

Jamestown Ayr Street Development

PROJECT	JAMESTOWN AYR STREET DEVELOPMENT
REF NO.	20.003
CLIENT	NORTHERN AREAS COUNCIL
DATE	05.08.2022
ISSUE	FINAL CONCEPT DESIGN

WGA

WALLBRIDGE GILBERT
AZTEC

LANDSKÄP

Urban Design & Landscape Architecture

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Introduction

Wallbridge Gilbert Aztec (WGA) and Landskap have been engaged by the Northern Areas Council to develop a concept design for Ayr Street in Jamestown. Key intended outcomes of the project include:

- Enhancing pedestrian accessibility, safety and amenity.
- Increasing tree canopy cover and general greening.
- Providing opportunities for recreation and events.
- Enhancing the main street character of Ayr Street and supporting economic development.
- Reinforcing the recognisable and distinct local character.
- Accommodating existing vehicle circulation and parking, including heavy vehicles and caravans.

Critical to project success has been reaching a concept design layout that has broad acceptance from stakeholders in Jamestown, including the general public, the Jamestown Development Association (JDA), Northern Areas Council Elected Members and Council staff. To achieve this, the concept design has been iteratively developed over time to include feedback received from Stakeholders.

The concept design phase has included initial investigations to provide confidence in the general layout. It is acknowledged that further investigations and design development will be required in future stages, particularly relating to the following:

- Existing trees
- Proposed tree locations
- Underground services
- Undergrounding of power lines
- Stormwater and flooding
- Vehicle turn paths
- Carparking
- Pedestrian accessibility

The following report provides a summary of the process undertaken to date, including the iterative progression of the concept design to incorporate feedback from stakeholders.

Going forward, comments from the Department of Infrastructure and Transport will be provided to Northern Areas Council for their consideration. Any amendments that may be required to the concept can then be managed by NAC and a final concept can be presented to Elected Members for final sign off.

01
**Site &
History**

Site Context

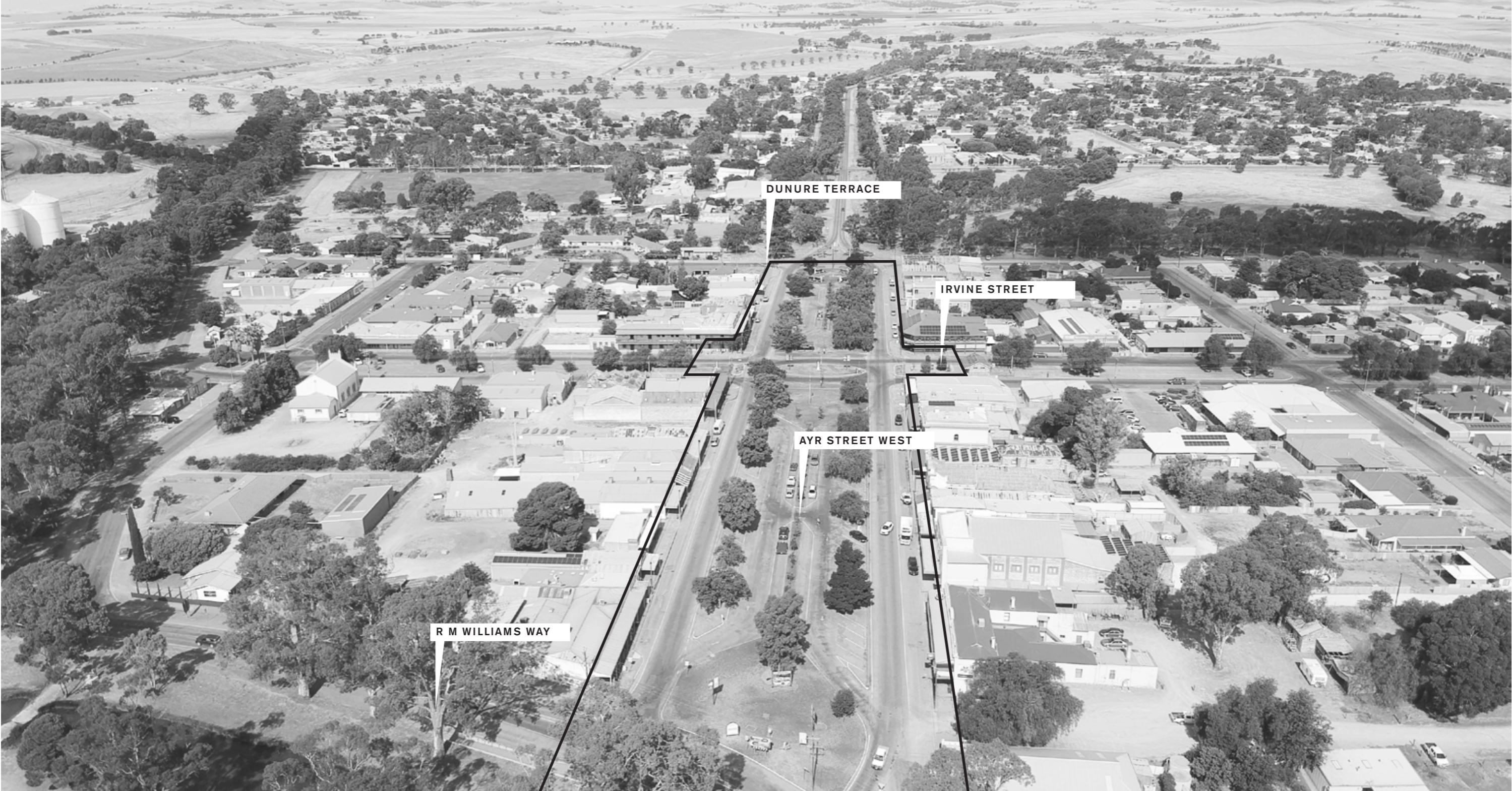


Site

- PROJECT SCOPE
- STATE HERITAGE



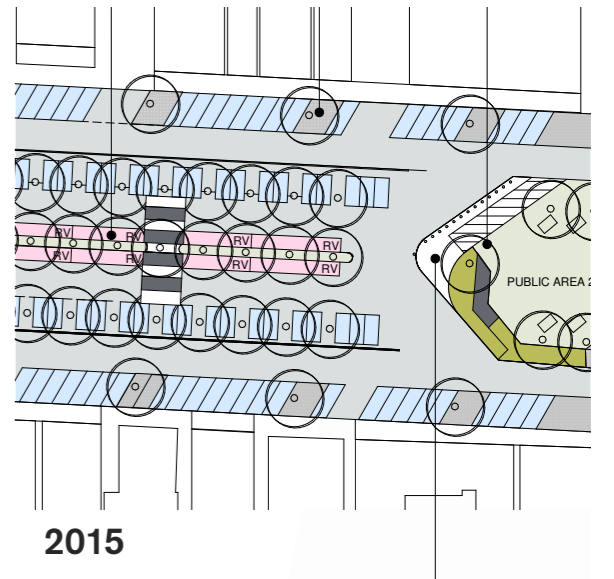
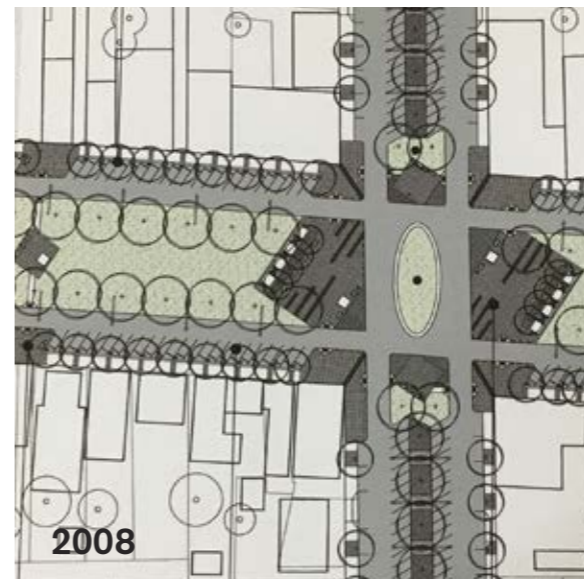
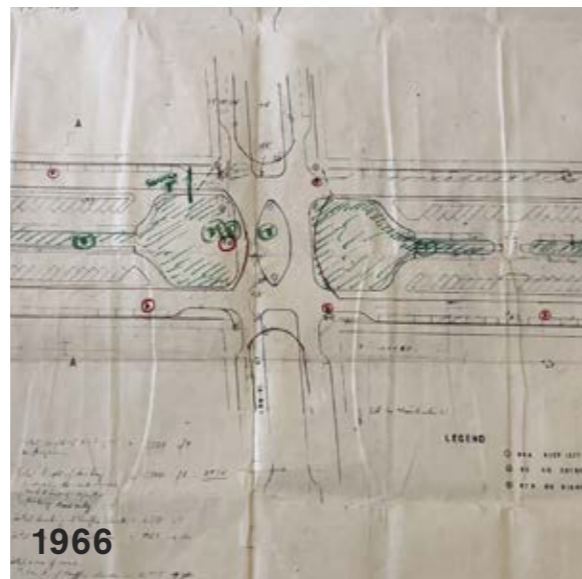
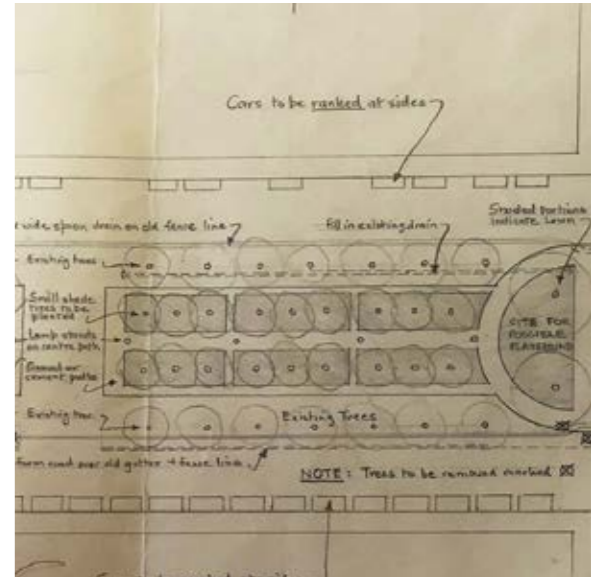
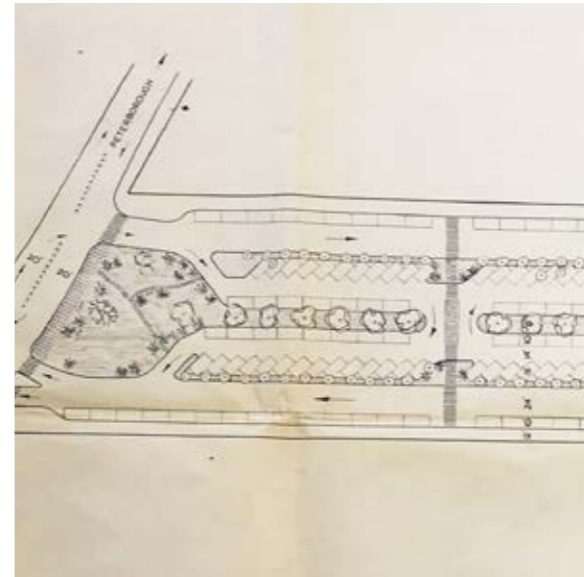
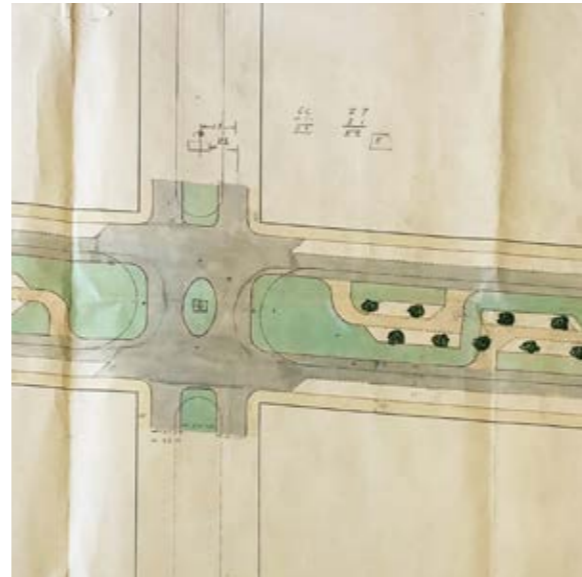
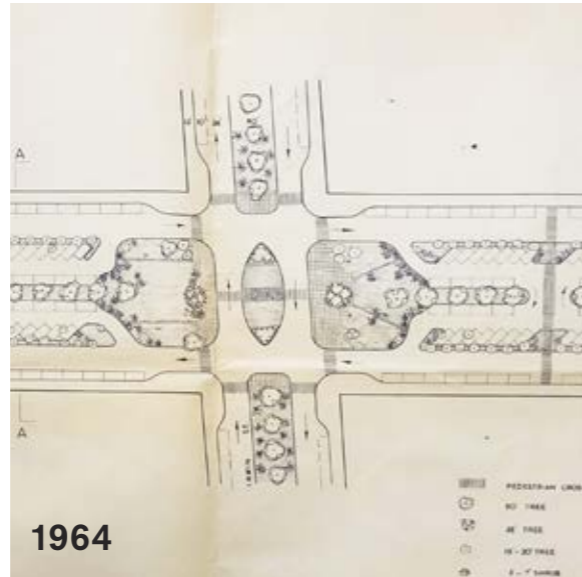
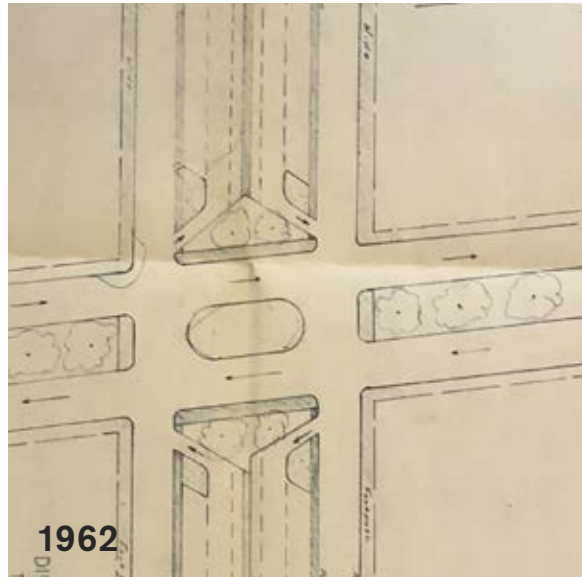
Site



150 Years of history



60 Years of planning Ayr Street



02

Stage 1 Community Consultation Summary

Stage 1 Consultation Summary

Survey Results

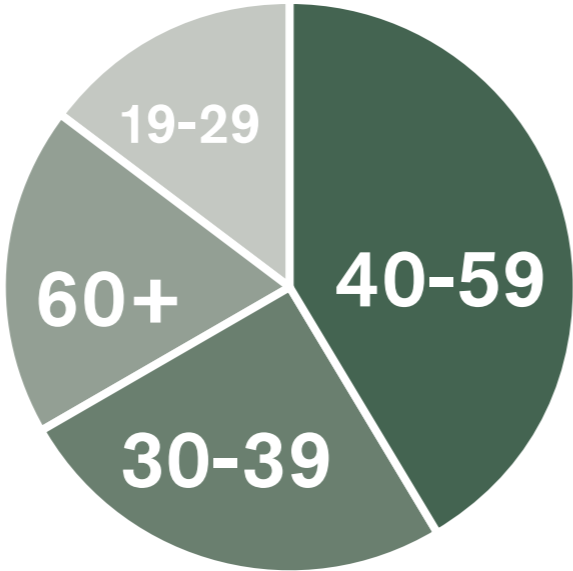
The following provides a summary of the first stage of community consultation undertaken for the Jamestown Ayr Street Redevelopment.

The purpose of the consultation was to understand what aspects of Ayr Street are currently valued by the community to gain ideas for how the street could be improved to better support community needs.

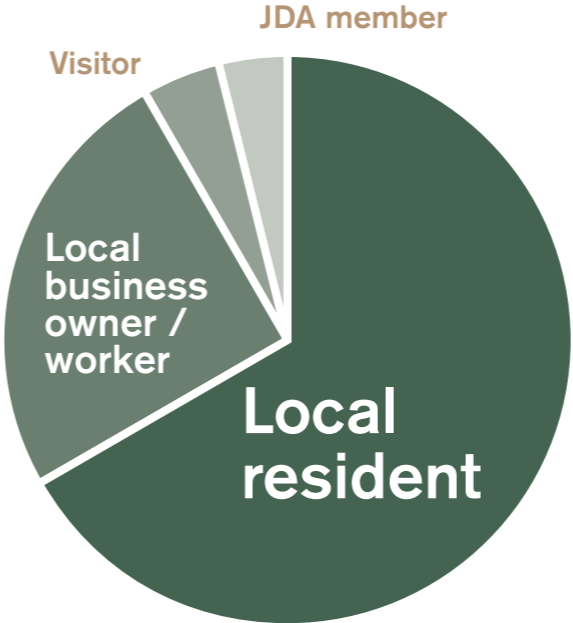
The consultation process included distribution of a questionnaire to the local community. The questionnaire was available online and by hard copy and was open for comment between February - March 2020. This stage was undertaken prior to preparation of a concept plan.

Refer to Appendix C for complete consultation summary.

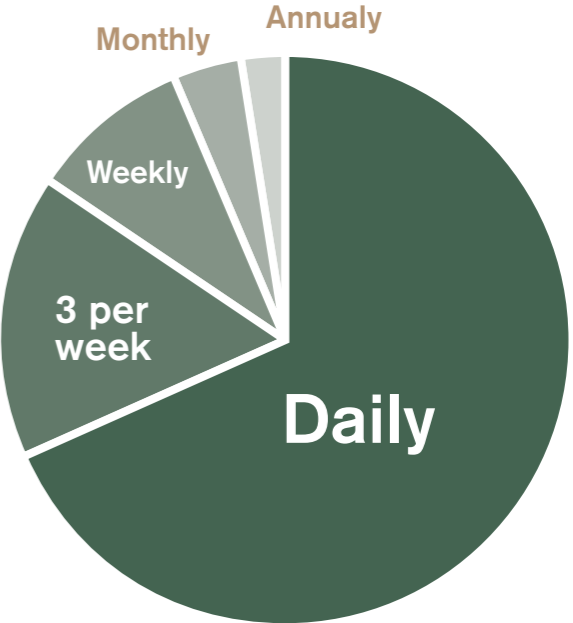
Q2. What general age group do you belong to?



Q3. Are you a:



Q4. How often would you visit Ayr Street?



130

RESPONSES RECEIVED



60%

OVER 40 YEARS OF AGE


81%
LOCAL RESPONSES

68%
VISIT AYR STREET
DAILY

Survey Results

Q5. What do you most like about Ayr Street?



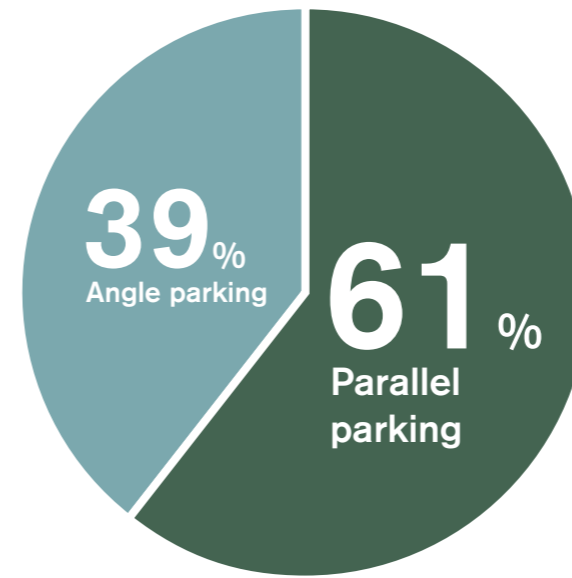
36% 
OF RESPONDENTS LIKED THE EASE OF PARKING THE MOST

Q7. Would you be happy to see existing mature trees replaced with more new trees to provide greater shade?



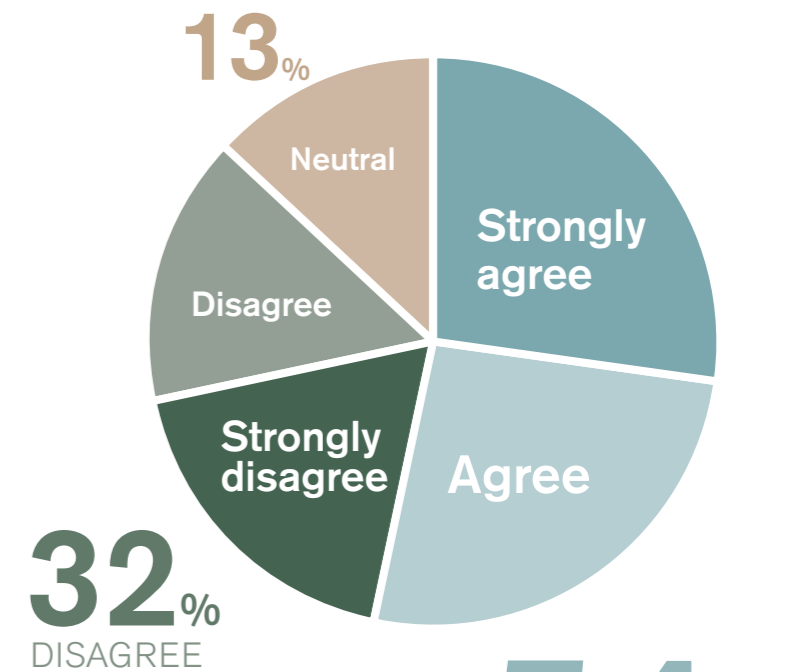
45% DISAGREE
33% AGREE
22% NEUTRAL

Q8. Would you prefer parallel or angle parking adjacent to the shops?



THE CLEAR MAJORITY RESPONDENTS PREFER PARALLEL PARKING OVER ANGLE PARKING

Q10. Would you like to see recreational areas within the central median in lieu of some parking spaces?



32% DISAGREE

54% AGREE

Survey Results

Q6 Please rate how important each of the items are below:

(Ranked from most important to least important)

- IMPORTANCE**
1. Pedestrian safety and accessibility
 2. Parking adjacent footpaths
 3. Active shopfronts eg. outdoor seating / dining areas
 4. Recreational areas and seating
 5. New trees, greening & shade
 6. Existing mature trees
 7. Events within the street
 8. RV and trailer parking
 9. Under-grounding power lines

Q9 Do you have any ideas on how to improve Ayr Street?

(Main categories ranked from number of times commented)

- NUMBER OF COMMENTS**
- Support business's & no vacant shops
 - Improved lawns
 - More seating
 - More shade & greening
 - More planting & colour
 - Upgrade footpaths
 - Improved parking & DDA access
 - New public art
 - New water feature
 - Improved & new signage
 - Remove Pepper Trees
 - Better lighting
 - Regular cleaning
 - Slower traffic speeds

"Would be great to fill the empty shops."

"have less vacant shops and make the front of the shops more visually appealing to invite visitors in."

"more activation of the main street with art, murals on buildings and colours"

"better safer footpaths and access for prams, disabled and general pedestrians"

"more seating areas outside, more shade"

"better seating, shades, more attractive landscaping, more events and business to bring people to town"

"green and healthy lawns plus paving and seating areas to complement the lawns, attract visitors to the main street"

"more outdoor seating, more disabled parking"

"improved footpath surfaces, including the addition of ramps for pram/wheel chair access"

Sample of community comments



PEDESTRIAN SAFETY AND ACCESSIBILITY WAS CONSIDERED THE MOST IMPORTANT ISSUE



03

Project Principles & Desired Character

Project Principles

Following the first stage of community consultation, the following project principles were developed to reflect the communities aspirations for Ayr Street.



Safe & Accessible

A safe and equitable pedestrian environment with convenient vehicle circulation and parking. Minimise heavy vehicle traffic.



Attractive & Welcoming

An attractive streetscape and public realm that is welcoming for residents and visitors.



Sense of Place

A streetscape and public realm that respects and celebrates the local context and rich town history.



Active & Engaging

An active streetscape environment that supports and promotes local businesses.



Recreation & Events

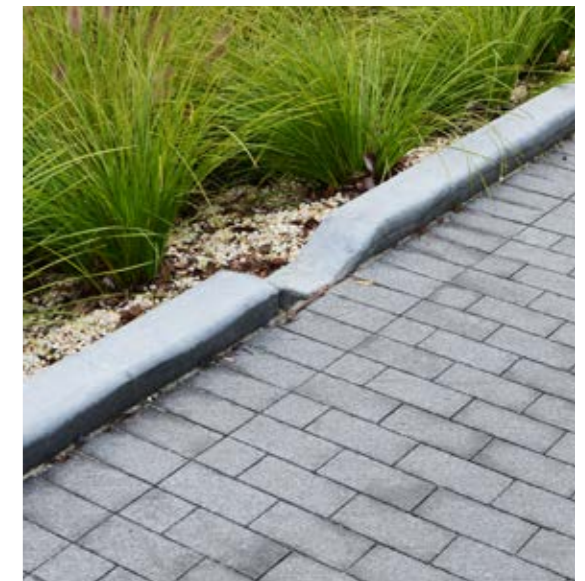
A public realm that supports public recreation and community events.



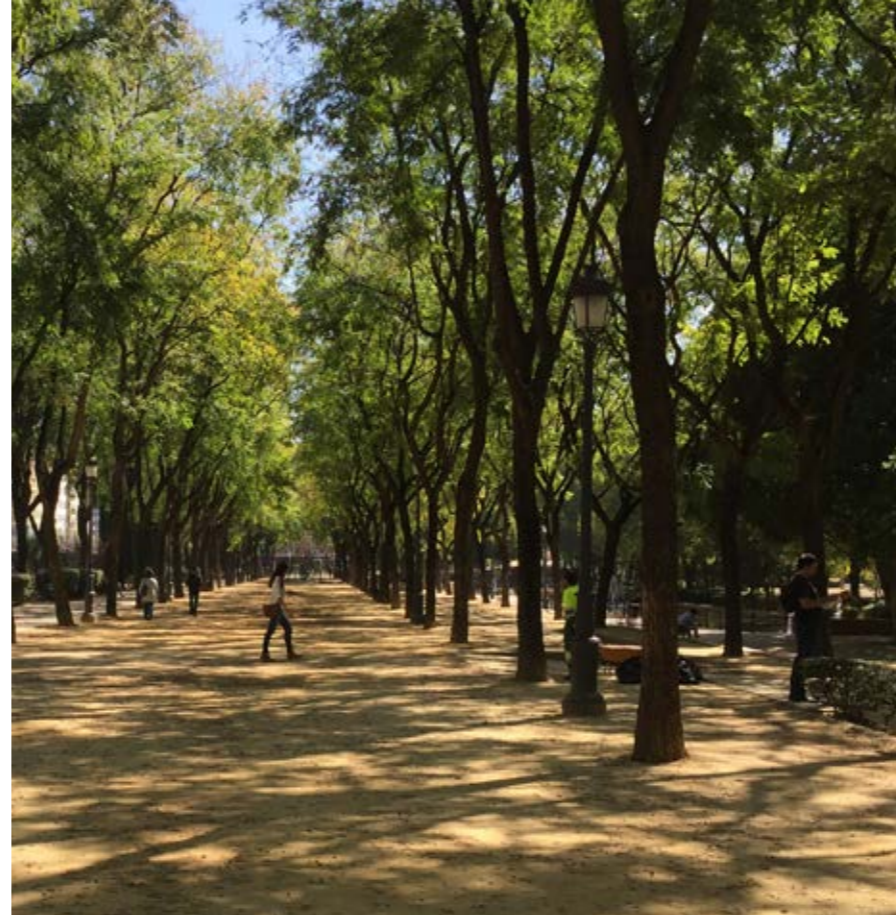
Greening & Environment

A long term strategy for increased greening, shade and utilising passive stormwater for irrigation.

Possible Character



Possible
Character



04

Initial Concept & Targeted Consultation

Initial Concept Options for Ayr Street Focus Group Feedback

The following preliminary concept options were prepared to reflect the key project principles and desired character driven by community feedback.

The preliminary concept options were presented to the Ayr Street Focus Group in August 2020 and the following key feedback was received:

Changes required

- Clear majority were not in favour of the additional trees and green spaces in the centre area beside the travelling lanes.
- Some dissent about any widening of the footpath.
- Strong objection to widening of footpath at bakery corner.
- Strong objection to modifications at Gibbs corner. Corner must facilitate B-Double access to bridge.
- Strong objection to widening of footpath at Gibb Motors/ Jamestown Pub.
- Strong objections by majority to round-a-bout configuration. Must allow traffic to flow straight through the intersection.
- Under-grounding of power to be included.

Elements endorsed

- Areas for plantings at end nodes of central parking.
- Traffic lane and parking lane widths generally acceptable.
- Road crossing sections for pedestrians.
- Areas where existing kerb alignments are not changed or minimally changed.

Suggested modifications

- With removal of the green spaces at the traffic lane sides, widen central tree corridor to 4 metres.

PRELIMINARY OPTION A



PRELIMINARY OPTION B

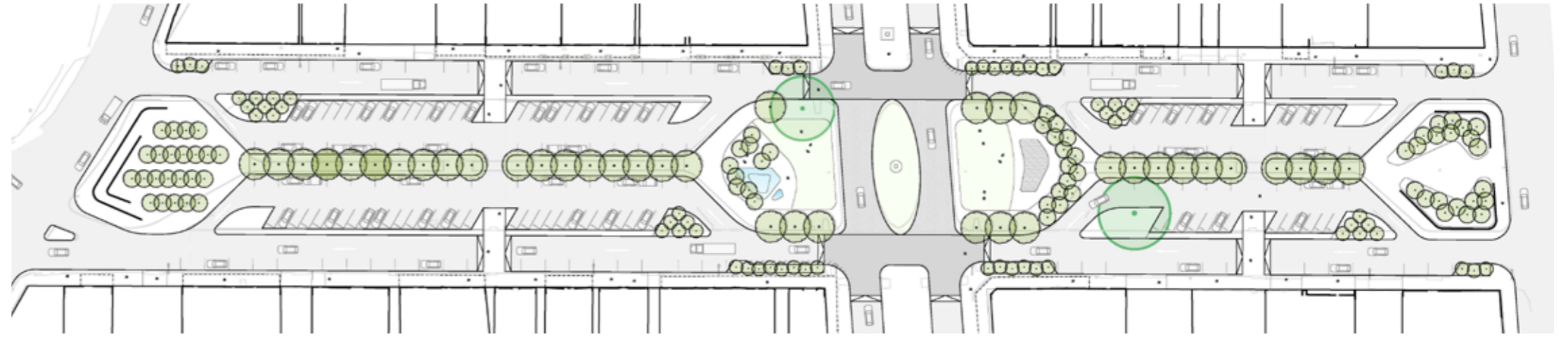


Revised Concept Options

The following concept options represent the feedback received from the Ayr Street Focus Group and Council direction.

- 189 carparks
- 41 new street trees
- 161 new ornamental trees
- 5.5m wide roads
- 3.6-4m wide footpaths
- 60 degree angle parking

REVISED OPTION A



REVISED OPTION B



- 189 carparks
- 77 new street trees
- 161 new ornamental trees
- 5.5m wide roads
- 3.6-4m wide footpaths
- 60 degree angle parking



05

Stage 2 Community Consultation Summary

Stage 2 Consultation Summary

Survey Results

Following targeted consultation with the Ayr Street Focus group, the second stage of community consultation undertaken for the Jamestown Ayr Street Development.

The purpose of the consultation was to understand what aspects of the Preliminary Ayr Street Development Plan are valued by the community to better support community needs and inform a final concept plan.

The consultation process included distribution of a questionnaire to the local community. The questionnaire was available online and by hard copy and was open for comment between December 2020 to February 2021.

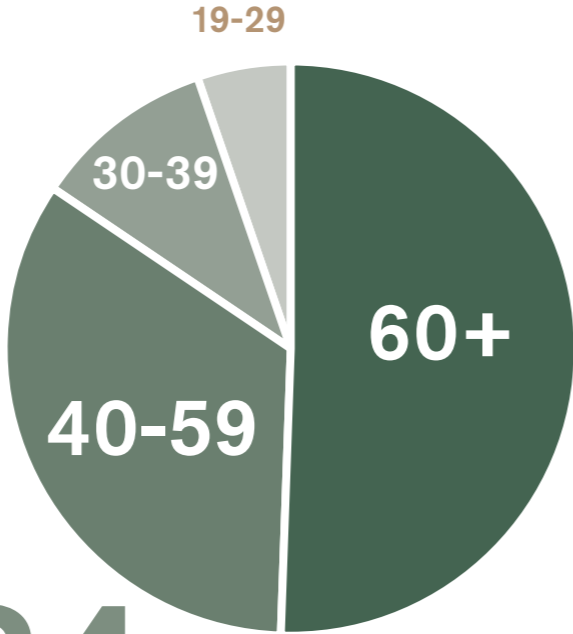
Refer to Appendix D for complete consultation summary.

136

RESPONSES RECEIVED



Q1. What general age group do you belong to?



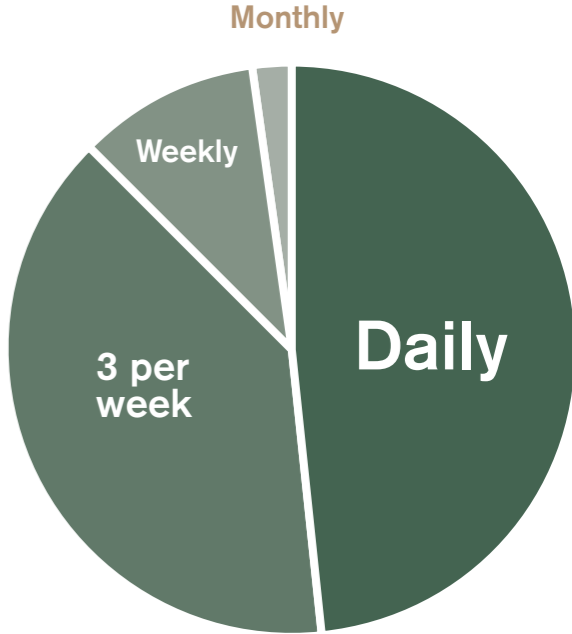
84%
OVER 40 YEARS OF AGE

Q2. Are you a:



93%
LOCAL RESPONSES

Q3. How often would you visit Ayr Street?

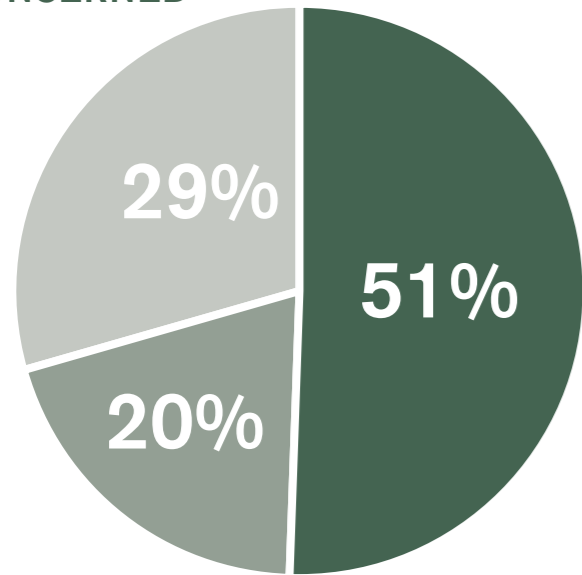


49%
VISIT AYR STREET
DAILY

Survey Results

Q4. The design features two options; one with more trees and one with fewer trees. Would you prefer more or less trees?

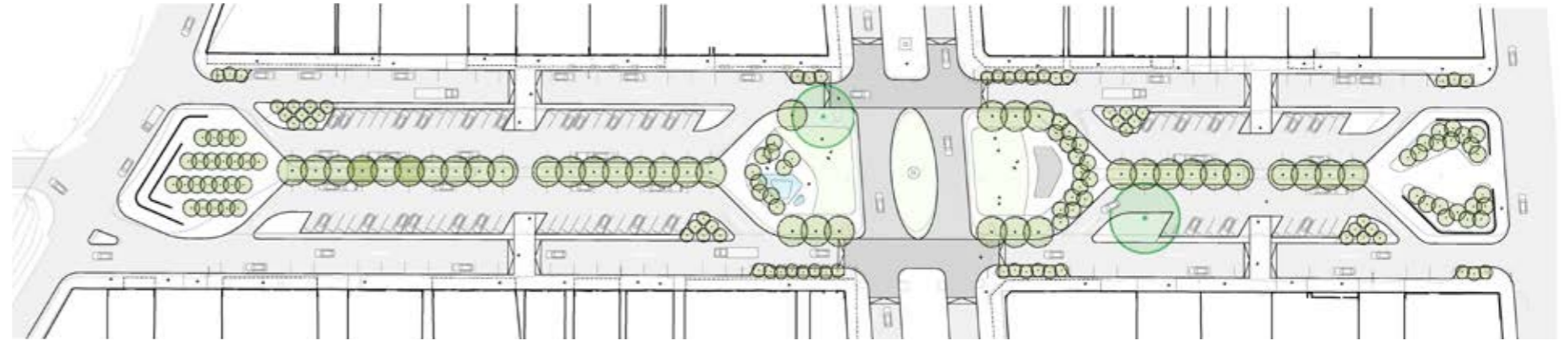
NOT REALLY CONCERNED



MORE TREES

FEWER TREES

OPTION A - FEWER TREES

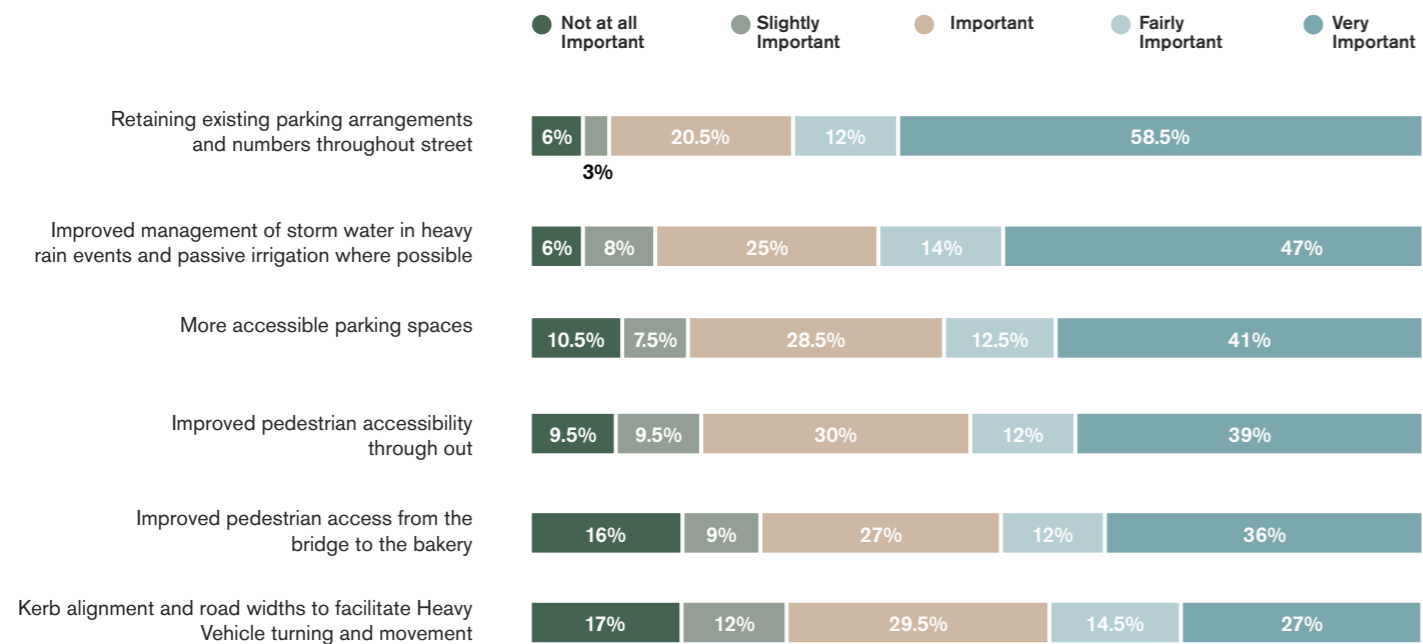


OPTION B - MORE TREES

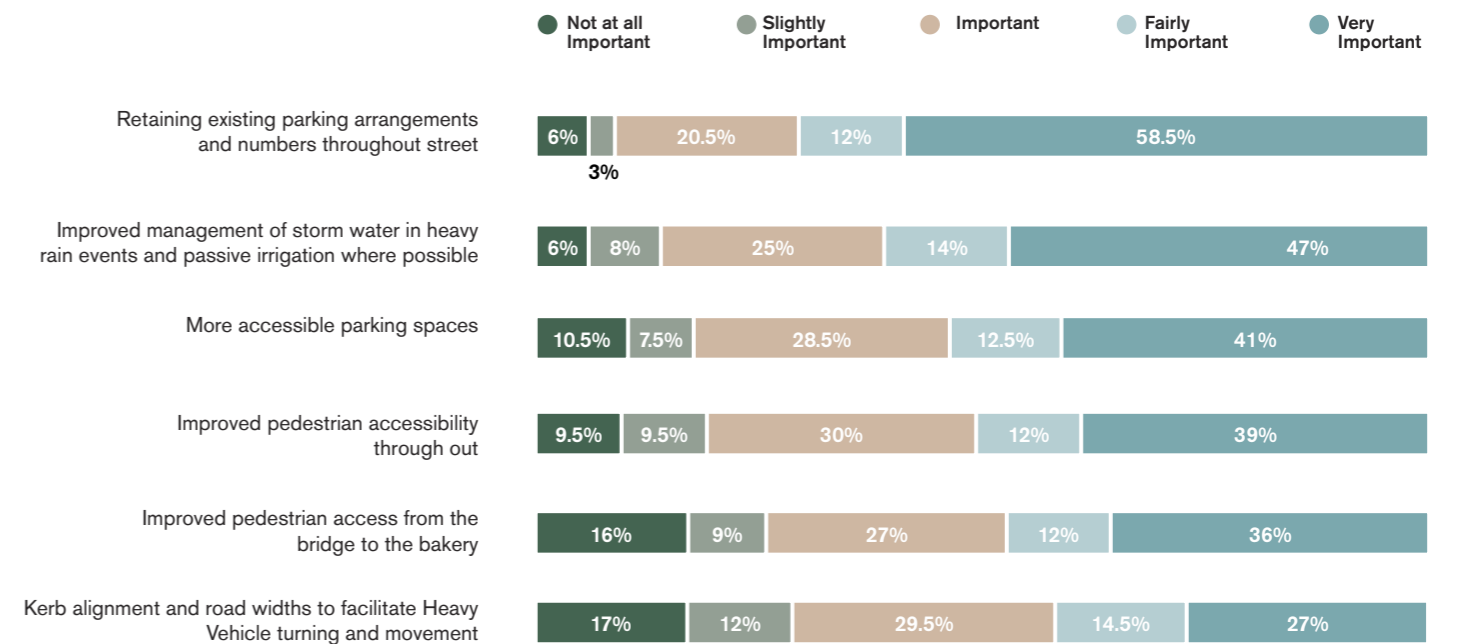


Survey Results

Q5. The design features the modifications listed below. Please rate these in terms of importance to you, with 5 being very important to you while 1 is not important to you



Q6. The design features the modifications listed below. Please rate these in terms of importance to you, with 5 being very important to you while 1 is not important to you



Survey Results

Q7. Is there anything that you would like to see in the street that isn't included in the concept?

(The main categories have been listed and ranked by number of times commented)

NUMBER OF COMMENTS	20	Pedestrian safety and accessibility
	17	Additional seating and outdoor dining facilities
	12	Additional car parking
	10	Improve traffic safety
	8	Retain existing mature trees
	7	Improved RM Williams Way Intersection
	6	Provide new trees, greening & shade
	5	No heavy Vehicles down Ayr Street
	5	Increase shade coverage
	5	Underground power lines
	5	Support and encourage businesses
	5	Signage and wayfinding strategy
	4	Retain / Feature mural and mosaic
3	Improve lawns	

Q8. Is there anything included you would prefer was removed or modified from the concept?

(The main categories have been listed and ranked by number of times commented)

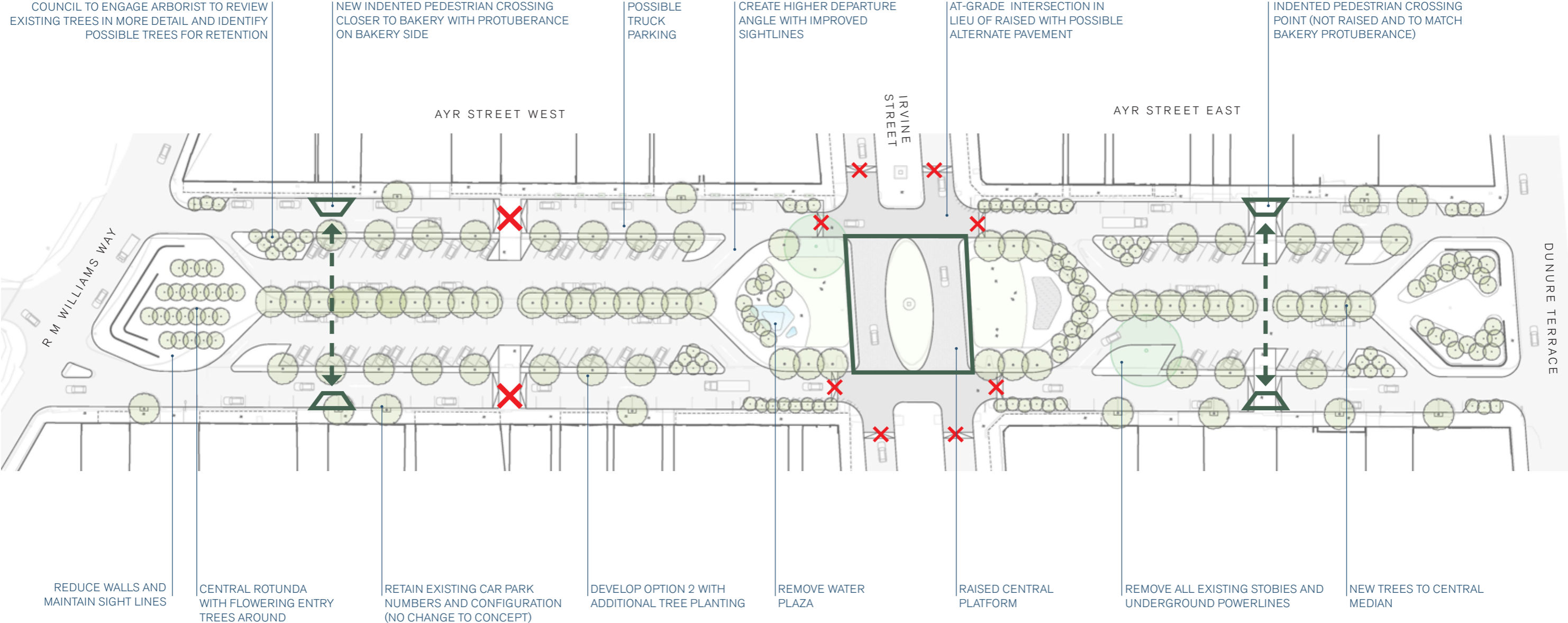
NUMBER OF COMMENTS	20	Remove water plaza
	11	No raised intersections or pedestrian crossings
	10	Remove planters near vehicles
	8	Retain existing trees
	7	Review line of sight for traffic
	5	Upgrade footpaths
	5	Retain road widths
	4	Stone walls not necessary
	4	Enforce heavy vehicle bypass
	4	Retain footpath widths
	3	Prefer native tree species
	3	Reduce height of kerbs
	3	Modify car parking arrangement
	2	Extend sidewalk widths for businesses
	2	Less overall vegetation

Q9. Any other comments

(The main categories have been listed and ranked by number of times commented)

NUMBER OF COMMENTS	13	Provide increased accessible pedestrian access and provide accessible parking
	10	Retain existing trees
	9	Increase regular maintenance
	9	Additional Car Parking / Don't lose parking
	7	Additional trees
	5	Underground power lines
	5	General ramblings
	5	Upgrade Footpaths
	5	No raised intersections or pedestrian crossings
	4	No trucks down Ayr Street
	3	Review signage and wayfinding
	3	Manage stormwater better
	3	Widen existing bridge
	3	Retain and feature mural and mosaic
	3	Relocate Information centre and interpretive centre
2	Use more native tree species	

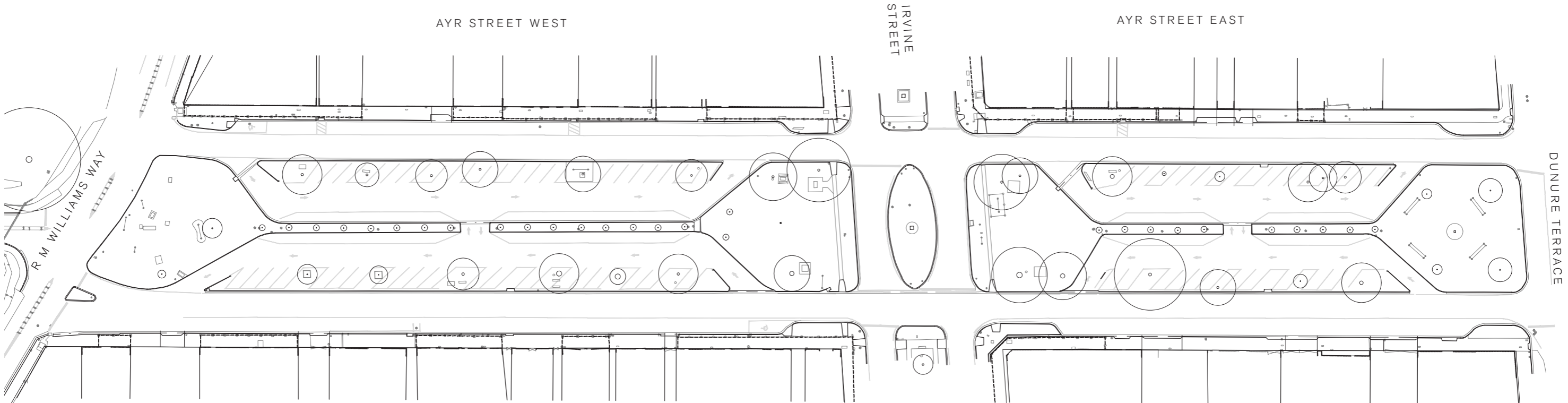
Proposed Changes to Concept Plan Following Feedback



06

**Concept
Design**

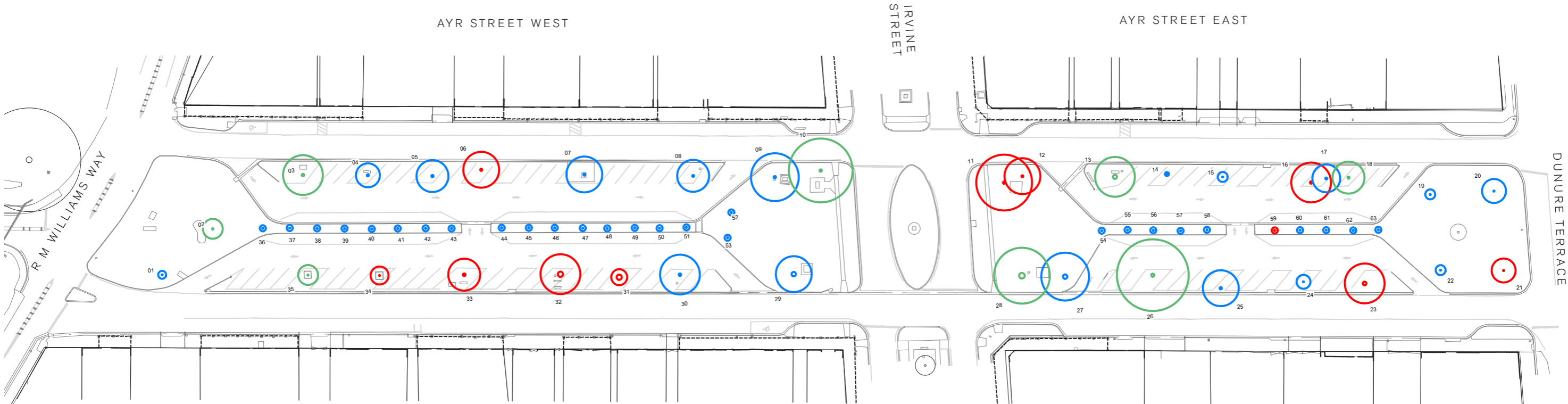
Existing Site Plan






APPROXIMATELY 180 CAPRARKS



Existing Trees With Arborist Recommendations



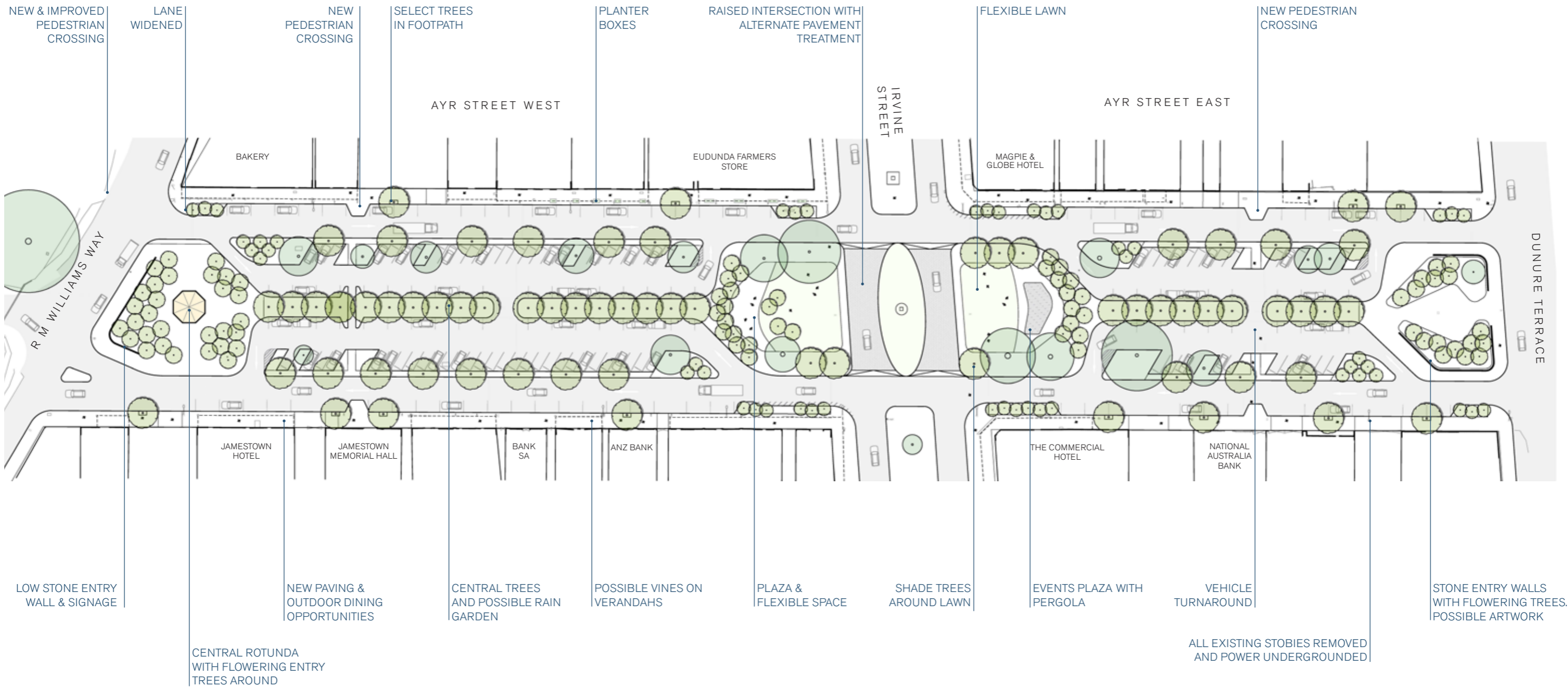
Arborist Recommendations



- 
HIGH VALUE TREE
 Trees that should be preserved and incorporated into the master plan, and reasonable design adjustments should be made to accommodate them.
- 
MODERATE VALUE TREE
 Trees that could be retained if the master plan can easily accommodate them. These are generally smaller and younger trees that could be removed and replaced, if necessary, where new tree plantings will provide a similar level of amenity in a relatively short period of time.
- 
LOW VALUE TREE
 Trees that have a short useful life expectancy due to health or risk related issues. These trees are not suitable to retain as part of the streetscape upgrade.

For further detail, please refer to Appendix B, detailed Arborist Report, prepared by ARB Michael Palamountain, dated 18th May 2022



Proposed Concept Plan

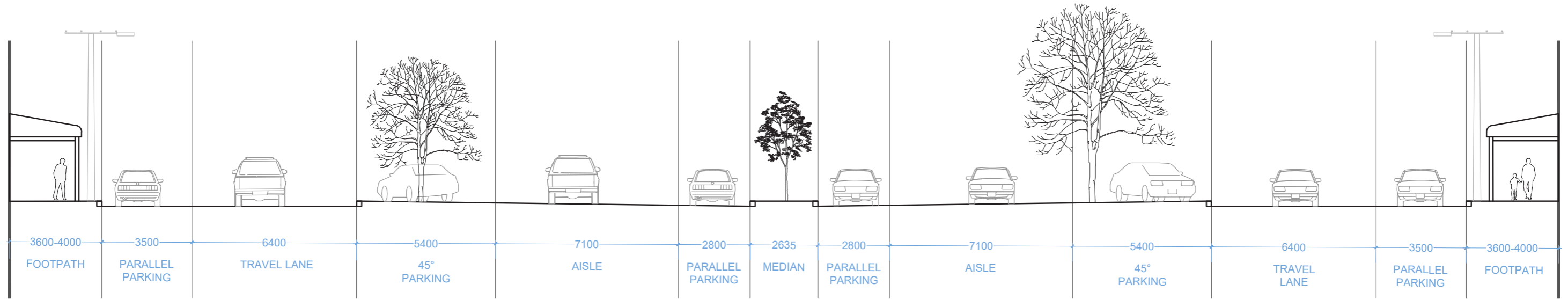


-  EXISTING TREE RETAINED
-  PROPOSED TREE

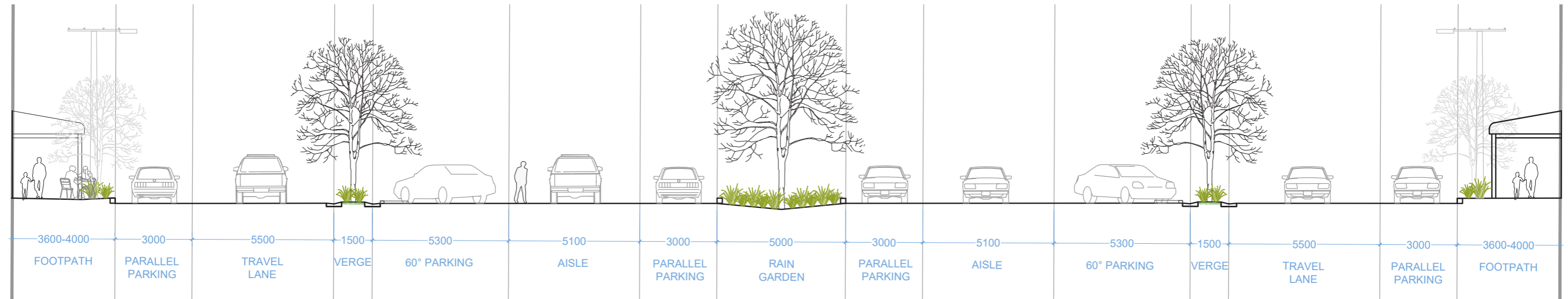
APPROXIMATELY 180 CAPRARKS
APPROXIMATELY 185 NEW TREES



Sections

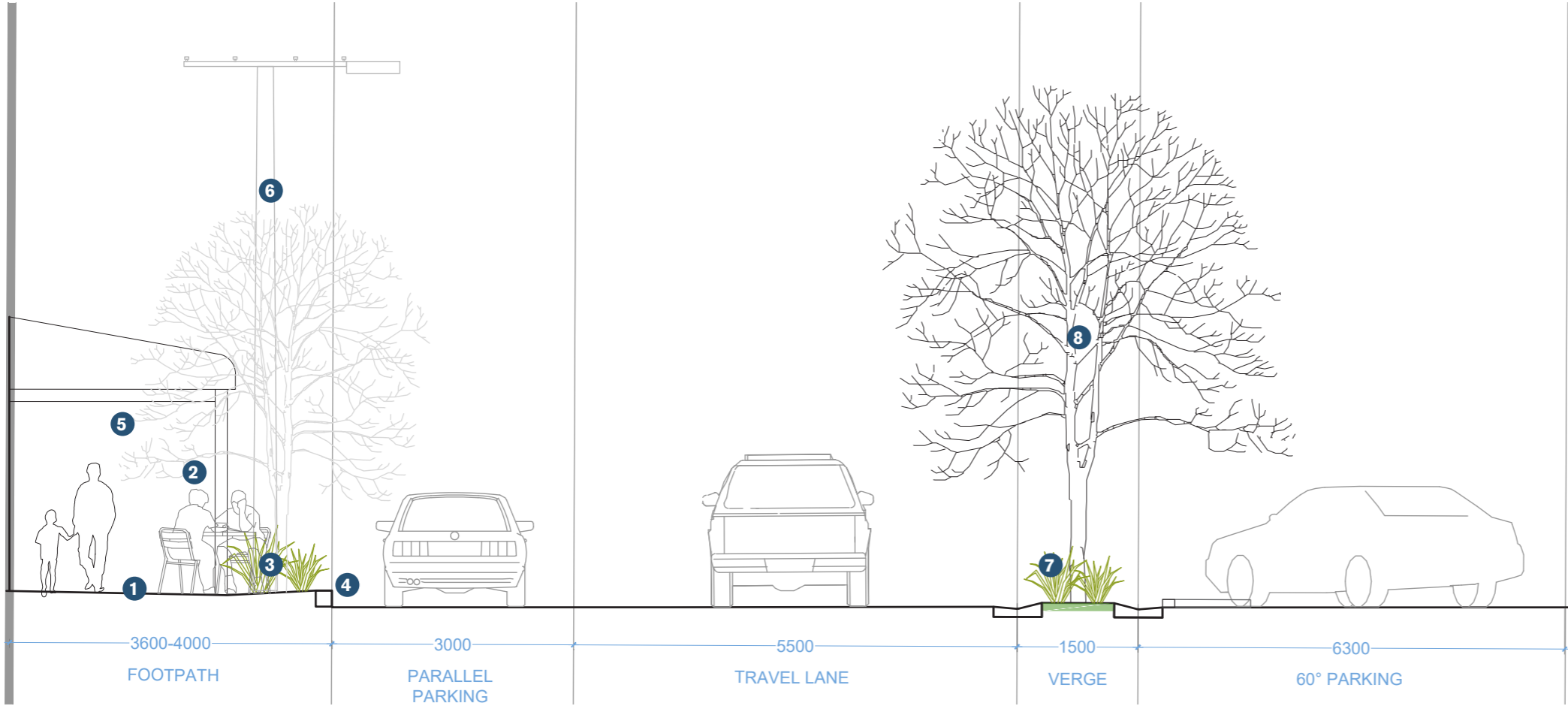


EXISTING SECTION



PROPOSED SECTION

Detailed Section






- 1 NEW FOOTPATH PAVING
- 2 OUTDOOR DINING & SEATING OPPORTUNITIES
- 3 NEW TREE PLANTING IN RAIN GARDENS (OPTION B ONLY)
- 4 NEW REDUCED HEIGHT KERB (150MM)
- 5 IMPROVED AMENITY LIGHTING UNDER VERANDAHS
- 6 EXISTING STOBIE POLES WITH UPGRADED LIGHTS
- 7 RAIN GARDEN
- 8 POSSIBLE TREE PLANTING (OPTION B ONLY)

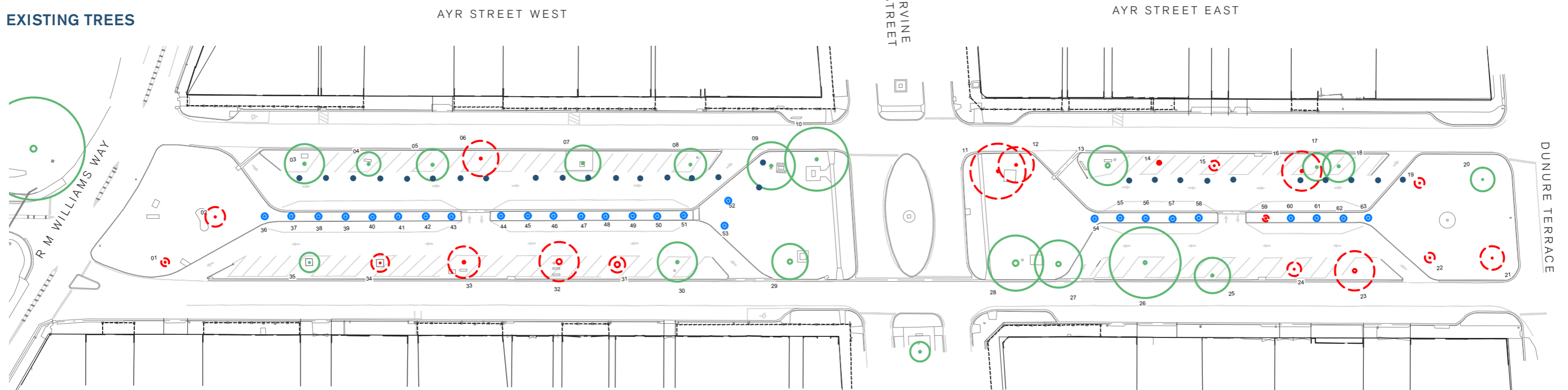
DETAILED SECTION

07
**Design
Strategies**

Tree Succession Strategy

-  EXISTING TREE PROPOSED FOR RETENTION
-  EXISTING TREE PROPOSED FOR RELOCATION / REINSTATEMENT (SUBJECT TO DETAILED DESIGN)
-  EXISTING TREE PROPOSED FOR REMOVAL

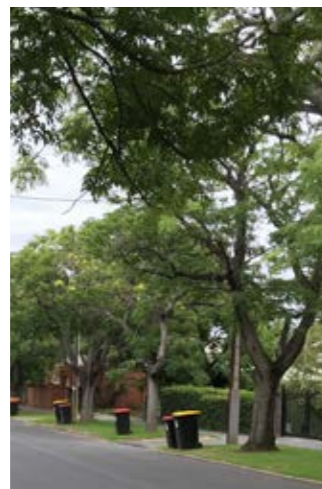
EXISTING TREES



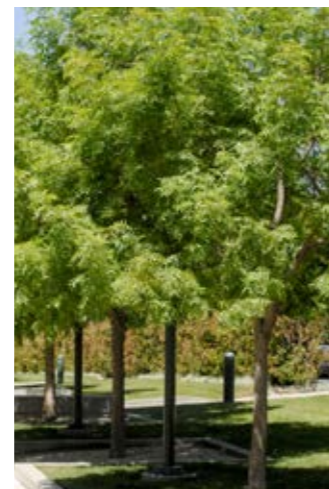
POSSIBLE NEW TREES



Jacaranda mimosifolia



Melia azedarach 'Elite', White Cedar



Pistacia chinensis, Chinese Pistachio



Quercus cerris, Turkey Oak



Quercus canariensis, Algerian Oak



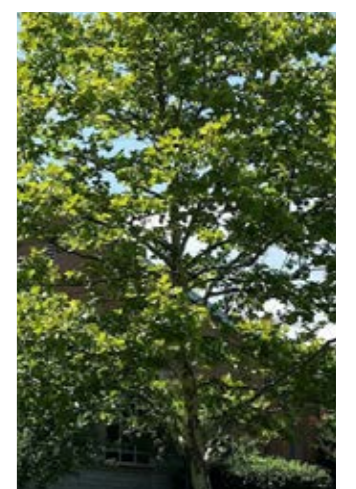
Ulmus parvifolia, Chinese Elm



Cupaniopsis anacardioides Tuckeroo



Lagerstroemia Crepe Myrtle

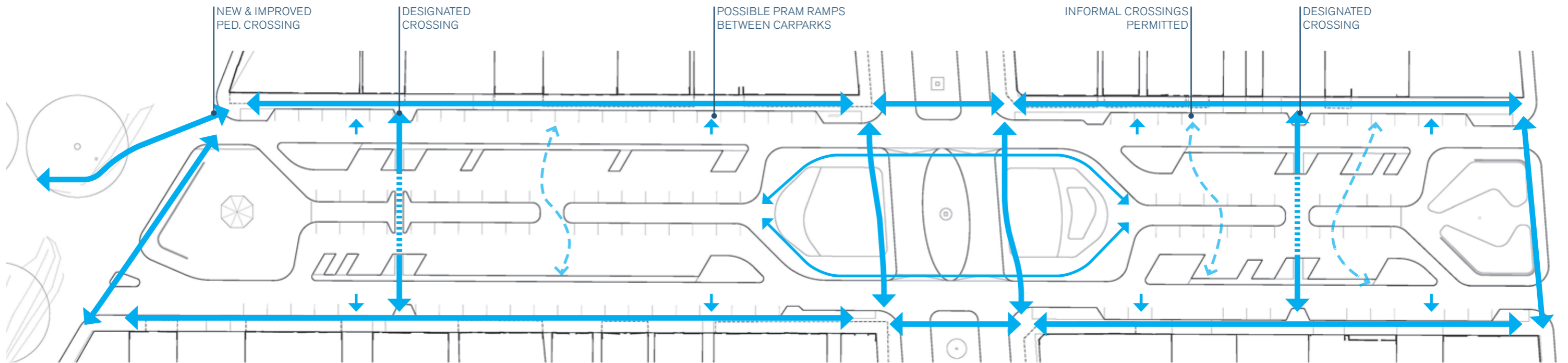


Platanus orientalis, Oriental Plane Tree

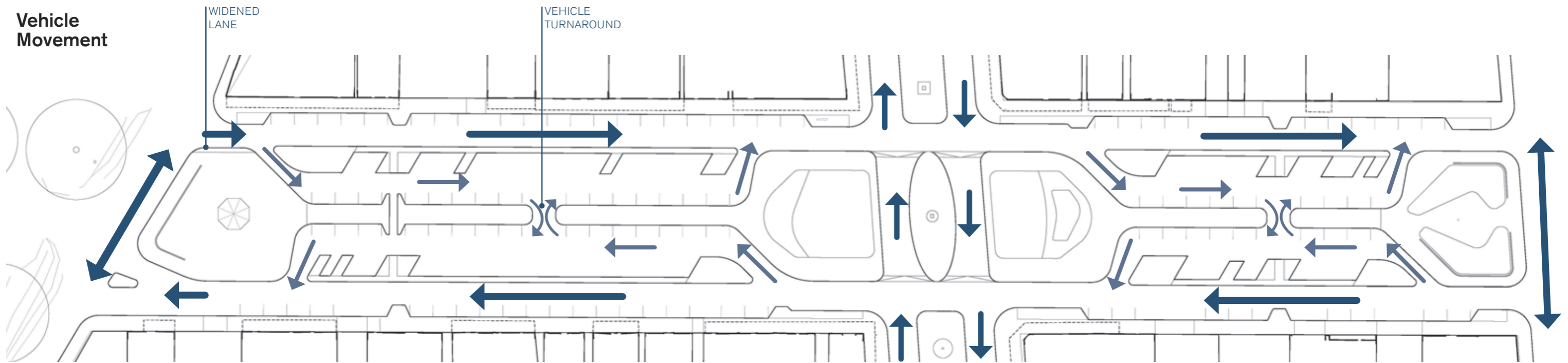


Pedestrian Movement

Safe & Accessible
A safe and equitable pedestrian environment with convenient vehicle circulation and parking. Minimise heavy vehicle traffic.



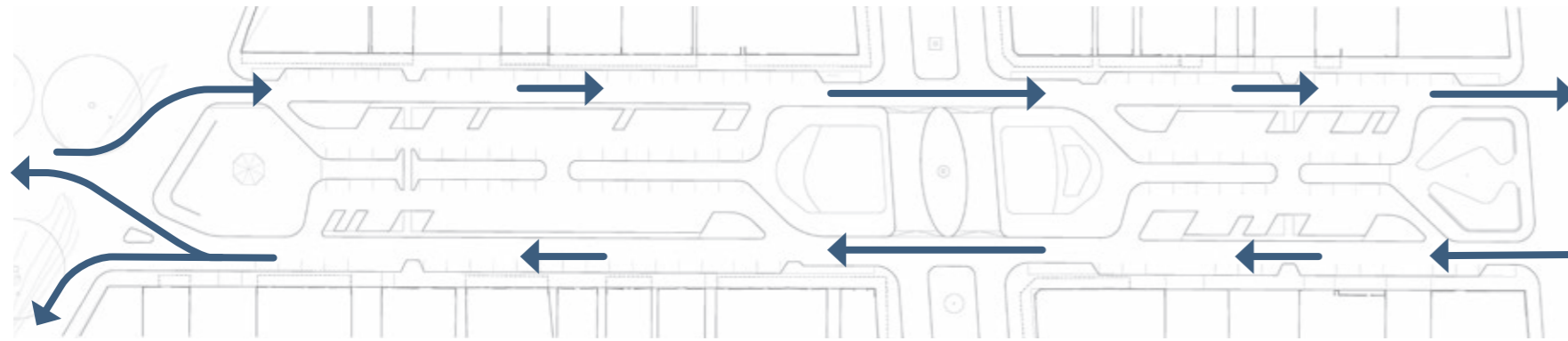
Vehicle Movement



Vehicle Access & Turn Paths

The type of vehicles know to access Ayr Street were provided by Northern Areas Council staff. These vehicles, including typical circulation and turning paths, are summarised below.

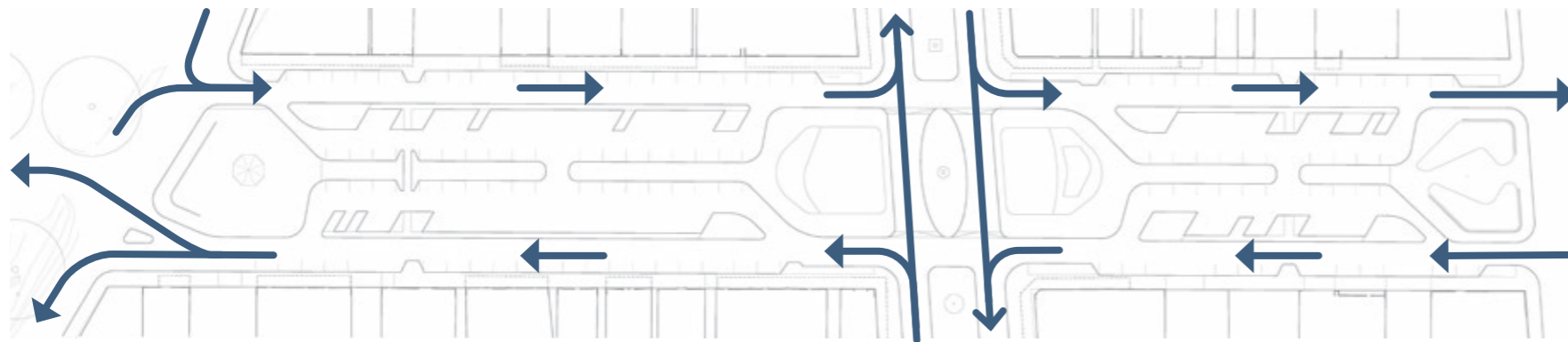
Refer to Appendix A (WGA Report) for further information, including more detailed turn path analysis.



CLASS 11 VEHICLES



A-DOUBLES



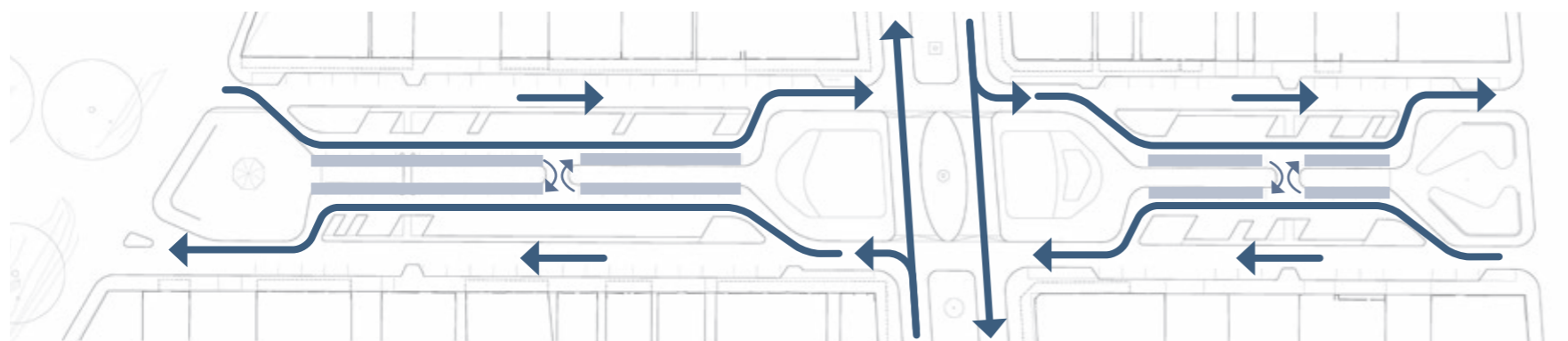
CLASS 9 & CLASS 3 VEHICLES



SEMI-TRAILERS



SINGLE UNIT TRUCKS



CLASS 2 VEHICLES



CARAVANS & TRAILERS



PERMITTED TURNING MOVEMENT

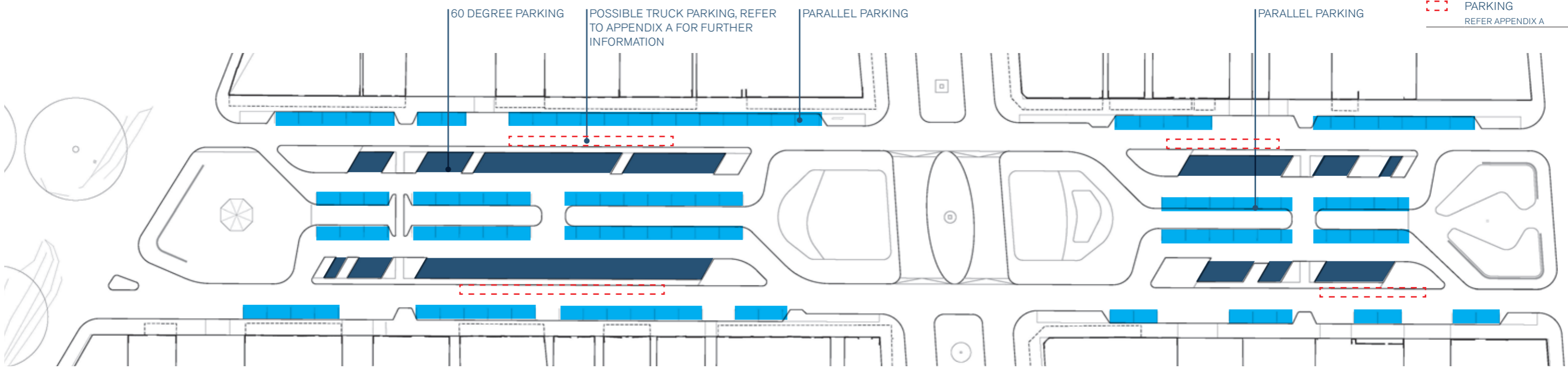


CARAVAN PARKING



Vehicle Parking

- PARALLEL PARKING
- 60 DEGREE ANGLE PARKING
- POSSIBLE TRUCK PARKING REFER APPENDIX A



APPROXIMATELY 180 CAPRARKS

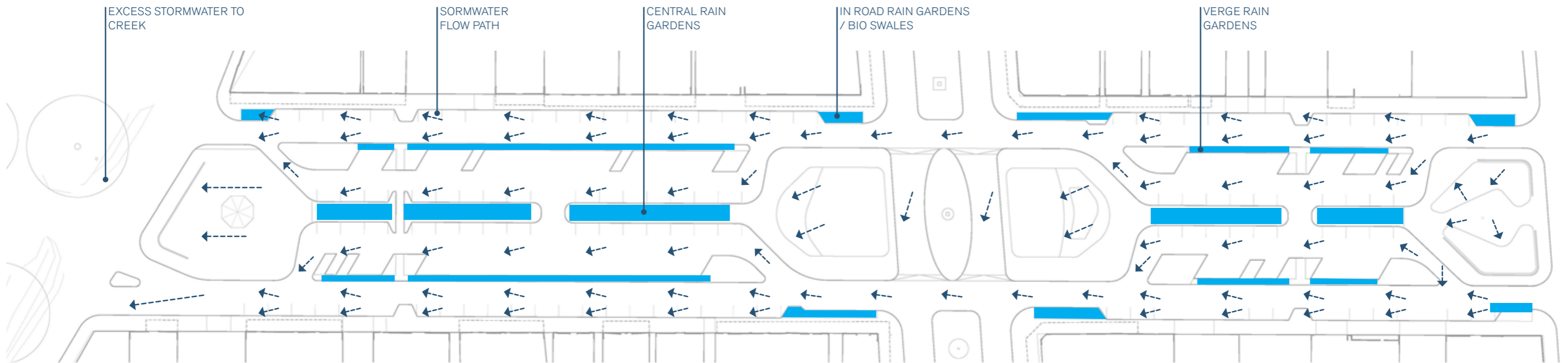


Water Sensitive Urban Design (WSUD)

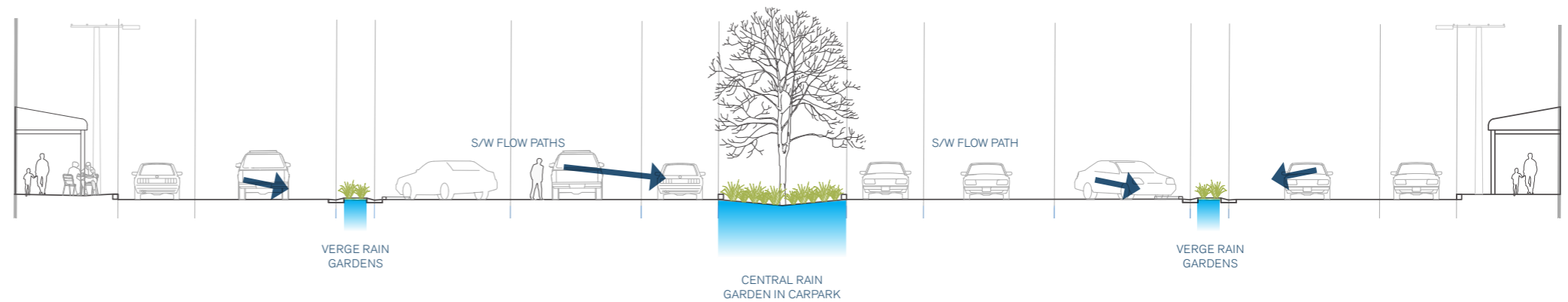


Greening & Environment

A long term strategy for increased greening, shade and utilising passive stormwater and rainfall for irrigation.



In an earlier phase of the concept design process, surface stormwater flows were assessed using the engineering survey provided by Northern Areas Council. Analysis and design of underground stormwater systems was not within the scope of the project. However, understanding surface stormwater movement assisted with determining how Water Sensitive Urban Design (WSUD) and passive irrigation of trees and garden beds may be deployed in future design phases of the project. Understanding stormwater surface flow paths also assists with determining how surface flows may be interrupted or diverted by any existing or new/proposed infrastructure to amend or manage these elements in future design phases.



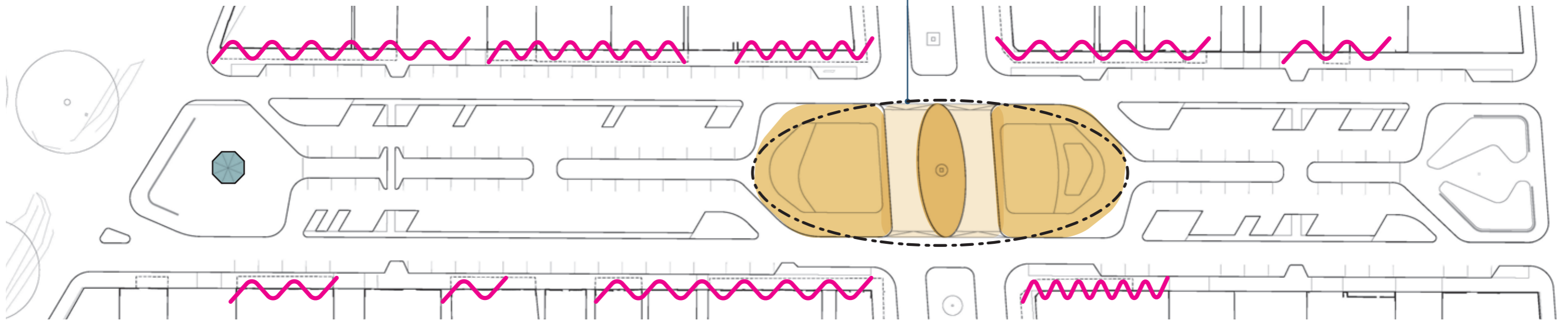
Refer to Appendix A for further information.



Recreational & Activity Spaces

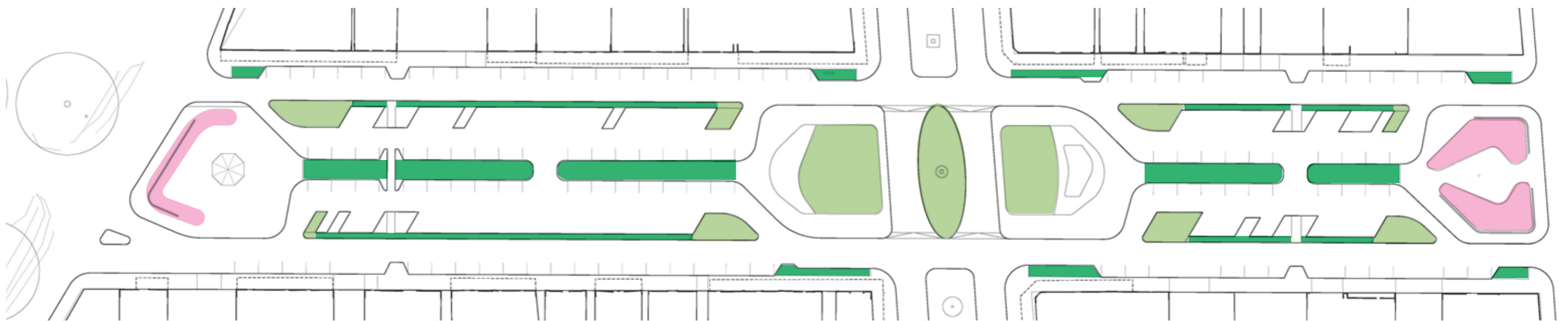
- FLEXIBLE RECREATION SPACE
- ROTUNDA
- POSSIBLE OUTDOOR DINING & ACTIVE FRONTAGES

ABILITY TO CLOSE IRVINE STREET THRU TRAFFIC AND CREATE LARGER FLEXIBLE EVENT SPACE



Lawns & Gardens

- LAWN
- GARDEN BED / RAIN GARDEN
- ENTRY GARDEN BEDS





LANDSKAP

hello@landskap.com.au
landskap.com.au