



4.0 Site Analysis

4.1 Site Analysis

A detailed site analysis of the town was also undertaken by the project team, to gain an understanding of the physical form of the town, and the character and function of streets and open spaces throughout the town.

Looking at the town holistically, this analysis is split across the following themes:

- Access & Connections
- Wayfinding & Visual Character
- Open Space Provision
- Destinations

Supported by the community consultation and cognitive mapping, this analysis forms the basis of thinking for the development of the urban design framework and future planning of the town.

4.2 Access & Connections

Dysart's road layout is defined by the wide road corridors of Queen Elizabeth Drive and Garnham Drive, supported by a secondary network of roads arcing around the town centre.

The lack of direct connection roads between the town centre and residential areas slightly reduces the legibility of this secondary vehicular network, preventing direct views to the town centre, despite Dysart's relatively compact size.





Conversely, the provision of numerous direct open space links through these residential areas to the town centre provides a strong base pedestrian pathway network.

The gentle topography and compact nature of the town enhances the ease of pedestrian and cyclist movement around town, however is let down by absent or discontinuous footpaths.

The town centre itself offers little legibility or ease of access for either pedestrians or vehicles, with vehicular access to the shopping centre and civic facilities located via Shannon Crescent.

Despite the extent of open space, pedestrian access within the town centre is interrupted by fences, barriers and road crossing deterrents, due to perceived risks to pedestrian safety by speeding motorists.

1. Major routes into the town create a sense of arrival- but need improvement and reinforcement
2. Good road network (highly accessible and suitable for pedestrians and cyclists)
3. Limited pedestrian footpath access
4. Open links (opportunities to improve and reinforce)
5. Important informal recreation links and access (need to reinforce)
6. Small scale of town provides opportunities for a 'walkable' environment- but need to increase amenity to encourage this culture to develop further

-  major road corridors
-  road access
-  open space connections
-  major footpaths
-  informal footpath connections
-  walking distance in metres



4.3 Wayfinding & Visual Character

Depending on one's approach, the journey to Dysart provides dramatic vistas to ancient volcanic formations, ranges, bushland and sweeping agricultural plains.

This sense of openness and natural character carries into the town itself, characterised by copse plantings of eucalypts at the intersection of Garnham Drive and Dysart-Moranbah Road, along the Dysart Connection Road (associated with Hewitt Park) and within the open space connections throughout town.

The character of the town's built form however, projects an image of fatigue and neglect, with exception to several newer development, such as the Recreation Centre and Country Roads Motor Inn. The most poorly presented area, as identified strongly throughout the consultative processes, is the Garden Plaza Shopping Centre and its surrounding car parking areas within the town centre.

As mentioned within 'Access and Connections', wayfinding within the town centre is limited. This also applies to the 3 town entrances, which do not provide a strong sense of arrival into Dysart, or a sense of the facilities or destinations within the town.

1. Lack of defined entrances and sense of arrival- requires improvement
2. Legible road network to bring people into town but no presence- potential for landscape and public art
3. Major views and viewing points from elevated recreation areas
4. Views through the town- there exists an opportunity to reinforce and increase connection to the town centre as a destination
5. No defined edge to town centre, and vehicular access from Queen Elizabeth Drive is poor
6. Town Centre appears undefined and fragmented- key facilities and access points are not clearly legible



views and vistas



lack of definition & sense of arrival



undefined centre



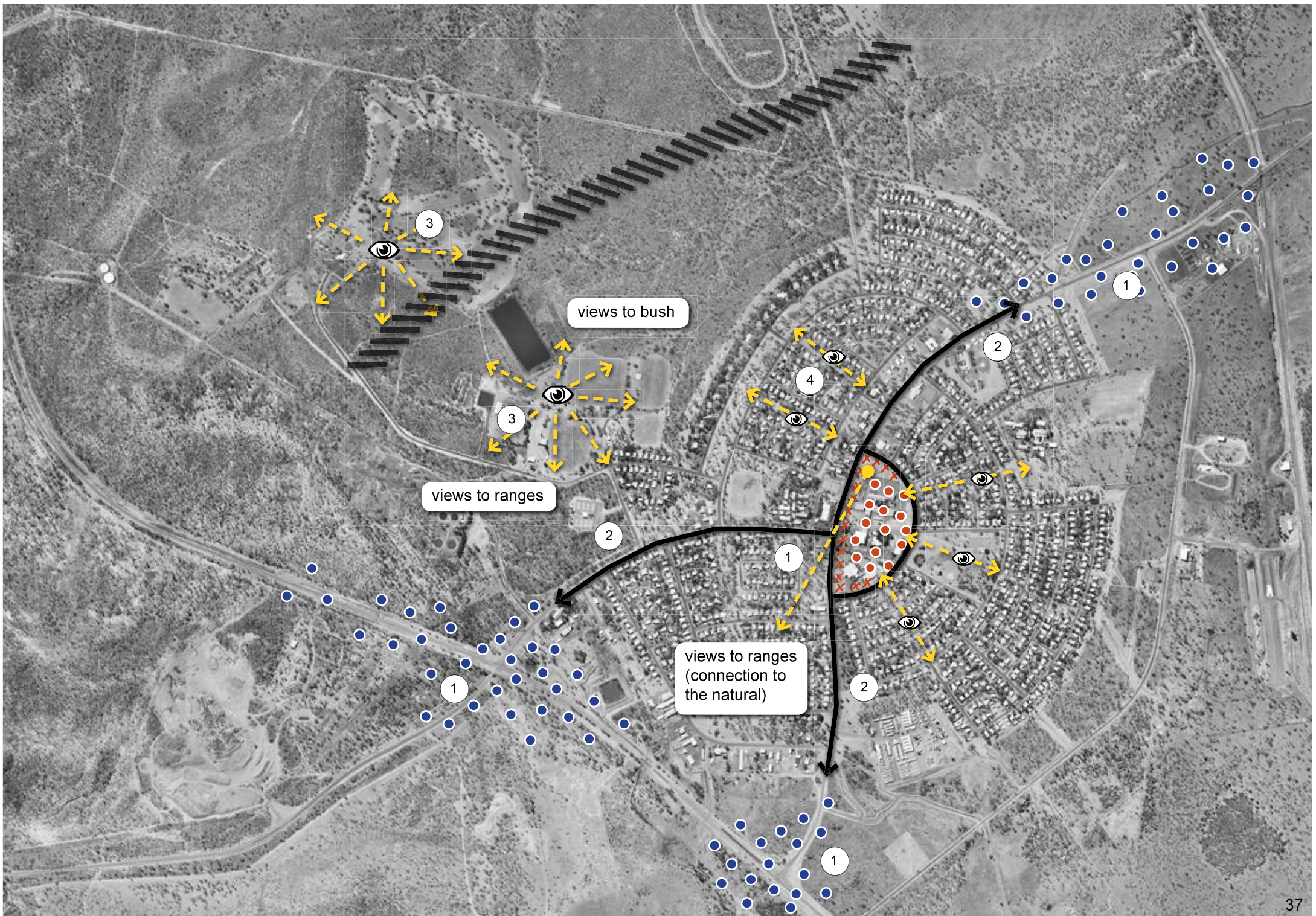
lack of access & legibility



open space connections



ridge line



views to bush

views to ranges

views to ranges
(connection to
the natural)

4.4 Open Space Provision

A significant proportion of Dysart's footprint consists of open space, including public open space (parks, pedestrian links and reserves), open space associated with schools, sporting fields and road reserves or open space associated with residential development.





The primary challenge Dysart faces in relation to these open space areas is their ongoing maintenance and 'spreading thin' of infrastructure such as seating, shelters, play equipment, sealed pathways and lighting.

This has resulted in a 'quantity over quality' approach to open space provision, with poorly functioning parks and large areas of open space surrounding buildings in the town centre with limited community purpose.

Correspondingly, as expressed within the consultation, community pride and ownership of these spaces is minimal.

In direct comparison, facilities such as the Dysart swimming pool and sporting grounds, which feature well maintained landscape with shelter and seating, are greatly appreciated and utilised by a broad cross section of the community.

1. Well located, structured open space provision providing strong linkage through the town
2. Need to increase linkages to key destinations
3. Opportunity to strengthen links to recreation areas
4. Potential to increase links to surrounding natural open space
5. Town entry landscape; potential to develop as improved sense of open space
6. Limited open space or public realm function within town centre

-  public open space
-  internal open space associated with schools
-  other open space associated with leisure and recreation
-  natural or undeveloped open space (surrounding landscape)



Pony Club

Dysart Golf Club

Sports Grounds

Primary School Oval

High School Oval

Centenary Park




4.5 Destinations

Dysart's primary attractions from a community perspective include the swimming pool complex and the sporting grounds. Together, with Centenery Park, Dysart Recreation Centre and the Golf Club, these key facilities form a strong east-west axis of leisure and recreation facilities, along with both Dysart Primary School and Dysart High School.

Queen Elizabeth Drive acts as a north-south axis accommodating numerous civic, community and commercial facilities, including the Dysart Community Centre, Dysart Civic Centre, the Garden Plaza Shopping Centre, Jolly Collier Hotel, Country Roads Motor Inn, Jacaranda Court Shopping Centre, Dysart Bowls Club and Dysart Hospital, among others destinations.

As mentioned within the community issues and opportunities summary, due to high lease rates in recent times a number of commercial businesses have migrated from the town centre to the industrial/commercial estate along Murphy Street, or have opted to function as home businesses, reducing the vibrancy and service capability of the Town Centre as a destination for the community.

1. Importance of the North/South main street (commercial & civic)
2. Interconnection of open space, schools (East/West) and recreation facilities
3. Need to reinforce town centre as a destination
4. Importance of surrounding landscape areas- provision of natural open spaces and contrasting urban condition

-  retail & commercial
-  civic purpose (library/church/police/school)
-  leisure & recreation



