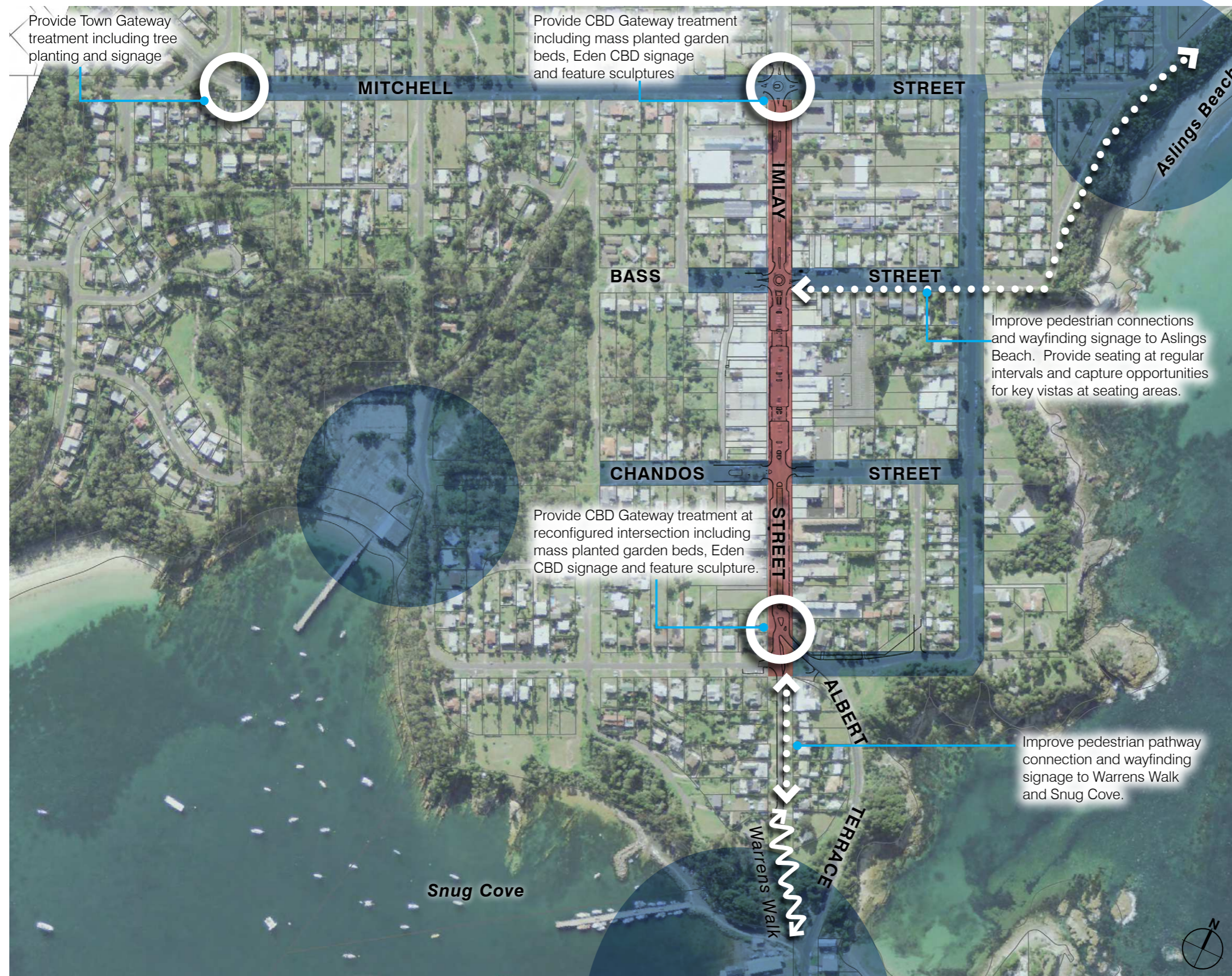


2.7.1 Central Business District Master Plan Study Area

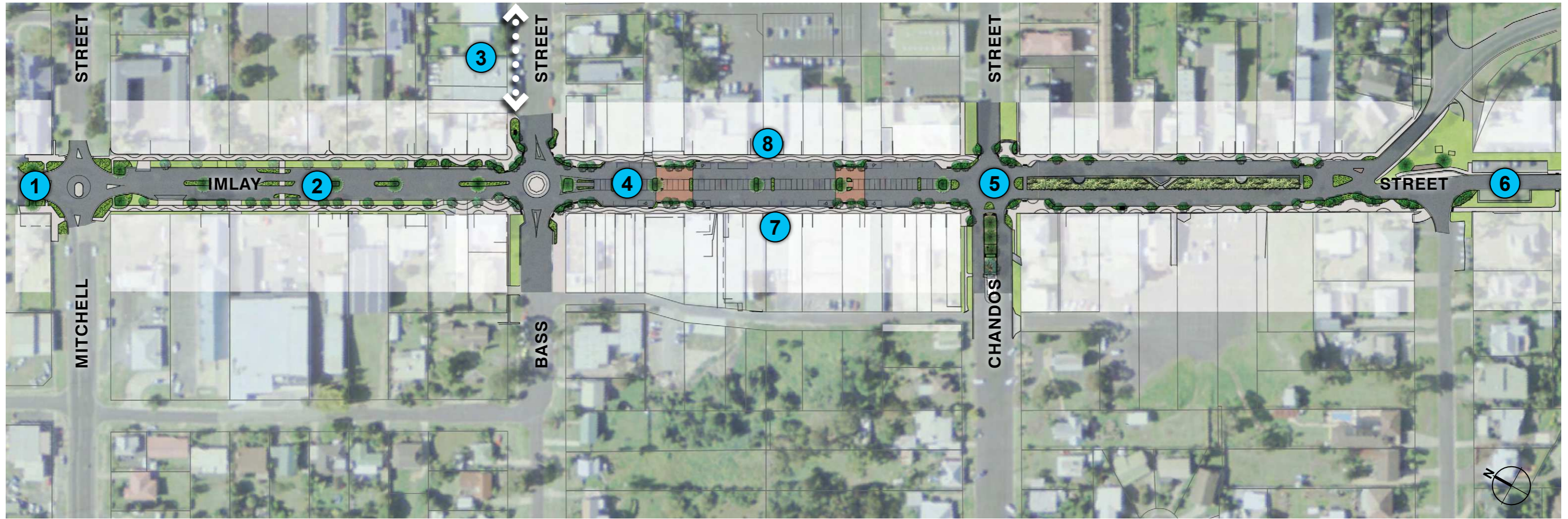


Note

Bega Valley Shire Council have endorsed the Eden Landscape Master Plan with a recommendation to proceed with implementation over the next 12 months. Council's endorsement and recommendation is due to significant design and community engagement undertaken by Council over the past 10 years through the 'Action on Imlay' project, and more recent further design work driven by Eden Chamber of Commerce and Council's infrastructure staff. As such a further round of community engagement is not required, as was originally planned. Bega Valley Shire is now able to proceed with detailed design, tendering and physical implementation of the Master Plan for Imlay Street.

- CBD Master Plan Priority 1 Area
- CBD Master Plan Priority 2 Area






2.7.2 Landscape Master Plan



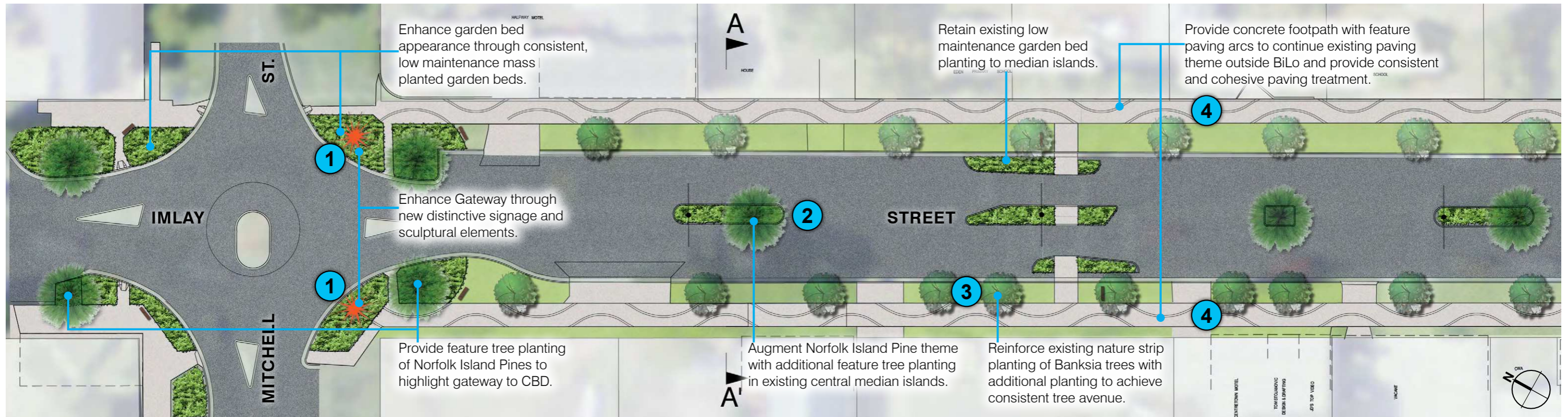
Recommendations

- 1** • Signify arrival at Eden CBD with improved Gateway treatment including signage, feature garden beds, tree planting and sculptural elements.
- 2** • Refer to Mitchell Street to Bass Street Precinct Detail Plan
- 3** • Improve connections to Aslings Beach with physical path linkage for walkers and cyclists and wayfinding signage at key locations.
- 4** • Refer to Bass Street to Chandos Street Precinct Detail Plans.
- 5** • Refer to Chandos Street Precinct Detail Plans.
- 6** • Refer to Imlay Street / Albert Terrace Precinct Detail Plans.
- 7** • Work with landlords and tenants to remove step access into shops throughout the CBD and provide internal ramp access for all.
- 8** • Relocate power underground to Priority 1 areas to improve visual amenity and allow for tree growth. Funding opportunities and partnerships to be further investigated and considered.

This Landscape Master Plan...

-  provides comfortable spaces ✓
-  connects and allow animation of the public space ✓
-  enables improved economic activity ✓
-  provides for cultural diversity and expression ✓
-  provides robust and sustainable outcomes ✓

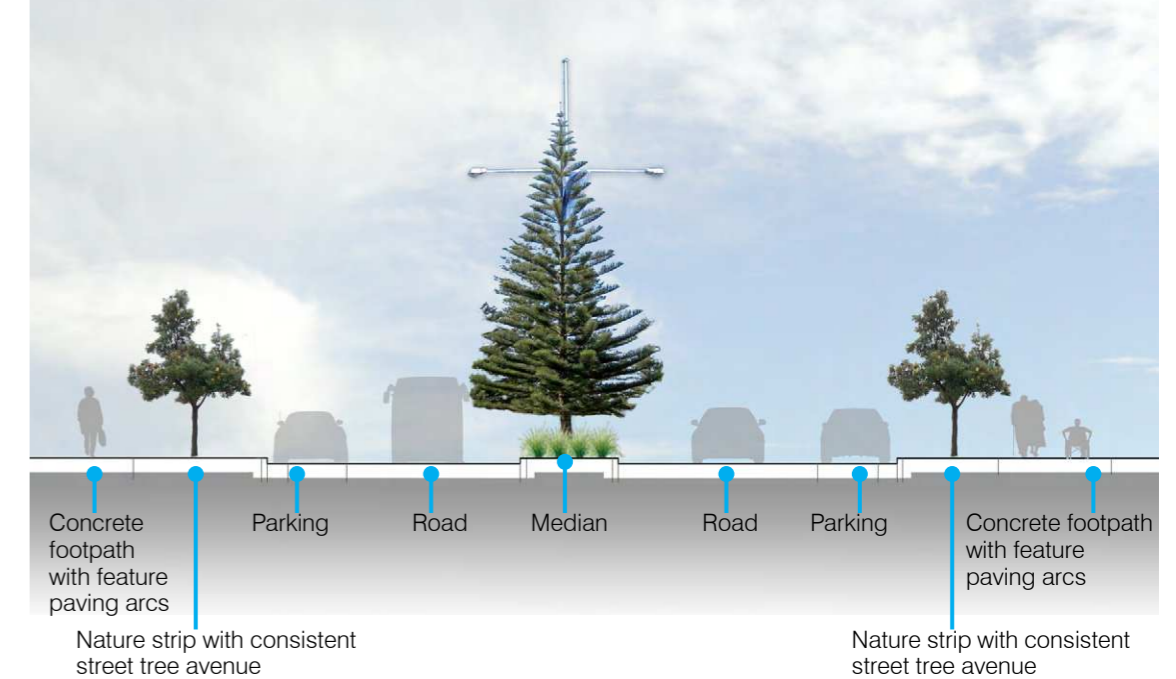
2.7.3 Mitchell Street Precinct



Legend

- Existing trees to be retained.
- Retained existing Banksia trees
- Evergreen tree (*Banksia* sp)
- Retained existing Norfolk Island Pine
- Evergreen tree (*Araucaria heterophylla* Norfolk Island Pine)
- Concrete paving with feature banding
- Feature paving to Chandos Street median
- Feature road surface – coloured asphalt
- Gravel paving
- Garden beds
- Retained existing garden beds
- Grass
- Custom bench seat and platform seat
- Custom timber picnic setting
- Custom Shelter
- Sculpture / Public Art location

Section A – A'



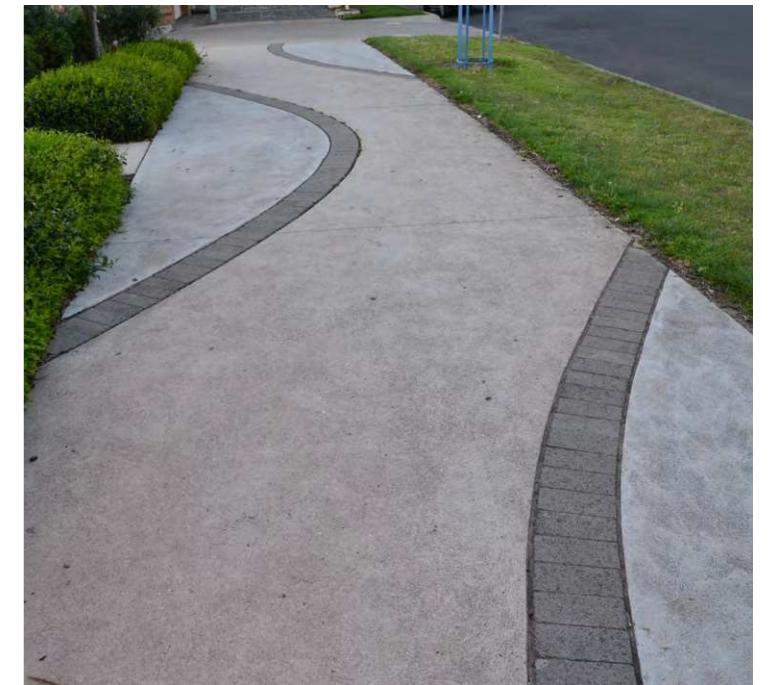
Recommendations

- 1** • Signify arrival at Eden CBD with improved Gateway treatment including new signage and sculptural elements in roundabout verges.
- Reinforce Norfolk Island Pine theme with additional feature tree planting in roundabout verges to emphasise sense of arrival.
- Enhance garden bed appearance through consolidated garden bed treatment to roundabout verges with consistent, low maintenance garden bed planting.
- Note: no sculptural element to roundabout due to potential for damage by vehicular traffic

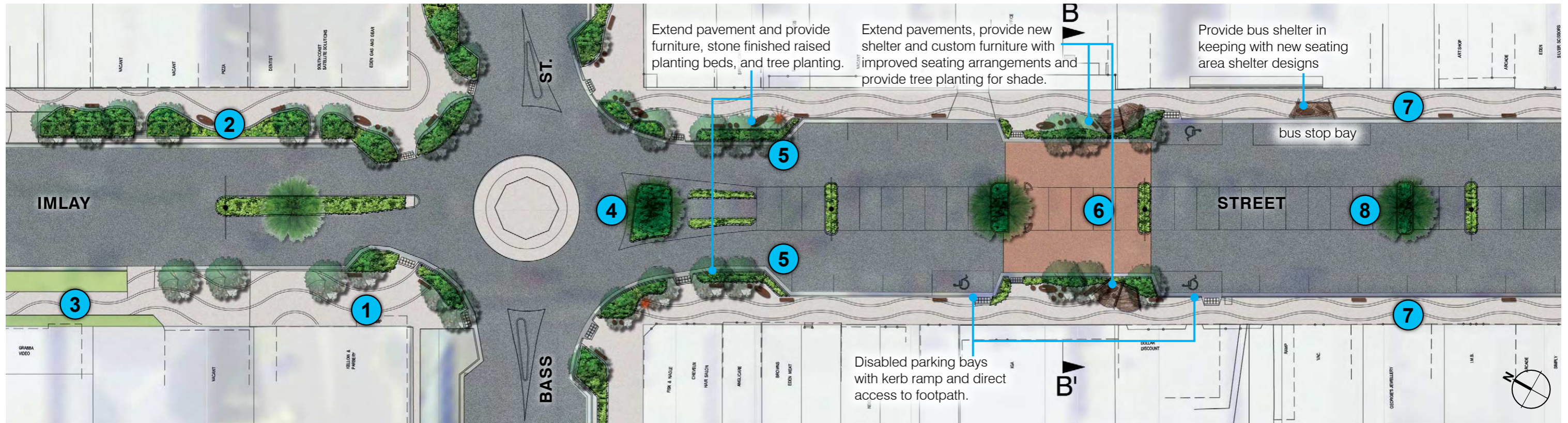
- 2** • Augment Norfolk Island Pine theme with additional feature tree planting in existing central median islands to achieve consistent and cohesive street tree avenue.

- 3** • Reinforce existing Banksia tree planting in nature strip with additional Banksia planting to achieve consistent and cohesive street tree avenue.

- 4** • Provide concrete footpath with feature paving arcs to continue existing paving theme outside BiLo and provide consistent and cohesive paving treatment



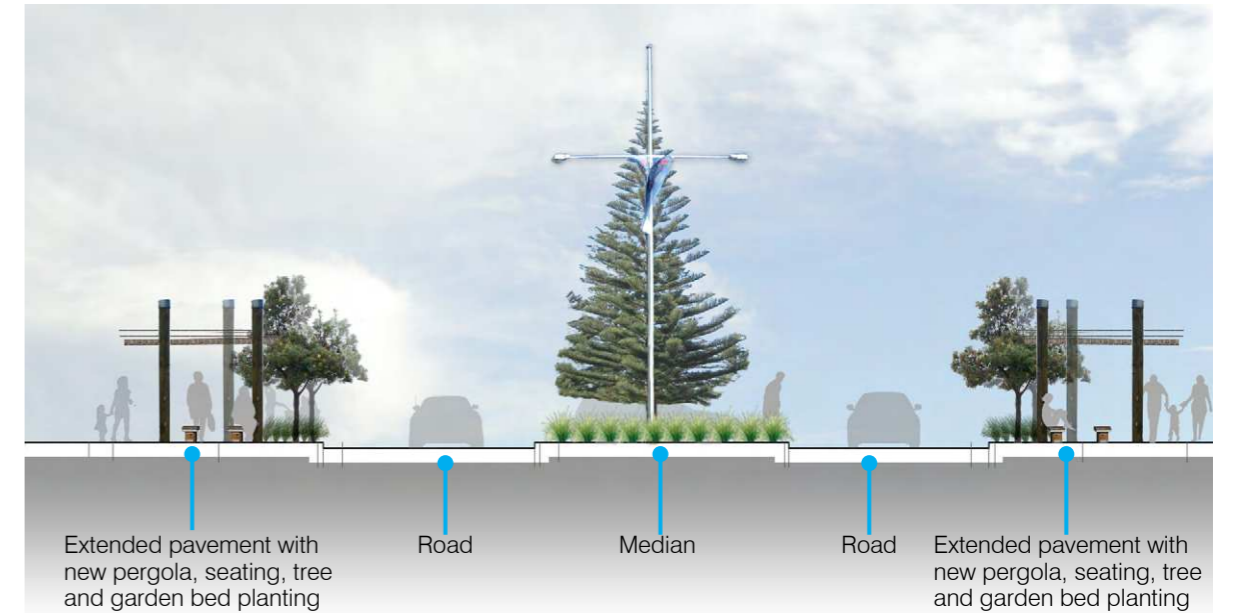
2.7.4 Bass Street Precinct



Legend



Section B – B'



Recommendations

- 1**
 - Retain existing whale art in paving.
 - Reconfigure garden bed arrangement to provide garden bed buffer to roundabout with stone and concrete garden wall.
 - Incorporate WSUD into garden beds and tree pits.

- 2**
 - Reinforce existing Banksia tree planting in nature strip areas with additional Banksia planting to achieve consistent and cohesive street tree avenue.

- 3**
 - Provide concrete footpath with feature paving arcs to continue existing paving theme outside BiLo and provide consistent and cohesive paving treatment.

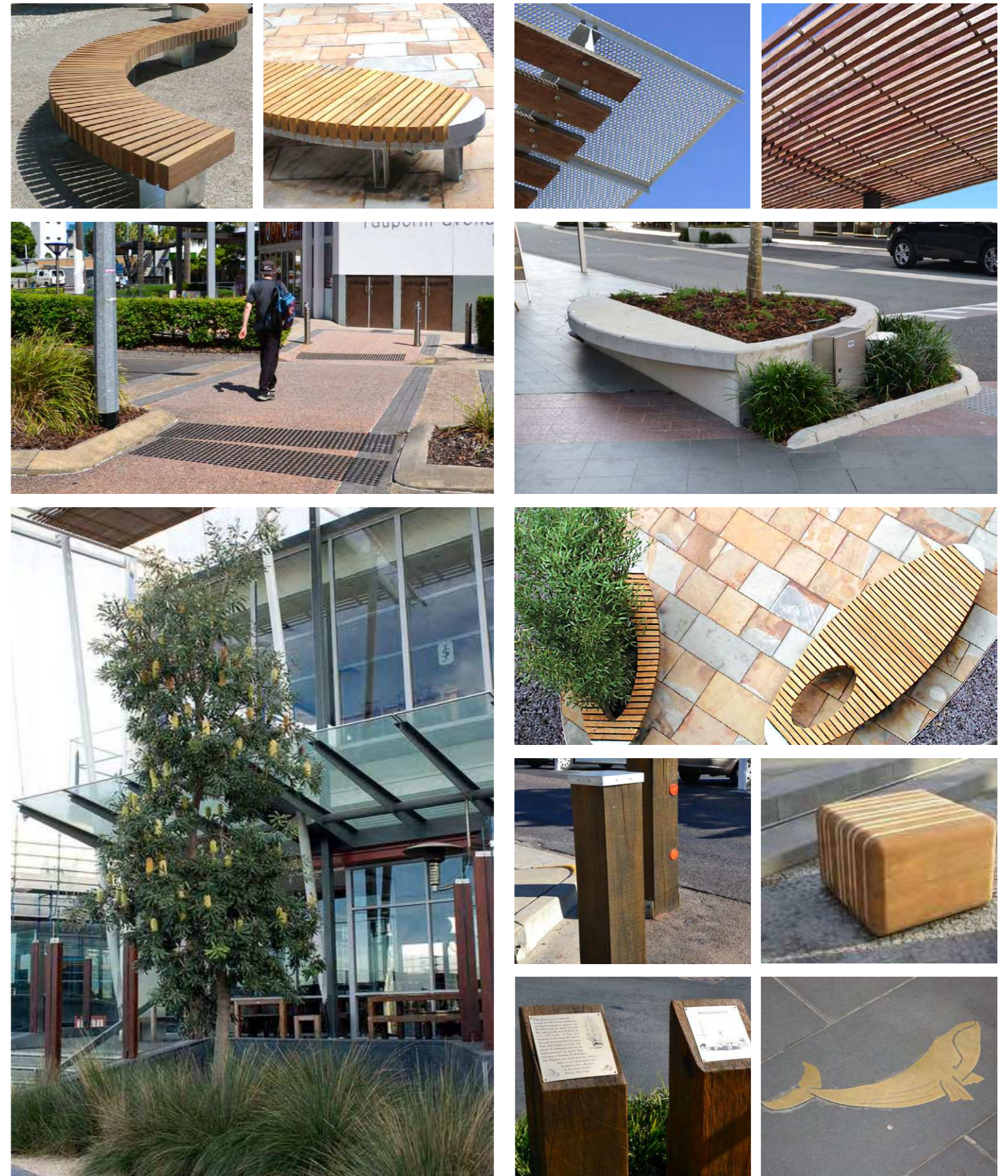
- 4**
 - Reconstruct median island with stone raised planting beds.
 - Provide access through median island to crossing location.
 - Augment Norfolk Island Pine theme with additional feature tree planting in central median island to achieve consistent and cohesive street tree avenue.

- 5**
 - Provide extended pedestrian pavements to provide gathering spaces and improve pedestrian amenity.
 - Construct new stone and concrete wall raised planting beds to provide buffer to roundabout and cater for grade changes.
 - Provide trees, garden beds and furniture (seating, bins, bicycle racks, wayfinding signage) to extended pavements to provide gathering spaces and improve pedestrian amenity.
 - Incorporate WSUD into garden beds and tree pits.

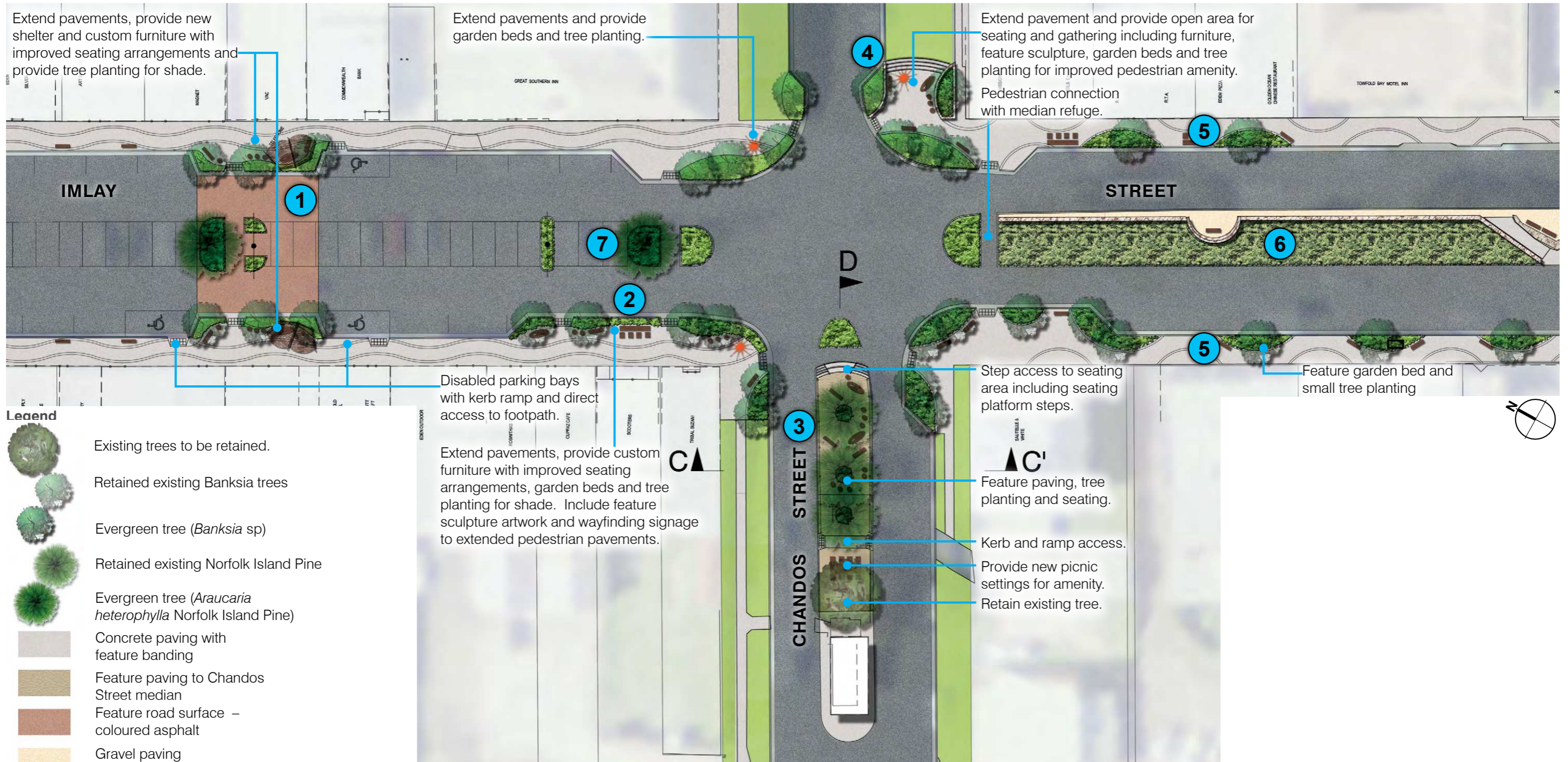
- 6**
 - Lengthen existing extended pedestrian pavement area, provide tree and garden bed planting to improve pedestrian amenity and provide shade.
 - Provide new pergola structures with timber batten roofing for filtered shade.
 - Arrange seating to capture views and vistas from seating area, provide opportunities for group gatherings and allow permeability through the space.
 - Incorporate WSUD into garden beds and tree pits.
 - Provide feature surface finish to asphalt roadway to highlight narrowed threshold area.

- 7**
 - Provide new concrete paving finish with feature 'wave' brick bands for a consistent and cohesive paving treatment.

- 8**
 - Remove post and rail fencing around existing Norfolk Island Pines in central median.



2.7.5 Chandos Street Precinct



- Legend**
- Existing trees to be retained.
 - Retained existing Banksia trees
 - Evergreen tree (*Banksia* sp)
 - Retained existing Norfolk Island Pine
 - Evergreen tree (*Araucaria heterophylla* Norfolk Island Pine)
 - Concrete paving with feature banding
 - Feature paving to Chandos Street median
 - Feature road surface – coloured asphalt
 - Gravel paving
 - Garden beds
 - Retained existing garden beds
 - Grass

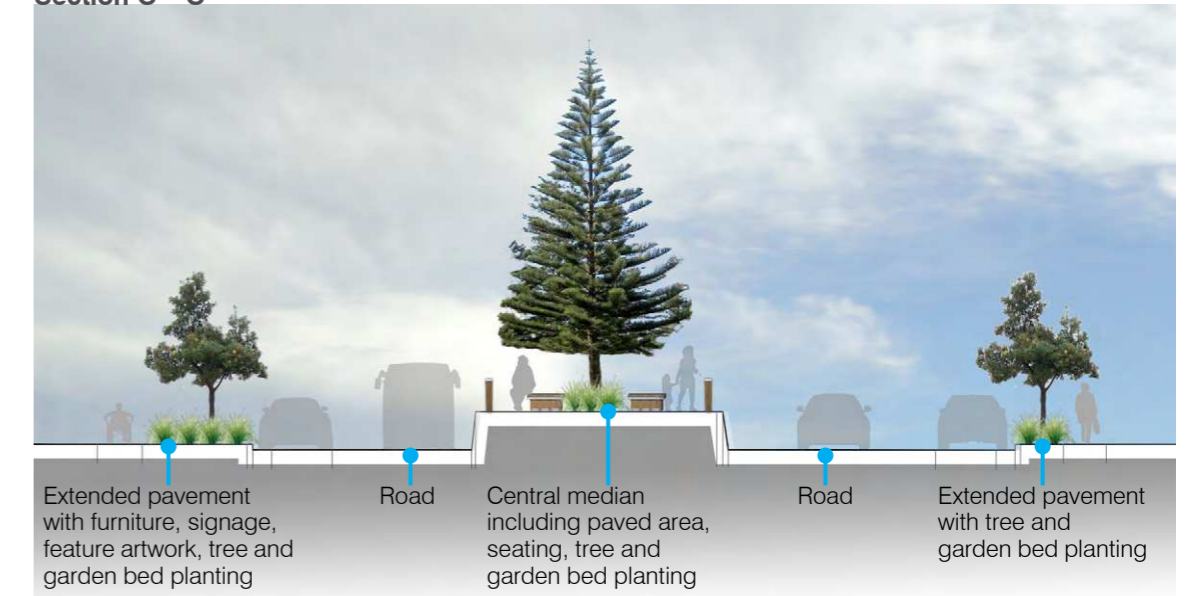
- Custom bench seat and platform seat
- Custom timber picnic setting
- Custom Shelter
- Sculpture / Public Art location



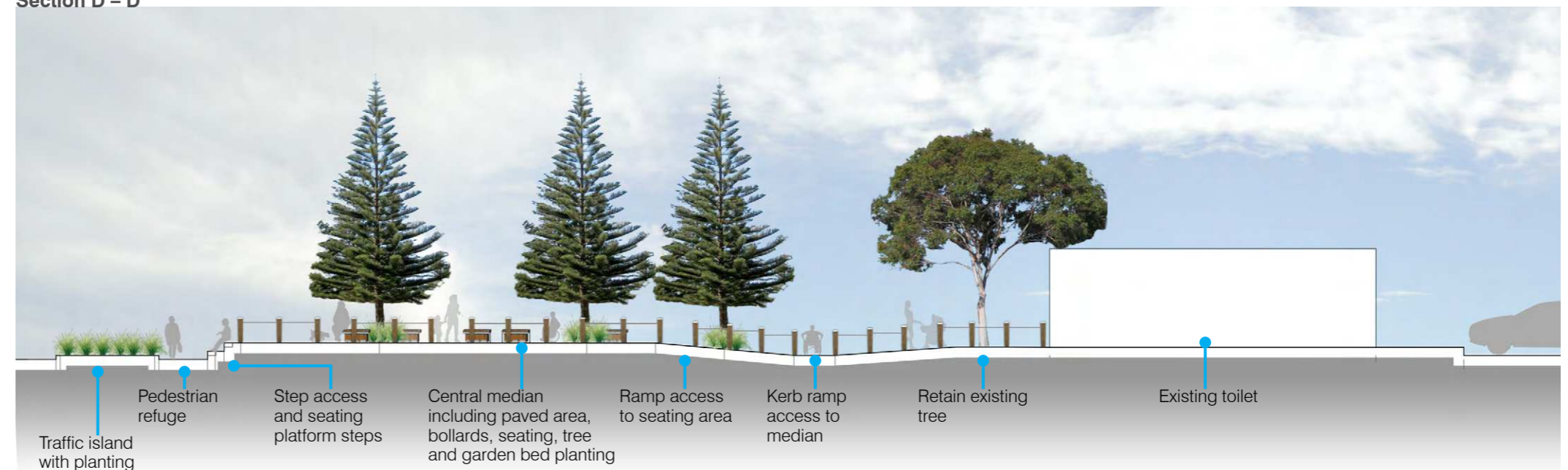
Recommendations

- 1**
 - Lengthen existing extended pedestrian pavement area, provide tree and garden bed planting to improve pedestrian amenity and provide shade.
 - Provide new pergola structures with timber batten roofing for filtered shade.
 - Arrange seating to capture views and vistas from seating area, provide opportunities for group gatherings and allow permeability through the space.
 - Incorporate WSUD into garden beds and tree pits.
 - Provide feature surface finish to asphalt roadway to highlight narrowed threshold area.
- 2**
 - Provide extended pedestrian pavements to narrow crossing distances, provide gathering spaces and improve pedestrian amenity.
 - Construct new stone wall raised planting beds to provide buffer to roundabout and cater for grade changes.
 - Provide trees, garden beds and furniture (seating, bins, bicycle racks, wayfinding signage) to extended pavements to provide gathering spaces and improve pedestrian amenity.
 - Incorporate WSUD into garden beds and tree pits.
- 3**
 - Improve Chandos Street median through provision of direct access to Imlay Street through steps and seating platforms at northern end.
 - Provide seating to capture vistas from seating area, opportunities for group gatherings and permeability through the space.
 - Provide feature paving finish that complements stone wall.
 - Provide kerb ramp access to Chandos Street to improve access for all.
 - Provide feature tree planting of Norfolk Island Pines with feature ground level low maintenance planting.
 - Retain existing Eucalypt tree and provide permeable paving around root zone.
 - Provide picnic settings
- 4**
 - Provide extended pedestrian pavements to narrow crossing distances, provide gathering space and improve pedestrian amenity.
 - Provide seating and platform steps to capture vistas from seating area, opportunities for group gatherings and permeability through the space.
 - Construct new stone wall raised planting beds to provide buffer to intersection and cater for grade changes.
 - Incorporate WSUD into garden beds and tree pits.
- 5**
 - Provide concrete footpath with feature paving arcs to reflect existing paving theme outside BiLo and provide consistent and cohesive paving treatment.
 - Soften extent of hard paving through inclusion of feature garden beds and tree planting of Banksia trees to achieve consistent and cohesive streetscape themes.
- 6**
 - Retain and maintain existing native planting to central median.
- 7**
 - Remove post and rail fencing around existing Norfolk Island Pines in central median.

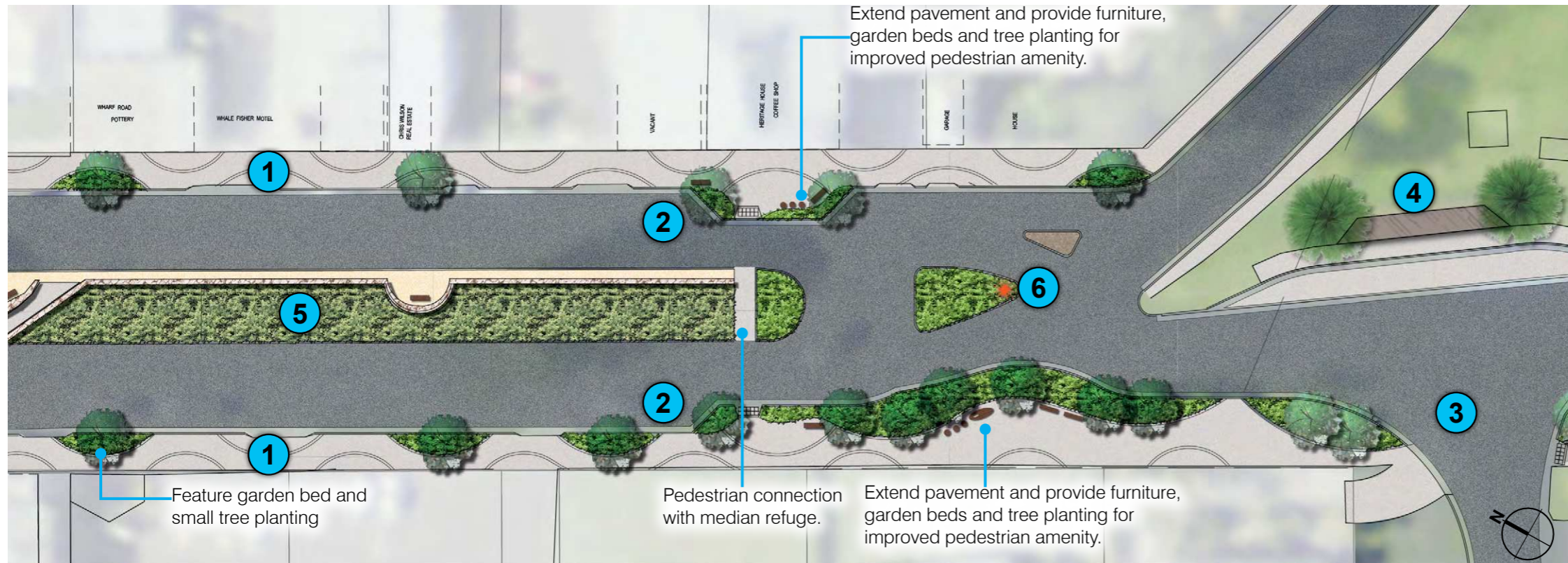
Section C – C'



Section D – D'



2.7.6 Albert Terrace Precinct



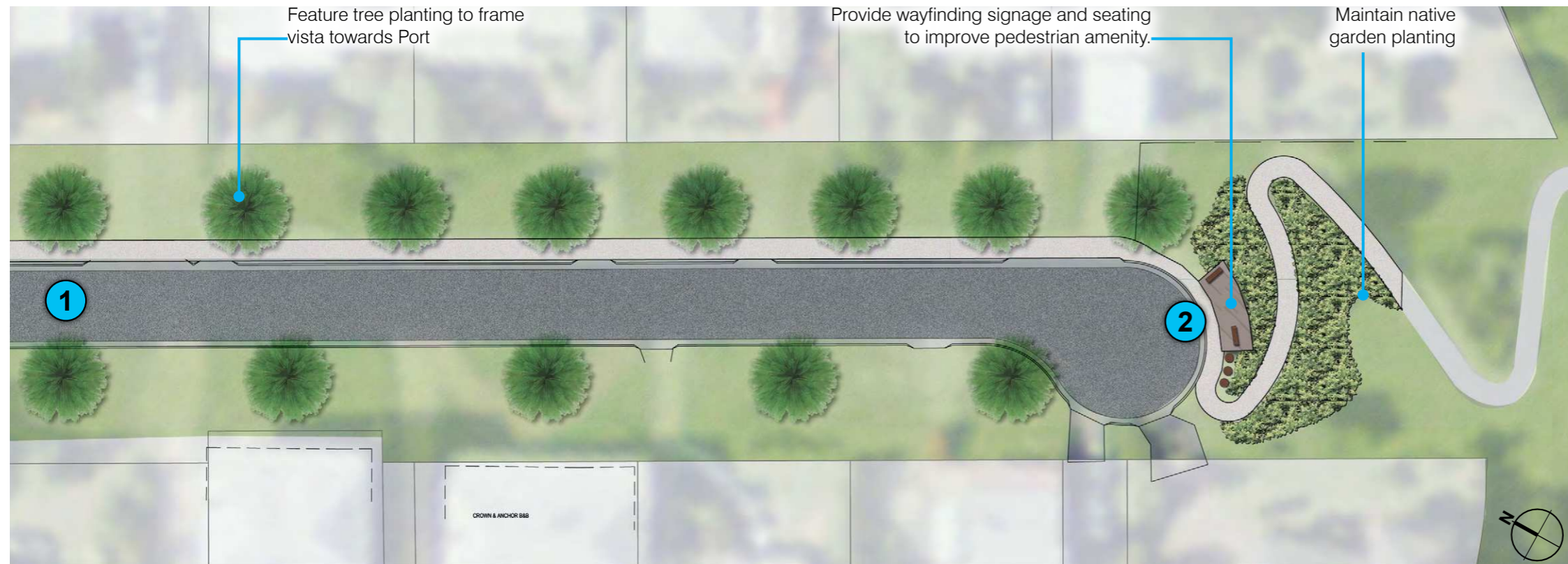
- Legend**
- Existing trees to be retained.
 - Retained existing Banksia trees
 - Evergreen tree (*Banksia* sp)
 - Retained existing Norfolk Island Pine
 - Evergreen tree (*Araucaria heterophylla* Norfolk Island Pine)
 - Concrete paving with feature banding
 - Feature paving to Chandos Street median
 - Feature road surface – coloured asphalt
 - Gravel paving
 - Garden beds
 - Retained existing garden beds
 - Grass
 - Custom bench seat and platform seat
 - Custom timber picnic setting
 - Custom Shelter
 - Sculpture / Public Art location

Recommendations

- 1**
 - Provide concrete footpath with feature paving arcs to reflect existing paving theme outside BiLo and provide consistent and cohesive paving treatment.
 - Soften extent of hard paving through inclusion of feature arc shaped garden beds and tree planting of Banksia trees to achieve consistent and cohesive streetscape themes.
- 2**
 - Provide extended pedestrian pavements to narrow crossing distances, provide gathering spaces and improve pedestrian safety and amenity.
 - Provide trees, garden beds and furniture (seating, bins, bicycle racks, wayfinding signage) to extended pavements to provide gathering spaces and improve pedestrian amenity.
 - Incorporate WSUD into garden beds and tree pits.
- 3**
 - Provide extended pedestrian pavements to narrow crossing distances and improve pedestrian safety and amenity.
 - Incorporate WSUD into garden beds and tree pits.
- 4**
 - Provide feature tree planting to highlight arrival at CBD and frame views from Whale Museum viewing area.
- 5**
 - Retain and maintain existing native planting to central median.
- 6**
 - Reconfigure intersection to improve safety.
 - Signify arrival at Eden CBD with sculptural signage element.



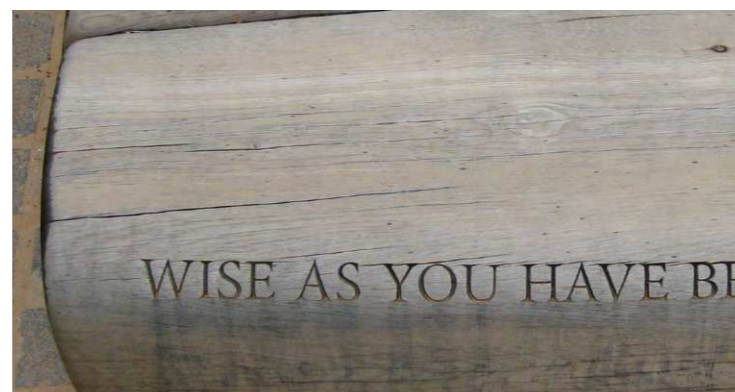
2.7.7 Warrens Walk Precinct



- Legend**
- Existing trees to be retained.
 - Retained existing Banksia trees
 - Evergreen tree (*Banksia* sp)
 - Retained existing Norfolk Island Pine
 - Evergreen tree (*Araucaria heterophylla* Norfolk Island Pine)
 - Concrete paving with feature banding
 - Feature paving to Chandos Street median
 - Feature road surface – coloured asphalt
 - Gravel paving
 - Garden beds
 - Retained existing garden beds
 - Grass
 - Custom bench seat and platform seat
 - Custom timber picnic setting
 - Custom Shelter
 - Sculpture / Public Art location

Recommendations

- 1** • Augment Norfolk Island Pine theme with additional feature tree planting to frame vista towards Port and achieve consistent and cohesive street tree avenue.
- 2** • Provide wayfinding signage and seating at existing Warren's Walk viewing deck to improve connectivity and pedestrian amenity.
- Retain and maintain existing garden bed planting.



These Design Guidelines are intended to supplement and be used with the Landscape Master Plans and cover Priority 1 and Priority 2 areas.

The Design Guidelines inform the Landscape Master Plans and deal with the components of Eden CBD in terms of

- Aims – including brief rationale
- Materials – including specific or general descriptions
- Implementation – including methodologies

The Design Guidelines are supplemented by typical images in order to convey specific features, textures and colours but are not construction specifications.

Note

- It is anticipated that construction specifications will require confirmation prior to further design and implementation work.
- Suppliers and installers are to be identified on the basis of ability to conform to specifications.
- Works will be installed by specialists to appropriate specifications in order to ensure safety (no movement) and longevity.
- All works to meet relevant Australian Standards.

Character

- Enhance Eden's status as a recognised smaller to medium town centre as supported by the NSW South Coast Regional Strategy.
- Capture the advantage of Eden's significant landscape setting and features including Twofold Bay, Snug Cove and National Parks, with views and vistas to ocean and headlands.
- Reflect the natural setting of Eden through a suite of materials and finishes that complement the landscape setting and provide high quality urban elements.
- Establish a unified and cohesive urban realm character that complements existing features and finishes while providing high quality and contemporary design features.

2.8.1 Materials and Colour Palette

	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> • Distinguish Eden with a restrained public element colour theme that is reflective of the natural environment, Eden's nautical and Port character, and that primarily manifests itself in paving and in street furniture. • Colours will generally be neutral tones and subtle in their impact. • White will be used for highlight treatment of flagmast and wharf timber bollards at Bass / Chandos street only. White will also continue to be used for flag mast light poles located in central medians. • Colour will include paving colours and unpainted but well finished bare metal and timber finishes of furniture (refer elsewhere for details). • Private and public buildings, limited public signage, public art and commercial activities, subject to appropriate design and approvals, will provide the key colour elements of Eden CBD. • Colour and seasonal variation will be also provided through consistent street tree and garden bed planting.
Materials	<ul style="list-style-type: none"> • Paving and furniture materials and finishes will retain their intended colour and finish over acceptable life-cycles. • Paving materials will be in shades of grey. • Furniture metals will consist of marine grade stainless steel or marine grade aluminium. • Furniture timber will remain unpainted. • Retaining walls will be of stone. • Flagmast and bollards at Imlay / Bass Streets roundabout will be white. • Flagmast road lighting poles in central median will be white. • Bare timbers for feature elements will ideally be locally sourced from sustainable sources.
Implementation	<ul style="list-style-type: none"> • Eden's CBD colour theme will be largely achieved through continuity of materials and finishes carried out in line with the Design Guidelines. • This will be accomplished through staged paving and furniture replacement programs.



2.8.2 CBD Gateways

Priority 1 and 2 Areas	
Aims	<ul style="list-style-type: none"> • Distinguish Eden CBD through unique Gateway treatments at key entries to the CBD Precinct (refer Landscape Master Plans for locations). • Gateway treatments will be consistent across the identified CBD Gateways. • CBD Gateway signage will be appropriately commissioned design and fabrication of sculptural signage. • Illuminate Gateway treatment through decorative and ambient lighting to signify Gateway at night.
Materials	<ul style="list-style-type: none"> • Purpose designed sculptural and informative 'Eden CBD' entry signage. • Design signage that is a contemporary adaptation of the Eden nautical and Port character and includes vertical elements and illumination. Sculptural signage should include reference to Eden's whaling heritage. • The materials and form of Gateway signage will include finishes and materials in keeping with Eden Design Guidelines and may include stainless steel, coloured powder coated steel, bare timber, perforated metal or an appropriate combination. • Sculptural Gateway signage design and fabrication will be determined by the artist in response to location and brief and should convey an impression of professionalism and excellence. • Gateway signage must be of a robustness appropriate to location. • Include garden bed and tree planting in Gateway treatment detailed design.
Implementation	<ul style="list-style-type: none"> • CBD Gateway treatments will be commissioned, selected and managed by an appropriately constituted Council and community panel with access to relevant professional advice. • Installation of Gateway treatments must be in accordance with design plans that take into account desirable position, numbers of elements and fixing and foundation aspects in relation to paving, power supply and underground / overhead service locations.



2.8.3 Extended pedestrian pavements (kerb outstands)

	Priority 1 Area	Priority 2 Area
Aims	<ul style="list-style-type: none"> Extended pedestrian pavements (kerb outstands) include extensive areas where kerbs extend to narrow pedestrian crossing distances and provide key pedestrian pavement areas for informal community gathering spaces. Kerb outstands will also feature retaining walls to cater for grade changes between pedestrian pavement and road, and will incorporate garden bed and tree planting, and provide for informal seating opportunities. Kerb outstands will be added at selected intersections and key crossing locations to provide better pedestrian safety and connectivity by shortening pedestrian crossing distances. Locations are at intersecting side streets, main intersections and mid block vehicle threshold crossing points. Specific parts of Eden's CBD Priority 1 Area are recognised as places that, by virtue of their location, have a particular requirement to allow pedestrian movement, informal gathering, meeting and observation. 	<ul style="list-style-type: none"> Priority 2 Area intersecting side streets and main intersections will be improved over time to increase pedestrian safety and amenity, while maintaining existing traffic permissions.
Materials	<ul style="list-style-type: none"> Extended pedestrian pavement areas will be paved and lit in accordance with Eden's paving guidelines. Furniture will be provided in accordance with Eden furniture guidelines. Retaining walls will be at the edges of extended pavements, include stone and in situ concrete and constructed to provide for informal wall top seating opportunities. Furniture locations will be at the peripheries of extended pavements and include provision of flexible seating opportunities, informal sitting, waiting and observing. Paving, retaining walls, furniture, tree planting and garden beds will follow the layout and themes as described in the Landscape Master Plan and Design Guidelines. Incorporate Public Art to kerb outstands as described in the Landscape Master Plan and Design Guidelines. Plain concrete kerb and channels to Council standards. 	<ul style="list-style-type: none"> Paving will be in accordance with Priority 2 Area paving guidelines. Furniture will be in accordance with Priority 2 Area furniture guidelines. Garden bed and tree planting will be in accordance with Priority 2 Area garden bed and tree planting guidelines.
Implementation	<ul style="list-style-type: none"> Further traffic engineering assessment is needed for locations where extended pedestrian pavements are identified to cater for required large vehicle turning movements. Consultation and liaison with RMS as required. Kerb outstands should preferably be constructed on a block by block basis in conjunction with paving, garden beds, tree planting and other works described in the Landscape Master Plan and Design Guidelines. 	<ul style="list-style-type: none"> As per Priority 1 Area



2.8.4 Tree Planting

	Priority 1 Area
Aims	<ul style="list-style-type: none"> • Provide consistent tree planting and enhance the character of Eden. • Provide a single, signature evergreen street tree in Imlay Street centre median. • Provide a single, complementary small evergreen street tree in Imlay Street nature strip and footpath pavements. • Use tree planting to frame and respect views and vistas from key access routes. • Respect views from Eden Fishermen's Club with no large tree planting between Chandos Street and Albert Terrace. • Distinguish intersecting streets and spaces with uniform plantings of different species. • Ensure longevity and reduce maintenance obligations by providing appropriate sub surface growing conditions and appropriate surface and above surface treatments. • Incorporate WSUD into tree planting designs wherever feasible. • Trees will be provided with an adequate supply of loose, well aerated, moist and uncompacted soil to allow the tree's roots to obtain nutrients, oxygen and water – which are essential for healthy tree growth. • Trees in centre median will be protected with kerb and gutter. • Trees in pedestrian pavements will be protected with tree grates or in garden beds.
Materials	<p>Imlay Street</p> <ul style="list-style-type: none"> • Norfolk Island Pine <i>Araucaria heterophylla</i> <ul style="list-style-type: none"> • planted in roundabout verges at Imlay / Mitchell Street roundabout • planted in centre median (except Chandos Street to Albert Terrace) • planted in nature strip between Albert Terrace and Warrens Walk • planted in Chandos Street median • Coastal Banksia <i>Banksia integrifolia</i> <ul style="list-style-type: none"> • planted in nature strip and footpath pavements
Implementation	<ul style="list-style-type: none"> • Planning and execution of street tree planting will require integration into Council's road management and maintenance, and liaison with RMS. • Installation of trees will be with appropriate systems for root management, sub surface soil volumes, structural soil components, aeration, irrigation and above ground surface grille and vertical guards. • Trees in roadway pavements are to be installed with structural or root cells (eg Strata Cell by Citygreen). These are modular units that assemble to form a skeletal matrix, situated below pavement level, to support the pavement load while providing a large volume of uncompacted soil within the matrix structure for root growth. • Tree planting specifications are to be established and integrated into future design.

Street Tree images



Norfolk Island Pine
Araucaria heterophylla



Coastal Banksia
Banksia integrifolia

	Priority 2 Area
Aims	<ul style="list-style-type: none"> • Aims in line with Priority 1 area.
Materials	<p>Mitchell Street</p> <ul style="list-style-type: none"> • Southern Mahogany <i>Eucalyptus botryoides</i> planted in nature strip <p>Bass Street</p> <ul style="list-style-type: none"> • Coastal Grey Box <i>Eucalyptus bosistoana</i> planted in nature strip <p>Chandos Street</p> <ul style="list-style-type: none"> • Spotted Gum <i>Corymbia maculata</i> <ul style="list-style-type: none"> • west of Imlay Street planted in roadway • east of Imlay Street planted in nature strip <p>Calle Calle Street</p> <ul style="list-style-type: none"> • Coastal Banksia <i>Banksia integrifolia</i> planted in nature strip <p>Cocora Street</p> <ul style="list-style-type: none"> • Coastal Banksia <i>Banksia integrifolia</i> planted in nature strip <p>Eden Port (Snug Cove)</p> <ul style="list-style-type: none"> • Norfolk Island Pine <i>Araucaria heterophylla</i> <p>Aslings Beach</p> <ul style="list-style-type: none"> • Coastal Banksia <i>Banksia integrifolia</i> <p>Cattle Bay</p> <ul style="list-style-type: none"> • Eucalyptus species • Norfolk Island Pine <i>Araucaria heterophylla</i> • Coastal Banksia <i>Banksia integrifolia</i>
Implementation	<ul style="list-style-type: none"> • Implementation as per with Priority 1 Area

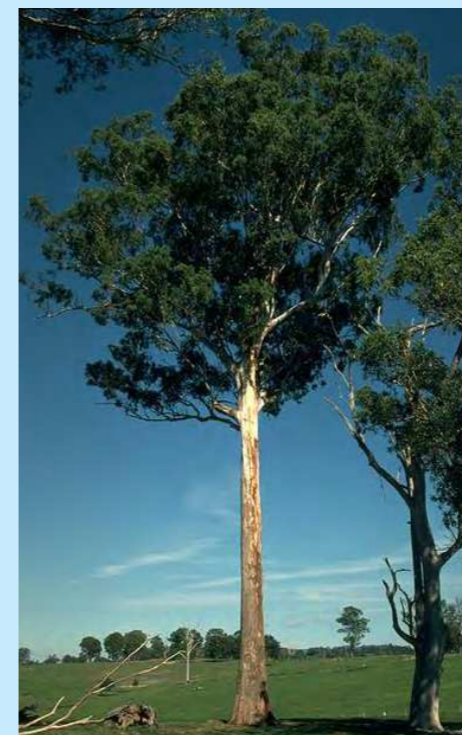
Street Tree images



Southern Mahogany
Eucalyptus botryoides



Coastal Banksia
Banksia integrifolia



Coastal Grey Box
Eucalyptus bosistoana



Spotted Gum
Corymbia maculata

2.8.5 Garden Beds

	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> • Garden beds will be an important feature of Eden's CBD and will be constructed in extended pavement areas and in central medians. • Garden beds will be retained in central median between Chandos Street and Albert Terrace, and along Warrens Walk. • Incorporate Water Sensitive Urban Design (WSUD) into garden bed works. Where ever feasible, garden beds will be rain gardens which will reduce the flow of suspended solids, nutrients and pollutants from the road pavement and into receiving waterways. • The layout of new garden beds will complement pedestrian movement, footpath activity, and appropriate separation between pedestrians and vehicles. Garden beds will also provide informal and formalised wall top seating opportunities where retaining walls are required. • Planting will provide visual impact and will incorporate tree planting where practical. • Planting will recognise the environmental and sustainability objectives of Bega Valley Shire.
Materials	<ul style="list-style-type: none"> • Provision of rain gardens in accordance with best practice. • Mass planting of indigenous / native grasses, small shrubs, tufting plants and ground covers. • Plant materials will be drought tolerant and low maintenance. They will be ornamental in form, colour and texture. • Include irrigation to garden beds for a two summer plant establishment period. Acknowledge that irrigation systems may be decommissioned after establishment period and therefore be designed accordingly. • In rain gardens ensure species are chosen for WSUD compatibility. • Locally sourced mulch that meets approved specifications.
Implementation	<ul style="list-style-type: none"> • These works can only be carried out in accordance with a developed and approved WSUD plan for Eden's CBD. • Garden bed related research, design and implementation are to be integrated into future design. • Partner with community groups for on going maintenance and management.

SPECIES LIST INSERT

Garden bed examples



Grevillea species



Gynea Lily



Lomandra 'Tanika'



Dianella 'Cassa Blue'



Rain garden planting



Dianella species




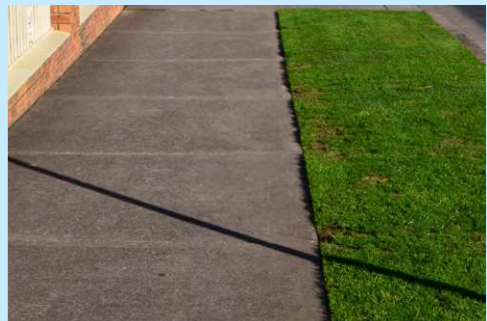


Tussock grass species









Coastal Rosemary

2.8.6 Paving

	Priority 1 Area	Priority 1 Urban Elements	Priority 2 Area	Priority 2 Urban Elements
Aims	<ul style="list-style-type: none"> • Provide consistent recognisable pedestrian paving styles throughout Eden CBD. • Paving will be durable with slip resistant classification that meets Australian Standards. • Pedestrian paving colours with Tactile Surface Ground Indicators will allow for sufficient tonal variation necessary to guide visually impaired pedestrians and meet Australian Standards. 	 <p>Paving Type P1-1</p>	<ul style="list-style-type: none"> • Aims in line with Priority 1 area. 	 <p>Paving Type P2-1 example</p>
Materials	<p>Type P1-1</p> <ul style="list-style-type: none"> • Signature paving will be continuation of plain grey concrete with continuous curved paving motif. <p>Type P1-2</p> <ul style="list-style-type: none"> • Complementary paving will be continuation of plain grey concrete, white concrete and arc paving motif. 	 <p>Paving Type P1-2</p>	<p>Type P2-1</p> <ul style="list-style-type: none"> • Feature paving at Chandos Street median. • Paving will be 800 x 400 pre-cast concrete pavers in tones of grey and natural stone colour with feature paving insets, in shot blast or honed finish (or equal and approved product). <p>Type P2-2</p> <ul style="list-style-type: none"> • Footpath paving will be natural grey plain concrete with broom finish. • Saw cuts and expansion joints at regular intervals and perpendicular to route of travel. 	 <p>Paving Type P2-2</p>
Implementation	<ul style="list-style-type: none"> • Review paver and laying specifications prior to further implementation in order to confirm desired paver strength, thickness, colour and finish appropriate to expected pedestrian and vehicle traffic. • Paving will be bedded on prepared sub-base to an appropriately engineered laying specification that allows for vehicle use where required. • Installation of paving must be in accordance with detailed design plans. • Works will be installed by specialists to appropriate specifications in order to ensure safety (no movement) and longevity. 		<ul style="list-style-type: none"> • Implementation in line with Priority 1 Area 	

2.8.7 Furniture

<p>Aims</p>	<p>Priority 1 Area</p> <ul style="list-style-type: none"> • Eden CBD will be distinguished by a cohesive and consistent street furniture theme. • Elements commonly described as 'street furniture' include seating, bins, bollards, bicycle racks, water filling stations, tree grilles and barriers. • Street furniture design and placement will be in line with the Landscape Master Plan recommendations and subject to further detailed design. • Ensure furniture placement allows for freedom of pedestrian circulation and provides for formal and informal seating within extended pavement areas. • Street furniture elements will distinguish Eden's CBD as high quality public realm. • Street furniture elements will be a combination of custom designed and fabricated items and proprietary items. • Custom designed furniture will be of durable, streamlined contemporary design and will make reference to Eden's nautical and Port character. Custom furniture will be manufactured by commercial street furniture manufacturer. • Proprietary items will be selected from commercial manufacturers and chosen on the basis that the items will be in keeping with Bega Valley Shire standards and harmonise in the street to form a recognisable family of durable contemporary designs. • Street furniture will primarily feature marine grade 316 stainless steel or other metals (refer also 'Colour') with unpainted seat timbers from sustainable sources. 	<p>Priority 1 Area Elements</p>  <p>Timber seat and bench combination example</p>  <p>Custom timber platform example</p>  <p>Custom timber bench example</p>  <p>Custom timber bench example</p>	<p>Priority 2 Area</p> <ul style="list-style-type: none"> • Priority 2 Areas will contribute to distinguishing Eden's CBD with a cohesive and consistent street furniture theme. • Street furniture and placement will be in line with the Landscape Master Plan and Design Guidelines. • Street furniture elements will be proprietary items and selected from commercial manufacturers and chosen on the basis that the items will be in keeping with Bega Valley Shire standards and harmonise in the street to form a recognisable family of durable contemporary designs. 	<p>Priority 2 Area Elements</p>  <p>Free standing seat</p>  <p>Picnic setting</p>
<p>Materials</p>	<p>Seating</p> <ul style="list-style-type: none"> • Custom designed and fabricated seating will include: <ul style="list-style-type: none"> • contemporary design and detailing that makes subtle reference to the nautical / port character and is both inviting and engaging • seating platforms with timber battens • long benches with timber battens, with sections that provide back and arm rests • timber battens fixed to concrete or metal plinth • timber will be from sustainable sources and ideally locally sourced • feature LED button or strip lighting • Free standing seats will be designed and fabricated to match custom furniture, and will include backrests and armrests. 	<p>Seating</p> <ul style="list-style-type: none"> • Free standing seats will be Commercial Systems Australia TM4064 with Blackbutt timber battens, black powder coated frame. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements) • Picnic settings will be Commercial Systems Australia TM 4116 with 316 Stainless steel top, Blackbutt timber battens, black powder coated frame, legs set in for wheelchair access. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements) 	<p>Seating</p> <ul style="list-style-type: none"> • Free standing seats will be Commercial Systems Australia TM4064 with Blackbutt timber battens, black powder coated frame. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements) • Picnic settings will be Commercial Systems Australia TM 4116 with 316 Stainless steel top, Blackbutt timber battens, black powder coated frame, legs set in for wheelchair access. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements) 	<p>Seating</p> <ul style="list-style-type: none"> • Free standing seats will be Commercial Systems Australia TM4064 with Blackbutt timber battens, black powder coated frame. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements) • Picnic settings will be Commercial Systems Australia TM 4116 with 316 Stainless steel top, Blackbutt timber battens, black powder coated frame, legs set in for wheelchair access. (note consider EnviroSlat composite recycled plastic or recycled timbers upon confirmation of durability for Eden environment and maintenance requirements)

Priority 1 and 2 Areas

Bin surrounds

- Bin surrounds will be 316 stainless steel or marine grade aluminium wheeled bin enclosures to suit 120l bin with rain protection and perforated side panels.
- Bin surrounds side panels shall be perforated with Eden CBD branding (to future detail).
- Bins should generally be located at kerb outstands, adjacent commercial areas and within appropriate vicinity of public and community facilities.

Bollards

- Bollards will be square hardwood bollards with marine grade steel cap to match existing bollards at IGA. Bollards will be fixed to steel ground mount to ensure no movement.

Bicycle racks

- Bicycle racks will be U shape semi bike hoop in 316 stainless steel.

Drinking Fountains

- Arqua drinking fountain in 316 stainless steel installed at key locations along the street only (in kerb outstands).

Handrails

- Handrails will be tubular 316 stainless steel with minimal vertical bars.

Tree Grates

- City green Dura Plate 'Praxis' in 316 stainless steel or marine grade aluminium

Pedestrian light fittings

- Refer 'Lighting'

Implementation

- A staged furniture installation and replacement program should be implemented in line with repaving, garden bed construction and other work.
- Installation of street furniture must be in accordance with detailed design plans that take account not only of desirable positions and numbers of elements but also fixing and foundation aspects in relation to paving and underground services.
- Street furniture will be located at kerb outstands / extended pedestrian pavements, adjacent commercial areas and within appropriate vicinity of public and community facilities.
- Bins will be located at appropriate key points for ease of pedestrian access and garbage collection, and out of pedestrian travel zones.

Priority 1 and 2 Areas Furniture Elements



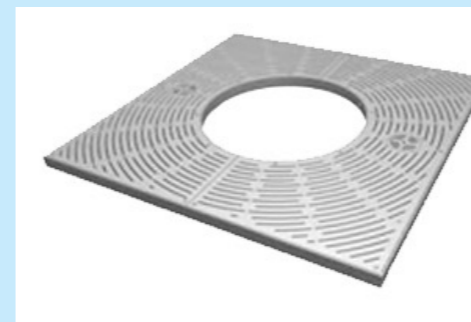
Bollard



Bicycle hoop



Drinking fountain



Tree grate



Bin surround example



Custom panels



Handrail examples



2.8.8 Walls and Steps

	Priority 1 Area	Priority 2 Area
Aims	<ul style="list-style-type: none"> Retaining walls, steps and seating platforms will be used in Eden to cater for grade changes and provide feature landscape elements. These elements will primarily be included in Imlay Street and Chandos Street. Retaining walls will provide appropriate space for raised garden beds and tree planting. Retaining walls, steps and seating platforms will <ul style="list-style-type: none"> provide for informal seating opportunities. be located and designed to allow pedestrian movement, informal gathering, meeting and observation. Include feature illumination to achieve both decorative and ambient lighting levels without energy inefficiencies (refer 'Lighting'). Low retaining walls will also be used in extended pedestrian pavements (where required) to cater for grade changes and incorporate WSUD. 	<ul style="list-style-type: none"> Retaining walls will be used in Priority 2 areas where any extended pedestrian pavements are required to cater for grade changes and will incorporate WSUD.
Materials	<ul style="list-style-type: none"> Retaining walls, steps and seating platforms will be designed and constructed in accordance with Eden Design Guidelines. Retaining walls will be a combination of stone and in situ concrete with smooth or off form finish. Steps (in Chandos Street) will be in situ concrete. Seating platforms (in Chandos Street) will be stone. 	<ul style="list-style-type: none"> Low retaining walls at kerb outstands will be plain grey concrete and match kerb and channel.
Implementation	<ul style="list-style-type: none"> Review of retaining wall and steps specifications prior to further implementation in order to confirm desired strength, thickness, colour and finish appropriate to expected function and pedestrian traffic. Installation of walls and steps must be in accordance with detailed design plans. Works will be installed by specialists to appropriate specifications in order to ensure safety (no trip or slip hazards) and longevity. 	<ul style="list-style-type: none"> As per Priority 1 Area



Steps and seating platforms example



Stone retaining wall



Concrete retaining wall



Stone steps / seating platforms

2.8.9 Signage

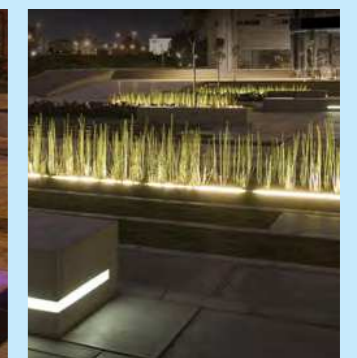
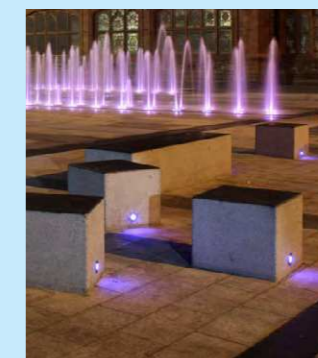
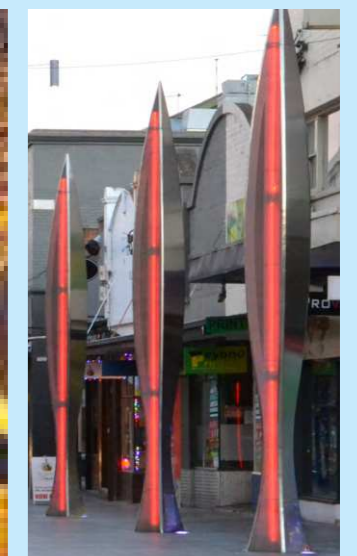
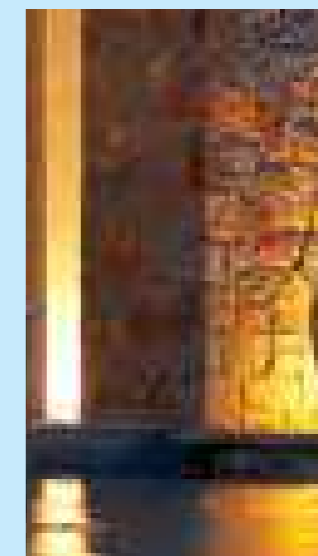
	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> • Signage will support Eden's CBD functions by providing a hierarchy of directional, informative and symbolic features that accord with the Landscape Master Plan design and colour themes and with Bega Valley Shire Council corporate signage styles • Signage will be considered in streetscape designs that define appropriate signage positions.
Materials	<ul style="list-style-type: none"> • Design signage that is a contemporary adaptation of the Eden's Port character and includes vertical elements and illumination. • Materials will be as per Guidelines for colour and appropriate for durable wayfinding signage fabrication. • Form will be blade style signage similar to image examples that references Port timber elements. • Signage will distinguish Eden CBD with appropriate branding that may include Corporate Bega Valley Shire Branding. • The limited installation of directional, information and interpretive signage at key locations only, such as pavement extensions, Chandos Street median, Whale Museum, important meeting points and where directions to significant destinations are required. • Include both Aboriginal and post European settlement heritage and culture in interpretive signage. • Utilise Digital signage in high value areas.
Implementation	<ul style="list-style-type: none"> • Wayfinding Signage related research, design and implementation is to be integrated into future signage design. • Consult with the relevant Aboriginal Community in relation to Aboriginal heritage and culture for interpretive signage. • A staged signage installation and replacement program should be implemented in line with repaving, construction of pavement extensions and garden beds, and other work. • Gateway signs should have a high priority. • Installation of signage must be in accordance with detailed design plans that take into account most desirable positions and numbers of elements but also fixing and foundation aspects in relation to paving, power supply (where illumination is required), garden beds, tree planting, underground and overhead service locations.



2.8.10 Lighting

	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> • Eden's CBD will be attractive and safe at night. In addition to road lighting, Eden CBD will have a consistent and appropriate lighting level in all pedestrian areas, primarily but not exclusively those beneath awnings. • Lighting will be energy efficient and conform to relevant codes. • Provide a consistent lighting design style. • Highlight lighting of stone and concrete walls and trees will be a significant feature of Eden at night in order to supplement both safety and night time commercial / entertainment activity. • Where appropriate, outdoor power supply points will be provided for public activities.
Materials	<ul style="list-style-type: none"> • Pole mounted pedestrian light fittings under awnings in Imlay Street will be Thorn Avenue F LED pole mounted luminaire. Poles will be 'decorative cross profile' style with four parallel rods. • Feature lighting to extended pavement areas and Chandos Street median to achieve both decorative and ambient lighting levels without energy inefficiencies including lighting of steps and seating platforms, ramps, retaining walls, trees and shelters. • Illumination of Gateway Sculptural Signage. • Illumination of selected Wayfinding Signage in high profile areas. • Use of energy efficient and or solar lighting. • Road lighting for Priority 2 Areas.
Implementation	<ul style="list-style-type: none"> • Pedestrian lighting related research, design and implementation are to be integrated into future design for Priority 1 Areas and Chandos Street median. • The need to ensure power supply, metering and connection points without future disruption to streetscape works makes it particularly important that a lighting implementation plan is developed for incorporation into construction works.

Urban Lighting examples



2.8.11 Structures

	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> Overhead structures in Eden's CBD will be limited to: <ul style="list-style-type: none"> new shade structures in Imlay Street bus shelters. Integrate shade structures into detailed design of Imlay Street. Removable weather protection such as temporary umbrellas, subject to discussion with Council, may be approved for on street dining.
Materials	<ul style="list-style-type: none"> The designs, materials and colours of any permanent structural elements will follow the Eden CBD furniture and colour guidelines. New shade structures in Imlay Street should distinguished in design and fabrication and <ul style="list-style-type: none"> primarily feature timber post construction with timber batten roofing may include perforated metal to achieve a dappled light effect and shadow effect provide optimum shade opportunities, harmonise with street furniture and colour styles while being sculptural in appearance. The Bus Stop Shelter in Imlay Street will be contemporary in design and provide high quality urban amenity. The Shelter will provide adequate seating and shelter from the weather. Materials will include timber, steel, perforated metal, and glazing for visual transparency. The design will follow other relevant Eden CBD design guidelines. Bus Stop Shelters in Priority 2 Areas are to be of consistent style and placement that provides for appropriate seating and shelter from the weather, and are visually transparent. These shelters will be proprietary items from selected commercial manufacturer. The designs, materials and colours of any unfixed temporary elements (including barriers, screens, furniture and umbrellas) that must be removed after trading will generally follow the Eden furniture and colour guidelines and be of high quality design and fabrication of durable materials. It is acknowledged that a greater variety of colour and form of unfixed elements may be acceptable.
Implementation	<ul style="list-style-type: none"> Installation of Structures must be in accordance with detailed design plans that take into account most desirable positions and numbers of elements but also fixing and foundation aspects in relation to paving, power supply (where illumination is required), garden beds, tree planting, underground and overhead service locations. For temporary structures, prepare and implement Outdoor Street Trading Code of Practice that defines guidelines and permissions for 'Outdoor Street Trading' that includes activities such as outdoor dining (including service of alcohol), display of goods, temporary displays, temporary sales and busking.

Urban Structure examples



Perforated steel example



Timber batten roof example



Dappled shade example



Bus shelter style example



Bus shelter style example

2.8.12 Public Art

	Priority 1 and 2 Areas
Aims	<ul style="list-style-type: none"> • Eden will be enhanced and distinguished by appropriately commissioned and selected Public Art. • Public Art in Eden will be created by accomplished professional artists and meet high-level design and aesthetic standards. • Public Art design and fabrication will appropriately involve relevant community members and demonstrate Eden's cultural heritage.
Materials	<ul style="list-style-type: none"> • The materials and form of Public Artworks will be determined by the artist in response to location and brief. • Materials, forms and scale may vary but should convey an impression of professionalism and excellence. • Public art may include temporary installations by professional artists. • Installation must be of a robustness appropriate to their locations.
Implementation	<ul style="list-style-type: none"> • Public Art will be commissioned, selected and managed by an appropriately constituted Council and community panel with access to relevant professional advice. • Priority areas for the installation of Public Art include kerb outstands at Imlay / Bass Streets, Imlay / Chandos Streets and Sculptural CBD Gateway signage. • A staged design and implementation program should be implemented for additional Public Artworks in further streetscape design and generally located at the peripheries of extended pavement areas at points along the street. • Installation of Public Art must be in accordance with detailed design plans that take into account most desirable positions and numbers of elements but also fixing and foundation aspects in relation to paving, power supply (where illumination is required), garden beds, tree planting, underground and overhead service locations.

Public Art examples



3. Where to from here?

3.1 Next Steps

The completion of the FINAL Landscape Master Plans for Bega, Bermagui and Merimbula is a significant outcome for Bega Valley Shire Council and the community.

Bega Valley Shire Council have endorsed the Eden Landscape Master Plan with a recommendation to proceed with implementation over the next 12 months. Bega Valley Shire is now able to proceed with detailed design, tendering and physical implementation of the Master Plan for Imlay Street.

Bega Valley Shire Council now have the opportunity to endorse the FINAL Landscape Master Plans for Bega, Bermagui and Merimbula.

When endorsed, the Central Business District Landscape Master Plans will form the strategic basis for capital budget provision, grant applications and further work.

The next phases of work for Bega, Bermagui and Merimbula will involve detailed design, tendering and physical implementation.

