

Beaumaris Concourse Streetscape Master Plan Concepts

04 July 2016

INTRODUCTION

Bayside City Council has commissioned ASPECT Studios to develop a Streetscape Master Plan for Beaumaris Concourse Neighbourhood Activity Centre in Beaumaris.

Purpose

The purpose of the Streetscape Master Plan is to develop a plan which provides an integrated vision for future streetscape improvements to the Beaumaris Concourse.

This report includes the concepts developed for the Streetscape Master Plan. These concepts have been developed from background research and site analysis in conjunction with feedback from the community during community consultation and meetings with stakeholders and the Community Reference Group.

Project Location

The site comprises the Beaumaris Concourse as indicated in Figure 1. Recommendations will address this primary location, however some recommendations may be developed that address the broader contextual issues and opportunities.



Figure 1 : Beaumaris Concourse project scope & context

A VISION FOR THE CONCOURSE

“Enhance the Beaumaris Concourse to strengthen its unique streetscape character, create opportunities for the local community to come together and foster its ongoing role as a vibrant retail and community hub into the future.”*

*Developed in conjunction with the Community Advisory Group

COMMUNITY CONSULTATION, WHAT WE HEARD

Consultation is a critical component for the development of the Beaumaris Concourse Master Plan, as it provides the Project Team with an understanding of both the community and stakeholders existing views, desires, needs and aspirations for the Master Plan.

The first round of consultation for the project was an information gathering exercise, focusing on the current values, issues and possible improvements for the Concourse.

A sample of the responses received is shown on this page. This is intended to be an indication of the variety of responses received during the consultation so far.

What was valued:

"The Reserve" is a natural area of beauty.

Uniquely "Beaumaris": Treed and Spacious.

There is nothing to dislike.

Don't change anything, I love it. No drastic changes. Don't touch it.

Close to other community destinations, schools, community centre.

Slow one way traffic, is safe for pedestrians.

The "Village".

Very pleasant, dog friendly, shopping is a relaxing experience.

It's where the Community comes together.

Issues:

Footpath congestion, obstacles on the footpath an issue for motorised scooters and wheel chairs.

No recycling bins.

Uneven brick paving when using a walking stick.

Improve the public toilet facilities.

Seats are too close to the road, they get hit by car doors.

Currently outdated, bland streetscape.

There needs to be better signage to notify people not to drive into the North Concourse from Reserve Road.

Lacks street vegetation.

Ideas for Improvement:

More modern furniture.

Path through the park.

A place where people can sit and hang out would be good - like a town square, but not in full view of Reserve Road.

With a proper landscape design and suitable planting or features the focus can be placed on the reserve as a gathering or event space for the Concourse.

Drinking fountain with cleanable dog bowl.

Extend the Reserve to connect with the shops.

Driving down Reserve Road the Concourse doesn't catch your eye. If you didn't know it was there you still really wouldn't.

Provide area for children to play.

PRINCIPLES

GREEN & LEAFY



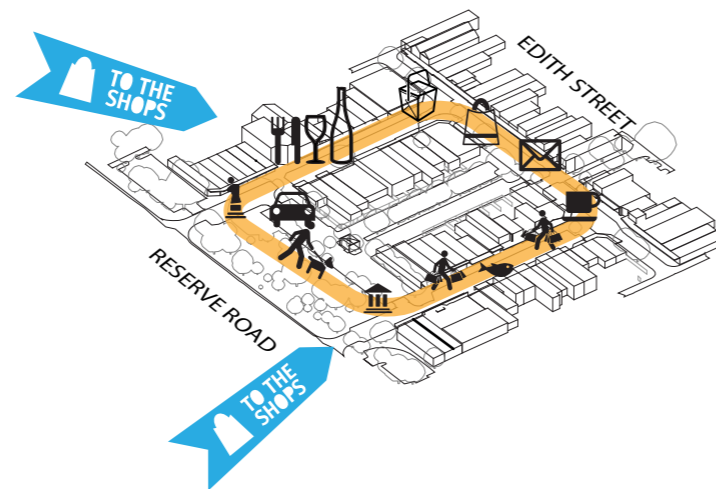
Objectives

Strengthen the green leafy character of the Concourse.

Actions

- Tidy up and add new feature planting to entries into the Beaumaris Concourse.
- Additional planting to existing pavement outstands around the concourse.
- Protect leafy green character of Concourse Green. Additional planting to garden areas to increase amenity and biodiversity.

STRONG IDENTITY



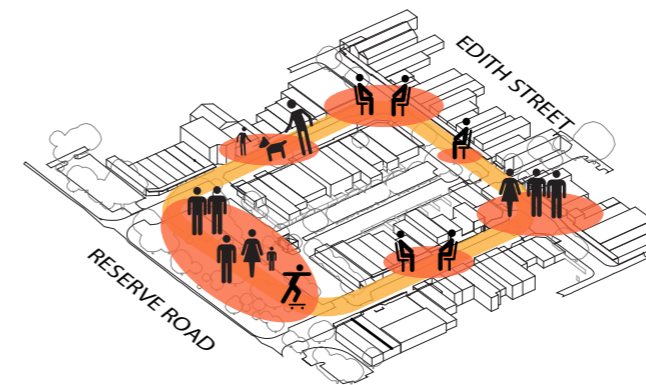
Objectives

Strengthen the identity and legibility throughout the Concourse.

Actions

- New consistent, timeless paving.
- New primary entry marker to Reserve Road entrance (e.g. sculptural lighting element, signage).
- New secondary gateway treatment (e.g. art to blank walls, lighting).
- Pedestrian priority treatment to car park areas (Supergraphic, coloured asphalt, resin bound gravel).
- Community exhibition opportunities.

COMMUNITY CONNECTION



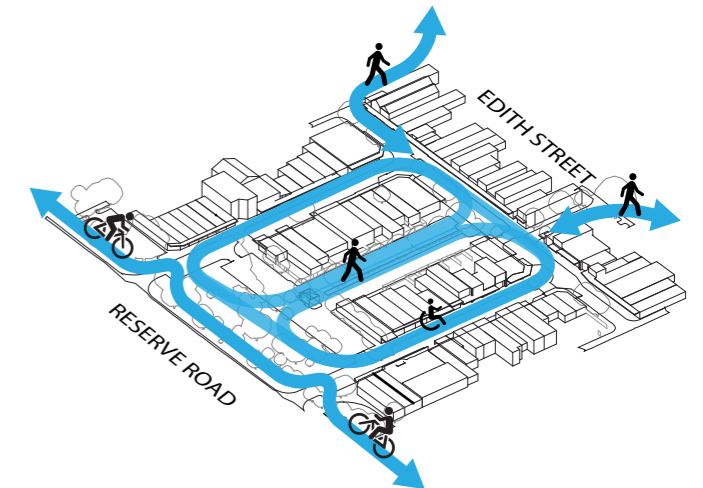
Objectives

Promote the Concourse as a place where the community comes together.

Actions

- Define flexible event space/s within the Concourse Green.
- Provide seating / small gathering spaces.
- Provide conversational seating to existing outstands.
- Provide a centralised social / small gathering space to eastern concourse (potential location for busking / notice board etc).

EASILY ACCESSED



Objectives

Enhance pedestrian and cycle amenity throughout while maintaining primary vehicle movement.

Actions

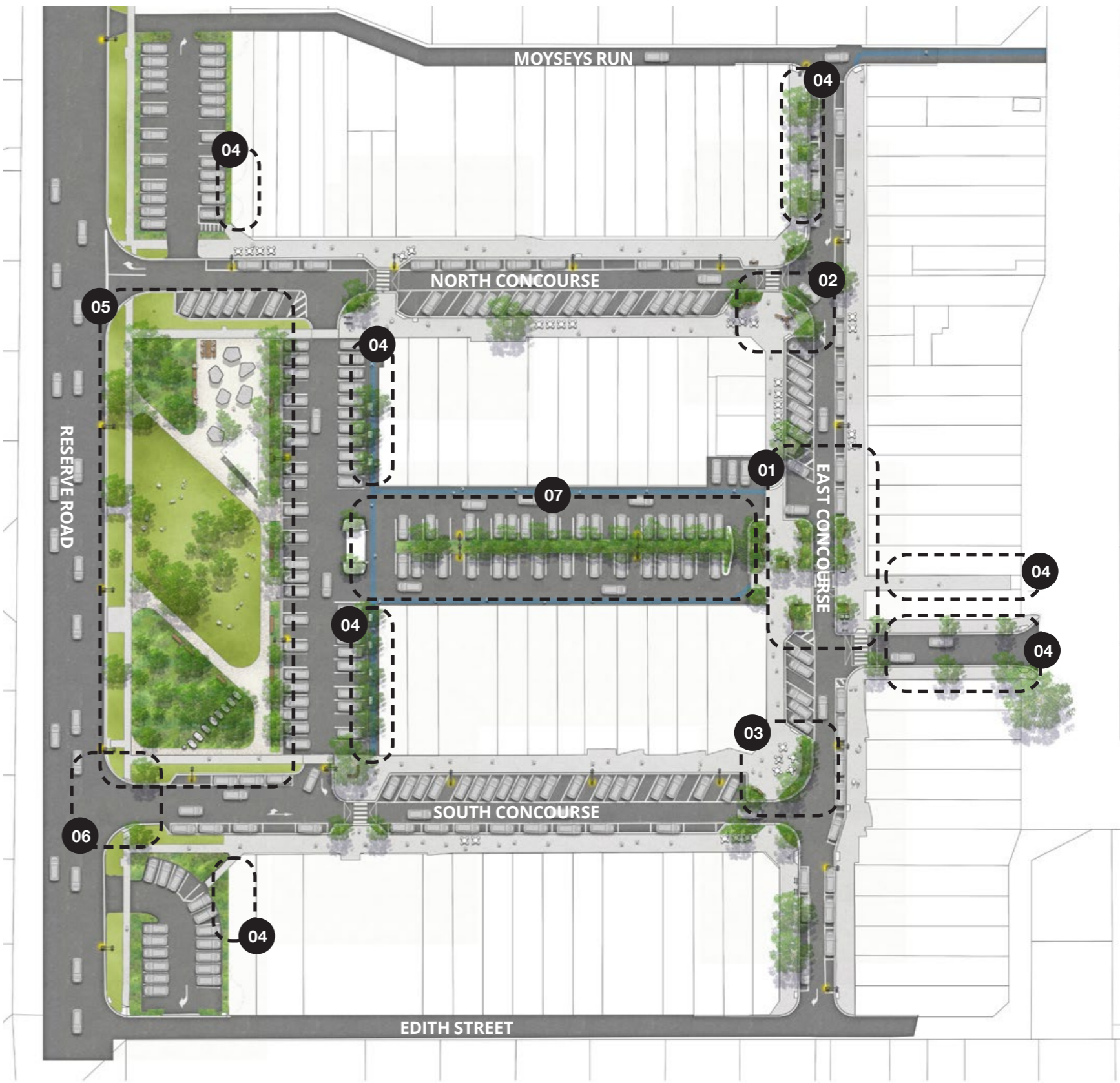
- Primary Vehicle / Cycle / Pedestrian circulation.
- Smooth, clear footpaths, tactile paving.
- Room for mobility scooters.
- Provide additional bike parking.
- Secondary Vehicle / Cycle / Pedestrian circulation. Pedestrian priority. Slow zone.
- Pedestrian priority link from East Concourse to Concourse Green through Central Car Park.

OVERALL DRAFT MASTER PLAN

The Master Plan will propose a variety of improvements to the streetscapes, car parks and Concourse Green within the Beaumaris Concourse.

The purpose of this Concept Report is to test the main initiatives or concepts of the Master Plan with the community so feedback can be used to influence and enhance the final Master Plan. The key concepts are listed below and identified on the adjacent plan and elaborated further in this report.

- 01** CONCEPT 1
Opportunity to create a new plaza space in East Concourse
- 02** CONCEPT 2
Improve existing outstand on the corner of South and East Concourse
- 03** CONCEPT 3
Improve existing outstand on the corner of South and East Concourse
- 04** CONCEPT 4
Blank wall frontages used for exhibitions or opened up for businesses
- 05** CONCEPT 5
A more inviting, useable and accessible Concourse Green
- 06** CONCEPT 6
A primary gateway on Reserve Road
- 07** CONCEPT 7
Improve pedestrian connection through Central Car Park and broader connection between East Concourse and Concourse Green.



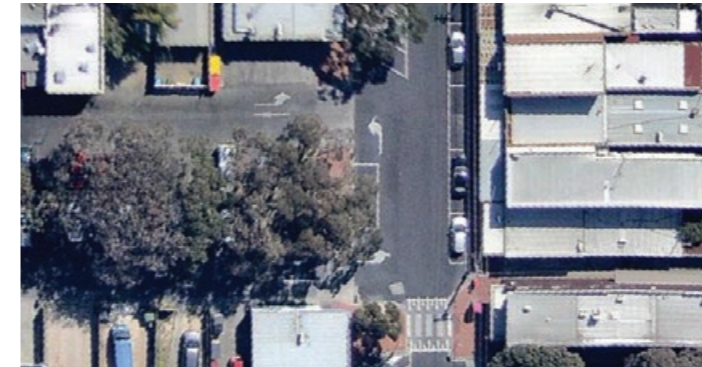
Beaumaris Concourse location plan

CONCEPT 1 - A new plaza space in East Concourse

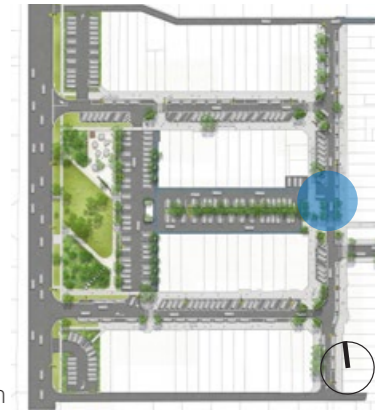
Opportunity to create a new plaza in East Concourse to provide new tree and planting opportunities, a new space to meet, gather and improve pedestrian amenity.



Existing view north along East Concourse

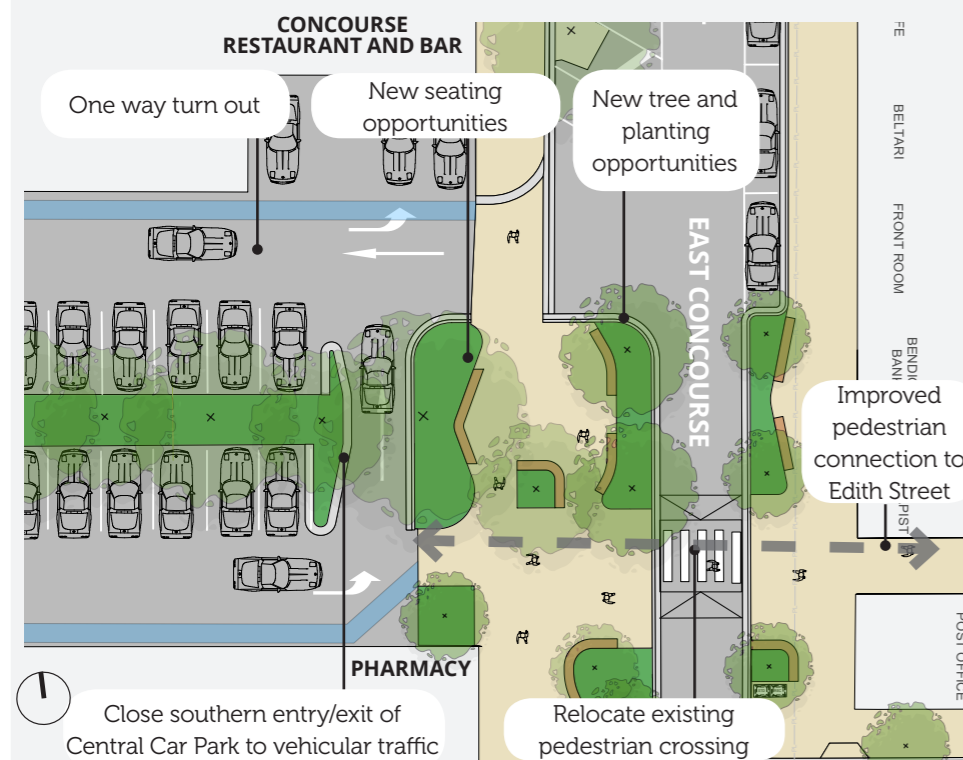


East Concourse existing conditions



Location plan

Option 1 - Southern Plaza



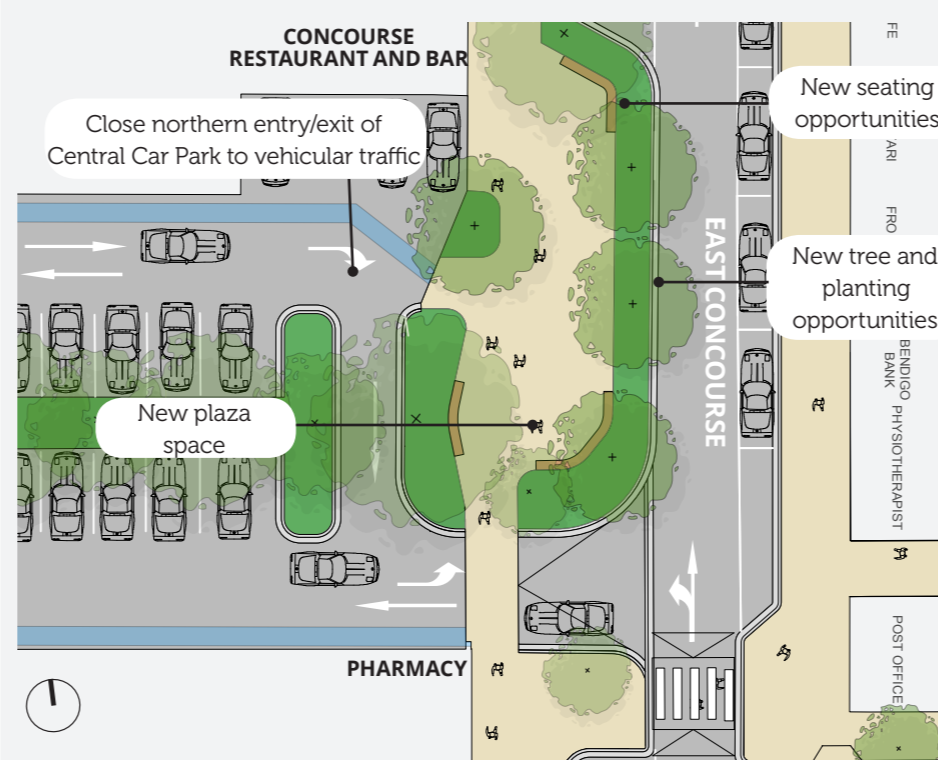
PROS

- New plaza and seating space
- Rationalises existing pedestrian crossing to Edith Street, improving pedestrian connectivity
- New street trees and vegetation

CONS

- Loss of approx 5 car parks and relocate the existing loading zone (2 for relocation of loading zone and 3 in central car park)
- Relocate existing disability accessible car park to East Concourse
- May require pruning of existing trees

Option 2 - Northern Plaza



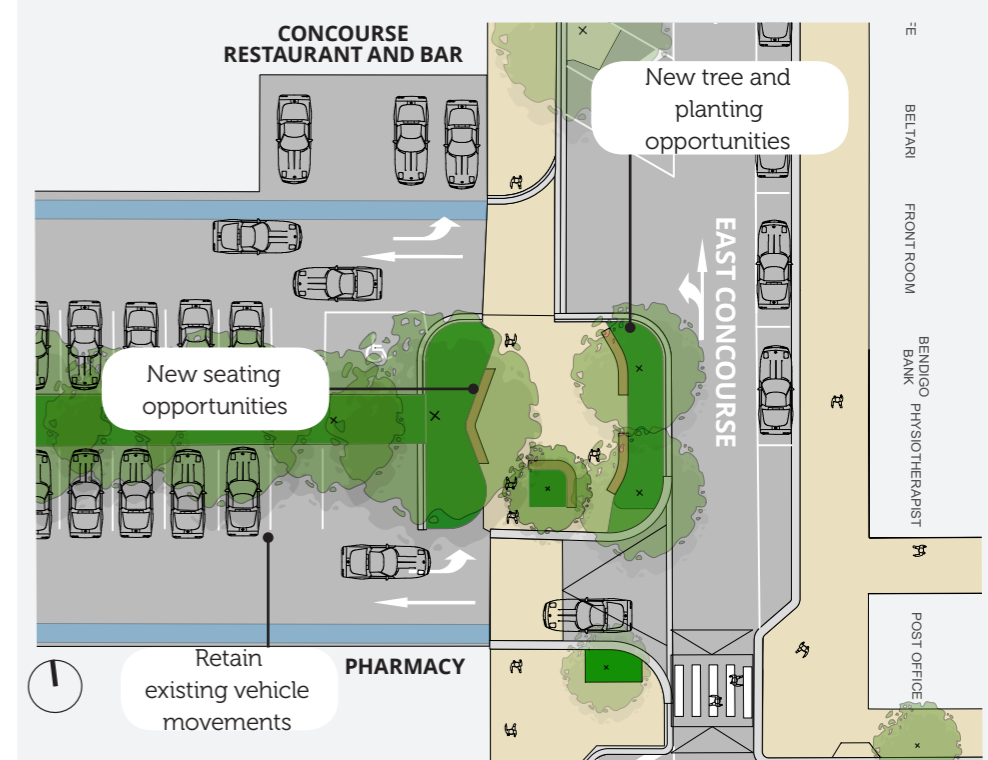
PROS

- New plaza and seating space
- Retains existing kerb alignment to the eastern side of East Concourse with the opportunity to relocate loading zone
- New street trees and vegetation

CONS

- Loss of approx 7 car parks and relocate the existing loading zone (1 car park on East Concourse, 2 for relocation of loading zone and 4 in central car park)
- Relocate existing disability accessible car park to East Concourse
- May require pruning of existing trees

Option 3 - Central Plaza



PROS

- New plaza and seating space
- Retains existing vehicular movements
- New tree and planting opportunities

CONS

- Loss of approx 2 car parks to relocate the existing loading zone
- Relocate existing disability car park to East Concourse

CONCEPT 2 - Improve existing outstand on the corner of North and East Concourse

Enhance the existing outstand on the corner of North and East Concourse to provide new tree and planting opportunities, new meeting spaces and improve overall amenity.



Existing outstand on the corner of North and East Concourse



Corner of North and East Concourse existing conditions



Location plan



North - East Concourse outstand improvements concept



Outstand improvements concept

PROS

- New tree and planting opportunities
- New meeting / conversational spaces
- Improved overall amenity
- Opportunity for feature lighting elements / uplighting of existing and new trees

CONS

- Loss of hardstand to garden bed



Seating example



Seating example

CONCEPT 3 - Improve existing outstand on the corner of South and East Concourse

Enhance existing outstand on the corner of South and East Concourse to provide new tree and planting opportunities, new meeting spaces and improve overall amenity.



Existing outstand on the corner of North and East Concourse



Corner of South and East Concourse existing conditions



Location plan



Outstand improvements concept plan



Outstand improvements concept

PROS

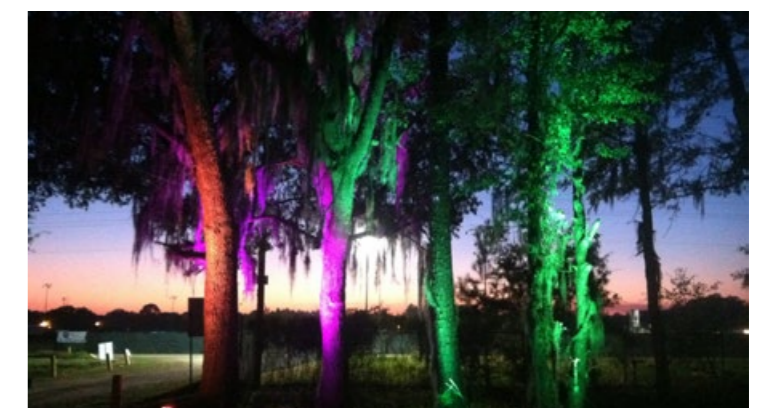
- Maintain and enhance existing outdoor dining atmosphere
- New tree and planting opportunities
- New meeting / conversational spaces
- Improved overall amenity
- Opportunity for feature lighting elements / uplighting of existing and new trees

CONS

- Loss of hardstand to garden bed



Example seating



Tree uplighting opportunity

CONCEPT 4 - Blank wall frontages used for exhibitions or opened up for businesses

Opportunity for murals / public art / exhibition opportunities to create an arts trail through the Concourse to activate existing blank frontages. This provides an exhibition opportunity for local art groups, schools and curated exhibitions and improves the presentation of the Concourse to Reserve Road.



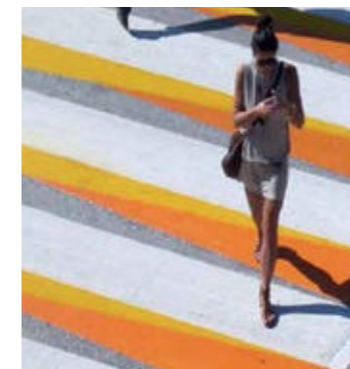
Existing blank frontage along Reserve Road



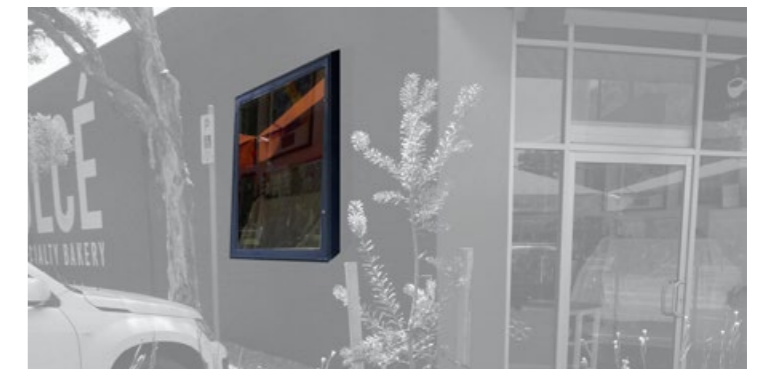
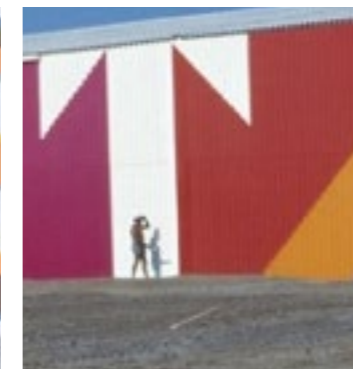
Location plan



Arts trail concept



Example of supergraphic



Promote businesses opening up blank frontages



White Street Mall - Frankston



Wall to Wall Festival - Benalla

PROS

- Improves activation of Reserve Road frontage
- Activation of blank frontages
- Provides rotating exhibition opportunity and the creation of a series of events for the Concourse
- Opportunity for businesses to open up blank frontages to improve activation

CONS

- Requires approval from building owners
- Requires management/curation of exhibitions

CONCEPT 5 - A more inviting, useable and accessible Concourse Green

Opportunity to enhance the Concourse Green. By providing places for the community to use and enjoy and providing opportunities to strengthen the green link back to the Concourse.

PROS

- Creation of spaces within the reserve
- New seating and gathering spaces
- New path connections
- 'Playful' elements
- New shelter
- Retain green character of the Reserve
- Provides additional space for community use.
- Improves access



Existing conditions in Concourse Green

CONS

- Reduction of lawn area
- Change of some uses
- Increased use, impact on habitat



Seating example



Shelter example



Location Plan



- New places to sit and eat
- Uplighting to feature trees
- Informal natural play area with large stone slabs
- Possible location for artwork
- New shelter
- Flexible space for events
- Maintain lawn area
- New benches arranged around central lawn
- Buffer planting between car park and Concourse Green
- New pervious compacted toppings paths through the Concourse Green
- New low planting to defined garden bed area
- Informal track / stepping stones



Concourse Green Concept Plan



CONCEPT 6 - A primary gateway on Reserve Road

Opportunity to strengthen the entry to the Concourse with signage or creative gateway element.



Existing gateway conditions at Reserve Road



South Concourse from Reserve Road existing conditions



Location plan

Signage



Gateway signage example



Signage example

Creative Gateway Element



Artistic gateway example

PROS

- Defined entry from Reserve Road
- Less confusion
- Improved pedestrian crossing
- Provides landmark to entry to the Concourse

CONS

- Perception by some of not needed
- Dependant on size, it may take up space, crowding the entry

CONCEPT 7 - Improved ease of parking and pedestrian access through the Central Car Park

Opportunity to improve pedestrian connection, functionality and amenity of the Central Car Park.



Central Car Park existing conditions



Location plan

Option 1 - Pedestrian Path In Vehicle Movement Shared Space



Supergraphic precedent (Dan Reisinger)



Central car park planting precedent

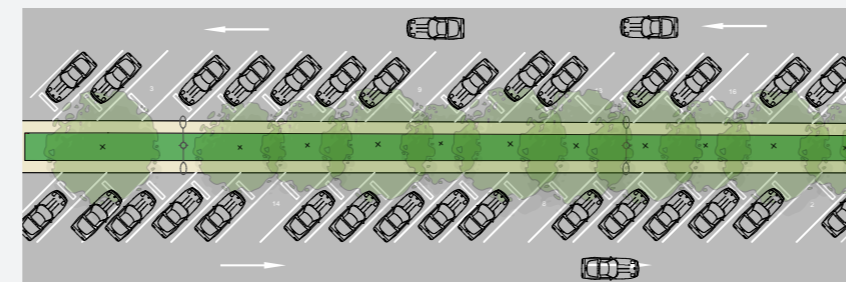
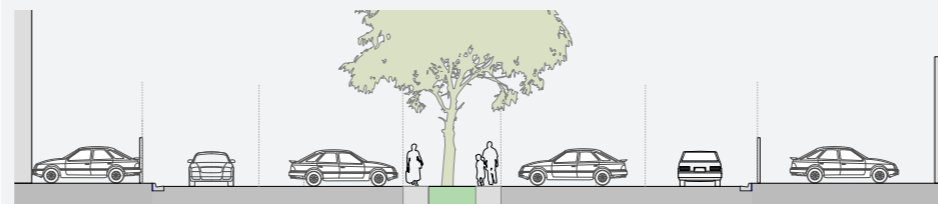
PROS

- Improve the pedestrian environment in Central Car Park with shared surface treatment
- Enhance existing trees in Central Car Park with low garden bed planting in the central median
- Improve the pedestrian connection to the Concourse Green

CONS

- Cars reversing into carriageway and over path
- Pedestrians are secondary to cars

Option 2 - Under Tree Central Pedestrian Path - Angled Parking and One Way Road System



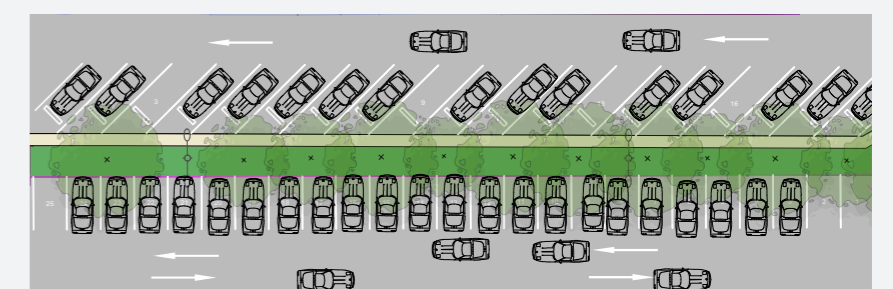
PROS

- Improve the pedestrian environment in Central Car Park with dedicated pedestrian space
- Enhance existing trees in Central Car Park with WSUD garden bed planting in the central median
- Improve the pedestrian connection to the Concourse Green

CONS

- Conversion of existing 90 degree car parking to 45 degree angle car parking. Loss of approx 15 car parking spaces

Option 3 - Under Tree Pedestrian Path and Angled Car Parking on One Side of Central Car Park



PROS

- Improve the pedestrian environment in Central Car Park with dedicated pedestrian space
- Enhance existing trees in Central Car Park with WSUD garden bed planting in the central median
- Improve the pedestrian connection to the Concourse Green

CONS

- Conversion of existing 90 degree car parking on one side of Central Car Park to 45 degree angle car parking. Loss of approx 8 car parking spaces