

Beaumaris Concourse Streetscape Master Plan Report

13 June 2017



Bayside
CITY COUNCIL

ASPECT Studios™

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Context

The Beaumaris Concourse is an attractive neighbourhood activity centre off Reserve Road towards the southern end of the City of Bayside. It is known for its comfortable village character and leafy suburban surrounds. It has an intimate pedestrian character with narrow one way streets and wide footpaths.

Although it is next to Reserve Road, the Concourse is set back from the road with a parkland buffer and large established trees, providing a sense of peacefulness and enclosure. The activity centre is comprised of a square arrangement of retailers and services fronting North, South and East Concourses.

Council has identified the need to develop a vision for the revitalisation of the public realm within the Beaumaris Concourse. This Master Plan would respect the intrinsic 'village character' of the activity centre and reinforce it as both a social and commercial hub for the local community.

Project Vision

A vision for the project was drawn from the community consultation outcomes, and developed in conjunction with the Community Reference Group. This vision reflects the aspirations of the local community who use the Beaumaris Concourse regularly.

“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.”

Project Process

The following diagram outlines the phases involved in the development of the Streetscape Master Plan.



Design Principles

Principle 1: Strengthen the green leafy character of the Concourse.

Objectives

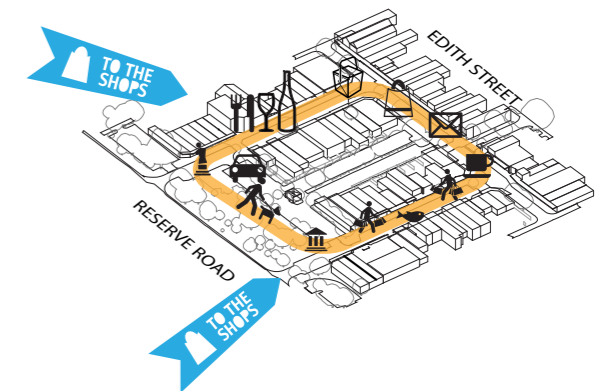
- Tidy up and add new feature planting to gateways into the Beaumaris Concourse.
- Provide additional planting to existing outstands around the Concourse.
- Increase planting to garden areas to enhance visual amenity and biodiversity.
- Protect the leafy green character of Concourse Green.



Principle 2: Strengthen the identity and legibility throughout the Concourse.

Objectives

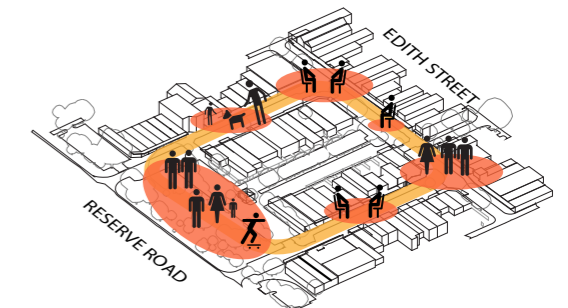
- Install new consistent, timeless paving.
- Create a new primary gateway marker to Reserve Road entrance (e.g. sculptural lighting element, signage).
- Create a new secondary gateway treatment (e.g. art to blank walls, lighting).
- Provide pedestrian priority treatment to carpark areas (Supergraphic, coloured asphalt, resin bound gravel).
- Create community exhibition opportunities.



Principle 3: Promote the Concourse as a place where the community comes together.

Objectives

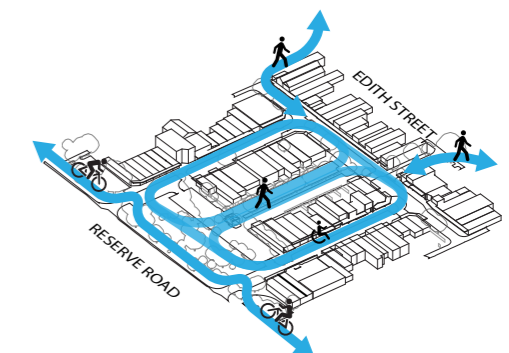
- Define flexible event space/s within the Concourse Green.
- Create seating / small gathering spaces.
- Provide conversational seating to existing outstands.
- Create a centralised social / small gathering space to East Concourse (potential location for busking / notice board etc).



Principle 4: Enhance pedestrian and cycle amenity throughout the Concourse with a clear hierarchy of links and treatments while maintaining primary vehicle movement.

Objectives

- Define primary cycle / pedestrian circulation with smooth, clear footpaths, tactile paving etc.
- Provide room for mobility scooters, and sufficient bike parking.
- Define areas of pedestrian priority or slow zone, where vehicular movement may be secondary.
- Provide a pedestrian priority link from East Concourse to Concourse Green.



EXECUTIVE SUMMARY

The Master Plan

The Master Plan proposes a range of interventions for the Beaumaris Concourse, which will both re-invigorate the public realm and enhance spaces for the public to interact in a safe and comfortable setting.

In the early stages of community consultation, aspirations and opportunities for revitalising the Concourse were developed through working closely with the local community, the appointed Community Reference Group and Council.

These aspirations were developed to establish design principles which could be used as a method to identify general strategies for streetscape improvements as well as design initiatives to realise the vision for the Concourse.

Using the design principles, several design concepts were formed. Options for each of these were tested with the local community, with the preferred outcome forming part of the overall Master Plan.

The proposed interventions and upgrades are fine-grained and personal in nature, and reflect the character of the Beaumaris Concourse as an intimate place, well loved by the local community.

The Master Plan is broken down into the five key areas identified within the Concourse. The main initiatives of the Master Plan sit within these areas as summarised below:

East Concourse

- Materials and furniture upgrades.
- A new central plaza space with new tree planting.
- Improved outstand on the corner of the North and East Concourse.
- Improved outstand on the corner of the South and East Concourse.

North Concourse

- Materials and furniture upgrades.

South Concourse

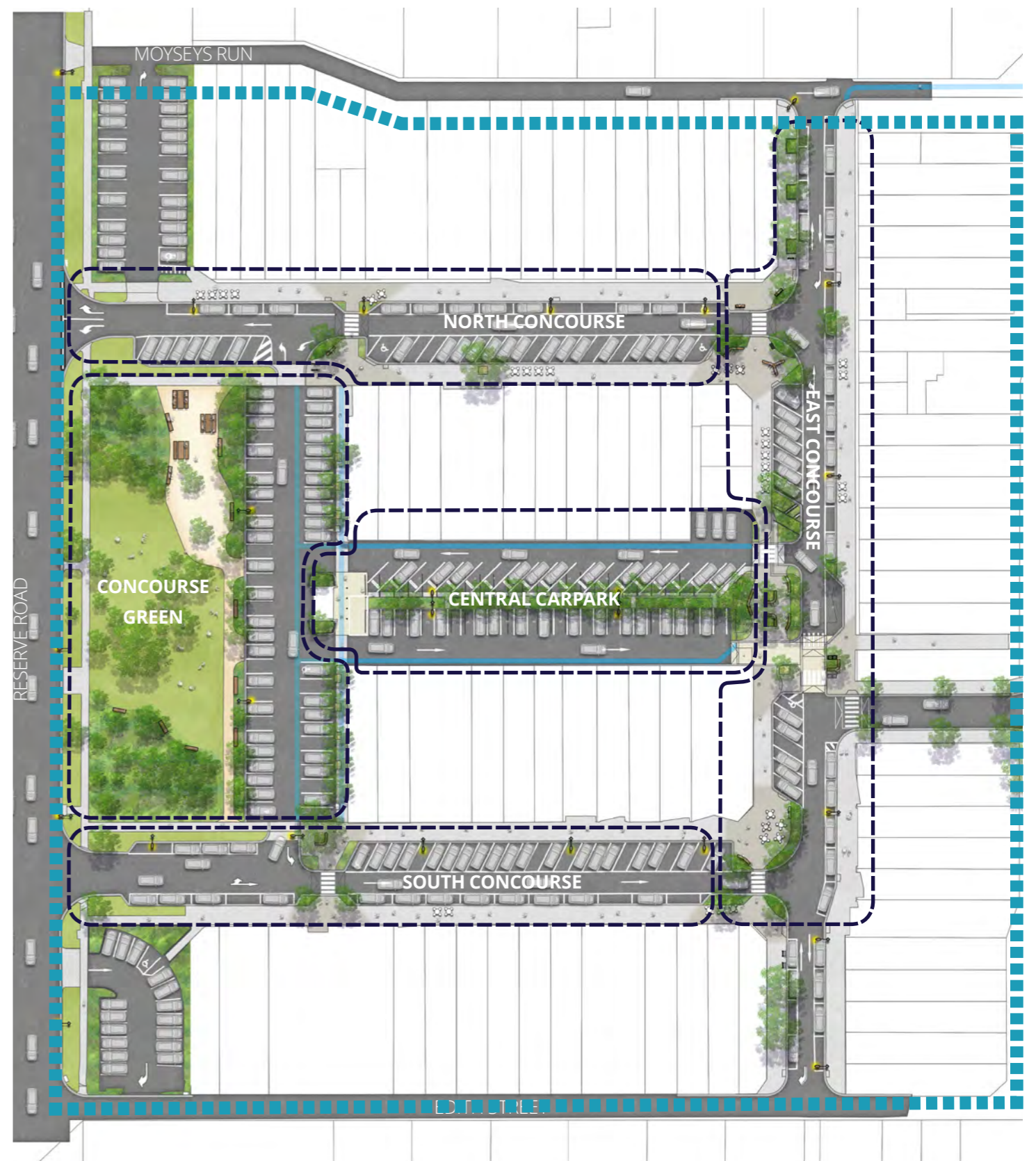
- Materials and furniture upgrades.

Concourse Green

- A more inviting and usable Concourse Green.
- A primary gateway marker on Reserve Road.

Central Carpark

- Improved ease of parking and pedestrian access.



Beaumaris Concourse Master Plan Zones

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1. INTRODUCTION

INTRODUCTION

Purpose

Bayside City Council has identified the need to develop a vision for the revitalisation of the public realm within the Beaumaris Concourse Neighbourhood Activity Centre in Beaumaris.

This vision will provide a co-ordinated and consistent approach to future streetscape improvements to the Beaumaris Concourse in the form of an Integrated Streetscape Master Plan.

The Master Plan seeks to achieve this vision by providing a framework of principles and objectives to guide the implementation of future works in this precinct, and outline the expected qualities of these interventions.

Policy Context

The following diagram outlines the key policy documents which have direct relevance to the Master Plan:



Project Scope

The scope of this project comprises the Beaumaris Concourse as shown in Figure 1 overleaf. This primarily includes the North, South and East Concourses as well as the Concourse Green and associated parking areas and laneways, but also considers the wider context including the immediate walking catchment, surrounding neighbourhood uses and buildings within the visual catchment.

Project Objectives

The objective of this project is to reinforce the Beaumaris Concourse as an attractive and vibrant Community hub now and into the future.

The Master Plan aims to articulate Council's and the community's vision for the precinct, and provide direction on how it can be enhanced through a combination of visual (materials, planting, signage etc) and functional (pedestrian access, vehicular movements, public space etc) improvements.

Definitions

The following definitions have been used throughout the project.

Master Plan - the guiding document.

Streetscape - the visual elements of the street, including the street furniture, trees and walkways.

Sense of Place - the identity and character of the place.

Design & documentation - the process of developing and representing a detailed reflection of a scheme.

Project Process

The following diagram outlines the phases involved in the development of the Streetscape Master Plan.



Vision

A vision for the Concourse has been developed following consultation with the community and with the Community Reference Group.

“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.”



Existing Beaumaris Concourse Aerial View

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2. THE MASTER PLAN

MASTER PLAN

Background

In preparing the Master Plan for the Beaumaris Concourse a large body of background research and analysis work was undertaken to identify the site, and its context. This included a review of the history of the site and the existing policy related to it. The full report can be viewed in the Background Report, attached as Appendix 01.

The following is a summary of some of the existing opportunities and challenges in the Concourse.

- Poor pedestrian connection between the Concourse and Concourse Green.
- Conflict between pedestrians and vehicular movements, particularly in the Central Carpark and at pedestrian crossings.
- Poor definition of the Concourse entry / gateway from Reserve Road.
- Established trees in the Concourse.
- Blank side building frontages .
- Large underutilised paved outstands.
- Conflict between outdoor dining and pedestrian movement.
- Two way traffic conflicting with pedestrian accessibility.
- Poor North-South pedestrian connection through the Concourse.
- Existing furniture in Concourse in need of upgrade to improve quality and consistency.

Community Consultation

Broad community consultation has been a critical component in developing the Master Plan for the Beaumaris Concourse. A wide range of consultation activities were used through the subsequent stages of the project. This included early information gathering sessions, meetings with a range of stakeholders, and community forums. A series of sessions with the Community Reference Group were also held to guide the development of the project. A full breakdown of these activities can be viewed in Appendix 2 - Consultation Report.

The aspirations developed through the consultation process in the early stages of the project were used to establish a vision for the project, and a set of design principles. These design principles were used as a method to identify general strategies for streetscape improvements as well as design initiatives to realise the vision for the Concourse. Seven design concepts were formed. These were:

- **Concept 1:** Create a new plaza in the East Concourse
- **Concept 2:** Improve existing outstand on the corner of North and East Concourse
- **Concept 3:** Improve existing outstand on the corner of South and East Concourse
- **Concept 4:** Blank wall frontages used for exhibitions or opened up for businesses
- **Concept 5:** A more inviting, usable and accessible Concourse Green.
- **Concept 6:** A primary gateway on Reserve Road
- **Concept 7:** Improved ease of parking and pedestrian access through the Central Car Park

Options for each of these were tested with the local community. Preference was generally for larger design concepts, as well as for the addition of individual elements such as seating and planting. This feedback was used to shape the overall Master Plan.

In most instances the preferred option for each design concept has been incorporated into the Master Plan. The degree of community support for each initiative is outlined in the Master Plan within the detailed description for each area.

Where preferred options in close proximity presented conflicting technical issues, priority has been given to one concept on a best practice urban design basis.

Design Principles

Principle 1: Strengthen the green leafy character of the Concourse.

Objectives

- Tidy up and add new feature planting to gateways into the Beaumaris Concourse.
- Provide additional planting to existing outstands around the Concourse.
- Increase planting to garden areas to enhance visual amenity and biodiversity.
- Protect the leafy green character of Concourse Green.

Principle 2: Strengthen the identity and legibility throughout the Concourse.

Objectives

- Install new consistent, timeless paving.
- Create a new primary gateway marker to Reserve Road entrance (e.g. sculptural lighting element, signage).
- Create a new secondary gateway treatment (e.g. art to blank walls, lighting).
- Provide pedestrian priority treatment to carpark areas (Supergraphic, coloured asphalt, resin bound gravel).
- Create community exhibition opportunities.

Principle 3: Promote the Concourse as a place where the community comes together.

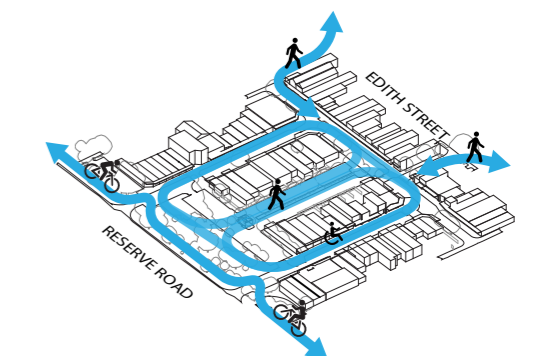
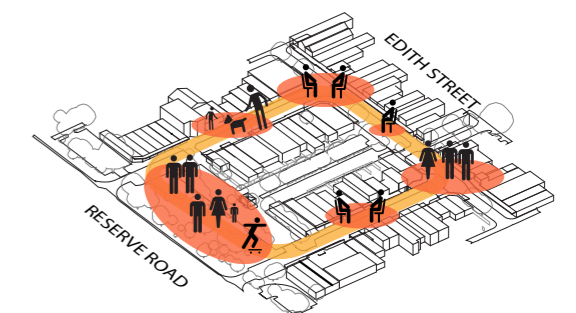
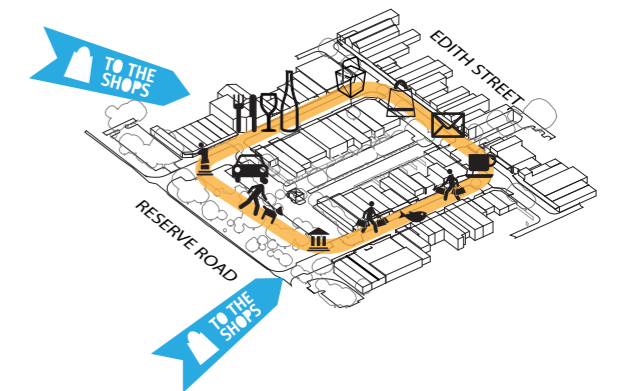
Objectives

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

Principle 4: Enhance pedestrian and cycle amenity throughout the Concourse with a clear hierarchy of links and treatments while maintaining primary vehicle movement.

Objectives

- Define primary cycle / pedestrian circulation with smooth, clear footpaths, tactile paving etc.
- Provide room for mobility scooters, and sufficient bike parking.
- Define areas of pedestrian priority or slow zone, where vehicular movement may be secondary.
- Provide a pedestrian priority link from East Concourse to Concourse Green.



The Master Plan

The Master Plan proposes a number of interventions for the Beaumaris Concourse which will both re-invigorate the public realm, and enhance spaces for the public to interact in a safe and comfortable setting.

The proposed interventions and upgrades are fine-grained and personal in nature, and reflect the character of the Beaumaris Concourse as an intimate place, well loved by the local community.

The proposed strategies include a number of general centre-wide improvements which focus on refreshing the existing streetscapes. These include upgrades to existing paving, furniture and additional planting.

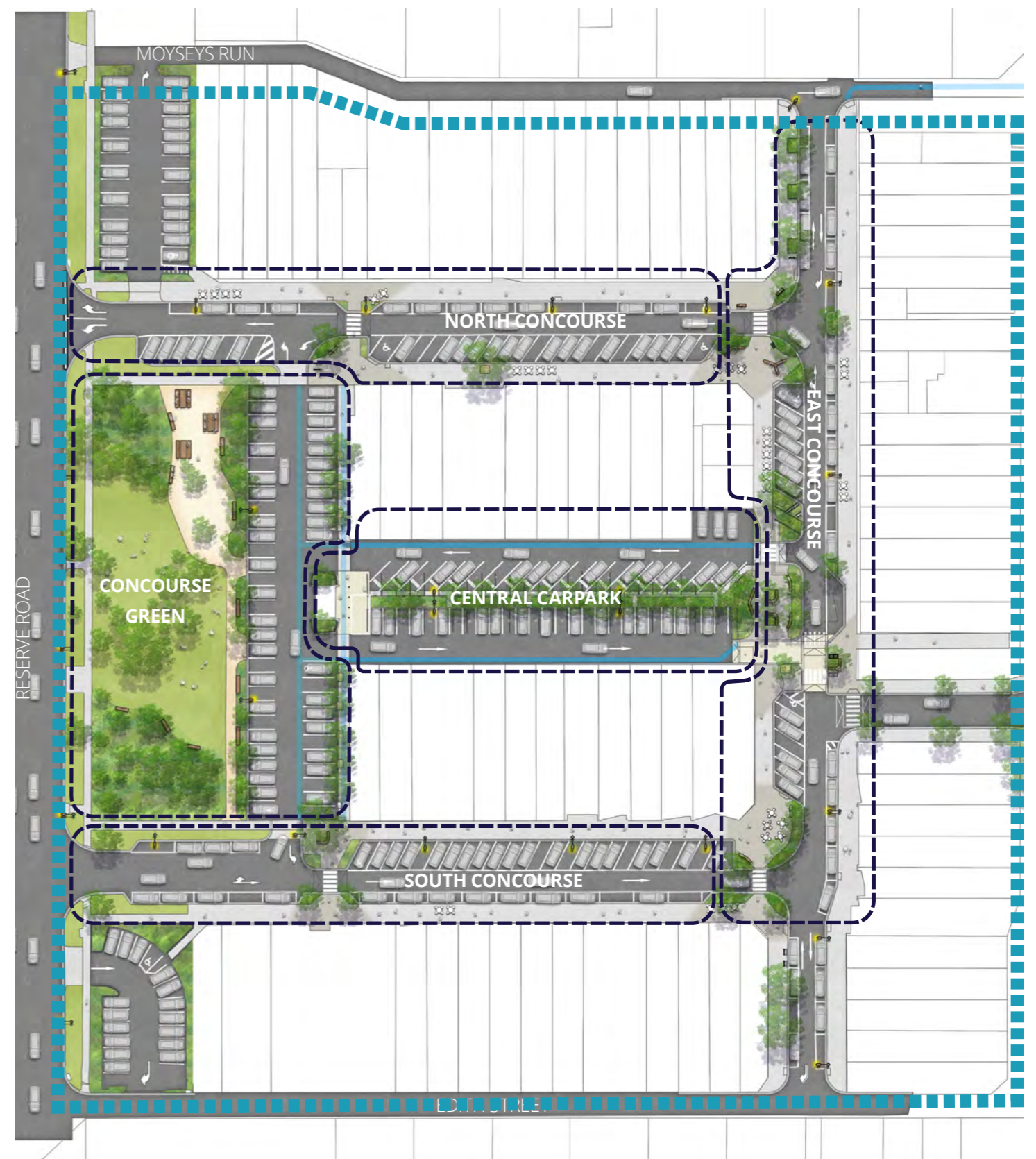
Targeted interventions in specific areas are proposed to enhance connectivity and access through the precinct, as well as create friendly and usable gathering spaces. These include defined seating areas, and new or enhanced pedestrian links.

Retaining the existing strengths and function of the Concourse has been a primary consideration in developing the Master Plan. The Master Plan aims to retain existing trees within the precinct and supplement canopy cover with additional tree plantings where space allows. The loss of parking has been minimised with only around six (6) parking spaces being removed to strengthen pedestrian linkages.

The Master Plan is broken down into the five key areas identified within the Concourse. The general improvements and targeted projects of the Master Plan sit within these areas.

- East Concourse
- North Concourse
- South Concourse
- Concourse Green
- Central Carpark

These five zones are described in more detail in the following section, providing information on the proposed works.



Beaumaris Concourse Master Plan Zones

THE MASTER PLAN

East Concourse

The East Concourse will be a key thoroughfare in the Beaumaris Concourse. The space will introduce defined and improved areas for the public to gather, with new seating and additional planting.

Three key areas were identified for focused intervention:

New Central Plaza Space

The Master Plan proposes a new plaza space on the East Concourse adjacent to the Central Carpark. This addition will create a new seating and gathering area located centrally on the East Concourse and was supported by 63.6% of the responses during community consultation. The plaza would include new seating and additional trees and planting.

Three configurations for the plaza were proposed adjacent to the Central Carpark. The majority of community responses - 47.2% - supported a location in the north east corner, however the position in the south-east corner, with the second highest number of responses - 28.3%, was selected for the Master Plan.

This location allows for improved pedestrian connectivity from North-South, as well as across the Eastern Concourse to Edith Street, by creating a raised pedestrian crossing zone and narrowing the existing vehicular entry and exit points to the Central Carpark to one way. This change in traffic flow in and out of the Central Carpark will also create space for the addition of a designated pedestrian footpath through the Central Carpark.

The existing loading bay will be relocated to the other side of the road.

Improved Outstand on the corner of the North and East Concourse

The Master Plan proposes a refreshed conversational meeting space within the outstand on the corner of North and East Concourse, with new seating and additional street trees and vegetation to improve the amenity of this space. These enhancements were supported by over 80% of responses during community consultation.

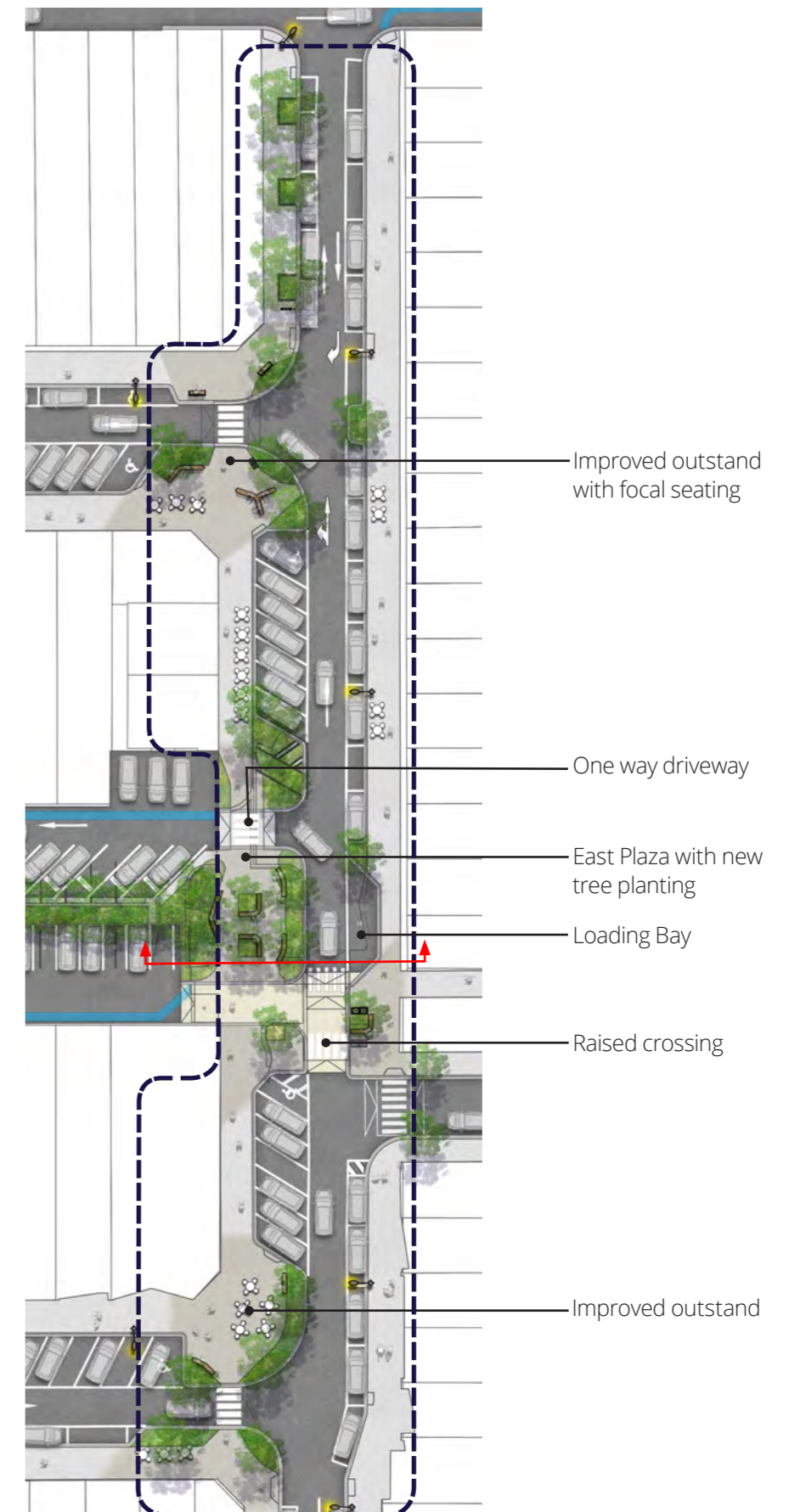
This area offers an opportunity to enhance the sense-of-place in the concourse by allowing space for a sculptural seating element.



Improved outstand to North and East Concourse



Improved outstand to South and East Concourse



East Concourse Area

Improved Outstand on the corner of the South and East Concourse

A revitalised meeting space is also proposed for the outstand on the corner of the South and East Concourse, with additional street trees and vegetation proposed to maintain and enhance the existing outdoor dining atmosphere.

The improvement of the outstand and addition of more seating was supported by over 80% of respondents, while 90% would like to see additional tree planting in this zone.

Further definition could also be created by introducing feature paving to this area.

Responding to the Design Principles

The proposed works to the East Concourse will strengthen the existing village character and draw on the green leafy quality of Beaumaris.

New low planting to the two outstands at either end of the Concourse and the central plaza will provide containment and softening to the new seating spaces while still allowing for clear sight lines around the precinct.

Additional trees in these areas will increase shade along this street, enhancing the verdant character of the Concourse.

New seating will reinforce these three hubs as comfortable gathering spaces. These areas would provide seating opportunities separate to the paid restaurant seating, and allow opportunities for shoppers to rest and friends and neighbours to catch up.

Placement of new furniture in the outstand along the main routes of travel will improve the legibility and accessibility of the Concourse. New paving materials selected from the master palette will reinforce the identity of the Concourse and provide for safe walkways for all users.

Paving of the raised crossing zone around the central plaza will provide a continuous feel to the central plaza and clearly indicate this as a pedestrian priority zone.



Section through East Plaza looking north

THE MASTER PLAN

North and South Concourse

Upgrades to the North and South Concourses will be focused on refreshing the paving and furniture. The existing walkway width will be maintained, and the existing parking layout will remain.

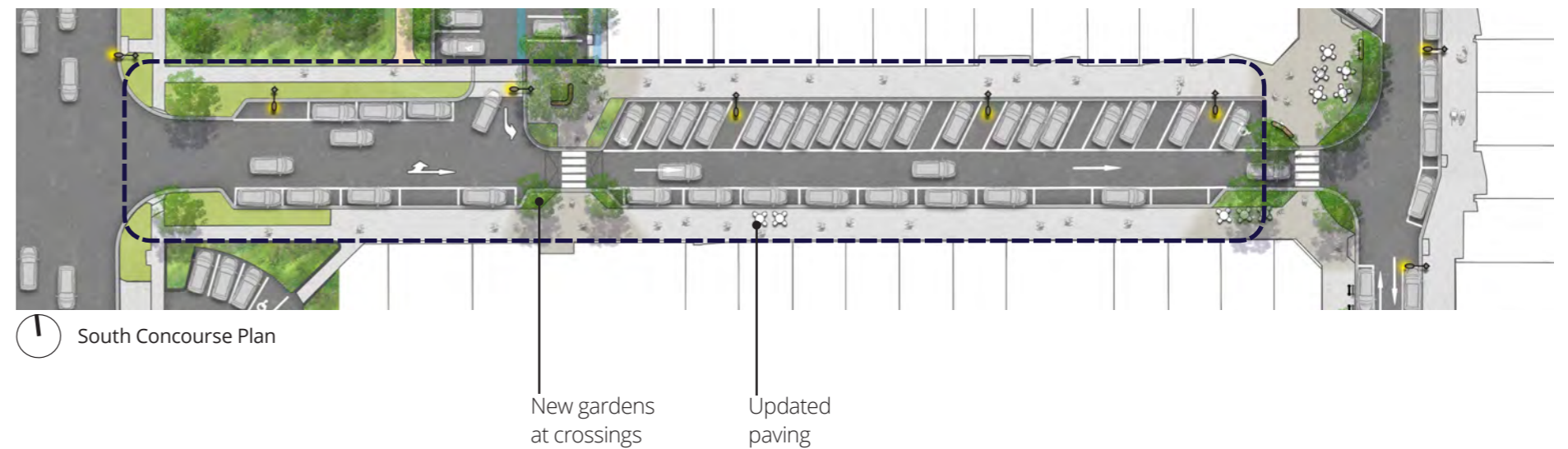
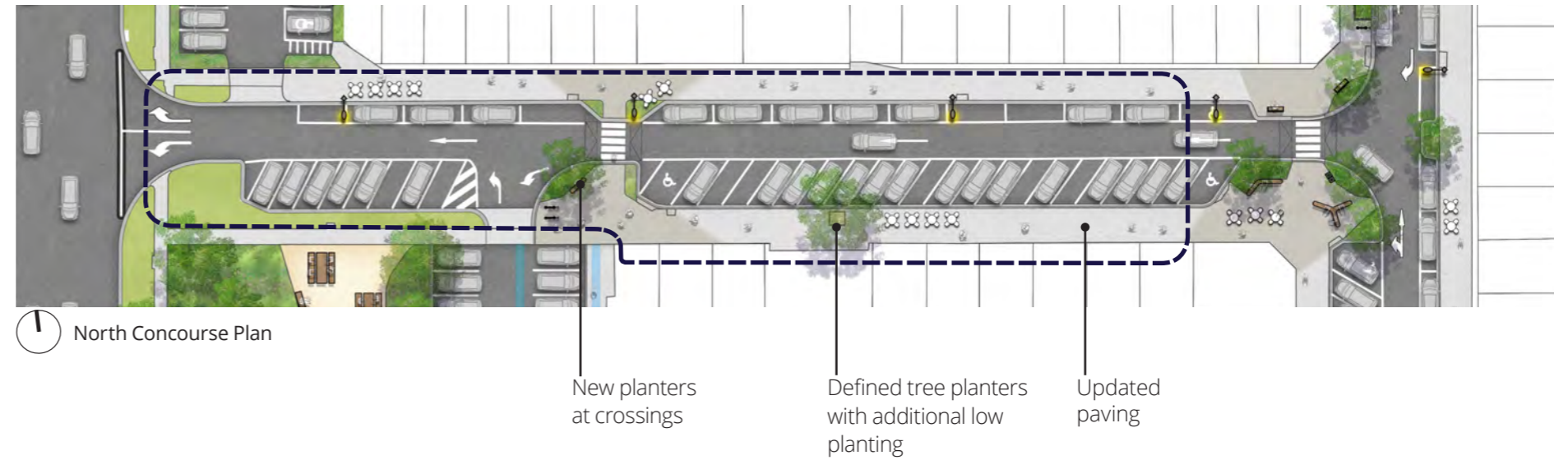
Renovation works to the existing paving will provide the opportunity to extend and define the planter area around the existing trees in the North and South Concourses.

New street furniture, including seating, rubbish bins and bicycle hoops, will be placed in appropriate locations to enhance the usability of the public areas whilst allowing for safe and comfortable pedestrian circulation.

Responding to the Design Principles

Opportunities for low planting under the existing trees in the North and South Concourses will soften this thoroughfare and provide a greener outcome along the existing streetscapes.

The provision of new paving and street furniture to replace the existing mixed palette will provide a consistent and cohesive village character with a neat and contemporary flavour.



THE MASTER PLAN

Concourse Green

The Concourse Green is a key area of the Beaumaris Concourse, creating a peaceful buffer between busy Reserve Road and the Beaumaris Concourse. It marks the interface to the Concourse within the local neighbourhood. The Master Plan will retain the green character of the reserve whilst creating new opportunities for community use.

New seating and gathering spaces created within the reserve will increase the range of interaction that users can have with the park.

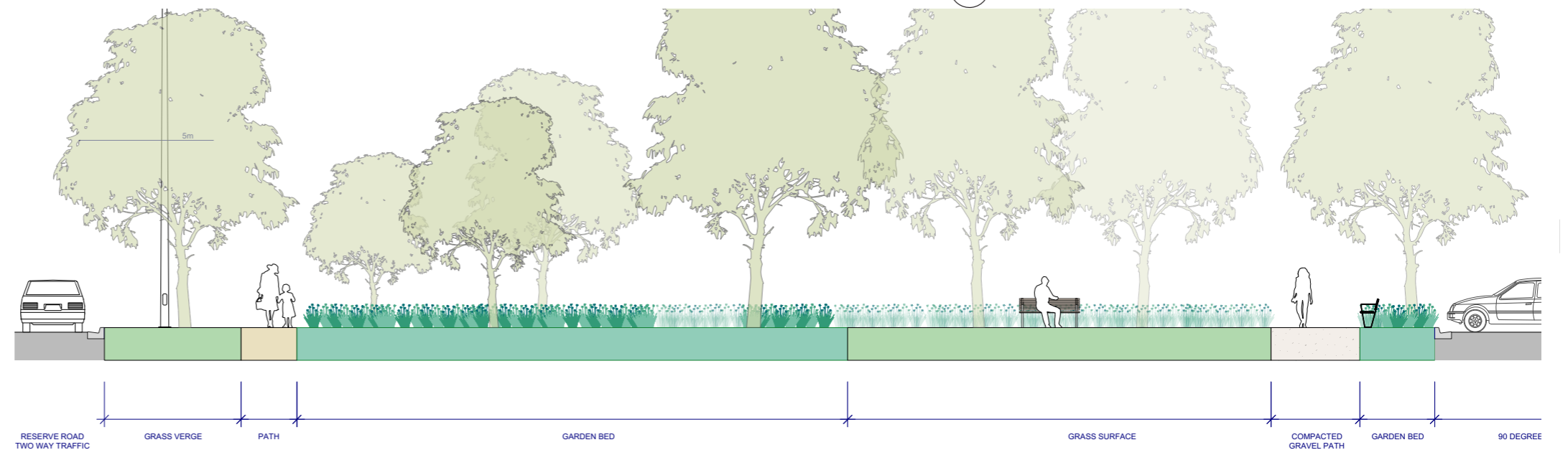
Connection from the Concourse Green to the Concourse is enhanced through defined connections at road crossings. Pedestrian connection from North-South through the adjacent carpark is improved by replacing the existing trees adjacent the building side frontages and leveling the paving.

Responding to the Design Principles

Protecting and strengthening the existing tree cover and vegetation is critical to preserving the green, leafy local Beaumaris character in this precinct. New vegetation will also assist in promoting biodiversity in the area.

Clear pedestrian links to the Concourse will also reinforce the Concourse Green as a key component of the Concourse.

The Green provides ample space where the community can come together for gatherings. Enhancing the space as a park provides a breakaway area for shoppers and for local residents.



Section through Concourse Green looking North

THE MASTER PLAN

Central Carpark

Improvement of the Central Carpark was supported by 78.1% of the community responses. Adjustment of the parking layout and vehicle movement within the Central Carpark creates a simplified space and room to install a pedestrian footpath within the central median.

On the southern side of the carpark 90 degree parking is retained, with the size of parking spaces adjusted to meet current Australian standards. Parking on the northern side of the carpark is adjusted to 45 degree parking. This allows room for a dedicated pedestrian access path from the East Concourse through to the existing public toilet and beyond. This footpath will be surfaced with compacted gravel to allow water to permeate through to the roots of the mature existing trees. A formal edge to the central planting will allow planting to flourish. The realignment of parking on the northern side will result in approximately six (6) car spaces being lost.

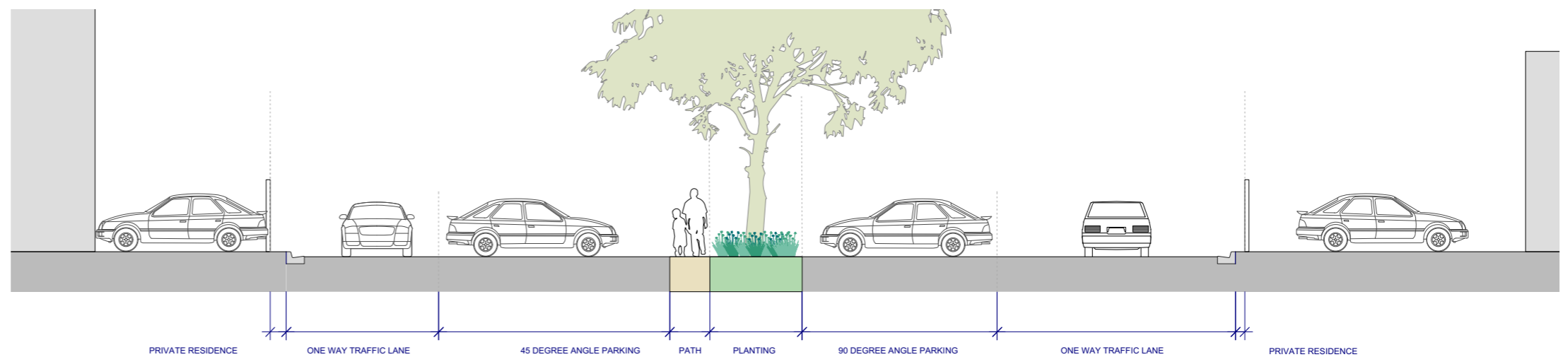
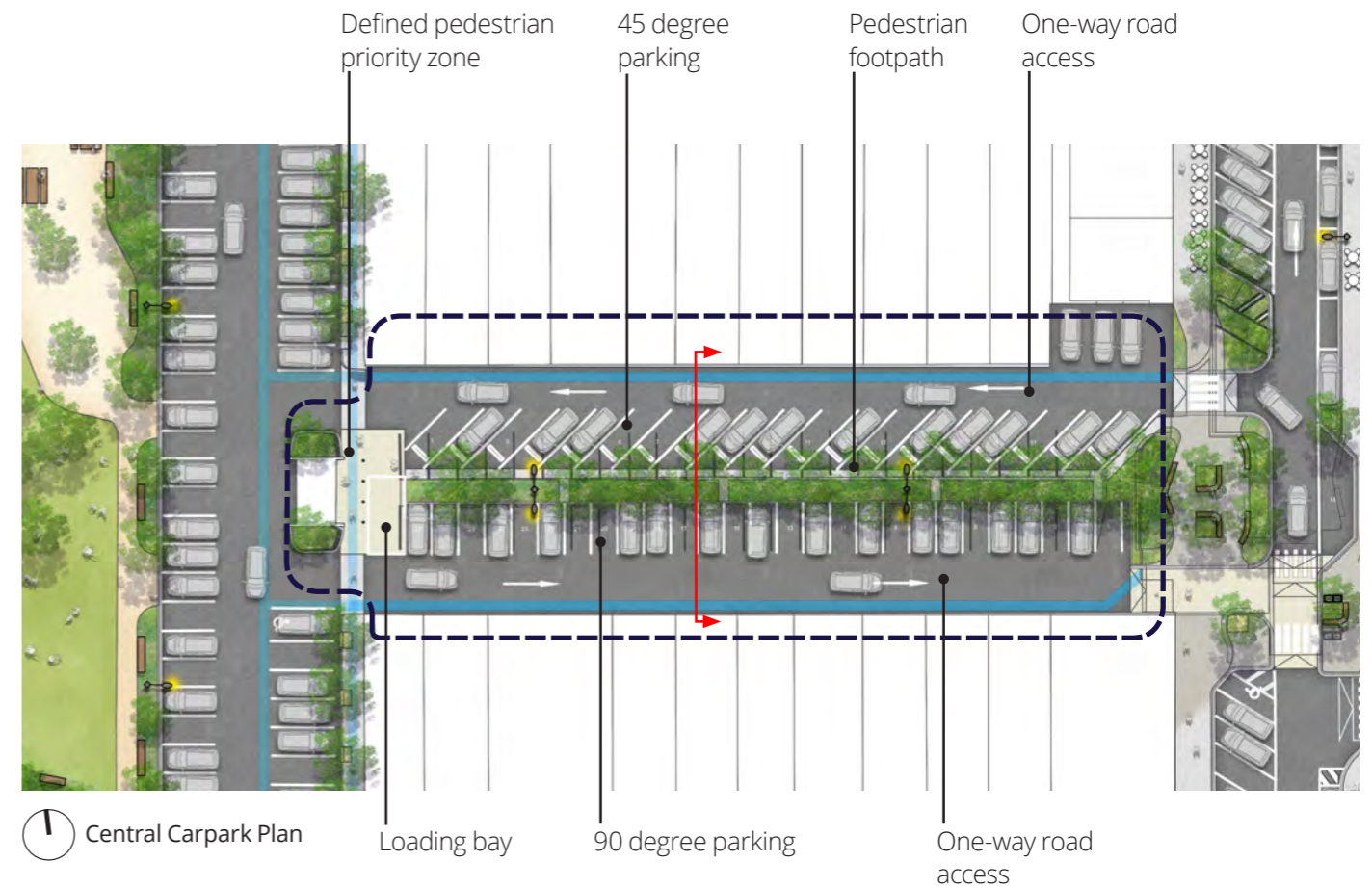
The flow of vehicles is adjusted to one way movement only on both sides of the carpark. This will streamline the flow of traffic through the Central Carpark and create a safer pedestrian environment. It also allows the entry and exit points to the East Concourse to be narrowed, providing additional space for the plaza and improving safety for pedestrians.

A formalised loading bay is located to the east of the public toilets. This area, along with the pedestrian connection running North-South between the upper and lower Concourses is replaced with feature paving to outline pedestrian priority. Bollards between the loading bay and toilet 'forecourt' create safety and separation for pedestrians.

Responding to the Design Principles

The Central Carpark contains a number of existing mature trees which provide shade and visual amenity. The green character of this central spine is reinforced with new central planting separated from the carpark with a formal edge.

Prioritising pedestrian accessibility in this zone enhances the pedestrian environment of the Central Carpark. The footpath link provides a connection from the Concourse to the Concourse Green and improves access to the existing public toilet amenity.



Central Carpark Park section

THE MASTER PLAN

Sense of Place Initiatives

In addition to the key works outlined within this report, several sense of place initiatives have been identified which offer possibilities to enhance the identity of the Concourse. These could be developed in conjunction with local community groups and building owners/occupiers.

A Primary Gateway on Reserve Road

A new gateway marker at the intersection to Reserve Road would provide the opportunity to create a landmark entry to the Beaumaris Concourse. This would create a defined entry point from Reserve Road and reduce the confusion that currently exists surrounding the location of entry and exit points to the Concourse. 75% of responses from the community supported the introduction of this element.

This creative gateway element would be positioned in a location visible from Reserve Road. The form would have a practical function in logically indicating the entry to the Beaumaris Concourse, and also have a shape and materiality that is reflective of the local character.

Precinct Art Walls

Activation of the blank wall frontages within the Concourse could provide an opportunity to reinforce and enhance the identity of the Beaumaris Concourse. Such an initiative could offer partnership opportunities for Council to work with local businesses and groups, such as the Beaumaris Arts Group and Beaumaris Primary School. Responses from community consultation showed that 69.6% of the community were in favour of this idea.

These artworks could be part of a rotating curated exhibition. This initiative could improve activation of the peripheral areas of the Concourse such as the frontages to Reserve Road, the northern tip of the East Concourse and the laneway.

Sculptural Seating

The outstand on the corner of the North and East Concourse offers space for a focal element that would contribute to reinforcing the sense of place within the Concourse. The introduction of a sculptural bench would align with 81.1% of the community who support additional seating in this area, and provide opportunity for a sculptural feature that is practical and functional. This feature could draw on materials and elements of the new furniture suite within the Concourse, or be developed as a component of the art function explored above.

Responding to the Design Principles

The Beaumaris Concourse is well-loved by the local community. Ongoing initiatives involving local groups will promote the Concourse as a place where the community comes together.

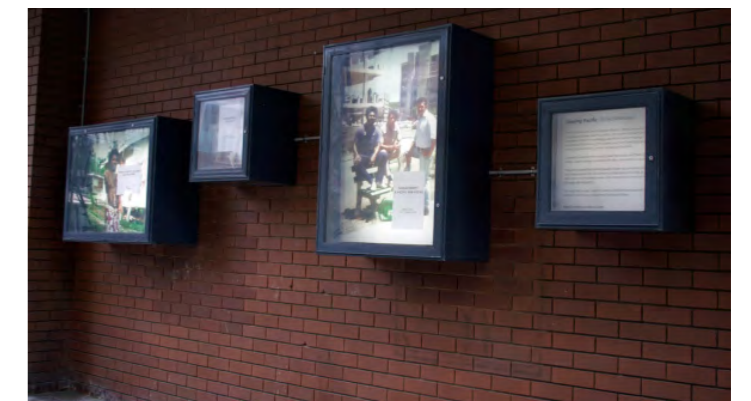
- Primary Gateway location
- Potential Precinct Art Walls
- Sculptural seating



Sense of Place Initiatives - locations



Artistic Gateway signage examples



White Street Mall - Frankston



Wall to Wall Festival - Benalla

THE MASTER PLAN

Tree Palette

Beaumaris has a distinctive character provided by the existing native and indigenous trees throughout the precinct. The suburb is covered by a Vegetation Protection Overlay in the Planning Scheme. This requires 80% of the trees to be indigenous, while native tree species may be used to complement this. Trees in the Beaumaris Concourse are selected in keeping with these guidelines.

Tree species for the Concourse streetscapes are selected for their suitability in a hardscape environment. Shade canopies with clearance below to allow sight lines are characteristic of the species indicated.

There is limited space for new tree planting within the Concourse due to overhead awnings. Where new trees are to be installed they will complement the existing trees, but also be appropriate in size for the available space.

In time, when existing mature trees reach the end of their Safe Useful Life Expectancy (S.U.L.E) their replacements should be chosen for their appropriate sizing.

Trees within the Beaumaris Concourse and Concourse Green should be a mix of species to maintain natural and visual diversity, as well as continue to provide habitat.*

Plant Palette

Plant species selected for planting in the individual planters and median strips should be selected from a palette representative of the existing Bayside plant communities. Where possible indigenous species should be selected. All planting selected for the streetscapes should be tolerant of urban conditions.

All planting within the Concourse Green should be selected from a native palette to promote biodiversity in the reserve.*

* The list of suggested tree and plant species is indicative and can be added to.

Indigenous Trees

Small



Acacia implexa



Allocasuarina littoralis



Acacia melanoxylon



Eucalyptus melliodora

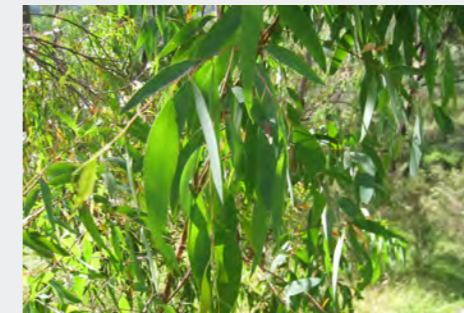
Medium



Allocasuarina verticillata



Eucalyptus viminalis subsp. pryoriana



Eucalyptus radiata

Native Trees

Medium



Tristaniopsis laurina 'Luscious'



Eucalyptus mannifera 'Little Spotty'



Eucalyptus leucoxylon subsp. megalocarpa



Eucalyptus sideroxylon

Native Shrubs



Lomandra longifolia



Correa alba



Westringia fruticosa



Ficinia nodosa

Streetscape Materials Palette

Materials selected for the Concourse streetscapes would provide a high quality streetscape outcome.

Feature paving such as saw-cut coloured concrete or exposed aggregate paving would be used to highlight key areas, such as gathering spaces and nodal points. Existing red brick from the site could be reused in different forms such as aggregate paving for feature areas. Areas of pedestrian priority such as raised crossings or shared zones would also receive a feature paving treatment to distinguish them.

Simpler treatments such as asphalt paving or plain concrete paving would form the bulk of the paving in non feature areas.

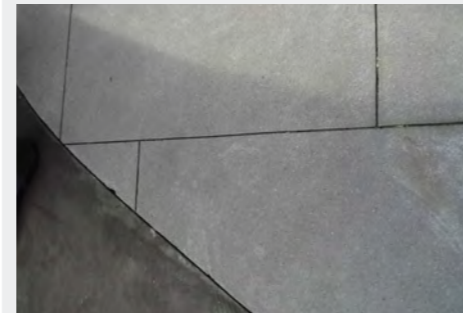
Furniture in the Concourse will have an appropriate contemporary feel, using robust materials such as stainless steel for utilitarian elements and warmer elements such as timber for seating, in line with Council's updated technical notes and palette.

Concourse Green Materials Palette

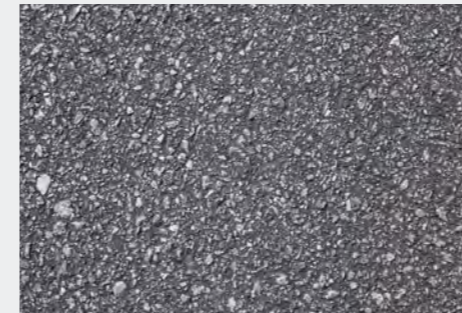
The Concourse Green will maintain a more natural feel in line with its existing setting, and natural qualities of Beaumaris.

Surface treatments in the reserve would be low key, such as compacted gravel walkway areas. Much of the existing lawn area should be retained and improved. Some furniture elements may take on a more rustic quality in keeping with the naturalistic theme.

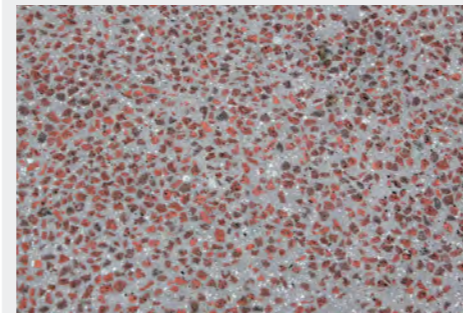
Paving Palette



Charcoal concrete/grey concrete



Asphalt paving



Crushed red brick aggregate



Stone cobbles

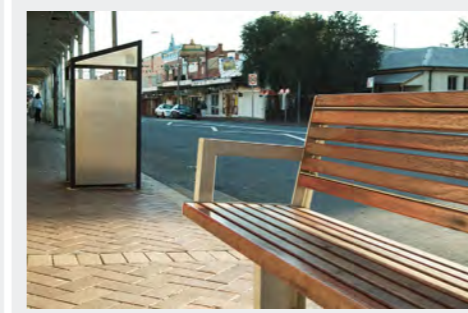
Furniture Palette



Timber seating



Formed concrete edges



Robust contemporary design



Durable materials

Character Palette



Crushed rock footpaths



Timber seating



Indigenous tree planting



Understory planting

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3. IMPLEMENTATION

Implementation

Recommendations and Actions

The proposed works within the Streetscape Master Plan are intended to form a guide for the revitalisation of the public realm within the Beaumaris Concourse. It is envisioned that these works can be realised through an implementation plan of staged capital works projects.

The Master Plan includes both centre-wide initiatives to improve the existing concourse, and targeted interventions in specific areas.

Recommended centre-wide initiatives include:

- Replace existing paving with new level, consistent paving.
- Replace existing street furniture with a consistent, contemporary suite of furniture.
- Installing additional planting to existing planters.

The Master Plan implementation schedule is broken down into the five key areas identified within the Concourse. The main initiatives of the Master Plan sit within these areas and could be fast-tracked individually as smaller targeted interventions.

Targeted actions include:

East Concourse

- Upgrades to the outstand on the corner of the North and East Concourse.
- A sculptural focal seat on the corner of the North and East Concourse.
- Upgrades to the outstand on the corner of the South and East Concourse.
- A new central plaza space.

South Concourse

- Installing new planters to define pedestrian crossing points.
- Creating an entry marker/feature at the intersection to Reserve Road.

North Concourse

- Installing new planters to define pedestrian crossing points.

Central Carpark

- Adjust parking on southern side to meet current Australian Standards.
- Adjust northern parking to 45 degree parking.
- Install pedestrian footpath and define the centre median.
- Define North-South pedestrian route to the west of the carpark and forecourt to the toilet facilities.

Concourse Green

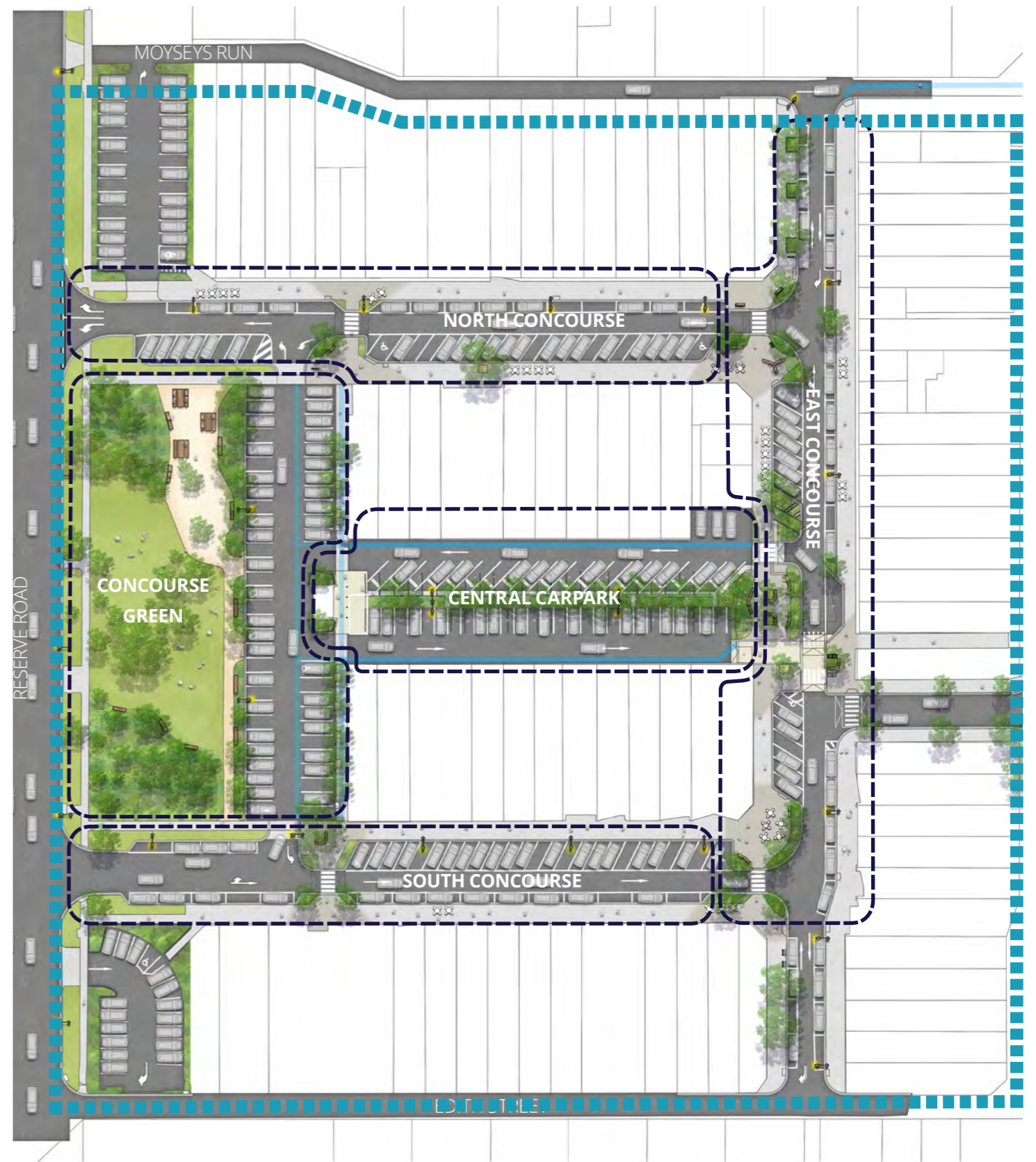
- Create seating nodes and picnic spaces

Capital Works Cost Evaluation

The indicative capital works costing for the implementation of the Master Plan has been broken down in to the five key areas identified within the concourse. The costing for these areas includes both the centre-wide recommendations and targeted project within each area.

Area	Implementation Cost*
East Concourse	\$490,000.00
South Concourse	\$185,000.00
North Concourse	\$200,000.00
Central Carpark	\$315,000.00
Concourse Green	\$237,000.00
Total	\$1,427,000.00

* Figures do not include documentation or project management costs.



Beaumaris Concourse Master Plan Zones

Expected Qualities

As the project moves into the design, documentation and implementation phases, the following site-wide design attributes should be reflected.

Maintenance

The ongoing maintenance of the Concourse should be considered in design, as well as in material and plant selection.

The location of all rubbish bins should allow for easy access for rubbish removal vehicles and staff.

Outdoor furniture and shelter elements, including sculptural elements and entry features, should be designed using robust and durable materials. The selection of plant species should consider the species mature size, watering requirements and heat tolerance.

Sustainable Design & Materials

Design should consider the re-use of existing or locally sourced materials where possible. All timber used should be sustainably sourced (either from recycled timber, or FSC rated sustainably harvested plantations).

WSUD

Water Sensitive Urban Design techniques should be employed in the design of new planters, and considered when retrofitting existing planters. This includes allowing for passive irrigation to trees and installing kerbside raingardens.

Accessibility

All areas of the Beaumaris Concourse should be universally accessible by people of all abilities. Walkways should be free of trip hazards. The location of furniture and other similar elements should be considered to ensure that paths of travel are not obscured.

Pedestrian crossings and other areas where vehicular movement is secondary should be clearly marked to allow pedestrian priority.

Geometric Street Design

Any amendments to roadways and parking layout should be designed in accordance with current Australian Standards, and should consider both regular drivers, delivery trucks and other service vehicles. Allowances should be made to ensure clear lines of sight for both pedestrians and drivers are maintained.

Wayfinding

Easily legible wayfinding should be allowed for through a combination of active and passive techniques. Active techniques could include the use of appropriate signage and entry markers. Passive wayfinding should be incorporated through a combination of directional paving, clearly defined movement routes and focal points.

Sense of Place/Public Art/Design

Sense of Place and Public Art initiatives should be reflective of, or appropriate for, local character in their form and materiality. They should be suitable in scale for their locations. Where the opportunity exists for these to be developed in partnerships with local artists and community groups this should be explored.

Lighting

Lighting should be provided to Australian Standards throughout the precinct to ensure pedestrian safety at all hours. Feature lighting, such as uplighting to trees, could be installed at focal points to enhance the sense of place during the evening.