



WEST WYALONG & WYALONG MAIN STREET **ENGAGEMENT & ANALYSIS REPORT**

BLAND SHIRE COUNCIL

Thank you to all the community members who generously gave their time to participate in the community consultation events; we look forward to their ongoing input into the design process.

Executive Summary

Bland Shire Council is pleased to present the Wyalong and West Wyalong Mainstreet Masterplans to its community.

These plans will guide the management and development of council assets over the next twenty years.

Landscape Architects sala4D, worked with the community of Wyalong through an in-depth consultation process to understand the values of the community. These have led to the guiding principles for the design of the masterplans.

Many of the issues expressed by the community were about vehicular and pedestrian safety, so Traffic Engineer, Step Advisory, was engaged to assist by providing detailed solutions.

The large range of projects are detailed in the schedule of works at the back of this document and is provided with a current cost estimate for planning purposes.

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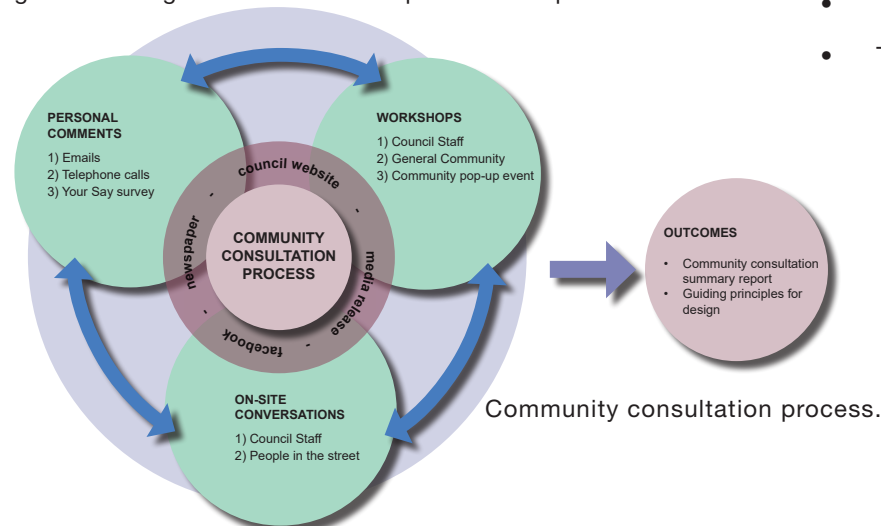
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1.0 Wyalong and West Wyalong Main Street Plan Purpose

Bland Shire Council and its consultant team are preparing a main street revitalisation and landscape plan for Wyalong to West Wyalong, including the entrances to the towns. The plan will recognise and celebrate the heritage of the towns and will develop strategies to improve amenity in the public domain. It will also provide landscape improvement plans for key entry points to Wyalong and West Wyalong.

It is anticipated that an improved public domain will encourage investment in assets privately held, but which have impact on the whole town. This will then stimulate economic growth and potentially increase visitation levels both in the main street of Wyalong and West Wyalong but also, throughout the town and district.

This is a significant project for the Shire of Bland, as the plans will help Council focus its efforts where they are most valuable and plan expenditure accordingly. The plans will also provide valuable evidence in applying for State and Federal government grants to execute aspects of the plans.



1.1 Project Objectives

- Create a vibrant, economically viable, high quality & safe town centre
- Develop strategies/works that address the fatigued public domain
- Clearly define the quick win and long-term investment strategies for the public domain

1.2 Why Engage

- To consult and inform the community
- To learn from the community
- To produce a better result
- To give Councillors confidence in the outcomes (briefing)
- To achieve positive sentiment from the community
- To test and confirm concepts

1.3 Wyalong and West Wyalong

Wyalong and West Wyalong are linked physically through Main Street and Neeld Street, historically through the Wiradjuri, agriculture and gold mining, and currently through the dominance of mining contractors in town and the need to revitalise and renew.

The community is made up of 5,547 people, with 50.3% male and 49.7% female. The median age is 43.

Marriage rates are higher in Bland than the rest of NSW, being 50.5% versus 47.3%, and there is a higher proportion of the population attending primary school (29.2% versus 26.5%).

A higher proportion of residents were born in Australia than the rest of NSW, being 84.3% versus 65.4%.

Employment rates are similar to the rest of NSW and most work in mining, grazing, farming and local government.

Household incomes are lower than NSW averages however home ownership is more than 10% higher.

367 people identify as Aboriginal or Torres Strait Islander peoples.

1.4 Stakeholders

Stakeholders identified by Council for engagement are:

- Business West Wyalong
- Wyalong Advancement Group
- Community Rose Garden Group
- Wyalong Museum and Bland District Historical Society
- Local service clubs
- Local retail and commercial business operators
- NSW Police
- SES
- Rural Fire Service
- Transport for NSW
- Bland Shire Council
- Others...

2.0 Urban Design Basics

2.1 Urban Design

The quality of our urban environments has been recognised as being integral to the health and well-being of our communities and our economies that support them. Urban Design ranges from the large scale of urban planning to the small scale of street furniture and lighting.

A good over-view of the breadth of Urban Design and how it relates to government policy and decision-making can be found in the Federal Government's 2011 document "Creating Places for People - An Urban Design Protocol for Australian Cities". The twelve principles that underpin the Protocol are shown in the table on the following page; these are described in more detail in the Protocol itself.

This project sits in the middle of the range of scales of urban design that the Protocol discusses, being more detailed than State policies and plans, or a town structure plan, and less detailed than an individual site plan.

Plans such as this are important for Local Government to successfully plan and deliver works for the benefit of their community. State and Federal Governments recognise their

value by offering funding for projects that demonstrate a quality planning process.

A well-planned urban design project will:

- Include Community Consultation, to test and confirm what is important to the people that use those spaces the most;
- Propose designs that align with the community's values and meet the objectives of best practice urban design protocols (such as Creating Places for People);
- Utilise a number of graphic methods to describe the designs in ways that are easy to understand for the untrained community member;
- Seek feedback from the community and Council on draft designs; and,
- Provide high-level cost estimates so the community and Council can make informed decisions about their future.

2.2 Definitions

Public Domain

Publicly accessible, shared spaces in cities, towns and neighbourhoods, including streets, lanes, squares and parks. Some privately owned land becomes part of the public domain when it is open to the public, such as building setbacks and carpark.

Street Furniture

Moveable or fixed items installed within the public domain to provide amenity to the public. For example: seats; garbage bins; shade structures; signs; planting pots; sculptures; fountains; and, bollards.

Amenity

The provision of utility (usefulness). Examples of the type of utility that can be provided within the public domain include seating, shade and beauty.

Landscape

The broad view of the world around us. Within the public domain it might be regarded as garden beds, trees and grass areas.

2.3 Key Elements

To follow is a summary of key urban design elements that can enhance the livability and functionality of a country town in Australia, based on Australian sources, including Creating Places for People and Planning Victoria's Urban Design Guidelines.

1. Town Centre:

A vibrant, accessible town centre with shops, cafes, and community spaces.

2. Public Spaces:

Parks, playgrounds, and recreation areas for community gatherings and leisure activities.

3. Pedestrian-Friendly Streets:

Wide footpaths, pedestrian crossings, and traffic calming measures to ensure safety and to encourage walking.

4. Bicycle Infrastructure:

Dedicated bike lanes and secure bike parking to promote cycling.

5. Public Transport:

Efficient and accessible public transport options, including bus stops and shelters.

6. Green Spaces:

Tree-lined streets, community gardens, and green belts to enhance the environment and provide shade.

7. Heritage Conservation:

Preservation of historical buildings and landmarks to maintain the town's character and history.

8. Mixed-Use Development:

Combining residential, commercial, and recreational spaces to create a dynamic and convenient living environment.

9. Sustainable Design:

Incorporating eco-friendly practices such as rainwater harvesting, solar panels, and energy-efficient buildings.

10. Community Facilities:

Libraries, community centers, and sports facilities to support social and recreational activities.

11. Wayfinding and Signage:

Clear and informative signs to help residents and visitors navigate the town.

12. Safety and Security:

Well-lit streets, surveillance systems, and community policing to ensure a safe environment.

13. Cultural Spaces:

Art galleries, museums, and performance spaces to promote cultural activities and local talent.

14. Inclusive Design:

Ensuring accessibility for people of all ages and abilities, including ramps, tactile paving, and accessible public transport.

2.4 Opportunities and Constraints

Wyalong and West Wyalong are very well maintained towns that service many of their community's needs. However, there are a number of opportunities for improvement that will prove beneficial into the future. These include:

- Street intersection improvements - to improve pedestrian and vehicular safety and to provide visual cues to drivers about the Heavy Vehicle Route.
- Provision of accessible parking and ramps - to provide an equitable town centre.
- New pedestrian pavements and street furniture - to provide a safe surface for walking and present the town centre as a vibrant, cohesive whole.
- Laneway and carpark improvements - to create a walkable, enjoyable town centre.
- Street lights - to link the towns thematically, to build on existing character, to generate night-time interest.
- Tree planting - to create shade and to enhance the appearance of the towns.

Aim		What is being achieved (outcome)			How it's achieved (process)	
Creates productive, sustainable + liveable places for people through leadership + the integration of design excellence		Productivity Enhances economic productivity + living affordability	Sustainability Fosters environmental responsibility	Liveability Cultivates healthy, cohesive + inclusive communities	Leadership Demonstrates visionary leadership + governance	Design Integrates design excellence
Design principles about place: productivity + sustainability						
Enhancing Enhances local economy, environment + community	+	✓	✓	✓		✓
Connected Connects physically + socially	✕	✓	✓	✓		✓
Diverse Diversity of options + experiences	✱	✓	✓	✓		✓
Enduring Sustainable, enduring + resilient	∞	✓	✓			✓
Design principles about people: liveability						
Comfortable Comfortable + welcoming	👤👤👤			✓		✓
Vibrant Vibrant, with people around	⚖️	✓		✓		✓
Safe Feels safe	👤👤			✓		✓
Walkable Enjoyable + easy to walk + bicycle around	👣		✓	✓		✓
Principles about leadership and governance						
Context Works within the planning, physical + social context	🎯				✓	✓
Engagement Engages with relevant stakeholders	“”			✓	✓	✓
Excellence Excellence, innovation + leadership	✓	✓			✓	✓
Custodianship Considers custodianship + maintenance over time	🔄		✓		✓	✓

3.0 Analysis

3.1 Community Consultation Process

The community engagement process is aimed at creating a shared aspiration for the main street of Wyalong and West Wyalong - A Vision.

The vision can be used to inform decision making in design development and during the project's implementation. The vision talks about the public domain and all that is experienced through it. This experience includes your senses, what you can do, and what the spaces provide. The public domain has the potential to impact on all residents' and visitors' lives through its effect on the environment, micro-climate, liveability, and public well-being.

The visioning scope does not include aspects that are not able to be influenced by the plans, such as the internal aspects of private residences, shops and businesses.

3.2 Community Design Values

The sala4D team conducted an engagement workshop in West Wyalong on the evening of the 24th of July 2024 and a drop-in session on the morning of the 25th of July, 2024. 30 people attended the evening session and a further 23 dropped in.

Participant values about their town were elicited through creating a safe environment for communication and by using a variety of methods of communication. It was important that all attendees felt that they had agency in the process.

Notes from the consultation are detailed in the following section. The information gathered gives the design team a sound background of community preferences, ideals and values for the towns.

Recognising that workshops and drop-in sessions only capture a small section of the community, sala4D, in conjunction with Bland Shire Council, also carried out an online survey that ran for about two weeks, after the workshop. 6 responses were received and a further 8 people made comments on the project.

3.2.1 Opening Questions

The workshop started with an exercise aimed at bringing participants together through shared understanding. Participants were asked to write down the answers to three questions:

- Tell us a fond memory from their childhood?
- When do you feel a part of their community?
- If they could do one thing for your community, what it would it be?

The responses are shown on the following page, with a summary for each group of responses in colour. This exercise is useful in helping participants understand what the public domain is and why it is important.

- The fond memories were generally about family and friends in spaces that are shared by the whole community, such as parks or streets.
- People said they feel part of their community at shared events and volunteering, and when they meet new people (in the public domain).
- The type of things people wanted to do for their community included beautification, building infrastructure and helping business.



Community Consultation Workshop 1.

OPENING QUESTIONS

Can you tell us a fond memory from your childhood?

- P L A Y I N G , F E S T I V A L S , F A M I L Y A N D F R I E N D S , T R E E S**
- Riding between towns on bikes with my mates.
 - Highways Festival & Wheelbarrow Races.
 - When I got my first show horse.
 - The farm life was great as a kid at Weethalle shooting, bike & horse riding etc.
 - Strong community where you walk down the street and say hi to everyone; walking around the lake.
 - I grew up in the inner suburbs of Sydney, so as a child, playing and riding bicycles in the street.
 - Harvest, school holidays, life on the farm, Barnado Park.
 - Riding our bikes along the green corridor. The smell of the trees takes me back.
 - Small district, close neighbours.
 - Community spirit, friendship.
 - Being able to have the feeling of belonging.
 - Poplar trees along drive into Canowindra.
 - Planting trees at Tallimba School.
 - Playing sport.
 - Going into the City of Sydney at Christmas to see the David Jones windows.
 - Safe friendly town.
 - The bush and bush people.
 - Beaches and rivers - swimming and fishing, boating etc.
 - Going to Blands General Store.
 - Highways festivals, swimming pool.
 - Coming into the town from the farm.
 - Friendships.
 - I grew up (until 13 years old) in the Hawkesbury. Surrounded by bushland and the freedom to roam on neighbourhood and feel safe. It is exactly the same feeling when I moved to West Wyalong in 1987.
 - Holland Park Pool.
 - Friends, family outing to parks and pool (lived on farm).
 - The verandahs on all the shops.
 - Old railway gate's level crossing.
 - Saturday at the Saturday moving pictures.
 - Favourite memory by far has been growing up. Totally the friendships made in our local area. Work, play and sports.
 - West Gippsland.
 - Great community we show everyone.

When do you feel part of your community?

- C O M M U N I T Y E V E N T S , V O L U N T E E R I N G , M E E T I N G P E O P L E**
- When I started to work, after I left school.
 - Always.
 - When we have organised festivals & functions & see the satisfied looks on everybody's face.
 - All the time.
 - Walking down the street and talking to people.
 - Random interaction with people in public, eg. conversation in shops, parks etc.
 - Volunteering at the Tivoli.
 - When our children were at school and when we volunteered to district organisations.
 - Always.
 - Arts, environment.
 - All the time.
 - As a group with a common goal.
 - At work.
 - Raising money for charity.
 - When people compliment our businesses.
 - In the main street shopping.
 - The day I was born.
 - Where there is a major event.
 - Kids sporting events or community events.
 - Sports & work.
 - Always.
 - When the community is together for an event, eg. show day/ street carnival.
 - When there is an event on eg. Australia Day, ANZAC Day, and the shire comes together as one.
 - Engaging with other community members.
 - When arrived.
 - All the time!
 - Volunteering in charity groups.
 - At the various get togethers.
 - Helping my customers make their businesses beautiful.
 - When supported in activities and organisations.
 - Community sharing.

If you could do one thing for your community, what would it be?

- B U I L D I N G I N F R A S T R U C T U R E S , E N V I R O N M E N T B E A U T I F I C A T I O N**
- Build more walking & cycling tracks to encourage more activities in town.
 - Build a town hall.
 - Get disabled parking in the main street.
 - Build a visitor centre or precinct between the two towns.
 - Help the elderly.
 - Encourage a strong community & family culture and make all feel included and comfortable enough to be involved.
 - To be able to effect a positive change.
 - Keep making it look as good as it can!
 - Keep contributing and volunteering!
 - Be contacted on matters that involve changes to property & infrastructure.
 - Arts, improve connection with landscape, environment.
 - Help support local business & community activities.
 - Be an active person.
 - Keep positive energy going.
 - Inclusiveness.
 - Help the town to grow and business to flourish in an attractive town.
 - Become a councillor.
 - Be involved in things like tonight.
 - Build a DV shelter.
 - Make it prettier, look better.
 - Contribute to the ongoing preservation and beautification of our lovely agricultural shire.
 - Make it more unified.
 - Gardening.
 - I am a Shire councillor for the last 13.5 years. I am finishing up next month. I feel I have done my best work already!
 - Support development and beautification of rundown area.
 - Improve services.
 - Give back my time.
 - Share respect - common sense - love and laughter.
 - I have done that.
 - Make new residents very welcome.

3.2.2 Image exercise

Participants were then given 12 sticker dots each and asked to choose the three images they preferred most on each of three image boards (resulting in nine image choices in total). They were also asked to stick dots next to three words or phrases they connected with on a fourth board.

This exercise was repeated in the survey, and the results of all responses is shown on the following pages.

The pages had images grouped according to:

- Activity (What can you do there?)
- Design / Aesthetic (What would you like the space to look/ feel like?)
- Amenity (What is provided there?)
- Word Values (What is the future character like?)

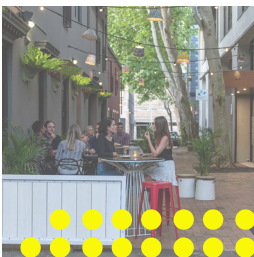
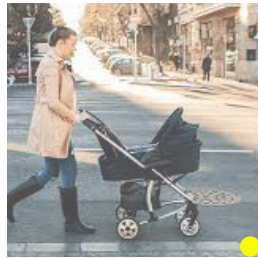
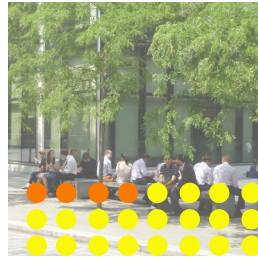
This exercise is designed to uncover subconscious preferences. It can be very helpful in making people think about aspects of the masterplan that they may not have been considering.

The results of these exercises (from the workshop, the drop-in session and the on-line survey) are shown on the next few pages and reveal the following generalised ideals from participants:

- Activity: What can you do there?
 - Sit in the shade
 - Shop

- Use urban areas for busking, markets, and dining
- Design and Aesthetic: How should it look / feel?
 - Feature lighting
 - A variety of trees for shade and colour
 - Street furniture that is complementary to existing character
- Amenity: What is provided there?
 - Safe street crossings
 - Shaded urban areas
 - Quality paths
- Vision: What is most important?
 - Pedestrian-friendly
 - Welcoming
 - Functional

- Workshop
- Survey

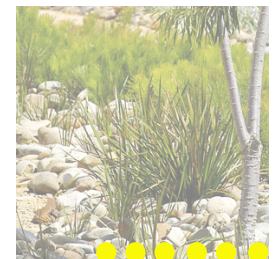
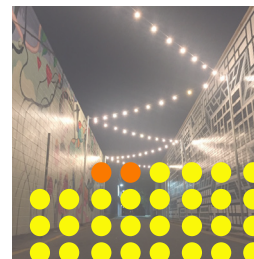
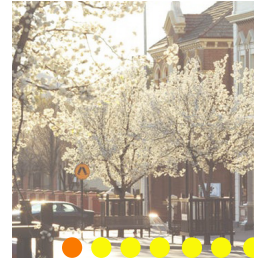
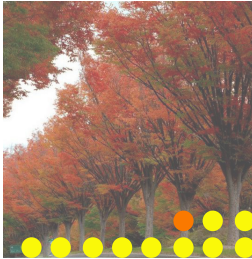
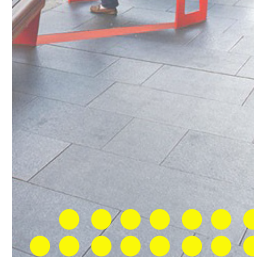
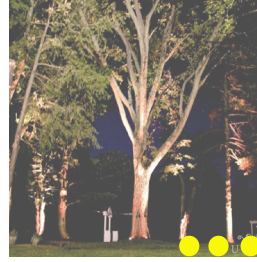


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Activity-
what you can do

● Workshop
● Survey

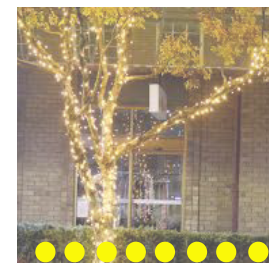
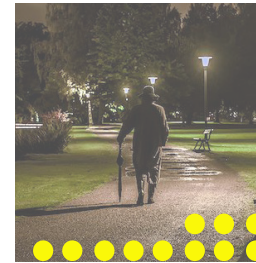
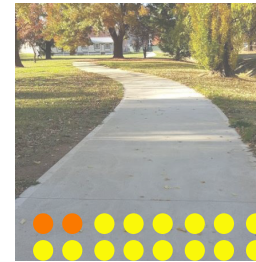
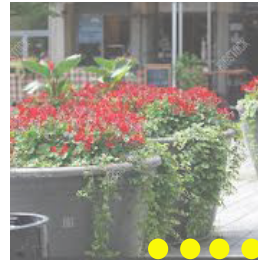


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**Design and Aesthetic-
 what it looks like**

Amenity - What is provided there?

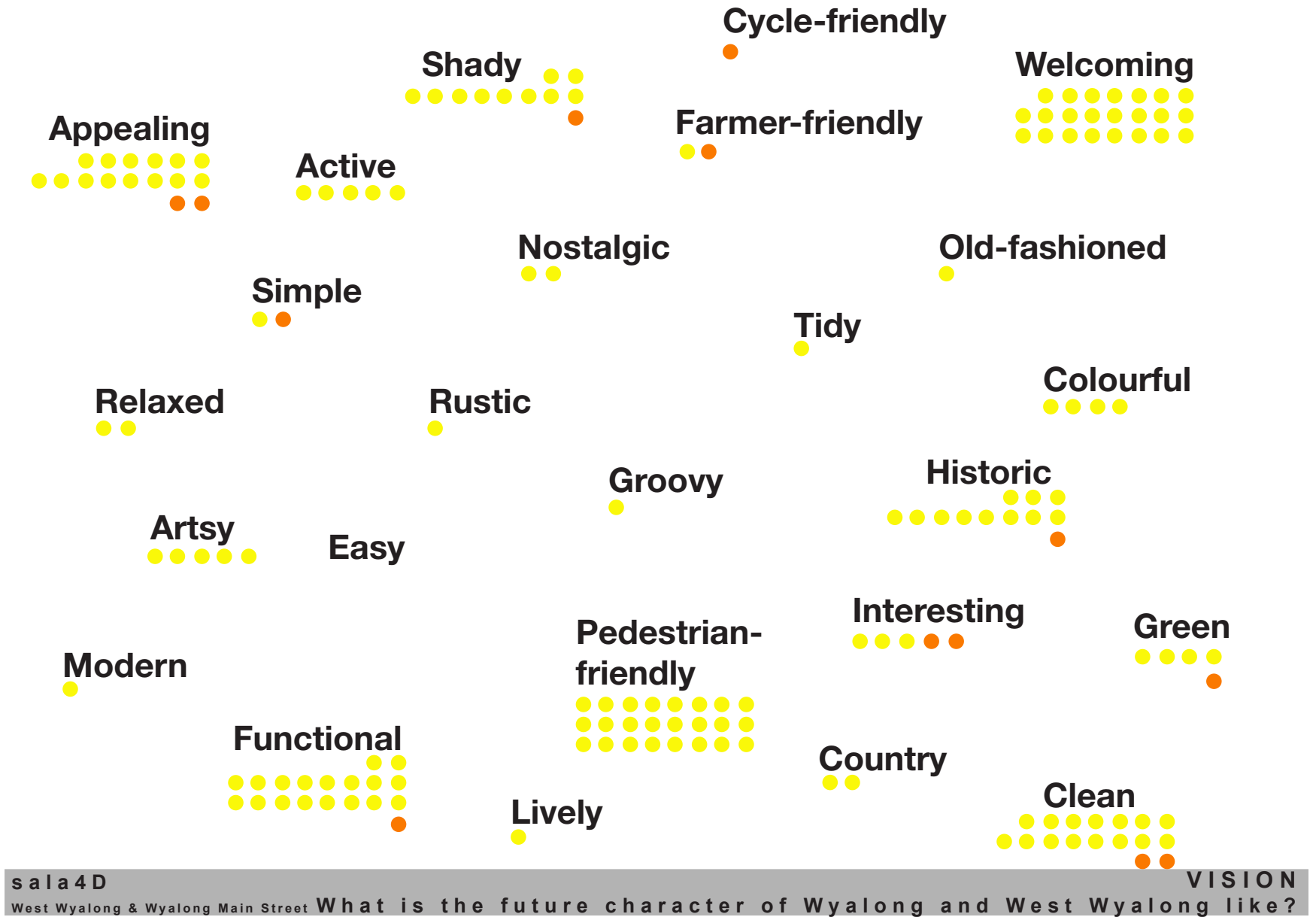
- Workshop
- Survey



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**Amenity-
what it provides**

● Workshop
● Survey



3.3 SWOT Analysis

The final exercise was an analysis of the site using a series of Site Plans (included in the following pages), where everyone had the opportunity to discuss opportunities, constraints and challenges throughout the streets of Wyalong and West Wyalong. Participants drew and wrote their thoughts about how the masterplan should evolve.

The main results from the workshop and the drop-in session the next day were: ,

- Big welcome sign at eastern entrance
- Heritage style lights that link the towns
- More trees to make town prettier
- Banners for Toppy
- Interpretive signage for heritage
- Western entrance needs a lift
- Create a park at White Tank
- Fix trucks going through town
- Fix unsafe pedestrian crossings

4.0 Principles for Design

4.1 Guiding Principles for Design

The results from the range of consultation techniques used reveal consistent, shared community values for the future main street of Wyalong and West Wyalong.

Based on the findings from the community consultation, the following guiding principles have been developed for use in the West Wyalong and Wyalong Main Street Master Plan. They form a useful rationale that grounds the project in the values of the community and provides a basis for future design stages.

Guiding principles:

- **SHADE:** Provide opportunities to sit in the shade
- **SHOPS:** Enhance the shopping environment
- **MULTI-PURPOSE:** Enhance the urban environment to be used for a variety of uses
- **LIGHTING:** Use street lights and other forms of lighting to enhance the connectivity and appearance of Wyalong and West Wyalong
- **TREES:** Include trees in streets and open space to provide shade, colour and character
- **STREET FURNITURE:** Update street furniture with a stylish, cohesive suite

- **SAFE:** Upgrade intersections and crossing points to increase pedestrian safety
- **PATHS:** Upgrade the paving to provide a quality, safe, walking environment

4.2 Councillor Review and Community Presentation

Council was presented the draft masterplan and gave their feedback to the numerous project initiatives. Following this meeting, the project team made all necessary adjustments to the plans, sections, photo-realistic images and the cost estimate.

sala4D then returned to West Wyalong and held a presentation evening with the community and an 'open house' the next morning for people to drop-in to talk about the plans. These sessions were very productive and positive. The community had a few comments on the updated plans but was generally very pleased with the design direction.

The plans, sections, photo-realistic images and the cost estimate were updated again and are now being presented as the Draft Masterplan.

5.0 The Masterplan



5.1 Draft Masterplan

The Draft Masterplan has been developed through a process of rigorous community consultation, to ensure a set of plans that best reflects the needs and values of the people of Wyalong and West Wyalong.

The scope of works ranges from a new entrance feature to the east of town, to new paving, lights and banners, to a range of intersection treatments to achieve a safer outcome, tree planting and new street furniture, to mist fountains in White Tank Park. The ambitious schedule of works is broken into distinct small projects that may be the subject of individual, smaller grants.

To follow are a range of plans at different scales, with their sections and photo-realistic images immediately following. The full set of masterplans has been provided to Council separately, as it should be viewed at full size. Each portion of work is referenced on the plan with a code that relates to the cost estimate, which is included in section 6.0.







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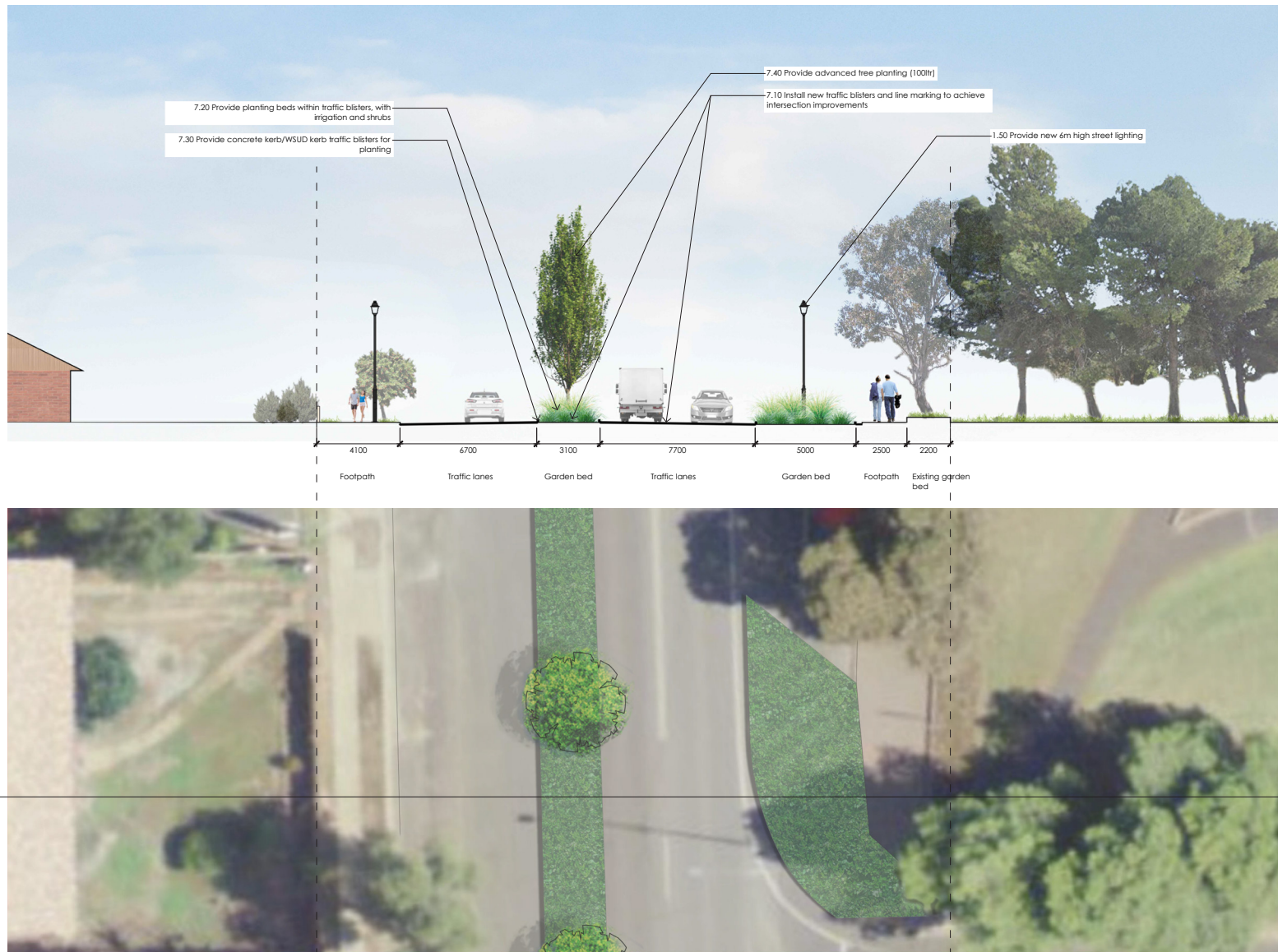
- 4.50 Provide advanced palm planting, min 3m tall
- 4.30 Provide irrigated mass planting areas to delineate park edge and to enhance entrance to town
- 4.40 Provide advanced (100lt) tree planting

- 4.40 Provide advanced (100lt) tree planting



Photo realistic artist's impression









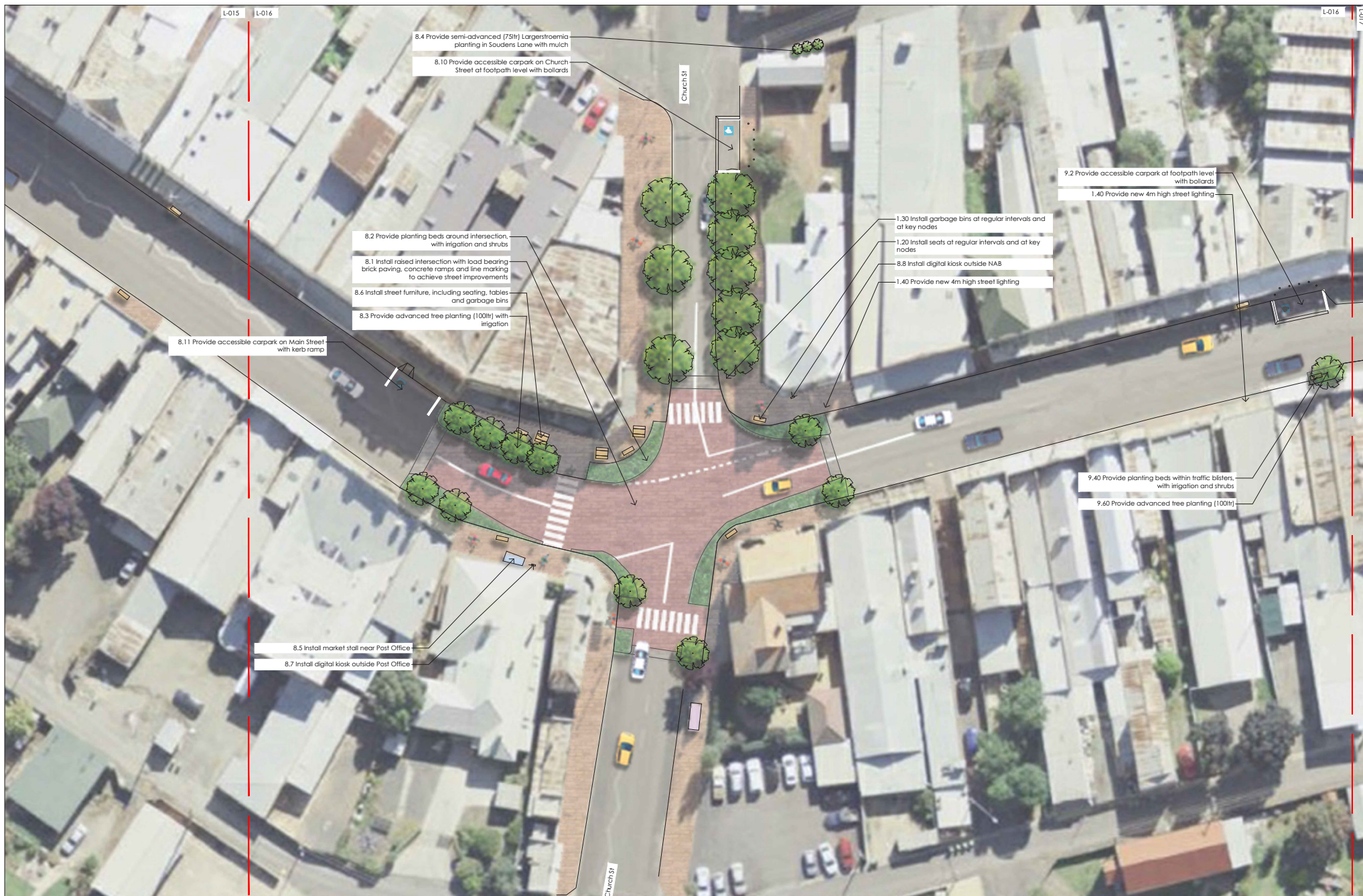
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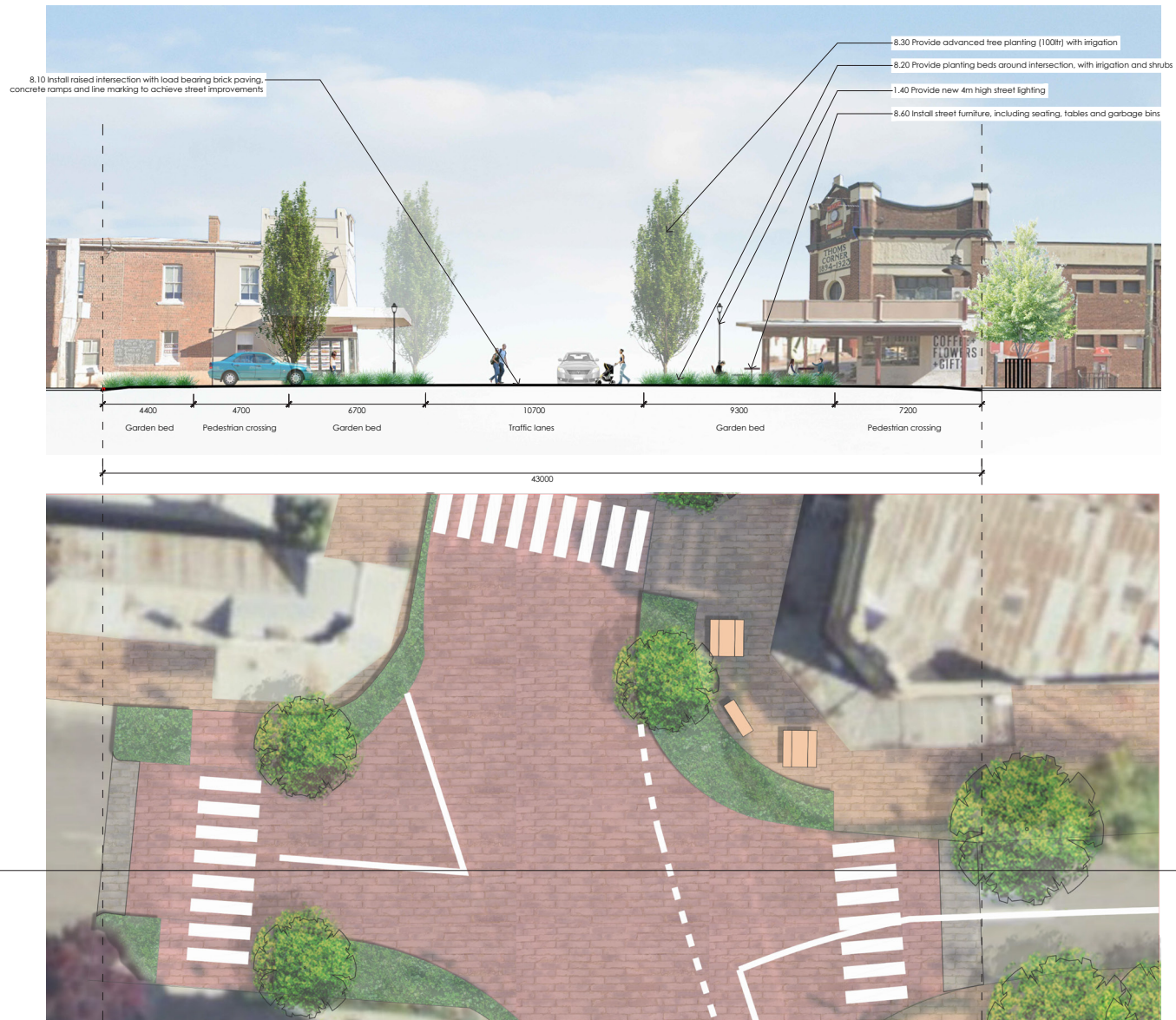
- 5.10 Provide advanced (100lt) tree planting
- 5.70 Provide interpretive map inlay on concrete pavement
- 5.40 Provide concrete paving
- 5.20 Provide information kiosks
- 5.60 Provide irrigated turf under trees
- 5.30 Provide public toilet (Exeloo or similar)



Photo realistic artist's impression

- 5.50 Provide irrigated garden beds
- 7.10 Install new traffic blisters and line marking to achieve intersection improvements
- 7.20 Provide planting beds within traffic blisters, with irrigation and shrubs
- 7.30 Provide concrete kerb/WSUD kerb traffic blisters for planting
- 1.50 Provide new 6m high street lighting







Existing image

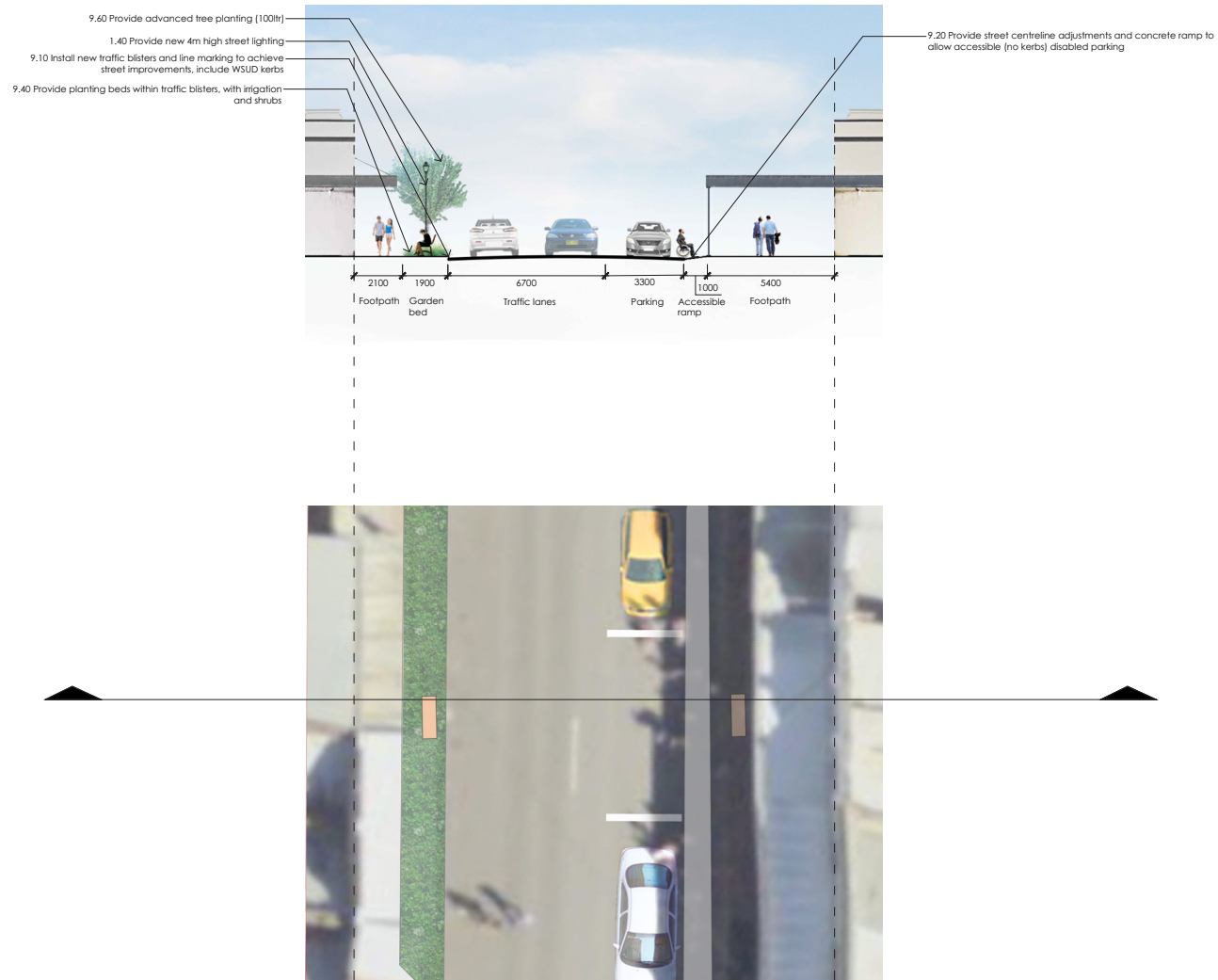


Photo realistic artist's impression

- 8.60 Install street furniture, including seating, tables and garbage bins
- 1.30 Install garbage bins at regular intervals and at key nodes

- 8.30 Provide advanced tree planting (100lt) with irrigation
- 1.40 Provide new 4m high street lighting
- 8.20 Provide planting beds around intersection, with irrigation and shrubs
- 8.10 Install raised intersection with load bearing brick paving, concrete ramps and line marking to achieve street improvements



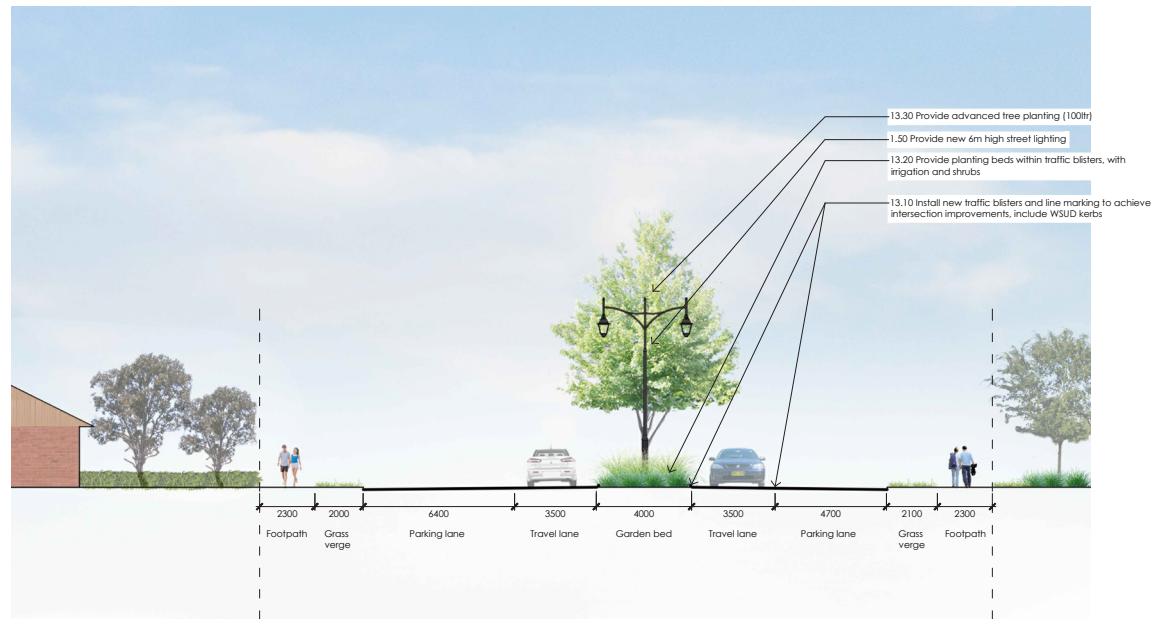










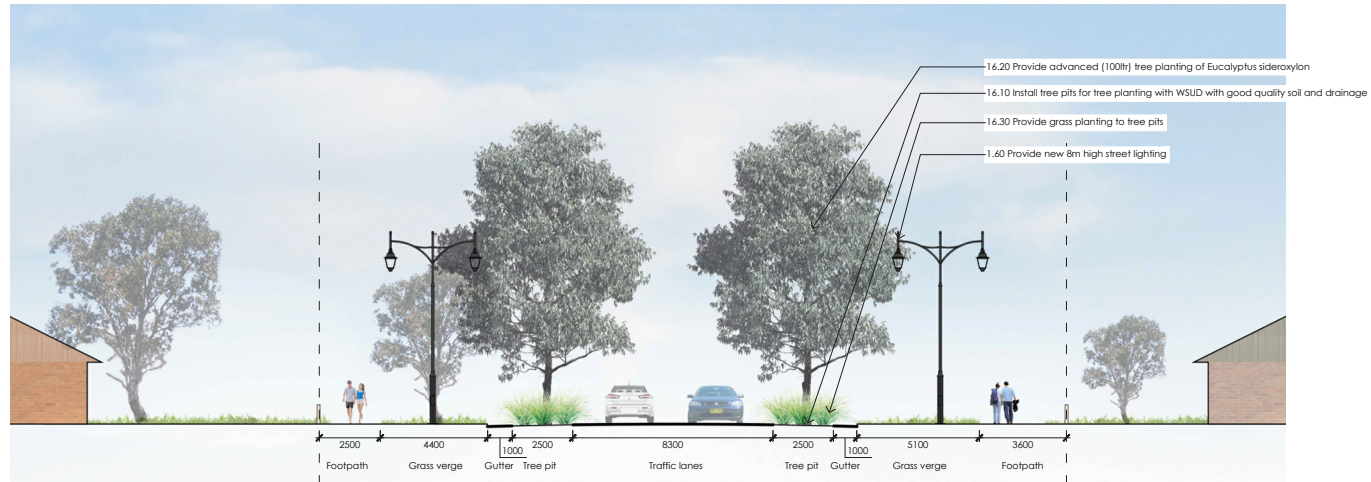




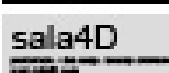


- **Wavelength:** the spatial distance between two points in the wave (e.g. crest to crest)
- **Amplitude:** the height of the wave (distance from the equilibrium to the crest)
- **Frequency:** how often the wave repeats (number of crests that pass point in a given time)
- **Period:** the time it takes for one full cycle of the wave to pass a point
- **Wave speed:** the distance the wave travels in a given time

☐ 2. The defendant is a minor and is not a party to the crime.

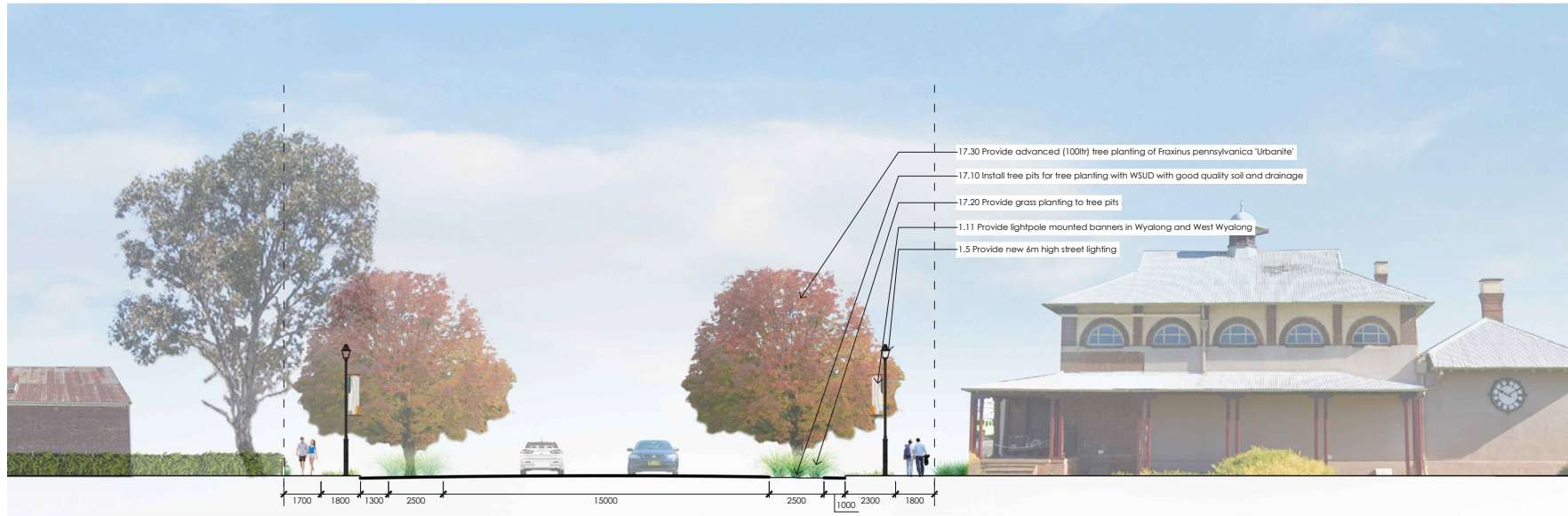


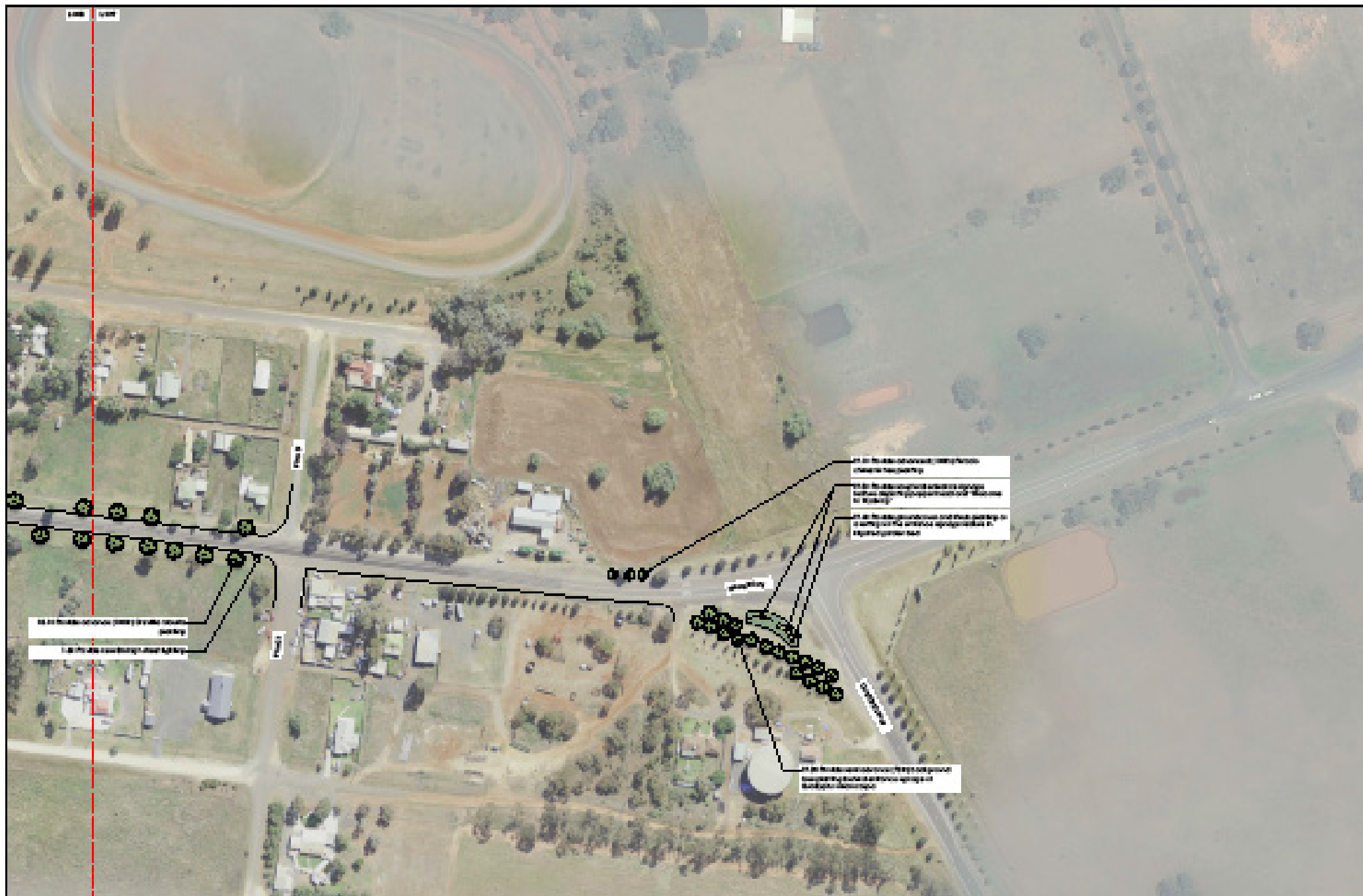




Sketch Design L-000 07.04.95







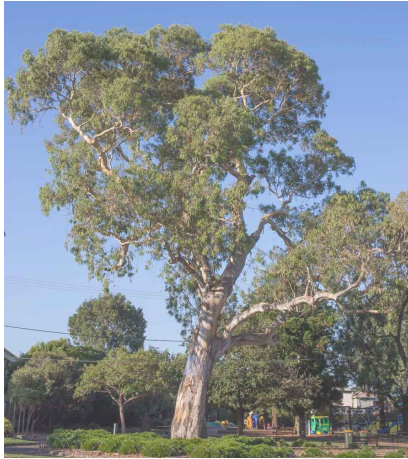


Existing image



Photo realistic artist's impression

5.2 Planting Palette



Eucalyptus camaldulensis



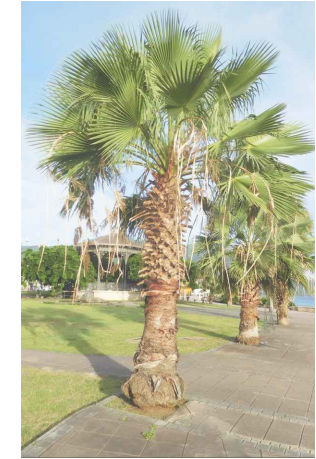
Eucalyptus microcarpa



Eucalyptus sideroxylon



Grevillea robusta



Washingtonia robusta



Acer buergerianum



Corymbia ficifolia



Fraxinus pennsylvanica 'Urbanite'



Space Downunder - Kerb SPACE Inlet



Space Downunder - Trench Model T27SL



Callistemon viminalis 'Slim'



Casuarina cunninghamiana



Lagerstroemia indica



Pistacia chinensis



WSUD kerb



Pot plant

5.3 Material Palette



Christmas box lights 1



Pole Christmas decorations 1



Christmas box lights 2



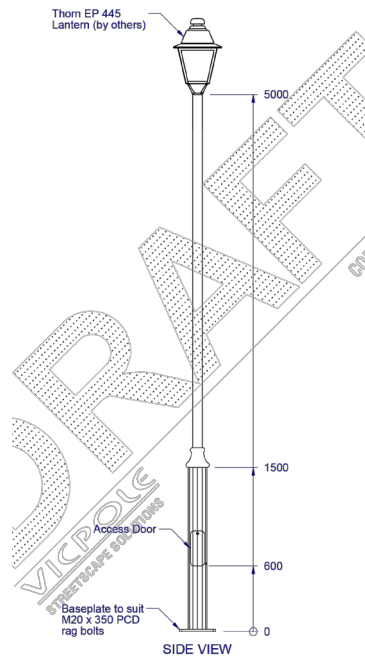
Pole Christmas decorations 2



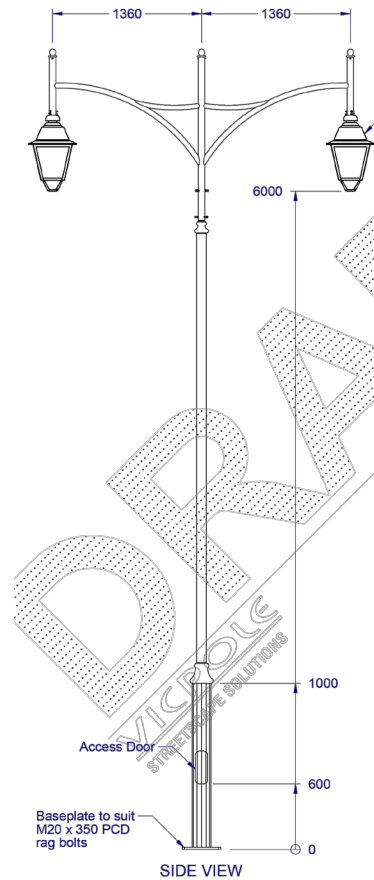
Christmas box lights 3



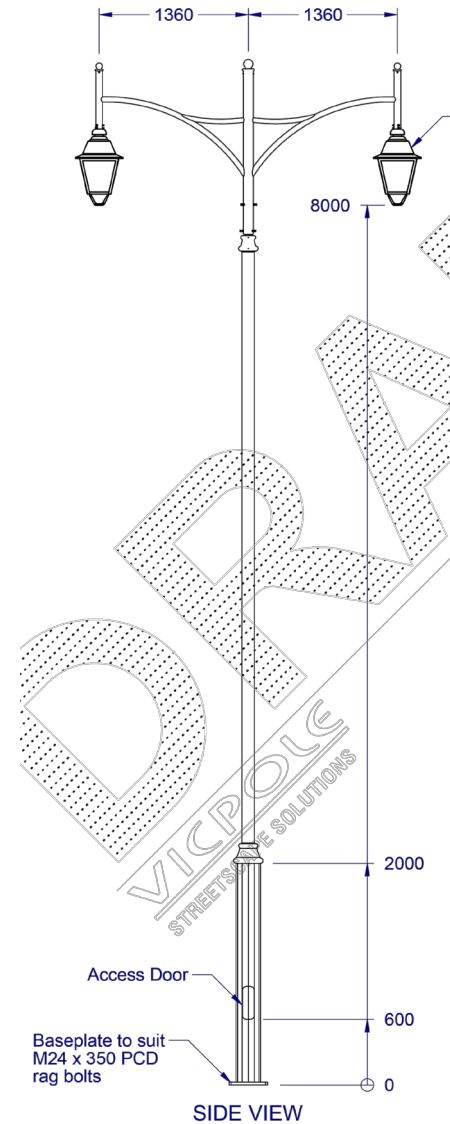
Thorn lighting EP445



4m lighting illustration from Zumtobel



6m lighting illustration from Zumtobel



8m lighting illustration from Zumtobel



Bin example from Furphy Foundry - Avenue Litter & Recycling Receptacle



Bin example from Furphy Foundry - Axis Litter Receptacle



Seat example from Furphy Foundry - Foreshore Seat



Seat example from Furphy Foundry - Premier Seat



Digital noticeboard from Touchscreen Solutions



Information kiosk example



Cafe kiosk example



Cafe kiosk example



Exeloo



Brickworks, Bowral Bricks - London Regency Grey



Bluestone paving

6.0 Schedule of Works



WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
1-0	General					
1-1	Replace existing footpaths with new, consistent brick pavers	m2	7359	\$550	\$4,047,450	
1-2	Install seats at regular intervals and at key nodes	Each	38	\$1,808	\$68,704	
1-3	Install garbage bins at regular intervals and at key nodes	Each	19	\$5,915	\$112,385	
1-4	Provide new 4m high street lighting	Item	44	\$6,076	\$267,353	
1-5	Provide new 6m high street lighting	Item	138	\$7,038	\$971,272	
1-6	Provide new 8m high street lighting	Item	129	\$10,275	\$1,325,501	
1-7	Provide Chistmas decorations	Item	1	\$15,600	\$15,600	
1-8	Provide Chistmas decorations	Item	2	\$7,800	\$15,600	
1-9	Provide Chistmas decorations	Item	3	\$9,100	\$27,300	
1-10	Provide Christmas banners	Item	96	\$1,950	\$187,200	
1-11	Provide lightpole mounted banners in Wyalong and West Wyalong	Each	100	\$442	\$44,200	
	Subtotal					\$7,082,564

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
2-0	Ungarie Rd and Mid Western Hwy (North West Entrance)					
2-1	Plant advanced (100ltr) <i>Corymbia ficifolia</i> at 10m centres	Each	10	\$1,000	\$10,000	
2-2	Plant advanced (100ltr) <i>Acer buergerianum</i> at 16m centres	Each	15	\$1,000	\$15,000	
2-3	Plant semi-advanced (45ltr) infill planting of <i>Casuarina cunninghamia</i> and <i>Callistemon viminalis</i>	Each	25	\$200	\$5,000	
2-4	Extend shared path from Ungarie Road along the northern side of Main Street to meet the existing path	m2	305	\$220	\$67,100	
2-5	Provide line marking and signage to make Ungarie Road prioritised to turn towards the west	PS	1	\$10,000	\$10,000	
2-6	Provide line marking and signage to prioritise traffic travelling east on the Mid Western Highway to turn onto Reg Rattery Drive	PS	1	\$10,000	\$10,000	
	Subtotal					\$117,100
3-0	Intersection (Showground Rd and Newell Hwy) (South West Entrance)					
3-1	Provide new concrete path connection to NSW active travel requirements	m2	574	\$220	\$126,280	
3-2	Move fence to property boundary	lm	208	\$100	\$20,800	
3-3	Provide advanced (100ltr) tree planting	Item	24	\$1,000	\$24,000	
	Subtotal					\$171,080

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	AREA SUBTOTAL
4-0	Lions Park/ Entrance Precinct				
4-1	Tree removal to provide clear views through park at ground level	Each	12	\$500	\$6,000
4-2	Provide new garden edge with concrete kerb to manage vehicles and enhance presentation	lm	700	\$220	\$154,000
4-3	Provide irrigated mass planting areas to delineate park edge and to enhance entrance to town	m2	513	\$250	\$128,250
4-4	Provide advanced (100ltr) tree planting	Each	71	\$1,000	\$71,000
4-5	Provide advanced palm planting, min 3m tall	Each	13	\$5,000	\$65,000
4-6	Provide new turf to finish park and provide green entrance to town	m2	563	\$40	\$22,520
4-7	Provide linemarking to carpark and driveways	PS	1	\$4,000	\$4,000
4-8	Provide steel nudge rail to deliniate parking areas	lm	120	\$250	\$30,000
	Subtotal				\$480,770
5-0	White Tank Park				
5-1	Provide advanced (100ltr) tree planting	Each	17	\$1,000	\$17,000
5-2	Provide information kiosks	Each	4	\$6,000	\$24,000
5-3	Provide public toilet (Exeloo or similar)	Each	1	\$229,000	\$229,000
5-4	Provide concrete paving	m2	887	\$220	\$195,140

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
5-5	Provide irrigated garden beds	m2	281	\$250	\$70,250	
5-6	Provide irrigated turf under trees	m2	781	\$50	\$39,050	
5-7	Provide interpretive map inlay on concrete pavement	m2	353	\$400	\$141,200	
5-8	Provide Sportspersons Walk of Fame	Item	1	\$10,000	\$10,000	
5-9	Provide 4m x 4m picnic shelter	Item	1	\$20,000	\$20,000	
5-10	Provide picnic table and seats	Item	1	\$13,000	\$13,000	
	Subtotal					\$758,640
6-0	Laneway improvement					
6-1	Provide durable (airport hanger paint or similar) painted surface to laneway	m2	605	\$20	\$12,100	
6-2	Provide large decorative pots with small colourful trees such as Lagertroemia. Ensure pots have reservoirs and irrigation attached.	Each	6	\$2,500	\$15,000	
6-3	Provide decorative festoon lighting between buildings	lm	123	\$450	\$55,350	
	Subtotal					\$82,450

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	AREA SUBTOTAL
7-0	Main St (from Newell Highway to Church St)				
7-1	Install new traffic blisters and line marking to achieve intersection improvements	Per below			
7-2	Provide planting beds within traffic blisters, with irrigation and shrubs	m2	526	\$250	\$131,500
7-3	Provide concrete kerb/WSUD kerb traffic blisters for planting	lm	478	\$220	\$105,160
7-4	Provide advanced tree planting (100ltr)	Each	4	\$1,000	\$4,000
7-5	Provide concrete filled traffic blisters	m2	26	\$300	\$7,800
7-6	Total intersection length 1 (Camp St)	lm	130	\$1,865	\$242,450
7-7	Total intersection length 2 (Golden St)	lm	36	\$1,865	\$67,140
	Subtotal				\$558,050
8-0	Intersection (Main St and Church St)				
8-1	Install raised intersection with load bearing brick paving, concrete ramps and line marking to achieve street improvements	m2	931	\$2,000	\$1,862,000
8-2	Provide planting beds around intersection, with irrigation and shrubs	m2	287	\$250	\$71,750
8-3	Provide advanced tree planting (100ltr) with irrigation	Each	18	\$1,500	\$27,000
8-4	Provide semi-advanced (75ltr) Largerstroemia planting in Soudens Lane with mulch	Each	3	\$400	\$1,200
8-5	Install market stall near Post Office	Each	1	\$10,000	\$10,000

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
8-6	Install street furniture, including seating, tables and garbage bins	PS	1	\$13,000	\$13,000	
8-7	Install digital kiosk outside Post Office	Each	1	\$8,100	\$8,100	
8-8	Install digital kiosk outside NAB	Each	1	\$8,100	\$8,100	
8-9	Total intersection length	lm	66	\$1,865	\$123,090	
8-10	Provide accessible carpark on Church Street at footpath level with bollards	Each	1	\$10,000	\$10,000	
8-11	Provide accessible carpark on Main Street with kerb ramp	Each	1	\$10,000	\$10,000	
Subtotal						\$2,144,241
9-0	Main St (from Church St to Operator St)					
9-1	Install new traffic blisters and line marking to achieve street improvements, include WSUD kerbs	Per below				
9-2	Provide accessible carpark at footpath level with bollards	Each	1	\$10,000	\$10,000	
9-3	Provide wombat crossing with load bearing brick paving and concrete ramps	m2	124	\$1,500	\$186,000	
9-4	Provide planting beds within traffic blisters, with irrigation and shrubs	m2	139	\$250	\$34,750	

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
11-0	Main St (from Operator St to Stephenson St)					
11-1	Provide semi-advanced (75ltr) Largerstroemia planting	Each	10	\$400	\$4,000	
	Subtotal					\$4,000
12-0	Intersection (Main St and Stephenson St)					
12-1	Install new traffic blisters and line marking to achieve intersection improvements	Per below				
12-2	Provide planting beds within traffic blisters, with irrigation and shrubs	m2	212	\$250	\$53,000	
12-3	Provide concrete filled traffic blisters	m2	24	\$300	\$7,200	
12-4	Kerb for garden bed	lm	195	\$220	\$42,900	
12-5	Total intersection length	lm	93	\$1,865	\$173,445	
	Subtotal					\$276,545
13-0	Main St (from Stephenson St to Clear Ridge Road)					
13-1	Install new traffic blisters and line marking to achieve intersection improvements, include WSUD kerbs	Per below				
13-2	Provide planting beds within traffic blisters, with irrigation and shrubs	m2	607	\$250	\$151,750	
13-3	Provide advanced tree planting (100ltr)	Each	27	\$1,500	\$40,500	

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
13-4	Provide semi-advanced (75ltr) Largerstroemia planting	Each	9	\$400	\$3,600	
13-5	Install median blisters for tree planting and stormwater collection	Item	9	\$6,000	\$54,000	
13-6	Kerb for garden bed	Im	342	\$220	\$75,240	
	Subtotal					\$325,090
14-0	Intersection (Main St and Central Rd)					
14-1	Install new traffic blisters and line marking to achieve intersection improvements, including WSUD kerbs	Per below				
14-2	Provide planting beds within traffic blisters, with irrigation and shrubs	m2	595	\$250	\$148,750	
14-3	Provide advanced tree planting (100ltr)	Each	3	\$1,500	\$4,500	
14-4	Provide concrete filled traffic blisters	m2	18	\$300	\$5,400	
14-5	Kerb for garden bed	Im	502	\$220	\$110,440	
14-6	Total intersection length	Im	101	\$1,865	\$188,365	
	Subtotal					\$457,455

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
15-0	Neeld St (from Central Rd to Compton Rd)					
15-1	Install kerb and gutter to provide adequate drainage	lm	225	\$220	\$49,500	
15-2	Provide semi-advanced (75ltr) Callistemon planting in WSUD planting pits within parking lanes	Each	23	\$400	\$9,200	
15-3	Provide advanced (100ltr) Eucalyptus camaldulensis planting to southern side of highway (20m centres)	Each	18	\$1,500	\$27,000	
15-4	Provide advanced (100lts) Grevillia robusta planting	Each	13	\$90	\$1,170	
15-5	Provide new tree pits near Compton Road	Item	6	\$1,000	\$6,000	
15-6	Relocate existing small Jacaranda's to park in town with adequate planting detail and close to water	PS	1	\$1,000	\$1,000	
	Subtotal					\$93,870
16-0	Neeld St (from Copeland St to Mallee St)					
16-1	Install tree pits for tree planting with WSUD with good quality soil and drainage	Each	12	\$5,000	\$60,000	
16-2	Provide advanced (100ltr) tree planting of Eucalyptus sideroxylon	Each	12	\$1,500	\$18,000	
16-3	Provide grass planting to tree pits	m2	27	\$60	\$1,620	
16-4	Provide footpath either side of Neeld Street to match main street paving	m2	1597	\$550	\$878,350	
	Subtotal					\$957,970

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
17-0	Neeld St (from Mallee St to Emu St)					
17-1	Install tree pits for tree planting with WSUD with good quality soil and drainage	Item	14	\$5,000	\$70,000	
17-2	Provide grass planting to tree pits	m2	87	\$60	\$5,220	
17-3	Provide advanced (100ltr) tree planting of Fraxinus pennsylvanica 'Urbanite'	Each	14	\$1,500	\$21,000	
17-4	Provide footpath either side of Neeld Street to match main street paving	m2	843	\$550	\$463,650	
17-5	Provide planted blisters to reduce crossing distance on unprotected roadway either side of pedestrian refuge	m2	31	\$250	\$7,750	
17-6	Kerb for garden bed	lm	51	\$220	\$11,220	
	Subtotal					\$578,840
18-0	Neeld St (from Emu St to Pine St)					
18-1	Provide advance (100ltr) Grevillia robusta planting	Each	16	\$1,500	\$24,000	
	Subtotal					\$24,000

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	AREA SUBTOTAL
19-0	Intersection (Newell Hwy and Goldfields Way) (Eastern Entrance)				
19-1	Provide advanced (100lts) Pistacio chimenis tree planting	Each	3	\$1,500	\$4,500
19-2	Provide semi advance (75ltr) background tree planting behind entrance signage of Eucalyptus microcarpa	Each	18	\$400	\$7,200
19-3	Provide sculptural entrance signage feature depicting poppet head and "Welcome to Wyalong"	PS	1	\$75,000	\$75,000
19-4	Provide groundcover and shrub planting as a setting for the entrance signage feature in irrigated garden bed	m2	315	\$250	\$78,750
	Subtotal				\$165,450
20-0	Carpark				
20-1	Provide advance (100ltr) tree planting within carpark	Each	31	\$1,500	\$46,500
20-2	Remove existing trees blocking driveway	PS	1	\$10,000	\$10,000
20-3	Provide shrub planting in irrigated garden beds	m2	551	\$250	\$137,750
20-4	Provide parking line marking	PS	1	\$5,000	\$5,000
20-5	Provide new concrete kerbs to delineate parking areas	lm	659	\$220	\$144,980
	Subtotal				\$344,230

WYALONG & WEST WYALONG MAIN STREET REVITALISATION AND LANDSCAPE PLAN

COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	AREA SUBTOTAL
21-0	Intersection (Compton Rd and Neeld St)					
21-1	Install new traffic blisters and line marking to achieve intersection improvements	Per below				
21-2	Provide concrete filled traffic blisters	m2	20	\$300	\$6,000	
21-3	Total intersection length	lm	61	\$1,865	\$113,765	
	Subtotal					\$119,765
		Subtotal			\$15,399,100	
		Contingency		30%	\$4,619,730	
		Estimate			\$20,018,830	

Appendix



Appendix 1: Notes from Community Consultation Workshop and Drop-in Session

Wednesday 24 and Thursday 25 of July, 2024

Amenity

- Toilets – where are they? Need more and better signage. Bicycle infrastructure for locals.
- Better signage.
- More marked pedestrian crossings. Move them to mid block
- Outdoor seating.
- Generally more paths and improvements.
- Pops of colour – trees.
- Interpretive signage – history – heritage trail.

Design and Aesthetic

- Lighting – festoons down the main street.
- Paving – upgrading – stone. Need even paving, Slope is really bad.
- Shady trees.
- Just need more trees – an avenue.

Activity

- Bike parking

- Signage
- Shopping
- Toilets
- Outdoor eating
- More shade

Word Board

- Appealing
- Pedestrian friendly
- Welcoming
- Functional
- Historic
- Shady

Eastern Town Entrance

- More trees
- Prettier
- Heritage lighting – Coolamon heritage lamp lighting
- Heritage, rural and existing character, longevity
- Welcome sign with up lights

Western Town Centre

- Love the gardens
- Needs “tarting” up

- Signage to Condobolin and Forbes – needs to be a statement
- Lions Park – needs re-jigging – caravan parking and visitor parking – not in front of caravan park.
- Tree planting on Newell and Mid Western Highways – an avenue
- Raised crossing to stop B Doubles using Main Street.

Wyalong

- Jacarandas along the other side of the street
- Tree planting on gutter line in the verge
- Boardwalk in wetlands and toilet
- Blisters
- Manchurian pears
- Oleanders
- Kerb and guttering – from day care centre
- Banners – street advertising banners
- Heritage lighting to buildings

West Wyalong

- 24 hour amenities
- Sign outside Miller and James

Shopping Centre on Western Side

- Sign welcoming and directing into town

Vacant Block

- Information centre
- Parking and toilets
- Seating and trees
- Signage to toilets – toilets in Bernard Park or McCann Park
- Bandstand with functions – extension of Lions Park
- Close off end of Grenfell Street and make it a shared zone.
- Chess
- Seats to view mural
- VIC ideas
- Push 40 zone out past the park

Main Street

- Trees – shade
- Sculpture
- Garden beds
- Seats
- Shared space?
- Convert motorcycle parking to disabled
- Pedestrian crossing for Medical Centre – move existing or add 2 or 3
- Access from RSL carpark

- Shade sail
- “Tart” up lane
- Colour in Monash Street
- Difficult to see – sight distances at intersections
- Street lighting and timing on under awning lights
- Sign to IGA toilets

Transition Zone

- Planting either side of the street
- Heritage lights
- Continuity
- VIC between the 2 towns

Appendix 2: References

- (1) Urban design guidelines - Planning. https://www.planning.vic.gov.au/__data/assets/pdf_file/0028/621676/urban-design-guidelines-1-introduction.pdf.
- (2) an urban design protocol for Australian cities - Infrastructure Australia. <https://www.infrastructureaustralia.gov.au/publications/creating-places-people-urban-design-protocol-australian-cities>.
- (3) 1.1 Urban structure principles - Planning. <https://www.planning.vic.gov.au/guides-and-resources/guides/urban-design-guidelines-for-victoria/urban-structure/urban-structure-principles>.
- (4) What is Urban Design?. <https://urbandesign.org.au/what-is-urban-design/>.
- (5) en.wikipedia.org. https://en.wikipedia.org/wiki/Urban_design.
- (6) Australian Federal Government, Creating Places for People, 2011

Appendix 3: Analysis Photographs



Seat on Main Street.



Seating on Church St.



Bin on Church St.



Bin on Main Street.



Shelter in Coinda Park.



Interpretive signage in the corner of Main St and Monash St.



What's this? Electricity box?



Bike rack on Church St.



Artwork on the corner of Main St and Monash St.



Planter box on Main Street.



Trees on Church Street, stunted growth limits their amenity.



Pocket garden near White Tank Hotel.



Blister planting along Main Street includes excessive concrete. Plants will perform better with more space for roots.



Newell Hwy intersection Goldfields Way, barren and vast, more significant signage recommended



Newell Hwy intersection Showground Rd, vast and barren, opportunities for tree planting





Heritage style buildings



Ramp to Post Office is too steep.
Issue for Post Office.



Large open space to the west of
White Tank Hotel, great opportunity
for a public park



Empty block at White Tank Hotel



Inconsistent and uneven paving
along Main Street requires upgrade



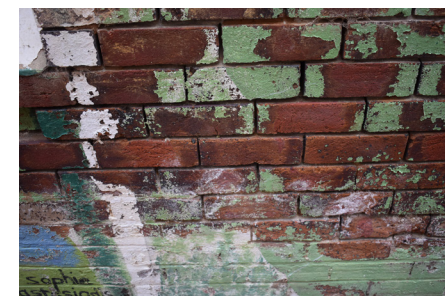
Drainage needs improvement on
Need Street near Machinery Centre



Pedestrian pavement



Laneway on Main Street offers good opportunity for public open space
functions. Rising damp is an issue in the adjacent building. Upgrade furniture,
shade structure and murals.



Appendix 4: Notes from Community Consultation Workshop and Drop-in Session

Wednesday 26 and Thursday 27 of March, 2025

- Bins – timber is preferred but it's a maintenance issue
- Christmas decorations – can they be leased?
- Hang banners from new street lights?
- Seats - concern about timber maintenance – composite? – metal is too hot – existing timber seats aren't currently maintained
- Pavers – bluestone preferred – needs to be extended through Toppy – 2-3 blocks from Emu Street west and additional footpath
- Something is needed to entice cars into town and ensure they don't bypass
- A-double needs to be able to access the Shell Service Station near intersection of Mid-Western and Newell Highways
- Love the White Tank proposal
- Water Street – move the trees to the other side
- Concerns about drainage under raised intersections – will be addressed at detail design
- Accessible parking – one outside Medical Centre with bollards, one on Church Street and one near the motorcycle parking spaces
- Concern was expressed over losing car spaces outside Wendys
- Love the proposed Operator Street roundabout
- Love the proposal for the intersection of Stephenson and Perseverance Streets
- Please show banners on the sections
- Are LED street lights possible?
- Dangerous outside Toppy Pub
- Where Ungarie Road joins the Mid-Western Highway need to extend the shared path
- Would like to see amenities with a shower (one person)
- Concerns from Kellys Coaches that they won't fit. At Camp Street intersection the bus struggles to make a left into Camp Street from the Mid-Western Highway. Request to make the first two parking spaces "No Parking"
- Love the idea of the mist fountains in White Tank
- Request for short-term parking to the west of Church Street to compensate for the loss of short-term spaces outside the Post Office
- Request for short-term parking on Church Street as well. It was noted that there was an accessible parking space which may impact on this. (Note: sala4D investigated the space after the drop-in session. It's not truly accessible therefore suggest it's removed.)
- Bluestone pavers may be too hot
- Could we move the laneway to the south side of Main Street?

sala4D

Landscape architecture.
Urban design.
Public domain.

Level 1, 244-246 Summer Street.
Orange. NSW. 2800

Director.

 **Shahreen Alford** FRLA AILA #1008

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Document issue:	Revision:	Date:	Review Sign-off:
Draft Report	-	08-04-25	S Alford

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