

Cabonne Council
Molong Town Centre Plan
Design Report



sala4D - King + Campbell

11/01/2021

s a l a 4 D KING + C A M P B E L L

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Draft Community Consultation Summary Report	-	11.09.20	SAlford
Design Report	-	11.01.21	SAlford

Thanks to the wonderful Molong community members who generously gave their time and those who spoke to us in the main street.

Mayor Kevin Beatty

Andrew Napier

Deputy Mayor/ Councillor Jamie Jones

Kerry Oates

Tracy Quilty

Councillor Peter Batten

Kate Redfern

Councillor Paul Mullins

Rita Fisher

Councillor Libby Oldham

Ivan Pine

Councillor Marlene Nash

Deidre Batten

Councillor Ian Davison

Pam Darby-Mann

Councillor Anthony Durkin

Les Dean

Apologies for missed attendees
and incorrect name spellings.

Julie Dean

Mary Iffland

Kerry Hick

Peter Manwaring

Chris Brown

Robert Carroll

Aaron Pearson

Rozzi Smith

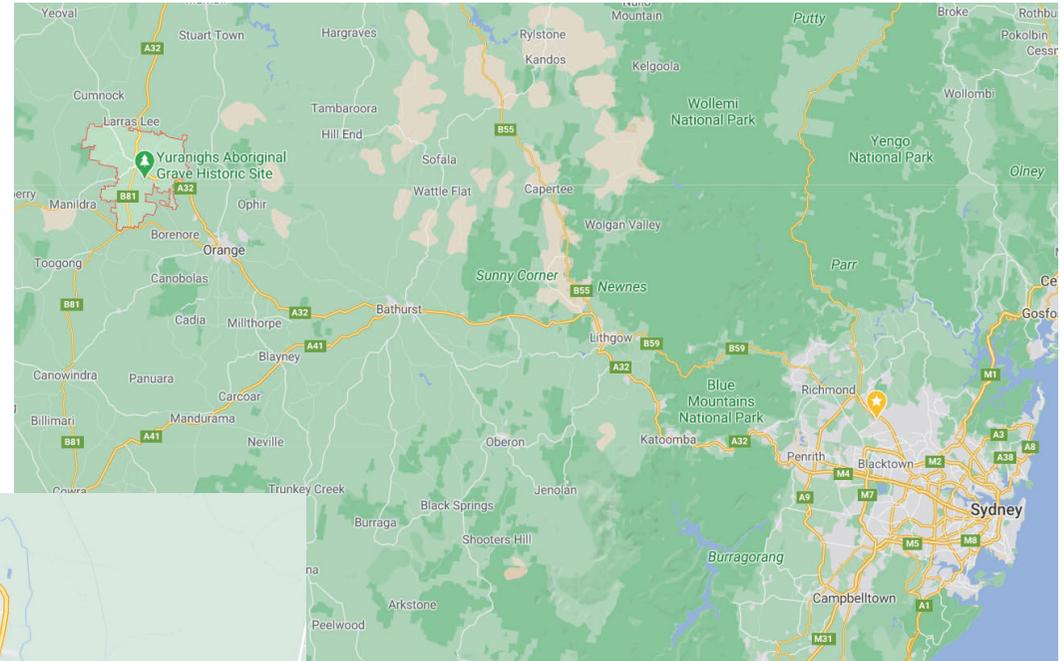
Sue Wild

Cameron Wild

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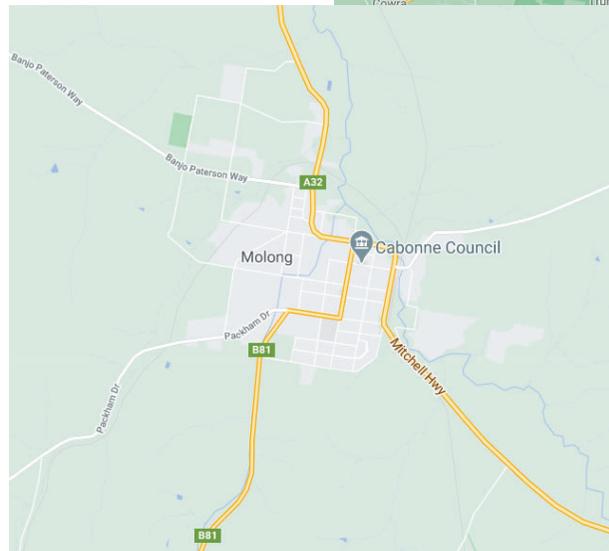


Molong's busy Bank Street



Molong Location in relation to Sydney, NSW

Google Maps extract 2021. Not to scale.



Molong Town Plan, NSW

Google Maps extract 2021. Not to scale.

Executive Summary

Cabonne Council is pleased to present the Molong Town Centre Plan. This plan will guide the management and development of Council assets over the next 5 to 10 years.

Landscape Architects, sala4D and King + Campbell, worked with the community of Cabonne through an Inquiry by Design consultation process, to a presentation of the draft precinct plan, to public exhibition and finally, this final plan and schedule of works.

The community feels that their town centre is tired and in need of improvements to make it contemporary and sophisticated. They feel the main street needs to include furniture that can be used by anyone and that they need a flexible space for events.

The values expressed by the community led to a number of 'guiding principles for the design' for the Town Centre Plan, they are:

Aesthetic

- Sophisticated, stylish, country;
- Incorporate furniture using traditional materials with contemporary style;
- Footpaths are to be grey concrete with potential for simple inlays or patterns;
- Introduce large street trees with autumn colour; and,
- Incorporate feature lighting and sculptural elements.

Activity

- People should be able to sit singularly and in groups along the streets;
- People should have a place to gather; and,
- A mid-block crossing should be provided for those who need it.

Amenity

- Interpretive and wayfinding signage;
- A place to gather; and
- Bike racks.

Individual projects of the plan have been prioritised using a scoring tool that ranks importance against a range of criteria. This method maintains transparency and allows funds to be directed towards the most effective projects.

Key projects include:

- Town Centre street trees
- Railway precinct
- Spar Lane, Carpark and Gasometer

Progress against the schedule of works should be reviewed every 5 years, to reassess priorities and evaluate use, to ensure the community's needs are being met.

This report details the consultation and design process for the Precinct Plan, detailing the design, the component projects, their prioritisation and responses to the public exhibition.

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1.0 Plan Purpose

The Molong Town Centre Plan (the Plan) will be the guiding plan for investment by Council in Molong's Town Centre, over the next 5 - 10 years. The Plan is a synthesis of existing conditions and planning documents, community consultation, Council's management needs and current best practice design. As such, the plan should be reviewed in 10 years to re-focus long term strategies in catering for the changing needs of the community and best practice methodology.

The Plan development process has delivered a prioritised schedule of projects that Council will use for scheduling works. This document details the process undertaken in developing the schedule of projects, providing a clear rationale for the community and Council staff in their joint participation in delivery.

2.0 Design Foundation

2.1 Community Consultation Process

Community consultation is the first step in the design process, used to elicit the needs and aspirations of the people that will use Molong town centre for years to come; the values described by the community become the guiding principles for the design.

Cabonne Council is particularly aware of the importance of community consultation in ensuring a project responds effectively to community needs and will therefore have enduring acceptance and value for the region.

The sala4D and King + Campbell team conducted a series of community consultation events in Molong on Monday 24 and Tuesday 25 August, 2020. Drop-in conversations were held over the two days in the kiosk on the main street and a community workshop on Monday 24 August at 6pm at the Molong RSL Club.

Both Council and consultants received follow-up emails and phonecalls to make comment about the town centre, which have been documented and considered in the design process.

Notes from all elements of the consultation are detailed in the following section, including a range of exercises that are designed to help the consultant team understand the community at a deeper level. The information gathered through this process was critical in the development of the design for Molong Town Centre, as it gave the design team a sound background on which to build a design that works for the community.



Community consultation workshop.

2.2 Community Design Values

2.2.1 Site Introduction

Before the workshops sala4D and King + Campbell reviewed the Molong Town Centre Issues Paper and started each with a short presentation summarising the issues it highlighted. This was followed by a designer response where initial thoughts and observations about the site was discussed by the group.

2.2.2 Image Values

Workshop participants then carried out a series of warm-up image and descriptive word exercises to start forming an understanding of key values. People who participated in the main street drop-in conversations were also invited to participate in these exercises.

The design and aesthetic image board (how should it look?) was divided into the following material types:

- Street furniture;
- Paving;
- Street trees and planting; and
- Other elements (signage, art, lighting etc).

Participants were asked to select their design and aesthetic preferences by placing two dots on each of their preferred material types. The results from this exercise is included in the following pages, and the findings can be summarised as:

- A desire for traditional furniture materials used in a contemporary way;
- Simple grey footpaths;

- A preference for large street trees with autumn colour; and
- An aspiration for feature lighting and sculptural elements.

2.2.3 Descriptive Word Values

The descriptive word questions asked participants:

- How would you describe the town centre as it is now?
- What do you want it to be like?
- What do you need?
- How do you want to feel when you're there?

Participants were asked to write a response to the question 'How would you describe the town centre as it is now?' and for the other questions participants were asked to place one dot on each of the words that best suited.

The results from this exercise are included in the following pages, and the findings are summarised below:

How would you describe the town centre as it is now?

- Tired, uncared for, untidy, feeling old;
- Dull and boring;
- Mismatched, patchwork, hotch potch;
- Functional; and

- Needs care and modernising/updating

What do you want it to be like?

- Sophisticated;
- Country; and
- Stylish.



Community consultation workshop.

What do you need?

- Signs about history;
- A place to gather;
- Signs for visitors; and
- Bike racks.

How do you want to feel when you're there?

- Welcome;
- Relaxed; and
- Comfortable.

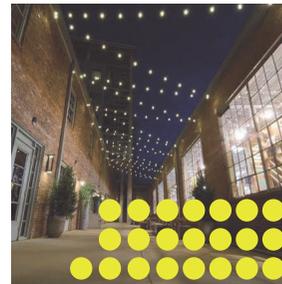
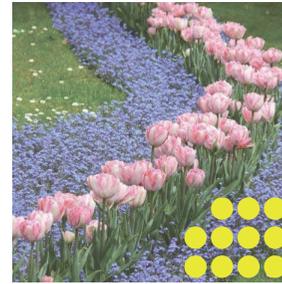
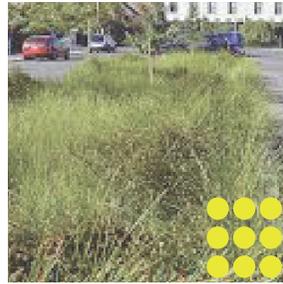
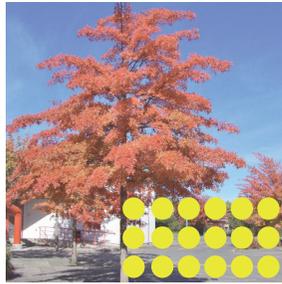
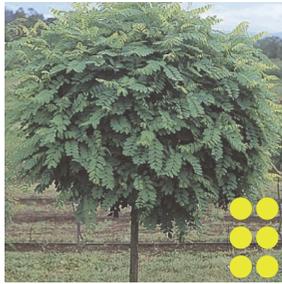
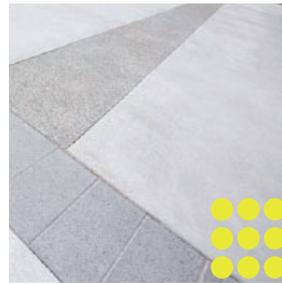
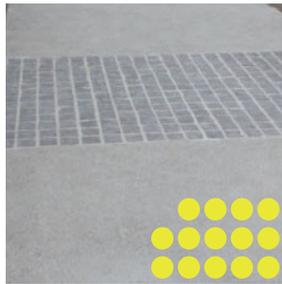
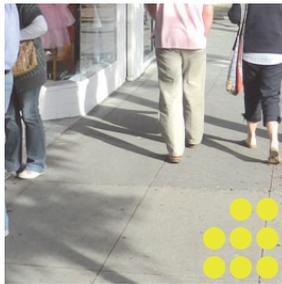
These results reflect the community desire to feel proud of their town centre; for it to have a sophisticated aesthetic, and that amenity for people in the street is important.



Community consultation workshop.



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Dull **Utilitarian** **Disgraceful and Untidy** **Dated**

OK **Hotch Potch!** **Boring** **Practical** **Abandoned in parts**

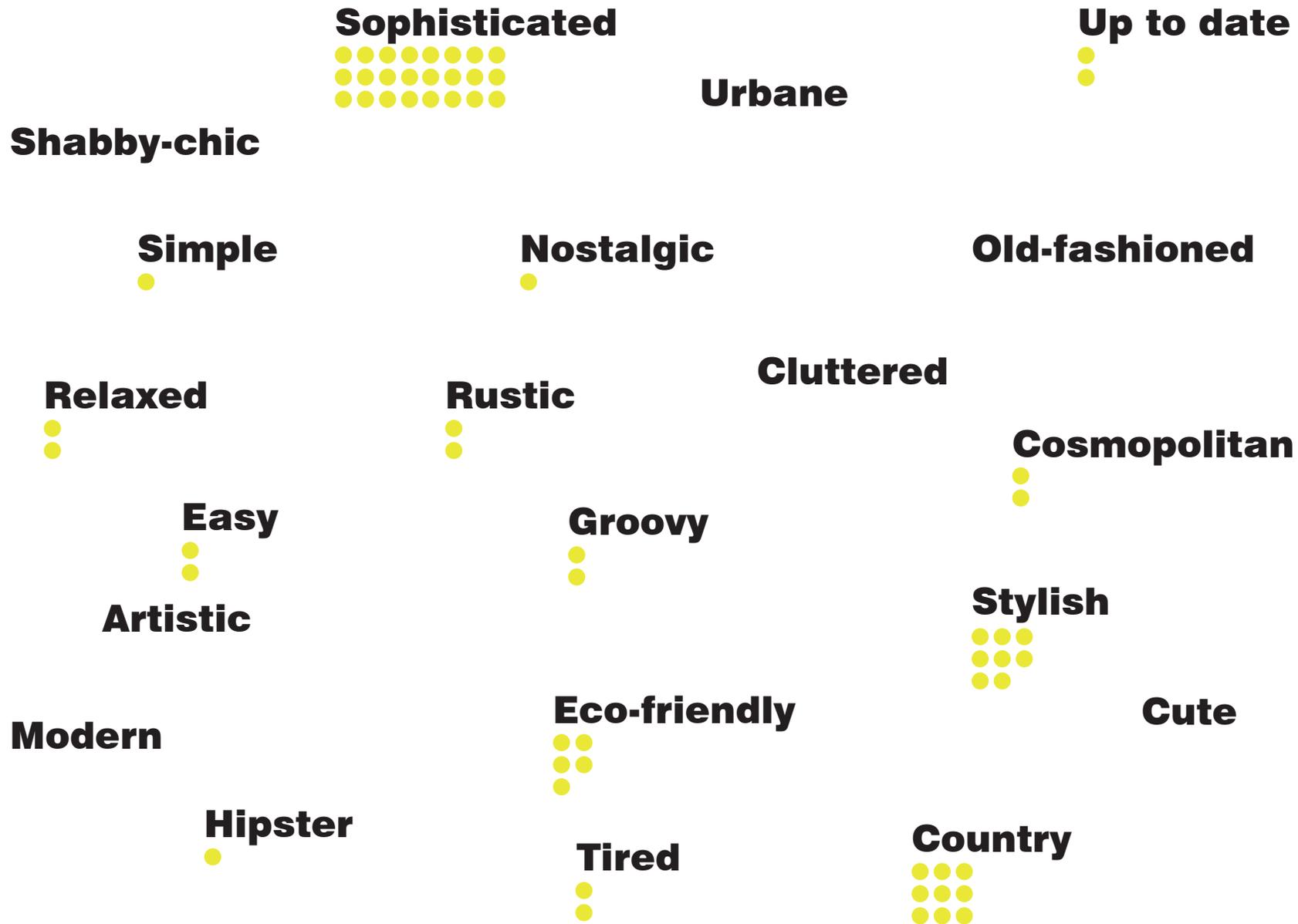
Controversial! **Drab** **More history/ information** **Updating**

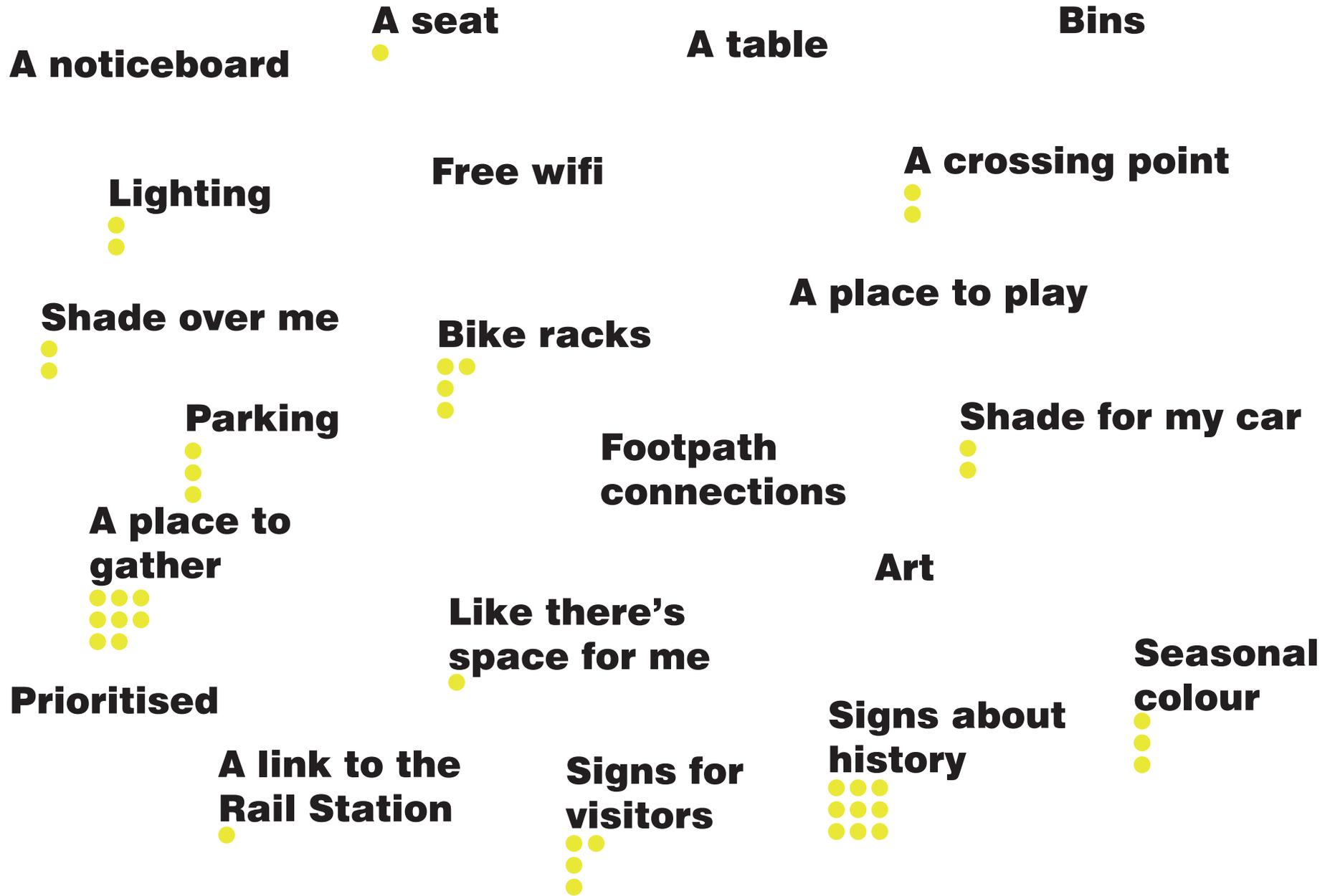
Happy with it how it is **Does the job** **Not setting friendly** **Small country feel town**

Uncared for **Disconnected** **Partially neglected** **6.5 out of 10**

Tired **Unsafe** **Old fashioned** **Needs TLC & Modernising**

Feeling old! **Patchwork** **Mismatched** **Messy**







2.2.4 Design Workshop

The final exercise was a design workshop where participants divided into a number of smaller groups to discuss the Molong town centre in detail. Groups were encouraged to draw their thoughts directly onto plans of the Town Centre including design interventions; trees and street furniture; crossing points and other accessibility interventions; and opportunities for art. A spokesperson from each group then presented their group's plan to the workshop audience. These plans are included in the Appendices.

The main results from the group plans, combined with on-site analysis and comments from various stakeholders are:

- The main street needs to attract visitors off the highway.
- The main street extends for the two blocks from the highway to Edward Street.
- There are opportunities for the main street to feel modernised, particularly through tree planting (including succession planting of existing trees), a cohesive suite of street furniture, lighting and pedestrian crossing points.
- There is nowhere inviting to sit and eat take-away food items, such as an icecream, in the town centre, suggesting a need to create a public space with seating.
- There is a need for a flexible public space that provides for activities and events such as Christmas Carols, Anzac Day Services, the 100 Mile Dinner, outdoor cinema etc.
- There is a need for better linkages and connections throughout the town centre; such



Community consultation workshop.

as at the rear SPAR carpark and gasometer site, which offer laneway linkages from the main street to the pool, recreation ground and Molong Creek shared path.

- The gasometer site offers heritage and passive recreation opportunities with overflow and long vehicle parking.
- There is an opportunity to create a better connection between the railway station and the eastern side of Molong, Molong Creek and the main street utilising better visibility and a pedestrian crossing point.
- There is a need for comfortable seating in the main street, as the existing seats are on the wrong side of the street, too low and are too cold in winter.
- The story of the town centre should be told through interpretive signage, including Wiradjuri culture, the history of the Packham pear, the origin of the name and meaning 'place of many rocks' etc.
- There are opportunities for public art and sculpture using historic references.
- Development of better path networks around the town centre is supported.
- The use of visual triggers such as tree planting and sculpture to reduce traffic speeds along the highway into the town centre supported by the community.

3.0 Principles for Design

3.1 The Brief

The brief for the Molong Town Centre Plan stated that it should provide particular emphasis on the following:

- The main street (Bank Street);
- Other key attractors including the railway station, Molong Creek, recreation facilities i.e. the pool, recreation ground, shared path and historic assets i.e. historical museum, RSL Club, Village Green and adjacent buildings; and
- The linkages between the key attractors and the main street including opportunities for laneway, pedestrian crossing, footpath network etc.

3.2 Guiding Principles for Design

Based on the findings from the community consultation, the following guiding principles were used in the design of the Molong Town Centre Plan. They formed a useful rationale that ensures the project is grounded in the values of the community and, importantly, they provide a basis for the design of future stages.

Aesthetic

- Sophisticated, stylish, country;
- Incorporate furniture using traditional materials with contemporary style;
- Footpaths are to be grey concrete with potential for simple inlays or patterns;

- Introduce large street trees with autumn colour; and,
- Incorporate feature lighting and sculptural elements.

Activity

- People should be able to sit singularly and in groups along the streets;
- People should have a place to gather; and,
- A mid-block crossing should be provided for those who need it.

Amenity

- Interpretive and wayfinding signage;
- A place to gather; and
- Bike racks.

3.3 Best Practice Urban Design

As Registered Landscape Architects, the team of sala4D and King + Campbell strive to deliver the highest quality design to their clients, through the implementation of proven processes and research.

The Australian Government body, Infrastructure Australia, published Creating Places for People - an urban design protocol for Australian Cities, in 2011. It was the product of collaboration between peak community and industry organisations and governments at all levels, and represents the Federal Government's commitment to best practice urban design and quality living spaces in Australia.

A summary of the Protocol's key principles is shown on the following page. The design process seeks to ensure that outcomes are in line with each.

Other key documents referred to are the Government Architect of New South Wales "Better Placed" suite, which is an integrated design policy for the built environment of NSW, and the Draft "Urban Design for Regional NSW", guide for creating healthy built environments for regional NSW.

Creating Places for People - An
Urban Design Protocol for Australian
Cities

www.urbandesign.org.au

Aims, Principles and Outcomes

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

4.0 The Plan

The Molong Town Centre Plan has been developed by sala4D and King + Campbell, using the Guiding Principles for Design, other design requirements and best practice urban design methods. The draft Plan was presented to the Community and Council for comment and placed on public exhibition, with comments received and reviewed.

Where necessary the plan was adjusted to reflect the consensus of community opinion and the plan has now been adopted by Council as the principle planning document for progressing the Town Centre.

4.1 Key Components

4.1.1 Town Centre Street Trees

The current street trees along Bank Street are unhealthy and are not performing to their potential; as a result of poor quality planting method. The community is keen to see large, healthy street trees that provide seasonal interest but did not express a strong desire for shade over the footpaths or in the parking lane. As a result, a central avenue of large-growing trees has been recommended to replace the existing trees. These will be planted in a 'tree vault' system with permeable paving at the road surface, allowing traffic to pass between the trees without damage.

Smaller trees in large pots are proposed to be placed along the footpath at locations that allow it, to provide additional shade and colour. These should have fairy lights installed to provide interest in the evenings. Seating will be associated with the trees, to create casual meeting spaces with shade and interest.

A second avenue is planned for Gidley Street, in individual large tree pits as opposed to a linear vault.

A Street Tree Masterplan need to be developed for the whole town, to provide amenity to the residents and to encourage walking.

The corner planting along Bank Street currently has hedging all around, resulting in views of the internal planting being blocked to all but the tallest people, or those in cars. It is recommended to remove the planting on the footpath side of the planting blisters and to replace with tiered planting so pedestrians can enjoy the gardens.

Stone gutters around the town centre are in a state of disrepair, with weeds and numerous gaps. Rather than replace the gutters, this plan recommends trialling converting the gutters into Water Sensitive Urban Design gutters that are planted with native grasses and sedges, used to absorb pollutants. The planting will slow the flow of water and encourage infiltration, providing down-stream benefits, while enhancing the appearance of the gutters themselves.

4.1.2 Railway Precinct

The plan recognised the significance of the railway station and its curtilage to connectivity of the town and to town presentation. Recommendations therefore include restoration of the memorial fountain and improving the presentation of these elements. A detailed design of the precinct is recommended to provide parking for long vehicles in an organised and legible way, while maintaining the aesthetic appeal of the area.

This precinct lends itself to the inclusion of interpretive signage or sculpture, particularly of historically

significant people, items or events. A town-wide programme should be developed to ensure a logical and consistent approach.

4.1.3 Spar Lane, Carpark and Gasometer

The status of the Gasometer site as an area that can not be built upon, provides a unique opportunity to create a link from the town pool and recreation grounds to the centre of town. The link would run alongside the Gasometer site and caravan park, through the Spar Carpark and alongside the Spar supermarket to Bank Street.

It is recommended to extend the Bank Street pots down the lane, in a bright colour, to draw attention to the lane and thereby encourage use.

Seeing this opportunity, the masterplan recommends Council continue their discussions with land owners involved to progress the design of the spaces for the benefit of the community and business owners.

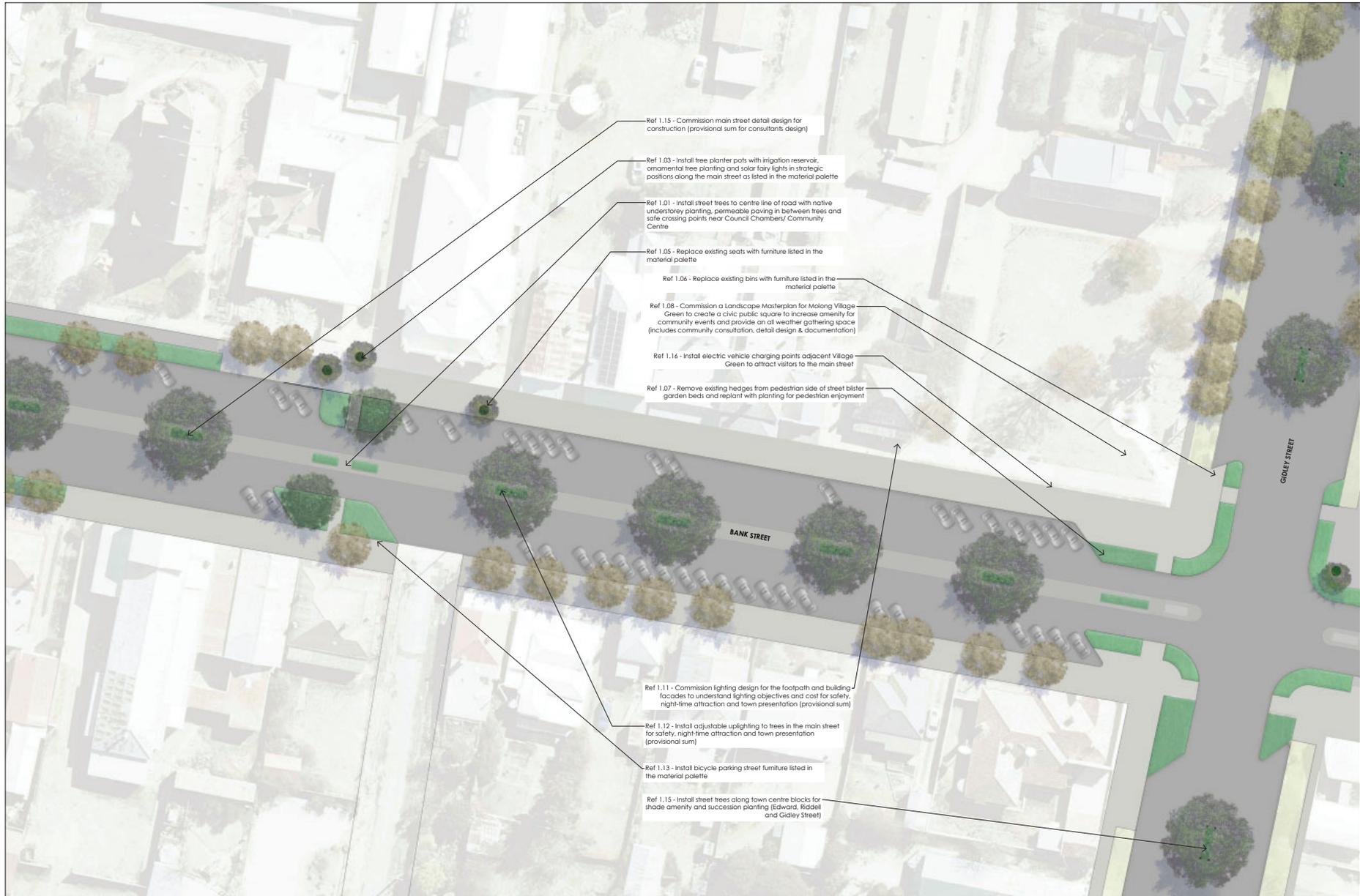
The creation of the Gasometer Park allows a slight expansion of the caravan park, including additional tree planting and a perimeter screening hedge.

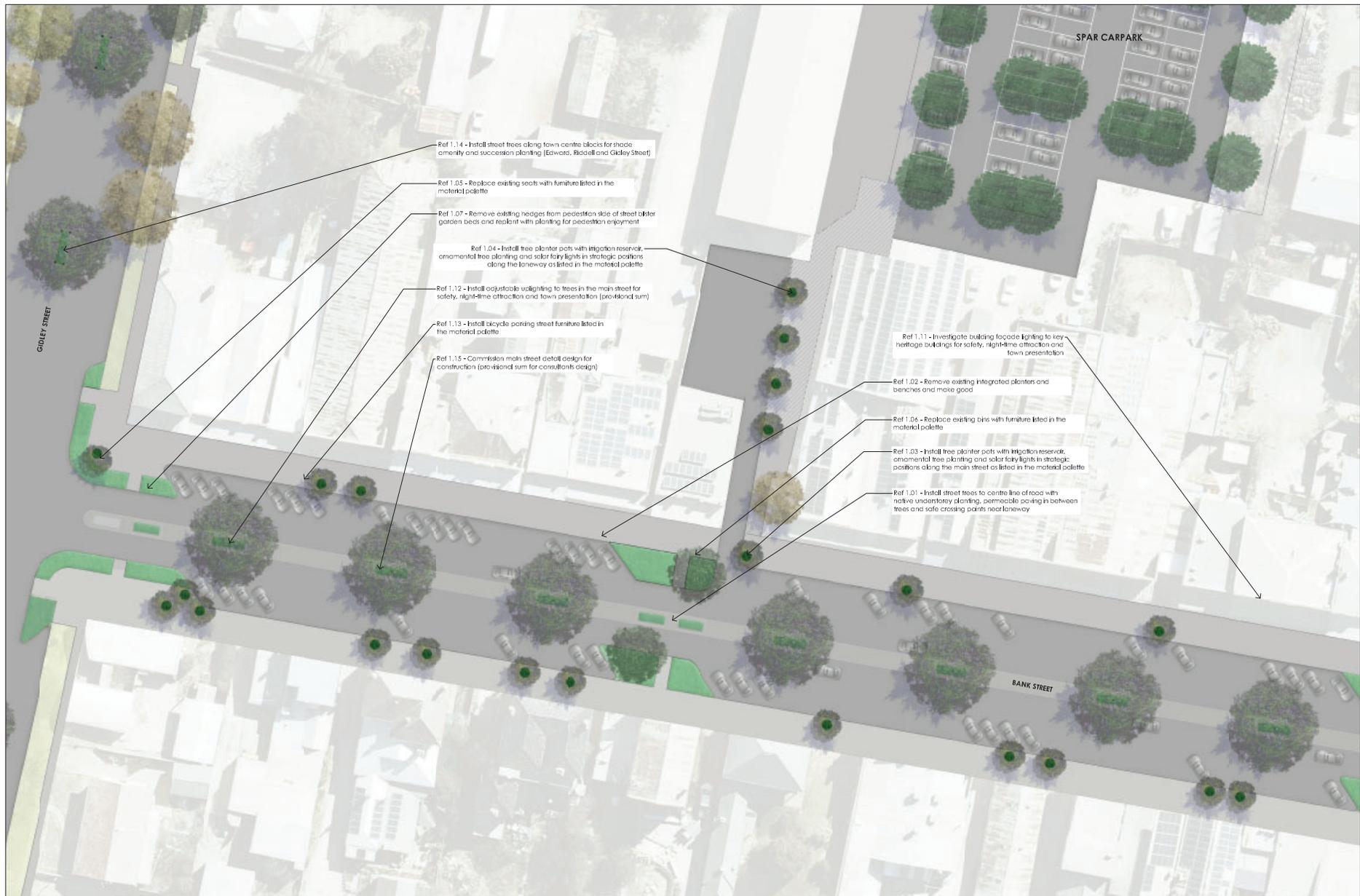
Long vehicle parking is proposed for the park site as the laneway arrangement offers easy drive-in/drive-out parking.



- Ref 0.12 - Rationalise and remove redundant signage throughout the town
- Ref 0.13 - Implement a development policy to encourage landowners to preserve and enhance elements contributing to the heritage streetscapes of Molong town centre
- Ref 0.14 - Continue to support community group initiatives and masterplans i.e. the Molong Recreation Ground, Hunter Colwell and Showground Masterplans (commissioned by Molong Advancement Group)
- Ref 0.15 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (prioritised allocation)
- Ref 0.16 - Commission Street Tree Masterplan to improve town presentation and provide shade
- Ref 0.17 - Install street trees (including ongoing watering and maintenance) in accordance with the Street Tree Masterplan
- Ref 0.18 - Review Council's tree planting detail in streets, carparks and in natural ground to ensure optimal growing environment
- Ref 1.09 - Investigate origins of Queen Elizabeth Coronation planting and King George planting at western end of Bank Street and interpret where appropriate
- Ref 0.20 - Install vehicle travel lane line marking to provide bicycle shoulders throughout the town centre
- Ref 0.19 - Prioritise footpath maintenance of the four city blocks and widen to 1300mm (Boswell, Edward and Mitchell Highway)
- Ref 0.21 - Install trees and understorey planting to main entrances of Molong from Wellington and Canberra in accordance with Street Tree Masterplan to define town entry
- Ref 0.23 - Develop a Council policy for those that excavate part of a footpath, be required to make good the paving from expansion joint to expansion joint to ensure uniform pavement is maintained
- Ref 1.10 - Investigate options for stone gutters to incorporate water filtration planting to improve appearance and environmental outcomes

- Ref 0.04 - Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation
- Ref 0.01 - Update Cabonne Councils Management Plans and strategic policy to include outcomes from this town centre planning exercise
- Ref 0.02 - Develop a Council policy for commercial use of public open space to manage future risk and ensure equity
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community
- Ref 0.05 - Provide mobile vendor facilities such as power outlets to support events and create flexible spaces
- Ref 0.06 - Review development located within the flood zone to ensure compliance with NSW Flood Plain Policy, Floodplain Development Manual and BCA
- Ref 0.07 - Provide accessible paths at compliant grades
- Ref 0.08 - Review Pedestrian Access and Mobility Plan (PAMP) and prioritise works that fit into town centre plan
- Ref 0.09 - Commission a town-wide Wayfinding and Interpretive Signage and Sculpture package to optimise active travel and tourism opportunities
- Ref 0.10 - Remove weeds with an ongoing eradication plan
- Ref 0.11 - Remove dead & under performing trees





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Bank Street Molong (the main street), existing conditions.



Bank Street, Molong (the main street), proposed tree planting, artist's impression.
CABONNE COUNCIL



Ref 1.01 - Install street trees to centre line of road with native understory planting, permeable paving in between trees and safe crossing points near laneway as detailed

Ref 1.02 - Remove existing integrated planter and bench and make good

Ref 1.03 - Install tree planter pots with irrigation reservoir, ornamental tree planting and solar fairy lights in strategic positions along the main street as listed in the material palette

Ref 1.13 - Install bicycle parking street furniture listed in the material palette

Ref 1.06 - Replace existing bins with furniture listed in the material palette

Ref 1.07 - Remove existing hedges from pedestrian side of street blister garden beds and replant with planting for pedestrian enjoyment

Ref 1.12 - Install uplighting to trees in the main street for safety, night-time attraction and town presentation

Ref 3.03 - Render brick columns of Allen McMahon harbour to compliment heritage buildings

Ref 1.05 - Replace existing seats with furniture listed in the material palette

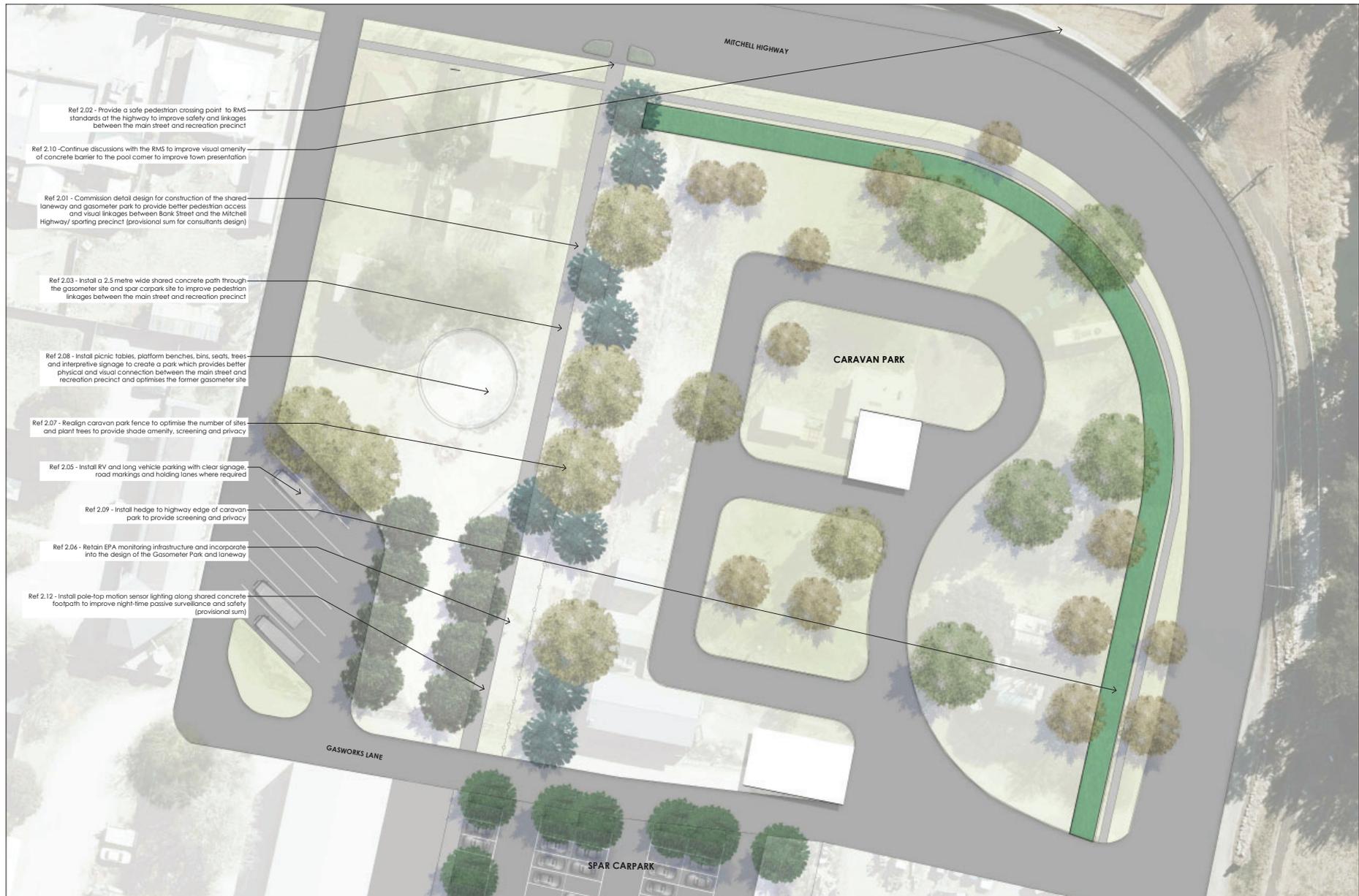
Ref 3.01 - Commission detail design of railway precinct to improve pedestrian and cycling linkages, formalise RV parking and to enhance the setting for the memorial fountain (provisional sum for consultants design & construction)

Ref 3.02 - Investigate grant opportunities to restore the memorial fountain and install interpretive signage

Ref 3.04 - Install street trees for shade and as succession planting

Ref 3.05 - Reinstate kerb and gutter outside Elders building to discourage parking on the footpath

Ref 1.12 - Install adjustable uplighting to trees in the main street for safety, night-time attraction and town presentation (provisional sum)



Ref 2.02 - Provide a safe pedestrian crossing point to RMS standards of the highway to improve safety and linkages between the main street and recreation precinct

Ref 2.10 - Continue discussions with the RMS to improve visual amenity of concrete barrier to the pool corner to improve town presentation

Ref 2.01 - Commission detail design for construction of the shared laneway and gasometer park to provide better pedestrian access and visual linkages between Bank Street and the Mitchell Highway/ sporting precinct (provisional sum for consultants design)

Ref 2.03 - Install a 2.5 metre wide shared concrete path through the gasometer site and spar carpark site to improve pedestrian linkages between the main street and recreation precinct

Ref 2.08 - Install picnic tables, platform benches, bins, seats, trees and interpretive signage to create a park which provides better physical and visual connection between the main street and recreation precinct and optimises the former gasometer site

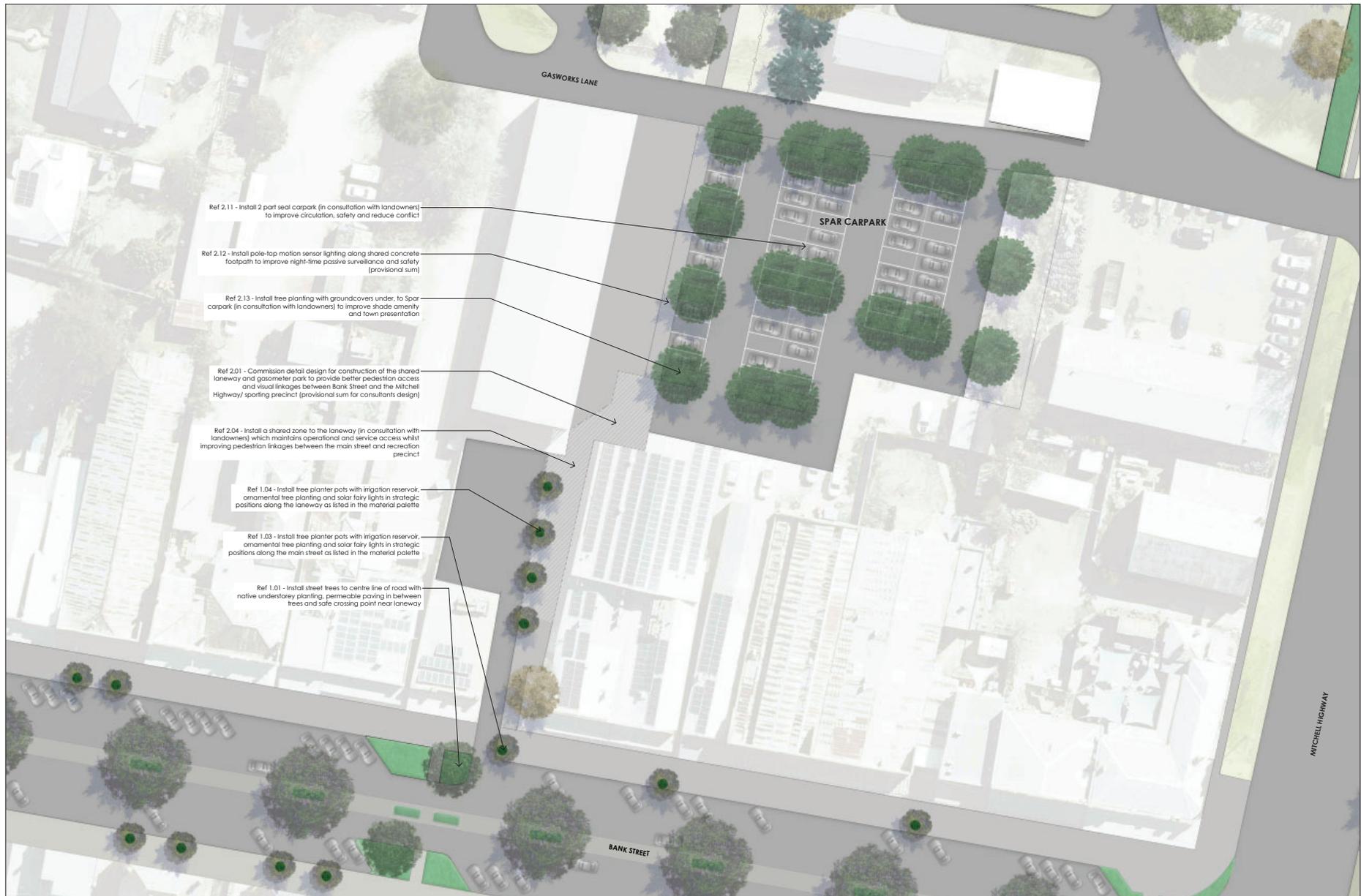
Ref 2.07 - Redesign caravan park fence to optimise the number of sites and plant trees to provide shade amenity, screening and privacy

Ref 2.05 - Install RV and long vehicle parking with clear signage, road markings and holding lanes where required

Ref 2.09 - Install hedge to highway edge of caravan park to provide screening and privacy

Ref 2.06 - Retain EPA monitoring infrastructure and incorporate into the design of the Gasometer Park and laneway

Ref 2.12 - Install pole-top motion sensor lighting along shared concrete footpath to improve night-time passive surveillance and safety (provisional sum)



4.2 Material Palette

The material palette for the various projects detailed in the Plan has been developed using the Guiding Principles of Design, developed through the Community Consultation. This ensures consistency throughout the town-wide projects with a unique character embedded in place.

Materials recommended for the Bank Street corner planting include:

- Carpet Roses
- New Zealand Flax, as a feature plant
- Groundcover Grevilleas, Westringia or Juniper

These gardens are important to members of the community, so planning for the gardens should be executed in consultation with them. The key principle is that they be enjoyed by pedestrians.

The plant species recommended for use in the stone gutters, as a Water Sensitive Urban Design Measure, include:

- Carrex appressa
- Ficinia nodosa
- Lomandra longifolia, small cultivars such as Tanika



Bank Street corner planting, existing conditions.



Bank Street corner planting, proposed change to make planting visible.



Stone gutters, existing conditions.



Stone gutters, proposed planting for Water Sensitive Urban Design

The tree species recommended for the street planting is:

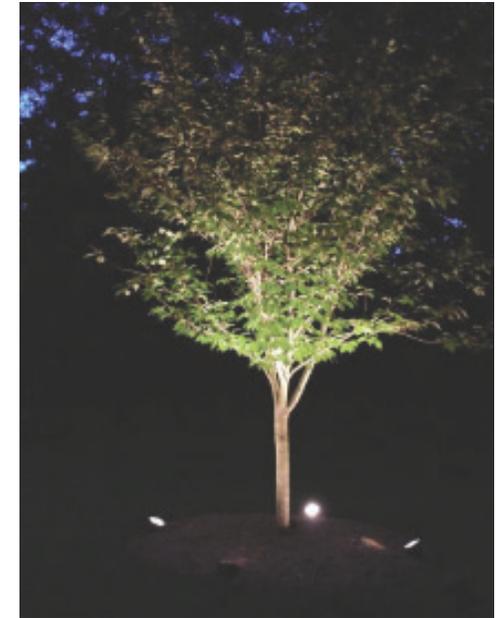
- *Zelkova serrata* 'Green Vase', known as Japanese Elm



Zelkova serrata, Japanese Elm, at maturity in autumn.



Zelkova serrata, Japanese Elm, at planting.



Uplighting to street trees.



Adjustable tree uplight, of standard suitable for the public domain.

Street furniture to be used throughout the town centre is illustrated on this page, with the potential addition of small native rocks used as seating elements. These need to be carefully designed for size and location to ensure no hazards are created.

Seats should be provided with arms at regular intervals to assist the elderly in using them.

Bollards are required at the corners of each tree planting location, to protect the trees from vehicles.



Street Furniture Australia - Semi Hoop Bicycle Stabling.



Street Furniture Australia, Slim Bollard



Street Furniture Australia, Arc Seat with timber battens and armrests.



Street Furniture Australia - Monsoon Bin 80L Battered.

The plants recommended for the large pots are:

- Lagerstroemia indica 'Sioux', known as Pink Crepe Myrtle
- Trachelospermum indica, known as Star Jasmine

The pots selected for Bank Street and Spar Lane are made by The Container Connection, model Diva 2, 131cm tall. The colour selected for Bank Street is 257A Lime Green and for Spar Lane, 526A Pink.



Spar Lane, existing conditions.



Spar Lane, proposed extension of Bank Street Pots.



257A



526A



Container Connection



Fairy lights in the planter trees



Lagerstroemia 'Sioux' in bloom



Lagerstroemia in autumn colour

5.0 Prioritised Schedule of Works

All sub-projects developed through the planning process have been compiled into a schedule of works. The schedule is designed to be a 'living document' that can be added to by Council.

All separable projects contained in the Town Centre Plan are noted on the drawings, with corresponding reference numbers to those in the schedule. Each project has a cost estimate associated, where appropriate.

It is important for Council to be able to decide which projects within the overall plan are of higher value to the community and should therefore be pursued as a priority. To assist in prioritising, the project team has developed a scoring tool that can be used for proposed projects in the plan, and any other projects that might be raised in the future. The scoring tool is based on the principles from the Aims, Principles and Outcomes diagram in the 2011 Planning Institute of Australia document "Creating Places for People: An Urban Design Protocol for Australian Cities".

The schedule of works showing prioritisation scoring for the Molong Town Centre Plan are included on the following pages. The schedule of works with cost estimates are included in Appendix 2.

MOLONG TOWN CENTRE PLAN		PRIORITISED SCHEDULE OF WORKS										
REF.	ACTION	SCORING CRITERIA							SCORE	RANK	QUICK WIN PROJECT	
		Linkages	Beautification	Local Business	Tourism	Increase Diversity of Users	Multi-Use	Operational Benefit				Environmental Gain
0.00	COUNCIL POLICY AND TOWN CENTRE WIDE PROJECTS											
0.01	Update Cabonne Council's Management Plans and strategic policy to include outcomes from this town centre planning exercise	X	X		X		X	X	X	6	1	
0.02	Develop a Council policy for commercial use of public open space to manage future risk and ensure equity			X	X	X	X			4	3	
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community				X			X	X	3	4	
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation		X		X				X	3	4	
0.05	Provide mobile vendor facilities such as power outlets to support events and create flexible spaces					X	X	X		3	4	
0.06	Review development located within the flood zone to ensure compliance with NSW Flood Prone Land Policy, Floodplain Development Manual and BCA							X	X	2	5	
0.07	Provide accessible paths at compliant grades	X				X		X		3	4	
0.08	Review Pedestrian Access and Mobility Plan (PAMP) and prioritise works that tie into town centre plan	X				X		X		3	4	
0.09	Commission a town-wide Wayfinding and Interpretive Signage and Sculpture package to optimise active travel and tourism opportunities	X	X	X	X	X	X			6	1	
0.10	Remove weeds with an ongoing eradication plan		X					X	X	3	4	
0.11	Remove dead & under performing trees		X					X	X	3	4	
0.12	Rationalise and remove redundant signage throughout the town		X					X		2	5	
0.13	Implement a development policy to encourage landowners to preserve and enhance elements contributing to the heritage streetscapes of Molong town centre	X	X	X				X	X	5	2	

MOLONG TOWN CENTRE PLAN												
PRIORITISED SCHEDULE OF WORKS												
REF.	ACTION	SCORING CRITERIA							SCORE	RANK	QUICK WIN PROJECT	
		Linkages	Beautification	Local Business	Tourism	Increase Diversity of Users	Multi-Use	Operational Benefit				Environmental Gain
0.14	Continue to support community group initiatives and masterplans i.e. the Molong Recreation Ground, Hunter Caldwell and Showground Masterplans (commissioned by Molong Advancement Group)	X	X	X	X			X	X	6	1	
0.15	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)					X	X			2	5	
0.16	Commission Street Tree Masterplan to improve town presentation and provide shade		X					X	X	4	3	
0.17	Install street trees (including ongoing watering and maintenance) in accordance with the Street Tree Masterplan		X					X	X	4	3	
0.18	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment		X					X	X	4	3	
0.19	Prioritise footpath maintenance of the four city blocks and widen to 1500mm (Riddell, Edward and Mitchell Highway)	X				X		X		3	4	
0.20	Install vehicle travel lane line marking to provide bicycle shoulders throughout the town centre	X		X	X			X	X	5	2	
0.21	Install trees and understorey planting to the main entrances of Molong from Wellington and Canberra in accordance with the Street Tree Masterplan to define town entry		X					X	X	3	4	
0.23	Develop a Council policy for those that excavate part of a footpath, be required to make good the paving from expansion joint to expansion joint to ensure uniform pavement is maintained		X			X		X		3	4	
1.00	TOWN CENTRE											
1.01	Install street trees to centre line of road with native understorey planting, permeable paving in between trees and safe crossing points near laneway and Council Chambers/ Community Centre		X	X	X	X		X	X	6	1	
1.02	Remove existing integrated planters and benches and make good		X	X	X	X		X	X	6	1	✓
1.03	Install tree planter pots with irrigation reservoir, ornamental tree planting and solar fairy lights in strategic positions along the main street as listed in the material palette		X	X	X	X		X	X	6	1	✓
1.04	Install tree planter pots with irrigation reservoir, ornamental tree planting and solar fairy lights in strategic positions along the laneway as listed in the material palette	X	X		X	X		X	X	6	1	✓

MOLONG TOWN CENTRE PLAN												
PRIORITISED SCHEDULE OF WORKS												
REF.	ACTION	SCORING CRITERIA							SCORE	RANK	QUICK WIN PROJECT	
		Linkages	Beautification	Local Business	Tourism	Increase Diversity of Users	Multi-Use	Operational Benefit				Environmental Gain
1.05	Replace existing seats with furniture listed in the material palette		X	X	X	X	X	X		6	1	✓
1.06	Replace existing bins with furniture listed in the material palette		X	X	X	X	X	X		6	1	✓
1.07	Remove existing hedges from pedestrian side of street blister garden beds and replant with planting for pedestrian enjoyment		X		X	X		X	X	5	2	✓
1.08	Commission a Landscape Masterplan for Molong Village Green to create a civic public square to increase amenity for community events and provide an all weather gathering space (includes community consultation, detail design & documentation)		X	X	X	X	X		X	6	1	✓
1.09	Investigate origins of Queen Elizabeth Coronation planting and King George planting at western end of Bank Street and interpret where appropriate		X		X					2	5	
1.10	Investigate options for stone gutters to incorporate water filtration planting to improve appearance and environmental outcomes		X				X	X	X	4	3	✓
1.11	Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)		X	X	X	X		X		5	2	
1.12	Install adjustable uplighting to trees in the main street for safety, night-time attraction and town presentation (provisional sum)		X	X	X	X	X	X		6	1	
1.13	Install bicycle parking street furniture listed in the material palette		X	X	X	X	X	X		6	1	✓
1.14	Install street trees along town centre blocks for shade amenity and succession planting (Edward, Riddell and Gidley Street)		X			X		X	X	4	3	
1.15	Commission main street detail design for construction (provisional sum for consultants design)		X	X	X	X	X	X		6	1	✓
1.16	Install electric vehicle charging points adjacent Village Green to attract visitors to the main street			X	X	X			X	4	3	
2.00	GASOMETER PARK & SPAR CARPARK PRECINCT											
2.01	Commission detail design for construction of the shared laneway and gasometer park to provide better pedestrian access and visual linkages between Bank Street and the Mitchell Highway/ sporting precinct (provisional sum for consultants design)		X	X	X	X		X	X	6	1	

MOLONG TOWN CENTRE PLAN												
PRIORITISED SCHEDULE OF WORKS												
REF.	ACTION	SCORING CRITERIA							SCORE	RANK	QUICK WIN PROJECT	
		Linkages	Beautification	Local Business	Tourism	Increase Diversity of Users	Multi-Use	Operational Benefit				Environmental Gain
2.02	Provide a safe pedestrian crossing point to RMS standards at the highway to improve safety and linkages between the main street and recreation precinct	X		X	X	X		X		5	2	
2.03	Install a 2.5 metre wide shared concrete path through the gasometer site and spar carpark site to improve pedestrian linkages between the main street and recreation precinct	X	X	X		X		X	X	6	1	
2.04	Install a shared zone to the laneway (in consultation with landowners) which maintains operational and service access whilst improving pedestrian linkages between the main street and recreation precinct	X	X	X		X		X	X	6	1	
2.05	Install RV and long vehicle parking with clear signage, road markings and holding lanes where required	X		X	X			X		4	3	
2.06	Retain EPA monitoring infrastructure and incorporate into the design of the Gasometer Park and laneway		X		X		X	X	X	5	2	
2.07	Realign caravan park fence to optimise the number of sites and plant trees to provide shade amenity, screening and privacy		X		X	X		X	X	5	2	
2.08	Install picnic tables, platform benches, bins, seats, trees and interpretive signage to create a park which provides better physical and visual connection between the main street and recreation precinct and optimises the former gasometer site		X		X	X		X	X	5	2	
2.09	Install hedge to highway edge of caravan park to provide screening and privacy	X	X					X	X	4	3	
2.10	Continue discussions with the RMS to improve visual amenity of concrete barrier to the pool corner to improve town presentation	X	X				X		X	4	3	
2.11	Install 2 part seal carpark (in consultation with landowners) to improve circulation, safety and reduce conflict		X	X			X	X	X	5	2	
2.12	Install pole-top motion sensor lighting along shared concrete footpath to improve night-time passive surveillance and safety (provisional sum)	X		X	X	X		X		5	2	
2.13	Install tree planting with groundcovers under, to Spar carpark (in consultation with landowners) to improve shade amenity and town presentation	X	X				X	X	X	5	2	
3.00	RAILWAY PRECINCT											
3.01	Commission detail design of railway precinct to improve pedestrian and cycling linkages, formalise RV parking and to enhance the setting for the memorial fountain (provisional sum for consultants design & construction)	X	X	X		X		X	X	6	1	

MOLONG TOWN CENTRE PLAN										
PRIORITISED SCHEDULE OF WORKS										
REF.	ACTION	SCORING CRITERIA						SCORE	RANK	QUICK WIN PROJECT
		Linkages	Beautification	Local Business	Tourism	Increase Diversity of Users	Multi-Use			
3.02	Investigate grant opportunities to restore the memorial fountain and install interpretive signage		X		X	X		X	4	3
3.03	Render brick columns of Allen McMahon arbour to compliment heritage buildings		X					X	2	5
3.04	Install street trees for shade and as succession planting		X			X		X	4	3
3.05	Reinstate kerb and gutter outside Elders building to discourage parking on the footpath	X		X	X			X	4	3

6.0 Appendix

Appendix 1: Group Plans





Appendix 2: Molong Town Centre Schedule of Works with Cost Estimate

MOLONG TOWN CENTRE PLAN SCHEDULE OF WORKS COST ESTIMATE					
REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.00	COUNCIL POLICY AND TOWN CENTRE WIDE PROJECTS				
0.01	Update Cabonne Council's Management Plans and strategic policy to include outcomes from this town centre planning exercise				
0.02	Develop a Council policy for commercial use of public open space to manage future risk and ensure equity				
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community				
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation				
0.05	Provide mobile vendor facilities such as power outlets to support events and create flexible spaces				
0.06	Review development located within the flood zone to ensure compliance with NSW Flood Prone Land Policy, Floodplain Development Manual and BCA				
0.07	Provide accessible paths at compliant grades				
0.08	Review Pedestrian Access and Mobility Plan (PAMP) and prioritise works that tie into town centre plan				
0.09	Commission a town-wide Wayfinding and Interpretive Signage and Sculpture package to optimise active travel and tourism opportunities				
0.10	Remove weeds with an ongoing eradication plan				
0.11	Remove dead & under performing trees				
0.12	Rationalise and remove redundant signage throughout the town				
0.13	Implement a development policy to encourage landowners to preserve and enhance elements contributing to the heritage streetscapes of Molong town centre				
0.14	Continue to support community group initiatives and masterplans i.e. the Molong Recreation Ground, Hunter Caldwell and Showground Masterplans (commissioned by Molong Advancement Group)				
0.15	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)				
0.16	Commission Street Tree Masterplan to improve town presentation and provide shade				
0.17	Install street trees (including ongoing watering and maintenance) in accordance with the Street Tree Masterplan				
0.18	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment				
0.19	Prioritise footpath maintenance of the four city blocks and widen to 1500mm (Riddell, Edward and Mitchell Highway)				
0.20	Install vehicle travel lane line marking to provide bicycle shoulders throughout the town centre				
0.21	Install trees and understorey planting to the main entrances of Molong from Wellington and Canberra in accordance with the Street Tree Masterplan to define town entry				

MOLONG TOWN CENTRE PLAN
SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.23	Develop a Council policy for those that excavate part of a footpath, be required to make good the paving from expansion joint to expansion joint to ensure uniform pavement is maintained				
1.00	TOWN CENTRE				
1.01	Install street trees to centre line of road with native understorey planting, permeable paving in between trees and safe crossing points near laneway and Council Chambers/ Community Centre	m2	1000	\$1,500	\$1,500,000
1.02	Remove existing integrated planters and benches and make good	Item	1	\$10,000	\$10,000
1.03	Install tree planter pots with irrigation reservoir, ornamental tree planting and solar fairy lights in strategic positions along the main street as listed in the material palette	Item	10	\$5,000	\$50,000
1.04	Install tree planter pots with irrigation reservoir, ornamental tree planting and solar fairy lights in strategic positions along the laneway as listed in the material palette	Item	7	\$5,000	\$35,000
1.05	Replace existing seats with furniture listed in the material palette	Item	10	\$6,000	\$60,000
1.06	Replace existing bins with furniture listed in the material palette	Item	4	\$5,000	\$20,000
1.07	Remove existing hedges from pedestrian side of street blister garden beds and replant with planting for pedestrian enjoyment	ea	16	\$2,500	\$40,000
1.08	Commission a Landscape Masterplan for Molong Village Green to create a civic public square to increase amenity for community events and provide an all weather gathering space (includes community consultation, detail design & documentation)	Item	1	\$40,000	\$40,000
1.09	Investigate origins of Queen Elizabeth Coronation planting and King George planting at western end of Bank Street and interpret where appropriate	Item	2	\$5,000	\$10,000
1.10	Investigate options for stone gutters to incorporate water filtration planting to improve appearance and environmental outcomes	lm	300	\$150	\$45,000
1.11	Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)	Item	1	\$150,000	\$150,000
1.12	Install adjustable uplighting to trees in the main street for safety, night-time attraction and town presentation (provisional sum)	Item	1	\$25,000	\$25,000
1.13	Install bicycle parking street furniture listed in the material palette	Item	10	\$600	\$6,000
1.14	Install street trees along town centre blocks for shade amenity and succession planting (Edward, Riddell and Gidley Street)	Item	15	\$25,000	\$375,000
1.15	Commission main street detail design for construction (provisional sum for consultants design)	Item	1	\$50,000	\$50,000
1.16	Install electric vehicle charging points adjacent Village Green to attract visitors to the main street	Item	2	\$10,000	\$20,000
	TOTAL				
				Subtotal	\$2,436,000
				Contingency 50%	\$1,218,000
				Town Centre estimate	\$3,654,000
2.00	GASOMETER PARK & SPAR CARPARK PRECINCT				
2.01	Commission detail design for construction of the shared laneway and gasometer park to provide better pedestrian access and visual linkages between Bank Street and the Mitchell Highway/ sporting precinct (provisional sum for consultants design)	Item	1	\$50,000	\$50,000

MOLONG TOWN CENTRE PLAN					
SCHEDULE OF WORKS COST ESTIMATE					
REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
2.02	Provide a safe pedestrian crossing point to RMS standards at the highway to improve safety and linkages between the main street and recreation precinct	Item	1	\$60,000	\$60,000
2.03	Install a 2.5 metre wide shared concrete path through the gasometer site and spar carpark site to improve pedestrian linkages between the main street and recreation precinct	lm	156	\$330	\$51,480
2.04	Install a shared zone to the laneway (in consultation with landowners) which maintains operational and service access whilst improving pedestrian linkages between the main street and recreation precinct	lm	50	\$330	\$16,500
2.05	Install RV and long vehicle parking with clear signage, road markings and holding lanes where required	Item	1	\$40,000	\$40,000
2.06	Retain EPA monitoring infrastructure and incorporate into the design of the Gasometer Park and laneway	Item	1	\$7,000	\$7,000
2.07	Realign caravan park fence to optimise the number of sites and plant trees to provide shade amenity, screening and privacy	lm	100	\$300	\$30,000
2.08	Install picnic tables, platform benches, bins, seats, trees and interpretive signage to create a park which provides better physical and visual connection between the main street and recreation precinct and optimises the former gasometer site	Item	1	\$80,000	\$80,000
2.09	Install hedge to highway edge of caravan park to provide screening and privacy	lm	170	\$150	\$25,500
2.10	Continue discussions with the RMS to improve visual amenity of concrete barrier to the pool corner to improve town presentation	Item	1	\$5,000	\$5,000
2.11	Install 2 part seal carpark (in consultation with landowners) to improve circulation, safety and reduce conflict	m2	1945	\$40	\$77,800
2.12	Install pole-top motion sensor lighting along shared concrete footpath to improve night-time passive surveillance and safety (provisional sum)	Item	1	\$10,000	\$10,000
2.13	Install tree planting with groundcovers under, to Spar carpark (in consultation with landowners) to improve shade amenity and town presentation	Item	17	\$3,000	\$51,000
TOTAL				Subtotal	\$504,280
				Contingency 50%	\$252,140
				Gasometer & Spar estimate	\$756,420
3.00 RAILWAY PRECINCT					
3.01	Commission detail design of railway precinct to improve pedestrian and cycling linkages, formalise RV parking and to enhance the setting for the memorial fountain (provisional sum for consultants design & construction)	Item	1	\$150,000	\$150,000
3.02	Investigate grant opportunities to restore the memorial fountain and install interpretive signage	Item	1	\$25,000	\$25,000
3.03	Render brick columns of Allen McMahon arbour to compliment heritage buildings	Item	1	\$5,000	\$5,000
3.04	Install street trees for shade and as succession planting	Item	10	\$25,000	\$250,000
3.05	Reinstate kerb and gutter outside Elders building to discourage parking on the footpath	Item	1	\$5,000	\$5,000
				Subtotal	\$435,000
				Contingency 50%	\$217,500
				Railway Precinct estimate	\$652,500

