



Concept Plan Legend

This (draft) Ellis Street Concept Plan has been prepared with community feedback received in 2023. The concept plan outlines future investment in the area.

- 1. Drainage Pit (Indicative Location)**
Indicative location of a drainage pit to intercept groundwater flow emerging from the hillside. Final drainage solution to be confirmed through detailed design.
- 2. Stair / Path Access to Toilets**
Reconfigured pedestrian access to the existing toilet block. Alignment and treatment to be reviewed through detailed design, with potential replacement of stairs with a graded path.
- 3. Revised Intersection**
Reconfigured intersection accommodating two-way vehicle movement, improving traffic flow, safety and legibility.
- 4. Additional Parking**
Parking could include combination of standard bays or allowance for Recreational Vehicles (RV), dependent on future demand and detailed design.
- 5. Vehicle Crossover**
Provides vehicle access to 1 (Lot 3) Ellis Street (privately owned)
- 6. Central Island**
Modification and expansion of the existing central island to reduce intersection width, remove excess hardstand, remove staircase (2) and improve wayfinding.
- 7. Garden Bed / Potential WSUD Area (Indicative)**
Indicative garden bed area. Subject to further investigation, this area may function as a water-sensitive urban design (WSUD) element or remain as a landscaped garden bed, depending on specialist advice.
- 8. Low Retaining Wall / Seating Edge**
Retaining wall (approximately 400-500 mm high) that also functions as informal seating and a viewing edge overlooking the Blackwood River.
- 9. Lawn Area**
Open lawn area providing flexible space for informal recreation and visual relief within the streetscape.
- 10. Retaining Wall**
Retaining wall maintained.
- 11. Boat Rigging Bay**
During peak times, boat rigging can be accommodated in these parking bays. Signage to be installed at boat ramp and at parking bays.
- 12. Drainage Basin (Indicative)**
Indicative location of a drainage basin intended to receive treated runoff, subject to feasibility and confirmation by a WSUD consultant. WSUD to retain Peppermint trees (*Agonis flexuosa*) where possible.
- 15. Boardwalk**
Boardwalk traversing the drainage area, maintaining pedestrian connectivity while minimising disturbance to drainage functions.
- 14. POS Expansion (Garden and Lawn)**
Expansion of public open space (POS) incorporating lawn and garden planting. To provide a more welcoming space for people picnic with views to the jetties, and when waiting (for tours). POS breaks up the hardstand, defines vehicle movement in the area and responds to level changes across the site
- 15. Footpath Network**
New footpath connections improving ability to walk, wheel and ride.
- 16. Expanded Lawn Area**
Enlarged lawn space enhancing the park corner and creating a distinctive, informal gathering area near the river edge.
- 17. Car Bays**
Informal shaded carparking formalised to protect tree root zone from vehicle damage.
- 18. Wombat Crossing**
Raised pedestrian crossing maintaining continuous path alignment while calming vehicle speeds and defines formal parking area.
- 19. Additional Vehicle Parking**
Opportunity for additional car parking located adjacent to the boat trailer parking area.
- 20. Existing Boat Ramp**
Boat ramp retained in its current configuration.
- 21. Existing Toilet Block**
Existing public toilet block. Surrounding paving to be upgraded, with safety rail added to prevent direct movement onto the roadway. Step up kerb to be removed and replaced with graded kerb ramp
- 22. Existing Car Parking Bays**
Existing parking bays retained in their current configuration.
- 23. Footpath Connection to Toilets**
Footpath providing pedestrian access from Ellis Street to the toilet block.
- 24. Bicentennial Rock**
Existing commemorative Bicentennial rock retained.
- 25. Wayfinding & Interpretive Signage**
Existing commemorative Bicentennial rock retained.

Indicative Drainage Infrastructure
Diagrammatic representation of existing and potential underground drainage pits and pipe connections. Final design and alignment to be confirmed during detailed design.

ELLIS STREET PRECINCT

CONCEPT PLAN

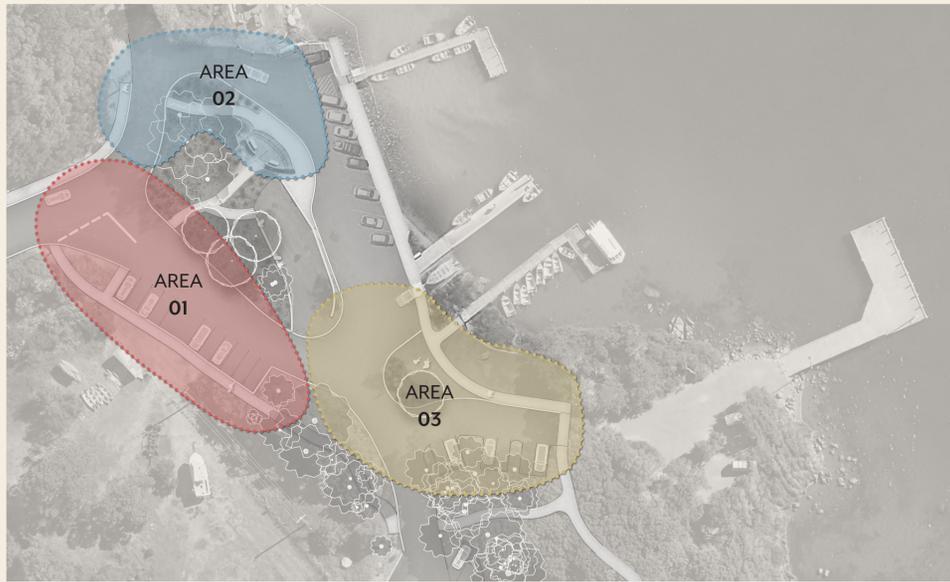
ELLIS STREET, AUGUSTA WA 6290

● SCALE 1:250 @ A1 1:500@A3 ● NICOLA@TOPIO.COM.AU
● DATE 12.03.2026 ● + 61 408 344 123
● DRAWN NMA ● TOPIO.COM.AU



Conceptual Plan only. This drawing is preliminary and conceptual only and not a detailed construction drawing and it is not intended for use as a construction drawing. All materials and plant species are suggestions only and plants and materials shown are for graphic representation. Topio Landscape Architecture will not be held responsible if a suggested plant fails. Any levels or areas noted on the plan are indicative only and will require further design development and a review on site and to be adjusted as required. Drawing to be read in conjunction with other consultants plans. Further documentation, council approval, engineering and other consultants are required in order to implement the landscaping works. Always refer to your local council for any regulations or requirements that may impact your property before starting works. Contact Before You Dig to get plans of any underground services that may impact works.





IMPLEMENTATION PRIORITIES

AREA	DESCRIPTION	PRIORITY
01	Road, drainage interception & intersection reconfiguration	High
02	Amenity access, POS upgrade & pedestrian improvements	Medium
03	Landscape consolidation & parking formalisation	Medium



ARTIST IMPRESSION - View looking north from Bicentennial Rock

This concept illustrates the potential transformation of an existing gravel hardstand area into a more connected and usable public open space. A new dual-use path is proposed to provide improved pedestrian and cycle access, linking through to the existing riverside walking trails.

The design reduces the extent of the current hardstand and introduces areas of lawn, locally sourced granite boulders to manage level changes, and site-appropriate native planting. Together, these elements aim to soften the space and create a more welcoming landscape setting while maintaining the open character of the foreshore.



PLANTING ZONES PLAN

ZONE 1 – RIPARIAN PLANTING

Sedges

- Juncus kraussii
- Lepidosperma gladiatum
- Machaerina juncea
- Ficinia nodosa

Herbs & Groundcovers

- Centella asiatica
- Threlkeldia diffusa

ZONE 2 – POS LANDSCAPE ZONE

Trees

- Agonis flexuosa
- Corymbia calophylla

Small Shrubs

- Conostylis aculeata
- Grevillea quercifolia
- Pimelea ferruginea
- Thomasia triphylla

Medium Shrubs

- Hypocalymma angustifolium
- Hovea elliptica
- Scaevola crassifolia
- Olearia axillaris
- Pimelea rosea
- Hibbertia cuneiformis

- Spyridium globulosum
- Acacia divergens
- Hakea linearis
- Banksia grandis
- Adenanthos meisneri
- Eutaxia myrtifolia
- Hovea chorizemifolia
- Templetonia retusa

Herbs & Groundcovers

- Kennedia lateritia
- Patersonia umbrosa var. xanthosia
- Patersonia occidentalis
- Hardenbergia comptoniana
- Dianella revoluta
- Orthrosanthus polystachyus
- Carpobrotus virescens

ZONE 3- DRAINAGE / SWALE PLANTING

Sedges

- Juncus kraussii
- Lepidosperma gladiatum
- Machaerina juncea
- Ficinia nodosa

Herbs & Groundcovers

- Centella asiatica

Low Shrubs (upper dry transition areas)

- Melaleuca incana
- Hypocalymma angustifolium



Dianella revoluta
blue flax lily



Thomasia triphylla
three-leaved thomasia



Conostylis aculeata
prickly conostylis



Grevillea quercifolia
oak leaf grevillea



Eutaxia myrtifolia
egg and bacon plant



Threlkeldia diffusa
coast bone fruit



Hypocalymma angustifolium
white myrtle

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