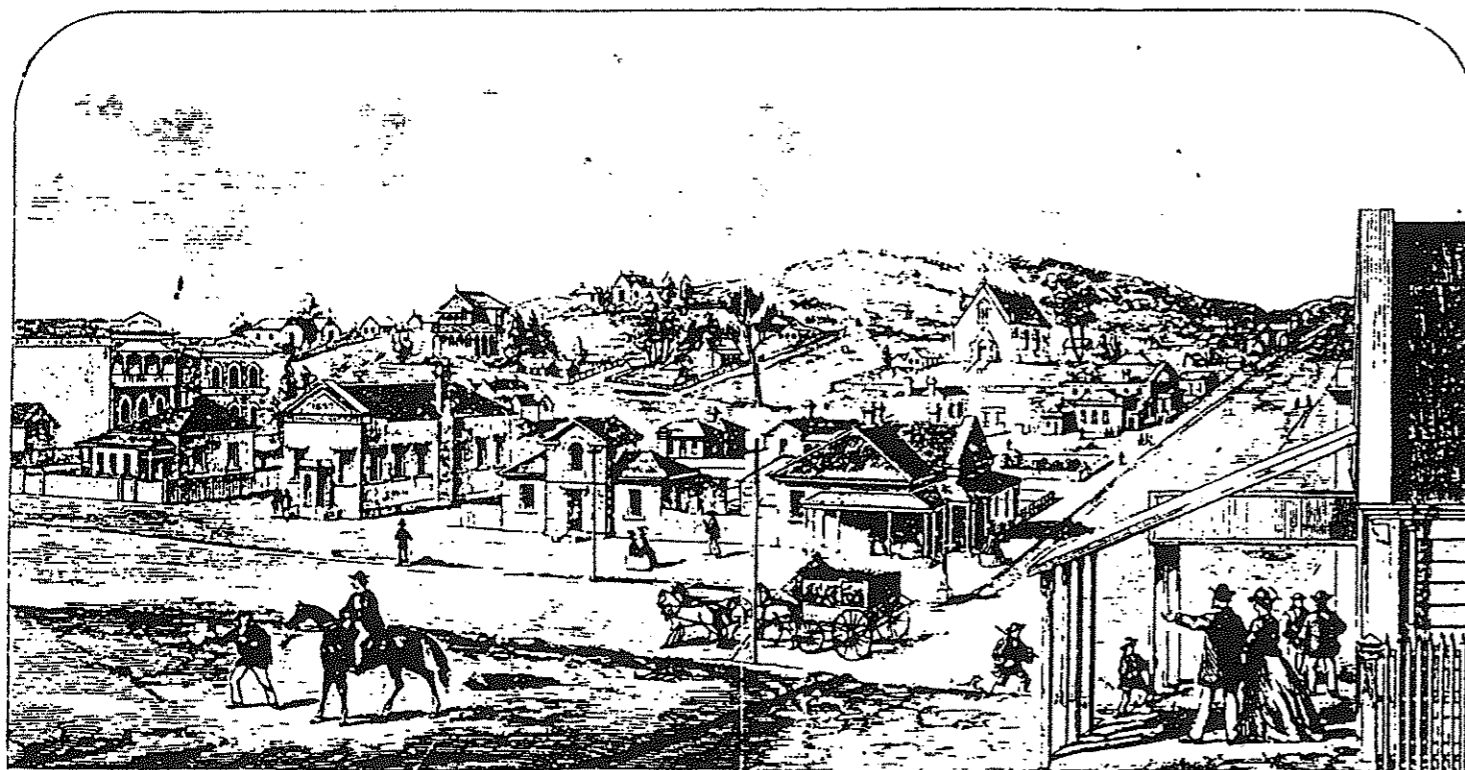


PART ONE
TOWNSCAPE PROPOSALS
for the
CENTRAL BUSINESS AREA

CASTLEMAINE TOWN CENTRE
TOWNSCAPE IMPROVEMENT PLAN

DRAWINGS

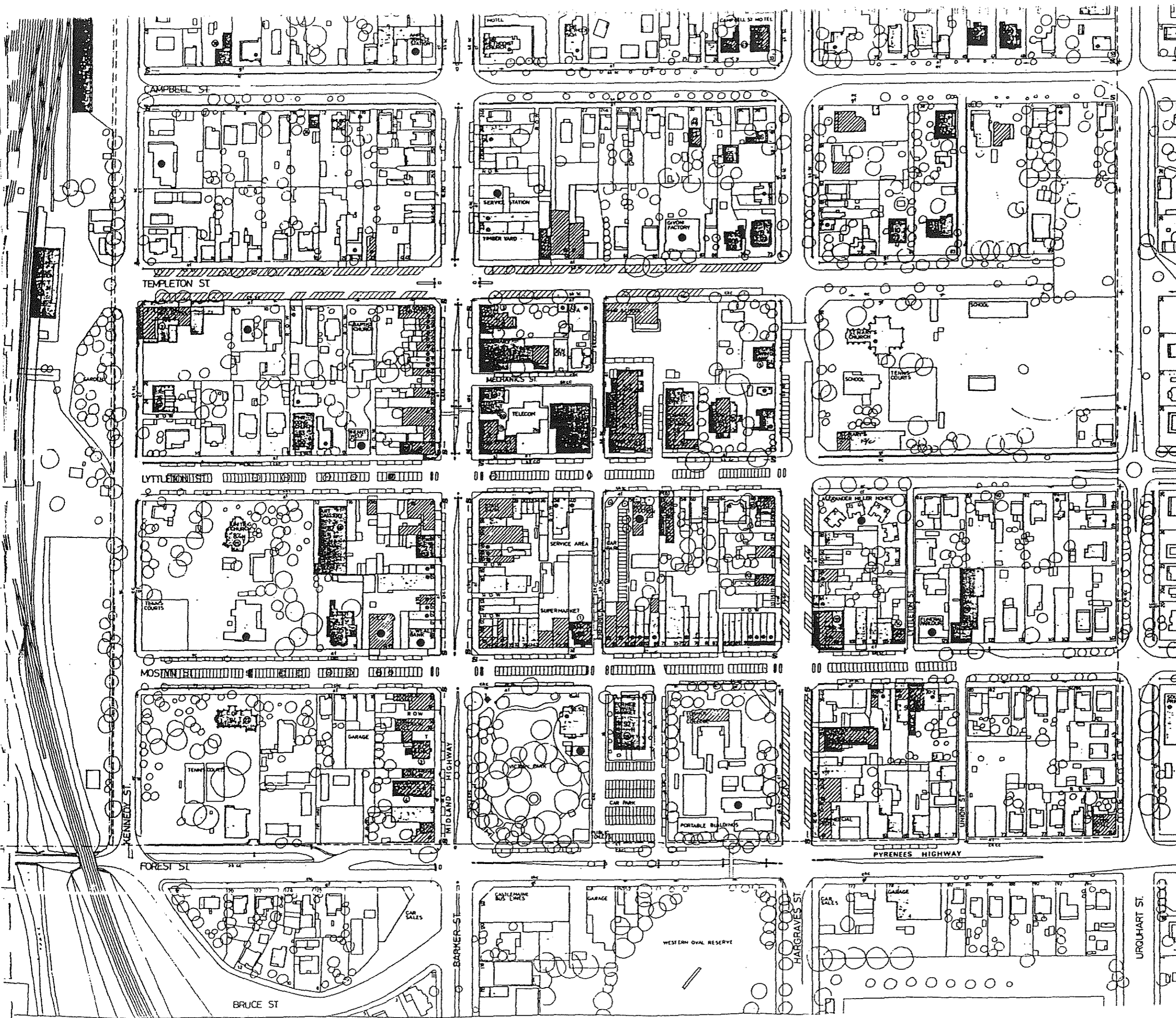


Town Hall, Mechanics Institute, Telegraph Office, Municipal Chambers, School House, R. Catholic Church, Police Court, Supreme Court, Post Office.

VIEW OF CASTLEMAINE FROM LITTLETON STREET, WEST.

TREVOR WESTMORE B.Arch. ARAIA.,
DESIGN & CONSERVATION CONSULTANT,
BAXTER STREET, MALDON. 3463. 054 752 850.

April 1989



KEY TO SYMBOLS.

STREETSCAPE ITEMS (EXISTING)

- SEC POLE WITH POWER LINE DIRECTION
- SINGLE LAMP STANDARD
- DOUBLE LAMP STANDARD
- TRAFFIC LIGHTS
- TELEPHONE BOX
- SEAT
- RUBBISH BIN
- FORMED FOOTPATH
- GRASS
- ASPHALT
- SLATE
- CONCRETE
- STONE KERB - STONE CHANNEL
- CONCRETE KERB - STONE CHANNEL
- EARTH CHANNEL
- MODERN CONCRETE KERB AND CHANNEL
- EXISTING TREES
- GENERAL CONSIDERATION AREA BOUNDARY
- RAILWAY PRECINCT BOUNDARY
- STREETSCAPE SCHEDULED UNDER PT 18 OF PLANNING SCHEME

BUILDINGS

- HISTORIC BUILDINGS COUNCIL
- NATIONAL ESTATE
- NATIONAL TRUST
- NATIONAL TRUST
- PLANNING SCHEME CL 4
- ARCHITECTURAL AND HISTORICAL STUDY REF
- TWO STOREY
- CONTRIBUTORY BUILDING FROM PERIOD OF EARLY DEVELOPMENT
- IN-OBTRUSIVE LATER BUILDING OR MODIFIED EARLY BUILDING
- OBTRUSIVE LATER BUILDING
- BUILDINGS WORTHY OF ADDITION TO TABLE OF PLANNING SCHEME

NOTES.

1. ...

2. ...

3. ...

4. ...

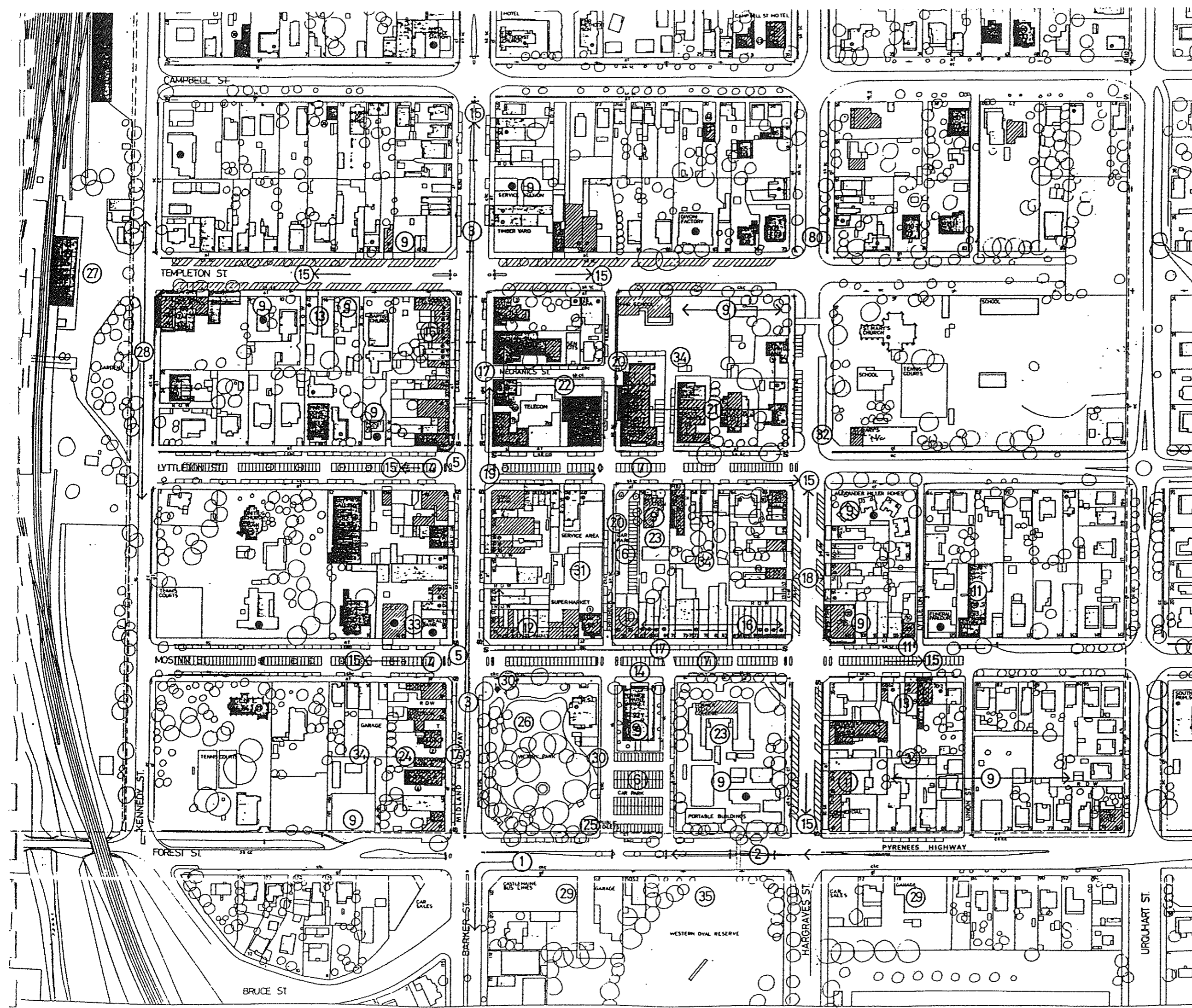
CASTLEMAINE
TOWN CENTRE

TOWNSCAPE
IMPROVEMENT
PLAN

EXISTING CONDITIONS
BUILDINGS AND INFRASTRUCTURE

Scale: 1-1000, April 1989.
Drawing No. 8796/B/4

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DESIGN AND CONSERVATION
CONSULTANT
Baxter Street, Maldon. 3463.



KEY TO SYMBOLS.

STREETSCAPE ITEMS (EXISTING)

- SEC POLE WITH POWER LINE DIRECTION
- SINGLE LAMP STANDARD
- DOUBLE LAMP STANDARD
- TRAFFIC LIGHTS
- TELEPHONE BOX
- SEAT
- RUBBISH BIN
- FORMED FOOTPATH
- SK SC STONE KERB - STONE CHANNEL
- CK SC CONCRETE KERB - STONE CHANNEL
- EC EARTH CHANNEL
- MODERN CONCRETE KERB AND CHANNEL
- EXISTING TREES
- CENTRAL CONSERVATION AREA BOUNDARY
- RAILWAY PRESENT BOUNDARY
- STREETSAPES SCHEDULED UNDER PT IV OF PLANNING SCHEME

BUILDINGS

- H HISTORIC BUILDINGS COUNCIL
- E NATIONAL ESTATE
- T NATIONAL TRUST
- LISTED BUILDING
- PLANNING SCHEME CLASS
- TWO STOREY
- ARCHITECTURAL AND HISTORICAL STUDY REF
- CONTRIBUTORY BUILDING FROM PERIOD OF EARLY DEVELOPMENT
- UN-OBTUSIVE LATER BUILDING OR MODIFIED EARLY BUILDING
- OBTUSIVE LATER BUILDING
- BUILDING WORTHY OF ADDITION TO TABLE OF PLANNING SCHEME

- 1 PYRENEES HIGHWAY LEAKAGE
- 2 NO DISCRETE POINT OF ARRIVAL FROM EAST
- 3 MIDLAND HIGHWAY DIVIDES TOWN CENTRE AND REDUCES AMENITY NO OPTIONAL ROUTE
- 4 LOCAL TRAFFIC HINDERED BY THOUGH TRAFFIC
- 5 THROUGH TRAFFIC ENDANGERS PEDESTRIANS
- 6 MINIMAL OFF STREET PARKING LIMITS GROWTH
- 7 UNSIGHTLY CENTRE ROAD PARKING
- 8 USE OF HARGRAVES ROAD BY THROUGH TRAFFIC
- 9 UNDER UTILISED SITES OR INAPPROPRIATE USES WITH DEVELOPMENT POTENTIAL
- 10 UNDER-UTILISED UPPER FLOORS
- 11 NEGLECT OF BUILDING RESOURCES
- 12 LOW STANDARD OF PRESENTATION OF BUILDINGS
- 13 DISADVANTAGED BUILDINGS AT AREA FRINGE
- 14 POTENTIAL AREA FOCUS DISREGARDED
- 15 EXTENT OF BUSINESS AREA DEFINED BY BUILDINGS AND DISTANCE FROM CORE
- 16 LARGE NUMBERS OF REMAINING BUILDINGS FROM EARLY PERIOD ESTABLISH CHARACTER
- 17 STREETSAPES PROVISIONS OF PLANNING SCHEME
- 18 SIGNIFICANT EARLY STREETSAPES ELEMENTS
- 19 EARLY SHADE TREES REMOVED POOR STANDARD OF PRESENT STREET TREE PLANTINGS
- 20 SEC OVER-HEAD WIRES UNSIGHTLY AND CONSTRAIN PREFERRED TREE PLANTING
- 21 MAJOR GROUPING OF GOVERNMENT BUILDINGS
- 22 MAJOR GROUPING OF PUBLIC ACCESS BUILDINGS
- 23 GOVERNMENT BUILDINGS IN COMMERCIAL PRECINCTS ABSORB DEVELOPMENT POTENTIAL
- 24 MAJOR COMMERCIAL BUILDING GROUP
- 25 LIMITED AND DISTANT PUBLIC FACILITIES
- 26 RELAXATION AREAS LIMITED TO VICTORY PARK
- 27 PUBLIC TRANSPORTATION PRECINCT/TOWN ENTRY OF POOR STANDARD
- 28 KENNEDY STREET AS A SECONDARY THROUGH TRAFFIC ROUTE
- 29 ESTABLISHED SERVICE BUSINESS AREA WELL LOCATED
- 30 POOR AMENITY OF TAXI AND BUS FACILITIES
- 31 MAJOR RETAIL UNIT CONSTRICTED BY POOR ACCESS BUILD FORM AND LIMITED PARKING
- 32 INAPPROPRIATE 'IMPROVEMENTS'
- 33 RELATIVELY FEW OBTUSIVE BUILDINGS
- 34 MODERN UNDER-UTILISED LAND
- 35 LINK TO RECREATION AREAS AND STREAM RESERVE

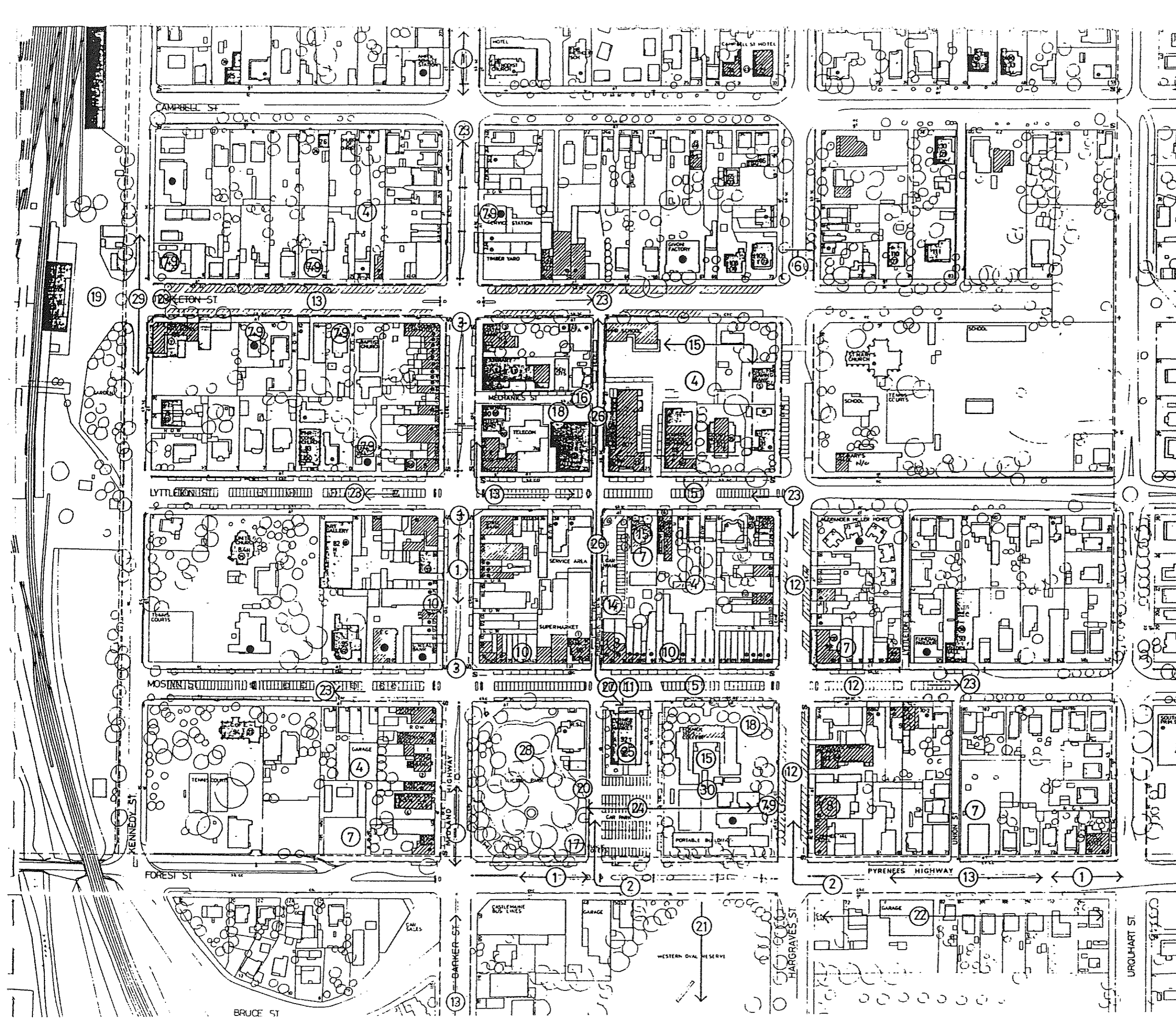
CASTLEMAINE
TOWN CENTRE

TOWNSCAPE
IMPROVEMENT
PLAN

CONSTRAINTS AND ISSUES

Scale. 1-1000, April 89
Drawing No. 8796/B/5 **5**

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DESIGN AND CONSERVATION
CONSULTANT
Baxter Street, Maldon. 3463.



KEY TO SYMBOLS.

STREETScape ITEMS (EXISTING)

- SEC POLE WITH POWER LINE DIRECTION
- SINGLE LAMP STANDARD
- DOUBLE LAMP STANDARD
- TRAFFIC LIGHTS
- TELEPHONE BOX
- SEAT
- BUSH/SHRUB
- FORMED FOOTPATH
- GRASS
- ASPHALT
- SLATE
- CONCRETE
- SIDE KERB - SIDE CHANNEL
- CONCRETE KERB - SIDE CHANNEL
- EARTH CHANNEL
- MODERN CONCRETE KERB AND CHANNEL
- EXISTING TREES
- CENTRAL CONSERVATION AREA BOUNDARY
- RAILWAY PRECINCT BOUNDARY
- TREES PLANNED UNDER PT IV OF PLANNING SCHEME

BUILDINGS

- HISTORIC BUILDINGS COUNCIL
- NATIONAL ESTATE
- LISTED BUILDING NATIONAL TRUST
- TWO STOREY
- CONTRIBUTORY BUILDING FROM PERIOD OF EARLY DEVELOPMENT
- UN-OBTRUSIVE LATER BUILDING OR MODIFIED EARLY BUILDING
- OBTRUSIVE LATER BUILDING
- BUILDING WORTHY OF ADDITION TO TAKE
- PRIORITY STREETScape

- PROPOSED STRATEGIES**
- 1 URBANISE HIGHWAYS WITH PEDESTRIAN AMENITY FEATURES TREE PLANTING ETC
 - 2 DIRECT PYRENEES HIGHWAY TRAFFIC TO TOWN CENTRE PROVIDE POINT OF ARRIVAL
 - 3 IMPROVE PEDESTRIAN CROSSING OF BARKER ST.
 - 4 NEW OFF STREET PARKING ON UNDER UTILISED LAND TO PRESERVE INCOME PRODUCING RESOURCES
 - 5 REDUCE CENTRE ROAD PARKING OVER TIME
 - 6 BLOCK THROUGH ACCESS IN MARGRAVES STREET
 - 7 ENCOURAGE DEVELOPMENT OF UNDER USED SITES
 - 8 ENCOURAGE USE OF UPPER FLOORS
 - 9 ENCOURAGE DEVELOPMENT WHICH SUPPORTS AND ENLIVEN LESS VIABLE LOCATIONS
 - 10 ENCOURAGE RESTORATION/ENHANCEMENT OF FACADES AND VERANDAS
 - 11 ESTABLISH BUSINESS AREA FOCUS AT MARKET
 - 12 RETAIN ALL EARLY KERBS GUTTERS AND PAVING
 - 13 UNDERTAKE COMPREHENSIVE TREE REPLACEMENT
 - 14 PLAN FOR EVENTUAL SEC UNDERGROUNDING IN SIGNIFICANT STREETScape
 - 15 CONCENTRATE ADMIN FUNCTIONS IN ADMIN PRECINCT
 - 16 CREATE OPEN SPACE FOCUS FOR COMMUNITY BUILDING
 - 17 RELOCATE PUBLIC AMENITIES MORE CENTRALLY
 - 18 CREATE ADDITIONAL PUBLIC OPEN SPACE
 - 19 IMPROVE QUALITY OF STATION FORECOURT
 - 20 IMPROVE AMENITY OF BUSHY TERRAIN
 - 21 PRESERVE OPEN SPACE LINK TO FOREST CREEK
 - 22 ENCOURAGE SERVICE BUSINESS ALONG FOREST STREET
 - 23 LIMIT CENTRAL BUSINESS AREA TO EXISTING CORE
 - 24 COMPREHENSIVE DEVELOPMENT OF MARKET SQUARE
 - 25 RETURN MARKET TO COMMERCIAL USE
 - 26 DEVELOP FREDERICK STREET AS PEDESTRIAN LINK
 - 27 PROVIDE PEDESTRIAN PROTECTION ACROSS MOSTYN ST.
 - 28 CONSERVE AND ENHANCE VICTORY PARK
 - 29 ALLEVIATE IMPACT OF KENNEDY ST THROUGH TRAFFIC
 - 30 EXPLOIT OPPORTUNITY OF MAJOR DEVELOPMENT SITE IN EXISTING BUSINESS AREA
 - 31 CONSIDER STREETScape AND SOCIAL VALUES OF EXISTING TECH SCHOOL BUILDINGS IN DEVELOPMENT PROPOSALS

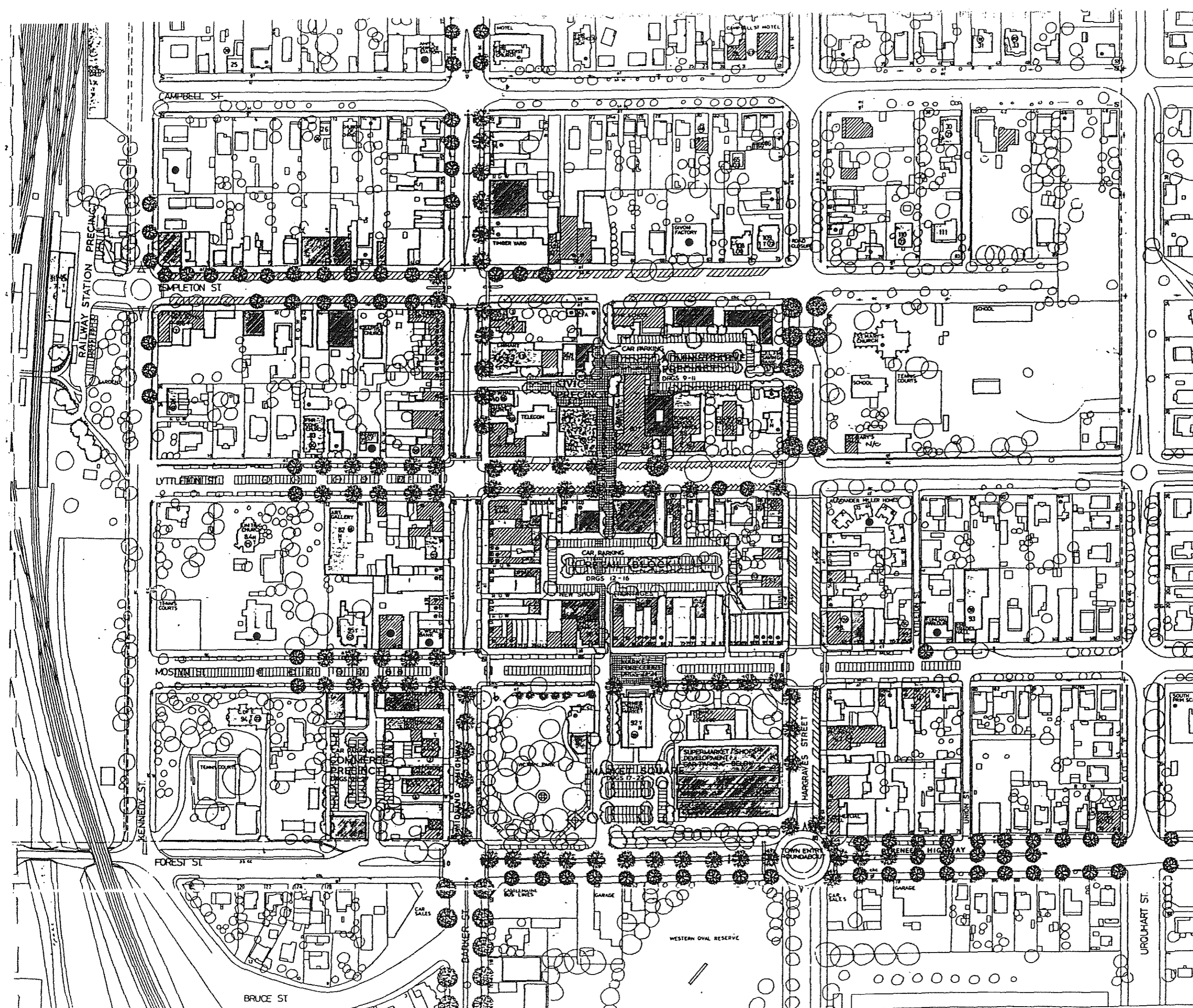
CASTLEMAINE TOWN CENTRE

TOWNSCAPE IMPROVEMENT PLAN

OPPORTUNITIES AND STRATEGIES.

Scale: 1:1000.
Drawing No. 8796/B/6 **6**

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DESIGN AND CONSERVATION
CONSULTANT
Baxter Street, Maldon. 3463.



KEY TO SYMBOLS.

STREETSCAPE ITEMS (EXISTING)

- SEC POLE WITH POWER LINE DIRECTION
- SINGLE LAMP STANDARD
- DOUBLE LAMP STANDARD
- TRAFFIC LIGHTS
- TELEPHONE BOX
- SEAT
- RUBBER BIN
- FORMED FOOTPATH
- SK SC
- CK SC
- EC
- EXISTING TREES
- CENTRAL CONSERVATION AREA BOUNDARY
- RAILWAY PROJECT BOUNDARY
- STREET LINES SCHEDULED UNDER PT 10 OF PLANNING SCHEME

BUILDINGS

- HISTORIC BUILDINGS COUNCIL
- NATIONAL ESTATE
- LISTED BUILDING
- NATIONAL TRUST
- TWO STOREY
- CONTRIBUTORY BUILDING FROM PERIOD OF EARLY DEVELOPMENT
- IN-OBTRUSIVE LATER BUILDING OR MODIFIED EARLY BUILDING
- OBTRUSIVE LATER BUILDING
- BUILDINGS NOTED BY ADDITION TO TABLE
- 2ND PLANNING SCHEME CL 40
- ARCHITECTURAL AND HISTORICAL STUDY REF

NOTES.

- SUPPORTED NEW BUILDING DEVELOPMENT WITH TOWNSCAPE WALLS
- PROPOSED TREE PLANTING
- PROPOSED STREET TREE PLANTING PRIORITY AREAS
- PEDESTRIANISED AREAS

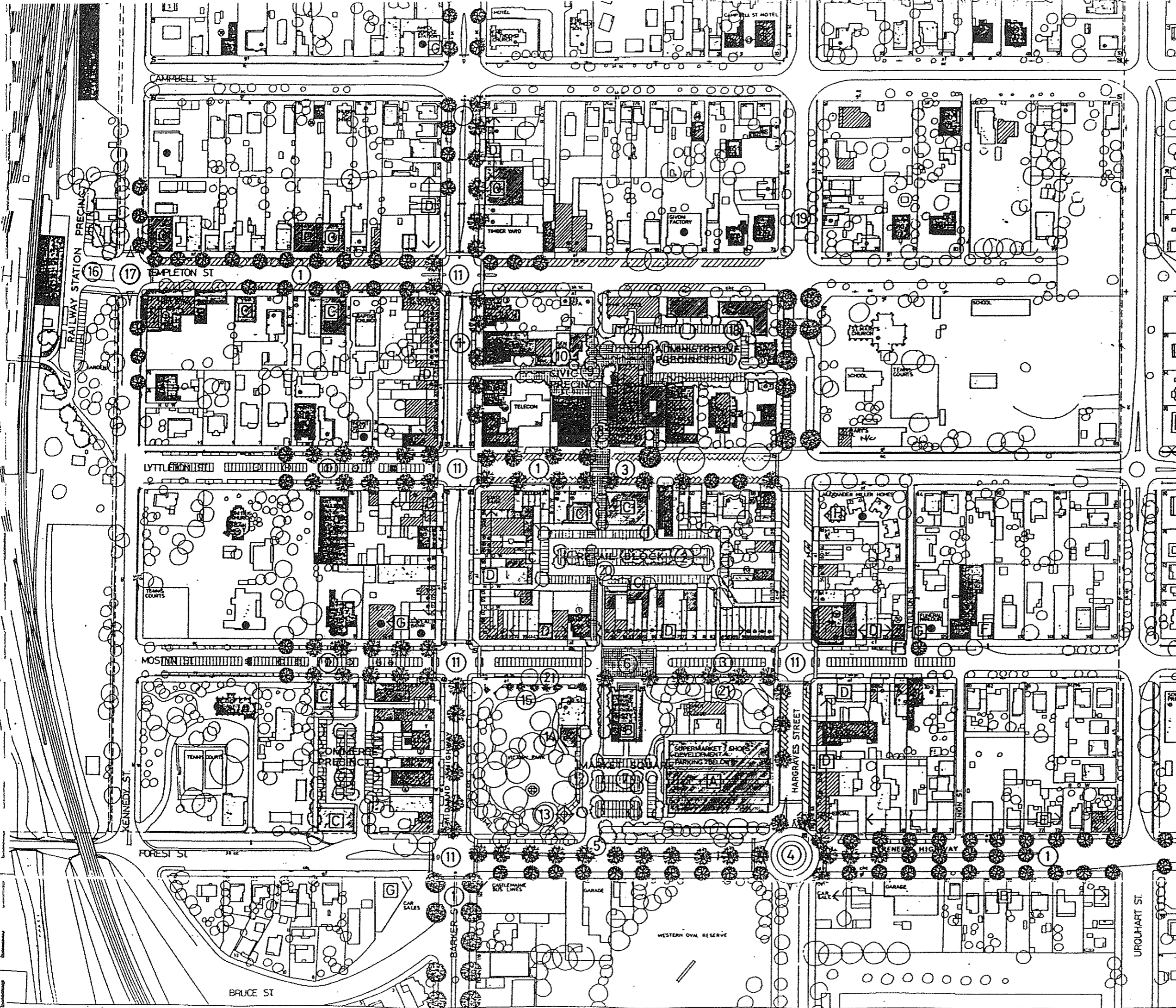
CASTLEMAINE
TOWN CENTRE

TOWNSCAPE
IMPROVEMENT
PLAN

GENERAL PROPOSALS

Scale: 1-1000, April 89
Drawing No. 8796/B/7

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CONSULTANT
Baxter Street, Maldon. 3463.



KEY TO SYMBOLS.

STREETSCAPE ITEMS (EXISTING)

- SEC POLE WITH POWER LINE DIRECTION
- SAGLE LAMP STANDARD
- DOUBLE LAMP STANDARD
- TRAFFIC LIGHTS
- TELEPHONE BOX
- SEAT
- RUBBISH BIN
- FORMED FOOTPATH
- GRVEL
- ASPHALT
- SLATE
- CONCRETE

BUILDINGS

- HISTORIC BUILDINGS COUNCIL
- NATIONAL ESTATE
- LISTED BUILDING
- NATIONAL TRUST
- TWO STOREY
- ARCHITECTURAL AND HISTORICAL STUDY REF
- CONTRIBUTORY BUILDING FORMER OR EARLY DEVELOPMENT
- UNDESIRABLE LATER BUILDING OR MODIFIED EARLY BUILDING
- OBTRUSIVE LATER BUILDING
- BUILDING WORTHY OF ADDITION TO TABLE OF PLANNING SCHEME
- SUGGESTED NEW BUILDING DEVELOPMENT

- (1) - (22) PUBLIC SECTOR PROJECTS**
- 1 STREET TREE-PLANTING PROGRAMME
 - 2 OFF STREET CAR PARKING AREAS
 - 3 ANGLE PARKING IN LIEU OF CENTRE OF ROAD AS OFF STREET PARKING IS ESTABLISHED
 - 4 FOREST/HARGRAVES STREETS, ROUNDABOUT
 - 5 VEHICULAR ENTRY TO MARKET SQUARE
 - 6 MARKET FORECOURT
 - 7 COMPREHENSIVE PLANNING OF MARKET SQUARE
 - 8 FREDERICK STREET PEDESTRIANISATION
 - 9 CIVIC SQUARE
 - 10 PUBLIC BUILDING FACADE IMPROVEMENTS
 - 11 KERB EXTENSIONS AND PEDESTRIAN CROSSINGS
 - 12 BUS TERMINAL AND TAXI RANK
 - 13 NEW BARBECUE SHELTER
 - 14 NEW TOILET/AMENITY FACILITIES POSSIBLY INCLUDING CWA ROOMS / CHILD MINDING
 - 15 REINSTATE LINE OF PALM TREES
 - 16 RAILWAY STATION FORECOURT IMPROVEMENTS
 - 17 TEMPLETON/KENNEDY STREETS INTERSECTION
 - 18 ADMINISTRATIVE PRECINCT DEVELOPMENT
 - 19 HARGRAVES STREET CLOSURE
 - 20 INTEGRATE S.E.C. UNDERGROUNDING WITH DEVELOPMENT WORKS
 - 21 REINSTATE MARKET SQUARE RICKET FENCE
 - 22 PROVIDE APPROPRIATE STREET FURNITURE
- A - G PRIVATE SECTOR PROJECTS**
- A MAJOR COMMERCIAL DEVELOPMENT OF MARKET SQUARE
 - B CONVERSION OF MARKET TO COMMERCIAL USE
 - C SUGGESTED MINOR DEVELOPMENT OPPORTUNITIES WITH TOWNSCAPE VALUE
 - D STREETFRONT ENHANCEMENT OF PRIVATE PREMISES INCLUDING NEW POST VERANDAH
 - E SUGGESTED SERVICE BUSINESS DEVELOPMENT
 - F RESTORE AND UTILISE NEGLECTED BUILDINGS
 - G REDUCE IMPACT OF UNSYMPATHETIC BUILDINGS
 - H SECOND STAGE COMMERCIAL DEVELOPMENT

CASTLEMAINE
TOWN CENTRE

TOWNSCAPE
IMPROVEMENT
PLAN

IMPROVEMENT PROJECTS
PUBLIC & PRIVATE SECTORS

Scale: 1-1000.
Drawing No. 8796/B/8

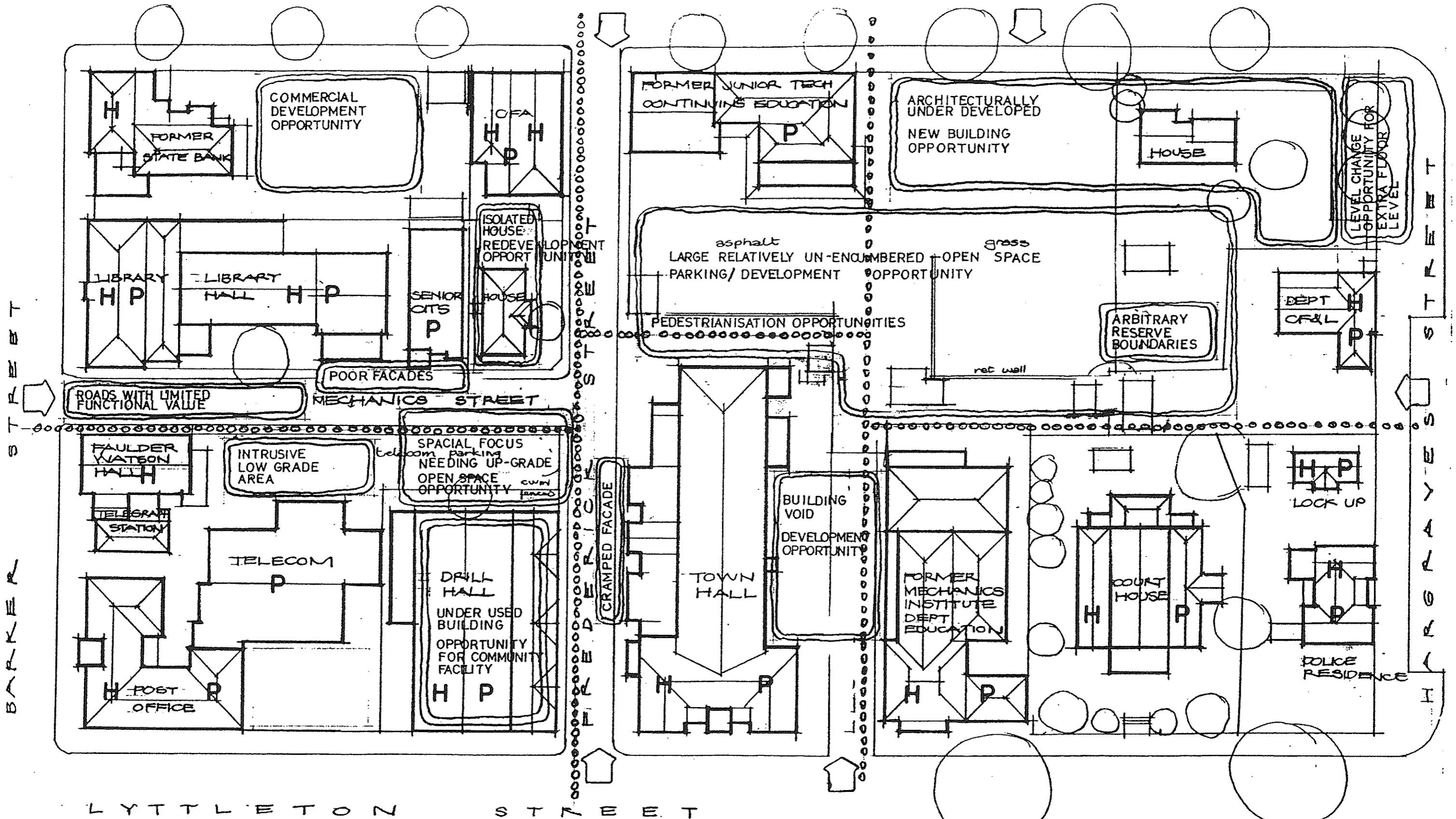
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DESIGN AND CONSERVATION
CONSULTANT
Baxter Street, Maldorr. 3463.

CIVIC AND
ADMINISTRATIVE PRECINCTS

9 - 11

TEMPLETON - LYTTLETON
BARKER - HARGRAVES STREETS

TEMPLETON STREET



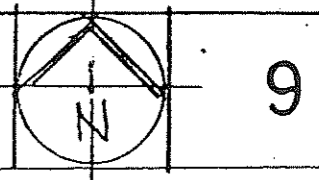
LYTTLETON STREET

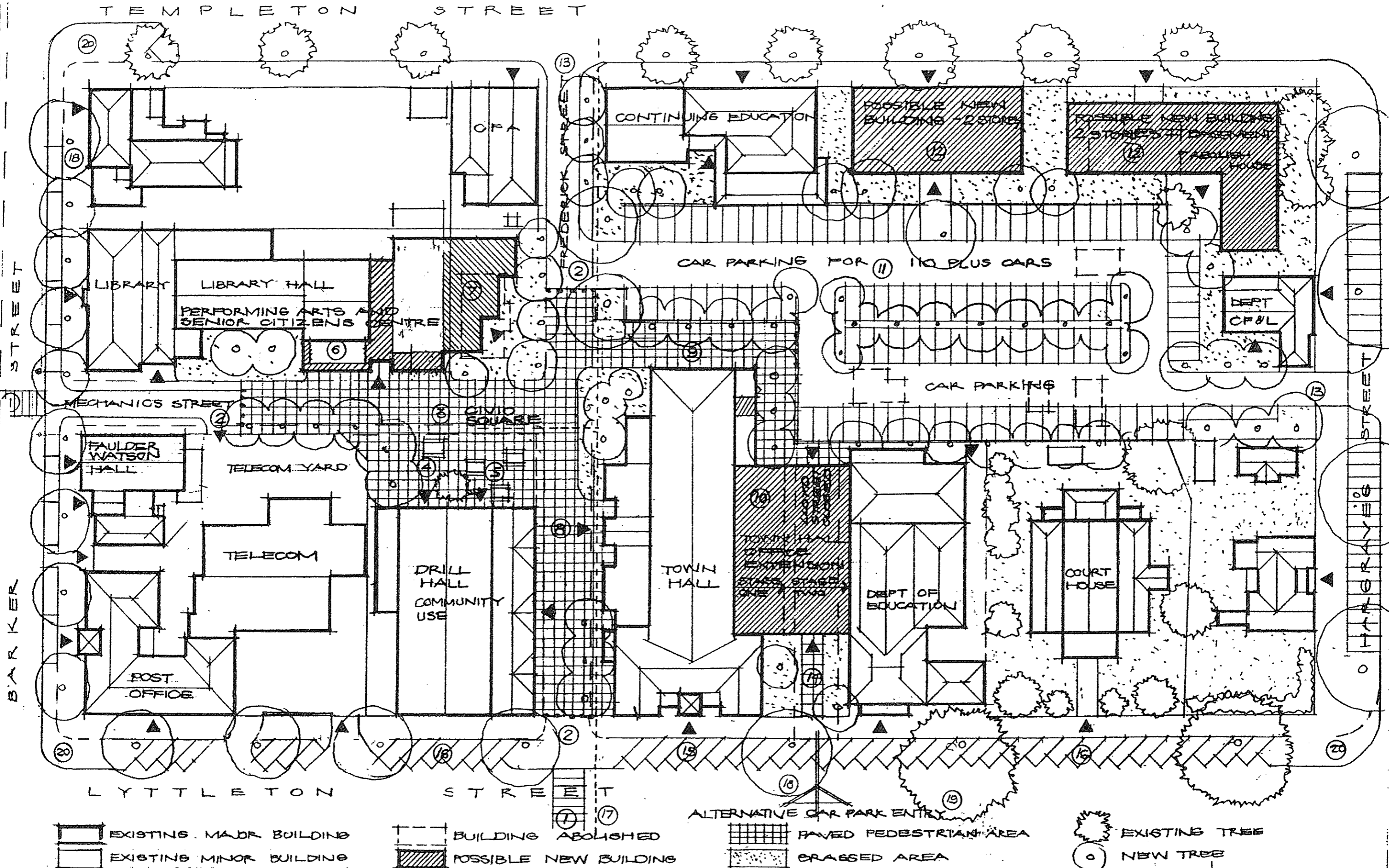
- EXISTING MAJOR BUILDING
- EXISTING MINOR BUILDING
- H BUILDING OF HISTORIC OR ARCHITECTURAL IMPORTANCE
- P PUBLICLY OWNED BUILDING
- POSSIBLE VEHICULAR ACCESS
- PEDESTRIANISATION OPPORTUNITY
- EXISTING TREE

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 DRAWING 8796/3/9

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 CIVIC AND ADMINISTRATIVE AREA
 MAJOR CONSTRAINTS AND OPPORTUNITIES





[Solid Line] EXISTING MAJOR BUILDING
 [Dashed Line] EXISTING MINOR BUILDING

[Dashed Line] BUILDING ABOLISHED
 [Hatched Area] POSSIBLE NEW BUILDING

[Grid Pattern] PAVED PEDESTRIAN AREA
 [Stippled Area] GRASSED AREA

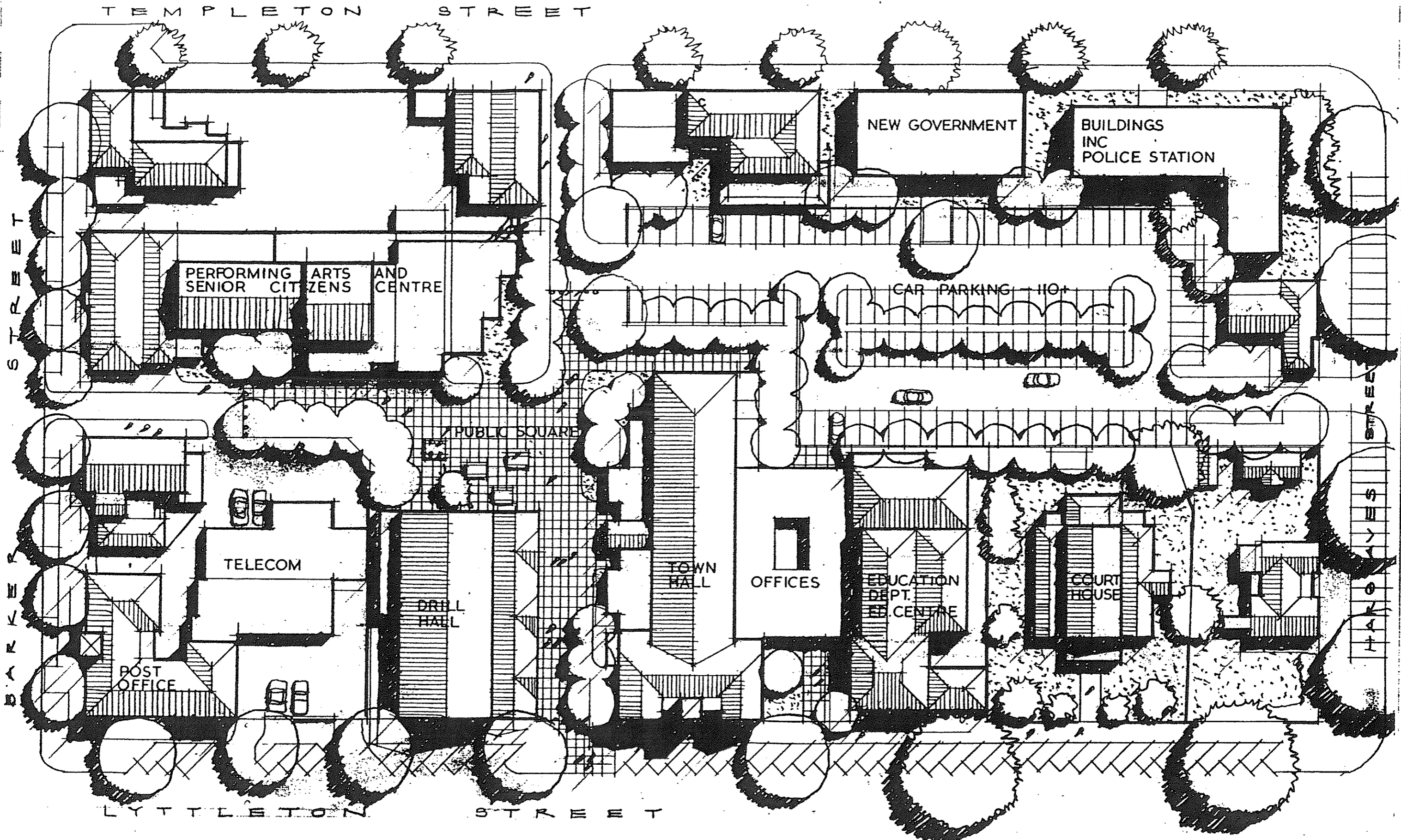
[Irregular Shape] EXISTING TREE
 [Circle] NEW TREE

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OCTOBER 1988
 DRAWING 8796/3/10

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 CIVIC AND ADMINISTRATIVE AREA
 DIAGRAMMATIC CONCEPT PLAN

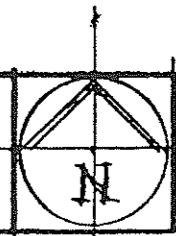




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OCTOBER 1988
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 CIVIC AND ADMINISTRATIVE AREA.
 CONCEPT PLAN

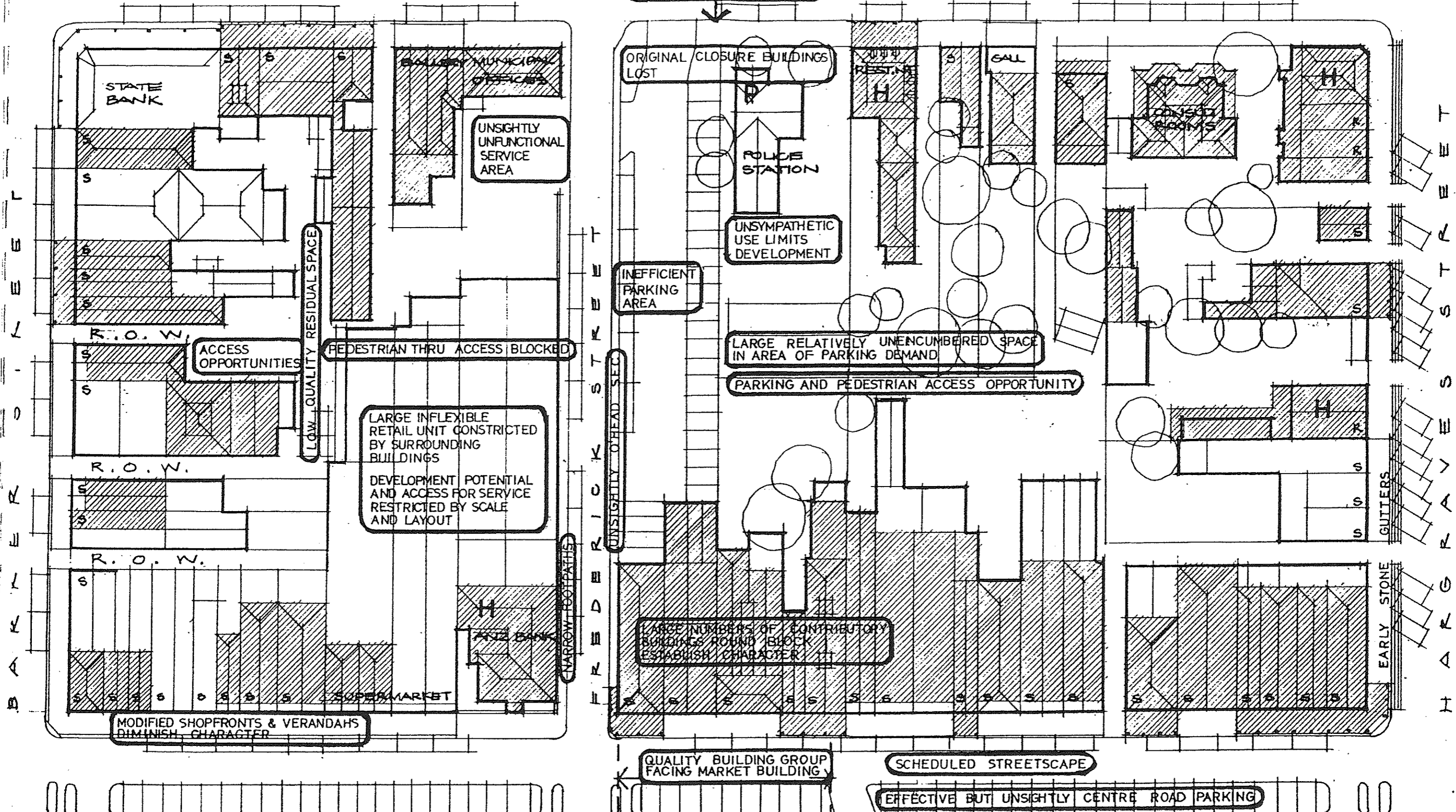


RETAIL BLOCK

12 - 16

LYTTLETON - MOSTYN
BARKER - HARGRAVES STREETS

ASPECT FROM TOWN HALL



MOSTYN STREET

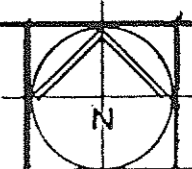
- EXISTING MAJOR BUILDING
- H BUILDING OF HISTORIC OR ARCHITECTURAL IMPORTANCE
- EXISTING MINOR BUILDING
- S SHOP
- CONTRIBUTORY BUILDING
- P PUBLICLY OWNED BUILDING
- EXISTING TREE

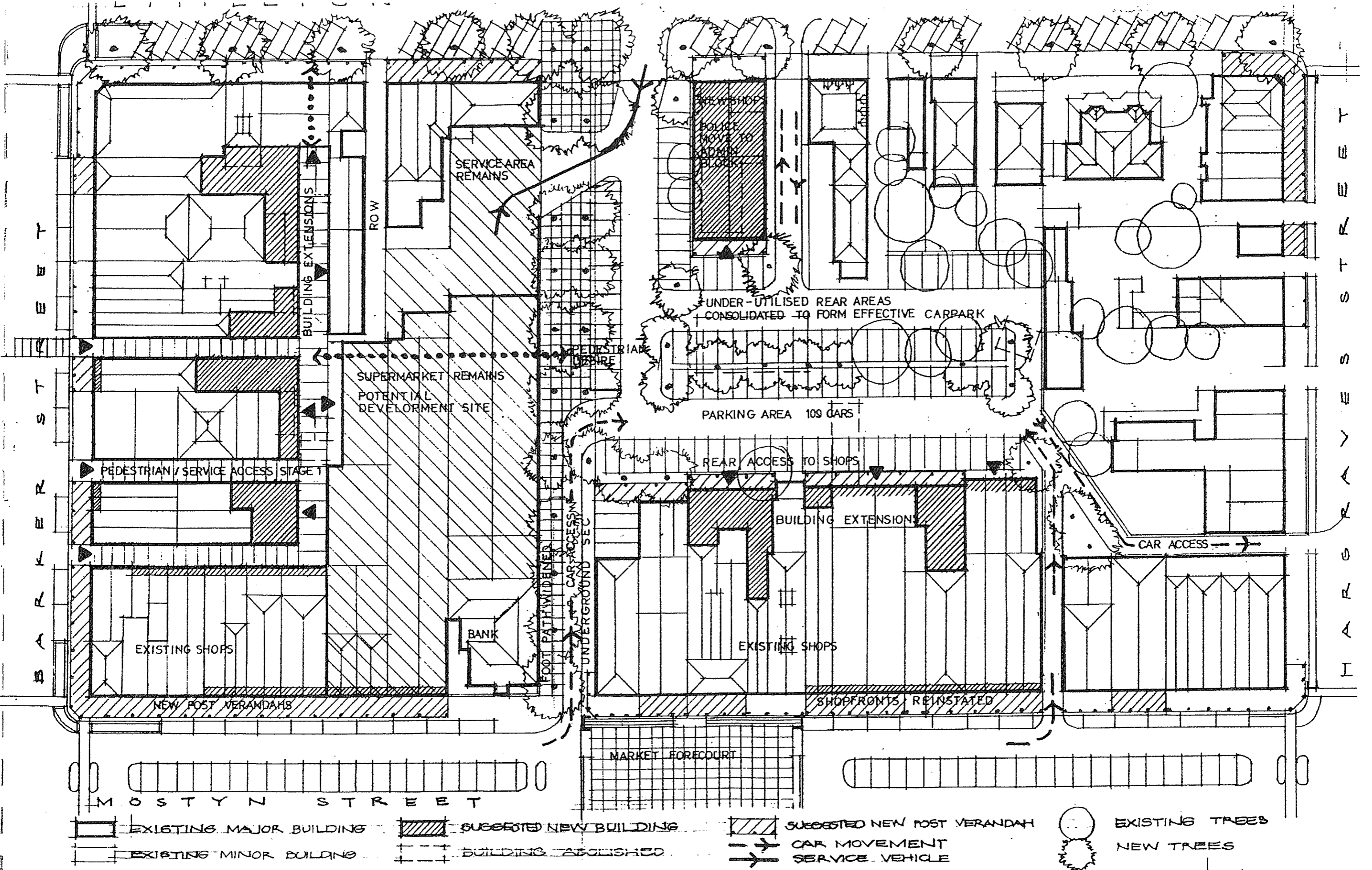
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APRIL 1989
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RETAIL BLOCK CONSTRAINTS AND ISSUES



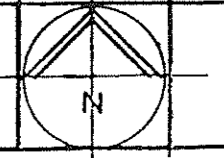


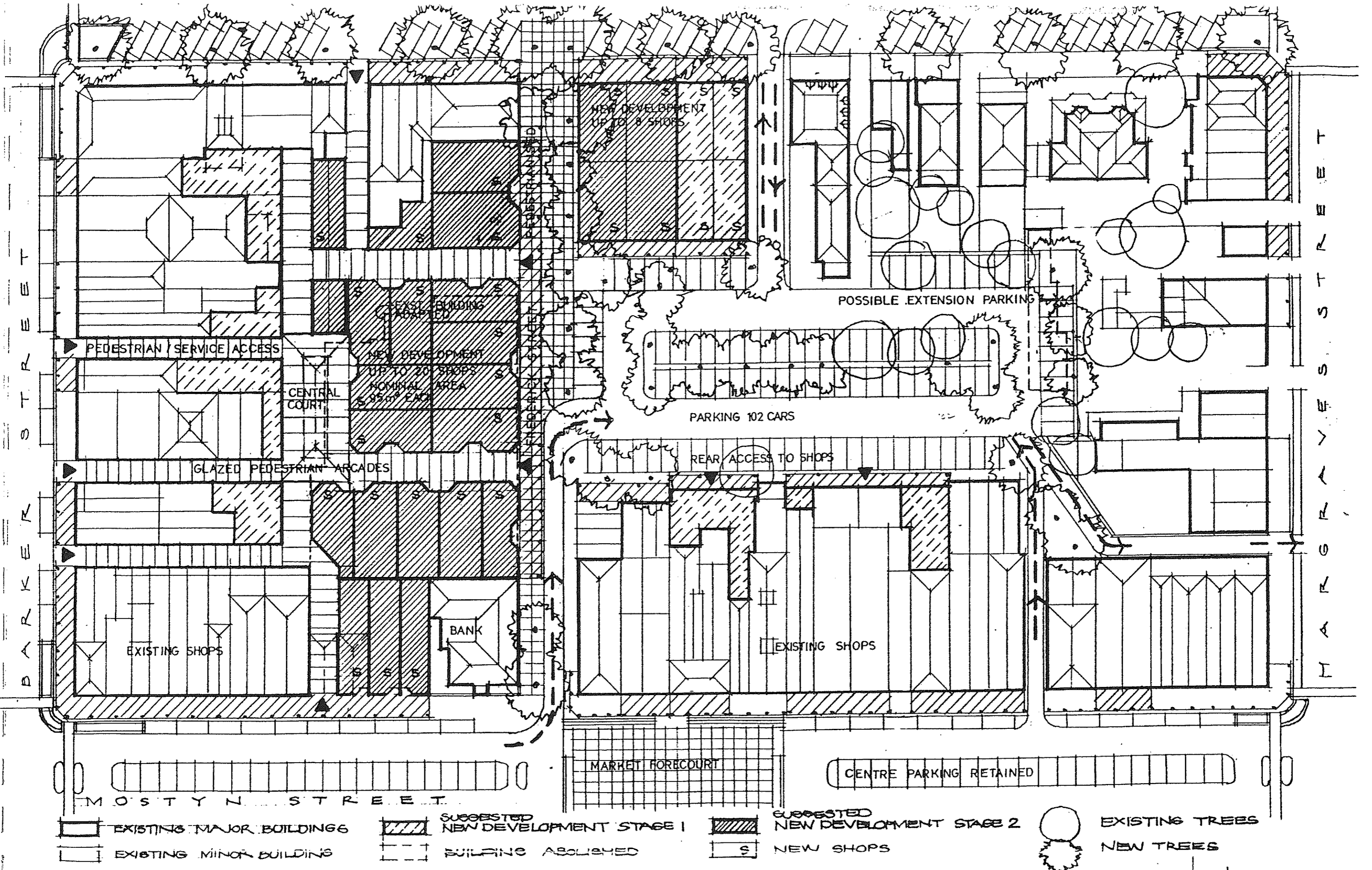
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RETAIL BLOCK REDEVELOPMENT STAGE ONE DIAGRAMMATIC



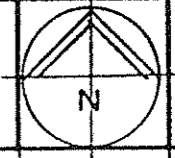


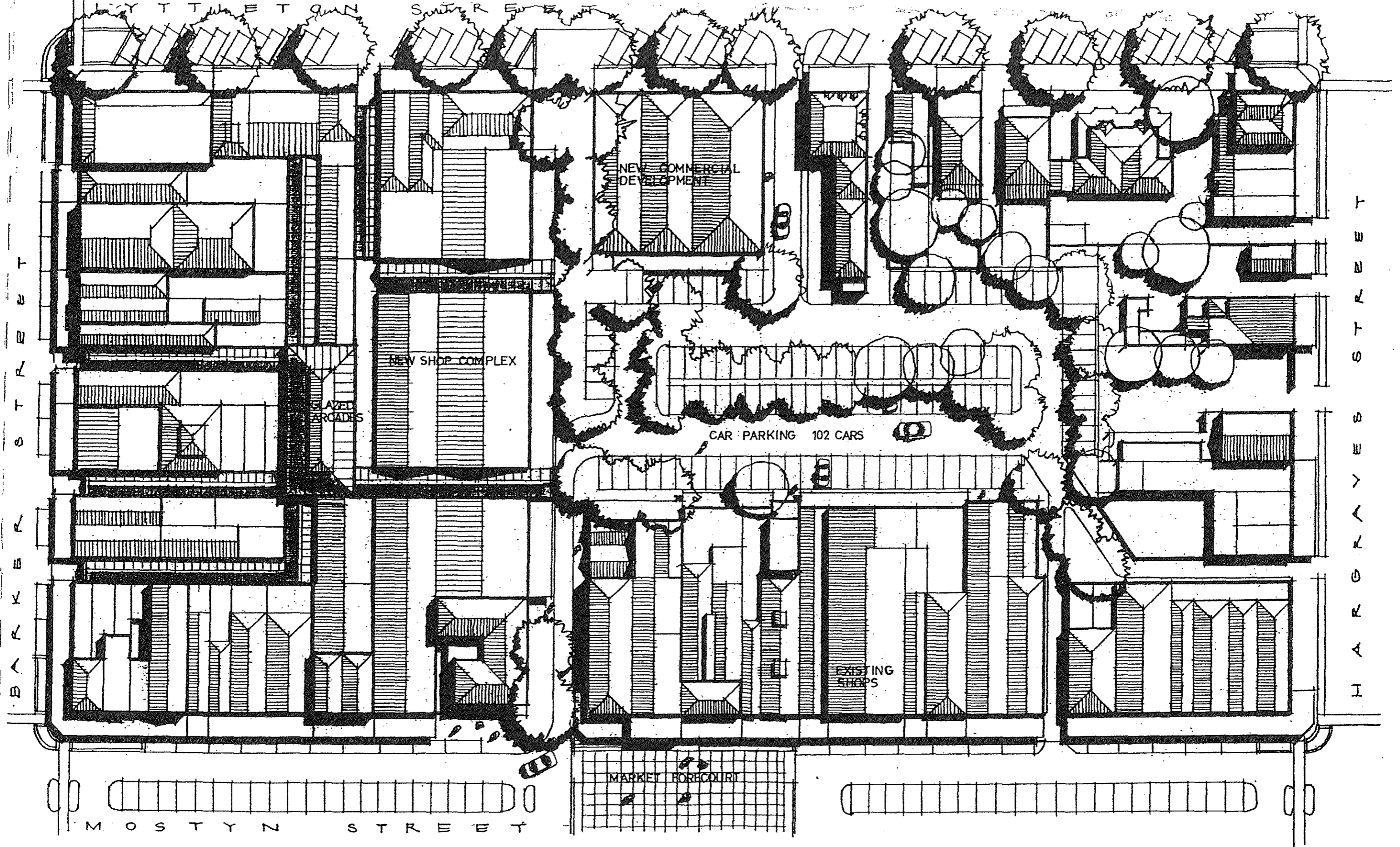
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RETAIL BLOCK REDEVELOPMENT STAGE TWO OPTION A



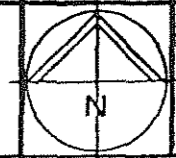


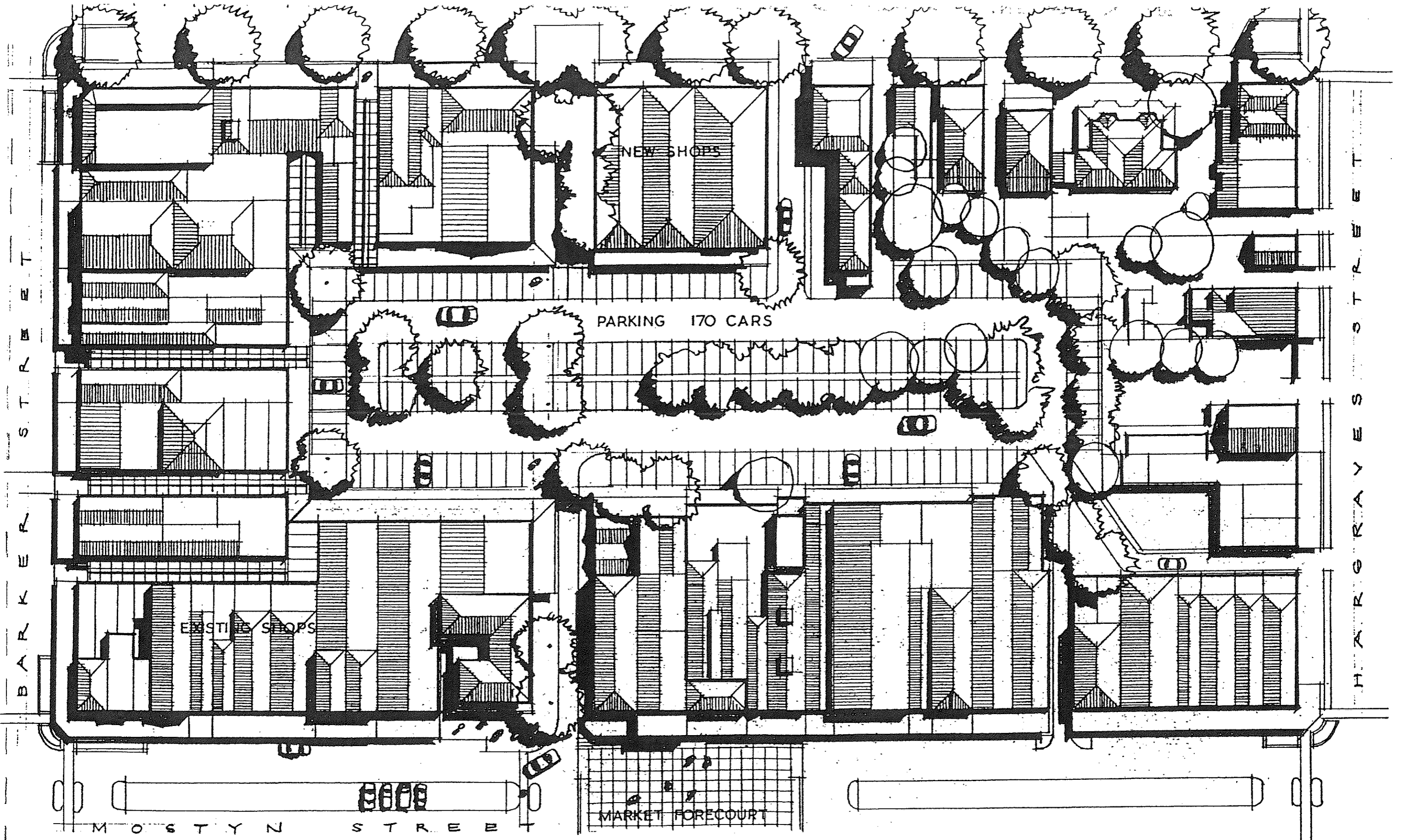
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 APRIL 1989
 DRAWING B796 / 3 / 15

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RETAIL BLOCK CONCEPT PLAN OPTION A

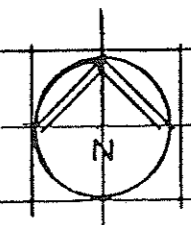




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 DRAWING 8796/3/16

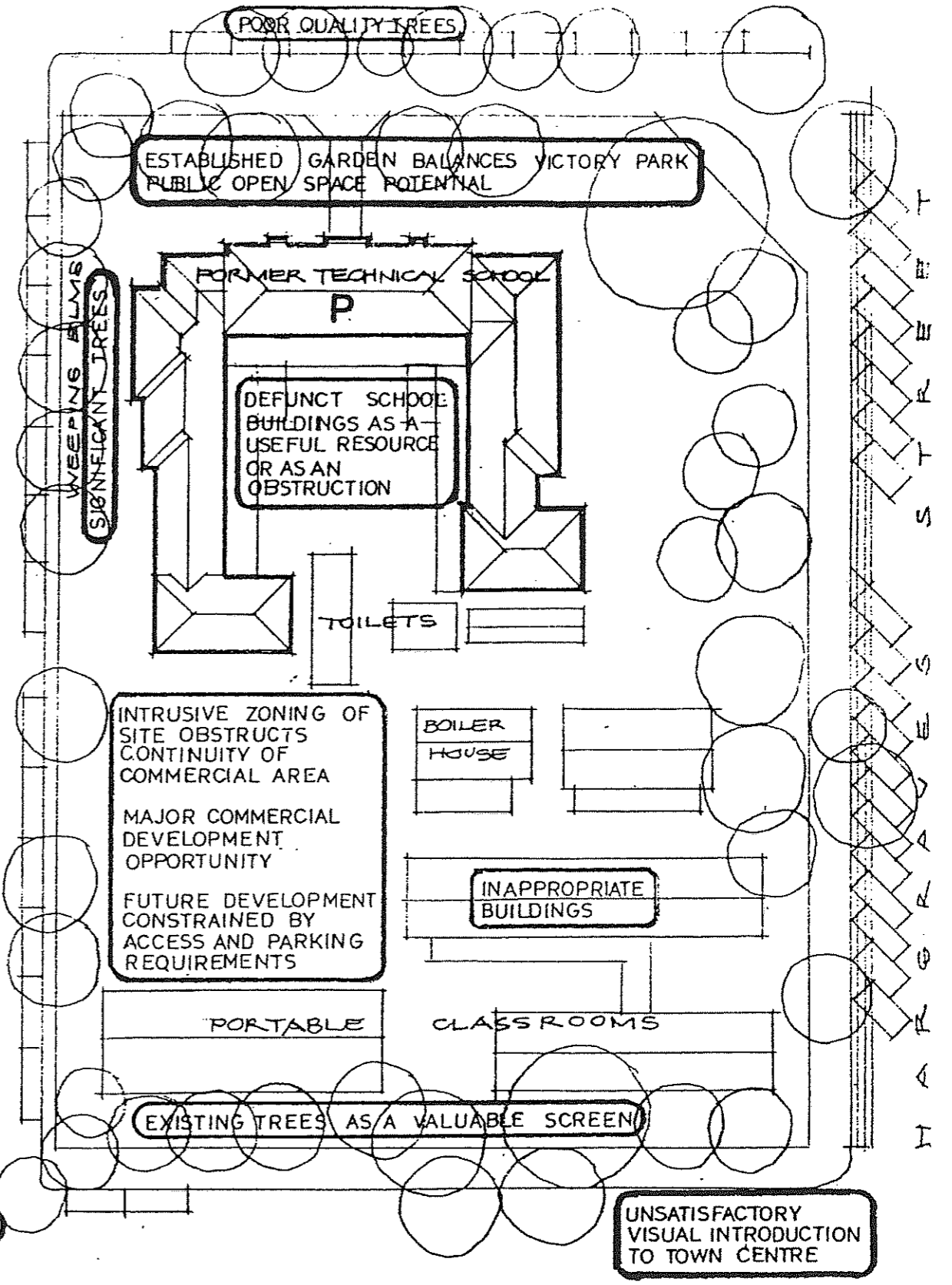
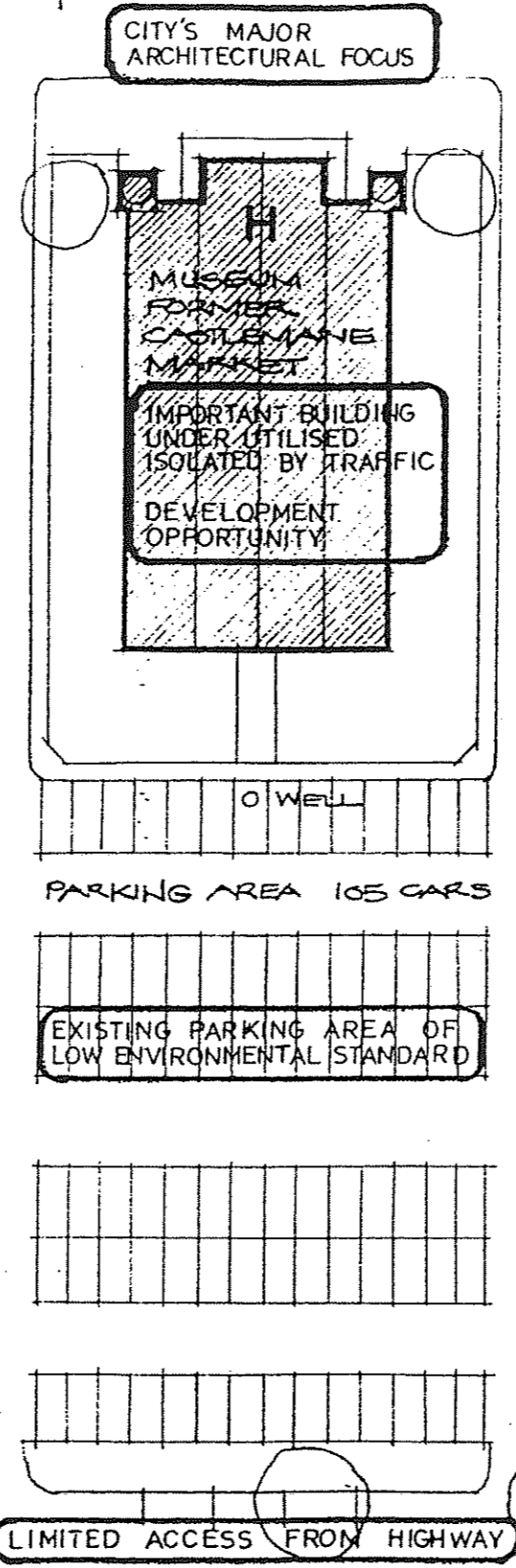
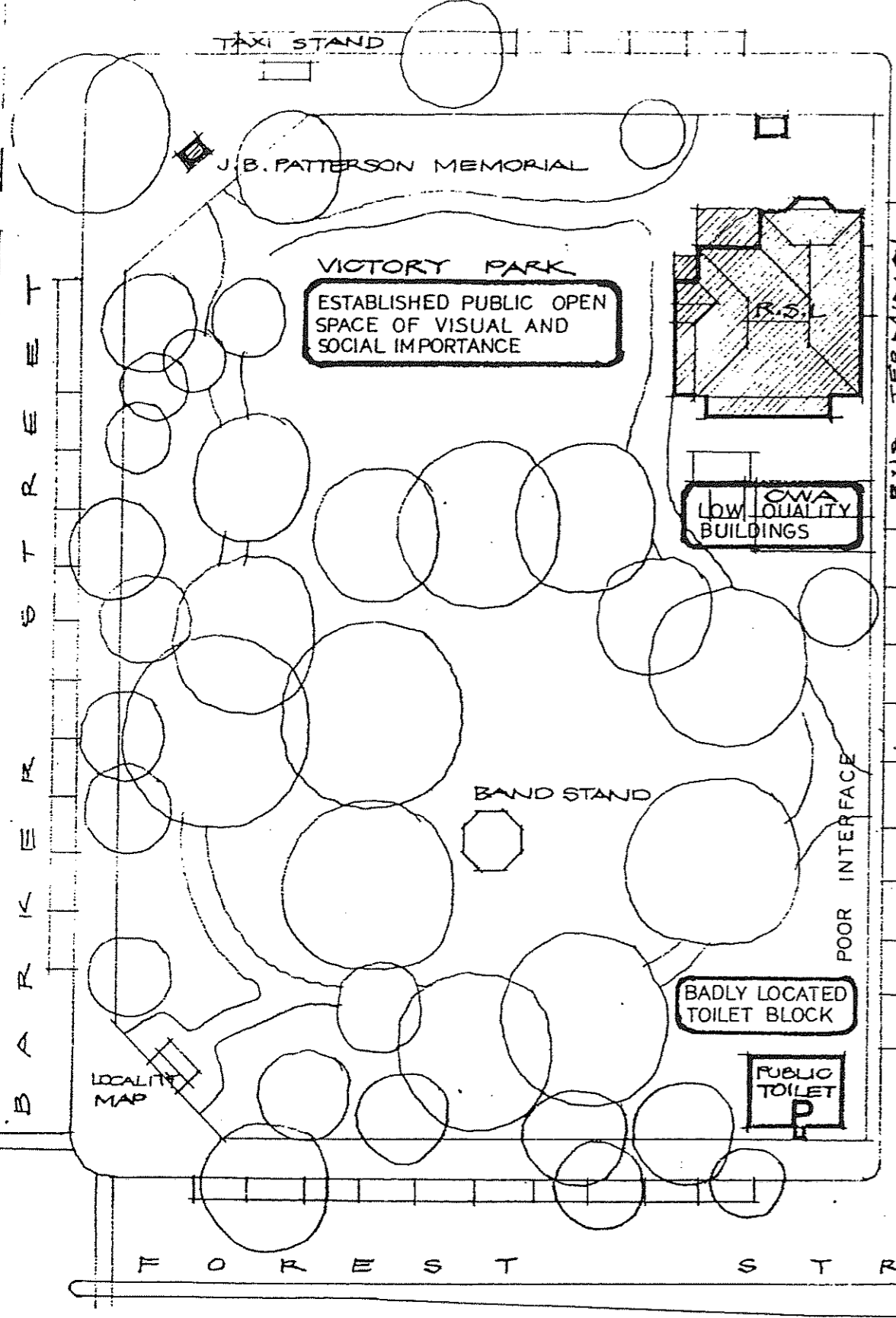
CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 RETAIL BLOCK REDEVELOPMENT CONCEPT PLAN OPTION B



MARKET SQUARE

17 - 22

MOSTYN - FOREST
BARKER - HARGRAVES STREETS



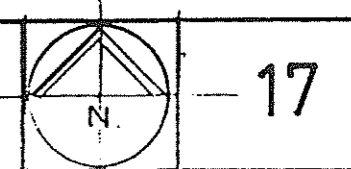
- EXISTING MAJOR BUILDING
- CONTRIBUTORY BUILDING
- BUILDINGS OF HISTORIC OR ARCHITECTURAL IMPORTANCE
- PUBLICLY OWNED BUILDING
- EXISTING MINOR BUILDING
- OBTRUSIVE LATER BUILDING
- EXISTING TREE

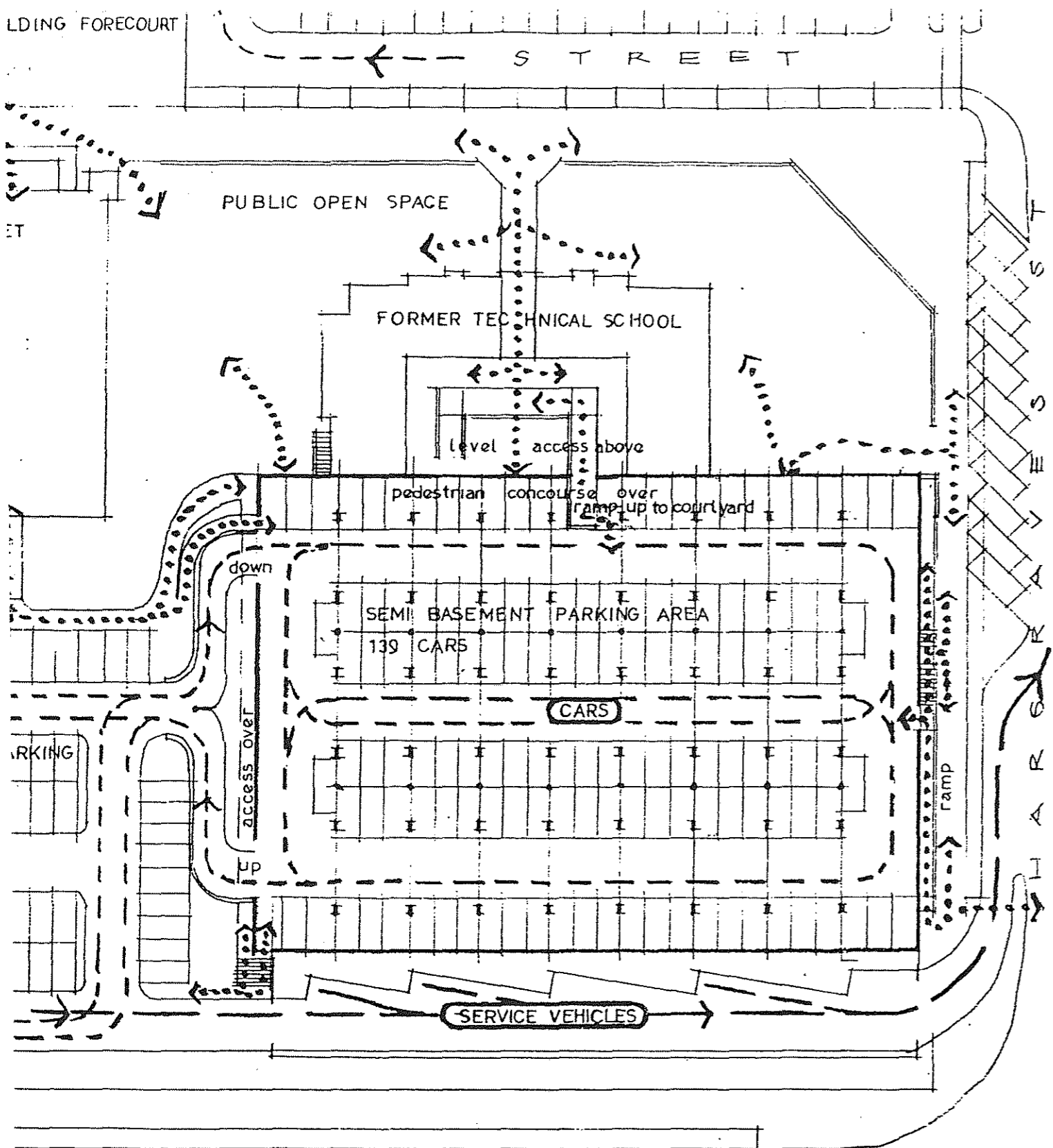
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Design & Conservation Consultant,
Baxter Street, Maldon, 3463. 054-752350

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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

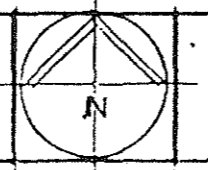
MARKET SQUARE CONSTRAINTS AND ISSUES



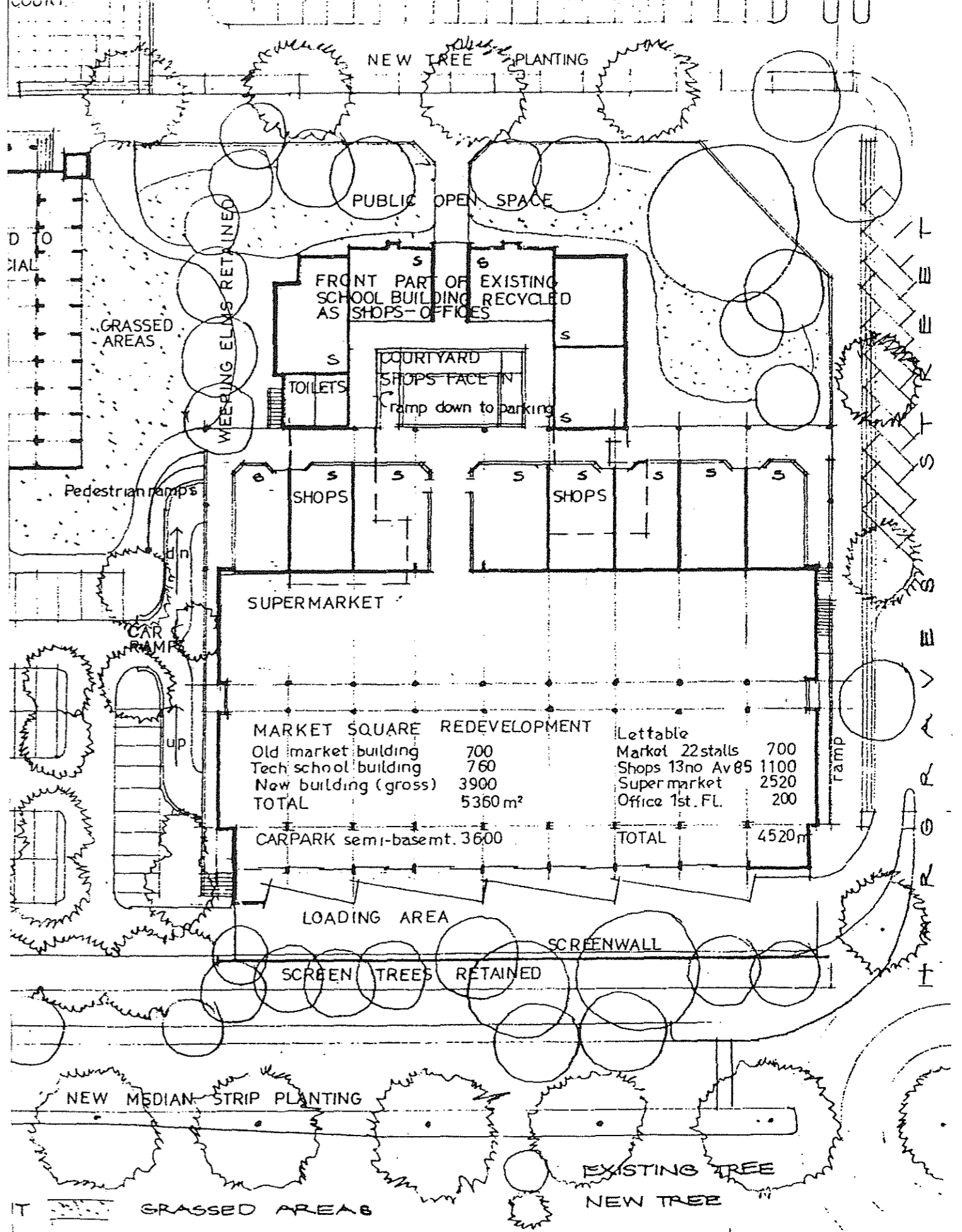


E TOWNSCAPE IMPROVEMENT PLAN

REDEVELOPMENT CAR PARKING & TRAFFIC MOVEMENT

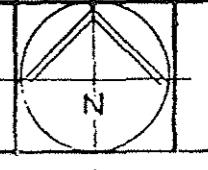


19



TOWNSCAPE IMPROVEMENT PLAN

REDEVELOPMENT DIAGRAMMATIC CONCEPT PLAN



18

CAR PARKING ANALYSIS

On site only

Existing parking	105
Provided on exst site	67
Reduction of	38

Total gross leaseable area 4 520m²

Planning Scheme parking space requirement

Office component	4
Retail space	129
Total	133

Plus existing 105

Total requirement 238

Less credit for existing uses to be negotiated ?

Total number provided 206

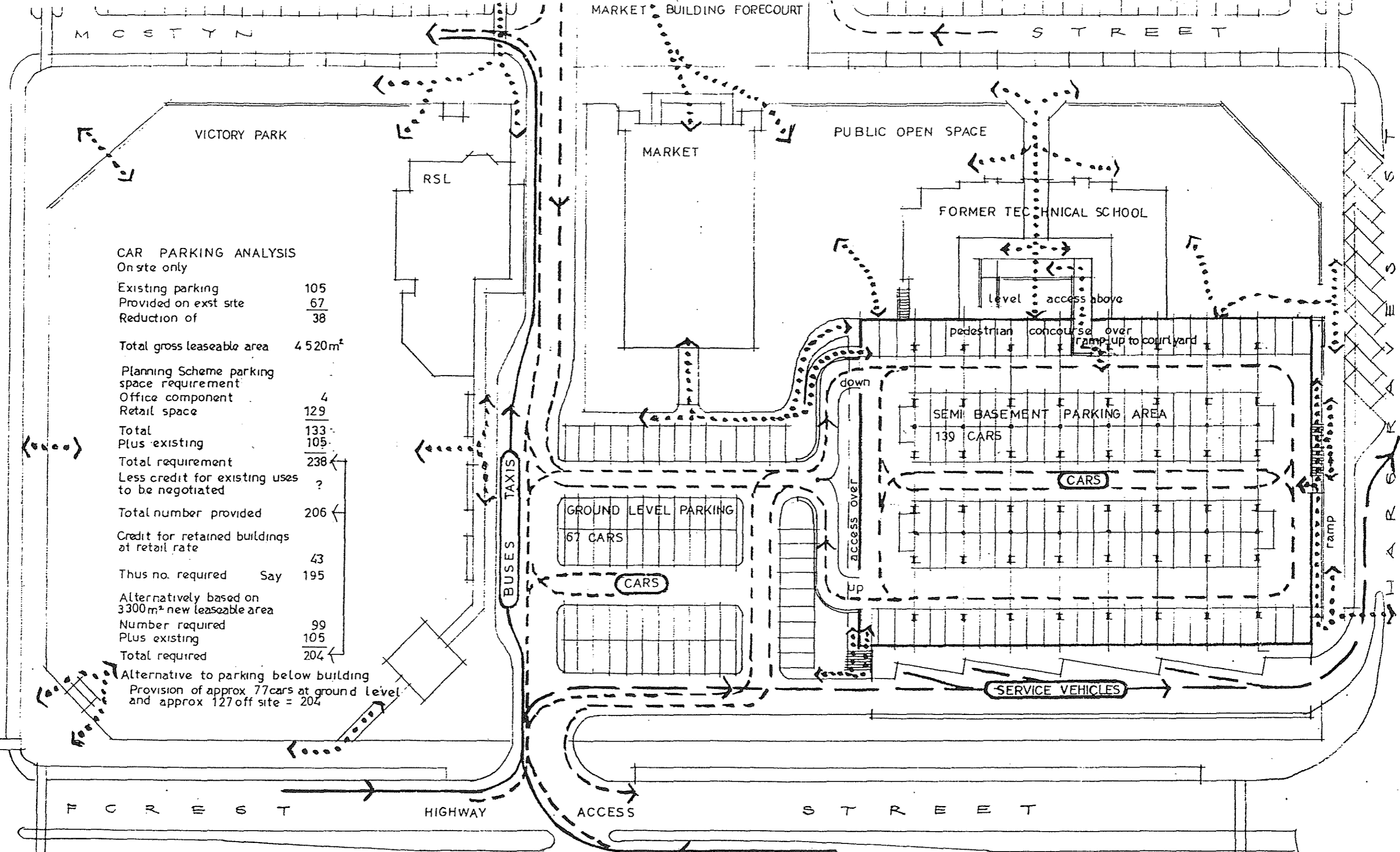
Credit for retained buildings at retail rate 43

Thus no. required Say 195

Alternatively based on 3300m² new leaseable area

Number required	99
Plus existing	105
Total required	204

Alternative to parking below building
Provision of approx 77 cars at ground level and approx 127 off site = 204



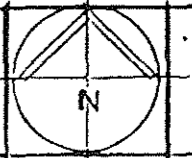
- GROUND LEVEL STRUCTURES
- BUS MOVEMENT
- PRIVATE CAR MOVEMENT
- SEMI-BASEMENT CARPARK
- SERVICE VEHICLE MOVEMENT
- PEDESTRIAN MOVEMENT

TREVOR WESTMORE B.Arch, ARAIA
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

MARKET SQUARE REDEVELOPMENT CAR PARKING & TRAFFIC MOVEMENT



MOSTYN STREET

VICTORY PARK

MARKET

FORER TECH SCHOOL

SHOPS

CARPARK

NEW MARKET BUILDING

SERVICE AREA

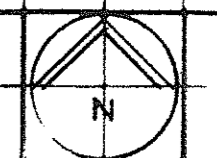
F O R E S T S T R E E T

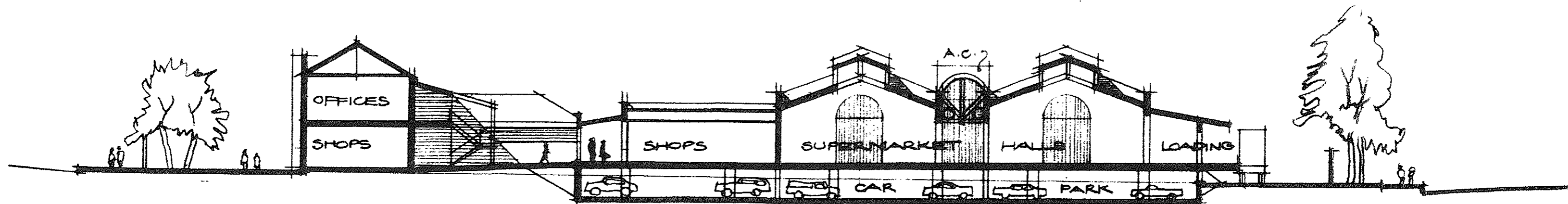
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APRIL 1989
DRAWING B796/3/20

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

MARKET SQUARE REDEVELOPMENT GENERAL CONCEPT PLAN

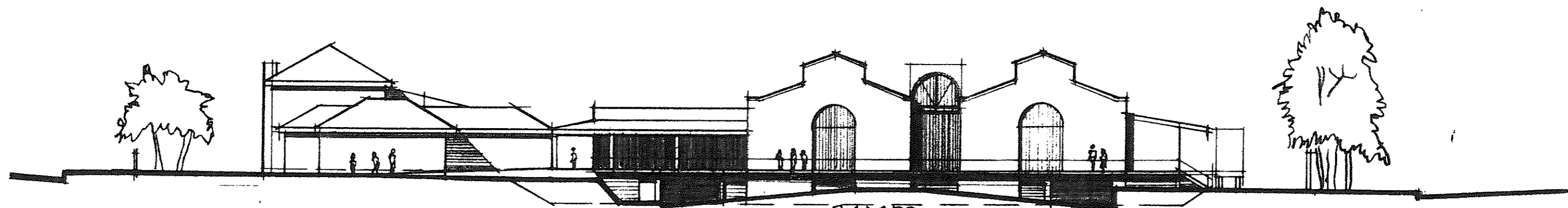




MOSTYN ST * GARDEN * EXISTING TECH. SCHOOL * NEW DEVELOPMENT

* SERVICE * FOREST ST

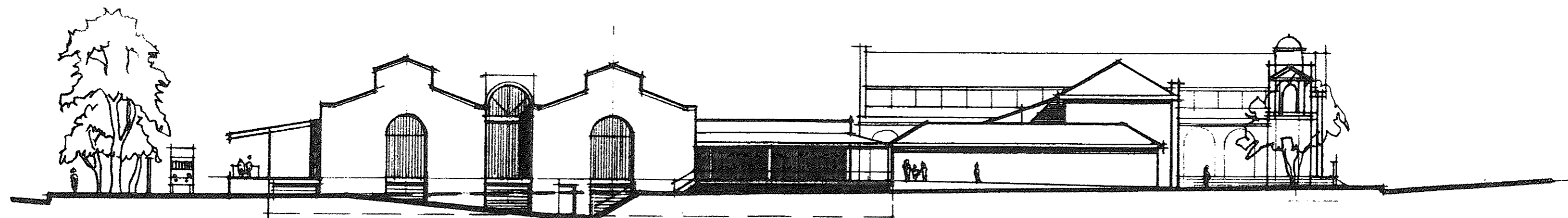
NORTH SOUTH SECTION



MOSTYN ST * GARDEN * EXISTING TECH. SCHOOL * NEW DEVELOPMENT

* SERVICE * FOREST ST

WEST ELEVATION



FOREST ST * SERVICE * NEW DEVELOPMENT

* EXISTING TECH SCHOOL * GARDEN * MOSTYN ST.

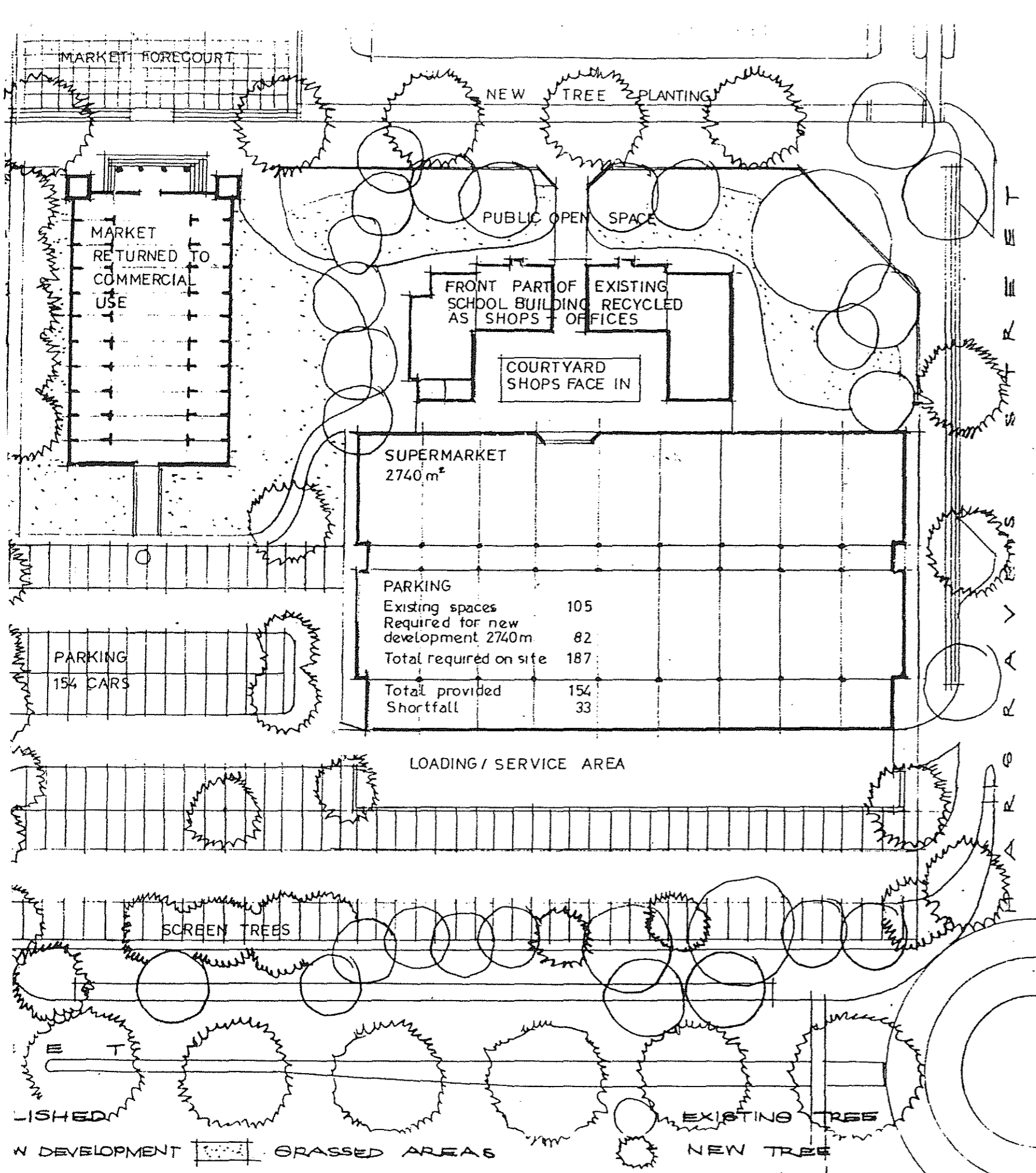
ELEVATION TO HARGRAVES STREET

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Design & Conservation Consultant,
Baxter Street, Maldon, 3463. 054-752860

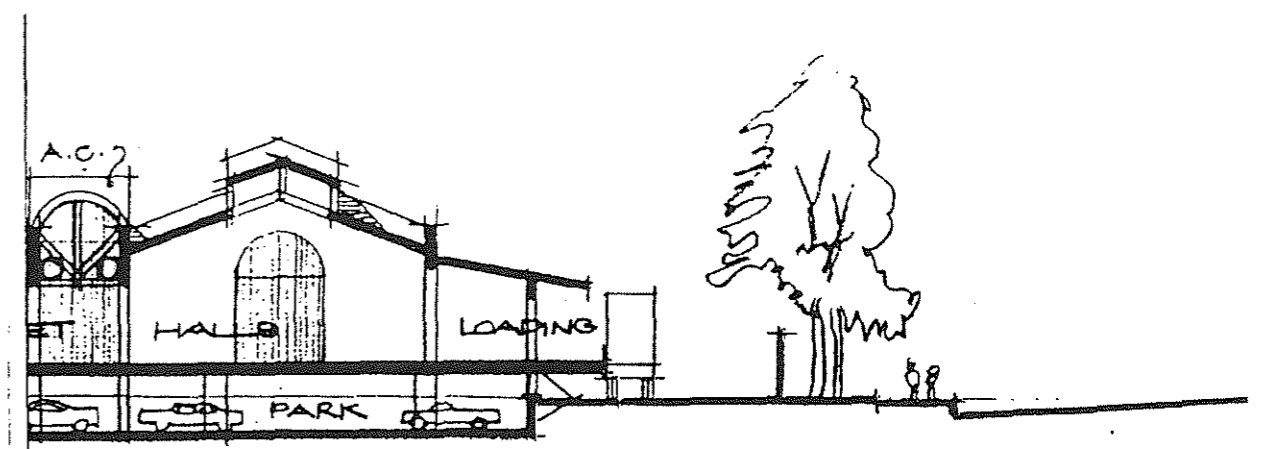
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DRAWING B796/3/21

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

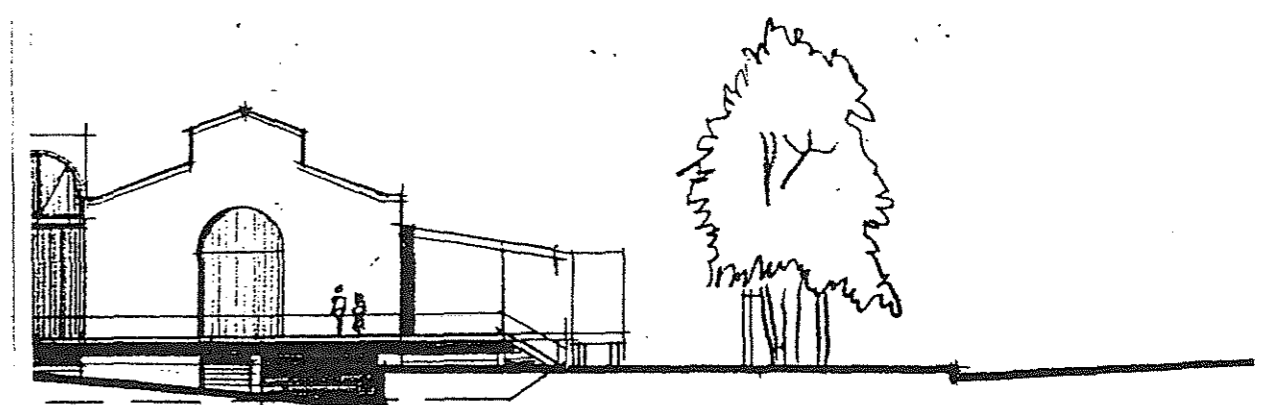
MARKET SQUARE REDEVELOPMENT POSSIBLE ARCHITECTURAL FORM



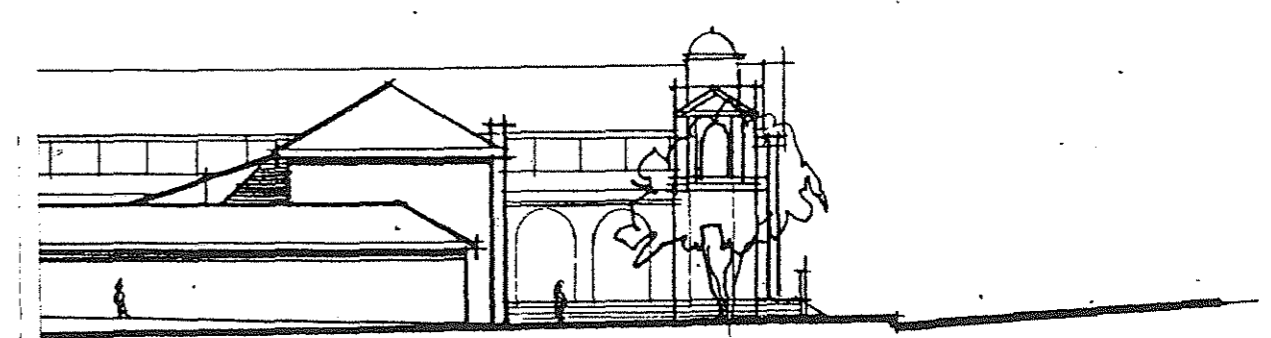
TLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 BASIC DEVELOPMENT
 T SQUARE REDEVELOPMENT DIAGRAMMATIC CONCEPT PLAN



* SERVICE * FOREST ST



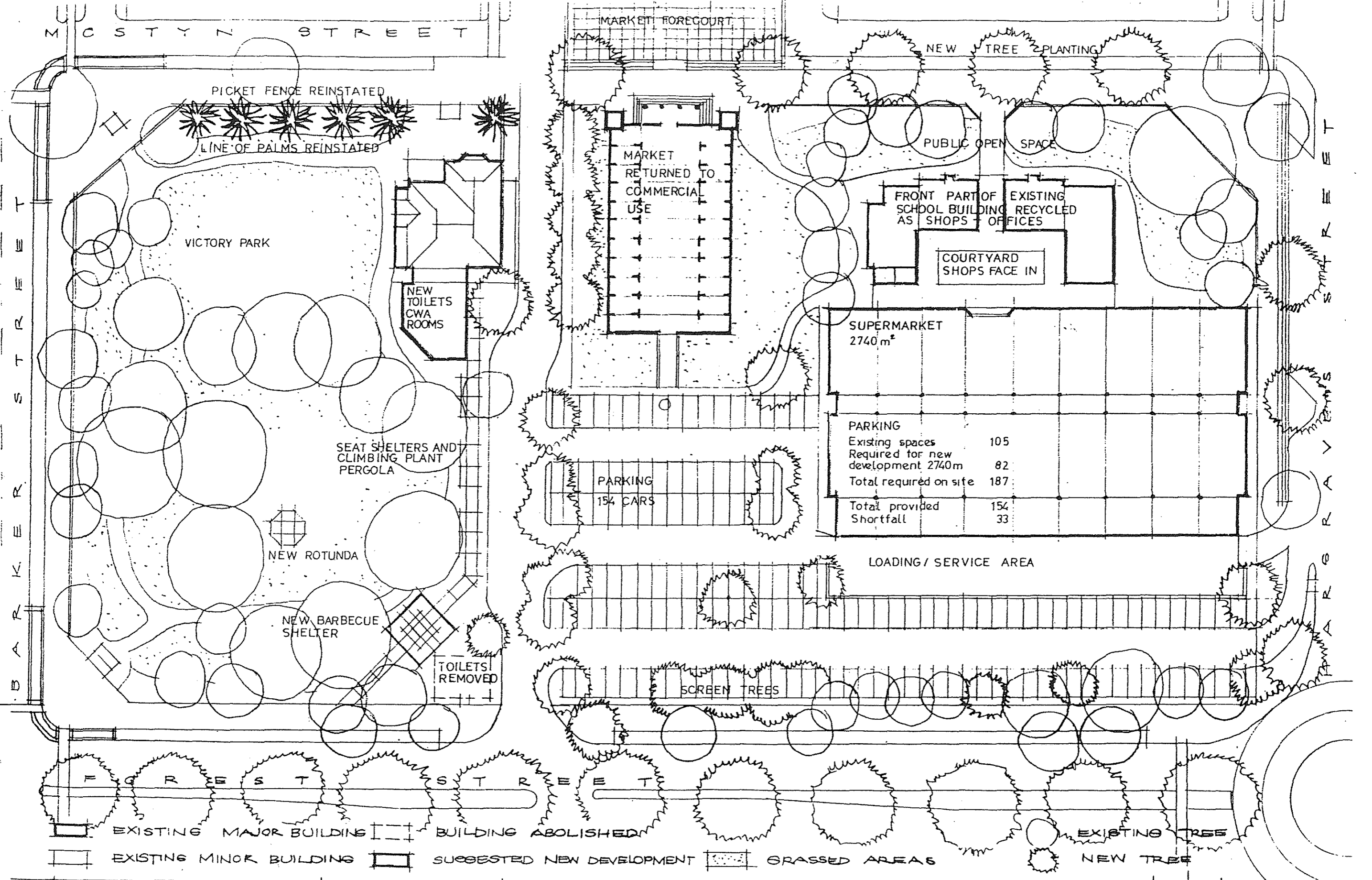
* SERVICE * FOREST ST



EXISTING TECH SCHOOL * GARDEN * MOSTYN ST.

CAPE IMPROVEMENT PLAN

T POSSIBLE ARCHITECTURAL FORM

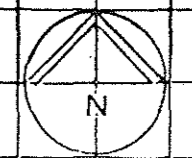


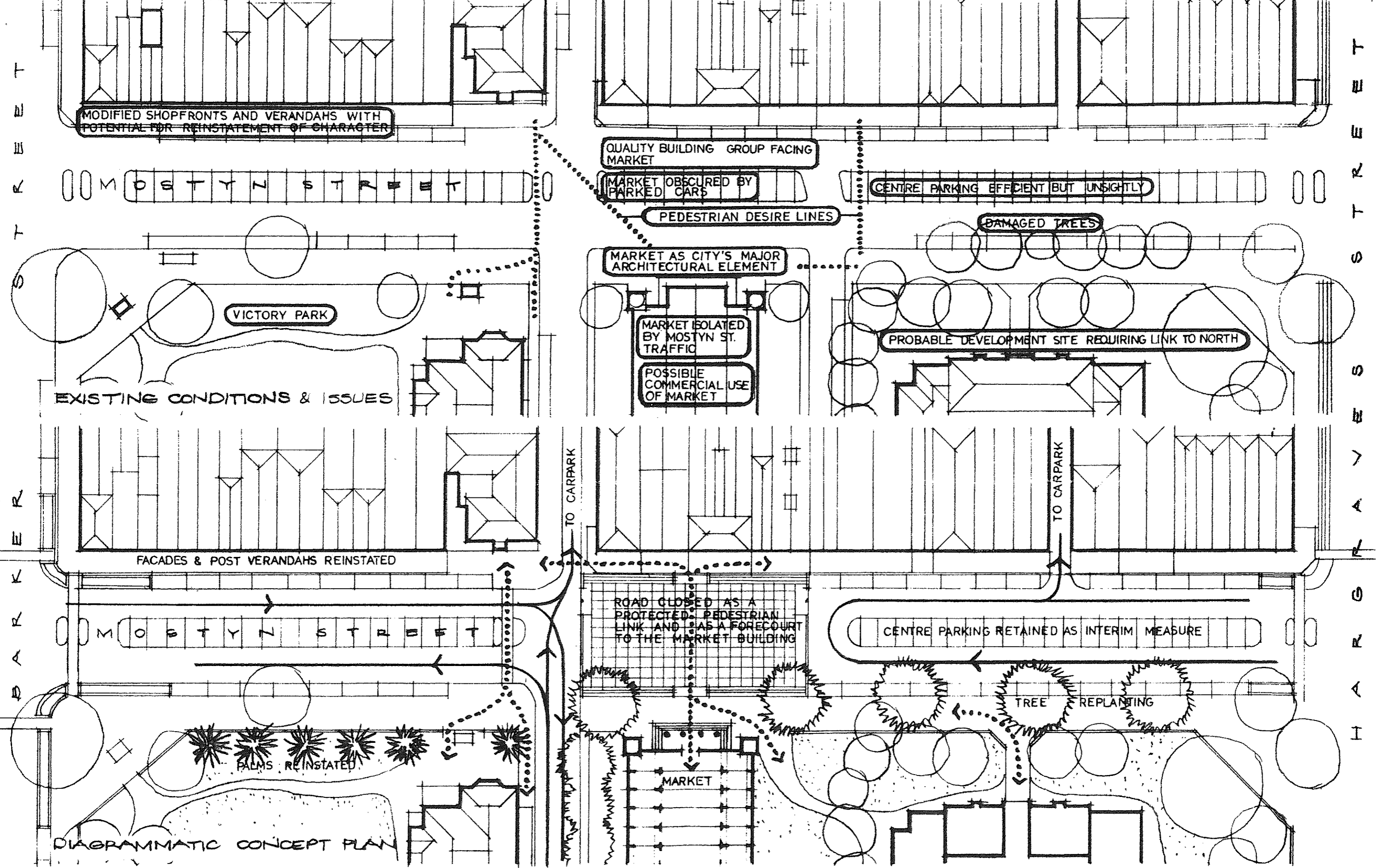
PARKING	
Existing spaces	105
Required for new development 2740m	82
Total required on site	187
Total provided	154
Shortfall	33

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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 MARKET SQUARE REDEVELOPMENT
 BASIC DEVELOPMENT
 DIAGRAMMATIC CONCEPT PLAN

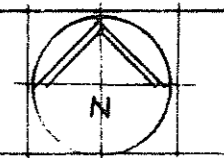


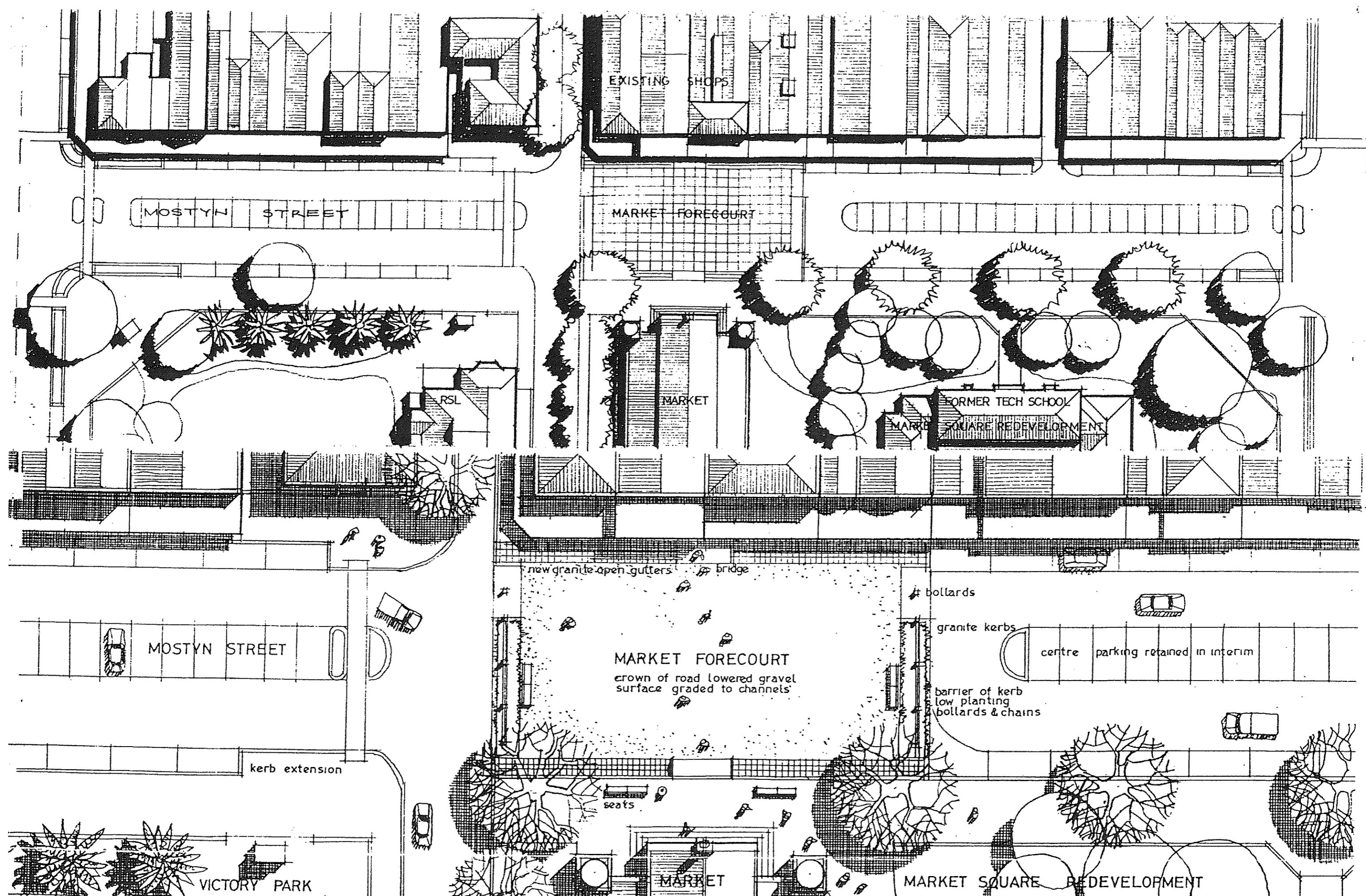


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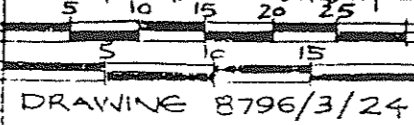
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 APRIL 1989
 DRAWING 87% 3/25

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 MOSTYN STREET / MARKET FORECOURT



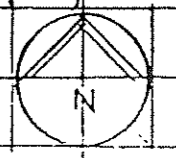


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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

MOSTYN STREET / MARKET FORECOURT



COMMERCE PRECINCT

25 - 27

MOSTYN - FOREST STREETS
KENNEDY - BARKER STREETS

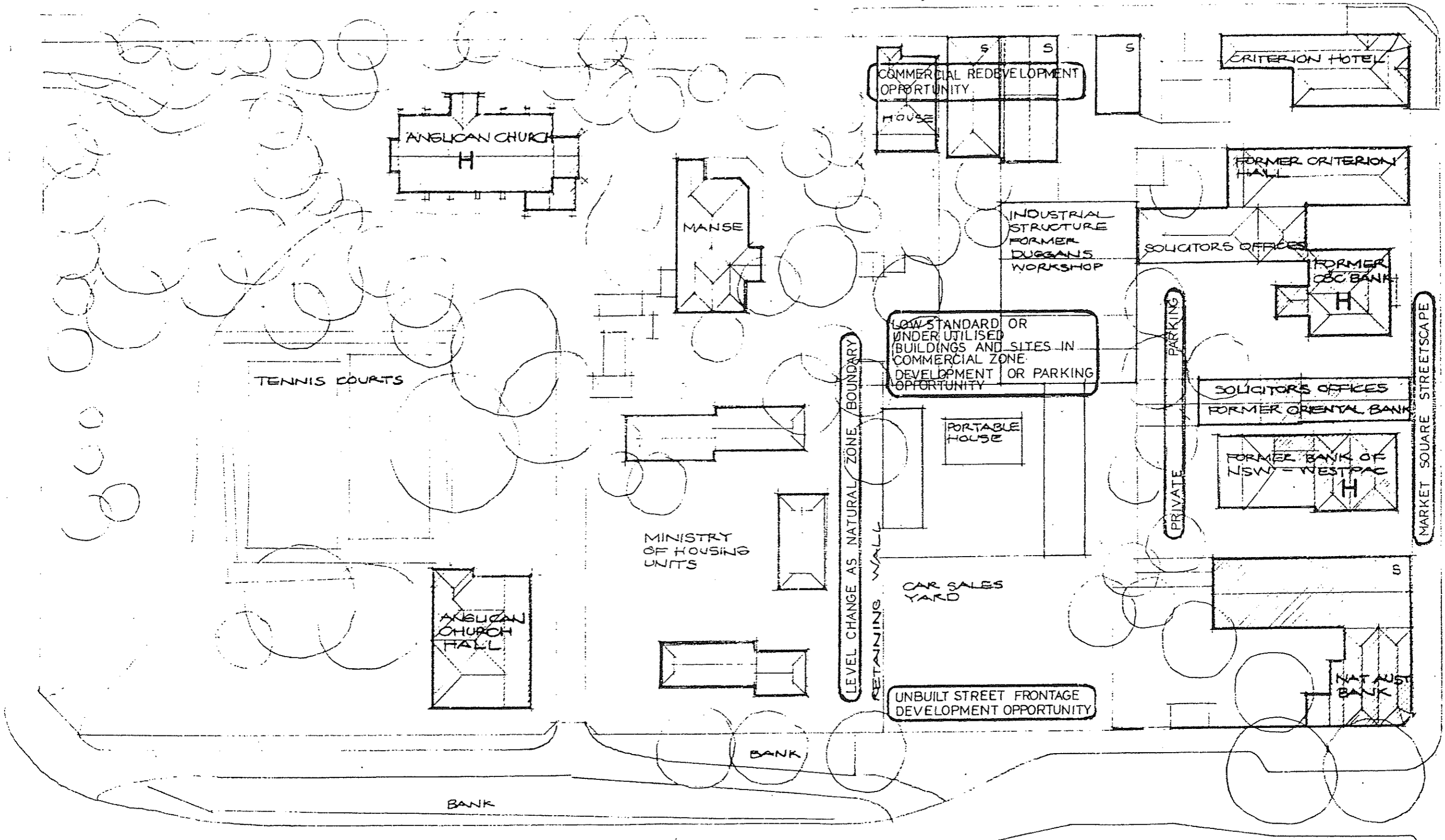
N O S T Y N

S T R E E T

EXTENT OF CENTRAL BUSINESS ZONE

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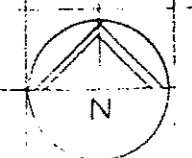
- EXISTING MAJOR BUILDING
- H BUILDING OF HISTORIC OR ARCHITECTURAL IMPORTANCE
- EXISTING MINOR BUILDING
- S SHOP
- CONTRIBUTORY BUILDING
- P PUBLICLY OWNED BUILDING
- EXISTING TREE

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 34/35 Street, Katoomba NSW 2888 084-752980

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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

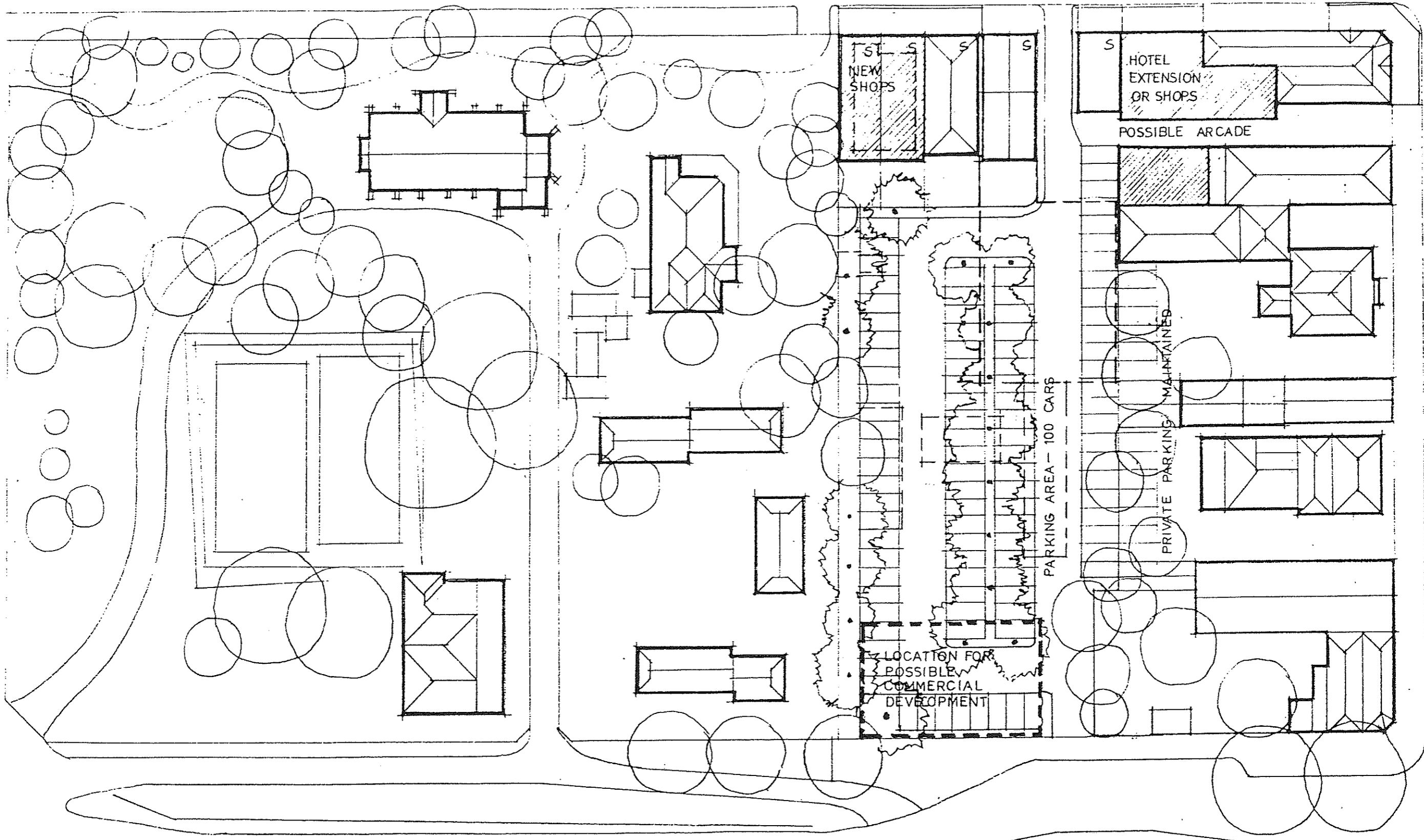
COMMERCE PRECINCT CONSTRAINTS AND ISSUES



M C S T Y N S T R E E T

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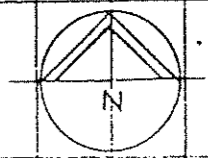
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TREVOR WESTMORE B.Arch, ARAIA
 Design & Conservation Consultant,
 Baxter Street, Malvern, 3463 054-752850

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 APRIL 1988
 DRAWINGS B736/3/26

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

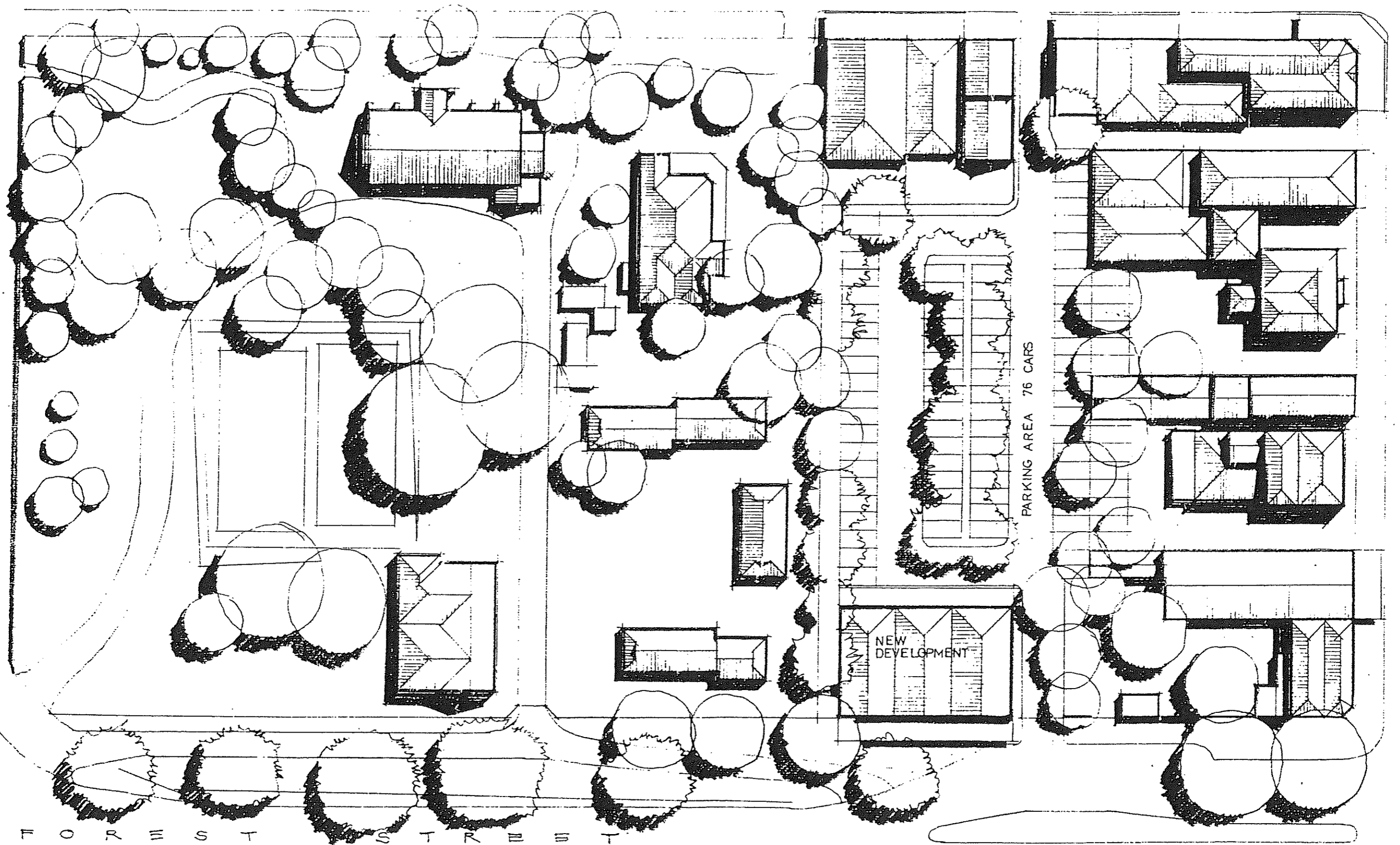
COMMERCE PRECINCT DIAGRAMMATIC LAYOUT



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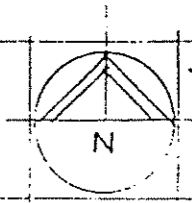
F O R E S T S T R E E T

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 Designer/Conservation Consultant
 Bayly Street, Brighton, SA 3183. 054 762850

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 DRAWING 8792/3/27

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

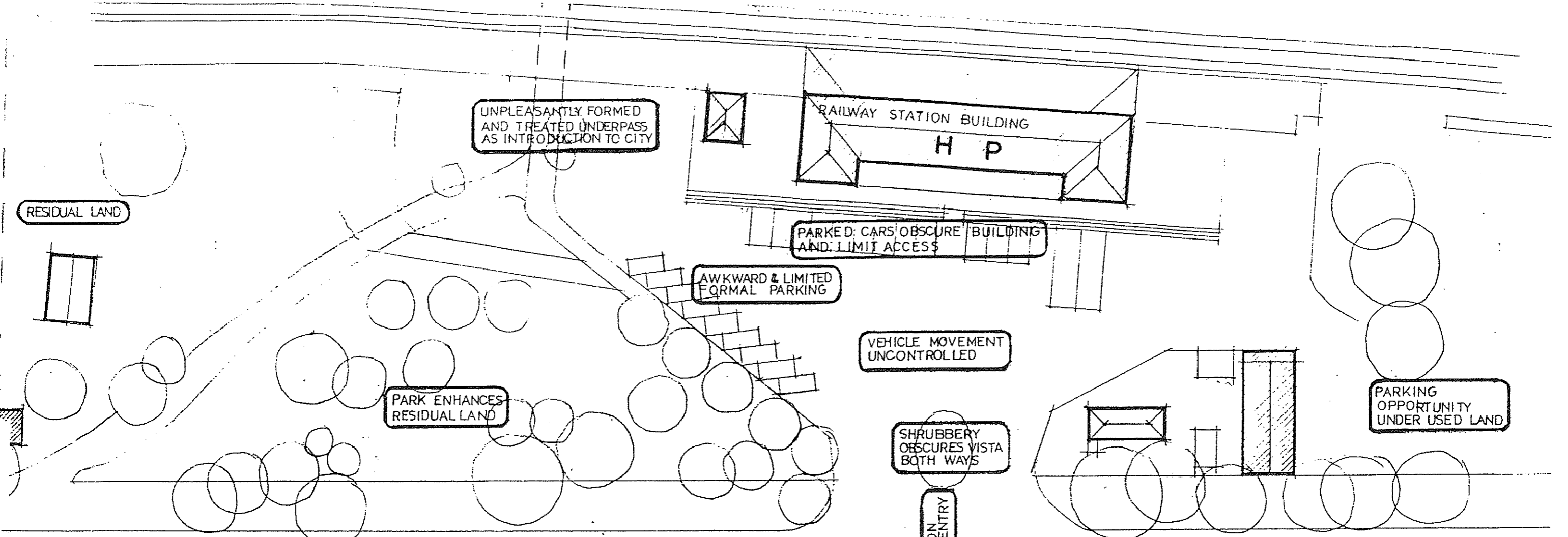
COMMERCE PRECINCT CONCEPT PLAN



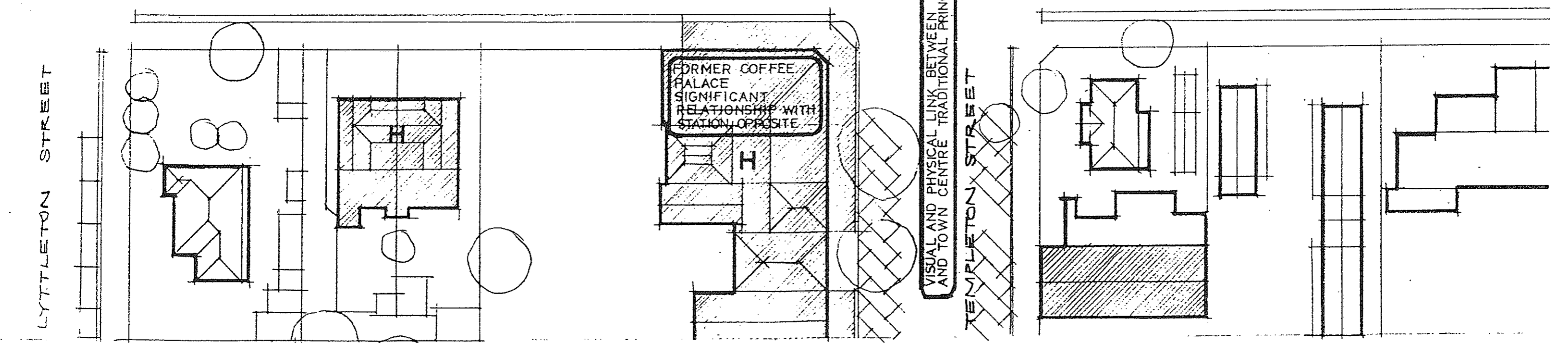
RAILWAY STATION PRECINCT

28 - 30

TEMPLETON - KENNEDY STREETS

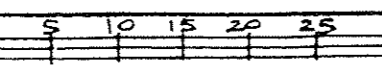


K E N N E D Y S T R E E T



- EXISTING MAJOR BUILDING
- BUILDINGS OF HISTORIC OR ARCHITECTURAL IMPORTANCE
- EXISTING MINOR BUILDING
- CONTRIBUTORY BUILDING
- PUBLICLY OWNED BUILDINGS
- EXISTING TREE

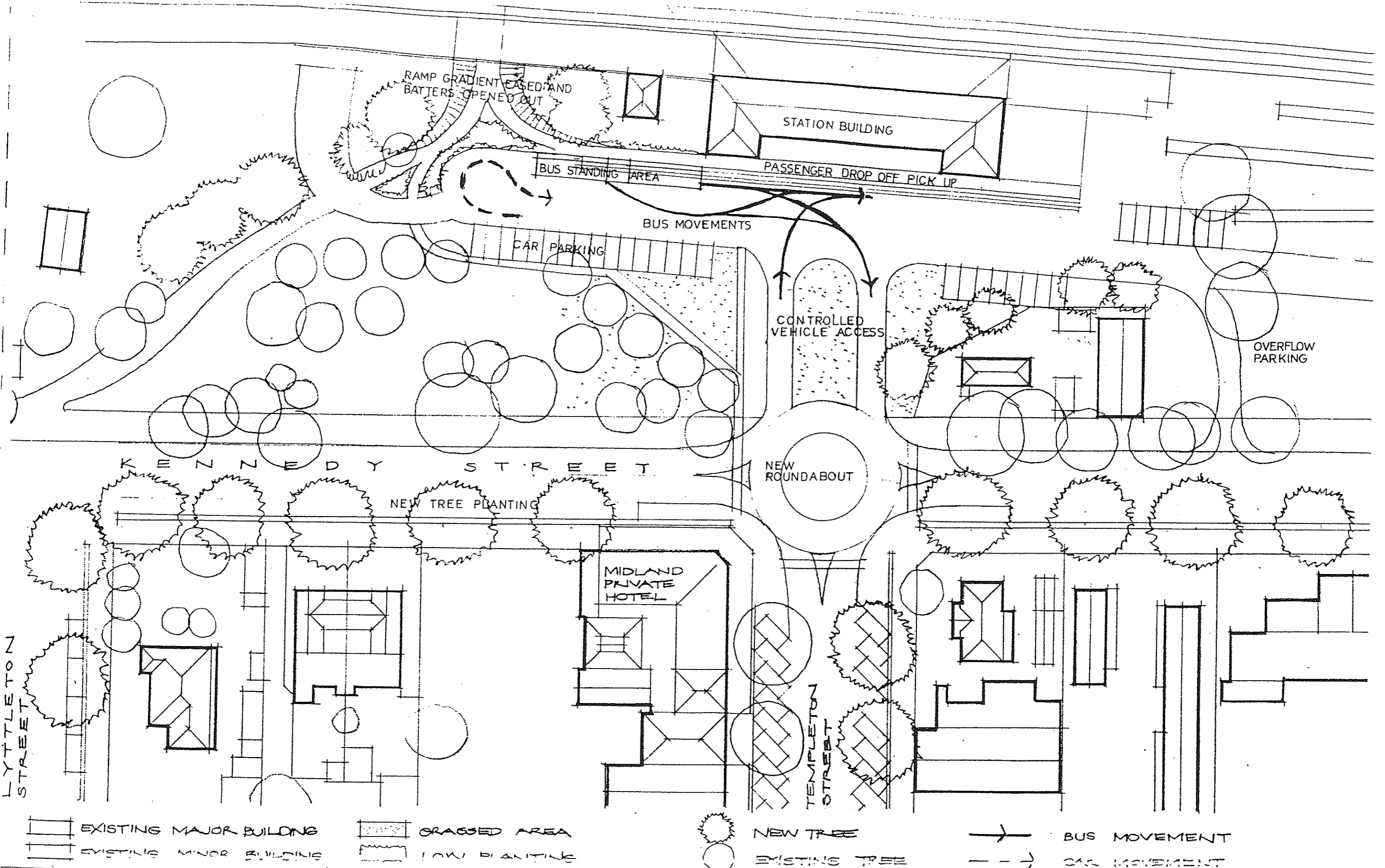
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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RAILWAY STATION PRECINCT CONSTRAINTS AND ISSUES

28



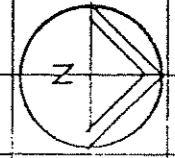
- EXISTING MAJOR BUILDING
- GRASSED AREA
- EXISTING MINOR BUILDING
- NEW TREE
- LOW PLANTING
- EXISTING TREE
- BUS MOVEMENT
- CAR MOVEMENT

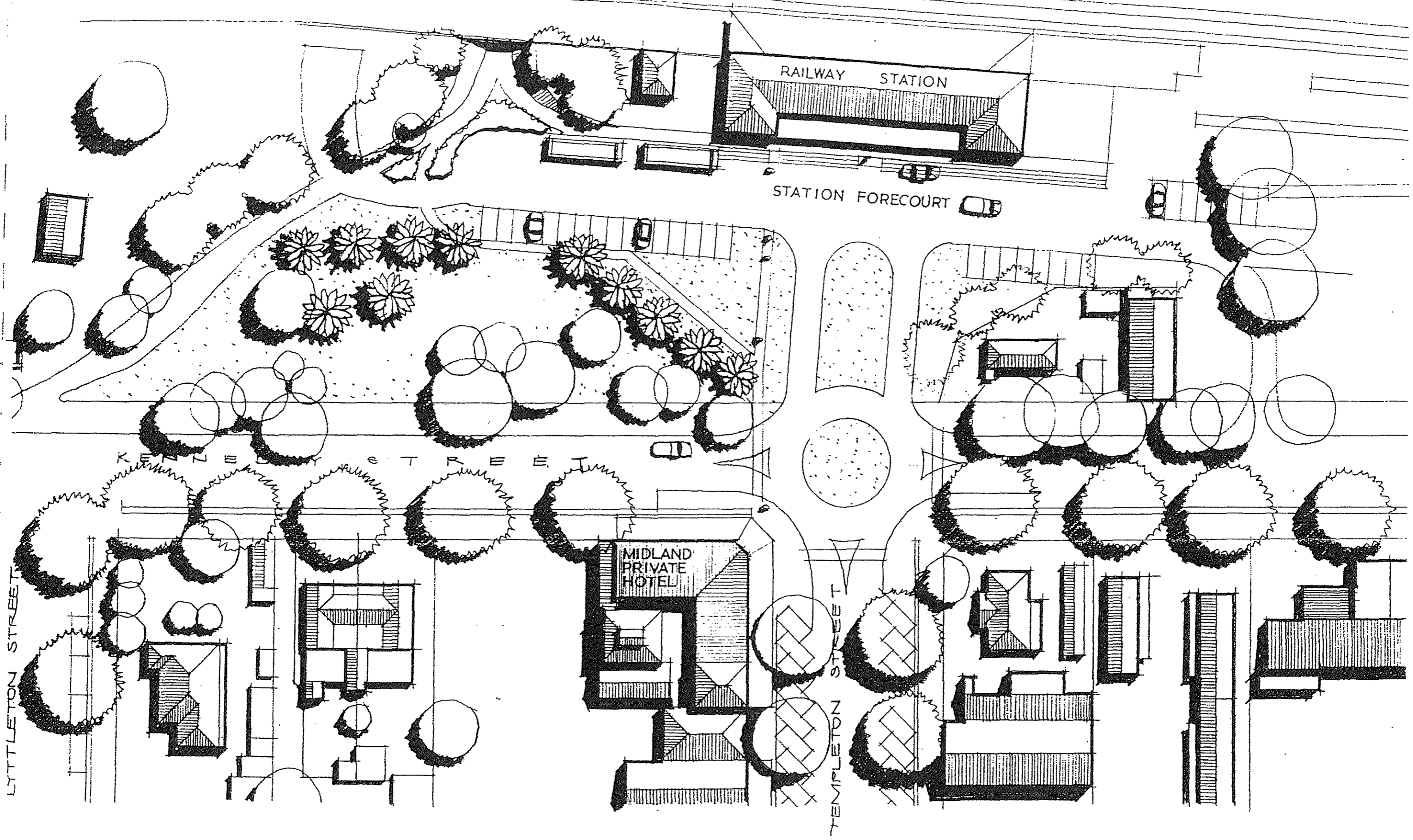


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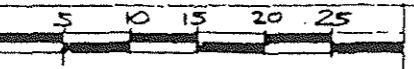
CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RAILWAY STATION PRECINCT DIAGRAMMATIC LAYOUT



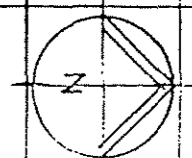


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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN

RAILWAY STATION PRECINCT CONCEPT PLAN



PROJECT DRAWINGS

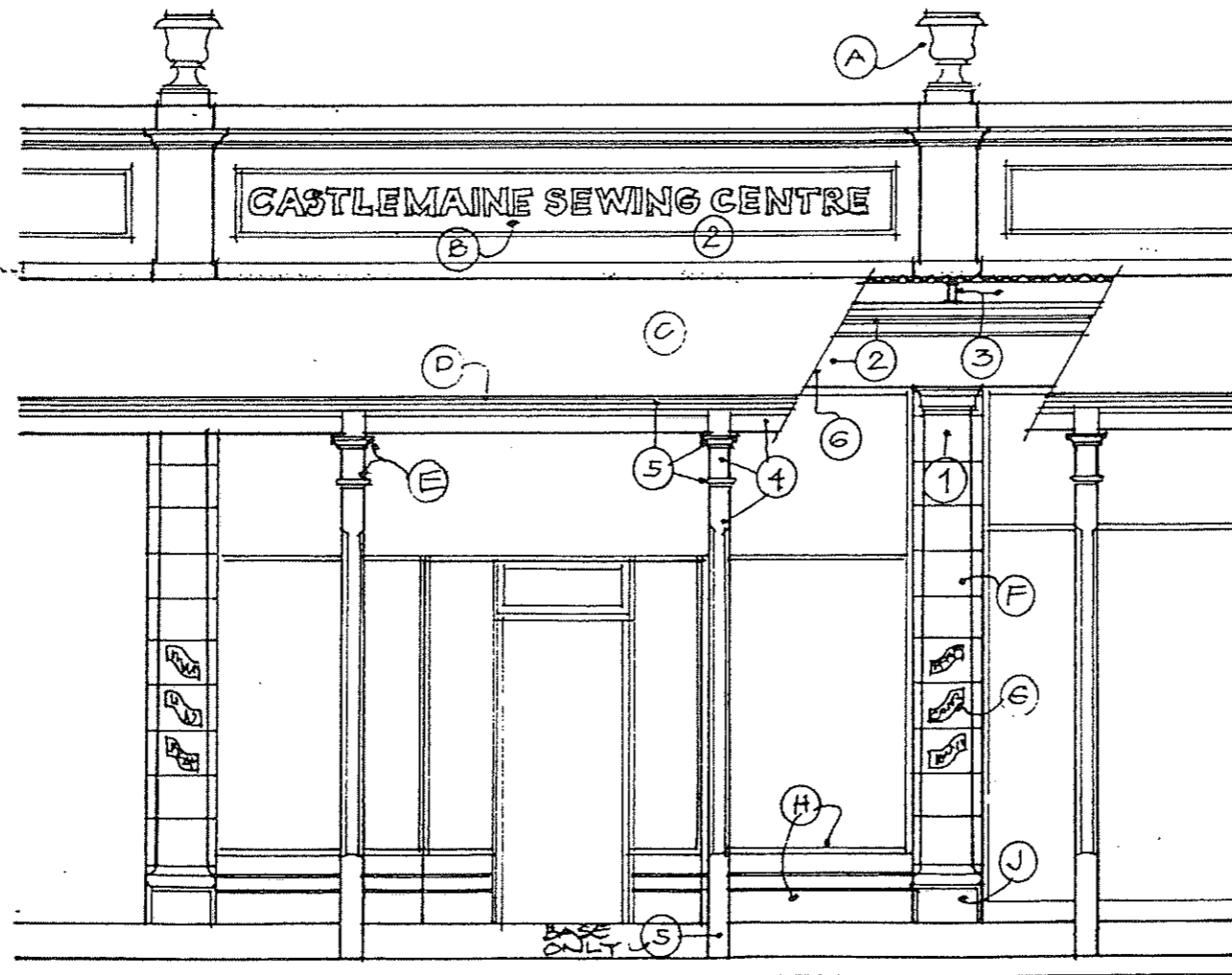
67-9 MOSTYN STREET
95 MOSTYN STREET
247 BARKER STREET
244 BARKER STREET

ACCESSORIES
 THREADS
 SEWING MACHINES & SERVICE.
 SALES & CLAR BETH GIFTS.
 JEWELLERY & SOUVENIRS
 ANNIVERSARY GIFTS

SIGN ON GLAZING ABOVE DOOR TO FURTHER DETAIL

SIGNAGE ON GLAZED PANEL ABOVE SHOP WINDOW TO FURTHER DETAIL AND GENERALLY AS BELOW (COLOURS TO FURTHER DETAIL)
 LARGE LETTERING 'IONIC' (CLARENDON BOLD)
 SMALL LETTERING 'GROTESQUE' (SANS-SERIF)

& KIMNOR



- A. CLEAN DOWN TERRACOTTA URNS
REPAIR PARAPET RENDER PARTIC. CAPPING
 - B. SIGN IN PANEL
'IONIC' (CLARENDON BOLD) AS ABOVE
 - C. REPAIR ROOF STRUCTURE AS NECESSARY
REPLACE CORRUGATED IRON
 - D. REPLACE GUTTER, GUTTER BOARD ETC AS SHOWN BELOW NOTE SPIKE & TUBE FIXING
 - E. REPLACE NECK MOULDINGS TO EXACTLY MATCH THOSE ON ADJACENT SHOP
 - F. RECONSTRUCT TIMBER FACINGS TO PIERS TO EXACTLY MATCH THOSE ON ADJACENT SHOP
 - G. SIGNS ON TIMBER FACINGS TO OWNER REQUIREMENTS AND TO FURTHER DETAIL
 - H. RETAIN EXISTING TILES AND METAL SHOP FRONT
 - J. RENDER BASES TO SIMULATE STONE OF ADJ. SHOP
- KERB

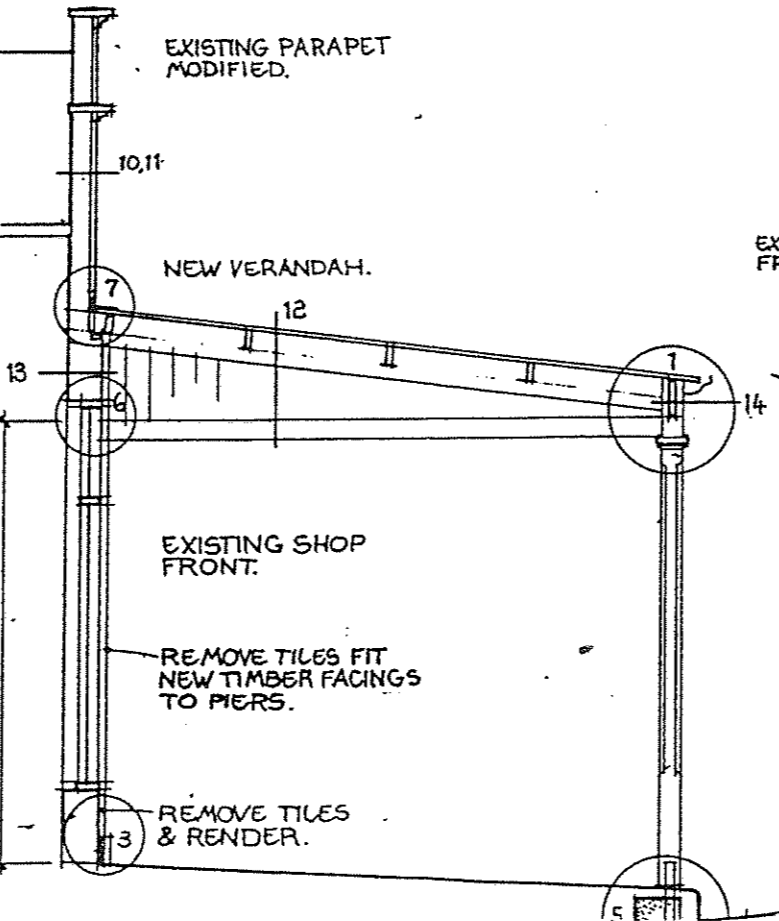
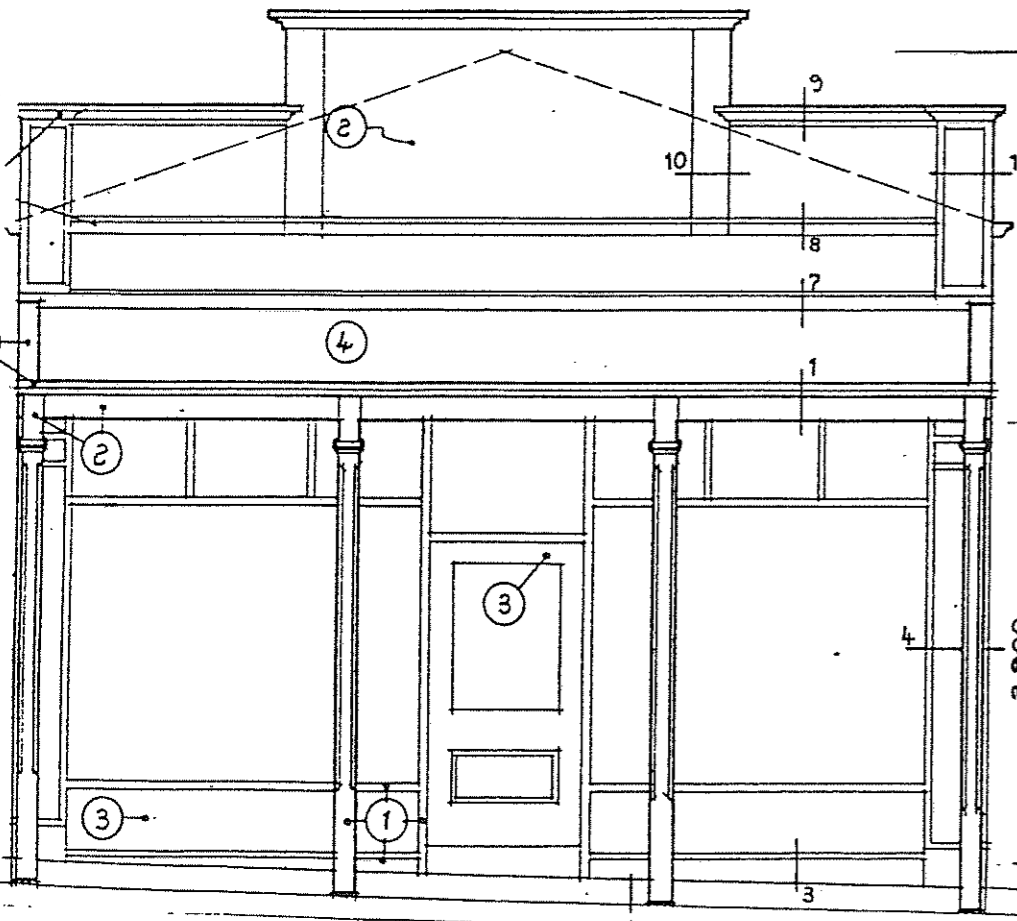
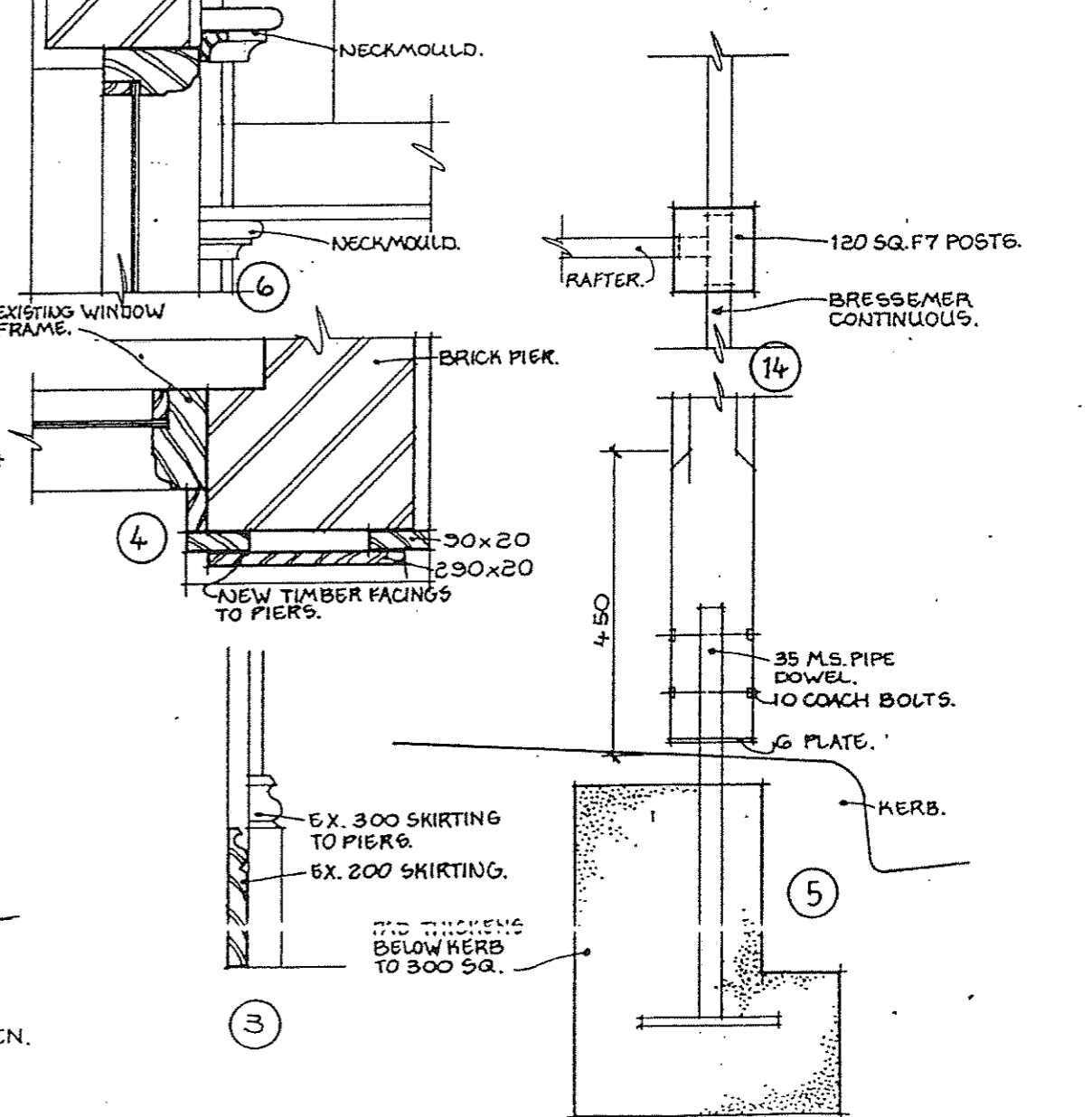
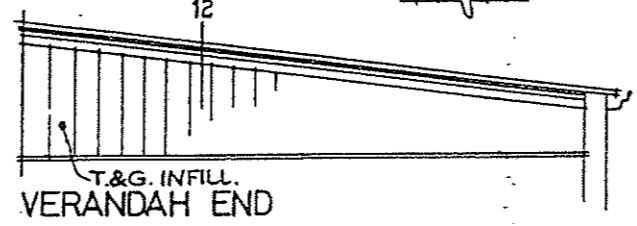
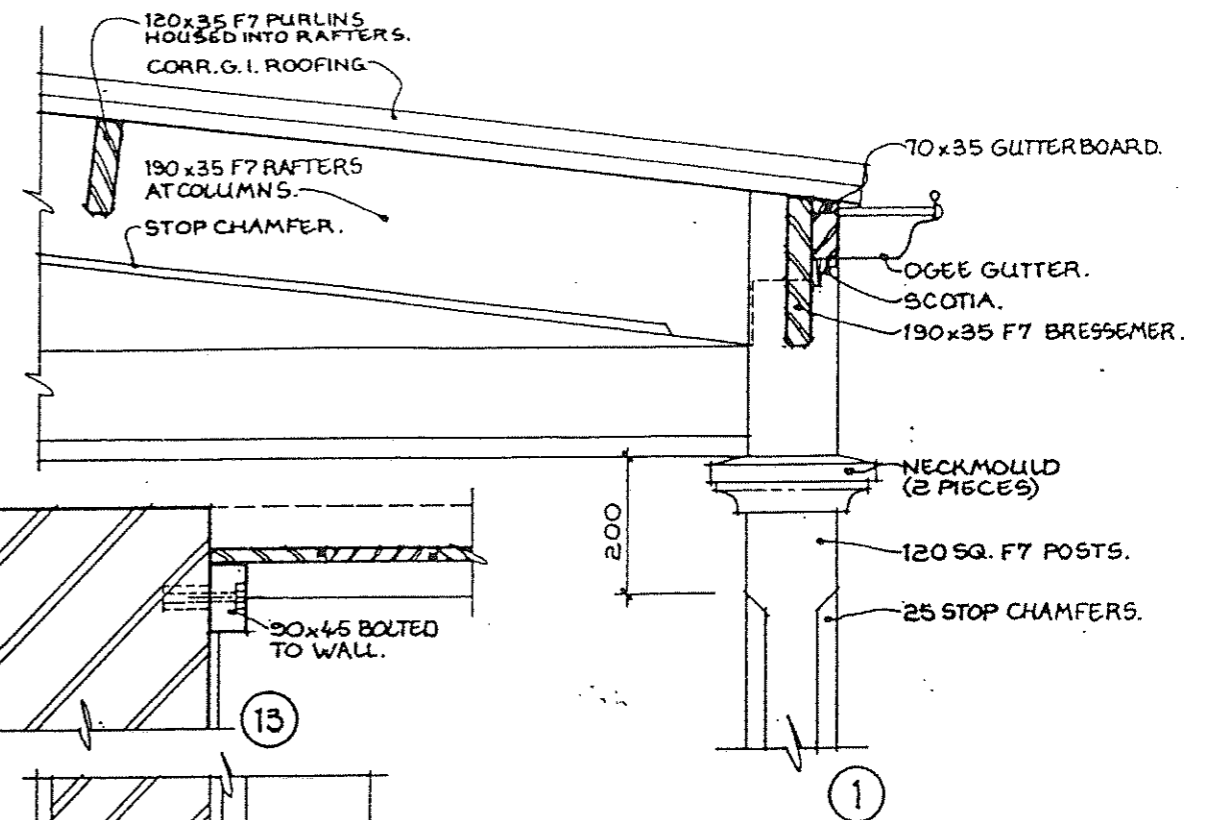
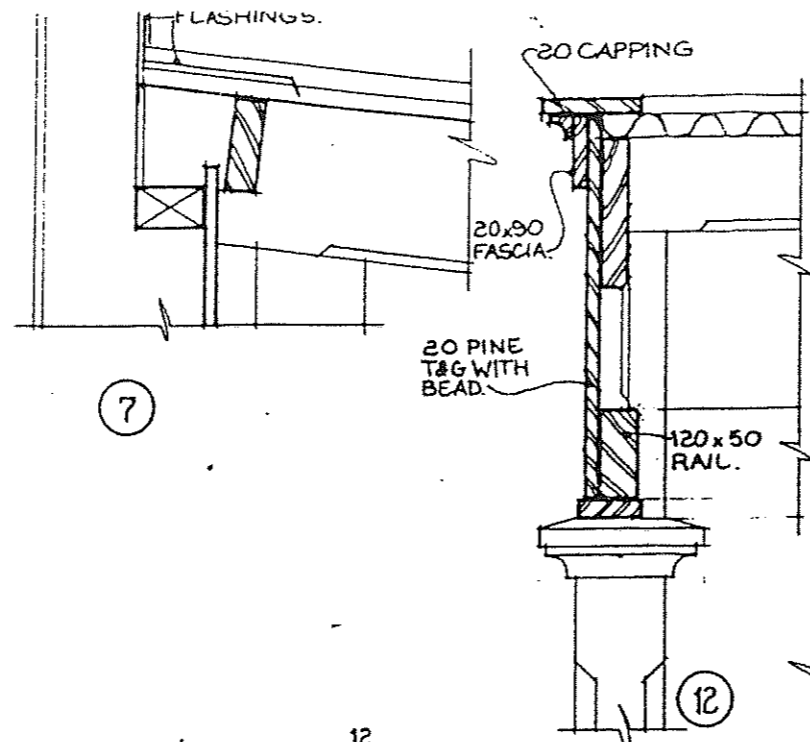
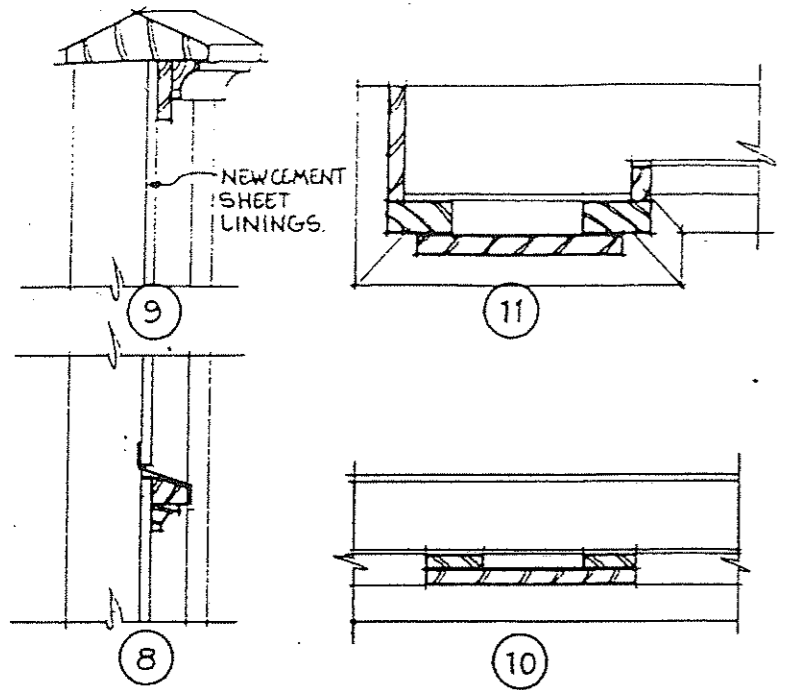
ELEVATION TO MOSTYN STREET

COLOURS BY HAYMES PAINTS (DALES DISCOUNTS)

- 1. BLUESTONE GREY (SPECIAL)
- 2. KOALA GREY
- 3. BECUTT
- 4. CUMBERLAND STONE
- 5. DEEP INDIAN RED
- 6. GREY-GREEN (U'SIDE IRON)

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CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 IMPROVEMENTS TO 95 MOSTYN STREET
 June 1988 Books 1-50 & 1-10 Drawing T.I.P.P./2



ELEVATION TO BARKER STREET

SECTION

- COLOURS
 1. DEEP BRUNSWICK GREEN.
 2. CREAM.
 3. SKY
 4. MIDDLE GREEN.

VOR WESTMORE B.Arch, ARAIA
 Design & Conservation Consultant,
 100 West Street, Nelson, 3453. 054-752850

CASTLEMAINE TOWNSCAPE IMPROVEMENT PLAN
 IMPROVEMENTS TO 244 BARKER STREET
 July 1988 Scale 1-50 & 1-10 Drawing T.I.P.P./4