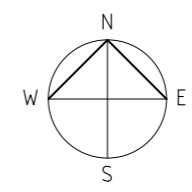


27.07.2023

**ELWOOD FORESHORE PRECINCT
PRELIMINARY DESIGN RESPONSE
for City of Port Phillip**



DATE: 27.07.2023
SCALE: 1:10 000 @ A3

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GUIDING PRINCIPLES

Foreshore Management Plan (2012)

- Public access and positive community benefit
- Public open space, recreational activities and events
- Coastal sustainability, vegetation and heritage values
- Climate change and adaptation strategies
- Diversity of Foreshore environments and character
- Safe and equitable use
- Community participation and support
- Connectivity to activity centres and public transport
- Buildings and car parking
- Economic sustainability

SITE SPECIFIC GOALS

Compiled from CoPP Community Consultations

- Nature Friendly
- Movement Friendly
- Friendly Buildings
- Recreation Friendly

The Project Aims incorporate the above Foreshore Management Principles and Site Specific Goals as provided by the City of Port Phillip.

PROJECT PRINCIPLES + GOALS

ACCESS + MOVEMENT

- Aim 1 - Increase pedestrian and bike access to site
- Aim 2 - Safe movement of diverse users through the site
- Aim 3 - Minimise impact of car access and car parking

DEVELOPMENT+ FOOTPRINT

- Aim 4 - Only coastal uses along the coastal edge
- Aim 5 - Retain existing character and local history of buildings
- Aim 6 - Increase coastal vegetation

SPORTS + RECREATION

- Aim 7 - Spaces that can work together for a range of events
- Aim 8 - Shared use of multi-purpose buildings

BUILDING DETAILS

- Building Zone A - Plans + Sections
- Building Zone B - Plans + Sections

PROJECT AIMS

Council + Government Documents

Marine and Coastal Policy
DELWP, March 2020

Victorian Coastal Hazard Guide
DSE (now DELWP), June 2012

City of Port Phillip
Foreshore Management Plan 2012

Access and Inclusion Plan 2019-2021

Tenant Consultations (various) 2020

Community Consultations, 2020

Sustainable Environment Strategy 2018-28

Foreshore and Hinterland Vegetation Management Plan 2015

Greening Port Phillip 2010

Open Space Strategy 2009

Sustainable Design Strategy 2013

Presentation of draft plans for feedback

27.10.2020 - NMBW Presentation to Council Officers

09.11.2020 - NMBW Presentation to Council Officers

Feedback from the above meetings was incorporated into Design Response.

REFERENCE DOCUMENTS

Reports + Consultations

Preliminary Site Investigations Report
Atma Environmental, April 2020

Feature and Level Plan / Site Survey
Breese Pitt Dixon, May 2020

Elwood Foreshore Biodiversity Constraints Assessment
EcoLogical, May 2020

Elwood Foreshore Cultural Heritage Report
EcoLogical, May 2020

Elwood Foreshore Climate Risk Assessment
Alluvium, September 2020

Elwood Foreshore Arboricultural Assessment and Report
Tree Logic, May 2020

Elwood Park User Needs Analysis
Stratcorp, 2004

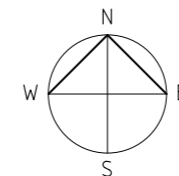
Building Condition Reports (various)

Elwood Foreshore Facilities Strategy Heritage Review (draft)
Context, August 2020

Foreshore and Hinterland Vegetation Management Plan
Practical Ecology, June 2015



EXISTING ELWOOD FORESHORE PRECINCT



ELWOOD FORESHORE PRECINCT
 Master Plan 2023
 for City of Port Phillip

DATE: 27.07.2023
 SCALE: 1:2000 @ A3

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PROPOSED ELWOOD FORESHORE PRECINCT

building zone A

path to SLSC

public change rooms + toilets

building zone B

note: location is indicative - there is possibility to project the building volume towards the water

temporary beach and street maintenance

nature play area / playground

fitness station

sports lighting

ongoing collaboration required with Melbourne Water for drainage through the site

note: location of trees & planting subject to detailed design & location of drain

ELWOOD FORESHORE PRECINCT
Master Plan 2023
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ACCESS + MOVEMENT

Aim 1 - Increase pedestrian and bike access to site

Aim 2 - Safe movement of diverse users through the site

Aim 3 - Minimise impact of car access and car parking

INCORPORATING AND REFLECTING THE HIGHLIGHTED PRINCIPLES AND GOALS BELOW

GUIDING PRINCIPLES

- Public access and positive community benefit

- Public open space, recreational activities and events
- Coastal sustainability, vegetation and heritage values
- Climate change and adaptation strategies
- Diversity of Foreshore environments and character

- Safe and equitable use

- Community participation and support
- Connectivity to activity centres and public transport

- Buildings and car parking

- Economic sustainability

SITE SPECIFIC GOALS

- Nature Friendly
- Movement Friendly**
- Friendly Buildings
- Recreation Friendly



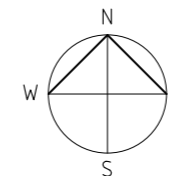
Existing Conditions within larger context

key

— — — existing bike path

1. INCREASE PEDESTRIAN AND BIKE ACCESS TO SITE

ACCESS + MOVEMENT



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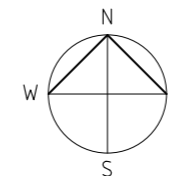


Proposed within larger context

key

-  existing bike path
-  proposed bike path
-  future bike link to Elsternwick Reserve

1. INCREASE PEDESTRIAN AND BIKE ACCESS TO SITE
ACCESS + MOVEMENT



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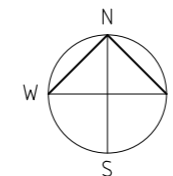
Existing Conditions

- Car parks constrict movement to the coastal edge

key

— existing pedestrian access

1. INCREASE PEDESTRIAN AND BIKE ACCESS TO SITE
ACCESS + MOVEMENT



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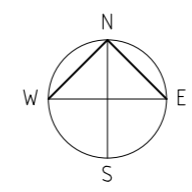
Proposed

- Link to local extending bike paths
- Head Street to become bike path / local road - **note: collaboration with Bayside Council required.**
- Additional pedestrian crossings to Ormond Esplanade
- Increased pedestrian amenity along Ormond Esplanade

key

- existing pedestrian access
- proposed pedestrian access
- - - viewlines to site

1. INCREASE PEDESTRIAN AND BIKE ACCESS TO SITE
ACCESS + MOVEMENT



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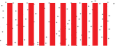

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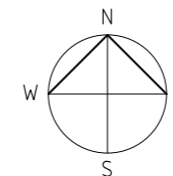
Existing Conditions

- Constriction of bike and pedestrian movement at the coastal edge creates collision zones

key

-  high risk collision area
-  existing bike path

2. SAFE MOVEMENT OF DIVERSE USERS THROUGH THE SITE
ACCESS + MOVEMENT



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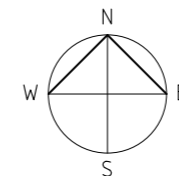
Proposed

- Separate bike path set back from pedestrian area
- Broad 'shared' path for diverse range of users

key

- relocation of bike path away from collision zones
- proposed bike path
- proposed future bike link

2. SAFE MOVEMENT OF DIVERSE USERS THROUGH THE SITE
ACCESS + MOVEMENT



ELWOOD FORESHORE PRECINCT
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Existing Conditions

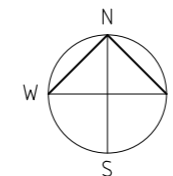
- Car parking constricts site movement
- Car parking divide coastal edge from the larger reserve
- Car park entries compromise pedestrian and bike experience

Asphalt (road) total: approx 16,245m2 (indicated by striped hatch)

key

- Existing car parking + access
- Accessible - 7
- General - 376

3. MINIMISE IMPACT OF CAR ACCESS AND CAR PARKING
ACCESS + MOVEMENT




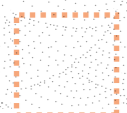


Proposed

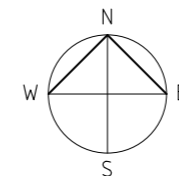
- Reduce on-site car parking
- Carparks set back from coast
- Provide vehicle access to all facilities
- Boat trailer parking + accessible parking at foreshore

Asphalt (road) total: approx 11,876m²
 (indicated by striped hatch)
 Reduction of 4,369m²

 Proposed car parking + access
 Accessible - approx. 8
 General - approx. 320



3. MINIMISE IMPACT OF CAR ACCESS AND CAR PARKING
 ACCESS + MOVEMENT



DEVELOPMENT+ FOOTPRINT

Aim 4 - Only coastal uses along the coastal edge

Aim 5 - Retain existing character and local history of buildings

Aim 6 - Increase coastal vegetation

INCORPORATING AND REFLECTING THE HIGHLIGHTED PRINCIPLES AND GOALS BELOW

GUIDING PRINCIPLES

- Public access and positive community benefit
- Public open space, recreational activities and events
- **Coastal sustainability, vegetation and heritage values**
- **Climate change and adaptation strategies**
- **Diversity of Foreshore environments and character**
- Safe and equitable use
- Community participation and support
- Connectivity to activity centres and public transport
- **Buildings and car parking**
- Economic sustainability

SITE SPECIFIC GOALS

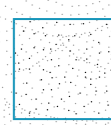
- **Nature Friendly**
- Movement Friendly
- **Friendly Buildings**
- Recreation Friendly



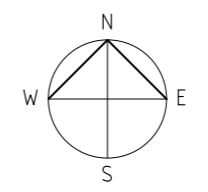
Existing Conditions

- There are some noncoastal uses along coastal edge

key

 2100 storm tide prediction
source: DELWP

4. ONLY COASTAL USES ALONG THE COASTAL EDGE
DEVELOPMENT+ FOOTPRINT



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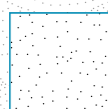
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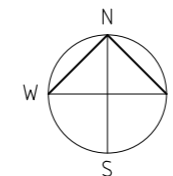
Proposed

- Relocate noncoastal uses back from coastal edge
- Locate buildings and uses with regard to projected storm tide
- Coastal use building to have public access where possible

key

 2100 storm tide prediction
source: DELWP

4. ONLY COASTAL USES ALONG THE COASTAL EDGE
DEVELOPMENT+ FOOTPRINT



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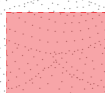

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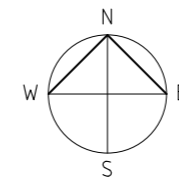
Existing Conditions

- Small scaled buildings with historical significance give local character to the area
- Some more recent additions are unsympathetic to the local character

key

-  demolition of existing building
-  partial demolition of existing building

5. RETAIN EXISTING CHARACTER AND LOCAL HISTORY
DEVELOPMENT+ FOOTPRINT



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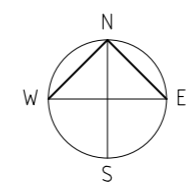
Proposed

- Clarify the local character of existing buildings
- New buildings to continue the intimate scale
- Where possible, modify ex buildings to meet current accessibility requirements
- Retain and modify surplus structures to act as shade structures

key

- new building
- refurbishment of existing building

5. RETAIN EXISTING CHARACTER AND LOCAL HISTORY
DEVELOPMENT+ FOOTPRINT



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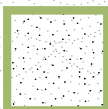


Existing Conditions

- Existing remnant indigenous coastal vegetation at north end of site a valuable asset
- Norfolk pines are cultural landmarks

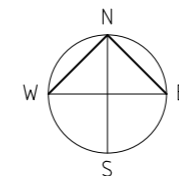
Existing vegetation coverage: ~15,700sqm

key

 existing vegetation zones

6. INCREASE COASTAL VEGETATION

DEVELOPMENT+ FOOTPRINT



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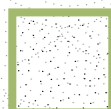



Proposed

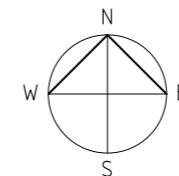
- Strengthen indigenous vegetation
- Vegetation in relation to current and future water on and through site
- Vegetation to provide shade to pedestrian ways
- Vegetation to provide habitat

Proposed vegetation coverage: ~26,000sqm

key

-  proposed vegetation zones
-  proposed 'nature walk'

6. INCREASE COASTAL VEGETATION
DEVELOPMENT+ FOOTPRINT



ELWOOD FORESHORE PRECINCT
Master Plan 2023
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SPORTS + RECREATION

Aim 7- Spaces that can work together for a range of events

Aim 8 - Shared use of multi-purpose buildings allowing for a range of sports and users

INCORPORATING AND REFLECTING THE HIGHLIGHTED PRINCIPLES AND GOALS BELOW

GUIDING PRINCIPLES

- **Public access and positive community benefit**
- **Public open space, recreational activities and events**
- Coastal sustainability, vegetation and heritage values
- Climate change and adaptation strategies
- Diversity of Foreshore environments and character
- **Safe and equitable use**
- **Community participation and support**
- Connectivity to activity centres and public transport
- **Buildings and car parking**
- **Economic sustainability**

SITE SPECIFIC GOALS

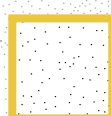

- Nature Friendly
- Movement Friendly
- **Friendly Buildings**
- **Recreation Friendly**



Existing Conditions

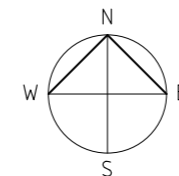
- Road divides site into different areas which don't work well together

key

-  existing event size / area
-  road acting as barrier

7. SPACES FOR A RANGE OF EVENTS

SPORTS + RECREATION



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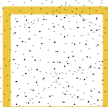


Proposed

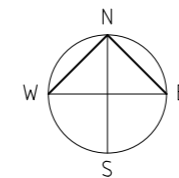
A series of spaces that can connect to suit a range of events:

- small, medium, large
- farmers markets to triathlon etc.

key

 proposed event size / area

7. SPACES FOR A RANGE OF EVENTS
SPORTS + RECREATION



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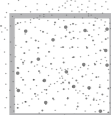
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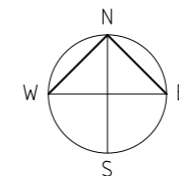
Existing Conditions

- The buildings are single use and operate in isolation

key

 existing community zone

8. SHARED USE OF MULTI-PURPOSE BUILDINGS
SPORTS + RECREATION



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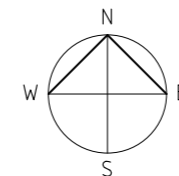
Proposed

- Buildings and event spaces work together
- Community Hub addresses both the coast and event / sporting areas

key

 proposed central community zone

8. SHARED USE OF MULTI-PURPOSE BUILDINGS
SPORTS + RECREATION



ELWOOD FORESHORE PRECINCT
Master Plan 2023
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BUILDING DETAILS



Building Zone A - Plans + Sections

Building Zone B - Plans + Sections

Existing Conditions Building Zone A

- Total area - approx 2250m²
- incl 698m² of Anglers Club
 - incl. upper storeys

key

-  tenancy
-  demolition / refurbishment

BUILDING ZONE A - PLANS - EXISTING

BAYWAC

Elwood Anglers Club

Elwood Sailing Club

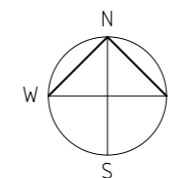
Lady Forster
Kindergarten

Cafe

Car + trailer access (loop)

Trailer parking

carpark



ELWOOD FORESHORE PRECINCT
Master Plan 2023
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Proposed Building Zone A

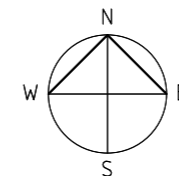
Total area - approx 2250m²
 • incl 698m² of Anglers Club
 • incl. upper storeys

+ 156m² of public pavilion
 (renovated BAYWAC)

key

- tenancy
- public area
- connection

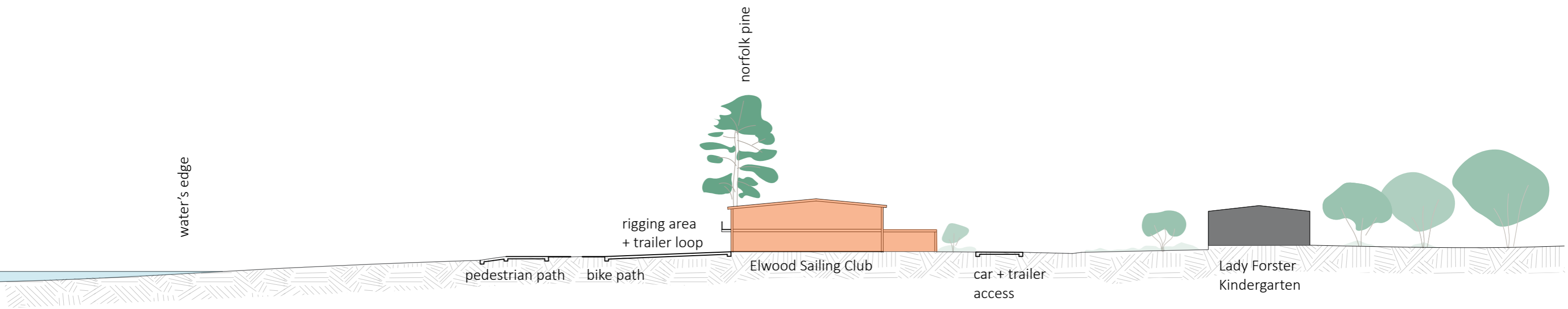
BUILDING ZONE A - PLANS - PROPOSED



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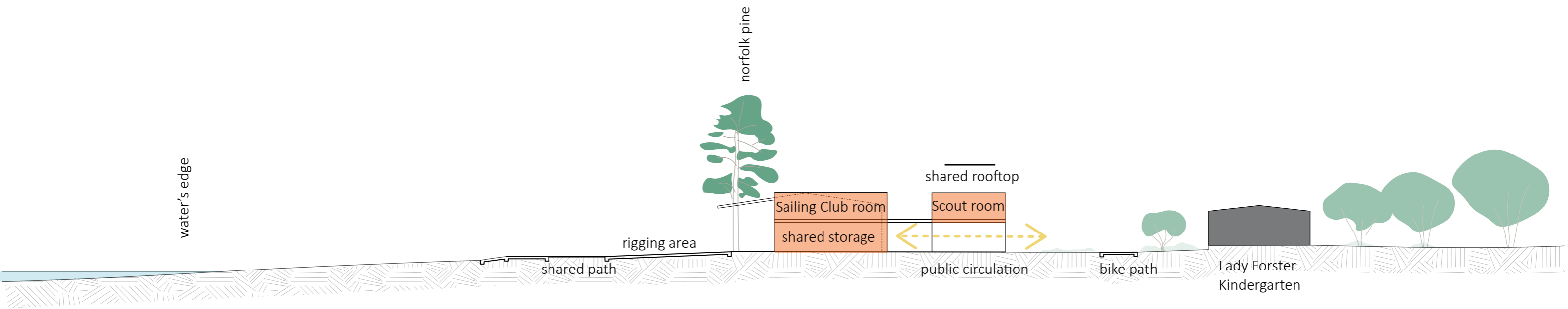


BUILDING ZONE A - SECTION - EXISTING

ELWOOD FORESHORE PRECINCT
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BUILDING ZONE A - SECTION - PROPOSED

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Elwood Lifesaving Club

Public Toilets

Elwood Lifesaving Club

Restaurant

public parking + vehicle access

public parking + vehicle access

Transfer station / depot

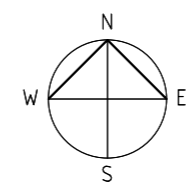
Existing Conditions Building Zone B

Total area - 1200m²
• incl. upper storeys

key

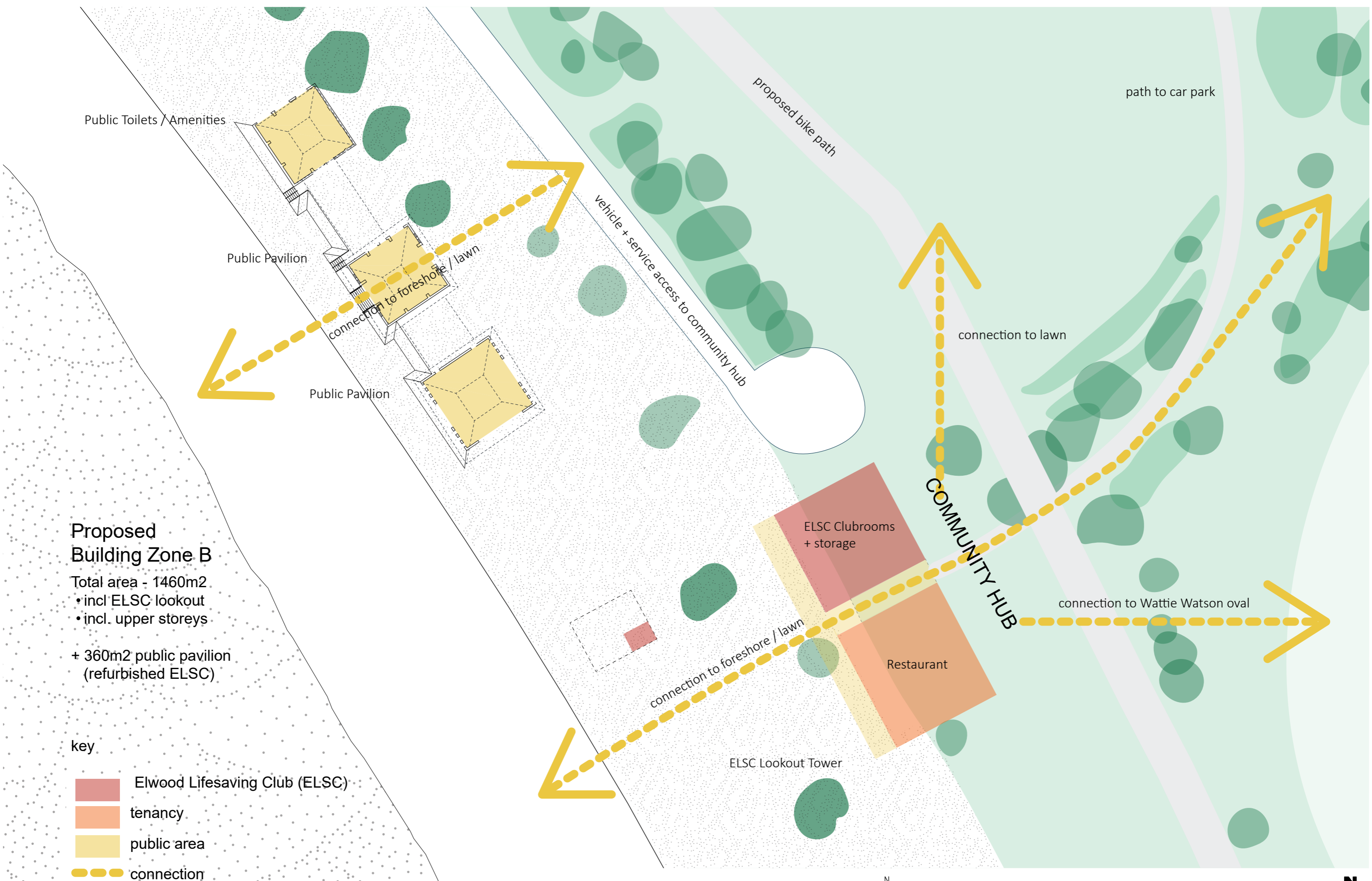
- Elwood Lifesaving Club (ELSC)
- tenancy
- public area
- demolition / refurbishment

BUILDING ZONE B - PLAN - EXISTING



ELWOOD FORESHORE PRECINCT
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Proposed Building Zone B

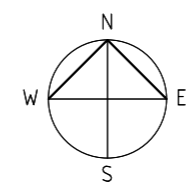
Total area - 1460m²
 • incl ELSC lookout
 • incl. upper storeys

+ 360m² public pavilion (refurbished ELSC)

key

- Elwood Lifesaving Club (ELSC)
- tenancy
- public area
- connection

BUILDING ZONE B - PLAN - PROPOSED

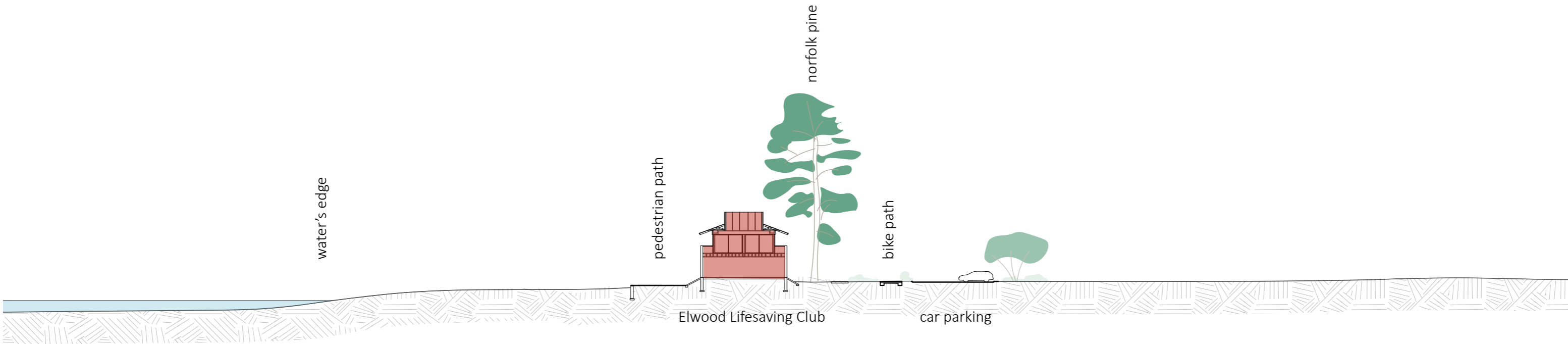


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BUILDING ZONE B - SECTION - EXISTING

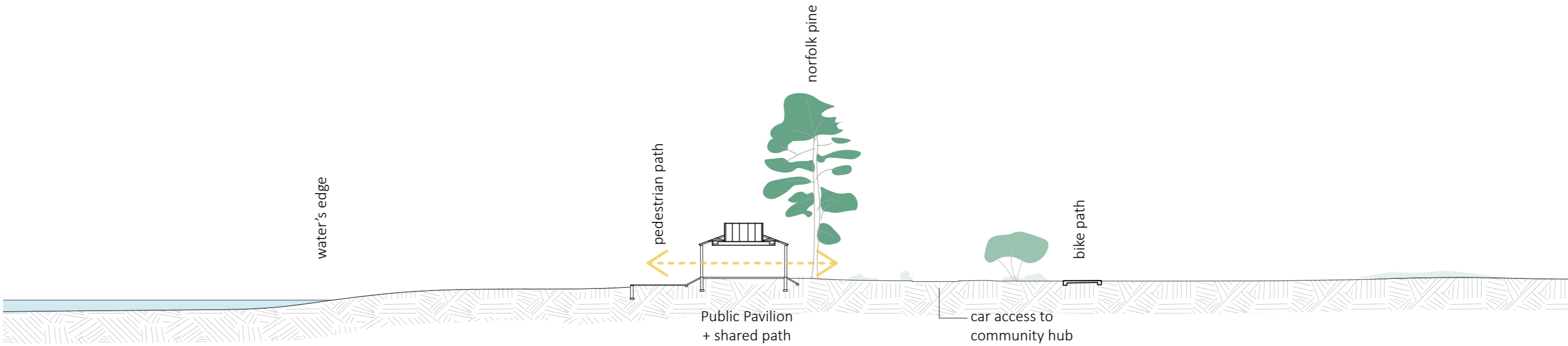


ELWOOD FORESHORE PRECINCT
Master Plan 2023
for City of Port Phillip

DATE: 27.07.2023
SCALE: 1:200 @ A3

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W

BUILDING ZONE B - SECTION - PROPOSED



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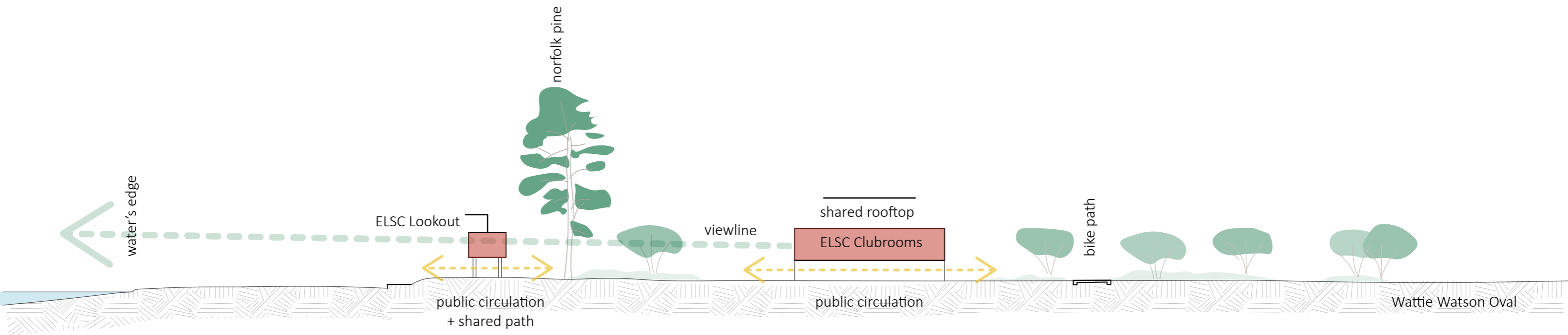


BUILDING ZONE B - SECTION - EXISTING

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BUILDING ZONE B - SECTION - PROPOSED

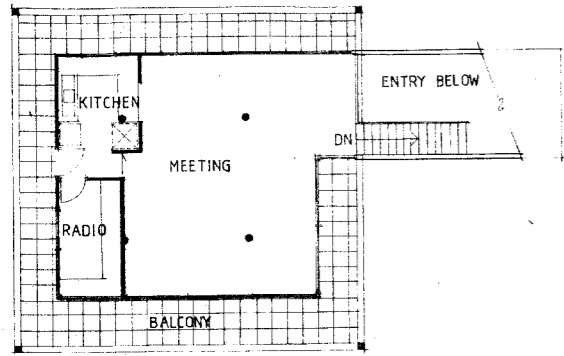
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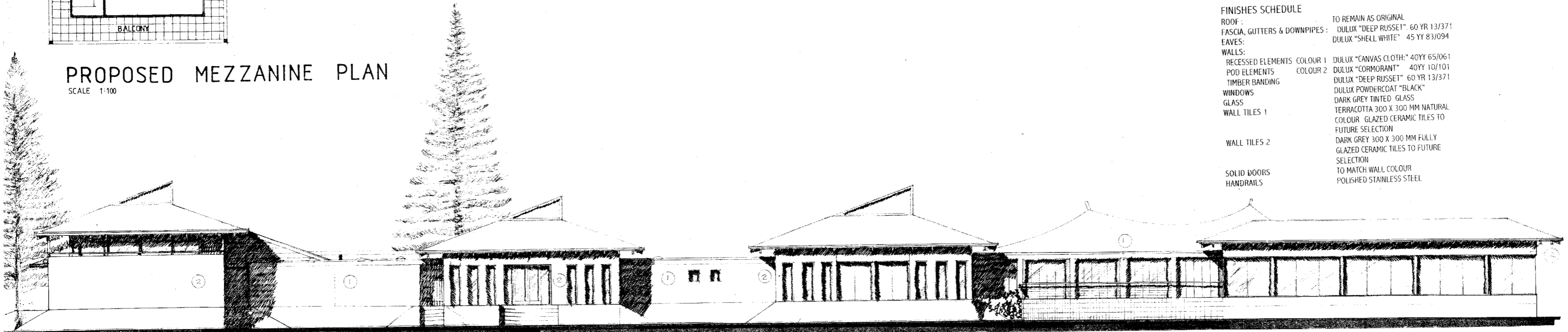
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HISTORICAL PHOTOS - 1980s + early 2000s
REFURBISHMENT OF ELSC



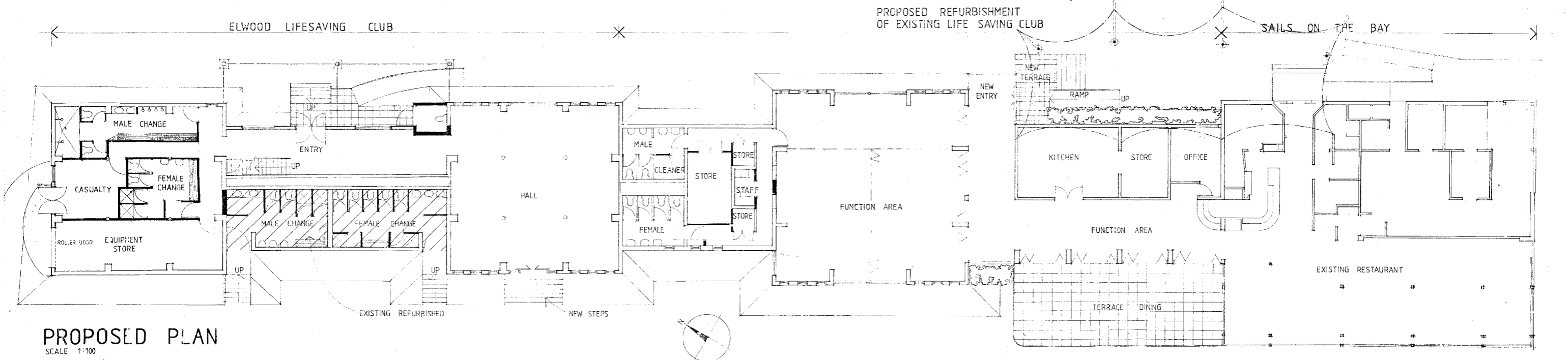
PROPOSED MEZZANINE PLAN
SCALE 1:100



PROPOSED SOUTHWEST ELEVATION
SCALE 1:100

FINISHES SCHEDULE

ROOF:	TO REMAIN AS ORIGINAL
FASCIA, GUTTERS & DOWNPIPES:	DULUX "DEEP RUSSET" 60 YR 13/371
EAVES:	DULUX "SHELL WHITE" 45 YR 83/094
WALLS:	
RECESSED ELEMENTS	COLOUR 1 DULUX "CANVAS CLOTH" 40YY 65/061
POD ELEMENTS	COLOUR 2 DULUX "CORMORANT" 40YY 10/101
TIMBER BANDING	DULUX "DEEP RUSSET" 60 YR 13/371
WINDOWS	DULUX POWDERCOAT "BLACK"
GLASS	DARK GREY TINTED GLASS
WALL TILES 1	TERRACOTTA 300 X 300 MM NATURAL COLOUR GLAZED CERAMIC TILES TO FUTURE SELECTION
WALL TILES 2	DARK GREY 300 X 300 MM FULLY GLAZED CERAMIC TILES TO FUTURE SELECTION
SOLID DOORS	TO MATCH WALL COLOUR
HANDRAILS	POLISHED STAINLESS STEEL

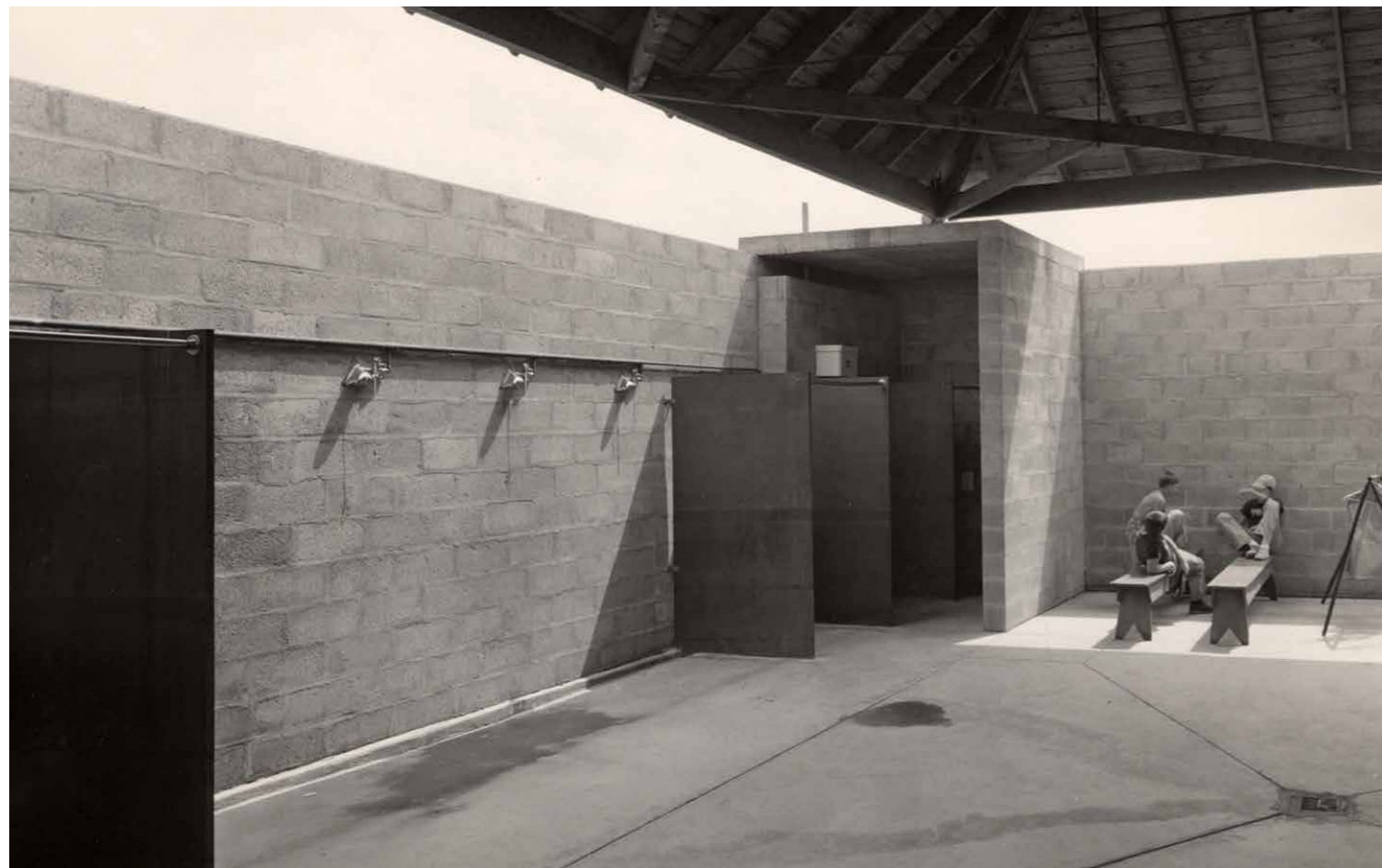
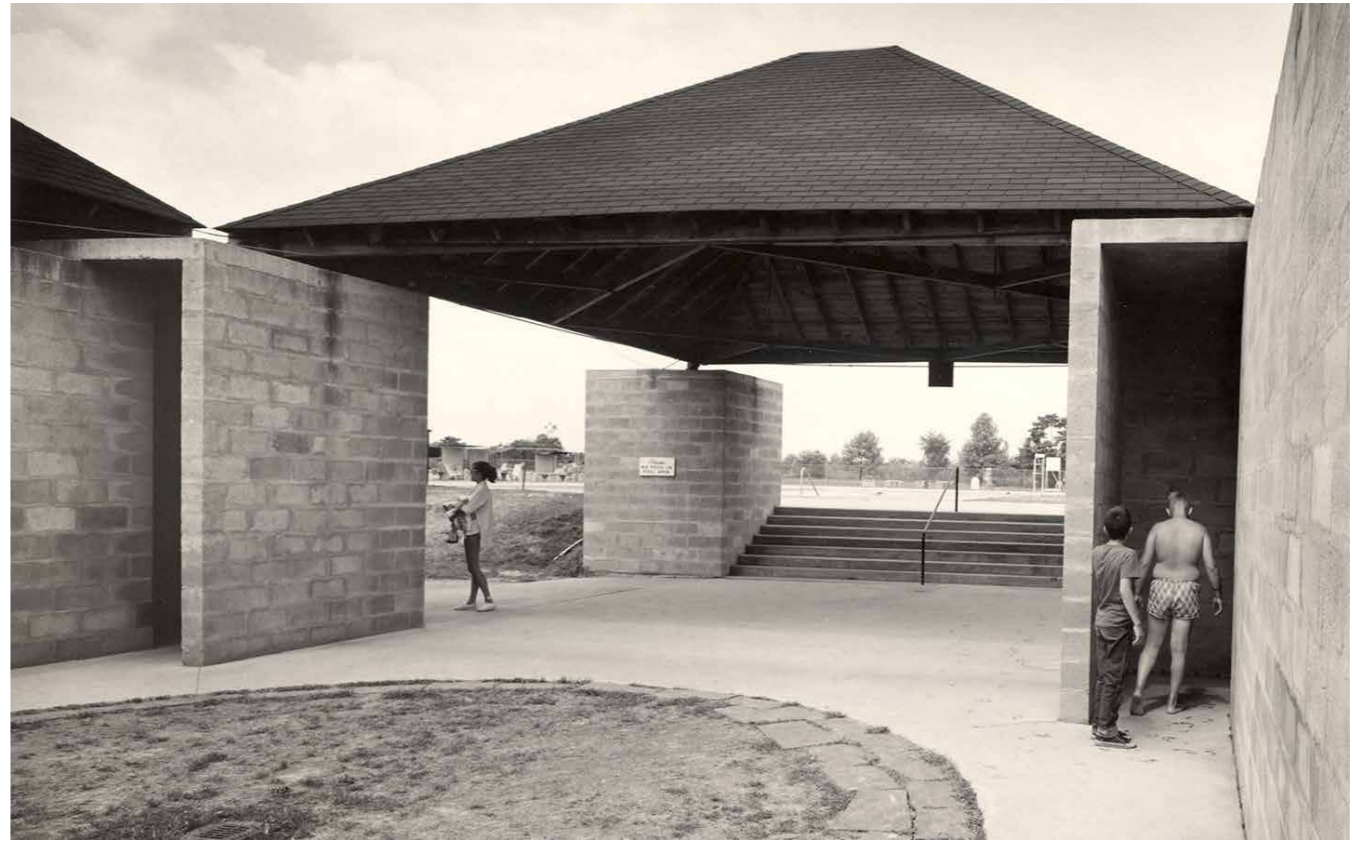


PROPOSED PLAN
SCALE 1:100

**HISTORICAL DRAWINGS - 1999 RENOVATION
REFURBISHMENT OF ELSC**

**PROPOSED ALTERATIONS AND ADDITIONS
PAVILION BUILDING
ELWOOD FORESHORE**

JOHN DOUGLAS PTY LTD Architects
135A Martin Street, Gardenvale 3186 Ph. 9596 8411 Fac. 9596 8350



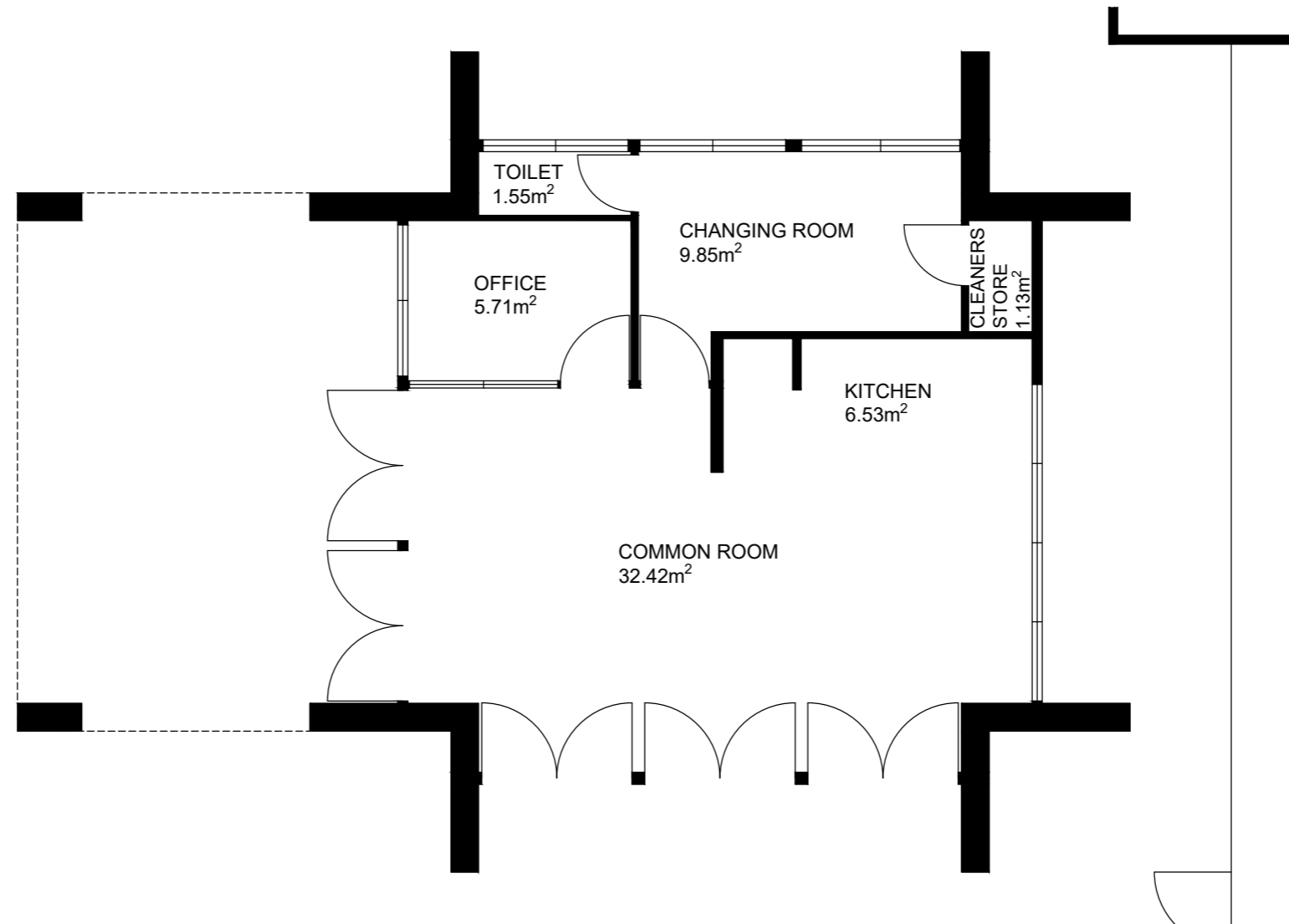
PRECEDENT - TRENTON BATH HOUSE, LOUIS KAHN 1955
REFURBISHMENT OF ELSC

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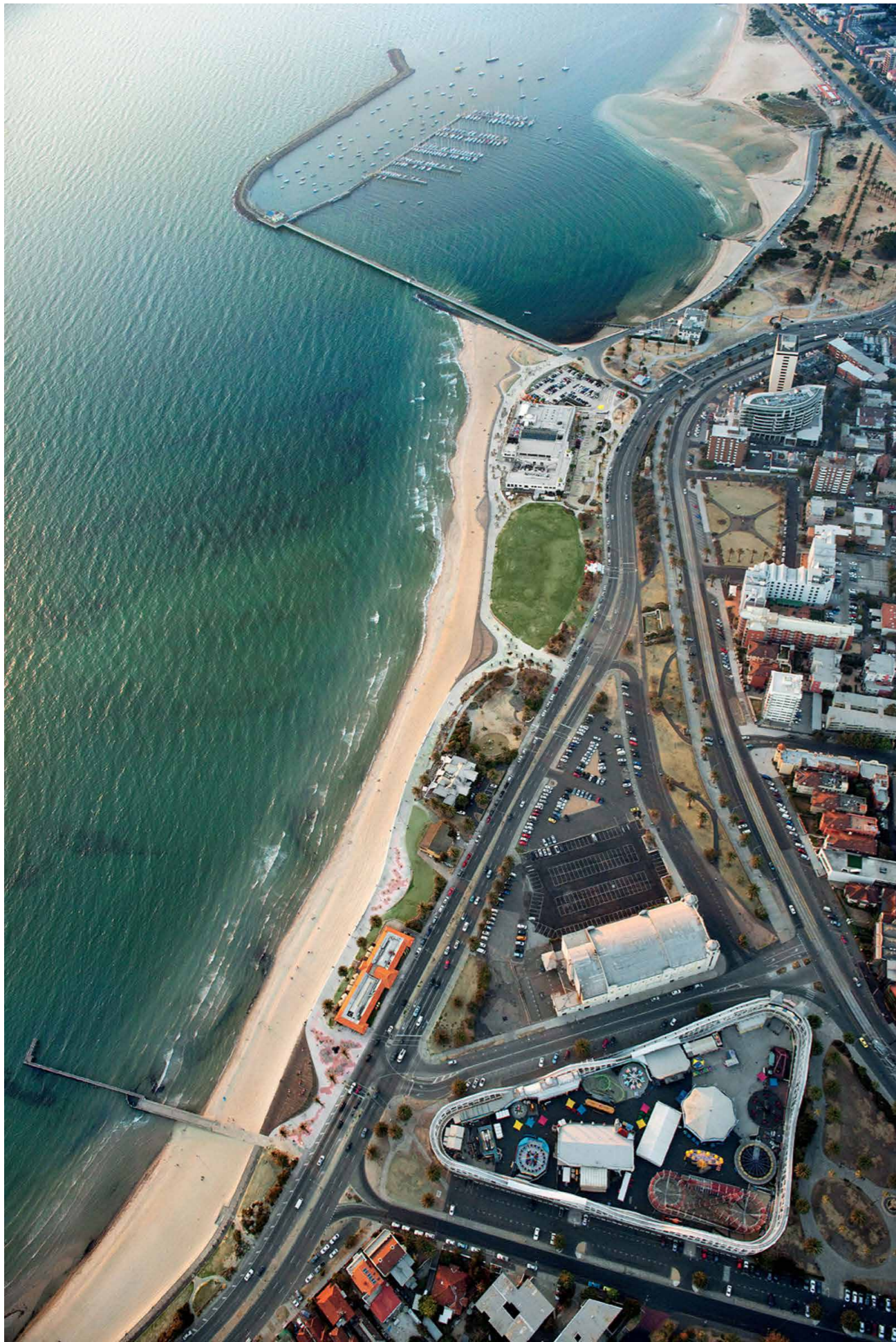
**EXISTING CONDITION PHOTOS
REFURBISHMENT OF ELSC**

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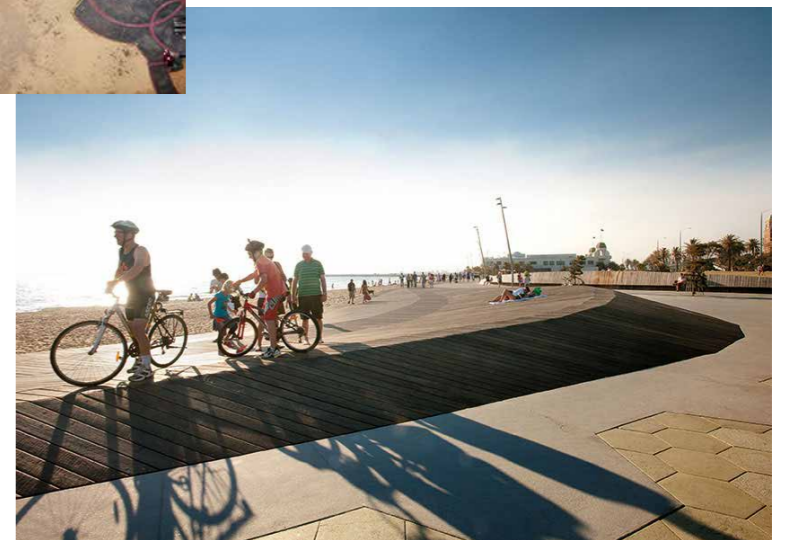


**EXISTING CONDITIONS
ELWOOD CROQUET CLUB**

ELWOOD FORESHORE PRECINCT
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approx. avg. width of shared path- 8m

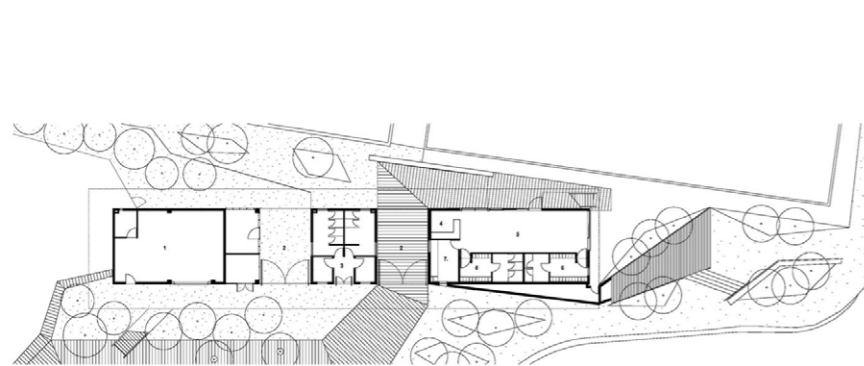


ST KILDA FORESHORE - JCB + SITE OFFICE PRECEDENTS

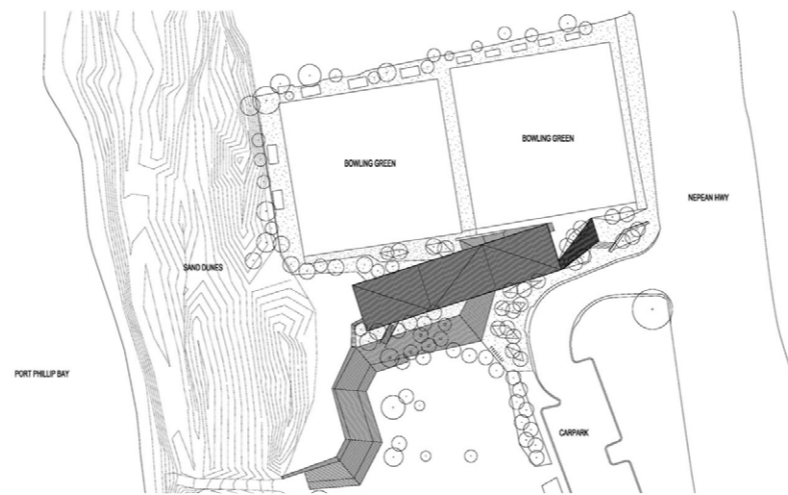
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**SEAFORD LIFESAVING CLUB - ROBERT SIMEONI
PRECEDENTS**

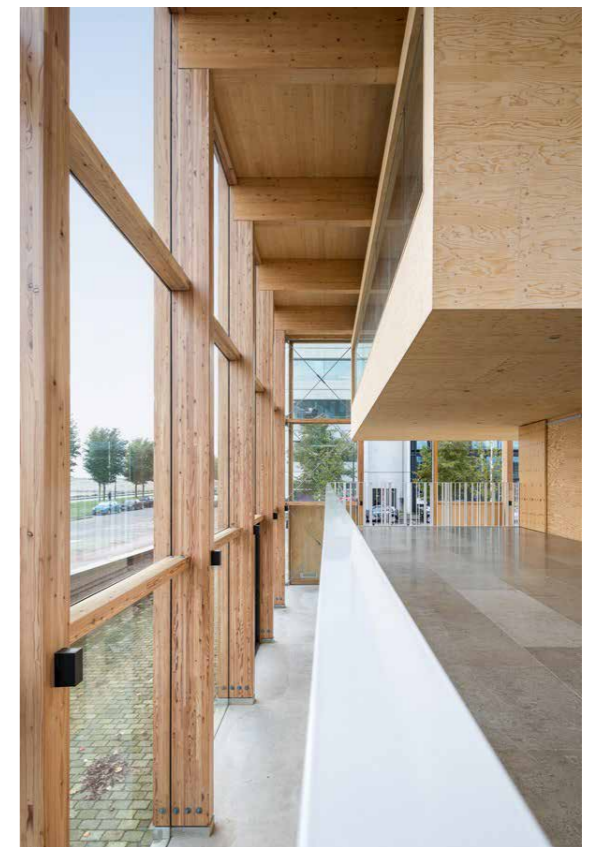
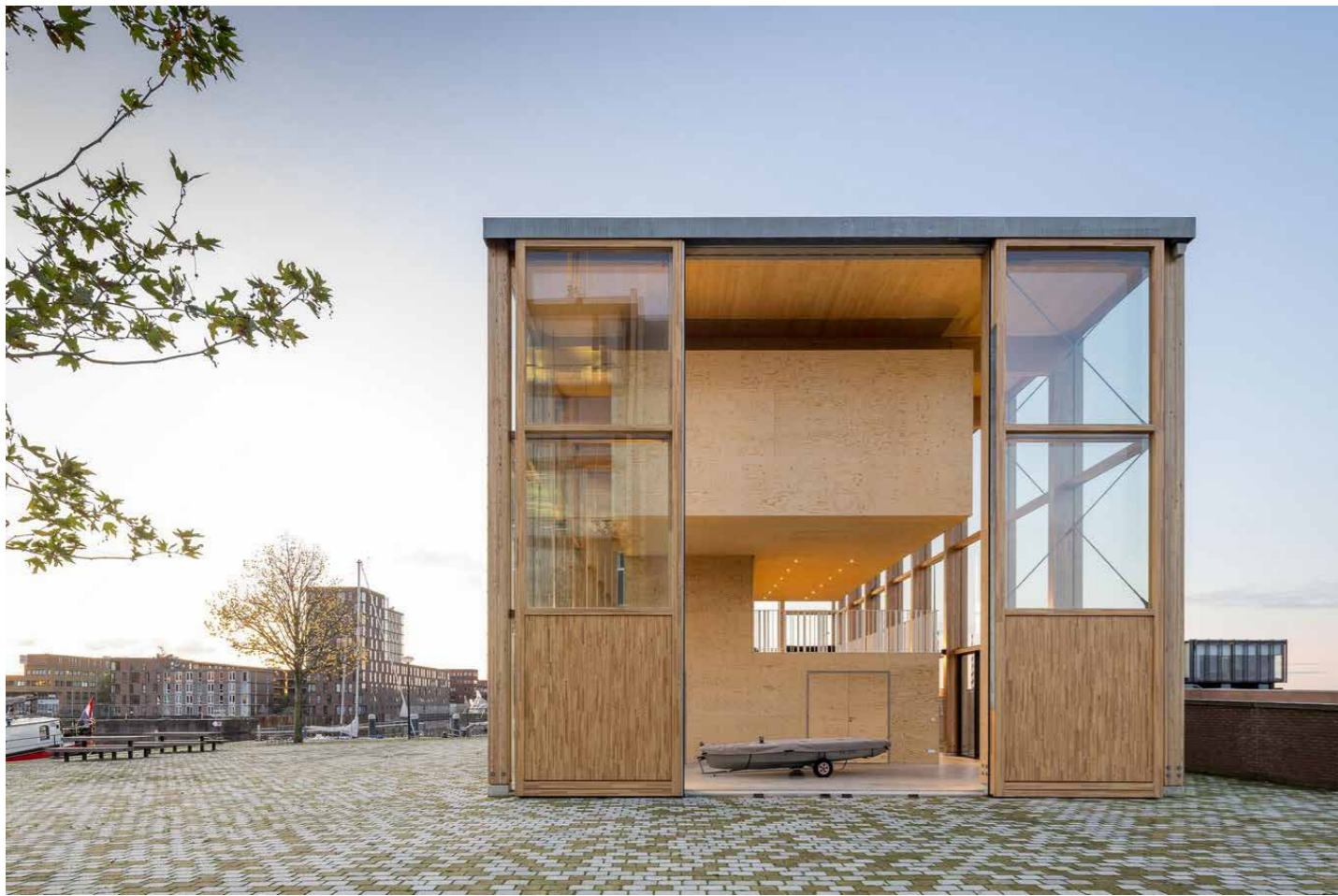


GROUND FLOOR PLAN
 LEGEND
 1 SEA SCOUTS STORE
 2 UNDERCROFT
 3 BATHROOM
 4 BAR
 5 WOMEN'S CLUB LOUNGE
 6 BATHROOM
 7 OFFICE



KEAST PARK - JCB + SITE OFFICE PRECEDENTS

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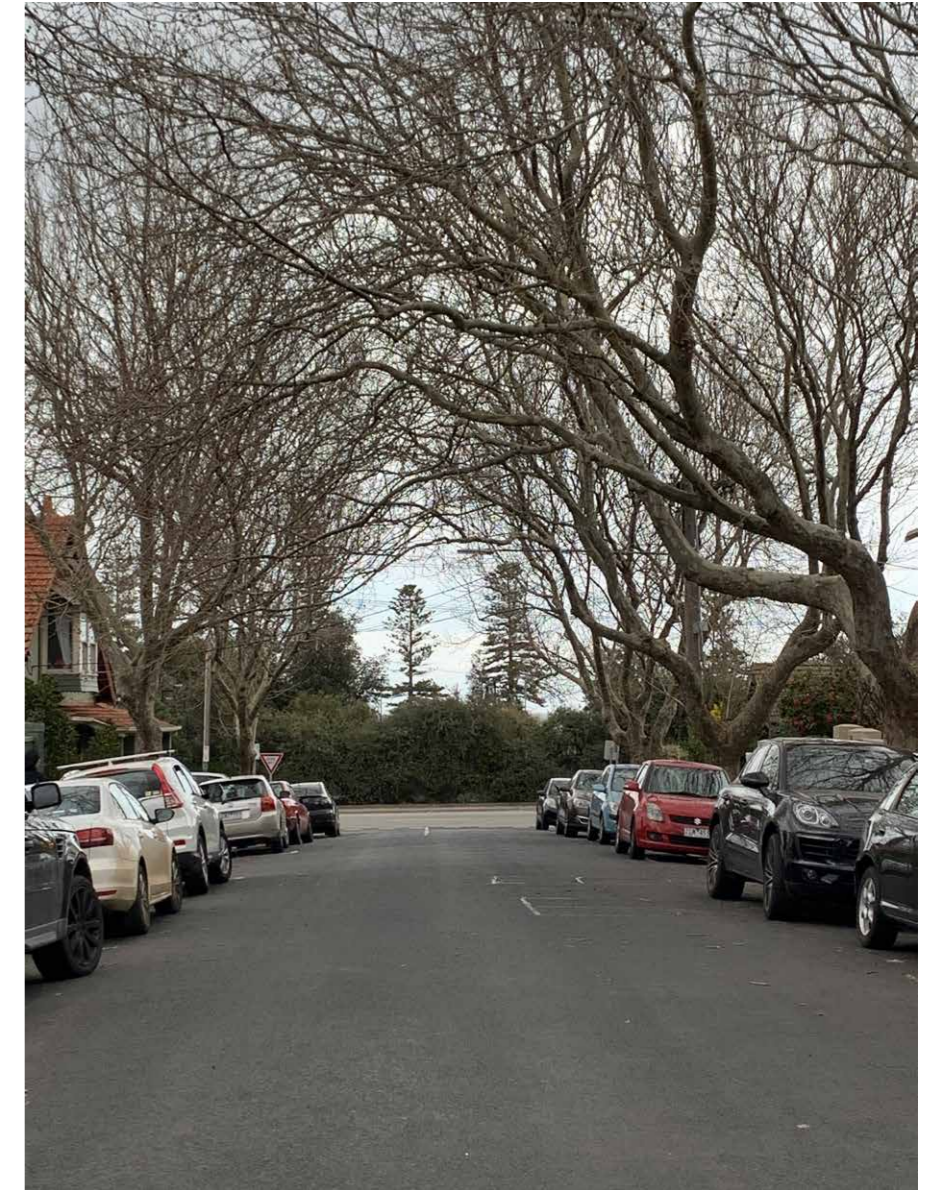


**HARBOUR BUILDING, AMSTERDAM - MARGULIS & MOORMAN
PRECEDENTS**

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Existing Indigenous Coastal Planting - Elwood Foreshore



View from Vautier St, 2020

COASTAL VEGETATION



photos from triathlons at Elwood (Point Ormond + Foreshore)
source: 2XU Triathlon Series



key plans of existing triathlons that take place at Elwood Foreshore

ELWOOD - TRIATHLON HUB

SPORTS + RECREATION



PROPOSED ELWOOD FORESHORE PRECINCT

building zone A

path to SLSC

public change rooms + toilets

building zone B

note: location is indicative - there is possibility to project the building volume towards the water

temporary beach and street maintenance

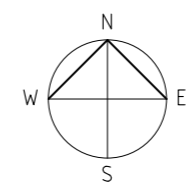
nature play area / playground

fitness station

sports lighting

ongoing collaboration required with Melbourne Water for drainage through the site

note: location of trees & planting subject to detailed design & location of drain



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