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ESPERANCE CBD  
LANDSCAPING



**TRAFFIC AREAS**

- 90 DEGREE PARKING
- 30, 45 & 60 DEGREE PARKING
- PARALLEL PARKING
- CBD OVER FLOW & FORESHORE PARKING
- CBD OFF-STREET PARKING (SHOPS, PRIVATE ENTERPRISE, MEDICAL CENTRES ETC.)



- ROAD
- PRECINCT BOUNDARY
- OVERHEAD POWER LINES

**LANDSCAPE**

- EXISTING TREES WITH IMPORTANCE TO THE ESPERANCE'S URBAN IDENTITY
- EXISTING ISOLATED STREET SCAPE TREE.

**VIEW CORRIDORS**



VIEW FROM THE CBD TO THE FORESHORE LANDSCAPES AND MARINE ENVIRONMENT

**NATURAL ELEMENTS**



EXPOSURE TO STRONG EASTERLY & SOUTH EASTERLY WINDS OVER SUMMER

**EVALUATION**

THE ESPERANCE TOWN CENTRE - REVITALISATION MASTER PLAN 2015-2035:  
 "THE RESULTS OF THE CARPARKING ANALYSIS INDICATE THAT THE CURRENT NUMBER OF BAYS IS SUFFICIENT TO MEET THE NEEDS OF THE TOWN CENTER USERS. OCCUPANCY RATES AT PEAK TIMES RANGE FROM 70% IN BOULEVARD SHOPPING CENTRE AND DEMPSTER STREET TO 15% AROUND THE FORESHORE"  
 "THE STUDY INDICATED THAT THE OFF-STREET PARKING WAS UNDER UTILISED IN COMPARISON TO ON STREET PARKING PARTICULARLY ON DEMPSTER STREET AND ANDREW STREET"  
 "THE CURRENT SITUATION PRIORITISES CARS OVER PEOPLE"

GENERALLY THE WIDTH OF THE ROADS & PARKING BAYS (ESPECIALLY IN ANDREW STREET) SEEM VERY GENEROUSLY SIZED AND IT COULD BE TAKEN INTO CONSIDERATION TO REDUCE THE WIDTH OF ROADS WHERE POSSIBLE AND ADD SPACE TO PEDESTRIAN SPACES EITHER SIDE OF THE ROAD OR TO THE MEDIAN STRIP TO INCREASE THE SIZE OF PLANTER BEDS.

THERE ARE SEVERAL SECTIONS IN THE CBD WHERE OVERHEAD POWERLINES ARE FLANKING THE SIDE OF PATHWAYS ALONG THE ROAD. THIS WILL LIMIT THE STREET SCAPE IMPROVEMENTS TO LOW AND MEDIUM SIZE PLANTING AND LARGER STREET SCAPE TREES MIGHT ONLY BE POSSIBLE IN THE MEDIAN STRIP.

THE MAJORITY OF THE TREES ARE MATURE NORFOLK ISLAND PINE TREES WHICH HAVE BEEN PART OF THE ESPERANCE STREET SCAPE FOR A VERY LONG TIME. MOST OF THE NORFOLK ISLAND PINE TREES ARE VERY LARGE IN SCALE COMPARED WITH THE SURROUNDING BUILT & NATURAL FORMS AND THEY DOMINATE THE CBD SKYLINE. THE NORFOLK ISLAND PINE TREES UNFOLD THEIR GREAT VISUAL CHARACTERISTICS WHEN VIEWED FROM A GREATER DISTANCE. WITHIN THE MAIN STREET SCAPE THE NORFOLK ISLAND PINE TREES ARE RECOGNISABLE BY THEIR VERY WIDE TRUNKS WITH THEIR DISTINCTIVE DARK BROWN TEXTURED BARK.

CONSIDERATION CAN BE GIVEN TO THE REMOVAL OF THE TREE, IN CASES WHERE THE REMOVAL OF THE TREE DURING A STREETSCAPE UPGRADE WILL ASSIST WITH IMPROVING THE OVER ALL AMBIENCE, TRAFFIC FLOWS & PUBLIC REALM FUNCTIONS OF THE SPACE

VIEWS OUT OF THE CBD TO INTERESTING LANDSCAPE FEATURES ARE VALUABLE VISUAL LINKS TO NATURE ESPECIALLY IF THE CBD LACKS SPACE FOR LANDSCAPE AND NATURAL ENVIRONMENTS.

THE ESPERANCE FORESHORE PRECINCT IN PARTICULAR HAS A HIGH QUALITY MIX OF PARKLAND & OCEAN SCENERY. IT HAS A VARIETY OF MEDIUM SIZE TREES AND ALSO A LARGE NUMBER OF MATURE SIZE NORFOLK ISLAND PINES TREES. DUE TO THEIR SIZE, THE NORFOLK ISLAND PINE TREES CAN BE EXPERIENCED FROM QUITE A FEW POINTS WITHIN THE CBD AND OFTEN IT IS THE GREEN TOPS OF THE TREE, EXTENDING HIGH ABOVE THE BUILDINGS, THE VISITOR WILL NOTICE MOST.

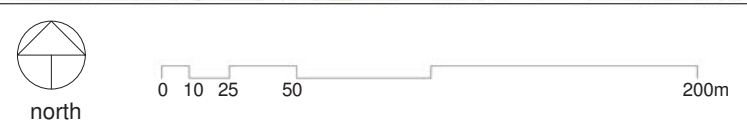
DUE TO THE STRONG EASTERLY WINDS ALONG THE FORESHORE DURING THE SUMMER MONTHS, THE PUBLIC SPACES & PLAY AREAS ALONG THE FORESHORE MIGHT NOT ALWAYS BE INVITING TO VISITORS. THE CBD WITH ITS BUILT FORMS CAN THEREFORE PROVIDE SHELTERED URBAN SPACES PROTECTED FROM THE ELEMENTS, WHERE PEOPLE CAN RELAX & SOCIALISE WHILE EXPLORING THE CBD OR TAKING A BREAK FROM BUSINESS, SHOPPING OR WORK.

**SITE SPECIFICS - CBD & WIDER REGION**

1 : 2000

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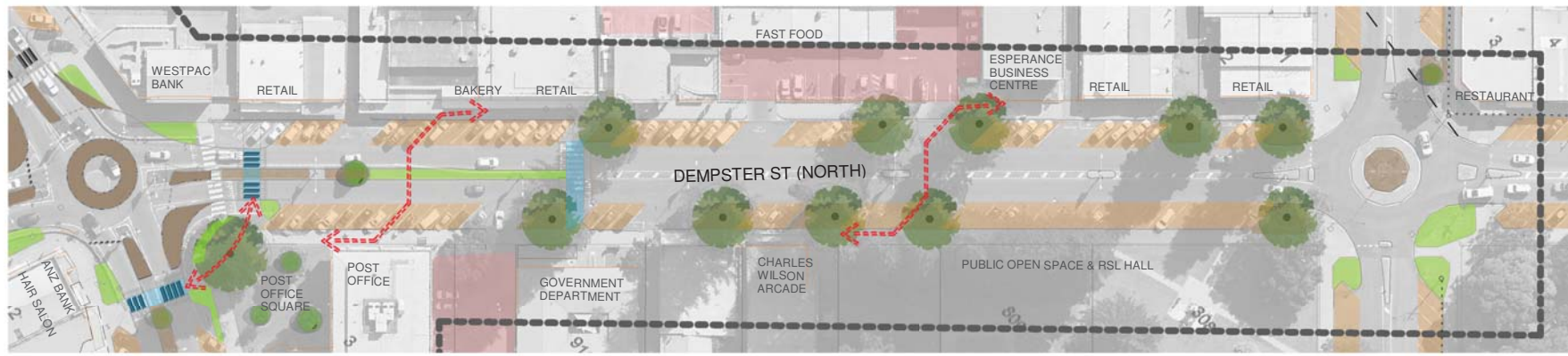
**H+H architects**

project  
**ESPERANCE CBD - LANDSCAPING ANDREW STREET & DEMPSTER STREET**  
 client  
 SHIRE OF ESPERANCE

**SITE SPECIFICS - CBD & BEYOND**  
 cad file -  
 drawn Author project number 0168-18

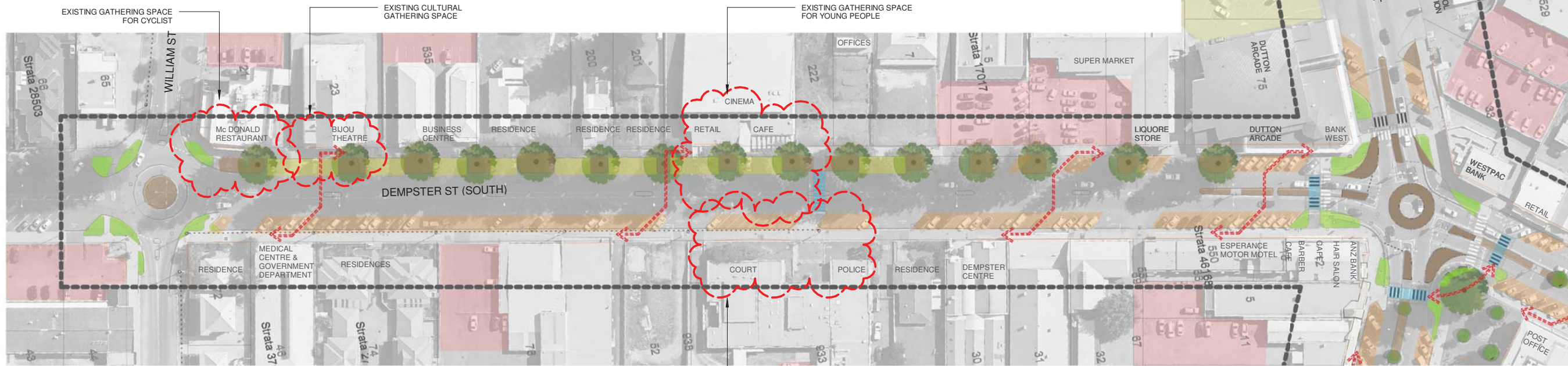
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**SITE SPECIFICS - DEMPSTER STREET (NORTH)**

1 : 1000



**SITE SPECIFICS - DEMPSTER STREET (SOUTH)**

1 : 1000



- LANDSCAPE**
- EXISTING TREES WITH IMPORTANCE TO ESPERANCE'S URBAN IDENTITY
  - EXISTING ISOLATED STREET SCAPE TREE.
  - LAWN AREAS & ARTIFICIAL LAWN AREAS
  - EXISTING PLANTER BEDS IN PAVED AREAS & MEDIAN STRIPS.

**EVALUATION**

THE MAJORITY OF THE TREES ARE MATURE NORFOLK ISLAND PINE TREES WHICH HAVE BEEN PART OF THE ESPERANCE STREET SCAPE FOR A VERY LONG TIME. MOST OF THE NORFOLK ISLAND PINE TREES ARE VERY LARGE IN SCALE COMPARED WITH THE SURROUNDING BUILT & NATURAL FORMS AND THEY DOMINATE THE CBD SKYLINE. THE NORFOLK ISLAND PINE TREES UNFOLD THEIR GREAT VISUAL CHARACTERISTICS WHEN VIEWED FROM A GREATER DISTANCE. WITHIN THE MAIN STREET SCAPE THE NORFOLK ISLAND PINE TREES ARE RECOGNISABLE BY THEIR VERY WIDE TRUNKS WITH THEIR DISTINCTIVE DARK BROWN TEXTURED BARK.

CONSIDERATION CAN BE GIVEN TO THE REMOVAL OF THE TREE, IN CASES WHERE THE REMOVAL OF THE TREE DURING A STREETSCAPE UPGRADE WILL ASSIST WITH IMPROVING THE OVER ALL AMBIENCE, TRAFFIC FLOWS & PUBLIC REALM FUNCTIONS OF THE SPACE

GENERALLY THERE IS A LOW NUMBER OF PLANTERS ESPECIALLY ON ANDREW STREET (EAST). SOME OF THE PLANTERS IN THE MEDIAN STRIP ARE VERY NARROW AND MIGHT HAVE BEEN LESS SUCCESSFUL DUE TO THERE SIZING. LAWN AREAS ARE RARE WITHIN THE EXISTING STREET SCAPE OF DEMPSTER & ANDREW STREET. AT A FEW LOCATION ARTIFICIAL LAWN HAS BEEN INSTALLED TO COVER UP UNSUCCESSFUL GARDEN & LAWN AREAS

- TRAFFIC AREAS**
- 90 DEGREE PARKING
  - 30, 45 & 60 DEGREE PARKING
  - PARALLEL PARKING
  - CBD OVER FLOW & FORESHORE PARKING
  - CBD OFF-STREET PARKING (SHOPS, PRIVATE ENTERPRISE, MEDICAL CENTRES ETC.)
  - ROAD

**EVALUATION**

EXCERPTS FROM THE ESPERANCE TOWN CENTRE - REVITALISATION MASTER PLAN 2015-2035:

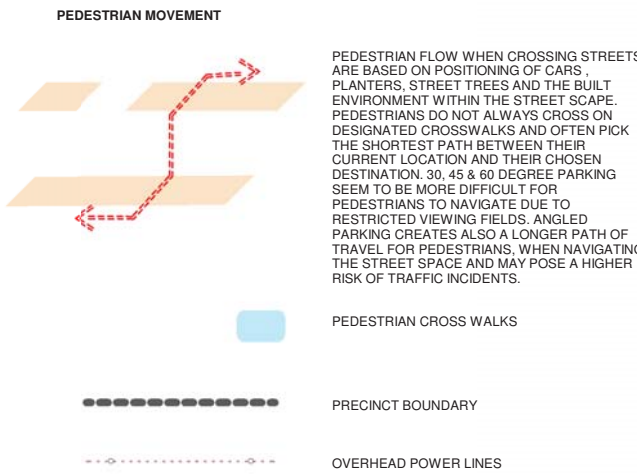
"THE RESULTS OF THE CARPARKING ANALYSIS INDICATE THAT THE CURRENT NUMBER OF BAYS IS SUFFICIENT TO MEET THE NEEDS OF THE TOWN CENTER USERS. OCCUPANCY RATES AT PEAK TIMES RANGE FROM 70% IN BOULEVARD SHOPPING CENTRE AND DEMPSTER STREET TO 15% AROUND THE FORESHORE"

"THE STUDY INDICATED THAT THE OFF STREET PARKING WAS UNDER UTILISED IN COMPARISON TO ON STREET PARKING PARTICULARLY ON DEMPSTER STREET AND ANDREW STREET"

GENERALLY THE WIDTH OF THE ROADS & PARKING BAYS (ESPECIALLY IN ANDREW STREET) SEEM VERY GENEROUSLY SIZED AND IT COULD BE TAKEN INTO CONSIDERATION TO REDUCE THE WIDTH OF ROADS WHERE POSSIBLE AND ADD SPACE TO PEDESTRIAN ZONES EITHER SIDE OF THE ROAD OR TO THE MEDIAN STRIP TO INCREASE THE SIZE OF PLANTER BEDS.

IN ANDREW STREET ADDITIONAL PEDESTRIAN SPACES WOULD HELP TO DEVELOP AN URBAN SPACE WITH MORE OPPORTUNITIES FOR ALFRESCO, OUTDOOR DINING, SOFT LANDSCAPING, STREET FURNITURE, COMMUNITY EVENTS ETC.

IN DEMPSTER STREET ADDITIONAL SPACE COULD BE USED FOR ESTABLISHING A MEDIAN STRIP WITH SOFT LANDSCAPING. ADDITIONAL LANDSCAPE SPACE & A MODIFIED PAVING EDGE COULD ALSO BE ADDED TO THE BASE OF THE NORFOLK PINE TREES LINING THE EXISTING STREET SCAPE IN DEMPSTER STREET.



**EVALUATION**

EXCERPTS FROM THE ESPERANCE TOWN CENTRE - REVITALISATION MASTER PLAN 2015-2035:

"DEMPSTER AND ANDREW STREET HAVE ANGLED PARKING. WHILE THE CONFIGURATION IS EFFICIENT IN MAXIMISING ON STREET PARKING BAYS, IT IS ALSO THE GENERATOR OF THE MOST TRAFFIC ACCIDENTS AND CONTRIBUTES TO CREATING AN UNSAFE CYCLE ENVIRONMENT."

"THE CURRENT SITUATION PRIORITISES CARS OVER PEOPLE"

"THE TRAFFIC MOVES THROUGH RATHER THE AROUND THE TOWN CENTER"

"THE TRAFFIC VOLUMES ... ALONG DEMPSTER STREET AND ANDREW STREET ARE ... HIGH ..."

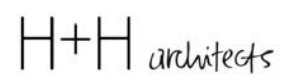
"PEDESTRIAN CROSSING FACILITIES WITHIN THE STUDY AREA ARE AMBIGUOUS AND PEDESTRIANS ARE UNSURE WHETHER TO GIVE WAYS TO CARS OR NOT"

THERE ARE SEVERAL SECTIONS IN THE CBD WHERE OVERHEAD POWERLINES ARE FLANKING THE SIDE OF PATHWAYS ALONG THE ROAD. THIS WILL LIMIT THE STREET SCAPE IMPROVEMENTS TO LOW AND MEDIUM SIZE PLANTING AND LARGER STREET SCAPE TREES MIGHT ONLY BE POSSIBLE IN THE MEDIAN STRIP.

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1	Date 1	Revision 1

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project  
**ESPERANCE CBD - LANDSCAPING**  
**ANDREW STREET & DEMPSTER STREET**  
 client  
 SHIRE OF ESPERANCE

SITE SPECIFICS - DEMPSTER STREET		scale 1 : 1000; A2
date	Issue Date	
drawn	Author	project number 0168-18
dwg no.	rev.	L 0.3 1

**HISTORIC ESPERANCE STREET SCAPES**

THE OLD PHOTOGRAPHS OF THE ESPLANADE & ANDREW STREET SHOW TRADITIONAL PARKING LAYOUTS, STREET LANDSCAPING & URBAN ACTIVITY.

THE CBD DISPLAYS ALL SIGNS OF A FUNCTIONAL & BUSY REGIONAL CENTRE, WHERE PEOPLE COME FROM THE WIDER REGION TO SOURCE SUPPLIES, DO BUSINESS, BANKING ETC.

THE STREET SCAPE SEEMS VERY BARREN AND LACKING SOFT LANDSCAPING, STREET FURNITURE & PUBLIC REALM. CARS SEEMS TO DOMINATE THE STREET SCAPE. THE NORFOLK ISLAND PINE TREES ARE A DOMINANT FEATURE & CONTRIBUTE TO THE CHARACTER OF THE CBD.



ANDREW STREET ca 1968 (STATE LIBRARY OF WESTERN AUSTRALIA)



THE PIER HOTEL, THE ESPLANADE ca 1962 (STATE LIBRARY OF WESTERN AUSTRALIA)



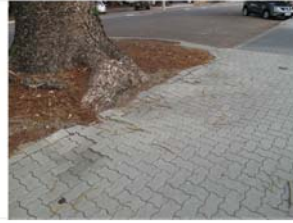
ANDREW STREET (c 1960's)



ANDREW STREET POST CARD (c 1970's)

**NORFOLK ISLAND PINE TREES**

MOST OF THE NORFOLK ISLAND PINE TREES ARE MATURE AND VERY LARGE IN SCALE COMPARED WITH THE SURROUNDING BUILT & NATURAL FORMS. WITHIN THE MAIN STREET SCAPE THE NORFOLK PINE TREES ARE MAINLY RECOGNISABLE BY THEIR VERY WIDE TRUNKS. THE UNDERSURFACING VARIES WITHIN DIFFERENT STREETS FROM BARE SOIL, MULCHED WITH PINE NEEDLES, ARTIFICIAL LAWN, RUBBER MATTING ETC. IT ALSO APPEARS THAT A MATURE NORFOLK PINE TREE REQUIRE A LARGER 'FREE-DRAINING' GROUND SURFACE AREA DUE TO ITS SIZE. WITHIN THE EXISTING STREET SCAPE, ROOT SYSTEMS HAVE LIFTED PAVING IN SOME CASES. THE NORFOLK ISLAND PINE TREE TREE FROM 2017 HIGHLIGHT, THAT A LARGE NUMBERS OF TREES WITHIN THE CBD AREA SUFFER FROM DISEASE AND MALNUTRITION AND ARE AT RISK OF DYING IF CONDITIONS DO NOT IMPROVE. THE MAIN REASONS FOR THIS SITUATION IS THE COMPACTION OF ROOT ZONE AREA AND INSUFFICIENT SIZE OF FREE DRAINING SPACE AT BASE OF TREE.



ROOT SYSTEM HAS LIFTED THE PAVING



WET PUR RUBBER SURFACING



ARTIFICIAL LAWN



RUBBER MATTING



PINE TREE NEEDLE MULCH



THE GREEN PARTS OF TREE CAN BE ONLY EXPERIENCED FROM A DISTANT VIEW.

**MEDIAN & STREET LANDSCAPING**

DEMPSTER STREET'S MAIN SOFT LANDSCAPING FEATURES ARE MATURE NORFOLK PINE TREES. THERE SEEMS TO BE A LACK OF MEDIAN STREET & SIDE PLANTINGS. A NUMBER OF PLANTERS HAVE BEEN COVERED WITH ARTIFICIAL LAWN IN PARTICULAR UNDER THE NORFOLK PINE TREES. THE FOOTPATH MATERIALS AND KERBING CLASH WITH THE NATURAL FORMS & SPACE REQUIRED BY THE TREES AND THIS CONFLICT CREATES POOR VISUAL IMPRESSIONS AT STREET LEVEL.



MEDIAN STRIP (DEMPSTER STREET)



NORFOLK PINE TREE (DEMPSTER STREET)



ARTIFICIAL LAWN IN THE MEDIAN STRIP (DEMPSTER STREET)



SMALL STREET TREE (ONE OF 4 IN ANDREW STREET EAST)



MULCHED MEDIAN STRIP WITH SMALL TREE (ANDREW STREET EAST)



MEDIAN STREET SPARSE PLANTING (ANDREW STREET EAST)

**URBAN ACTIVITY**

THE LACK OF SUITABLE URBAN PEDESTRIAN SPACE HAS CREATED AN EMPTY STREET SCAPE (ANDREW STREET & DEMPSTER STREET) LACKING ALFRESCO AREAS, ACTIVE RETAIL FRONTAGES OR ENGAGING URBAN MEETING PLACES.



CREATE & SEE (CRAFT SHOP / ANDREW STREET)



THE ESPERANCE MOTOR HOTEL WITH BAR & RESTAURANT (ANDREW STREET)



DOMI CAFE (ANDREW STREET)



ANDREW STREET



THE LOOSE GOOSE HOUSES HAS A BAR & RESTAURANT (ANDREW STREET)



KUNG FU NOODLE (ANDREW STREET)



MOBILITY SCOOTER PARKING (POST OFFICE SQUARE)

**TRAFFIC & PARKING**

THE HIGH NUMBER OF 'ON STREET PARKING OPPORTUNITIES' ALONG DEMPSTER STREET & ANDREW STREET PRESENTS THE STREET SCAPE WITH A 'WALL' OF CARS ON EITHER SIDE OF THE ROAD WHEN VIEWED FROM THE PEDESTRIAN PATHWAYS. THE PEDESTRIAN SPACES APPEAR UNINVITING AND DUE TO THE 45 DEGREE PARKING ANGLE THE VIEW ONTO ONCOMING TRAFFIC & CARS MOVING IN AND OUT OF PARKING BAYS CAN BE COMPROMISED WHEN CROSSING THE ROAD AND MAY POSE A HIGHER RISK TO PEDESTRIANS.



DEMPSTER STREET & POST OFFICE SQUARE CARS DOMINATING THE STREET SCAPE



CAFE ON DEMPSTER STREET: CARS DOMINATE THE VIEW OUT OF THE CAFE



DEMPSTER STREET CROSS OVER NEAR ANDREW STREET: THE PATH OF TRAVEL FOR PEDESTRIAN IS CUT OF BY THE PROXIMITY OF ANGLED PARKING. PEDESTRIANS OFTEN CUT THROUGH THIS PARKING BAY AND ARE AT RISK OF BEING INJURED BY CARS PULLING IN BEHIND OR IN FRONT OF THEM.



DEMPSTER STREET CROSS OVER NEAR COURT HOUSE & CINEMA: THE PARKED CAR CLOSEST TO THE CROSS OVER IS BLOCKING THE VIEW FOR PEDESTRIANS APPROACHING THE CROSSOVER. THIS WOULD CREATE A CHALLENGING SITUATION FOR DRIVERS AND PEDESTRIANS ALIKE.



PARKING BAYS BEFORE & AFTER ROUNDABOUTS ARE NOT VERY POPULAR. BACKING IN AND OUT OF THOSE PARKING BAYS CAN BE VERY CHALLENGING AT PEAK TRAFFIC TIMES. THIS MAY ALSO CAUSE A HIGHER RISK FOR TRAFFIC INCIDENTS.



THE LAYOUT OF THE PARKING SPACE IN FRONT OF THE RETAIL SPACE ADJACENT TO THE CINEMA ALLOWS CARS TO BE PARKING IN CLOSE PROXIMITY TO THE VERANDAH STRUCTURE. THIS COULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE VERANDAH STRUCTURE IF HIT BY A CAR.

**STREET FURNITURE & PAVING MATERIALS**

A VARIETY OF DIFFERENT FURNITURE & PAVING STYLES CURRENTLY EXIST IN THE CBD PRECINCT. THE LACK OF CONTINUITY IN STYLE AND PRESENCE CREATES VISUAL CLUTTER AND DETRACTS FROM THE URBAN CHARACTER. THERE ALSO SEEMS TO BE A LACK OF SEATING & PUBLIC ART



BINS (DEMPSTER STREET)



BOLLARDS & BIN WITH SOIL PIT TYPICALLY USED AS ASHTRAY (ANDREW STREET)



BIN (POST OFFICE SQUARE)



LACK OF SEATING & ALFRESCO FURNITURE NEAR A POPULAR BAKERY ON DEMPSTER STREET



BENCH & PAVING AROUND THE BASE OF NORFOLK ISLAND TREE CONTRIBUTE TO COMPACTION AND LACK OF NUTRITION SUPPLY (POST OFFICE SQUARE)



PATH FROM ANDREW STREET TO FORESHORE



PAVING AT POST OFFICE SQUARE

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ANDREW STREET & DEMPSTER STREET**  
client  
**SHIRE OF ESPERANCE**

**SITE SPECIFICS -  
URBAN FABRICS**

cad file -  
drawn Author project number 0168-18

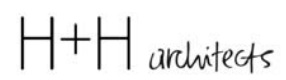
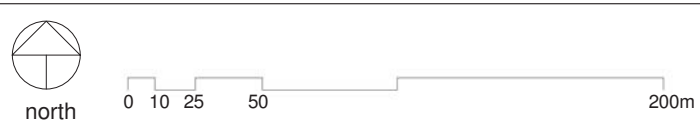
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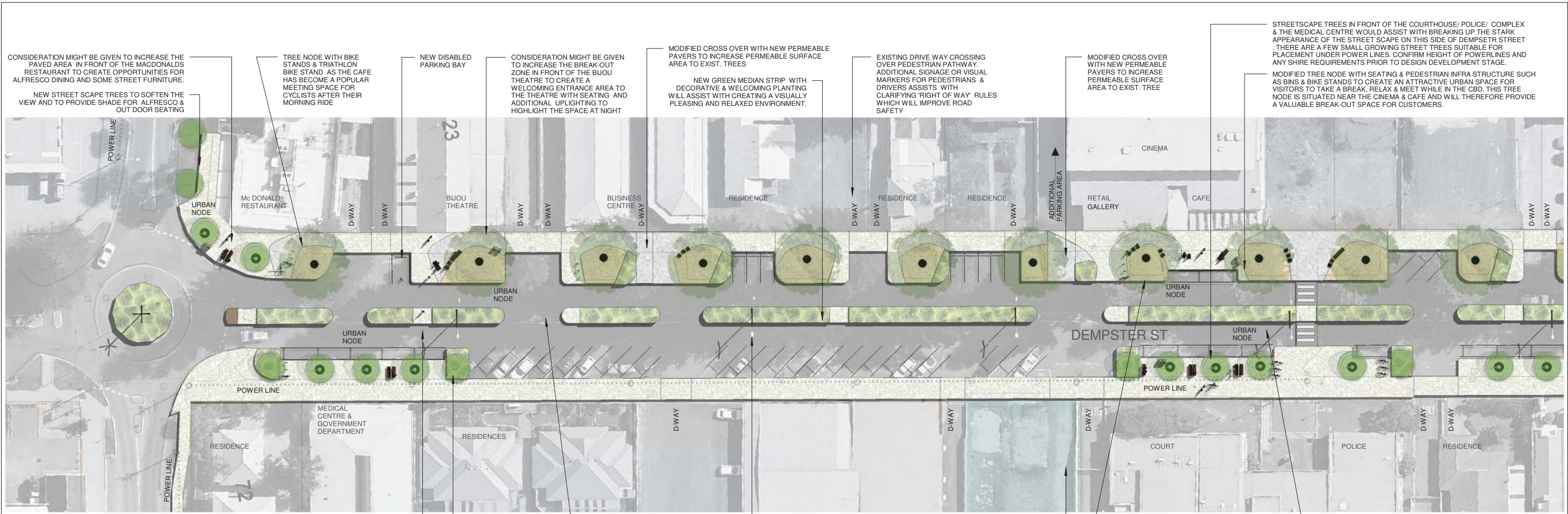
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**ANDREW STREET & DEMPSTER STREET**  
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LANDSCAPE MASTER PLAN

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CONSIDERATION MIGHT BE GIVEN TO INCREASE THE PAVED AREA IN FRONT OF THE MACDONALDS RESTAURANT TO CREATE OPPORTUNITIES FOR ALFRESCO DINING AND SOME STREET FURNITURE.

NEW STREET SCAPE TREES TO SOFTEN THE VIEW AND TO PROVIDE SHADE FOR ALFRESCO & OUT DOOR SEATING

TREE NODE WITH BIKE STANDS & TRIATHLON BIKE STAND AS THE CAFE HAS BECOME A POPULAR MEETING SPACE FOR CYCLISTS AFTER THEIR MORNING RIDE

NEW DISABLED PARKING BAY

CONSIDERATION MIGHT BE GIVEN TO INCREASE THE BREAK-OUT ZONE IN FRONT OF THE BUOU THEATRE TO CREATE A WELCOMING ENTRANCE AREA TO THE THEATRE WITH SEATING AND ADDITIONAL UPLIGHTING TO HIGHLIGHT THE SPACE AT NIGHT

MODIFIED CROSS OVER WITH NEW PERMEABLE PAVERS TO INCREASE PERMEABLE SURFACE AREA TO EXIST. TREES

NEW GREEN MEDIAN STRIP WITH DECORATIVE & WELCOMING PLANTING WILL ASSIST WITH CREATING A VISUALLY PLEASANT AND RELAXED ENVIRONMENT.

EXISTING DRIVE WAY CROSSING OVER PEDESTRIAN PATHWAY. ADDITIONAL SIGNAGE OR VISUAL MARKERS FOR PEDESTRIANS & DRIVERS ASSISTS WITH CLARIFYING 'RIGHT OF WAY' RULES WHICH WILL IMPROVE ROAD SAFETY

MODIFIED CROSS OVER WITH NEW PERMEABLE PAVERS TO INCREASE PERMEABLE SURFACE AREA TO EXIST. TREE

STREETSCAPE TREES IN FRONT OF THE COURTHOUSE/ POLICE/ COMPLEX & THE MEDICAL CENTRE WOULD ASSIST WITH BREAKING UP THE STARK APPEARANCE OF THE STREET SCAPE ON THIS SIDE OF DEMPSTER STREET THERE ARE A FEW SMALL GROWING STREET TREES SUITABLE FOR PLACEMENT UNDER POWER LINES. CONFIRM HEIGHT OF POWERLINES AND ANY SHIRE REQUIREMENTS PRIOR TO DESIGN DEVELOPMENT STAGE.

MODIFIED TREE NODE WITH SEATING & PEDESTRIAN INFRA STRUCTURE SUCH AS BINS & BIKE STANDS TO CREATE AN ATTRACTIVE URBAN SPACE FOR VISITORS TO TAKE A BREAK, RELAX & MEET WHILE IN THE CBD. THIS TREE NODE IS SITUATED NEAR THE CINEMA & CAFE AND WILL THEREFORE PROVIDE A VALUABLE BREAK-OUT SPACE FOR CUSTOMERS.

PAVED SECTIONS IN NEW GREEN MEDIAN STRIP ARE LINKED TO PAVED LANDINGS ON EITHER SIDE OF THE ROAD TO ALLOW ALTERNATIVE SAFE CROSSING LOCATIONS. THOSE CROSSING NODES HAVE IMPROVED VISIBILITY FOR DRIVERS AND PEDESTRIAN ALIKE DUE TO PARKING BAYS BEING MODIFIED

SMALL GROWING TREE SPECIES UNDER POWERLINES

THE LOCATIONS OF THE CROSS OVER OPENINGS IN NEW GREEN MEDIAN STRIP ARE INDICATIVE ONLY AND SHALL BE ASSESSED BY CIVIL / TRAFFIC ENGINEER. THE NUMBER OF OPENINGS COULD BE KEPT TO A MINIMUM TO ENHANCE THE OVERALL APPEARANCE OF THE STREET SCAPE.

EXISTING MEDIAN STRIP STREET BANNERS. AS DEMPSTER STREET IS ONE OF THE MAIN ROADS LEADING INTO THE CBD THE BANNERS FRAMED BY THE LARGE NORFOLK ISLAND PINE TREES CREATE A WELCOMING ATMOSPHERE TO VISITORS ARRIVING OR PASSING THROUGH.

CONSIDERATION MIGHT BE GIVEN TO DEVELOP AN ALTERNATIVE OFF STREET PARKING AREA FOR THE CINEMA/ COURT/ POLICE PRECINCT TO OFFSET THE REDUCTION OF PARKING BAYS ON DEMPSTER STREET. THERE MIGHT BE OTHER SITES MORE SUITABLE OR AVAILABLE NEAR BY.

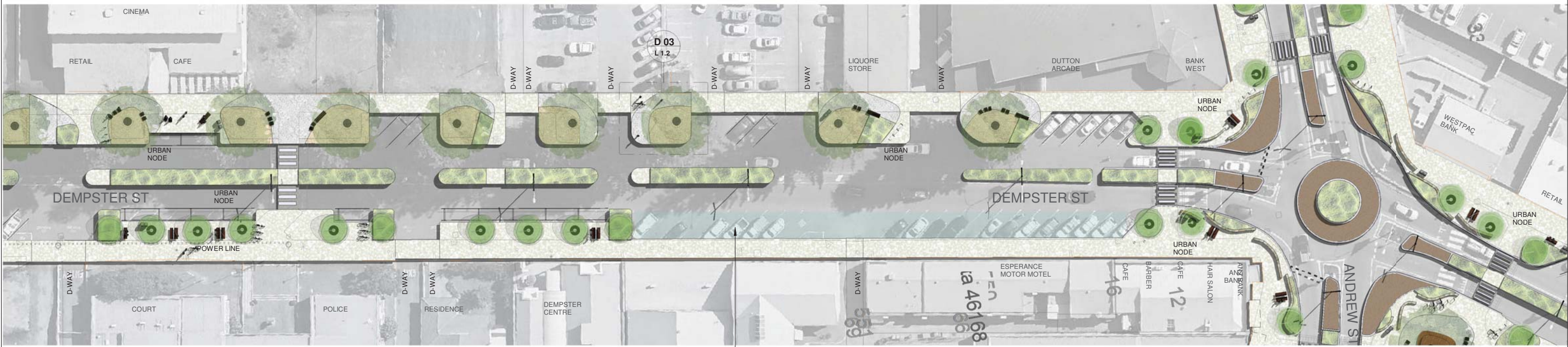
CONSIDERATION MIGHT BE GIVEN TO MODIFY THE PARKING LAYOUT FROM 45 DEGREE PARKING TO PARALLEL PARKING ON BOTH SIDES OF THE STREET TO ASSIST WITH THE PEDESTRIAN ZONE UPGRADE. THIS WILL ALSO ALLOW THE INSTALLATION OF A LARGER PERMEABLE SURFACE AREA AT THE BASE OF THE NORFOLK ISLAND PINE TREES.

CONSIDERATION MIGHT BE GIVEN TO IMPROVE THE AMENITY OF THE STREET SCAPE IN FRONT OF THE CINEMA/ CAFE / GALLERY COMPLEX ON ONE SIDE OF DEMPSTER STREET AND THE COURTHOUSE / POLICE COMPLEX ON THE OPPOSITE SIDE. THIS PRECINCT IS FREQUENTED BY A HIGH NUMBER OF PEOPLE EVERY DAY AND AT DIFFERENT TIMES THROUGHOUT THE DAY. PEOPLE ARE ALSO SPENDING TIME OUTSIDE IN THE STREET FOR AN EXTENDED LENGTH OF TIME. THE AIM IS TO INCREASE THE AMENITY OF THE PEDESTRIAN ZONE AND DEVELOP A HIGH QUALITY URBAN SPACE WHERE VISITORS FEEL WELCOME TO SPEND TIME, SOCIALISE OR TAKE A BREAK.

A PARKING DIRECTORY & SIGNAGE SYSTEM MIGHT BE REQUIRED IN ADDITION TO ADVISE & DIRECT VISITORS TO PARKING AREAS NEAR BY & THE FORESHORE.

**SITE PLAN - DEMPSTER STREET SOUTH**

1 : 500



**SITE PLAN - DEMPSTER STREET (MIDDLE)**

1 : 500

CONSIDERATION MIGHT BE GIVEN TO INSERT ANOTHER 'URBAN NODE' TO THIS SIDE OF DEMPSTER STREET. THIS WILL ASSIST WITH SOFTENING THE OTHERWISE STARK APPEARANCE OF THIS STREET SCAPE.

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project  
**ESPERANCE CBD - LANDSCAPING**  
**ANDREW STREET & DEMPSTER STREET**  
 client  
**SHIRE OF ESPERANCE**

<b>DEMPSTER STREET</b>		scale 1 : 500@ A2
date	Issue Date	
drawn	Author	
project number	0168-18	
dwg no.		
rev.		
		<b>L 1.1</b>





UPLIGHTING OF THE NEW STREET TREES OR SEASONAL LIGHTING E.G. AT CHRISTMAS TIME COULD ENHANCE THE URBAN APPEARANCE OF THE STREET IN THE EVENINGS AND MAKE THE SPACE MORE ENGAGING AT DIFFERENT TIMES OF THE DAY / YEAR.

MODIFIED PAVING & PARKING LAYOUT TO BOTH SIDES OF ANDREW STREET WITH WIDER PAVED AREAS AND NEW STREET SCAPE TREES. IT IS ENVISAGED, THAT THE CORNER IS A PRIME LOCATION FOR RETAIL AND HOSPITALITY BUSINESSES DUE TO ITS EXPANSIVE OCEAN & FORESHORE VIEWS AND THEREFORE WOULD BECOME AN 'URBAN NODE' ONCE DEVELOPED

LARGE MOBILE PLANTERS & BOLLARDS COULD TEMPORARILY ASSIST WITH RESTRICTING TRAFFIC FLOWS OUT OF THE PIER HOTEL DRIVE THRU INTO ANDREW STREET. CURRENTLY CARS ENTER ANDREW STREET AGAINST THE TRAFFIC FLOW, WHICH CAN CAUSE CONFUSION AND RISK TO ALL TRAFFIC PARTICIPANTS.



### ANDREW STREET EAST

1 : 500

CONSIDERATION MIGHT BE GIVEN MODIFY THE ROAD LEVEL IN THIS SECTION OF ANDREW STREET SHOWN SHADED BLUE. THE AIM IS TO RAISE THE ROAD LEVEL UP TO PAVING LEVEL AND INSTALL FLUSH KERBING BETWEEN PEDESTRIAN PATHWAY AND ROAD. THIS WOULD ENHANCE THE URBAN REALM OF ANDREW STREET & CREATE A PEDESTRIAN FRIENDLY SPACE FOR EVERY DAY USE AND COMMUNITY EVENTS.

NEW 'URBAN NODE' WITH INCREASED PATHWAY WIDTH & MODIFIED PARKING LAYOUT TO CREATE OPPORTUNITIES FOR ALFRESCO SEATING AREAS IN FRONT OF RESTAURANTS & CAFES

SELECTED SMALL STREET SCAPE TREE SPECIES (APPROX MATURE SIZE OF 6m H x 6mW) TO BOTH SIDES OF ANDREW STREET TO SOFTEN THE EXISTING STARK BUILT ENVIRONMENT. THE TREES WILL ALSO PROVIDE SHADE AND ALSO BREAK UP SOME OF THE STRONG WINDS COMING FROM THE FORESHORE

LARGE MOBILE PLANTERS & BOLLARDS COULD TEMPORARILY ASSIST WITH RESTRICTING TRAFFIC FLOWS OUT OF THE INFORMAL CARPARK INTO ANDREW STREET. CARS MIGHT BE DIRECTED TO THE SIDE ENTRY OFF THE ESPLANADE SLIP ROAD

NEW STREETSCAPE PLANTERS AT APPROX 18m INTERVALS TO ESTABLISH A MORE RELAXED AND ATTRACTIVE STREET SCAPE.

EXISTING GREEN MEDIAN STRIP WITH DECORATIVE & WELCOMING LOW PLANTING. MAXIMISE PLANTED AREAS VERSUS NUMBERS OF VEHICULAR CROSSOVERS BETWEEN BOTH TRAFFIC LANES. THE LAYOUT IS INDICATIVE ONLY AND REQUIRES REVIEWS BY CIVIL / TRAFFIC ENGINEER.

ALFRESCO OPPORTUNITY FOR CAFES & RESTAURANTS DUE TO WIDER FOOT PATH

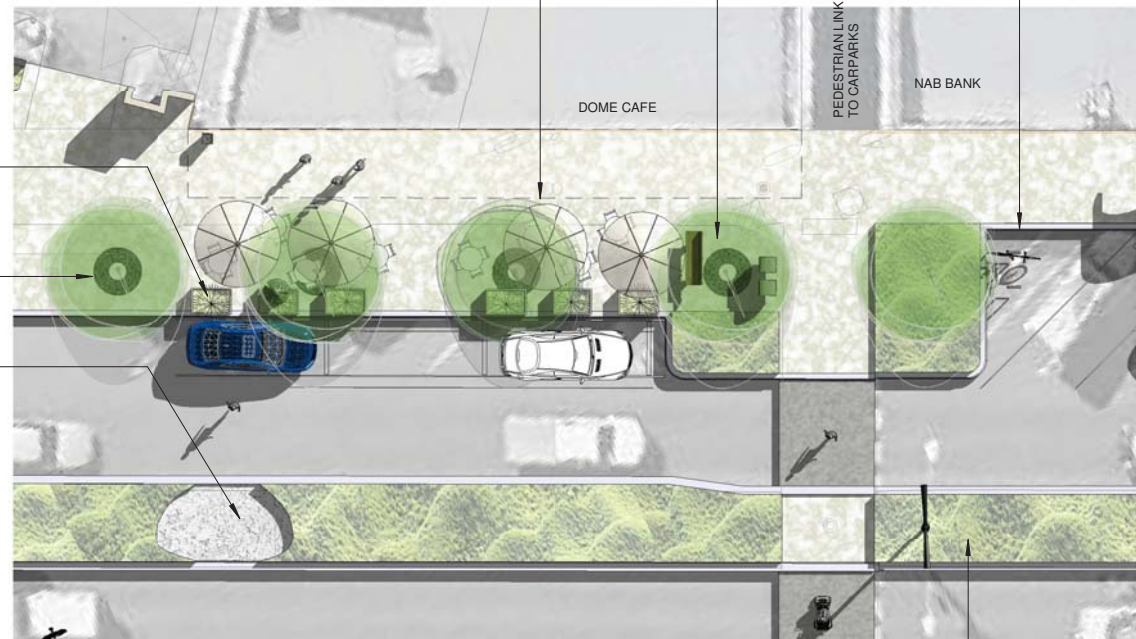
STREET FURNITURE TO IMPROVE AMENITY (BENCH & BINS)

POSSIBLE BIKE & SCOOTER PARKING ALONG NEW PLANTERS IN AREAS UNSUITABLE FOR CARPARKING. ADDITIONAL ROAD MARKING & PARKING DIRECTIONS MIGHT BE REQUIRED FOR EXTRA CLARITY.

POSSIBLE MOBILE STREET SCAPE PLANTERS TO SEPARATE ALFRESCO FROM PARKING AREAS

SELECTED SMALL STREET TREE SPECIES (APPROX MATURE SIZE OF 6m H x 6mW)

INFORMAL CROSSING THROUGH MEDIAN STRIP WITH CRUSHED ROCK PAVING

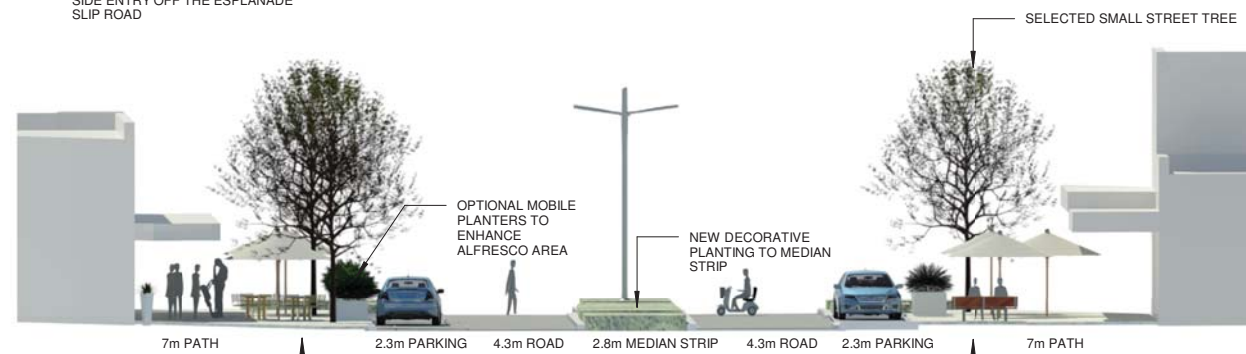


EXISTING GREEN MEDIAN STRIP WITH DECORATIVE LOW & WELCOMING PLANTING.

D04

### ANDREW STREET EAST - URBAN NODE

1 : 200



### ANDREW STREET - SECTION S01

NTS URBAN NODE



### ANDREW STREET - SECTION S02

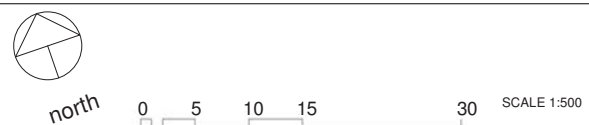
NTS

#### DESIGN NOTES:

IT IS ENVISAGED THAT BINS SHOULD BE LOCATED IN CONVENIENT LOCATIONS, NEAR OBVIOUS SOURCE OF WASTE SUCH AS TAKE-AWAY RESTAURANTS, CAFES, BAKERY, WHERE FOOD IS SERVED IN DISPOSABLE CONTAINERS. BINS SHOULD NOT DOMINATE THE STREET SCAPE AND DO NOT NEED TO BE LOCATED IN PLACES WHERE THERE IS LITTLE DEMAND.

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ANDREW STREET EAST  
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drawn Author project number 0168-18

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CONSIDERATION MIGHT BE GIVEN TO REDUCE THE WIDTH OF THE EXISTING CROSSOVERS, TO CREATE A MORE SYMPATHETIC STREET SCAPE ON THIS SIDE OF ANDREW STREET. CURRENTLY THIS SPACE IS VERY DIFFICULT TO TRANSVERSE SAFELY BY PEDESTRIANS. THE LAYOUT IS INDICATIVE ONLY AND REQUIRES A REVIEW BY CIVIL / TRAFFIC ENGINEER

OPPORTUNITY FOR NEW STREET TREES TO ENHANCE THE AMENITY OF THE STREET INTERSECTION WITH THE PETROL STATION DOMINATING THE VIEW

NEW STREETSCAPE PLANTERS TO ESTABLISH A MORE RELAXED AND ATTRACTIVE STREET SCAPE.

UPLIGHTING OF THE NEW STREET TREES OR SEASONAL LIGHTING E.G. AT CHRISTMAS TIME COULD ENHANCE THE URBAN APPEARANCE OF THE STREET IN THE EVENINGS AND MAKE THE SPACE MORE ENGAGING AT DIFFERENT TIMES OF THE DAY / YEAR.

NEW MEDIAN STRIP STREET BANNERS TO MATCH EXISTING BANNERS IN ANDREW STREET EAST.



THE ENLARGED PLANTING ADJACENT TO CARPARK AREA WILL ASSIST WITH ENHANCING THE VIEW ONTO THE ANDREW STREET & CBD WHEN VISITORS APPROACH THE CBD FROM THE WEST

REMOVE EXISTING PLANTER BED ALONG CARPARK AREA TO CREATE A PEDESTRIAN FRIENDLY TRANSITION INTO CARPARK

NEW GREEN MEDIAN STRIP WITH DECORATIVE & WELCOMING PLANTING. MAXIMISE PLANTED AREAS VERSUS NUMBERS OF VEHICULAR CROSSOVERS BETWEEN BOTH TRAFFIC LANES. THE LAYOUT IS INDICATIVE ONLY AND REQUIRES A REVIEW BY CIVIL / TRAFFIC ENGINEER.

NEW 'URBAN NODE' WITH INCREASED PATHWAY WIDTH & MODIFIED PARKING LAYOUT TO CREATE OPPORTUNITIES FOR SEATING AREAS IN FRONT OF ARCADE  
NEW STREETSCAPE PLANTERS TO ESTABLISH A MORE RELAXED AND ATTRACTIVE STREET SCAPE.

## ANDREW STREET WEST

1 : 500

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north

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ANDREW STREET WEST

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EXISTING GREEN MEDIAN STRIP WITH DECORATIVE & WELCOMING PLANTING.

SELECTED PERMEABLE PAVING TO REPLACE EXISTING PAVING

NEW UPLIGHTING TO THE EXISTING NORFOLK ISLAND PINE TREE CAN HIGHLIGHT THE TREE WITHIN POST OFFICE SQUARE IN THE EVENINGS AND ASSIST WITH WAY FINDING FOR TOURISTS & SURVEILLANCE AT NIGHT.

400mm THICK & 600mm HIGH GRANITE STONE WALL. GRANITE TO MATCH LOCAL GRANITE.

EXISTING NORFOLK ISLAND TREE TRUNK

NEW RAISED SEATING DECK WITH MULCH BELOW TO INCREASE THE PERMEABLE SURFACING AT THE BASE OF THE EXISTING NORFOLK ISLAND PINE TREE. THE DECK WILL ALSO CREATE A NEW SOCIAL GATHERING, PERFORMANCE & MEETING SPACE WITHIN THE CBD.

NEW STREET PLANTERS TO ENHANCE THE AMENITY OF POST OFFICE SQUARE AND TO SEPARATE PARKING AREAS FROM PEDESTRIAN AREAS

PERMANENT OR TEMPORARY SHELTER FOR COMMUNITY EVENTS AND INFORMATION EXHIBITS

NEW GROUP OF SELECTED MEDIUM STREET TREES (APPROX MATURE SIZE OF 9m H x 6mW) TO ACTIVATE THE CORNER OF THE SQUARE AND TO BALANCE OUT THE SCALE BETWEEN THE BUILT FABRIC AND THE LARGE NORFOLK ISLAND PINE TREES. THE EXISTING BUILDING FACADE HAS A PLAIN MODERNIST EXPRESSION AND WOULD OFFER A SUITABLE FOIL FOR THE FOLIAGE OF THE TREES.

PERMANENT OR TEMPORARY SHELTER FOR COMMUNITY EVENTS AND INFORMATION EXHIBITS (POP UP FACILITY)

NEW FEATURE PAVING

PERMANENT OR TEMPORARY SHELTER FOR COMMUNITY EVENTS AND INFORMATION EXHIBIT

EXISTING 'HISTORY OF ESPERANCE' WALL TO BE RETAINED

NEW STREET PLANTING TO SOFTEN THE STARK BUILT URBAN FABRIC

VISUAL MARKERS OR SIGNAGE TO WARN PEDESTRIANS OF POST OFFICE VEHICLE DRIVE WAY

MODIFIED PARKING LAYOUT TO INCREASE PEDESTRIAN SPACE AND TO ASSIST WITH BETTER VIEWS INTO POST OFFICE SQUARE

NEW STREET PLANTERS TO ENHANCE THE AMENITY OF POST OFFICE SQUARE AND TO SEPARATE PARKING FROM PEDESTRIAN AREAS

EXISTING GREEN MEDIAN STRIP WITH DECORATIVE & WELCOMING PLANTING.

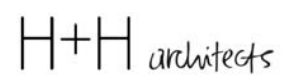
**POST OFFICE SQUARE**

1 : 200

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 client  
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POST OFFICE SQUARE

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- LEGEND**
- TRAFFICABLE CONCRETE PAVING TO TRAFFIC ISLAND AND INTERSECTION SHOULDERS.  
OPTION 1: COLOURED CONCRETE HOLCIM 'SILTSTONE' WITH BROOM FINISH.  
OPTION 2: STANDARD GREY CONCRETE WITH BROOM FINISH
  - SELECTED PAVING TO PEDESTRIAN AREAS TO BE ADVISED
  - SOFT LANDSCAPING INDICATIVE ONLY
  - 400mm THICK & 600mm HIGH GRANITE STONE WALL. GRANITE TO MATCH LOCAL GRANITE.
  - STREET SCAPE TREE INDICATIVE ONLY
  - FK** 300mm WIDE FLUSH STANDARD GREY CONCRETE KERB
  - GK** GENERAL KERB AS TO CIVIL ENGINEERS DETAIL IN STANDARD GREY CONCRETE

**NOTE:**  
THIS IS A CONCEPT DRAWING TO ILLUSTRATE POSSIBLE PAVING COLOURS & TYPES TO KERBING, TRAFFIC ISLAND & INTERSECTION SHOULDERS. THE LANDSCAPE DESIGN OF THE ROUNDABOUT, POST OFFICE SQUARE, ANDREW & DEMPSTER STREET IS STILL TO BE PROGRESSED.

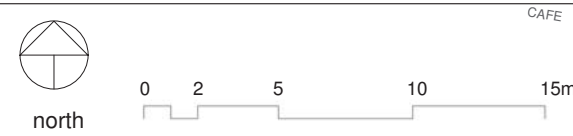
THE PAVING COLOUR FOR THE TRAFFIC ISLAND & INTERSECTION SHOULDERS HAS BEEN SELECTED BASED ON THE EXISTING COLOUR & MATERIAL PALETTE FROM THE ESPERANCE FORE SHORE AREA. THE FORESHORE DEVELOPMENT NEAR THE TANKER JETTY PLAY AREA INCLUDES LOCAL GRANITE, EXPOSED AGGREGATE CONCRETE PATHWAYS, SMOOTH GREY CONCRETE, RETAINING WALLS, DARK GREY PAINTED STEEL WORK, HARDWOOD TIMBER ETC. THE PAVING COLOUR OF THE TRAFFIC ISLANDS & INTERSECTION SHOULDERS WILL BE ALSO SYMPATHETIC TO THE DARK COLOURED BITUMEN OF THE ROADS.

THE PAVING LAYOUT OF THE INTERSECTION SHOULDERS & TRAFFIC ISLANDS HAS BEEN SLIGHTLY ALTERED TO REDUCE THE EMPHASIS ON CARS AND TO CREATE A MORE WELCOMING SPACE FOR PEDESTRIANS WHEN TRANSITIONING THROUGH THE URBAN SPACE. HENCE SOME OF THE PAVED AREAS ON TRAFFIC ISLANDS HAVE BEEN REPLACED WITH ADDITIONAL SOFT LANDSCAPING IN PARTICULAR NEAR THE CROSS WALKS. THE CONCEPT ALSO SUGGESTS TO PAVE THE CROSS WALKS WITH THE SAME TYPE & COLOURED PAVER AS THE ADJACENT FOOT PATH AREAS. THIS WILL HELP TO CREATE A MORE PEDESTRIAN ORIENTATED STREET SCAPE EXPERIENCE.

**ROUNDABOUT - ANDREW & DEMPSTER STREET**  
1 : 200

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CAFE  
BARBER  
DESIGN OF LANDSCAPED MEDIAN STRIP IS INDICATIVE ONLY. THIS IS A CONCEPT ONLY AND PLANTER WIDTH / PAVING EDGE MAY CHANGE WITH OVERALL LANDSCAPE DESIGN

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**RB ANDREW & DEMPSTER STREET**  
cad file -  
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**L 1.6**



MEDIAN STRIP & STREETScape PLANTING TO MATCH FORESHORE PLANTING PALLET



ALFRESCO & BEER GARDEN CONCEPT (ANDREW STREET EAST)



LANE WAY ALFRESCO



POP UP CAFES & MARKETS (POST OFFICE SQUARE)



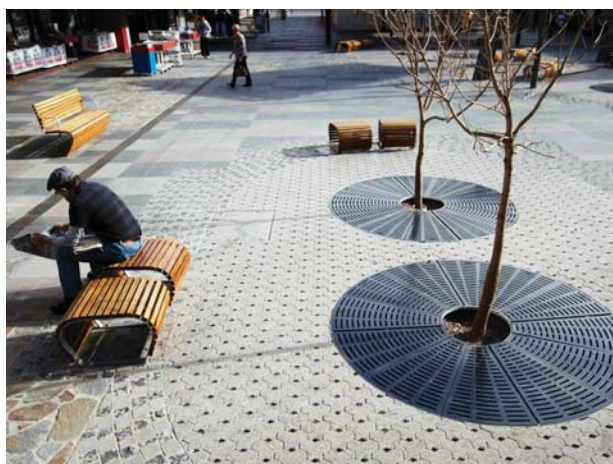
IDEAS FOR LARGE MOBILE PLANTERS TO TEMPORARILY ASSIST WITH RESTRICTING TRAFFIC FLOWS OR TO ENHANCE A STREET SCAPE WHERE IN GROUND PLANTING IS NOT POSSIBLE (ANDREW STREET EAST NEAR THE ESPALANDE)



ACTIVE URBAN SPACE AT NIGHT WITH UPLIGHTING OF TREES, TO CREATE AN INTERESTING STREET SCAPE FEEL AND ASSIST WITH SURVEILLANCE (POST OFFICE SQUARE & ANDREW STREET EAST)



INTERACTIVE & ENGAGING (POST OFFICE SQUARE, ANDREW STREET EAST)



SEATING DOTTED AROUND POST OFFICE SQUARE & ALSO AROUND THE 'THE URBAN NODES' ON DEMPSTER STREET



SHELTER FOR COMMUNITY ACTIVITIES ON POST OFFICE SQUARE



FORMAL SEATING (ANDREW STREET EAST, POLICE & COURT COMPLEX ON DEMPSTER STREET & ROUNDABOUT ANDREW STREET x DEMPSTER STREET)



STREET ART

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IMPRESSIONS  
cad file -  
drawn Author project number 0168-18

scale @ A2  
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dwg no. rev.  
**L 1.7**



**3D IMPRESSION - TREE NODE 1**

1 : 1

TREE NODE EXAMPLE ON DEMPSTER STREET  
WITH STREET FURNITURE LOCATED NEAR URBAN  
& SOCIAL HOTSPOTS

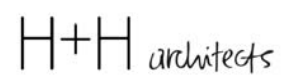


**3D IMPRESSIONS - POST OFFICE SQUARE**

1 : 1

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3D IMPRESSIONS  
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**MATERIAL SELECTION**



EXISTING GRANITE PAVER IN FORESHORE AREA (SUITABLE FOR POSTOFFICE SQUARE AND OTHER SPECIAL URBAN AREAS)



EXISTING CONCRETE PATH IN FORESHORE AREA WITH SALT & PEPPER SAND BLAST FINISH (SUITABLE FOR POSTOFFICE SQUARE AND OTHER SPECIAL URBAN AREAS)



PERMEABLE PAVING - ECOTRIHEX FROM admimasonry IN SELECETD COLOURS (TREE NODE)



CRUSHED LOCAL GRANITE FOR DRAINAGE VOIDS IN PERMEABLE PAVING. (AGGREGATE SIZE 2-5mm)



EXISTING CONCRETE PAVER IN CBD (PEDESTRIAN PATHWAY)



CONCRETE PAVING TO TRAFFIC ISLAND - HOLCIME 'SILTSTONE'



GRANITE STONE WALL (LOCAL GRANITE) ( ROUNDABOUT ANDREW STREET / DEMPSTER STREET)



TREE GRATE IN PAVED AREAS



TIMBER SEATING DECK (POST OFFICE SQUARE AND (SUITABLE FOR OTHER SPECIAL URBAN AREAS))



Geijera parviflora



Agonis flexuosa



Eucalyptus victrix 'Snow Queen'



EXISTING BIKE STANDS IN FOESHORE AREA (ANDREW STREET, POST OFFICE SQUARE, DEMPSTER STREET)



EXISTING TIMBER BENCH IN FOESHORE AREA (ANDREW STREET, POST OFFICE SQUARE, DEMPSTER STREET)



TIMBER BENCHES WITH DIFFERENT LENGTHS (TREE NODES & POST OFFICE SQUARE)



TIMBER BATTEN BIN COMPLEMENTING TIMBER SEATING



Melia azedarach 'Caroline'



Fraxinus ornus 'Meczek' (GRAFT HEIGHT 2.2m MIN.)



Pyrus calleryana 'Chanticleer'



PLANTING BEDS & ROUNDABOUT PLANTERS WITH COASTAL PLANT SPECIES



EXISTING COASTAL PLANTING IN FOESHORE AREA

**PLANT SPECIES SELECTION (OPTIONS)**

- Adenanthos Coral Carpet pbr - JUG FLOWER
- Adenanthos sericeus - JUG FLOWER
- Anigozanthos flavidus (selected subspecies) - TALL KANGAROO PAW
- Banksia nivea - HONEYPOT DRYANDRA
- Banksia speciosa - SHOWY BANKSIA
- Calothamnus quadrifidus 'Little Ripper' pbr - ONE SIDEDE BOTTLE BRUSH
- Carpobrotus virescens - COASTAL PIGFACE
- Conostylis candicans - GREY COTTONHEAD
- Eremophila glabra 'Silver Ball' - EMU BUSH
- Grevillea crithmifolia 'Green Carpet' - GROUNDCOVER GREVILLEA
- Grevillea obtusa 'Gin Gin' - GROUNDCOVER GREVILLEA
- Lomandra longifolia 'Tanika' - LOMANDRA
- Myoporum insular 'Coastal Carpet' - COASTAL RAMBLER
- Olearia axillaris 'Little Smokie' pbr - DAISY BUSH
- Pimelea ferruginea - PINK RICE FLOWER
- Poa labillardieri 'Eskdale' - COMMON TUSsock GRASS
- Scaevola crassifolia - CUSHION FAN FLOWER
- Scaevola crassifolia 'Flat Fred' - CUSHION FAN FLOWER
- Templetonia retusa - COCKIES TONGUES
- Westringia dampieri - COASTAL ROSEMARY
- Xanthorrhoea preissii - GRASS TREE

**STREETSCAPE TREES SELECTION (DECIDUOUS OPTIONS)**

- Melia azedarach 'Caroline' - PERSIAN LILAC
- Fraxinus pennsylvanica 'Lodnow' Aerial - MANNA ASH
- Fraxinus ornus 'Meczek' - MANNA ASH (GRAFT HEIGHT MIN. 2.2m ABOVE PAVING LEVEL)

**STREETSCAPE TREES SELECTION (NATIVE OPTIONS)**

- Geijera parviflora - WILGA OR DOGWOOD
- Agonis flexuosa - WA WEEPING PEPPERMINT TREE
- Eucalyptus victrix 'Snow Queen' - POWDDERBARK COOLABAH

**POST OFFICE SQUARE (DECIDUOUS OPTIONS)**

- Pyrus calleryana 'Chanticleer' - ORNAMENTAL PEAR

NOTE:  
1) STREET TREES WILL NEED TO BE BRUNCHED OFF TO A MIN. OF 2.4m ABOVE PAVING LEVELS AS THE TREES MATURE TO A ALLOW SUITABLE CLEARANCE FOR TRAFFIC.

2) AREAS UNDER POWER LINES SUCH AS ON DEMPSTER STREET SOUTH REQUIRE SMALL GROWING TREE SPECIES. FINAL SELECTION OF TREE SPECIES TO BE DISCUSSED WITH ENERGY PROVIDER.

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MATERIAL SELECTION	
cad file -	
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scale	NTS...@A2
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L 1.9	