



Mingenew Town Centre Revitalisation Plan

Landscape Architectural Opportunities

Project Number: 135885

RPS Australia East Pty. Ltd.

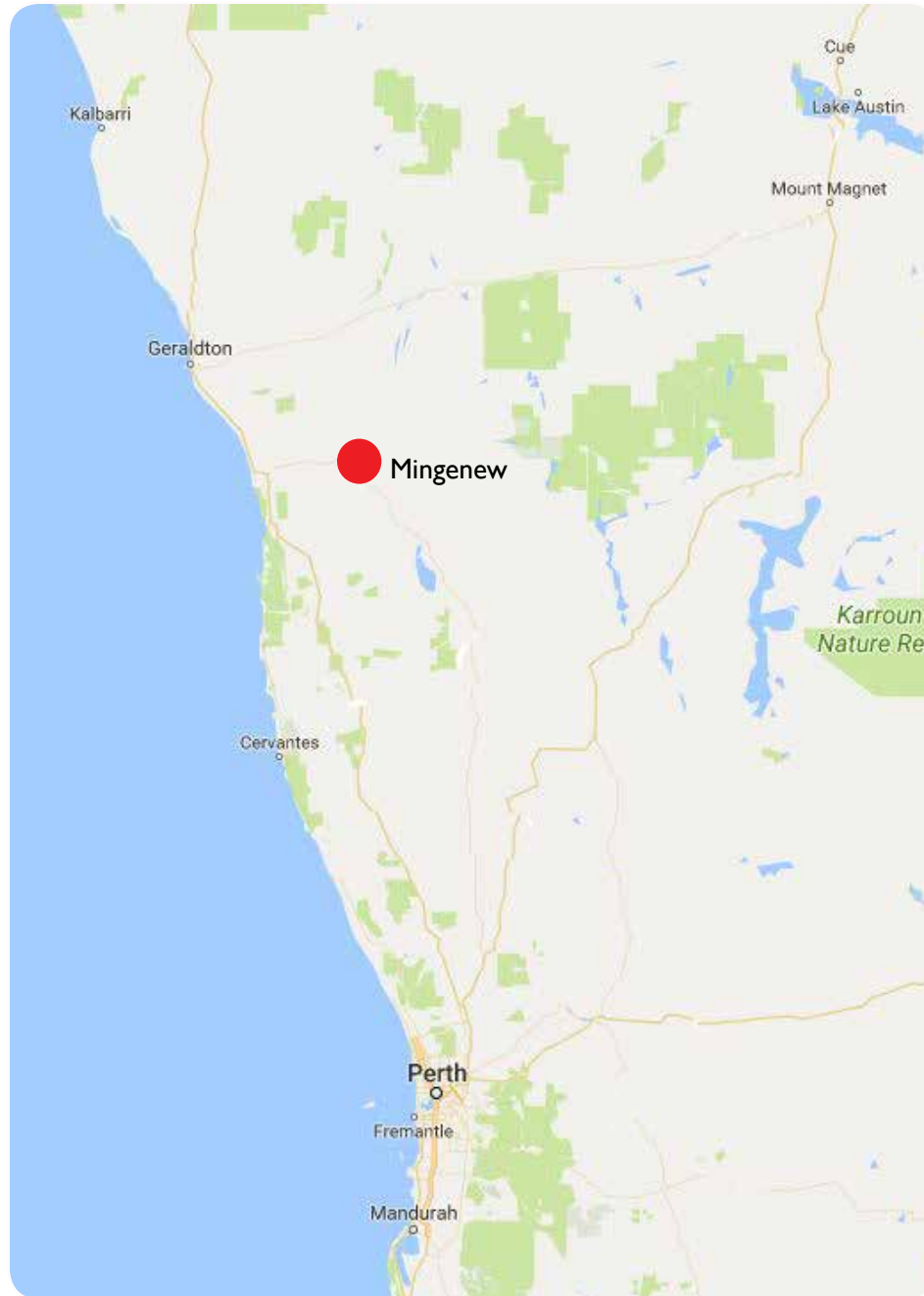
Level 2, 27-31 Troode Street,
West Perth,WA , Australia, 6005
PO Box 170,West Perth WA 6872.

Contact: Ian Pexton
Senior Landscape Architect
ph: 08 9211 3561

Rev: B
Date: 16.11.2017



The information contained in this document produced by RPS is solely for the use of Client for the purpose for which it has been prepared and RPS undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.
All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of RPS.



Mingenew Location Plan

Mingenew

Mingenew is located in the Irwin River basin approximately 380km north of Perth and 100km south east of Geraldton.

The town is described as the 'entrance to the Midwest Wheatbelt'

The Midlands Road serves as the 'Main Street' of the Mingenew townsite. Midlands Road runs eastwest, and is the most trafficked road. It is fringed by a number of buildings/services such as agricultural supplies, bakery, supermarket, bank and service station, as well as a tourist information bay and vehicle parking area. Victoria Road and William Street are also important to the function of the Mingenew townsite and run north-south through the centre of the town. Victoria Road and William Street provide frontage to a range of civic uses including churches, museum, Shire offices, public toilets, town hall, police station and primary school.

The agricultural industry is important to the local economy of the town, with the CBH Grain receival point to the east of the urban area a dominant feature in the townsite). The CBH facility has the distinction of being the largest inland grower-fed grain receival point in the Southern Hemisphere.

The town is divided into northern and southern sectors by the Midlands Road and parallel abutting railway line. An industrial area is located north of the rail line with residential and commercial land (the main urban centre) located to the south.

An extensive recreation area is located to the south east of the town site area and supports a number of sporting clubs, including tennis and bowls at the northern end of the recreation area. Further south east of the town centre is the Mingenew golf course and horse racing track. Football, cricket, hockey and netball facilities surround the centrally located recreation centre buildings.

The visual landscape of Mingenew is characterised by the Mingenew Hill, located just north west of the townsite and serves as a popular tourist attraction. At the base of Mingenew Hill is an area known as 'Drover's Rest' where seating and tables are provided for visitors. The Mingenew Nature Reserve is located on the south-western portion of the Hill and is managed by the Department of Parks and Wildlife



Berry Main Street (NSW)

Mingenew Town Site Revitalisation_ Site Analysis

1. Mingenew Hill Lookout. Unsafe access and lack of public amenity. Offers a great chance to improve access and amenity to become an attraction for both the public and community.
2. Drovers Rest. Drover's Rest is located at the base of the Hill, a great caravan day stop and picnic spot.
3. Mingenew Spring Park. An under utilised park offers so much in the way of natural beauty and resource plus the layers of history and culture that can be brought to the surface to offer another attraction to the tourist but also as a community asset.
4. Samuel Phillips Park offers very little to the community with the lack of shade and quality play equipment. By introducing hydro zoning to allow a quality area of turf, replacing aged play equipment and introducing seating and shade this park has the ability to become an asset to the community.
5. Mingenew Museum is a major tourist attraction that provides the opportunity for the town and district to display its rich history.
6. Cecil Newton Park. This park is currently a high quality space with good amenity and public art. It lacks a diversity of options for the visitor especially those with children.
7. Mingenew Main street is a vehicle dominated main street with a lack of unifying identity where the town starts and finishes. Opportunities are there to slow traffic and increase the identity of the main street to make it more appealing to the community and visitor.
8. Mingenew Train Station is a heritage listed building that is physically separated from the town by the existing train tracks.
9. Mingenew Skate Park is dilapidated and requires renewal and upgrading. By extending Cecil Newton Park out to the Skate park and upgrading the park this can provide amenity to both the community and visitor.
10. Bride Street Park offers very little to the community with the lack of shade and quality play equipment. By introducing hydro zoning to allow a quality area of turf, replacing aged play equipment and introducing seating and shade this park has the ability to become an asset to the community.
11. Mingenew Town Entry Statements, are currently overgrown and appear unkempt. As a first impression these should be a main area of landscape maintenance to ensure that the visitors first impression is a positive one.
12. Mingenew Sports ground and race track is an impressive establishment and is now the main social centre of the town with the closure of the Mingenew Hotel.



11



12



Mingenew Hill lookout



Mingenew Hill Mountain Bike Trail



Mingenew Main Street Upgrade



Mingenew Main Street Wild Flower



Mingenew Springs Botanic Park



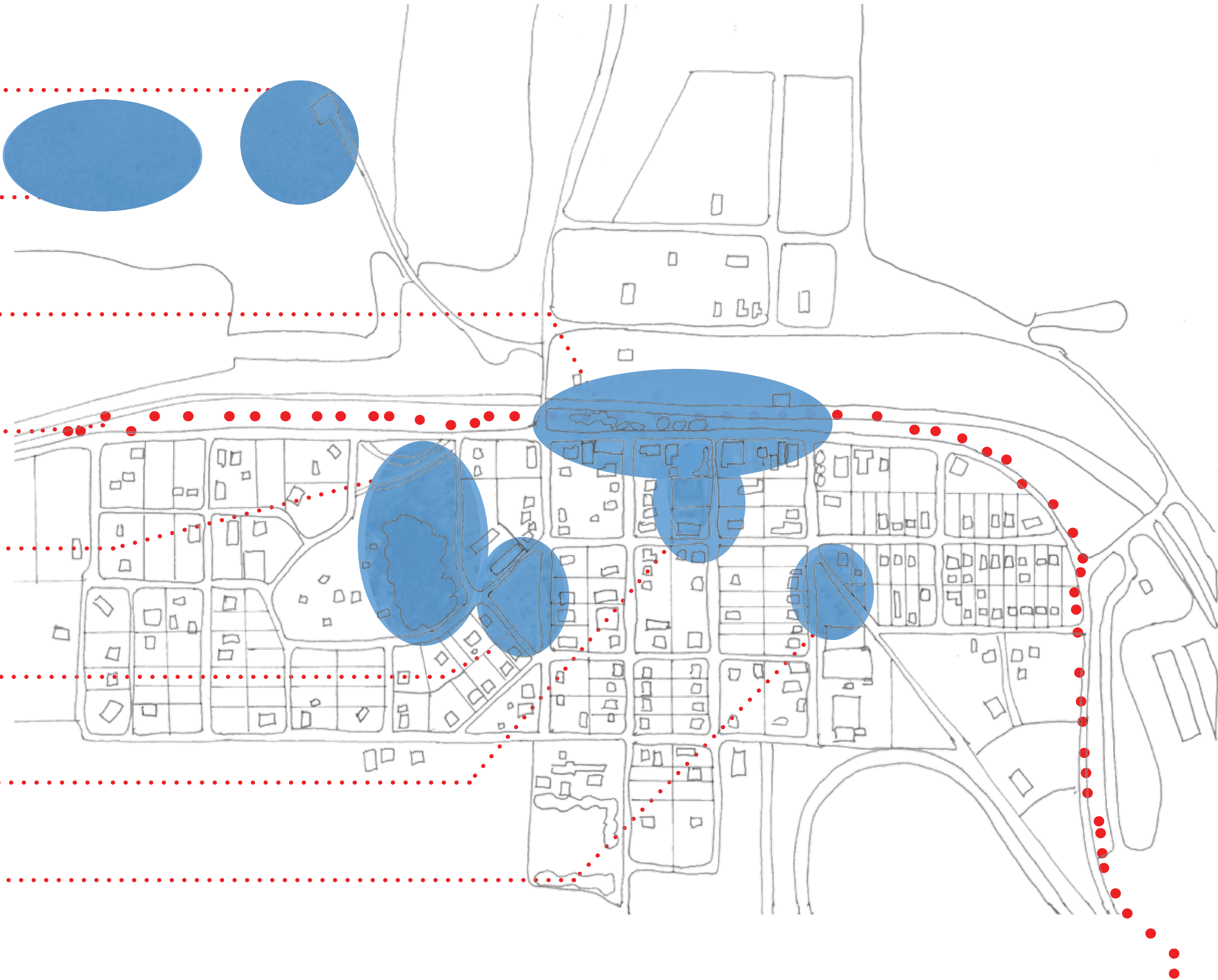
Samual Philips Park



Cecil Newton Park



Bride Street Park



MINGENEW TOWN SITE REVITALISATION PROJECT PRIORITISATION LIST

The vision for the Mingenew Town Site Revisualisation project will be realised through the creation of individual projects that can be allocated into three categories of importance of implementation.

Project Description	High	Medium	Low
Mingenew Main Street Revitalisation The main street project is proposed to both increase the identity of the main street, beautify the main street and slow traffic down increasing pedestrian safety and giving the portion of Midlands Road back to the town and community. Estimated Landscape Budget: \$115,000.00			
Cecil Newton Park Cecil Newton Park offers an opportunity to expand the park south to encompass the existing skate park and create a nature play ground in the space between. Estimated Landscape Budget: \$146,000.00			
Mingenew Hill Lookout Mingenew Hill offers the opportunity to increase accessibility and amenity that is one of the towns main tourist attractions Estimated Landscape Budget: \$82,500.00			
Mingenew Hill Mountain Bike Trail (MHMBT) Mingenew Hill offers an unique opportunity to develop a mountain bike trail on the doorstep of the town that will both offer a recreation activity to the community and attract cyclist to the town. Estimated Landscape Budget: \$82,500.00			
Samuel Philips Park This local park requires upgrading to allow the local residents a place to gather, to play, to meet and socialise. Estimated Landscape Budget: \$72,500.00			
Bride Street Park The second local park requires upgrading to allow the local residents a place to gather, to play, to meet and socialise. Estimated Landscape Budget: \$72,500.00			
Mingenew Springs Park Mingenew Springs Park offers an unique opportunity to develop the natural springs in the centre of town will both offer an opportunity to highlight the towns history and create a natural asset that will provide another place for visitors and residents to gather. Estimated Landscape Budget: \$75,000.00			
Mingenew Main Street Wild-Flower Ribbon The concept of the wildflower ribbon is devised to assist in reinforcing the identity of the Mingenew Town site precinct. Estimated Landscape Budget: \$35,000 to \$70,000.00			



The Wild Flower Ribbon

The concept of the wildflower ribbon is devised to assist in reinforcing the identity of the Mingeneew Town site precinct.

By planting out the available spaces and verges that run the length of the town on either side of the Midlands Road with a multiple layer of endemic ground covers, shrubs and trees will provide a unique difference in the landscape that will identify to the traveller when they are entering Mingeneew. By creating a difference in the landscape typology that is identifiable by the traveller as they come into the Mingeneew township will assist in slowing the visitor down and enhancing the identity of the town and creating a memorable place.

Mingenew Wild Flower Estimated Schedule of Costs

1. Lump sum for site clearance and preparation for planting: \$7,500.00
2. Price per plant at forestry tube stock size installed: \$3.50 each
 - 10,000 tube stock plants: \$35,000.00
 - 20,000 tube stock plants: \$70,000.00
 - 30,000 tube stock plants: \$105,000.00





1. West and East entrance points.

First impressions count for a lot and this is where people may make up their mind if they are considering calling in or stopping. Portraying an attractive image is important here as it is where you want to start slowing people down and attempt to make them stop. Creating a difference in the landscape typology the trees and planting is one way to visually indicate that Mingeneu begins at these locations.



2. Transition

Transition through the outskirts of town towards the centre is where the visitor continues to make assessments of the town and where you want to create a positive impression that the town is a vibrant place with something to offer the traveller. This zone needs attractive streetscapes that includes managed trees and planting, maintained verges and shop fronts.



3. Main Street

Identifying where the main street starts is important to let the visitor know that they should be beginning to slow down and look for a place to stop. By introducing a change in street scape typology with a tree planted median strip and increased verge appeal and tree planting this will identify that the main street begins and ends.



Western Entrance



Coming into Mingeneu



Mingeneu Main Street

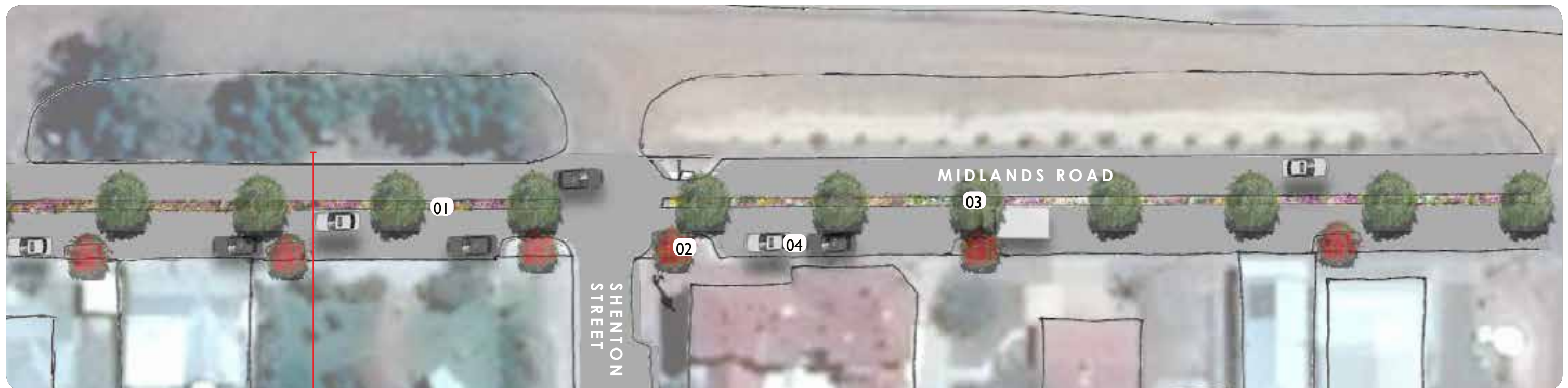
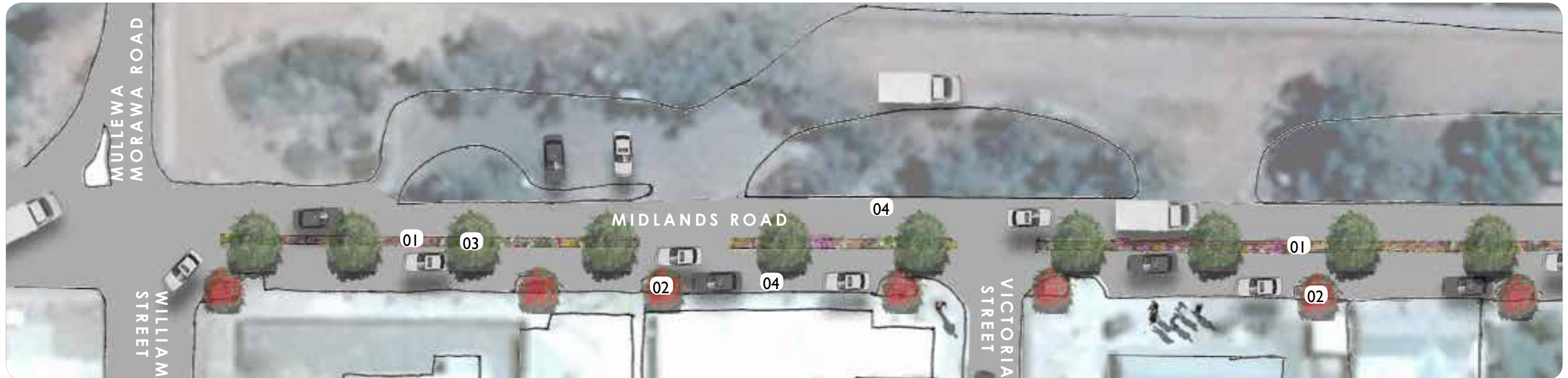
Mingenew Mainstreet Revitalisation_Concept Design

- 01 Introduction of central median strip.
- 02 Introduction of verge islands within street scape with tree planting to break up the parking and soften the streetscape
- 03 Street trees
- 04 Off street Parking

The main street project is proposed to both increase the identity of the main street, beautify the main street and slow traffic down increasing pedestrian safety and giving the portion of Midlands Road back to the town and community. Introducing a central median between William Street and Bride Street will identify to the visitor travelling along Midland Road that they have now entered the heart of Mingenew and allow the Shire to plant trees, shrubs, place flag poles on annual events and generally increase the visual appearance of the main street.



Extent of proposed main street works



Section A

- 01 Introduction of central median strip.
- 02 Introduction of verge islands within street scape with tree planting to break up the parking and soften the streetscape
- 03 Street trees
- 04 Off street Parking
- 05 Bakery
- 06 Cecil Newton Park

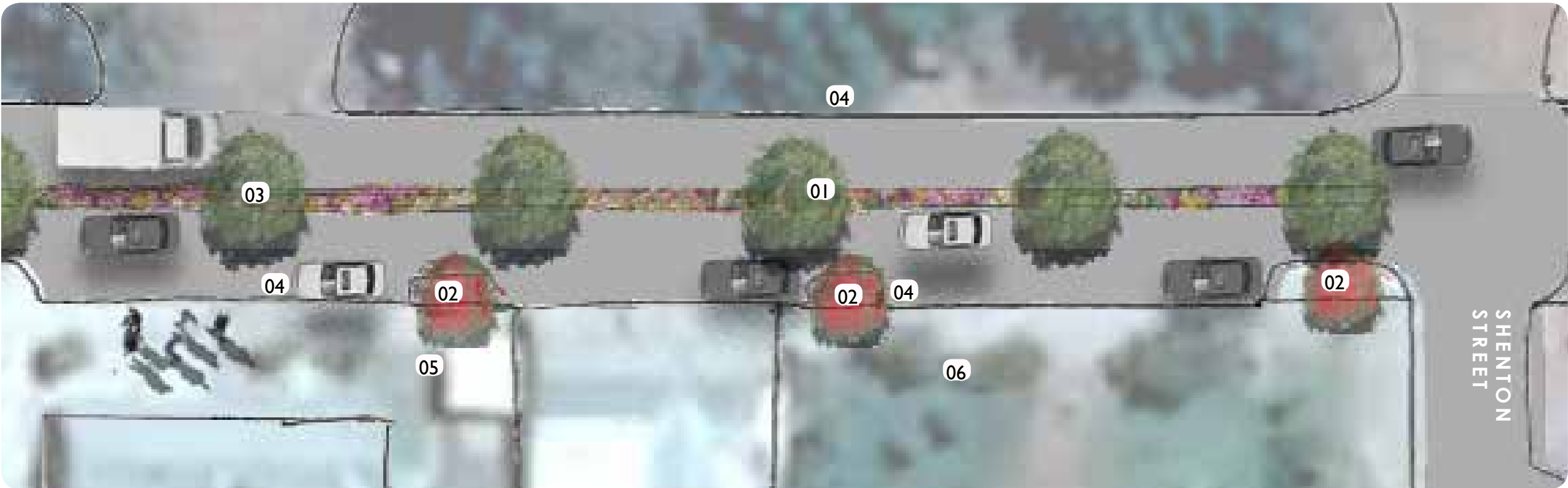
Mingenew Main Street Landscape Upgrades Estimated Schedule of Costs

- 1. Street Trees and planting: including all associated soil and mulch: \$75,000.00
- 2. Irrigation: \$15,000.00
- 3. Flag poles and event signage: \$25,000.00

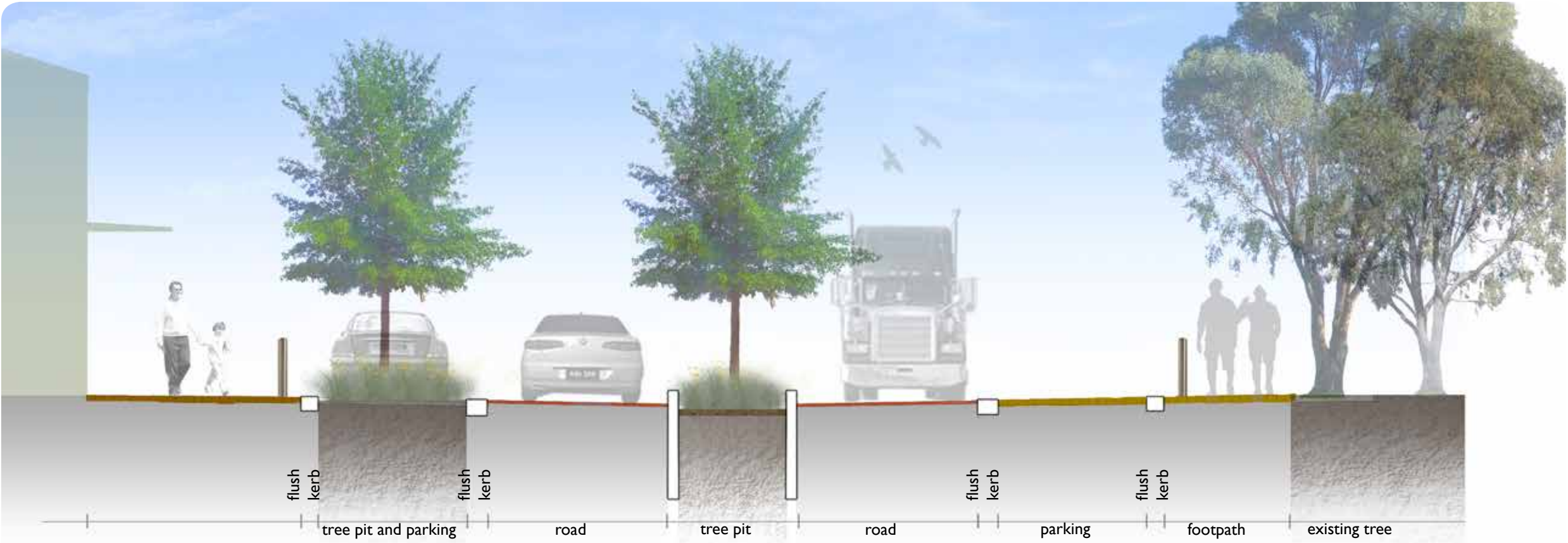
Estimated Mingeneu main street landscape upgrades total: \$115,000.00

Note: The majority of the cost of this project will be fall in the civil engineering package.

All kerbs,road treatment and lighting will be undertaken by civil and lighting consultants and all treatments from the back of kerb will be contained in the landscape architectural package. The above cost are for the Landscape Architectural portion of the project only.



Main Street detail concept plan



Section A

Description of proposed improvements

Cecil Newton Park offers an opportunity to expand the park south to encompass the existing skate park and create a nature play ground in the space between. By enlarging Cecil Newton Park with new and upgraded play equipment and amenities the Park can be promoted as a tourist attraction for families to stop in town and take a break from driving. The park will also become of increased value to the community.

01. Existing rotunda to be retained

02. Existing gardens and turf to be retained

03. Proposed new nature play ground to be located between existing park and skate park.

04. Picnic facilities, shade structure and seating

05.. Upgrade existing skate park

06. Remove fence and planting and extend park to the south to link it with the existing skate park.

Cecil Newton Park Estimated Schedule of Costs

1. Removal of fence and existing skate park infrastructure:
\$3,500.00

2. Nature play elements and play ground:
\$75,000.00

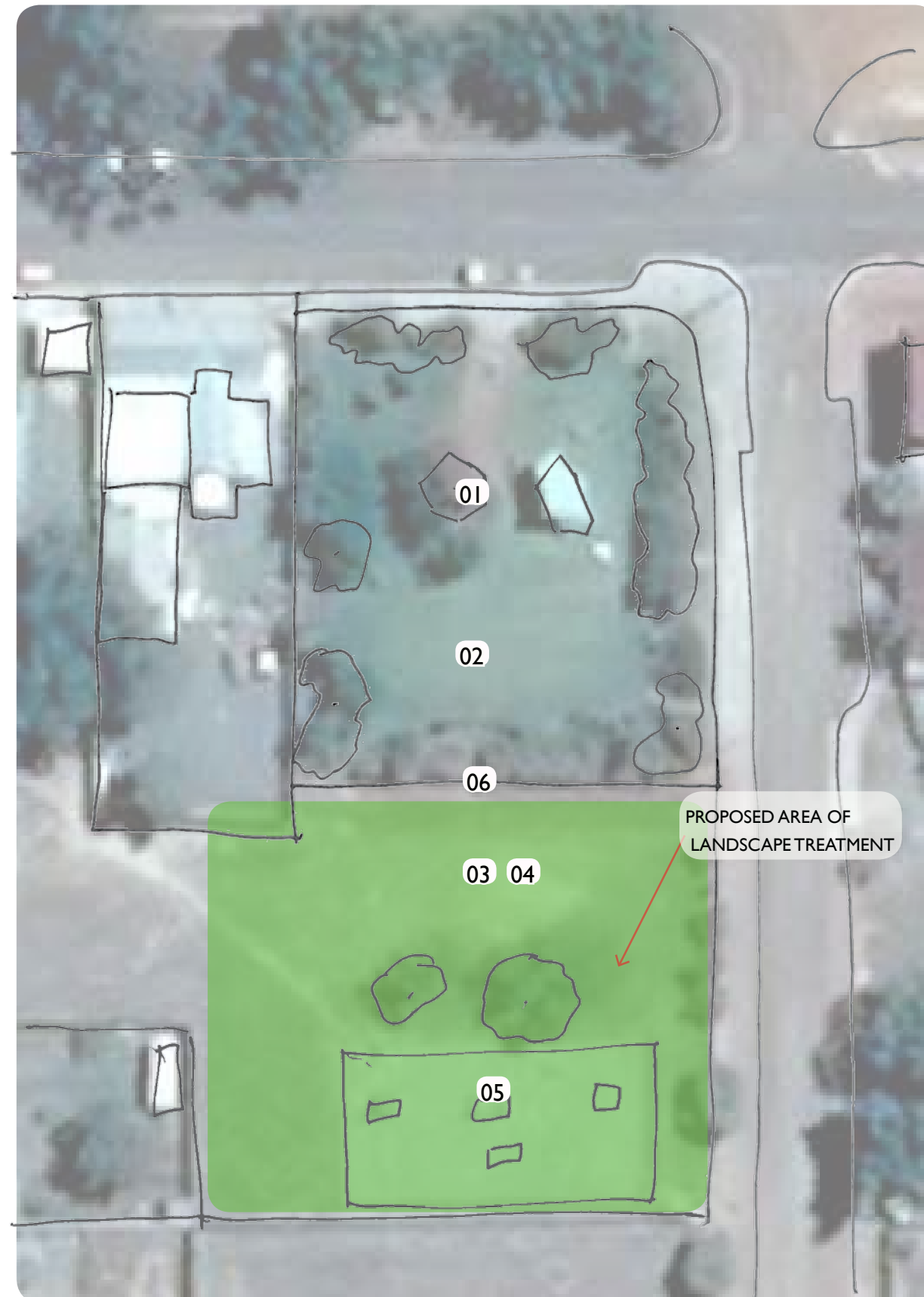
3. Picnic facilities, shade structure and seating
\$20,000.00

4. New Skate Park elements or Pump Park
\$25,000.00

5. Irrigation
\$7,500.00

6. Planting and turf
\$15,000.00

Total: \$146,000.00



Description of proposed improvements

1. Create a master plan that has a defined pathway or hardscape structure that enables future addition of infrastructure, artwork or historical elements.
2. Create centralised high quality irrigated lawn area around existing play equipment.
3. Hydro scape existing areas by reducing the amount of irrigated turf and planted areas and planting endemic drought resistant plant species around the perimeter of the park to create a structure within the park.
4. Plant out borders of the park to create a border between park and surrounding roads
5. Picnic facilities, shade structure and seating
6. Provide nature play elements integrated into the landscape design.
7. Replace existing play equipment with integrated play elements.
8. Opportunity to communicate the story of Samuel Phillips the design of a play ground and throughout the park.

Samual Philips Park Estimated Schedule of Costs

1. Landscape Architecural design and irrigation design:
\$7,500.00

2. Picnic facilities, shade structure and seating
\$20,000.00

2. Nature play elements and play ground equipment.
\$25,000.00

3. Irrigation
\$5000.00

4. Planting and turf
\$15,000.00

Estimated Samual Philips Park Total: \$72,500.00



Play



Hydrozone turf areas



Interpretive signage portraying the story of Samuel Phillips



Shade structure and seating

Description of proposed improvements

1. Create a master plan that has a defined pathway or hardscape structure that enables future addition of infrastructure, artwork or historical elements.
2. Create centralised high quality irrigated lawn area around existing play equipment.
3. Hydro scape existing areas by reducing the amount of irrigated turf and planted areas and planting endemic drought resistant plant species around the perimeter of the park to create a structure within the park.
4. Plant out borders of the park to create a border between park and surrounding roads
5. Picnic facilities, shade structure and seating
6. Provide nature play elements integrated into the landscape design.

Bride Street Park Estimated Schedule of Costs

1. Landscape Architectural design and irrigation design:
\$7,500.00

2. Picnic facilities, shade structure and seating
\$20,000.00

2. Nature play elements and play ground equipment.
\$25,000.00

3. Irrigation
\$5000.00

4. Planting and turf
\$15,000.00

Estimated Bride Street Park Total: \$72,500.00



Hydro zone turf areas



Play



Endemic planting to park edges to define the space



Shade structure and seating

Description of proposed improvements

- 1. Create a master plan that has a defined pathway or hardscape structure that enables future addition of infrastructure, artwork or historical elements.
- 2.Walking Trail through existing Mingenew spring land bush land.
- 3. Revitalise existing wet land and reintroduce endemic plant species to create a unique botanic example of an inland wetland.
- 4. Portray the historical stories of the springs including the indigenous, Samuel Phillips, pump, market gardens stories and highlight the importance of the spring in allowing the creation and development of the town.
- 5. Picnic facilities, shade structure and seating
- 6. Interpretive signage including geology, indigenous, agricultural and local history.

Mingenew Springs Park Estimated Schedule of Costs

- 1. Removal of invasive weeds and trees.
\$7,500.00
 - 2. Revegetation using endemic pant species.
\$20,000.00
 - 3. Turf, edging and associated irrigation
\$10,000.00
 - 4. Picnic facilities, shade structure and seating.
\$20,000.00
 - 5.Walking Trail through existing Mingenew spring land bush land.
\$10,000.00
 - 6. Interpretive signage including geology, indigenous, agricultural and local history.
\$7,500.00
- Estimated Mingenew Springs Park Total: \$75,000.00



Interactive walk trails



Constructed parklands and botanic park



Rehabilitated wetland habitat



Interpretive signage telling the story of the Mingenew Springs

Description of proposed improvements

- 1. New summit access track
- 2. Interpretive summit walking trail
- 3. Mingeneu Hill lookout
- 4. Picnic facilities, shade structure and seating
- 5. Interpretive signage including geology, indigenous, agricultural and local history.
- 6. New directional signage

Mingenew Hill Park Estimated Schedule of Costs

- 1. New summit access stairs, handrails and pathway:
\$30,000.00
- 2. Interpretive gravel summit walking trail:
\$10,000.00
- 4. Picnic facilities, shade structure and seating:
\$30,000.00
- 5. Interpretive signage including geology, indigenous, agricultural and local history.
\$7,500.00
- 6. New directional signage
\$5000.00

Estimated Mingeneu Hill Total: \$82,500.00



Indicative trail route and location.



Interpretive summit walking trail



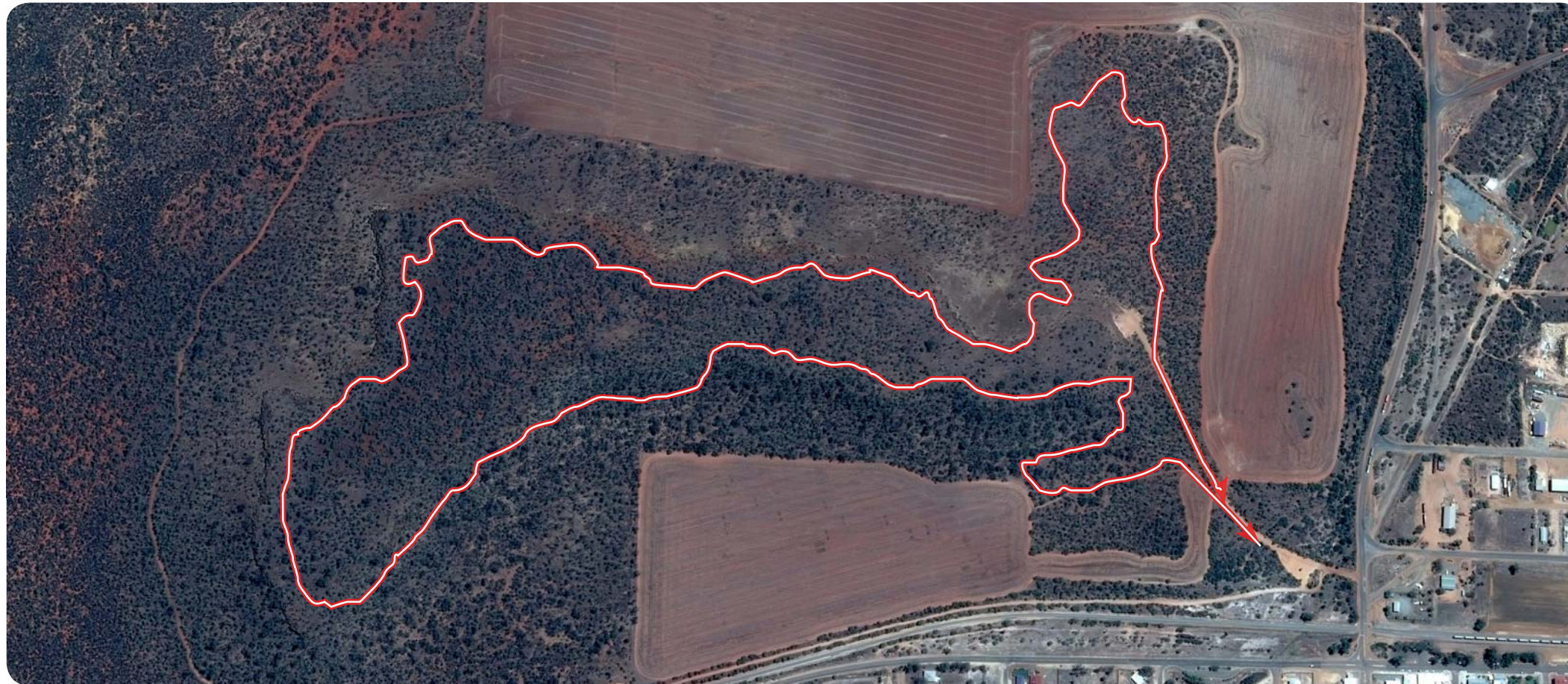
Interpretive signage



Picnic facilities, shade structure and seating



New summit access track



Indicative trail route and location.

Mingenew Hill Mountain Bike Trail

Mingenew Hill offers an unique opportunity to develop a mountain bike trail on the doorstep of the town that will both offer a recreation activity to the community and attract cyclist to the town.

The unique breakaway country offers challenging mountain bike opportunities along its rugged ridges and valleys that will appeal to the biking community and act as a draw card to the town.

Mountain biking is one of the world's fastest growing recreational, sport and tourism activities and Western Australia is following this global trend (WestCycle, 2015):

- Almost 120,000 mountain bikes are purchased every year in Western Australia
- 19% of Western Australians own a mountain bike
- Mountain bikers are seeking places to ride in increasing numbers
- Over 50 competitive mountain bike events take place in Western Australia each year, with 1,200 riders taking part in the Cape to Cape and more than 1,000 people riding the Dwellingup 100 in 2014.

Funding for projects like this can be obtained from Sport and Recreation or through Bankwest and Lottery grants.

Mingenew Hill Mountain Bike Trail

Estimated Schedule of Costs

1. Mountain bike trail construction cost estimate: \$40 per linear meter (included regional loading)
2. Mountain bike concept design cost: \$1 per linear meter
3. Mountain bike construction design cost: \$3 per linear meter

Other considerations such as Flora and Fauna surveys, bush fire risk and environmental surveys need to be allowed for.

All above price for the proposed MHMBT have been supplied by David Willcox from Common Ground Trails

Ph: 0417 994 366

E: dave@trails.com.au

Mountain Bike Trail Development Process



Constructed mountain bike features



Utilise existing natural features



Create unique trails using the local topography



Create a community asset and tourist attraction



Jacaranda mimisfolia

Tipuana tipu

Gleditsia sunburst

Ficus hillii

Mingenew Street Tree Masterplan Implementation

Estimated Schedule of Costs

1. 195 x 100 litre trees at \$375.00 each = \$68,250.00



Brachychiton

Brachychiton acer x bidwillii 'Beau Bells'

Brachychiton acerifolius, commonly known as the Illawarra flame tree, is a large tree of the family Malvaceae native to subtropical regions on the east coast of Australia. It is famous for the bright red bell-shaped flowers that often cover the whole tree when it is leafless. Along with other members of the genus *Brachychiton*, it is commonly referred to as a Kurrajong.

Small semi-deciduous tree. Clusters of deep pink bell-shaped flowers in late Spring and early Summer. Adaptable to a wide range of soil types. Drought and frost tolerant. Magnificent feature tree with brilliant flowering display.

Height: 5 metres

Width: 3 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Main street Tree





Tuckeroo

Cupaniopsis anacardioides

Medium evergreen tree. A good shade with a round spreading crown. Attractive large dark green glossy leaves. Smooth grey bark. Greenish/yellow flowers in autumn/summer & yellow fruit in summer. Grows in a wide variety of different soils.

Height: 8 metres

Width: 6 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Main Street Tree





African Mahogany

Khaya senegalensis

African mahogany is a medium-sized tree which can grow up to 15–30 m in height and 1 m in diameter. The bark is dark grey to grey-brown while the heartwood is brown with a pink-red pigment made up of coarse interlocking grains. The tree is characterised by leaves arranged in a spiral formation clustered at the end of branches. The white flowers are sweet-scented; the fruit changes from grey to black when ripening.

Height: 15 metres

Width: 2-3 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Victoria Road Street Tree





Crepe Myrtle

Lagerstroemia indica

This tough, powdery mildew resistant cultivar is of great ornamental value for its abundant white flowers and attractive bark and foliage. Excellent as a specimen for small gardens or for growing in containers. Multi branching. Low spreading, semi-pendulous branches. Pure white flowers with prominent gold anthers borne summer to early autumn. Pruning in winter will encourage the production of larger flower heads the following summer.

Known for its white flowers and smooth trunk.

Powerdy mildew resistant. Adaptable to a range of conditions, however it is best in moist, well drained, slightly acidic soils in a position receiving full sun. Moderate drought and heat tolerant.

Height: 7 metres

Width: 5 metres

Main street verge





W.A Red Flowering Gum

Corymbia ficifolia

Also known as the Scarlet Flowering Gum is named as the most spectacular of all the eucalyptus. The Ficifolia bears enormous terminal clusters of scarlet to orange flowers in late spring to summer, followed by large urn shaped fruits. A medium sized tree that has rough bark, lance-shaped foliage and a spreading crown. Great WA native flowering tree.

Height: 8 metres

Width: 5 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Main tree Verge Tree





Leopard Tree

Caesalpinia ferrara

This long lived semi-deciduous tree is favoured for its beautiful bark and elegant form. Has a rounded canopy supported by long sinuous limbs that fork narrowly not far above the ground. The smooth creamy white bark is dappled with large patches of grey and is complimented by buttery yellow flowers. Well drained sunny position.

Height: 8 metres

Width: 5 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Main Street Verge Tree



**Mingenew Town_street tree matrix**

Jacaranda

Jacaranda mimosifolia

A native of the dry, high plains of Brazil and Argentina, jacarandas are so popular in Australia some people think they're Australian natives. They grow to around 10-15 metres tall, and have lacy green foliage which turns yellow in autumn before falling. The lovely trumpet-shaped flowers appear before the leaves return, then drop to form a blue carpet underneath the tree. The flower colour varies from soft blue through to mauve/blue and almost purple. trees.

Height: 15 metres

Width: 15 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions.

Victoria Road Street Tree





Pride of Bolivia

Tipuana tipu

The Tipuana or Pride of Bolivia is a fast growing slender tree. It will form a spreading, slightly flattened crown of dark green pinnate leaves. Profuse orange-yellow flowers are borne at the branch tips in spring, which are followed by woody winged seeds.

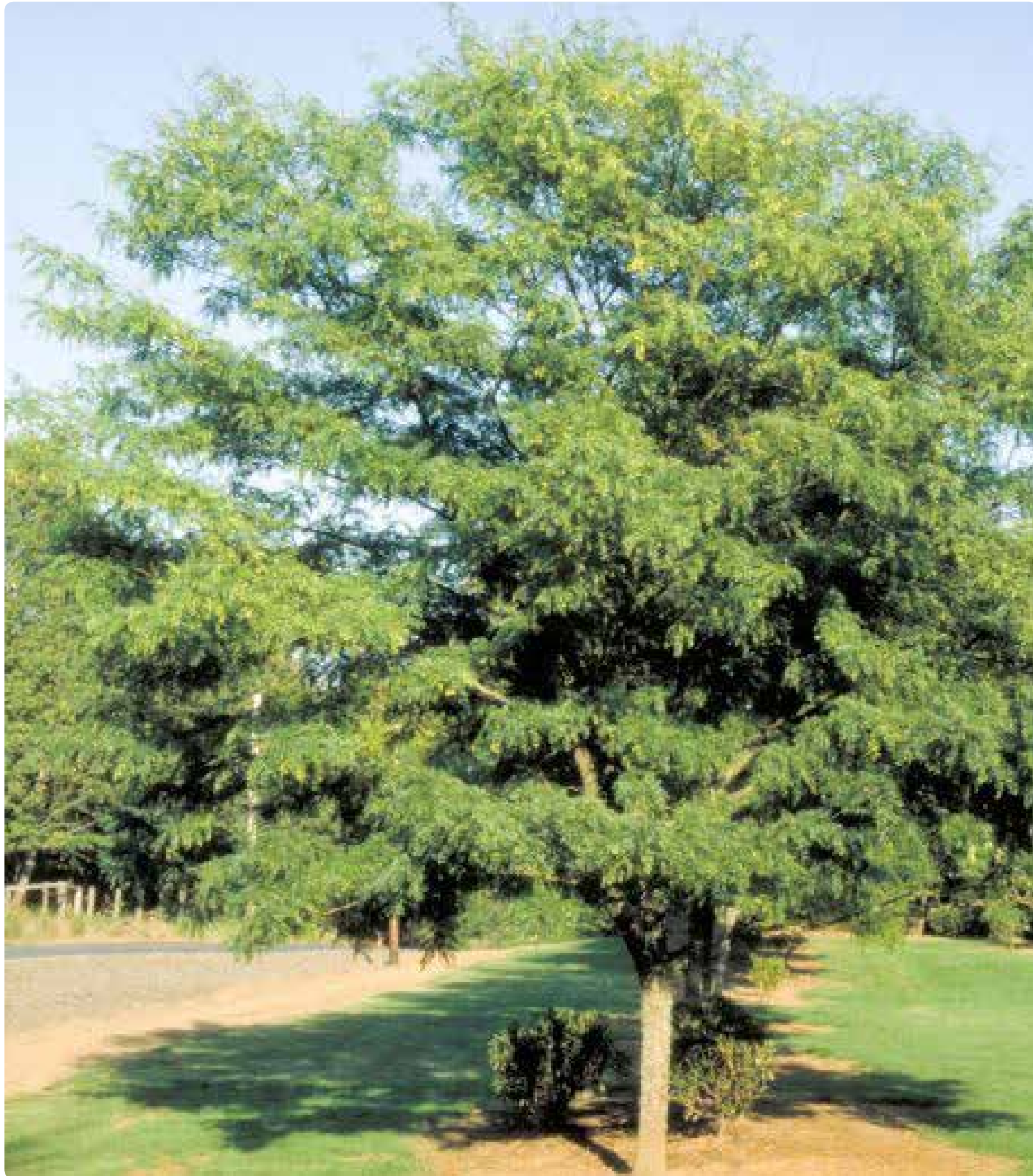
Height: 20 metres

Width: 15 metres

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions. Its root system is aggressive and must be contained and kept clear of services, particularly drainage and sewage lines. It produces viable seed that may require management inputs.

Town Centre Street Tree





Gleditsia Sunburst

Triacanthos inermis

Medium to tall tree, as the branches mature they become graceful and pendulous, sweeping towards the ground, eventually forming an open, rounded tree. Young branches have a zig zag formation. New growth is a bright, golden yellow, maturing to a yellowish-green. Large fern-like pinnate and bipinnate leaves. Golden-yellow in autumn

Height: 10m

Width: 8m

Rate of growth: Fast

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions. Its root system is aggressive and must be contained and kept clear of services, particularly drainage and sewage lines. It produces viable seed that may require management inputs.

Town Centre Street Tree





Ficus hillii

Ficus microcarpa hillii

A tall spreading shade tree with thick dark green foliage. A hardy, fast growing fig most suited to park locations and where the tree will be able to reach it's majestic maturity.

Height: 10-15m

Width: 5m

Rate of growth: Fast

This very hardy tree is an excellent street tree due to its ability to withstand saline soils, wind exposure, drought and frost. It readily adapts to variable seasonal conditions. Its root system is aggressive and must be contained and kept clear of services, particularly drainage and sewer lines.

Bride Street , street tree and used to reinforce existing ficus street trees

