# **PLAN SET**

15/245/01 Site Analysis

15/245/02 Opportunities and Broad Design Principles

15/245/03 Concept Plan Sheet 1

15/245/04 Concept Plan Sheet 2

15/245/05 Typical Sections

15/245/06 Concept Plan Pathway Options

## **DOCUMENT PURPOSE**

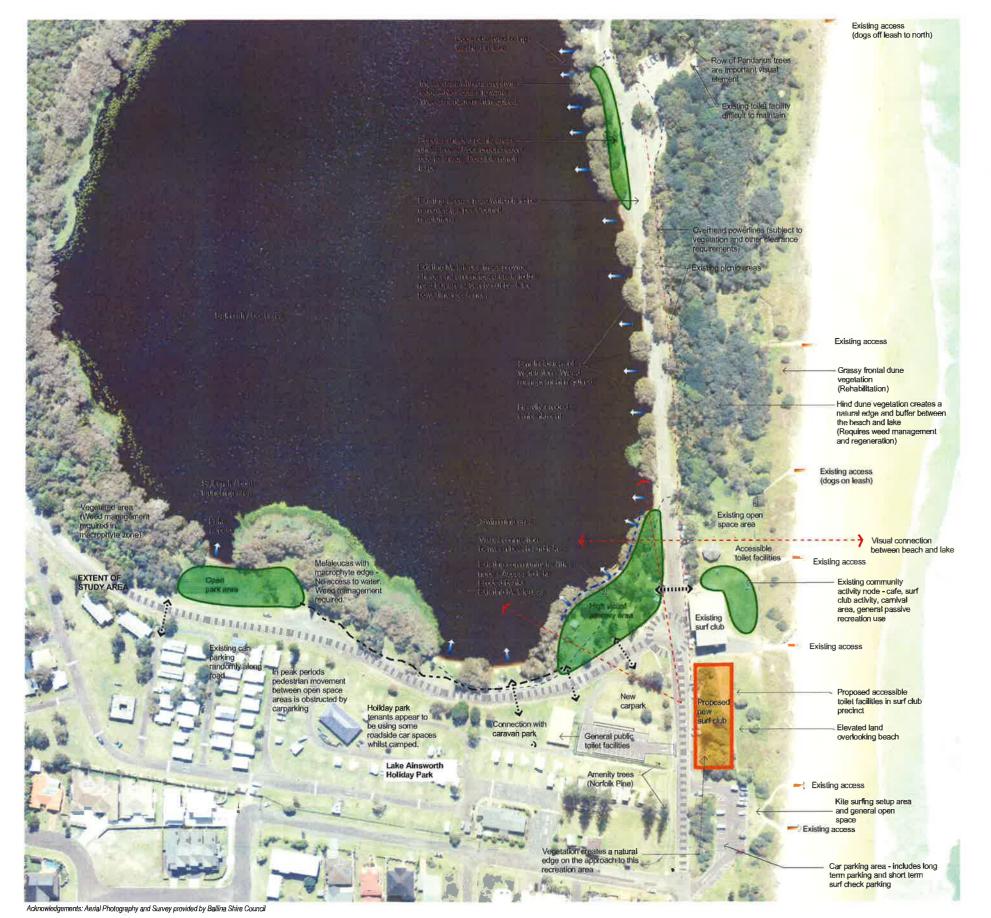
This concept plan has been prepared as a summary of the design intent for future redevelopment of the eastern and southern recreational areas of Lake Ainsworth. It incorporates recommendations from earlier master planning for The Lake precinct by Hassell in 2005 and Complete Urban Pty Ltd in 2014 as well as concept planning for the surf club by Complete Urban in 2015. This has been combined with feedback received from Council staff an Councilors in various minutes and meetings. The concept plan sketches represent the design post construction of the new surf club. This concept plan is intended to guide the preparation of detailed designs by Council staff for the upgrading of the study area following closure of the eastern access road.



LAKE AINSWORTH **RECREATION PRECINCT LENNOX HEAD** 

# **CONCEPT PLAN**

16 March 2016 Prepared for Ballina Shire Council



### **KEY ISSUES IDENTIFIED BY SITE ANALYSIS**

LAKE BIODIVERSITY / WATER QUALITY | EROSION CONTROL AND ACCESS The Lake Precinct contains a diversity of good quality vegetation, but in high use areas the vegetation is degraded and contains weeds. Embankment erosion and runoff from hard surfaces flows to the Lake.

There is evidence of erosion around tree roots as well as on high use grass areas. Areas which contain a sleep grade to access the water appear to have a more which have previously been subject to vegetation regeneration.

SHADE AND AMENITY Closure of the eastern access road to vehicular traffic provides opportunities to consolidate and enlarge passive open space areas which are presently small, highly eroded profile. Access to the Lake occurs in many locations including in areas connectivity. The existing shaded areas are well utilised.







RATIONALISATION OF CARPARKING During peak holiday seasons or events, carparking is congested and occurs in a random and inefficient manner. The car parking is poorly defined and often on a steep grade.

URBAN AMENITY AND CONNECTIVITY WITH SURF CLUB The park areas around the surf club are disconnected from the lake. The urban amenily in this area is old and weathered in appearance and there is limited natural

RECREATIONAL OPPORTUNITY. DIVERSITY AND ADAPTABILITY The take and beach are exquisite natural assets which attract people to the precinct. The open space areas need to provide adaptable areas for a diversity of recreational and passive uses such as swimming, boating, surf club events, and







### LEGEND

- Pedestrian access to the Lake
- Pedestrian access to the beach
- Existing recreation activity node
- \*\*\*\*\* Predominant pedestrian connections or desire lines
- Predominant vehicle traffic routes (assumes closure of the eastern road)
- Important visual connection or view
  - Major overhead power line
- Surveyed 1999 high water level (3.2 AHD)

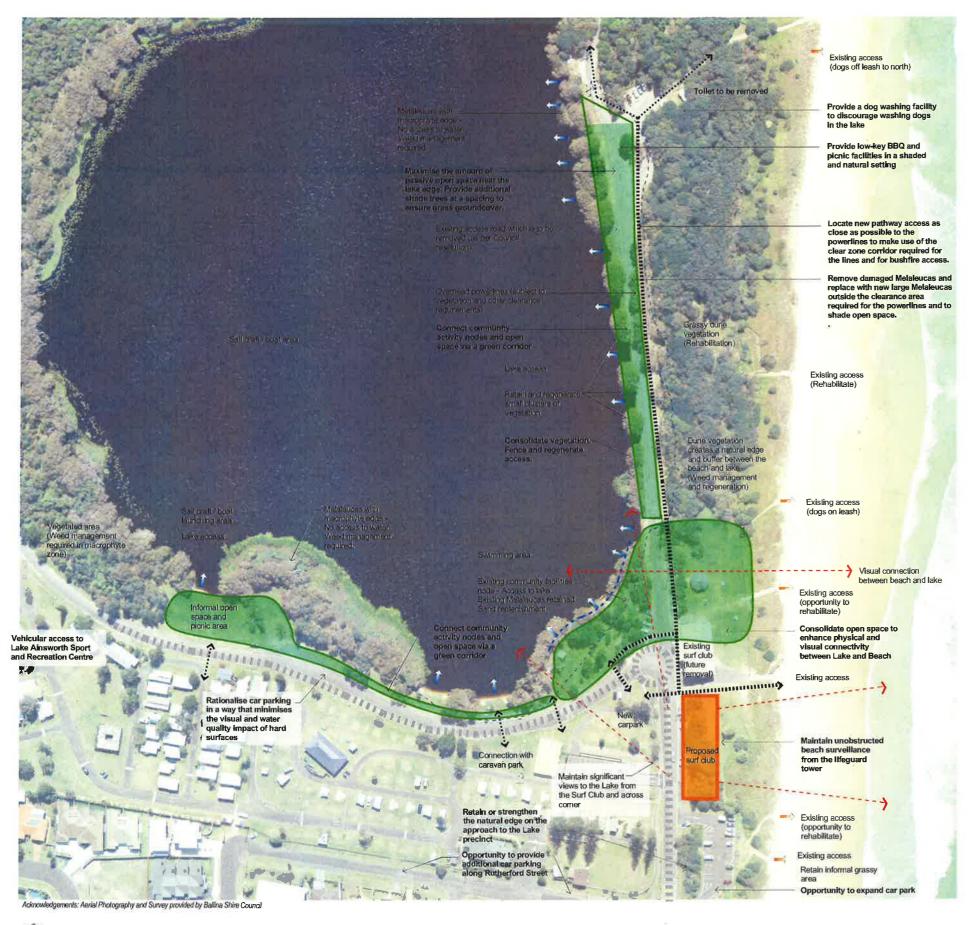
Sheet 01 of 06

LAKE AINSWORTH **RECREATION PRECINCT: LENNOX HEAD** 

SITE ANALYSIS

Prepared by design team ink: landscape architecture + urban design

0 10 20 30 40 metres (1:1000)





www.designteamink.com
Prepared by design team ink: landscape architecture + urban design 0 10 20 30

### **OBJECTIVES**

- Maximise opportunities to improve the quality and quantity of stormwater entering the Lake and the general environmental quality of the Lake.
- Consider the future relocation of the surf club to a new position south of the existing facility and the interactions with public open space in this area.
- Achieve a design solution which addresses the significance of the Lake Ainsworth
  precinct to the local (and regional) community in a way which promotes the natural
  assets and passive recreational opportunities of the precinct.
- Support low-key, passive recreation in a robust and predominantly natural setting.

#### **OPPORTUNITIES AND KEY DESIGN PRINCIPLES**

#### **Eastern Lake Precinct**

Improve and controll access to the Lake (from Complete Urban 2014)

Protect existing environmental features (from Complete Urban 2014)

Retain the existing overhead powerline services

Support bicycle use

Provide public outdoor showers at the major beach access points

Support informal passive recreation in a shaded and casual natural setting

Improve water quality (from Complete Urban 2014)

Maintain and enhance the 'naturalness' of the precinct

Consolidate lake and beach access points

### **Central Lake Precinct**

In the long term, consolidate the open space areas north of the surf club to connect 'lake-side' with 'beach-side'

Provide public outdoor showers at the major beach access points

Provide picnic and BBQ facilities that support passive recreational use

Keep dogs away from the Lake, but provide good dog washing areas at the beach access point Support bicycle use

Provide an adaptable open space area which can be used for outdoor functions or carnivals Improve shade and amenity on the beach-side open space

Provide for safe and uninhibited pedestrian movement between the beach and Lake and also between the Lake and surf club

Maximise opportunities for vehicles to turn on Pacific Parade to reduce potential vehicle movements on the southern lake road

Maximise car parking opportunities but not too the detriment of pedestrian convenience or visual amenity

Include measures to slow vehicular traffic on Pacific Parade (from Complete Urban 2014) Improve water quality (from Complete Urban 2014)

Protect existing environmental features (from Complete Urban 2014)

#### Southern Lake Precinct

Provide green open space (from Complete Urban 2014)

Provide new picnic and BBQ areas (from Complete Urban 2014)

Maximise car parking opportunities but not too the detriment of pedestrian convenience or visual amenity

Maintain provision for the launching of water and sail craft

Provide improved access to the lake front and water where there are existing flat grades Maintain and enhance the 'naturalness' of the precinct

Improve water quality (from Complete Urban 2014)

Protect existing environmental features (from Complete Urban 2014)

Sheet 02 of 06

LAKE AINSWORTH RECREATION PRECINCT: LENNOX HEAD

OPPORTUNITIES AND BROAD DESIGN PRINCIPLES

0 10 20 30 40 metres (1:1000)



Adknowledgements: Aerial Photography and Survey provided by Ballina Shire Council

Sheet 03 of 06

LAKE AINSWORTH

RECREATION PRECINCT: LENNOX HEAD

## LEGEND

Pedestrian access to the Lake

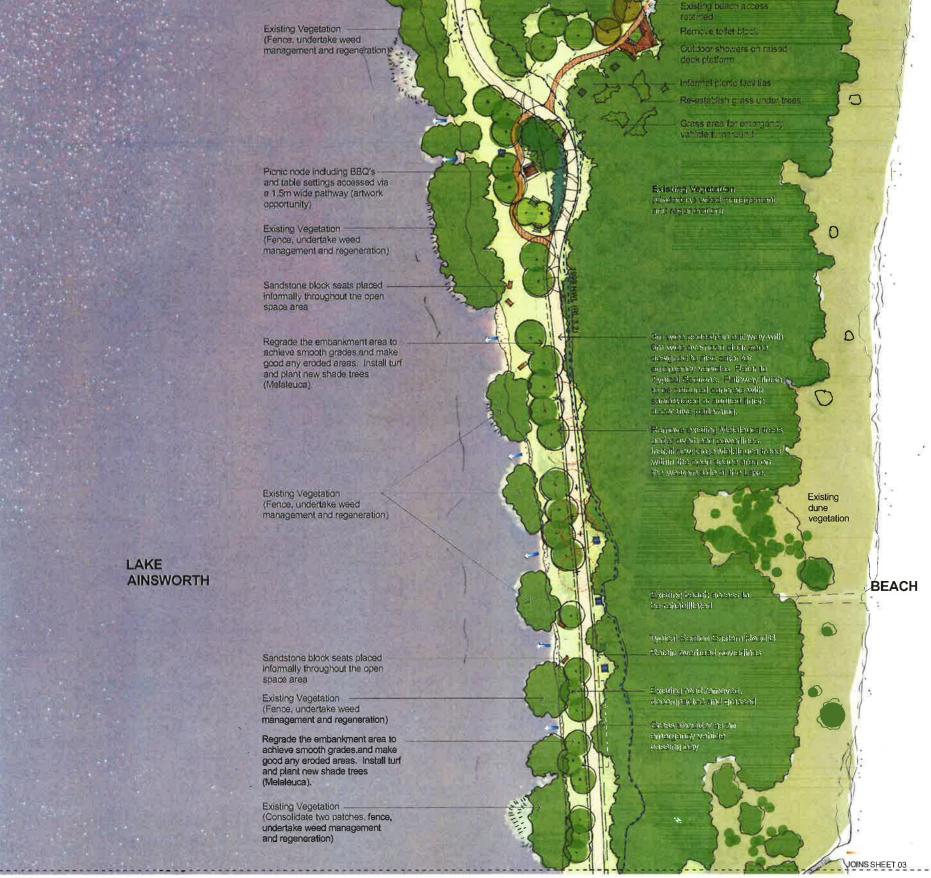
Pedestrian access to the beach

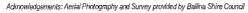
Existing vegetation to be rehabilitated

Pedestrian pathway and emergency vehicle access (only)

Tree to be removed

Surveyed 1999 high water level (3.2 AHD)



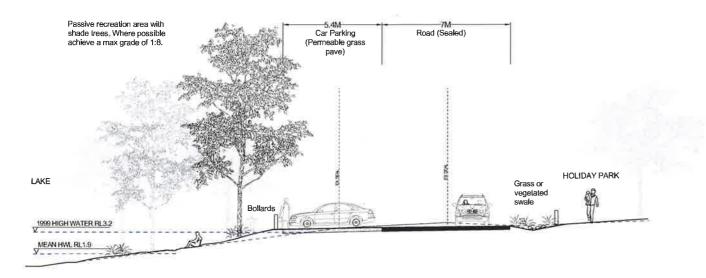




Sheet 04 of 06

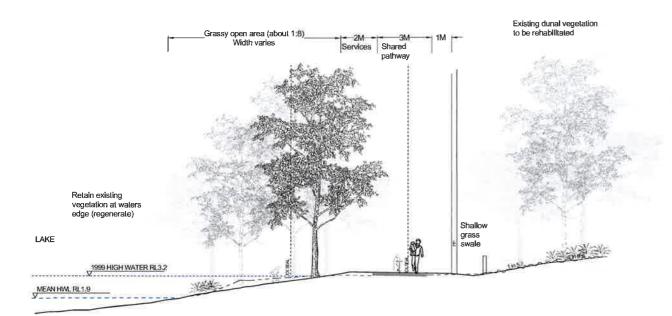
LAKE AINSWORTH

RECREATION PRECINCT: LENNOX HEAD
CONCEPT PLAN SKETCH NORTH



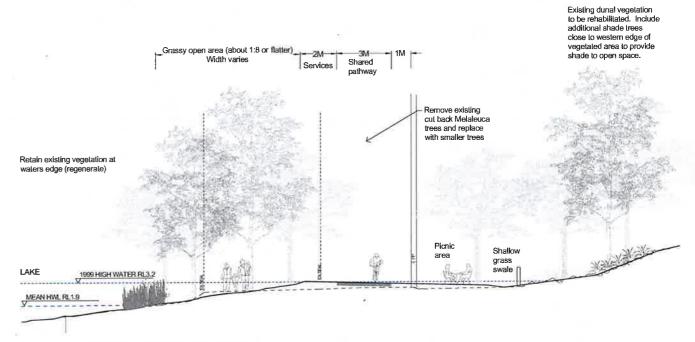
**TYPICAL SECTION - SOUTHERN ROAD TREATMENT** 

1:100



TYPICAL SECTION - EASTERN ROAD A

1:100



TYPICAL SECTION - EASTERN ROAD B

1:100

Sheet 05 of 06

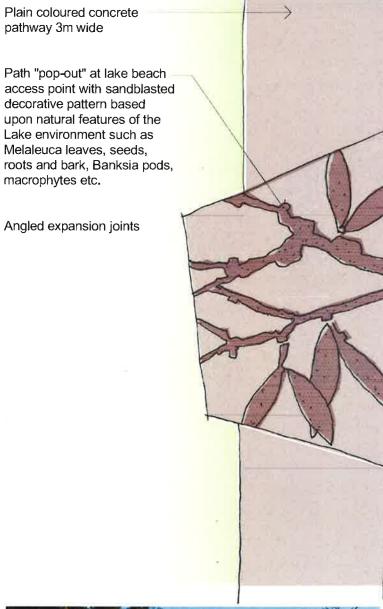
LAKE AINSWORTH RECREATION PRECINCT: LENNOX HEAD

CONCEPT PLAN TYPICAL SECTIONS

# **OPTION 1: COLOURED CONCRETE WITH SANDBLASTED PATTERNS**

Plain coloured concrete

access point with sandblasted decorative pattern based upon natural features of the Lake environment such as Melaleuca leaves, seeds, roots and bark, Banksia pods, macrophytes etc.



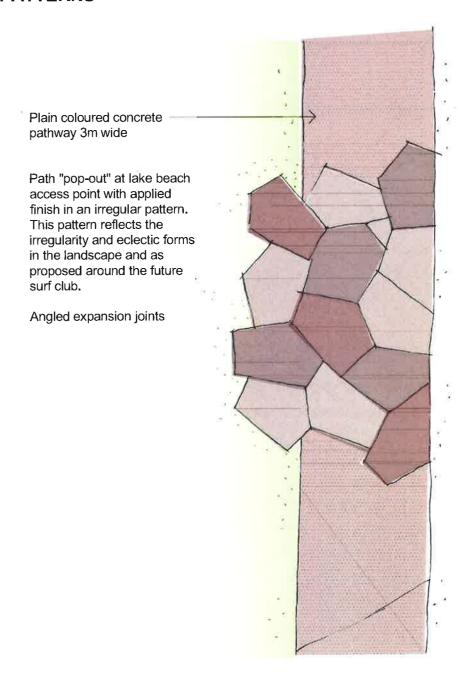


Photographic example of sandblasting: Image of Cardwell Foreshore Redevelopment

## BENEFITS AND ISSUES

- Materials available locally
- Draws upon local themes
- Durable and low maintenance
- Suitable for vehicle loads
- Cost effective
- May be difficult to match pavement colour if part of it is required to be removed. It can be removed in panels between joints) to minimise colouration variances.

# **OPTION 2: COLOURED CONCRETE WITH APPLIED FINISH PATTERNS**



### BENEFITS AND ISSUES

- Materials available locally
- Durable and low maintenance
- Suitable for vehicle loads
- Cost effective
- Irregular pavement arrangement is in keeping with the proposed theme for the new surf club precinct



Photographic example of a similar treatment (by others)

Sheet 06 of 06

LAKE AINSWORTH RECREATION PRECINCT: LENNOX HEAD

**CONCEPT PLAN: PATHWAY OPTIONS**