

DRAFT for DISCUSSION

**Making
Capel Sound Shopping Precinct
*a vibrant coastal destination***

Food, Fun, Sand & Sun

**Retail Precinct with 8 Food Outlets
Ample off-street parking
Wide family-safe white sandy beach**





The Capel Sound Shopping Precinct

CONTENTS

1. Vision for the Village Precinct	4
2. Background and Consultation	4
3. Defining the Shopping Village Precinct	5
4. The Five Stage Plan	5

APPENDICES

1. Survey results and analysis of the village traders	7
2. Wayfinding - what is it and how will it help?	9
3. Traffic taming and road alterations (diagram)	10
4. Mall connecting rear car park to shops (diagram?)	11

1. Vision for the Village Precinct

'The Shopping Village is visually run down and doesn't have a mix of businesses or activities to attract locals or day-trippers'.

This was the summary position of a community forum facilitated in 2019 by the Capel Sound Community Group. To anyone travelling Point Nepean Road passing through Capel Sound for a destination to dine or enjoy one of the southern peninsula's special beach locations, this is a place to quickly bypass and does nothing for the image of our naturally vibrant southern peninsula. This is a tragedy on several fronts:

- it diminishes the image of the peninsula
- it is a wasted opportunity to further develop the special assets of the peninsula
- it does nothing to create pride in the wider community, and
- it's always a struggle for our local businesses.

With relatively little work, the Capel Sound Shopping Precinct will provide another vibrant coastal destination similar, but more intimate, than those that exist in Dromana and Rye. This is much needed on the southern peninsula.

2. Background and Consultation

While the need to improve the Shopping Village has been obvious to everyone for many years, the commitment to finally do something was born out of the 2019 Community Forum. This identified the particular issues with the village as:

- The shopping village needs beautifying
- People drive around it to get to other beachside precincts
- Area needs financial viability to attract traders to area
- Establish traders group cooperative to drive priorities
- Directional signage for car parks and a location map for the area
- Revitalisation of plantings
- Need a bakery and pharmacy
- Playground on foreshore.

Following this community forum, Covid happened! While nothing was then able to be done to improve the Village, it continued to deteriorate. Finally, in 2023 the Capel Sound Community Group took the leadership to drive real change.

In December 2023, 19 current traders were surveyed. This survey identified those things the traders believe should be done to make the Village more viable. The main issues identified were:

- Parking
- Playground, Seating / Picnic / BBQ / Mall – Open Space Communal areas
- General Presentation
- Public Toilet Facilities

The survey results were then put to a meeting of the traders who validated the issues identified in the survey. The survey results and analysis are at Appendix 1.

3. Defining the Shopping Village Precinct

Refer to the aerial view (p2).

Until now, most people travelling Point Nepean Road would see the shopping village as nothing more than a row of uninviting shops with limited on-road parking that is difficult and dangerous to access.

The proposed Village precinct design comprises improvements driven by the following Five Stage Plan.

4. Five-Staged Plan

To transform the precinct into a 'vibrant costal destination' the following five stage plan has been developed in conjunction with the Capel Sound Community and the village traders.

Stage 1: Re-establishing the Village Precinct as a destination

The parts and messages that define the Village Precinct and will be the basis for Wayfinding signage are, the Village:

- is a diverse eating precinct
 - There are 8 business offering multi-cultural food options
- has ample car parking at the rear of the shops
- has easy connection (with traffic lights) to the foreshore reserve, boardwalk and a wide, safe and sandy north-facing family beach.
- has a direct connection to the Bay Trail (walking and cycling tracks)
- contains a unique Estuary into the Bay (Chinamans Creek).

'Wayfinding' is a discipline/science that enables people to move seamlessly between and around public spaces (Appendix 2). Wayfinding signage will be used to make people aware of what the precinct has to offer and how to navigate seamlessly from parking, to eating, to spending a day on the safe white-sandy beach.

This can be done both quickly and cheaply. It will be supported by the Capel Sound Foreshores Committee of Management.

This Stage will establish the base for the next steps.

Stage 2: Redevelop the space at rear of shops

This was the site of the original West Rosebud Bowls Club. It was moved to its present site at Vern Wright Reserve (in late 1980's) to enable the Shopping Village to develop to its full potential. It has never been developed and is now in a dilapidated condition.

This Stage will develop the Capel Ave Open Space with

- Additional off street parking with improved lighting
- Recreational Space including
 - Public Toilet facilities
 - Seating
 - Picnic Tables
 - Barbeque facilities
 - Children's playground.

Stage 3: Improve General Presentation of the Village

This Stage will improve the ambience of the Village for locals and visitors. It will include:

- Updated paving, footpaths and lighting for improved safety and security
- Using vegetation plantings and maintenance to make the strip more welcoming
- Providing seating and tables (street furniture)
- Flagpole signage announcing Capel Sound Village

Stage -4: Traffic Taming and Parking on Point Nepean Road

Traffic flow and parking through the village is dangerous, unattractive and unworkable in its current form. This stage will re-structure this space by:

- Flipping the current parking / roadway format (Appendix 3)
 - establish angle parking to the shop side of the road
 - creating a slip lane to improve safety and traders access
 - improving Disabled Parking access to the Village.
 - Relocate Traffic Signal to the intersection of Capel Ave for improved traffic flow and pedestrian access
 - Time limit and enforce parking
- This Stage will also increase the space available at the centre of the Village to create a central area that can form a natural 'town centre' to allow people to meet and to be used for 'pop up' events (such as the 'bearded bakers'). This can be done by taking a small number of current roadside parking spaces into the Village centre.

Stage -5: Establishing a Mall connecting the Rear Car Park to the Shopping Village

Creating a Mall that will seamlessly connect the rear carpark to the village centre. The effect of this would be similar to the Mall at the Mount Martha Shopping Village.

This would require the acquisition of one retail premise central to the shopping village. (Appendix 4)

Appendix 1 - Survey Results and Analysis of the Village traders

TRADERS	REAR PARKING UPGRADE SURFACE / Security / Lighting	Parking Signage	Parking Street relocated to shops side	Street Lighting	Shopping Village signage on approach	Playground / Picnic / Seating area	Public Toilets	Footpath / Paving	Trees – Revitalize Plantings	Xmas Decs / Tree Pole setc	Pedestrian / Lights relocate to sidestreet	40k Limit	Graffiti removal / General tidiness	Street Drainage banks back onto pathway
1	X					X								
2	X							X	X					
3	X					X	X							
4	X					X					X	X		
5	X	X	X			X							X	
6	X				X	X		X						
7	X													
8	X							X						X
9	X						X							X
10	X				X									
11	X					X				X				
12	X		X	X										
13	X							X						
14	X					X				X				
15	X													
16	X					X						X		
17	X					X								
18	X			X										
19	X						X							
COUNT	19	1	2	1	2	9	3	4	1	3	1	2	1	2

Analysis of the input from the village traders

The four main issues identified were:

- Parking
- Seating / Picnic / BBQ / Mall – Open Space Communal areas
- General Presentation
- Public Toilet Facilities

1. PARKING

1.1. Rear Car Park

1.1.1. An upgrade of the rear park is well overdue with current gravel park consistently requiring attention due to re-emergence of pot holes and flooding creating an unsafe area for Traders and Shoppers alike.

1.2. Lighting is substandard causing concern for people using the parking after dark.

1.3. Improved use of open space area currently lawn area for both Parking and recreational space including Seating, Picnic Tables, BBQ's & Playground

1.4. Street Parking

1.4.1. Review of street parking with consideration flipping it around bringing Angle Parking to Traders side of street creating a village parking aspect similar to that of Rosebud, improving retail accessibility and safer parking options alleviating the current situation of alighting vehicles directly onto Point Nepean Rd traffic lane.

1.4.2. Addition of Disabled Parking spots.

1.4.3. Time Limit Enforcement

1.5. Relocation of Pedestrian Crossing

1.5.1. As part of the parking reallocation Pedestrian lights could be replaced by adding a set of traffic lights to the Capel Avenue Point Nepean Road intersection allowing better traffic movement in

and out from Capel Avenue and Foreshore area as well as offering greater pedestrian access to all areas.

1.6. Signage

- 1.6.1. Shopping Village Trader signage on approach from both directions along Point Nepean Rd to be upgraded.
- 1.6.2. Improved signage to rear car parking
- 1.6.3. Incorporating Wayfinding signage with Foreshore indicating Beach (Foreshore Committee are willing to incorporate Shopping Village signage from their end).

1.7. Speed limit Safety issues

- 1.7.1. Traffic speed reduction initiatives
 - 1.7.1.1. Road relocation
 - 1.7.1.2. Review current speed limits

2. SEATING / PICNIC / MALL Communal areas

- 2.1. Lack of seating & tables does not afford the opportunity for residents & visitors to our unique area to benefit from what the Village has to offer by way of eateries. This in turn would create further opportunities attracting traders that have not been willing to invest in the village due to its lack of facilities.
- 2.2. Seating / Table & BBQ facilities to be added creating an inviting Village feel for the benefit of the community, visitors and traders.
- 2.3. Playground area at either the Foreshore or within the "Open Space" area at rear of shops would be beneficial to the community, visitors and traders.
- 2.4. Part of this vision would be for the Shire to acquire vacant retailer space and create a community mall with seating & table's area between point Nepean Rd and rear parking giving excellent access to additional parking and community facilities.

3. GENERAL PRESENTATION

- 3.1. Village requires upgrading to the General overall Paving / Footpaths to create a consistent even surface improving safety and cleanliness.
- 3.2. Plantings to be reviewed with current Treescape lack of maintenance looking dishevelled.
- 3.3. Festivity decorations to be considered around Village during the peak Xmas to Easter period creating an inviting atmosphere.
- 3.4. Street Drainage overflow issues, banks back onto footpaths at South Western end of Village.

4. PUBLIC RESTROOM FACILITIES

- 4.1. Public Toilet facilities to be added to the Rear Carpark "Open Space" area together with additional parking and Picnic facilities using the current underutilised "Open Space" area on Capel Ave.

Appendix 2: Wayfinding - what is it and how would it help?

*Wayfinding is the process of how people orientate themselves and navigate in a space or along a pathway. It is a combination of graphic design, architectural design and landscape design. Signage can help wayfinding.

Wayfinding signage to be positioned close by Pedestrian crossing at Capel Ave intersection highlighting

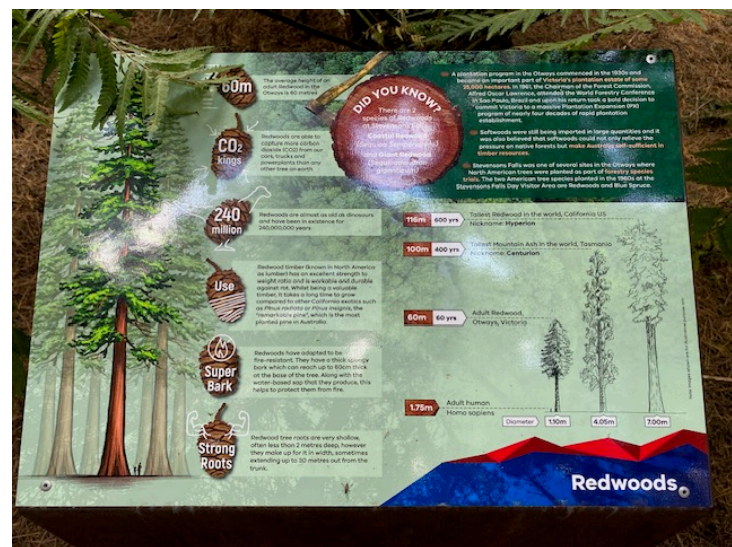
- village trader eateries
- car parking at the rear of the shops. (Picnic facilities, Public toilets & Playground when completed)
- foreshore reserve, boardwalk and a wide, safe and sandy north-facing family beach.
- Bay Trail (walking and cycling tracks)
- Chinamans Creek Estuary into the Bay

Additional signage at either end of the Shopping Village on Point Nepean Rd to be updated highlighting :

- Village is a diverse eating precinct
 - There are 8 business offering multi-cultural food options
- Rear Car Parking for (estimated 150 cars)
- Picnic facilities, Public toilets & Playground when completed

Estimated Costs :

- Central Wayfinding Sign \$XXXXX
- Pt Nepean Rd Signage \$XXXXX



Appendix 3: Traffic taming and road alterations (Diagram)

Note "NOT TO SCALE"



Appendix 4: Mall connecting rear parking to shopping strip (Diagram)

An Open Mall as shown below connecting the rear parking to the Shopping Village would create a seamless connection creating a true communal feel to this unique Village.

Note "NOT TO SCALE"

