

C+D 2

The General Manager
Northern Midlands Council

22nd November 2017

OBJECTION TO N.M.COUNCIL LEASING PUBLIC LAND AT 24 KING ST, CAMPBELL TOWN

I strongly object to any plan to lease the King St Reserve . I find the lack of public detail on the proposed lease as most disrespectful to the people of Campbell Town. How can one make any constructive comment while not knowing to whom the reserve could be leased to & for what purpose.

I live virtually across the river from the reserve & regularly use the area for exercise, as do many other people. Eighteen months ago, two families with young children moved to permanently live directly opposite the reserve in King St. One of their first questions was: "Why aren't there any toilets?" as they could see people using the reserve. (as I do)

The Elizabeth River is Campbell Towns' greatest recreation amenity & N.M.Council has done everything in it's power to stop people from using it for recreational fun & enjoyment. Since signs were erected at the site of the Old Pool, warning of perceived dangers if playing or swimming in the river, I would suggest to you that the number of children learning to swim on Campbell Town has dropped drastically. I would remind Council that, under the Water Management Act, Council has a responsibility to ensure our river is safe for human activities during the warmer months of the year.

Campbell Town has lost the recreational use of the river upstream of the Red Bridge due to the free RUV parking. The Elizabeth Campbell Reserve has not been maintained with it's waterway & ponds blocked with all types of nasty weeds & not inviting at all for recreation purposes.

I find it incredulous that Council isn't encouraging greater participation in water activities & enjoyment by our local community. The King St. Reserve is the historic sporting & recreation centre of Campbell Town & should be maintained as such. It belongs to the people of Campbell Town & should be available to them for enjoyment at all times in the future. The Memorial Oval will never replace it!

With Regards

Bill Chugg

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|---------------------------|------|-----|------|
| NORTHERN MIDLANDS COUNCIL | | | |
| LEASING | | | |
| 24 KING ST | | | |
| CAMPBELL TOWN | | | |
| Attachments | | | |
| REC'D 24 NOV 2017 | | | |
| GM | L.A. | PLN | L.A. |
| CDM | | PLN | |
| CDM | | PLN | |
| CDM | | PLN | |
| CDM | | PLN | |
| CDM | | PLN | |

24 King St
Campbell Town

The General Manager
PO Box 156
LONGFORD TAS 7301

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|----------------------------|---|---|------|---|---|
| NORTHERN MIDLANDS REGIONAL | | | | | |
| Locality | | | | | |
| File No. | | | | | |
| Property | | | | | |
| Attachments | | | | | |
| REC'D 1 DEC 2017 | | | | | |
| | I | A | | I | A |
| GM | | | MYR | | |
| P&DM | | | ORS | | |
| CSM | | | PLAN | | |
| E&DM | | | BLD | | |
| WM | | | RLT | | |
| HR | | | AS | | |

Date: 1/12/17

Kenneth + Ann
Kenneth Reid wish to make a representation to planning application number:

on the following grounds:

- THAT AREA IS FOR KIDS + DOGS
- AND HORSES etc NOT FOR CARAVANS
- IT IS FOR RESIDENTS TO USE
- I PUSH MY WIFE IN WHEELCHAIR
- TAKE PARK AND DOWN KING ST TO THE KIDS FROM BRISBANE RIVER -

Yours sincerely

K Reid

play in park
parties for
SCHOOL CHILDREN
AS WELL

Email:

Address:

Contact Numl

I BELIEVE BILL CHURTS
COMMENT ARE NECESSARY PART
OF MY OBJECTION

General Manager
 Northern Midlands Council
 Po Box 156
 Longford, Tas, 7301

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|-----------------------|---|---|------|---|---|
| NOR. MIDLANDS COUNCIL | | | | | |
| Location | | | | | |
| File No. | | | | | |
| Property | | | | | |
| Attachments | | | | | |
| REC'D 13 DEC 2017 | | | | | |
| | I | A | | I | A |
| GM | | | MYR | | |
| ESDM | | | CRS | | |
| CSM | | | PLAN | | |
| ESDM | | | BLD | | |
| WM | | | HLT | | |
| PR | | | AG | | ✓ |

8 Dec 2017

OBJECTION TO LEASING 24 KING STREET, CAMPBELL TOWN

Dear Sir/Madam

I am writing this letter let you know I disagree on the decision of leasing 24 King Street, Campbell Town.

The reason being that my children and I quite frequently visit this area of a night to see the local animals that are present there, including the Eastern Banjo Frog and the local platypus. There is also the wombats, wallabies, bandicoots, quolls, and Tasmanian native hens. I feel these animals would be driven away if the proposed caravan park goes ahead.

Initially, this area was going to have an enclosed dog exercise area, which I feel would be very beneficial to our community. I have included documents to support this from the Campbell Town Development plan 2012, and also from the Campbell Town Urban Design and Traffic Management Strategy.

The King Street oval is also used by many families utilising the hall adjacent, and is also the location for the equestrian events for the Campbell Town Show, as well as many kids and adults for exercising.

There are no amenities at the oval, and 1 bbq in Lions Park which currently does not seem to work.

I feel very strongly about this, as there are many families in King Street that have young children, and the sound of RVs coming and going throughout the day and night will be disturbing, especially when they are trying to sleep.

Yours,



Vanessa Adams

In regard to the parking of RVs it is noted that Wardlaw Park does not possess much in the way of amenities. It must be remembered in regard to RVs most are fully self contained in terms of toilets etc. This is not so for the itinerant campers who are also using this area.

There are two sites which this report considers for overnight RV parking.

The first option is making better use of the Showgrounds Oval. This option would result in a fee being charged for overnight parking and camping. A power upgrade would be required - which might attract a community grant. Fee charging is something alien to campers - but this is a community building exercise - not about appeasing campers. This site is very well placed to bring campers into the commercial area and spend money locally.

The second option is Lions Park - by the river - using existing services and being free. This site is more removed from the commercial area and there would be little local economic leverage from RVs and campers.

Whichever option council selects there will be a need for a comprehensive signage scheme to direct RV's and campers to the new site. There will also be the need for enforcement to move campers out of Wardlaw Park.

10. Possible Drivers for Change

Given that unless there is some form of intervention or a change in economic activity, Campbell Town's population will continue to decline and the need for more housing will become an academic exercise.

Possible drivers for change include:

- Reinforcing the town's strategic location as a stop along the Midland Highway
- Building on the town's role as a centre for services and agriculture for the region
- Examine value adding opportunities for local produce
- Expand the town's role as a meeting place on the highway for short conferences for small groups - seek to secure overnight/two day meetings
- Work with others to explore benefits of irrigation schemes for the area
- Consolidate the town centre around the Main Street - thus making access to all services easy
- Examine services available from the Campbell Town Health and Community Service - recognising that this service has been using IT based medical services for a number of years. With the roll out of the National Broadband Network there will be opportunities to develop this service further.

The Settlement Strategy prepared by Pitt and Sherry for Northern Tasmania Development 2010 highlighted changes in agriculture as being one of the main drivers which could alter the historic demand for housing in Campbell Town. Empirical evidence suggests that with a strong irrigation scheme places like Campbell Town will evolve into service and processing centres for expanded agricultural product, leading to a greater demand for housing.

11. Parks and Facilities

Campbell Town has a large amount of open space and flat terrain, which encourages activities such as walking and cycling.

As Campbell Town appears to have enough open space, Council should focus its resources on the maintenance and enhancement of existing open space, rather than develop new areas.

While there is considerable open space in Campbell Town, there are a number of specific issues, including:

- There are limited active places for young people or children such as playgrounds
- There is no designated area where dogs can be safely exercised off leash
- Few of the well used walks within the town are formalised, for example many are inadequately sign posted, advertised, furnished, or connected
- Look at opportunities of linking open spaces areas with tree lined streets

There are many areas within the town boundary that could be used for greater enjoyment by local residents and visitors. Other than highlighting this matter further development of this idea is outside the scope of this study.

In addition to the children's playground facility at Valentine's Park, the school has excellent outdoor play equipment and the Education Department is encouraging schools to make their playgrounds available for out of school hour use.

The lack of footpaths in the side streets is a safety concern - the Council needs to progressively develop a footpath on at least one side of every street with residences or businesses. However where pedestrian and vehicle volumes are low the risk may not justify the expense.

There are many road side hazards along High Street and a number in the side streets of the town. Power poles and street trees close to the edge of the traffic lanes are a major hazard. In addition the parapets of the Red Bridge and the ends of safety fences also present substantial hazards.

15.2 Landscaping Roads and Reserves

The trees in the town of Campbell Town are a mixture of English, native and fir trees. The wide open streets provide a wonderful opportunity to make a significant and improved environmental statement in the town by planting trees along streets and in open spaces as appropriate. This would improve the visual appeal of the town and link the open space networks in the town.

It is vital when selecting tree planting locations that trees are planted well clear of structures especially those of heritage significance. The roots of trees have the potential to cause serious damage to walls, foundations and culverts.

It is also important that the location and canopy of street trees take account of site lines for vehicles especially at junctions and driveway accesses.

There are already some locations where trees have been planted inappropriately and should be relocated.

There is also an opportunity to use street tree planting as a community building exercise. There are many rural communities who are using local committees to plan and implement local street tree planting schemes. Council needs to act as the facilitator for such committees - this is worth exploring for the community of Campbell Town.

15.3 RV Parking Location

Wardlaw Park was previously a significant community green space; however it is now degraded due to the impacts of camping traffic on the area. The issues include:

- The area is sign posted to be used by self contained RV only, however recreational campers also use the area
- The low topography and its potential for flooding make it unsuitable for toilets or a sewerage disposal point for recreational users or recreational vehicles
- The lack of formalised vehicle access is impacting on the grass and degrading the site
- The community have expressed concerns over the health impacts of campers utilising Wardlaw Park where there are no toilet facilities.

The community suggests there are alternative places which would be more suitable. The Lions and Willows Park might provide alternative accommodation for RV parking. The alternative area is easily walkable to the main street and would appear to provide a solution for both the parking and facilities required for the recreational vehicles and the communities desire to have Wardlaw Park returned to community use.

There is another option for a new site for RV vehicles -the Showgrounds. Of the two, Lions Park and Showgrounds, the Showgrounds is the site which should be given serious consideration by council and the community.

This is the preferred site due to its location, the ability for the Show Society to generate income, making better use of established community facilities, investing in a facility in order to make it sustainable and due to the location close to the town centre and retail facilities.

This suggestion means that RV vehicles will have to pay to stay in Campbell Town; there will have to be enforcement by council (to prevent campers staying in other locations) and the council and community will have to secure funding (maybe by a grant) for a power upgrade at the Showgrounds. Whether this option is accepted or not the Showgrounds need a major power upgrade in order to maintain the viability of what is Australia's longest running Agricultural Show.

If this option is accepted the dump point for RV vehicles should be moved from Wardlaw Park to the Showgrounds - again this work could be added as a grant application.

The alternative is Lions Park where there are already toilets and a dump point for RV vehicle waste. This site would probably be the preferred site for RV users in that it has river views, toilets and it is free!!!

16. Recommendations

New Areas for Zoning

- Council should resist the temptation to rezone any further land in Campbell Town for residential use until such time as there has been a significant take up in the land already zoned for residential purposes

Reducing the Land Bank

- Consider back zoning all reserved residential land (not covered by the selected sites) to rural zone (as a holding option) or rural living (under the new planning scheme template). Under the new template for planning schemes there is no provision for reserved residential land. Resist the temptation to zone all Reserved Residential land to Residential General - the land cannot be developed, there is no need for most of it - do not build up hopes artificially.

Working with Landowners

- Council should adopt a positive strategy of working with willing landowners to open up areas of Campbell Town for future development. Council will need to identify owners of land currently zoned for residential serviced land and develop scenarios for development which respect the current land use pattern. This strategy will be particularly important in areas where Council, through this plan, is trying to instil a change in housing density or introduce a new product - like retirement living areas.

Priority Servicing

- Having identified priority residential areas council needs to work with agencies like Ben Lomond Water to make sure the promised upgrades to services occur - otherwise development will be restricted in the township. With low demand for housing it will be very easy for Ben Lomond Water to see Campbell Town as a low investment priority.

Respecting Heritage

- Undertake a heritage study of the area ensuring heritage areas places, trees and infrastructure are appropriately recognised and protected
- Protect important areas that surround heritage places as appropriate

- Ensure developments near a heritage place is sympathetic to the needs of that place
- Develop design guidelines to ensure materials used for town infrastructure is sympathetic to Campbell Town heritage and is consistently applied, with colours and materials and styles of construction.
- Encourage the take up of digital tourism interpretation.

Developing and Linking Open Spaces

- Recognise that Campbell Town has sufficient open space areas at present.
- Develop an open space development policy for the town so that cash in lieu of land for subdivision can be spent on local facilities.
- Develop a comprehensive signage scheme for the township with the intention of linking open spaces, moving visitors around the town and highlighting historic features of Campbell Town
- Wardlaw Park/The Esplanade
 - Improve and return Wardlaw Park for community use
 - Sign post the existing walk with a descriptive sign of the route destination and estimated walking time
 - Repair and reinstate seating as required
 - Develop a maintenance program to revegetate or care for existing vegetation
 - Maintain a weed eradication program
 - Complete the stone wall at the eastern end of the walk
 - Link the route to another attraction or the town centre as appropriate
- **Showgrounds**

Work with the Show Society to establish the Showgrounds as the preferred location for RV vehicles - recognising that a fee will be charged as a sustainable way to maintain the facility.

 - Apply for grant funding for a power upgrade to the Showgrounds.
 - Provide interpretative signage
- **The Flood Plain**
 - Dedicate area as an off-leash dog exercise area
 - Formalise local walking trails from the footbridge to High Street
- Link open spaces with road reserve tree planting to create attractive walking corridors

Domestic Water Use

- Develop planning provisions that require water sensitive urban design (WSUD) in developments and subdivisions
- Develop an education program to encourage residents to incorporate WSUD in the re-development of their established gardens

Flooding

- Define and map the 100 year ARI flood area and level
- Restrict development to land that can sustain development with a suitable clearance above this flood level

2 CONTEXT

2.7.8 SOUTHERN OPEN SPACE PRECINCT

Blackburn Park

- Blackburn Park is located south of the main retail area along, High Street. The park sits opposite the Foxhunters Return, and overlooks the Red Bridge (see Figure 14).
- At present, there are some basic amenities on offer, including a swing set and picnic tables, however there is no shaded areas to sit. There is an opportunity to upgrade the play equipment and draw pedestrians to walk down from the centre, to experience the river setting and Red Bridge.
- Interpretive signage is displayed within the park, providing information on the Red Bridge. The sign is quite dated in its appearance and varies from other signage on display within Campbell Town.
- Along the river's edge, near the Red Bridge, there are three large wooden carvings that capture the colonial history of the area.
- The pedestrian footbridge over the Elizabeth River linking Blackburn Park and Warlaw Park is an important safety feature to prevent pedestrians from walking over Red Bridge.
- While the colonial heritage of the area is celebrated, there is an opportunity to create stronger ties and connection with the indigenous cultural heritage of the Elizabeth River area.

Wardlaw Park

- Wardlaw Park is located south of the Elizabeth River, opposite Blackburn Park. Currently this open space area is used informally as a camping ground for motor homes and RV's. Council have restricted camping within Wardlaw Park to 48 hours.
- The site is subject to and turf areas have been impacted by motorhome / RV vehicle tracks.
- The park site is largely vacant, with some site furniture (benches and seating) provided in certain areas. Vegetation is quite sparse, except mature trees along the banks of the Elizabeth River and street trees along Franklin Street.
- Given the extensive land reserve in this location, there is potential to formalise the camping ground and consolidate waste management and water points here, to serve campers in this area.
- The historic Keran's brewery is located within close proximity to the camping ground. This heritage building has been adapted as a café (currently vacant), and should be considered in developing a strategy for this area.

Lions Park

- Lions Park is located along Elizabeth River, east of the Red Bridge. Lions Park has riverside access from both the east and west, with vehicle access permitted from Bridge Street. While sealed parking has not been supplied, graded tracks are being used informally by patrons.
- There is some existing seating, a shaded barbeque area and play equipment available on site, however this equipment is relatively basic.
- Given the attractive amenity and views from Lion's Park of the Red Bridge and Elizabeth River, the site has the potential to become a great picnic and barbeque area for residents and visitors.
- A pedestrian footbridge over the Elizabeth River along the Bridge Street road alignment provides a link to walking trails to the south.
- There is also an opportunity to better integrate this park with the walking trails and footbridge further east, to connect pedestrians and cyclists with other trails and amenities nearby.

King Street Oval

- King Street Oval performs a variety of functions. The oval itself is used for equestrian and other sporting events. The area immediately west however is for servicing of large RV's and motorhomes, staying in the local area. There is a large open skip, water pump and wastewater dump point available for public use.
- There is a small weir within the Elizabeth River in this location and swimming is prohibited.
- Some picnic benches and seating is provided, however the quality and standard of site furniture varies quite markedly.

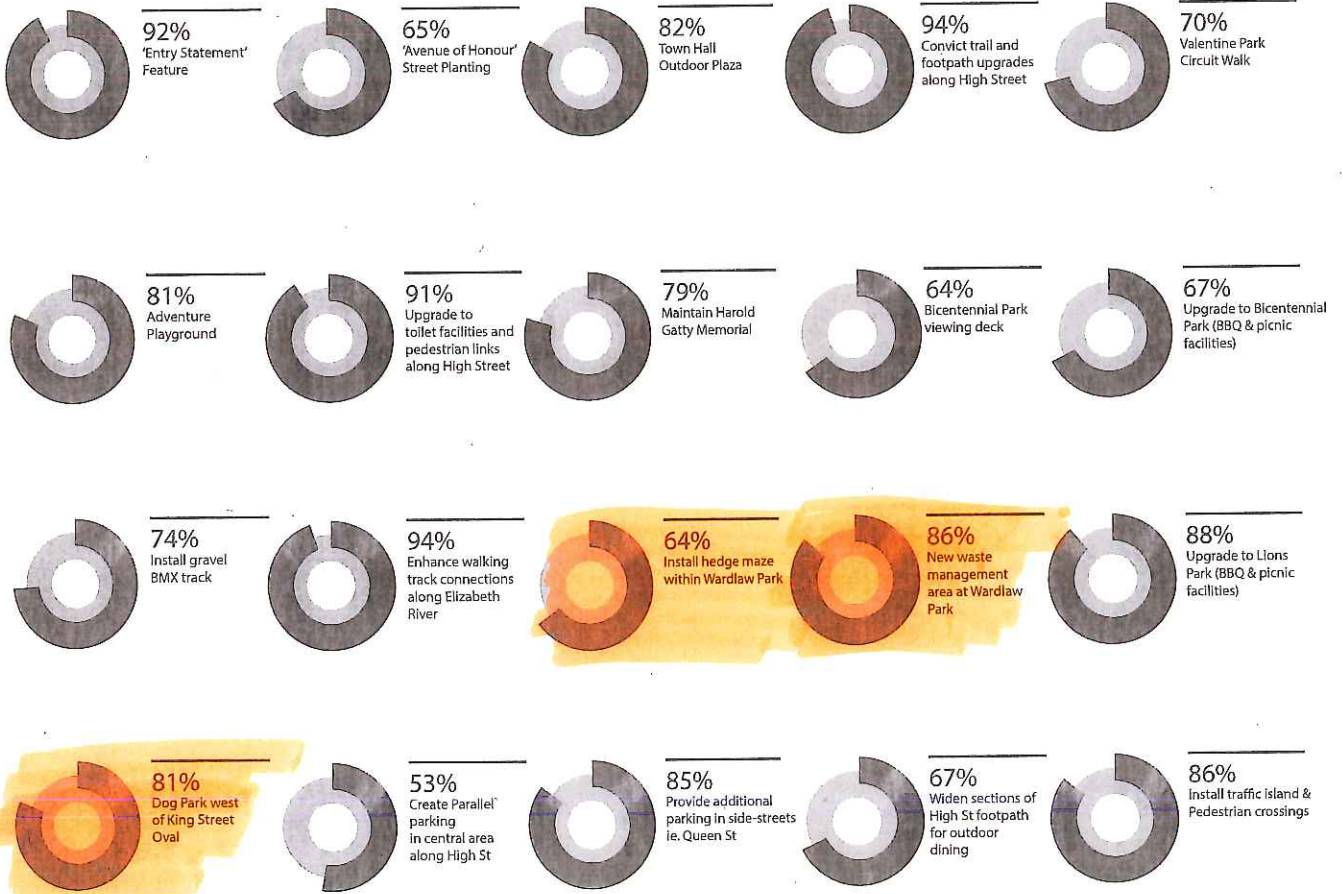
Figure 18: E-Survey Responses

E-Survey respondents



121
Respondents

E-Survey Responses



NOTE: % indicates agreement / positive response to proposed design concepts.

6 DESIGN STRATEGIES

6.5 TRAFFIC, MOVEMENT AND PARKING

As part of this project, a traffic and parking study was carried out by GHD's engineers. Based on the findings of this analysis, several movement and parking issues were evident within Campbell Town. In summary, the key issues are:

- Parking issues due to large volumes along the main High Street;
- Heavy and light rigid trucks and vehicles travelling and parking along High Street, which detracts from the amenity of the retail centre;
- Limited visibility at intersections creating the potential for unsafe conditions, due to parked vehicles and the width of the High Street road reserve;
- Oversized road reserves which give priority to vehicles over pedestrians and cyclists; and
- Limited opportunities for safe pedestrian movements across High Street.

To address the above issues, a number of changes to the High Street Road reserve and alternative parking arrangements are proposed, to facilitate safe and more efficient movements along High Street and other key secondary roads. These initiatives include:

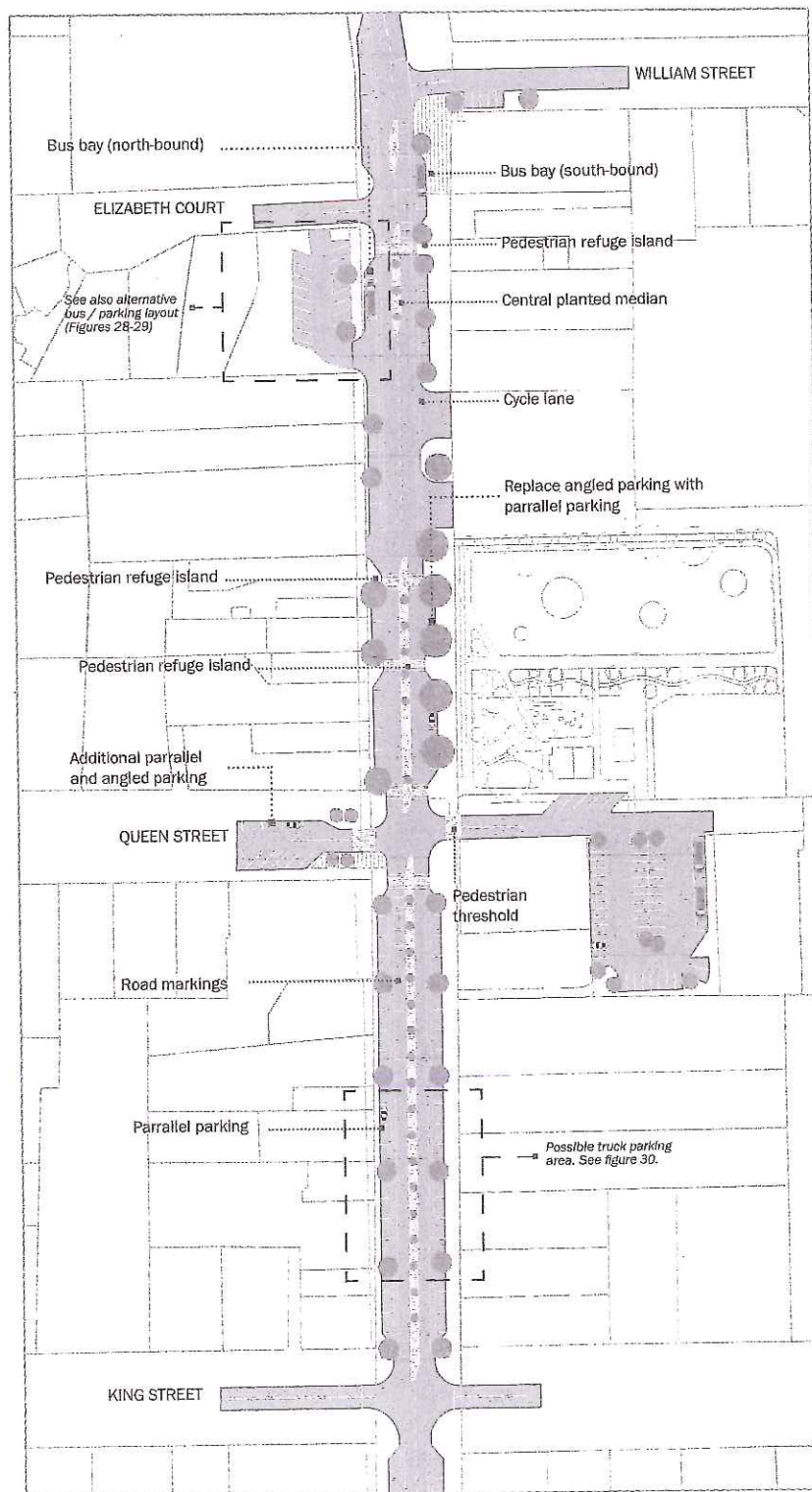
1. Subtle traffic calming cues, such as central medians, planting, more pedestrian refuges and line markings, to inadvertently slow vehicle speeds along High Street, without unduly impacting its function as a State Highway;
2. New cycle lane along High Street;
3. Replacement of 45 degree angled parking with 90 degree parking, adjacent to Valentine Park;
4. Provision for further parking along Queen Street and William Street, to better distribute parking within the retail centre and near community facilities, and
5. Provision of formal parking within and adjacent to key open space parks, to encourage further use by locals and visitors;
6. Provision for electric vehicles charging stations;
7. Establish formal vehicle paths within Wardlaw Park for Recreational Vehicles (RV's) and campervans, to reduce the impact of vehicles along Wardlaw Park and provide better all-weather access for these vehicles; and
8. Improve and extend walking paths and trails to better connect open spaces and the town centre. Improved pathways must comply with DDA accessibility standards.

Further additional initiatives for consideration include:

- Create a formal bus area for local and tourist buses within the public carpark, in the northern part of town, opposite the Town Hall and Visitor Centre;
- Convert the existing bus bay within the central public parking area near Valentine Park, into further private vehicle spaces; and
- Consider establishing designated truck parking zones along High Street, to minimise impacts on local amenity for residents, business operators and visitors.

These initiatives are illustrated in Figures 27-30.

Figure 27: T



6 DESIGN STRATEGIES

6.6 OVERALL STRATEGY

Initiatives proposed as part of the urban design and traffic management strategy are detailed below:

URBAN DESIGN AND STREETSCAPING

- 1 Create an entry statement / welcome sign for Campbell Town.
- 2 Install "Avenue of honour" trees, creating a strong identity and character upon entry and travelling through Campbell Town. Trees should be installed to avoid overhead electrical lines and planted in outstands within the road shoulder.
- 3 Establish new outdoor plaza space outside of the Town Hall and create high quality landscaped setting, to improve the visual prominence of the hall and Tourist Information Centre. Additional parking to serve this facility can be provided along William Street.
- 4 Enhance streetscape setting along High Street, with new and coordinated seating, lighting poles, bins and other street furniture.
- 5 Upgrade footpaths along High Street and extend the Convict Brick trail.
- 6 Establish a central planted median within the town centre, incorporating low height shrubs.

OPEN SPACE DESIGN

Bicentennial Park / Harold Gatty Memorial

- 7 Opportunity to install an entry feature, utilising higher ground on a prominent corner of Bicentennial Park.
- 8 Create observation / viewing deck at the top of the rise in Bicentennial Park.
- 9 Implement new barbeque and park furniture within the park, based on a town-wide coordinated design style.
- 10 Create better path connections and remove fence around Harold Gatty Memorial, to connect with Bicentennial Park.

War Memorial Oval (underway)¹

- 11 Establish new multi-purpose recreational clubhouse. Design subject to further concept planning, however there is an opportunity to provide some separation between clubhouse and memorial.
- 12 Reorder and formalise parking areas around the oval, and other key facilities and recreational amenities.
- 13 Create more space around War Memorial, improving its visibility and prominence. Opportunity to enhance landscaping around the memorial.
- 14 Establish a new unsealed BMX track next to concrete skate bowl, creating a key recreational area for children, teens and young adults.
- 15 Incorporate new running track around oval for training.
- 16 Establish new playcourts for netball, basketball and other sports.
- 17 Implement informal terrace seating around the oval, utilising natural materials, for spectators to utilise during sporting events.
- 18 Incorporate further planting of deciduous trees to reinforce heritage character of town.

Valentine Park

- 19 Create circuit walk around the outer edge of Valentine Park.
- 20 Opportunity to create a strong linear axis, incorporating perimeter planting to frame views to the Grange and celebrate this key town feature.
- 21 Incorporate new strong water gardens along meandering path within Valentine Park.
- 22 Remove existing play equipment, replacing it with a new adventure playground, constructed of natural timber materials. The revised location is designed to avoid the view corridor to the Grange from High Street.
- 23 Expand toilet amenities within Valentine Park (underway).

Lions Park

- 24 Upgrade site furniture and barbeque amenities in line with a coordinated town-wide strategy for park and street elements.
- 25 Provide for formalised parking within the park, to enable people to drive and park to use the facilities.

Blackburn Park

- 26 Upgrade existing signage with information on the Red Bridge, in line with a coordinated signage strategy.

Wardlaw Park

- 27 Provide new playground and upgrade site furniture in line with a coordinated town-wide strategy for park and street elements.
- 28 Formalise loop road for all-weather motorhome/RV access.
- 29 Create new waste management area for the RV/motorhome area, adjacent to the rail reserve.

King Street Oval

- 30 Potential to consolidate motorhome / RV activities within Wardlaw Park by relocating dump site and water pump area, and replacing these facilities with an enclosed dog park.
- 31 Extend informal, unsealed path along the Elizabeth River, to connect to Dog Park.
- 32 Undertake weed management along river edge, and plant appropriate species to improve the overall amenity in this area.
- 33 Formalise carparking at the edge of the King Street Oval, to enable people to park and utilise the dog park, oval and walking path along Elizabeth River.

TRAFFIC, MOVEMENT AND PARKING

- 34 Give greater priority to pedestrians, by incorporating pedestrian refuge island crossings at select locations on High Street, in line with the Traffic Management Plan recommendations. This will provide better connectivity within the town centre and to Valentine Park.
- 35 Remove angled parking near Valentine Park and establish parking along High Street, in between planted verges. Parking should be restricted to mid-block locations, to maintain sight lines along High Street from the perpendicular local street network.
- 36 Make further provision for carparking along Queen Street, with existing street landscaped reserve.
- 37 Make provision for cycle lane along High Street.

ENVIRONMENTAL MANAGEMENT

- 38 Incorporate water-sensitive urban design approaches to utilise stormwater runoff for planted areas.
- 39 Opportunity to create natural wetland features within landscape design, to filter stormwater and deal with stormwater flows, preventing localised pooling and water-logging areas.
- 40 Use natural, permeable materials, such as compacted gravel for river pathways, for all-weather use and to allow for stormwater.

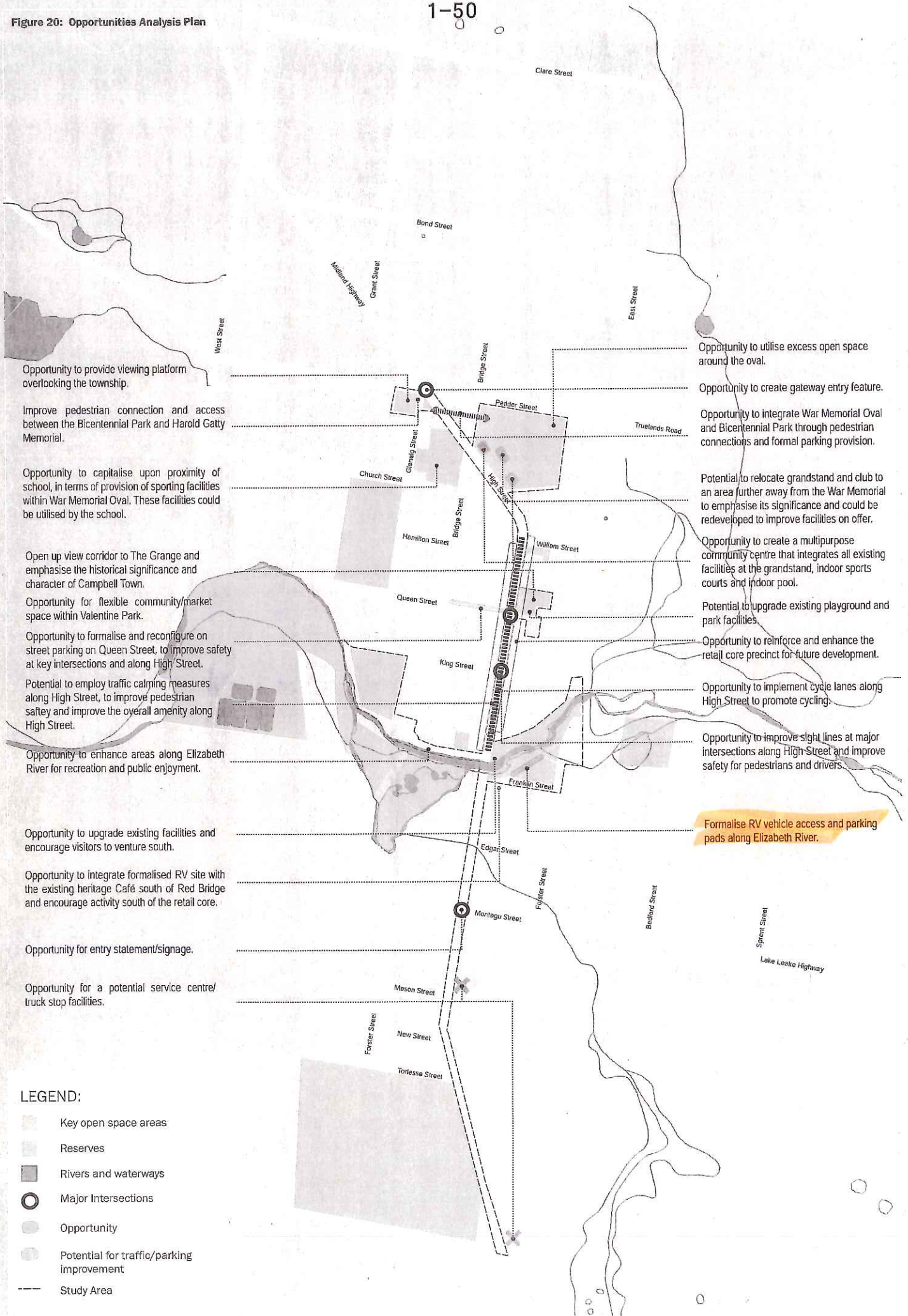
NOTES:

¹ The strategies for War Memorial Oval need to be read in conjunction with the masterplans for the redevelopment of the site and associated detail design currently underway, which take precedence.

² General town-wide initiative, which is not marked on the plan - this applies to #40 only.

³ Improvements must be designed to comply with DDA accessibility standards, to ensure that public areas remain highly accessible for all users.

Figure 20: Opportunities Analysis Plan



Opportunity to provide viewing platform overlooking the township.

Improve pedestrian connection and access between the Bicentennial Park and Harold Gatty Memorial.

Opportunity to capitalise upon proximity of school, in terms of provision of sporting facilities within War Memorial Oval. These facilities could be utilised by the school.

Open up view corridor to The Grange and emphasise the historical significance and character of Campbell Town.

Opportunity for flexible community/market space within Valentine Park.

Opportunity to formalise and reconfigure on street parking on Queen Street, to improve safety at key intersections and along High Street.

Potential to employ traffic calming measures along High Street, to improve pedestrian safety and improve the overall amenity along High Street.

Opportunity to enhance areas along Elizabeth River for recreation and public enjoyment.

Opportunity to upgrade existing facilities and encourage visitors to venture south.

Opportunity to integrate formalised RV site with the existing heritage Café south of Red Bridge and encourage activity south of the retail core.

Opportunity for entry statement/signage.

Opportunity for a potential service centre/ truck stop facilities.

Opportunity to utilise excess open space around the oval.

Opportunity to create gateway entry feature.

Opportunity to integrate War Memorial Oval and Bicentennial Park through pedestrian connections and formal parking provision.

Potential to relocate grandstand and club to an area further away from the War Memorial to emphasise its significance and could be redeveloped to improve facilities on offer.

Opportunity to create a multipurpose community centre that integrates all existing facilities at the grandstand, indoor sports courts and indoor pool.

Potential to upgrade existing playground and park facilities.

Opportunity to reinforce and enhance the retail core precinct for future development.

Opportunity to implement cycle lanes along High Street to promote cycling.

Opportunity to improve sight lines at major intersections along High Street and improve safety for pedestrians and drivers.

Formalise RV vehicle access and parking pads along Elizabeth River.

LEGEND:

- Key open space areas
- Reserves
- Rivers and waterways
- Major Intersections
- Opportunity
- Potential for traffic/parking improvement
- Study Area