

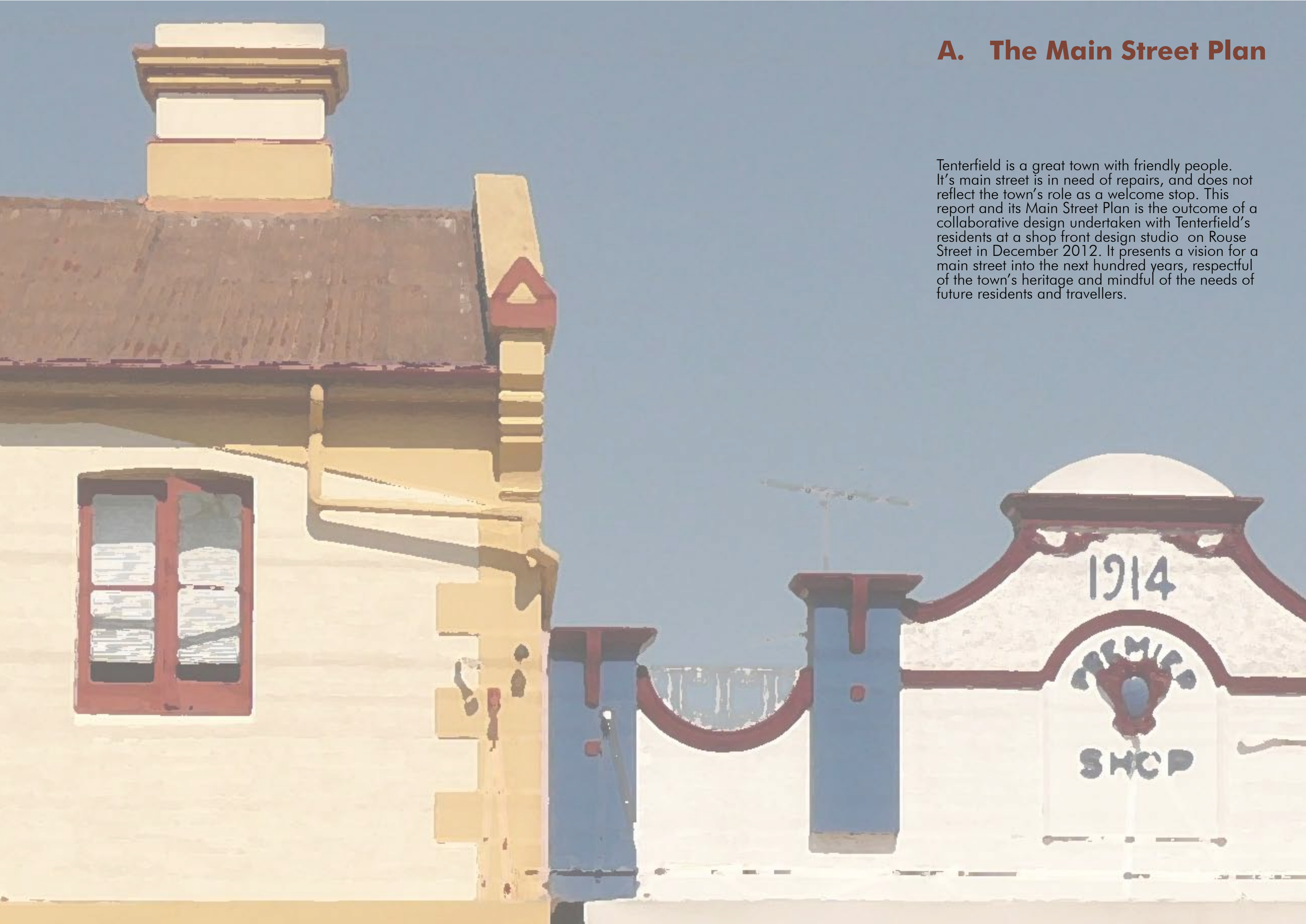
TENTERFIELD MAIN STREET MASTERPLAN



JOHN MONGARD LANDSCAPE ARCHITECTS

FOR TENTERFIELD SHIRE COUNCIL, MARCH 2013

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A. The Main Street Plan

Tenterfield is a great town with friendly people. It's main street is in need of repairs, and does not reflect the town's role as a welcome stop. This report and its Main Street Plan is the outcome of a collaborative design undertaken with Tenterfield's residents at a shop front design studio on Rouse Street in December 2012. It presents a vision for a main street into the next hundred years, respectful of the town's heritage and mindful of the needs of future residents and travellers.



Tenterfield has a wealth of heritage and cultural assets...



...some are in decay, decline or need refurbishment



About Tenterfield

Tenterfield is one of Australia's great country towns. The World Health Organisation rated Tenterfield the third best town in the world as a healthy place to live. It has a beautiful rural landscape and a strong agricultural economy. Avenues of trees herald a town centre that is blessed with more historical assets than many other towns. The main street is clearly legible and easily traversed by vehicles. It is however, less friendly to pedestrians, who would baulk at walking from one end to the other due to the lack of shade, seating and adequate access.

The continuous streetscapes of period buildings are interesting and are active with shops and services. In recent times, parts of the town have become run down and vacant shops are evident. Many facades have become lost behind inappropriate signage and modern claddings, often hiding historical assets. The footpath itself is narrow and a disappointment for the visitor, lacking amenity or beauty. The pedestrian experience is yet to be enhanced in Tenterfield.

The town centre provides a full range of convenience shopping and some speciality shopping around gifts and clothes. Residents can find most of their living needs in town, and visitors have a good selection of places to eat and stay. The town has retained its new shopping centre on the main street, which is important for the future viability of the whole CBD. Minor improvements to better integrate the BiLo development back to the main street heart need to be undertaken.

Whilst other shops and land uses are located on Manners and High Streets, Rouse Street retains primacy as the main street. These side streets contain some of Tenterfield's excellent heritage assets, such as the old court house and prison, and these can be better linked with shaded walkways and interpretative signage, reinforcing visitors walking trails around town.

Visitors and Tourism

Tenterfield has a key role as a regional travellers rest. In the days of the pioneers, Thomas Hewitt cut a trail through the area looking for fertile and workable land. Tenterfield offered a location with good accessibility for moving produce from the tablelands to the coast. This accessibility and centrality continues to be a key asset for the town, particularly for travellers between Sydney and Brisbane. This is confirmed by the number of eating places in town (over 27) and the number of accommodation places (there are over 1065 beds in town). There are currently 117 businesses members in the local tourism association (TDVA), and quite a number of bed and breakfast and farm stay facilities in the district.

The visitor information centre is located on the main street. There were 32,000 to 35,000 people visiting the centre in the years from 2007 onwards. In recent years, there has not been a rise in visitor numbers.

Visitation to Tenterfield appears to have peaked around 2007 and then steadied in the following years, using visitor information centre numbers. The School of Arts museum receives around 2000 - 3000 visitors per year and the cinema approximately 6000 - 7000 visitors/

1 Background and Context

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customers. About 1000 people attend live theatre per annum. The Railway Museum receives around 6000 visitors. For a town of its size Tenterfield has a lot of visitation. This is assisted by its strong name recognition, created principally through the popularity of Peter Allen's Tenterfield Saddler song, and by Tenterfield's role regarding federation (Tenterfield is known as 'the birthplace of a nation' due to the Federation speech given by Sir Henry Parkes which led to the Federation of the Australian states on January 1, 1901).

Weddings, banquets and events are popular at Tenterfield. The Golf Club and the Lawn Bowls club provide accommodation that relies on sporting groups, and this underlies their viability. Lack of access to an airport (Armidale is 2hrs away by car), is a major impediment to larger conferences and visitations to Tenterfield.

In summary, for a town with a small population. Tenterfield has a high level of visitation. The presence of two museums, a good library, a cinema, theatre and other cultural and historical attractions means the town has solid assets to build onto to maintain visitation into the future. The lack of a public art gallery and a larger function / convention venue are deficits which can be overcome, and these assets would support new visitation and tourism over time.

Growth and Retailing in Town

The town was gazetted in 1857. Within one generation of its establishment, Tenterfield had a population of 750 people, and by 1879, the population had doubled to 1500.

Tenterfield had one of the first court houses and police stations in the region. Since this lively period of early growth, Tenterfield has not grown substantially. The current population of the Shire is over 6,800.

There appears to have been little development in the town since the 1950's. This is evident by the wealth of intact buildings dating from all the prior periods.

An analysis of building and renovation approvals and development applications was undertaken to verify the nature of growth in recent years. In the year to 2012, there were 118 development applications, 23 for new dwellings and 20 for other uses. Eco-tourist cottages were the only retail / tourism application.

In the Council registers, there were 13 building approvals related to shops and retailing from 1998 to 2012 (about one per annum). There were three minor main street renovation works registered in the same period. At least two of these approvals represent clusters of shops, one being the Bi-Lo development. The latter development, due to the supermarket and Target, have effectively shifted the centre of town towards Manners Street.

In summary, the approvals confirm the slow rate of change in the main street. Vacant shops are an indication of a slow economy, and there are a number of empty buildings on the main street, particularly near the Tenterfield Star building. In combination with the burnt out emporium building, this part of the main street looks in decline.

Heritage

Ironically, lack of growth in the modern era has given Tenterfield its outstanding heritage. Most other towns have lost the spectrum of historic buildings. Tenterfield retains an intact street layout in the form of a grid, without the curving cul-de-sac's introduced to other towns in the 1960's. Most of the buildings on the main street are brick structures from the late Victorian and Federation periods, however there are also many buildings from the 1920-1930 period. A comprehensive register of heritage buildings is contained in the Tenterfield Main Street Heritage Study of 1997.

The main street is Rouse Street, although the original shops were located on High Street. The town centre has continuous shopfronts, many with decorative display windows and tiling. The continuous verandahs provide the most important pedestrian asset for the town. Originally, the verandahs had post and decorative iron work, but most of these were removed in the last forty years. Whilst the community embrace their heritage buildings not much has been done to improve or repair the architecture in recent times. Various historic buildings such as Mitre10 have been allowed to be metal clad and painted in bright colours. Both the materials and the colours mar the streetscape and in combination with a profusion of signs, prevent the heritage qualities of the streetscape from predominating.

Tenterfield is nationally significant for its association with Sir Henry Parkes, who made his fiery and impassioned speech in support of the federation of the Australian colonies in the School of Arts building.

A precinct focused around Federation would enliven and connect Tenterfield's rich history and stories within the main street.

Town Character

The lack of growth has meant that some buildings have become dilapidated or run down and this affects the character of the whole streetscape. Distant shop owners have let buildings go, and tenants in current times do not have funds for upgrading facades, signage and verandahs. The main street appears today to be in a state of decay in various areas.

The linear streetscape of Rouse Street, especially as experienced from the top of the hill to the south, has been compromised by modern road works and signage, introducing meandering line marking, islands and engineering elements which distract from the heritage of the main street.

The most recent streetscape works in particular have proven to be visually and functionally unpopular with the community, with walls around the High Street intersection becoming an eye sore and dull pavements detracting from the town's intrinsic character.

Residents and visitors all point to the character of the town strongly being focused on the avenues of overarching deciduous trees, evidenced on the outer edges of the town centre and on the side streets. These green archways are non-existent on Rouse Street, so it is a disappointment to travel through the green periphery to find the

main street dominated by engineering elements and signs. Passers-by might be tempted to continue onwards, to friendlier, greener town centres for lunch or rest. Once travellers do stop however, the history behind the main street becomes apparent to the pedestrian. Visitors who came into our shop commented on these aspects and residents have also confirmed it through their comments. The valuable architecture needs to be retained, but is in need of repair and improvement. The streetscape is dull and in need of trees and greenery. The simplicity and clear lines of the main street need to be reinforced.

Heavy Vehicles and the Bypass

Tenterfield's main street is a heavy vehicle route and B'double agricultural trucks are a regular feature, as they are in many country towns.

Rouse Street and its intersections have been designed around heavy vehicles. The high street intersection has set back pedestrian crossings and barriers at corners to prioritise heavy vehicles and increase pedestrian safety.

These current street elements are not complimentary for pedestrians, who, for example, now have to make longer journey to cross toward the National Bank streetscape. Subsequently, this street block suffers from lack of activity and declining trade.

The presence of heavy vehicles in town is disliked by some residents due to safety and smell issues. For others, particularly traders, the passing trade down the main street is critical, and some are concerned about the loss of trade created by a bypass.

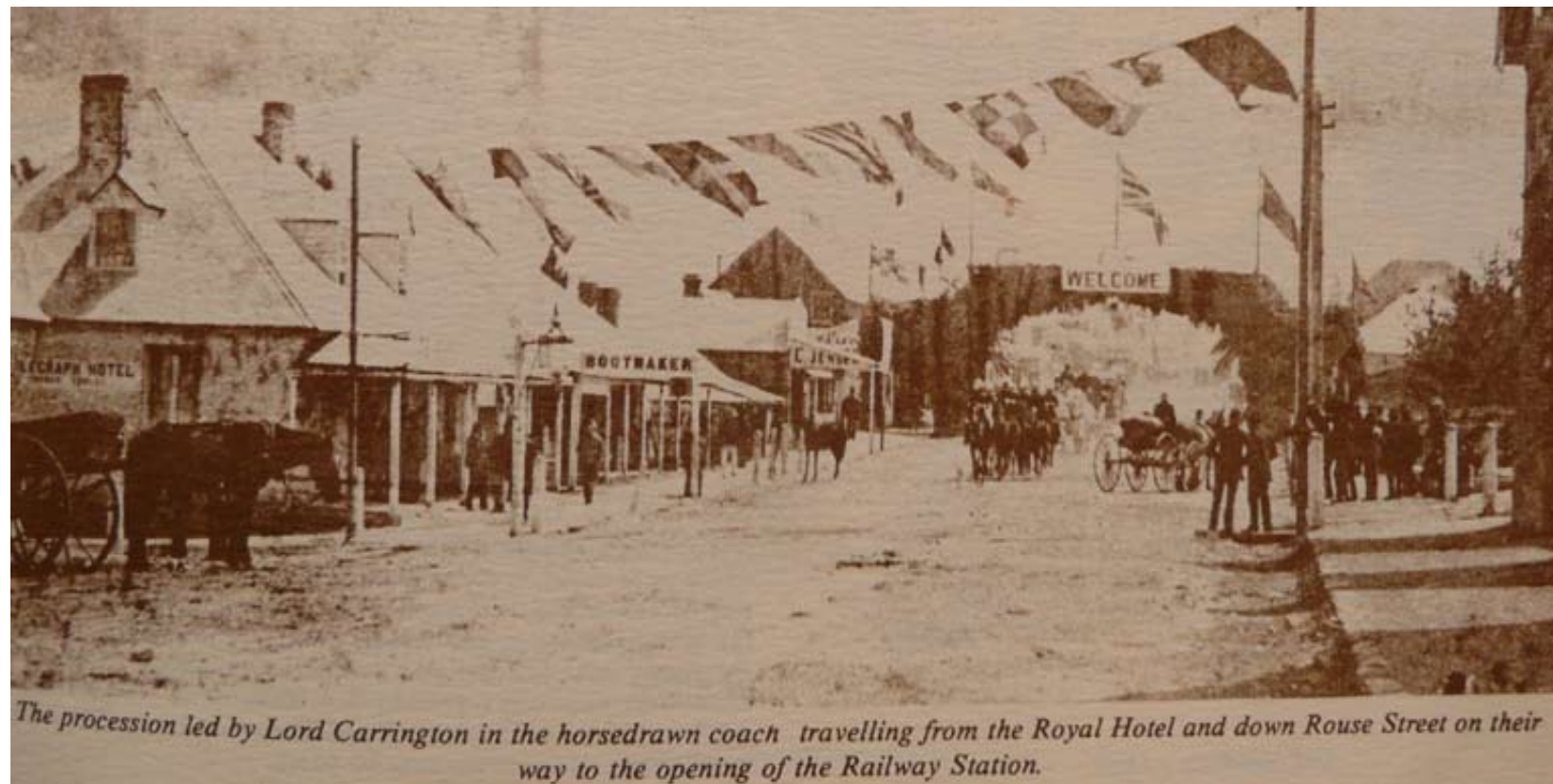
A feasibility study is underway to investigate optional locations for a bypass. The main benefits, from a main street perspective, would be that heavy vehicle elements such as walls and staggered pedestrian crossing would no longer be needed and the street would be perceived as safer. Disadvantages would be that whilst the route would be for heavy vehicles, it is inevitable that travellers lacking time or knowledge of the town may bypass the main street, thus creating less passing trade.

The bypass would be an expensive undertaking and could take some time to implement. Whether one is built or not, Tenterfield town centre should not wait, continuing to decline in visitor and pedestrian experience and amenity.

Each country town faces an aging population and increasing competition from travellers looking for authentic experiences and pleasant stays. Tenterfield should be pro-active and attract more residents and visitors to the main street.

About the Community

The population of the shire is over 6800. The township of Tenterfield makes up a large part of these residents. Local people have half of the medium weekly household incomes than the NSW average, however they also pay half of the median rent compared to NSW averages. They do more voluntary work through community groups than the NSW average. They live predominately in detached houses, and have a higher level of home ownership and a lower level of



Rouse Street, the main street of Tenterfield



rentals than the NSW average. The population is predominately of Anglo-Saxon heritage. Professionals and clerical, sales and service workers combined to make up 40% of employment occupations, and a reasonable part of these people would be employed in Tenterfield town centre. Tenterfield is the Shire's major retail and employment hub.

The Shire has a rapidly ageing population, with nearly 20% of the population over the age of retirement. The Council's Social Plan identifies that the percentage of retired people will grow to 49% by 2022. However, 20% of the population are under 14 years: this means there are still young families in the district.

The forecasts in the Council Social Plan show that the Shire is likely to be neutral to negative in growth in the years from 2014 onward. This is in line with patterns across rural Australia. Towns will need to attract new families to provide workers and a balanced population on the future or face a decline in services and lifestyle amenity. A vibrant town centre and main street are critical elements for peoples perceptions about the viability of a town's future. Visitors will judge an area often on the basis of the town centre.

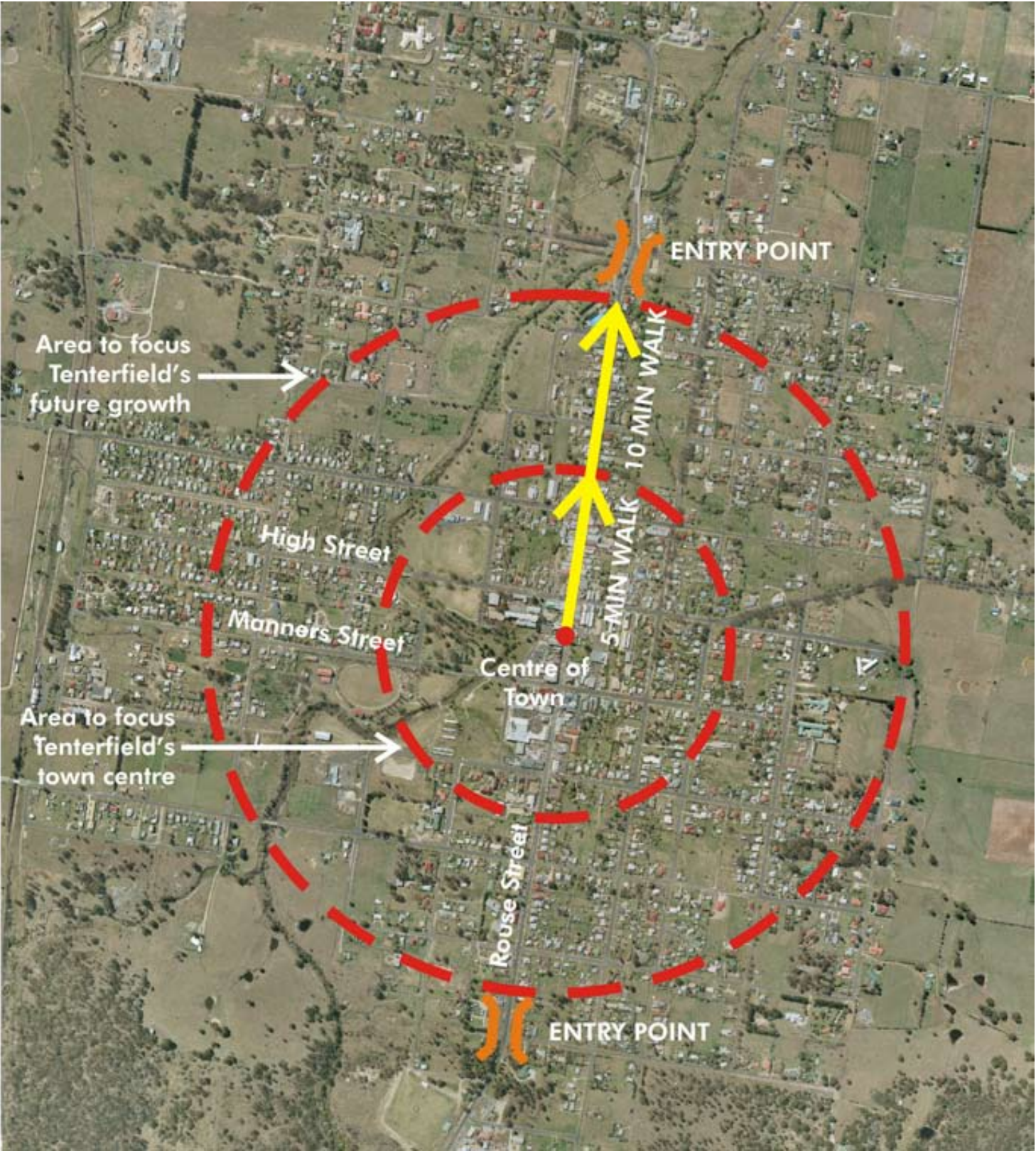
The Social Plan, shows that from 2010 onwards, there will be more retiring people than those entering the work force. To stay viable, Tenterfield town centre will need to attract more workers to live in town, otherwise the retail hub will decline in shops and facilities, and in turn, the resident population will reduce.

The Social Plan identifies some elements of import to the main street and the town centre:

- there is a need for improved pedestrian safety
- there is need for professional employment opportunities for young people
- vacant shop fronts are an issue
- a sense of community has been lost
- the existing identity needs to be kept

The Social Plan identifies that Tenterfield's CBD needs:

- to support and strengthen heritage values
- to provide low cost transport and access options
- to host and support cultural events or annual festivals to promote social interaction
- to plan for increases in disabled and less mobile pedestrians
- to improve access to the town centre, from the periphery and from the villages
- to support local artists
- to maintain affordable housing options for youth, older people and people with disabilities
- to support the economic sustainability of small businesses
- to preserve heritage buildings
- to promote bike riding
- to improve access to the town centre for older people
- to improve green spaces and facilities
- to support local business projects



Town Planning Strategies

The existing and proposed local environmental plans are neutral documents that provide guidance on inappropriate uses within the town centre. They are silent on the nature, scale or detail of future development. This maybe helpful in the short-term where there appears to be limited growth in the town, however, in the longer term, a pro-active town planning strategy must be undertaken to achieve the kind of development which revitalises the main street and the town centre as a whole. At a detailed level, a building and signage policy for the town centre should be created which gives guidance to owners and traders on how to build onto Tenterfield's streetscape character without creating undue impacts. Without such a policy, the town's character is at the mercy of adhoc development.

Council owned land is a prime opportunity to investigate options for missing facilities such as an art gallery, or a convention centre. It may also offer initiatives for achieving smaller dwelling types suited to the needs of the aged, single parent families and single workers. Currently, only conventional houses are available in town, but in the future, terrace houses, duplexes and multi-story housing could provide living within walking distance of the main street. This will be an important strategy as the population ages and becomes less able to drive, and also as the price of oil increases. Council's car park areas to the east of Rouse Street, for example, in the future could incorporate shop-top and terrace houses facing the waterway and connected by laneways. Tenterfield's overall growth strategy needs to be underpinned by sustainability: people need to have work, and also the types of living places suited to their whole life cycle. By focusing the future growth tightly within a five to ten minute walk of the town centre, Tenterfield can future proof itself to these changes. Further investigations and planning is required to achieve these pro active strategies.

In order to provide space within walking distance of the centre, town planning policies will need to be created to allow infill development. Granny flats, zero lot housing on lane ways, conversion of garages into studio dwellings for singles and conversion of shops into rear apartment dwellings are all options being implemented in other country towns. In the future, the hospital on Naas Street and other aged housing options nearby, will become an important hub in Tenterfield, and the growth strategy should also target low-care to high-care housing options.



for Tenterfield Shire Council
February 2013
approx 1:12500

About Tenterfield

A selection of comments made by visitors
and residents during the consultation,
December 2012:

'Tenterfield should be a welcome rest'

*'If business people park on the
street where do the visitors go?'*

*'Visitors need to be more
relaxed in the street'*

'History is our future'

*'Rouse Street should be
a place you really enjoy
walking along'*

*'Feel the country
town charm'*

*'the place needs brightening,
freshening up'*

*'To get people to spend you
have to slow them down'*

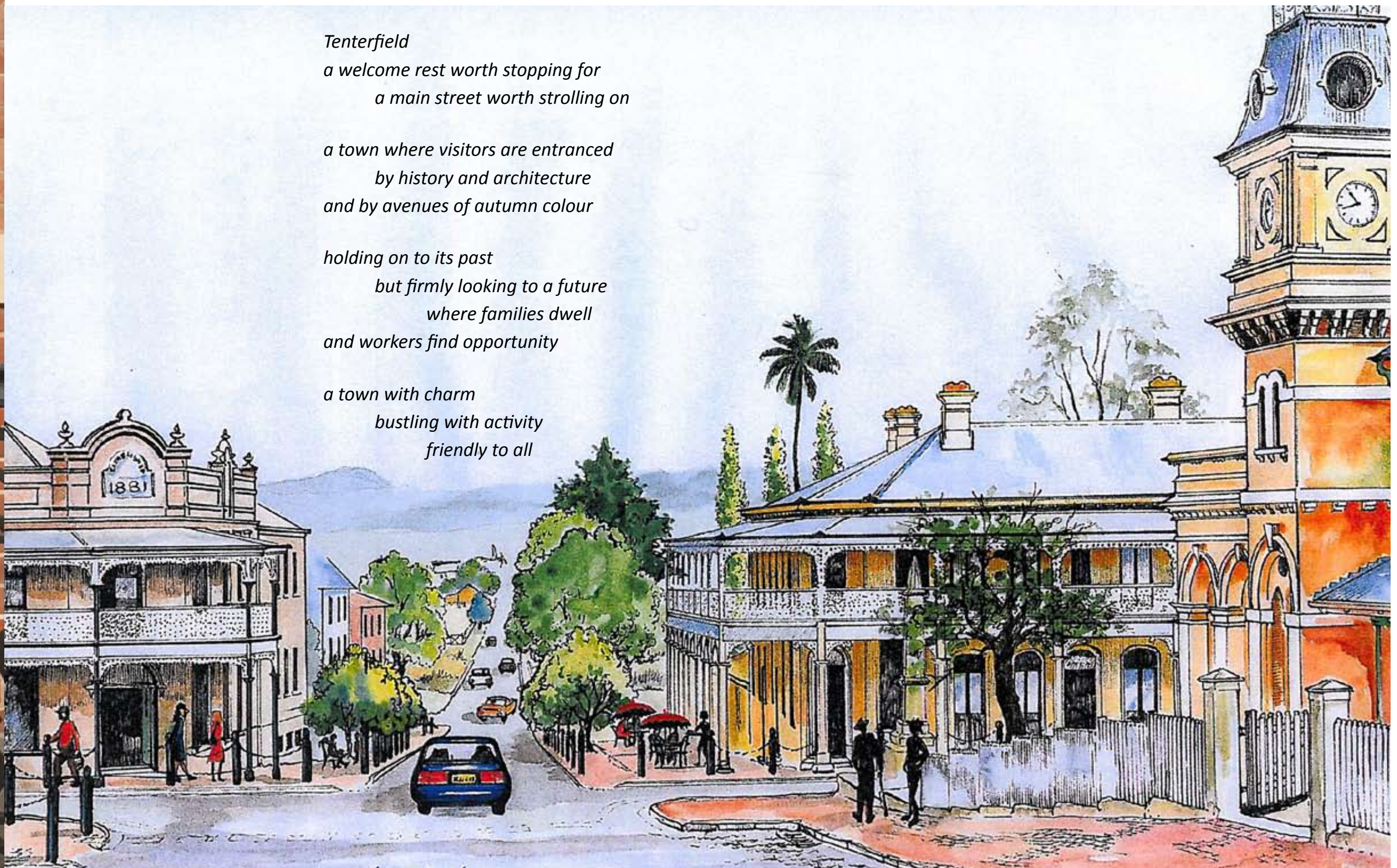
*'Think not what Tenterfield can do for you,
but what you can do for Tenterfield'*

*Tenterfield
a welcome rest worth stopping for
a main street worth strolling on*

*a town where visitors are entranced
by history and architecture
and by avenues of autumn colour*

*holding on to its past
but firmly looking to a future
where families dwell
and workers find opportunity*

*a town with charm
bustling with activity
friendly to all*



An earlier water colour by local artist Lu Potter of the streetscape at Manner and Rouse Streets (a Federation Square concept), was shown and discussed in the consultation shopfront and almost universally accepted as a example of what the town should be aiming for in the sense of atmosphere and visual quality. It shows the Mitre10 building with its original facade, the wrought iron posts and verandahs, picket fencing and alfresco avenues down Manners Street. The street is narrower and more inviting for pedestrians.

The following list of key actions is a summary of the site analysis undertaken by John Mongard Landscape Architects as well as an analysis of all issues raised by the community during the Set-Up Shop:

1. A street defined by history and avenue trees

Issue:

The streetscape is cluttered by disjointed elements and lacks continuity in colour and furniture elements. The two principal assets of the town are heritage buildings and avenues of autumnal trees. They both need to be reinforced and strengthened in the main street.

Actions:

- Remove yellow corner walls at intersections. Replace where needed with gardens, bollards and with decorative railings where they are required for safety reasons
- Choose a palette of street furniture that can be used throughout the main street. Existing, unwanted furniture can be relocated to parks and gardens. New furniture should be locally made, robust, vandal resistant and in keeping with the town's theme.
- Encourage shop and business owners to comply to a heritage colour scheme. Improve facades using the heritage grants.
- Create a public and private building and signage policy which supports the heritage character
- Enhance The Federation Precinct with interpretative shelters, signs, plantings and sculpture
- Plant trees to provide shade, define carriageway and reduce glare
- Encourage traders to consult Council's heritage consultant
- Plant more colourful, deciduous avenue trees along the main street
- Provide new furniture and signage which fits into the town character
- Improve intersections to provide green archways of trees and a welcoming experience
- Define the entries into town
- Register more significant buildings on the National Trust Register
- Provide better guidelines for building owners and tenants on how to upgrade / maintain buildings and shop windows

2. Make the town worth walking through

Issue:

It should be easier to walk down the main street in comfort. People with mobility issues should be able to easily navigate around town. Parking your car at the rear of the shop should not be difficult.

Actions:

- Remove the kerb where possible and provide at grade crossing points
- At The Federation Precinct, create pedestrian crossings and improved pedestrian experiences to link heritage assets.
- Remove or reduce the slope and camber of the road
- Plan for the long term removal of the shop steps to improve access to shops
- Remove the unevenness in the footpath
- Improve the links to the rear car parks by the addition of furniture, shade, public art and lighting down the lane ways
- Provide shade trees over the rear car parks
- Reseal and improve the carriageway
- Provide better disabled and elderly access throughout all footpaths and lanes

3. The main street should radiate charm

Issue:

Rouse street needs more amenity, colour and vibrancy on its footpaths.

Actions:

- Create places for people to comfortably sit in the shade
- Establish a footpath dining policy
- Provide more greenery and soft landscaping - trees / gardens / flowers
- Improve the Telstra building frontage to make it a positive attribute for the streetscape
- Improve The Federation Precinct by encouraging Mitre10 to reveal the historic building and to create beautiful gathering spaces in the street corners
- Improve the level of street maintenance and provide more funds for landscape works
- Negotiate with various owners to reinstate historical facades and remove metal cladding

4. Create hubs of interest and activity

Issue:

Tenterfield's existing visitor base may be affected by the provision of a heavy vehicle bypass of the town. To minimise the impact, interest, business and activity must be provided for visitors and residents in the main street. People need a reason to walk around town and stay longer.

Actions:

- Create a central town square for community gatherings and events
- Create a federation precinct which activates the adjacent buildings and creates better visitation spaces and facilities around town
- Create small interpretative plaques on the buildings or footpaths to tell their original stories
- Continue / improve the existing interpretative trail.
- Improve key town assets like Bruxner Park and the Post office to create lively, useable spaces and a focus for community activities
- Build public art elements to provide photographic opportunities and focal points
- Introduce a farmers market to bring more local produce and take trade into town
- Investigate the feasibility for an art gallery and for a conventioning facility
- Plan for a walkable town centre by limiting and guiding future retail growth to the main street within a 5 minute walk
- Plan for a lively mixed use centre by building a better range of living types within a 10 minute walk of the town centre

5. Focus on people not cars

Issue:

The main street of Tenterfield is a highway and a major route for large trucks travelling through the New England Tablelands. Large vehicles have been given priority which creates an environment on the main street that is less comfortable and less convenient for pedestrians and cyclists.

Actions:

- Reduce speed to 40km on Rouse Street, between High and Manners Streets
- Encourage residents to park behind the shops and enforce parking time limits
- Remove / rationalise unnecessary traffic furniture / markings
- Reduce the perceived width of the roadway with street tree plantings and footpath widening, which will increase pedestrian amenity and reduce vehicular speed
- Improve the signage, visibility and layout of crossings particularly in the north-south axis
- Create raised crossings with pavement changes for pedestrian safety
- Create a low traffic and safe crossing environment at The Federation Precinct on Manners Street, either side of Rouse Street
- Make paths to points of interest and parking around town clear
- Provide easily accessible and useable parking for RV's near the main street
- Remove sandwich boards from narrow footpaths
- Reseal and improve the carriageways

At the intersections
The walls will be replaced by low flowering gardens with advanced deciduous trees.
The pavement will be improved with coloured tile carpets at key places.



View from the Commercial Hotel corner, at the corner of High and Rouse Streets

The main street will become a welcome stop which entices people to stay and linger. A town square will be built centrally, providing a place for lunch time seating, for community gathering and to provide visitors with shade and points of interest close to the shops.

Footpaths will be improved with better seating, bins and furnishings. The footpaths will be brightened up with coloured tile ‘carpets’ at shop entry points and using cast plaques to interpret local history on water meter covers.

The existing pavers will be turned over progressively to allow cost efficient brightening up. In the new town square, higher quality paving stone and brick will reinforce Tenterfield’s heritage.

Deciduous shade trees will re-introduced along the main street to provide colour, shade and greenery. At the Manners and High Street intersections, these trees will form arching green entries using species which will allow for trucks and sight lines.

New pedestrian crossings will be built with rumble cobbles paving at the approaches to slow vehicles. These crossings will prioritise pedestrian north-south movements to re-integrate both ends of town into the centre.

The New England highway route is retained, with access for trucks. Once the bypass is installed, the street can be further modified to make it even more pedestrian friendly.

The existing block walls will be removed and replaced with low gardens and decorative wrought iron safety railings which will not hinder sight lines. Low flowering garden beds will be built to soften the street, allowing for vehicular sight lines, providing colour and scent.

The upgrading of the main street will require additional resources to manage it and maintain it to a level which the town deserves. Over time, this will create more employment for gardeners, and horticultural expertise will be required.



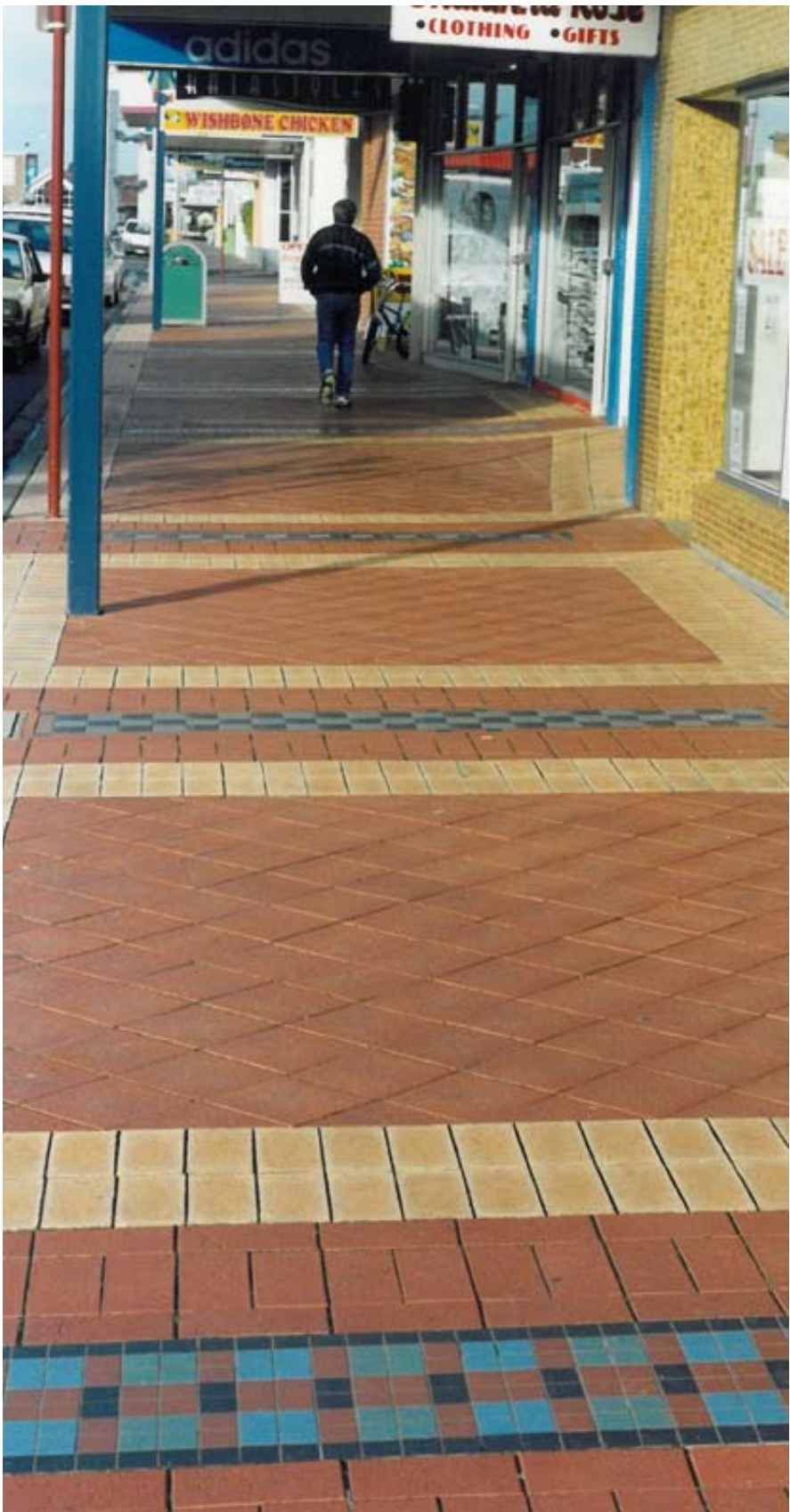
Highlight heritage



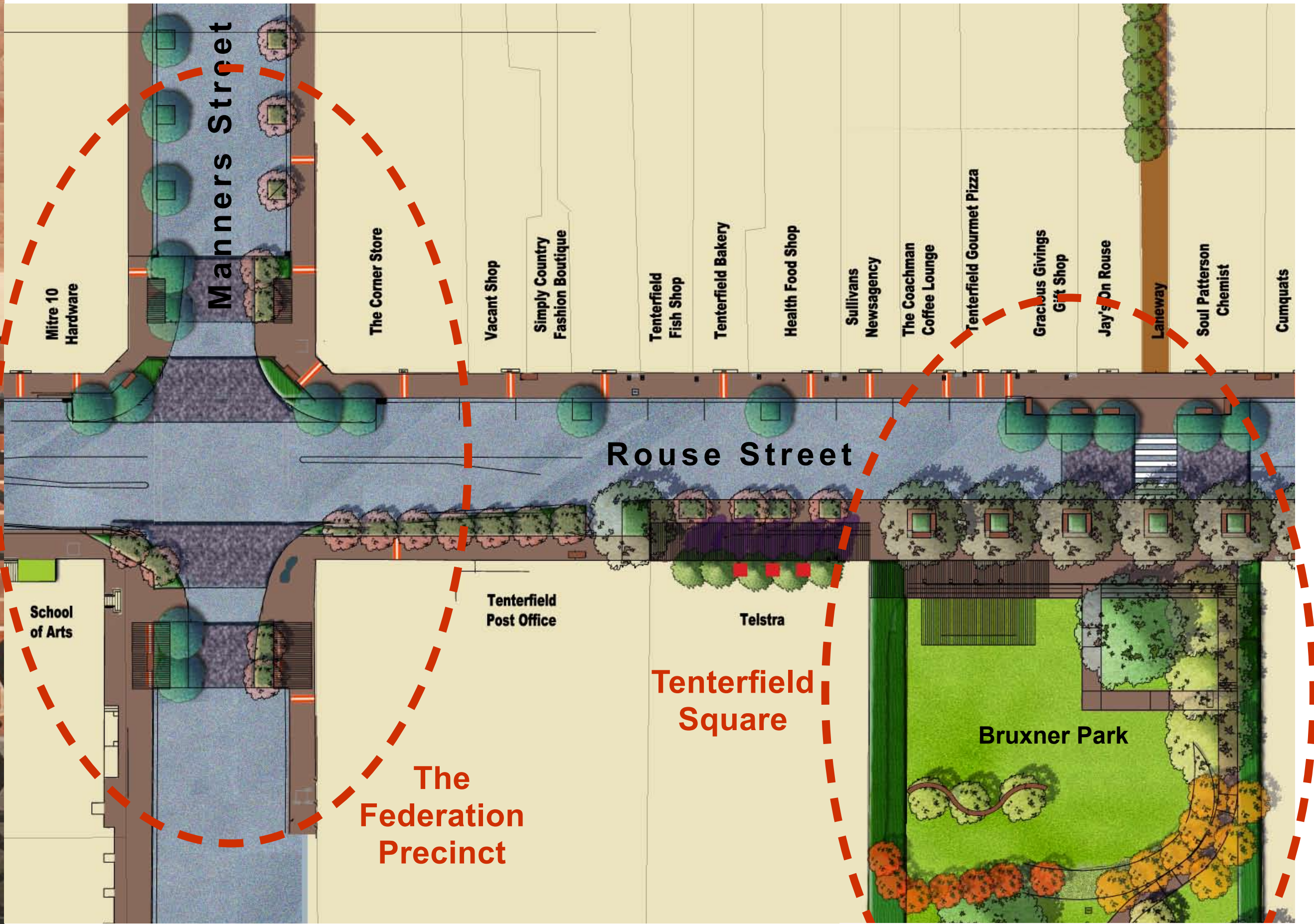
Smaller, locally made bins

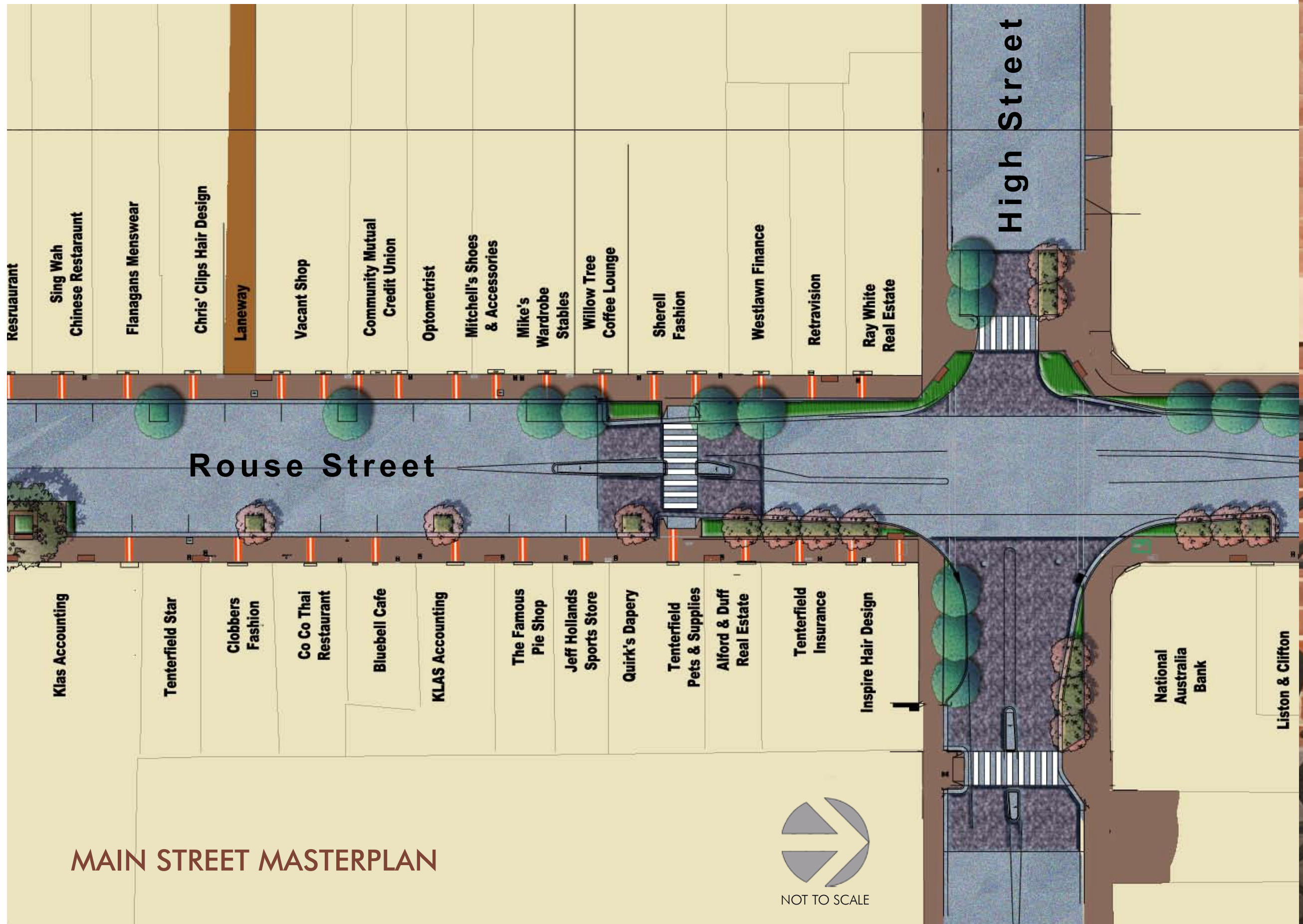


Rumble paving and safer crossings. Low gardens with artwork and colour



Carpets of colour introduced into the streetscape







Architectural feature lights with fitting for banners will be integrated into Tenterfield Square and Bruxner Park.



Ideally, Rouse Street would be regraded to remove the camber and allow easy pedestrian movement. Gladstone's main street incorporates a level street with sculptural drainage grates.



Footpath gardens will be built to allow plants adequate water and space to grow.



Tile carpets on the street will provide colour and detail in the footpath.



A town square will be created fronting Bruxner Park. The park will be improved to provide better shaded seating, colour and places for events and gathering.



View north along Rouse Street towards Bruxner Park

Bruxner Park

Bruxner Park will be seamlessly integrated into Tenterfield's town square centrally on Rouse Street. A smaller grass amphitheatre with shaded grass banks is to be located where the stone walls are half way into the park. Events as well as lunch time seating can be accommodated. New benches will be located under shade and park areas reclaimed for park uses by moving the path to the perimeter.

Better path systems will allow universal access through the park without splitting the area into unusable spaces. A performance / events stage will utilise the reshaped lawn, with enlarged area for up to 500 people to gather comfortably. A long curvy bench will be build for shaded seating.

Tenterfield Square

A new, pedestrian square will be centred to the park and a laneway. The pedestrian crossing point will be relocated. This will lead to a seating niches with deciduous shade trees. This stage will have a roof which extends into the footpath to provide shade and shelter, being part clear, part grape arbour. The footpath awning will overhang a set of 3 sitting terraces, so the town square can also be used for events. At special times, the main street could be closed off entirely and turned into a large events plaza, since there will be no kerb and channel across this area. Bollards and drainage strips will provide pedestrian barriers and safety.

The grape arbour will extend fronting Telstra, thus screening the building from walkers and providing a market place / sitting area. It is proposed that a farmers market featuring the outstanding produce of the Shire be established and run by Council on the alternative months of the railway museum markets. This would occur on a Saturday morning to allow local traders to also benefit from the event. The farmers market would provide local fresh food and crafts for visitors and become a major draw card for the main street and Tenterfield Square. The arbour will also allow for the hanging of Christmas and other festival decorations.

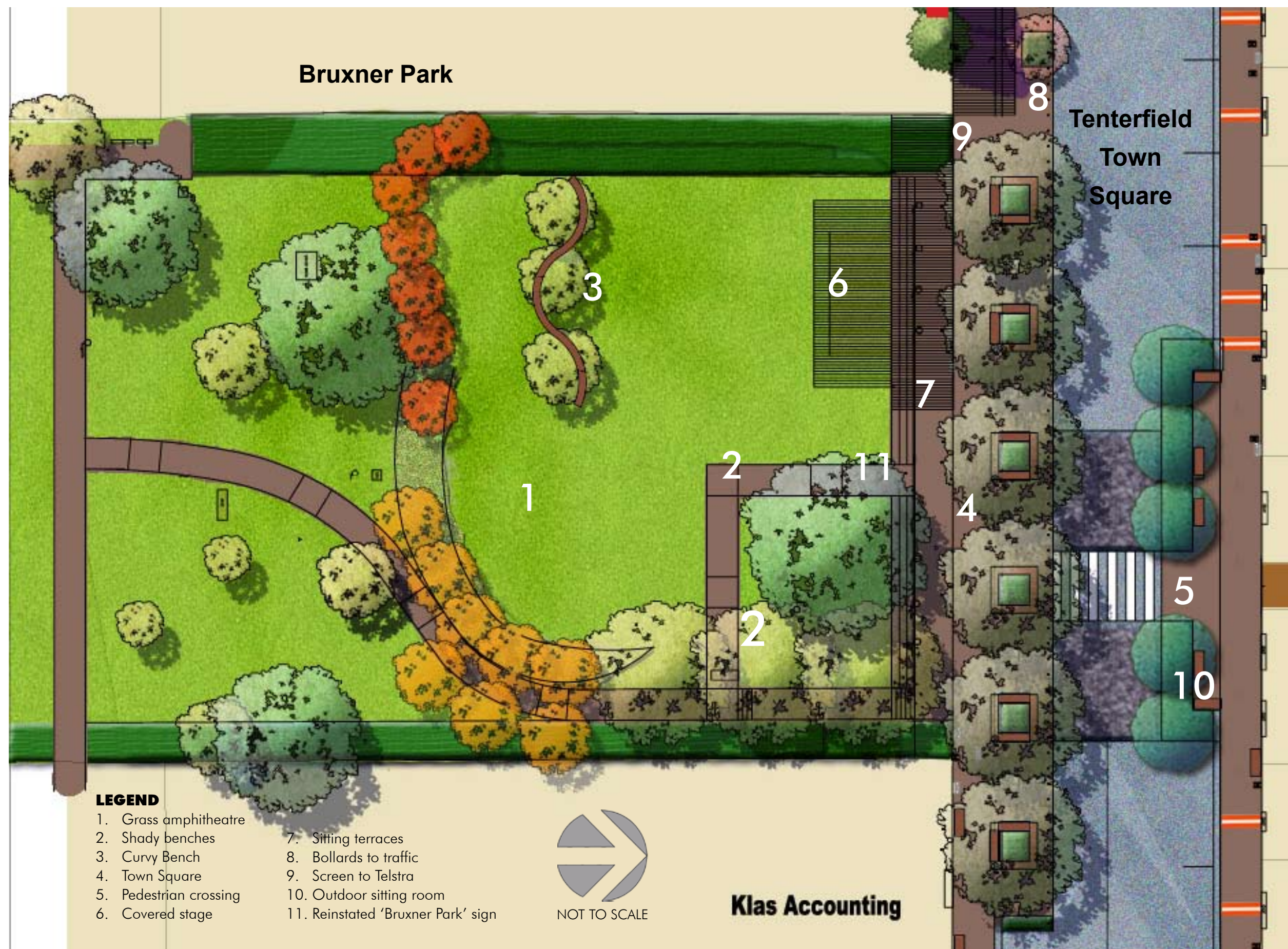
On the newsagent side of town, shaded and wind screened sitting 'rooms' are provided as part of the town square.

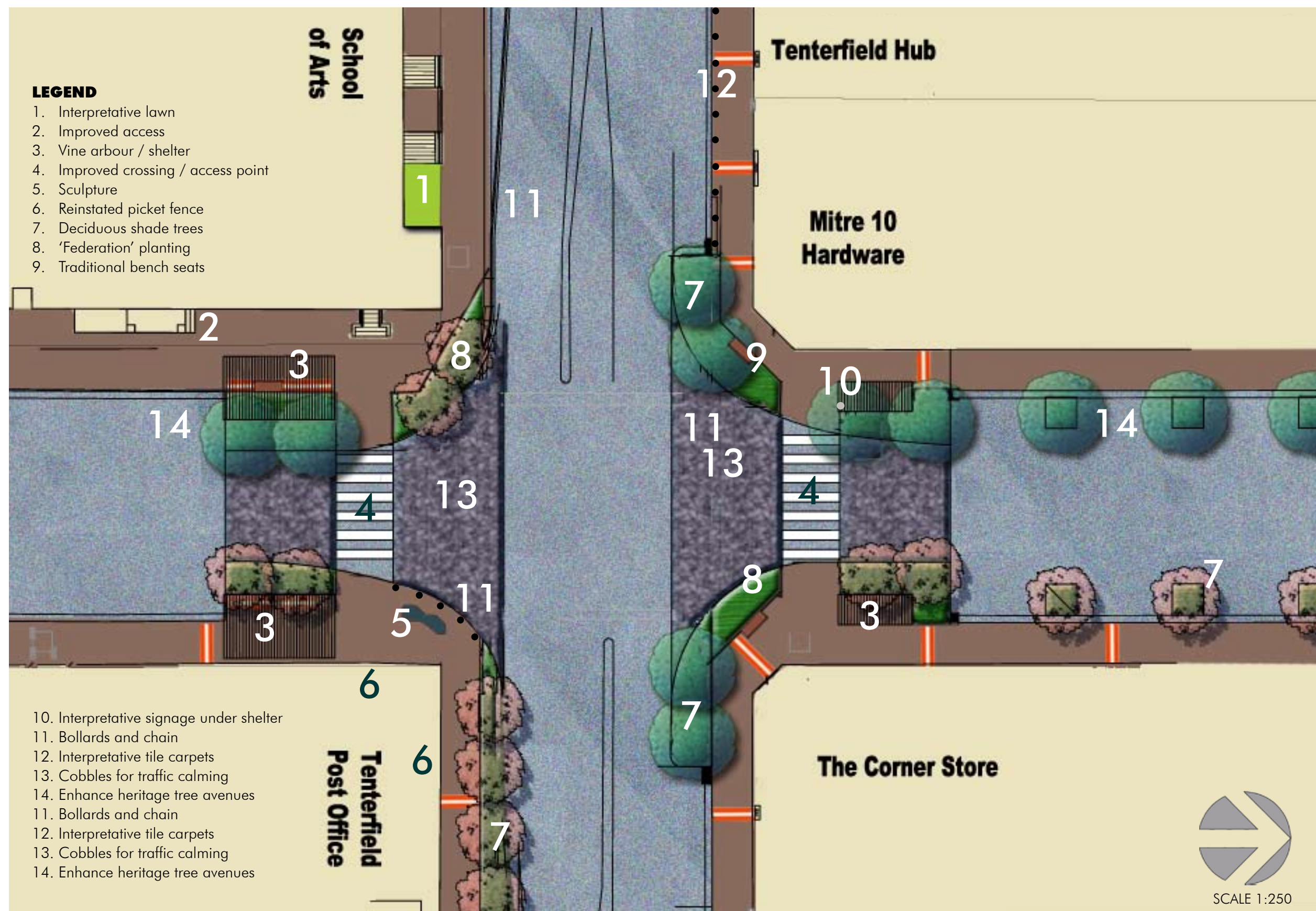


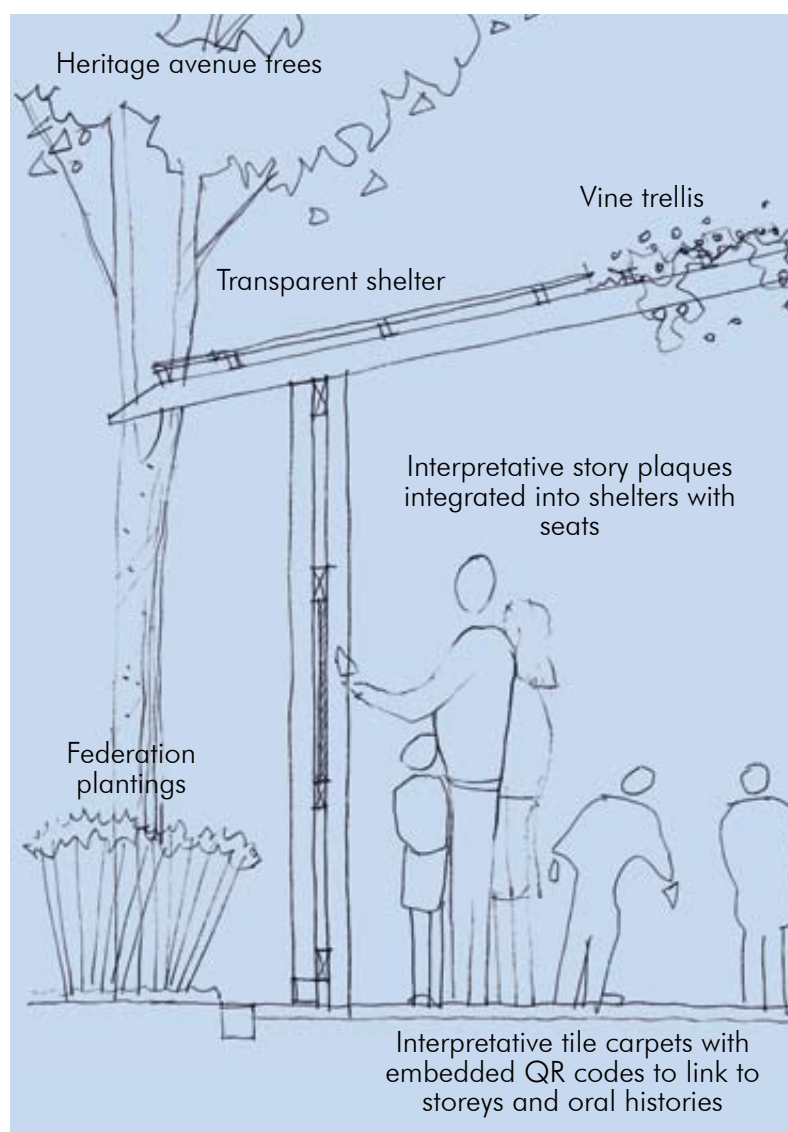
Craft a long bench for plentiful seating in the shade



A town square will be created on Rouse Street for events and community gatherings







Federation Precinct Arbours



Art and craft relate to Federation

The Federation Precinct

A federation Precinct will be created in the spaces adjacent to Tenterfield's most significant heritage buildings on the main street: The Schools of the Arts and the landmark historic Post Office.

The Federation Precinct will seek to create a hub of activity on the main street focused on the culture and heritage of Tenterfield. By remediating street spaces which currently lack adequate access, shade and visual amenity yet front significant historical buildings, Federation Precinct will make evident the rich heritage of the town at the key crossings and walking ways of the town.

Interpretative stories, elements and sculpture will be developed from further research into the significant buildings and Australians which have association with the precinct and with Tenterfield.

The School of the Arts streetscape will be enhanced with a vine arbour and shelter which interprets the famous federation speech by Sir Henry Parkes, and also will tell stories related to the School of the Arts building and precinct. The entry to the library will be enhanced and small lawns introduced to allow interpretative talks on the main street by museum staff.

The Post Office streetscape will be enhanced by reinstating the historic picket fences and by working with the owner to improve the access

and amenity of the forecourt. On the footpath, there will be an arbour with interpretation about Tenterfield as a significant welcome stop, and the Post Office's early role as a repeater station. A story board featuring the significant Boer War soldier Sir Henry Chauvel could also be created. A major bronze sculpture will be located in the street corner which will be a visitor draw card and will interpret the theme of journeys.

At the Mitre10 corner, the owner will be encouraged to remove inappropriate metal cladding and signage in conjunction with Council's own small grant for heritage buildings. Reinstatement of missing heritage verandahs and wrought iron ceilings and fret work relevant to this building could occur. A small sitting shelter featuring storeys related to significant Australian Oliver Woodward, whose cottage stands further down the street, will assist in promoting walking to Tenterfield's other heritage buildings, as per the towns heritage trail.

Finally, The Corner Store streetscape will be enhanced to provide interpretation, heritage plantings and walkway improvements to match the precinct. Cobbled traffic calming, avenues of heritage trees to bring the avenue of old trees up from lower Manners Street, and new pedestrian crossings will allow residents and visitors better access to these cultural assets and hubs of activity.



Vitrified story boards



A landmark bronze themed along journeys



A Refurbished Post Office Plaza

The Tenterfield Post Office is a key heritage asset adjacent the Tenterfield School of Arts. Works are proposed in collaboration with the post office owner which reclaim the plaza as a usable public realm. The minor works focus around remediating the cracked and unsafe forecourt which were added to the building in later times. The works will improve universal access to the building and monument, and provide a safe surface with shade and seating amenity. This will also create an attractive and accessible public space with interpretive plaques and signage for both the building and for the colocated 1895 public monument for pioneer Edward Whereat. The adjacent public streetscape will be concurrently refurbished by council into an walkable and interpretive precinct focused around the towns strong Federation history .

The post office is surrounded by a series of concrete pavements that make up the forecourt which lead to the steps at the edge of the building. This concrete forecourt was not part of the original fabric, and are now in disrepair. They do not conform with requirements for access under the BCA, or of the disability discrimination act, and the pavements pose a public liability issue due to their irregular height. The works seek to remove the concrete additions to expose the older porphyry steps and to create long term universal safe access and better amenity to the post office and its curtilage.

The improved forecourt and works will allow access to the building from both Manners and Rouse streets. By resolving differences in the levels to the forecourt, people will be able to use the area as a unified public space. Interesting historical interpretation, additional shade and seating, and better access to the monument will allow full enjoyment of the precinct. Heritage values are the dominant theme in the Tenterfield streetscape masterplan which consulted over two hundred residents, and the post office is a key landmark for the community. Local arts and artisans will be assisting to improve the precinct, creating local work and participation.

The works will create a town square at the most important historical place in the main street of Tenterfield. This new public space is badly needed since the post office is a major pedestrian destination, and adjacent footpaths are too narrow to provide adequate seating and lack opportunities for community gathering. By undertaking works in a similar timeframe to the federation streetscape works by council, there will be value adding in terms of creating a seamless and integrated streetscape focused on heritage values and stories.

Post Office Plaza and Precinct Interpretive Plan

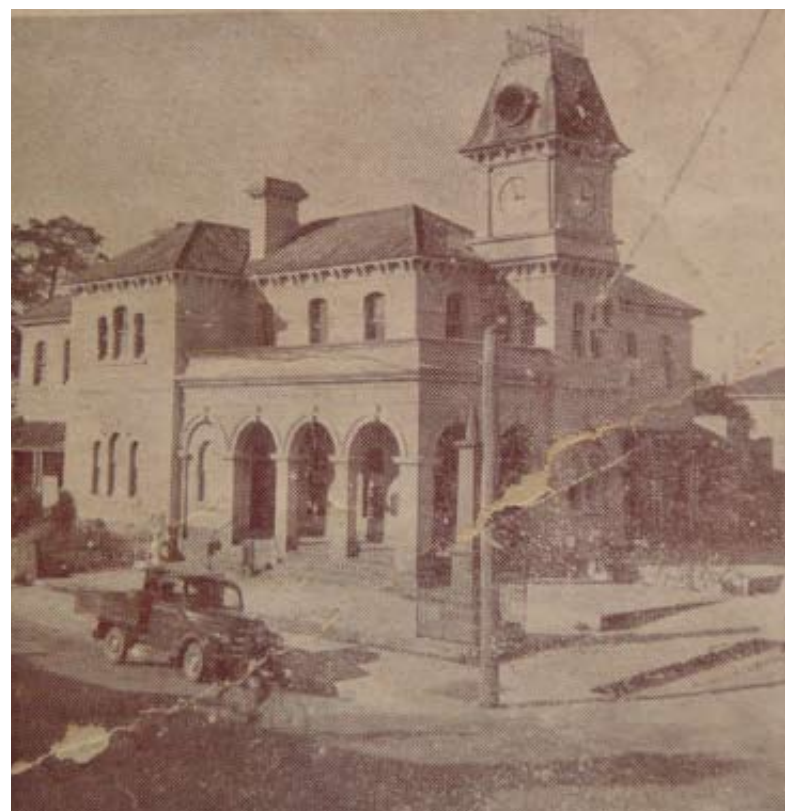
The precinct will focus on storeys regarding prominent Australians from Tenterfield. Street corners will feature sheltered interpretation on four historical personalities as selected through a public competition. Local poets will submit four stanzas on each person and local high school students will develop black and white linocut artwork to feature on the signage.

The post office plaza will feature three interpretive, story boards: one sign to the northern footpath regarding the post office's role as a significant repeater telegraph station at the time of federation; a sign next to whereat's monument will tell of his role in the region; and finally on the southern plaza, a sign showing the historical evolution of the town around the post office will be established.

Current images of the Post Office:

The Rouse Street frontage has an concrete forecourt which prevents safe pedestrian access to the post office; the manners street frontage shows a plaza which used to feature landscaping and trees

Historical images of the Post Office circa. 1950 and 1900



Rouse Street frontage



Manners Street frontage



There is an active creative community in Tenterfield with skills in writing, poetry, visual and performing arts. This could be better reflected on the main street through collaborative design, installations, art-built in and new performance based events. Tenterfield occurs at the junction of three aboriginal groups in the region, however there is little creative representation of this local culture within the town centre. More work needs to be done to incorporate indigenous arts.

Council has an important role in this culture building process. Opportunities and budgets need to be created for these cultural elements to be created in Tenterfield's main street.

Art Built-In

A public art component would be built into the redevelopment budget for the main street, and after an expression of interest process and development of arts briefs, it is intended that local artists and artisans be invited to provide richness and detail to Tenterfield's main street.

Key opportunities for built-in projects would include:

- A landmark bronze sculpture themed on 'Journeys'
- Tile carpets in The Federation Precinct with embedded QR Code patterning
- Laser cut artwork panels to arbour structures in The Federation Precinct
- Footpath carpets - patterns of mosaic tiling to give the street colour
- Story plaques - lazer cut plaques which cover water meters and interpret local history and stories. The sign plaques would link to further information via QR Codes
- Curvey Bench - a long curving bench for lunchtime seating and for viewing during events in Bruxner Park
- Laneway lanterns and art - elements to light and enliven the walk from the main street to the carparks
- Sitting niche artworks - small build in artworks near the new sitting places at intersections and in Tenterfield Square. These could take the form of cast aluminium, stone or metal artworks sitting in gardens, on benches or on walls.

Interpretative Sign Strategy

An innovative strategy which uses laser cut decorative bronze plaques and QR Codes will allow for extensive interpretation without the need for extensive signage which dates and fades. A bronze plaque would be located either on a wall or on the pavement. Imagery depicting the interpretation would be lazer cut eg. saddlery. A vitrified block with a QR Code would be set in, allowing people to access stories and further imagery through the internet and their mobile phones. Plaques could be located to highlight key cultural and history features, but can also be in parks, describing local flora and fauna, and environmental features.

At The Federation Precinct, sheltered story boards made of vitrified metal and timber will feature storeys of Federation and about significant contributions to Australia by past people with links to Tenterfield.

9 Crafting Tenterfield



Story plaques built into streetscape



Story plaques and crafted furniture



Siting niche artworks

There are things that can be done now for little cost to start the improvements on the main street. The following actions should occur within the first year:

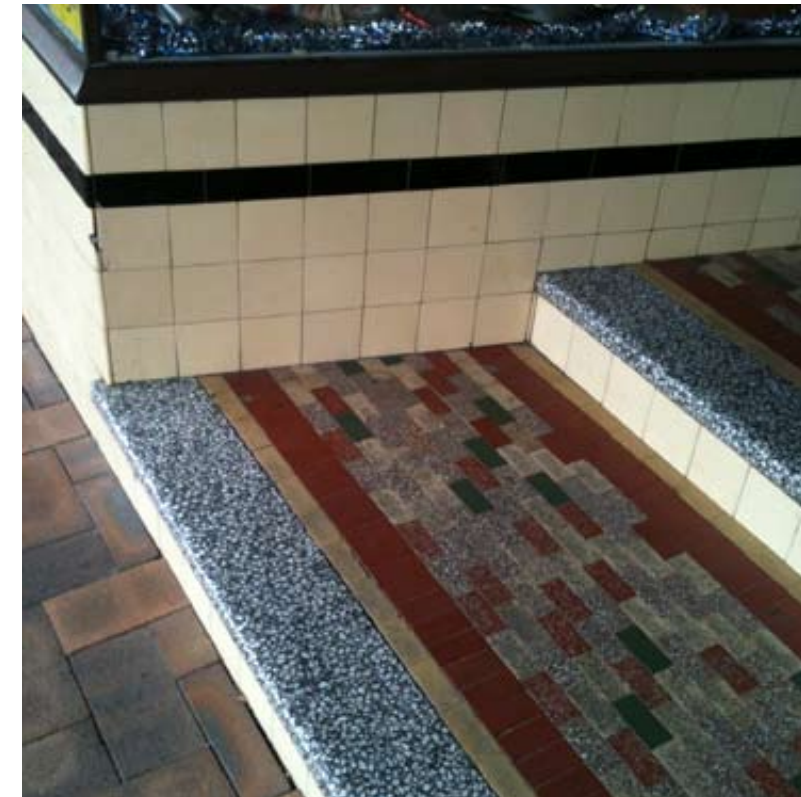
Remove old and illegible statutory signage.
Encourage traders to improve awning signs.



Introduce interpretative plaques to cover water meters.
upgrade irregular paving and road seal.



Review detailed access and pedestrian mobility. Introduce interpretive plaques at shop entries



Focus the heritage grant to upgrade main street facades over a 3 year period



Demolish corner walls and reinstate low gardens and advanced trees

will be built using red brick work and stone capping. All existing gardens and trees are retained. Some gardens are widened and new replacement trees will be planted. The stage and market arbours are the main building works and would be made of Australian hardwood and black painted galvanised beams, members and posts. A three phase power board with an irrigation and light controller would be installed on the terraces. The building of this stage would be undertaken by Council with assisting contractors and be built in a period of four months.

The staging plan provides for five discrete stages of streetscape works, commencing with stage one in The Federation Precinct, which is the area most requiring improved access and facilities to link the cultural assets and key economic hubs of Tenterfield. The walls would be removed, gardens, trees and railings installed and the crossing made safer and better. Paving carpets, furniture and interpretative plaques will be installed. Shaded arbours with seating and interpretation related to federation, as well as Tenterfield's significant Australians will be featured*. Furniture, plantings and elements in this precinct will reinforce the stories and themes of federation. There are some low cost actions which could be undertaken immediately from stage one works. These are shown on the short term works page.

Stage three would be the biggest and most important town centre construction. Tenterfield Square would be built in Rouse Street and Bruxner Park renovated.

Stage four would be the straight footpath areas from Bruxner Park to the Post Office intersection. Works would be similar to those in stage two.

In stage five, the Post Office intersection would be renovated, in line with the High Street works and treatments. Further works in other areas would be undertaken only once the main street was completed as an integrated whole.

The streetscape works at each stage would include: colour tile carpets at key places between the existing pavers, which will be turned around to expose a fresh surface. Green water meter pit covers will be replaced with cast/ laser cut aluminium interpretive plaques. New locally made street benches, bins with ash trays, bike racks and bollards would be installed with new footings to suit. Advanced trees would be planted in irrigated and prepared street and footpath gardens. When located on street, they would be protected by wheel stops. New crossings include cobble paving approaches for character and traffic speed cues. Traffic islands would be granite stone faced. New street signs on the street would be fitted to new black posts. New feature lighting will be introduced, particularly to up light large trees to provide lighting to harbour walks, and in the town square.

The major construction in the town involves Tenterfield Town Square and Bruxner Park. The park needs to be regraded to provide a continuous lawn, New retaining walls, ramps, steps and terraces

The cost planning has been undertaken to a concept level for strategic budgeting. Certain exclusions are made. These include: underground services, telecommunications upgrading, pits / covers, stormwater upgrades for awning and any other major reworking of the carriageway. Street lights are a large separate cost item and are presumed to stay above ground. Council should investigate the full cost of undergrounding power. The existing footpath pavers are presumed to be able to be turned around for re-use and the sub base to be in workable condition. It is presumed street furniture will be able to be made locally. Stone, landscape materials and timber are presumed to be sourced locally. The staging could be undertaken in other sequences in order to overcome particular detailed constraints.

Ideally the camber of the street would be removed, and the road and footpath regraded and redrained. This is a large undertaking and would add a cost in the order of 25% to the total budget.

The costing would be verified at detailed design stage. Finally, the quality of the works and material is based on a long-term life span outcome: each stage of works should be build quality, irrespective of the extent of funds available.

Stage One
\$300,000.00*

Stage Two
\$285,000.00

Stage Three
\$837,000.00

Stage Four
\$200,000.00

Stage Five
\$424,000.00

Total
\$2,046,000.00



* Additional to the Stage One allocated budget, heritage grant funding from the Federal Government program 'Your Community Heritage' of \$248,700 has been sought for heritage works, interpretation, arbours and sculptures in The Federation Precinct. At this stage, funding of these elements is subject to the success of this grant.

B. Supporting the Main Street Plan



1 What the community say



John Mongard Landscape Architects Set-Up Shop in a vacant store on Rouse Street. The shop was full of ideas and comments by the end of the week in December.

For 5 days in December the Tenterfield community participated in community consultation to discuss visions, issues and ideas for the town. Over 35 people attended a community meeting at the School of the Arts, and then subsequently over 160 residents and visitors contributed to a Set-Up Shop on the main street. Shop owners and staff were randomly interviewed over one day to ensure traders who were busy were able to contribute. A meeting with the Councillors and senior managers was undertaken where the most important needs and actions for the main street were debated, and the main street visualised in twenty years time. In that vision, Councillors hoped that the main street would be a very friendly place, well suited to families and older people and by that time all the facades would have been highlighted as a continuous streetscape and business would be thriving.

Workshops were also undertaken with Council managers and also the park staff to identify practical concerns with the main street. These issues and ideas have been incorporated into the overall community feedback.

In summary, the shopfront was well-attended and people were friendly and positive. Both resident and visitors had good ideas about Tenterfield's future, and the best and most recurring ideas have been incorporated into the main street plans.

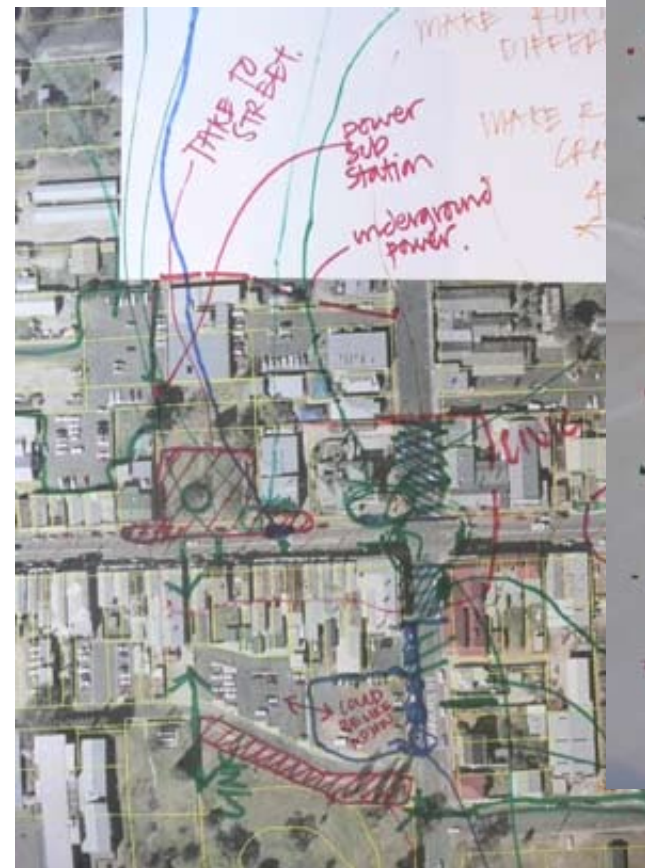
The following pages are a summary of the various discussions. They are not listed in order of priority but have been generally categorised according to some key areas. Many of the ideas are outside the scope of this project but are including in the following lists anyway. They are written in people's own words.



Residents and visitors come to the shop to discuss ideas about the town, and to read other peoples comments



Ideas were noted down and maps and plans marked up to clearly identify problem areas or places for good ideas



- COUNCIL NEEDS TO LOOK AFTER TREES- LOGAN ST
- THEN USE THEM FOR PROMOTION BUT THEN DONT LOOK AFTER THEM.
- USE TOWN RESOURCES - TO HELP LOOK AFTER THEM.
- DONT WAIT UNTIL THEY ARE FULL IF ROT & THEN CUT THEM DOWN.
- LOOK AFTER THEM NOW.
- GENERALLY NEED TO MAINTAIN TREES BETTER THRU TOWN.
↳ COULD GIVE THE PAPERS OR USE VOLUNTEER SERVICES TO HELP MAINTAIN
- STREETS/ FOOTPATH NEED BETTER CARE
- DECORATIONS FOR DECILES OF THE BUSH
LOOK REALLY GREAT- NO LITTLE CHRISTMAS DECORATIONS.
- GET PARKING OFF MAIN STREET -
PLENTY OF PARKING BEHIND SHOPS
- TOILETS IN PARKS GOOD-
COUNCIL CHAMBERS ONES NEED REPAIR
- MOVE CENTRAL?

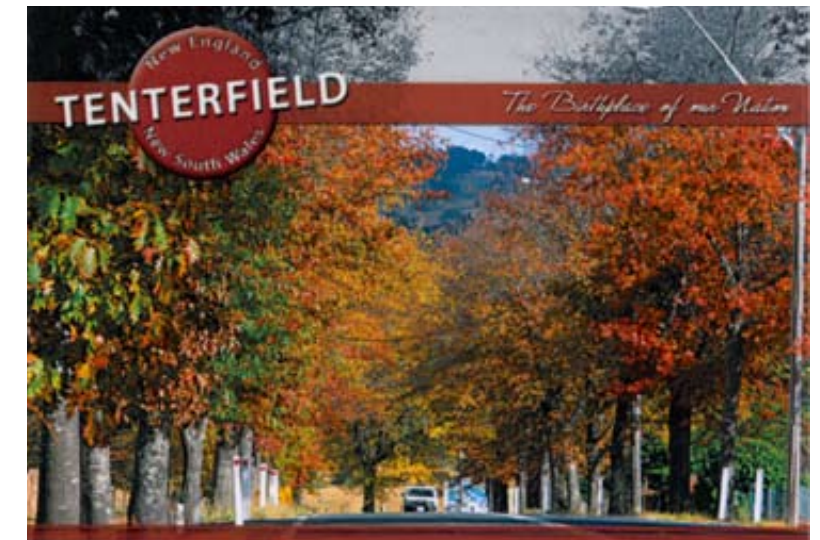
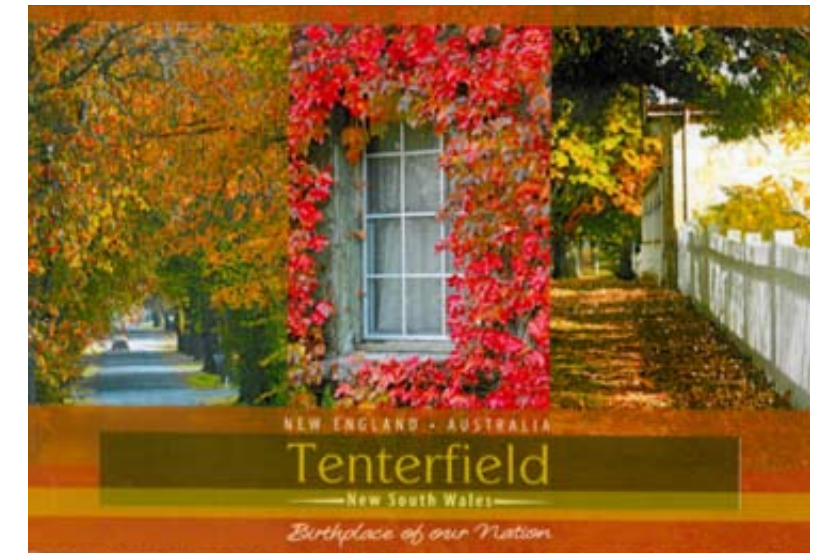
Examples of notes taken at the Set-Up Shop

Themes

The following points were raised as themes or ideas for Tenterfield to enhance or embrace in the main street:

- Heritage / Federation town **- 'History is our future'
- Rocks / Bald Rock *
- Autumn colours ***
- A town specialising in food and wine - local produce
- Promote the local gum tree - the strawberry gum
- Promote local unique features
- Heritage is important but the bush is the main thing
- Tenterfield saddler
- Peter Allen ****
- Oracle of the bush
- Great trees**
- Beautiful gardens
- Previously known as the town of willows
- Feel the country town charm ***
- Wild places nearby
- Future should be diverse
- Positive attitudes are critical to success

- Scottish (could tread on Glen Innis toes)
- Make Tenterfield bypass proof **
- Make the town attractive enough to encourage return visits
- Make travellers stop
- Make it a destination town
- Make the town personable
- The main street should be a pleasant place to spend time on the weekend *
- Market Tenterfield as a lifestyle town for older people
- Enhance the idea of freshness and cleanliness - fresh air smells *
- You can be sympathetic to heritage without being 'old world'
- This is only a little town - it would take only a little TLC to make it better
- People say it's a lovely little town
- Tourists like it as it is - they don't see the power lines and the white lines, they don't see it as dirty



The entry trees and the autumn colours are features highlighted in postcards sold at the Tourism Information Centre

Good things about town

The following points were raised as positive things about Tenterfield:

- Bruxner Park
- Old buildings and the architecture
- School of The Arts building
- The existing Interpretative signage
- The new Council
- Gardens
- Avenues at the entries
- Birdlife
- Pedestrian crossings
- Country town charm *
- Creek walk way / bikeway
- Beautiful and wild places nearby
- Jubilee Park
- Clean toilets

Issues

The following points were raised as issues in relation to the main street of Tenterfield:

- The buildings are uncared for and tired looking ***
- Need to find a way to get visitors to park at the rear of the main street
- The footpaths are undulating and dirty *****
- The laneways are steep and its makes it difficult for older people to use them **
- Traffic signage is poor
- 60/70% of trade for most of the shops comes from visitors* - any lost parking from the main street must be replaced by shady, accessible parks*
- The verandah posts are gone
- Need to find a way to get the young people back
- Must not just gear change towards visitors - consider residents as well
- Shop owners need a bit more pride in their shop fronts *
- Frontages need a tidy up *
- The town looks tired *
- There is a lack of vibrancy from Council during main activity times eg, Christmas
- Heritage is important but shop owners need to be able to display corporate colours
- The town has sat on its hands too long- you need to be able to change quickly to the grab niche market
- Autumn colours attract visitors to town - Council needs to take better care of the trees around town *** - Especially at town entries and Logan Street
- Some of the older shop owners need help applying for grants *
- Footpaths aren't wide enough for tables and chairs and signs
- People loiter in specific spots because that's the only spots they have *
- Corner walls restrict traffic sight lines **
- Can't read the existing interpretative signs anymore
- Shop rents aren't high enough to allow building changes
- There are only 3 buildings in town on the heritage register
- The town lacks colour
- People here are a bit relaxed - we need a bit more get up and go
- Losing parking from the main street would stop people stopping
- Tourists don't see it as dirty
- Can't remove parking from main street - residents and especially older people need it
- The existing furniture is too close to the footpath edge
- There is no place in town for people to comfortably sit *
- We don't have a pro-active business community here *
- Its not an RV friendly town *
- There are not enough eating place / coffee houses open on the weekend *
- The streets are too narrow to do stuff easily *
- There is no room for footpath dinning on the footpaths *

- Nothing is ever done by Council - there has been a lot of studies and no action to date
- People used to loiter at the bus stop at Bruxner Park
- Trucks need the existing big turning circles
- "Stuff" falls out of trucks onto footpaths making it unpleasant
- People don't look before crossing the road *
- The corner block walls offer protection against the trucks
- The place needs to be more than a retirement village

"People will need to lift their game if they expect visitors after the bypass"



"I've lived here 40 years and I've never been threatened by trucks"

Ideas for the Main Street

The following ideas were raised for the main street of Tenterfield:

- Add tables and chairs / outdoor dining *****
- Remove sandwich boards
- Paint light poles
- Put shade, bins and seating in the laneways *
- Make any additions vibrant - not dull
- The place needs brightening, freshening up *****
- Remove the block walls *****
- Replace walls with bollards and chains where required *****
- Provide continuity / unification in the colours, surfaces and furniture *****
- Put the awnings back ***** , make them continuous **
- Remove power lines *****
- Add Greenery ***** / trees ****
- Add seating *****
- Council needs to clean up footpaths better *****
- Restore historic facades ***
- Introduce a scheme to help maintain / improve building facades ***
- Do away with the kerb ****
- Add shade *****
- Fix the Mitre 10 facade *****
- Provide facilities for banners at Christmas and other festivals *****
- Take the slope off the road ***** , this would reduce trucks hitting, increase footpath width, make access easier - could build up car parks
- Increase the art on the street **, granite sculpture, works in the paving telling stories of the town
- Need colourful flowers **
- Childrens decorations on the rubbish bins *
- Look at disabled access into shops ****, and kerbs at parking spots
- Add some Aboriginal influence **, mural *, other arts and craft, plantings, street names, involvement in construction to create ownership and respect
- Too much money to underground power **
- Spot lights to the facades and the trees *
- Relay paving
- Break up continuous strips of paving *
- Include local art groups, Forest to Furniture, Boarderline Arts
- Public Art Policy currently being written
- Improve lighting
- Maintain or increase parking space numbers
- Provide a place for RV's to park
- Improve rear parking and links to it
- Make Federation Square as per the image
- Replace bins and increase the number of them *** , include butt holders
- Council should enforce heritage colours as set out in heritage report ***

- Council should have a signage policy
- Council should have a facade code
- Council should force land owners to maintain vacant shops
- Council should buy the Commercial
- Recessed shop entries should be maintain and included in new development
- Buildings should have plaques on them saying what they were originally ****
- Advanced trees should be planted so they can't easily be vandalised
- Stop more shops escaping to the BiLo complex - it's the death of the main street *
- Make new seating narrow
- Use materials that are difficult to vandalise eg fake wood
- Improve the Telstra facade **** - add trees or a mural
- Move phone boxes from front of telstra - one could be retained / relocated at the side to the post office
- Improve Bruxner Park
- Add camera surveillance
- Restore the old signs around town
- Business houses need to be able to display corporate colours
- Create a heritage trail

- Get a big Peter Allen statue
- Don't get a big Peter Allen statue
- Get a small Peter Allen statue
- Council should allow for cheaper rent for alfresco dining on main street once shops shut
- Community sponsorship could be sought to upgrade / maintain historic facades
- Make it a horse friendly environment
- Increase footpath width
- Add interpretative music equipment
- Add a community notice board
- Provide refuge / shelter from winter winds
- Recreate old ads on laneway walls
- Make gathering spaces *
- Provide a disabled fountain under shade near the Telstra building



Ideas for Traffic and Movement

The following ideas were raised for the main street of Tenterfield and for traffic throughout town in general:

Main street

- Take away the islands * , paint lines instead
- Remove the white lines *
- Reduce the speed limit *****
- Get trucks off the main street ****
- Get a bypass **
- Get people parking behind shops *****
- Reduce the number of parks on the main street **
- Reduce / rationalise crossings **
- Make a raised crossing *
- Make a shared zone **
- Provide shade * and lighting to rear carpark, provide better signage from main street ***, get a proper loop to carpark
- Get all staff parking behind shops
- Don't remove cars
- Don't loose any parking ****
- Put angle parking on one side only **
- Not enough room for angle parking
- Take parking off one side only **
- Close off Rouse to traffic between High Street and Manner Street *****
- Make a mall at Manner street on both sides of Rouse
- Provide parking on link street *
- Provide a two minute set down zone
- Extend white lines to edge of carriage way - make parking / reversing easier
- Provide more disabled parking on the main street **
- Put up speed cameras and speed displays **
- Enforce time limits on parking ***, Use technology to regulate parking
- The pedestrian crossing at the NAB is too far from the corner
- Make a roundabout at Rouse and High and Rouse and Manner and slow trucks in between
- Improve visibility for vehicles at crossing especially near walls *
- Better signage for trucks
- Provide for future gophers on the roadway

Around town

- Introduce a bus scheme - cheaper than providing more parking
- Rationalise signage to internal and external elements
- Main street /Casino Road intersection needs some attention
- Make Bruxner one way in off High St and out off Molesworth St
- End one way at top of High Street into rouse and allow left turn only into Rouse
- Introduce a one way system



The main street is not seen as pedestrian friendly



Ideas for Planting

The following ideas were raised for the main street of Tenterfield:

- Implement a long term plan to replace Mop Tops ***
- Place bollards / tree guards and soft fall at the trees
- Put trees to the Telstra frontage
- Use Roses
- Don't use roses - no good in winter
- Put trellis' with Jasmine
- Put perennial flowers in the garden beds
- Use dwarf Nandina
- Put trees on main street
- Put trees throughout town
- Get planters with nice big plants in them on the main street
- Replace lost Pin Oaks at the entries
- Get horticulturist regarding species
- Get horticulturist on Council
- Take better care of the trees around town
- No one like the leaves of the deciduous trees
- Put box hedges to post office and all garden beds
- Use European tree species on the main street to match the park trees eg. birch and other fine trees, nysser and pistacchio

Ideas for Bruxner Park

The following ideas were raised for the main street of Tenterfield:

- Give it a bit of a face lift *
- Provide more places to sit and eat *
- Level out *
- Remove parking from front **
- Create an event space ***
- Make a shared crossing in front of it *
- Return entry sign to front ***
- Make a water feature
- Put in interpretative signs about the towns characters
- Remove parking in front of the bank
- Don't mess with it *
- Toilets are well used *, need a refurb, could be moved to a more central location
- Provide a spot for a Christmas tree
- Replace the golden ash * - its a beautiful tree
- Add sculpture
- Block / screen the Telstra building *
- leave big tree and create a sitting wall around it



Bruxner Park is somewhat isolated and disjointed from the everyday life of the main street. Whilst it has a soft landscape, it lacks shade or useful gathering areas.

Ideas for the Post Office

The following ideas were raised for the Post Office:

- Remove steps / level
- Create shade
- Create sitting / eating areas
- Create another 'place' for the town
- Add a water feature
- Put a hedge to the iron fence at the Post Office
- Clean / maintain the space better
- Put a community notice board here - Its a good place to meet

Ideas generally



The following general ideas were raised for the main street of Tenterfield:

- Replace the sign at Jubilee Park
- Put strawberry gums in the parks
- Encourage young professionals, real estate is cheap currently *
- Encourage business people *
- Late night shopping could happen more frequently
- More coffee shops open after hours
- Use mobile service station for community facility eg. art gallery
- Put up entry signs where you can advertise short term events
- Take better care of the creek now the nice path work is done *, add sitting spots *, new creek work is fantastic *
- Link creek to main street better **
- Create / continue heritage trail **
- Locals pledge to 'park out the back', free up the front for visitors
- Provide a show case/ display board for visitors to show things off the main street
- Place bust of important people along the creek walk
- Council should help business more *
- Something should be done with the commercial, Council should buy it ** to activate that end of town. Could be used for art or medical rooms with a coffee shop under, could be a parkland
- Commercial could be a back packers
- Avenue trees at the town entries are very important ***
- Extend / reinforce existing entry avenue plantings
- Entry and exists to town need attention *
- Park opposite the vet needs some TLC
- There are great views over the town roof tops from the top of Rouse - but they need maintenance
- Main footpaths should remain gopher ways
- Downpipes on main street aren't connected to storm water so you get wet
- Make more of the railway museum - bike rides down there were very popular
- Provide better links from main street to Railway Museum
- Link street to far away to provide parking
- Provide better signage to the Saddler - people are still interested in Peter Allen
- Use towns heritage fund for the main street for a couple of years to improve facades **
- The Visitor Information Centre doesn't pull its weight **
- Put large posters / stickers on vacant shops promoting things to do in town
- Use empty shops for community art displays
- Allow for shop top accommodation *
- Tenterfield Star is a key building in a state of neglect
- Sign post attractions in town better
- Make Tenterfield more attractive for youth
- Introduce buskers - especially at Christmas - Children coming back from school could do it

- Council could update their Christmas decorations
- Saddler could be open more - especially on the weekends
- Staff should be parking behind the shops not on the main street
- More shade, seats and parking at old band hall, provide for RV parking **, hall could be used as a kiosk for them
- Any designs for the main street should work with or without the bypass - its a long way off, if it ever comes
- Regenerate more parkland - its would reduce maintenance for Council
- There is potential for mining in the area - consider ramifications
- Have more markets, could be at the railway, could be farmers markets
- Provide a space for gallery at school of arts * / provide an art gallery *
- Provide a gopher charge point

Guidelines

There was a call from people to have Council use their powers to enforce various strategies to protect and enhance the towns unique heritage facades. The following list was formed:

- Reinstate verandah posts over time ***
- Awning policy - repair and maintain the existing awnings, downpipes and posts
- Retain recessed doorways on all existing buildings when renovating. New building design should include recessed doorways to match old buildings *
- Bottom half of shop fronts should be tiled
- Develop signage policy: ****
 - Shop front signage should be on front awnings only
 - No sandwich boards on footpath
- Historical facades should be uncovered / protected
- Provide for shop top / shop back living to have people in the main street after hours
- Improve shop access - especially on the eastern side. Many shops have steps that are difficult for older people and people with disabilities to use
- Make a policy that forces vacant shops to have window displays
- Council should enforce heritage colours on buildings
- Provide universal, easy access throughout town



'You can spend a weekend here and not be bored.'



Footpaths look dirty and are uneven with lots of services pit covers



The kerbs create access issues, the slope on the roadway means that trucks hit the awnings. The street is not pedestrian or disabled friendly.



The walls are generally disliked by the community and are perceived to block vision to traffic. Recent engineering improvements have not made a better pedestrian oriented streetscape.



Some of the buildings in town appear 'uncared for', and some retailers don't respect the character of the traditional streetscape



Bruxner Park could be upgraded to provide more amenity for the community. The park could become better integrated into the life of the main street.



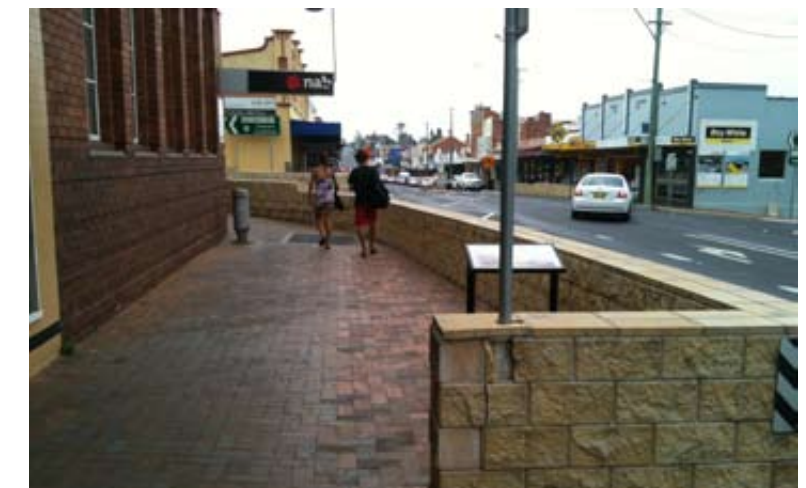
Buildings and street elements need to positively contribute to the main streets heritage and character. The Telstra building in particular is seen as not complimentary.

The main issues:

Main Street Consultation Summary

The following are illustrated examples of the most consistent thoughts arising from the community:

The street lacks co-ordination and theming in street furniture and signage and needs more bins, seating and outdoor dining



There is little shade, 'greenery' or trees on the main street. The beautiful avenues of autumnal trees and plantings in the surrounding township are missing in the centre of town.

People overwhelmingly want to see more deciduous trees in the town centre, particularly ones which feature seasonal colour and change. This is one of Tenterfield’s strong visitor drawcards in autumn.

Tenterfield already has impressive avenues of trees at its outer peripheries. These avenues of old trees have heritage value as cultural landscapes and are to be enhanced and protected. Deciduous and evergreen trees will be integrated into the heart of the main street to provide badly needed shade and amenity, and this will be done to ensure that historic assets and buildings are enhanced in the process. It is also intended that new avenues of deciduous trees are introduced at the entries into the CBD proper: from the top of the hill to the south and near Clive and Derby streets down to the shops, and also approaching from the north from Petre and Martin Streets. These trees will be located in the parking bay corridors and will be advanced planted to be clear of vehicle sight and touch lines. They will provide real shade in summer, and autumnal colour in winter.

Black steel cut out letters a half metre in height with night time illumination, will simply say ‘Tenterfield’ at each entry.

Planting Palette

A range of street trees has been sourced which accommodate the criteria of visibility, powerlines, local climate, local soils and space availability. Trees can be planted on footpaths and within parking lanes. Trees would be pre-grown and installed in an advanced size so that they are robust enough to resist vandals and tall enough to clear truck sightlines.

Street gardens will feature robust low shrubs that offer colour and scent in each season. Gardens would be irrigated and upgraded from the current level, providing nutrient rich soil and proper mulch cover.

The following list of preferred street trees and plants has been formed in consultation with the Council parks staff and various community members with a particular interest in horticulture. Species would be selected for particular needs and locations after verification of site conditions / soil / drainage and after a more detailed design and survey process:

Street Trees

Side of the street without overhead powerlines:

- *Acer x freemanii ‘Autum Blaze’ - Red Maple (13x10)
- Acer x freemanii ‘Scarlet Sentinel’ - Red Maple (11x7)
- Acer negundo ‘Sensation’ - Box Elder (9x6)
- Acer platanoides ‘Crimson Sentry’ - Norway Maple (7x4)
- Acer platanoides ‘Columnare’ - Norway Maple (10x4)
- Acer rubrum ‘Fairview Flame’ - Red Maple (11x7)
- Acer rubrum ‘October Glory’ - Red Maple (12x9)
- Fraxinus americana ‘Autumn Applause’ - (11x8)



Crimson Sentry

- Fraxinus pennsylvanica ‘Urdbell-Urbanite’ - (11x8)
- *Fraxinus angustifolia ‘Raywood’ - Claret Ash (12x9) *
- Lagerstroemia indica x L. fauriei ‘Natchez’ - Crepe Myrtle (8x6)
- *Liquidamber styraciflua - Liquid Amber
- Pyrus betulaefolia ‘Southworth Dancer’ - Ornamental Pear (7x4.5)
- *Pyrus ussuriensis - Manchurian Pear (9x7)

Side of the street with overhead powerlines:

- *Acer palmatum - Japanese Maple (4x4)
- *Lagerstroemia indica x L. fauriei ‘Biloxi’ - Crepe Myrtle (7x5)
- *Lagerstroemia indica x L. fauriei ‘Tuscarora’ - Crepe Myrtle (5-6x4)
- *Malus floribunda - Japanese Crab Apple (5x5)
- Malus ioensis ‘Plena’ - Bechtel Crab Apple (6x4.5)
- Pyrus cerasifera ‘Oakville Crimson Spire’ - Flowering Plum (6x2)

Park Trees and Shrubs

- Acer x freemanii ‘Autum Blaze’ - Red Maple (13x10)
- Acer x freemanii ‘Scarlet Sentinel’ - Red Maple (11x7)
- Acer negundo ‘Sensation’ - Box Elder (9x6)
- Acer platanoides ‘Crimson Sentry’ - Norway Maple (7x4)
- Acer platanoides ‘Columnare’ - Norway Maple (10x4)
- Acer rubrum ‘Fairview Flame’ - Red Maple (11x7)
- Acer rubrum ‘October Glory’ - Red Maple (12x9)
- Albizzia julibrissin rosea - Silk Tree
- Brachychiton populneus - Kurrajong
- Bergera species
- Callistemon pityoides
- Callistemon sieberi
- Fraxinus excelsior ‘Aurea’ - Golden Ash (8x7) - previously at Bruxner Park with the Claret Ash
- ‘Gala’ Apple
- Ginkgo biloba - Ginkgo (9x5)
- Ginkgo biloba ‘PNI 2720 Princeton Sentry’ - Ginkgo (11x5)
- Grevilla robusta - Silky Oak
- Hibiscus species
- Pyrus calleryana ‘Bradford’ - Ornamental Pear - (10x9)
- Robinia ambigua ‘Bella Rosa’ - Robinia

The following hierarchy of footpaths represent the types of footpath improvements in the Tenterfield Town Centre and are shown in the adjacent footpath plan:

Town Centre Footpath Treatment 1 : main street

Town centre footpath treatments for Rouse Street between High Street and Manners Street with infill tree plantings. Highest civic use footpath.

Town Centre Footpath Treatment 2 : secondary areas

Town centre footpath treatments for Rouse Street between High and Molesworth Streets and Manners and Miles Streets with infill tree plantings. Also along High Street between Whereat Lane and Logan Street and along Manners between Crown and Logan Streets. Secondary civic use footpath.

Town Centre Footpath Treatment 3 : tertiary areas

Town centre footpath treatments for Rouse Street beyond Manners and Molesworth Streets to Douglas and Martin Streets. Tertiary civic use footpath.

Town Centre Intersection Priority 1

Priority intersections for achieving better pedestrian movement and amenity.

Town Centre Intersection Priority 2

Priority intersections for highlighting the main street entries and creating welcoming green corridors.

Priority car park improvement areas

Areas in key strategic positions, close to the main street and parkland, identified as potential areas for vehicle, or especially RV, parking close to the main street that require formalisation and shade to make these areas more useable.

Laneway Links

Existing laneways between buildings that form key links between the main street and the rear building parking that require shade and seating in order to make them user friendly.



Town Centre Footpath Treatment 1 :
Turn over existing pavers, relay on a better base, build in colour tile carpets on concrete base at key points



Town Centre Footpath Treatment 2 :
Extend School of the Arts pattern using asphalt panels surrounded by red brick header

Town Centre Footpath Treatment 3 :
Concrete or asphalt panels broken up by red brick header at expansion joints



Existing tiled building entries are to be used to draw out colour and patterns into the pavement designs



LEGEND

- 1 Town Centre Footpath Treatment 1
- 2 Town Centre Footpath Treatment 2
- 3 Town Centre Footpath Treatment 3
- 4 Town Centre Intersection Priority 1
- 5 Town Centre Intersection Priority 2
- 6 Priority car park improvement areas
- ↔ Laneway links to improve



for Tenterfield Shire Council
February 2013
Not to Scale

Street Materials and Furniture Palette



Local stone and brickwork



Black iron railings



Decorative tiling and honed concrete



Decorative metal furnishings

Tenterfield already has a strong streetscape character, created by its heritage of main street architecture and elements. This character is defined by the materials of granite stone, red brick, black metal ironwork and coloured tiled entries. This character does not need to be changed or modernised, it can be complemented. This is best achieved by custom designing and locally making new bins, benches and signs that fit into this character and which take into account the specific requirements of the street, principally to not block the narrow footpaths and to not attract attention away from the old buildings.

Street Materials and Furniture Palette

Tenterfield's heritage provides a dominant theme for street furniture, fixtures, signs and elements. The town is special enough to warrant custom furniture which is locally made from local materials. Street furniture should be neutral in character and colour so that the historical architecture takes visual prominence.

The litter bins need to be recycled into parks and replaced with purpose built narrow 90 Ltr cylinder built

on posts, in order not to block the narrow footpath or decrease visibility.

The various benches should also be relocated to parks and replaced with a locally built benches of black steel frame with oiled hardwood slats. These benches will also be designed to minimise impacts on narrow footpaths, and be of differing lengths to fit into the street.

The Tenterfield street furnishings can be easily made by local fabricators and Council's works depot, keeping work and business with the town. They could even be fabricated through high school industrial art students as per Stanthorpe's main street.

Galvanised frames of metal can be painted powercoated black on all metal furniture and sign posts. The precedence for this is already in the fixtures around the School of the Arts Building.

Tenterfield Square will accommodate more special fixtures, including longer benches, and a curvey bench in Bruxner Park. The square has opportunity for art built into the pavements, walls and landscape.

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