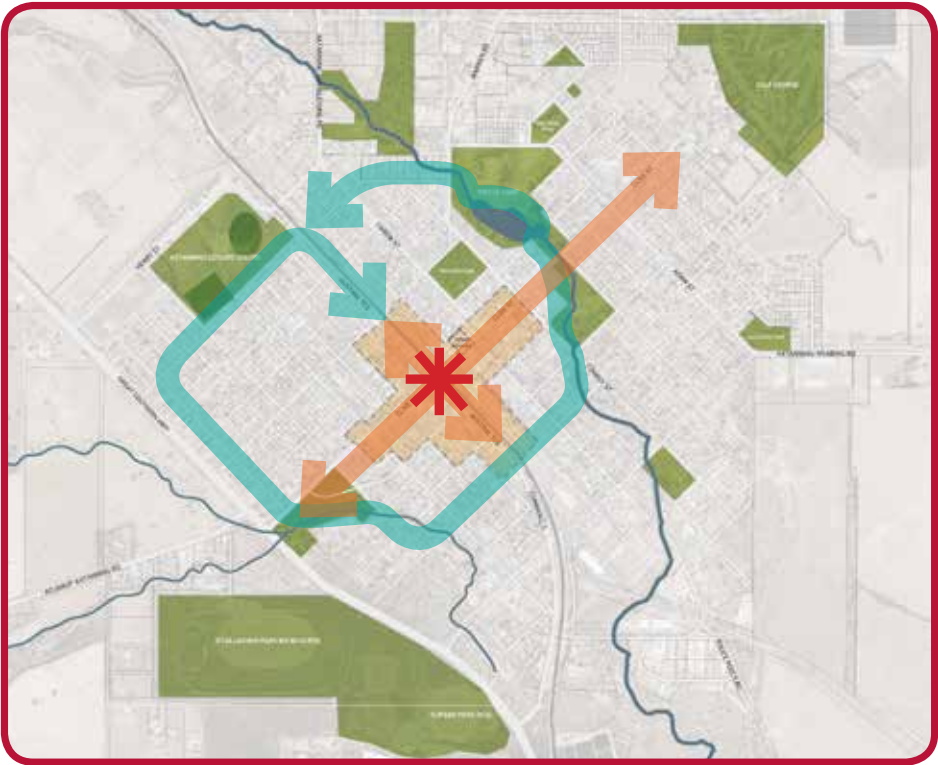
- Multiple entry points - creating avenues to bypass the town centre
- Limited way finding information to link other destinations
- RV/caravan routes orientated to the outskirts of the town centre
- Disconnected recreation and pedestrian trails



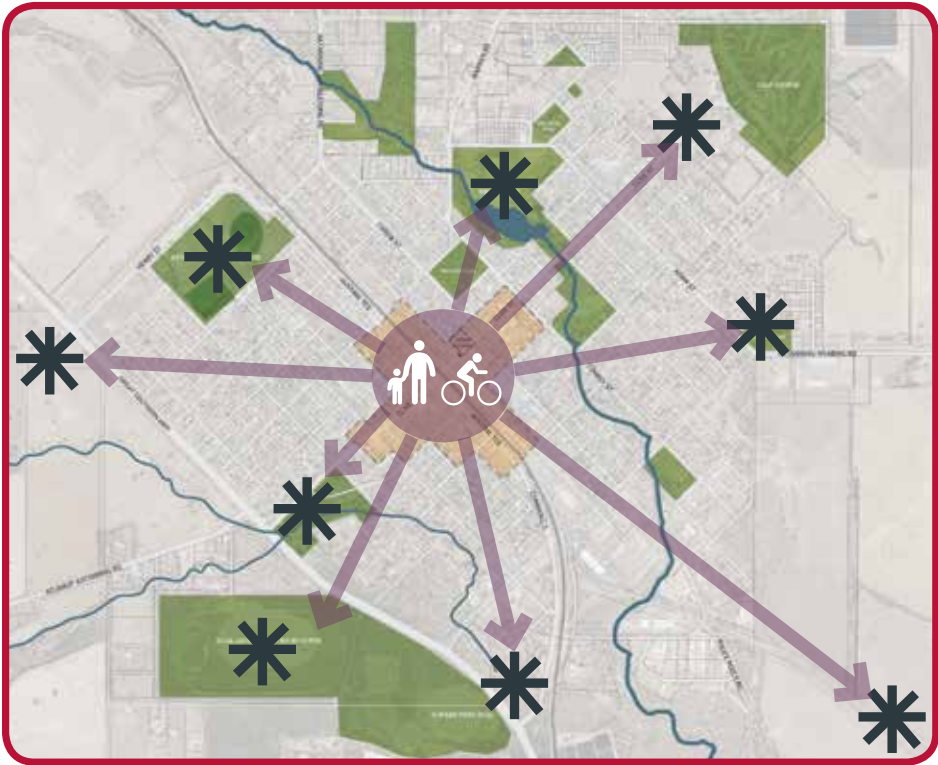
CLUSTERING OF EXISTING ACTIVITY WITHIN THE CENTRE

- Existing intensity of activity occurring within the centre
 - Poor connections and way-finding to diversity of activities
 - Limited day / night time food offering and entertainment catering for visitors, local residents and workers
- Town Centre
 - State Heritage Registered Places
 - Municipal Inventory Heritage Place
 - Public Purposes
 - Recreation and Open Space
 - General / Light Industrial

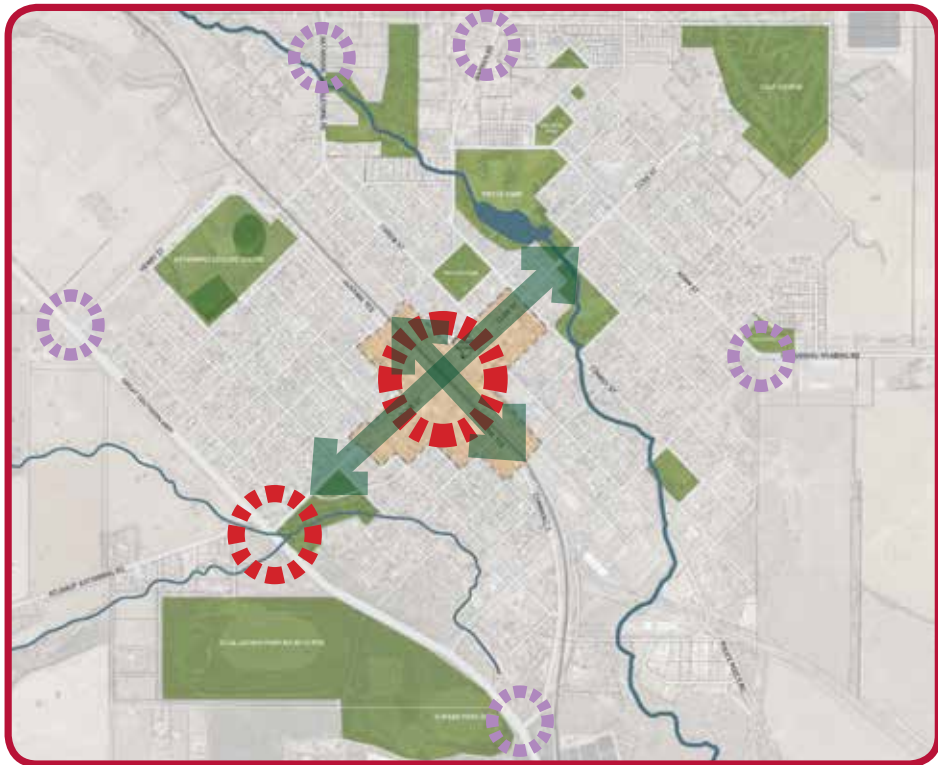
MAJOR MOVES



- CONNECTION OF AN INTEGRATED NETWORK OF TRAILS**
- Complete the off-road cycle/pedestrian loop around the town centre
 - Upgrade to pedestrian pathways within town centre heritage trail
 - Centralised information hub providing information to ‘active’ pedestrian/cycling recreation and heritage trails

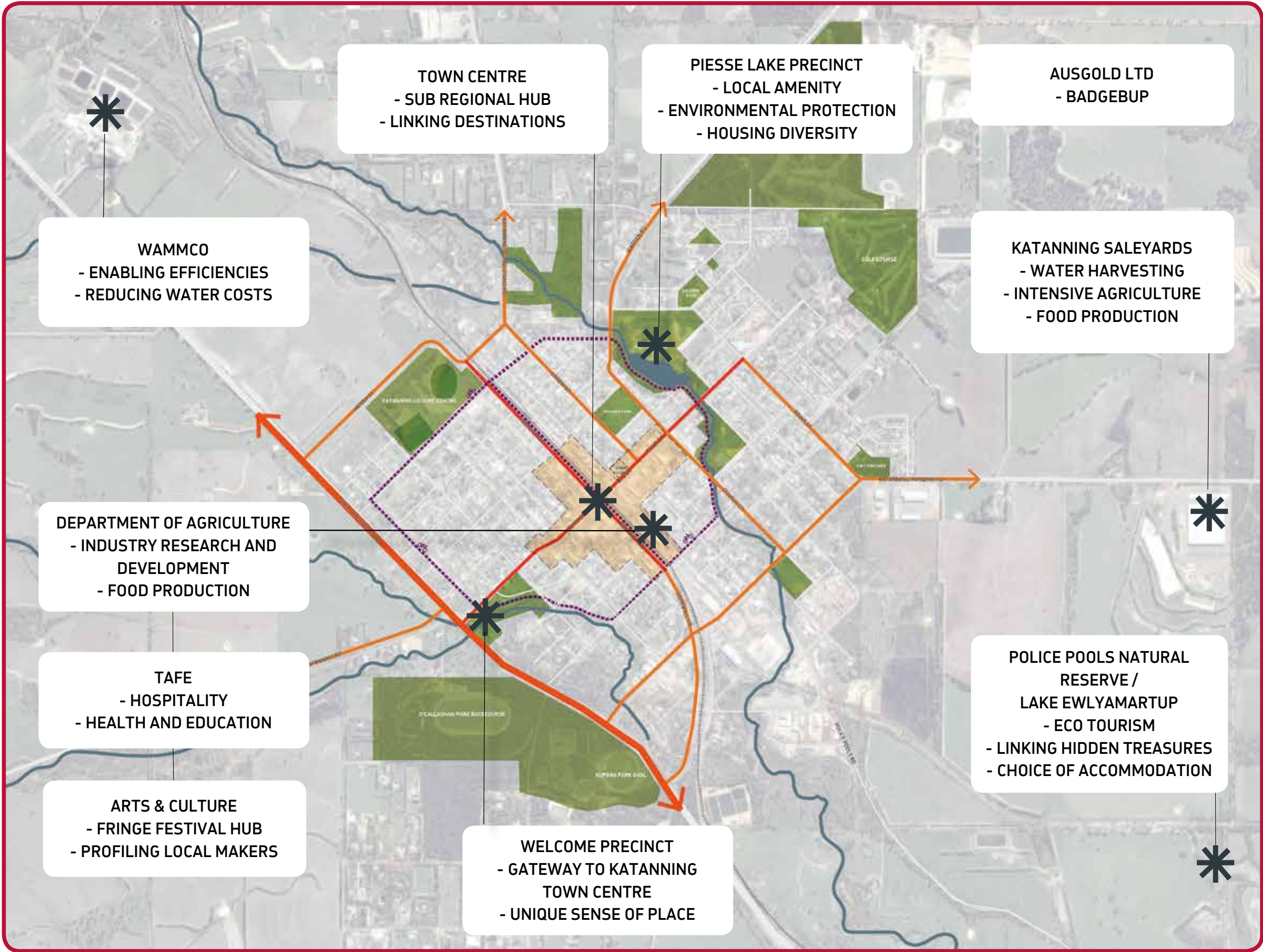


- LINK LOCAL STORIES TO SURROUNDING ATTRACTIONS**
- Create clear wayfinding signage to and from key destinations
 - Link augmented reality stories to key sites on route - inviting deeper levels of discovery to cultural, historic and environmental themes



- CENTRALISED ENTRY POINT INTO THE TOWN CENTRE**
- Channel entry through the Welcome Precinct into the town centre
 - Define entry thresholds - reinforcing directions to the Welcome Precinct and town centre
 - Reinforce the main entry along a green spine - along Clive Street and Austral Terrace, creating a distinctive sense of place

LINKING KSHCP PROJECTS



HAMES
SHARLEY

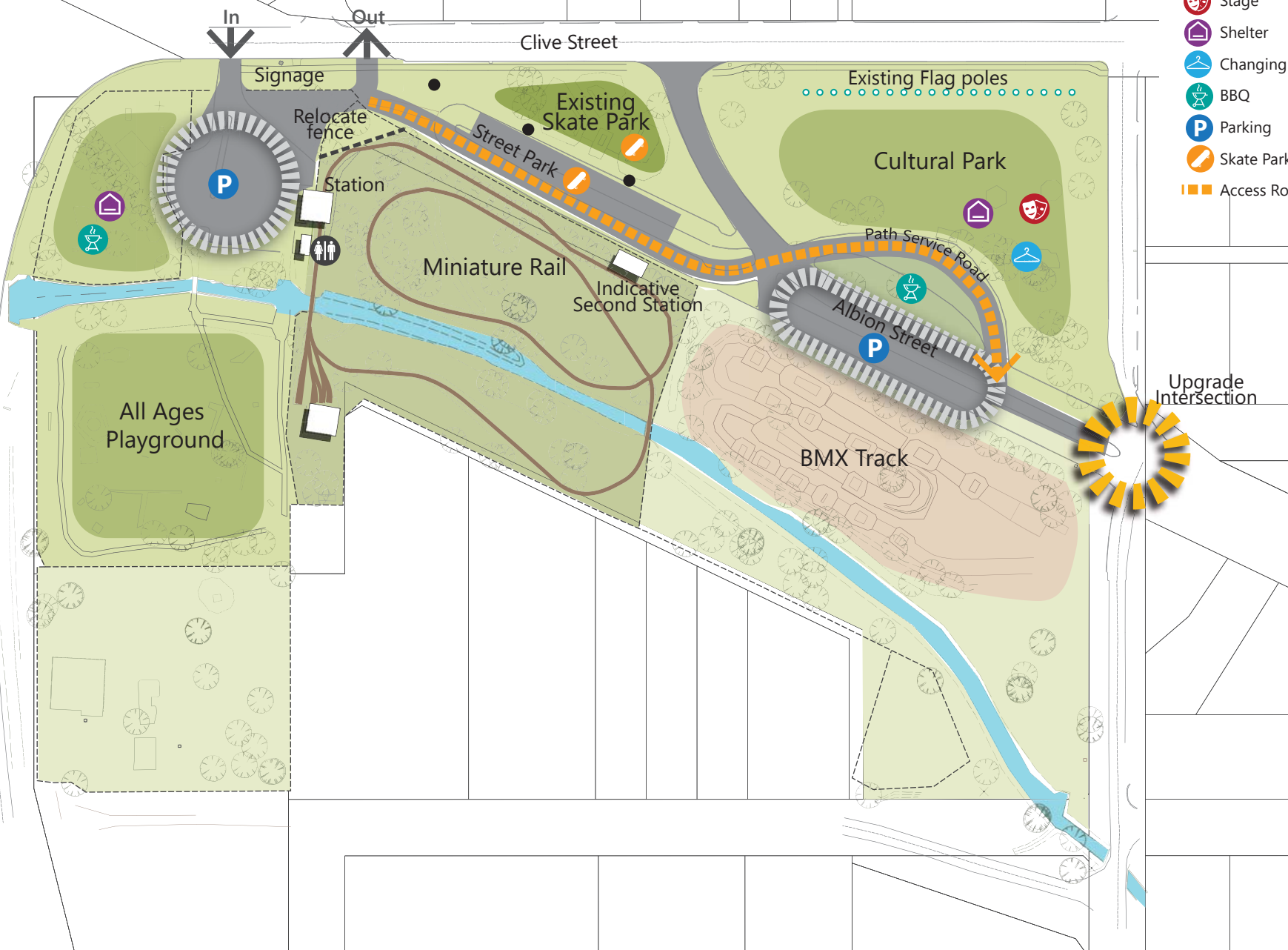


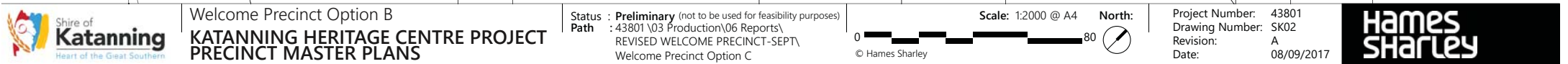
ARCHITECTURE
INTERIORS
URBAN DESIGN
PLANNING
LANDSCAPE

www.hamessharley.com.au

Legend

- Power poles (under ground)
- ♂ ♀ Toilets
- 🎭 Stage
- 🏠 Shelter
- 👕 Changing Places
- 🔥 BBQ
- P Parking
- 🛹 Skate Park
- 🚶 Access Road





Katanning Heritage Centre Project - Budget Review

Element		Original Source of Funds				Revised Source of Funds					RfR Difference	Budget Difference	Comments on Project Changes	SOK Revised Budget	Revised RfR to Balance New Budget	New Budget Reference			
	Original Budget	RfR Original	Lotterywest	SOK & WALGA	Revised Budget	RfR Revised	Lotterywest	SOK & WALGA	Interest										
Welcome Precinct - Planning and pre-works	\$1,084,000	\$1,084,000			\$1,631,475	\$1,229,475			\$402,000	\$145,475	\$547,475	Extent of earthworks and siteworks redefined. Service costs identified. Design costs added. Interest added to budget.	\$1,631,475	\$1,229,475	\$159,000 masterplan \$784,500 forward works \$210,000 Services \$477,975 Design				
Welcome and Cultural Precinct - Construction	\$8,491,775	\$7,491,775	\$1,000,000	\$110,000	\$7,981,927	\$6,871,927	\$1,000,000	\$110,000		-\$619,848	-\$619,848	Changing Places costs and funding (WALGA) added to project after FAA. Andover St sewer project removed	\$7,981,927	\$6,871,927			\$3,455,250 welcome park \$330,000 changing places -\$110k funding adjustment. \$259,600. RV \$1,807,760 cultural precinct \$382,380 contingency \$1,000,000 bowling club		
Welcome Precinct - Contingency	\$374,225	\$374,225								-\$374,225	-\$374,225	Contingency now included in project costs above (Itemised)						Contingency in included in line item above	
Piesse Lake - Residential Development	\$4,615,782	\$3,985,782		\$630,000	\$2,813,907	\$2,183,907		\$630,000		-\$1,801,875	-\$1,801,875	Preliminary costing by QS has identified reduced costs. No change in extent of residential development. Reduction in streetscape and adjacent park development.	\$2,813,907	\$2,183,907					\$2,705,680 piesse lake residential
Piesse Lake - Botanic Garden & Recreation Area	\$3,784,218	\$2,784,218	\$1,000,000		\$3,434,668	\$2,434,668	\$1,000,000			-\$349,550	-\$349,550	Extent of ampitheatre and playground development reduced.	\$3,434,668	\$2,434,668					
Sub-totals		\$15,720,000	\$2,000,000	\$740,000		\$12,719,977	\$2,000,000	\$740,000	\$402,000				\$15,861,977	\$12,719,977					
Total	\$18,350,000	\$18,460,000			\$15,861,977	\$15,861,977					-\$3,000,023	-\$2,598,023							

- NOTES
- 1. Project budget from the FAA used as the original budget
 - 2. Original funding sources based on the details in the FAA. Changing Places funding (WALGA) of \$110,000 added post FAA.
 - 3. SOK Revised budget has been based on SOK review of project, masterplanning exercise (Hames Sharley) and revised scope to reduce budget by \$3m