Wooditjup (Margaret River) Precinct Community Plan

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REALM studios

Project: Wooditjup (Margaret River) Precinct Community Plan

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Stantec

OHA O'Brien Harrop Access

In Association with Key Stakeholders:

- Undalup Association (Traditional Owners)
- Rotary Club of Margaret River
- Margaret River & Districts Historical Society
- The Hairy Marron Cafe

Prepared for: The Shire of Augusta Margaret River

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Acknowledgment of Country

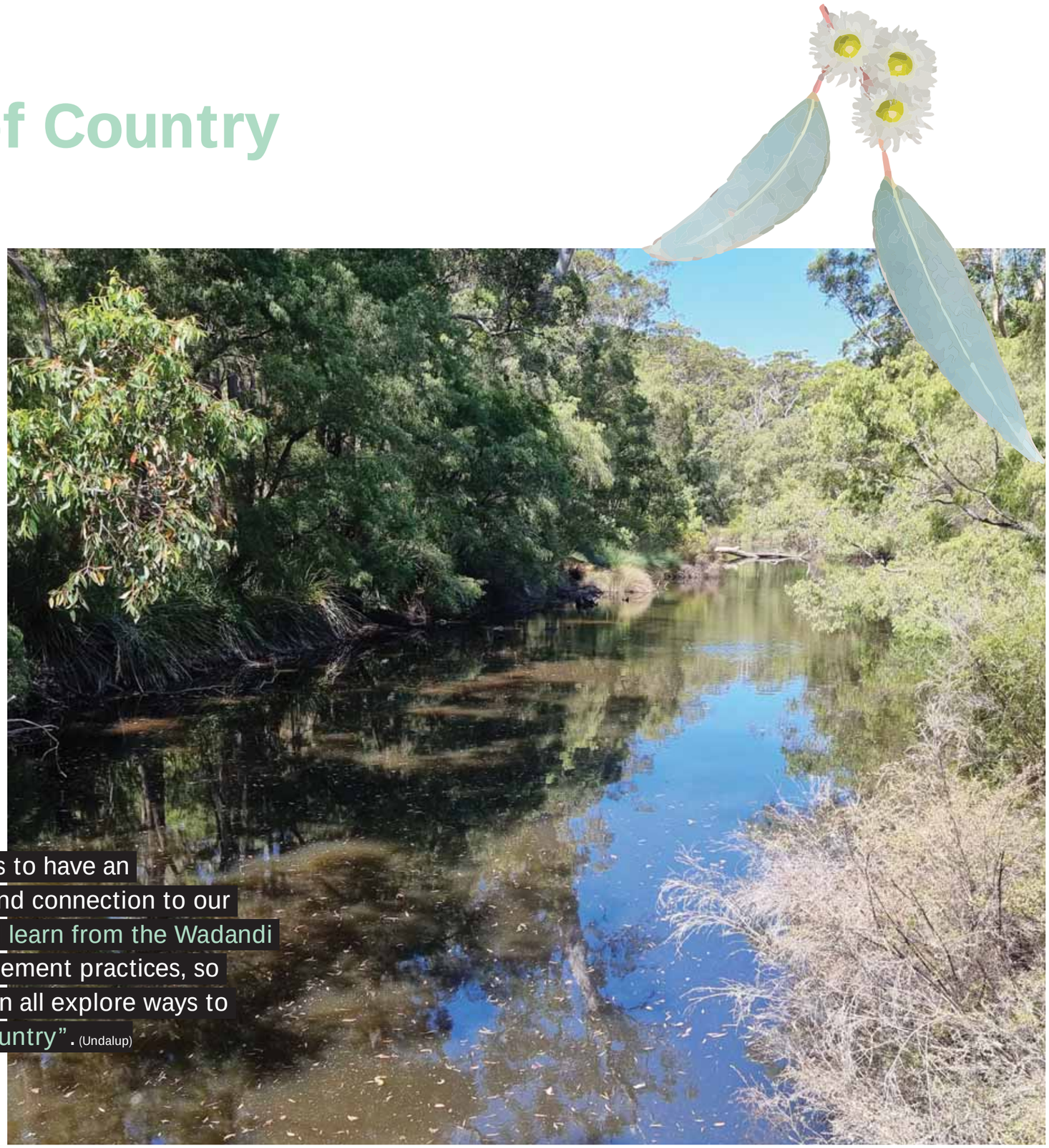
REALMstudios would like to acknowledge the Traditional Owners and Elders whose cultures and customs have nurtured, and continue to nurture, the land we all walk and live on, here on Boodjar.

We Respect the presence of the ancestors (Demmala Goomala) who's Spirits (Djanga) reside on country (Boodja) and walk their feet (djenna) on the land, their heart spirit (djanga korda) flows through all creation.

We all come together for Country (Boodja).
(Informed by Undalup)

The Wadandi People (Saltwater People) are the traditional owners of this part of the south west of Western Australia and live by the Six Seasons in harmony with their environment.

The significant coastal areas are important to the Wadandi people and their connection to land and sea through songs, stories, spirituality and Cultural lore (learning and knowledge of tradition).



It is important for us to have an understanding of, and connection to our land, to respect and learn from the Wadandi land and sea management practices, so that together we can all explore ways to keep "Caring for Country". (Undalup)

Executive Summary

The Margaret River Precinct is located at the northern entrance of Margaret River and includes Rotary Park, the Old Settlement Precinct and the proposed pedestrian access bridge that connects them.

The Precinct has become a local meeting point with recreational activities, community group facilities, an abundance of natural beauty and a rich cultural importance that draws in an array of local community members and visitors alike.

The Shire and its community have recognised the importance of this place, and by working together set a vision for its future. Through a master planning process, it was determined that this was to be a natural and welcoming place, that knows and speaks to its heritage and culture, and that connects the community and township.

REALMstudios has been engaged to prepare a Concept Plan for the realisation of this vision.

This Community Plan report is a compendium inclusive of the stakeholder engagement and concept development process.

Through talking, walking, riding, drawing, listening and imagining, the vision has been tested, broken down to understand its essence and then built back up through a series of design principles that guide the Community Plan for the Precinct over the coming decades.

The Brief

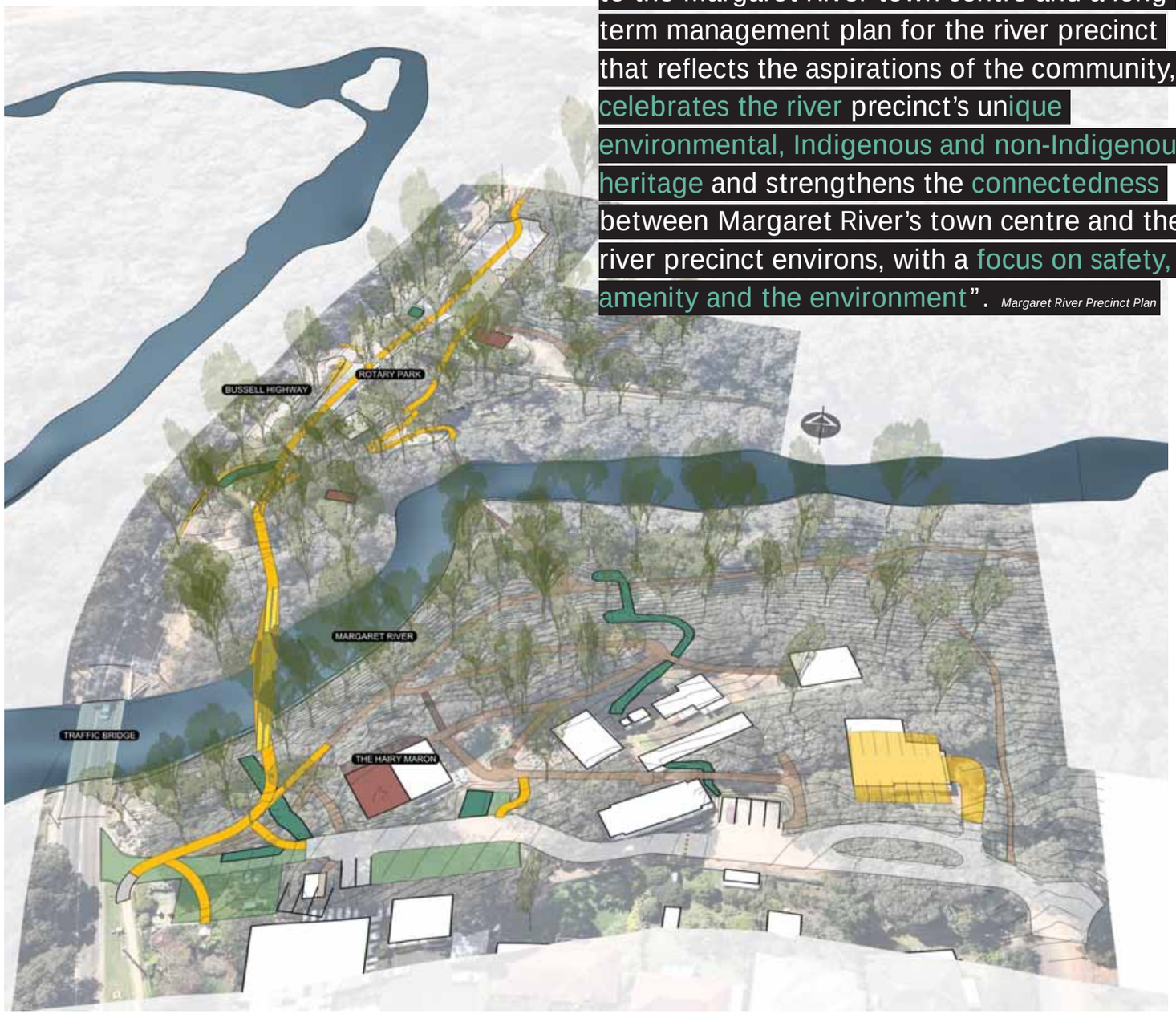
This project encapsulates a number of different components that are interwoven and require a co-ordinated and holistically considered approach. The Margaret River Precinct project includes concept design level resolution for:

- Rotary Park including playground replacement, pathways, landscaping, public amenities, pedestrian access, and provision of carparking.
- The Old Settlement Precinct including pedestrian access, carpark alterations, landscaping, stormwater management and POS / community space enhancement.
- Design development of Margaret River pedestrian access bridge, and
- Involvement in focus group consultation (facilitated by the Shire).

The sub-consultant team included civil engineering for road components, structural & geotechnical engineering for the bridge design and DDA access review & advice. The Shire coordinated stakeholder review meetings and inputs. Reports and minutes for these supporting components are included in the Appendix at Chapter 5.0.

Precinct Vision:

"Create a natural, cultural welcome statement to the Margaret River town centre and a long-term management plan for the river precinct that reflects the aspirations of the community, celebrates the river precinct's unique environmental, Indigenous and non-Indigenous heritage and strengthens the connectedness between Margaret River's town centre and the river precinct environs, with a focus on safety, amenity and the environment". *Margaret River Precinct Plan*



[1.0] Enquiry & Understanding

Margaret River has collected the hearts of those who have lived or visited there for as long as it has been known. Some come for a holiday and inspired by its natural beauty and thriving community, never leave, becoming part of the eclectic soul of its community. The Margaret River itself is a place of abundance, being a vital life source of the Wadandi people and continuing to offer a place for connection to country for its modern inhabitants.

Bridge over the Margaret River, location unknown 1910 (source: Battye Library)

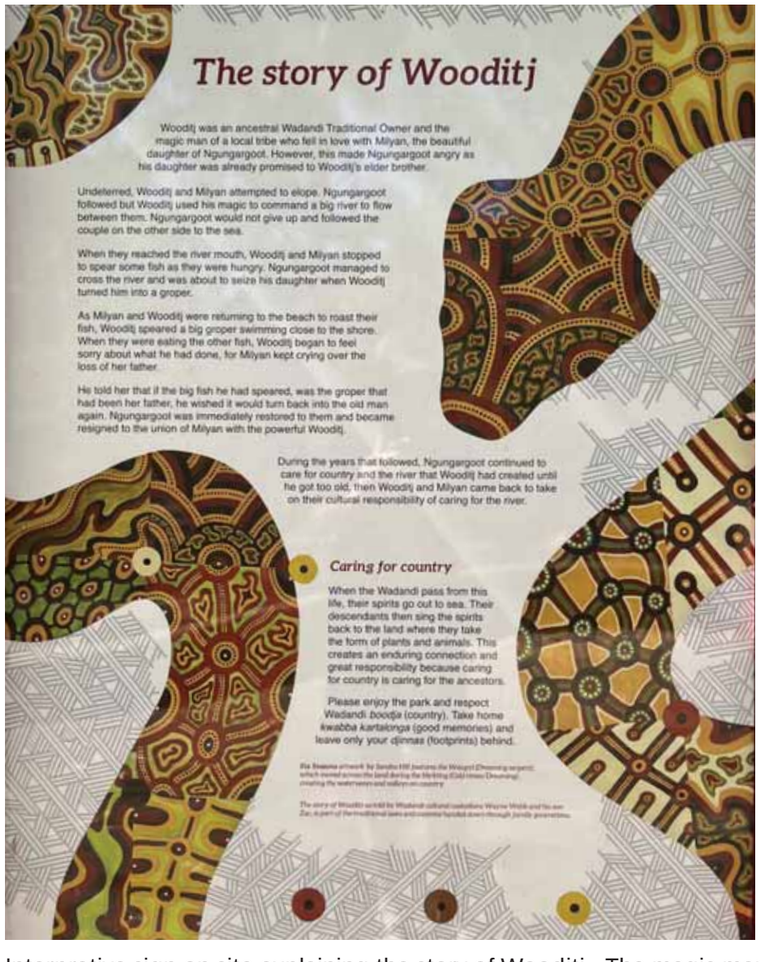
1.1 Aboriginal Country - Wooditjup Bilya

Wooditjup Bilya is of spiritual significance to the Wadandi people of the south west and flows through the site. It is an integral piece of their culture and features prominently in creation stories.

Traditional Owners from Undalup Association graciously shared cultural knowledge with the project team over a number of meetings on site and 'walks on country'. A trusting relationship was formed between Elders, The Shire and REALMstudios with cultural values being directly expressed into the design.

Minang/Wadandi/Bibbulmun/Ballardong Noongar artist Sandra Hill was engaged as part of the consultant team in order to collaborate directly and creatively into the design and planning process. This led to integration of powerful concepts that support caring for country.

The project has since gone on to receive a Commendation Award in the 'Planning for Country' category at the Planning Institute Australia WA 2022 Chapter Awards.



Interpretive sign on site explaining the story of Wooditj - The magic man



Meeting with Undalup on site



Sketch of Country from Stakeholder meeting: Iszaac Webb

1.2 Wadjela / European History

Site History

Lot 284 is a land parcel to the southern banks of the Margaret River on Bussell Hwy. It was taken up by Thomas and Elizabeth Higgins in 1896 as a livery stable and half way house between Karridale and Busselton and was known as Bridgefield.

The town was known at that time as Upper Margaret. The first post office was established in 1910 and run by Thomas and Elizabeth's daughters, Mary and Agnes.

Old Bridgefield was demolished in 1938/9. In 1949 the northern part of the property was purchased by a C.H. Nuttall, then in 1956/7 Arthur Rodgers bought the same area and subdivided 8 lots and Higgins Street was made. The rest of this land which was alongside the river was returned to the then Roads Board and made into public open space as lot 132.

That was converted into the Old Settlement complex in 1985 with various lessees in Malcolm Payne, Chris Wadley and Michael Billingham. That leasehold ceased in 2011 when the Shire gave the Margaret River and District Historical Society a 10 year lease over the school, group house and adjoining yards.

The rest, including a managers residence, pottery shop and blacksmith building, was leased for the same time to Dave Willcox and Mike Gadd which has since resulted into the conversion of the pottery shop to the Hairy Marron Cafe. Lot 1 of the Rodgers subdivision was owned in 1955/6 by Mrs Glad Burnett, who's daughter and husband later set up the present Adamsons Riverside Accommodation units.

Decontexturalised Site History

A collection of buildings on site have been relocated from various regional sites & towns to form the Old Settlement, a popular museum, tourism attraction and education centre.

The Margaret River and District Historical Society (MRDHS) run the Old Settlement. They began around 30 years ago and are dedicated to collecting, preserving and cataloguing the local history of Margaret River and surrounding districts.

The MRDHS centres around the 1925 Bramley School building on the banks of the Margaret River.

On the northern side a steam locomotive named 'Kate' is of heritage significance:

- As the only remaining engine built for the Karridale timber industry.
- For its important and direct association with the private timber railway system established by M.C. Davies to serve his large timber enterprise in the South West.
- For its social value as a tourist attraction.

'Kate' was imported to Western Australia in 1890 by M.C Davies and named after his daughter, Katherine. The 8-tonne locomotive was built in Leeds by T.F Green and Sons and was used for the Karridale timber industry.

'Kate' worked at various mills in Karridale, Jarrahdale and Marrinup. In March 1917 she was sold by Millars Ltd to the PWD and was then used in Wyndham until retired in 1962. In 1963 the Margaret River Rotary Club bought 'Kate' and placed her in Rotary Park, at the town's entrance, as a tourist attraction in 1964.

'Kate's' loading and shipping by state ship from Wyndham to Fremantle was supervised by Fred Mcleod, who later became a resident in Augusta. Mr Jim Archibald of Margaret River assisted in the transportation from Fremantle to Margaret River.

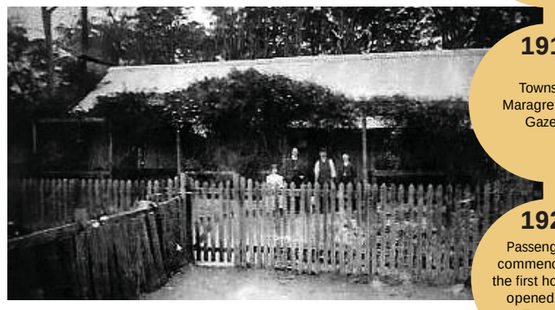
'Kate' was cosmetically restored at Boyanup in 2001, including removal of asbestos boiler lagging, and returned to Margaret River on 25 August 2001.As at 2012, 'Kate' remains a tourist attraction for the Shire.



Bridgefield (Higgins) Site Memorials



Higgins Residence on Lot 284 (image courtesy of the Margaret River & Districts Historical Society)



Higgins Residence on Lot 284 (image courtesy of the Margaret River & Districts Historical Society)



'Kate' locomotive (image courtesy of the Margaret River & Districts Historical Society)

1830
Settlers from the *Emily Taylor* move into Augusta with little success. Settlers travel wider to try their luck elsewhere

1875
The timber industry flourished in the area and resulted in creation of railways, ports and jetties

1913
Townsite of Maragret River is Gazetted

1924
Passenger rail commenced and the first hotel soon opened in the Townsite

1930
Group settlements occurred in the area, and the dairy industry was established.

1980
The areas tourism potential is slowly realised and the emerging wine industry gains traction

Wadandi People live on country from the time of its creation.

The nearby Devil's Lair cave contains artefacts dating back 50,000 years before present day

1.3 Margaret River Context

The Margaret River townsite is located 9 kilometers inland from the Indian Ocean in the West Australian Southwest region.

Originally known for its timber and agricultural production it has now become synonymous with the wine culture and tourism.

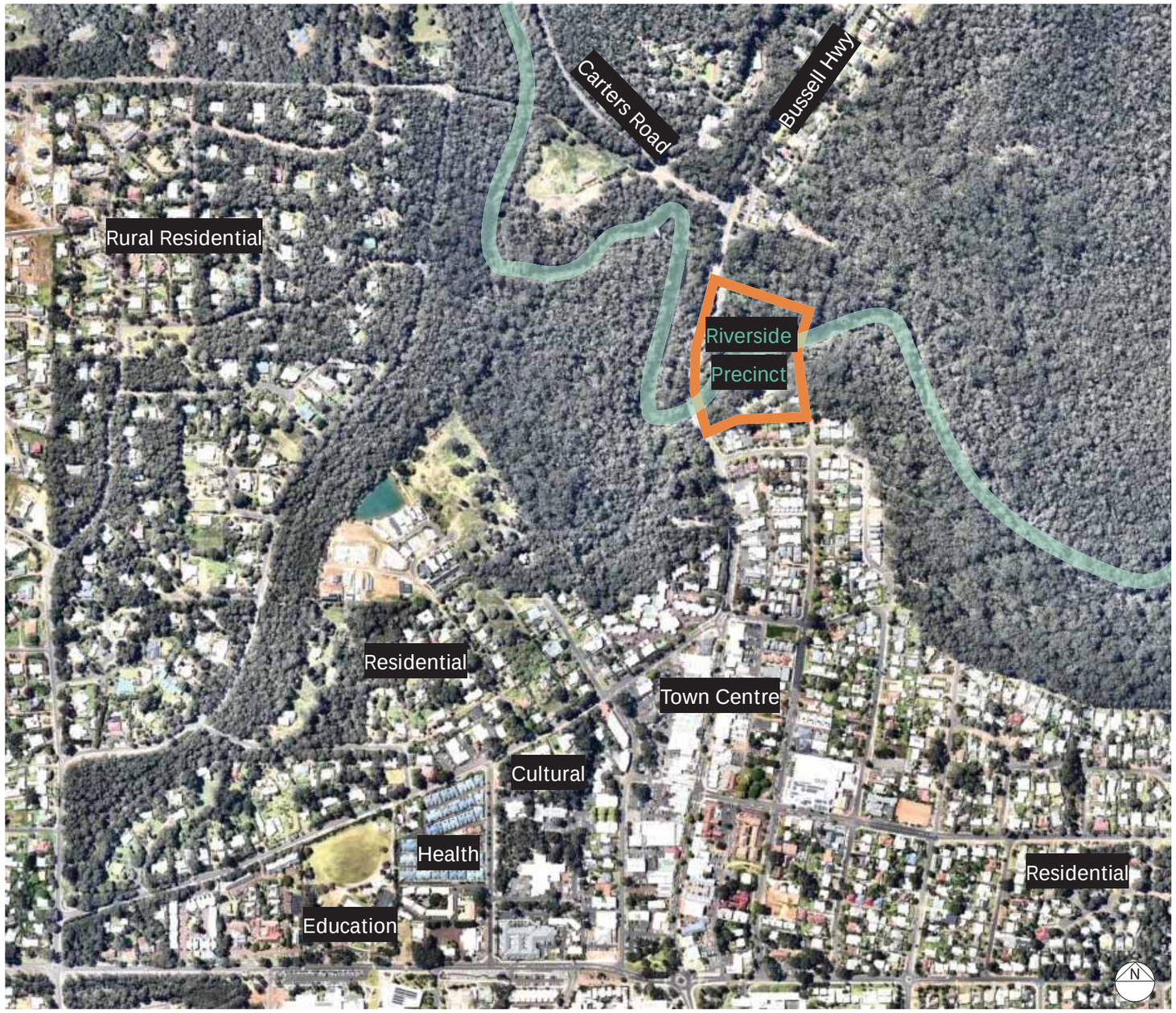
Within the Margaret River Townsite, is the Riverside Precinct (the Precinct), formed by Rotary Park, the Old Settlement Precinct and the proposed pedestrian bridge that connects them. The Precinct is located at the northern entry to the Margaret River Townsite providing an entry statement for the Town and the first opportunity to engage with those driving through the area.

The Precinct has multiple roles within the Townsite, in that it caters for the needs of the local community, whilst also providing for people who visit the area (from both regional and national/international places).

As the park has developed over time, it has been updated to address the multiple needs. It is therefore characterised by a combination of local and tourist facilities.

The Rotary Park was initially designed by the talented landscape architect, Bill James. His design features beautifully sinuous and curved stone terracing that has structured a calm and highly attractive setting.





1.4 The People

10, 050 People live in Margaret River and, (2020)

Are well educated (2016)

22%

Bachelor Degree or Higher (2016)

56%

Completed year 12 or equivalent (2016)

Are good volunteers (2016)

3 out 10 people volunteer

Are of European Heritage (2016)

68%

09%

03%

01%

01%

Top five places of birth

Have low levels of unemployment (2021)

3.9% versus **5.4%**

Shire of Augusta Margaret River

Western Australia

Are getting older but are also welcoming the next generation (2016)



21% of population are 60+



25% of population are 0-17

Are also made up of tourists

2, 314, 000

Average annual nights spent in Margaret River by tourists (2017/2018/2019)

688, 000

Average annual visitors (2017/2018/2019)



7 out of 10 visitors are interstate

$387 Million

average annual spend



3.4

average length of stay (days)

1.5 Recreational Trails Context

The trail context is important given the various destinations that both trail walkers and riders are moving to, often through the Margaret River Precinct or starting / finishing from that point.

MXB trail riders are encouraged to use the dedicated facilities at Carters Road whilst other trail riders are supported on most paths. Some trails however restrict bike access.

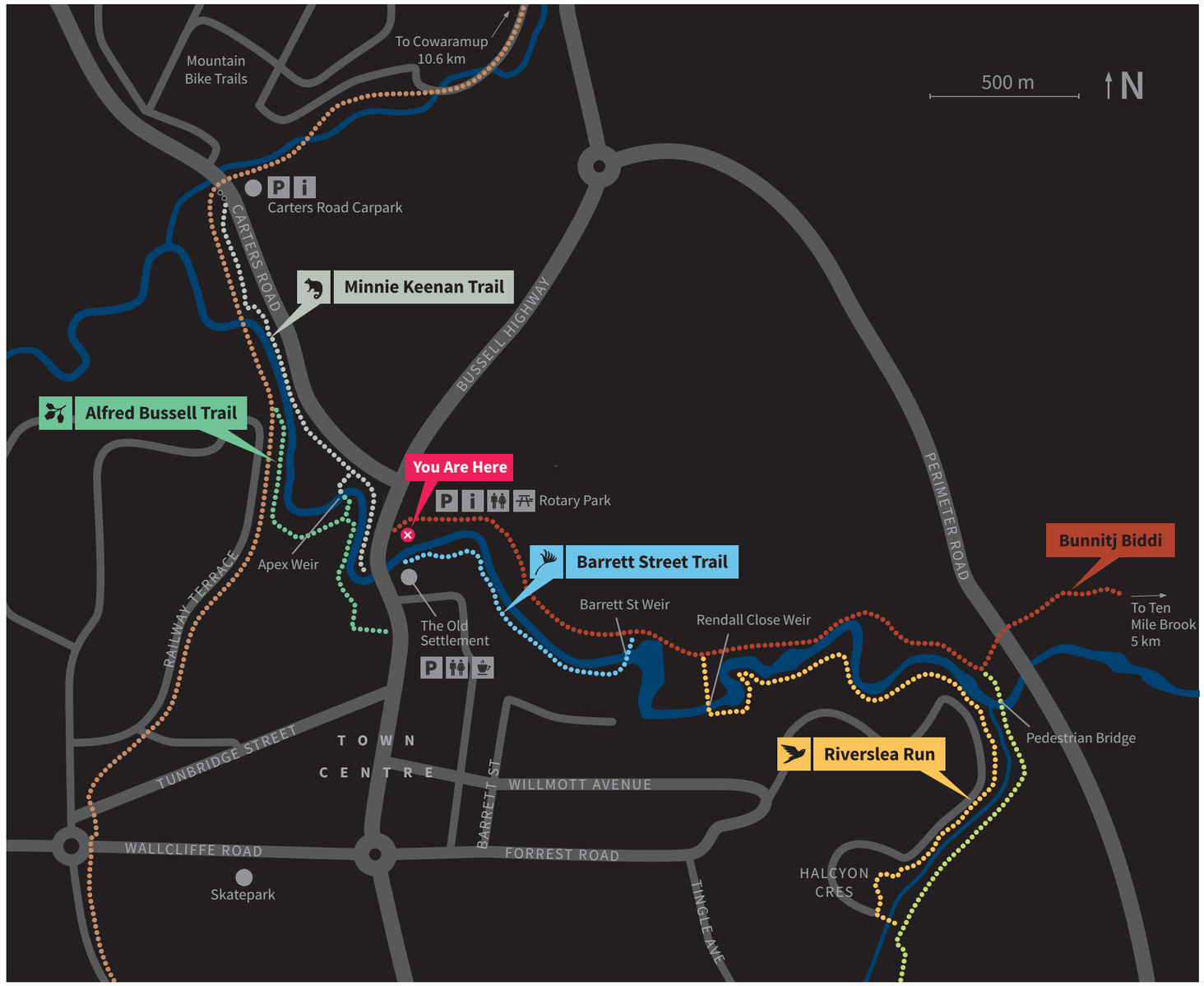
At present both the Barret Street & Bunnitj Biddi Trails start/finish at the Precinct. Both trails support pedestrian and cycle access.

The Alfred Bussell Trail is an important future link between the Precinct and the Carters Road MXB trail head. In the future, rather than cyclists using Bussell Highway and Minnie Keenan Trail, the intent is that they 'double back' into town to access the Alfred Bussell Trail which then safely delivers them to the Carters Road Trail head.

A clear wayfinding point needs to be considered at the Precinct to address this.



Legend for Draft Margaret River Trail Network Diagram
Supplied by the Shire of Augusta Margaret River



Excerpt from Draft Margaret River Trail Network Diagram
Supplied by the Shire of Augusta Margaret River

1.6 Site Analysis

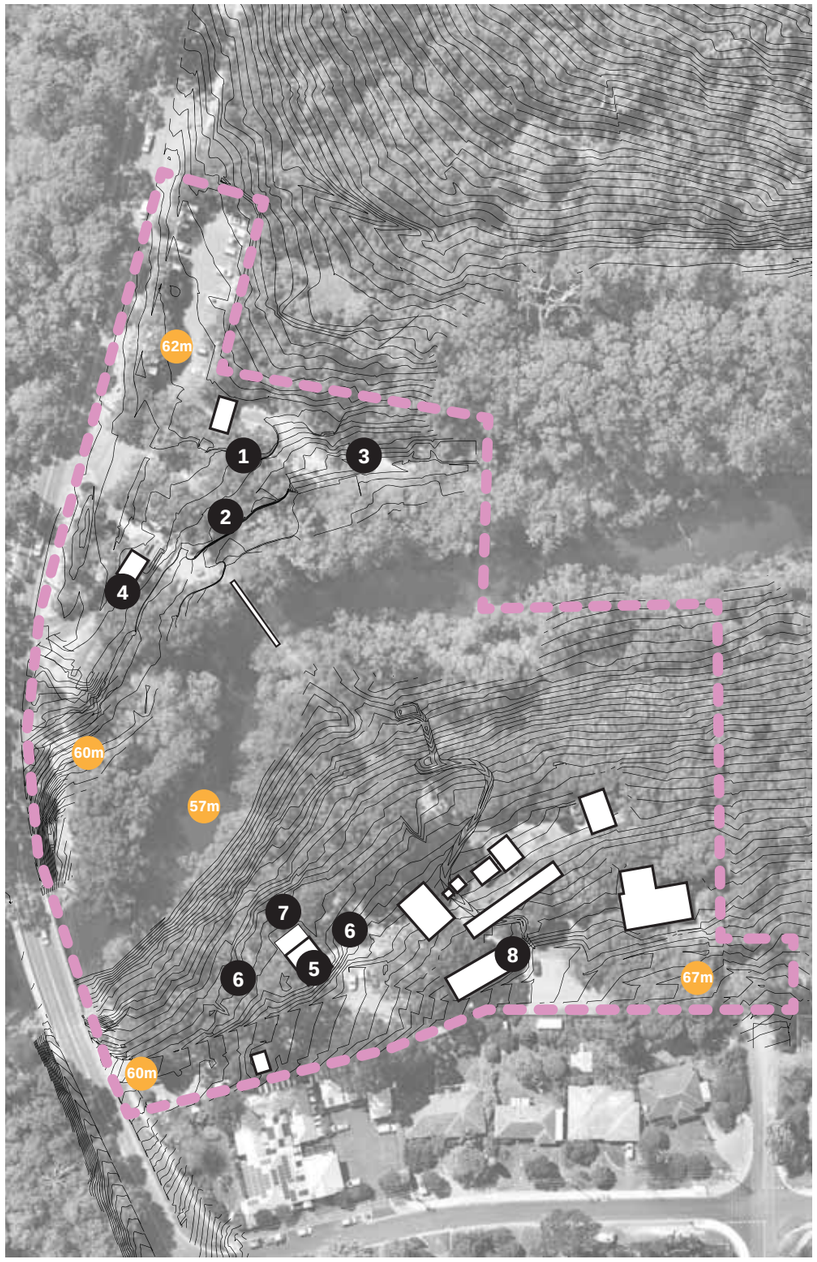
Topography & Retaining

The landscape generally falls towards the Wooditjup Bilya / Margaret River, which bisects the site.

Several graded areas with various retaining wall materials are used in Rotary Park. These level areas facilitate active uses and are heavily used. Access to them becomes a DDA compliance issue in places.

The south side is generally not formalised into terraces which brings about a more natural flowing topography. This does have negative impacts on drainage scour. Surfaces are generaly unsealed and therefore gravels are a significant safety risk.

Note: For wall condition refer Materiality



North Side of River:



Stone retaining walls are an attractive feature that establish level areas for functional uses.



Low-cost and easy to install timber retaining walls have been used where stone retaining walls have failed.



Stairs to play elements limits DDA compliant access and under-mining of timber retaining walls is evident in many places.



Corten steel walling - likely over limestone walling is a recent addition to the park.

South Side of River:



Significant level change between car park and building is causing scour & is an ongoing safety risk.



Unsafe gravel paths on inclines between Hairy Marron and Old Settlement. Also to west of Hairy Marron.



Non-conforming stair lacking hand rail - but attactive timber character.



Significant level change between car park and building is causing scour & is an ongoing safety risk.

1.6 Site Analysis

Site amenities

Key amenities to the North Side include: Toilet amenities, Play ground & associated play elements, Exercise Equipment, Carpark, Tourist Sign, Wishing Well, Kate Train exhibit, BBQ areas and Shelters, Level turf areas for picnics, and Wayfinding and Interpretive Signage.

Key amenities to the South Side include: Hairy Marron Cafe, The Old Settlement Visitors area with a variety of experiences, Car parking spread over three sites, a double uni-sex Toilet Amenities unit, an existing Residential Buiding that is currently rented commercially and Wayfinding & Interpretive Signage.

North Side of River:



BBQs with shelters. Those near the car park are new and in good condition. Those to the rear are not.



Play equipment is out-dated and not in keeping with the character of the area despite still being functional and well used.



Amenities block is non-conforming and needs replacement. It blocks views through to park from street but is generally well located, central and well-used.



Irrigated turf areas are an asset for informal picnics and gatherings of small and large groups. Turf is only just surviving with limited light and too much foot traffic.

South Side of River:



Hairy Marron is a much loved cafe & bike hire/shop located in the peaceful and leafy setting.



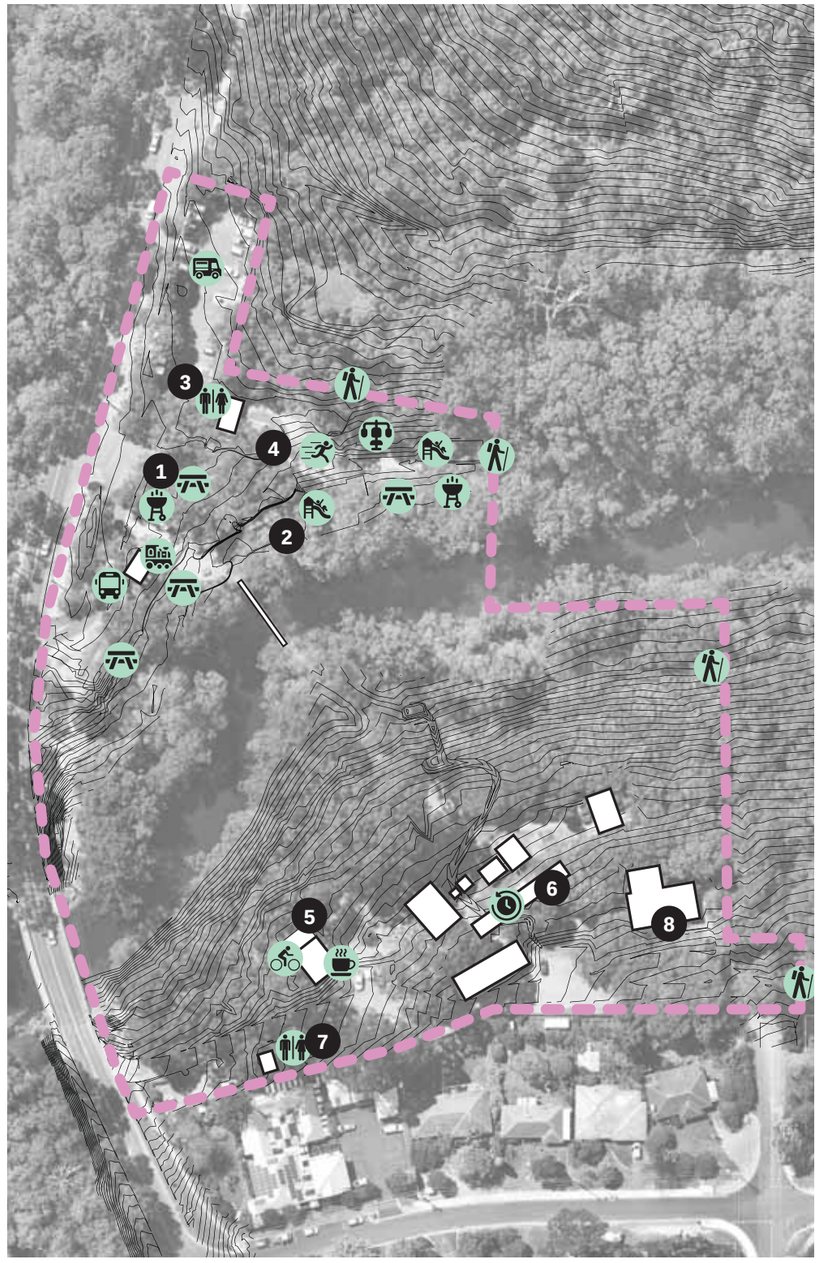
The Old Settlement visitors precinct provides an immersive experience into early pioneer histories and culture of the region and is well patronised.



A second amenities block is located in the south-west corner of the site, and services the Hairy Marron Cafe and Old Settlement.



A residential building is currently leased commercially but is out of place and could potentially be demolished or repurposed.



1.6 Site Analysis

Movement - Vehicular

Vehicle movements off Bussel Highway into the site is unclear and conflict between vehicles entering and leaving is apparent. The vehicle zones include a car park including ACROD bay and long vehicle car park which is an important facility just north of the town centre.

On the southern side Rodgers Lane forms an unsealed link from east to west and services three car parks, however the intersection with Bussell Hwy is unsafe and potentially not required.

Regulatory signage is in place at the entrance to the Old Settlement but is often ignored. One ACROD bay is provided.

Service Vehicles

Refer to orange arrows in diagram. Service vehicle access into Rotary Park is provided on the north side via two drop bollards directly under the Rotary Park entry sign. This is limited in terms of height.

The south side has a maintenance access path into the eastern side of the Old Settlement that is partially accessible. A barrier kerb provides the only restriction to vehicle access elsewhere.

North Side of River:



An unobstructed cross-over into site results in confusion and crossed vehicle paths.



Lack of vehicle restictions has lead to informal parking.



Car parking to north is efficient and functional with a single DDA space provided.



Exit to south is limited in supporting a safe right hand turn exit onto Bussell Highway.

South Side of River:



Existing connection to Bussell Hwy unsafe. Left hand turn not supported by road geometry causing unsafe movements. A No Exit sign is located too far away from corner.



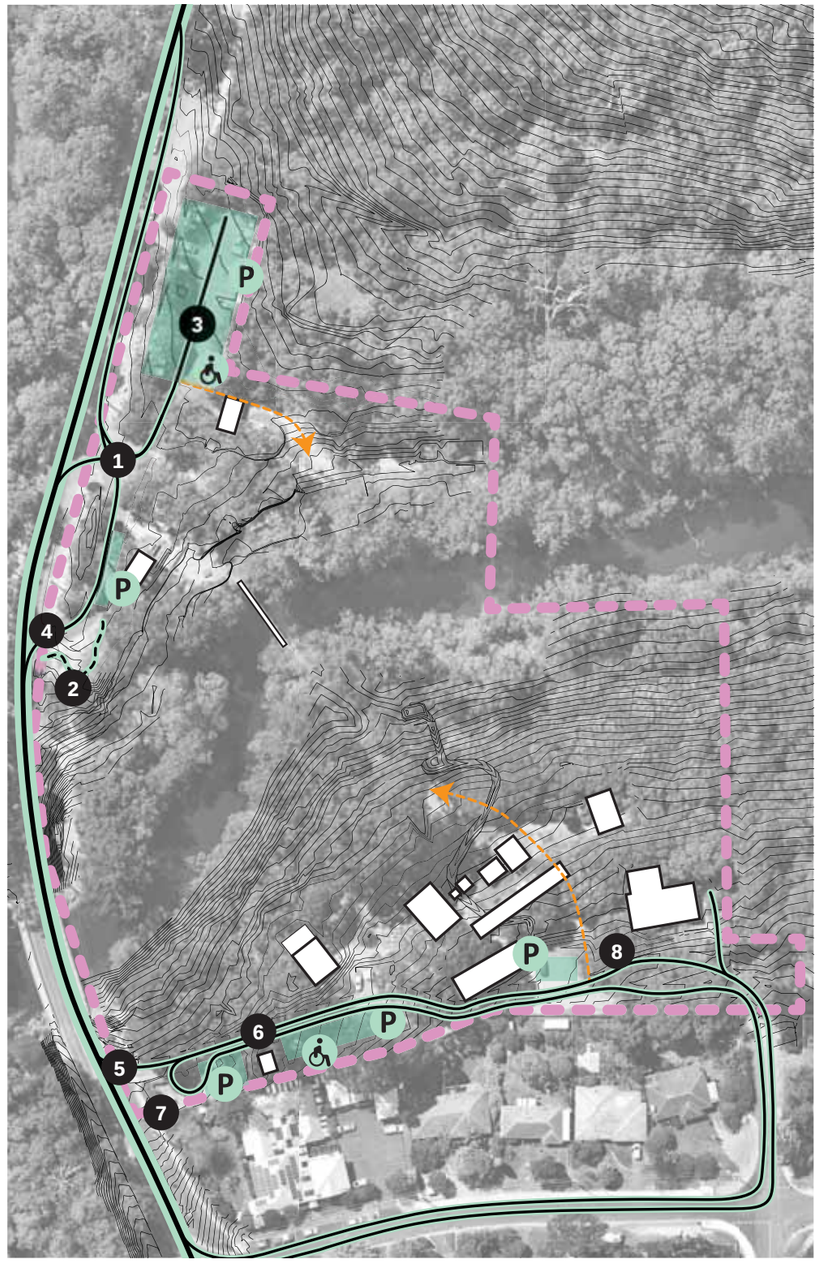
Rustic surface in keeping with character but is showing signs of wear in places. Existing kerbing concentrates stormwater, which is discharged into the river without treatment.



Water Corporation infrastructure requires ongoing service access to above and below ground infrastructure.



Unrestricted vehicular access to Old Settlement.



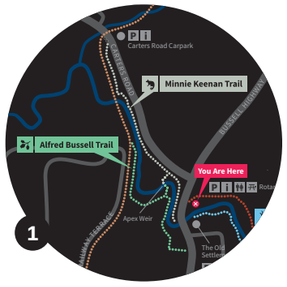
1.6 Site Analysis

Movement - Cyclist

On the river's southern bank the Hairy Marron has had significant success as a cafe, bike hire & shop. It forms a mini cycling hub specifically for tourists who want to hire bikes or as a destination for cyclists.

Whilst cycling is to be encouraged and is supported ,there is currently a sense that trail riders transiting through the precinct create conflicts between user types, with little management of negative impacts.

Part of the issue relates to cross-site desire lines through pedestrian & quiet areas, and the lack of alternative, clear and safe routes to access those destinations. Key destinations for cyclists include the trail head along Carters Road and the brewery and other accomodation offers up Bussell Hwy.



Regionally popular mountain bike trails are poorly connected to the site. Broader links and wayfinding are to be better defined.



A downhill path along Bussell Hwy directs cyclists directly into the carpark at speed, with potentially dangerous outcomes as vehicles reverse from car parks.



Cyclists bypassing the carpark are funnelled past the public amenities where collisions with pedestrians can occur.



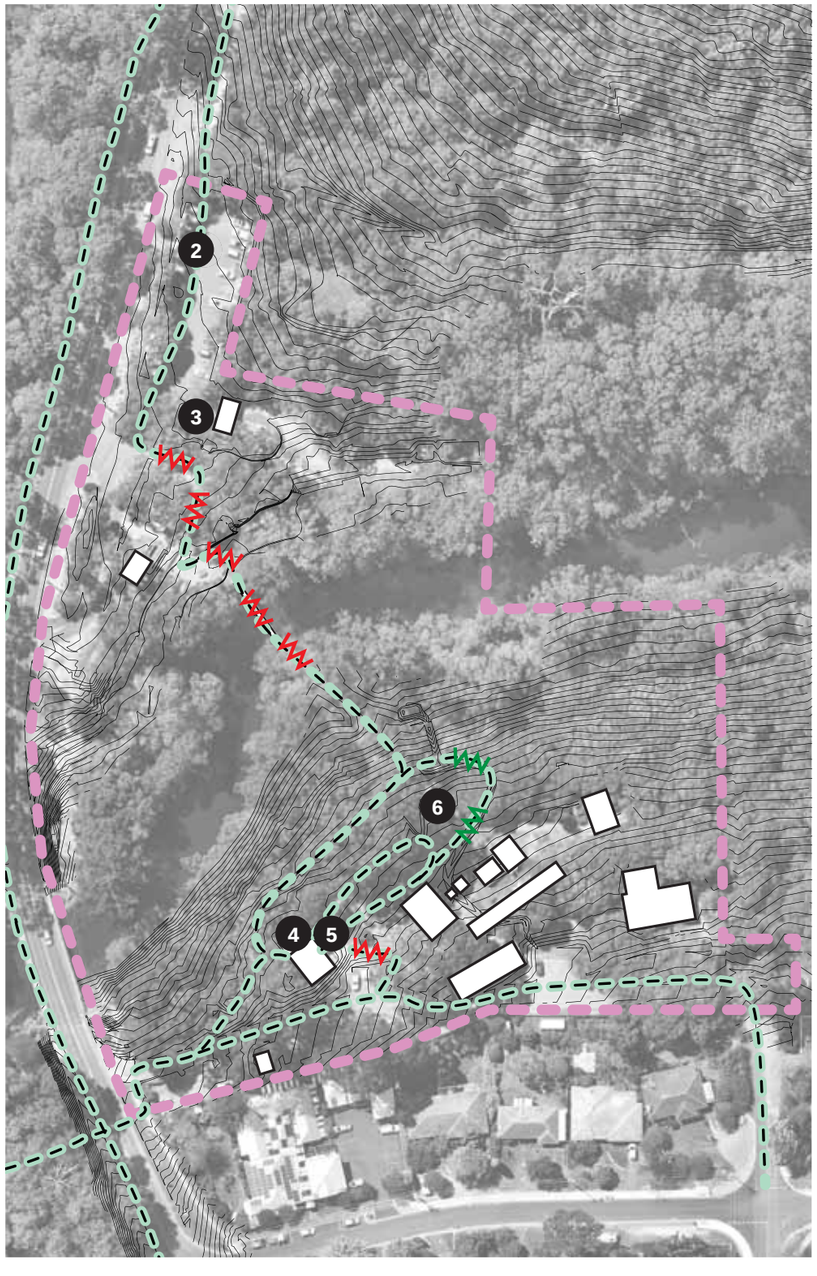
The Hairy Marron's bike rental service and the Precinct's amenities function as a MTB hub.



Bike parking areas are at a premium for both display and patrons.



The area to the east of the Hairy Marron is used for bike testing however it is being abused and restrictions on cycling this area need to be explored.



1.6 Site Analysis

Movement - Pedestrian / DDA

The north side features a mostly formalised concrete path network that facilitates good access except for some non-compliant grades and cross-falls. There is no DDA connection to the south side. There is no safe or clear connection to the existing pedestrian path on the west side of the traffic bridge. Other works in progress for Bussell Hwy will in part resolve this.

The south side network is entirely gravel and informal with many unsafe areas due to slippery surfaces and steep grades. Semi-stabilised paths are unclear and in disrepair. The existing foot bridge is non-compliant. Numerous other barriers are present for access from car parks to key buiding entries and amenities.

Access Consultant Review

Refer to 'Access Design Principles for the Outdoor Environment' included in the Appendix prepared by O'Brien Harrop Access'.

This report provides an initial project review and commentary to assist the consultant team in development of the design approach.

North Side of River:



Poor pedestrian connections across Wooditjup Bilya / Margaret River encourage risk-taking behaviour.



Path is non compliant making bridge unaccessible for those with a disability. A lack of landings and obstacles present accessibility issues.



Pathway seemed compliant however cross fall made it difficult for disability stakeholder to negotiate in wheelchair. Lack of level shoulder and eroded edge makes for safety issues.

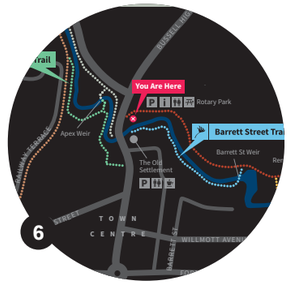


Narrow paths of travel precludes inclusive access to the existing bridge. Steel fencing folds back to reduce access more than is necessary.

South Side of River:



Paths are unsealed and of gravel construction. Many do not meet DDA compliant grades & design, limiting safe universal access.



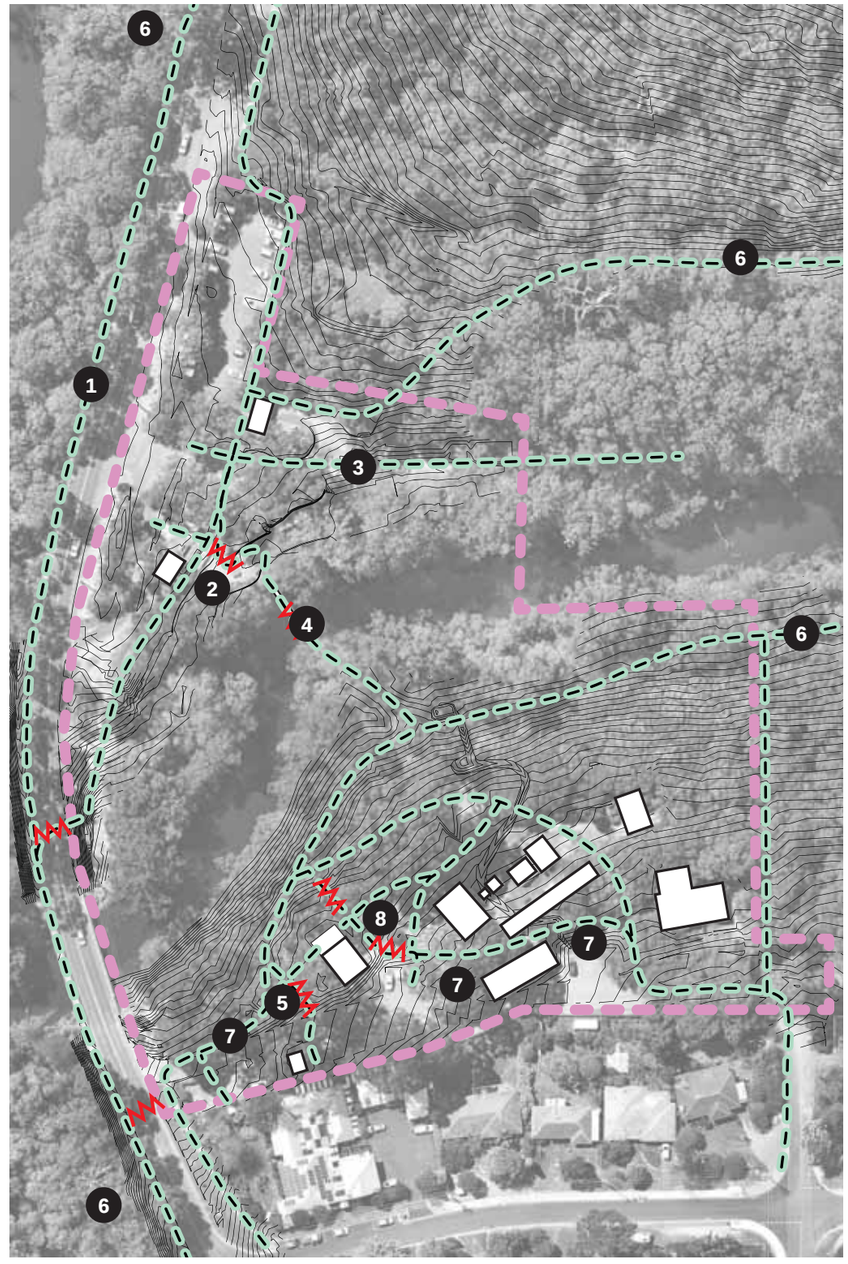
Forrested walk trails allow visitors and locals to experience Boodja at their own pace.



Existing kerb forms a trip and barrier and provides no pram-ramp connection point.



Steep & gravel surfaces make for unsafe access between the Cafe, Old Settlement and car parks.

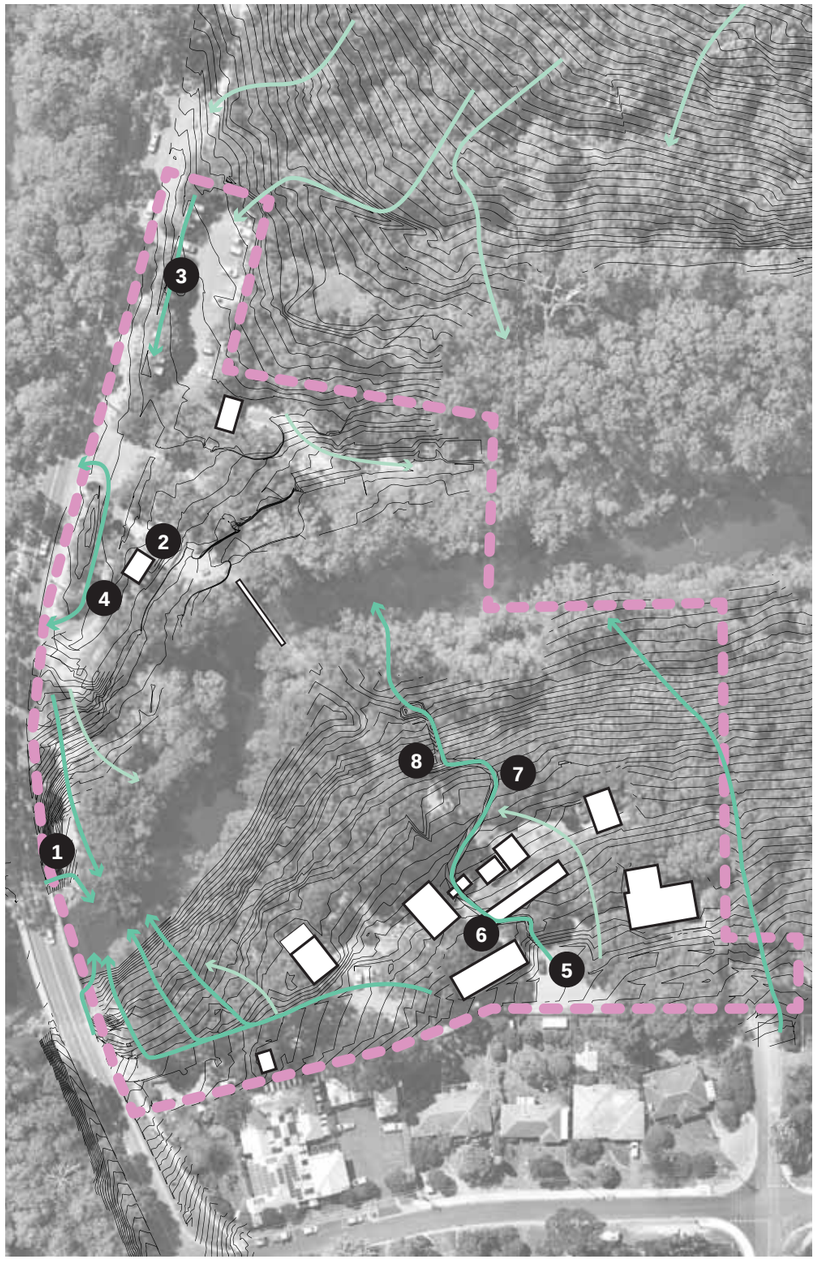


1.6 Site Analysis

Drainage

On the north side, there are no clear drainage issues resulting in scour/erosion. Civil drainage looks to however discharge directly into the river via a series of pit & pipes as well as direct overland flows. These need to be addressed with hydrocarbons and other pollutants currently entering the river system.

The south side has a number of swales that demonstrate previous attempts to manage drainage. Again, there is limited treatment of stormwater prior to stormwater entering the river. All flows are above ground with no pit and pipe system evident. This represents an opportunity to adopt WSUD principles.



North Side of River:



Existing civil infrastructure on Bussell Hwy discharges stormwater directly into the Wooditjup Bilya / Margaret River without pre-treatment.



Seepage evident over path. Source unknown.



Drainage to existing car park looks to be directed under Bussell Hwy and discharges directly into the Margaret River on the west side.



Road drainage is directed out onto Bussell Hwy from the intersection and long vehicle parking area - making its way into the Margaret River.

South Side of River:



Breaks in kerbline form drainage swales with bridged paths over. Swales are not sufficient to treat stormwater from roads prior to discharge into river.



A south eastern carpark directs stormwater where evidence of scour is present Drainage lines / swale direct runnoff beneath historical buildings with potential damage if blockage.



A lack of rock baffles and planting has supported erosion to the swale. Swale has been used as a pump track by trail riders exacerbating erosion.



It is assumed a small contoured basin to slow down and treat runoff is deformed and without planting (as per point 7).

1.6 Site Analysis

Furniture

The north side is split into new and old furniture assets. The new areas towards the Bussell Hwy frontage are in good condition and modern. The older elements to the west are unattractive, often unaccessible and ageing. Concrete picnic tables whilst serviceable are uninviting.

A number of fitness elements (not shown on plans) are dotted around the edges and feel out of place. The playground is considered out-dated and not in keeping with the intended character of the park despite it being functional.

The south side is limited in provision of furniture with almost no seating provisions or bins. All amenity is specific to the cafe and the Old Settlement areas.

North Side of River:



Several assets are inaccessible for some community members.



Ad hoc asset acquirement and renewal has resulted in a disjointed furniture palette.



Existing fitness equipment is poorly sited, neither consolidated or in a logical circuit.



Some older assets are not wheelchair friendly.

South Side of River:



The old settlement features furniture unique to the precinct, but in keeping with the character of the immediate context.



Only one bin was identified and it had no formal surrounds. Other large format bins are unsightly and without an allocated area.



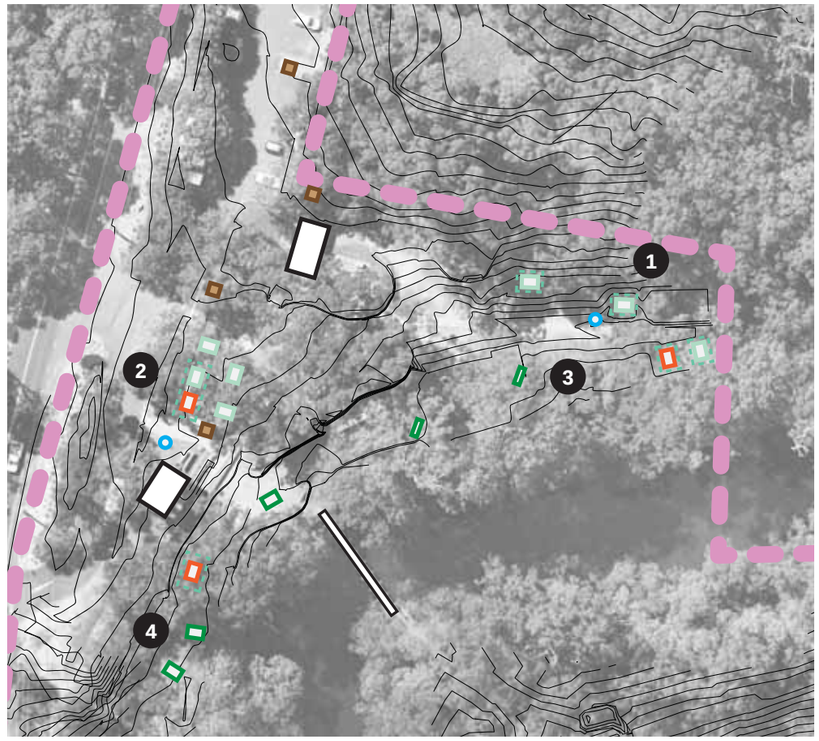
Existing kerb forms a trip and barrier and provides no pram-ramp connection point.



Steep & gravel surfaces make for unsafe access between the Cafe, Old Settlement and car parks.

LEGEND

- Existing Old Aluminium Bench Seat
- Existing Old Green Concrete Picnic Set
- Existing New Picnic Table & Seat
- Existing New Rubbish Bin
- Existing New Picnic Table & Seat under Awning
- Existing New BBQ with Awning over
- Existing Water Bubblers





1.6 Site Analysis

Views

Views to the river are limited and there is a distinct sense of disconnection despite this being the welcoming space to ‘Margaret River’.

Views into the park are filtered and there is a sense that a more obvious welcome marker is desired for those arriving in Margaret River from the north.

On the south side river views are filtered due to all the vegetation and this adds to the sense of release when one crosses the existing footbridge which affords great views of the river itself.

North Side of River:



Kate is a major visual feature / marker from Bussell Hwy however views of Kate directly are obstructed by the enclosing structure.



Views into the precinct are obstructed by the ageing toilet block. A screen attempts to hide the toilet block worsening the connection to the park.



Gaps in vegetation frame bilya / river views, but are under leveraged and could be maximised to form a stronger connection to the river.



View to the east from existing foot bridge.

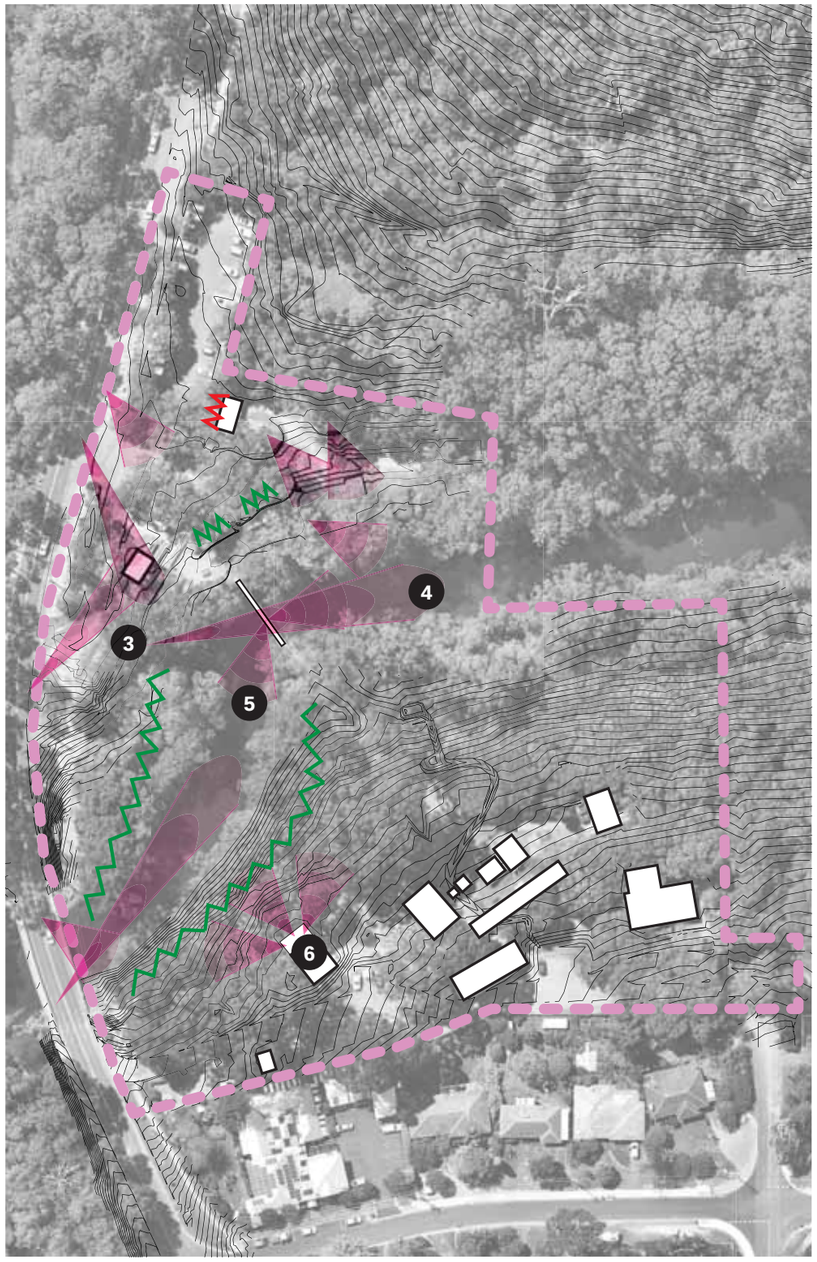
South Side of River:



Views to the west from existing footbridge almost entirely conceal the traffic bridge, creating an attractive view despite being quite close.



The Hairy Marron’s elevated deck allows visitors to feel amongst the trees and provides a panoramic view.



1.6 Site Analysis

Hardworks Materiality

On the north side, retaining walls form a significant contribution to site character but are in disrepair with significant portions either replaced or falling apart. A number of different concrete pavement finishes are present although this is not a major issue.

Paths on the south side are mostly gravel creating an informal character.

Stonemason Review of existing walling

Local stonemason, Paul Desbaux provided observations regarding existing stone walling to inform decision making around retention & repair versus replacement:

- Walls have a 'DIY' look & feel - Very honest but pioneering early work.
- Not well constructed hence stones are falling out and walls are failing in many places.
- Granite is local but varied - some could be reused - the rest could be used as mass walling behind the face in a new build.
- Walling could be repaired however this would be an ongoing exercise. Repairing is not a nice job, stones around a failed stone also need to be reset.
- The opportunity to redo walling would allow for a higher quality finish with 100 year life span when built correctly and with a footing.
- New walling would also allow for improved park layout and improved play function.

North Side of River:



Timber retaining walls have replaced failed stone retaining walls.



Timber fencing to top of stone retaining wall gives a rural feel.



Corten steel clad retaining wall is out of place and is not a friendly material to sit on due to either temperature or rust markings on clothing.



Bitumen with fraying edges provides an informal but unsophisticated pavement material in keeping with more rustic areas.

South Side of River:



Timber briding elements over swales form pragmatic informal but attractive thresholds in the landscape.



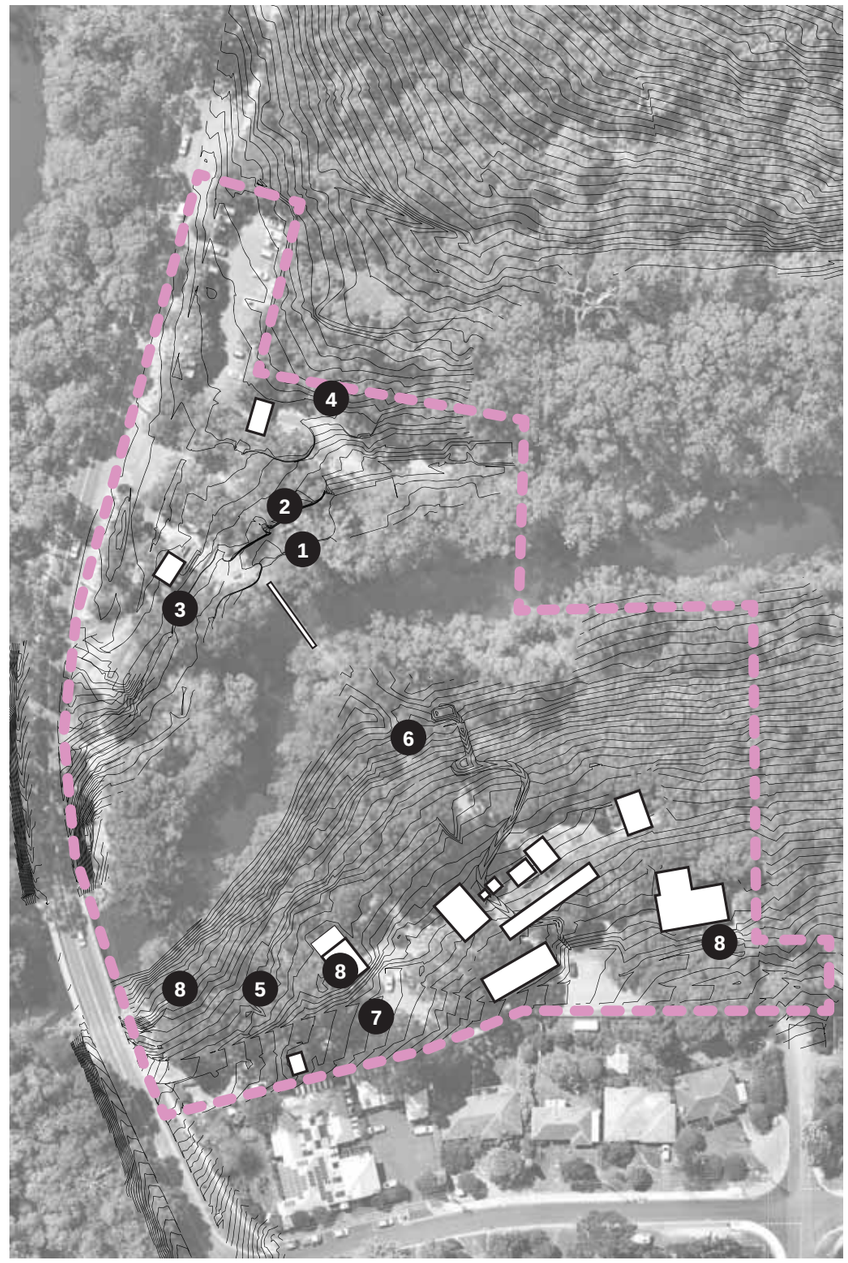
Paths are all gravel with very few formal hard elements. Pine log fencing forms a more clear barrier to the foreshore zone.



Existing laterite seal in poor condition however an attractive material that is in keeping with character.



Timber fencing and construction to most building elements as well as a rammed earth walling to the Cafe creates a very rustic and country feel.



1.6 Site Analysis

Signage & Other Elements

Signage is typically inconsistent across both interpretive, directional and functional signage to both sides of the river.

North Side of River:



1

Tourist board is arguably not useful in a digital world. Location is somewhat out of the way. Sign is not attractive.



2

Interpretive signage is good quality, functional and effective.



3

Some directional signage is outdated, old and looking tired.



4

Wishing well is likely a loved relic.

South Side of River:



5

Existing interpretive signage relating to the history of the site is not clear and not well celebrated. An entry obelisk is odd and out of place and unclear what is being referenced.



6

More recent directional signage of the Old Settlement and Cafe is high quality and in good condition.



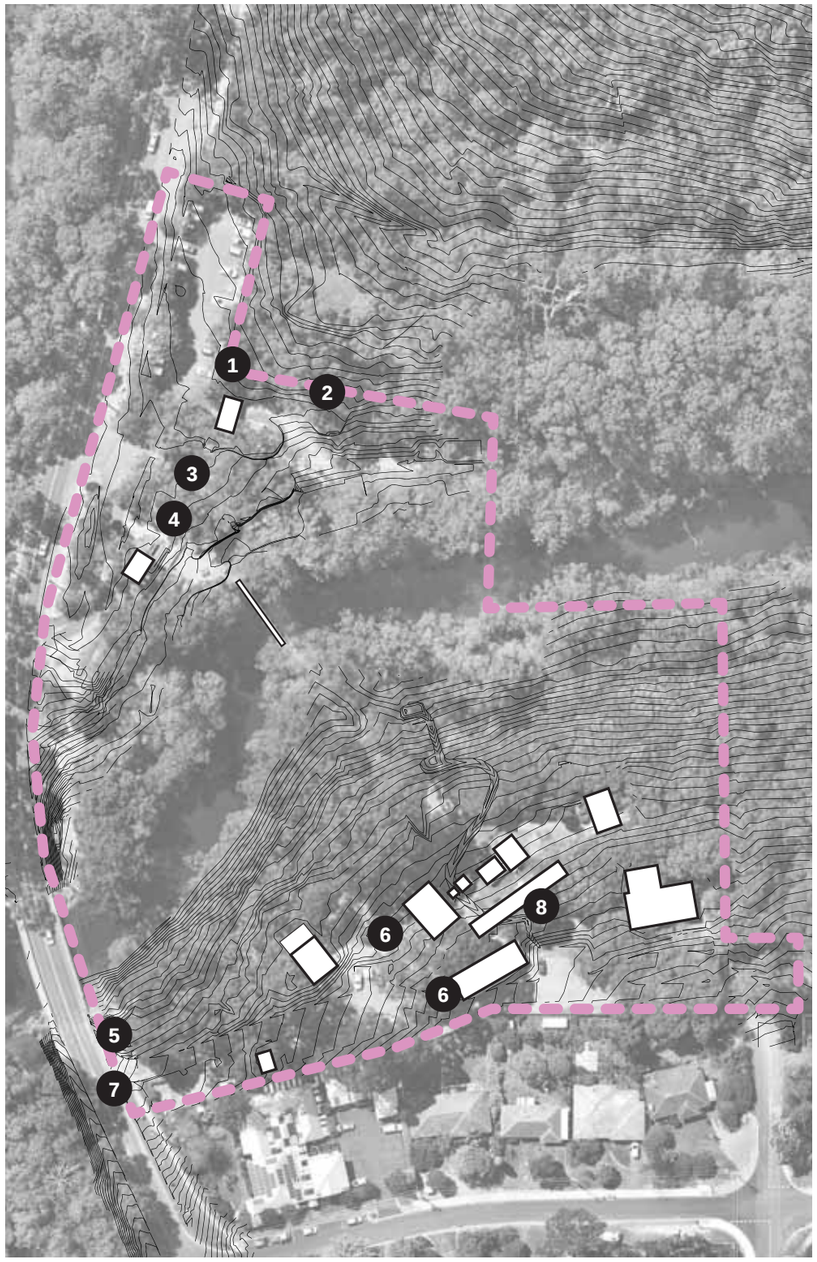
7

Sigange to signal both the Cafe and Old Settlement / Museum on Bussell Highway needs to be reviewed.



8

Recent mural is a wonderful addition to sheds in the Old Settlement.



1.6 Site Analysis

Vegetation

On both sides significantly mature tree canopy creates a wonderfully shaded and cool environment. Attractive stands of mature Karri, Marri & Peppermints dominate the tree canopy. Some groves create a very special quality and character.

Shrubs and ground covers are typically shade tolerant native species.

The south side is struggling with weed infestations within the foreshore area. Large portions of the south are bare of shrub and ground cover or turf layers due to informal bike access and compacted soil structure.

The Old Settlement has established some recent plantings in keeping with historic themes but otherwise has very few trees.

The precinct includes remnant vegetation, generally. The riparian zone is generally in good condition and access is prevented with fencing. Additional fencing should be reviewed to further limit access. Where there is access there is erosion and degradation of vegetation.

North Side of River:



Karri trees form a remarkable stand central to the Rotary Park.



Agonis flexuosa forms most of the canopy towards the western interface to Bussell Highway.

South Side of River:



Multiple stemmed Karris form a solid thicked adjacent to Bussell Highway.



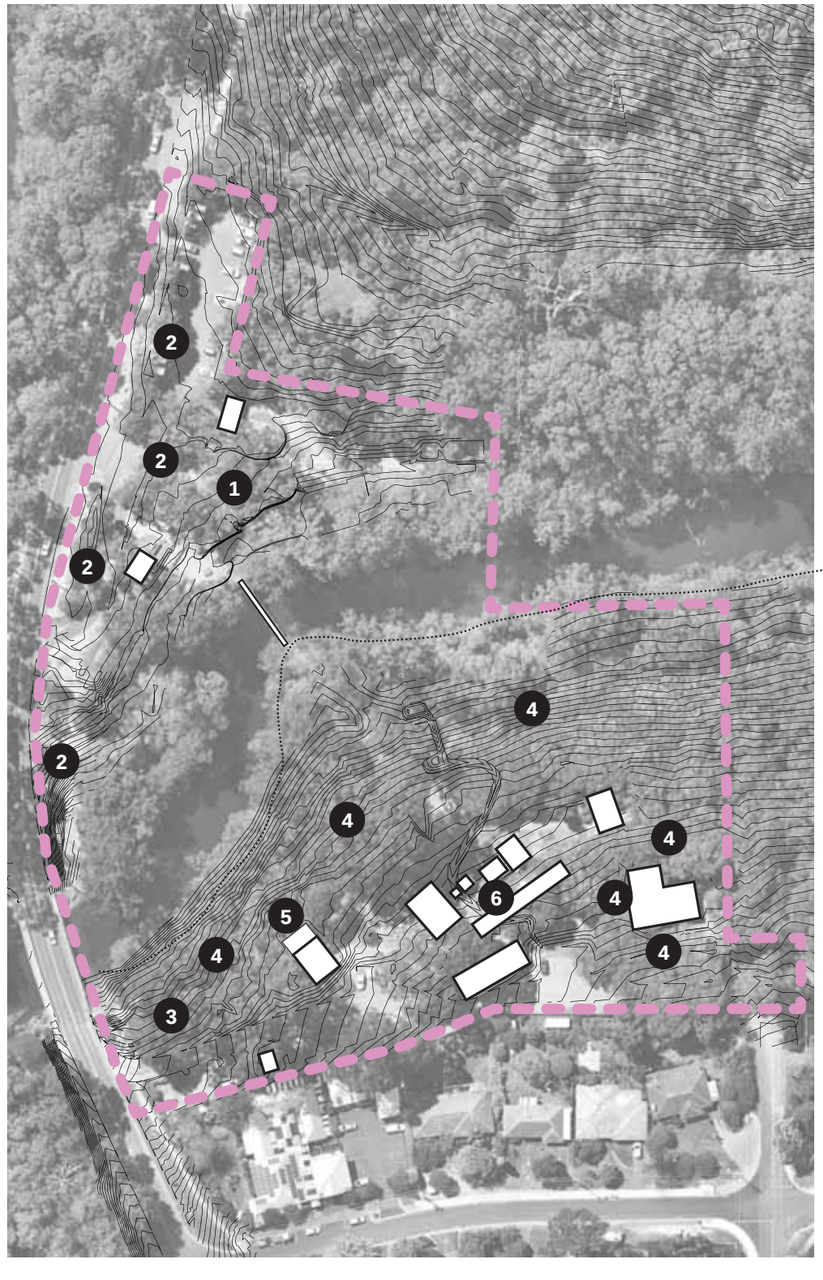
Weed infestations have overrun rehabilitation efforts.



The cafe deck occupys a highly attractive space within the forest.



The Old Settlement has very few tree plantings or vegetation other than turf & some potted plants. Some fruiting species have recently been planted.



1.6 Site Analysis

Fauna

In discussion with Wadandi Traditional Elders the following list of local animal species was identified as associted with the site area.

Each animal is also a totem spirit for the Wadandi people and of cultural significance.



Gumbarni
tawney frogmouth



Willern
willy wagtail



Tjuringa
blue wren



Koomal
brushtail possum



Gnuaren
ringtail possum



Koonark
ducks



Booyi
long-neck turtle



Quinda
bandicoot



Nginaarn
echidna



Djugit
dugite



Marron



Yinbi
mussels



Nornal
tiger snake



yorna
bobtail lizard



Ngardju
water rat



Kulyart
frogs



Kultaa
mullet

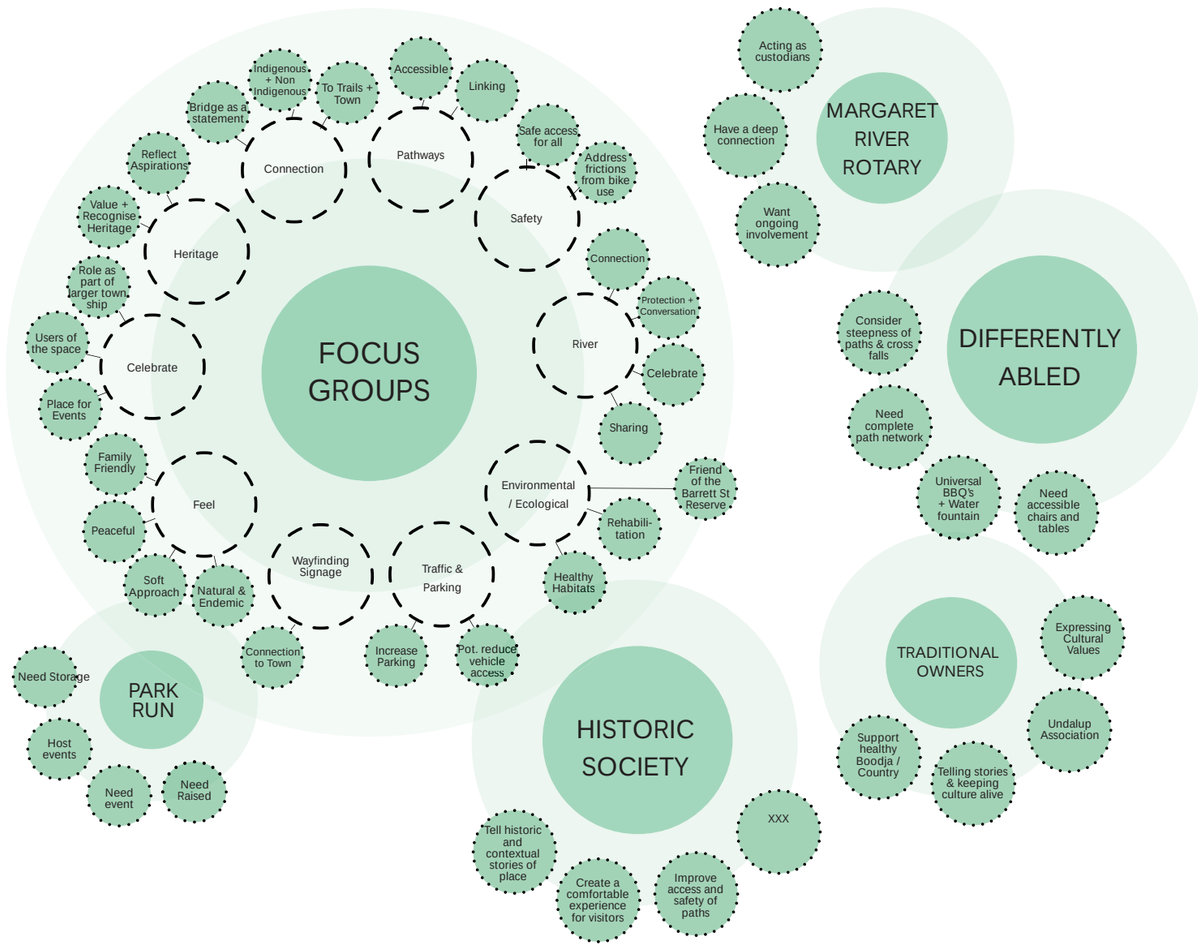
[2.0] Listening

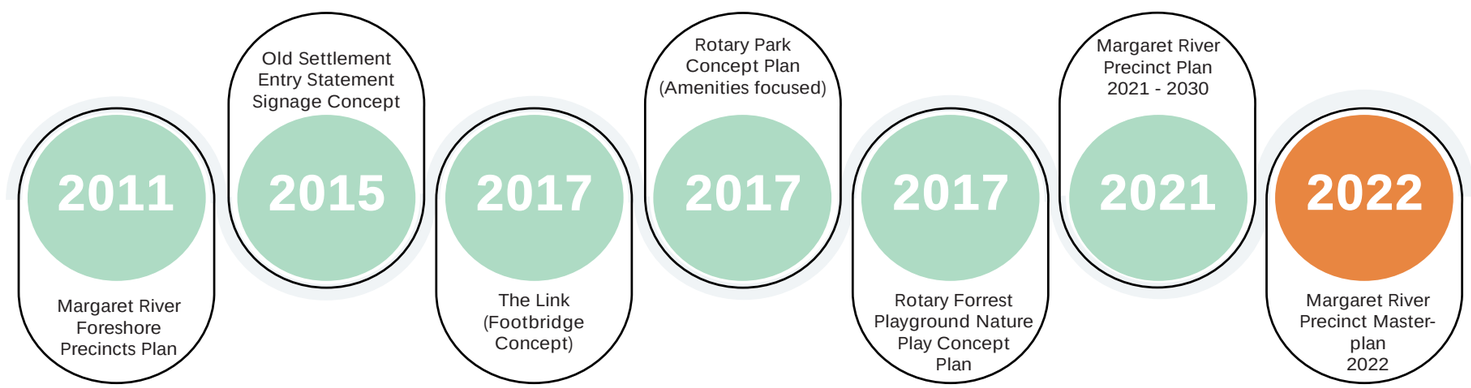
2.1 The Process

Through a series of focus groups and meetings with key stakeholders, the project team sought to understand the needs of people who form part of the Riverside Precinct community.

The Shire has made several plans for the future of the Riverside Precinct, culminating in the creation of the Margaret River Precinct Plan 2021 – 2030 as the guiding document for all future projects.

The Rotary Club of Margaret River was involved throughout, particularly with the preparation of the 2017 amenities and nature play concept plans. It is not the role of this plan to dismiss all previous work, but to take what works best and build upon it.





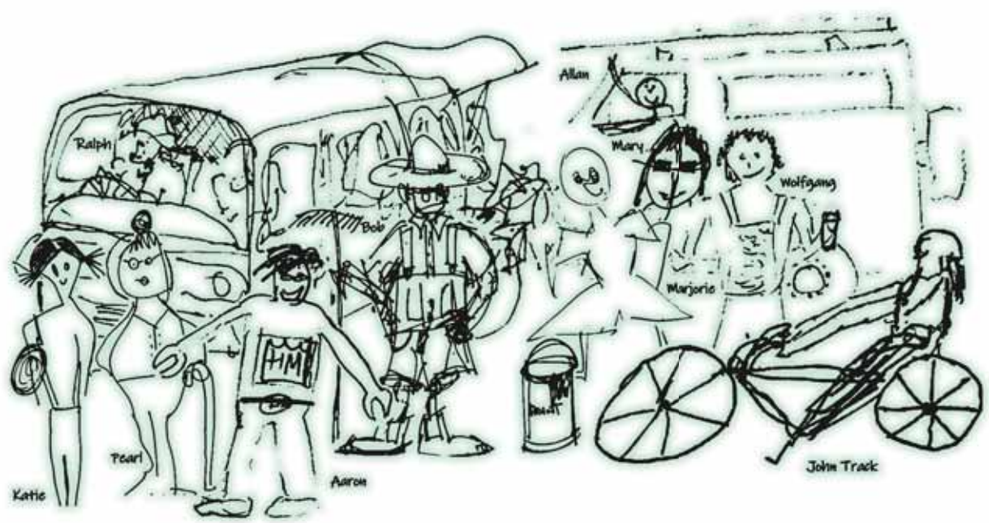
2.2 Park Users + their needs

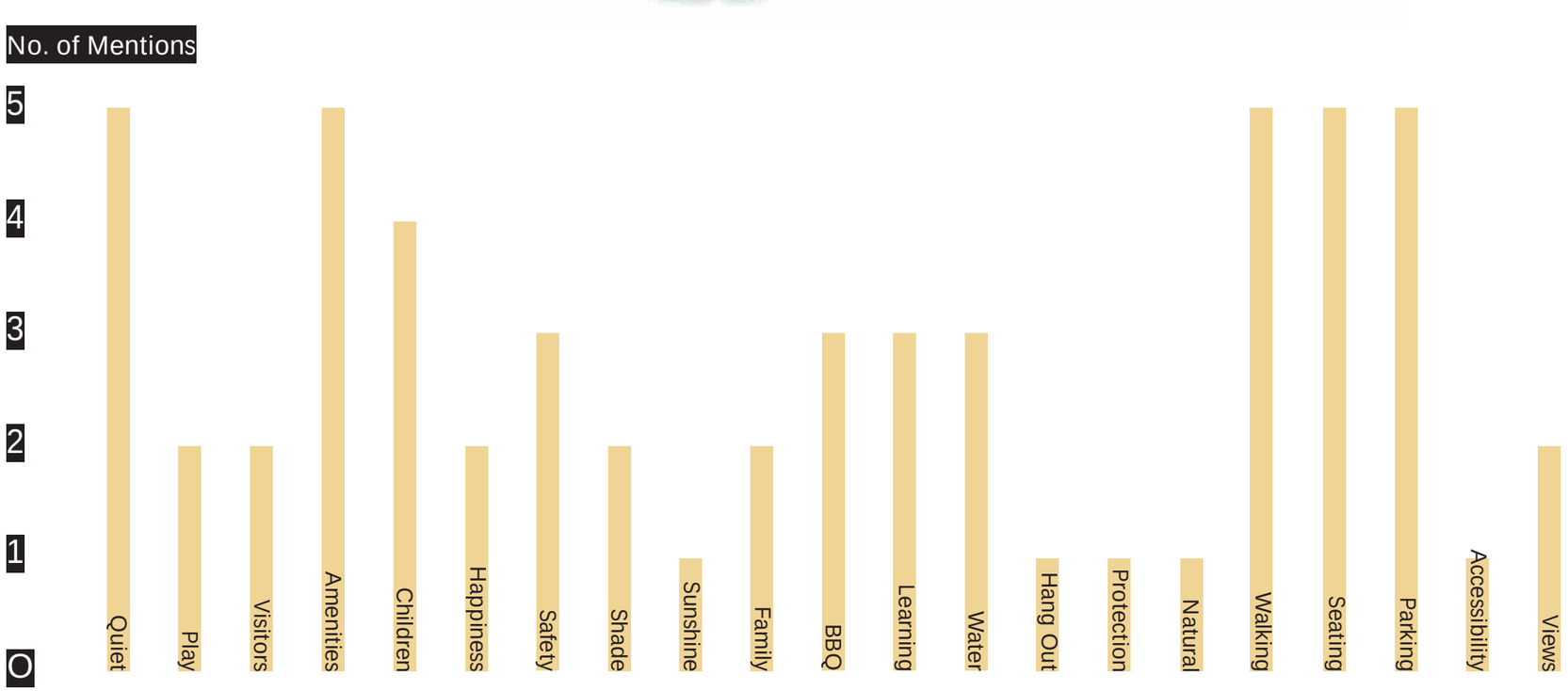
The Shire of Augusta and Margaret River (AMR Shire) prepared a summary report documenting the process, discussions and comments of the initial Stakeholder Engagement round of meetings.

This section captures highlights & key points only. For a complete appreciation of the Stakeholder meetings please refer to the Shire report.

The first image shows the assumed needs of users of the park, based on a prototype of each of the users of the space. Participants were asked to draw their user.

The second image outlines what we heard from the different user groups through the early engagement period. These two interpretations of the needs of people in the space are generally aligned.





2.3 Undalup Association

The Undalup Association is a not for profit organization with a vision to share the culture, traditions, knowledge and history of the Wadandi people with the broader Southwest communities – to impart an understanding of the importance of Boodja (Country) and to teach the significance of and respect for the Wadandi Elders and Traditional Custodians.

REALMstudios supports Undalups' belief that a co-design process of the Precinct will lead to a more reconciled and respectful future giving all a sense of belonging and drawing everyone into the culture, spirit and history of the area.

Through a sharing of knowledge REALMstudios and Undalup present the following core needs for the site.

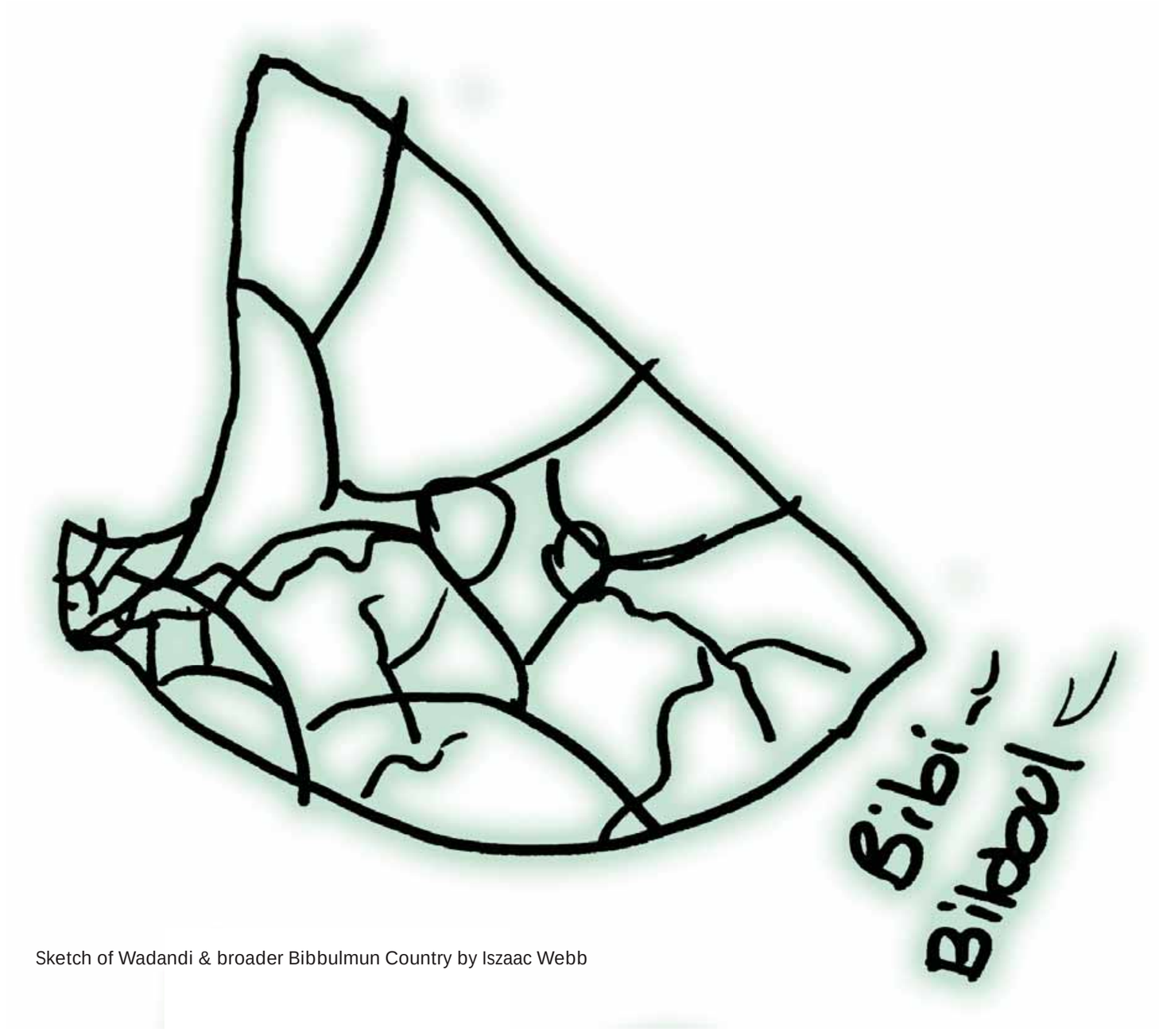
Creation Stories

To the Wadandi people, the Margaret river is known as Wooditjup, named after the magic man, Wooditch, who created the river in the Nyitting or the Dreaming.

The Wooditch story is one of the most significant creation stories of the Dreaming and is told differently by those who know it. Recognising this significant creation story is important to reconnect the Precinct with the culture of those who have lived and cared for it since the Dreaming.

Aboriginal Lore

The Wadandi people have complex lore and customs pre-dating European contact. Wadandi lore is unwritten and refers to kaartdijin (knowledge), beliefs, rules or customs. It is linked to kinship and mutual obligation, sharing and reciprocity. Ensuring the design does not contradict the Lore of the Wadandi people is key to its success.



Sketch of Wadandi & broader Bibbulmun Country by Iszaac Webb

2.4 Rotary Margaret River

The Rotary Club of Margaret River has for the last 50 years cared for and funded many of the upgrades of Rotary Park. They continue to maintain and nurture the park.

Rotary maintains a simple philosophy – make friends in your own community and throughout the world.

This sense of community ownership of Rotary Park is a special characteristic of the place that should be fostered and celebrated through all future park upgrades.

There is opportunity for the Shire to further investigate community management of green spaces in partnership with Rotary to further empower the Rotary Group in their role in caring for the Riverside Precinct.

"ROTARY PARK beside the beautiful Margaret River is a special entry statement where Rotary Margaret River has worked in partnership with the local council for more than fifty years to provide a welcome and recreational area beside the forest and the river at the town's northern doorstep.

Over the years the park has grown from the installation of heritage steam engine 'Old Kate' to development of gardens, barbeques, toilets, play-ground and picnic facilities.

To celebrate its fiftieth anniversary the club did a major upgrade to the park that included upgraded and expanded picnic areas, extension to the children's playground and installation of adult exercise equipment (well utilised by all ages)."

Source: The Rotary Club of Margaret River



















Historic Images taken from the Margaret River Rotary Website

2.5 Margaret River Historic Society & Museum

The Margaret River and District Historical Society (MRDHS) began around 30 years ago and is dedicated to collecting, preserving and cataloguing the local european history of Margaret River and the surrounding districts.

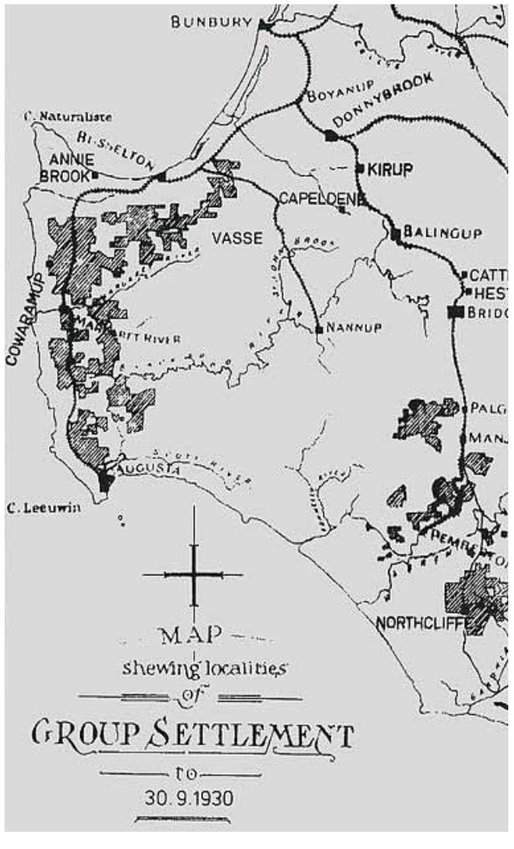
The MRDHS centres around the 1925 Bramley School building and has around 30 members plus volunteers.

Through the running of a museum, the organisation occupies an important space in preserving the history of Margaret River and translating it to the modern audience.

All future designs should provide for this society and help to enhance the important work that they do.















[3.0] Directions

3.1 The Vision

The Vision set out by the Margaret River Precinct Plan was revisited during the focus group sessions and conversations with community to ascertain if it still aligned with the communities' aspirations for the site.

Through these conversations it was made clear that this vision still reflects the community desires for the future of the Precinct.

Certain elements of the vision resonated more strongly with the community, and these have formed the principles by which the concept plan has been developed.

This section outlines those principles, and the ways in which the concept plan has realised them, together with precedents and high-level concepts for some of the more critical elements of the precinct.



"Create a natural, cultural welcome statement to the Margaret River town centre and a long-term management plan for the river precinct that reflects the aspirations of the community, celebrates the river precinct's unique environmental, Indigenous and non-Indigenous heritage and strengthens the connectedness between Margaret River's town centre and the river precinct environs, with a focus on safety, amenity and the environment".

3.2 The Principles

This section sets out the key principals that were generated from the vision and consultation with stakeholders.

Welcome



The Margaret River Precinct is a welcoming place in which every person has a place.

All are Welcome here

Ensuring all who visit the space feel welcome by ensuring equitable access for all abilities.

Welcome to Country

Ensuring that all who occupy the place are mindful of Country, respectful of its needs, and feel a sense of ownership in taking care of it.

Welcoming for Locals

Fostering healthy human relationships to support and enhance the resilience of the Margaret River Community.

Welcoming for Visitors

Creating a safe, legible place that provides for the needs and amenities required for visitors from near and far.

Connection



The Margaret River Precinct is a place of connection, between people, nature and culture.

Physical Connections

Opportunities to better connect the site physically both internally and to the wider region will be explored through the concept design.

Connections to Nature

Strengthening the opportunities for the community to connect with the abundant beauty of the natural environment.

Connections to Culture

Celebrating the cultural significance of the Wandandi People and their connection to land and the river through songs, stories, spirituality and Cultural Lore.

Connections to Heritage

Acknowledging the rich heritage of Margaret River and the significance of the Precinct as the site of the first European settlement in the local area.

Connections to People

Fostering healthy human relationships to support and enhance the resilience of the Margaret River Community.

Country



The Margaret River Precinct fosters a healthy relationship and energy between people and country to ensure it provides sustenance and strength to those who engage.

Applying a Light Touch

Lightly touching the land to ensure its naturalness remains intact.

Conservation and Protection of Country

Ensuring that all who occupy the place are mindful of country, respectful of its needs, and feel a sense of ownership in taking care of it.

Celebrating Country

Ensuring that any man made works on the site do not seek to outshine the natural beauty of the place.

Caring for Country

Supporting the local community in their desire to care for the Precinct and its flora and fauna.

3.3 Precedent Imagery























3.4 Principles in Practice

This section identifies key physical elements across the site and the associated built form outcomes that strengthen and reinforce the aspirational elements of the Principles outlined in the previous section.

Path, Cycleways & Roads

Paths, Cycleways and Roads around and adjacent the site were identified as a key move to address the North/South Connection between the Margaret River Townsite and Rotary Park.

- A pedestrian bridge linking the Old Settlement site to Rotary Park
- Clear delineation between users; pedestrian, cyclist and vehicles
- Consistent treatment of materials to the different users

Site Amenities

The strategic upgrade and/or relocation of site Amenities across the site provides an opportunity to greatly improve the usability and Welcoming of the Precinct.

- Ensure any friction between locals and visitors to the space is minimised by ensuring each has a manner in which to occupy the place
- Providing comfortable ablutions for visitors
- Providing for local community needs by ensuring community groups are supported in the space (i.e. park run storage space)

Play Equipment

The current play equipment is not reflective of Place.

- Ensure that future play equipment provides Nature Play and a Connection to Country
- Replace the Pirate Ship playground with a nature play and Aboriginal story experience

Historic Elements

- Support the future aspirations of community groups and businesses in the Old Settlement Precinct
- Ensuring the correct location of historic items in the site (i.e. Old Kate, Carts)

Parking

- Providing for short-term parking for a variety of visitor vehicles (i.e. caravans)
- Allow for short-term parking of tour buses and food vans
- Ensure that parking does not detract from the natural surrounds
- Ensure parking ingress/egress is clearly articulated

Drainage

- Utilise Raingardens for Stormwater treatment
- Plant out existing drainage lines for treatment

Vegetation & Fauna

- Using endemic flora where additional planting is required
- Infusing the place with local soul through the telling of local stories and ensuring the materials and planting is of the place.
- Ensuring the restoration of local ecosystems to their natural state where possible
- Consideration of fire hazards throughout the concept design
- Providing opportunities to better understand nature through informational public art and signage
- Minimising interference with the local ecosystem where possible
- Consideration of construction methods as part of the concept plan development
- Ensuring that all material choices are complimentary and do not distract from the natural beauty of the site
- Ensuring the local wildlife and fauna is prioritised in the concept design through ensuring habitat and food sources catered for.

Shade, Shelter & Furniture

- Allowing people to focus on nature by providing for the basic needs (adequate seating, shade, shelter, ablutions, etc)
- Providing places of peace and relaxation throughout the space
- Providing for meeting spaces, both informal and formal
- Creating a gathering space capable of supporting an event with 150 people in attendance
- Identifying opportunities within the concept design for the sharing of stories through public art
- Providing opportunities to better understand the sites history through informational public art and signage

The River

The Margaret River holds a high level of cultural value for Aborignals of the area, locals and visitors to the site.

- Ensure the River is protected from erosion of banks
- Provide visual access to the River
- Ensure that any bridge or other works do not impede the natural flow of the River

The Bridges

The proposed new bridge provides an opportunity to both create a strong physical connection between the main Townsite and Rotary Park and a symbolic Entry to Margaret River through a celebration of Country.

- Use of natural materials and finishes throughout the bridge

Aboriginal Frameworks

- Investigate use of Yarning circle and Welcome to Country spaces
- Application of indigenous land management practices across the site
- Ensuring the design does not contradict the Lore of Country (communicated and confirmed through verbal consultation with Elders).

Wayfinding

- Way finding guiding people to the wider Margaret River area, especially the Town site.
- Clear signage across Precinct and general review of existing signage to remove defunct signage given high usage of technology for mapping
- Establish clear points of orientation at pathway junctions
- Providing for those who do not speak English through multi language signs where needed
- Providing for adequate informational signs to guide visitors through the space and explain key elements of significance
- Using information signs and public art to inform the community of the significance of particular elements and therefore encouraging care.

Safety

- Upgrade fencing where required to ensure access to water or roads is minimised for children
- Address steep non-conforming pathway grades with inclusion of new DDA compliant paths
- Restrict and amend vehicle movements to avoid dangerous movements
- Amend cycle paths to restrict unsafe movements through car parks

Viewlines

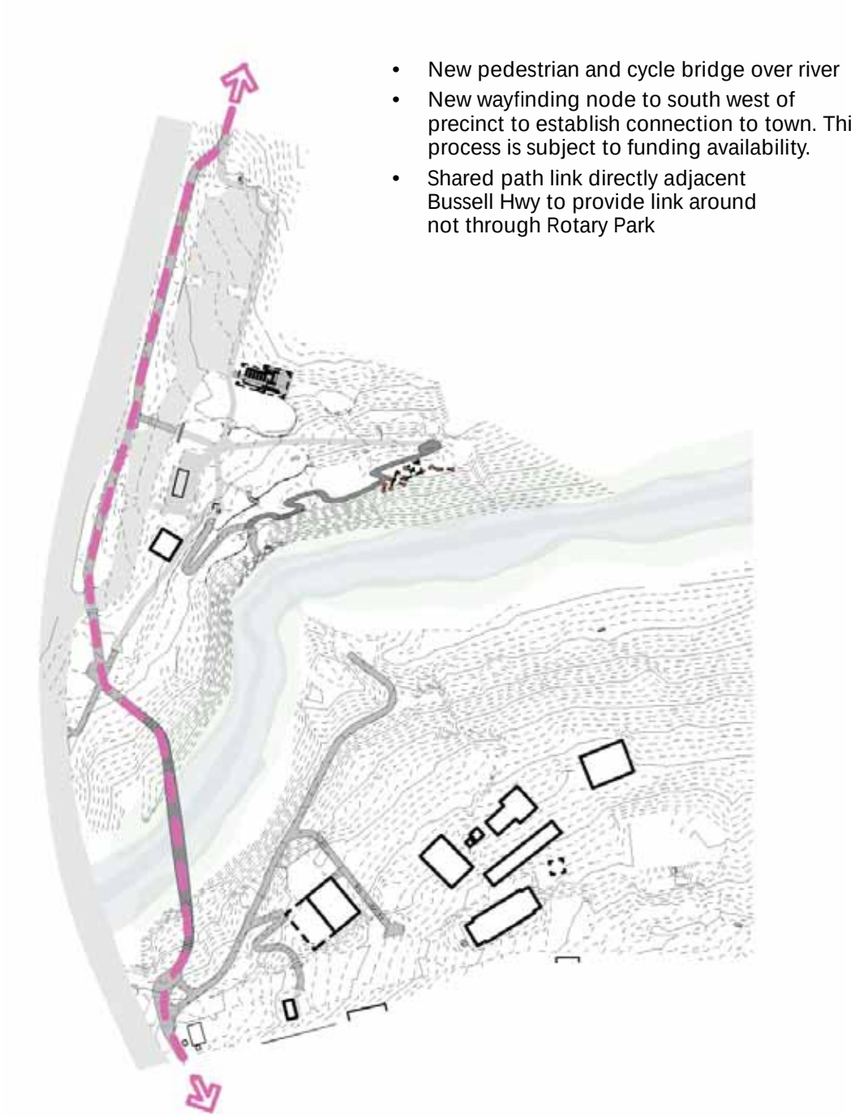
- Investigate possible viewing platforms along rivers edge to connect to the river
- Providing places of appreciation at key moments throughout the site for people to revel in their surroundings

Materials

- Adopt authentic material selection using locally sourced material
- Develop a consistent approach to material use such that the various materials are consolidated
- Reconstruct elements so they last, are built well and will not cause maintenance costs

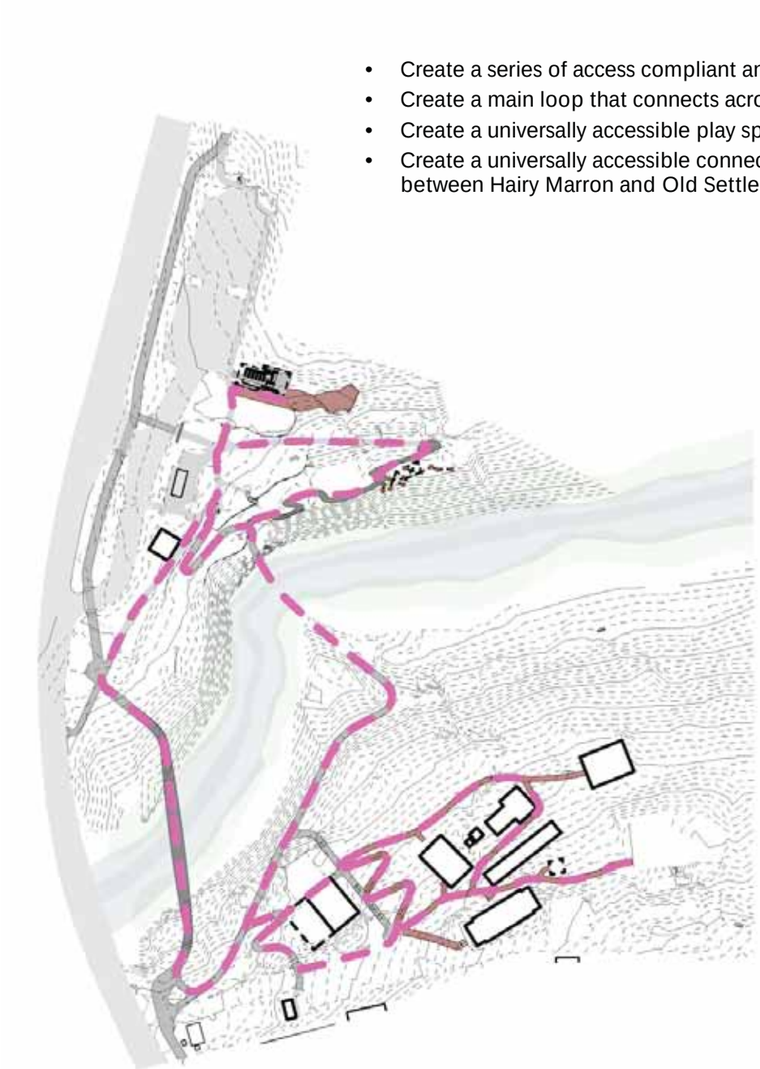
3.5 Key Moves

1. Bridge river to connect Rotary Park with Town



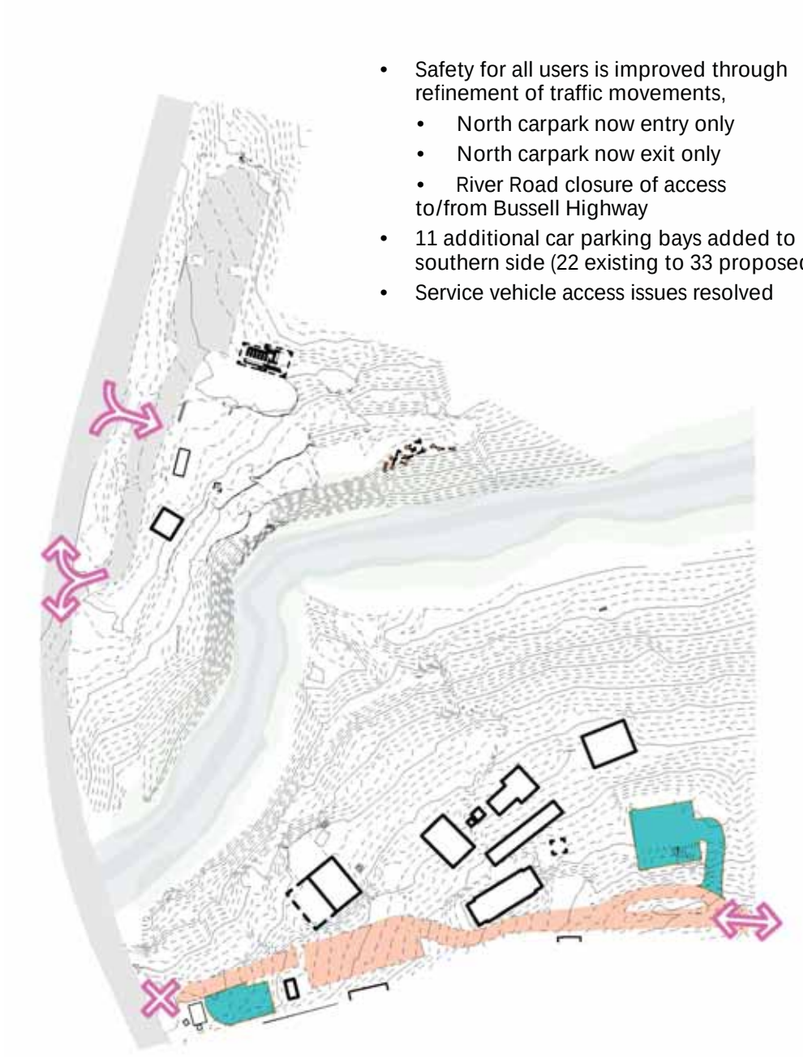
- New pedestrian and cycle bridge over river
- New wayfinding node to south west of precinct to establish connection to town. This process is subject to funding availability.
- Shared path link directly adjacent Bussell Hwy to provide link around not through Rotary Park

2. Create DDA compliant accessibility network



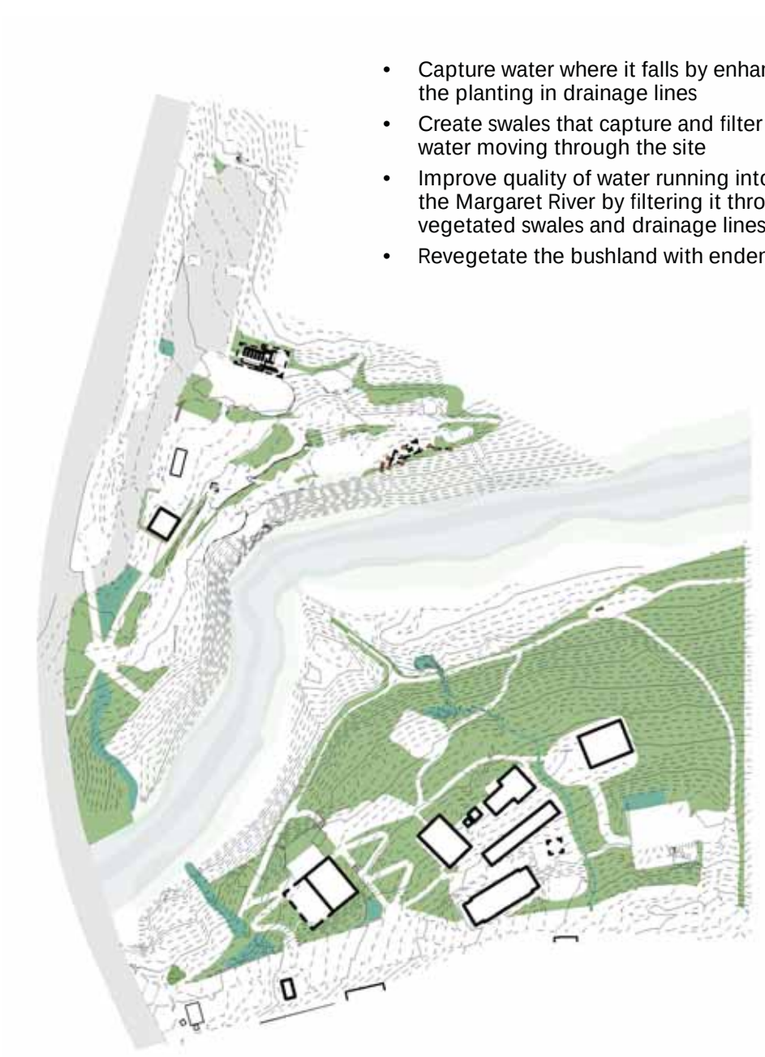
- Create a series of access compliant and safe loops
- Create a main loop that connects across the river
- Create a universally accessible play space
- Create a universally accessible connection between Hairy Marron and Old Settlement

3. Refine vehicle movements and add parking



- Safety for all users is improved through refinement of traffic movements,
  - North carpark now entry only
  - North carpark now exit only
  - River Road closure of access to/from Bussell Highway
- 11 additional car parking bays added to southern side (22 existing to 33 proposed)
- Service vehicle access issues resolved

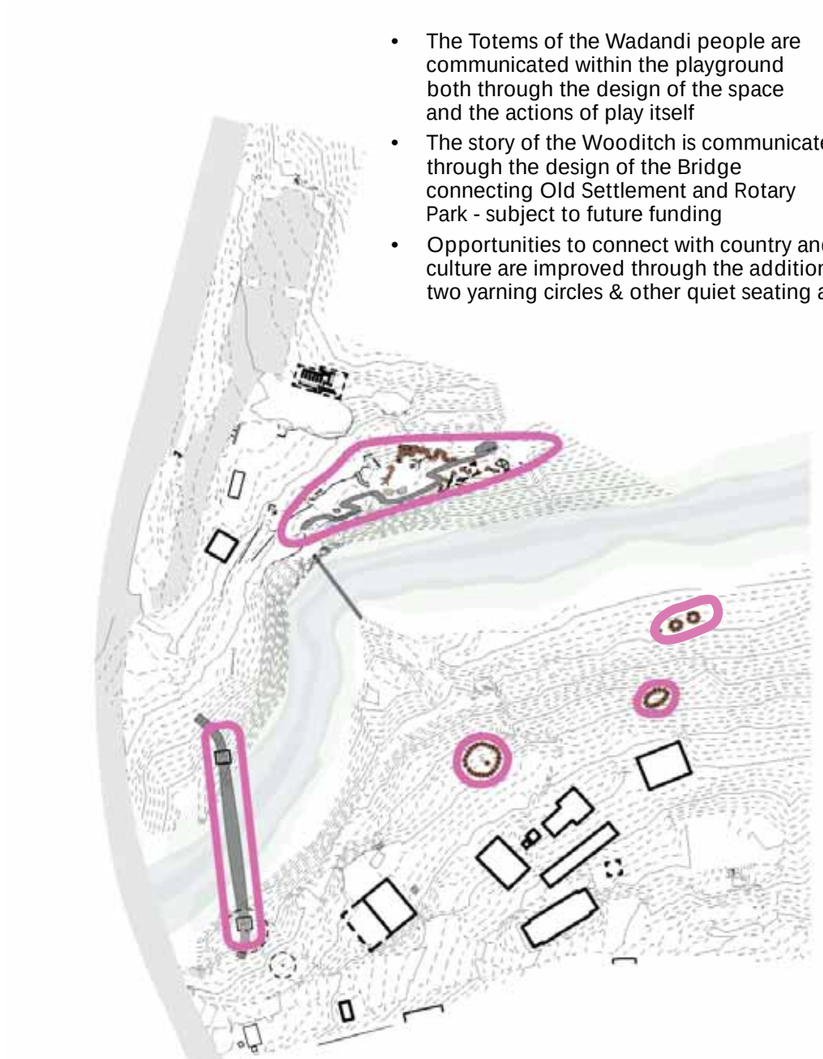
4. Revegetate and improve stormwater runnoff



- Capture water where it falls by enhancing the planting in drainage lines
- Create swales that capture and filter water moving through the site
- Improve quality of water running into the Margaret River by filtering it through vegetated swales and drainage lines
- Revegetate the bushland with endemic species

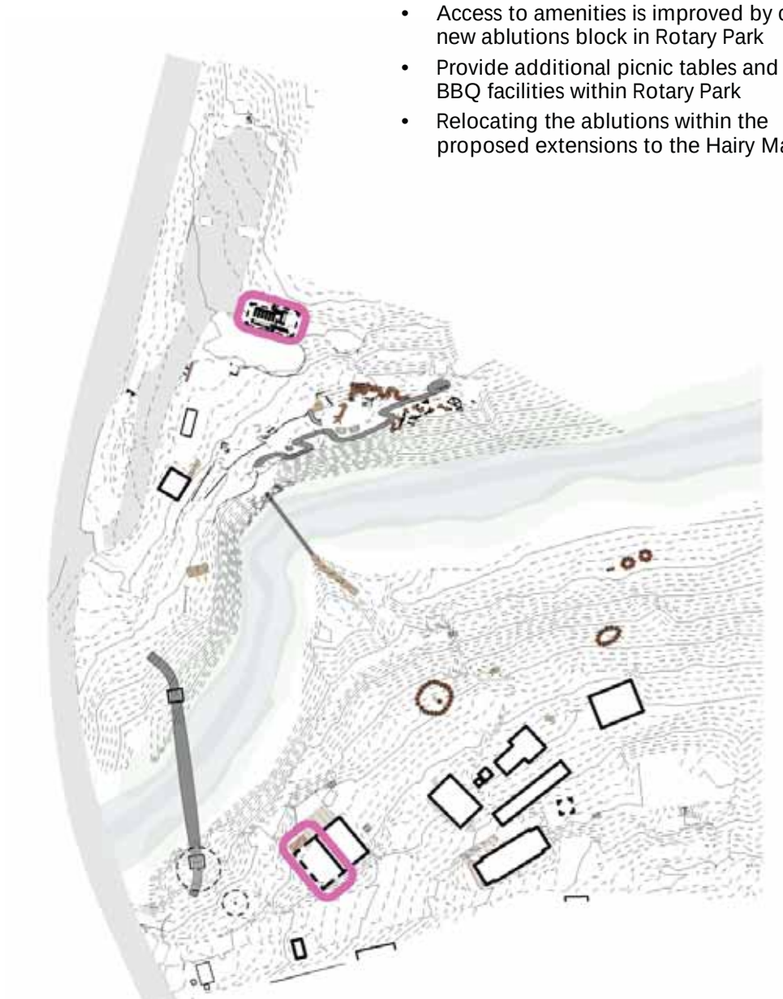
5. Celebrate Wadandi culture through play elements, yarning circles & bridge design

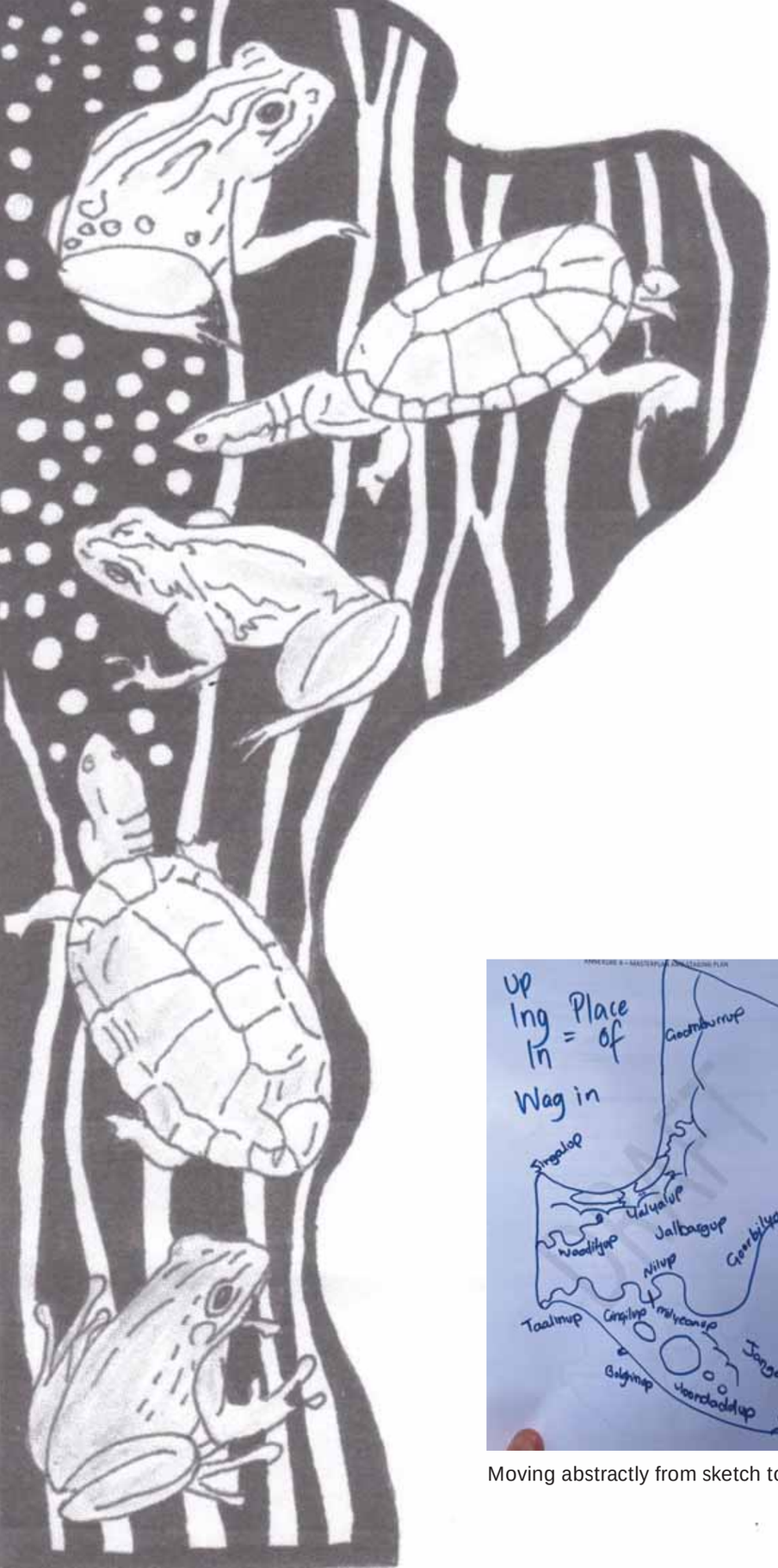
- The Totems of the Wadandi people are communicated within the playground both through the design of the space and the actions of play itself
- The story of the Wooditch is communicated through the design of the Bridge connecting Old Settlement and Rotary Park - subject to future funding
- Opportunities to connect with country and culture are improved through the addition of two yarning circles & other quiet seating areas



6. Provide new amenities & facilities

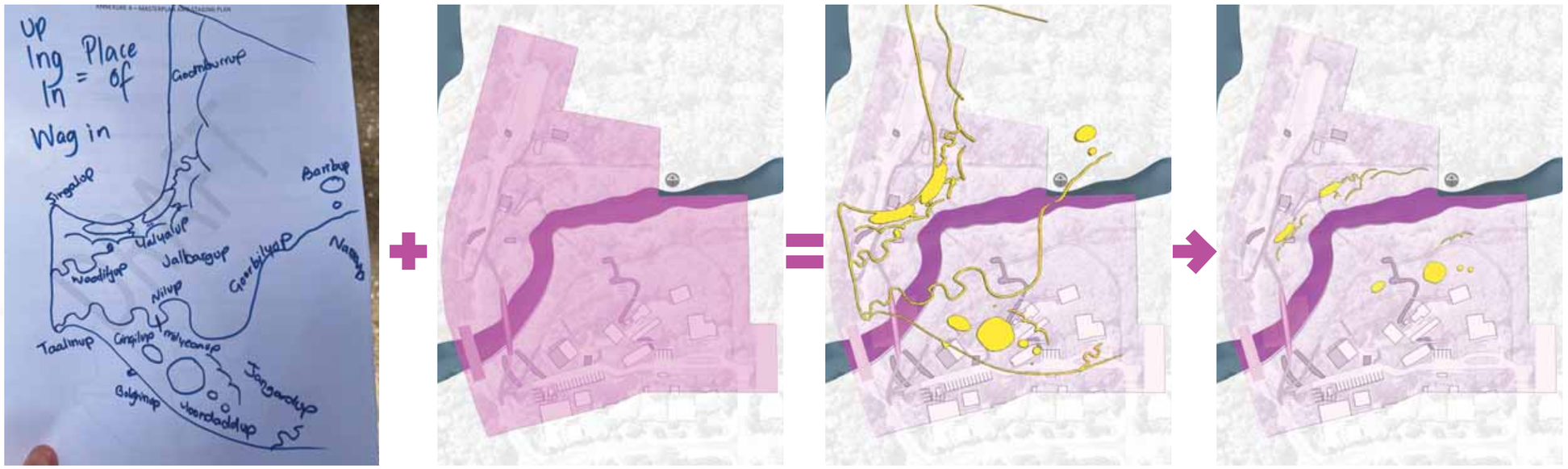
- Access to amenities is improved by creating new ablutions block in Rotary Park
- Provide additional picnic tables and BBQ facilities within Rotary Park
- Relocating the ablutions within the proposed extensions to the Hairy Marron





4.0 The Community Plan

“Create a natural, cultural welcome statement to the Margaret River town centre and a long-term management plan for the river precinct that reflects the aspirations of the community, celebrates the river precinct’s unique environmental, Indigenous and non-Indigenous heritage and strengthens the connectedness between Margaret River’s town centre and the river precinct environs, with a focus on safety, amenity and the environment”.



Moving abstractly from sketch to form-making using culturally relevant knowledge from Zac Webb

Community Plan

The Community Plan is the result of a rich combination of major and numerous minor moves that will be delivered over multiple stages, a long time-frame and via various funding means.

The major moves have been outlined in previous pages and include the proposed foot and cycle bridge to connect across the Margaret River that subject to funding availablitity.

The more detailed moves are outlined in the following sections where detailed focus is placed on the key areas:

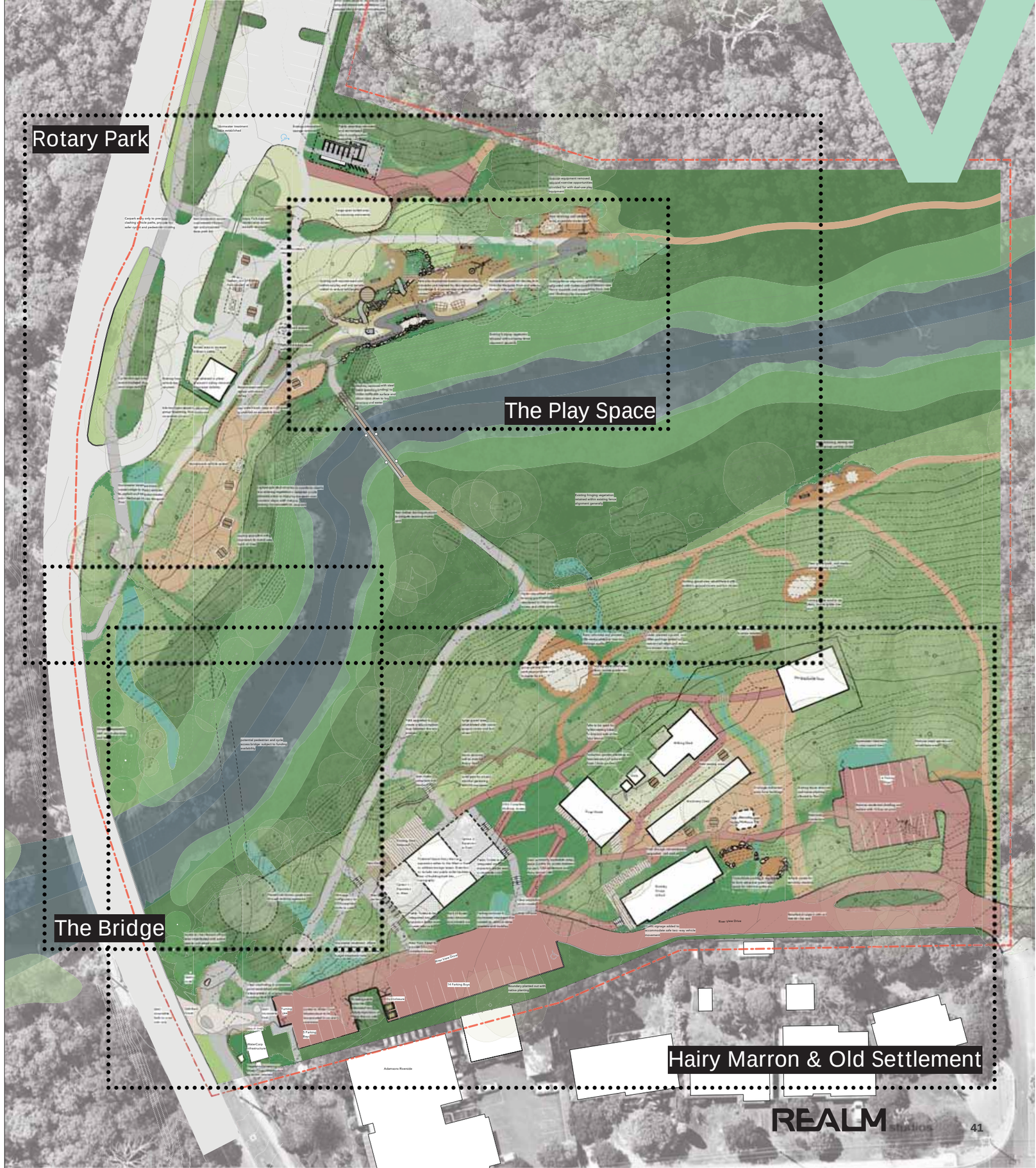
- Rotary Park,
- The Play Space,
- The Bridge and
- The Hairy Marron & Old Settlement.

Together these proposed changes which have been developed with community & key stakeholders via a robust process, will bring about a highly welcoming, connected and responsive place based in ‘Country’.

A drawing from Iszaac Webb proved central in a novel design approach that involved using parts of the sketch as actual forms and elements in the design. Like the Magic Man Wooditch, scribing with a stick the Wooditchup (Margaret River) in the creation story, here the sketch by Iszaac finds physical expression back in the landscape.



Drawing from Stakeholder meeting: Iszaac Webb

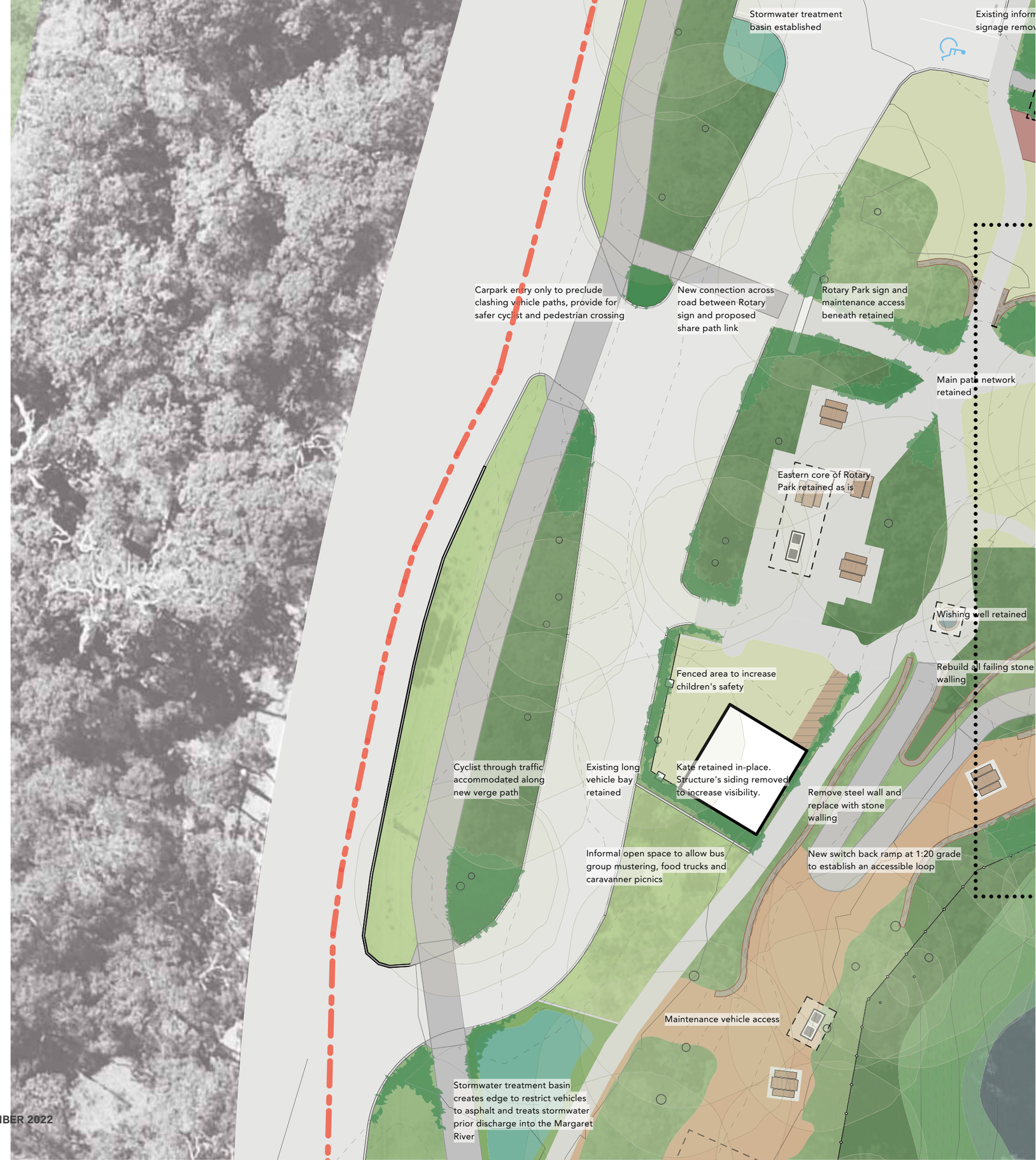


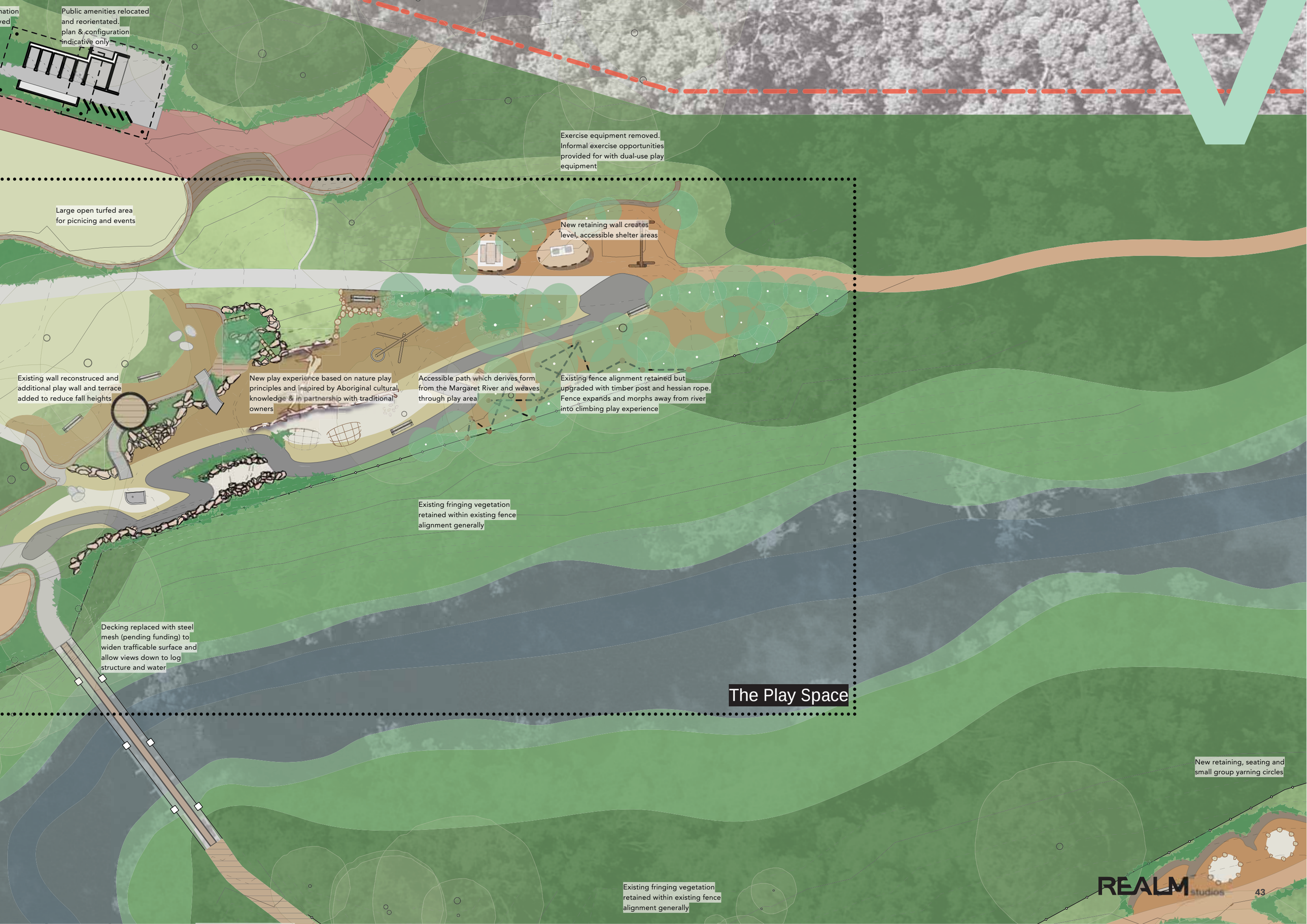
4.1 Rotary Park

Concept Design

Rotary Park has the benefit of a beautiful green setting with curvaceous stone retaining walls that create landings for various activities. The key moves look to improve the space and its function including:

- Reconstruction of the Amenites block to achieve a code compliant upgrade that meets modern needs. The new facility is proposed in a new location, set to one side to allow views into the park, improving safety and creating a more attractive environment. The resulting turf area is larger and more suitable for events or informal picnics.
- A significant move is to rebuild all existing stone walling to address the ongoing maintenance issues that are only getting worse. This decision was made based on advice from a local stone mason. The decision was also made to remove any non-consistent materials and rebuild in stone. Mostly the existing walling will be replaced in the same location except for the existing wall adjacent to the play space. This will be re-worked as a play terrace where slides and other play elements are integrated into a split-level change. This allows for the existing fence to be removed and an elevated edge with good views over the play space and beyond to be afforded.
- DDA compliant access has been critical. A new walkway at no steeper than 1:20 is proposed to better connect the park with the existing footbridge. Another path across the play space is also proposed to connect and facilitate better universal access to the play space.
- A flexible event space is retained to the informal picnic area south of Kate. This space will be vastly improved through the addition of buffer planting to create a separation from the road.
- WSUD and treatment areas will collect stormwater run-off from roads and treat prior to discharge into the river.
- Due to the importance of the riparian buffer, the continuity of weed management, revegetation, and restriction of access utilising fencing within this area, needs to be prioritised.
- Interpretative signage is to reference river values, threats, and health as well as, Wadandi stories, language and culture.




nation
ved
Public amenities relocated and reorientated. plan & configuration indicative only
Exercise equipment removed. Informal exercise opportunities provided for with dual-use play equipment
Large open turfed area for picnicing and events
New retaining wall creates level, accessible shelter areas
Existing wall reconstruced and additional play wall and terrace added to reduce fall heights
New play experience based on nature play principles and inspired by Aboriginal cultural, knowledge & in partnership with traditional owners
Accessible path which derives form from the Margaret River and weaves through play area
Existing fence alignment retained but upgraded with timber post and hessian rope. Fence expands and morphs away from river into climbing play experience
Existing fringing vegetation retained within existing fence alignment generally
Decking replaced with steel mesh (pending funding) to widen trafficable surface and allow views down to log structure and water
The Play Space
New retaining, seating and small group yarning circles
Existing fringing vegetation retained within existing fence alignment generally

4.2 The Play Space

Concept Design

The existing play space has been fundamentally reconsidered as an expression of Country and an opportunity for play to reflect Noongar totem animals through mimicry and creative interpretation.

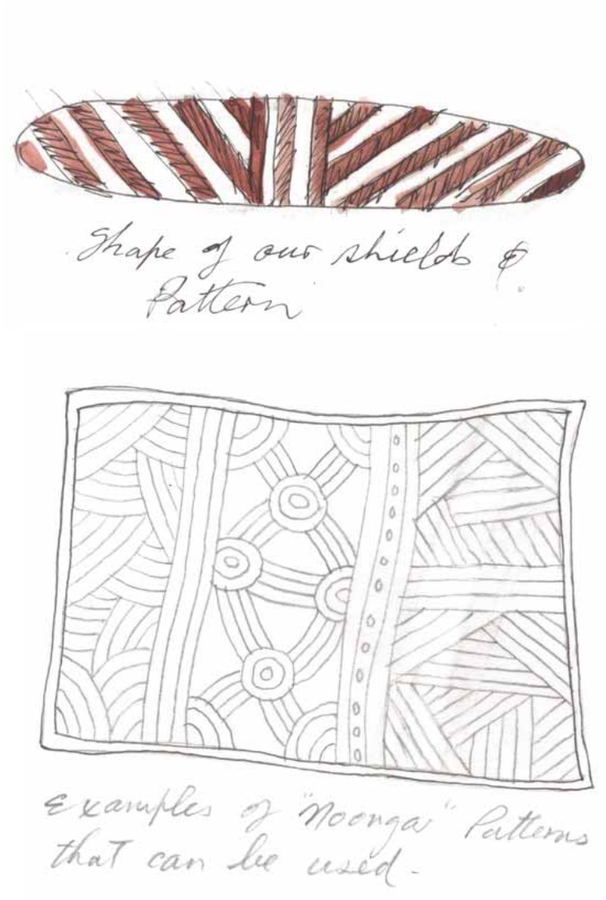
The existing play space is old and requires a major upgrade. It is also not in keeping with the natural bush setting. The proposal therefore is to adopt a nature-based approach, whilst also ensuring the space is universally accessible and is inclusive where possible.

The design process involved working closely with the Undalup Association, especially Noongar artist Sandra Hill with whom we developed the overall conceptual approach. For her, this play space is like an outdoor class room - an opportunity to celebrate the local environment directly through play.

Pragmatics

The site is is limited due to topography, so the design has incorportared & re-worked the existing stone retaining wall with fencing to create a playful ‘Play Terrace’ which facilities slides, an elevated lookout & feature climbing structure, rope climbs and an elevated perch for seating and over-viewing of the play area.

- Retaining walls / fall heights,
- natureplay,
- informal / integrated exercise,
- existing fenceline retained and upgraded to better protect river banks and children,
- parent supervision benches located at higher grade for oversight



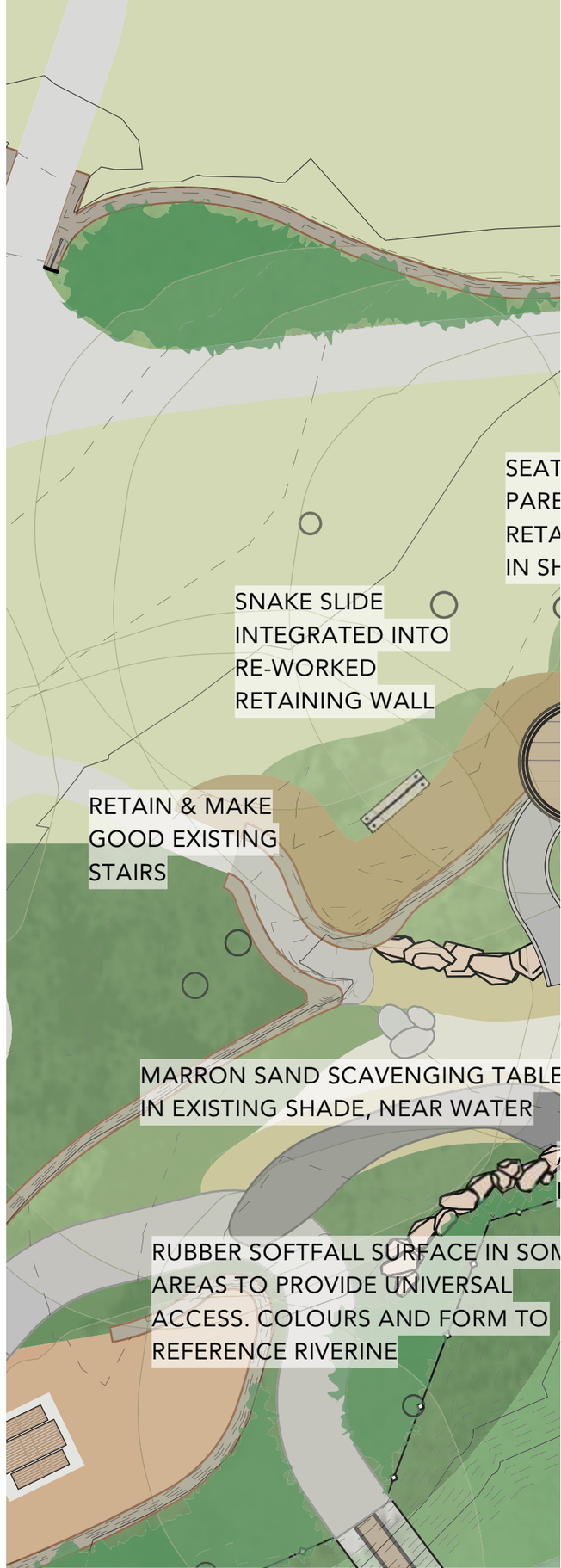
Drawings supplied by Noongar Artist Sandra Hill commissioned as part of this project











BOBTAIL SHADE STRUCTURES

ACCESSIBLE BBQ, SEATING, SHELTER

SWINGS

ACCESSIBL H OF TRAVEL TIES BROADER NET K AND MEANDE THROUGH PLAY

A

B

OWL LOOKOUT ATOP OR CANTILEVERING FROM RETAINING

WILLY WAGTAIL STEPPING LOGS

WOODITCHUP PATHWAY

TING FOR ENTS ATOP AINING WALLS, HADE

QUENDA SCURRYING TUNNEL

SENSORY PEPPERMINT GROVE

RINGTAIL POSSUM ACCESSIBLE NET SWING

RINGTAIL POSSUM ROPE CLIMB

FEATURE CLIMBING AND BALANCE TREE TRUNK

EXISTING FENCE ALIGNMENT WITH POSSUM ROPE PLAY ELEMENTS ALONG.

DUGITE CONCRETE SLIDE

LONG NECKED TURTLE EGGS

TAWNY FROG MOUTH LOOKOUT

FROG XYLOPHONE ELEMENT IN EXISTING SHADE, NEAR WATER

WATER RAT MIA MIAS BACKING ON TO RIPARIAN VEGETATION.

MULLETT FISH TRAP

B

NEW FENCE IN SAME ALIGNMENT AS EXITING

ACCESSIBLE PATH MEANDER TO VARY N WIDTH, REFERENCE RIVERINE FORM

ME

A

Play perspective





Embedding Country in Play

The Margaret River, extracted from an on-site sketch by Pibelmen-Wadandi man Iszaac Webb, winds through the playspace. It forms an accessible concrete path, flanked by sand and rubber softfall which reference alluvial deposits and enable accessible play experiences.

A list of animals found in the area was generated and together with the Undalup Association they were understood in terms of their meaning as totems.

Noongar Artist Sandra Hill provided stories and observations on their behaviours and through workshops we developed play based associations.

Playful interpretations of the endemic fauna are then sited relative to the representation of the river and each other.

Habitat planting surrounds these interpretations, adding a poetic layer and encouraging fauna to dwell nearby.



Gumbarni
tawney frogmouth

Willern
willy wagtail

Tjuringa
blue wren

Booyi
long-neck turtle

Quinda
bandicoot

Nginaarn
echidna

Nornal
tiger snake

Yorna
bobtail lizard

Ngardju
water rat

Koomal
brushtail possum

Gnuaren
ringtail possum

Koonark
ducks

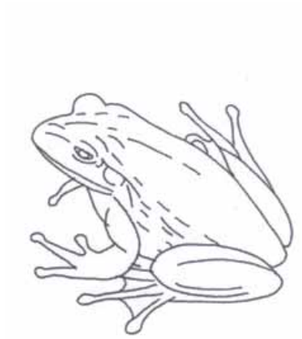
Djugit
dugite

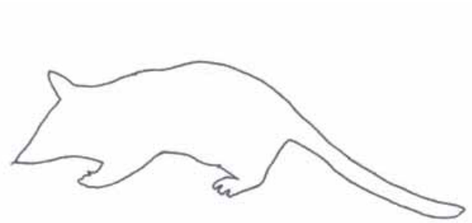
Marron

Yinbi
mussels

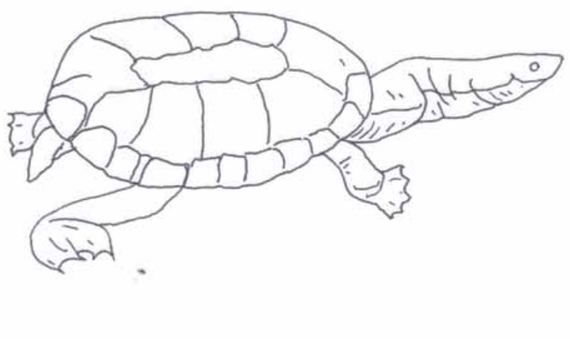
Kulyart
frogs

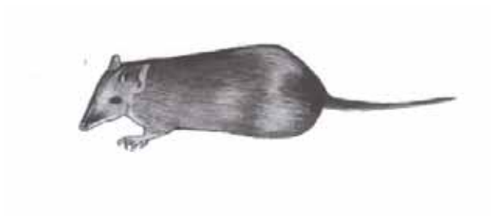
Kultaa
mullet

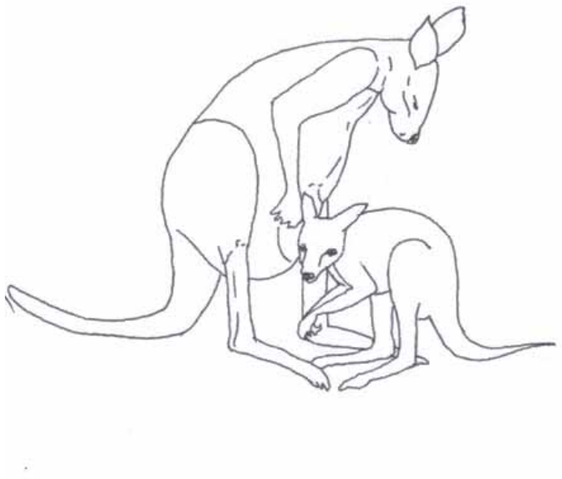


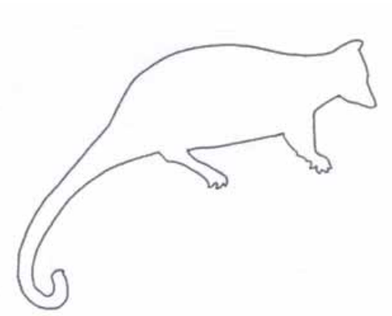


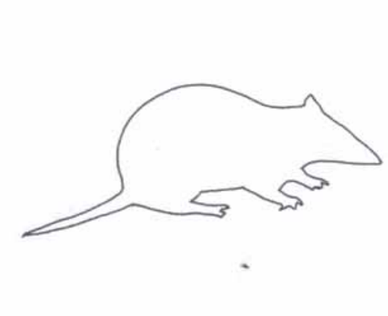




















Drawings supplied by Noongar Artist Sandra Hill commissioned as part of this project

Embedding Country in Play - Totem Associations

Marron



Scavenging

Sand play table with integrated marron and food elements to be uncovered

Quenda - southern bandicoot



Scurrying

Planted trails and balancing logs promote mimicry

Ngardju - water rat



Scavenging, building

Part-built structures incorporating logs to be added to by children

Kulyart - frogs



Croaking, honking

Endemic timber species form a xylophone

Willern - willy wagtail



Flittering

Hopping log trails promote mimicry

Gumbarni - tawney frogmouth



Vantage point

A lookout overlooks other species' play interpretations

Gnuaren - ringtail possum



Hanging, swinging

Rope forms a fenceline, kicking out into more playful elements.

Kultaa - mullet



Channelling

Rock channel references Pibelmen-Wadandi fish traps

Booyi - long-neck turtle



Nesting

Eggs are sited in sand, on the banks of the metaphorical river path

Koomal - brushtail possum



Swinging

Accessible net swing references swinging and nest form

Yorna - bobtail lizard



Basking

Abstracted forms soak up sun and provide shade

Djugit - dugite



Slithering

Curved slides reference the motion of snakes

Drawings supplied by Noongar Artist Sandra Hill commissioned as part of this project

Cross Section A-A





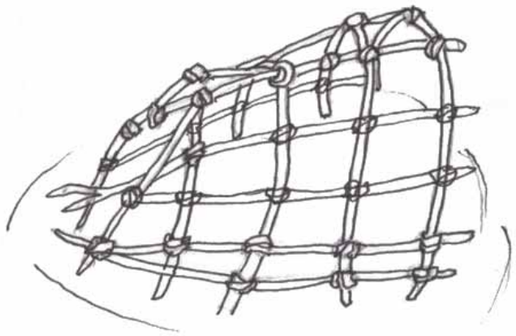


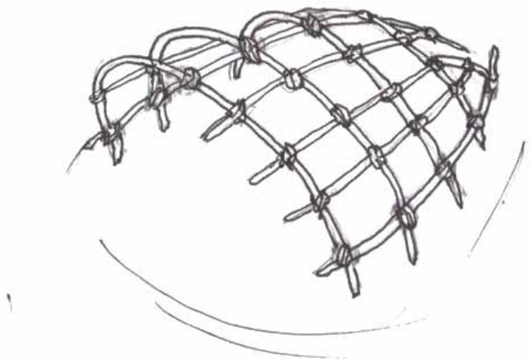






Mia Mia covered in Wanang Branches Summer





Drawings of Mia mia supplied by Noongar Artist Sandra Hill commissioned as part of this project







Regrade turf zones to max 1:6 gradients

Existing concrete path with shoulders regraded

Custom timber Seating

Stepping logs integrated into level change

Pine bark play mulch

Major Basket Swing

Cross Section B-B



Balance logs

Sand play (white washed river sand)

Rubber softfall

Concrete DDA compliant access path

New child-proof fence integrated into path edge

59.00

58.00

57.00



Surfaces referencing geology



Rubber softfall accommodating universal access, fall zones



Concrete Slide play element



Concrete accessible path weaving through play area, allowing access to equipment, variety of edge conditions, maintenance edge to riparian veg

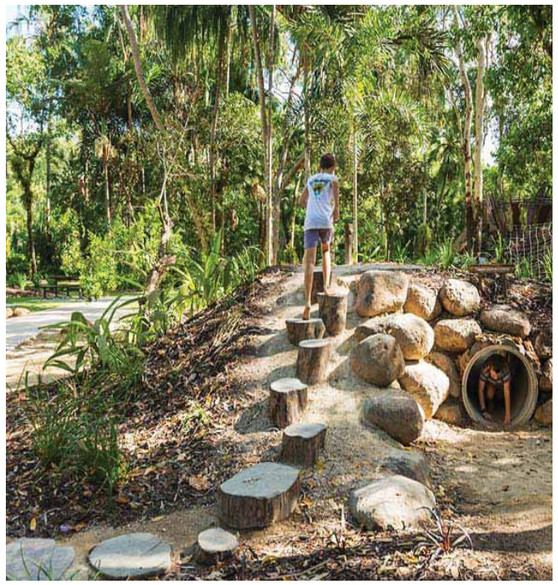
Other Play Elements / Features



Peppermint forest immersion



Risk taking



Level Change - Stepping Logs & Stones



Level Change - Stone Ramble



Hidey holes



Tunnels



Balance Logs



Level Change - Stone Ramble

4.3 The Bridge

Concept Design

The bridge design is subject to funding availability. An initial concept was developed (outlined below) however due to anticipated costs a custom designed bridge is less likely than a proprietary approach (refer image).

The proposed bridge has a rich conceptual basis that fuses site references with an experiential quality, local materiality and buildability. The result is a striking form and icon that will serve to reset the arrival experience into Margaret River as truly memorable.

The location and siting of the bridge was of key consideration. The decision was made to locate the bridge eastwards, where it would eminate from riparian vegetation to create a unique and attractive crossing experience. This location still allowed for a direct link between town and Rotary Park. Additionally, Bussell Highway was seen as busy and visually cluttered, so setting it apart was desired.

The initial aim of the design is to invoke multiple stories of connection with the forest and Margaret River for people as they experience the bridge. Rather than just one story, or point of reference, the design utilises multiple elements to create a variety of interpretations.

The earliest forms of bridges are the fallen trees that create a crossing. Noongar creation stories talk of these fallen logs becoming petrified to become stone outcrops along the river, allowing for crossings and key places to meet. Utilising timber horizontally and locally sourced stone in pre-cast concrete paver units as the pathway surface material, the bridge creates a material reference to these naratives

A mussell shell found on site was used to inform contours expressed into the side of the bridge. The use of timber for these contours reinforces Margaret River's strong connection to timber. This element would be fabricated from locally sourced timber.

The timber contours form a sense of enclosure and opening when on the bridge. Like a waveform in the river, the journey across the cambre of the bridge reveals and creates moments to focus on water and forest

A waveform, that is a mussell shell, that is fallen tree.





Striafications of mussel shell found on-site



Mussel shell as bridge



Proprietary Bridge Approach



Planted stormwater swale winds through existing vegetation

potential pedestrian and cycle access bridge subject to funding availability

C

Access to river fenced off and area rehabilitated with native species and weed control

Clear wayfinding & orientation point established with interpretation of original Higgins building (tbd)

Nerge revegetated with native plantings and trees

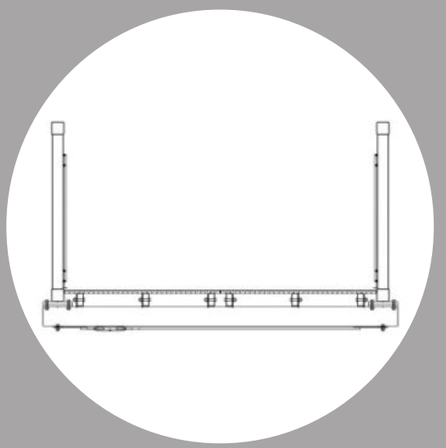


Cross Section C-C

59.60







Proprietary bridge structures

4.4 Hairy Marron & Old Settlement

The south side of the Precinct involves some significant moves associated with service access, movement & car parking. There is significant regeneration of low quality ecological areas which will vastly improve environmental values.

There is also the proposed expansion of the Hairy Marron to address the extreme pressure currently placed on existing infrastructure and to improve its amenity. Two options are identified and are subject to future detailed investigation. Both are to incorporate public toilets that will see removal of the existing facilities.

The Historical Society also require a modest sized purpose built storage facility for climate controlled record and artifact storage.

Strategically, the southern side of the Precinct has involved separating trail bike users and their desire lines from pedestrian activity and areas of environmental protection and improvement. The establishment of a wayfinding node adjacent to Bussel Highway, together with the closure of that intersection to general traffic means cyclists moving through the Precinct can now be directed over the new bridge in a safer manner.

Due to a lack of terracing, formal ramps & stairs and together with loose surfaces, the southern side has posed a significant safety risk to pedestrians. This is addressed via a new series of concrete walkways and stairs that formalise access and provide DDA compliance integreted into the broader network. A cross-site link is also established from the new car park that is proposed in replacement of the residential house that is deemed out of context and suitable for removal.

A car park in that location consolidates parking across the southen Precinct and allows improvements elsewhere to occur. The car park does not proclude future development for tourism purposes of this lot, noting the land-use zoning and permitted uses.

Parking to the western end is reconfigured for increased efficiency and incorporates a bin enclosure for the Hairy Marron Cafe. A new red asphaltic pavement is proposed throughout to improve serviceability.

Vehicular traffic is not permitted through the plaza that creates a wayfinding node and seating area meaning all vehicles must access and exit via Town View Terrace in the east.

The plaza incorporates seating, directional and interpretive signage and retains existing trees. The directional signage will direct trail riders back into town to access the Trail Hub up Carters Road via the rail-to-trails connection further to the west. The existing heritage plinth/stone is reset as a feature.

Emergency and service vehicles will be able to access River Road across the plaza via mountable kerbs. These movements are not regular but must occur in an easterly direction only due to limited turning movements associated with the eastern entry. Bollarding is not included in favour of ease of access for service vehicles. Feature paving, kerbing, urban furniture and human occupation is to create a sense that normal vehicles are not to enter.

A new grassed terrace creates an informal spill out area for gathering, events and picnicking.

Due to the importance of the riparian buffer, the continuity of weed management, revegetation, and restriction of access utilising fencing within this area, needs to be prioritised.

Interpretative signage is to reference river values, threats, and health as well as, Wadandi stories, language and culture.



Paths to be used for cyclists testing bikes for hire and sale at the Hairy Marron

Milking Shed

Production garden plantings as demonstration of colonial house / farm gardens

Dairy

New seating areas

Machinery Shed

Group House

DDA Compliant Walkway Access

Drainage redirected away from buildings

Existing fence removed and native planting allowed to flow

Stormwater treatment to new carpark area

Remove weed species and rehabilitate area

14 Parking Bays

Remove residential dwelling and replace with 14 bay car park

New path connection

New records storage facility - location TBC

Vegetation to provide visual buffer between Old Settlement and proposed car park

Path through old settlement upgraded - red asphalt

New universally accessible ramp, stairs & paths for access between car park, Old Settlement and Hairy Marron cafe

Consolidate parking & regrade to form attractive green open space for informal gathering

Vehicle access for servicing retained

Bramley Group School

Clear wayfinding point created

Drop-off zone

Resurfaced carpark with red laterite chip seal.

Rodgers Lane

Traffic signage added to accommodate safe two -way vehicle movement

Boundary planted out with native planting

Old Settlement perspective



Yarning Circle & Ecological Plantings

To the north, a number of Yarning Circles are proposed for small and large ceremonies and informal gatherings.

The area is upgraded with new paths and garden beds as well as provision of a seating area under an all-weather shelter structure.

New drainage lines and treatment areas are proposed throughout. The Old Settlement has an existing drainage line redirected to avoid potential water damage. This finds its way to the river via a planted swale and treatment zones.










New retaining, seating and small group yarning circles
Existing fringing vegetation retained within existing fence alignment generally
New gravel path, and medium group yarning circle
Existing gravel area rehabilitated with endemic ground covers and low shrubs
Paths rationalised and existing gravel paths resurfaced for improved access and safety generally
Yarning circle sand to be clean, coarse grade river sand
Mulch stockpile location retained
Basins reformed and planted. filter media added to improve discharge quality
Swale planted out and rock riffles and logs added to restrict trail riders and reduce stormwater velocity
New gravel path, and large group yarning circle / performance space with lockable fire pit
Seating area under all weather awning
Yarning circle sand to be clean, coarse grade river sand
Blacksmith Shed
Large gravel area rehabilitated with native ground covers and low shrubs
Paths to be used for cyclists testing bikes for hire and sale at the Hairy Marron
Milking Shed
Stormwater treatment to new carpark area
Remove weed species and rehabilitate area
Stone retaining wall to match Rotary Park
Production garden plantings as demonstration of colonial house / farm gardens
New seating areas

4.5 Site Materials & Furniture

General Site Materiality

The site is to utilise natural materials where possible given its context and proximity to the forest and riparian condition.

Materials are to be selected for their robustness and cost effectiveness. Where appropriate, materials should tie into existing conditions for consistency.

As noted, existing stone walling has not been well constructed and needs replacement. High quality dry stone walling or a mortared construction approach is to be determined.



Stone walling













Pavement textures / materials

Site Furniture Strategy

Site furniture is to adopt two characters:

1. Build on existing quality SFA furniture suite for more formal areas (such as meeting nodes and picnic areas) and
2. Use custom locally-sourced timber for robust syle furniture elements associated with the fringing areas adjacent forest areas.

An option is provided for an alternative suite of more sophisticated look & feel for point 1 above.









Furniture suite: Existing SFA furniture is to be matched for future selections to build consistancy









Furniture suite: Alternative option for new furniture - Black colour finishes and trims to blend in visually







Furniture suite: Robust timber forms to be used in fringing locations adjacent forest areas



4.6 Planting

Four key tree species are of significance to the area and in particular to the Undalup Association.

- Karri
- Marri
- Jarrah
- Peppermint

Trees have gender associations and cultural meaning and relate to creation stories.

The play space & bespoke furniture is to be fabricated from locally sourced trees of these species.

All plantings other than turf are to be endemic of the area. The species shown here are indicative only and are not exhaustive.

Zones on the plan show presentation plantings near wayfinding points and between buildings etc. These are to feature flowering species where possible.

Other zones include broader rehabilitation of riparian and other micro-climatic responsive areas. Specific species and planting strategies will need to be developed together with potential temporary fencing for establishment.

Due to the importance of the riparian buffer, the continuity of weed management, revegetation, and restriction of access utilising fencing within this area, needs to be prioritised.

The Old Settlement is to feature a cottage garden with production species as a showcase of historic context.


Chorizandra enodis


Ficinia nodosa

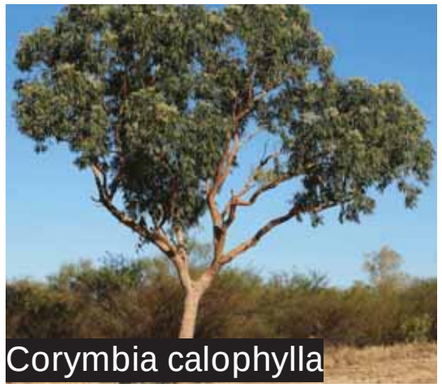

Juncus pallidus


Hibbertia sp.

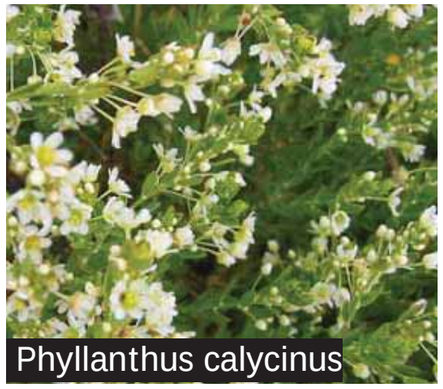

Taxandria linearfolia


Banksia grandis


Eucalyptus diversicolour


Corymbia calophylla


Lechenaultia biloba


Phyllanthus calycinus


Spyridium globulosum


Agonis flexuosa


E. marginata


Conostylis candicans


Trymalium odoratissimum


Rhagodia baccata

4.7 Staging

ROTARY PARK STAGING

Short Term: 0-1 Year

ESSENTIAL

General

- Replacement of old & out-dated park furniture (POSR)
- Update fencing between playground (POSR)
- Remove tourist information sign (STD)
- Improve current path (alongside parking) utilising wheelstops and minor path alterations (CAR, PAR)
- Revegetation
- Weed control
- Stormwater management
- Old Settlement entry sign

Medium Term: 1-5 years

ESSENTIAL

- Redecking of existing pedestrian bridge and replacement of steel fencing (PSW)
- Revegetation
- Weed control
- Stormwater management
- Safety fence to road edge (Old Kate) (POS)
- Removal and replacement of public amenities (BRW)
- Replacement and expansion of stone retaining walls (POSR, LWG)
- Removal and replacement of play and exercise equipment including associated paths and surface treatments (excluding play tower) (PER, LWG)
- “Replacement of switchback ramp (to achieve DDA compliance) “ (PAR, LWG)
- Picnic shelter upgrades and installation of bike racks (POSR, LWG)

NON-ESSENTIAL

- Establishment of stormwater treatment basins and conveyance swales (EMF, RESM, SWF, LWG)
- Play tower (LWG)

Long Term 5-10 years

ESSENTIAL

- Revegetation
- Weed control
- Stormwater management
- Civil amendment to car park entry to carpark entry and exit (CAR, KER, ROA)
- Construction of Bussell Highway shared path (PAE, DoT)
- Form connection across existing driveway to timber entry sign (PAE, DoT)

NON-ESSENTIAL

- Revegetation, weed control and associated fencing (EMF, RESM, SWF)

LEGENDS

- Items in light green & bounded with frame are elements that, for efficiency, construction site management and relationship between project elements should occur concurrently.

Funding Legend			
POSR	Annual allocation for POS infrastructure renewal	PAE	Annual allocation pathway expansion
STD	Annual allocation signage tourism directional and entry”	PAR	Annual allocation pathway renewal
PSW	Annual allocation pedestrian structure works”	DRW	Annual allocation for drainage works
POSI	Annual allocation for POS improvement	EMF	Environment management fund
BRW	Annual allocation building renewal works “	RESM	Reserve management annual allocation
PER	Annual allocation playground equipment replacement”	SWF	Streams and wetlands fund
CAR	Annual allocation car park	OSR	Old Settlement Reserve
KER	Annual allocation for kerbs	LWG	Lotterywest grant funding
ROA	Annual allocation for road reconstruction	DoT	DoT bike network grant funding

OLD SETTLEMENT STAGING

Medium Term: 1-5 years

ESSENTIAL

- Drainage diversion and swale planting (EMF, RESM, SWF)
- Stone retaining wall to establish level turfed zone and turfing (POSI, OSR)
- Upgrade of primary access pathways/ramps/stairs and deck area at existing pedestrian bridge (PSW, PAE, OSR)
- Revegetation
- Weed control
- Stormwater management

NON-ESSENTIAL

- Revegetation, weed control and associated fencing (EMF, RESM, SWF, LWG)
- Establishment of stormwater treatment basins and conveyance swales (EMF, RESM, SWF, LWG)

Long Term: 5-10 years

ESSENTIAL

- House removal, replacement with car park (CAR, KER, ROA, OSR, BRW)
- Car park upgrade - red asphalt re-surfacing and removal of small parking areas (CAR, KER, ROA, OSR)
- Establish path connection from new car park to existing pathway network (PAE, OSR)
- Installation of new WSUD drainage infrastructure for treatment of stormwater (DRW, SWF)
- Bussell Highway closure and installation of plaza space and access pathways (CAR, KER, ROA, PAE, OSR, LWG)
- Signage and road marking, as required (CAR)
- Removal and relocation of public toilets* (BRW)
- Demolition of existing toilets and inclusion of area into car parking (BRW, CAR, KER)
- Revegetation
- Weed control
- Stormwater management

NON-ESSENTIAL

- Reestablishment of native ecologies (EMF, RESM, SWF)
- Construction of yarning circles and associated shelter (POSI, LWG)

**Subject to Hairy Marron expansion*

Aspirational

- Pedestrian and cycle access bridge including associated pathway connections (PSW, DoT, LWG)

5.0 Appendix

Content

5.1 Access Report - O'Brien Harrop Access
5.2 Civil Engineering Report - Stantec
5.3 Structural Engineering Report - Stantec
5.4 Geotechnical Engineering Report - Stantec
5.5 Stakeholder Minutes - Shire of Augusta Margaret River

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city making + liveability

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