

yonder.



Streetscape Plan
Tintaldra

May 2024 | Revision F

Prepared for
towongshire 

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We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

1.0 Background



1.1 Introduction

Project summary

Yonder have been engaged by Towong Shire Council (TSC) to work with the community to prepare a Streetscape Plan for the town of Tintaldra which aims to capture the community’s aspirations for their town, as well as other existing projects into a consolidated, graphic and easily understood document or ‘road-map’. The Streetscape Plan will be a high level strategic document to guide future funding applications and on-ground works.

The Streetscape Plan seeks to achieve a design solution which improves safety, functionality, aesthetics, connectivity, pedestrian amenity and traffic movement within the town of Tintaldra.

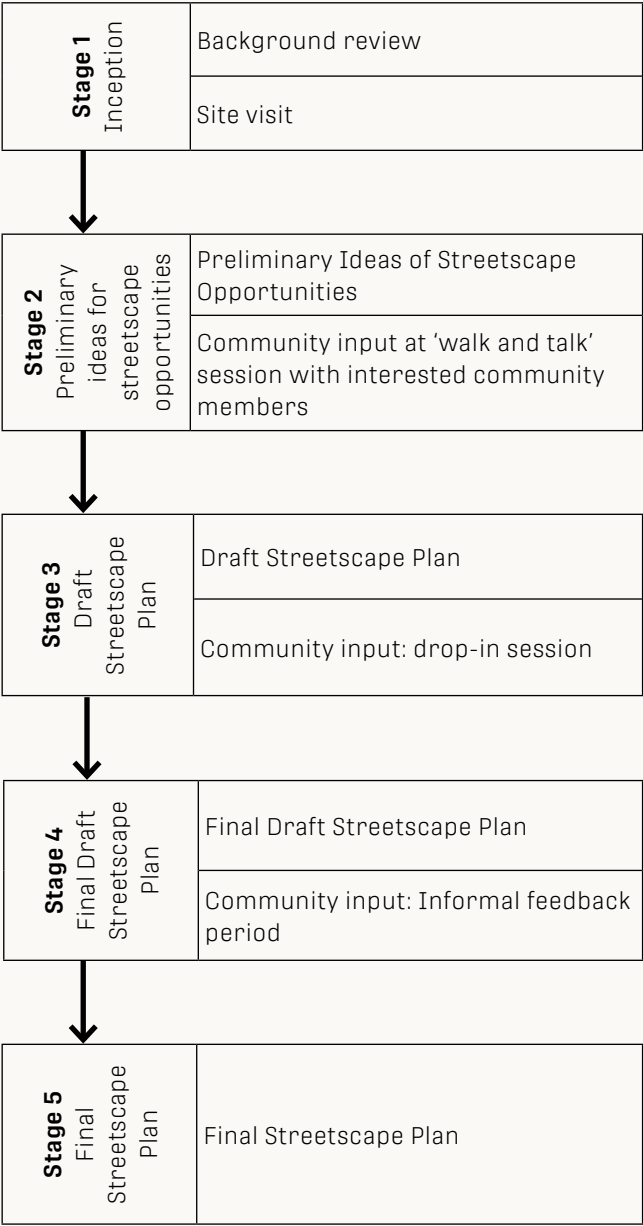
Key to this is thorough background research coupled with site analysis and the uniquely targeted engagement process. This will ensure the outcomes of the Streetscape Plan reflect community aspirations, wants and needs and help create a livable, vibrant environment for town’s future.

Objectives

The following objectives also formed part of the Brief:

- incorporate key priorities of the Tintaldra Community Recovery Plan including activation of open spaces and improved walking tracks;
- consider a unified streetscape treatment to better connect key destinations and improve access within the town;
- celebrate the town as a gateway to the Great River Road touring route, as well as natural and cultural heritage; and
- identify a signage strategy for way-finding and interpretation around the town.

Process



1.2 Context

Location

Tintaldra is located on the banks of the Murray River and was settled in 1837. It is said to be the first pioneer settlement in the Upper Murray. Located halfway between Corryong and Walwa on the Murray River Road, Tintaldra is a key stopping point for tourists enjoying the Great River Road touring route. The main assets of the town include a recreation reserve, caravan park, store and pub. It is also a key crossing point for traffic across the border of NSW and Victoria.

Study area

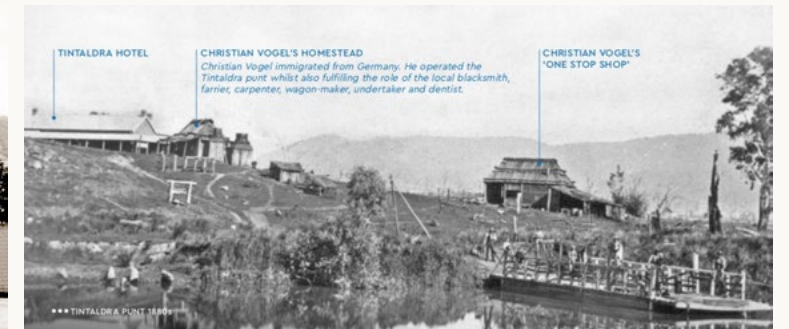
The study area extends along Murray River Road from Tintaldra Recreation Reserve to the intersection with Main Street, including the approaches from Corryong and Cudgewa. It also includes Main Street, Back Tintaldra Road and the road reserves, parks, and public building settings within this area.

The project is also concerned with the macro landscape scale and how Tintaldra connects with other towns and landscape features.

History

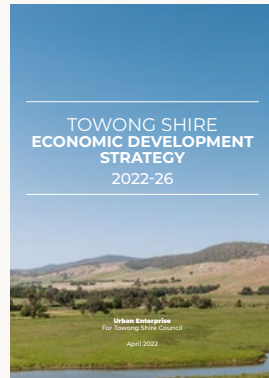
Tintaldra was an important border crossing with the former colony of New South Wales, and the punt service across the River was the only one operating on this section of the upper Murray River during the late 1800's. There was also a customs house in the town during the 19th century and it had the only supply store in the district at that time.

The Tintaldra store was erected in 1864 and nearby cattle stations were amongst the first white settlements on the Upper Murray. Tintaldra Hotel was established soon after in 1870.



NOT TO SCALE

1.3 Policy and strategy



Council plans and strategies

A desktop review of the various strategies, plans and policies identified the following relevant to this project:

Draft Recreation Strategy for Towong Shire 2022-2033

The Strategy identified that to improve opportunities for walking and cycling in Towong Shire, there needs to be a network of cycling and walking trails / paths that are:

- Well designed and safe (even surfaces, wide enough pathways, well lit, clear lines of site, separation from vehicles, well maintained).
- Connected to key locations people want to visit.
- Well signed.

The Strategy also identified:

- Higher levels of participation in equine activities and subsequent equine infrastructure in Towong Shire compared with many other Shires, e.g. Tintaldra and Corryong Recreation Reserves.
- Gaps in the trail network and opportunities to better connect towns with one another (e.g. Bethanga and Bellbridge; and Corryong and Towong).
- Poor way-finding signage to many of the recreation reserves in the Shire.
- Lack of infrastructure that could help to further activate sites, e.g. paths, seats, shade, picnic tables, water bubblers and play equipment.

Towong Shire Council Health and Wellbeing Plan 2021-2025

The Plan identifies a number of actions to a safe and healthy community:

- Review and deliver the strategic parks and playgrounds upgrade program.
- Complete streetscape upgrade in Tintaldra.
- Map and publish walking and cycling trails that connect townships, link destinations and create circular routes.

Towong Shire Destination Management Plan

The Plan identifies a number of tourism themes for Towong Shire, namely:

- Theme 1 accommodation: Cudgewa valley for wellness retreat.
- Theme 3 nature and water: Multi-day canoe trail from Towong to Bellbridge.
- Theme 4 ride: High country rail trail improvement and extension: Shelley to Corryong.
- Theme 6: branding marketing and awareness - Shire-wide: Build on the brand framework project currently being delivered by Tourism North East to deliver a consistent branding approach aligned to market understanding of the Shire.

The Plan also recommends that a signage strategy to be developed focusing on a cohesive brand approach, clear connection to place, improved hierarchy of signage, and removal of outdated and obsolete signage.

Towong Shire Settlement Strategy - 2010

The Strategy recommends that all residential development is retained within the existing extent of the town with the retention of existing Low Density Residential Zone in its current form.

Towong Shire Economic Development Strategy 2022-2026

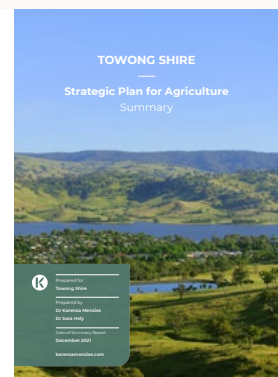
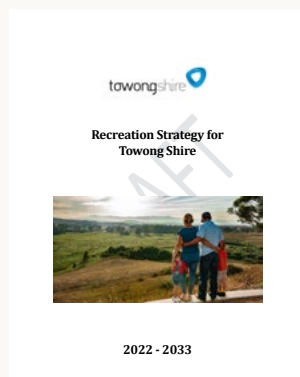
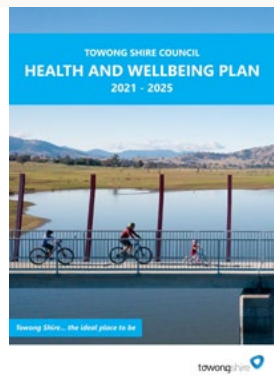
This Strategy identifies a number of themes for economic development, notably economy growth through visitation.

The Strategy also talks about improving livability outcomes for residents as an economic development objective.

Other strategies

A desktop review of the following strategies, plans and policies were also reviewed.

- The Council Plan
- UM2030 Plan
- Municipal recovery plan
- Community emergency management plans
- Tree management plan
- Town entry signage plan (in development) and Standard signage strategy
- Strategic Plan for Agriculture



1.4 Strengths, issues and opportunities - photo study

The following photo study demonstrates site assessment and analysis of Tintaldra and its context.

Strengths



A rich history: A number of original buildings remain in the town.



Community driven town improvements: The Avenue of Honour is a recent development and provides another point of interest for the town.



Proximity and access to the Murray River: the Murray Cod sculpture has become a landmark.



Story-telling is a part of the streetscape: interpretive signage panels complement the recent works.

Issues and opportunities



Staged removal of woody weeds, poplars and new furniture would improve the river environment.



Some interpretive signage is old and could be replaced in more easily accessible locations.



Public toilets are located in the Hall and can be difficult to find and access.



Dense native shrubs on Main Street detracts the entry experience and hinder views.

1.5 Existing plans and projects

Tintaldra was significantly impacted by the Black Summer Bushfires in 2019/20 which subsequently caused the removal of a tree avenue on the Murray River Road adjacent to the town. Through the Bushfire Recovery process, the community have come together to form the Tintaldra Community Recovery Committee and produced a Community Recovery Plan with several key priorities.

Other projects such as the Great River Road Stage 2 and planned intersection works are also captured.



1

Tintaldra Recreation Reserve - Tintaldra Community Recovery project
Currently in the planning stages, this renovation and re-activation, includes new septic tank, showers and toilets in the renovated main building, and a focus on creating an equine centre and making it a welcoming and accessible space.

2

Great River Road Project Stage 2
Includes a walking track from Tintaldra Township to the Tintaldra Recreation Reserve. Currently under construction.

3

Upgrade to Tintaldra Hall- Tintaldra Community Recovery project
Currently in construction, this project includes upgrade to the building entry, toilets and a new outdoor area on the north side of the building.

4

Y to T intersection
Currently in the design stage, this project will be constructed in the future.

5

Tintaldra to Farrans Lookout walking trail - Tintaldra Community Recovery project
Not yet funded.

6

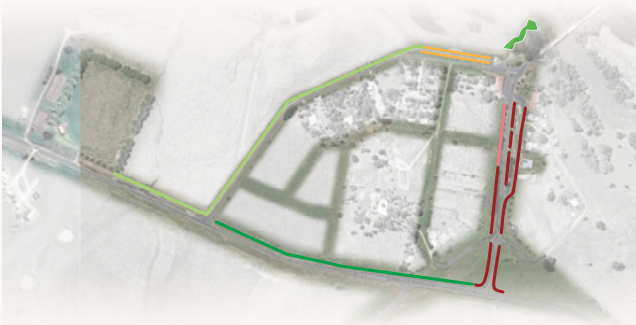
Avenue of Honour - Tintaldra Community Recovery project
Recently completed and includes a shade shelter, walking track and Avenue of Honour tree avenue.

2.0 Preliminary ideas



2.1 Preliminary ideas for streetscape opportunities

Preliminary ideas for streetscape opportunities plans were developed as part of the second stage of this project. High level plans were developed which identified ongoing projects and previously identified opportunities as well as future opportunities, and were based on the following four principles/themes.



Green infrastructure

Implement a street tree strategy, which acknowledges history, community aspirations and also provide succession planting appropriate for a changing climate.

- Future opportunities identified:
- Boulevard street tree planting - Main Street.
 - Street tree planting - Murray River Road.
 - Replacement of deciduous trees at river front.



Circulation and amenity

Prioritise the pedestrian by improving tracks, paths and providing seating, shade and lighting.

- Future opportunities identified:
- Continue expansion of the walking track to loop around the town.
 - Create a shared path between landscape features and towns.



Story-telling and way-finding

Strengthen identity and legibility by introducing entry features, directional and interpretive signage, as well as a cohesive suite of street furniture.

- Future opportunities identified:
- Reinforce the sense of arrival by providing new entry elements.
 - Introduce markers for historic sites within the township. e.g. small plaque on building.
 - Introduce interpretive and way-finding signage with a consistent branding / theme.



Key destinations

Activate public spaces for community use and gathering.

- Future opportunities identified:
- Improve the river front by separating vehicles and pedestrians. Create safer access to the water. Provide picnic areas with grass, furniture and shade. Improve connection to Avenue of Honour.
 - Improve access and disabled parking at the frontage to Tintaldra Hotel.
 - Improve visitor arrival experience at Main Street slip road. Highlight public toilet location.

3.0 Engagement findings



3.1 Round 1: Preliminary Ideas for Streetscape Opportunities

Yonder met with a group of eight interested community members on the 28th February 2023 (including members from the Community Recovery Committee) for an informal discussion and site walk. With the Preliminary Ideas for Streetscape Opportunities plans in hand, we sought to gain feedback about the preliminary ideas, and discuss other on-going projects, issues and opportunities.

The following ideas were discussed:

Summary of community feedback

Green infrastructure	– Tree planting to the north side of Murray River Road between Main Street and Back Tintaldra Road.
	– Remove unhealthy eucalyptus tree/s, bottle brushes and other shrubs on Main Street.
Circulation and amenity	– Review path connections and pram ramps to ensure DDA access in front of Hall.
	– Provide organised parking and DDA compliant parking adjacent to the Hall.
	– Screen the CFA building.
	– Repair asphalt road surface on the south east approach to the bridge.
	– Incorporate a walking track around the town.
	– Upgrade footpath surrounding the Hotel as it is uneven, has trip hazards and is unsightly.
	– Improve pedestrian connections across the road from the Hotel to the Avenue of Honour, from the Hotel to the caravan park and between the shop and hall.
Story-telling and way-finding	– Improve drainage on road reserve between Hotel and caravan park - consider pipe to replace swale.
	– Grade and maintain internal road reserves.
Key destinations	– Agree with a sculptural landmark entry feature - suggested theme of river crossing history or stock route history.
	– Way-finding signage required at Recreation Reserve and at intersection of Back Tintaldra Road and Murray River Road.
	– New public toilet between Hall and CFA shed. Set back from the road and ensure on Hall property boundary.
	– New event space and hall entry currently in construction on the north side of the hall building. Consider connections and tree planting to surround.
	– Review and incorporate plans for riverfront and Avenue of Honour shelter - additional landscaping etc.
	– Concerns with functionality of new boat ramp.
	– Provide signage and parking for the public to access playground at the Recreation Reserve. New toilets at the Recreation Reserve will be locked, available for reserve users only.



Damaged asphalt road surface on the south east approach to the bridge



New event space and hall entry in construction



Condition of the footpath surrounding the Tintaldra Hotel



The open drain between the Tintaldra Hotel and caravan park can be dangerous for pedestrians, particularly at night

3.2 Round 2: Draft Streetscape Plan

A community session was held on the 20 April 2023 at 4pm at the Tintaldra Hotel. About 8 residents attended the session, and no written submissions were received. Hard copies of the Draft Streetscape Plan were left at Tintaldra Hotel and with those who attended the session. Appreciation is extended to all community members for their feedback.

The feedback has informed the Final Draft Streetscape Plan.

Summary of feedback

	Issue/opportunity	Draft Streetscape Plan response
Street trees	– Show the recently planted maples on Back Tintaldra Road.	– Included.
	– Consider grazing of the new road reserve created by the Y to T intersection works.	– Included.
	– Maintain sight lines by tapering the street trees at the intersection of Main Street and Murray River Road.	– Included as an option.
	– Oaks should not be species/varieties which hold their leaves in winter.	– Early-defoliant Pin Oak or Red Oak have been recommended.
Circulation	– Concerns around traffic speed and safety on Murray River Road. It was noted that the crest at Cudgewa Valley Road impedes views of on-coming traffic. It was also noted that traffic often travels faster than the speed limits particularly through the 80km/hr zone on Murray River Road. It was suggested that a 60km/hr zone be extended to the Recreation Reserve, or the 80km/hr signage be more prominent.	– Recommend reductions to speed limits.
	– Insufficient room for a path on the east side of the service road in front of the Post Office.	– Path has been re-aligned to central median.
Key destinations - Tintaldra Hotel precinct	– Maintain access to the water tank, shed and paddock gate by removing two proposed street trees in front of the Tintaldra Hotel.	– Included.
Key destinations - Riverfront	– The boat ramp in its current location is too steep.	– The Plan recommends that a survey and design is carried out prior to ensure the best result with improved safety.
	– Fire truck access is required at the river front.	– Turning circles allow for truck access.
Key destinations - Hall	– Maintain vehicular access for the resident to the north of the Hall.	– Proposed row of trees have been removed.
	– Remove the proposed street tree in front of the Hall.	– Included.
	– To reduce visual impact locate the proposed toilet building so that it is behind the Hall vestibule.	– Included.

4.0 The Streetscape Plan



4.1 Design objectives

The Streetscape Plan builds on recent improvements in the town and will help to further define and retain the community's identity and economic vitality through a vibrant, safe and attractive public realm.

Six design objectives have been formulated which underpins the Draft Streetscape Plan. The principles are based on the outcomes of the site assessment, data review and community feedback from the initial 'Preliminary Ideas' stage.



Objective 1: Reinforce sense of place

Celebrate Tintaldra's heritage, rural community spirit and unique natural environment. Create an iconic town gateway at the intersection of Murray River Road and Main Street to 'book-end' the existing Murray Cod sculpture in the river.

Strengthen the town's identity and legibility through way-finding and interpretive signage. Rationalise the signage styles and review locations of existing interpretive signage panels.



Objective 2: Green the streets

Soften, cool and green the streets with street tree and garden bed planting to create a more attractive and comfortable environment, providing shade, biodiversity and ameliorating heat island effect.

Implement an ongoing street tree planting program in the town, which provide succession planting appropriate for a changing climate.

Build on recent street tree planting between the Avenue of Honour and the Tintaldra Recreation Reserve, and continue along Murray River Road and Main Street. Reinforce existing Pin-oak trees as the key boulevard species.



Objective 3: Prioritise the pedestrian

Create a safe and comfortable environment for the pedestrian. Rationalise and define car parking areas and provide designated locations pedestrian to cross roads. Improve tracks and footpaths.



Objective 4: Unified design

Implement a consistent treatment of paving, furniture and signage to improve the appearance and visually unify the town.

Upgrade existing and install new street furniture, and provide clear way-finding signage. Draw on Council's existing suite of street furniture as appropriate.

Use signage to navigate people towards the river, the recreation reserve, public toilets, the pub and shared paths.



Objective 5: Activate public spaces

Investigate opportunities for new or improved public spaces for community use and gathering.

Provide new public toilets and improved access and parking at the Community Hall, to complement the current Hall improvement works. Improve access and pedestrian experience at the riverfront. Provide parking and way-finding signage at the Recreation Reserve playground.



Objective 6: Access for all

Encourage and facilitate an equitable and accessible environment which responds to the needs of the different user groups.

4.2 Streetscape master plan



4.3 Streetscape master plan recommendations



- 1 Boulevard tree planting and town entry signage highlights Tintaldra Recreation Reserve as the key arrival point from the west. Designated car parking and a new path provides public access to the playground.
- 2 Way-finding signage is proposed to direct motorist to the town centre from Back Tintaldra Road.
- 3 A new concrete path loops around the town. Small street trees are proposed under overhead power-lines to provide shade and visual interest.
- 4 Oak boulevard trees frame the new T intersection, book-ended by a pair of sculptural entry elements, visible from the approaching roads. Two options for the street tree layout have been proposed. For Option 1, provide rural fencing for controlled grazing of the open grass area.
- 5 Shared path / walking track to Farrans Lookout. Possibility to also develop a trail to Cudgewa.
- 6 Existing native shrubs and trees to be removed to open up sight-lines and reduce maintenance. A boulevard of Oaks will continue along Main Street reinforcing the existing group of Oaks. Culverts / small pedestrian bridges are proposed where the new path crosses drainage lines.
- 7 The visual amenity and maintenance of the central median will be improved by replacing garden planting with grass. A new concrete path connects the Tintaldra Hotel to the Hall. The addition of shelters over the existing picnic tables will allow for year round use.
- 8 The open drainage swale from the Hotel to the caravan park is proposed to be converted to underground drainage. A new concrete path provides safe access for pedestrians walking between the hotel, the Avenue of Honour and caravan park.
- 9 Designated road reserves adjoining properties with vehicle access should be regularly maintained to ensure continued access at all times of the year.

4.4 Key project 1: Tintaldra Hotel precinct

Design objective

Highlight the Tintaldra Hotel as a key landmark in the town and provide pedestrian connections, outdoor seating opportunities and improved parking.



Recommendations

Parking and traffic interventions

- 1 Designated angle parking is proposed on both sides of the hotel, with disabled car spaces as required. Planted outstands define the parking areas, green the spaces and prioritise the pedestrian.
- 2 The central traffic island has been reduced in size to accommodate a new planted kerb outstand at the corner of the building. Planting in the central island to be under 500mm height to maintain clear sight-lines.
- 3 The road surface be repaired and the batter behind to be planted out with low feature planting and boulevard trees.

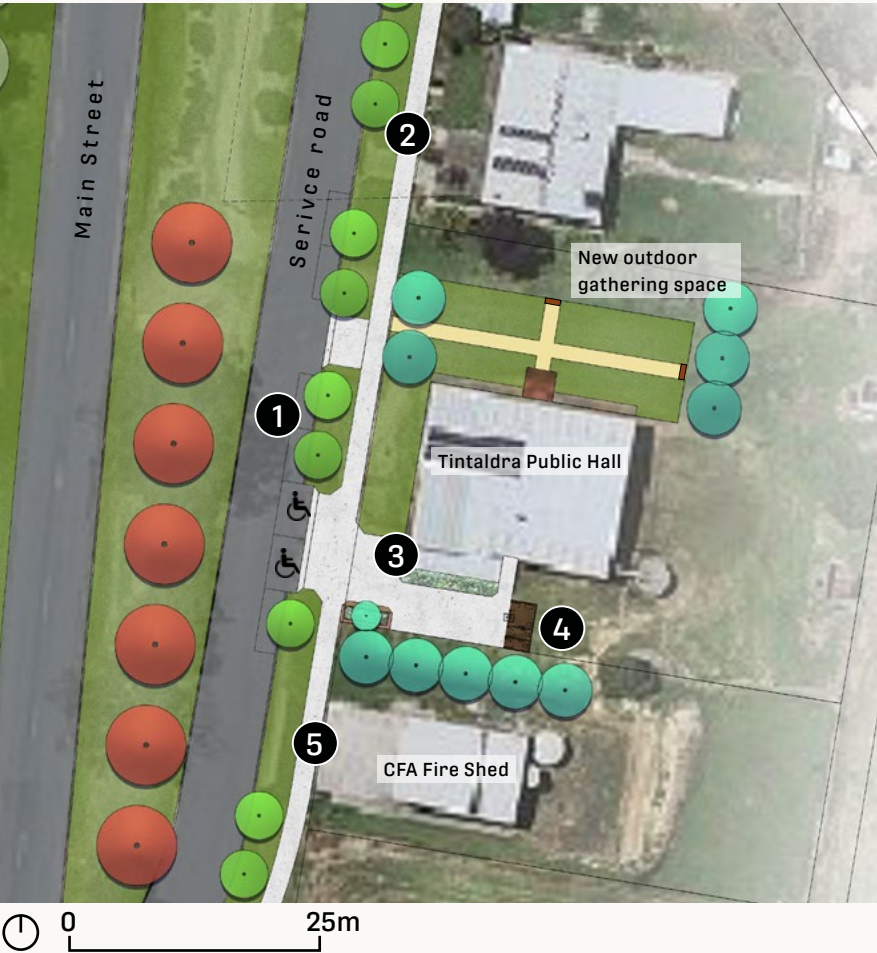
Pedestrian spaces and paving

- 4 Remove existing asphalt surrounding the hotel and replace with feature paving which is even, free from trip hazards and sympathetic to the heritage building.
- 5 An outdoor dining area is proposed, with a widened pavement and low wall (400mm high) providing enclosure from the road.
- 6 Standard concrete paving for footpaths along Back Tintaldra Road and Main Street is proposed.

4.5 Key project 2: Tintaldra Public Hall precinct

Design objective

Develop Tintaldra Public Hall as a community space and visitor arrival point in the town. Provide public toilets, pedestrian connections, outdoor seating opportunities and improved parking.



Recommendations

Parking and traffic interventions

- 1 Designated parallel parking is proposed in front of the Hall, with 2 no. disabled car spaces.

Pedestrian spaces and paving

- 2 A standard concrete footpath is proposed along the east side of the service road. Redundant pram ramps and the gravel path located in the median to be removed.
- 3 A wider pavement is proposed to connect the new public toilet building, the Hall annexe and disabled parking. A raised planter with a small shade tree and seat provides a space to rest.

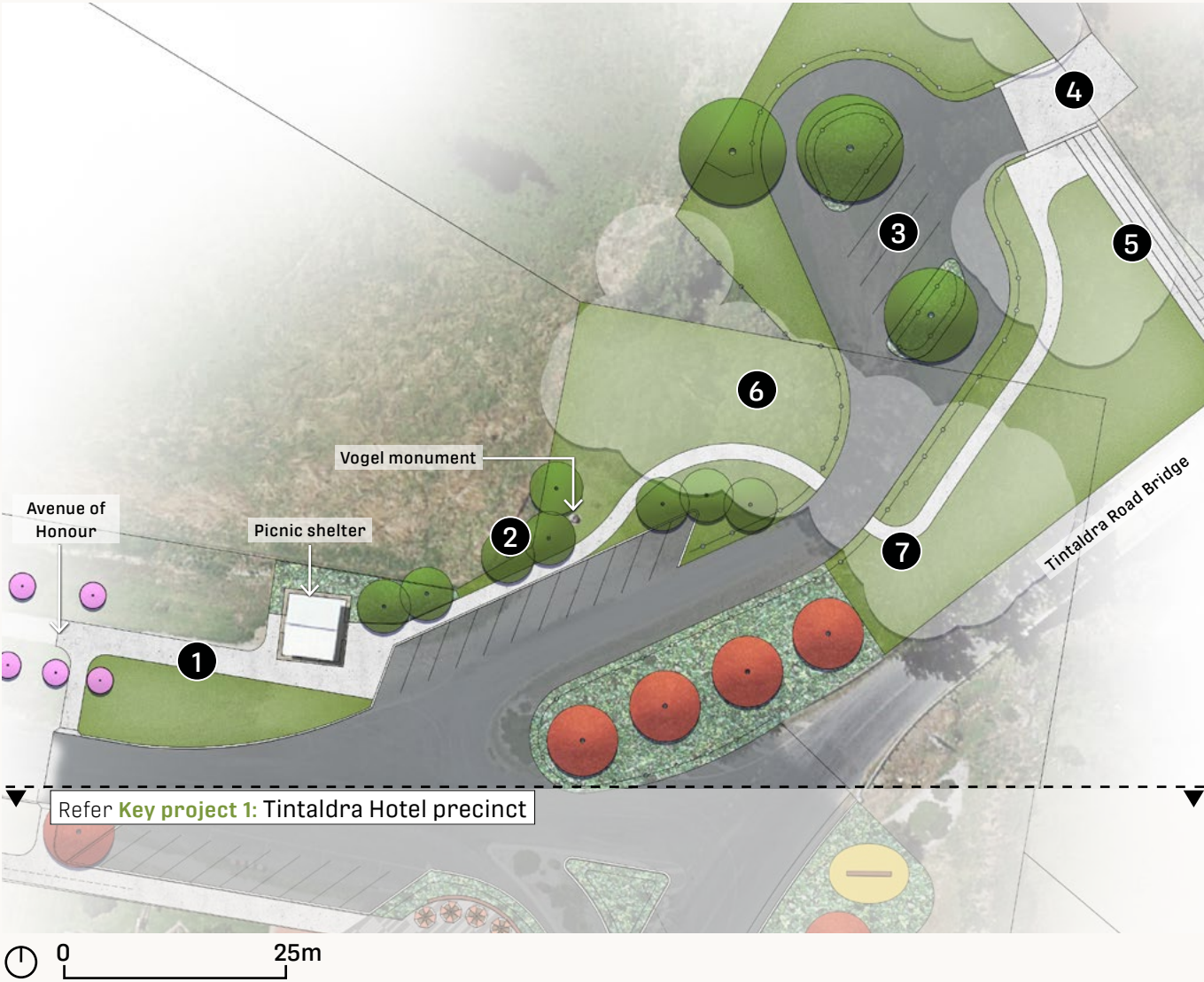
New facilities

- 4 New public toilets are proposed, comprising 1 x disabled and 2 x ambulant cubicles. The building to be located within the Hall property title and be set back from the street. The design and colour to complement the heritage setting and architecture of the hall building.
- 5 Investigate opportunities for a new facade treatment to the CFA shed.

4.6 Key project 3: River frontage precinct

Design objective

Improve the river front by separating vehicles and pedestrians, creating safer access to the water, and providing picnic areas with grass, furniture and shade.



Recommendations

- 1 A concrete path connects the Hotel and the Avenue of Honour and surrounds the shelter.
- 2 Designated angle parking is proposed adjacent to the picnic shelter with new evergreen tree planting. A raised kerb is proposed to prevent parking immediately adjacent to the shelter.
- 3 4 x boat trailer parking spaces are centrally located within a new defined access road. Vehicle restriction barriers (e.g. bollards) are proposed to control vehicular access.
- 4 Improve the safety and reduce steepness of the current boat ramp through detail design.
- 5 Improving access to water to be investigated (e.g. wide terraced steps).
- 6 Unsafe, dead and diseased Poplar trees to be successively removed and replaced with either an endemic tree species or large deciduous shade trees.
- 7 Provide path between the Hotel and the river. Relocate and update signage.



Reference image: boat parking with bollards



Reference image: Vehicle and pedestrian separation