RE-IMAGINING BAIRNSDALE
MASTERPLAN
PUBLIC REALM WORKS, PRIORITIES AND COSTS
VOLUME 2
ACKNOWLEDGEMENTS

This document has been prepared under the guidance of key stakeholders representing the East Gippsland Shire Council, the Bairnsdale CBD reference group, community representatives, local traders and business representatives. It has been written by Message Consultants Pty Ltd in collaboration with MDG Landscape Architects, Crossco Consulting and Traffic Works.

The detailed precinct plans for the Nicholson Street Mall and Main Street Gardens have been prepared and documented by MDG Landscape Architects and Crossco Consulting.

“...After the assistant Surveyor’s provision of ample tempting space [in Main St], one can wrongly suspect the town of perpetual poverty, and uneasily of poverty of imagination.

Generations of citizens seem to have missed a point and misused a heritage and an opportunity.”


The aim of this Masterplan is to turn Porter’s sentiment on its head.
PART 1

THE MASTERPLAN

The key objectives of Council’s Bairnsdale CBD Improvement Project Brief are to:

• Create visually cohesive and functional spaces through the development of unified urban design themes that reflect the history and varied functions of the CBD;
• Improve vehicle, pedestrian and cycle circulation and movement patterns around the CBD;
• Enhance the linkages and the relationship between the CBD and the Mitchell River environs;
• Enhance the functionality, operation and amenity of the environs of Nicholson Street, Service Street and Bailey Street, north of Main Street as part of the retail core;
• Progress the relevant recommendations, strategies and objectives of the Bairnsdale Growth Strategy, Bairnsdale CBD Walking and Wayfinding Study, Bairnsdale CBD Car Parking Strategy and the Bairnsdale CBD Business Plan;
• Involve the local community and key stakeholders in the design process to engender community support and ownership of the CBD’s public spaces.

In summary, the overall objective of the Bairnsdale CBD Improvement Masterplan is to:

• “Prepare an overall plan that identifies key improvements to pedestrian movements; road networks and traffic circulation; linkages; laneways; nodes; land use relationships; recreation; community and event space; and identifies key sites/locations for priority design attention.”

THE AIMS OF THE MASTERPLAN

The aim of the Masterplan work is the development of a contemporary, vibrant urban centre in Bairnsdale with public spaces that support commercial and social activity and a more sustainable city. The Masterplan provides a framework for re-imagining Bairnsdale in the 21st century as a sustainable, multi-faceted city with connected and interesting public spaces.

THE STRUCTURE OF THE MASTERPLAN, VOLUME 2

Volume 2 is in four parts:

• Part 1 — The masterplan
• Part 2 — Key projects
• Part 3 — Public realm guidelines
• Part 4 — Implementation plan.
MASTERPLAN VISION

Revitalise the core of Bairnsdale

The Key Aims for the Masterplan Vision are to:

- Create a more diverse public realm;
- Encourage people to walk rather than drive;
- Create a sense of street life and activity after dark;
- Activate public spaces with events and activities to make them feel safe and inviting;
- Increase residential occupation of the city core;
- Improve the sense of connection and provide physical connections between the Mitchell River and the city core.

The primary objectives address the key aims of the Masterplan Vision and are illustrated on the plan.

Primary Objectives

1. Focus on connecting the retail core to the Main Street Gardens, the Mitchell River, the train station and Keeping place.
2. Create a consistently planted ‘grand boulevard’ on Main Street.
3. Green Bairnsdale Streets with tree planting.
4. Activate the laneways by improving their walkability and connection between major streets.
5. Redesign the Nicholson Street Mall.
6. Create focal points in these locations, for community and public events.
7. Define and highlight entry points to create a clear sense of ‘entry’ and ‘arrival’ in the core of the town.
8. Establish a use for the Water Tower to highlight its iconic status and heritage.
9. Connect the library to the Nicholson Street Mall with new pavement and tree planting.
10. Improve the sense of connection between the north and south sides of the core by defining and activating the laneways.
PEDESTRIAN CONNECTION PRINCIPLES

The pedestrian connection principles are predicated on the following observations:

- Pedestrians and cyclists are the most vulnerable on the street
- Bairnsdale has the structural bones to make it a walkable, cyclable city
- This does not require large scale interventions like many cities
- The principal ‘long desire line’ is from the rail station to Main Street, then the Mall, then the river
- The principal ‘short desire line’ is from the core Main Street Gardens between Bailey and Service Streets to the Mall
- The walking connections should be punctuated with ‘pause’ points every 100m to help ensure a sense of safety through passive surveillance
- Major destinations like the Mall, Rail station and Main Street Gardens should be focal points for activities carried out in the town.

Key objectives:

- Create logical points to ‘stay’ or ‘pause’ within the CBD

LEGEND

- Key Focal Area
- Gateway
- Major Destination
- Minor Destination / Pause Point
- Linkage Opportunities

PEDESTRIAN MOVEMENT ANALYSIS

- ‘Stay’
- ‘Go’

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m 150m 160m 170m 180m 190m 200m

Bairnsdale Block (N-S)

Bairnsdale Block (E-W)
GREENING BAIRNSDALE

This is an important component of the Masterplan and can be undertaken in stages. The primary objective of the Greening Bairnsdale Strategy is to “Create a sustainable city centre with high quality and consistent street tree patterns”. This can be achieved by increasing the tree canopy cover within the city core with street tree planting. Strategic planning for tree planting works can be undertaken by:

1. Scheduling a tree planting program for a specific area or streetscape based upon an annual budget allocation;
2. Including tree planting as part of a major project; i.e. as part of the Nicholson St Mall works;
3. Planting a small number of trees based upon available funds that have not been allocated for other projects;
4. Including tree planting as part of community participation program or permit application where there may be monetary co-contribution from the community for tree planting along a specific street frontage or area.

Costs for the tree planting programme are included in Table 2 of this report.

The costs for the proposed street tree planting are based upon the following assumptions:

- Trees are to be generally planted a minimum of 12 to 15m intervals along the street. This spacing will be dependent upon the tree species to be planted and the specific street and whether the trees are to be planted within the street reserves (verges) or within pavement. The width of street reserves (verges) varies depending upon the street location and the function of the reserves (e.g. wide reserves to reduce road width).
- To establish the preliminary quantities of street trees required, the typical street grid pattern and length of road corridor can be used to calculate the quantities. Generally the street alignments within the defined city core are based upon a consistent grid pattern and within this grid pattern there are generally two typical types of road corridor present:
  1. North/South roads (Pyke, Service and Bailey) which are based upon approx. 100m length of road between each intersection (i.e. section of Service St between the MacLeod St and Main St intersections);
  2. East/West roads (MacLeod, Main, Nicholson) which are based upon approx. 200m length of road between two intersections (i.e. section of Nicholson St between the Service St and Bailey St intersections).
- The location of centre medians and the potential for the medians to be planted, however there is no consistent pattern of centre median placement or if they can be planted.
- Spacing and number of trees to be planted will also be dependent upon the following:
  - Alignment of overhead powerlines;
  - Placement and extent of verandahs;
  - Locations of services including service pits;
  - Driveway locations;
  - Any other structures/elements located along the streetscape;
  - Clear sightlines for motorists.
- The costings assume a tree planting pit of 2sqm however the tree pit size may vary depending upon tree species and site location. A Typical Tree Planting Detail has been provided on this page.
- The costings assume installation of approved imported topsoil (say 500mm depth) and 75mm depth approved organic mulch and some planting around the base of the tree.
- The costings exclude the following works:
  - Any pavement/road/kerb works associated with the tree planting;
  - Any site preparation or site assessment works;
  - Any works associated with relocation of services including drainage;
  - Protective barriers;
  - Irrigation;
  - Any regrading works.

The precinct plan for Main Street gardens proposes additional avenue tree planting (Fraxinus angustifolia - Narrow-leaved Ash) down the central pathway to re-establish the grandeur and procession of the boulevard.

The precinct plan for Nicholson Street proposes a sequence of ‘feature’ trees along the Nicholson Street Mall and streetscape either side to act as markers of arrival and departure.
Assessment of existing street trees

Summary:

- Inconsistent vegetation character and planting themes within the city core.
- Some streets are consistently planted with one, or a specific mix of tree species, however there are in most streets gaps in the street tree planting.
- Some streets are devoid of tree planting or have very limited tree planting.
- There are a large proportion of deciduous trees planted.
- Trees within the public realm are in varying stages of health caused in part by poor maintenance.
- The presence of overhead power lines limit the planting of feature and significant tree species in some areas especially in Main St.
- The strong and consistent avenue planting along the perimeter of the Main Street Gardens, has been diluted by the introduction of other tree species.
Corymbia maculata
Planting staggered / offset to avoid underground services. Creates a strong ‘overall greening’ of street.

Fraxinus angustifolia
Lopped due to powerline locations (growing very well on ‘non-powerline’ side of Main Street Gardens).

Lophostemon confertus.
Currently growing successfully in Bairnsdale.

Brachychiton sp.
Mixed planting has diluted the grandeur of the Main Street Gardens ‘boulevard’ and many of Bairnsdale’s streetscapes.

Gleditsia triacanthos
Successful planting contributing to streetscape.

Low branching trees provides physical barrier and safety issues in Main Street Gardens.

Platanus orientalis
Successful planting contributing significantly to the shade and visual amenity of the street.

Liquidambar styraciflua
One of many deciduous trees growing well within the CBD precinct.
GREENING BAIRNSDALE

Streetscape and pavement benchmark images
Examples of elements and design that can be applied to the Bairnsdale streetscape.

High quality pedestrian pavement with ample seating opportunities.

Dappled shade and ‘boulevard’ effect creates respite from urban areas.

Tree planting combined with well considered paving treatments softens the streetscape and clarifies pedestrian circulation routes.

Wide expanses of paving are broken up by patterned paving, and clearly define the pedestrian realm.

Example of safe and legible crossing point.

Example of placement of furniture separating passive areas from walking areas, improving legibility and function of streetscapes.
**GREENING BAIRNSDALE**

Indicative Masterplan

Street tree planting plan

Key objectives:

- Create a consistent, unified and green streetscape vegetation character
- Diversify the tree species selection to ensure a balance of deciduous and evergreen trees
- Develop consistent street tree planting themes
- Use planting character themes to define and highlight entry points
- Use planting to define activity areas or key spaces
- Select appropriate plant species to suit specific site conditions and space available.
- Create planting themes for specific activity areas or precincts such as Nicholson St Mall.

### LEGEND

- **Study area**
- **Overhead powerlines**
- **Water main**
- **Sewer main**

**Proposed Street Trees - Evergreen**

- Angophora costata (Smooth-Barked Apple)
- Eucalyptus leucoxylon ‘Euky Dwarf’ (Euky Dwarf)
- Tristaniopsis laurina (Water Gum)
- Corymbia maculata (Spotted Gum)
- Eucalyptus scoparia (Wallangara White Gum)
- Eucalyptus polyanthemos (Red Box)
- Grevillea robusta (Silky Oak)
- Allocasuarina verticillata (Drooping Sheoak)
- Lophostemon confertus (Brush Box)
- Predominantly native character (Mitchell River frontage)

**Proposed Dominant Street Trees - Deciduous**

- Fraxinus angustifolia (Narrow-leaved Ash)
- Fraxinus ornus ‘Meczek’ (Flowering Ash)
- Gleditsia triacanthos (Honey Locust)
- Melia azedarach ‘Elite’ (White Cedar)
- Platanus orientalis (Plane Tree)
- Quercus palustris (Pin Oak)
- Lagerstroemia ‘Nanchez’ (Crape Myrtle)

**For planting at key / highlight areas:**

- Corymbia citriodora (Lemon Scented Gum)
- Jacaranda mimosifolia - planted in groups (Jacaranda)
- Phoenix canariensis (Canary Island Date Palm)
- Araucaria heterophylla (Norfolk Island Pine)
PAVING BAIRNSDALE

Assessment:
• Multiple paving materials / designs lead to inconsistent character
• Varying quality / condition of materials
• Pavement grades / drainage unsafe in some instances
PAVING BAIRNSDALE

Existing conditions
Review of typical paving conditions found in Bairnsdale CBD.

Main Street
High profile streetscape area with in situ concrete pavement treatment. Appearance of paving is generally good with saw-cuts helping to break up the wide pavements.

Nicholson Street Mall
Mix of materials of asphalt and brick paving within mall space leads to a confusing aesthetic.

Nicholson Street Mall
Varying pavement and multiple furniture designs / finishes contribute to the illegibility of the streetscapes.

Nicholson Street Mall
Example of various pavement materials creating inconsistent character and amenity.

Courthouse: Nicholson Street
Bluestone used in front of the courthouse to create an appealing and enduring aesthetic and defines the entry to the courthouse.

Main Street
Stamped in-situ concrete forms a high quality and aesthetically interesting wayfinding device. Consider incorporating into future pavement palette treatment.

Rear of Woolworths
Grades, drainage and condition of many pavements throughout the CBD could be improved to ensure DDA compliance and a higher quality / more cohesive aesthetic.

Nicholson Street Mall
Use of red brick paving questionable in a contemporary setting. Potential to up-grade to a higher quality paving treatment.
PAVING BAIRNSDALE

Indicative concept plan

Key objectives:

- Create a consistent and unified pavement treatment themes for specific activity areas or priority areas
- Use pavement themes to guide pedestrian movement and navigation through the public realm
- Provide even, level pavement to ensure safe passage of travel

LEGEND

- **Proposed Pavement Themes**
  - **HIGH PROFILE AREAS**
    - Sawn Bluestone / Timber / In-situ coloured exposed aggregate concrete
  - **CBD AREAS / TRAIN STATION CONNECTION**
    - In-situ coloured exposed aggregate concrete

- **STANDARD TREATMENT**
  - In-situ coloured concrete
  - Central path – cement stabilised granitic gravel (locally sourced)
**TYPICAL INTERSECTION TREATMENTS**

Key objectives:

- Clarify pedestrian circulation routes and improve safety of pedestrians
- Provide additional trees and plantings to green and soften Bairnsdale’s streets

---

Proposed Typical Roundabout Treatment of Nicholson Street.

- Raised pedestrian pavement crossing
- New intersection planting
- New roundabout mass planting
- Pavement border to organise street and delineate pedestrian thoroughfare furniture
- Informal seating and furniture elements at intersection
- Intersection highlight pavements

Proposed Typical Treatment of Main Street.

- Additional Ficus trees to reinforce avenue / monument
- Intersection highlight colourful planting
- Central axis pathway
- Existing monuments retained and seating added
- Signalled pedestrian crossing to reinforce central axis and usability of gardens
- New street trees where possible

---

*Street Intersections – Indicative Treatments*
WAYFINDING SIGNAGE

Bairnsdale suite – Map based sign
- The map based sign is to serve as civic guides to display a walking map of the CBD.
- Sign content is to be focused on the pedestrian’s needs for navigation.

Bairnsdale suite – Street name blade
- Install in pairs on opposite corners of all intersecting streets within the CBD.
- Utilise existing poles where practical.

Bairnsdale suite – Festive banner
A festive banner design is to be designed for use to advertise community events, highlight seasonal events (e.g. Christmas) and as part of a Bairnsdale branding strategy.

Bairnsdale suite – Paving imprint
Continuation of CBD paving imprint signage is to include street names and directional information only in core pedestrian zones (such as the Mall, outside the train station).

---

Street name signage
- Simple wording, with no cut-off
- Block numbers

Map-based sign
- Town Centre – walking map
- Township map
- Cycling information

Sign beacon/identity
- (where it’s for & what it’s about)

Title & health message

Location title

Map

Corporate logo (ownership & provider)

Heritage or location image (duotone)

---

Front Elevation
- Map-based sign
- Town Centre – walking map

Back Elevation
- Township map
- Cycling information

---

Train Station 350m, 5mins
Bairnsdale
Connecting you to health and activity
walk there today

---

Train Station

Rail Trail 1.2km

---

Train Station

350m, 5mins

Town Centre

Mall

350m, 5mins

Rail Trail

1.2km

---

Adult eye level @ nom 1550mm
Wheelchair user eye level @ nom 1155mm
Child eye level @ nom 900mm
PART 2

KEY PROJECTS
Design aims

Key objectives:
- Improve organisation and legibility of the mall.
- Simplify / upgrade surfaces and furniture treatments.
- Create connection between the library and the art gallery.

VISION / DESIGN AIMS

1. Link streetscape beyond Mall into Nicholson Street as a continuous streetscape experience (Library in the west to Art Gallery in the east).
2. Define entry threshold points at Service and Bailey Streets.
3. Raised pavements at entry points.
4. Encourage / maintain pedestrian circulation patterns.
5. Provide events / gathering space.
6. Create ample seating opportunities for individuals and groups. (varying orientations and configurations).
7. Enhance streetscape greenery.
8. Retain shade and shelter opportunities & define mall area.
9. Provide public art / informal play opportunities.
10. Improve grade, accessibility & vehicular / pedestrian interaction.
11. Existing & potential kiosk to be more user friendly and open to the Mall space and include multiple user groups (police, parks victoria, shire, cafes etc.).
**Nicholson Street Mall**

Indicative masterplan concept

Key objectives:

- Improve organisation and legibility of the mall.
- Simplify / upgrade surfaces and furniture treatments.
- Create connection between the library and the art gallery.

**Vision / Design Aims**

1. Link streetscape beyond Mall into Nicholson Street as a continuous streetscape experience (Library in the west to Art Gallery in the east).
2. Define entry threshold points at Service and Bailey Streets.
3. Raised pavements at entry points.
4. Encourage / maintain pedestrian circulation patterns.
5. Provide events / gathering space.
6. Create ample seating opportunities for individuals and groups. (varying orientations and configurations).
7. Enhance streetscape greenery.
8. Retain shade and shelter opportunities & define mall area.
9. Provide public art / informal play opportunities.
10. Improve grade, accessibility & vehicular / pedestrian interaction.
11. Existing & potential kiosk to be more user friendly and open to the Mall space and include multiple user groups (police, parks victoria, shire, cafe etc.).
Nicholson Street Mall

Benchmark images
Examples of streetscape elements and design that may be applied to Nicholson St Mall.

High quality pedestrian pavement providing with ample seating opportunities.

Clear delineation of passive spaces and circulation routes.

Example of an ‘open interface’ on shop frontage. Potential for the kiosk in Mall to open out (on all sides) to the surrounding spaces to function better physically and aesthetically.

‘Pods’ of green help to soften a space and encourage simultaneous use by many different user groups.

Multiple seating opportunities have been provided within a small public space.

Shade trees entice people into space and create favourable microclimate for ‘staying’ or resting.
**MAIN STREET GARDENS**

**Design aims**

Key objectives:

- Re-establish grandeur, procession and avenue of Main Street Gardens
- Create flexible community space centrally within the gardens

---

**VISION / DESIGN AIMS**

1. Re-establish grandeur, procession and avenue of Main Street Gardens.
2. Central pathway encourages East-West movement.
3. Consolidate and enhance ‘greenery’ of the gardens and streets.
4. Potential for new café / kiosk structure with toilet facilities and outdoor seating (re-use existing building where possible). Arbor structure to accentuate axis.
5. New, flexible community gathering space.
7. Secondary nodal / seating plazas.
8. Monuments / significant trees.
10. Relocate garden shed
11. Mass plantings reference produce growing context and add colour to define entry / exit points.
12. Proposed crossing point for pedestrians
**MAIN STREET GARDENS**

Indicative masterplan concept

Key objectives:
- Re-establish grandeur, procession and avenue of Main Street Gardens
- Create flexible community space centrally within the gardens

**VISION / DESIGN AIMS**

1. Re-establish grandeur, procession and avenue of Main Street Gardens.
2. Central pathway encourages East-West movement.
3. Consolidate and enhance ‘greenery’ of the gardens and streets.
4. Potential for new café / kiosk structure with toilet facilities and outdoor seating (reuse existing building where possible). Arbour structure to accentuate axis.
5. New, flexible community gathering space.
6. Potential for fenced play space / bocce court / chess.
7. Secondary nodal / seating plazas.
8. Monuments / significant trees.
10. Relocate garden shed.
11. Mass plantings reference produce growing context and add colour to define entry / exit points.
12. Proposed crossing point for pedestrians.
Main Street Gardens — Core area masterplan concept

Key objectives
- Re-establish grandeur, procession and avenue of Main Street Gardens
- Create flexible community space centrally within the gardens

VISION / DESIGN AIMS
1. Re-establish grandeur, procession and avenue of Main Street Gardens.
2. Central pathway encourages East-West movement.
3. Consolidate and enhance ‘greenery’ of the gardens and streets.
4. Potential for new café / kiosk structure with toilet facilities and outdoor seating (re-use existing building where possible). Arbour structure to accentuate axis.
5. New, flexible community gathering space.
6. Potential for fenced play space.
7. Secondary nodal / seating plazas.
8. Rotunda
10. Mass plantings reference produce growing context and add colour to define entry / exit points.
11. Proposed crossing point for pedestrians
MAIN STREET GARDENS

Benchmark images
Examples of streetscape elements and design that may be applied to the Main St Gardens.

Seating is used to define edges and direct views. Nodal or gathering areas provide ample seating for multiple user groups. Example of feature lighting used in a public space.

Dappled shade and seating along a wide path acts as enticement into the space. A central path encourages pedestrian movement and defines nodal or gathering areas placed at intervals along the pathway. An avenue of trees defines the perimeter of open space and the alignment of pedestrian or vehicular routes.

Main Street Gardens – Benchmark Images
CONNECTION TO MITCHELL RIVER

Design aims
Key objectives:
• Connect the CBD to the Mitchell River
• Reclaim Mitchell River Frontage as community space

LEGEND

1. Provide legible user friendly link to the CBD streets.
2. Entice people to the river frontage, incorporating a visible structure.
3. Provide nodal points to improve usability and legibility of the space.
4. Potential arts precinct / piazza / amphitheater location.
5. Reclaim as community space.
7. Green interfaces and utilise existing open space.
8. Reorganise pedestrian movement / car parking and maximise car parking spaces.
10. Potential Arts Precinct
11. Strategic Redevelopment Site / Potential future retail site.
12. Connect CBD to River (visually and physically).
**Connection to Mitchell River**

Benchmark images

Examples of elements and design that can be applied to the Mitchell River connection and river corridor.

- A viewing platform provides views across Mitchell River down to the community space below.
- An example of a vertical element to draw people towards the river.
- Steps / pathway down to the Mitchell River will provide a more direct and easily accessible connection to the Mitchell River.
- Example of wayfinding signage opportunities (in accordance with Bairnsdale Wayfinding Strategy).
- Seating / lookout area provide ample seating opportunities.
- Example of lookout facilities to complement views to Mitchell River and beyond.

*Connection to Mitchell River: Benchmark Images*
**Laneways**

Laneways are often forgotten spaces. In these small gaps between buildings, the gritty, unglamorous, and sometimes socially undesirable activities of the city take place. Many laneways are located in prime locations close to busy streets and shopping precincts. Other cities such as Melbourne, Bendigo and Geelong have recognised the potential that laneways offer with their intimate scale, successfully transforming them from back alleys to unique destinations thriving with activity.

**Recommendations:**

- Commence physical upgrade of existing laneways to encourage investment and improve safety
- Work with local businesses and community organisations such as the TAFE and art gallery to find simple, even temporary solutions to improve the look and feel of the laneways such as art installations, planter boxes, pergola structures
- Appoint a ‘place maker’ to investigate economic and cultural opportunities that will help activate the laneways over a significant time period. The programme should involve funding for some catalyst projects.
- Council officer’s to undertake a short study tour to meet with counterparts in local councils where laneway activation has been successful, e.g. Melbourne, Bendigo and Geelong.
PART 3
PUBLIC REALM GUIDELINES
PAVEMENT MATERIALS AND STREETSCAPE ELEMENTS

Surfaces and finishes themes

Key objectives:

- Create consistent streetscape character
- Delineate high profile and CBD areas
- Enhance 'sense of place' with the use of local materials

STREETSCAPE TREATMENT HIERARCHY

- High quality treatments
- Medium quality treatments
- Standard quality treatments (including greening of Bairnsdale Streets)

DESCRIPTION: Pedestrian paving: 300 x 600 x 20mm and 300 x 300 x 20mm sawn bluestone paving on concrete base, 10mm grouting joints.

USE: Very high profile areas / destination points where people visit and rest etc.

DESCRIPTION: Pedestrian paving: 130mm thick, insitu charcoal coloured concrete paving (exact colour TBC) with exposed aggregate (7mm ‘Whelan’s bluestone’ aggregate) finish on 75mm depth Class 3 FCR 95% M.M.M.D sub-base. Paving saw cuts to be typically located at 1.2m centres and expansion joints at 6m centres, in accordance with Council Standards and lightly sand-blasted to achieve an exposed aggregate finish.

USE: Predominantly in CBD area.

DESCRIPTION: 75mm compacted depth granitic gravel (‘Golden Path’ locally sourced gravel from Whelan’s Quarry) on 75 mm depth Class 3 FCR 95% M.M.M.D (excluded at tree locations). Steel edging to borders.

USE: Throughout Bairnsdale in informal / low use spaces and as mulch to trees in high profile areas.

DESCRIPTION: 50 x 40mm hardwood timber (locally sourced) coated with ‘Sikkens’ natural decking oil (in accordance with manufacturers specifications).

USE: As ground plane (with slip-resistant coating) and seating elements in high profile areas.

DESCRIPTION: 50 x 40mm hardwood timber (locally sourced) coated with ‘Sikkens’ natural decking oil.

USE: As ground plane (with slip-resistant coating) and seating elements in high profile areas.

DESCRIPTION: Stamped in-situ concrete (coloured concrete and exposed aggregate).

USE: Intersections as location markers.

DESCRIPTION: Masonry block wall with 20mm bluestone cladding with anti-graffiti coating and anti-skate buttons (dimensions subject to detailed design).

USE: High profile areas as seating walls and planter boxes.

DESCRIPTION: Tree pit / vehicle protection barrier. Lightly compacted granitic gravel (Whelans Quarry, ‘Golden Path’) to be installed at tree base.

USE: Throughout CBD streetscapes.
PAVEMENT MATERIALS AND STREETSCAPE ELEMENTS

Streetscape furniture themes

Key objectives:
- Create a consistent and unified streetscape furniture character
- Use specific furniture themes to highlight and signify specific precincts or activity areas
- Use high-quality and distinctive furniture themes within high-profile areas only, to signify primary precincts and activity areas
- Use good quality furniture materials to provide durable and robust quality

STREETSCAPE TREATMENT HIERARCHY

- High quality treatments
- Medium quality treatments
- Standard quality treatments (including greening of Bairnsdale Streets)

**DESCRIPTION:** Backed seating bench (hot-dipped galvanised steel & hardwood timber slats) 1800 x 620 x 450mm.
**PRODUCT:** FURPHY FOUNDRY, Civic Seat.
**USE:** Standard backed seating bench for use throughout Bairnsdale
**CONTACT:** W: www.furphyfoundry.com.au
Ph: (03) 5831 2777

**DESCRIPTION:** Sun-lounge (hot-dipped galvanised steel & hardwood timber slats) 1470 x 600 x 1075mm.
**PRODUCT:** FURPHY FOUNDRY, Chaise Lounge.
**USE:** Feature seating for use in high-profile areas such as the Mall & Main Street Gardens
**CONTACT:** W: www.furphyfoundry.com.au
Ph: (03) 5831 2777

**DESCRIPTION:** Wide seating bench (hot dipped galvanised steel and hardwood timber slats) 1800 x 790 x 440mm.
**PRODUCT:** FURPHY FOUNDRY, Woodgroove Bench.
**USE:** Standard seating bench for use throughout Bairnsdale
**CONTACT:** W: www.furphyfoundry.com.au
Ph: (03) 5831 2777

**DESCRIPTION:** Single Bike Rack (stainless steel) 900 x 900 x 50mm.
**PRODUCT:** FURPHY FOUNDRY, Single Bike Rack
**USE:** Standard bike rack for use throughout Bairnsdale
**CONTACT:** W: www.furphyfoundry.com.au
Ph: (03) 5831 2777

**DESCRIPTION:** Bollard (stainless steel) 1000 x 140mm.
**PRODUCT:** FURPHY FOUNDRY, Stainless Steel Bollard
**USE:** Vehicular control in high-profile areas
**CONTACT:** W: www.furphyfoundry.com.au
Ph: (03) 5831 2777

**DESCRIPTION:** Drinking fountain (stainless steel) 940 x 1028mm.
**PRODUCT:** BOTTOM & GARDINER, Prospect Drinking Fountain with Dog Bowl : PDF.316SS.D
**USE:** High profile areas
**CONTACT:** W: www.bottomandgardiner.com.au
Ph: (02) 9667 8100

**DESCRIPTION:** Stainless Steel Rubbish Bin & Recycling Bin Receptacles
**PRODUCT:** Refer Council Standards
**USE:** Throughout Bairnsdale

**DESCRIPTION:** Mounted Cigarette Butt Receptacle (stainless steel), 76 x 470mm
**PRODUCT:** NO BUTTS, Eco-Pole Ashtrays, ECO-WMD.
**USE:** Throughout Bairnsdale
**CONTACT:** W: www.nobutts.com.au
Ph: (03) 9399 8133

**DESCRIPTION:** Anti-skate buttons (stainless steel), 18 x 13mm (shaft 32 x 8mm)
**PRODUCT:** MOODIE, Conical SD6 stainless, 34024
**USE:** Throughout Bairnsdale
**CONTACT:** W: www.moodie.com.au
Ph: 1300 666 343
PAVEMENT MATERIALS AND STREETSCAPE ELEMENTS

Example of streetscape elements

Key objectives:
- Create high quality, dynamic and aesthetically interesting public spaces
- Improve identity and ‘sense of place’ for Bairnsdale
- Incorporate art, play and ‘fun’ elements into Bairnsdale’s landscapes

USE: Feature Areas as informal play elements / sculpture / seating.

DESCRIPTION: Indicative image of seating element
USE: Local materials such as the local stone could be incorporated into Bairnsdale’s public spaces as seating / sculptural elements.

DESCRIPTION: Indicative image of custom designed street furniture.
USE: Feature Areas as feature element / sculpture / seating.

DESCRIPTION: Indicative image of public artwork.
USE / LOCATION: At strategic locations throughout Bairnsdale to link in with the art gallery and the Public Art Policy.

DESCRIPTION: Feature Up-lighting (stainless steel), LED inground.
PRODUCT: BEGA Lighting, 8828
USE: Night time feature lighting to Mall area to increase safety and aesthetics of spaces.
LOCATION: C.B.D. Laneways and Trees in Mall / Main Street Gardens.
CONTACT: W: www.zumtobel.com.au
Ph: 03 9698-3023

DESCRIPTION: Pole lighting. Die cast aluminium and stainless steel. 220 x 4500mm, 40w LED round pole
PRODUCT: BEGA Lighting, 8950
USE: Night time feature lighting to Mall area.
LOCATION: Nicholson Street Mall
CONTACT: W: www.zumtobel.com.au
Ph: 03 9698-3023

STREETSCAPE TREATMENT HIERARCHY
- High quality treatments
- Medium quality treatments
- Standard quality treatments (including greening of Bairnsdale Streets)
PART 4
IMPLEMENTATION PLAN
**Masterplan: Staging and Priority — Physical Works**

Key objectives:
- Prioritise essential improvement works
- Utilise the majority of the budget for the ‘high impact’ areas throughout Bairnsdale
- Staging will be undertaken by prioritising into the following:
  - Priority 1: Short term projects (next 5 years)
  - Priority 2: Medium term upgrade projects
  - Priority 3: Continuous and incremental projects
- Prioritise improvement works where they will create maximum benefit to the local community and its economy
- Focus budgets on improving the quality and experience of the primary attractions namely:
  - Nicholson St Mall
  - Main St Gardens
- Implement incremental projects like “Greening Bairnsdale” so that their effect becomes apparent in the medium term (5-15 years)

**Priority 1: Works**

1.1a Redevelop Nicholson St Mall
1.1b Redevelop Nicholson St Mall: awning structure & kiosk renovation
1.2 Improve pedestrian wayfinding: install wayfinding signage
1.3a Improve Nicholson Streetscape between Mall and Service St
1.3b Improve Nicholson and Service St roundabout
1.4a Improve Nicholson Streetscape between Mall and Bailey St
1.4b Improve Nicholson and Bailey St Roundabout
1.5a Improve Main St Gardens Stage 1: Redesign existing toilets in Main St gardens and establish a pedestrian plaza
1.5b Enhance Main St Gardens Stage 1: Close 2 median through-streets between Service and Bailey Streets
1.5c Enhance Main St Gardens Stage 1: Create linear pathway within Main St Gardens

1.5d Improve Main St Gardens Stage 1: Investigate options for replacing overhead power lines
1.6 Upgrade and activate laneway connection between Main St to Nicholson St (adjacent to Woolworths loading dock)
1.7 Increase canopy tree planting in Macleod, Pyke, Service Streets

**Priority 2: Works**

2.1 Improve Nicholson Streetscape between Bailey and Riverine St
2.2a Improve Main St Gardens Stage 2: Detail design – Watertower to Wood Street
2.2b Improve Main St Gardens Stage 2: Close medians between Pyke and Service Streets
2.3a Enhance Mitchell River environs Stage 1: Improve connection to Mitchell River
2.3b Enhance Mitchell River environs Stage 2: Art gallery and Courthouse precinct & Old Mill upgrade
2.4 Rationalise parking and circulation north of the Mall and behind Spotlight
2.5 Increase canopy tree planting in Bailey and Macleod Streets

**Priority 3: Works**

3.1 Improve Main St Gardens Stage 3: remove overhead power line
PRIORITY WORKS AND COSTINGS

The priorities for the physical (construction) works have been established in response to public comment and feedback, the type of works to be undertaken, provision of state and government funding and council’s construction and budget allocations.

The probable construction costs for the implementation of the Masterplan, is set out as Priority 1, 2 and 3 shown in the plan on the previous page. Within each Priority, the project scope is listed as: Works, Process and Activity, where relevant.

**Works:**
The “Works” consist of the main construction works or activities associated with the project, such as the Mall, the upgrading of the Main Street Gardens and the Greening Bairnsdale programme. The scope and location of these “Works” are illustrated on the “Masterplan Staging and Priority Works Plan” shown on previous page. The costs and tasks associated with the “Works” are detailed in the Priority Actions and Costs Schedule, on the following pages.

**Process:**
The “Process” includes recommendations or tasks that are to be carried out to achieve the “Actions” that relate to statutory planning, Council policies and administrative procedures.

**Activity:**
The “Activity” relates to actions or tasks that will facilitate improvements in the vibrancy of the retail core. This may include promotion of events, busking and shop window displays. Inevitably there is interdependence between all three of these “project” scope areas, for example following the Mall reconstruction, it is envisaged that there will be increased events and activities being held in the Mall.

The costs set out in the Priority tables are indicative only and are based upon estimates derived in 2012. These costs also include indicative costs for public realm elements such as furniture, pavement materials, lighting, etc. The costs for the public realm elements are set out in Table 1: Public Realm Materials and Furniture Indicative Costs.

These indicative costs are generally for construction works and exclude costs for preliminary site investigation works such as survey plans, preparation of project briefs and design concepts that take place before the construction documentation is prepared. Extensions to the street works in Nicholson Street and along Main Street Gardens are a case in point. The design and documentation costs have not been specially identified but need to be included when determining which “project” will be pursued in the budget cycle.
### Works (W1)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action Scope</th>
<th>Probable cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>Redevelop Nicholson St Mall — Upgrade mall with soft and hard landscaping elements (As documented by MDG and Crossco)</td>
<td>Already funded (approx $1mil), designed and documented for construction</td>
</tr>
<tr>
<td>1b</td>
<td>Redevelop Nicholson St Mall — awning structure &amp; kiosk renovation — Replace/renovate existing awning structure (Woolworths frontage and central timber deck space) — Renovate roof and erect new awning to Rotary kiosk — Investigate new toilet facility attached/within kiosk</td>
<td>Design process underway</td>
</tr>
<tr>
<td>1c</td>
<td>Improve pedestrian wayfinding in CBD — Install map based signs and street name-blade signs in identified locations (As documented by Visual Voice) — Currently being implemented.</td>
<td>$20,000</td>
</tr>
<tr>
<td>1d</td>
<td>Improve Nicholson Streetscape between Mall and Service St — Detail design documentation — Footpath paving, street furniture, new street trees, selective planting, landscaping treatments to existing street trees</td>
<td>$70,000</td>
</tr>
<tr>
<td>1e</td>
<td>Improve Nicholson Streetscape between Mall and Bailey St — Roundabout upgrade: footpath/paving, new street trees, selective landscaping, street furniture, civil works &amp; other grading and drainage works will be required to rectify grades for northern footpath (not costed)</td>
<td>$265,000</td>
</tr>
<tr>
<td>1f</td>
<td>Improve Nicholson Streetscape between Mall and Bailey St — Detail design — Footpath paving, new street trees, selective planting, street furniture</td>
<td>$40,000</td>
</tr>
<tr>
<td></td>
<td>Roundabout upgrade: footpath/paving, new street trees, selective landscaping, street furniture</td>
<td>$200,000 + civil works</td>
</tr>
</tbody>
</table>

### Process (P1)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action Scope</th>
<th>Probable cost / Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Create a lively and active city: Establish and appoint a Place Manager — Council Place Manager position to oversee Masterplan implementation of relevant CBD projects and particularly laneway activation programs</td>
<td>$90,000 – $105,000 annual salary</td>
</tr>
<tr>
<td>1.2</td>
<td>Create a lively and active city: Establish a public art programme for the CBD — Build upon work to date and in accordance with Council’s public art policy. Establish a CBD public art programme that includes the abortional art trail. Priority locations: mall, library forecourt, Main St Gardens, laneways</td>
<td>Cost: Council admin resources Strategic planning, arts/culture department</td>
</tr>
<tr>
<td>1.3</td>
<td>Create a lively and active city: Encourage local events in CBD — Council to actively encourage local events in the CBD. Core locations include, but not limited to, the Mall, Main Street Gardens, River, laneways and Library. — Develop a Council policy guidelines for: a simplified streamlined process for events that require approval; toolkit for event hosts; risk management/insurance guidelines</td>
<td>Cost: Council admin resources Strategic planning, economic development, arts/culture</td>
</tr>
<tr>
<td>1.4a</td>
<td>Create a an attractive streetscape character — Develop local planning policy to assist development approvals that ensure new development maintains: active facades; active treatment to laneway abutments; pedestrian paths through the laneway network; high-quality design treatments (which may also include public realm contributions e.g. paving upgrades)</td>
<td>Cost: Council admin resources Strategic and statutory planning</td>
</tr>
<tr>
<td>1.4b</td>
<td>Create a an attractive streetscape character — Develop a local planning policy to assist development approvals that ensure new development maintains high-quality design treatments (which may also include public realm contributions e.g. paving upgrades)</td>
<td>Cost: Council admin resources Strategic and statutory planning</td>
</tr>
<tr>
<td>1.5</td>
<td>Create a lively city — Enhance laneway activation through business initiatives — Place Manager to establish business development initiatives that may include: grants scheme for business landlords, temporary events calendar, `idea incubator’</td>
<td>Cost: Council admin resources Strategic planning, economic development</td>
</tr>
<tr>
<td>1.6</td>
<td>Create a an attractive streetscape character — Develop a local planning policy to assist development approvals that ensure new development maintains high-quality design treatments (which may also include public realm contributions e.g. paving upgrades)</td>
<td>Cost: Council admin resources Strategic planning, economic development</td>
</tr>
</tbody>
</table>

### Activity (A1)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action Scope</th>
<th>Probable cost / Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Conduct a short laneways study tour</td>
<td>Council officers to meet with counterparts in local councils where laneway activation has been successful (i.e. Melbourne, Bendigo, Geelong, Albury/Wodonga)</td>
</tr>
<tr>
<td>12</td>
<td>Establish a policy to encourage use of the Mall and Main St Gardens</td>
<td>Audit current policy framework and establish programme to reconfigure policy to focus on Mall and Main St Garden Strategic planner / Activity officer</td>
</tr>
</tbody>
</table>

### Priority 1: Actions and Costs Schedule

#### Key Points:
- **Redevelop Nicholson St Mall**
  - Upgrade mall with soft and hard landscaping elements
  - Already funded (approx $1mil), designed and documented for construction

- **Improve pedestrian wayfinding in CBD**
  - Install map based signs and street name-blade signs in identified locations

- **Improve Nicholson Streetscape**
  - Detail design documentation
  - Footpath paving, street furniture, new street trees, selective planting, landscaping treatments to existing street trees

- **Create a lively and active city**
  - Council Place Manager position to oversee Masterplan implementation of relevant CBD projects and particularly laneway activation programs
  - Build upon work to date and in accordance with Council’s public art policy. Establish a public art programme for the CBD

- **Encourage local events in CBD**
  - Council to actively encourage local events in the CBD. Core locations include, but not limited to, the Mall, Main Street Gardens, River, laneways and Library.
  - Develop a Council policy guidelines for:
    - Simplified streamlined process for events that require approval
    - Toolkit for event hosts
    - Risk management/insurance guidelines

- **Create a an attractive streetscape character**
  - Develop local planning policy to assist development approvals that ensure new development maintains:
    - Active facades
    - Active treatment to laneway abutments
    - Pedestrian paths through the laneway network
    - High-quality design treatments (which may also include public realm contributions e.g. paving upgrades)

- **Streetscape upgrade**
  - Develop a local planning policy to assist development approvals that ensure new development maintains high-quality design treatments (which may also include public realm contributions e.g. paving upgrades)

- **Establish a policy to encourage use of the Mall and Main St Gardens**
  - Audit current policy framework and establish programme to reconfigure policy to focus on Mall and Main St Garden

### Strategic Planning
- Place Manager
- Activity Officer
<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5a</td>
<td>Improve Main St Gardens Stage 1: Redesign existing toilets in Main Street gardens and establish a pedestrian plaza</td>
<td>Construct a new café / kiosk structure with renovated toilet facilities (re-use existing building where possible) • Install new paving, outdoor seating and an arbour/ pergola structure to accentuate the proposed linear path-axe (As illustrated on the Concept Plan — currently reviewed by SLAP Architects)</td>
<td>$30,000 + construction costs</td>
</tr>
<tr>
<td>1.5b</td>
<td>Enhance Main St Gardens Stage 1: Close 2 median through-streets between Service and Bailey Streets</td>
<td>Works as documented by VicRoads: • Remove existing asphalt and kerbing • New paving and kerbing to match existing on Main Street • Soft landscaping treatments (e.g. lawn to match existing)</td>
<td>VicRoads to install</td>
</tr>
<tr>
<td>1.5c</td>
<td>Enhance Main St Gardens Stage 1: Create linear pathway within Main St Gardens</td>
<td>Detail design • $5,000 + Features and levels survey - $5,000 and existing tree audit - $5,000 • Install granitic linear pathway (3m wide by 200m long) with 400m of steel edge board</td>
<td>$116,000</td>
</tr>
<tr>
<td>1.5d</td>
<td>Improve Main St Gardens Stage 1: Investigate options for replacing overhead power lines</td>
<td>SPAusnet to undertake Feasibility Study to investigate options to remove and replace overhead power lines in Main Street, including, but not limited to, Underground, bundling, facade mounted options • Feasibility study to provide options and costs for removal between Service to Bailey Streets as Stage 1 and Pyke to Service Streets as Stage 2</td>
<td>$2,500</td>
</tr>
<tr>
<td>1.6</td>
<td>Upgrade and activate laneway connection between Main St to Nicholson St (adjacent to Woolworths loading dock)</td>
<td>Detail design documentation • In situ coloured exposed aggregate concrete paving (210sqm) = $25,000 • Soft landscape works: vertical planting along loading dock with vertical support structure - say $10,000 • Public art installation: wall of Woolworths/bakery – say $20,000 commission</td>
<td>$8,500</td>
</tr>
<tr>
<td>1.7</td>
<td>Increase canopy tree planting in Macleod, Pyke, Service Streets</td>
<td>500m of tree planting at 12m spacing (both sides of streets) (Macleod–200m, Pyke–200m, Service–200m) • Streets as identified in priority action maps Note: Cost does not take account of existing trees, therefore total cost is likely to be lower</td>
<td>$37,500</td>
</tr>
</tbody>
</table>

**Subtotal** | **$1,059,500**  
**Contingency fund (10% of subtotal)** | **$105,950**  
**TOTAL** | **$1,165,450**
## PRIoRITy 2: ACTIONS AND COSTS SCHEDULE

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost</th>
</tr>
</thead>
</table>
| 2.1 | Improve Nicholson Streetscape between Bailey and Riverine St | • Detail design  
• Replace existing footpath paving with in-situ coloured exposed aggregate concrete (402m² @ $100/m² = $40,200)  
• Install bluestone pavers to Art gallery and Courthouse footpath (204m² @ $240/m² = $48,960)  
• 23 new street trees (kerb side) = $10,350  
• New street furniture (e.g. seating, bins, lighting)  
• Street furniture not costed | $85,000  
+ civil works  
+ street furniture |
| 2.2a | Improve Main St Gardens Stage 2: Detail design - Watertower to Wood Street | • Detailed design brief to Landscape Architects to prepare. Brief based on Concept Plan and to include:  
- soft and hard landscape elements including graphic linear pathway  
- new plaza between rotunda and toilets  
- integration of remodelled toilet/cloak  
- paving, drainage/grading works  
- furniture elements  
- lighting, projection facilities or other for watertower  
+ construction | $70,000  
$40,000 |
| 2.2b | Improve Main St Gardens Stage 2: Close medians between Pyke and Service Streets | As documented by VicRoads  
- Remove existing asphalt  
- New paving and kerbing to match existing  
- Soft landscaping treatments (turf to match existing)  
+ construction | VicRoads to install |
| 2.3a | Enhance Mitchell River environs Stage 1: Improves connection to Mitchell-River | • Detailed design brief to be prepared for tender to Landscape Architects/Landscape Architects. Brief to include:  
- Creation of pedestrian path to river and viewing platform (at Riverine Street level)  
- Grading/drainage works, paving, soft landscape elements, furniture elements, signage  
- Any design work to be based upon prepared concept plan and be cognisant of proposed future works to Art gallery precinct  
- Construct path and viewing platform | $50,000  
$140,000 |
| 2.3b | Enhance Mitchell River environs Stage 2: Art gallery and Courthouse precinct & Old Mill upgrade | • Detailed design brief to Architect and Landscape Architect to prepare documentation for construction based on prepared Concept Plan for Art gallery precinct:  
- Upgrade/suitcase renovations and prepare documentation for construction for Old Mill upgrade  
- Opportunity for amphitheatre facility  
- Closure of Riverine St to create pedestrian friendly civic space and better integrate art gallery and courthouse  
- Options to relocate courthouse function to alternative site (and utilise courthouse for art gallery/community use)  
- Soft and hard landscaping elements, civil works (drainage, grading, paving), furniture elements  
+ construction | $80,000  
$50,000 |

## PROCESS (P2)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost / responsibility</th>
</tr>
</thead>
</table>
| 2.7 | Extend activation of laneway network in east-west direction | • Appoint Place Manager  
• Establish support fund of $20,000 p.a.  
See Priority 1 $20,000 p.a. | |
| 2.8 | Create a pedestrian friendly city core: slow vehicles in retail core with speed restrictions | • Implement a 40kmph speed limit to Service/Bailey/Francis/Nicholson Streets within the core retail area  
• as documented by VicRoads  
+ civil works  
+ street furniture | Cost: Administrative resources and signage  
Council & VicRoads |
| 2.9 | Enhance Mitchell River environs Stage 2: Explore land purchase opportunities | • Investigate opportunities for Council to purchase river frontage land along Riverine Street west of the Old Mill | Cost: Administrative resources  
Council |
| 2.10 | Create a sustainable city core: develop a sustainable drainage strategy | • Develop a drainage strategy and establish WSUD techniques to be employed in public realm works  
• Engineering with strategic planning and parks | |
| 2.11 | Create a sustainable city core: establish a green infrastructure programme | • Develop a green infrastructure strategy that includes, but not limited to:  
- ‘green’ purchasing program to prioritise environmentally sustainable materials/products  
- WSUD techniques  
- GIS database for street trees  
- Maintenance and management guidelines | Cost: Administrative resources  
Parks and engineering with strategic planning |

## ACTIVITY (A2)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost / responsibility</th>
</tr>
</thead>
</table>
| 2.12 | Improve Main St Gardens Stage 2: water tower activation | • Establish / develop a series of events and activities to program use of water tower:  
• Events/activities may include:  
- Night-time projections that promote Bairnsdale (e.g. series of still photographs projected onto screen)  
- Outdoor film event  
- Digital / video art exhibition | Cost: Administrative resources and signage  
Place Manager & Arts/Culture department |
<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost</th>
</tr>
</thead>
</table>
| 2.4 | Rationalise parking and circulation north of the Mall and behind Spotlight | • Detailed design brief to Traffic Engineers and Landscape Architects. Brief to include:  
- Consult with property owners, tenants, key users  
- Prepare detail design for reconfigured layout  
- Construction of car park. | $50,000 |
| 2.5 | Increase canopy tree planting in Bailey and Macleod Streets | • 15 new street trees over 699m of streetscape at 12m spacing (both sides of street). (Macleod-330m, Bailey-365m)  
(Streets as identified in priority action maps)  
Note: cost does not take account of existing trees, therefore total cost is likely to be lower. | $59,500 |
|     |        | Subtotal | $1,989,500 |
|     |        | Contingency fund (10% of subtotal) | $198,950 |
|     |        | TOTAL | $2,188,450 |
### PRIORITY 3: ACTIONS AND COSTS

#### WORKS (W3)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost</th>
</tr>
</thead>
</table>
| 3.1 | Improve Main St Gardens Stage 3: remove overhead power lines | • Removal of overhead power lines in accordance with feasibility study  
• Stage 1 - Service to Bailey Streets  
• Stage 2 - Pyke to Service Streets | Approx. $900,000 (Feasibility study to confirm costs) |

**Subtotal**: $900,000

**Contingency fund (10% of subtotal)**: $90,000

**Total**: $990,000

#### PROCESS (P3)

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Scope</th>
<th>Probable cost / responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td></td>
<td>Extend activation of laneway network to south side of Main St and east side of Bailey St</td>
<td>See Priority 1 &amp; 2 actions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appoint Place Manager &amp; continue support fund of $20,000 p.a. (see Priority 1 and 2 actions)</td>
<td>$20,000 p.a.</td>
</tr>
</tbody>
</table>

Summary of physical improvement costs:

- Priority 1: $1,165,450
- Priority 2: $2,188,450
- Priority 3: $990,000
- **Total**: $4,343,900

**EXCLUSIONS:**
1. GST
2. Site survey fees
3. Specialist consultant fees
4. Documentation and contract administration fees
5. Site preparation works
6. Site establishment works and traffic management during construction
7. WSUD treatments/elements
8. Works required to existing utility infrastructure
9. Irrigation or watering as part of implementation
10. Ongoing maintenance fees

**LIMITATIONS:**
1. Cost estimates are indicative only and based on estimates prepared November 2012
2. Construction costs may vary subject to detailed design outcomes
3. Where construction costs are known detail design costs have been determined as 15% of total construction fees
4. Where detail design fees have been established a similar 15% rate has been used to determine a construction fee.
### TABLE 1: PUBLIC REALM MATERIALS AND FURNITURE INDICATIVE COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Supplier</th>
<th>Unit</th>
<th>Indicative cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluestone pavers</td>
<td>Sawn bluestone pavers on concrete base 300 x 600 x 40mm with 10mm grouting joints (non-vehicular areas)</td>
<td>-</td>
<td>sqm</td>
<td>$240</td>
</tr>
<tr>
<td>Exposed aggregate concrete</td>
<td>In-situ coloured exposed aggregate concrete paving 100mm thick (colour Aboz 165 ‘True Umbre’, 8.5% by weight in off-white cement) with exposed aggregate (7mm locally sourced aggregate) finish. Lightly sand-blasted for exposed finish (non-vehicular areas)</td>
<td>Preferably locally sourced</td>
<td>sqm</td>
<td>$110</td>
</tr>
<tr>
<td>Standard concrete</td>
<td>In accordance with council requirements in off-white or mid-grey colours</td>
<td>Preferably locally sourced</td>
<td>sqm</td>
<td>$70</td>
</tr>
<tr>
<td>Timber decking</td>
<td>Hardwood plantation sourced timber coated with ‘Sikkens’ natural decking oil (Nicholson Street Mall)</td>
<td>Preferably locally sourced</td>
<td>sqm</td>
<td>$350</td>
</tr>
<tr>
<td>Timber level</td>
<td>Cement stabilised, granitic gravel pathways. 75mm compacted depth (5mm locally sourced) with street edging to borders. Can also be used as mulch around trees</td>
<td>Preferably locally sourced</td>
<td>sqm</td>
<td>$32</td>
</tr>
<tr>
<td>Paving imprint</td>
<td>Imprint to concrete paving</td>
<td>-</td>
<td>sqm</td>
<td>$250</td>
</tr>
<tr>
<td>Standard seat A</td>
<td>’Civic Seat’. Backed seating bench (hot-dipped galvanised steel and hardwood timber slats)</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$975</td>
</tr>
<tr>
<td>Standard seat B</td>
<td>’Promenade Seating Deck’ (stainless steel and hardwood timber slats)</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$1,295</td>
</tr>
<tr>
<td>Non-standard seat A</td>
<td>‘Chaise Lounge’. Lounge chair (hot-dipped galvanised steel and hardwood timber slats)</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$1,700</td>
</tr>
<tr>
<td>Non-standard seat B</td>
<td>Custom designed seating for high profile places (e.g. river)</td>
<td>Custom designed</td>
<td>Item</td>
<td>P.O.A.</td>
</tr>
<tr>
<td>Bicycle hoop</td>
<td>Single Bike Rack, Stainless steel 950 x 900 x 50mm</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$280</td>
</tr>
<tr>
<td>Bicycle pole mount</td>
<td>Retrofit pole mount bicycle ring</td>
<td>Arrow Alpha</td>
<td>Item</td>
<td>$125</td>
</tr>
<tr>
<td>Rubbish bin</td>
<td>Stainless steel recycling and rubbish bin</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$1,975</td>
</tr>
<tr>
<td>Drink fountain</td>
<td>Prospect Drinking Fountain with Dog Bowl 940mm x 1028mm (product code: PDF.316SS.DB)</td>
<td>Botton &amp; Gardiner</td>
<td>Item</td>
<td>$4000</td>
</tr>
<tr>
<td>Bollard</td>
<td>Bollard (stainless steel) 1000 x 140mm</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$575</td>
</tr>
<tr>
<td>Street lamp</td>
<td>Bega 6650 pole light. Die cast aluminium and stainless steel</td>
<td>Zumtobel Lighting</td>
<td>Item</td>
<td>$8,800</td>
</tr>
<tr>
<td>Accent light</td>
<td>Bega 8828 recessed up-light</td>
<td>Zumtobel Lighting</td>
<td>Item</td>
<td>$3,000</td>
</tr>
<tr>
<td>Map based sign</td>
<td>Typical map-based sign (MB)</td>
<td>Visual Voice</td>
<td>Item</td>
<td>$4</td>
</tr>
<tr>
<td>Street name blade</td>
<td>Typical directional sign (SDB)</td>
<td>Visual Voice</td>
<td>Item</td>
<td>$4</td>
</tr>
<tr>
<td>Street tree</td>
<td>Semi advanced tree in 2cm tree pit with 500mm depth topsoil, 75mm depth organic mulch (note: tree pit size may vary depending on tree species and location)</td>
<td>Preferably locally sourced</td>
<td>Item</td>
<td>$450</td>
</tr>
<tr>
<td>Tree grate</td>
<td>1000mm square, mild steel frame, hot dipped galvanised cast aluminium grates</td>
<td>Furphy Foundry</td>
<td>Item</td>
<td>$995</td>
</tr>
<tr>
<td>Cigarette Butt Receptacle</td>
<td>Wall and post mounted Eco-Pole Ashtray (stainless steel) 76 x 410mm</td>
<td>No BuTTs</td>
<td>Item</td>
<td>$250</td>
</tr>
</tbody>
</table>

### TABLE 2: GREENING BAIRNSDALE – INDICATIVE TREE PLANTING COSTS

<table>
<thead>
<tr>
<th>Road type</th>
<th>Scope of Tree Planting</th>
<th>Probable supply and installation cost (excl GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North/South Roads based upon approx. 100m length of road between two intersections</td>
<td>10 to 16 trees along each road section at $450.00 per tree based upon typical planting of 6 to 8 trees along each side of the road (Note that 6 to 8 trees may also be planted along a centre median where present)</td>
<td>$1,400 to $1,600</td>
</tr>
<tr>
<td>East/West Roads based upon approx. 200m length of road between two intersections</td>
<td>26 to 32 trees along each road section at $450.00 per tree based upon typical planting of 13 to 16 trees along each side of the road (Note that 13 to 16 trees may also be planted along a centre median where present)</td>
<td>$11,700 to $14,400</td>
</tr>
</tbody>
</table>

Refer to Proposed Street Tree Masterplan Concept in Section 5 of report.

**EXCLUSIONS:**
1. GST
2. Installation costs
3. Site preparation works
4. Civil works
5. Consultant fees
6. Irrigation and drainage works for landscaping
7. Maintenance fees
8. Delivery/transport costs

**LIMITATIONS:**
1. Cost estimates are indicative only and based on 2012 estimates
2. Costs are subject to change by suppliers