

1. CONSTRAINTS:

- 1A) The length of the proposed access road off Major Street and location of new carpark poses risk of dividing the natural and functional aspects to the communal, active and passive recreation areas
- 1B) The long and straight proposed access road may promote unsafe vehicular and pedestrian interaction
- 1C) The proposed carpark's close proximity to the new amenities + bbq area may diminish the pedestrian amenity and safety of these communal spaces
- 1D) While the grouping of the active recreation areas; cricket, basketball and new fitness equipment, is positive and directly accessible, the circulation connection between the areas could be enhanced

The proposed fitness equipment strip along new access road may create undesirability due to direct physical and visual exposure to passing vehicles and road dust

- 1E) The existing pathway connections between the carparks, communal areas, active recreation (grassed activity area) and passive recreation (picnic areas) appear to present a slightly disjointed flow of circulation impacting ease of navigation

2. OPPORTUNITIES:

- 2A) Potential to reduce the length of proposed access road while still maintaining accessibility through flowing pathway connections between carparks and surrounding activity areas
- 2B) Integration of road slowing / traffic calming measures within the design of the access road to promote safety and enhanced pedestrian interaction. eg. bends, bulb-outs, neck-downs, pedestrian islands etc.

Additionally, the proposed carpark and access road could adopt a more sympathetic design to integrate more naturally with the local conditions and coastal dune system

- 2C) While the new carpark is centrally located with direct access to the new amenities and bbq shelter, there is an opportunity to increase safety and amenity by deepening the threshold space between cars and communal spaces
- 2D) The grouping of the active recreation areas in a a more fluid and organic arrangement will promote enhanced use and more fluid circulation between activities - potential for circulation paths to act as an informal running track
- 2E) More fluid and organic circulation connections between the active recreation area, passive recreation area and carparks could promote enhanced use, accessibility, pedestrian flow, more natural and predictive navigation throughout the entire recreation area



SITE PLAN - CONSTRAINTS + OPPORTUNITIES

MAJOR STREET, WEYMOUTH
PREPARED FOR GEORGE TOWN COUNCIL

| Draft For Review

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inspiring
place

Date 13/2/2025
Scale 1:1000



KEY PLAN:

- 01 Reduced length of access road off Major St - road slowing / traffic calming measures integrated with bends and vegetated pedestrian islands. Increased proximity + visibility to the carpark from Major St will increase a sense of safety and security for users
- 02 Allowance for pedestrian path alongside the access road to increase safe pedestrian access and movement
- 03 Organic form of new carpark forming a loop for flow, decreased vehicular manoeuvring, and sympathetic to the coastal dune landscape. Integrating vegetated pedestrian islands to enhance the natural feel of the area as well as pedestrian safety - to align with George Town Township Plan Style Guide
- 04 Suggested carpark location = approx. 30m from new public amenities building with a direct and open accessible pathway connection to all amenities and recreation areas. This arrangement creates a deepened threshold between the carpark and the amenities and community use areas
- 05 Refurbished existing sporting equipment arranged with new fitness equipment in a more organic fashion with natural circulation paths creating pedestrian flow and connection. Fitness equipment is setback from access road / carpark yet still highly visible and accessible - as acknowledged in George Town Township Plan Style Guide

Idea: Potential for dedicated informal gravel running circuit to the perimeter of active recreation area to combine with fitness equipment and enhanced opportunities for community activities - also creates a maintenance buffer / barrier to surrounding vegetation

- 06 Maintain larger zones, clusters and pockets of low-mid level endemic coastal vegetation centrally, throughout and between the large open spaces of the carparks, picnic areas and sports area, to promote a break up of cleared area with natural vegetation supporting the local ecology, flora and fauna.

This will promote visual amenity as well as an enhanced connection to nature with potential for integrated informal seating along path - to align with George Town Township Plan Style Guide

- 07 The flowing and simplified form of the pathway network defines and formalises the grouped zones of active and passive recreation while creating clear, natural and predictive navigation throughout the recreation areas. The pathway network seeks to create a sympathetic language within the coastal dune landscape

Note: The above recommendations draw from the principals and objectives found in George Town Township Plan - see objectives in the Place Pillars diagram (to the right) that served as key considerations for the recommendations



SITE PLAN - RECOMMENDATIONS

MAJOR STREET, WEYMOUTH
PREPARED FOR GEORGE TOWN COUNCIL

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