

John Truman

Trim Ref: 16/45422

10 June 2016

«Name»  
«Address1»  
«Address2»

Dear «Name»

**Re: Proposed Children's Cycle Track – Ocean Breeze Reserve**

I refer to our previous letter advising Council was considering the placement of a cycle track on a portion of Ocean Breeze Reserve. The objective of this project is to provide a safe, informal, active recreational space for children within the local community.

In response to our request, we received some feedback from residents living adjacent to the Reserve. To ensure these concerns were carefully considered, an assessment report was prepared by staff and presented to Council for determination. Having considered the details in this report, the Council maintained its' in principle support for the project on the basis that we expected the design process for the project to be able to satisfactorily address any unreasonable impacts to the amenity of the area from the cycle track.

We now have further information in regard to the preferred siting of the track within the reserve and we are interested in hearing your further views regarding this proposal. Attached to this letter is a concept picture of the proposal and below I have noted some of the key features for your information.

- The track circuit is shown to scale.
- We have included two pictures of example tracks.
- We estimate the highest berm or jump to be around 0.5 metres.
- The fill batters will be appropriately landscaped.
- Suitable drainage will be incorporated
- We are aware of interest in the development of a community garden at this reserve. This proposal is very preliminary at this stage. We have however shown a possible location for a community garden, again to scale, to give an indication of how such a proposal might integrate with the cycle track and the passive recreation space.

I trust this information provides further clarity in regard to the scale of the project and its integration within the Reserve. In our opinion this design proposal is a low scale, modest facility which is located a sufficient distance away from neighbouring properties and retains a substantial area of passive recreation space for all users of the reserve.

We would again welcome your feedback regarding this proposal and your comments can be sent to [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au) or to our mail address. If you would like to make a submission, we would appreciate receiving this by 10 July 2016.

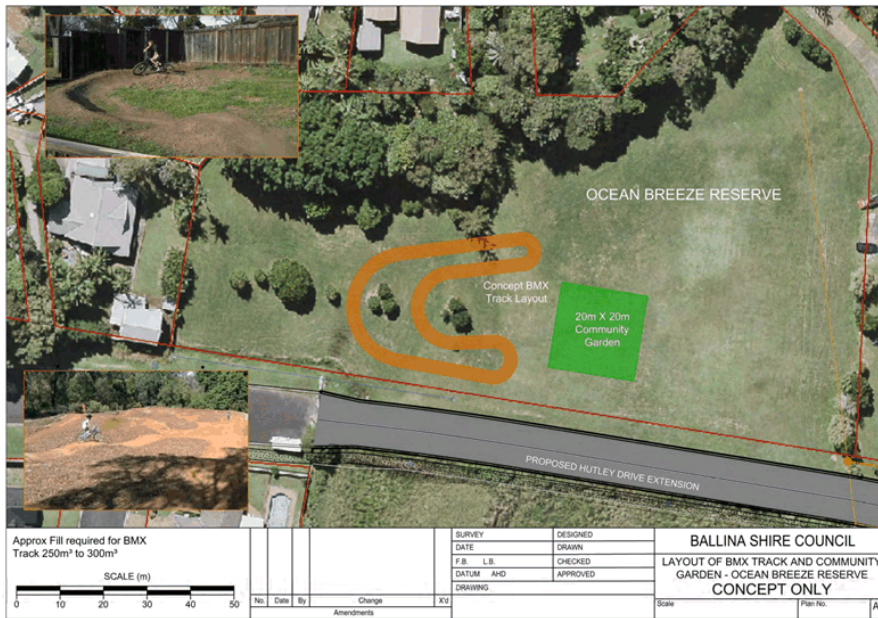
11.1 Ocean Breeze Reserve - Proposed Cycle Track.DOC

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If you would like further information regarding the design, please contact our Natural Resources Officer, Mr James Brideson.

Yours faithfully

John Truman  
 Group Manager  
 Civil Services Group





## Lennox Head Community Garden

ZFI Consultancy – Zaytuna  
Farm Interns



## Background

On Tuesday, 7 June 2016 Geoff Lawton and Zaytuna Farm Interns (ZFI) met with James Gatland, the president of the soon to-be Lennox Community Gardens to undergo an initial site assessment and begin working on the first stages of the design process. Jimi and his team of volunteers have been working with their local council for the past two years and have been granted a suburban plot of land within the Ocean Breeze Reserve.

There is a high level of interest expressed in establishing the community garden amongst the community members involved, however in order to proceed further, the group must first draft a basic design and submit it to council in order to receive funding. Once the preliminary design has been approved, the finer details of membership costs, project budget, and implementation logistics will be addressed. At this stage, ZFI has been contacted as a consultant to provide an initial overview for the project.

Included in this report is a basic sector analysis, zoning plan and initial recommendations.



## Site Survey

The area of the entire site, including proposed BMX track comes to 2.5 acres. It is proposed that for the purposes of a community garden that the BMX track is not included in the community garden design.

There is a pedestrian access track in the centre of the landscape to the North. The site is bordered across the West, North and East by private residential sites and to the South by Hutley Road which will eventually be built into a considerable road as the area continues to develop.

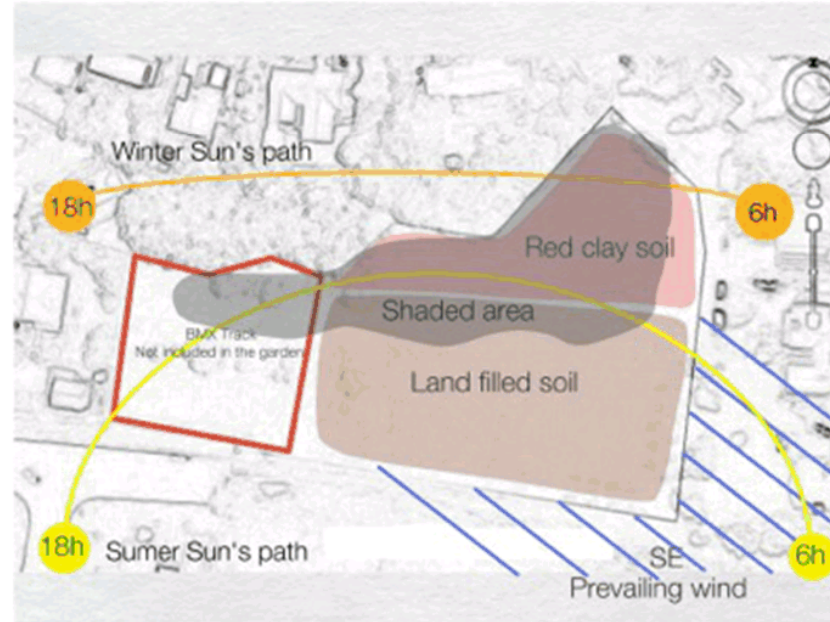






## Sector Analysis

A substantial portion of the site is shaded by large, established trees to the North of the landscape. The flat portion of the site is also reported to be land filled soil with an unknown component, whilst the Northern slope appears to be red clay soil by basic inspection.





## Design Brief - Vegetable Garden



### *Vegetable Beds*

Because the site is a landfill with a high water table that is prone to periodic flooding, we advise that the garden beds are all raised and contained within corrugated steel forms. We recommend dimensions of 2200 x 1300 x 600mm as manufactured by Birdies Garden Products. This will allow for a comfortable working height and reach access from both sides. Soil, compost, and mulch will need to be imported, as the current material in the landfill is not suitable.

### *Garden Layout*

There is an established strip of forest on the northern boundary which, during the winter, casts a significant amount of shade. To maximize sun exposure, we propose the garden should be situated on the southern area of the plot.

There are a range of design options available for the layout of the vegetable beds, which is ultimately up to the community's taste. For a visually appealing effect, the garden beds can be placed in a mandala, or if the client prefers, in straight rows. The minimum distance between garden beds should be no less than 2.0 meters to allow room for two wheelchairs.



## Design Brief - Infrastructure



### *Structures*

The northern, more heavily shaded area near the forest edge is best suited for tool sheds, composting areas, nurseries, and potting-up areas and amenities if desired.

### *Water*

Water mains are currently on the site. We suggest that several taps be installed on risers throughout the garden area to allow for convenient filling of watering cans. For security reasons, these taps could be locked, with keys given to members in charge.

### *Recreational Areas*

The community has agreed on building a BMX track on the western side of the plot, which will be divided from the community garden by a road and a small parking lot. There is potential for including benches and gazebos as well.





## Design Brief - Trees



### *Food Forest/Orchard*

The north-eastern part of the property does not receive adequate sunlight for vegetable beds, but would be an ideal site for a small, shade-tolerant understory food forest. The food forest will demonstrate basic permaculture principles of succession and polyculture by showcasing an assortment of native and exotic fruit trees and nitrogen fixing pioneer species. The following species are suggested:

- *Plinia cauliflora* (Jaboticaba)
- *Diospyros nigra* (Black sapote)
- *Casimiroa edulis* (White sapote)
- *Morus alba* (White mulberry)
- *Davidsonia jerseyana* (Davidson plum)
- *Eugenia brasiliensis* (Grumichama)
- *Butia capitata* (Jelly Palm)
- *Malpighia emarginata* (Barbados cherry)
- *Averrhoa carambola* (Starfruit)
- *Acca sellowiana* (Feijoa)
- *Pouteria australis* (Black apple)
- *Backhousia citriodora* (Lemon scented myrtle)
- *Rubus rosiflorus* (Roseleaf raspberry)
- *Cajanas cajan* (Pigeon pea)
- *Macadamia tetraphylla* (Macadamia nut)
- *Schizolobium parahyba* (Brazilian fern tree)
- *Indigofera australis* (Australian indigo)
- *Carica papaya* (Papaya/Paw Paw)

## Design Brief - Trees Cont.



### *Hedges*

To buffer the community garden from nearby traffic and winds, we recommend that the southern boundary (adjacent to the future road) is planted with a hedge with an assortment of the following species chosen for their poor soil/swampy soil tolerance:

- *Guioa semiglauca* (Wild quince)
- *Casuarina glauca* (Swamp oak)
- *Syzygium spp.*

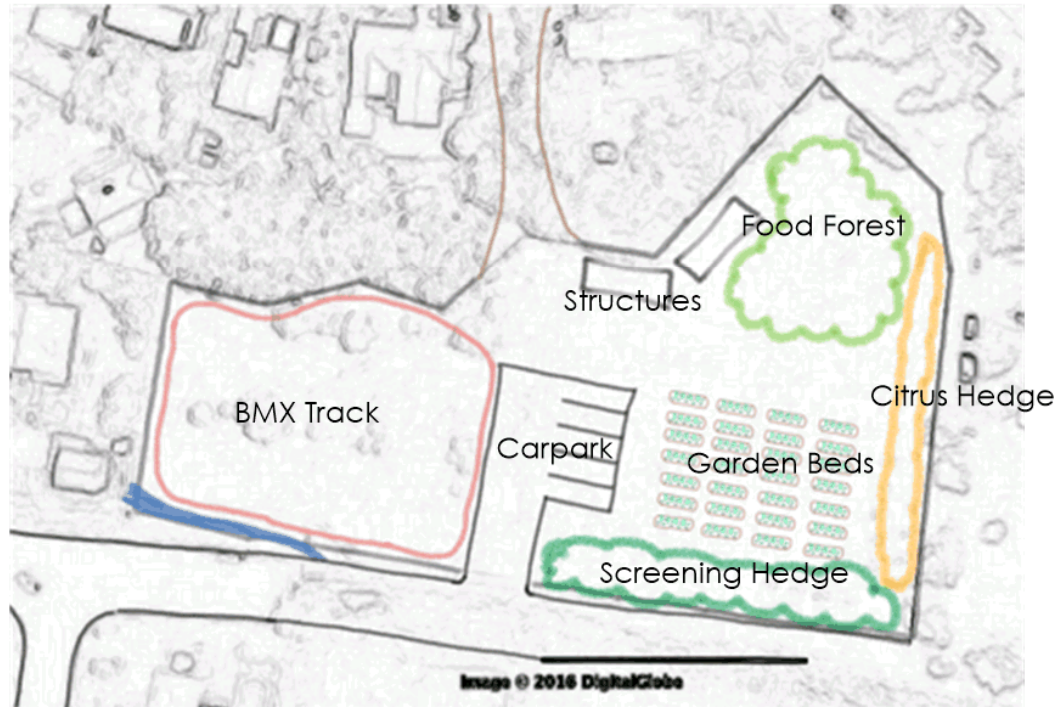
And/Or using hedging bamboo species

- *Bambusa textilis gracilis* (Weaver's bamboo)
- *Bambusa alphonse karr* (Multiplex bamboo)

We also suggest a hedge of mixed citrus trees to be planted alongside the eastern boundary of the garden to provide a productive privacy barrier.

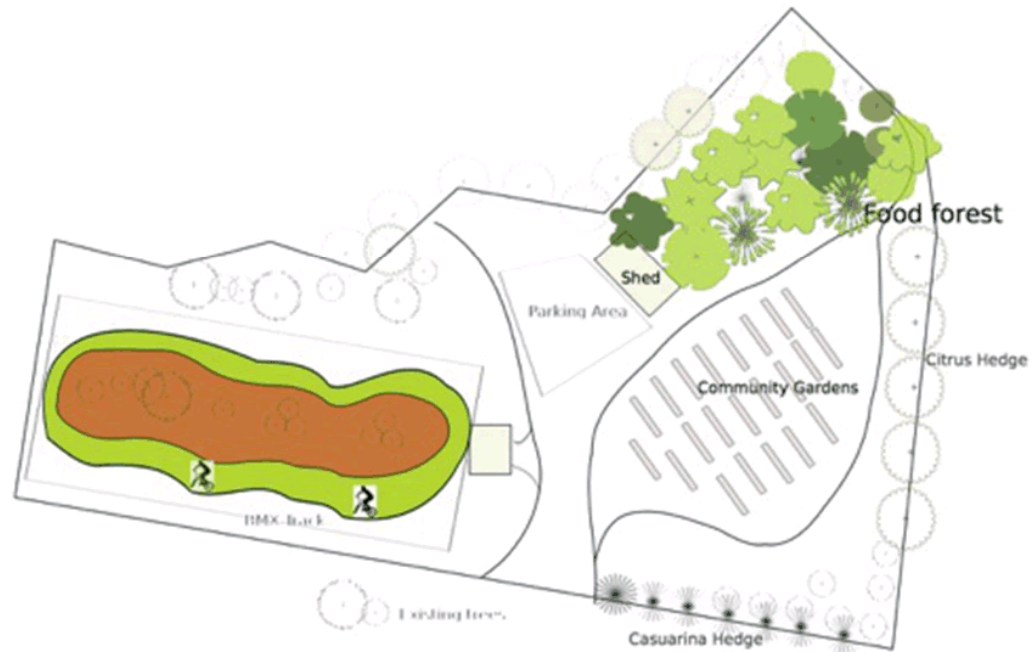


# Zoning Map





## Alternate Concept Image





## Compiled By:

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## Approved By:

- Geoff Lawton