# BAYSWATER TOWN CENTRE Place Essence and Values

FEBRUARY 2020

### Introduction

City of Bayswater has partnered with Village Well to facilitate a community discussion and shared understanding of Bayswater Town Centre. The process is the result of community requests to identify the core values that define Bayswater Town Centre, and for these to guide decision making on initiatives affecting this place.

City of Bayswater recognises the value of placemaking in generating a genuine shared vision for a place that reflects common aspirations and builds confidence and participation in delivering the vision.

This project aims to identify the community's core values relating to the Town Centre and to define the unique qualities that make this a special place.

The place-centred discussions, which acknowledge the important context of the river, trees and local topography, have provided the direction for this report. The report outlines the findings of the community workshop, and a shared vision that will unify the community, traders, government and other stakeholders in their approach to guiding the next stage of development of the Bayswater Town Centre, and the way they live and work in this place.

The words you read here are direct from workshop participants. Immerse yourself in the Place Story to understand how the community wants to live and this will guide your work in the town centre. These words express the essence of the place, which when built on will enhance its 'sense of place'. Place values and principles are identified to guide decision-making, and 'future rituals' and 'wow factors' are the experiences to create.



### **Place Story**

#### Morning

"Wake up to the sound of birds and beautiful blue skies over the trees out my window. Looks across the hilltops seeing the scope of the range...sky and river. I hear the black cockatoos before I see them. They forage from the white gum behind me...Already the smell of delicate coffee and freshly cooked breakfast drift across anticipatory senses...

Walking my dog in the morning happily passing under a lush green canopy. People are out...and chatting to each other. Children can walk up and down the streets to visit their friends in safety.

Leaving my tree lined street, to move into the town centre, where people congregate as they go about their business – shopping, banking, or visiting their local coffee shop... stopped for brekky and coffee at one of many cafes, met friends and neighbours doing the same... I shop locally in a variety of stores selling local produce... which is pretty much everything I need... I can also access produce from community gardens....

But the walk draws me on and on towards the River .... where all kinds of activities are taking place, community is occurring. Children are playing, people of all ages are ... connecting... A group of strangers invite me to join them..."





#### Night

"On the train on a Friday afternoon as I disembark onto the platform the cool air from the river greets me and with it a sense of relief as I step into Bayswater. I feel safe and held. As I exit the station a passer-by acknowledges me with a smile...I head down into the town centre...with nothing in mind - I get sidetracked, bump into people, watch crowds, discover new things. It's alive with people, culture, greenery...the town square hums with convivial happiness

I eat out for dinner at night, good food and wine...evening walk... everyone out in the streets...I head out for live music at an arty Baysie venue...walking through the well-lit streets"

Words extracted directly from workshop participants' notes.

## PLACE VALUES AND PRINCIPLES

~ Djert & Djilyaro ~

#### 1. Ever-present Experience of Connection to Nature

Visual, tangible, celebrated and foregrounded

"As I walk past the gentle spring that curves around and by the station, bubbles along past the shops and down to the river"

### 2. A Place Experienced on Foot

The community is accessible and connected

"Bayswater feels like home! It's green, you can walk and cycle around - the blend of nature, people and places makes it special"

### 3. Buzzing, Engaging Town Centre with a Strong Local Focus

Bustling and busy with a thriving local economy



#### 4. Interconnectedness

A place designed to facilitate community interaction

"People are happy to know each other, greet each other from balconies and streets"

### 5. Safe to Roam

A safe place for all in a supportive community

"We have a philosophy of helping each other and caring"

### 6. Respect for Difference

Accepting, respectful, diverse, welcoming and inclusive

"Bayswater is so much better when everyone agrees that people make communities and communities make a culture..."

#### **Future Rituals**

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#### DAILY NATURE IMMERSION



#### WALKING FOR LOCAL PRODUCE



SOCIAL ENCOUNTERS IN THE VIBRANT TOWN CENTRE



REGULAR, ENRICHING SOCIAL EXPERIENCES AND EVENTS

#### **Future Wow Factors**

#### SHOWCASING TOPOGRAPHY

- Maximising and highlighting expansive views
- Stimulating and unique experiences that make use of the topography
- Panorama



#### A RICH HISTORY THAT CONTINUES INTO THE FUTURE

- Retaining the histories and stories of Bayswater
- A storyline extending into the future people of Bayswater that captures new stories and incorporates Bayswaters rich history
- Strong sense of spirit of place



#### HAPPY, BUZZING, CONNECTED PLACE

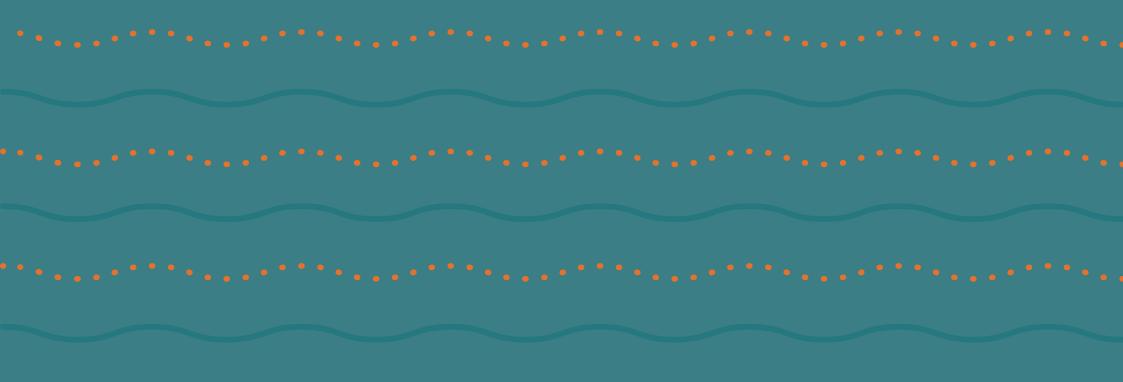
- Smiling people
- Stimulating experiences (including hover cars)
- Welcoming and inclusive
- "I smell different smells, I see different things and I hear different sounds"



#### FOSTERS A CONNECTION TO NATURE

- Mature trees and expansive canopies
- Connection between the river and the town centre
- Green spaces to rest and play
- Community Gardens
- "Uncover the stream that runs through the town centre"







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