

VICTOR HARBOR MAINSTREET STAGE 3

INFORMATION PACK

APRIL 2019

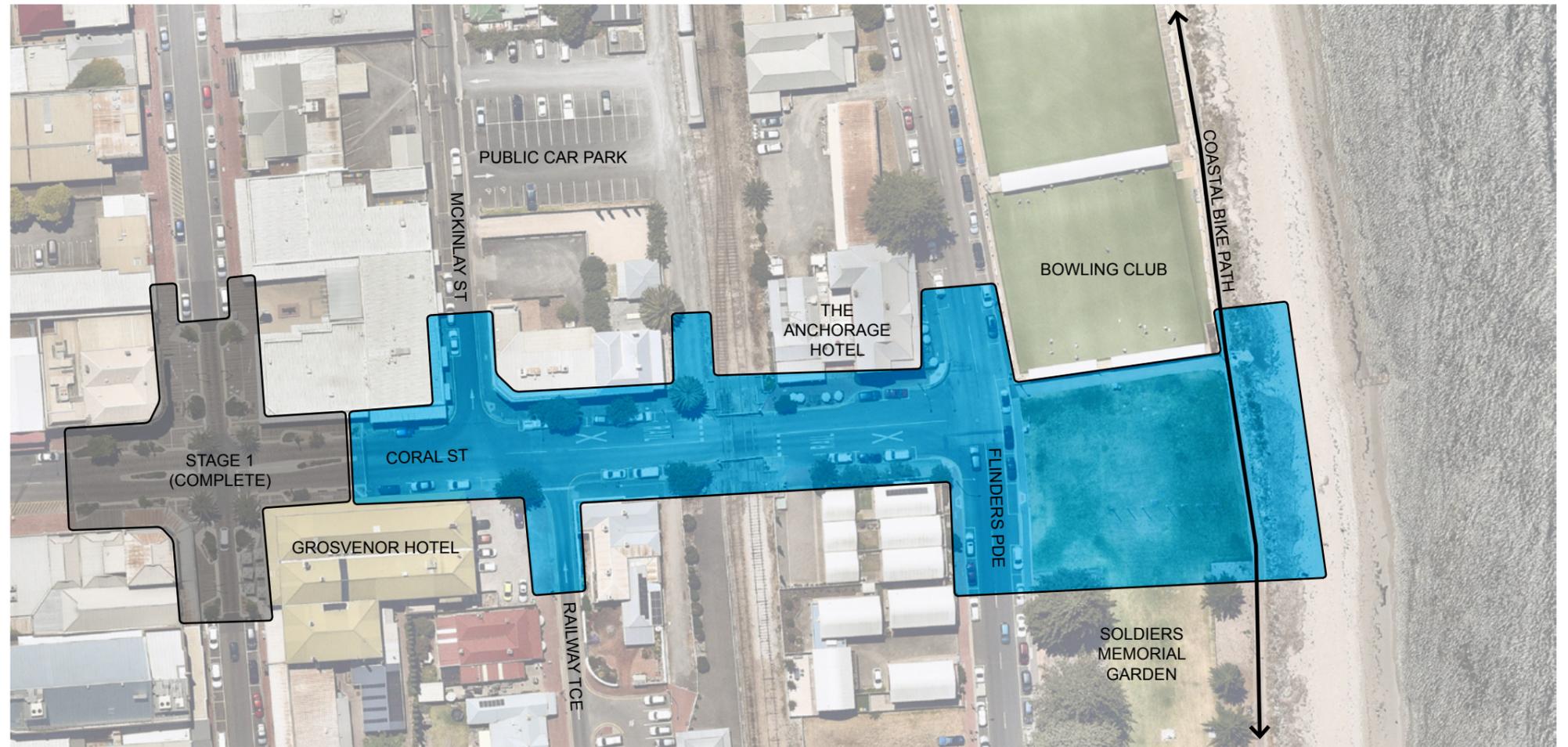


ABOUT THE PROJECT

Council have engaged WAX Design to develop the detailed design of Coral Street between Ocean Street and Flinders Parade and the Foreshore adjacent to the bowling club.

This project is Stage 3 of the Victor Harbor Mainstreet Precinct Master Plan and represents the ongoing commitment to the revitalisation of the City Centre. The objectives of this project include;

- Creation of shared use public realm that embedded 'Link and Place' as a core urban design value;
- Provision of high quality public amenities and age friendly public realm;
- Focus on pedestrian access (increased mobility for all visitors);
- Increase the visual connection between the City Centre and the Foreshore;
- Reinforcement of the heritage character of Coral Street with particular focus on existing heritage buildings and the SteamRanger and the Railway Precinct, and;
- Integration of Water Sensitive Urban Design (WSUD) and rain gardens to improve stormwater management.
- Improve traffic management and development of compliant car parking provisions.



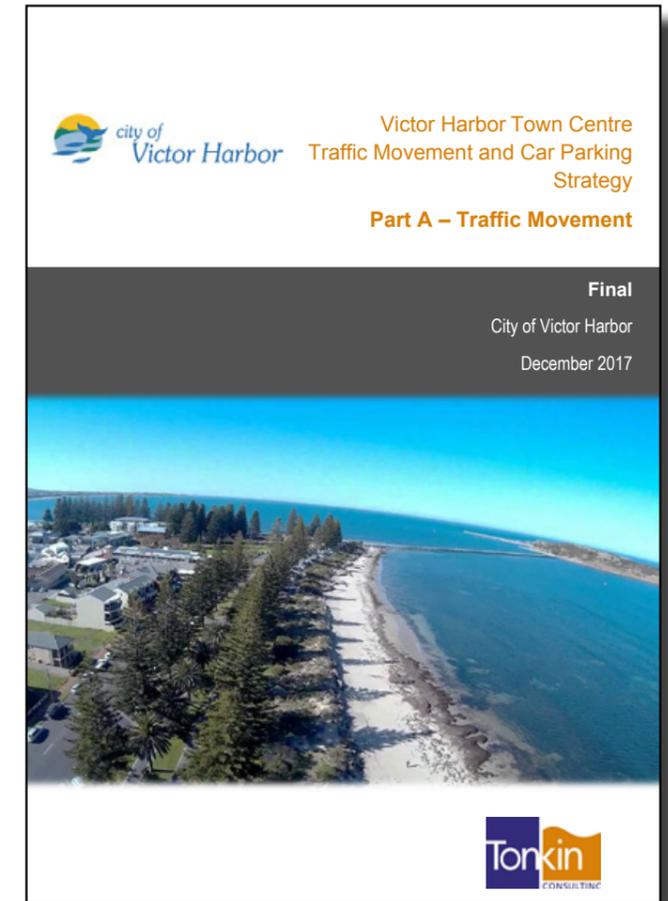
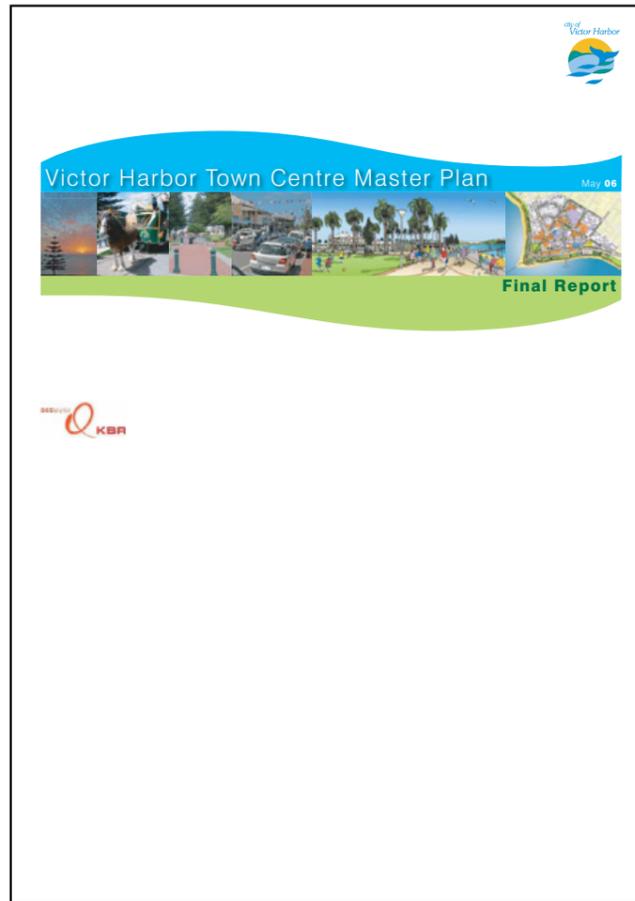
 SCOPE OF WORKS (STAGE 3)



STRATEGIC CONTEXT

The project is part of a strategic approach to the redevelopment of the City Centre and aims to deliver ongoing benefit in terms of social, economic, environmental and cultural value.

The objectives, design principles and proposed outcomes for the Victor Harbor Mainstreet Stage 3 reflect the aims and intent of these strategic documents.



2006

2014

2016

2017

VICTOR HARBOR TOWN CENTRE
MASTERPLAN

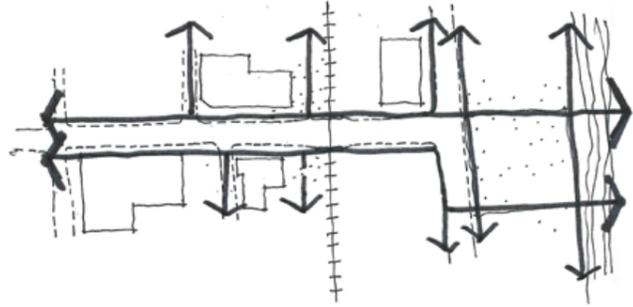
VICTOR HARBOR MAINSTREET
PRECINCT MASTERPLAN

VICTOR HARBOR MAINSTREET
(STAGE 1 COMPLETE & STAGE 2
MAY - NOVEMBER 2019)

VICTOR HARBOR TOWN CENTRE
TRAFFIC MOVEMENT AND CAR
PARKING STRATEGY

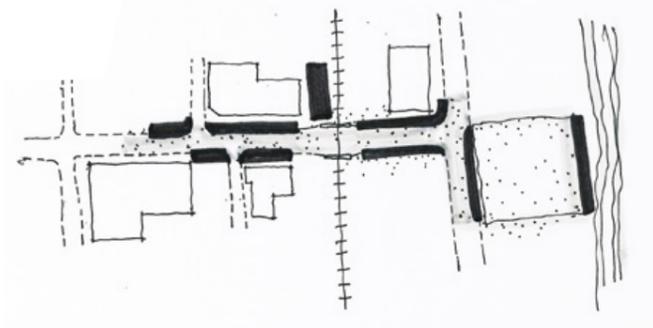
URBAN DESIGN PRINCIPLES

The urban design principles provide a set of objectives and outcomes that form key considerations and measures of success for the project.



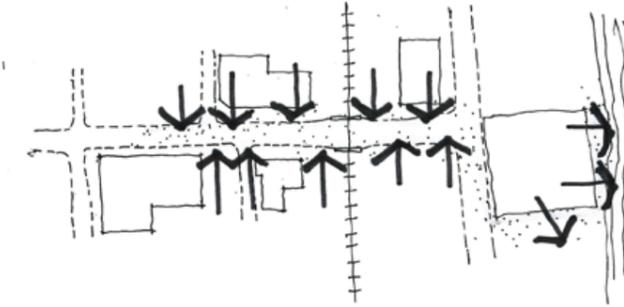
LINK

- Improve pedestrian access
- Create visual links to the Foreshore
- Reinforce connections to and from Coral Street
- Increase links along Encounter Bikeway, beach and Foreshore



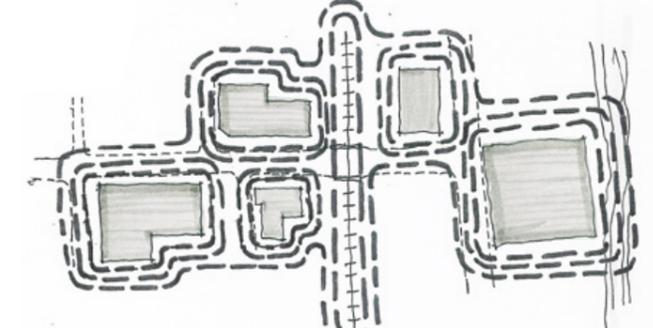
CREATE

- Increase garden beds and street tree planting to provide greater shade and amenity
- Create additional public space that reinforces the shade use values Coral Street
- Create an integrated open space for the Foreshore and the Soldier's Memorial Gardens



RECLAIM

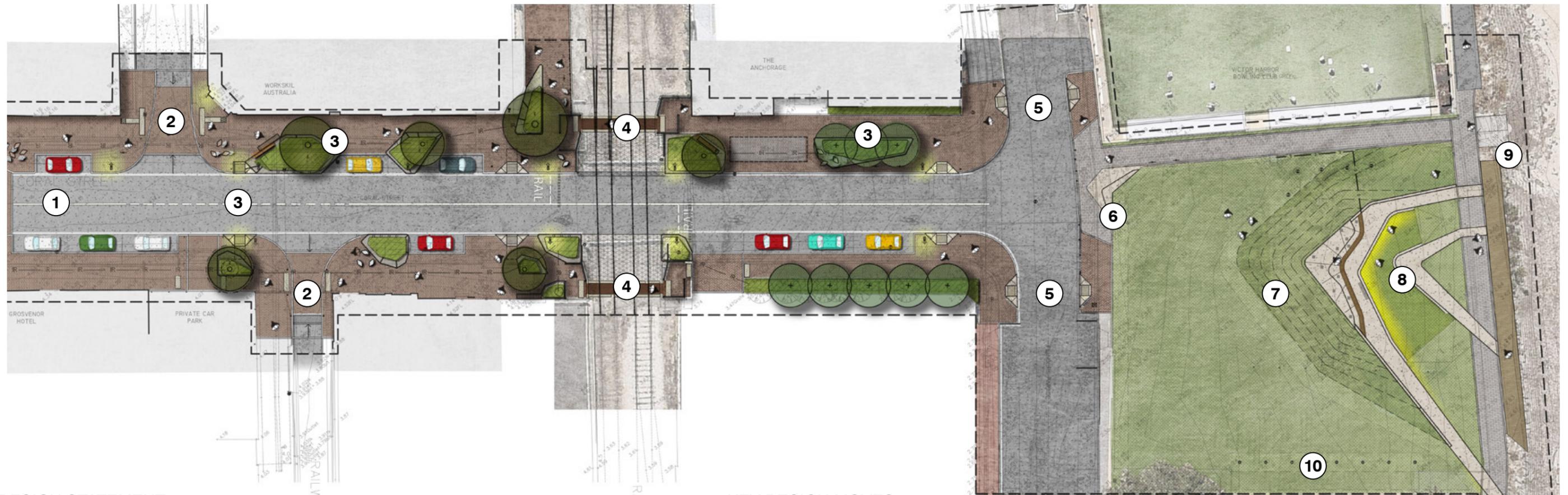
- Reduce road widths in Coral Street to create new public space and landscape areas
- Reduce road crossing distances to increase access and pedestrian links to other Precincts
- Increase activation of coastal edge both visually and physically



CELEBRATE

- Upgrade the street to enhance the State Heritage buildings and gates
- Declutter the public realm to highlight the historic significance of Coral Street, Soldier's Memorial Gardens and the Foreshore
- Reinforce the heritage of the rail corridor as an authentic entrance to the City Centre
- Increase cultural interpretation both Indigenous and European

CONCEPT



DESIGN STATEMENT

The project builds on the success of Stage 1 and 2 of the Victor Harbor Mainstreet Project. The design themes and materials are carried through Coral Street to create a coherent streetscape that maintains vehicular access while increasing pedestrian and cyclist access, comfort and enjoyment.

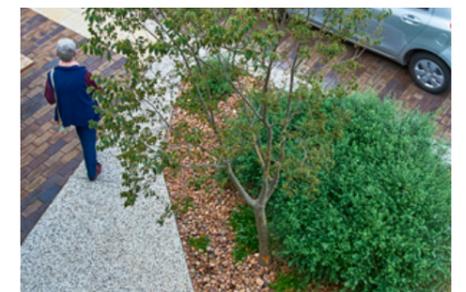
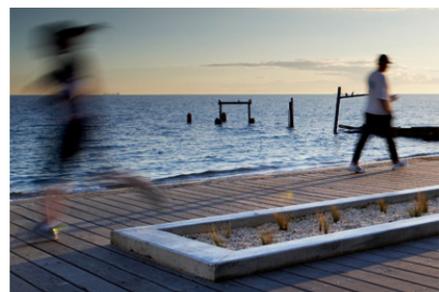
Unique design references to the Southern Right Whale are found in the garden beds and landscape treatments. The paving design reflects the decking of the Causeway. The urban design widens the footpaths and creates more space around the numerous heritage buildings along the street.

The Foreshore is redesigned as a multi-functional congregation and event space. A low mound maintains views to the sea from Coral Street while creating a vantage point from which to appreciate the natural and cultural heritage of the coast line.

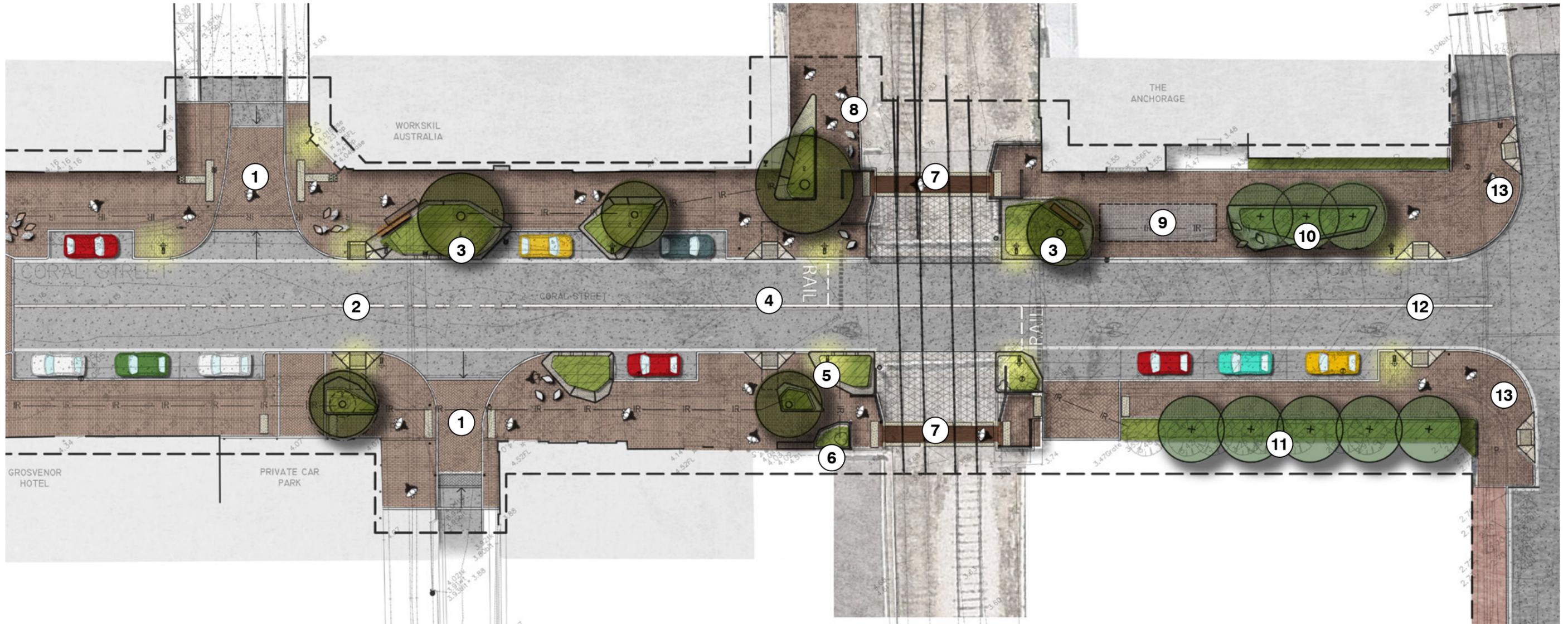
A stepped amphitheatre provides seating and pathways to allow access. Lighting encourages evening activation and integrated public art provides an interpretative overlay to the design.

KEY DESIGN MOVES

1. Narrow road width (7m) to increase footpath widths and promote a low speed environment
2. Develop continuous footpath crossings to Railway Terrace and McKinlay Street to promote pedestrian access
3. Create new landscape areas to increase amenity, support the growth of existing trees and manage stormwater events (rain gardens)
4. Upgrade of railway crossings to improve pedestrian safety and access (retain heritage gates)
5. Improve pedestrian crossing point between Coral Street and the Foreshore (road width of Flinders Parade maintained)
6. Create new entrance plaza to the Foreshore lawn
7. New mounding to create a vantage point, cultural reference point and stronger connection to the coast
8. Create sculptural seating, amphitheatre and stage
9. Improve coastal path and Foreshore access
10. Potential relocation of existing flag poles



CORAL STREET



1. Continuous footpath crossings to McKinlay Street and Railway Terrace to improve pedestrian access
2. Improved north-south pedestrian connection to improve links to the McKinlay Street car park
3. New garden beds around existing street trees to increased health of tree, reduce root impacts on heritage buildings and provide increased landscape amenity and stormwater management
4. Improved pedestrian access connecting laneways to western edge of the railway corridor
5. Improved lighting to street (similar to Stage 1 lighting levels)
6. New seating areas and garden beds to provide a rest stop from which to watch the SteamRanger
7. Upgrade to the pedestrian crossings including new maze entrance and timber walkway

8. New bike parking area and seating to promote activation of the laneway connection to the McKinlay Street car park (vehicle access removed to reduce pedestrian conflicts)
9. Upgrade of outdoor dining area including new paving and garden beds
10. Removal of parking spaces (3) to the front of The Anchorage Hotel and the creation of garden beds with new tree planting (*Cupaniopsis anacardioides* - Tuckeroo) and additional seating areas
11. New garden bed and trees to provide shade and screening (Tuckeroo)
12. Improved pedestrian access with kerb ramps
13. Modification of intersection to reduce crossing distances for pedestrians while maintaining road width and bus access



FORESHORE

1. Improved pedestrian crossing to provide compliant access to the Foreshore
2. New entrance plaza to the Foreshore with signage, seating, and energy absorbing bollards to restrict vehicular access
3. Removable bollards to allow maintenance and service access
4. Upgrade of existing lawn
5. Low lawn mound to create cultural vantage point from which to experience the coast, Granite Island and views back along Coral Street (informal viewing mound for events on the lawn)
6. Maintenance access retained to bowling club
7. Stepped seating and amphitheatre with integrated lighting, service connections (power and water for events) and integrated public art
8. Seating wall and stage to provide activation of the Foreshore
9. Redevelopment of Foreshore access steps
10. Boardwalk to coastal edge to increase access and provide visual connection to the beach (Coastal Protection Board approval required)
11. New access path and hardstanding to the amphitheatre to increase access and provide potential for temporary event seating for 50 people
12. Potential relocation of flag poles to define edge of Soldier's Memorial Gardens (consultation with RSL required)



KEY DESIGN CHANGES



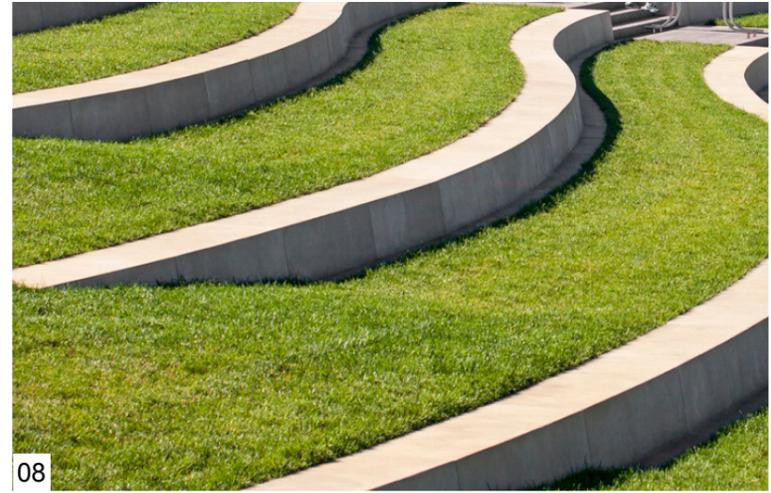
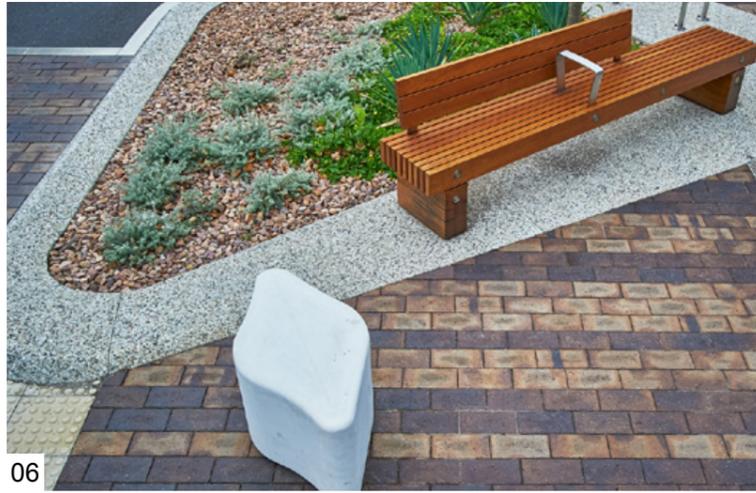
NOW

- **28 existing car parks** (most parks are non-compliant to current Australian Standards, including existing loading bay and six spaces which need removal because they are located over driveway crossovers or are in close proximity to intersections)
- Existing public realm of **900m²** (excluding SMG)
- Limited landscape areas of **33m²** (excludes SMG)
- **No Disability Discrimination Act (DDA) compliant crossing ramps**
- **No Disabled** car parks
- Average carriageway **width of 8.5m**
- Non compliant railway crossing
- **No WSUD** (Water Sensitive Urban Design)
- **Areas of flooding** to kerb ramps
- **No cycle/bike** infrastructure

PROPOSED

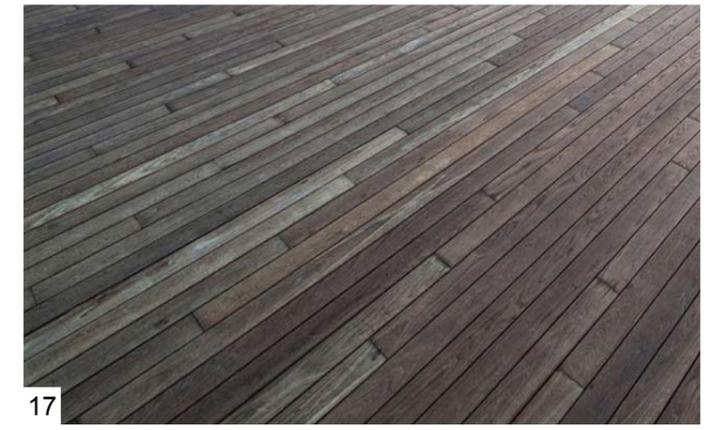
- **19 compliant car parks** (final number is balanced against Australian Standards, increasing pedestrian access, accommodating stormwater and enabling a 12.5m vehicle to access Coral Street, Railway Terrace and McKinlay Street)
- **Increase in public realm upgrade to 1200m²**
- New landscape areas and **garden beds totaling 125m²**
- **10 DDA compliant crossing ramps** to increase accessibility
- Improved pedestrian **access provided to disabled parking** in the McKinlay Street car park (4 total - 2 in each car park)
- Average carriageway **width of 7m**
- **Passive WSUD with soakage sump** (rain gardens)
- **Removal of flooding** to kerb ramps
- **Bicycle Friendly Environment** (sharrows) and improved connection to the Encounter Bikeway
- **Improved lighting environment** (matching to Stage 1)
- **Improve of Foreshore** including access to the coastal edge

DESIGN ELEMENTS



- 01. Coastal lawn and bikeway
- 02. Concrete stepped amphitheatre with public art lettering
- 03. Timber seating to stepped amphitheatre
- 04. Stretcher bond paving
- 05. Concrete paving with public art inlay
- 06. Seating and garden beds
- 07. Boardwalk and coastal edge
- 08. Curved lawn steps
- 09. Pedestrian maze to railway
- 10. Heritage gates retained

- 11. Landscape treatment and gravel mulch
- 12. Landscape and paving
- 13. Timber boardwalk
- 14. Feature lighting to stepped amphitheatre
- 15. Lawn mound
- 16. landscape and paving
- 17. Timber decking



EXISTING



ILLUSTRATION OF PROPOSED DESIGN

