

## 7. Petitions to Council

### 7.1 PETITION: BEAUMARIS CONCOURSE GREEN

Corporate Services - Governance  
File No: PSF/17/68 – Doc No: DOC/17/97613

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Petition from residents requesting Bayside City Council to not make any changes to the Beaumaris Concourse Green. (861 signatories).

*“We the undersigned hereby petition Bayside City Council not to make any changes to the Concourse Green. The Green represents an iconic, natural, and uncluttered patch of Beaumaris that should remain uncompromised. We welcome council investment, but only where necessary and for the right use. In this instance (except for maintenance or upgrade of furniture and bins) it would be destructive.”*

#### Petition Requirements

The submitted petition containing 861 signatories meets the required format of a petition in accordance with Council’s Governance Local Law No: 1, Clause 65.

#### **Recommendation**

That the petition be dealt with in conjunction with Item 10.4 on this agenda.

#### **Support Attachments**

Nil

## 10.4 BEAUMARIS CONCOURSE STREETSCAPE MASTER PLAN

City Planning & Community Services - City Planning & Community Services  
File No: PSF/15/8752 – Doc No: DOC/17/71560

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### Executive summary

#### **Purpose and background**

To present Council with the final Beaumaris Concourse Master Streetscape Plan (2017) for adoption. The adoption of the Master Plan will enable the commencement of the detailed design and documentation to implement its concepts. The Master Plan provides the parameters and structure in which the design and construction of the Beaumaris Concourse streetscapes will be developed and implemented.

#### **Background**

The development of the Master Plan has included three stages of engagement with the community in combination with regular dialogue with a reference group with representation of traders and community as well representatives from the Beaumaris Conservation Society, Beaumaris Rotary and the Beaumaris Arts Group.

Stage one sought input from the Beaumaris community to establish its most highly regarded qualities and aspirations for the future of the Beaumaris Concourse streetscapes. This early engagement resulted in 4 key principles that seek to address community and Council aspirations for the Concourse. These principles' have been used as the basis for concept development for the second and third stages: including

- Strengthen the green leafy character of the Concourse;
- Strengthen the identity and legibility throughout the Concourse (to clearly understand and find your way to places on the Concourse);
- Promote the concourse as a place where the community comes together; and
- Enhance pedestrian and cycle amenity throughout the Concourse with a clear hierarchy of links and treatments while maintaining primary vehicle movement.

Stage two of engagement explored and tested options developed in response to the community's aspirations from stage one including the central car park, the Concourse 'Green' reserve, a small meeting place on the East Concourse, the replacement of existing brick paved areas, a gateway into the Concourse and addressing blank walls in the centre. The approach to testing each option included explaining the trade-offs and impacts that would result from the various improvements proposed. Feedback provided was used to inform the content of the Draft Master Plan.

Stage 3 was recently completed (21st February to 21st March 2017) and presented the Draft Beaumaris Course Streetscape Master Plan to the community as a culmination of previous consultation and to identify any further issues and/or comments.

Online participation to the Draft Master Plan included 471 people visiting the page and 257 viewing one or more items, including photos (16), downloaded the document (47), visited FAQ page (13) and multiple project pages (224). The numbers of those who participated by providing a response however was much smaller with twenty-four providing responses online. A further twelve written responses were received as a result of the 'drop in' sessions held at the Beaumaris Community Centre for community and traders during the engagement process.

A total of 36 written comments were received in addition to verbal feedback at the drop in sessions.

Of those who provided either online responses when asked *'Does the final masterplan reflect your feedback?'* there was a mix of opinions with 14 mostly anonymous respondents (10), ranging from 'not at all' (8) to 'most of it' (2), 'a little bit' (1) and 'all of it' (1) with two unsure.

## **Key issues**

The Beaumaris Concourse Master Plan consists of 5 key areas including the East Concourse, North and South Concourses, the Concourse Green and the Central Carpark. The following sections address proposed changes, feedback from both stages 2 and 3 of engagement and a number of broader issues raised.

### East Concourse

The changes to the East Concourse seek to link the North and South Concourses through improvements in the quality of the pedestrian footpath especially on the west side of the East Concourse. This enhancement of the streetscape is proposed to be achieved through reduction in the width of vehicle access paths traversing the footpath to the adjoining Central Carpark, the provision of a new gathering space to the middle of the street (Central Plaza), the replacement of the red brick paved footpaths with more stable pavements and an increase in the vegetation/street trees / planting of the activity centre.

During the second stage of engagement 42 of the 66 responded positively to the proposed concepts for the Central Plaza. The plaza is proposed in a central location between the two access points which have been considerably reduced in size. This has allowed the plaza to be expanded as a public space for meeting and gathering. There were no further comments in stage 3 engagement regarding this space.

### North Concourse and South Concourse

When asked about the green leafy character there was a consistent belief that more trees are needed with some requesting more trees in the North and South Concourses and the request for the use of indigenous species where appropriate. There was a concern that trees may be lost during the changes.

Upgrades to North and South Concourses focus on refreshing the paving and furniture. The existing walkway width will be maintained and the existing parking layout will remain the same. Proposed works to the existing paving will provide the opportunity to extend and define the planter area around the existing trees.

### Concourse Green

The Concourse Green creates a buffer between busy Reserve Road and the Beaumaris Concourse, acts as a gathering space and reinforces the natural leafy character of Beaumaris and the Concourse. The Masterplan proposes the retention of the leafy green character of the reserve with minor interventions to create opportunities for community use. This is in response to the 50 out of 63 respondents who were '.. supportive of opportunities to enhance the Concourse Green' in stage 2 engagement.

In the engagement on the Draft Master Plan a two respondents spoke of not wanting any works in the Green believing it would be significantly lessened by the construction. A number of respondents felt any removal of trees in the Green was a significant issue preferring trees and grass to pervious surfaces and rocks.

There was some discussion about the need to provide the pervious gravel area and paths and the use of rocks in the north east corner of the 'Green' through the development of the Master Plan. The paths were considered by some not to be necessary by some as they cut the 'Green'

into three and the use of rocks considered unfriendly and not in keeping with the local landscape. However others considered the rocks were better than steel and metal chairs.

Concern about up-lighting affecting fauna especially micro bats and the cost involved were raised and will be a consideration in the design phase.

There was difference of opinion about the small shelter proposed for the north east corner of the Green with some believing it is not required at all and others positive and even asking for a larger cover to allow for a band to play at events. The Master Plan proposes to keep the shelter in as it was included in the layout of the Concourse Green proposed in the second stage engagement that resulted in a positive response from the community.

There was comment on the need to develop the gravel paths believing that paths will divide the Green into three. The pervious paths and stepping stones in the Green attracted some negative comments with one respondent who felt the grass was sufficiently navigable as well drained and pervious paths are not safe for wheelchairs or children on bikes.

The Beaumaris Conservation Society expressed their concerns on their web site which mirrored a number of the concerns above. Generally however the proposal for the Concourse Green was well received with the stage two engagement having 50 out of 63 respondents supportive of the opportunity to enhance the 'Green, as proposed.

Some respondents didn't believe that the master plan would result in bringing people together in the centre. One stating that the more tables and chairs impede walking and gathering.

A respondent to the draft master plan finished with 'On the whole, I think the final plan is sensible and does reflect the community's wishes. The consultation process has been more than adequate.'

### Car Parking

Minimising the loss of car parking as part of the proposed options was a key priority for traders and the community. Whilst the community consultation supported an acceptance of a loss of car parking spaces in exchange for an increase in amenity, a revised layout of the central car park was developed to minimise the number of car parking spaces lost. This resulted in a considerable improvement from 15 car spaces lost in the worst case scenario as presented to the public as part of the community engagement to an estimated 6 car spaces lost in the master plan.

The result is a balance between the requests for improved access for pedestrians and improvements to the gardens below the trees to the centre of the car park. The proposed path will also improve the aesthetic, safety and traffic movement throughout the car park through the one way vehicle movement system.

To a couple of the respondent's car parking losses are an issue with the probable loss of 6 spaces being unacceptable.

There were concerns expressed about cars parking over the central path under trees in the Central car park this can be addressed with bollards or similar. There was a request to remove the large casuarinas between car parking and buildings on the western edge of the concourse to improve the quality of the path in this location. The improvements to the path will be addressed during the detail design.

During the exhibition of the Draft Master Plan two respondents felt that the plan will result in worsening rather than improving the ability to get around however another two believed that the Central Carpark needs improving. Another felt the vehicle circulation needs addressing and another requested that the west carpark should also be made one way to reduce congestions and improve safety. The second stage engagement resulted in strong support for

upgrading Central Carpark with 50 out of the 64 respondents agreeing with some for improvements.

### Public Toilet

The public toilet was raised as an issue of concern during the consultation and engagement process. Specific issues included the internal qualities of the toilets. Works to address immediate community concern have already been carried out, providing improvements to the interior of the toilet as identified in the Bayside Public Toilet Strategy 2012. Works included the removal of the central partition and the installation of new locks on the entry doors and improved lighting. These works improve safety and mobility access.

The present location was also questioned with safety issues and the loss of space for turning and parking cars of most concern. The demolition and rebuilding in another location would have an estimated minimum cost of \$300,000. The utility of relocating the toilet would need to be considered against any improved safety and security, public acceptance of the new location and loss of use of open space at the new location.

Though not included in the Public Toilet Strategy 2012 improvements to the external appearance of the toilet will be considered through rendering of the brickwork, improved paving in the forecourt and further external lighting. It is intended that these works be carried out as the Master Plan is implemented in the 18/19 financial year.

### Drainage

Localised ponding of water after rain events in the car parks was a concern of the community. This is due to the low slope, unevenness and width of asphalt and some minor problems with kerb and channel in the car parks of the Concourse. This has been identified as an issue by Council engineers and will be rectified during the streetscaping works to ensure the least disruption to the Concourse.

### Parking and Functionality

There were also some reaction to doing any work in the Concourse with two who were not happy with the loss of the brick paving and some concern at the use of concrete or asphalt paving. There was also some discussion on the final surface treatments of these materials, patterning and aggregate.

There were also concerns expressed that the result will be an 'Unsafe and underutilised' environment that needed 'inclusive design to look after elderly and disabled' and the 'younger community'. The needs of both these groups will be considered during the design and documentation phase.

### Other Issues

During the engagement with the community the unsightliness of the backs of some of the premises adjoining the Central Car Parking area was a consistent issue. As a response to this a program of education, support, compliance and/or regulation will be implemented in conjunction with capital works delivery to improve the qualities of place in correlation with the improvements to the carpark.

### Next Steps

Many of the above concerns will be considered during the next stage, the detail design and documentation stage. Generally however considering the much larger and more positive response during the concept testing phase (Stage 2) and the number of those who visited the Council site for information during the Draft Master Plan Phase (stage 3) but did not register any concerns or issues on the site and the low numbers of respondents their appears to be general acceptance by the community of the Master Plan.

With the adoption of the Beaumaris Concourse Streetscape Master Plan the next stage will be to develop the detailed design and documentation for the redevelopment of Beaumaris Concourse streetscapes. This is intended, depending on funding, to occur in the 2017/18 financial year. The process will include an engagement program to keep the community informed with specific consultation with the traders and residents directly impacted.

The design and documentation will then be used to redevelop Beaumaris Concourse streetscapes in line with the master plan. Implementation and works schedule for 2018/19 dependent on funding in that budget.



## Recommendation

That Council:

1. Notes the feedback received to the draft Beaumaris Concourse Streetscape Master Plan as the third stage of the engagement;
2. Adopts the Beaumaris Concourse Streetscape Master Plan in the form of Attachment 1;
3. Subject to adopting the 2017/18 budget, commences Detailed Design and Documentation; and
4. Thanks community members who have contributed to the Master Plan including the reference group.

## Support Attachments

Nil

1. Beaumaris Concourse Streetscape Master Plan (separately enclosed)

## **Considerations and implications of recommendation**

### **Liveable community**

#### **Social**

Beaumaris Concourse is the geographic and social centre of the Beaumaris community. The Concourse presently provides an important meeting and gathering place for the community. The quality of the public realm in the concourse however is becoming less functional and outdated. For example the quality of the paving and furniture is less than adequate for a contemporary environment.

Identified early in the community engagement was the need for increased meeting and gathering spaces that are accessible and amenable for public use.

In view of this the Streetscape Master Plan provides for improvements in both the quality and quantity of space available for meeting and gathering and thereby increasing the opportunities for social interaction in the Concourse.

#### **Natural Environment**

The green and leafy nature of Beaumaris was identified as an important character element to be retained and enhanced and suggested that the use of indigenous species should be used where appropriate.

The Master Plan proposes the provision of planting on corners and in public spaces throughout the Concourse. Details of each species will be provided in the detailed design and documentation process which follows from the adoption of the Master Plan. As the design is developed the quality of the greenscape of the Concourse will be enhanced in an appropriate manner in recognition of the existing nature of the Concourse as the centre of an environmentally sensitive community.

#### **Built Environment**

The footpaths throughout the Concourse are paved with red brick. This material has become unstable and uneven, resulting in trip hazards, maintenance difficulty and is in need of replacement with more stable and even surfaces. The infrastructure will be replaced with contemporary items that comply with present standards and functionality.

The proposed works will result in an improved surface for walking and will introduce planting, trees and furniture that will improve the safe movement of pedestrians, the utility of the public realm and provide the Concourse with a richer more inviting built environment for residents and visitors of all ages and abilities.

#### **Customer Service and Community Engagement**

There have been three stages of community engagement. Local traders, residents and visitors to the centre have informed the development of the Master Plan through their involvement in drop in sessions, workshops, online and street surveys, and walks around the centre, to understand community values and aspirations.

A reference group was established and included residents, traders, Rotary and Beaumaris Conservation Society members. The reference group has played a key role in understanding the community's response to each step of the community engagement and help in improving the questions and concepts presented for comment.