

# CITY OF ARMADALE → PUBLIC REALM STRATEGY

STAGE 1 - FOR NORTH EAST PORTION OF  
ARMADALE STRATEGIC METROPOLITAN CENTRE








CITY OF  Armadale

PREPARED BY

PLACE  
LAB



NAME OF PROJECT	ARMADALE PUBLIC REALM STRATEGY
DOCUMENT REFERENCE	22001 - ARMADALE PUBLIC REALM STRATEGY
DOCUMENT SIZE	A4 and double sided prints
PROJECT NUMBERS	22001
PROJECT TEAM	WVD, CS, AC,JW

REVISION	DATE ISSUED	ISSUED FOR	PREPARED BY	APPROVED BY	SIGNATURE	DATE APPROVED
A	18/05/2022	REVIEW	CS	WVD		18/05/2022
B	16/11/2022	REVIEW	CS	WVD		16/11/2022
C	03/03/2023	FINAL DRAFT	CS	WVD		03/03/2023
D	12/04/2023	FINAL REPORT	CS	WVD		12/04/2023
E	17/04/2023	FINAL REPORT	CS	WVD		17/04/2023



# ACKNOWLEDGMENT OF COUNTRY

The City of Armadale acknowledge the Traditional Owners and the Custodians of the land upon which we stand, work and play.

We acknowledge the Aboriginal people as the First Nation People and their connection to the lands and the waters, as they are part of them spiritually and culturally.

We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps and the emerging leaders of today and tomorrow.

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Our Acknowledgment of Country  
The land on which we live and work, and the land on which our projects are built, is aboriginal land. Aboriginal people have lived on the Australian continent for at least 65,000 years. Non-aboriginal people have lived in Australia for just 230 years. As a practice, we are working towards an understanding of that fact, and how it might inform our relationship to the land, its original people, and the work that we do. We acknowledge that we have a long way to go. Our practice operates on both Ngunnawal and Whadjuk land in Canberra and Perth respectfully.

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# PART INTRODUCTION







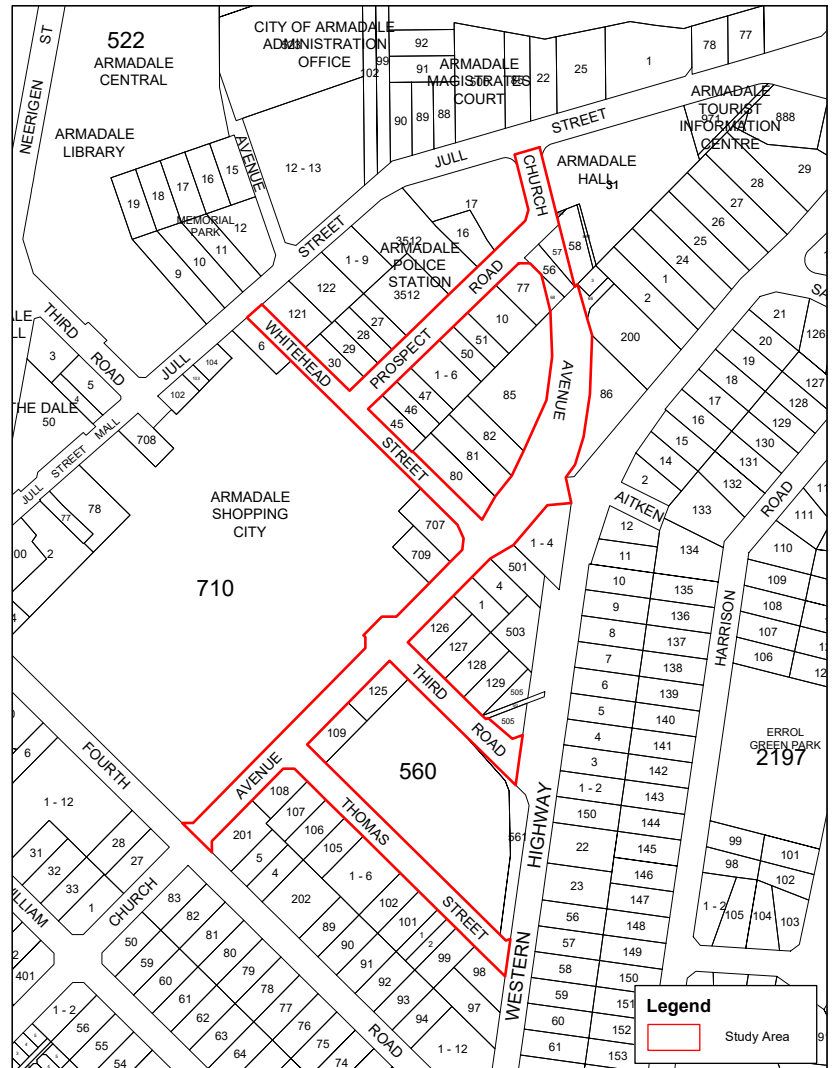


# Introduction

This Public Realm Strategy sets out the future approach to streets and spaces of the Armadale City Centre. This document focuses on a portion of the City Centre shown in the adjacent diagram.

It was a key recommendation from the Draft Armadale Strategic Metropolitan City Centre Structure Plan that the City prepare a Public Realm Strategy for the Armadale City Centre to develop concepts for the future development of all the public realm areas within the City Centre.

This Public Realm Strategy contains concepts for the future development of the public realm areas. This includes the design of streets including verge and road width, tree planting and landscaping, lighting and street furniture and the design of public places.



Study Area for the Public Realm Strategy for Portion of Armadale Strategic Metropolitan Centre



# Document Usage Advice

The City of Armadale Public Realm Strategy is intended to be used not only by City staff but also developers, land owners, businesses and residents. The following descriptions outline what each section covers:

## **Part A > Introduction**

Introduces and outlines the purpose and objectives of the Strategy. It discusses how to use the document and how relevant documents and planning framework inform the proposed strategy.

## **Part B > Context and Themes**

Captures and analyses the project area's in particular its historical and cultural context, project area opportunities and constraints, place vision statement, global great street principles, place drivers and place precincts.

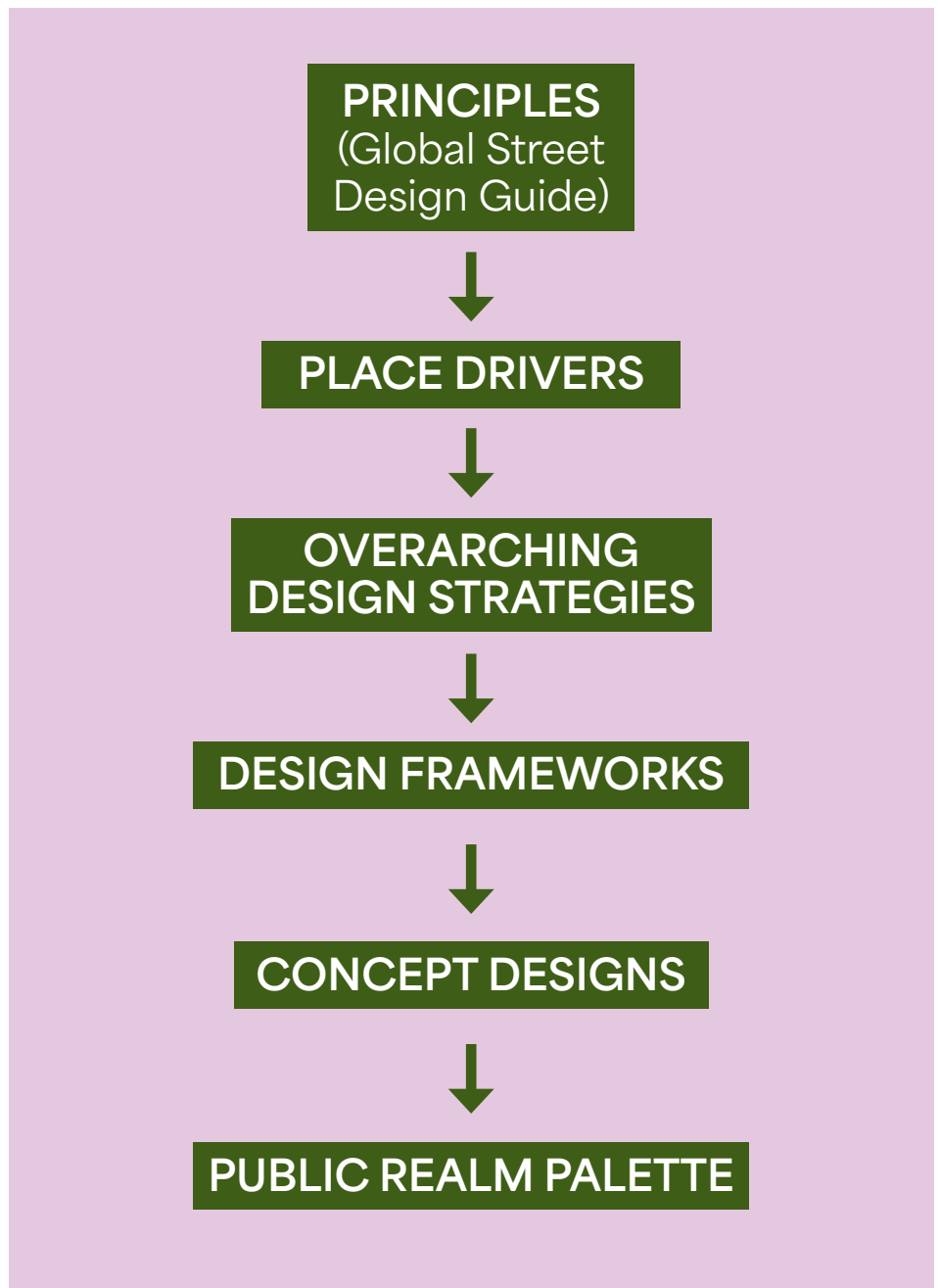
## **Part C > Precinct-Based Typologies**

Focuses on the concept designs for each precinct including plans and sections.

## **Part D > Specifications & Selections**

Discusses investment levels and furniture, hardscape and softscape selections and criteria.

The following design approach has been applied to this project to achieve the project requirements. The elements of the design approach shown below inform the development of the designs and detail supporting the strategy.



*Design Approach*

# Overarching Documents



## **Corporate Business Plan 2022/23 - 2025/26**

This document outlines the key actions that will be undertaken over the next four years to progress objectives outlined in the City's Strategic Community Plan. This includes the development of this Public Realm Strategy and implementation plan for the Armadale City Centre. Other objectives include developing and implementing Local Planning Policy for Streetscapes, Urban Forest Strategy, Footpath Program, Bike Plan, Verge Maintenance Strategy, Parks Improvement Plan and Public Art Strategy.



## **Draft Armadale Strategic Metropolitan City Centre Structure Plan 2019**

This document establishes the vision and sets a strategic planning framework to guide development within its boundary.

In particular the Structure Plan outlines various edge typologies and precincts which specifically addresses the project area.



## **Community Engagement Strategy 2018-2023**

This document outlines the City's commitment to engagement and discusses the quality planning and evaluation of engagement processes. It provides the framework and strategy to ensure quality community participation which will inform good decisions regarding future development.





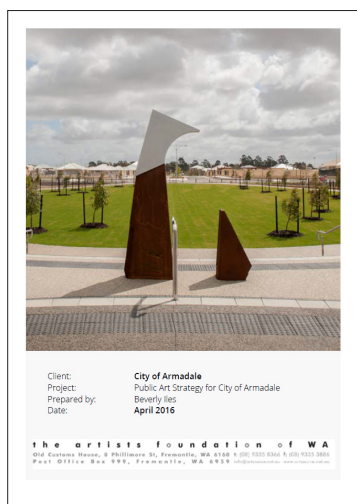
## Access and Inclusion Plan 2021-2026

This document establishes a strategy to improve access and inclusion outcomes for people living with disability. Overarching strategy of the implementation plan highlights the importance of providing the same opportunities for people with disabilities to access the buildings and other facilities, creating spaces and connections that are accessible for all.



## Parks Facilities Strategy 2019

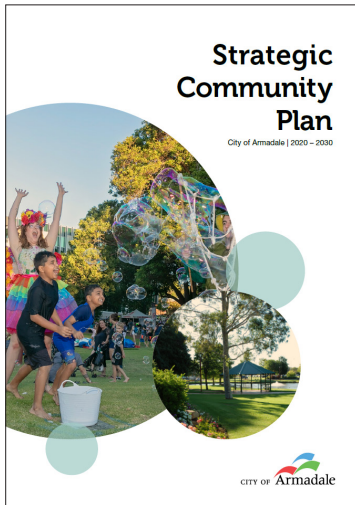
This document is intended to address the diverse community needs and expectations through the appropriate provision of space, form and infrastructure ensuring parks and facilities are planned and allocated accordingly, whoever the provider, manager or deliverer of the facility service might be.



## Public Art Strategy 2016

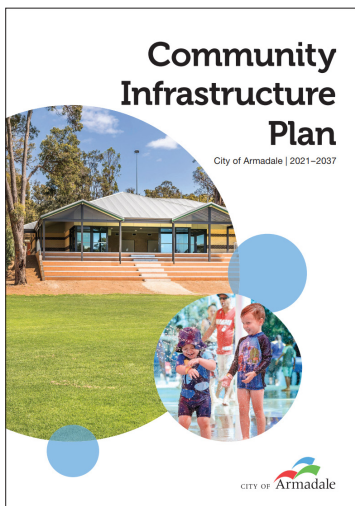
This document outlines the public art vision and commitment to the incorporation of stimulating and relevant public art that enriches the character and identity of local communities.

There are a series of suggested art themes and detailed narratives which should be explored within the relevant project area.



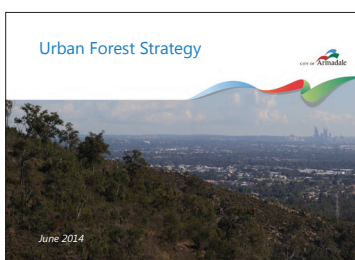
## Strategic Community Plan 2020-2030

This document acts as a blueprint for the future direction of the City of Armadale and its community. It sets out the vision, aspirations and objectives designed to strengthen and build on Armadale's character, identity, landscapes, culture and economic opportunities. This vision guides the overall approach for this Public Realm Strategy.



## Community Infrastructure Plan 2021-2037

This document identifies the need and timing of community infrastructure projects. It also advocates for external funding for those projects. The Armadale District Hall is captured as a piece of key community infrastructure which is within the project area.



## Urban Forest Strategy 2014

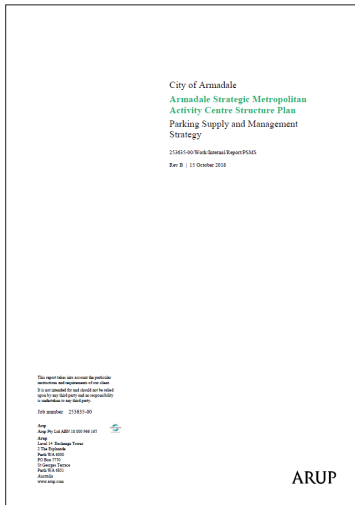
This document covers an overall strategy and approach to improving tree density and diversity within Armadale. It outlines tree locations and species recommendations per road type. The 2 road types present within the project area are integrator Arterials (Church Ave and Third Rd) and access streets (Thomas St, Whitehead St and Prospect Rd).

The document also highlights an opportunity to have trees in the median along Church Ave as shown in the excerpt below.



Potential urban forest condition of an example location: Church Avenue, Armadale 1:500 @A4

Urban Forest Strategy 2014, Page 113

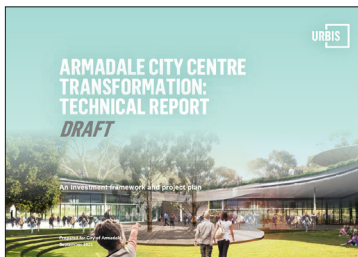


## Parking Supply and Management Strategy 2018

This document captures the current parking supply and outlines parking requirement for different zoning and land use. It also discussed bicycle parking and end of trip facilities requirements.

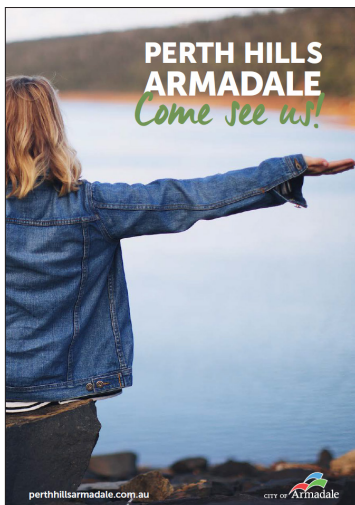
The following parking count is the existing parking supply within the Study Area.

- Church Ave: 112
- Church Ave Shopping Centre: 679
- Prospect Rd: 142
- Third Rd: 61
- Thomas St: 31
- Whitehead St: 20



## Armadale City Centre Transformation Technical Report 2022

The Armadale City Centre Investment Framework and Project Plan project developed the Armadale City Centre Transformation Technical Report which was adopted by Council on 28 November 2022. This program includes a series of projects and initiatives and implementation strategies. It is led and part funded by the City but also aims to be supported by co-investment from private and government stakeholders. The transformation projects were identified by determining key focus areas to target to bring the Armadale City Centre from the current state towards the vision for the area.



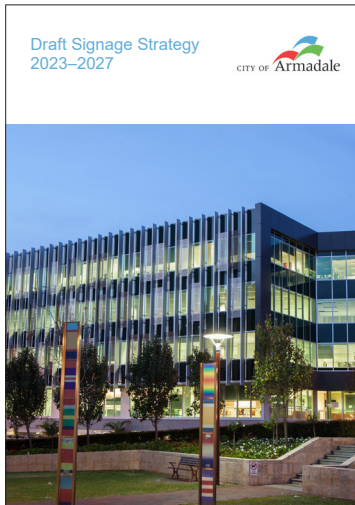
## Armadale Regional Tourism Guide 2021

This guide outlines Armadale's tourism assets and the typical types of travelers who visit, such as: Explorer, Nature Lover, History Buff, Culture Lover, Family-Fun Seeker, Foodie and Wellness Warrior.



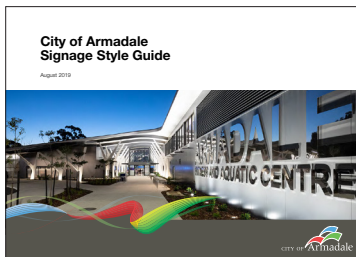
## Rediscover Armadale Heritage Trees

The heritage tree trail map highlights significant mature trees which are within the study area such as the Freeman Tree, Wandoo, Jarrah and Princess Tree. The full heritage tree walk trail follows Church Ave.



## Draft Signage Strategy 2023-2027

This document covers an overall strategy and approach to signage within Armadale. It discusses signage principles, branding along with an implementation plan.



## Signage Style Guide 2019

This signage guide has been designed to create a flexible system for a consistent approach to signage across the city. The system has been designed to be flexible and adaptable to a wide range of signage information display applications including specified fonts and colours.



## Local Heritage Survey 2019

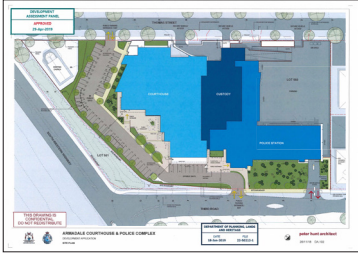
This document captures all historic and culturally significant buildings within Armadale. It discusses the importance of preserving and celebrating these unique community assets.

The following historic buildings are within the project area:

- Armadale District Hall (*Corner of Jull St and Church Ave*),
- St Matthew's Anglican Church (*Corner of Jull St and Church Ave*)
- The Manse Restaurant (*Church Ave*)
- Masonic Hall (*Corner of Church Ave and Fourth Rd*)
- Berry Residence (*Prospect Road*)
- St Francis Xavier Church (*Thomas St*)



# Significant Projects



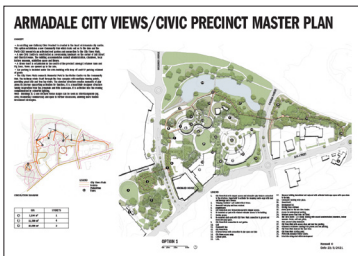
## Armadale Courthouse and Police Complex Site Plan 2019

The Justice Complex has frontage to Thomas Street, Third Road and South Western Highway. Third Road will function as the primary address for the Justice Complex, providing a civic transition from South Western Highway to the City Centre Core. The former historic church building will be retained, conserved and leased by the City of Armadale for yet undetermined use.



## SMT Armadale New Training Campus Site Plan 2020

The future Southern Metropolitan TAFE will be constructed on the corner of Whitehead St and Church Ave on the historic Sister Whitehead's hospital site. There is pedestrian and vehicular entry along Whitehead St. The TAFE has capacity to cater for over 200 full time equivalent students per day. A stage 2 land swap with the City of Armadale is being considered.



## Armadale City Views / Civic Precinct Master Plan 2021

The Civic Precinct is located outside of the study area but will have a direct relationship. The master plan for the Civic Precinct features a new Civic Centre which includes council chambers/administration, history museum, library, cafe and gallery with a entry statement on the corner of Church Ave and Jull St. It also features a City Views Walk which connects Memorial Park to the Visitor Centre via the Community Hub. The walkway on an elevated structure winds itself through the tree canopies with multiple viewing points, providing great City and tree top views. The City Views Walk has access from Church Ave.

# Planning Framework

The City of Armadale is 28km south-east of the capital city of Perth and covers an area of 560 km<sup>2</sup>. It is well known for its state forests which rise into the Darling Scarp to the east. It is bordered by the City of Gosnells, Shire of Kalamunda to the north, the Shire of Beverley to the east, the Shires of Wandering, Serpentine Jarrahdale to the south and the City of Cockburn to the west. As at the 2021 Census the City of Armadale's population was 97,650. It is forecast to grow to 171,864 by 2036, an overall increase in population of 75.89%.

The Perth and Peel @3.5 million frameworks classify the City of Armadale as a strategic metropolitan centre, meaning it is a multi-purpose centre that provides diverse economic and community services for the local community and catchment.

Armadale is part of the South Metropolitan Peel Region, which is anticipated to accommodate job growth from 143,970 in 2011 to 437,730 by 2050. The south-east sector is expected to reach 137,030

jobs. Unlike other strategic centres such as Fremantle, Rockingham, Midland and Joondalup, Armadale needs to function at a more mature level with a richer mix of uses and services to attract regional employment.

Diversification of the town centre has already started. As recently in mid-2020 the government announced a \$22.6 million inner-city TAFE which is anticipated to help revitalise the Armadale City Centre. The TAFE will cater for over 200 full-time equivalent students per day, generating over 50 direct ongoing jobs and many more indirect jobs through related services and industries.

The City of Armadale's Activity Centre Plan acknowledges that unlike other strategic centres lacks diversity of land use and the Armadale City Centre employment opportunities and is under-performing according to State Policy for employment, service provision and residential density. It identifies the station precinct as central to the regeneration of the City Centre and subsequently is

required to be a high-quality civic place which integrates into the surrounding urban context. The Plan stipulates all surrounding developments must reinforce the station precincts status as a place for public life with an active ground plane of retail, food and beverage; and hospitality land uses while office and residential use are located on the upper floors.

Urban design elements outlined in 'Liveable Neighbourhoods' relevant to Armadale Activity Centre include providing an integrated and diverse range of land-use within the centre, active ground floor development with residential or commercial development above, a high-quality public realm that encourages a comfortable experience for pedestrians.



## Draft Armadale Strategic Metropolitan City Centre Structure Plan 2019

This document establishes the vision and sets a strategic planning framework to guide development within its boundary.

In particular the Structure Plan outlines various edge typologies and precincts which specifically addresses the project area.

## STRUCTURE PLAN PRECINCTS:



*\*Note this graphic shows the underground rail option - now changed to a Viaduct with elevated station*

### Precinct: City Centre Core

#### **Character**

A wide range of retail and related services more extensive than elsewhere in the South Eastern Metropolitan Region. It will provide for a sub-regional market as well as for the convenience of local residents and the City centre workforce. The ground floor edge conditions will generally enable active shop fronts and provide activity, interest and direct customer service. Less active uses will be established above street level.

#### **Preferred Land Uses**

Shop, multiple dwellings, office, tavern, restaurant, small bar, cinema/theatre, and hotel.

#### **Setbacks**

Nil with special exception to Church Avenue setbacks which should be 4m and account for additional pedestrian footpath and circulation space. The setback area is to read as part of the street.

#### **Building Height**

Minimum height 3 storeys  
Maximum height 6 storeys

#### **Project Area Relevance**

Church Ave + Whitehead Street



### **Precinct: City Entrance**

#### **Character**

Armada Road, Albany Highway and South Western Highway function as a major gateway to the City Centre. These roads will be enhanced through attractive interface planting and the adjacent development of high quality mixed use buildings, providing a welcoming and striking entrance to the Strategic Metropolitan Centre. Land uses within the activity centre will generally be commercial and mixed use. Tourist-based and cultural activities will be reinforced along Jull Street as a contribution to and connection with the Perth Hills tourist drive.

#### **Preferred Land Uses**

Hotel, shop, showroom, restaurant, tavern, small bar, office, consulting rooms, cinema/theatre (District Hall site only), and multiple dwellings above ground level.

#### **Setbacks**

Nil for active edge and 4m for semi active edge

#### **Building Heights**

Minimum height  
3 storeys  
Maximum height  
5 Storeys

#### **Project Area Relevance**

Church Ave

### **Precinct: Prospect**

#### **Character**

The Prospect Precinct will be developed as a mixed use office, residential and community-oriented service precinct. The substantial State Government and City owned land within the precinct provides opportunities to redress gaps within the Strategic Metropolitan Centre's service offering - particularly strategic employment, medical and higher education.

#### **Land Uses**

Restaurant, multiple dwellings, office, place of worship, consulting rooms, shop (Jull St and Whitehead St only), and Community Purpose (Armada Hall site)

#### **Setbacks**

2m with special exception to Whitehead St which has a nil setback and the Church site which will be varied to retain mature trees.

#### **Building Heights**

Minimum height  
5 storeys  
Maximum height  
8 Storeys

#### **Project Area Relevance**

Church Ave, Whitehead St and Prospect Rd

### **Precinct: William**

#### **Character**

The William Precinct will be developed as one of several residential quarters, accommodating apartment buildings with a range of dwelling sizes, along with support facilities for the increasing residential population. Mixed use activity will be focused along Church Avenue, reinforcing its role as a secondary activity corridor within the City Centre.

#### **Preferred Land Uses**

Semi Active Edge -  
Convenience store, educational establishment, office, restaurant, medical centre consulting rooms  
All areas - Multiple dwellings (at other than the street interface for semi-active edge types)  
Justice Sub Precinct - Police station and court house

**Setbacks** -Nil to 4m for semi active/active edge type and 4m for Residential edge type

#### **Building Heights**

Minimum height 3 storeys for semi active edge and 2 storeys (single storey for single residential development) for residential edge  
Maximum height 5 Storeys for semi active edge and 2 additional storeys for residential edge

#### **Project Area Relevance**

Church Ave, Thomas St, Third Rd



**STRUCTURE PLAN EDGE TYPOLOGIES:**

**Active Edge Type:**



The active edge engages directly with the street and activity often spills out onto the footpath or adjacent space with footpath dining. Shelter provided can support pedestrian activity and active uses in the space below. Commercial frontage types can be integrated with activated frontages and extend further from points of intensity, owing to the less activated frontage interface at ground level.

**Project Area Relevance:**  
Church Ave and Whitehead St

**Semi-Active Edge Type:**



The semi-active edge runs along mixed use building with commercially orientated ground floor. The frontage presents a shop front to the street but one less active than a retail frontage, for brand exposure, display etc. rather than for typical high street type retail transactions. Shelter provided can support pedestrian engagement along the street.

**Project Area Relevance:**  
Church Ave, Whitehead St, Third Rd, and Thomas St

**Residential Edge Type:**



Residential frontages engage positively with the street, using setbacks and elevated green transition zones, to balance surveillance and privacy. The building facade is set back from the lot boundary relative to other edge types, with a permissible level change and fence provision. This arrangement promotes a balanced level of privacy and creates a less intensive street address.

**Project Area Relevance:**  
Thomas St



# PART B → CONTEXT AND THEMES









# Shared History

## Timeline

The area now known as the City of Armadale was originally occupied by the Noongar people many thousands of years before European settlement. Since settlement Armadale has grown and has developed a rich pioneering, rail, agricultural and trading history. Armadale is also spoilt with charming historic buildings which are sprinkled throughout the town.



**Always was  
always will be**



**1856**

Narrogin Inn signaled the beginnings of the township of Armadale



**1889**

Railway line from Perth to Armadale was completed



**1909**

The Township of Armadale was gazetted



**1900**

Orchards developed in Roleystone and Karragullen around the time of Italian migration



**1985**

Minnawarra Historic Precinct was built



**Future**

Armadale continues to grow with other significant future developments like SMT Campus and the Justice Complex



# Project Area Heritage Listed Buildings



Heritage map of Armadale



St. Matthew's Church



Armadale District Hall



The Berry Residence



The Manse Restaurant



500+ year old Jarrah tree



St. Francis Xavier Church



Masonic Hall



# Context

## Landscape Systems & Country

As shown on the diagram below foothills and scarp are an area of transition with the Darling Scarp rising sharply over approximately two kilometres. The geology also transitions in this area from granite, laterite, gravel and gneiss with valley-fill deposits of clayey, sandy silts and clayey gravely sands of the hills, past the Darling Fault and on to the clayey sands overlain with sands of the Swan Coastal Plain.

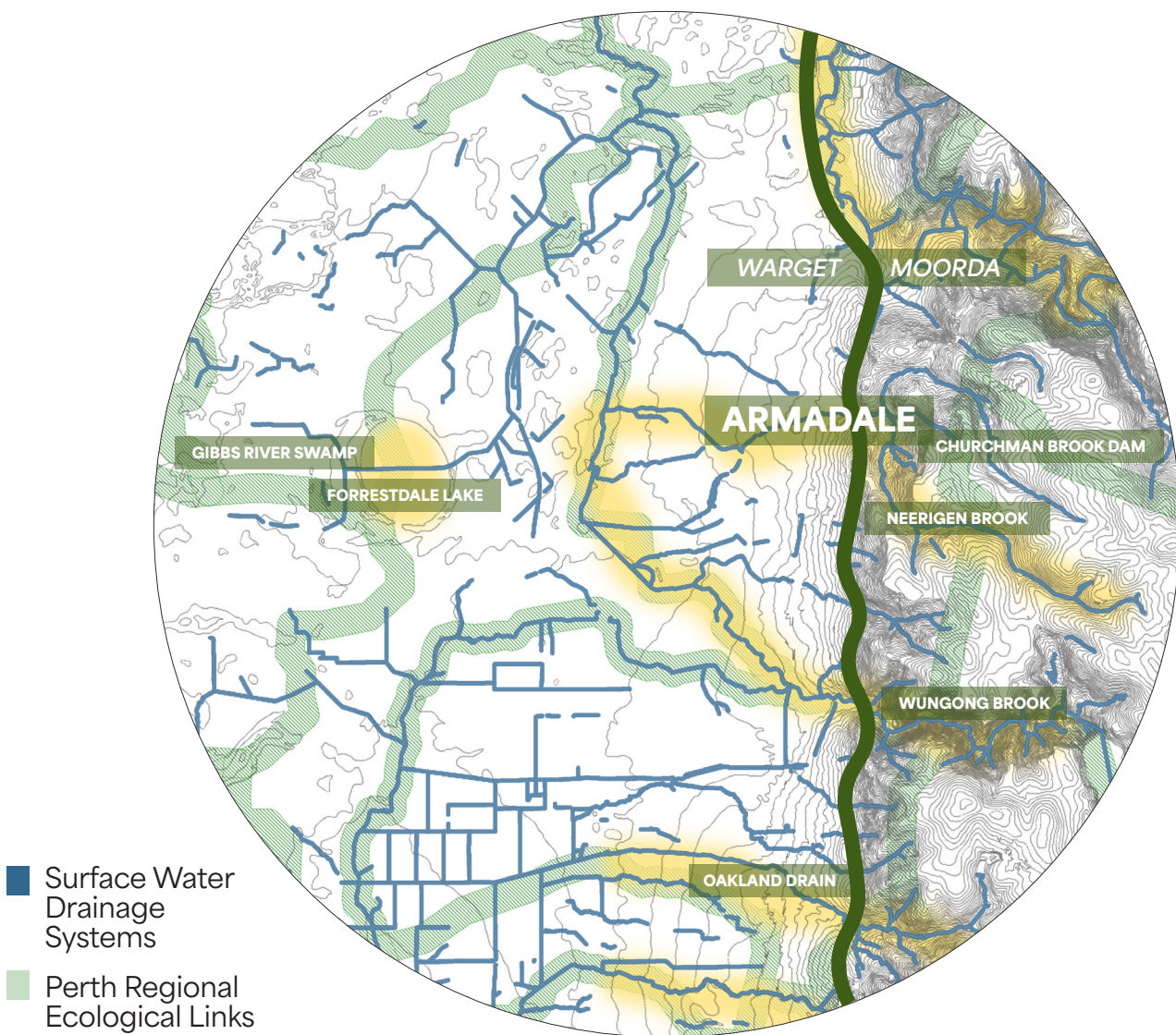
The two river systems originating in the hills both pass through the foothills and scarp area with the Canning River

flowing through Kelmscott and the Wungong River through Wungong east. Additionally, the major Wungong River tributary; Neerigen Brook passes through Armadale collecting much of the drainage from the urban area of the City.

The foothills watercourses tend to be quite deeply incised with narrow floodplains and as they progress into more heavily built up areas, they become substantially linked to constructed urban drainage systems, and in many cases are piped in sections.

The water bodies are also significant to Noongar people as both a source of food and providing spiritual connection to country. The Noongar people refer to Darling ranges as Moorda and Warget as the area along the foot of the Darling Ranges.

One of the long-term impacts of colonisation has been a significant shift in landscape ecology. Clearing of native vegetation and development creates isolated natural areas surrounded by extensive areas of pasture, houses, roads, and exotic plants.





# Character

Armadale is, nestled amongst scenic parks, undulating hills and picturesque valleys, with cultural heritage and a unique community feel - is the modern City of Armadale.

Situated within the foothills and on the outskirts of several regional, national parks and orchards, Armadale the perfect escape for outdoor explorer or for those wishing to leave the hustle and bustle of the City behind and get better acquainted with nature, history and humble community attractions.

## SITE GEOLOGY



## SITE GEOGRAPHY + LANDSCAPE

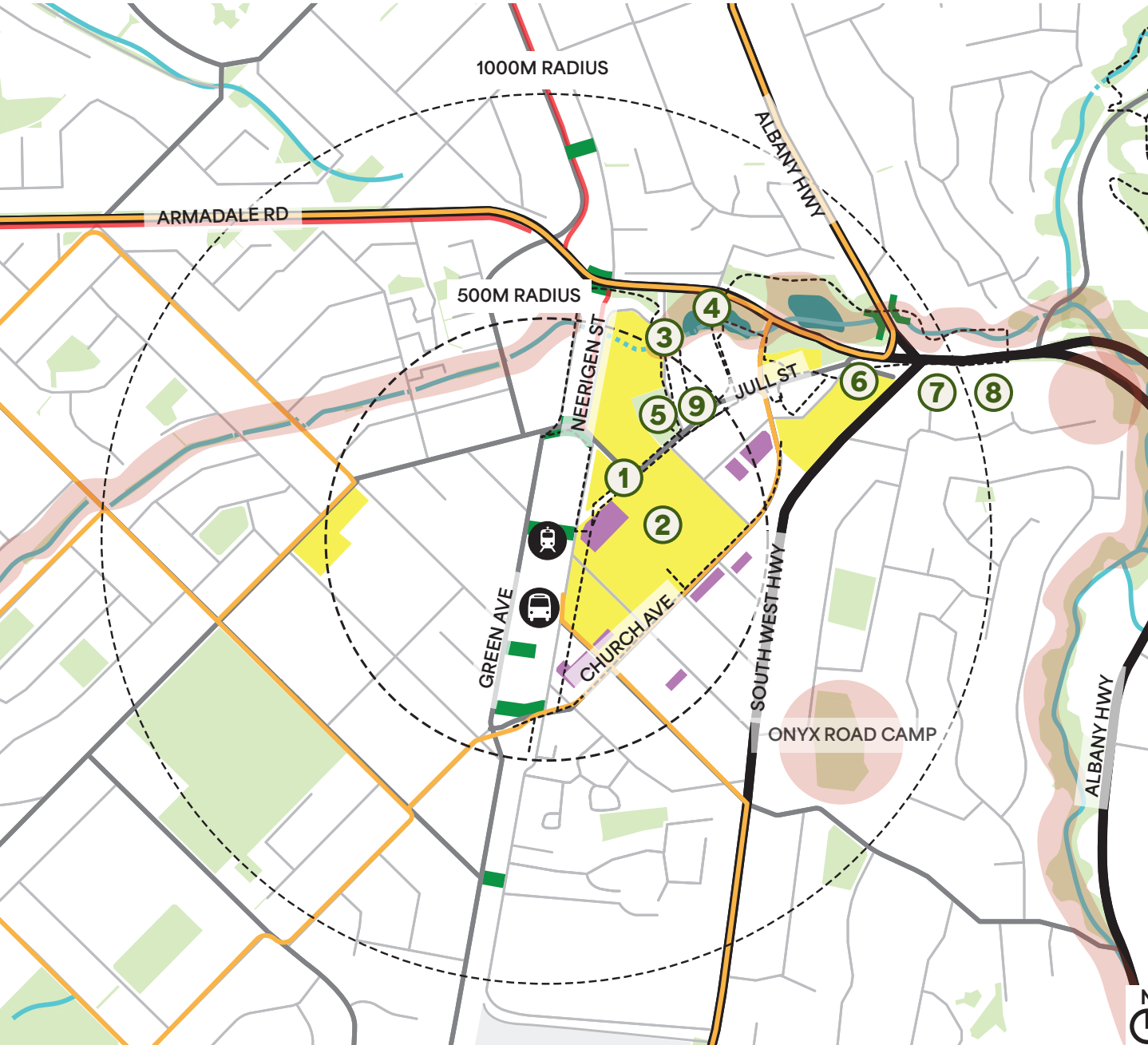


# Movement, Activities and Destinations

The map shows an overview of the existing destinations and activities around the Armadale City Centre.

### LEGEND

- III Rail
- 🚂 Train station
- Principal shared path
- Trails
- Pedestrian crossover
- Street
- Major roads
- Highway
- Bus network
- 🛒 Shopping area
- 🏢 Offices
- 🌳 Green space
- 💧 Water
- 🏠 Area of Aboriginal significance
- 🚌 Bus Station





**IMAGE LEGEND:**



Jull St pedestrian mall



Big box retail



Armadale skate park



Minnawarra historic precinct



Memorial Park



Perth Hills Armadale Visitor Centre



Ye Olde Narrogin Inne



Pioneer Village




Civic Offices


# Environment



The map shows an overview of the existing tree canopy and drainage in Armadale City Centre and surrounds.


## LEGEND


- ||| Rail


 Train station


 Water


 Heritage tree trail
-  0-5% Tree coverage


 5-10% Tree coverage


 10-15% Tree coverage

 15-20% Tree coverage

 20-25% Tree coverage

 25-30% Tree coverage

 30-40% Tree coverage

 > 40% Tree coverage



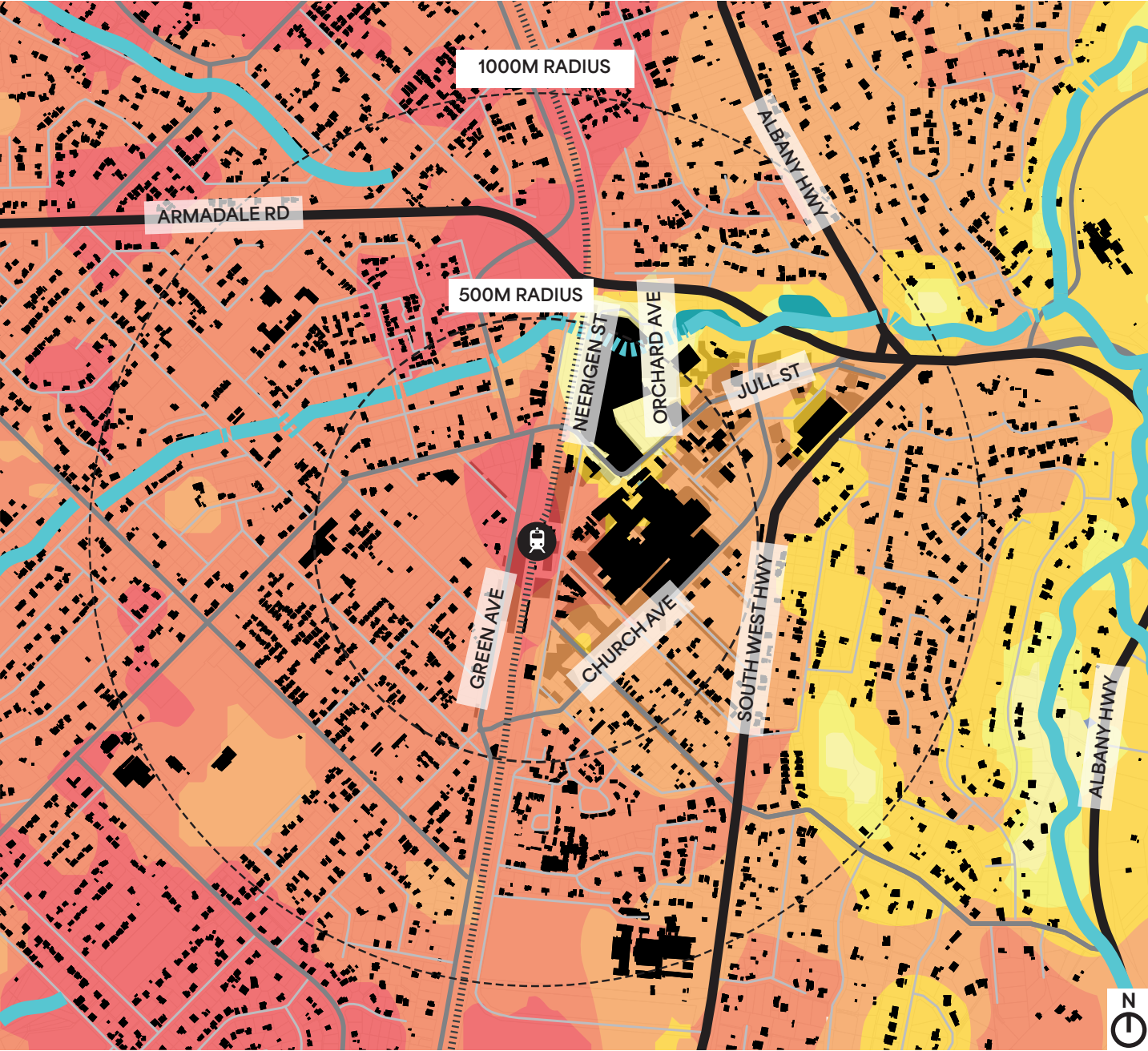


# Built Form and Heat

The map shows an overview of the car parks, roads and buildings and the heat island effect in Armadale City Centre and surrounds.

## LEGEND

- |                 |                         |
|-----------------|-------------------------|
| Rail            | Parking                 |
| 🚂 Train station | <0°C Urban heat island  |
| — Street        | 0-1°C Urban heat island |
| — Major roads   | 1-3°C Urban heat island |
| — Highway       | 3-5°C Urban heat island |
| Water           | 5-7°C Urban heat island |
| ■ Built form    | >7°C Urban heat island  |



# Local Activities

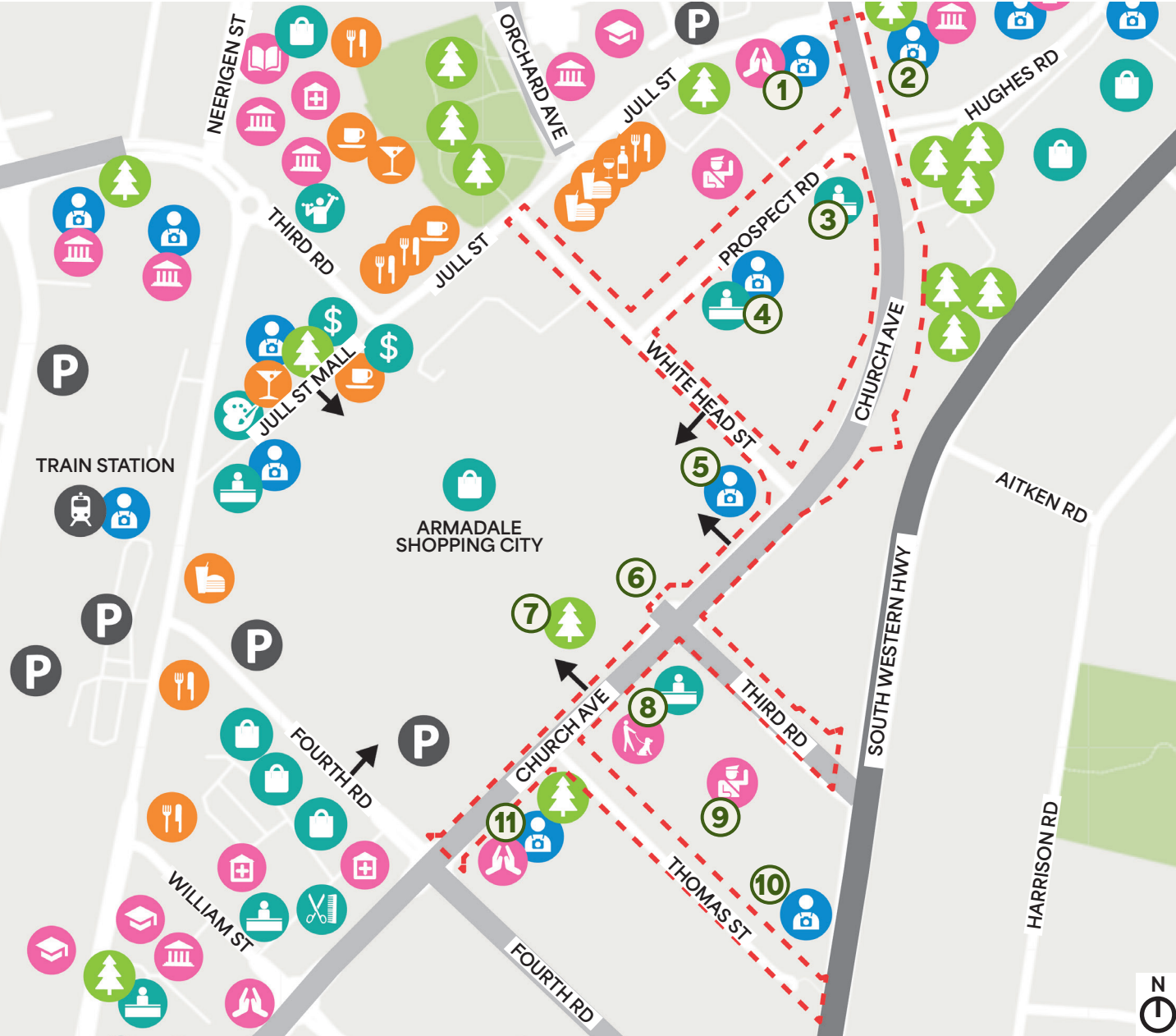
The map shows an overview of the existing activities in Armadale City Centre.

## LEGEND:

- Community
- Commercial
- Hospitality
- Transport
- Green Space
- Heritage Building
- Pedestrian Entry

## ICON LEGEND:

- |             |          |                          |
|-------------|----------|--------------------------|
| Police      | Bank     | Restaurant               |
| Pharmacy    | Gallery  | Bar/pub                  |
| School      | Retail   | Cafe                     |
| Information | Office   | Takeaway                 |
| Civic       | Gym      | Bottle shop              |
| Vet         | Grooming | Heritage Tree Trail      |
| Library     | Grocery  | Heritage Listed Building |
| Church      | Parking  | Train Station            |





## IMAGE LEGEND:



*St. Matthew's Church is heritage listed*



*Armadale District Hall is heritage listed*



*Local accountants office*



*Heritage listed building*



*The Manse Restaurant is permanently closed but still is heritage listed*



*Armadale Shopping City entry along Church Ave*



*500+ year old Jarrah tree located within Armadale*



*Local vet with adjacent bus stop*



*New justice precinct currently under construction*



*Francis Xavier Church*



*Masonic Hall holds services weekly and is heritage listed*



# Place Character + Condition

## Place Character

This portion of Armadale has a fascinating blend heritage listed buildings, new developments, local materials, mix of exotic and native vegetation, local artwork, incredible views, steep topography, key community destinations and dense pockets of green.





## Site Views

This portion of Armadale has some incredible views to the hills and the City. The listed views on the right are to be celebrated and embraced.



*Church Ave terminating view*



*West view at the intersection of Church Ave and Fourth Rd*



*City view at the intersection of Church Ave and Third Rd*

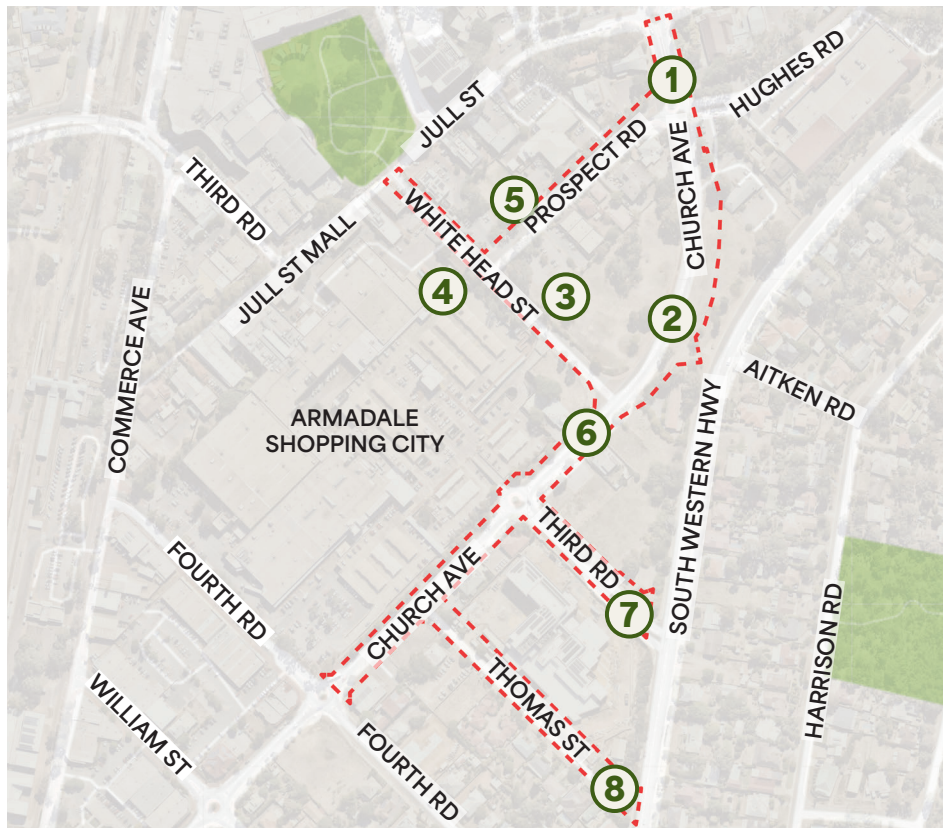


*Hills view at the intersection of Whitehead St and Church Ave*



# Place Condition

## KEY MAP:



Northern portion of Church Ave has a distinct green identity



The mid portion of Church Ave is extremely barren with no street trees and a footpath on only one side



The footpath along the east portion of Whitehead St is extremely narrow and is adjacent to a retaining wall



The footpath along the west portion of Whitehead St has quite a wide verge



Red brick paving and parallel parking bays on both side of Prospect Rd



Southern portion of Church Ave has a foot path on one side of the road and steep verges on the other side



Along Third Rd the footpaths and verges are in poor condition and there are no street trees on one side



The cul-de-sac on Thomas St is quite well shaded and green



# Key Findings

## Strategic Importance

- The City is strategically located in the region's south eastern corridor
- The City is one of the fastest growth areas in the metropolitan area
- The study area is subject to significant transformative development
- A strong strategic framework has been established, guiding development, community and environmental outcomes
- Significant investment is occurring in public infrastructure

The City's Strategic Community Plan's vision has very strong correlation to the study area:



- Country town features remain and the way people generally interact is friendly and bit more relaxed than other City Centres.
- There are strong connection to the hills, enforced through the sloping topography and clear views.
- Old native trees flourish and local wildlife is abundant.
- Beautiful parks and gardens provide green relief and all-year-round activity and interest.
- There is a strong Whadjuk Noongar heritage and diverse historical places - many stories can be shared.
- Intensification and diversification of land use and commerce will attract more people to live, work and play in the study area.




## Physical Characteristics

- Many of the streets lack street trees.
- Many of the street trees are of poor quality (small canopy, below average health/form).
- Footpaths are non-existent or too narrow in parts, a mix of surface types and variable quality.
- Verges, are poorly maintained, variable levels and lacking planting.
- Above ground power remains in parts.
- Street lighting varies (Western Power and different CoA private lighting).
- There is almost no activation of the streets other than for movement.

# Opportunities & Constraints

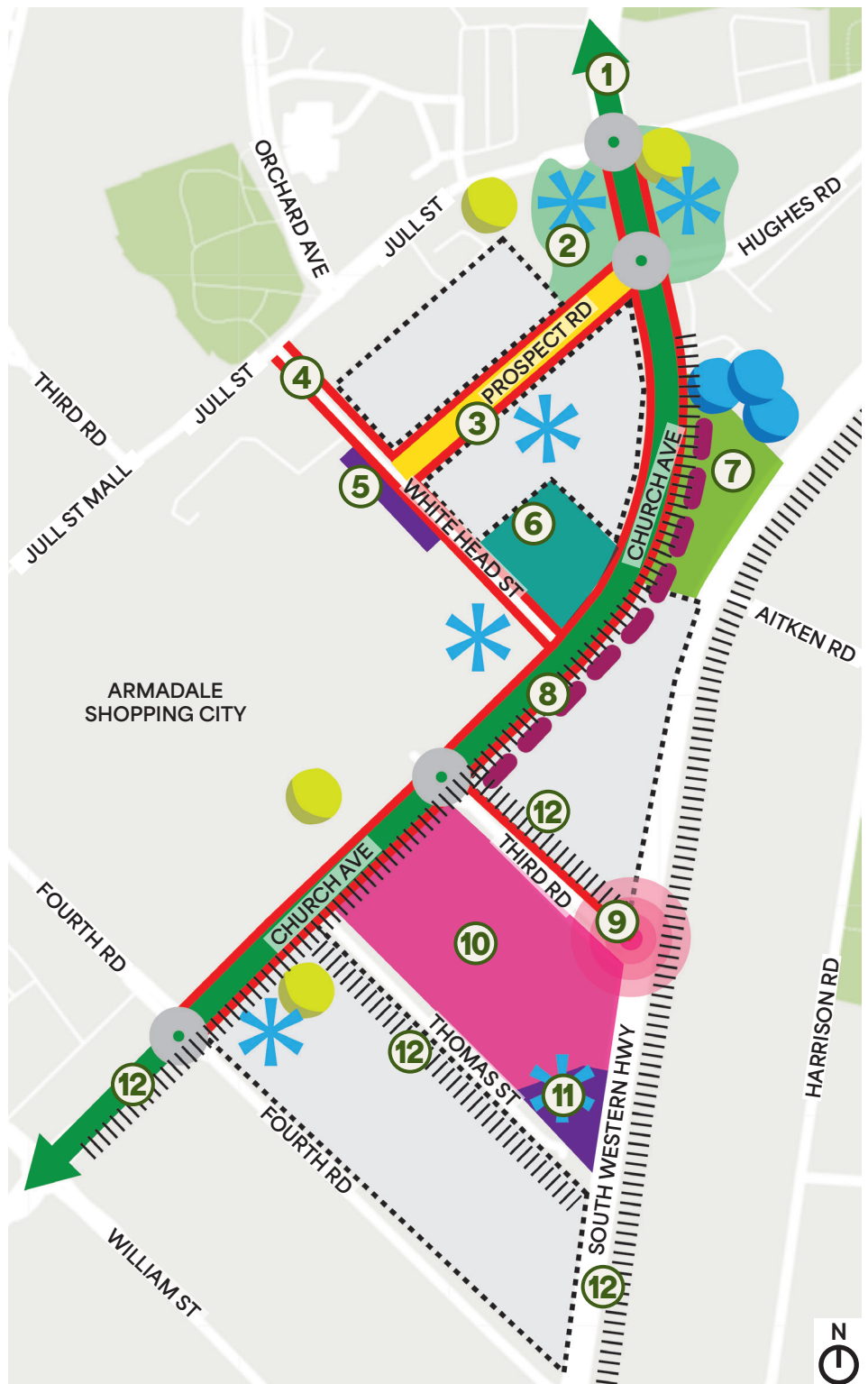
The map shows an overview of the opportunities and constraints for the project area.

## LEGEND

-  Heritage tree
-  Protected Tree by Preservation Order
-  Heritage building

----- Developable lots

- 1** Greening Church Ave with trees and planting down the median. Red line indicates future semi active edge
- 2** Reinforce existing green character at intersection of Church Ave and Jull St
- 3** Prospect Rd historical ties and character
- 4** The eastern side of Whitehead St has a narrow verge and the western side has a normal width verge
- 5** Potential micro green spaces on Shopping Centre land
- 6** New TAFE site
- 7** This is City owned land which could be a future POS with a feature landmark at view termination down Church Ave. Site topography poses as a constraint
- 8** Potential pedestrian connection
- 9** Gateway art coming from South Western Hwy into town
- 10** New justice precinct
- 11** Restored Church Micro Park
- 12** Overhead power lines









# Place Drivers



## NATURAL BEAUTY

### WHY THIS IS IMPORTANT TO THE PLACE?

- Ecological significance
- Unique landscape identity
- Contextual ties to the hills
- Noongar connection to country

### WHAT DOES IT LOOK AND FEEL LIKE?

- Ample tree canopies and gardens with dappled sun light
- Easy to walk, bike ride and use alternative transportations
- Greenery is integrated into places people sit and walk
- Dense vegetation that reflects the local landscape identity



## RICH HERITAGE

### WHY THIS IS IMPORTANT TO THE PLACE?

- Unique pioneering history
- Noongar historical ties
- Historical destinations
- Celebrated local stories

### WHAT DOES IT LOOK AND FEEL LIKE?

- Incorporated local stories
- Shared history information
- Integrated historical wayfinding elements
- Public art
- Style and materiality sensitive to historical and cultural references







## THRIVING CULTURE

### WHY THIS IS IMPORTANT TO THE PLACE?

- Relaxed and friendly community
- Frequent community events
- Celebrated Noongar culture
- Up and coming creative community

### WHAT DOES IT LOOK AND FEEL LIKE?

- Culturally diverse and inclusive
- Many cultural activities
- Event spaces
- Incorporated local art
- Places for social gathering and people watching
- Catering for everyday needs and special events



## PROSPERING CITY

### WHY THIS IS IMPORTANT TO THE PLACE?

- Growing City
- Focus on economic development
- Thriving tourism industry
- Diversification

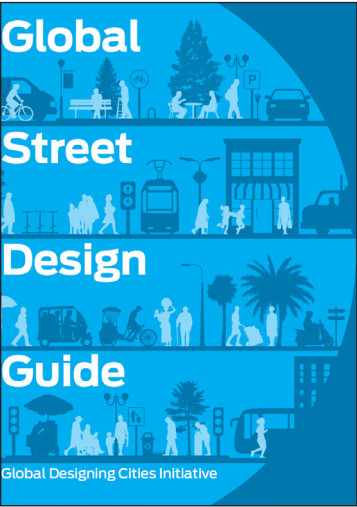
### WHAT DOES IT LOOK AND FEEL LIKE?

- Places that support trade
- Lively and activated streets
- Dining and retail venues spilling out into the public realm
- Places that support a growing population
- Easy to get around





# Great Places Principles



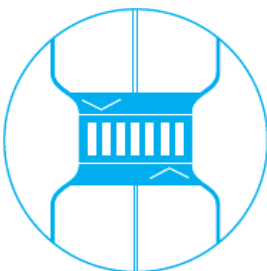
**Global Street Design Guide**  
*By Global Designing Cities Initiative*

The Global Street Design Guide is supporting practitioners to redefine the role of streets in cities around the world. Created with the input of experts from 72 cities in 42 countries, the Guide offers technical details to inform street design that prioritizes pedestrians, cyclists, and transit riders.

The guide outlines the principles to create places and in particular great streets. These principles will guide all design recommendations for the Armadale City Centre.



**STREETS FOR  
PEOPLE**



**STREETS FOR  
SAFETY**



**STREETS ARE  
MULTIDIMENSIONAL  
SPACES**



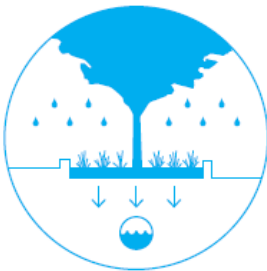
**STREETS FOR  
HEALTH**



**STREETS ARE  
PUBLIC SPACES**



**STREETS ARE  
MULTIMODAL**



**STREETS AS  
ECOSYSTEMS**



**GREAT STREETS  
CREATE VALUE**



**STREETS FOR  
CONTEXT**



**STREETS CAN  
CHANGE**

# Public Realm Precincts

## CHURCH CONNECTOR

Main connector street that prioritises accessibility and comfort for pedestrians. Creating a green connector which becomes an ecological link within the City Centre.

## PROSPECT PLACE

These roads connect people to key community destinations. They are a combination of some of the newest and old streets in Armadale.

## THIRD ROAD GATEWAY

Gateway to the City Centre and commercial destinations for visitors traveling along South Western Highway.

## THOMAS CLOSE

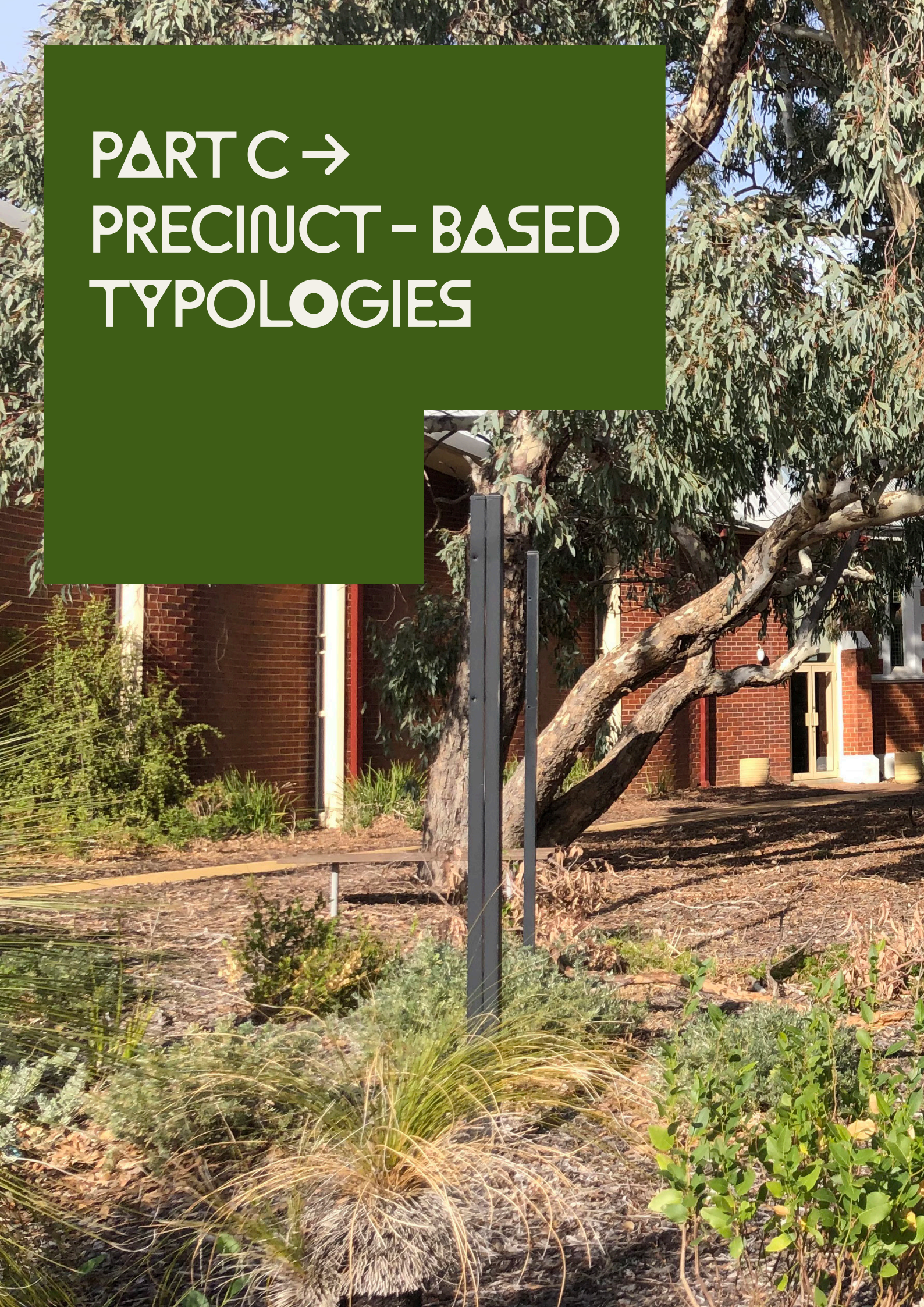
Peaceful and playful place for local residents to connect. With a green, comfortable and welcoming feel.

This precinct also provides main access to the new Police Station which is used for law enforcement vehicular purposes.





# PART C → PRECINCT - BASED TYPOLOGIES







**ST MATTHEW'S ANGLICAN  
CHURCH, HERITAGE SITE**



# Overarching Design Strategies

## Blending Public and Private

Creating greater interactions between public and private land will increase economic vitality and invite businesses to do their bit to activate the street.

Looks like:

- Alfresco seating areas
- Retail spill out
- Seating to be enjoyed from the street
- Pot plants outside of shops
- Art murals to be enjoyed from the street
- Community newspaper stands
- Community notice boards
- Merchandise displayed on the street



## Creating Equitable Spaces

Creating equitable spaces particularly in a hilly area like Armadale is essential to ensure disabled, elderly, children and women are all considered.

Looks like:

- Accessible spaces and connections despite significant level changes
- Street furniture that caters to all and in particular the elderly and disabled
- Gender sensitive design interventions
- Play opportunities for all levels and abilities
- Public art that can be experienced through multiple senses
- Provide areas for rest



## Celebrating Uniqueness

Armadale has such a diverse, interesting and unique history that needs to be celebrated!

Looks like:

- Incorporating signage that informs visitors about any unique history or features that are present on site
- Using feature paving treatments to signify the presence of any significant sites, buildings or trees
- Making a feature of unique views present on site
- Incorporate native vegetation which is unique to Armadale
- Incorporating elements that celebrate local Aboriginal stories and culture





## Establishing Adaptable Streets

Armadale is an evolving City so its streets need to be adaptable be responsive to new development and changing demographics.

Looks like:

- Parklet interventions
- Incorporate flexible areas for alfresco and retail spill out
- Movable planters
- Modular street furniture
- Event friendly spaces with retractable bollards
- Planters that can be customised by shop owners

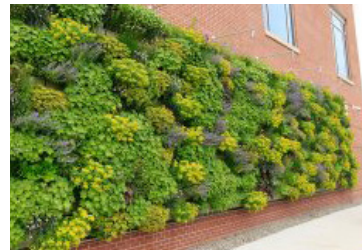


## Enhancing Biophilia

Enhancing peoples interaction and connection to nature is vital, particularly in a growing City like Armadale which is subject to increased urbanisation.

Looks like:

- Integrating planting with seating
- Incorporating vertical greenery such as green walls and climbers
- Creating dense native planting areas and continuous tree canopy to enhance the connection to the hills
- Incorporate greenery at bus stops
- Seasonal planting
- Arbors

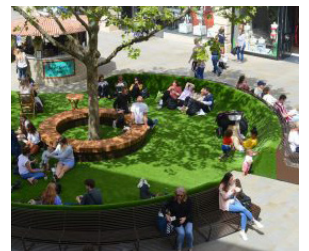


## Fostering Friendly Interactions

The Armadale community is welcoming and friendly. Spaces should help foster positive social interactions.

Looks like:

- Social seating arrangements
- Alfresco seating areas
- Community noticeboards
- Dog water bowls for pet friendly streets
- Culturally sensitive social gathering areas
- Event friendly spaces





# Green & Blue Infrastructure Framework

## Green Infrastructure

All green infrastructure should reinforce the existing green character in Armadale. It should connect people to the City's natural context along with providing shady and comfortable streets for its residents and visitors.

Improving the street tree canopy as per the City of Armadale Urban Forest Strategy will reduce urban heat island effect, increase biodiversity, improve pedestrian amenity, act as traffic calming measure, improve sense of place and connect to local identity

### BLENDED APPROACH

Although a preference towards native planting is preferred, a blended approach towards natives and exotics should be adopted. There are many exotic species within the City and they add to the local character. However, they must only be selected where they provide more amenity and suitability over a native species.

### LOCALLY RESPONSIVE

Create a design response which is unique to local features and site conditions such as:

- Seek additional tree alignments to provide more shade and continuous canopy
- Species selection to respond to heritage buildings or sites of local significance
- Choosing large canopy cover where more shade is required
- Creating local green spaces

### GREEN WAYFINDING

Feature trees and planting located at arrival points and destinations act as informal wayfinding markers.

## HILLS CHARACTER

Tall native trees and bush planting should work together to connect people to Armadale's City-in-a-forest context.

## URBAN AMENITY

A mix of exotic and native trees and planting work together to provide a comfortable place for people to enjoy throughout the year.

A blend of medium and small sized trees work together to create a green character that relates to the human scale.

Also planting distribution should be strategic to ensure a green impact. Along with utilising layers of greenery and visually connected planted areas.

## Blue Infrastructure

Seek to manage stormwater insitu and integrate into landscape treatments. Water Sensitive Urban Design (WSUD) interventions could include small rain gardens in parking nibs and green spaces. Potentially a swale median along Church Ave.



*Tall native trees have a strong visual character and identity*



*Dense planting creates a strong green presence along an urban street*



*Full canopy avenue of natives provide immense shade*



*Small rain garden filters and treats storm-water run off*



*Formal arrangement and selection of waterwise native planting*



*Bioretention swales provide water infiltration and ecological benefits*

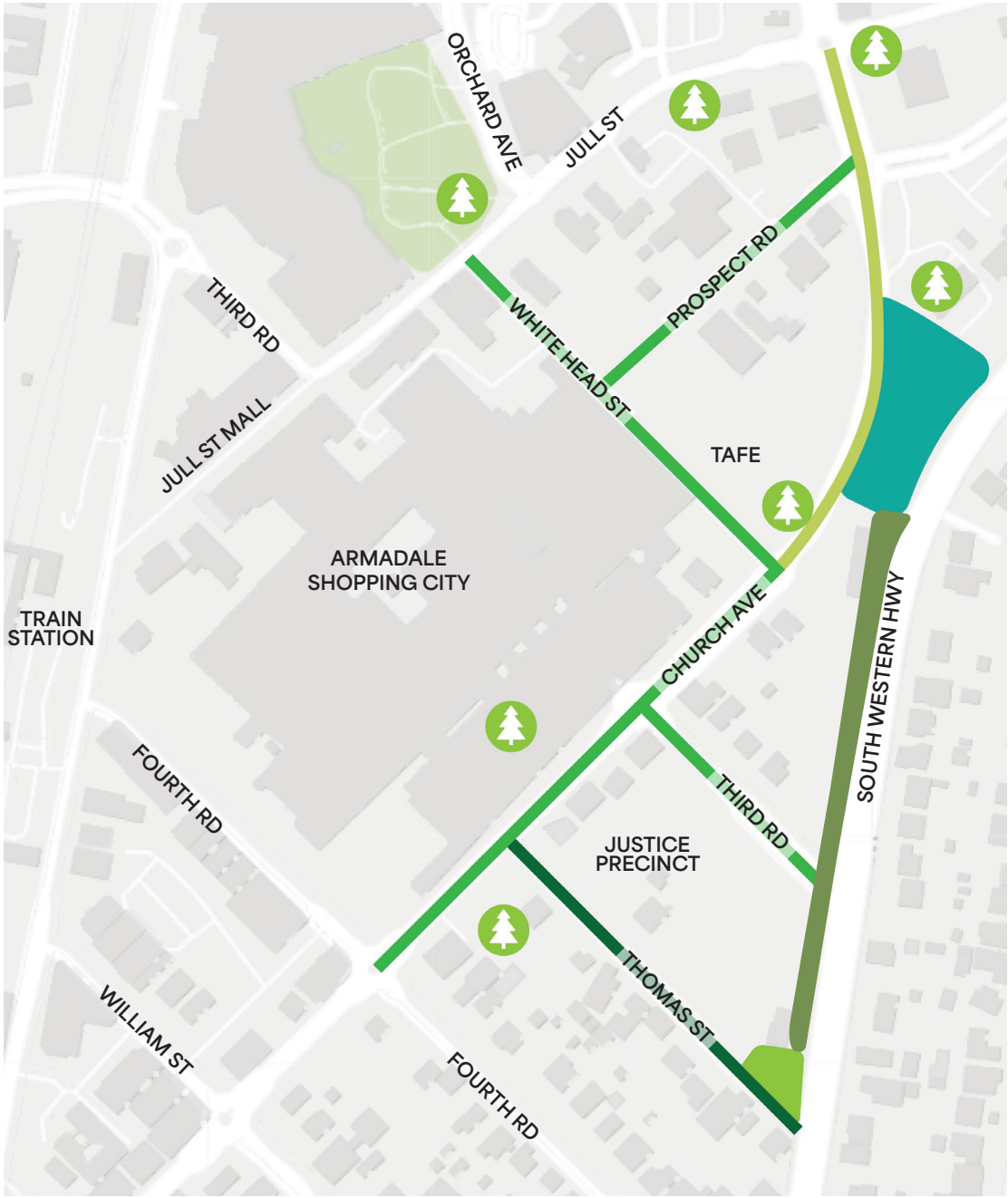


*Feature trees with a distinct and unique look can act as wayfinding markers*



**LEGEND**

- Forest Median
- City Green Links
- Suburban Greenway
- Heritage Tree
- Green Space: Forest Node
- Green Space: Pocket Park
- Green Frame to City Edge





# Wayfinding & Connectivity Framework

## Connectivity Typologies

The following connectivity typologies identify the role each street plays within the study area:

### CITY CONNECTOR

This type of street connects pedestrians and vehicles to and through the City from the local surrounds.

### LOCAL ACCESS

This type of street is predominately used to access areas within the City.

### DESTINATION STREET

This type of street supports uses of activity of a unique nature.

## Future Destinations and Connectivity

The two new community destinations are the Justice Precinct and TAFE. Enhancing the connectivity between the destinations and public transport by implementing seamless path networks and wayfinding measures is vital.

## Pedestrian Paths and Crossings

Footpaths on both sides of the road is essential to ensure seamless pedestrian connectivity.

Pedestrian crossings are required at the leg of each intersection to provide a safe environment for pedestrians.

## Accessibility and Inclusivity

Consistent use of tactile paving, safe crossing points and having regular rest points along steeper streets is essential.

## Vehicle Access and Parking

Access into the shopping centres is vital for residents in Armadale. Adequate off street parking should be provided where possible. On street parking should be carefully balanced with ensuring high quality, comfortable and greened pedestrian access.

## Wayfinding

Wayfinding elements help visitors to intuitively navigate the town. It also provides a branding opportunity for the City of Armadale.

The following wayfinding elements are proposed in the study area as per the City of Armadale Signage Strategy and Style Guide documents:

### INTERPRETIVE SIGNAGE

Elements such as Large Pylon, Medium Pylon, Wide Stand, Small Stand.

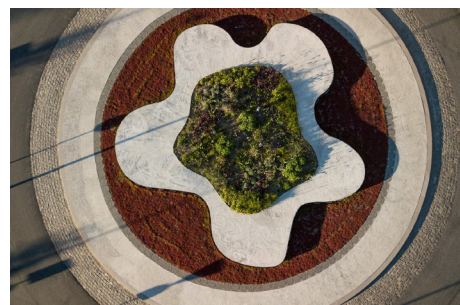
### STREET SIGNAGE

Elements such as Street Blades.

### WAYFINDING SIGNAGE

Elements such as:

- Wayfinding Sign Type A: For main pedestrian decision points e.g. Train Station or Visitor Centre
- Wayfinding Sign Type B: For pedestrian entry points into the CBD
- Wayfinding Sign Type C: For secondary decision points within the CBD
- Wayfinding Sign Type D: For minor decision points and reassurance



Roundabout planting provides a green visual reference for wayfinding



Markers in the landscape provide directional cues to pedestrians



Playful wayfinding signage reinforces the City's branding



Road murals create a key pedestrian wayfinding element



**LEGEND**

- City Connector
- Local Access
- Destination Street
- Train Station
- Proposed Bus Station
- Existing Bus Station
- Bus Stops
- Pedestrian route from train station to TAFE
- Pedestrian route from train station to Justice Precinct
- Pedestrian Access to Shopping Centre
- Key Vehicle Accesses
- Wayfinding Gateway
- Wayfinding Cue





# Street Furniture & Pavement Framework

## Family of Furniture

Consistent furniture palette which expresses the character and identity of Armadale and become the foundation of an aesthetic and visually appealing streetscape. The following elements should be of a consistent palette:

- Seating
- Tables
- Bus Stops
- Bike racks
- Drinking Fountains
- Bins
- Tree Grates
- Planter Boxes
- Retaining Walls
- Bollards
- Service Pits
- Lighting

## Furniture Configurations

### **SOCIAL PODS**

Having group seating elements encourages social interactions rather than single benches.

### **REST POINTS**

Having seating like a bench located every 10m as a minimum provides people with a spot to rest. This is particularly important along streets with a noticeable level change

### **GREEN POCKET**

Having seating integrated with planting provides a direct connection to nature.



*Integration of planting and seating reconnects people with nature*



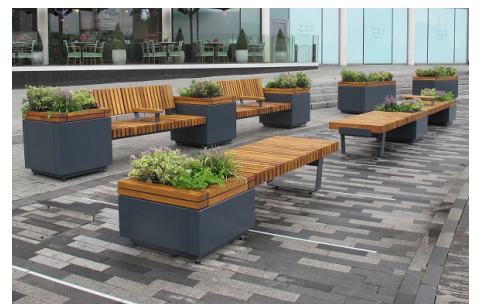
*Informal seating spaces encourage a varying range of social interactions*



*Planters that can be moved accommodate for changing tenancies*



*Flexible outdoor dining options such as parklets provide street vibrancy*



*Modular furniture is adaptable to changing street situations*

## Flexible Typologies

### **MODULAR FURNITURE**

Which will allow for different configurations depending on the situation and adjacent business occupancy.

### **MOVEABLE PLANTERS**

To allow for alfresco. Also useful for seasonal planting. Can be moved to address different entrances.

### **RETRACTABLE BOLLARDS**

Including retractable bollards on certain streets will give the street the capacity to be transformed into an events space.

### **PARKLETS**

Can be installed in front of hospitality venues to provide outdoor dining spaces and places for people to socialise.



## Pavements

The vehicle and pedestrian pavements need to create a simple and timeless canvas for urban life that fits the character of Armadale but does not draw too much attention. Consideration should be given to the need to periodically access underground services and amend pavements to accommodate new development and infrastructure upgrades.

Materials, patterns and colours should reflect the local geology and natural materials. For example, the warm ochres of the hills geology could be reflected in the materiality. Armadale is also well known for its clay pits and brick manufacturing. Opportunities for bespoke elements should be explored in key locations.



*Permeable paving should be used where possible to as a WSUD measure*



*Utilising local stone such as coffee rock to celebrate the hills identity*

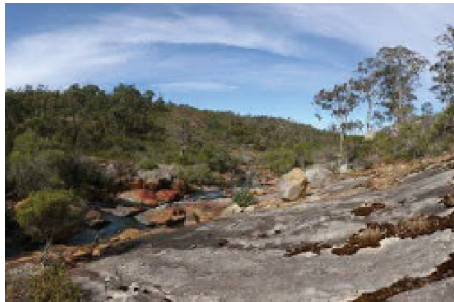


*Utilising clay bricks as a way of relating back to Armadale's historical brickworks*

## Lighting & Power

A new standalone lighting palette (i.e.) not connected to above ground power poles will reflect the hierarchy of streets while improving quality of lighting for pedestrians. It is highly recommended that new lighting installation be coordinated with relocating above ground power underground in Church Ave, Third Rd and Thomas St.

The palette of street lighting should reinforce the identity and brand of the City. Opportunities should be explored to coordinate and extend the private street lighting network throughout the City Centre, including allowances for Smart Cities technology integration. Limited feature/aesthetic lighting could be allowed for at special nodes or points of interest.



*Utilising local stone such as granite to relate to the granite outcrops in the hills*



*Prioritising continuous pedestrian connectivity over vehicular access*



*Paving being used as traffic calming measure to ensure pedestrian safety*



# Public Art Framework

## Public Art Typologies and Narratives

The following public art typologies and narratives are outlined in the City of Armadale Public Art Strategy:

### TYOLOGIES

- Discovery Art
- Indigenous Art
- Interactive Art
- Stand Alone Art
- Community Art

### NARRATIVES

- Crossroads
- Flora Story
- Heritage/Memorial
- Aboriginal Heritage
- Growth
- Healing Place

## Public Art Opportunities

### DISCOVERY ART - HERITAGE/FLORA

Walkable art trail along Church Ave that celebrates the historical trees and buildings as part of a larger city wide trail.

### INTERACTIVE ART - GROWTH

Interactive installation to celebrate the growth of the City from it's historical days, where Prospect Rd was one of the first gazetted roads. Also nod to educational growth of the youth with the nearby TAFE.

### STAND ALONE ART - CROSSROADS

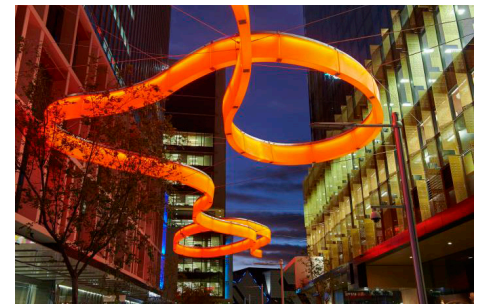
Gateway art piece which is stand alone and acts as a landmark. Celebrates the importance of crossroads in Armadale.

### COMMUNITY ART - HEALING

Community art project tied to the Justice Precinct and the church with a theme of healing.



*Discovery art trail acts as a creative thread which stitches the City together*



*Interactive art provides vibrancy and interest to the Prospect Precinct*



*Stand alone art which acts as a key entry statement into the City*

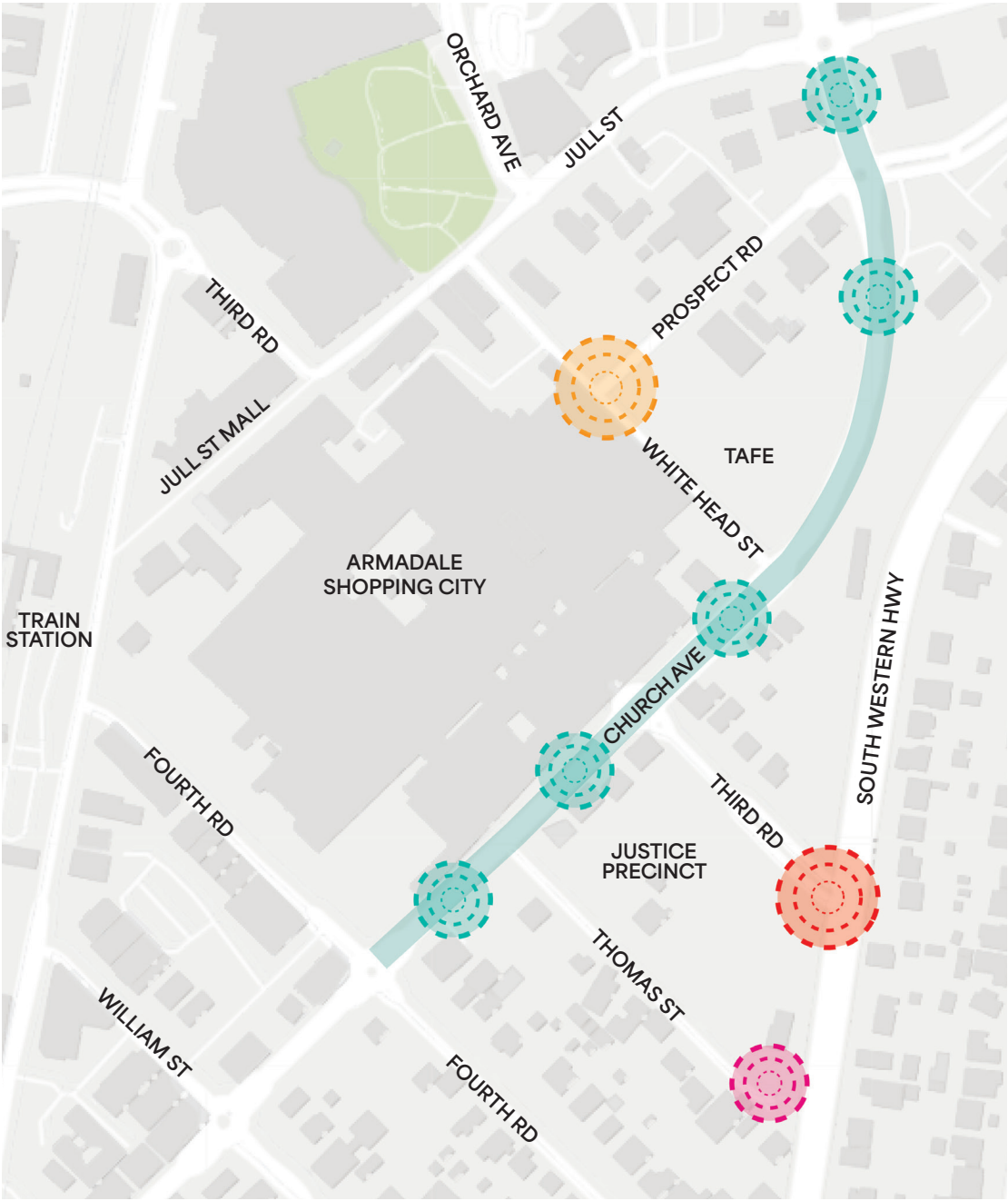


*Community art adds a layer of civic pride within the City*



**LEGEND**

-  Interactive Art - Growth
-  Discovery Art - Heritage/Flora
-  Stand Alone Art - Crossroads
-  Community Art - Healing





# Church Connector Concept Design

## Place Vision

A green connector which becomes an ecological link within the City Centre. A distinct forest character for this area establishes a strong connection back to the hills and Country.

## Key Features

- Wide bush green median
- Revegetation area
- Hangout nodes












## Place Drivers

 NATURAL BEAUTY

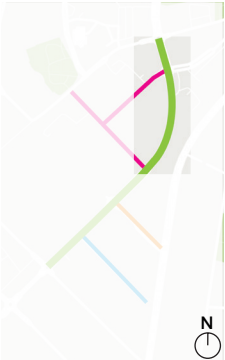
 RICH HISTORY

 THRIVING CULTURE

**Legend:**

- Project Area
-  Proposed Tree
-  Existing Tree
-  Revegetation Tree
-  Private Planting
-  Boundary Greenery
-  Cross Over, Parking + Traffic
-  Private Parking
-  Off Street Parking
-  Node
-  Wayfinding
-  Public Art

**Key Precinct Plan:**



**Parking Count:**  
Current: 0  
Proposed: 0

**Scale:**  
1:1250 @A4





# Key Features

- History marker
- Vertical greenery
- Discovery art trail
- Flexible spaces for alfresco

## Place Drivers

NATURAL BEAUTY

RICH HISTORY

THRIVING CULTURE

PROSPERING CITY

**Legend:**

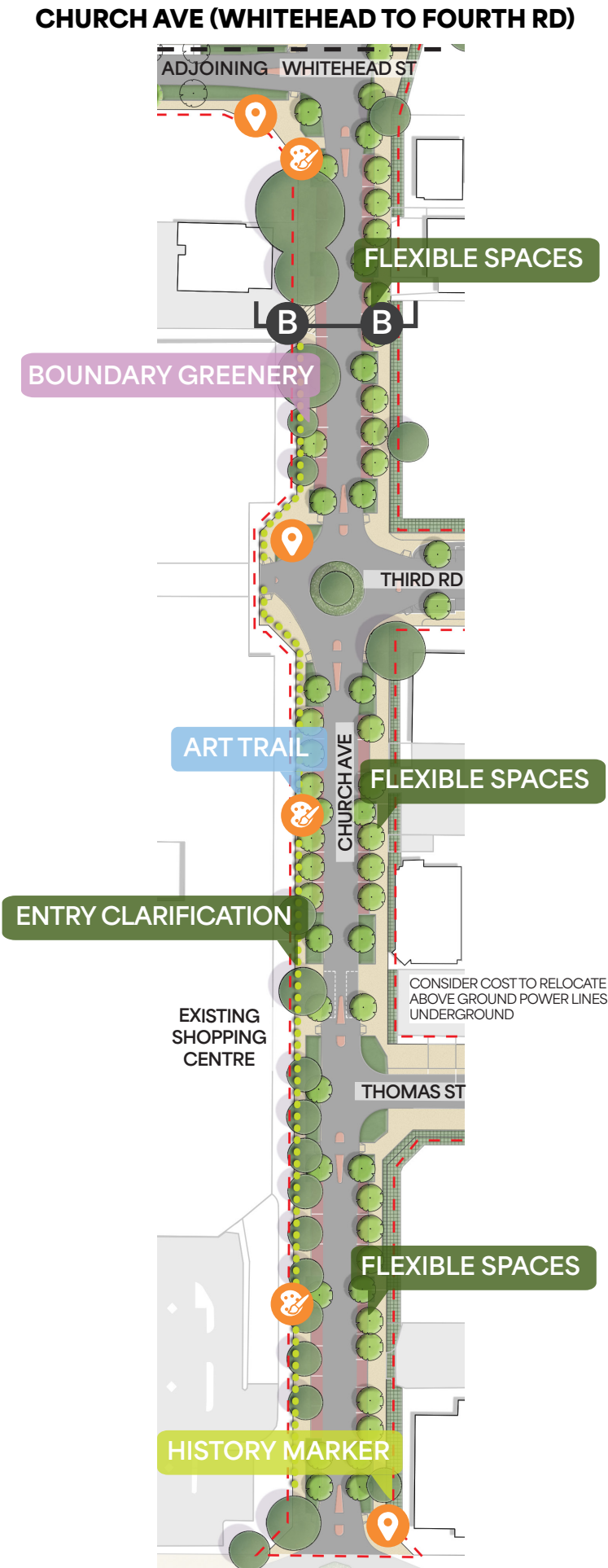
- Project Area
- Proposed Tree
- Existing Tree
- Revegetation Tree
- Private Planting
- Boundary Greenery
- Cross Over, Parking + Traffic
- Private Parking
- Off Street Parking
- Node
- Wayfinding
- Public Art

**Key Location Plan:**

**Estimated Parking Count:**

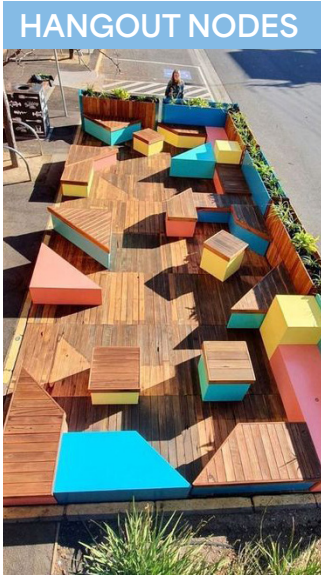
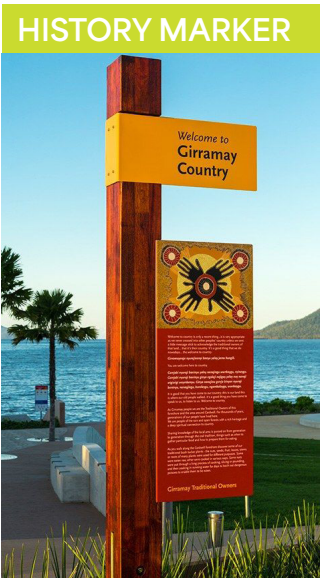
Current:	16
Proposed:	42

Scale 1:1250 @A4





# Vibe Images





# Church Connector Sections



## SECTION:AA (TYPICAL) CHURCH AVE (JULL ST TO WHITEHEAD ST)

Scale 1:200 @A4

NOTES:  
POWER POLES AND ABOVE GROUND POWER (SHOWN IN LIGHT GREY) TO BE REMOVED AND RELOCATED UNDERGROUND

PROPOSED TREE GRAPHICS USED IN SECTIONS ARE GENERIC IN NATURE. ACTUAL TREE SIZES WILL DEPEND ON SPECIES SELECTION AND WILL VARY OVER TIME AS THEY GROW AND MATURE.





## SECTION:BB (TYPICAL) CHURCH AVE (WHITEHEAD TO FOURTH RD)

Scale 1:200 @A4

NOTES:  
POWER POLES AND ABOVE GROUND POWER  
(SHOWN IN LIGHT GREY) TO BE REMOVED AND  
RELOCATED UNDERGROUND

PROPOSED TREE GRAPHICS USED IN SECTIONS  
ARE GENERIC IN NATURE. ACTUAL TREE SIZES  
WILL DEPEND ON SPECIES SELECTION AND  
WILL VARY OVER TIME AS THEY GROW AND  
MATURE.



# Prospect Place Concept Design

## Place Vision

A vibrant hub celebrating one of the oldest streets in Armadale while attracting highly activated development.

## Prospect Rd Key Features

- Boundary greenery
- Alfresco opportunities
- Public art
- History marker

## Place Drivers

**NATURAL BEAUTY**

**RICH HISTORY**

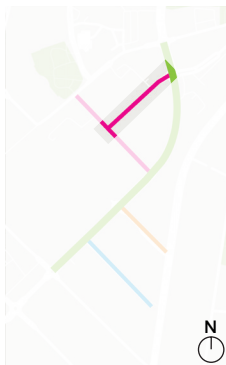
**THRIVING CULTURE**

**PROSPERING CITY**

### Legend:

- Project Area
- Proposed Tree
- Existing Tree
- Revegetation Tree
- Private Planting
- Boundary Greenery
- Cross Over, Parking + Traffic Calming
- Private Parking
- Feature Road Treatment
- Wayfinding
- Public Art

### Key Location Plan:



### Estimated Parking Count:

Current: 27  
Proposed: 26  
\*Plus additional motorcycle bays

Scale  
1:1250 @A4



# Whitehead St Key Features

- History marker
- Shopping centre entry clarification
- Green comfort edge
- Improved frontage to TAFE
- Rest spots

## Place Drivers

NATURAL BEAUTY

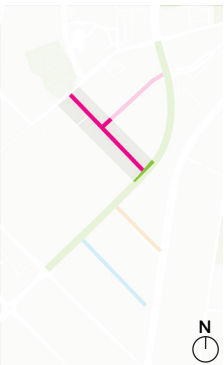
RICH HISTORY

PROSPERING CITY

### Legend:

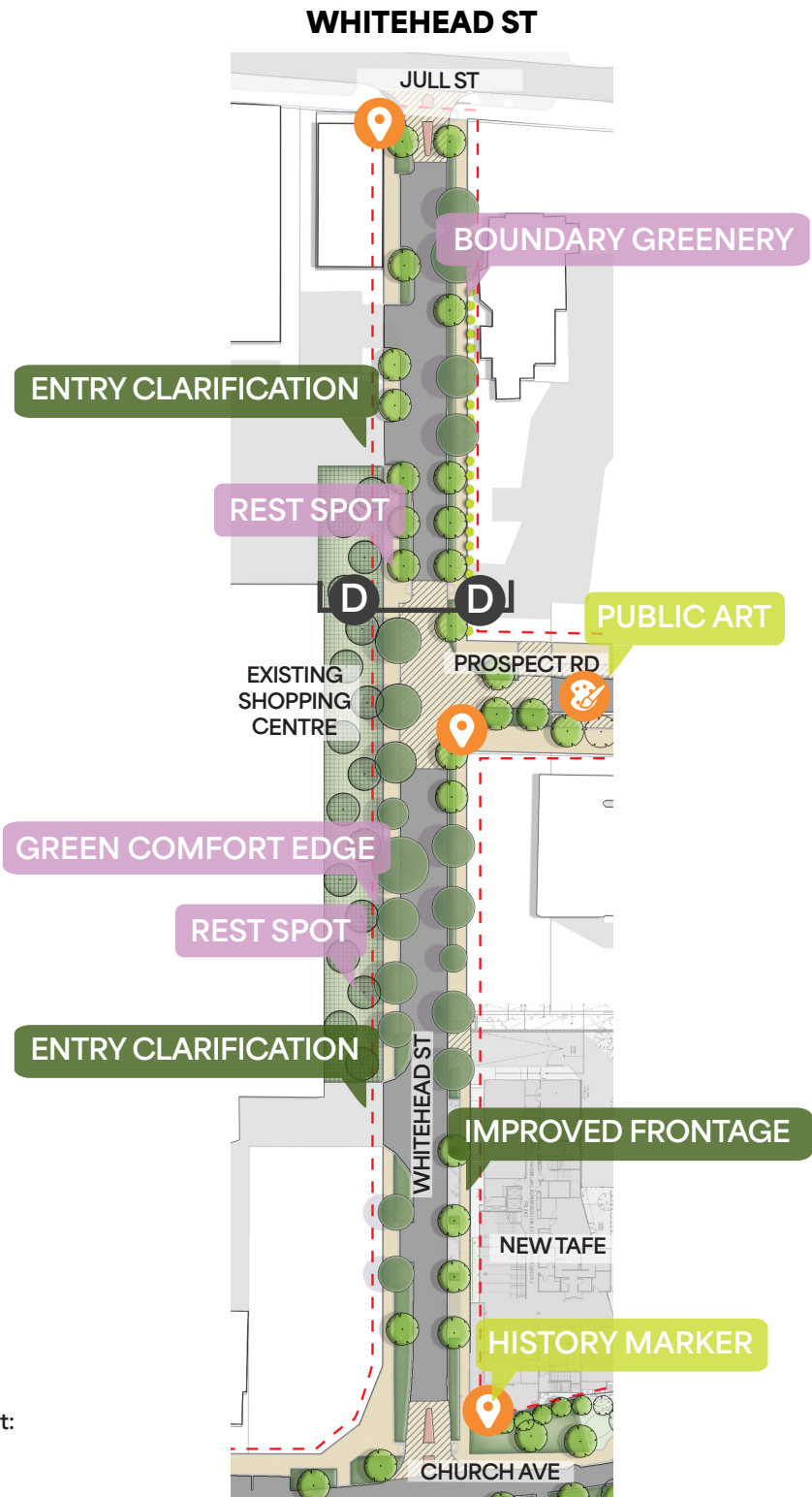
- Project Area
- Proposed Tree
- Existing Tree
- Revegetation Tree
- Private Planting
- Boundary Greenery
- Cross Over, Parking + Traffic
- Private Parking
- Off Street Parking
- Node
- Wayfinding
- Public Art

### Key Location Plan:



Estimated Parking Count:  
Current: 20  
Proposed: 18

Scale  
1:1250 @A4





# Vibe Images

GREEN COMFORT EDGE



BOUNDARY GREENERY



HISTORY MARKER



# Prospect Place Sections



## SECTION:CC (TYPICAL) PROSPECT RD

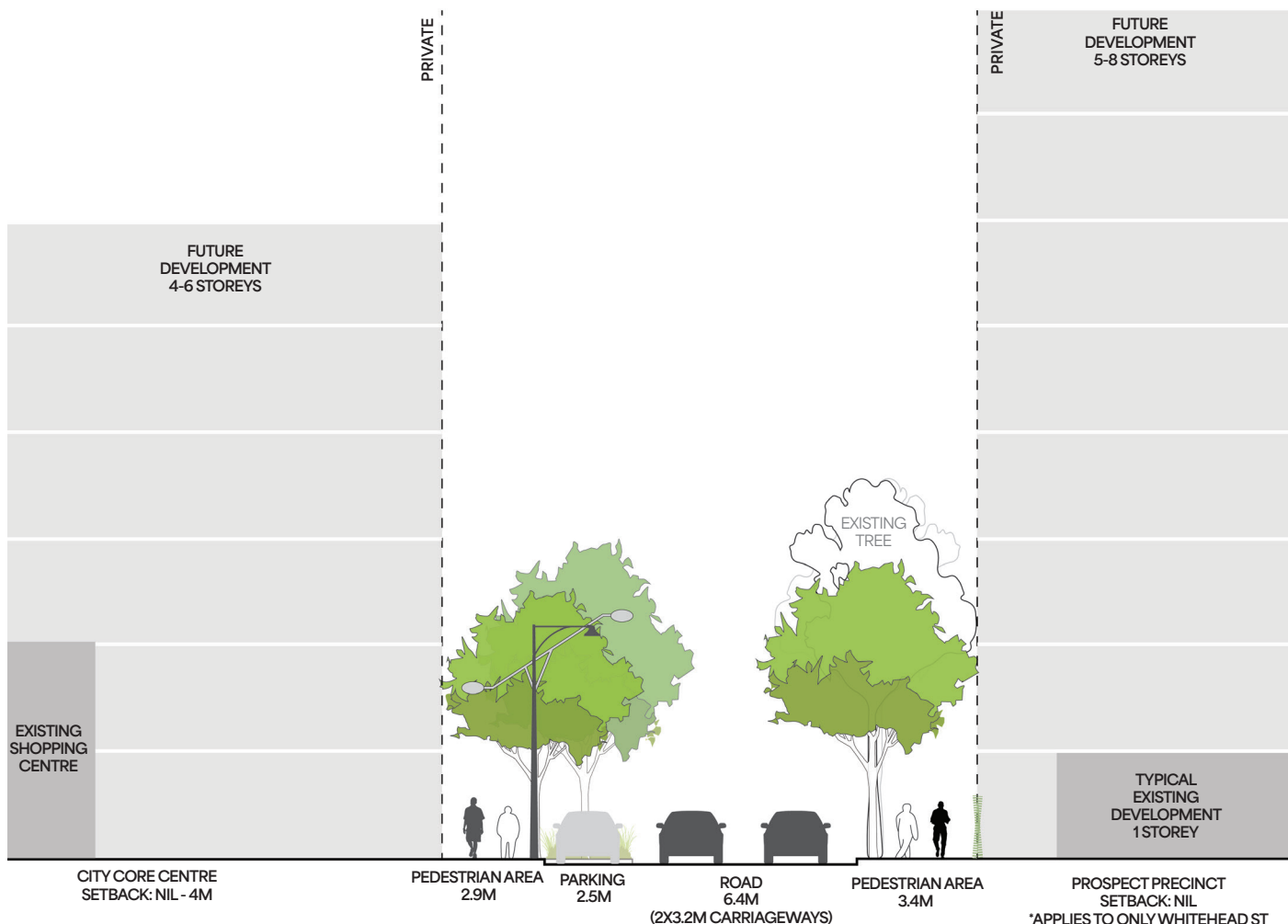
Scale 1:200 @A4

NOTES:

EXISTING LIGHTING (SHOWN IN LIGHT GREY)  
PROPOSED TO BE REPLACED WITH NEW LIGHTING

PROPOSED TREE GRAPHICS USED IN SECTIONS  
ARE GENERIC IN NATURE. ACTUAL TREE SIZES WILL  
DEPEND ON SPECIES SELECTION AND WILL VARY  
OVER TIME AS THEY GROW AND MATURE.





## SECTION:DD (TYPICAL) WHITEHEAD ST

Scale 1:200 @A4

### NOTES:

EXISTING LIGHTING (SHOWN IN LIGHT GREY)  
PROPOSED TO BE REPLACED WITH NEW LIGHTING

PROPOSED TREE GRAPHICS USED IN SECTIONS  
ARE GENERIC IN NATURE. ACTUAL TREE SIZES WILL  
DEPEND ON SPECIES SELECTION AND WILL VARY  
OVER TIME AS THEY GROW AND MATURE.

# Third Road Gateway Concept Design

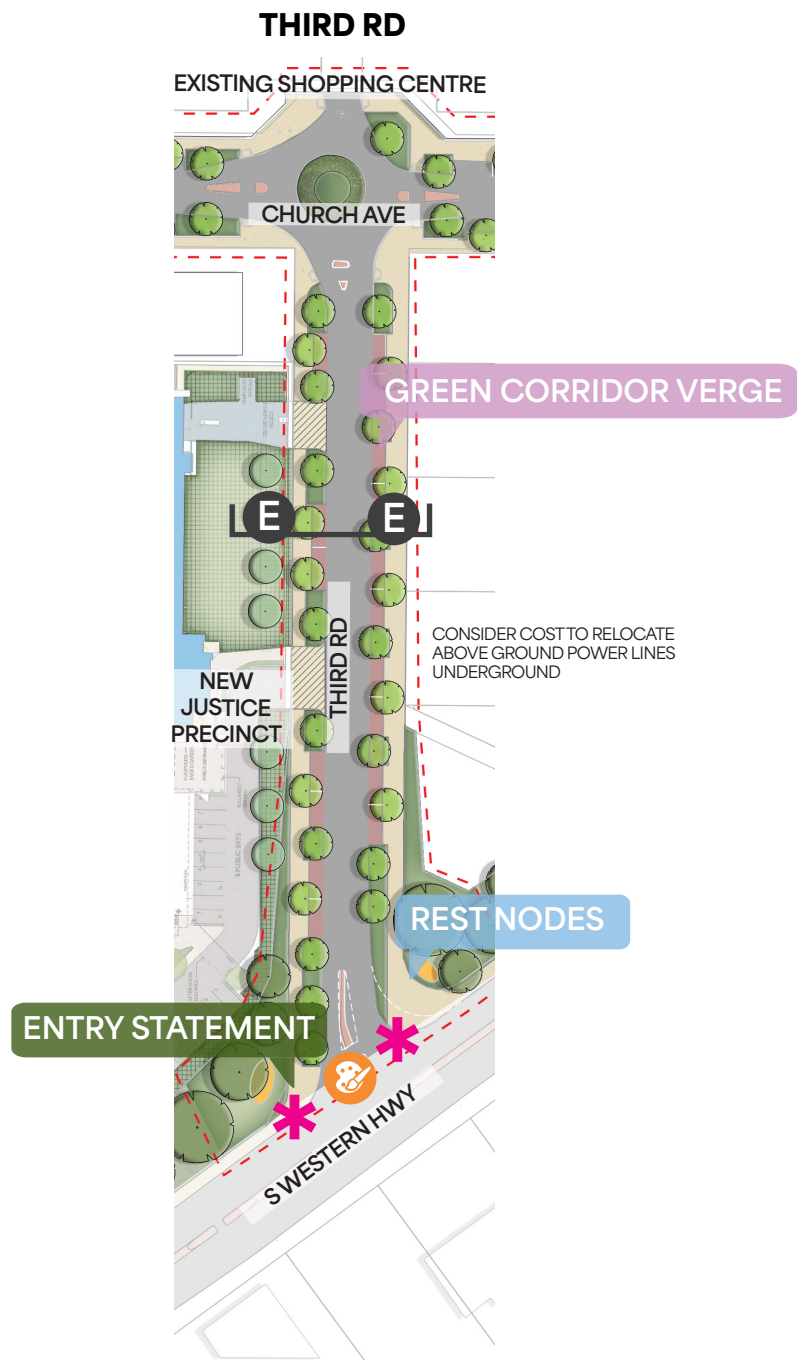
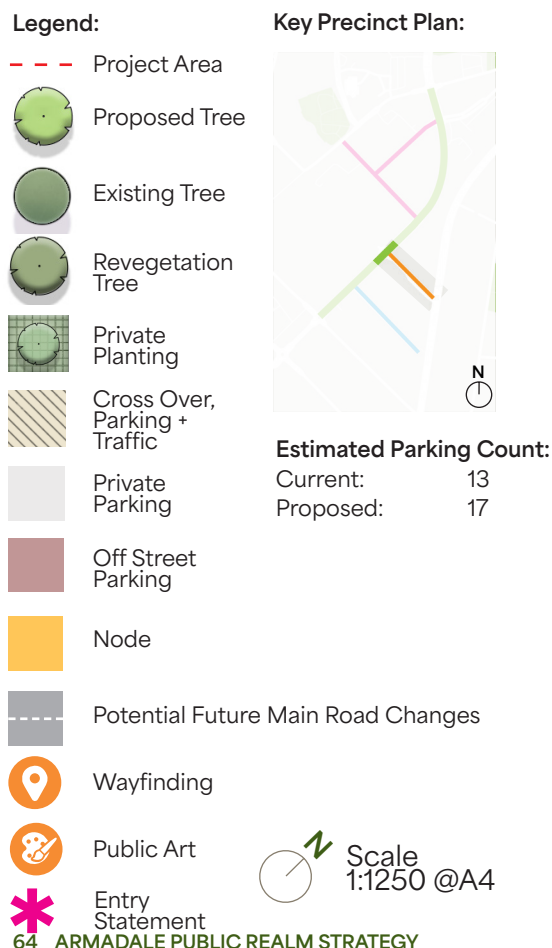
## Place Vision

Gateway to the City Centre for locals and visitors traveling along South Western Highway. An eye catching entry statement welcome visitors into the City centre and establishes the City's identity and brand.

## Third Rd: Key Features

- Entry statement
- Green corridor on north east verge (potential for future on street parking)
- Encourage bolstering of planting along justice precinct
- Accommodate future South Western Hwy intersection upgrade

## Place Drivers

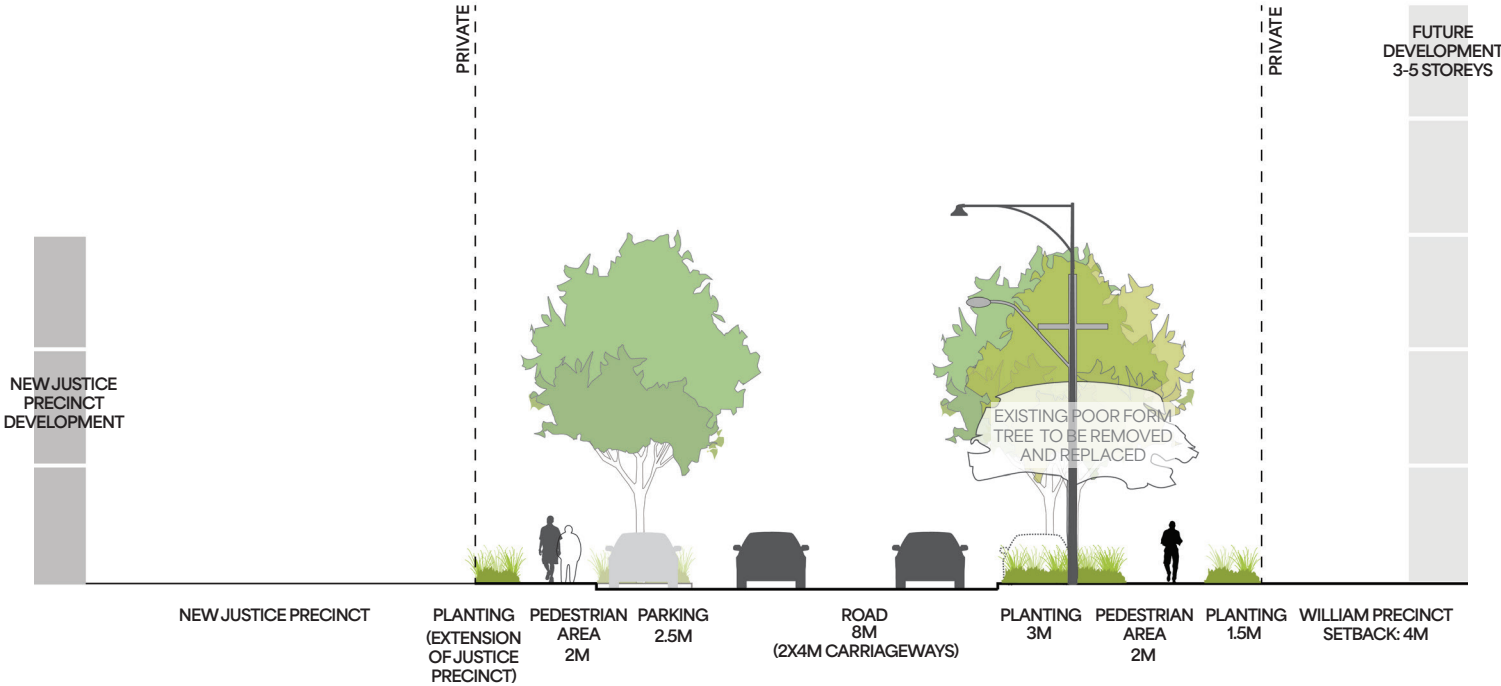




# Vibe Images



# Third Road Gateway Sections



**SECTION:EE (TYPICAL) THIRD RD**  
Scale 1:200@A4

NOTES:  
POWER POLES AND ABOVE GROUND POWER (SHOWN IN LIGHT GREY) TO BE REMOVED AND RELOCATED UNDERGROUND

PROPOSED TREE GRAPHICS USED IN SECTIONS ARE GENERIC IN NATURE. ACTUAL TREE SIZES WILL DEPEND ON SPECIES SELECTION AND WILL VARY OVER TIME AS THEY GROW AND MATURE.



# Thomas Close Concept Design

## Place Vision

Local feel that is green and comfortable. A street that can foster a sense of community and encourage social interactions. The old Church pocket park provides amenity to residents and visitors.

## Thomas St Key Features

- Generous verge planting
- Pocket park with parking
- Planted entry
- Community art

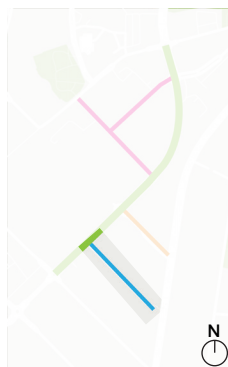
## Place Drivers



### Legend:

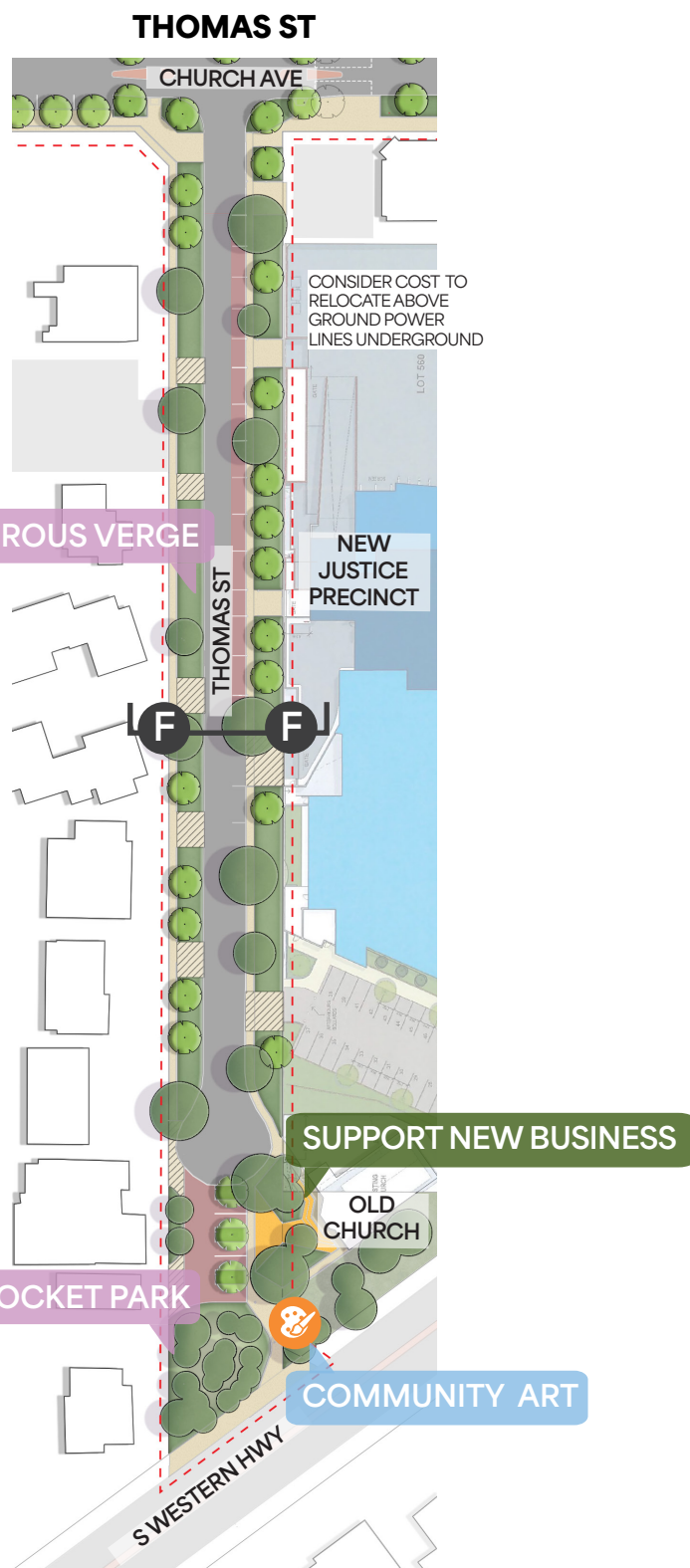
- Project Area
- Proposed Tree
- Existing Tree
- Revegetation Tree
- Private Planting
- Cross Over, Parking + Traffic
- Private Parking
- Off Street Parking
- Node
- Wayfinding
- Public Art

### Key Precinct Plan:



**Estimated Parking Count:**  
 Current: 22  
 Proposed: 19

Scale  
 1:1250 @A4

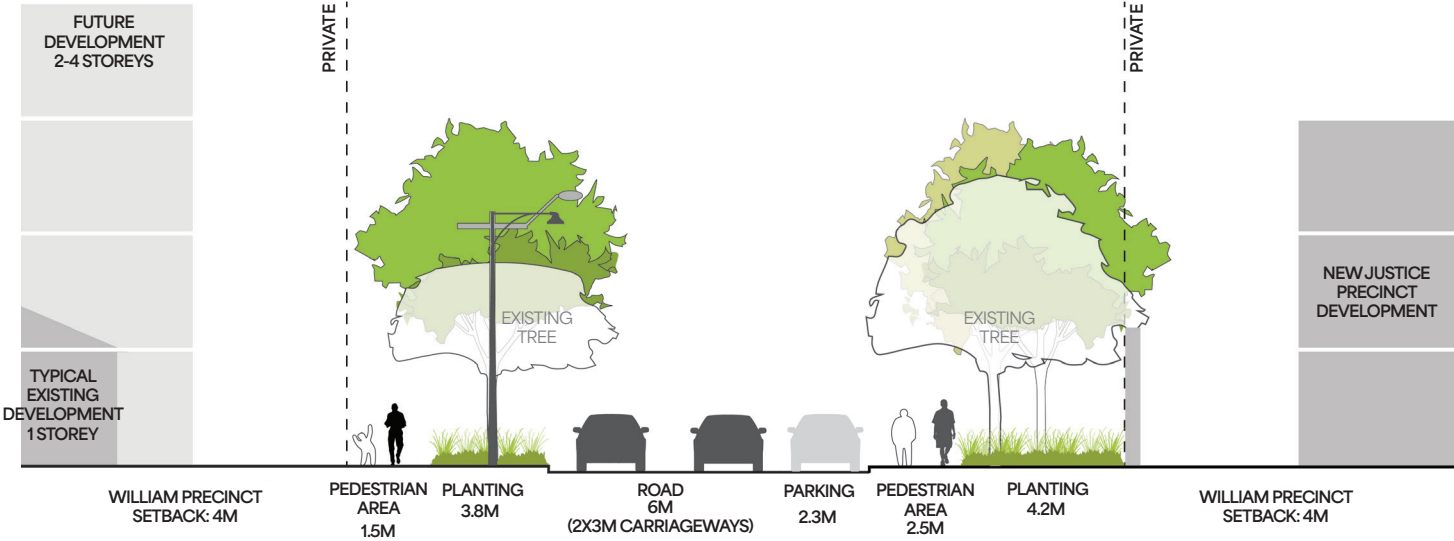


# Vibe Images





# Thomas Close Sections



## SECTION:FF (TYPICAL) THOMAS ST

Scale 1:200 @A4

NOTES:  
POWER POLES AND ABOVE GROUND POWER (SHOWN IN LIGHT GREY) TO BE REMOVED AND RELOCATED UNDERGROUND

PROPOSED TREE GRAPHICS USED IN SECTIONS ARE GENERIC IN NATURE. ACTUAL TREE SIZES WILL DEPEND ON SPECIES SELECTION AND WILL VARY OVER TIME AS THEY GROW AND MATURE.



# PART D → SPECIFICATIONS & SELECTIONS



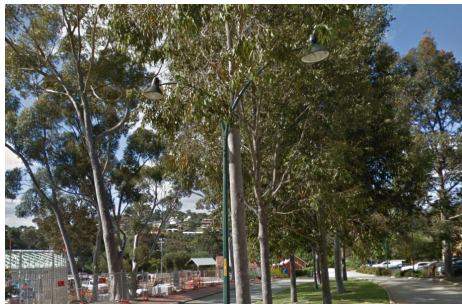






# Existing Condition Audit

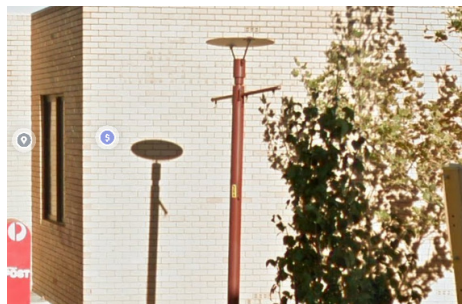
## Lighting



*Hughes Rd - Street Lighting*



*Thomas St - Lighting with Power Line*



*Jull St - Mall Lighting*



*Train Station - Lighting*



*Jull St- Private Lighting*



*Third Rd- Lighting with Power Line*



*Church Ave - Western Power*



*Whitehead St & Prospect Rd - Private Lighting*



*Church Ave - Lighting with Power Line*

## Paving & Tactile



*Jull St - Paving and Tactile*



*Church Ave - Paving and Tactile*



*Train Station - Paving*



*Prospect Rd - Paving*



*Third Rd - Concrete Footpath*



Seats



Jull St - Mall Seating



Jull St - Public Seating

Others



Jull St - CCTV



Jull St - CCTV



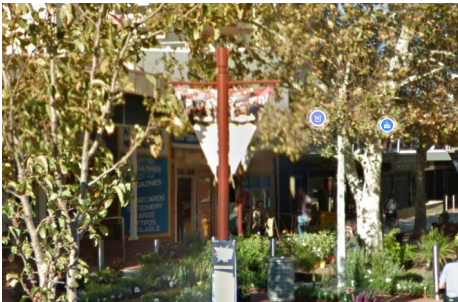
Jull St - Mall Bollards



Whitehead St - Bollards



Train Station - Bin



Jull St - Signage



Church Ave - Bus Stop & Bin



Jull St - Wayfinding Signage



Jull St - Bin



Church Ave & Third Rd - Interpretive Sign

# Investment Levels

## Three-Tiered Palette

The three-tiered palette of Gold, Silver and Bronze indicate varying levels of capital cost investment. This ensures that the level of quality and expenditure is relevant to the area of application.

## Hybrid Strategy

Some streets will have a designated tier with nodes/features of a differing tier. For example and silver street with nodes/features. This approach allows targeted capital cost investment in areas of significance.

## Example Streets

Although this document outlines the tiered palette for the project area, it is to be applied to the whole City Centre. Refer to the following for example streets for each palette:

### GOLD

Example streets include: Jull St Mall, parts of the City Views Civic Precinct, Upgraded Armadale Train Station and other parts of Armadale CBD.

### SILVER

Example streets include: Commerce Ave, Jull St, William St and other parts of Armadale CBD.

### BRONZE

Example streets include: Neerigen St other parts of Armadale CBD.



### LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Gold Tier Street	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border-radius:50%; border:1px solid black;"></span> Gold Tier Node
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Silver Tier Street	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border-radius:50%; border:1px solid black;"></span> Silver Tier Node
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Bronze Tier Street	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border-radius:50%; border:1px solid black;"></span> Bronze Tier Node





**GOLD**

The Gold palette is used for feature streets that hold special significance. This palette applies to various nodes on Church Ave, Third Rd and Thomas St.

**Pavement:**  
Local stone paver

**Furniture + Structures:**  
Custom furniture

**Art:**  
High value public art

**Planting:**  
Advanced nursery stock



Stone pavers



Custom furniture



Feature structures

**SILVER**

The Silver palette is used for mid level streets that required slight enhancements. This palette applies to Church Ave, Prospect Rd and Third Rd.

**Pavement:**  
High quality unit paver with feature patterns

**Furniture:**  
High quality off the shelf furniture

**Planting:**  
Medium advanced nursery stock



High quality paving unit



High quality off the shelf furniture



Feature paving patterns

**BRONZE**

The Bronze palette is used for basic level streets that required slight enhancements. This palette applies to Thomas St.

**Pavement:**  
Concrete/basic quality unit paver

**Furniture:**  
Basic off the shelf furniture

**Planting:**  
Least advanced nursery stock



Basic quality paving unit



Basic quality off the shelf furniture



Tinted concrete



# Street Furniture

## Predominant Themes

The following design direction are proposed for the majority of the City Centre:

### WARM URBAN

- A modern, urban and contemporary feel with warmth
- A friendly and approachable palette that relates to Armadale's hills personality
- Warmer tones instead of the typical cold sterile greys that are common in new developments
- Soft lines and rounded geometries to create comfortable environments

The following images are given examples of selections which area aligned with the warm urban theme.



'PARBEN' BENCH SEAT  
IGUANA CREATIVE



MANHATTAN BIN  
ENCLOSURE 240L  
CSA (COMMERCIAL SYSTEMS)



MONASH SWIVEL SEAT  
DRAFFIN STREET FURNITURE



URBANIA BOLLARD  
CSA (COMMERCIAL SYSTEMS  
AUSTRALIA)



DEK  
STREET AND GARDEN



MANHATTAN  
CSA (COMMERCIAL SYSTEMS  
AUSTRALIA)





CHILLOUT TREE  
STREET FURNITURE AUSTRALIA



MANHATTAN PICNIC SET  
CSA (COMMERCIAL SYSTEMS AUSTRALIA)



FRAME PLANTER  
STREET FURNITURE AUSTRALIA



CIRCULAR TREE GRATE CLASS A  
CSA (COMMERCIAL SYSTEMS AUSTRALIA)



WEDGED STEEL  
SKATEBOARD DETERRENTS



ARQUA FOUNTAIN  
STREET FURNITURE  
AUSTRALIA



ARQUA REFILL POLE  
STREET FURNITURE  
AUSTRALIA

# Supplementary Themes

The following design direction are proposed for the special parts of the City Centre:

## COLOUR POP

- Provide visual interest and contrast against other materials
- Celebrate the playful and youthful side of Armadale's personality
- Provides opportunities to draw attention to special feature elements and locations

Example Application:  
*Whitehead St node*



BESPOKE SEATING ELEMENT WITH COLOUR PANEL INSERT

## TOUCHES OF HERITAGE

- Pay homage to the heritage vernacular of Armadale
- Sensitively incorporate Whadjuk Noongar identity
- Highlight key heritage locations with relevant bespoke element

Example Application:  
*Prospect Rd*



ALBERT PARK SEAT  
CSA (COMMERCIAL SYSTEMS AUSTRALIA)

## REFLECTIONS OF NATURE

- Curvilinear geometry that mimics organic shapes found in nature
- Featuring natural materiality such as wood, clay and stone
- This palette softens the typical urban harshness of a City

Example Application:  
*Church Ave node*



PORTO MODULAR RANGE  
CSA (COMMERCIAL SYSTEMS AUSTRALIA)



FRAME PLANTER  
STREET FURNITURE AUSTRALIA



BESPOKE CAST IRON STOOLS



BESPOKE SEATING WALL MADE WITH LOCAL STONE



# Selection Criteria

The following criteria provide a general guide to the performance expectations for furniture selections. Application of the criteria will help ensure the intent of the strategy is maintained, while providing flexibility in final choices, which will be made as part of implementation.

## MATERIALITY

- ✓ Wood
- ✓ Local stone
- ✓ Powder coated/painted metal
- ✓ Natural green colours
- ✓ Warm ochre colours
- ✓ Robust and vandal resistant
- ✓ Easy to clean, maintain and repair

## FORM

- ✓ Circles
- ✓ Curves
- ✓ Organic form
- ✓ Rounded edges
- ✓ Simple yet elegant

## SUPPLY

- ✓ Highly durable
- ✓ Reputable supplier
- ✓ Ease and timeliness of replacements and parts
- ✓ Above and below ground fixing options for flexibility of installation
- ✓ Able to be installed on slopes

## FUNCTIONALITY

### BIKE RACKS

- ✓ Space efficient and tidy
- ✓ Provide adequate support to bicycles

Example Selection:

Manhattan Bike Rack  
Commercial Systems Australia

### BINS

- ✓ General waste and recycling
- ✓ Weather hood
- ✓ Fits 120 litre wheelie bins
- ✓ Strong locks

Example Selection:

Manhattan Bin Enclosure  
Commercial Systems Australia

### BOLLARDS

- ✓ Adequate colour contrast

Example Selection:

Urbania Bollard  
Commercial Systems Australia

### DRINKING FOUNTAINS

- ✓ Water refill station
- ✓ Pet drinking bowls
- ✓ Differing heights
- ✓ Accessible by wheelchair

Example Selection:

Arqua Fountain and Arqua Refill Pole  
Street Furniture Australia

### SEATS

- ✓ Back rest options
- ✓ Arm rest options
- ✓ Comfortable

Example Selection:

Parben Bench Seat  
Iguana Creative  
Dek  
Street and Garden

## TABLES

- ✓ DDA compliant table height
- ✓ Seat opening for wheelchairs

Example Selection:

Manhattan Picnic Set  
Commercial Systems Australia

## PLANTER BOXES

- ✓ Minimum 300mm width
- ✓ Ability to drain while preventing water stains on paving

Example Selection:

Frame Planter  
Street Furniture Australia

## SHELTERS

- ✓ Varying heights and sizes
- ✓ Customisable

Example Selection:

Chillout Tree  
Street Furniture Australia

## TREE GRATES

- ✓ High heel shoe friendly
- ✓ Trafficable for light vehicles
- ✓ Can be altered to accommodate increasing trunk diameter

Example Selection:

Circular Tree Grate Class A  
Commercial Systems Australia

# Hardscape

## Overall Materiality

- Clay brick pavers make up the majority of the hardscape palette which pays homage to the old Armadale Brickworks Quarry. This paving typology features in footpaths along with parking bays.
- Local Stone of the area should only be used as a paving treatment in streets and nodes that are classified as gold tier.
- WSUD paving options should also be utilised where appropriate such as around tree planting to allow storm water to be absorbed back into the ground
- Black asphalt should be utilised as it will provide a suitable contrast to the warm coloured paving



*Simple red clay brick paving provides a simple yet classic hardscape*



*Pavestone Original paver in Autumn Blend by Midland Brick*



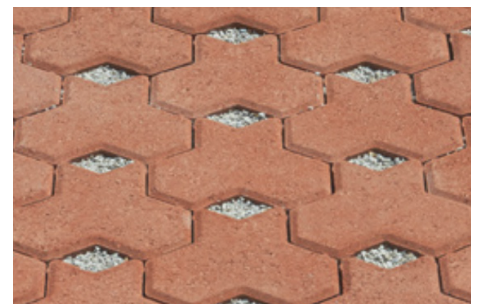
*Local stone paving provides a high end look to the streetscape*



*Australia Granite local stone "Austral Coffee" pavers by Urban stone*



*Permeable paving around vegetation and tree planting*



*Aqua Tri-Pave "Heritage Red" by Midland Brick*

## Feature Materiality

Certain areas can be highlighted through the use of paving patternations, mega graphic asphalt treatments and stone inlays to celebrate unique site influences.



*Clay brick pavers with a patternation which emulates water movement*



*Combination of varying coloured bricks work together to create visual interest*



*Mega graphic asphalt ground treatment creates a sense of vibrancy*



*Heritage feature stone inlay into brick paving acts as visual feature*



# Street Lighting & Signage

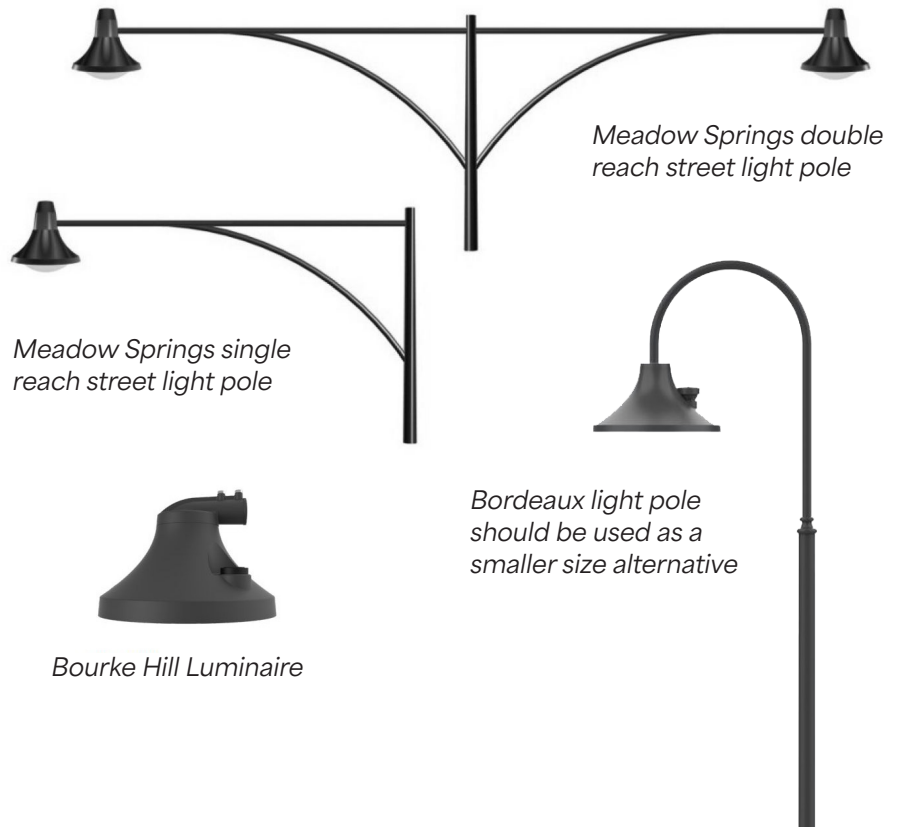
## Western Power Lighting

The Meadow Springs/ Bordeaux street light pole and Bourke Hill Luminaire has been selected as they provide a modern look to the streetscape.

### SELECTIONS & APPLICATIONS

- The double outreach poles should only be used if there is a suitable traffic island location otherwise single outreach poles should be utilised
- The 10.5m poles should only be used on Church Ave and Third Rd
- The 6.5m poles should be used for all other streets
- The 4.5m Bordeaux light pole is a smaller size alternative which could be utilised on Prospect Rd

\* Disclaimer: Subject to lighting engineering inputs at implementation



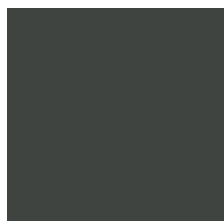
### PREFERRED COLOUR OPTIONS



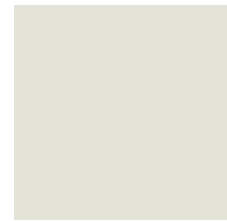
Pale Eucalypt



Paperbark



Woodland Grey



Surf Mist

## Signage

The City of Armadale Signage Style Guide (2019) should be referred to when selecting specific signage items. In particular the following pages should be referred to as per the Wayfinding Strategy outlined earlier in this document:

- Interpretive Signage Pages 40-50
- Street Signage Page 57
- Wayfinding signage Page 59

# Softscape

## Green Character

Trees and planting selections should be in keeping with the Green Infrastructure Framework outlined in chapter one of the report.

## FOREST MEDIAN

Native trees and planting that reflect the vegetation in the nearby hills.

## CITY GREEN LINKS

A mix of native and exotic trees and planting which represents Armadale's unique history.

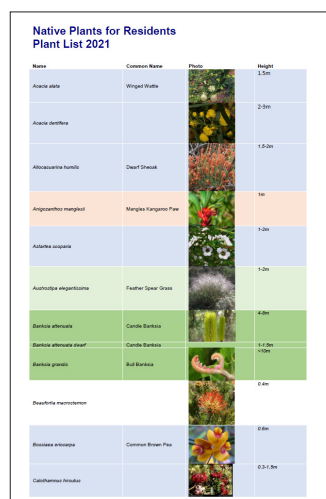
## SUBURBAN GREENWAY

A relaxed mix of trees and planting that reflect the residential surrounds.



## Species Selection

Tree and plant species should reflect the selections outlined in the Native Plants for Residents Plant List 2021 and Urban Forest Strategy documents by the City of Armadale.



# Native Plants for Residents Plant List 2021



# Street Trees

## OVERARCHING CONSIDERATIONS

- Adequate diversity for resilience is one of the main consideration for the species palette which consists of:
  - No more than 30% same family
  - No more than 20% same genus
  - No more than 10% same species
- Maximise diversity for resilience and pest and disease control (Myrtle rust). This is known to effect *Eucalyptus*, *Melaleuca*, *Corymbia* and *Angophora*
- Future proof for changing climate with species selection. Species selected should be robust enough to be able to tolerate anticipated 1-2 degrees increase within next 30yrs
- Consider species with longevity - Preferably species with an anticipated lifespan 50+ years where possible



## CHURCH AVE - FORREST MEDIAN

- Informal *Eucalyptus marginata* (Jarrah) arrangement with intermittent local white barked gums. E.g. *Eucalyptus torquata* (Coral Gum), *Eucalyptus forrestiana* (Fuchsia Gum), *Eucalyptus laeliae* (Darling Range Ghost Gum) and/ or *Eucalyptus lane-poolei* (Salmon White gum)



## ROUNDBABOUTS AND INTERSECTIONS

- Feature trees - ornamental exotic trees, preferably showy deciduous
- *Liquidambar rotundiloba* (Sweet Gum), *Robinia pseudoacacia* 'Lace Lady' (Black Locust), *Quercus Rubra* (Nothorn Red Oak) and *Ulmus parvifolia* (Chinese Elms)



## CHURCH AVE - WHITEHEAD TO FOURTH AVE, PROSPECT RD, AND THOMAS ST

- Retain existing *Lophostemon confertus* (QLD Box Tree)
- Footpath trees - *Corymbia eximia* (Yellow Bloodwood), *Tristaniopsis luarina* (Water Gum), *Angophora costata* (Smooth-barked Apple)
- Embayed parking indents (larger planting beds) - Large Australian native species - *Eucalyptus torquata* (Coral Gum), *Eucalyptus forrestiana* (Fuchsia Gum), *Eucalyptus laeliae* (Darling Range Ghost Gum), *Eucalyptus nicholii* (Peppermint Gum), *Eucalyptus sideroxylon* 'Rosea' (Red Flowered Ironbark), *Eucalyptus leucxylon* (Yellow Gum)



## THIRD AVE

- Wandoo grove in wide buffer zones at SW Hwy intersection as part of entry statement treatment.
- Suggest removal of existing *Lophostemon confertus* (QLD Box Tree). Very poorly pruned under power and unlikely to form well after power put underground. Also, in conflict with proposed path/parking alignment.



## WHITEHEAD ST

- Additional *Corymbia maculata* (Spotted Gum)

Colour code shown corresponds to page 83-84





**Coral Gum**  
*Eucalyptus torquata*  
Endemic Tree  
6m Height  
3m Width



**Darling Range Ghost Gum**  
*Eucalyptus laeliae*  
Endemic Tree  
10m Height  
5m Width



**Fuchsia Gum**  
*Eucalyptus forrestiana*  
Endemic Tree  
6m Height  
3m Width



**Jarrah**  
*Eucalyptus marginata*  
Endemic Tree  
15m Height  
8m Width



**Sweet gum**  
*Liquidambar rotundiloba*  
Endemic Tree  
13m Height  
7m Width



**Salmon White Gum**  
*Eucalyptus lane-poolei*  
Endemic Tree  
8m Height  
5m Width



**White Gum**  
*Eucalyptus wandoo*  
Endemic Tree  
15m Height  
8m Width

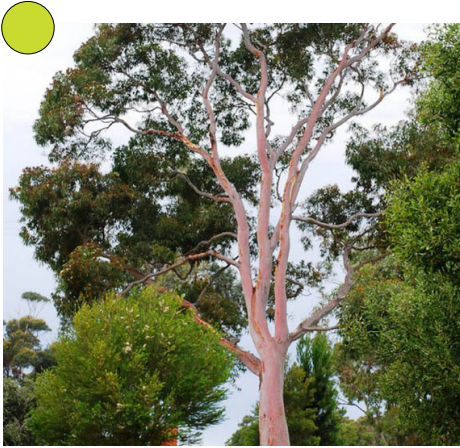


**Peppermint Gum**  
*Eucalyptus nicholii*  
Native Tree  
12m Height  
4m Width



**Red Flowered Ironbark**  
*Eucalyptus sideroxylon 'Rosea'*  
Native Tree  
15m Height  
12m Width





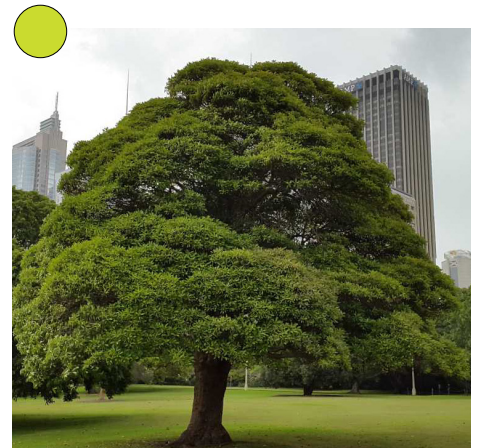
**Smooth-barked Apple**  
*Angophora costata*

Native Tree  
20m Height  
10m Width



**Spotted Gum**  
*Corymbia maculata*

Native Tree  
20m Height  
12m Width



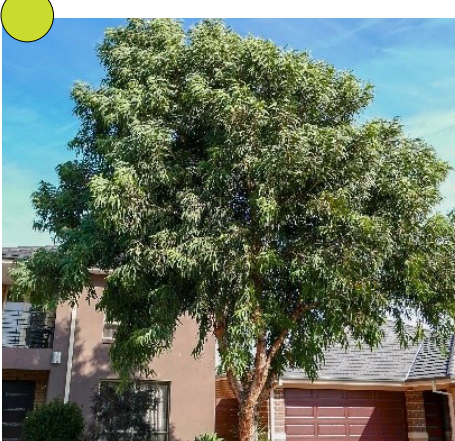
**Queensland Box Tree**  
*Lophostemon confertus*

Native Tree  
25m Height  
15m Width



**Water Gum**  
*Tristaniopsis laurina*

Native Tree  
15m Height  
6m Width



**Yellow Bloodwood**  
*Corymbia eximia*

Native Tree  
12m Height  
8m Width



**Yellow Gum**  
*Eucalyptus leucoxylon*

Native Tree  
20m Height  
8m Width



**Chinese Elms**  
*Ulmus parvifolia*

Exotic Tree  
8 m Height  
8m Width



**Nothorn Red Oak**  
*Quercus Rubra*

Exotic Tree  
10m Height  
9m Width



**Black Locust**  
*Robinia pseudoacacia* 'Lace Lady'

Exotic Tree  
4m Height  
3m Width

# Selections Application

## Per Street

The following table outlines which elements are proposed for the streets in the project area:

Street	Church Ave	Prospect Rd	Whitehead St	Third Rd	Thomas St
<b>Furniture Items</b>					
Bike Racks	X	X	X	X	X
Bins	X	X	X	X	X
Bollards	X	X	X	X	X
Drinking Fountains	X		X		
Seats	X	X	X	X	X
Tables	X				X
Planter Boxes		X	X	X	
Shelters	X				
Tree Grates	X	X	X	X	
<b>Hardscape</b>					
Brick clay paving	X			X	
Local stone paving		X			
Insitu concrete	X		X		X
<b>Street Lighting</b>					
Meadow Springs	X		X	X	X
Bordeaux		X			
Bourke Hill	X	X	X	X	X
<b>Softscape</b>					
Forest Median	X				
City Green Links	X	X	X	X	X
Suburban Greenway					X



# Implementations Considerations

The following considerations should be given as part of the next steps in expanding and implementing this strategy.

## DETAIL RESOLUTION

The recommendations regarding the public realm palette of built and natural elements are primarily intended as a guide to illustrate intent. Various factors are currently beyond the scope of this strategy. In developing an implementation plan, further assessment will need to be undertaken by the City to inform final selection of materials, products, finishes, colours and plant species. This will include consideration of longevity of supply chains and procurement models.

## APPLICATION TO BROADER ARMADALE CITY CENTRE

This strategy has been prepared keeping in mind the City's intention to extend application to the entire City centre. It is expected the strategy's principles, place drivers, design strategies and public realm palette directions will be applied to other parts of the City centre to inform site specific design frameworks and further development of palettes and selections.

## FUNDING AND STAGING

Further work will need to be undertaken to better determine likely costs of implementation, priority and various means of funding. For example, some works may be able to be undertaken as part of ongoing asset renewal programmes. Other works could be imposed as part of development application approval conditions. Where there are areas of high priority identified, these may require the City to allocate specific funding to carry out the works

Further studies and informing works

It is recommended that additional technical work be undertaken to better inform implementation. These include:

- Feature and underground services surveys
- Drainage reviews, including further exploration of water sensitive urban design (WSUD) initiatives
- Arborist assessments of existing trees
- Crime Prevention Through Environmental Design (CPTED) review
- Safety in Design reviews
- Accessibility audits and recommendations
- Assessment of underground power requirements
- Audit of existing lighting and further consideration of extent of private lighting versus Western Power lighting

Further engineering design is required to firm up concept design for each street before proceeding to final design documentation and construction. Aspects to be resolved include:

- Road designs safety audits
- Review of signed speed limits
- Review of roundabouts to determine if traffic lights may be possible (to improve pedestrian outcomes)
- Further develop traffic calming measures

Traffic engineering solutions must be balanced with place making and environmental outcomes. The application of "movement and place" frameworks and assessment tools could assist with assessing design proposals and determining the best design approach for each location.

## BEST PRACTICE PLANTING METHODS

Highly urbanised environments create harsh growing conditions for the trees and other plants. Any proposed planting works must apply best practice planting methods to support a thriving urban canopy, which in turn will maximise benefits to the City centre, community and natural environment.

Structural planting systems and structural soils are considered a critical requirement in setting the trees up with best chance of success. This approach also assists in reducing potential impacts of trees on engineering infrastructure, improving long term viability while reducing ongoing asset management costs.

Reliable water sources are also required for establishment of trees and long term success of planting beds. Water volume requirements will need to be determined and sources identified prior to any further planting design being undertaken.

Tree supply quality is also critical. Attention will need to be given to ensuring supply of high quality specimens of an appropriate size when required. Growing contracts may be required to ensure consistency and certainty of supply.

## **MAINTENANCE**

In developing the implementation plan, it is critical that realistic maintenance programs and practices, in addition to the traffic management requirements to achieve this, be given consideration to ensure the strategy's vision and intent is achieved in an ongoing manner. Some critical aspects include:

- Traffic management requirements – cost and safety implications for maintenance staff and the public
- Clarity on level of service – appropriateness for location
- Maintenance practices – Suitable approaches to achieve design intent and maximising longevity of planting e.g. pruning and weed management practices.

These aspects will need to be assessed in detail, and financial cost and resourcing implications be identified to allow consideration in future operational budgets. This should be done as part of the approval process for the capital works.







