



Cue Town Centre Streetscape Master Plan Design Report

for the Shire of Cue

May 2014

(Adopted by Council 20th May 2014)



Project design and documentation by:



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Background Information

1.1 Establishing the Vision

1.1.1 About this Document

This Cue Streetscape Master Plan serves as a record of the synthesised intent and vision for the future of Austin Street and surrounds. The intention is to provide context and guidance for future detailed design and construction decisions and ensure that these do not compromise other desirable future outcomes.

The report includes an overall **Master Plan** that provides an overview of the proposed interventions and strategies and how they fit together. The Master Plan is informed by the Town-Wide Design Principles which were generated through the Visioning Workshop. The report also includes general and background information in the **Site Analysis** section and specific **Design Elements** which may be applied to the more detailed considerations of each detailed area, which are here termed **Key Strategies**. These Key Strategies may include several discrete projects within them and projects may stretch across multiple Key Strategies.

Each Key Strategy includes a combination of plans, precedent images, illustrative perspectives as well as explanatory text which outlines the approach.

An accompanying **Probable Order of Costs**, based on this Master Plan, has been developed in collaboration with the Shire of Cue. This will form the basis of funding applications and strategic project phasing into the future.

1.1.2 Project Background & Context

The focus area of study for the Cue Streetscape Master Plan is Austin Street between Marshall Street and Patterson Street, although areas outside this have been considered in terms of how they relate to and interact with this primary area of concern. Signage locations and types as well as broader concepts of town advertising also form part of the scope of the project.

Cue can be seen as a 'Town of Hidden Gems': It already possesses an admirable complement of public facilities and amenity assets. This Streetscape Master Plan seeks to build upon these assets and set the stage for potential future opportunities for growth while creating a richer, more rewarding civic experience for residents and visitors alike.

The public domain surrounding the community assets is currently quite inhospitable to pedestrians, with little to no shade, poor visual legibility between places due to the influence of scrub vegetation and large expanses of uninterrupted tarmac.

The existing bias towards vehicle priority (over pedestrian) in the town centre is understandable due to the need to service highway traffic and road trains in particular. This design seeks to successfully accommodate vehicle requirements generally whilst also providing smaller, human-scaled environments within which civic interaction can take place.

1.1.3 Visioning Workshop

A collaborative scoping and visioning workshop organised by the Shire of Cue was held on the 19th of November 2013. This workshop aimed to establish the aspirational goals, objectives and possibilities of stakeholders for the town.

The consultants and stakeholder agencies represented at this workshop were:

- TPG Town Planning, Urban Design & Heritage
- Emerge Associates

Goals, insights and objectives from the workshop included:

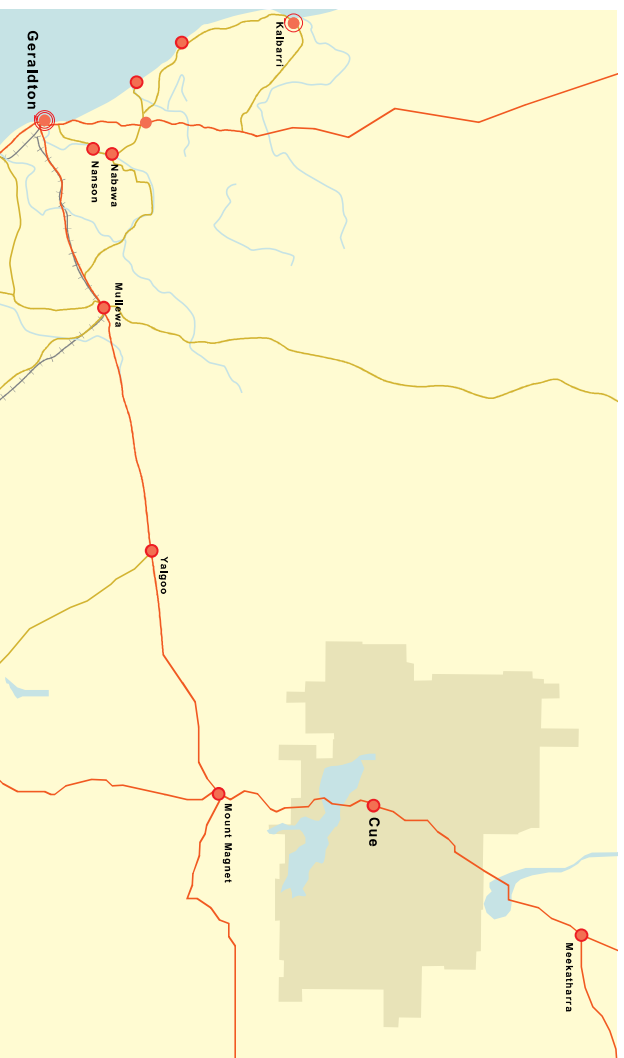
- that grass was a 'symbol of survival' against the backdrop of native vegetation
- connect existing assets

Following on from this, the design team worked collaboratively to produce the consolidated suite of outputs and directions which form the basis of this report.

1.1.4 Town-Wide Design Principles

The vision has been synthesised into the following design principles, which form the basis of establishing the future design direction:

- provide a positive and unique arrival experience
- build upon the existing town assets
- provide colour and vibrancy through landscape treatments
- create a **Connected Chain of Places**
- create **Lagoons of Shade**
- incorporate and **Celebrate Water**
- build a **Civic Heart** that is reflective of the Local Character
- provide **Public Places** that are safe and welcoming and invite people to **Pause & Linger**
- provide Spaces that are **Flexible** and can adapt to accommodate Cultural Events



Cue context location plan.

Site Analysis

2.1 Built Form and Spatial Analysis

The built form of Cue is fairly spread out, with many vacant lots and large gaps between buildings. In contrast, the built form of Austin Street in the town centre of Cue is fairly continuous between Robinson Street and Post Office Street, where buildings define the street and spaces between them.



Existing built form spatial analysis diagram.

1:3000 @ A3
0 100m



Single and two storey development sits comfortably



Varied parapet heights and shape are common.



Posted awnings and verandahs are common.



Shopfronts commonly have recessed entries.

Site Analysis

2.2 Street Types & Pedestrian Connections

A Connected Main Street

The street network in Cue is fairly well connected, despite not all surveyed roads having been constructed. There are few cul-de-sacs and streets generally connect back to the main spine of Austin Street.

Arrival in Cue by car is marked by the points where the Great Northern Highway hits sweeping right hand bends to align with Austin Street.

There are a couple of secondary median streets which have substantial existing tree plantings.



Main Street with Median (Austin Street)

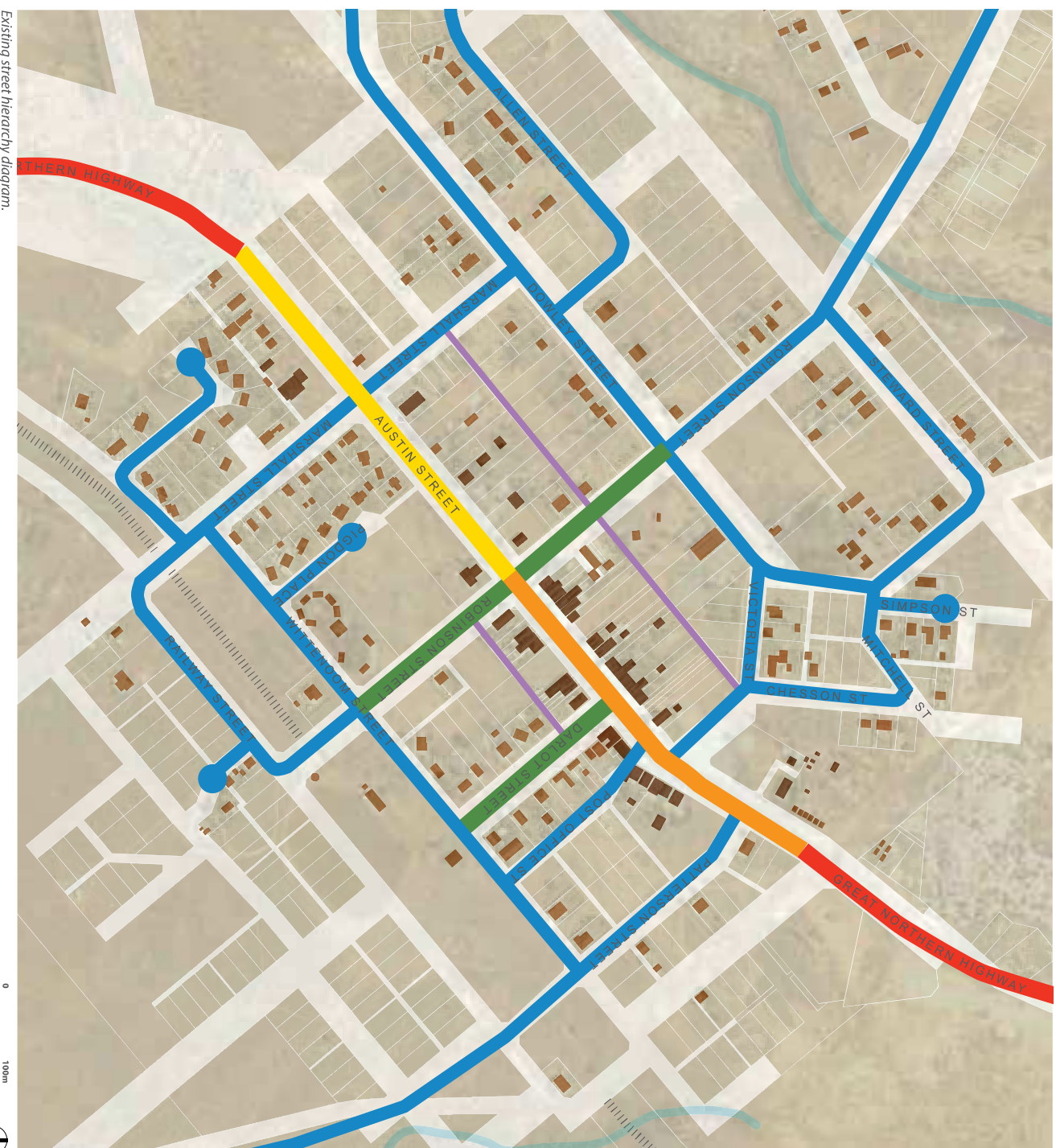


Secondary Median Street (Darlot Street),



Laneway.

LEGEND			
	Subregional Connector		Local Streets (w/ all-de-sac)
	Main Street with Median		Lane
	Main Street with No Median		
	Secondary Median Street		



Existing street hierarchy diagram.

Site Analysis

2.3 Open Space Areas

There are several existing green spaces in Cue. Each has a unique and different character that is generated through its amount of shade, level of formality, type and intensity of use. The Master Plan seeks to build on and enhance the character of these spaces as well as improve the physical, visual and perceptual connections between them.

2.3



Brockman Park.



Grassed area adjacent to the water play.



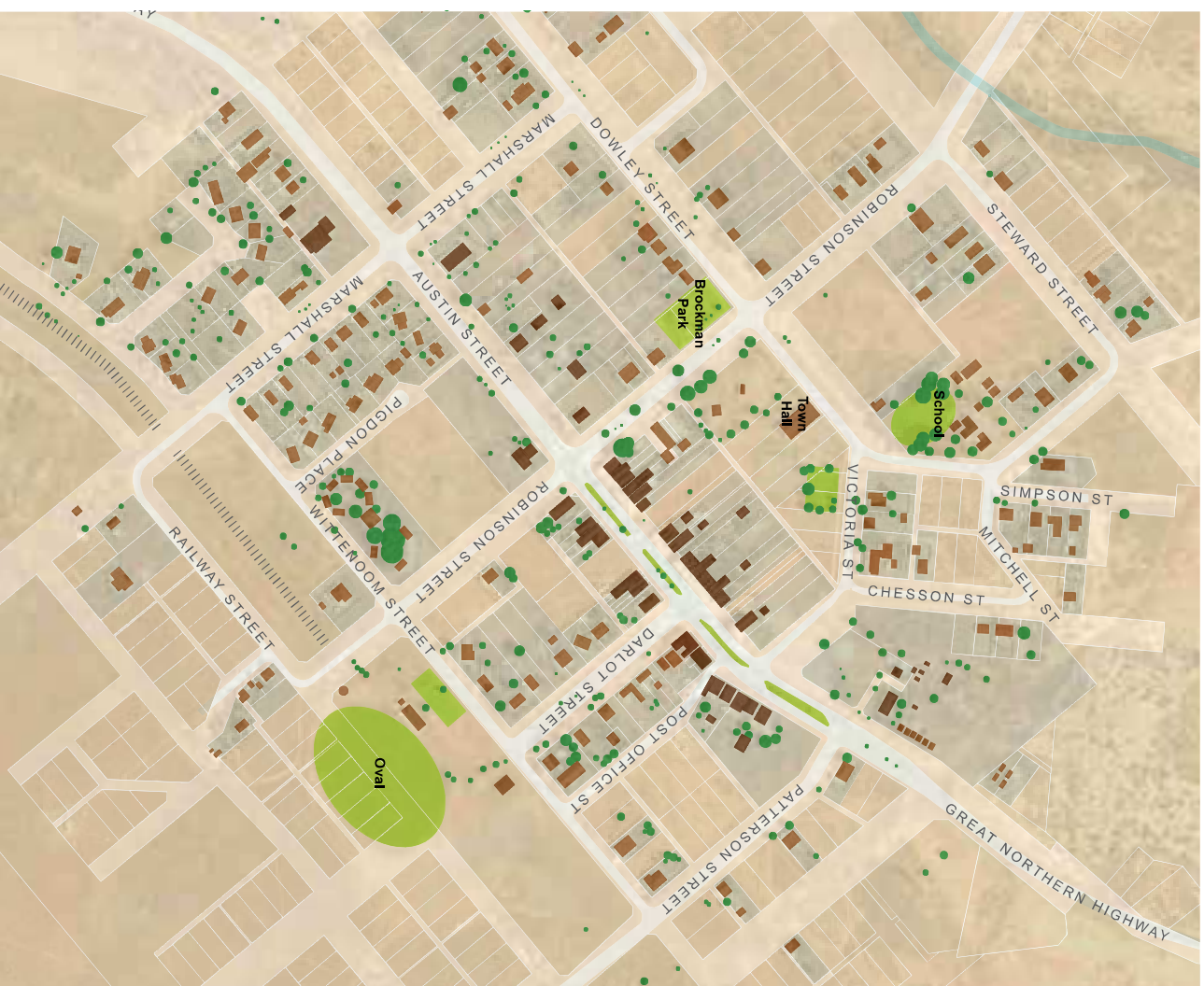
Grassed median of Austin Street



Grassed school playing area.



Grassed oval.



Existing open space and tree canopy diagram.



Shire Park

Site Analysis

2.4 Community Places

Cue has a healthy complement of community places and spaces. Places of business are restricted to Austin Street, whereas civic, social and sporting uses are typically set back further. There is a notable clustering of community uses around the intersection of Victoria and Dowley Streets. Some community places have received recent refurbishments, including the new decking for the Shire Hall and new planters and seating in front of the Police Station.



Cue Shire Hall (with new rear decking)



Memorial Plaza



Roadhouse



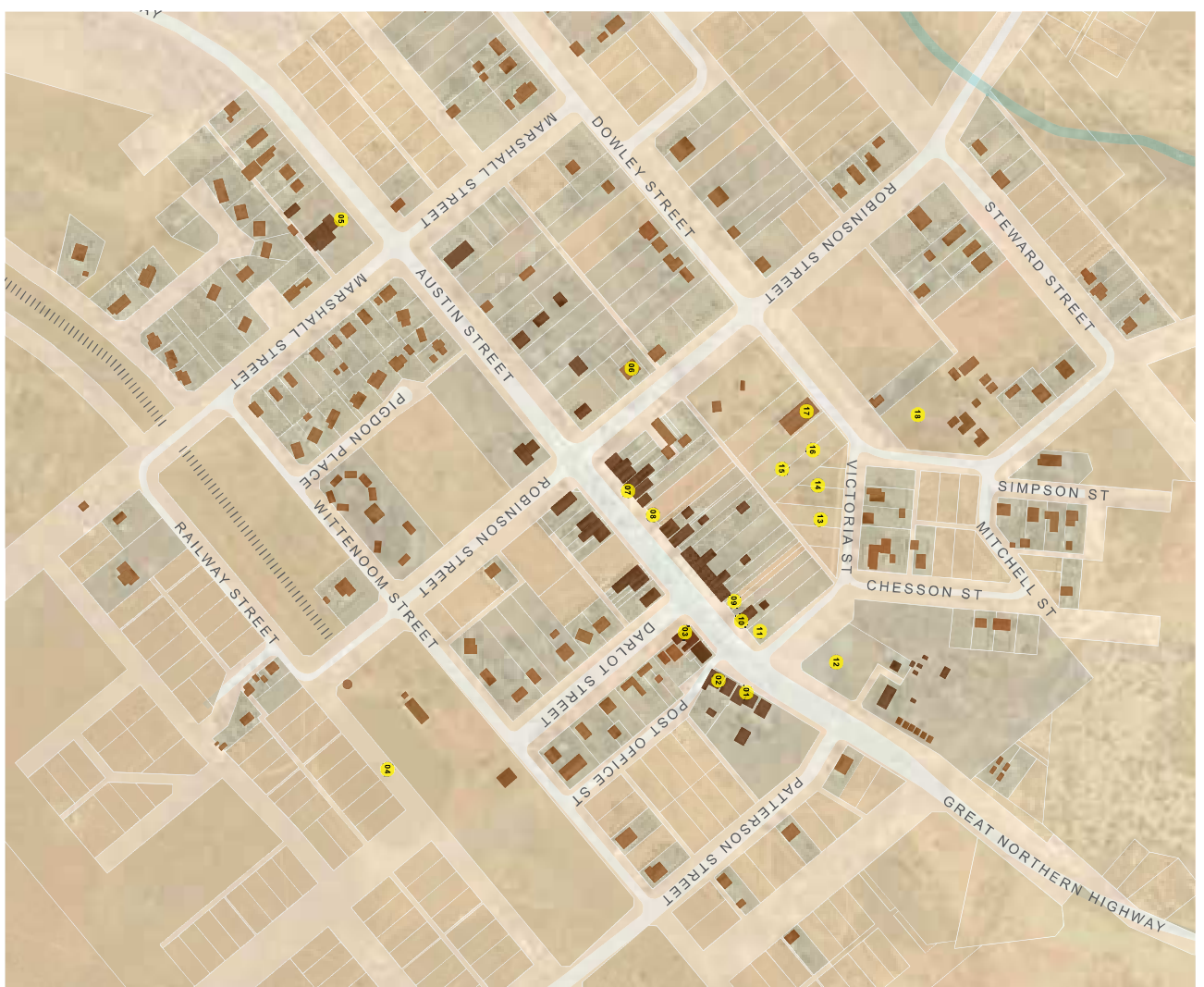
Caravan Park



Kids Play and grassed area.



The Murchison Hotel.



LEGEND

- 01 Police Station
- 02 Post Office
- 03 Pub
- 04 Oval
- 05 Roadhouse
- 06 Community Resource Centre
- 07 Newsagent
- 08 Fuel
- 09 Memorial Park
- 10 Shire Offices
- 11 Shire Park
- 12 Caravan Arrival Point
- 13 Water Play
- 14 Grassed Area
- 15 Tennis Courts
- 16 Kids Play
- 17 Shire Hall
- 18 School



Post Office



Police Station

Design Elements

3.1 Cue Colour & Materials Palette

3.1

The proposed palette of materials and colours has been derived from a desire to marry cost effectiveness and an authenticity of place.

Cue is not a place of shiny surfaces, plastic and glass.

Materials have been selected that are durable and that will age gracefully.

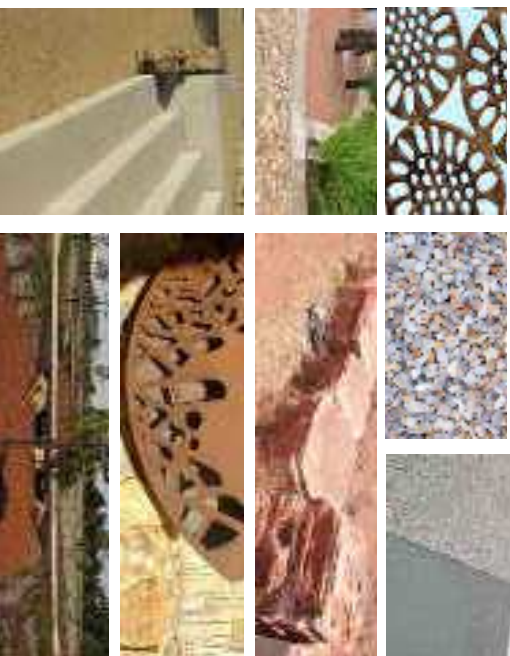
The colour palette will be complementary to the existing materials;

muted tones drawn from the natural environment with contemporary colours used as a contrast.

COLOUR PALETTE "HERITAGE"



HARDWORKS CHARACTER



Limestone Blockwork



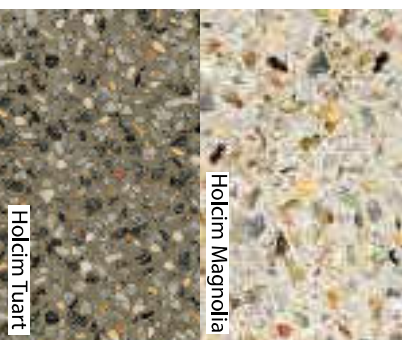
Boulders



Gravel mulch



Stone Facing



Holdim Magnolia

Holdim Tuart



Tinted Concrete



Corrugated Iron



Powder Coated Metal



Feature Paving



Shade sails



Coreten Steel



Grassed Areas

Design Elements

3.2 Street Tree Species List

The tree species listed here have been selected to suit the climatic conditions of Cue, while upon maturity providing a good shade canopy. Given the bedrock conditions inherent at Cue not all species will be able to be established as intended however, consistent planting patterns of the same species should be undertaken wherever possible.



Eucalyptus victrix
Western Coolibah (1-12m)



Eucalyptus torquata
Coral Gum (4-11m)



Eucalyptus macrocarpa
Mottlecah (.8-5m)



Corymbia hamersleyana
Coral Gum (3-10m)



Eucalyptus salmonophloia
Salmon Gum (4-30m)



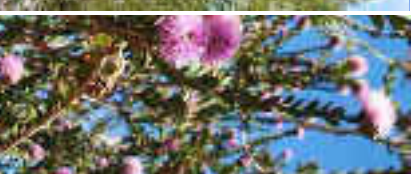
Melaleuca leucadendra
Weeping Paperbark (5-30m)



Eucalyptus kingsmillii "Little"
Kingsmill's mallee (1.5-8m)



Melaleuca nesophila "Narrow Nessie"
Narrow Nessie (3m)



Indicates flowering period coinciding with peak visitor period (April-October)

Additional species

- *Brachychiton gregorii*- Desert Kurrajong
- *Brachychiton populneus*- Kurrajong
- *Brachychiton rupestris*- Queensland Bottle Tree
- *Casuarina obesa*- Swamp Sheoak
- *Eucalyptus camaldulensis*- Red River Gum
- *Eucalyptus loxophleba*- York Gum
- *Eucalyptus straticalyx*- Cue York Gum
- *Pittosporum phylliiaeoides*- Weeping Pittosporum

TREE CHARACTER



3.3 Shrubs and Planting Species List

Shrub planting is intended to augment the built form of Cue's Austin Street and provide visual interest and amenity value by using bright and bold colours to complement and contrast with the hardscape.



Calytrix angulata
Yellow Starflower



Chrysocephalum spp.



Eremophila nivea
Silky Eremophila



Brachyscome spp.



Thysanotus multiflorus
Many-flowered Fringe Lily



Convolvulus creorum
Silverbush



Eremophila maculata
Spotted Emu Bush



Boronia crenulata
Aniseed Boronia



Myoporum parvifolium
Creeping Boobialla



Olearia little smoke
Little Smoke



Lepidosperma gladiatum
Coast Sword-sedge



Verticordia plumosa
Plumed Featherflower



Eremophila glabra
"Silver Flame"



Chamelaucium uncinatum
"Petite Pink"
Geraldton Wax



Banksia ashbyi
(Dwarf form)
Ashby's Banksia

Additional species

GROUND COVERS

- *Eremophila punicea*- Crimson Eremophila
- *Eremophila veronica*
- *Eremophila warresii*
- *Ptilotus obovatus*- Cotton Bush
- *Ptilotus helichrysoides*

SMALL SHRUBS

- *Eremophila citrina*
- *Ptilotus schwarzii*
- *Ptilotus rotundifolius*- Royal Mulla Mulla
- *Scaevola spinescens*- Currant Bush
- *Solanum lasiophyllum*- Flannel Bush

MEDIUM-LARGE SHRUBS

- *Acacia aneura*- Mulga Wattle
- *Dodonaea viscosa*- Hopbush
- *Eremophila fraseri*- Burra
- *Eremophila longifolia*- Berrigan
- *Grevillea junifolia*- Honey-suckle Grevillea
- *Santalum acuminatum*- Quandong
- *Senna artemisioides* ssp. *x sturtii*

PLANTING CHARACTER



■ Indicates flowering period coinciding with peak visitor period (April-October)

4.1 A Town Centre with Many Special Places

The consolidated Streetscape Master Plan is comprised of several key strategies which work to enhance the vibrancy of the townscape by building upon and celebrating its many existing assets. These key strategies are intended to enhance both existing and new special places and ensure they relate to each other in a way that is beneficial to both residents and visitors alike.

Each key strategy incorporates a suite of **Detailed Design Suggestions** with specific public domain works that are informed by clear **Objectives** and **Principles**. There are also a series of more general strategies which are not necessarily defined by spatial parameters.

Key Strategies

Austin Street Median Strategy

- A suite of landscape treatments for the medians along Austin Street which aim to provide improved visual interest, pedestrian connections, shade and easier maintenance.

The Village Green

- Shade and landscape enhancements to the existing pocket park associated with the water play park.

The Oasis Vehicle Arrival

- Amenity enhancements, signage and other general improvements to the vehicle arrival and parking area.

Caravan Park Arrival

- Enhancements to the entrance and arrival experience of the caravan park.

Heritage Interpretation Hub

- A central, shaded, tranquil pedestrian-oriented space designed to celebrate Cue's rich history and encourage visitors to explore the town.

Build-out Planting Strategy

- Enhancement of existing and new build-outs to Austin Street with new plantings and shade trees.

Austin Street Footpath Strategy

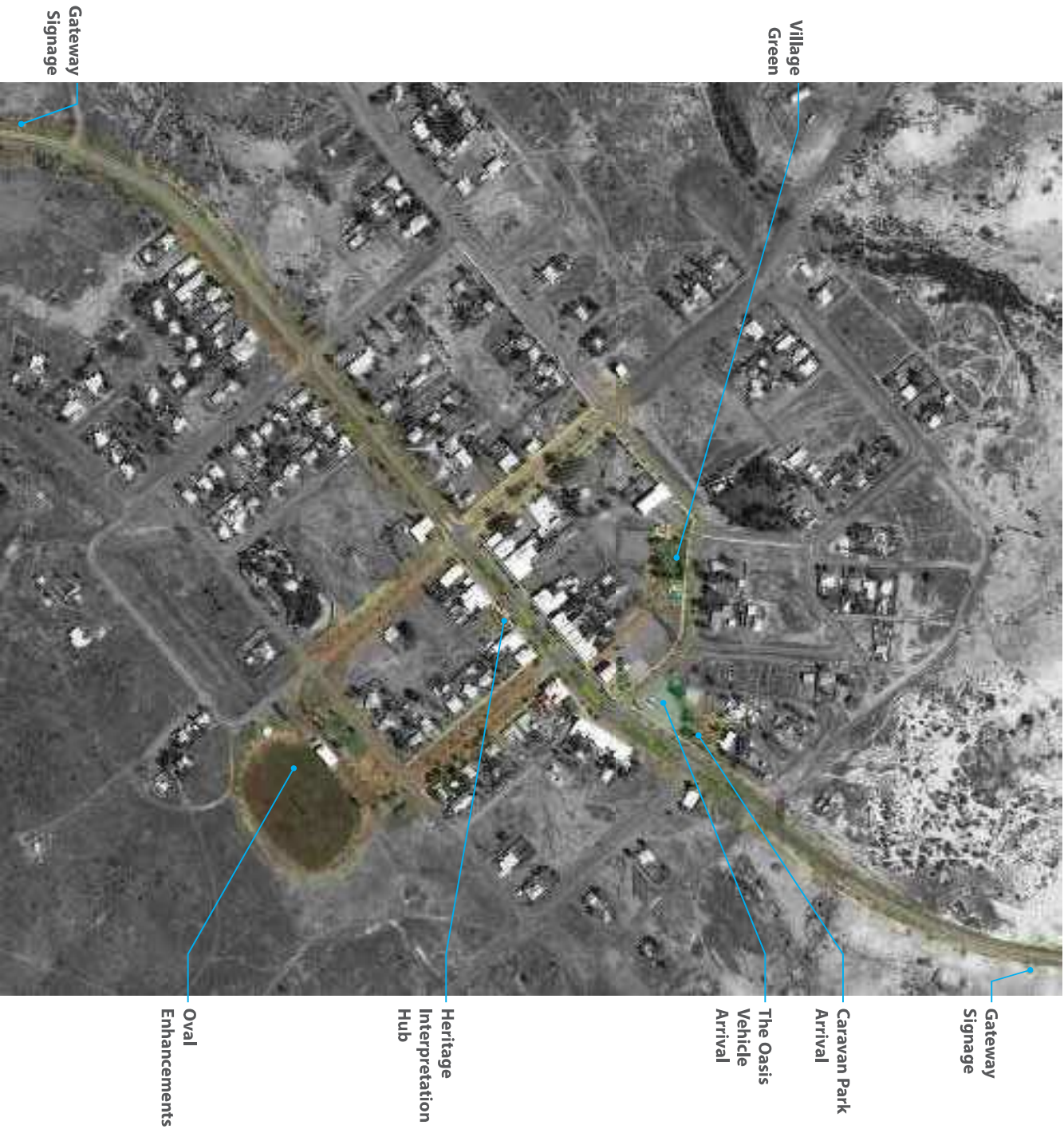
- Relocatable enhancements for the Austin Street footpaths.

Interactive Art Strategy

- Strategies for re-purposing historic artefacts.

Oval Enhancements

- Strategies for increasing community use of the oval.



Gateway Signage

Caravan Park Arrival

The Oasis Vehicle Arrival

Village Green

Heritage Interpretation Hub

Oval Enhancements

Gateway Signage

5.1 Austin Street Median Strategy

The median of Austin Street is currently grassed, with sub-surface irrigation. The grass is well-loved by the community, but can be troublesome to maintain.

Objectives:

- To provide a positive and unique arrival experience.

Principles:

- Maintain some grassed areas as a 'symbol of survival'.
- Provide a suite of varied design treatments along the median.
- Clarify and encourage key pedestrian crossing points.

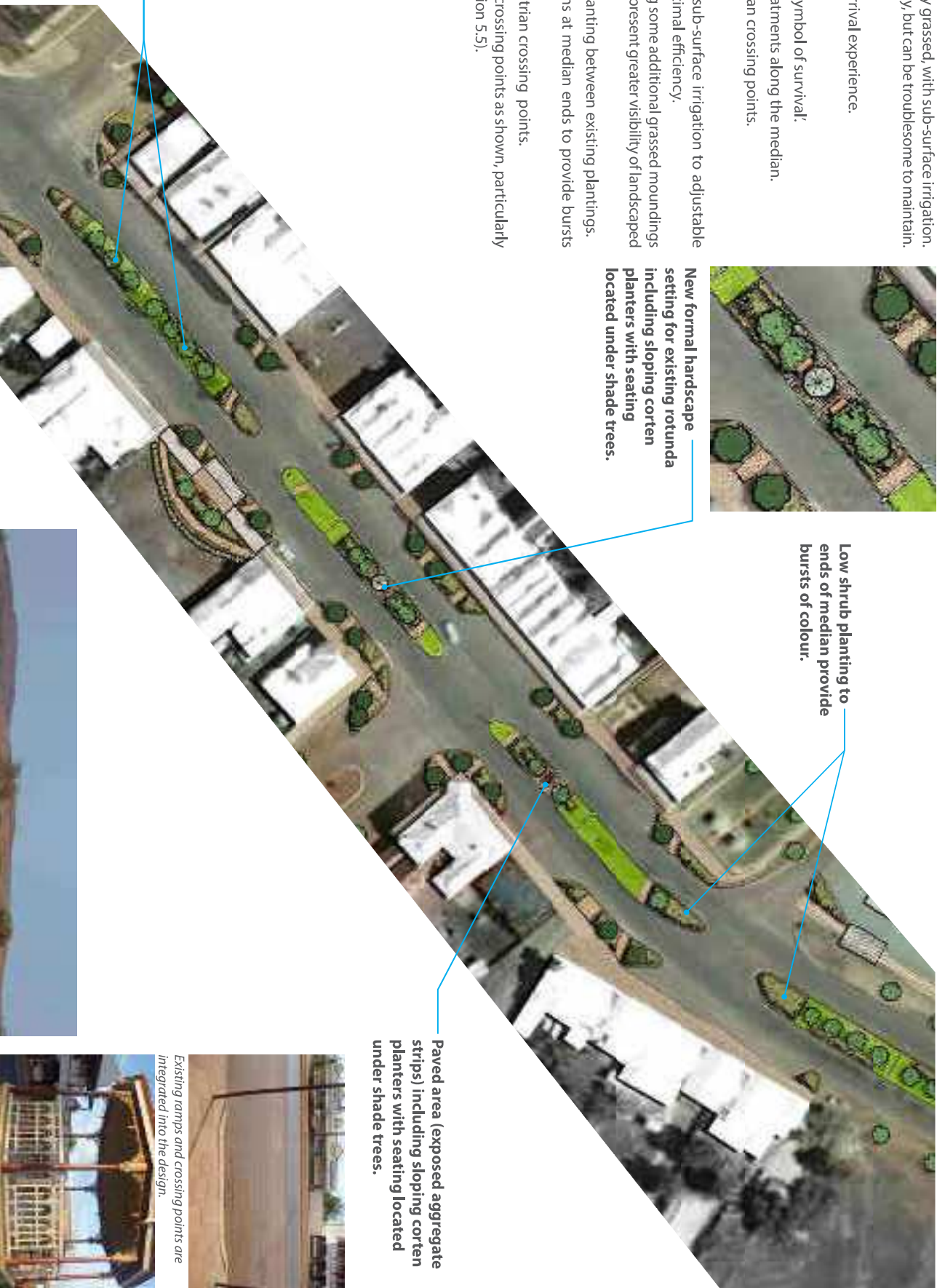
Detailed Design Suggestions:

- Change reticulation system from sub-surface irrigation to adjustable surface sprays set for 3-4am for optimal efficiency.
- Maintain grassed medians, including some additional grassed moundings with corten / blockwork retaining to present greater visibility of landscaped areas.
- Some strategic new median tree planting between existing plantings.
- Low shrub planting to key locations at median ends to provide bursts of colour.
- Retain and enhance existing pedestrian crossing points.
- Include new formalised hardscape crossing points as shown, particularly to new heritage hub area (see Section 5.5).



Low shrub planting to ends of median provide bursts of colour.

New formal hardscape setting for existing rotunda including sloping corten planters with seating located under shade trees.



New grassed mounding to max grade of 1:6 with median tree planting, corten steel retaining and low shrubs below.

Concept plan of the Austin Street Median Strategy.



Raised mounding within the median references the undulations of the surrounding country.

Paved area (exposed aggregate strips) including sloping corten planters with seating located under shade trees.



Existing ramps and crossing points are integrated into the design.



The existing rotunda is given a more formal setting.

Key Strategies

5.2 The Village Green

The existing park area between the new water play park, tennis courts and Town Hall is a delightful pocket of green lawn framed by some established trees. The space has the potential to become a key secondary space due to its existing amenity and proximity to cultural, sporting and social uses. There are however large parts of the park which are unshaded and the pedestrian journey to it from Austin Street is exposed and unclear.

Objectives:

- To increase the patronage of the existing park.
- To make the park more user friendly.
- To invite and encourage pedestrian journeys through the space and from Austin Street in particular.

Principles:

- Clarify and encourage key pedestrian paths between destinations.
- Encourage and allow for multiple simultaneous users.
- Provide plentiful lagoons of shade.

Detailed Design Suggestions:

Paths

- A system of connecting paths is suggested within the Village Green to assist with formalising the natural desire lines for pedestrians.
- The paths, accompanied by new tree planting, will help to create a series of outdoor rooms within the space which should assist in making the space more inviting for multiple simultaneous user groups.
- In order to bridge the inhospitable open space associated with the laneway it is suggested that a new formalised path be created from the south-east corner of the Village Green, behind the Water Play Park, across the lane and down towards the Memorial Plaza.
- Shading the path is encouraged, with natural tree shade suggested for the section north of the laneway and intermittent structured shade suggested for the southern section.

Planting

- Additional tree planting is suggested to frame the edge of the park and also to frame the new pathways.
- Shrub planting is not suggested for this space, so as to maintain clear view lines:-

Structure

- A central feature element is suggested for the intersection of the various proposed paths. This could be as simple as a paved area, but could also build on the water fountain idea from the Austin Street median and include a similar drinking fountain with a shade element and raised plinth steps.



Indicative potential sketch view of the Village Green interventions.



Concept plan of the Village Green interventions.



The existing inhospitable and shadeless area around the laneway between the Village Green and Austin Street.



Structural shade precedent - Monsignor Hawes trail, Mullewa.

Key Strategies

5.3 The Oasis Vehicle Arrival

The existing vehicle arrival area provides a first port of call for many visitors to Cue. While the area is functionally efficient for vehicle movements, it is fairly harsh and barren for pedestrians. And it is pedestrians which we'd ultimately like visitors to become.

Objectives:

- To create a positive first impression for visitors to town.
- To encourage and facilitate a longer stay for visitors.

Principles:

- Provide a comfortable, clear and efficient arrival experience.

Detailed Design Suggestions:

New Signage

- New large format arrival signage is to be located at the corner of Austin and Victoria Streets which highlights clearly the amenities provided.

Central Arrival Port

- Retain the water point, bins and shaded map structure.
- Include a simplified directional map showing key elements in town and their distance in time and metres.
- Incorporate new butterfly shade elements around arrival point that allow sufficient clearance.
- New tree plantings to shade and enclose space.



Potential view of enhanced central arrival port.

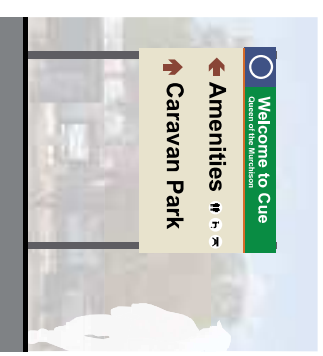


Existing condition of arrival signage within an open expanse with no shade.

- Pedestrian connection to Caravan Park office.
- Relocated shade shelter.
- New tree plantings to shade and enclose space.
- New shade shelters and simplified directional map.
- New shade structure over footpath.
- New large format arrival signage.



Concept plan of vehicle and caravan park arrival.



Indicative layout of arrival signage.

Key Strategies

5.4 Caravan Park Arrival

The caravan park is well serviced with good facilities and amenity and is an asset for the town. The entry to the caravan park does not do justice to the quality of the caravan park itself.

Objectives:

- To improve the visual appearance of the caravan park arrival area.
- To provide clear vehicle and pedestrian wayfinding.

Principles:

- Create a clear and legible arrival experience.
- Encourage initial pedestrian arrival from the Oasis Vehicle Arrival.

Detailed Design Suggestions:

General

- Provide a formalised and discernible pedestrian entrance to the caravan park office.

Driveway

- New trees to frame and reinforce driveway, spaced to allow occasional or future vehicle access behind.

Caravan Park Entry Signage

- The finishing colour is proposed to be a gradation from a cream to a heritage yellow as shown in the colour chart on this report's materiality page.
- The entry for the caravan park is an adaption of the entry sign providing a clear and obvious entrance to the park to accompany the other proposed amendments to this area.



Potential view of enhanced caravan park office arrival.



The existing office frontage.



Potential view of enhanced caravan park arrival showing new tree plantings and pedestrian path continuing from the Oasis Vehicle Arrival area.



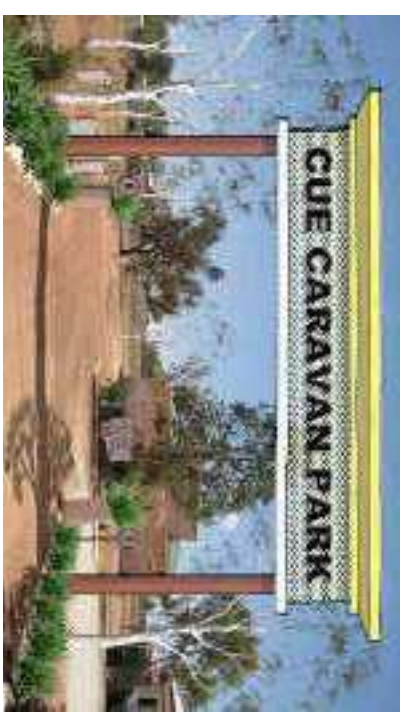
The existing vehicle entrance to the caravan park.



New formalised pedestrian entrance to the caravan park office.

New tree plantings to frame and reinforce driveway.

New entry signage.



Artist's impression of proposed caravan park entry signage.

Concept plan of vehicle and caravan park arrival.

Key Strategies

5.5 Heritage Interpretation Hub

There is an existing gap in the built form along the south side of Austin Street which creates a noticeable gap in the otherwise continuous street awnings. The lot has been earmarked for community purposes and currently contains some silhouette steel artworks. It is suggested that the space in front of this lot be used as a heritage interpretation hub.

Objectives:

- To celebrate the town's history.
- To encourage visitors to explore the town on foot.
- To bridge the gap in the existing built form both visually and in terms of pedestrian shelter.
- To create a shaded, tranquil space for reflection and learning about Cues history.
- To create a shaded pedestrian friendly community space along Austin Street.

Principles:

- New interventions should not adversely affect the ability of the vacant lot to develop in the future.
- Use a combination of structural and natural shade to create a pedestrian friendly environment.

Detailed Design Suggestions:

General

- Suggest the creation of a pedestrian-oriented heritage interpretation centre.
- Suggest the creation of a new build-out space within the existing on-street parking area.

Structure

- Suggest new freestanding shade structure that continues the language of the existing posted awnings along Austin Street.

Planting

- Suggest new street tree plantings located within the new build-out area at each end.
- Suggest low shrub planting to frame edge of footpath
- Suggest hedge planting as backdrop to vacant lot.

Paths

- Suggest centralised pedestrian area within the build-out and angled pedestrian paths aligned to connect across the median to the other side of Austin Street.

Signage

- Suggest a suite of primary interpretation signage including a central map showing items of interest around the town. This signage should be located so as not to interfere with the primary footpath.
- It is suggested that a series of simple directional signs be deployed throughout the town to assist with wayfinding. It is envisaged that these would be simple posts with a consistent feature colour throughout that would catch the eye of someone on the heritage trail from a distance.



Indicative potential sketch view of Heritage Interpretation Hub.



Concept plan of Heritage Interpretation Hub.

New formalised pedestrian crossing points follow desire lines.

New shade structure with interpretive centre and signage beneath.

Hedge as backdrop.



The existing gap between awnings.



The existing vacant lot contains silhouette artworks.



Potential directional signage post precedent.

5.6 Build-out Planting Strategy

Austin Street has several existing build-outs which help to set the angle for street parking. The build-outs serve as more of a visual cue rather than a physical barrier and are constructed of coloured concrete with inlaid stones. Although rain is infrequent, the build-out areas are frequently located at low points in the streetscape and are subject to significant pooling of water.

Objectives:

- To provide shade to the streetscape and reduce solar heat gain.
- To improve drainage of the streetscape.
- To facilitate pedestrian movements across streets.

Principles:

- Minimise the use of impermeable material for build-outs.

Detailed Design Suggestions:

- Suggest breaking up the existing impermeable build-out areas to allow water to drain through.

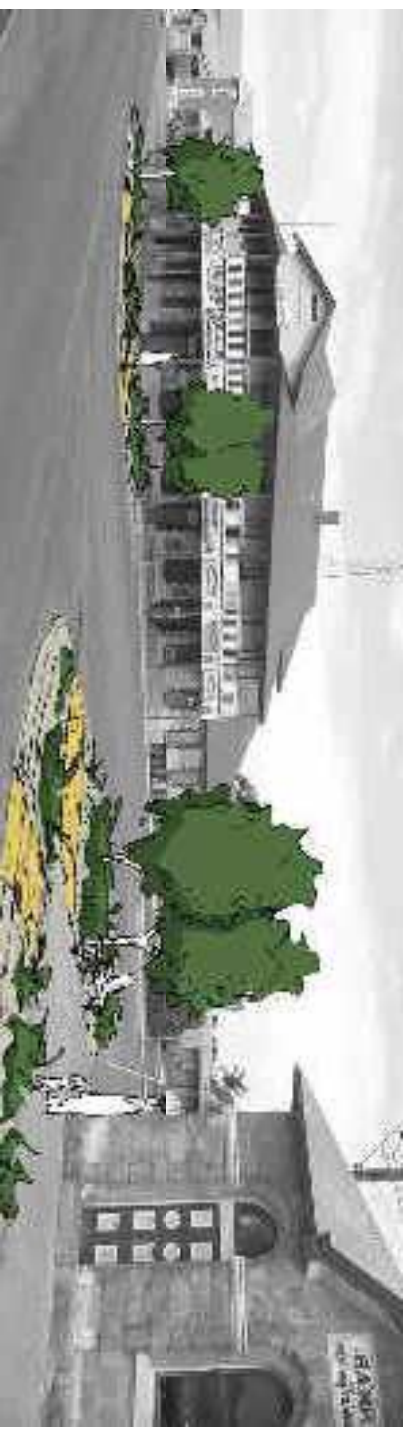
Planting

- Low shrub planting is recommended generally.
- Build-outs provide a good opportunity for additional street tree planting. New trees should be planted towards the middle of the build-out to allow for sufficient clearance for existing buildings and awnings.
- Recommend 60mm gravel mulch to prevent erosion in high volume rain events.

Paths

- Formalise footpath continuations through build-outs using similar materials.

Note: Great care must be taken in the design, installation and use of reticulation in the near vicinity of heritage buildings due to the potential for extreme detrimental impact of moisture on stone buildings.



Indicative potential sketch view of Austin Street build-out planting interventions.



Concept plan of typical build-out treatment.



Existing build-outs are made of impermeable coloured concrete with inlaid stones.



Existing build-outs serve as a visual cue only.

Formalised pedestrian paths.

New tree planting with low shrubs beneath.

5.7 Austin Street Footpath Strategy

There are a number of vacant tenancies along Austin Street. There are several examples of remnant historic signage throughout the town.

Objectives:

- To enhance the sense of visual interest and vibrancy of the footpaths on Austin Street.
- To celebrate the heritage character of the town.

Principles:

- Use temporary and relocatable elements to revitalise the footpaths.



Indicative potential sketch view of Austin Street Signage Strategy interventions.

Detailed Design Suggestions:

Signage

- Suggest installing re-created or refurbished historic signage.
- Under-awning signage is particularly recommended since it relates to the pedestrian scale and contributes to the visual rhythm of the streetscape.

Planting

- Suggest planter boxes be installed at key locations along Austin Street.
- Planter boxes are recommended to be sited between awning posts close to the kerb line, but set back at least 200mm to allow for car overhang.

Seating

- A combination timber and perforated mesh seating unit with an integrated planter allows for informal meeting and resting at selected locations along Austin Street.
- All seats will be installed under existing or proposed posted awnings.
- The modular design allows for alternate positioning and combinations to be assembled as and when required.
- The perforated mesh will be created using a heritage styled pattern and un-perforated areas can display the town's name, founding date or other important historical information. The finishing colour is proposed to be a gradation from a cream to a heritage yellow as shown in the colour chart on this report's materiality page.



Precedent image for footpath planter boxes.



Combination Planter & Seat Concept

- text left solid
- perforated mesh with colour gradation

5.8 Interactive Interpretation

There are a number of historic pastoral and mining artefacts in town. It is suggested that some of this could be re-purposed as urban sculpture and distributed around town, especially along key pedestrian paths.

Objectives:

- To celebrate the layers of history of the town.

Principles:

- Re-purpose historic artefacts as urban sculpture.

Detailed Design Suggestions:

- Suggest collection and selective deployment of artefacts from members of the community.
- Suggest artist / craftsperson or team to design and implement re-purposed artefact sculptures.
- Suggest interpretation plaques inlaid into footpath paving and artworks as a durable and pedestrian focussed way of interpreting history without the visual and physical clutter of stand-alone signage.



Indicative potential sketch view of Austin Street Signage Strategy interventions.



An example of a larger under-utilised historic artefact.



An example of re-purposed historic artefacts located behind windows of disused tenancies.



An example of a smaller under-utilised historic artefact.



An example of interpretation plaque inlaid into footpath.

Key Strategies

5.9 Oval Enhancements

The oval has been identified as being under-utilised. It isn't required for playing football. It does provide a consistent green outlook, due to its being irrigated by recycled water and is an amenity asset for the town. The historic railway building at the edge of the oval is disused and would require significant restoration work for it to be used internally.

Objectives:

- To encourage community use of the oval.
- To find a cost-effective use for the railway station.

Principles:

- Use the oval as a community focal point for temporary outdoor social events.

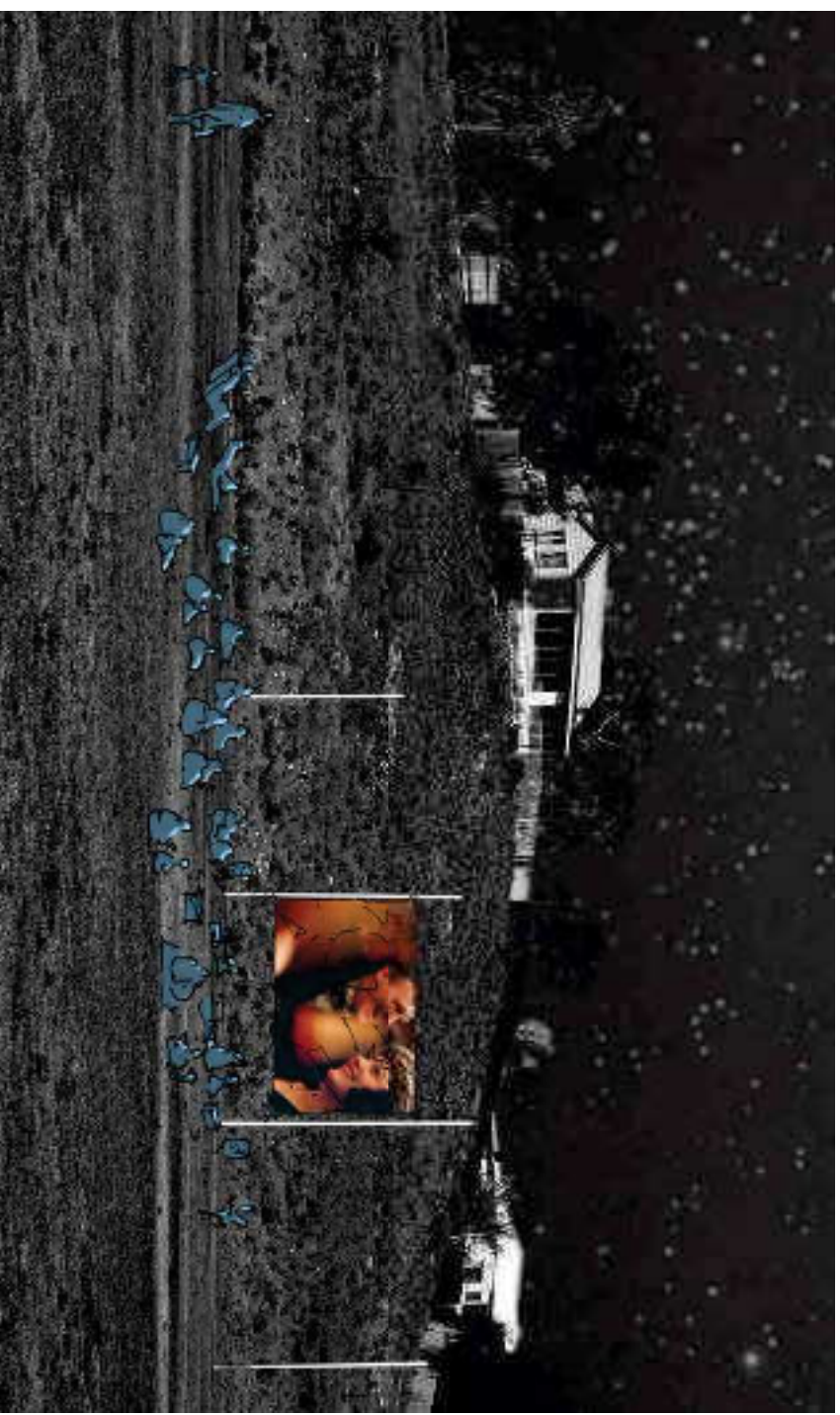
Detailed Design Suggestions:

Planting

- New tree planting around the oval would help to give the oval a frame. While not strictly necessary, it may set the stage for potential future residential growth for areas with an outlook to the oval.

Social Overlay

- It is suggested that community movie nights could be held in an outdoor cinema format. The screen could be erected between the goal posts as shown here, or perhaps relate to the disused historic railway building.



Indicative potential sketch view of outdoor cinema on the oval.



Concept plan of typical build-out treatment.

Key Strategies

5.10 Entry Road Treatments

The existing town entry signage uses colours and materials which blend into the surrounding landscape and loses some of its potential impact

Objectives:

- To promote the character of the town to passers by and encourage them to stop and visit.

Principles:

- Use contrast in colour, scale and rhythm to mark a change in the landscape.
- Use layering and depth of materials to provide ever-changing views of the sign to passing motorists.

Detailed Design Suggestions:

Town Entry Signage

- Suggest entry signage is bought closer to the town and act as the termination point for the avenue tree planting either side of the town.
- Suggest that the entry signage should:
 - » employ a range of materials, reflecting both old and new
 - » have an element of height integrated into the design
 - » reflect the character, history and aspirations of Cue

Street Trees with Water Towers

- Suggest recycling cleaned and good condition 44 gal drums with lids as water reservoirs for Austin Street trees that are beyond the scope of the central irrigation system. Calculations based on the final arrangement of drippers can provide the period of time required between filling the drums by Council staff.
- The reservoirs can be placed atop short concrete plinths cast from the formwork of a 44 gal. drum. An irrigation tube can be fixed at the base and run to two dripper units either side of the tree.
- The drums may be:
 - » painted in a variety of themes by the school children, or
 - » town's residents stenciled onto the drums after a co-ordinated base colour is applied, or
 - » reflect aboriginal visual themes
- This proposal allows for the extension of main street tree planting in a cost effective manner negating the need for installing any centralised irrigation system well beyond the centre of Cue. These plantings may also reflect traditional 'Bush Tucker' with appropriate interpretation intergrated into the water tower.



Existing town entry signage.



Indicative renders of Water Tower options.



Artist's impression of water towers & street trees.



Artist's impression of potential town entry signage concept.



Entry signage precedent - Yalgoo.



Entry signage precedent - Sandstone.



Southern entry road treatment.



Southern entry road treatment.

Costings

6.1 Opinion of Probable Costs

6.1

LANDSCAPE CONSTRUCTION: Preliminary Opinion of Probable Cost (POPC), Jan 2014
 REV A - Jan 2014 4,560 Landscape Area (sq.m)

NOTE: Preliminary Opinion of Probable Cost based on Landscape Concept Plan as presented within Streetscape Master Plan Design Report
 (Rates are current rates only and do not allow for escalation)



Item Description	Quantity	Unit	Rate	Cost
PRELIMINARIES				
1.01 Slewwork/Seal/Weathering - 2% of Landscape Budget	1	item	\$11,292	\$31,452
1.02 Traffic Management	1	item	\$10,000	\$10,000
1.03 Mobilisation	1	item	\$8,893	\$15,726
1.04 Demobilisation	1	item	\$20,000	\$20,000
SUB - TOTAL PRELIMINARIES				\$77,178
FINE GRADING				
2.00 Final Finishing (+/- 100mm)	4,560	sq.m	\$2	\$5,840
SUB - TOTAL EARTHWORKS AND GRADING				\$5,840
ENTRY FEATURES				
3.00 Seal and Perforated Mesh Structures	2	Prov Sum	\$105,000	\$210,000
3.02 Limestone Blocks	2	Prov Sum	\$4,000	\$8,000
SUB - TOTAL ENTRY FEATURES				\$218,000
AUSTIN STREET UPGRADE				
4.00 New Flush Kerbs	217	lin.m	\$50	\$10,850
4.01 Exposed Aggregate & Coloured Concrete	264	sq.m	\$190	\$39,960
4.02 Exposed Aggregate & Coloured Concrete Reinforced for Vehicles	30	sq.m	\$170	\$5,100
4.03 Drainage Grating	44	lin.m	\$120	\$5,280
4.04 Unit Paving - to match Existing Pavement	165	sq.m	\$300	\$49,500
4.05 Furniture - Long Bench Seats with Planter (Custom) to Street	13	item	\$6,000	\$78,000
4.06 Furniture - Short Bench Seats (Custom) to Heritage Hub	4	item	\$3,500	\$14,000
4.07 Concrete Mowing Kerb	70	lin.m	\$48	\$3,360
4.08 Steel Edge resistant to Turf Mounding	113	lin.m	\$190	\$21,470
4.09 Steel Edge resistant to Slopping Gardens	98	lin.m	\$190	\$18,620
4.10 Provision for Feature Structures to Heritage Hub	3	Prov Sum	\$65,000	\$195,000
4.11 Signage - Heritage Interpretation Hub Boards	3	item	\$5,500	\$16,500
4.12 Compacted Limestone Path	70	sq.m	\$22	\$1,540
4.13 Water Tank Concrete Plinths	86	item	\$400	\$34,400
4.14 Water Tank 44 Gallon Drums - Paint & Sign	86	item	\$400	\$34,400
4.15 Trees (200L)	51	ea.	\$555	\$28,305
4.16 Trees (45L)	88	ea.	\$468	\$41,184
4.17 Trees (100L)	29	ea.	\$7,250	\$210,250
4.18 Shrub Planting (140mm @ 3m2)	2,213	sq.m	\$30	\$66,390
4.19 Lateral Gravel Mulch	2,213	sq.m	\$20	\$44,260
4.20 Soil Conditioner to Shrub Planting	2,213	sq.m	\$5	\$11,065
4.21 Soil Conditioner to Trees	168	ea.	\$5	\$840
4.22 Soil to Mounding	294	cu.m	\$24	\$7,056

4.24 Turf (Roll-on)	787	sq.m	\$12	\$9,444
4.25 Soil conditioner to Turf	787	sq.m	\$8	\$6,296
SUB - TOTAL AUSTIN STREET UPGRADE				\$749,710
CARAVAN PARK & VEHICLE ARRIVAL SITE				
5.00 Concrete Mowing Kerb	19	lin.m	\$48	\$912
5.01 Signage - Oasis Vehicle Arrival	1	item	\$1,500	\$1,500
5.02 Provision for Feature Structures to Arrival Site	3	Prov Sum	\$70,000	\$210,000
5.03 Feature Entry Signage to Caravan Park	1	Prov Sum	\$110,000	\$0
5.04 Asphalt & Grey Gravel Chip Path from Vehicle Arrival Site to Office	183	sq.m	\$57	\$10,431
5.05 Limestone Block Pillars to Caravan Park Entry Drive	1	Prov Sum	\$4,000	\$4,000
5.06 Portico to Caravan Park Office	1	Prov Sum	\$60,000	\$60,000
5.07 Trees (100L)	17	ea.	\$468	\$7,956
5.08 Trees (45L)	0	ea.	\$250	\$0
5.09 Shrub Planting (140mm @ 3m2)	276	sq.m	\$30	\$8,280
5.10 Lateral Gravel Mulch	276	sq.m	\$20	\$5,520
5.11 Soil Conditioner to Shrub Planting	276	sq.m	\$5	\$1,380
5.12 Soil Conditioner to Trees	17	ea.	\$5	\$85
SUB - TOTAL CARAVAN PARK & VEHICLE ARRIVAL SITE				\$310,064
SIDE STREETS, VILLAGE GREEN & CUE OVAL				
6.00 Water Tank Concrete Plinths	81	item	\$400	\$32,400
6.01 Water Tank 44 Gallon Drums - Paint & Sign	81	item	\$400	\$32,400
6.02 Village Green Central Feature	1	Prov Sum	\$7,000	\$7,000
6.03 Exposed Aggregate & Coloured Concrete Pathway	273	sq.m	\$150	\$40,950
6.04 Shelter Structures to Linear Pathway	3	Prov Sum	\$15,000	\$45,000
6.05 Trees (100L) to Village Green	9	ea.	\$450	\$4,050
6.06 Trees (45L)	123	ea.	\$250	\$30,750
6.07 Soil Conditioner to Trees	132	ea.	\$5	\$664
SUB - TOTAL SIDE STREETS, VILLAGE GREEN & CUE OVAL				\$193,144
OTHER ITEMS (Supply and Install)				
7.00 Signage - Directional Signage Posts throughout Township	27	item	\$330	\$8,910
7.02 Concrete Base to Farm/ Milling Equipment	68	sq.m	\$150	\$10,200
SUB - TOTAL OTHER ITEMS				\$19,110
IRRIGATION (Supply and Install)				
8.00 IRRIGATION - Turf (Spray units only)	2,489	sq.m	\$25	\$62,225
8.01 IRRIGATION - Turf (Spray units only)	1,128	sq.m	\$20	\$22,560
8.02 IRRIGATION - Turf (Spray units only)	150	each	\$50	\$7,500
8.03 IRRIGATION - Trees fed by Tanks	167	item	\$15	\$2,505
8.04 IRRIGATION - Connection to existing system	1	item	\$10,000	\$10,000
8.05 IRRIGATION - Contingency for possible pump upgrade	1	Prov Sum	\$30,000	\$30,000
SUB - TOTAL IRRIGATION				\$134,790
CONTINGENCY 5%				\$85,441,180
COST/SQUARE METRE	4,560			\$393,48

- Note:**
- A Prices have been calculated at x1.5 Perth prices to allow for procurement outside of the metro area. Transportation is likely to be additional
 - B Roll-on turf has been allowed for rounded medians only. Existing flat turf areas can be protected and retained
 - C Prices reflect projects as if undertaken by contractors - Items undertaken in-house by Cue staff may be disregarded or amended
 - D It is recommended that an allowance for 13 weeks consolidation be included in any construction contracts at a rate of \$6.00per sqm/year

