

Ocean Breeze Reserve

MASTER PLAN



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shire council

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PROJECT OVERVIEW

In late 2016, Ballina Shire Council commissioned the preparation of a Master Plan for the Ocean Breeze Reserve. This 1.24 hectare reserve is between Hutley Drive and Ocean Breeze Drive at Lennox Head. The Ocean Breeze Reserve Master Plan will be incorporated into Ballina Shire Council's Plan of Management for Community Land.



Figure 1: Ocean Breeze Reserve

The Ocean Breeze Reserve Master Plan will guide future development and use of the Ocean Breeze Reserve. Specific project objectives are:

- to identify the reserve's values and assess their significance;
- to engage with stakeholders in relation to the attributes of the reserve, and the existing and potential future use of the reserve;
- to identify options, challenges and opportunities for the potential future use of the reserve that protect the reserve's values and utilise the opportunities presented by the reserve; and
- to illustrate the preferred future use of the reserve in a Master Plan supported by a rationale report and initial costings for the implementation of the Master Plan.

The master planning process is documented in **The Ocean Breeze Reserve Master Plan Background Material**. The process included:

1. site investigations;
2. identification of site opportunities and issues;
3. review of previous input into planning for the reserve;
4. stakeholder consultation in the form of face to face meetings;
5. community consultation through a public online survey;
6. development of the master plan priorities;
7. preparation of three concept options based on the master plan priorities;
8. public exhibition and online survey regarding the three concept options;
9. review and compilation of community responses to the concepts; and
10. identification of trends in community sentiment to the concepts and direction forward for the master plan.

At the end of this process, key messages were identified from the community relating to the finalisation of the master plan. These included:

1. the master plan should include a community garden and a public toilet.
2. the master plan should focus on nature based play elements rather than traditional, 'off the shelf' play equipment.
3. the master plan should include a large shelter for gatherings and include supporting infrastructure such as seating, BBQ facilities and picnic facilities, but in a manner that suits the less structured approach to the play area.
4. the master plan should include vegetation management and planting.
5. the master plan should retain open grassed areas for informal play and green space.
6. the masterplan should take a restrained approach to concrete paths.
7. the masterplan should be mindful of the placement of elements in relation to neighbouring residents.

This document represents the finalisation of the Ocean Breeze Reserve Master Plan. The master plan includes the master plan priorities, the Ocean Breeze Reserve Master Plan (landscape plan), cross sections, a rationale for the plan, illustrations of master plan proposals, anticipated costs and a proposed staging plan.

MASTER PLAN PRIORITIES

The concept plan priorities developed in **The Ocean Breeze Reserve Master Plan Background Material** were reviewed after the public display of the concept plans for the reserve. The priorities were amended to incorporate community sentiment expressed regarding the options. The priorities for the Ocean Breeze Reserve Master Plan are:

Community

- provide a master plan that genuinely reflects community sentiment;
- provide sufficient detail about concepts so the community can evaluate proposals;
- retain the character of the reserve and its function as a place for social gatherings;
- create a reserve that can be used and enjoyed by all people of all abilities;
- respect those interested in the reserve's future including those who live close to the reserve, in the neighbourhood and in the broader Lennox Head community;
- respect that interest in the reserve comes from existing and potential users;
- respect current uses of the reserve that are supported by the community; and
- provide opportunities for the community to connect and interact.

Environment

- consider potential environmental impacts;
- consider the existing reserve vegetation;
- consider the impact of proposals on stormwater runoff and accumulation;
- provide for suitable drainage within the reserve; and
- consider the use of native planting and potential revegetation areas.

Connections

- provide a public reserve that is well connected physically to the community; and
- adopt a restrained approach to concrete paths.

Infrastructure

- design a reserve that reflects future planning for the Hutley Drive extension; and
- protect the existing services of sewer, stormwater and water mains.

Facilities

- locate facilities with consideration to the surrounding land uses;
- retain and enhance the positive characteristics of the reserve including its serenity, shade trees and as a safe play space for children;
- enhance the reserve with appropriate facilities and a character that encourages use and enjoyment of the reserve;
- provide a community garden and public toilet;
- provide a play area focused on nature based play elements rather than traditional, 'off the shelf' play equipment;
- provide a large shelter for gatherings and include supporting infrastructure such as seating and picnic facilities;
- provide facilities in a manner that suits the 'natural' and 'low key' desired character for the reserve;
- consider vegetation management and planting within the reserve;
- retain open grassed areas for informal play and green space;
- make allowances for the inclusion of potential further facilities and infrastructure through the retention of undeveloped open space areas;
- avoid the inclusion of items not strongly supported by the community including 'ornamental gardens', 'vehicle parking', 'BMX track', 'skateboarding infrastructure' and 'sports equipment/fields/courts';
- provide supporting infrastructure such as bins and access to water; and
- provide opportunities for other items to be included such as sculptures, public art works and interpretive signage.

Maintenance

- consider the long term maintenance and mowing of the reserve.

Amenity

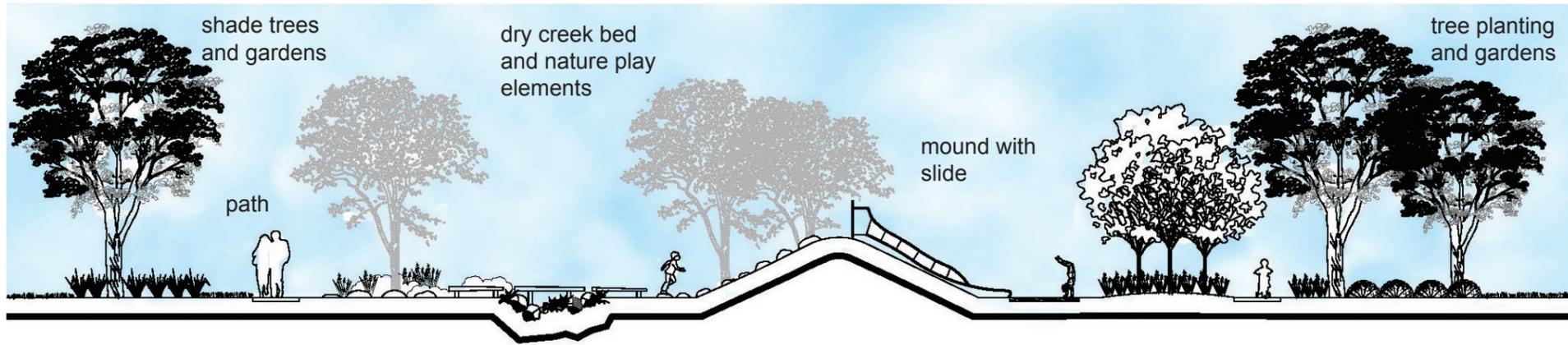
- consider potential views in to and from the reserve; and
- create a reserve with high visual amenity.

Safety

- provide for pedestrian safety along Hutley Drive;
- consider the potential for changes to traffic movements and the amount of traffic;
- design to minimise the potential for anti-social behaviour and vandalism; and
- design to maximise the safety of park users, in particular, children.



- LEGEND**
- existing tree removed
 - existing tree retained
 - tall shade trees
 - tree planting to basin
 - native food and park trees
 - 2.5m concrete path
 - 1.5m concrete path
 - 1.2m decomposed granite path
 - 1.2m exposed aggregate path
 - seat
 - picnic facilities
 - bike rack
 - community garden area - works to be staged
- 1 reserve entry with grassed open space for visibility
 - 2 childrens nature playground with grassed mounds, dry creek bed, climbing boulders, timber steppers, climbing logs, slide on mound and timber swing
 - 3 large shelter for gatherings to include picnic & facilities
 - 4 public toilet
 - 5 community food garden (raised gardens, deco paths & orchard)
 - 6 working area for garden (storage shed/compost bins)
 - 7 restricted access for garden deliveries (reinforced turf)
 - 8 grassed stormwater detention area/ open space
 - 9 2.5m path to Hutley Drive
 - 10 on street parking
 - 11 pedestrian refuge



Master Plan Cross Section
Path, nature play area and planting



Master Plan Cross Section
Large shade shelter, path, tree planting and community garden

MASTER PLAN - RATIONALE

Hutley Drive Extension

The Master Plan reflects and integrates future planning for the Hutley Drive extension including the requirements for a stormwater detention area. Future drainage for the Hutley Drive extension will require a detention area for stormwater management and the required area has been sited on the lowest part of the reserve.

The Master Plan suggests that as part of planning for the Hutley Drive extension, consideration be given to on street parking and a 2.5m concrete path along the northern side of Hutley Drive. This will provide easy access from parking to the reserve's southern entry. A row of tall shade trees with clear trunks will provide clear views into the park and add to the reserve's amenity.

Connections

The Master Plan formalises existing walking routes through the reserve including from Ocean Breeze Drive to Hutley Drive and the existing end of Hutley Drive up to North Coast Road. The central path through the reserve would be a 1.5m wide concrete path. It is proposed the northern entry of the reserve has existing vegetation removed to increase visibility and awareness of the access to the reserve. New shrubs along the boundaries could provide a screen for neighbouring properties and shade trees sited along the path will add to the amenity of the reserve entry.

The Master Plan locates a second path meandering around the outside of the reserve. This path could be exposed aggregate concrete or coloured bitumen. It would provide a walking opportunity, the chance to enjoy new trees and gardens and access to shaded seats.

Facilities

The Master Plan reflects community sentiment regarding facilities within the reserve. Facilities and active spaces have been located in visible areas away from drainage areas and close to the centre of the reserve away from adjacent land uses. Facilities have been located with a focus on being visible from Hutley Drive whilst being a suitable distance from this future busy road.

The Master Plan provides a public toilet in a visible and accessible location. A community garden is located in the northeast of the site and could be fenced or unfenced. There would be no on site parking for the garden, however, a restricted access would be provided to facilitate garden deliveries such as soil and mulch. This access could utilise reinforced turf cells and, when not in use, would appear as part of the reserve's open grassed space.

The community garden could include raised vegetable gardens with decomposed granite pathways, an orchard, a small storage shed for hand tools and compost bins. Native food trees could be located beyond the community garden area as part of the reserve's tree planting and could provide a visual screen for residences to the east.

The Master Plan provides a children's play area with a focus on nature based play elements rather than 'off the shelf', traditional play items. The area could include a dry creek bed, boulders, timber balance beams, grassed mounds with a slide, a timber swing, balance logs and timber steppers. Elements would be integrated with tree planting and gardens. The Master Plan provides a large shelter with picnic facilities for group gatherings. Supporting infrastructure in the reserve would include a bike rack, water bubbler/tap, bins and seats.

The Master Plan retains areas of open space at the detention basin and between the nature play area and Hutley Drive. This will retain opportunities for informal play. The reserve would provide for both active and passive recreation and is to provide for all age groups and abilities.

Character

The Master Plan seeks to achieve a balance between retaining those characteristics identified by some community members as popular (e.g. vegetation, serenity and open space) with additional facilities. The play area would incorporate natural materials such as timber, stone and vegetation. The intention is the play space is 'green' and 'natural' in appearance.

There is the potential for small scale art works to be incorporated in the design of the reserve and these designs could reflect natural elements such as a local bird life or flora. Art works could be incorporated in furniture elements or could be as subtle as cast elements sited on boulders in garden areas. All new infrastructure would be visually 'softened' with indigenous gardens.

Vegetation

The Master Plan recommends the removal of some existing trees due to their proximity to services, being an inappropriate species or to enhance particular functions of the reserve. It is proposed the understory to the retained trees be tidied up and some areas under pruned to removed the potential for mosquito breeding and to allow some use of these areas.

New planting would incorporate indigenous tree, shrub and groundcover planting. The intention would be to maintain views across the park, to provide shade and to create an attractive setting.

Maintenance

A designed detention area will assist in managing stormwater at the reserve. Mulching the retained trees will assist in easier mowing of the reserve. Species selection should focus on using reliable indigenous species. Tree planting, the layout of gardens and the set out of infrastructure should be designed to ensure easy mowing of the reserve. Materials need to be robust and infrastructure must be designed/selected to minimise the potential for vandalism.



public toilets



large shelter for group gatherings, picnic facilities, park furniture and seating in shaded locations



trees allowing views into the reserve



path providing link through reserve



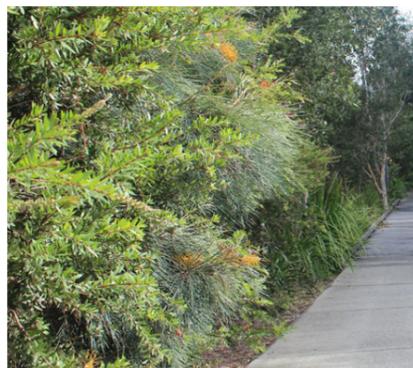
open space retained for informal play



grassed detention area with open space and trees



childrens play area with nature based play elements, mounds, planting, slide and timber swing



native planting



potential to include art works in landscape



community garden with vegetable gardens, orchard, native food trees and work area



Anticipated Costs

PROPOSED ITEM	QUANTITY	ANTICIPATED COST
Preparation & Site Establishment		
site establishment for construction site		\$ 1 500
tree removal & under pruning of retained trees		\$ 6 000
earth works to playground and picnic area		\$ 4 000
Infrastructure		
new toilet block		\$ 120 000
central concrete pathway (1.5m wide)	170m ²	\$ 22 000
exposed aggregate concrete path (1.2m wide)	216m ²	\$ 26 000
large shelter for group gatherings	1	\$ 22 000
picnic settings (including 2 to large shelter)	3	\$ 7 500
seats	3	\$ 6 000
bike rack + concrete slab	1	\$ 4 000
water bubbler + tap + provision of water	1	\$ 7 000
bins	2	\$ 4 000
concrete slabs to shelter, picnic setting & seats	80m ²	\$ 9 000
reserve signs at entries	2	\$ 2 400
Playground		
timber swing		\$ 8 000
nature play area (logs, timber steps, boulders)		\$ 30 000
grassed mound with slide		\$ 35 000
mulch softfall to swing & slide base	80m ²	\$ 5 000
subsoil drainage to playground		\$ 5 000
decomposed granite path	74m ²	\$ 7 000
edging	80m	\$ 8 000
Planting & Turf		
new tree planting	50	\$ 5 000
garden areas	200m ³	\$ 10 000
mulch to retained trees	680m ³	\$ 5 000
new turf	400m ³	\$ 4 000
TOTAL		\$ 363 400

Note: This estimation of costs excludes the cost of the grassed detention basin, on street parking and the concrete path on the northern side of Hutley Drive. It is assumed these works will be completed as part of the works associated with the extension of Hutley Drive.

Proposed Staging



Notes:

Completion of Stage One of the master plan is to be funded in conjunction with the extension of Hutley Drive (North). Given this, Stage One is subject to the Hutley Drive (North) road works proceeding.

The adopted funding strategy for the Ocean Breeze Reserve Master Plan (as of December 2017), does not extend beyond Stage Three of this proposed staging of works. Stages Four and Five have not been included for funding in the long term financial plan and will not proceed unless an alternative funding source is identified in the future.

	Stage One <ul style="list-style-type: none"> • on street parking • concrete path on northern side of Hutley Drive • grassed stormwater detention area/open space 	part of Hutley Drive extension works
	Stage Two <ul style="list-style-type: none"> • site establishment • tree removal and under pruning • mulching to retained trees • central concrete path • Hutley Drive tree planting 	\$ 35 500
	Stage Three <ul style="list-style-type: none"> • access to community garden • preparation & implementation of tenure agreement to occupy community land • raised vegetable gardens • community orchard • deco paths • storage shed + compost areas • fence to garden 	works to be funded by community group
a)	Stage Four <ul style="list-style-type: none"> • nature based play area • mound with slide • decomposed granite path • timber swing • park signage 	\$ 100 400
b)	<ul style="list-style-type: none"> • large shade shelter with picnic facilities • park furniture (picnic table, seats, bins, bubbler & bike rack) • new tree planting, gardens and turf 	\$ 80 500
	Stage Five <ul style="list-style-type: none"> • exposed aggregate path (1.2m wide) • tree planting to stormwater detention area • toilet block 	\$ 147 000
	TOTAL	\$ 363 400

