

Beaumaris Concourse Streetscape Works Update



The Beaumaris Concourse Streetscape Masterplan (BCSM) consists of a number of design elements to create an attractive and accessible shopping precinct. Works are well underway but the overall vision is yet to be realised with native landscaping; street furniture, including custom seating and decorative bollards; and other elements; still to be completed. Traders are progressively putting back their signs, tables, chairs and umbrellas to further establish a community atmosphere in the Concourse.

When will the works be completed?

Weather permitting, the works are scheduled to be completed by 30 November 2019.

Community concerns

We are aware of concerns with key aspects of the process and implementation and we encourage the community to wait until the works are finished to fully appreciate the vision of the BCSM and assess the liveability of the precinct.

It is quite common in all streetscape projects to reassess the overall look and feel of a masterplan implementation to see if it delivers the desired effect at the end of the project. There

may be an opportunity to make adjustments to the Concourse streetscape based on community feedback, once the streetscape works are fully completed. Council is reluctant to affect the economic viability of the Concourse by prolonging construction during the busy Christmas trading period.

Consultation process

The extensive consultation process for developing the BCSM took place over two years, involved five stages and had input from traders, residents, shoppers and an independent community reference group.

Somehow we still missed the mark though as we are hearing that the community didn't fully understand the use of asphalt for footpaths. We apologise that the artist's impressions used in our consultation communication showed a limited aspect of the new streetscape, leading people to believe that decorative stone concrete paving was to be used throughout the precinct.

We have learned from this experience and will ensure that our artists' impressions are more indicative of the overall design rather than a small element in future projects.



Why couldn't we keep the red brick pavers?

One of the key pieces of feedback from the early streetscape plan consultations was that the red brick pavers were considered an unsafe surface for people with mobility issues. There was a strong preference for the pavers to be replaced with a smooth surface.

What is happening with the old pavers?

Some pavers have been re-used in the concrete seats and bollards to be installed in the centre shortly. The pavers removed from site are being sent to a recycler for reuse as quarry products.

Why couldn't the decorative concrete paving be used for all footpaths?

The decision to use a mix of asphalt and concrete paving was based on a number of considerations, namely:

- a. While concrete paving is an attractive surface at the time of installation, it is more readily stained and marked than asphalt and more difficult to repair when service authorities undertake works on the footpath, leading to a patchwork of street repairs. As a result, over time, the asphalt provides a more sustainable finish.
- b. Asphalt minimises disruption to businesses and the community during construction, as it has significantly shorter installation times than concrete paving.
- c. Asphalt is a common surface in shopping centres, and is used in other centres across the city, including Martin Street and Bay Street in Brighton and Hampton Street, north of Willis Street in Hampton.

Will the footpath asphalt be unreasonably hot in summer?

All surfaces get hot in high temperature summer days. Asphalt is commonly used in all urban cities and widely used as footpaths across metropolitan Melbourne. It has been used across Bayside in activity centres and residential streets without complaint for many years.

Footpaths in activity centres are shaded by shop awnings and are also designed to resist the loading of pressure from outdoor chairs without damage to the surface.

Quality of works

Defects occur on every building and infrastructure project. Council's Project Manager regularly assesses the quality of works and works with the contractor to rectify defects.

One of the main issues is the area in the South Concourse where Telstra returned unexpectedly after the scheduled NBN works and ripped up Council's newly laid footpath surface. This will be rectified but was not part of the original scope of works and is a variation to the current work schedule.

Defect inspections are a routine part of contract works. Usually defects are repaired at the end of the project.

Further information

There is additional information on the project page on our website that you may find useful including:

- copy of the Streetscape Masterplan
- details of consultation process
- Notice of Motion that was put the April Council meeting and the resultant report that followed
- how petitions are tabled and dealt with

To subscribe to receive email updates on the project, subscribe via our website bayside.vic.gov.au/haveyoursay

To provide further feedback or make a complaint, please contact us via email at enquiries@bayside.vic.gov.au or using www.bayside.vic.gov.au/contact-us

For specific questions about the current works, Project Officer, Martin Neville, can be contacted via email at mneville@bayside.vic.gov.au or call 9599 4758.

