



# Master Plan



## C1. Master Plan Goals / Overview

The Master Plan responds to the project vision and objectives, site conditions, functional requirements and implementation considerations.

This Streetscape Master Plan has been designed to respond to the specific values, functions and physical features of the Village, providing an integrated and accessible town for all users, which is inter-connected with its surrounds.

The Master Plan provides for:

- Efficient, safe and attractive public streets and spaces that facilitates movement, enjoyment and the economic growth of the Village.
- Increased prominence and use of Station forecourt as a new Village Square.
- Increased use of underutilised street spaces, introducing a mix of new landscape materials, infrastructure and planting, to supporting the use and growth of Sandringham Village.

It is a staged, multi-faceted and flexible plan that comprises:

- a new public plaza / town square connecting the Station to the Village;
- relocated and upgraded bus stops to the north and south of the Station (still within close proximity);
- a new civic public space on Waltham Street, connected to the library;
- refurbishment and upgrade of Waltham Street, Station Street North, Station Street South, Melrose Street and Bay Road with new paving materials and public realm infrastructure.
- The streetscape widening of Waltham Street and Station Street South to enhance the pedestrian experience (within the existing road alignment);
- enhanced and expanded public space at the corner of Bay Road and Station Street South; and
- Planting / public realm upgrade on the corner of Melrose Street and Beach Road to enhance wayfinding.

Importantly, the initiatives are all public, civic and transport-related, and hope to establish the conditions to attract investment, forming a ‘catalyst’ for further upgrades and revitalisation of the Village over time.

New public space and enhanced pedestrian routes reconnect the Station Forecourt and key arrival points into the Village, amongst its existing radial street alignment. The Village is reorganised to remove and manage conflicts between vehicles and pedestrians, and provide seamless connections between public transport modes.

New public spaces and enhanced streetscapes provide for further activation, whilst re-energising existing assets.

The remainder of this chapter is broken into key area plans, which illustrate and explain the design intent for the Village. The Village has been broken up into five (5) areas, as follows:

- Area 01: Village Square / Station Forecourt
- Area 02: Waltham Street / Civic Space
- Area 03: Station Street South / Bay Road
- Area 04: Station Street North
- Area 05: Melrose Street

Each Area also provides a response to Village Character through the designs of each space, and how the Master Plan seeks to enhance this throughout Sandringham Village.

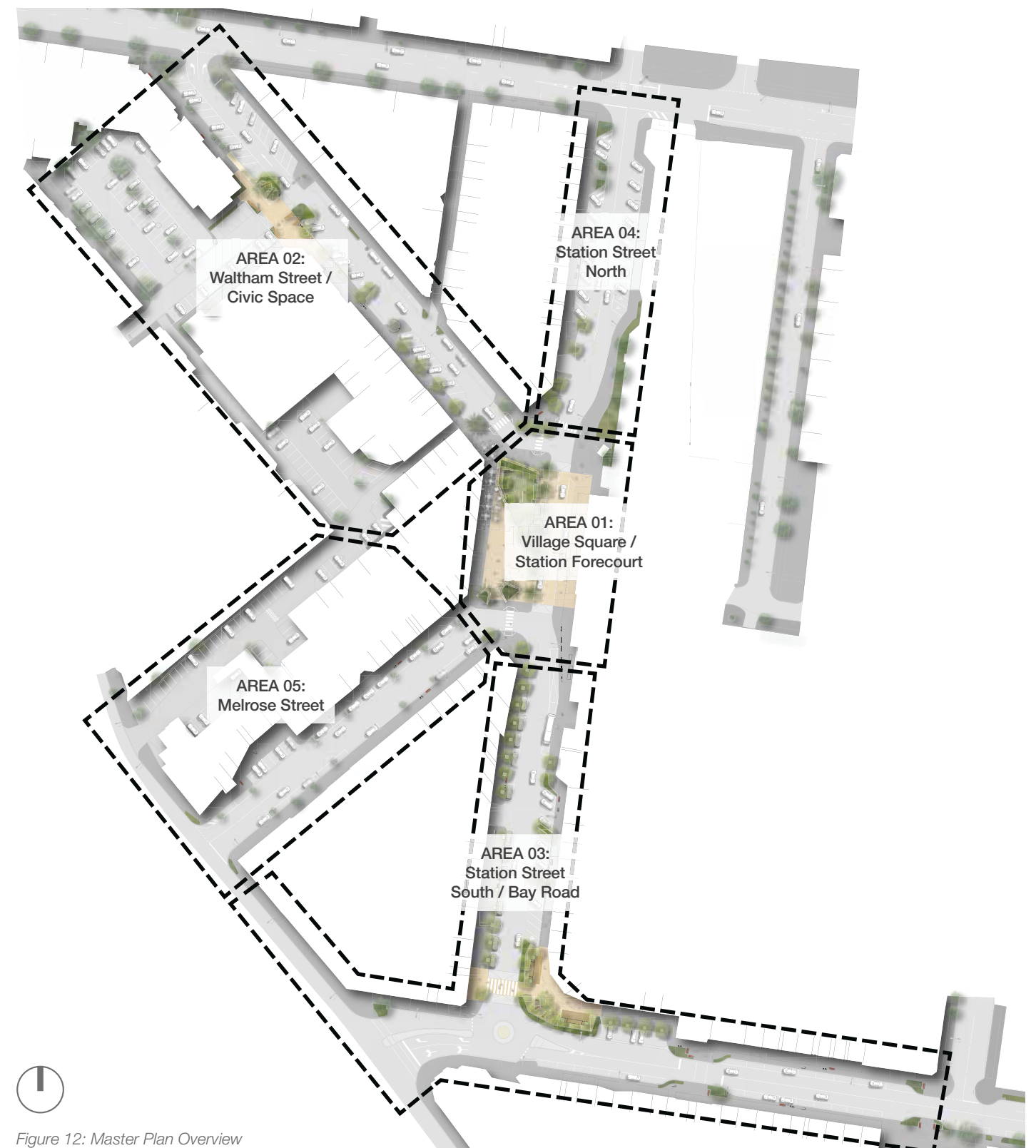


Figure 12: Master Plan Overview



Part C

C2. Master Plan Area 01: Village Square / Station Forecourt

The Village Square and Station Plaza is a new space which will be an open and attractive public area, redefining the heart and street life of Sandringham Village. The space will comprise of an open and flexible paved area for events, markets and day to day activity and movement.

A grassed area defined by a stepped timber seating wall and shade trees will provide a focus to the northern end and will support seating, gathering and informal play.

The potential redirection of bus routes allows for the creation of the new plaza space and repositions buses from stopping directly outside the Station entry. New slow speed traffic lanes with feature Square pavement at grade extending across the carriageway to the Station Entrance will be introduced. Bus bays will be relocated further into Station Street South and will still be close to the Station.

-  Existing Canary Island Palm

 Relocated Cabbage Palm

 Existing tree

 Proposed tree

 Asphalt footpaths

 Exposed aggregate coloured concrete paving

 Charcoal coloured concrete footpaths

 Concrete ramp

 Timber decks

 Granitic sand

 Lawn

 Garden bed

 Custom timber bench

 Timber clad insitu concrete wall

 Council standard bicycle hoops

 Council standard rubbish and recycling

 Council standard bench seat

 Potential location for Village Character object

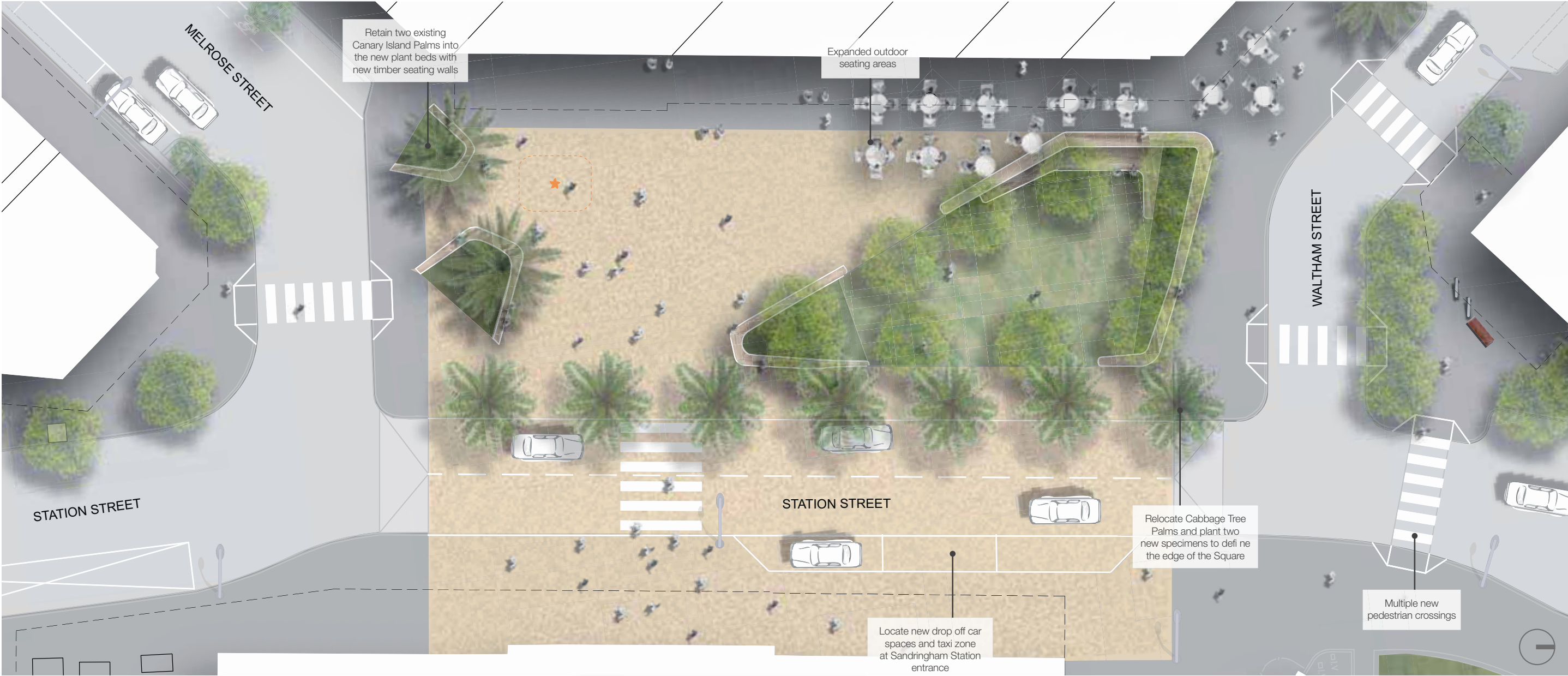


Figure 13: Village Square / Station Forecourt Plan



### Responding to the Strategic Framework

This concept delivers upon the following initiatives as identified in the Framework Plan for the Village:

- *Initiative 02* – a reduction of conflicts between vehicles and pedestrians by creating clear areas of separation and shared zones.
- *Initiative 03* – a widening of footpaths as a means of improving the pedestrian environment for all users, and reducing emphasis on streets as only a destination for car parking.
- *Initiative 04* – the widening of key streets with capacity for additional public realm infrastructure.
- *Initiative 05* – the establishment of an overall wayfinding strategy at key nodal points throughout The Village.
- *Initiative 06* – the potential re-routing buses to form a one-way system through The Village.
- *Initiative 07* – ensuring the ongoing connectivity and close proximity between relocated buses and train stations.
- *Initiative 08* – the development an overall landscaping plan that reviews plant species and strategize an approach to shade, visual amenity and an appropriate representation of place.
- *Initiative 09* – the redefinition of the station forecourt as a shared, highly quality public space.
- *Initiative 10* – the redefinition and enhancement of pedestrian priority and safety from the Station into The Village.
- *Initiative 12* – the determination of an acceptable trade-off between additional parking capacity and public realm upgrades.
- *Initiative 14* – the creation of visual links between spaces within The Village.

### Responding to Village Character

The new Village Square will reinforce Sandringham's village character by retaining the advanced Canary Island and Cabbage Palms that have become a signature element of arriving at the Station and in the heart of Sandringham. These plantings have links some of the older plantings on the Sandringham Band Rotunda and reinforce the connection to the Foreshore.

Other initiatives include the integration of an element or elements of public art within the new Village Square that interpret and imbed local ecological, environmental or cultural themes. A key location could be at the intersection of Village Square and Melrose Street where a significant new work would be visually prominent from within the Square but also from Melrose and Station Streets, which are the key entries into the Village and vistas to and from the Bay.



Figure 14: Village Square / Station Forecourt Artists Perspective

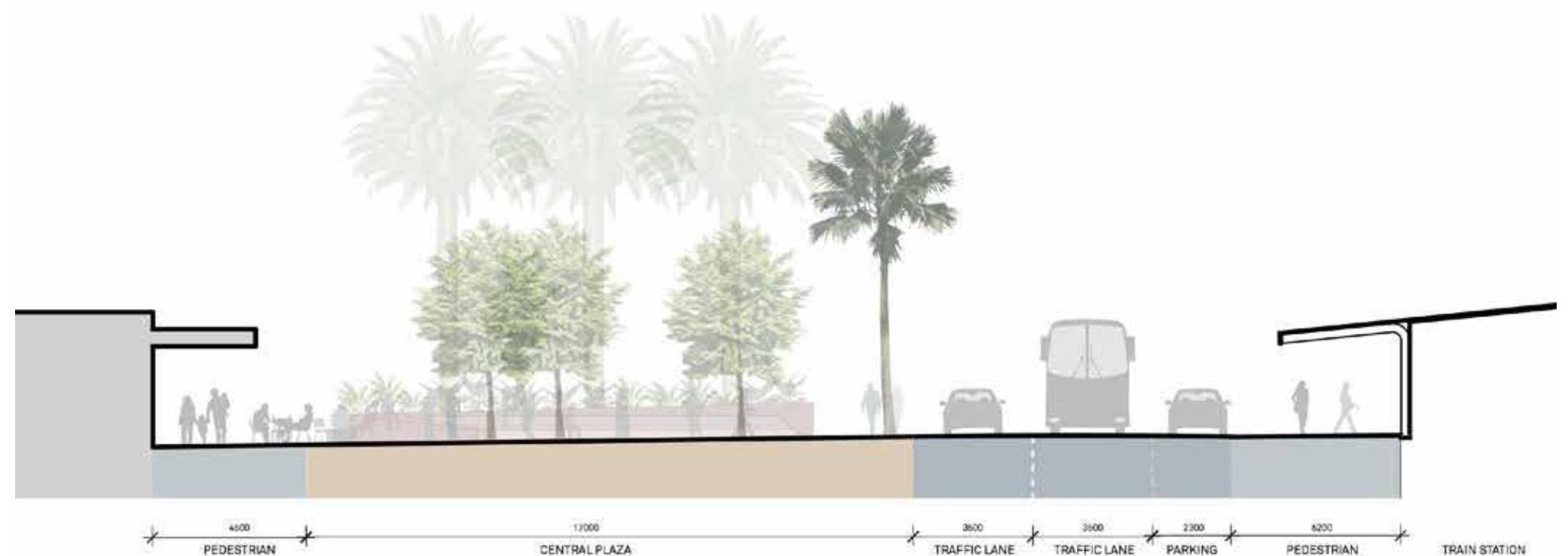


Figure 15: Village Square / Station Forecourt Section



Part C

C3. Master Plan Area 02: Waltham Street

Waltham Street

The western footpath can be widened by a minimum of 1.5 meters by narrowing the road lane. This will offer improved pedestrian amenity adjacent to the retail interface and allow for street tree planting to be increased in Waltham Street.

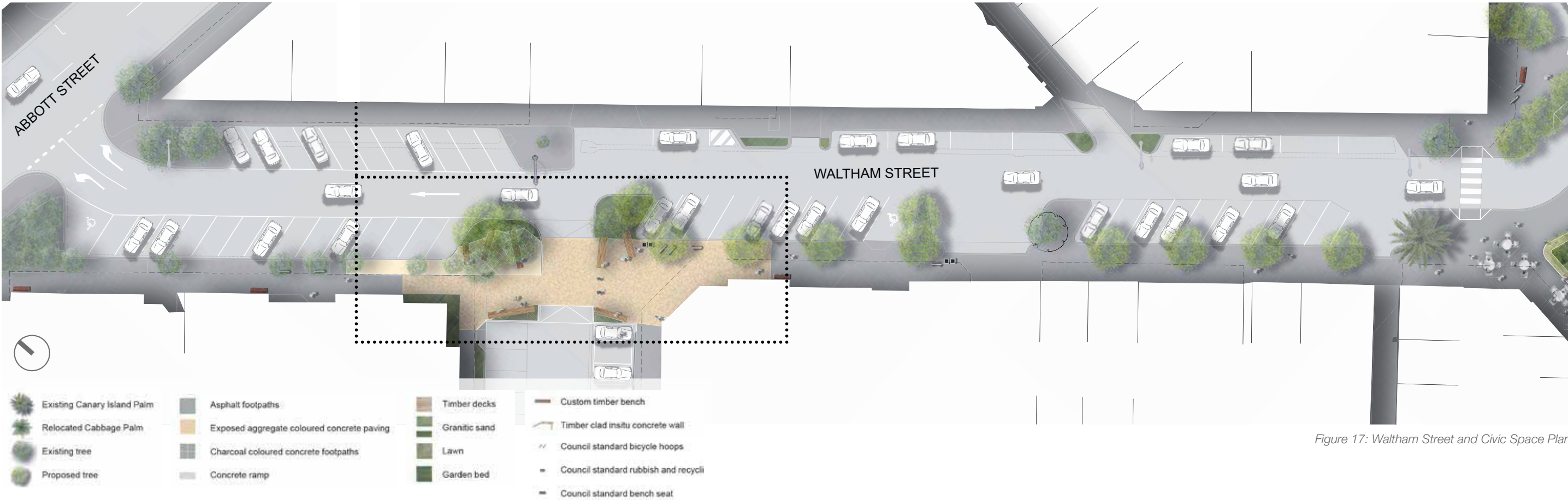
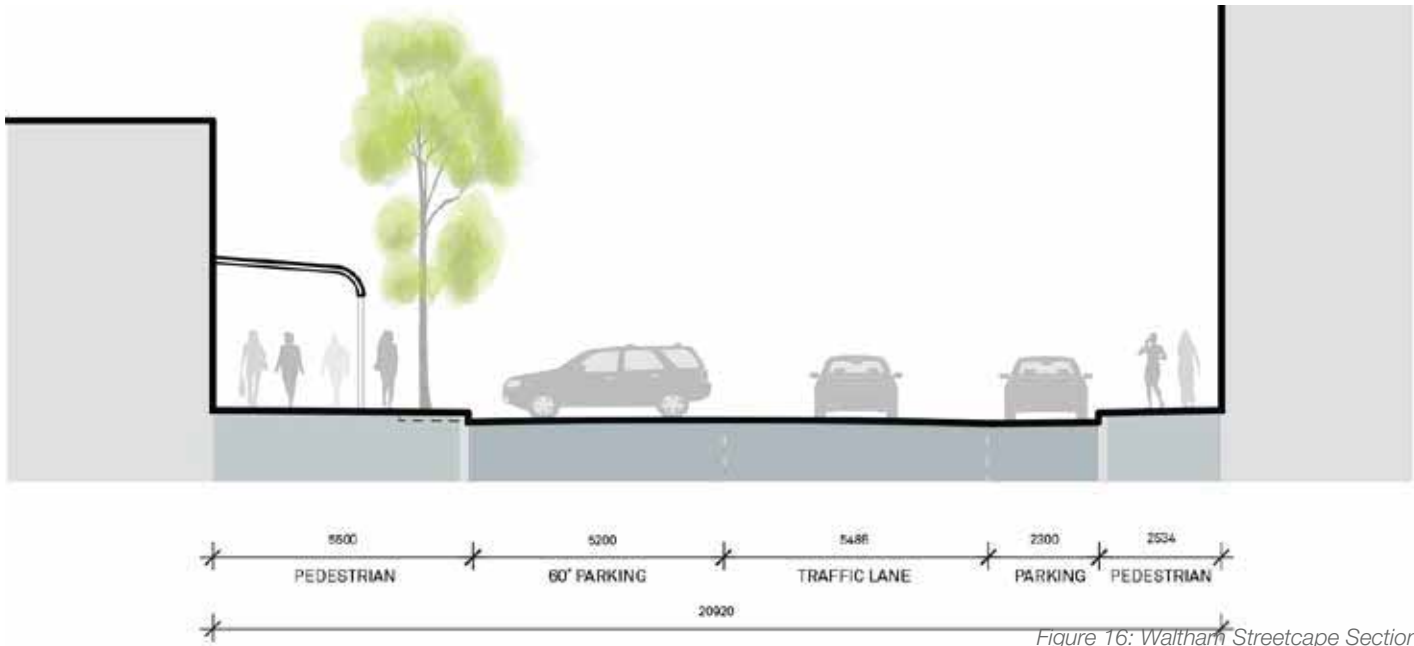
There will also be increased space for additional bicycle parking, outdoor dining and trading areas and seating.

Existing brick paving will be replaced with new paving treatments.

Civic Space

The creation of a new community focused civic space to support the important civic function of the library and the adjacent community facilities.

The space will comprise of custom timber benches, arranged for small and larger groups, additional native planting and granitic sand surfaces.





## Responding to the Framework Plan

This concept delivers upon the following initiatives as identified in the Framework Plan for the Village:

- *Initiative 01* – the establishment of a public plaza and shared space in close proximity to the entrance to Sandringham Library.
- *Initiative 02* – a reduction of conflicts between vehicles and pedestrians by clarifying clear areas of separation and shared zones.
- *Initiative 03* – a widening of footpaths as a means to improve pedestrian environment for all users, and reducing emphasis on streets as only a destination for car parking.
- *Initiative 04* – the widening of key streets with capacity for additional public realm infrastructure.
- *Initiative 05* – the establishment of an overall wayfinding strategy at key nodal points throughout The Village.
- *Initiative 08* – the development an overall landscaping plan that reviews plant species to improve shade and visual amenity.
- *Initiative 12* – the determination of the trade-off between additional parking capacity and public realm upgrades.
- *Initiative 14* – the creation of visual links between spaces within The Village.

## Responding to Village Character

The new civic space on Waltham Street will seek to enhance Sandringham's village character by enhancing the planting and landscape treatments in this area, in addition to locating new public realm infrastructure for pedestrians to use as they move through or rest in this space. Enhancing planting and public realm infrastructure reinforces the local ecology of the streetscape and the strong community nature within the Village.

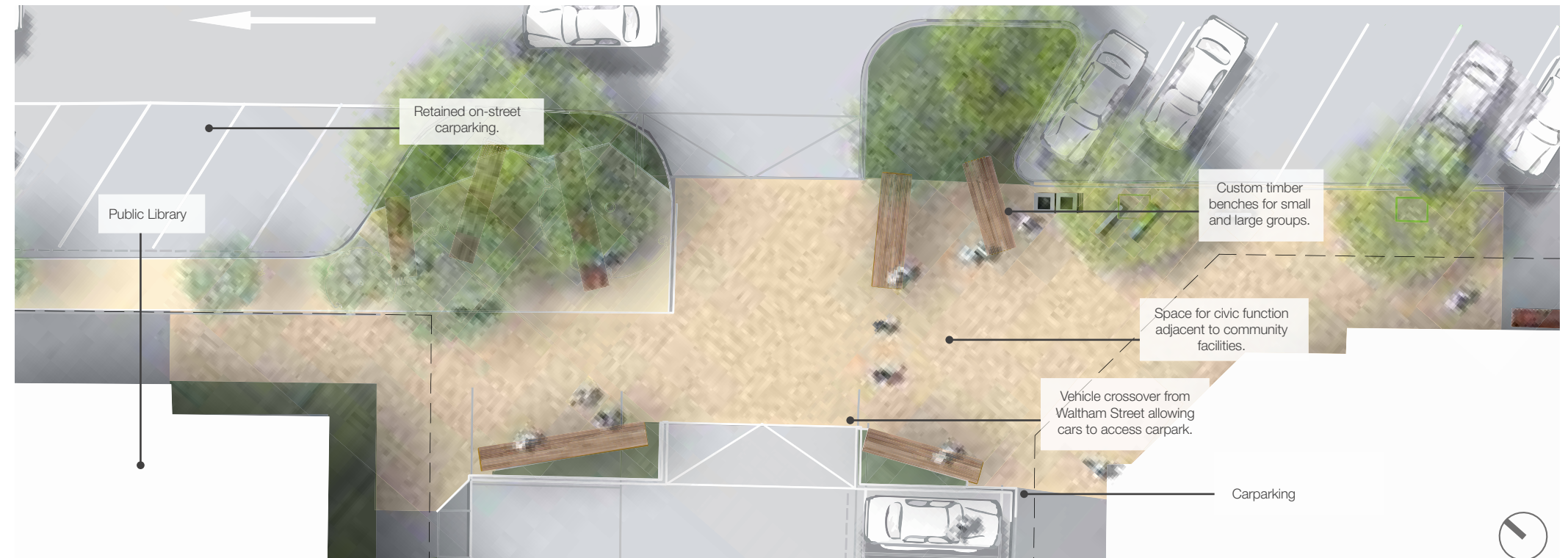


Figure 18: Waltham Street Civic Space Plan



Figure 19: Waltham Street Civic Space Artists Perspective



Part C

C4. Master Plan Area 03: Station Street South

Station Street South / Bay Road

The western footpath can be widened by 2.5 meters by narrowing the road lanes. This will offer greater pedestrian amenity adjacent to the retail interface and allow for street tree planting to be introduced in Station Street South. This footpath widening will also provide increased space for additional bicycle parking, outdoor dining and trading areas and seating. Existing brick paving will be replaced with new paving treatments. One carpark will be removed on the eastern side of the street to allow for two new tree planting beds to be introduced into the angle parking bays providing shade and uplifting the overall appearance to this side of the street. A new raised crossing at the Bay Road intersection will provide improved connectivity and easier crossing for pedestrians due to the reduced road width.

Civic Space

A new, rejuvenated gateway plaza space which marks the entrance to Sandringham Village from the south. This vibrant space provides distinctive seating and pavement, capitalising on bay views whilst interpreting coastal identity.

Two sculpted timber platforms with a vertical frame and seating nooks will provide a strong entry statement to the Sandringham Village Precinct. This space reflects its proximity to the beach and acts as gathering place. Timber elements may provide opportunities for integrated placemaking and public art. Such will be enclosed with a copse of native trees to provide shade and identity to the entry space.

Responding to the Strategic Framework

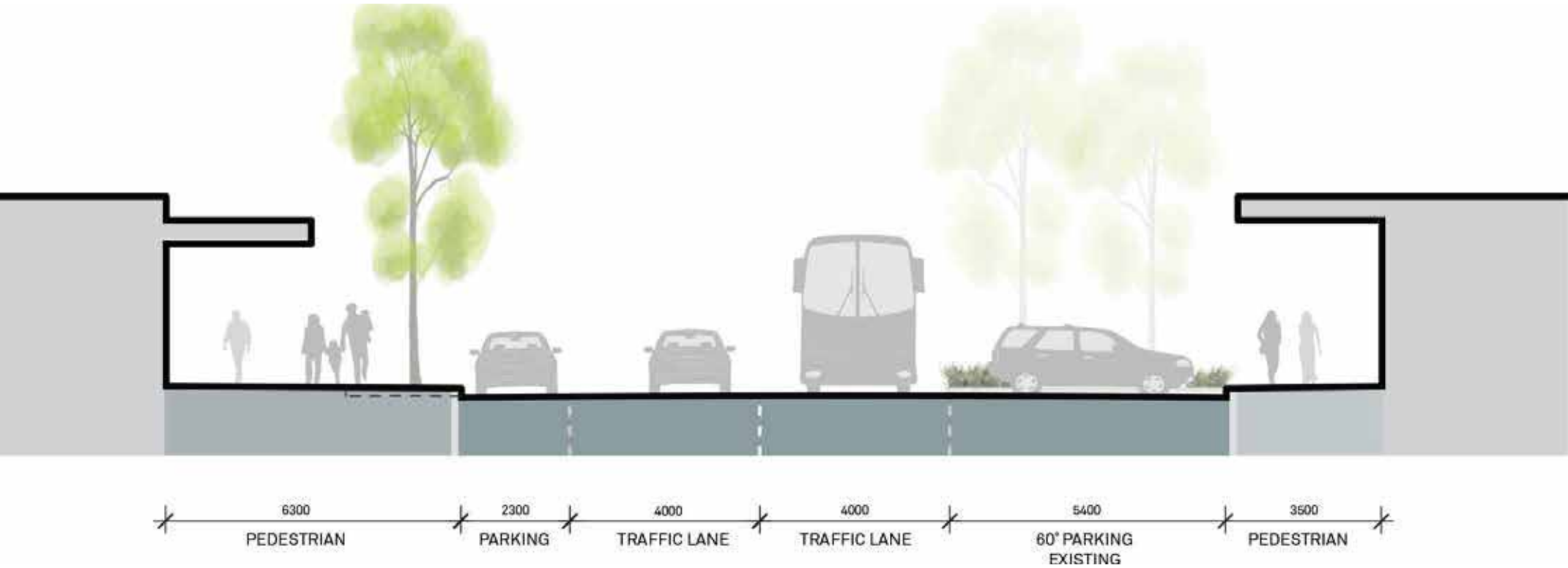
This concept delivers upon the following initiatives as identified in the Framework Plan for the Village:

- *Initiative 02* – a reduction of conflicts between vehicles and pedestrians by clarifying clear areas of separation and shared zones.
- *Initiative 03* – a widening of footpaths to improve pedestrian environment for all users by balancing the emphasis on vehicle access within the village.
- *Initiative 04* – the widening of key streets with capacity for additional public realm infrastructure.
- *Initiative 05* – the establishment of an overall wayfinding strategy at key nodal points throughout The Village.
- *Initiative 08* – the development an overall landscaping plan that reviews plant species to improve shade, visual amenity and urban character.
- *Initiative 12* – the determination of an acceptable trade-off between additional parking capacity and public realm upgrades.
- *Initiative 13* – the creation of a visual gateway at Bay Road as an active public meeting place or seating area.
- *Initiative 14* – the creation of visual links between spaces within The Village.

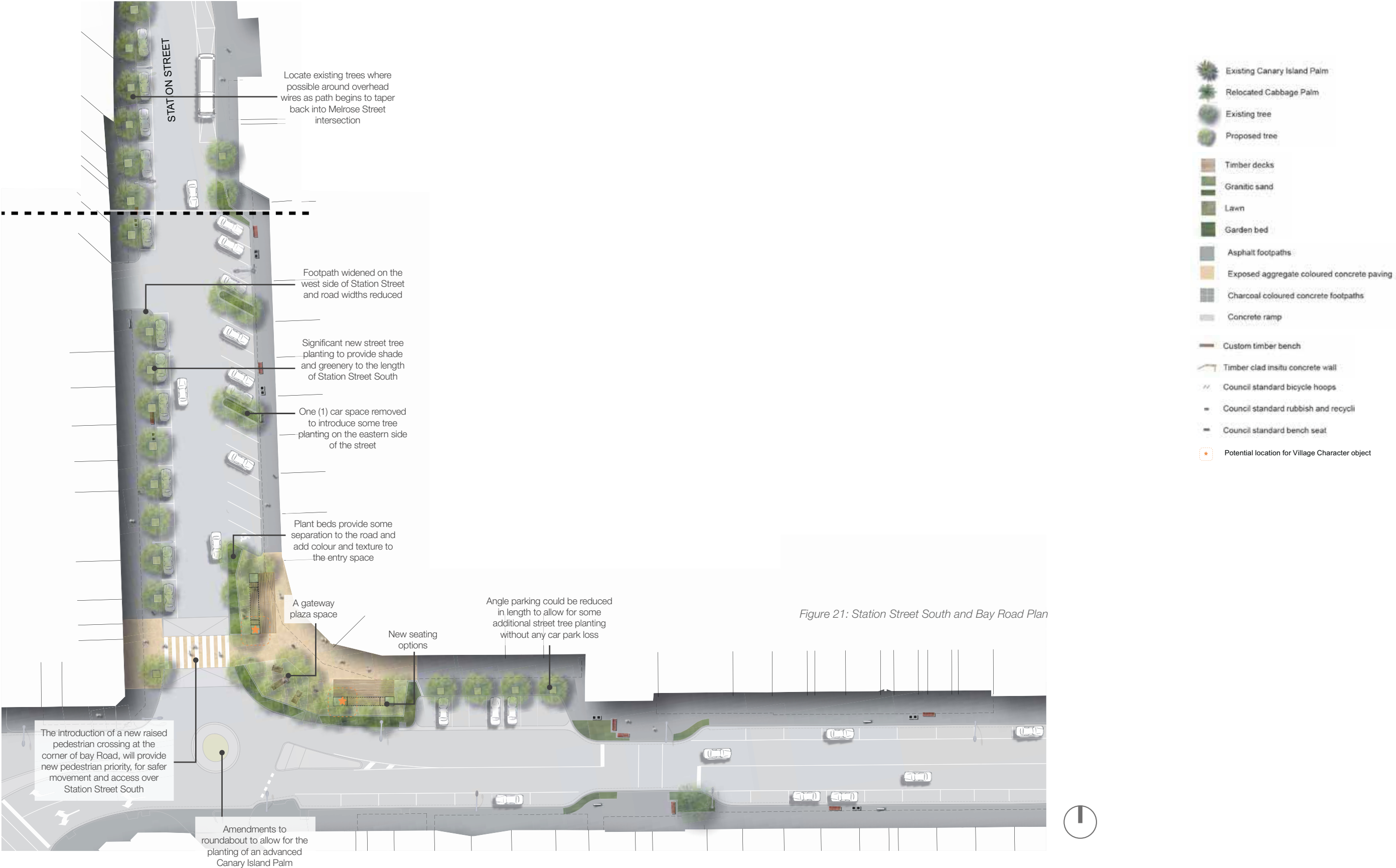
Responding to Village Character

The enhanced public space at the corner of Station Street South and Bay Road will have two sculpted timber platforms with a vertical frame. Seating nooks within this structure could provide a strong entry statement to the Sandringham Village Precinct, which speak of the proximity to the Beach and act as gathering spaces which frame views to Port Phillip Bay. These timber elements seek to enhance the local Village character and should be high quality features, providing opportunities for integrated place-making and public art.

Figure 20: Station Street South Section









Part C

C5. Master Plan Area 04: Station Street North

The potential relocation of the bus routes through the Centre would allow for the roundabout at the intersection of Station Street and Waltham Street to be removed and new intersection with multiple pedestrian crossings to be adapted. This new intersection design could include new street tree planting and three additional short term car parking spaces.

Responding to the Strategic Framework

- This concept delivers upon the following initiatives as identified in the Framework Plan for the Village:
- *Initiative 05* – the establishment of an overall wayfinding strategy at key nodal points throughout The Village.
  - *Initiative 06* – the re-routing bus access as a one-way system through The Village.
  - *Initiative 07* – ensuring the ongoing connectivity and close proximity between relocated bus stops and train stations.
  - *Initiative 08* – the development an overall landscaping plan that reviews plant species and strategize an approach to shade, visual amenity and an appropriate representation of place.

Responding to Village Character

The streetscape upgrades proposed for Station Street North will seek to tidy up and enhance the public realm condition of this Area. As you move down Station Street North views into the new Village Square will become prominent and define the character of the Village.

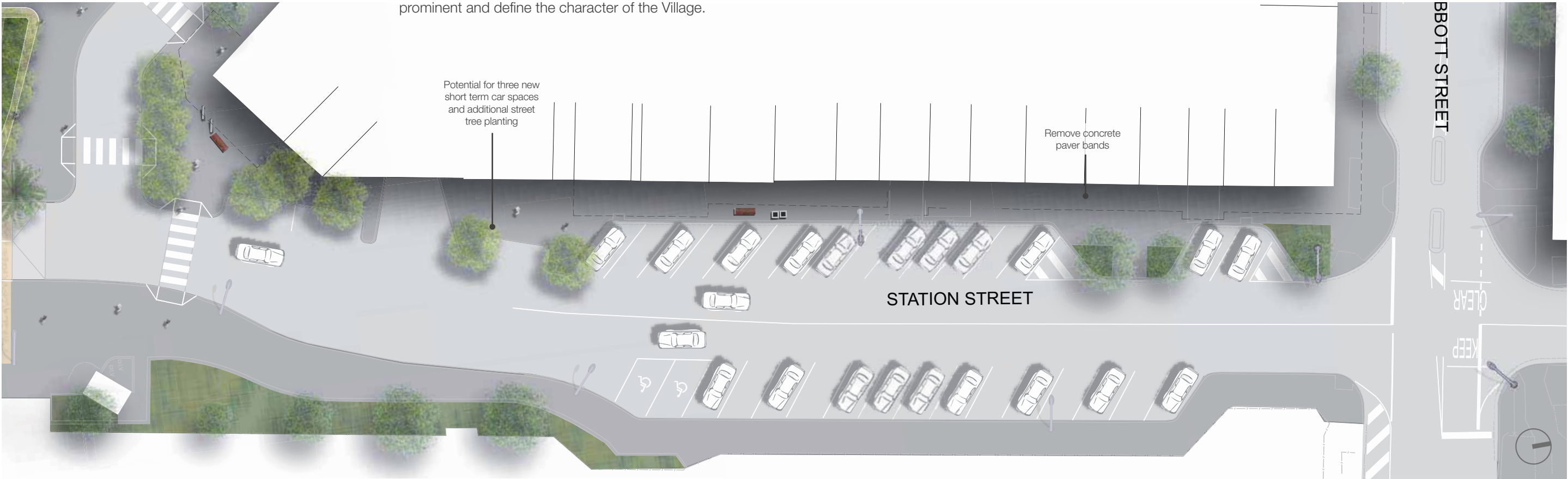


Figure 22: Station Street North Plan



## C6. Master Plan Area 05: Melrose Street

Improvements to Melrose Street include the replacement of the existing brick paving with new pavement material, new and increased quantities of street furniture and new planting to demarcate the pedestrian crossing at Beach Road.

### Responding to the Framework Plan

This concept delivers upon the following initiatives as identified in the Framework Plan for the Village:

- *Initiative 05* – the establishment of an overall wayfinding strategy at key nodal points throughout The Village.
- *Initiative 08* – the development an overall landscaping plan that reviews plant species to improve shade, visual amenity and urban character.
- *Initiative 11* – the establishment of a pedestrian space on Melrose Street as a key connection to the foreshore from The Village.
- *Initiative 12* – the determination of an acceptable trade-off between additional parking capacity and public realm upgrades.

### Responding to Village Character

Melrose Street contains some of Sandringham Village's most admired heritage buildings, which speak of the place's history as an early beach resort, and the vista of Melrose Street is on axis with the Sandringham Band Rotunda. As an important entry into the Village, the intersection of Melrose Street and Beach Street could be considered a potential location for public art and landscape upgrade to enhance this entry point into the Village for pedestrians.

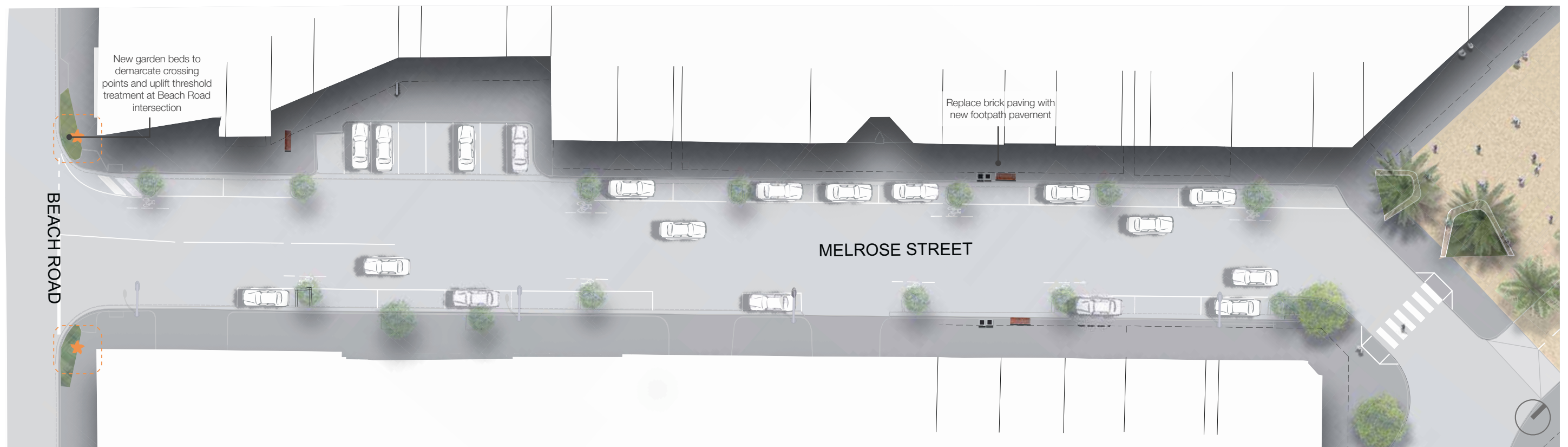


Figure 23: Melrose Street Plan



Part C

C7. Planting Palette

Vegetation has been chosen to reflect Sandringham Village’s coastal context and Bayside location . Each species is known to perform well in an urban environment and most have been observed within the existing plant pallet municipalities on the bay. Specific thought has been given to tree species chosen in regards to growth habit, clearance below and canopy permeability.

Plant Beds

- 01. *Austrostipa stipoides* (Prickly Spear Grass)
- 02. *Lomandra longifolia* (Spiny Mat-Rush)
- 03. *Leucophyta brownii* (Silver Cushion Bush)
- 04. *Strelitzia* sp (Bird of Paradise)
- 05. *Correa alba* (White Correa)
- 06. *Carpobrotus glaucescens* (Pigface)
- 07. *Ficinia nodosa* (Knobby Club Rush)
- 08. *Senecio serpens* (Blue Chalksticks)
- Dianella ‘Little Rev’* or similar

Street Trees

- 01. *Allocasurina verticillata* (Drooping She-Oak)
- 02. *Banksia integrifolia* (Coastal Banksia)
- 03. *Hymenosporum flavum* (Native Frangipani)
- 04. *Agathis Robusta* (Smooth-barked Kauri)
- 05. *Eucalyptus pauciflora* ssp *pauciflora* (Snow Gum)



Figure 24: Plant Beds



Figure 25: Street Trees



## C8. Materials Palette

The materials and street furniture selected for Sandringham Village are robust, contemporary and draw upon distinct qualities and characteristics of Bayside's public spaces.

Materials include:

- Timber furnishings & structures
- Informal seating arrangements
- Light, textured pavements to highlight important spaces
- Precast and coloured concrete seating and retaining walls
- Asphalt and charcoal coloured concrete as the main pavement material
- Stainless steel for utilitarian urban elements including bicycle parking, rubbish and recycling bins and bollards.

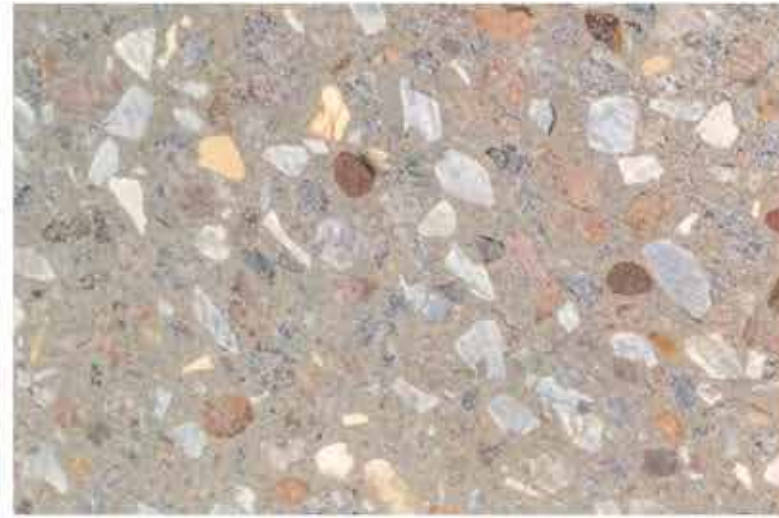


Figure 00: Materials Palette