

**HIGHBURY TOWNSCAPE PLAN**  
PREPARED FOR THE SHIRE OF NARROGIN  
Final inc community comments December 2017



## INTRODUCTION

Following the recent completion of the Narrogin townscape study review, H+H Architects have been engaged by the Shire of Narrogin to undertake the preparation of a townscape study for the town of Highbury.

This study has been undertaken by H+H Architects with assistance from Sally Malone from Malone Design.

The methodology in approaching this review has been to visit the town and meet with the community to ascertain what is considered important for the future development of the town centre, followed by the preparation of this report and sketch plan.

This report references the Narrogin Townscape study and is designed to be read as an appendix of the main report.

Based on a review of the preliminary project brief, H+H Architects have identified the key aspects to the project, namely;

- Streetscape Opportunities
- Town Hall and surrounds enhancements
- Stopover bay improvements

## STREETSCAPE OPPORTUNITIES

Highbury is a compact little town set along the primary streets of Burley, Wilson and Campbell Streets and bounded by the Great Southern Highway (Scott St) to the east. Town centre homes are surrounded by a ring of nature reserves and undeveloped bush lots. Beyond this bushland frame is farmland and the town of Narrogin; 15km to the north.

Community life in Highbury is centered around the General Store and Tavern on the highway and the Town Hall and its recreational surrounds. The General Store has banners flying to announce that it is open for business, sells fuel and refreshment to visitors, and stocks an assortment of staple supplies for locals. The tavern is a beautiful 'colonial' style building with shady verandahs, a beer garden which hosts market days and events, and indoor dining and bar areas.

The Town Hall is the focal point for most community events, including ANZAC ceremonies which are run at the adjacent memorial. 6 tennis courts back onto the Hall and there are toilets, play equipment, a small park and a basket ball hoop.

The Tavern and Town Hall are linked by red concrete pedestrian footpaths and wide roads with some verge tree planting. Visitors stopping in the town mainly park at the Westrail bus Stopover on the Highway opposite the General Store. The bay is equipped with public toilets, a giant sun dial, and picnic tables set among shady trees.

The town is neat and tidy and very compact, opportunities for enhancing its streetscape have been identified by local residents as:

1. Enhancing the highway Stopover bay, and
2. Improving the facilities and appearance of the Town Hall and its surrounds.

We would add a further opportunity, which is strengthening the links between the three activity areas of the town; Hall, Stopover bay and Tavern to make these easier for local residents to access and to highlight them as assets for visitors.

Local residents would also like to see the entry statements to the town upgraded, particularly on the north and south approaches.



View of Wilson Street looking South

## ENHANCEMENT RECOMMENDATIONS

Recommendations for townscape enhancement opportunities have been grouped into 4 projects:

1. Town Hall and surrounds enhancement;
2. Stopover bay development
3. Street verge improvements, and
4. Entry Statement upgrades.

### 1. Town Hall and Surrounds Enhancement

The Highbury community have had discussions on what the issues at the hall and courts are, and what they would like to see improved. They have agreed that:

- The ANZAC memorial needs more space and to be brought into the precinct more – rather than left isolated on the road verge;
- A better park to the west of the hall (Wilbur Park) would allow a variety of community events (such as outdoor movies) to be run and provide a space for locals to enjoy as a community hub;
- Play equipment needs to be located so tennis parents can supervise toddlers better and a separate space and equipment for older children is needed, and
- A small collection of adult outdoor gym equipment near the park would add fitness activities to the existing walk circuit being used in the town.

In addition, the community requested that the toilets behind the hall be upgraded for better access. This could be achieved by reconfiguring the entry area to provide compliant disabled access whilst protecting privacy and providing weather protection.

The community have prepared a sketch for the possible location for improvements. We have used this as the base for the concept plan prepared in this report.

The plan contained at the rear of this report illustrates the concept and includes annotations and notes for additional initiatives and recommendations. The recommendations have been broken into discrete project parcels to assist with funding and Shire budgeting – these are outlined in the Implementation Strategy at the rear of this report.



View of the ANZAC memorial



## 2. Stopover Bay Development

The Shire has in recent years installed a toilet with disabled access at the stopover bay and will be erecting 3 banner poles adjacent to the sun dial and windmill. The community are in the process of sourcing funding for a fire fighting centre (truck, shed etc) and additional museum facilities around the existing wagon shed. This bay is also used by the Westrail bus, and a double sided shelter is needed for waiting passengers.

The bay has areas of shady trees and is an attractive stopping point for visitors who want a meal in the tavern or supplies from the Store. It is also used by truck drivers to drop haulage trailers and take a break.

The Stopover bay's attractiveness could be improved by:

- Formalising vehicle access and parking areas to reduce the expanse of open gravel;
- Additional tree planting for shade and to screen and soften less attractive areas, and
- Installation of a bus shelter, with the option to include information on the town and district, interpretation and/ or public artworks in the shelter.

The function of the Stopover bay could be improved with:

- New direction signage highlighting facilities at the Town Hall, and directions to the Tavern and General Store and any other town facilities or attractions.
- Clearer and more accessible pedestrian crossing points, and
- An RV waste dump point adjacent to the toilet (but not blocking access to the planned fire station).

The adequacy of night and security lighting may also need to be considered in improvements of the bay.

Possible staging options for budget purposes are outlined in the Implementation Strategy.



View of the stopover bay on Great Southern Highway

### 3. Street Verge Improvements

Highbury has wide verges and each of the four main streets has a footpath on one verge and overhead power lines on one side. A walk circuit around Burley, Wilson, Campbell and Scott Streets is used by locals, and marked with name plaques on some streets.

The footpaths are in good condition, but are very exposed, and the lack of street tree avenues in the town streets makes them feel very wide and somewhat uninviting.

A programme of incremental street tree planting is recommended to provide shade over footpaths and help strengthen pedestrian links. Care needs to be taken when planting under overhead power lines to select low-growing species.

Usually one tree species is selected for a verge avenue, but the tree planting on Wilson St behind the toilet includes a mix of eucalypts which look great as a set, and are united by their size (see picture below). The advantage of a mixed avenue like this is that they often have different flowering times, and if one type of tree fails to thrive, the others help to fill the gaps.

The spacing used on Wilson St adjacent to the Town Hall is ideal for providing connecting shade and these species are also suitable for use under power lines.



The following tree species recommendations are taken from the 2016 Narrogin Townscape Study as being suitable for local conditions and in keeping with the Study's streetscape recommendations for the Shire.

#### **Burley St**

##### **South Verge (under power lines)**

*Eucalyptus newbeyi*

*Eucalyptus tenera*

*Eucalyptus torquata*

*Callistemon viminalis*

Eucky Dwarf (cultivar of *leucoxydon*)

##### **North Verge (adjacent to footpath)**

*Eucalyptus leucoxydon* subsp. *Leucoxydon*

*Eucalyptus nicholii*

*Eucalyptus sideroxydon rosea* or *E. tricarpa*

*Eucalyptus scoparia*





UPGRADE TO ENTRY STATEMENT

TAVERN

STOPOVER BAY

HIGHBURY GENERAL STORE

WILBUR PARK

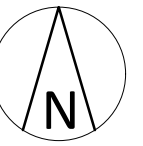
UPGRADE TO ENTRY STATEMENT

OVERFLOW CARAVAN PARKING /  
SPECIAL EVENT AREA

# HIGHBURY OVERVIEW

SHIRE OF NARROGIN

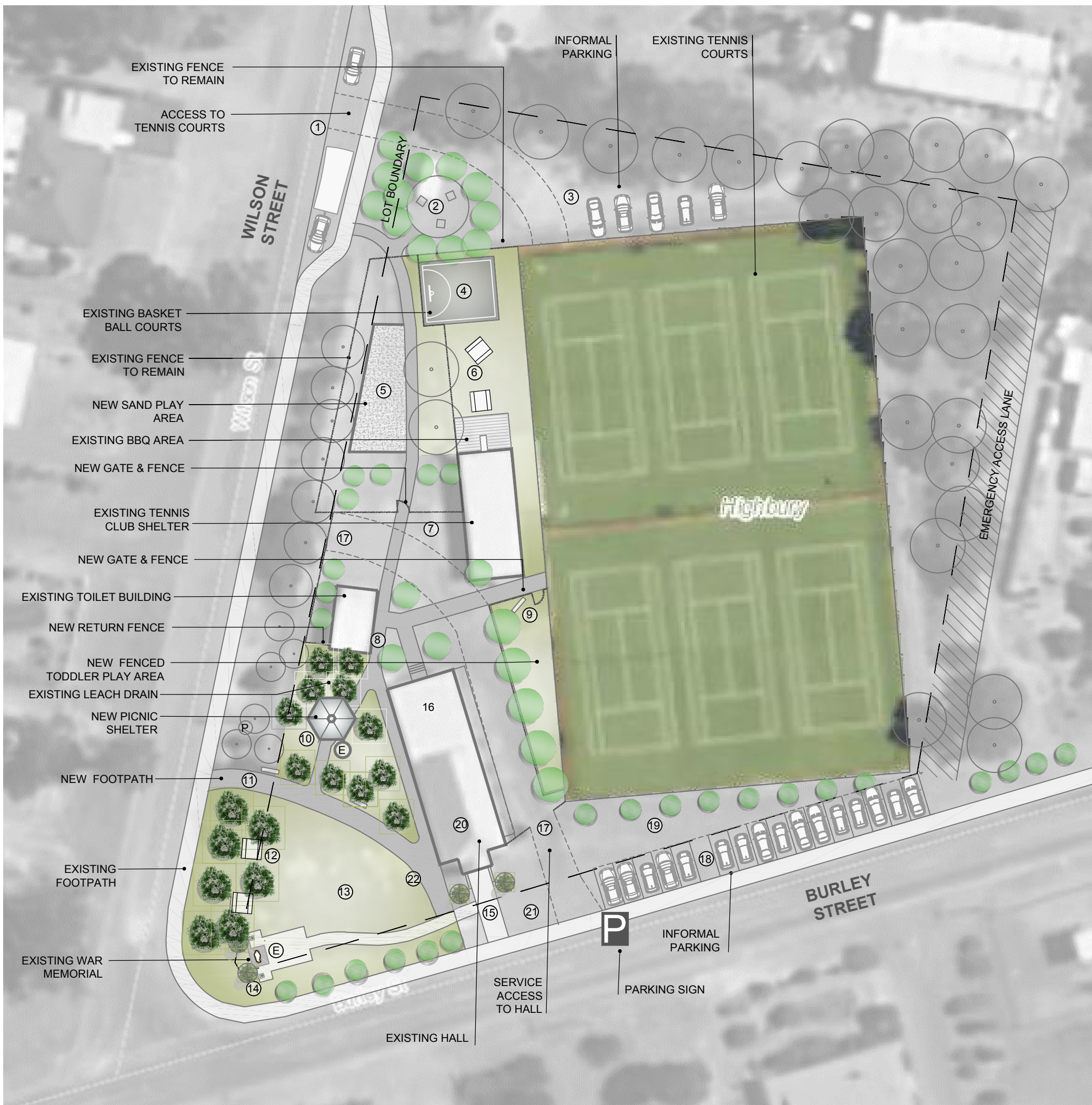
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DRAWING	LANDSCAPE CONCEPT
SCALE	NTS @ A3
JOB NUMBER	0132-15
DATE	21.07.2017
DRAWN	DN











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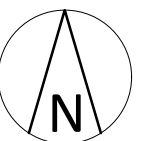


### LEGEND

-  EXISTING TREE TO REMAIN
-  NEW NATIVE TREES WITH CANOPY SIZES AS INDICATED
-  NEW DECIDUOUS TREES
-  NEW FASTIGATE (TALL SLENDER) DECIDUOUS TREES
-  NEW PICNIC SEATING
-  NEW BENCH
-  NEW EVENT POWER
-  EXISTING POWER POLE

# WILBUR PARK HIGHBURY SHIRE OF NARROGIN

DRAWING No SK 2  
 DRAWING LANDSCAPE CONCEPT  
 SCALE 1:500 @ A3  
 JOB NUMBER 0132-15  
 DATE 23.06.2017  
 DRAWN DN



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SCOTT STREET

INFORMAL PULL OVER AREA

NEW FIRE SHED

BUS SHELTER

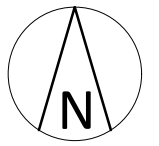
LANDSCAPED BUFFER TO ROAD

TOILETS

MACHINERY MUSEUM

# STOPOVER BAY HIGHBURY SHIRE OF NARROGIN

DRAWING No SK 3  
DRAWING LANDSCAPE CONCEPT  
SCALE 1:500 @ A3  
JOB NUMBER 0132-15  
DATE 23.06.2017  
DRAWN DN



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