

Ocean Breeze Reserve

MASTER PLAN



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Issue D

DRAFT

ballina
shire council

Jackie Amos Landscape Architect

TABLE OF CONTENTS

The Project	1
Project Objectives	1
Location	1
Site Context	2
Site Investigations	3
Site Elements	3
Site Topography	4
Site Services	5
Site Vegetation	6
Hutley Drive Extension	8
Site Photographs	9
Site Opportunities	13
Site Issues	14
Community Consultation Phase 1	15
Response to Previous Proposals	15
Stakeholder Consultation	16
Community Survey	18
Community Survey Summary	19
Community Survey Results	20
Master Plan Priorities	29
Concept One	30
Concept One Cross Sections	31
Concept One Rationale	32
Concept One Proposals	33
Concept One Anticipated Costs	34
Concept One Proposed Staging	35
Concept Two	36
Concept Two Cross Sections	37
Concept Two Rationale	38
Concept Two Proposals	39
Concept Two Anticipated Costs	40
Concept Two Proposed Staging	41
Concept Three	42
Concept Three Cross Sections	43
Concept Three Rationale	44
Concept Three Proposals	45
Concept Three Anticipated Costs	46
Concept Three Proposed Staging	47

Appendix A

Community Consultation Phase 1 Flyer and Survey

THE PROJECT

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

The need for the Master Plan was identified after proposals to incorporate a bike track and community garden in the reserve received a variety of submissions from the community. The Ocean Breeze Reserve Master Plan is intended to recommence the design process for the reserve with a fresh 'slate'. The Master Planning considers previous community consultation as well as the outcomes of master plan specific engagement to ensure the preparation of the master plan for the reserve is responsive to the community's visions for the site.

PROJECT OBJECTIVES

The primary objective of the Ocean Breeze Reserve Master Plan project is to prepare a Master Plan that guides the future development and use of the Ocean Breeze Reserve.

Specific project objectives are:

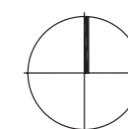
- to identify the reserve's values and assess their significance;
- to engage with stakeholders in relation to the attributes of the reserve, and the existing and potential future use of the reserve;
- to identify options, challenges and opportunities for the potential future use of the reserve that 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.

LOCATION

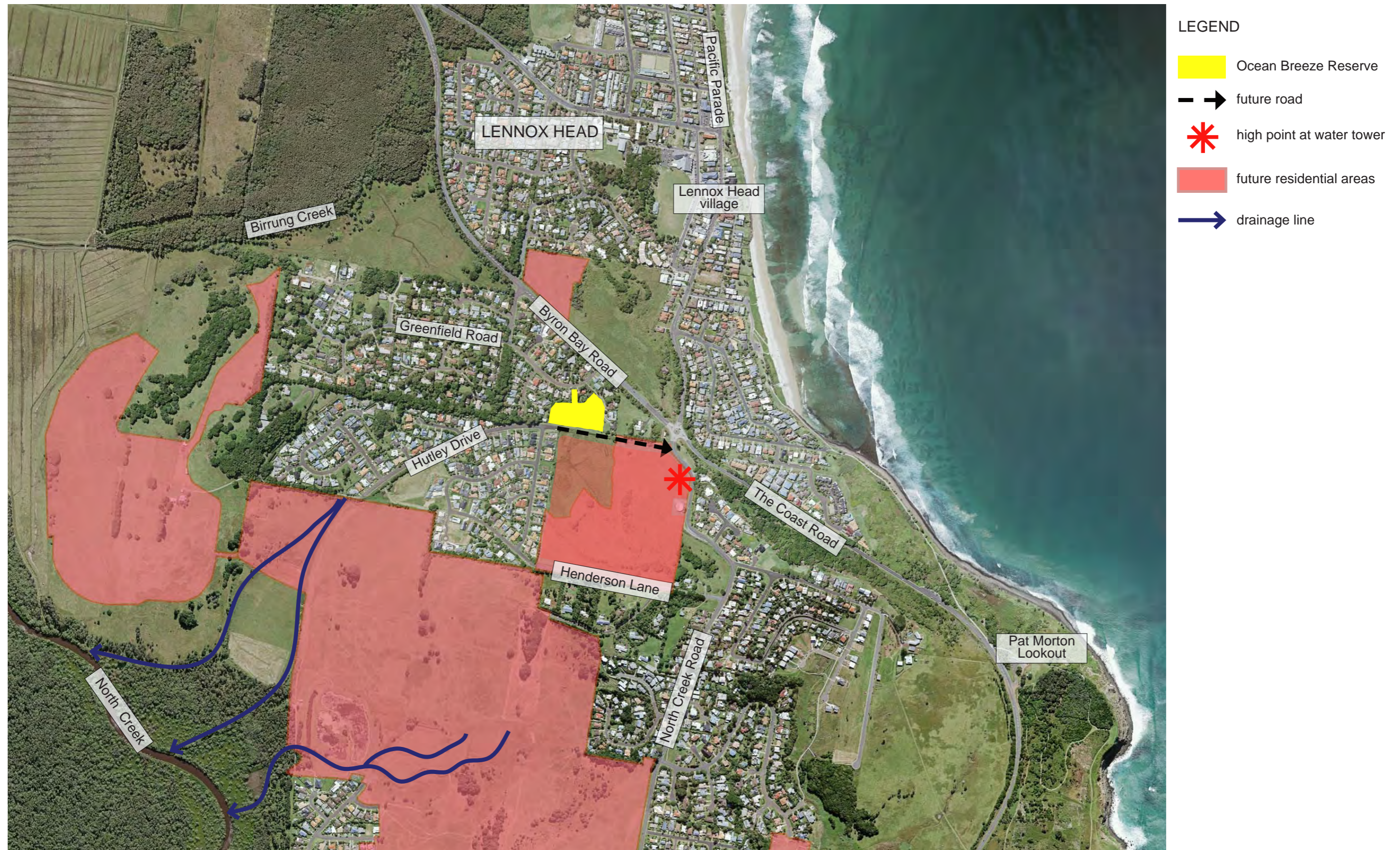
Ocean Breeze Reserve is located between Ocean Breeze Drive and Hutley Drive. The site is west of the Byron Bay Road and The Coast Road roundabout. Ocean Breeze Reserve sits within a residential precinct along Ocean Breeze Reserve and Bombora Place. The park can be reached from a pedestrian access on Ocean Breeze Reserve and via vehicle from the eastern extent of Hutley Drive. The reserve is Council managed land and is zoned RE1 Public Recreation under the Ballina Local Environmental Plan (LEP 2012).



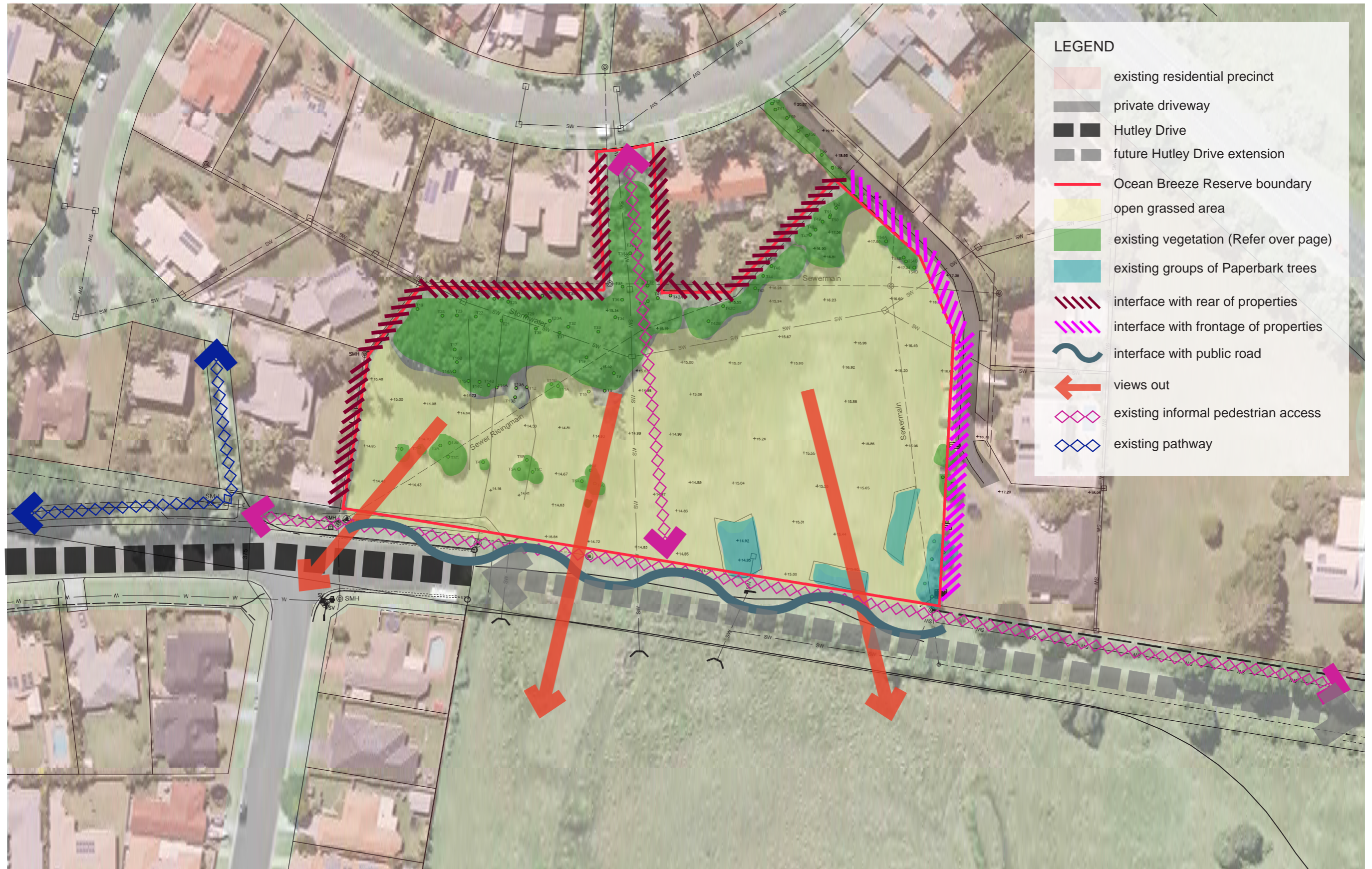
Figure 1: Ocean Breeze Reserve



SITE CONTEXT



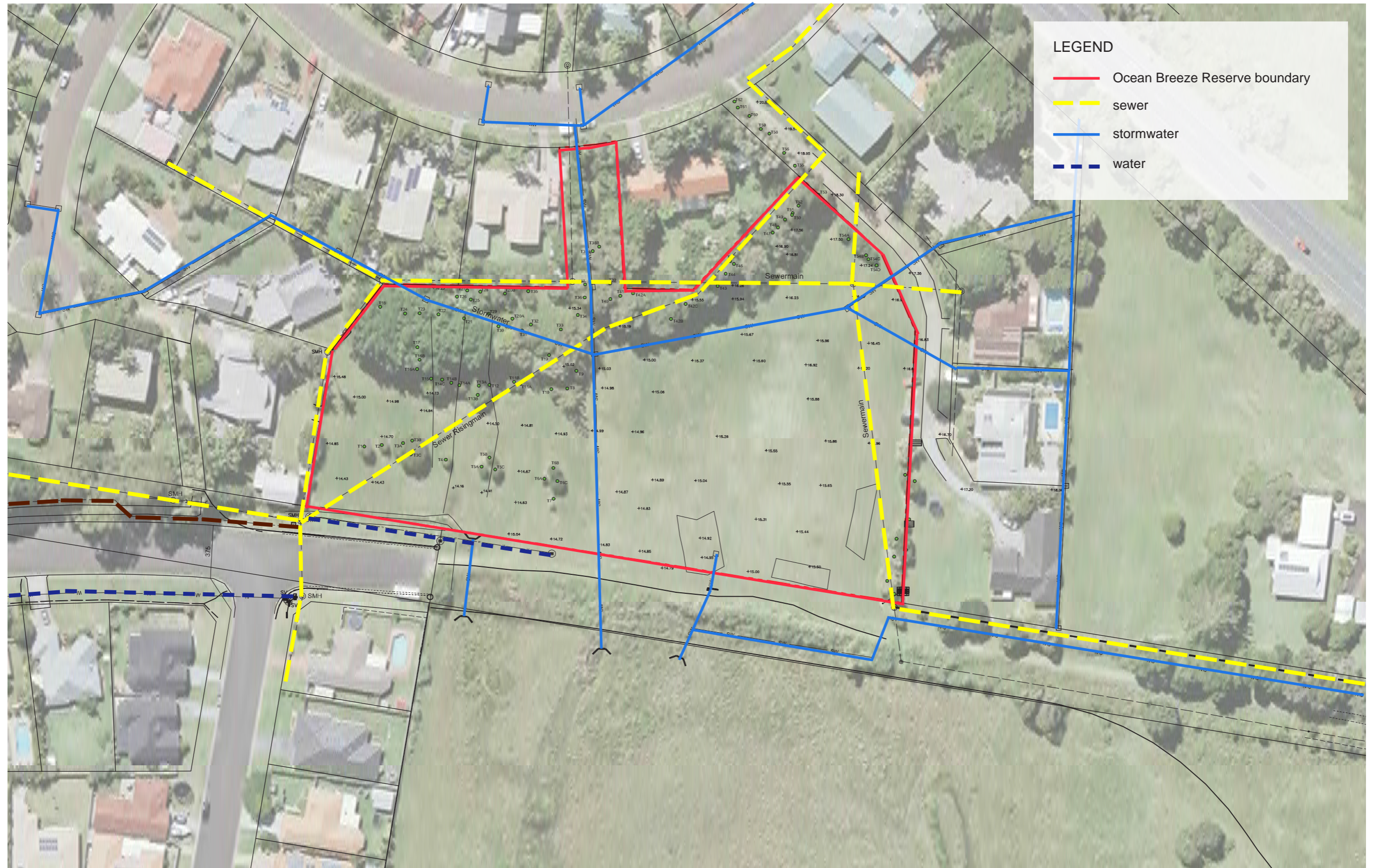
SITE INVESTIGATIONS



SITE INVESTIGATIONS



SITE INVESTIGATIONS



SITE INVESTIGATIONS



TREES DESCRIPTION

- existing tree (trunk)
- trees identified by BSC as having the potential to be removed due to proximity to sewer or stormwater
- trees identified by BSC as having the potential to be removed due to being weed species and concerns for spread of seeds
- trees identified by BSC as having the potential to be removed due to proximity to boundary and potential with root issues
- ▭ paperbarks identified by BSC for possible removal

SITE INVESTIGATIONS

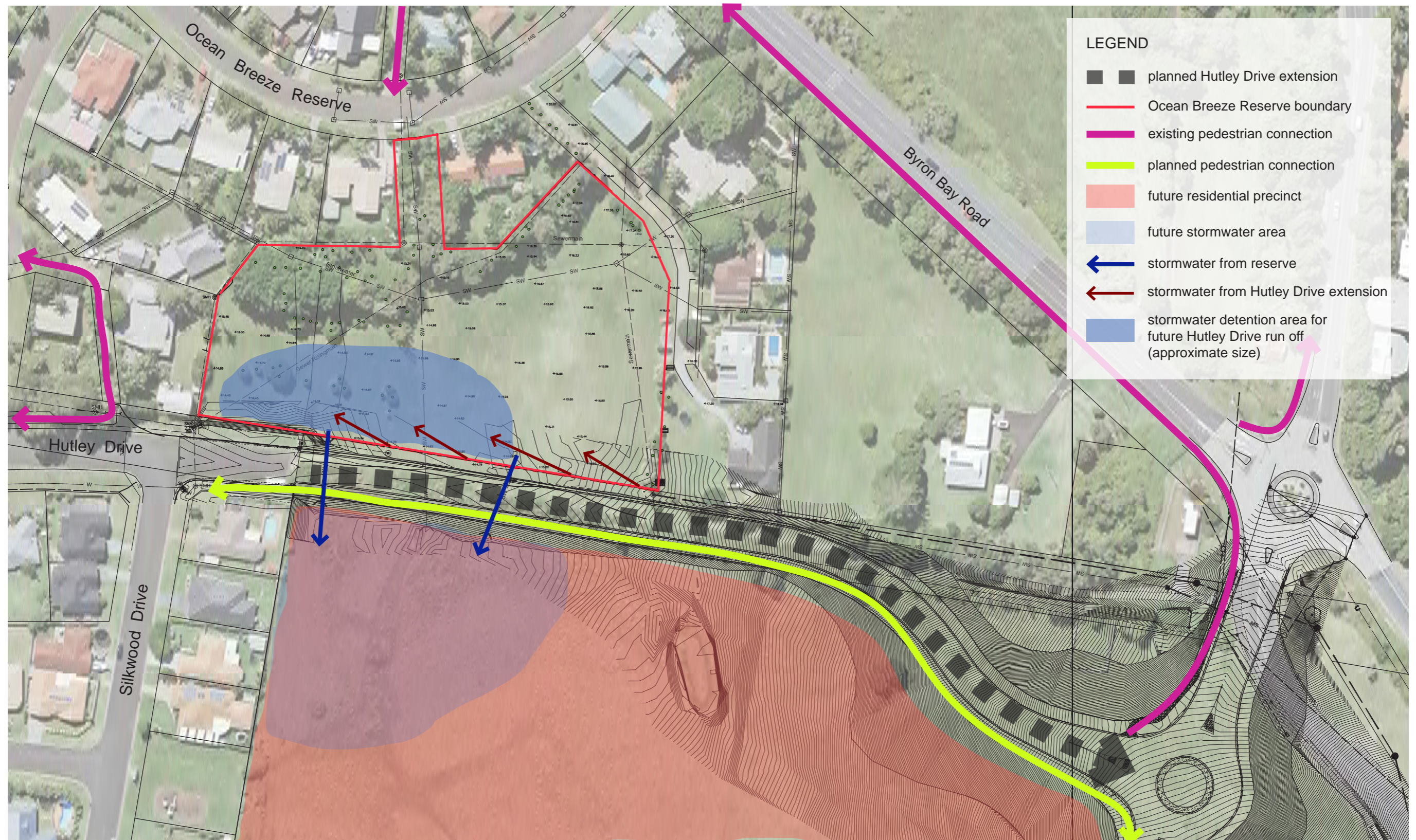
TREE NUMBER	SPECIES
1	Syzygium luehmanii
2	Syzygium australe
3A, 3B, 3C	Cupaniopsis anacardioides
4	Syzygium luehmanii
5A, 5B, 5C	Cupaniopsis anacardioides
6A, 6B, 6C	Cupaniopsis anacardioides
7	Melaleuca leucadendron
8	Norfolk Island Pine
9	Syzygium australe
10	Syzygium australe
11A, 11B	Syzygium australe
12	Syzygium australe
13A, 13B	Cupaniopsis anacardioides
14A, 14B, 14C	Syzygium australe
15	big bright green leaf
16A	Acmena species
16B	Acmena species
17	unidentified
18	Ficus obliqua
19	Candlenut
20A, 20B	Blackbean
21	Ficus obliqua
22	Ficus obliqua
23	Ficus obliqua
24	Ficus obliqua
25	unidentified palm
26	unidentified palm
27	bleeding heart
28	Livistonia palm
29	unidentified

TREE NUMBER	SPECIES
30	big green leaf
31	Eucalyptus species
32	Bunya pine
33	Eucalyptus species
34	Norfolk Island Pine
35	Norfolk Island Pine
36	Bunya Pine
37	Cadaghi
38A, 38B	Date Palm
39	Casuarina
40	unidentified but attractive tree
41	Grevillea robusta
42A, 42B, 42C	Ficus obliqua
43	unidentified but attractive tree
44	Bunya pine
45	unidentified
46	umbrella tree
47	casuarina species
48	Cupaniopsis anacardioides
49	unidentified but attractive tree
50	unidentified but attractive tree
51	Cupaniopsis anacardioides
52	Cupaniopsis anacardioides
53	Eucalypt species
54A, 54B, 54C, 54D	Syzygium species
55	Macadamia species
56	Melaleuca leucadendron
58	Melaleuca leucadendron
59	Melaleuca leucadendron
60	Cupaniopsis anacardioides
61	Melaleuca leucadendron
62	unidentified

Ballina Shire Council identified the following requirements relative to vegetation in Ocean Breeze Reserve.

- All environmental and noxious weed species trees, shrubs and groundcovers should be removed.
- A 4m wide emergency and maintenance access is needed from Ocean Breeze Drive to the reserve. Trees, shrubs and groundcovers in this zone require removal.
- Removal of the line of Ficus Obliqua required as too close to residential properties with large risk to underground services and infrastructure within 20m from the canopy drip line.
- There are no noticeable species of high conservation value containing threatened species or endangered ecological communities. There are however individual native species planted and naturally growing on site. Natural regeneration of littoral rainforest seedlings is occurring under the northern tree line.
- Prefer 4m mature canopy drip line buffer from residential property boundaries to manage foreseeable tree hazards and root encroachments.
- Endemic native species can be otherwise retained.
- If any figs are not being removed they should be at least skirted to improve reserve security and maintenance.

SITE INVESTIGATIONS



SITE PHOTOGRAPHS



Photo A - looking across open grass area from group of young Paperbark trees



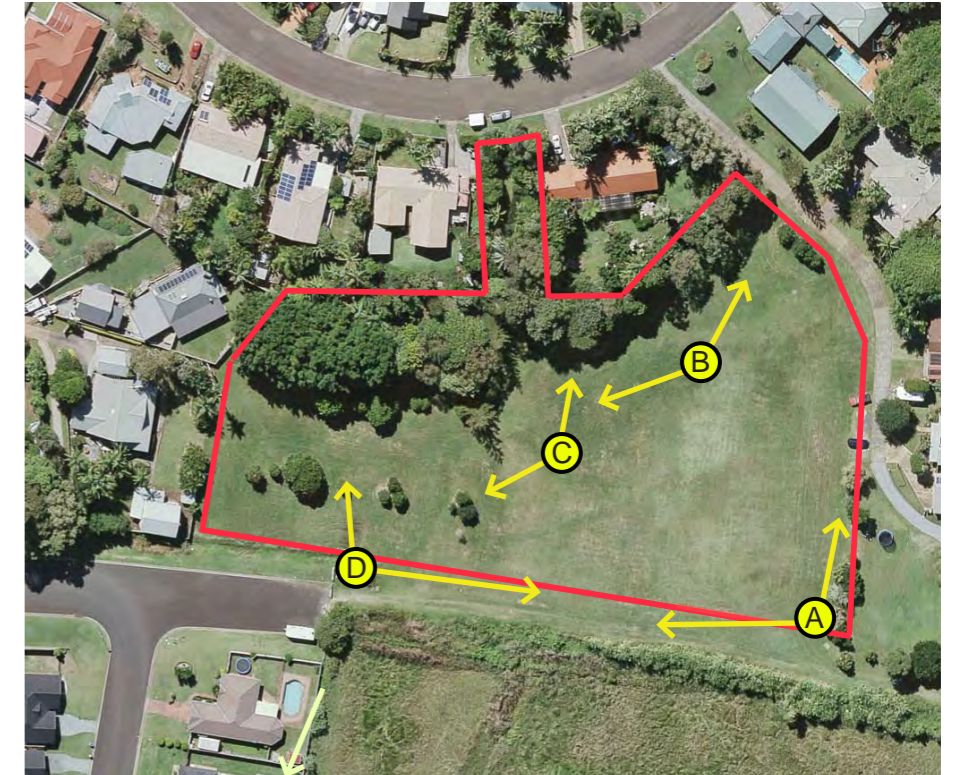
Photo B - vegetation along the northern boundary, east of the Ocean Breeze Drive access



Photo C - vegetation along the northern boundary, west of the Ocean Breeze Drive access



Photo D - looking across open grass area from drain inlet, south side of reserve



SITE PHOTOGRAPHS



Photo E - looking south to existing residential properties and vacant land, south of reserve



Photo F - looking west along Hutley Drive and across reserve to vegetation along the northern boundary

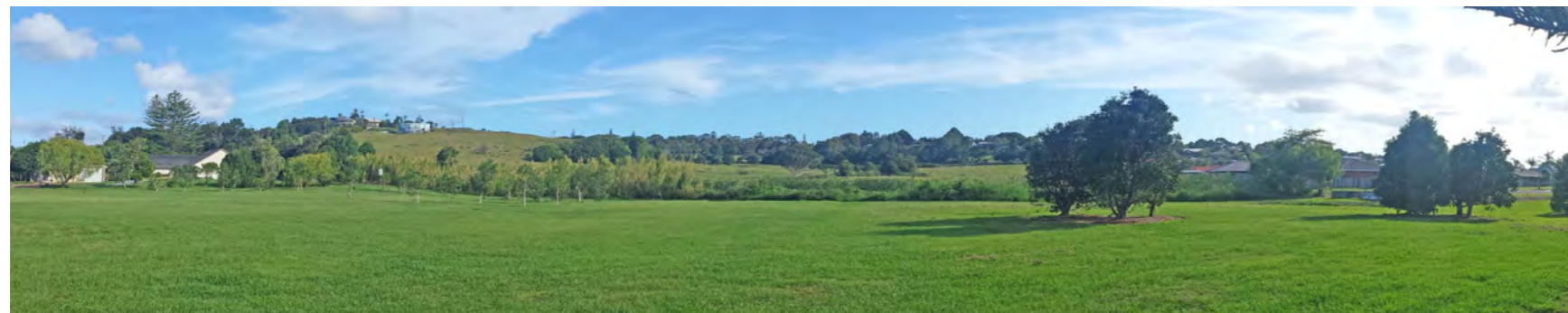


Photo G - looking south across the grassed open space with Tuckeroos groups at right of photo



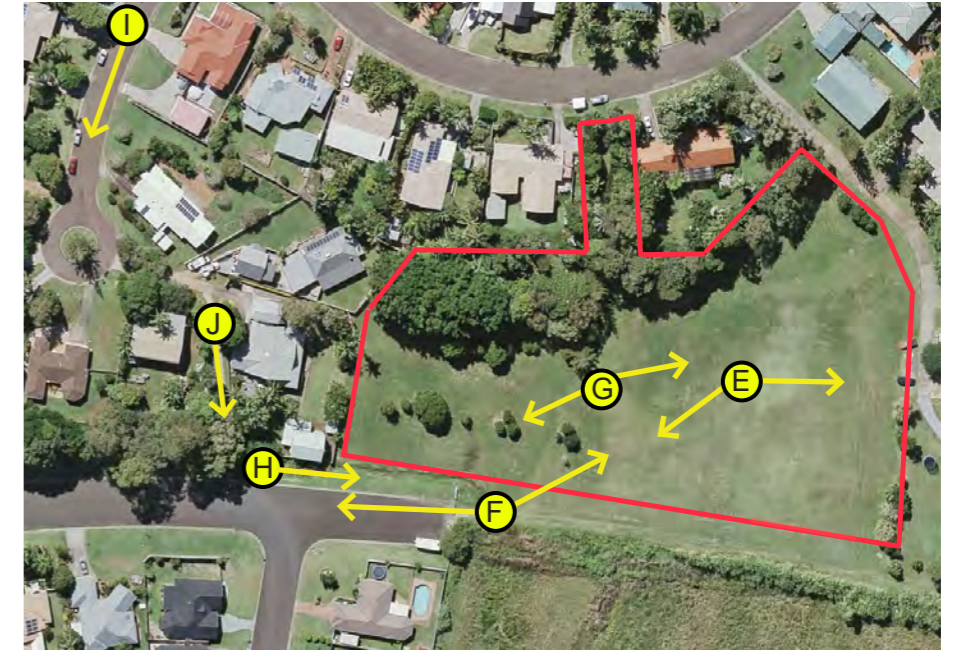
Photo H - Hutley Drive and drain



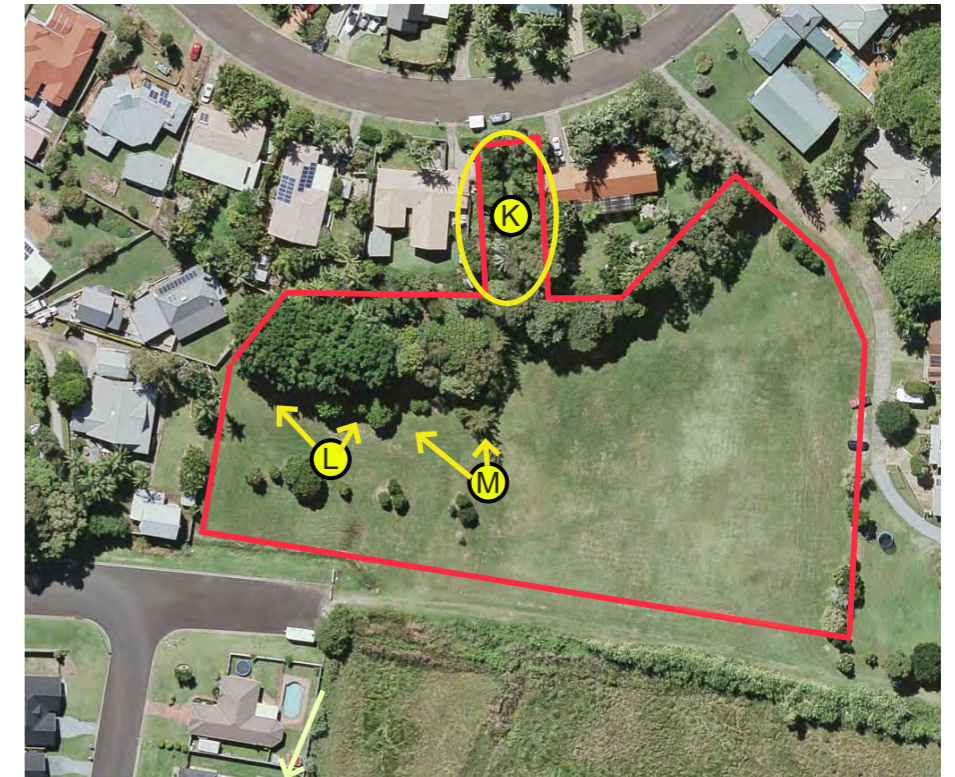
Photo I - Bombora Place



Photo J - Bombora Place path



SITE PHOTOGRAPHS



Photos K - planted vegetation along the access to reserve from Ocean Breeze Drive



Photo L - Fig tree and other vegetation in northwest corner of reserve



Photo M - Norfolk Island Pine and vegetation along northern boundary

SITE PHOTOGRAPHS



Photo N - Ocean Breeze Drive looking to reserve entry



Photo O - private driveway east of the reserve

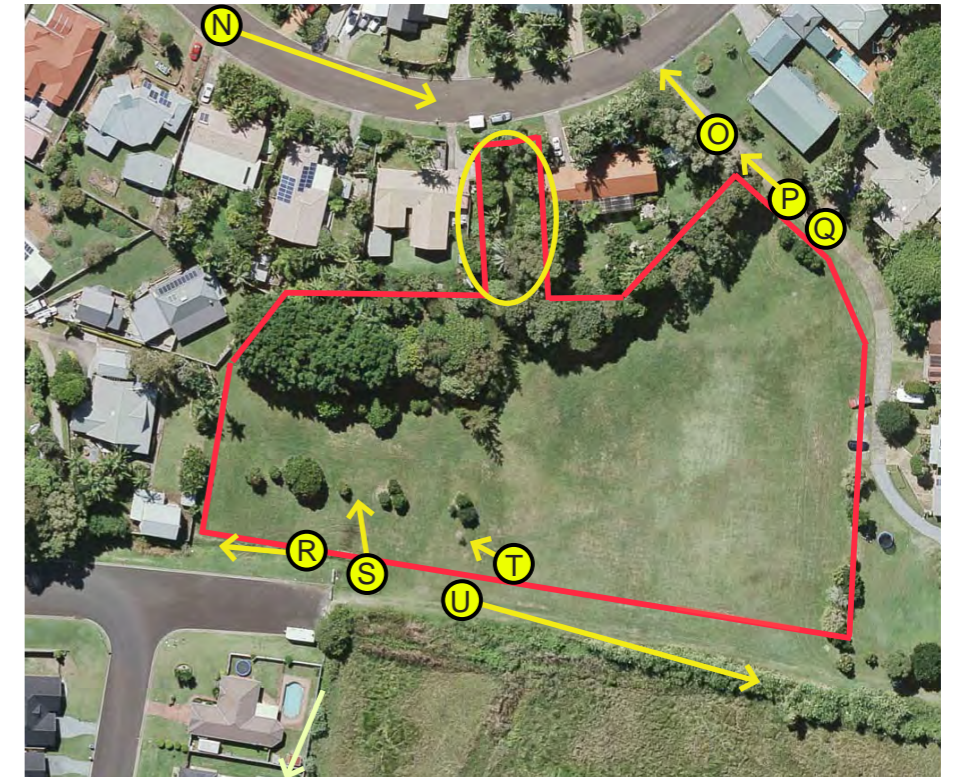


Photo P - private driveway and homes east of the reserve



Photo Q - group of Lilly Pillys at eastern edge of reserve



Photo R - Hutley Drive open drain



Photo S - open drain and low point in reserve



Photo T - Tuckeroos and Paperbark in open space



Photo U - view from reserve to water tower

SITE OPPORTUNITIES



SITE ISSUES



COMMUNITY CONSULTATION PHASE 1

Community input into future planning of the Ocean Breeze Reserve is vital to achieving outcomes for the park that represent the aspirations and needs of the Lennox Head community. In July 2016 Council commissioned the preparation of a master plan for the reserve and one that would involve consultation with the community. This master planning process was also to consider previous proposals put forward for the reserve of a BMX track and community garden.

The first phase of community consultation was conducted before the preparation of concept options for the reserve. Community consultation phase 1 included consultation with stakeholder groups and with the broader community.

The stakeholder consultation was conducted at a number of face to face meetings. Persons and groups who had provided previous submissions regarding proposals for the Ocean Breeze Reserve were invited to attend individual meetings.

Consultation with the broader community was conducted through an online survey. Council raised awareness of the survey through letter box drops to residences in the proximity of the reserve and via printed and electronic media outlets. The survey was available for completion on line at Council's web site for a period of one month. The survey received 150 responses.

The following provides a summary of the consultation outcomes for the reserve. This summary also includes a summary of the responses received to the community garden and BMX proposals, the outcomes of the stakeholder consultation with community groups and the outcomes of the community survey.

Response to Previous Proposals

In 2015/2016 proposals were put forward by Council for the Ocean Breeze Reserve. These proposals were for a children's BMX bike track and community garden at the site. Council received approximately 43 written responses to these proposals. The responses were both in opposition to and in support of the proposals. Most focused on the proposed BMX track, however, there were also some comments made relative to the community garden proposal. The following identifies the key points made against and for the proposals.

Issues Raised

- concern about process of proposal and lack of community consultation
- concern about lack of detail or information about proposal
- extent of fill required to make BMX track
- potential for fill to be contaminated
- impacts on reserve drainage and stormwater runoff to adjacent wetland
- proximity of BMX track to existing residences
- potential for anti-social behaviour and increase in noise
- lack of supporting facilities such as toilets, taps, bins and parking
- safety and surveillance of children trying to access and use the reserve
- costs associated with implementation and ongoing maintenance
- potential for increased traffic in the area
- suitability of site that is often wet
- concern about lack of remnant open space
- question the need and demand for proposals
- potential for introduction of exotic species, pesticides and herbicides

Support for Proposals

- BMX track a good facility for younger children
- BMX track could be a place to learn to cycle and scoot
- promote healthy outdoor lifestyle for kids
- a place for families and kids
- would enhance tourism to the area
- good as a low cost recreation facility for young children
- enhance sense of community
- could also incorporate elements for skateboarders
- park is currently under utilised
- provide diversity in terms of recreational activities
- well situated to provide for residents with children west of the Coast Road

Stakeholder Consultation

45 stakeholders were invited to attend a face to face meeting with Council to discuss opportunities for the Ocean Breeze Reserve. Stakeholder meetings were conducted with 6 representatives from local organisations and residents on the 13 December 2016. Meetings were conducted at the Lennox Head Community Centre and Council was represented by Skye McNamara, Sustainability Planner with Ballina Shire Council and Jackie Amos, the consultant engaged by Ballina Shire Council to prepare the Ocean Breeze Reserve master plan. The following notes are a summary of discussions had at those meetings.

Meeting 1

Residents of Ocean Breeze Drive with a property adjacent to the reserve:

- the reserve should be retained for passive relaxation;
- the retention of some open space for the neighbourhood is vital;
- the original proposal provided for the community garden is a bit 'greedy' as it used up too much of the space;
- the reserve needs to have a balance and the majority of the space should not be dedicated to use as a community garden;
- the current uses are for informal cricket games, kicking a football and other things like that;
- there is potentially a need for a netball court, but you would need to consult with those in the know about recreational needs for the area;
- the southwest corner is the wettest part of the reserve;
- the sewer and stormwater run through the access to the reserve off Ocean Breeze Drive;
- in designing for the reserve, consideration will need to be given to what open space is going to be included in the development to the south at Reservoir Hill;
- concerned about the location of sheds potentially associated with the community garden;
- in thinking about shelters and picnic facilities, consideration would have to be given to how far you go with the provision of services. For example, do you then have to include toilets, bollards etc?
- think that the planning proposal for Reservoir Hill includes wetland/stormwater area with some retention ponds and that there is protection over this area;
- residents have planted numerous trees on the reserve both behind their property and at other locations in the reserve. Species include Brazilian Snakewood, Candlenut Tree and Lilly Pilly.
- the southerly winds are strong and the trees help protect from this and also give privacy to homes. They wouldn't like to see too much of this planting opened up;
- the reserve is also used for horses and dogs off leash;
- the reserve is a busy thoroughfare;
- they have talked to Council's maintenance crew about maintenance of reserve. They have actively participated in planting, mulching and maintaining planting in the reserve.

Meeting 2

Resident of Bombora Place with a property adjacent to the reserve:

- the previous proposal for a BMX track and community garden placed the BMX track at the wettest location in the park;
- not against the BMX track;
- some time ago residents lobbied for swings in the park, but they were placed elsewhere when the Meadows was developed;
- the highest area in the reserve is best for use;
- the development of Hutley Drive will make a circuit for young people in cars;
- the previous proposal for the community garden showed a fence around the garden. This will make it just for community garden participants. The park should be for all people.
- thinks it would be better to develop the BMX track behind the Lennox Head Community Centre;
- would like to see the north and eastern extents of the reserve planted out with a central open grassed area;
- would help Council maintain the reserve;
- consider exercise stations, a safe walkway along Hutley Drive, a netball court, basketball court and other things for kids;
- giving the reserve to the community garden association is limited use of the reserve;
- we need something for families;
- the reserve needs to be made into something beautiful.

Meeting 3

Member of the Ballina Shire Skateboard Club:

- their club is trying to put professionalism into skating;
- they are also trying to get their members involved in the design of skate facilities;
- they are trying to get infrastructure into the design of open space. Existing facilities include the Missingham Spit skate park and the skate park at Lennox Head.
- they are not looking for another skate park, but are looking for skate infrastructure;
- would like to suggest "skateable structures" or a "pump track";
- a "pump track" is a manufactured skate track made and installed in modules. The joints are filled between the modules so there are no bumps. A track can also be made for a fairly low cost on site.
- it could also be used as a cycle path;
- the best option is to have either astro or real turf immediately next to the track;
- examples of manufacturers are Trinity Skate parks (Sunshine Coast) and Precision Skate parks;
- you could incorporate skateable elements on a side path making it multi use;
- if you mirror the pattern of the "pump track" this would allow for racing.

Meeting 4

Members of Lennox Head Community Garden Group:

- the group has officially been going 18 months;
- they submitted an application to Council to establish a community garden at Ocean Breeze Reserve. The reserve ticks a lot of the boxes in terms of its suitability for a community garden. It is relatively flat, gets plenty of light and is large.
- the concept prepared for the community garden showed the use of one acre of land at the eastern side of the reserve. The extent of one acre was modelled on the Ballina Community Garden.
- their group currently has 20 people;
- The Ballina Community Garden established in 2011 has a membership of between 60 to 80 people.
- the garden is to be entirely edible, based on a permaculture approach to gardening. The garden would include companion planting and fruit trees.
- there is a patch of red soil in the northeast corner that would be suitable for the planting of fruit trees;
- the balance of the community garden would be raised gardens with the harvest to be shared to paid members. Potentially the leftover harvest may be shared with groups such as Meals on Wheels etc.
- the content of the garden would include raised gardens separated by paths, a fruit tree forest of about 12 trees, storage for hand held tools and wheelbarrows (lock up), compost bays, worm farm and a common space with a pergola and seating;
- the garden could be access by the broader community;
- the garden could be entirely public space and would not have to be fenced;
- it would be possible to consider distributing the community garden throughout the park, however, it would be critical to think about how the garden could be watered.
- the western part of the reserve is too wet for the community garden;
- like the idea of the raised gardens using concrete blocks as they have longevity;
- the size of the community garden is not the issue. They are just keen to have a community garden.
- a good model would be an expandable model with potential future zones;
- starting small is a good idea as it would be manageable;
- the community garden could cater for all ages;
- don't understand the need for broad open space;
- power is not essential to the garden as they would use solar power. Water is essential.

Meeting 5

Member of Lennox Head Residents Association:

- has been interested in Ocean Breeze Reserve since 2014. At that time they did a survey and received 1000 responses. They sent a summary of that survey and responses to the Mayor and Counsellors at Ballina Shire Council.
- after the survey they felt they had neglected young people so they went to local schools and got them to nominate school representatives who could participate in 4/5 workshops. This included junior children. From that they came up with a short list of priorities and identified number one as the need for a BMX track.
- the children put together a presentation for the residents association. Parents at that stage were involved. The children identified three locations. Ocean Breeze Reserve was not one of them. The children took it to Council and Council agreed that as a facility it was important. Council staff investigated and found that none of the three locations were suitable. Ocean Breeze Reserve was found to be the preferred location but the neighbours didn't support a BMX track at the reserve.
- is also involved with the community garden but thinks the current design is large and out of scale.

Meeting 6

Resident of Bombora Place with a property adjacent to the reserve:

- lives adjacent to the southwest corner of the reserve;
- overland flow goes down the pathway link from Bombora Place to Hutley Drive;
- if fill goes in the southwest corner of the reserve it will affect the flow of stormwater in their lot;
- previously there were three lakes in the reserve when the area was first developed, but the lakes were not maintained and were eventually filled.
- open space is valuable as a break between areas of urban development.
- the previous proposals for a BMX track and community garden area very specific. The reserve should be for everybody not just interest groups.
- the reserve is currently used for cricket, ball play and games of tag;
- pedestrian safety is a priority along Hutley Drive;
- drainage within the reserve is an issue and must be considered;
- the reserve should be for the use of everybody.

Community Survey

Broader consultation with the Lennox Head community occurred via an on line survey at Council's web site. Awareness of the survey was raised by a number of approaches undertaken by Council.

On the 16th February 2017, an email or letter was sent, with a link to the online survey, to all residents and organisations on the Ocean Breeze Reserve Master Plan contact list. A letter box drop with a flyer was conducted to surrounding residents in Ocean Breeze Drive, Somerset Place, Bombora Place, Silkwood Road, Danalah Close, Kell Mather Drive, Hutley Drive (east end from Claremont Place) and Claremont Place. The flyer included a link to the online survey. An email with an electronic flyer and survey link was also forwarded to the Lennox Head Residents' Association, the Lennox Head Chamber of Commerce and the Lennox Head Combined Sports Association on the 22nd February 2017. A media release was provided to the Lennox Wave on the 22nd February 2017 regarding the Ocean Breeze Reserve Master Plan and Community Survey. An advertisement regarding the survey was included in the Ballina Advocate on the 22nd February 2017. The survey closed on the 20th March and Council received 150 responses.

Refer to Appendix A for the Ocean Breeze Master Plan flyer and the community survey.

Community Survey Summary

These are the key outcomes of the survey based on the 9 questions and the responses received.

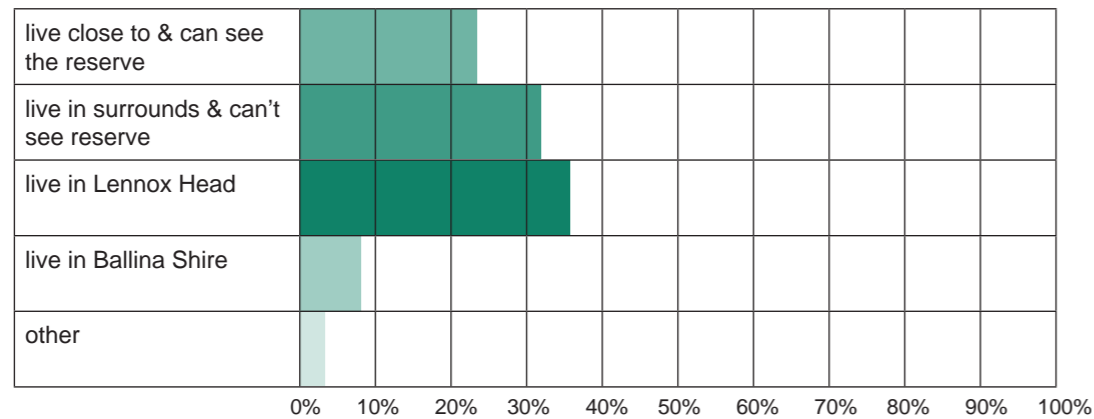
- There was interest in the reserve from both nearby residents and the broader Lennox Head community.
 - Most respondents do not currently use the reserve or use it only occasionally. Just over 20% of respondents use the reserve at least once a week.
 - One of the main reasons the reserve is not used is lack of facilities and lack of appeal.
 - The most frequently mentioned current uses of the reserve were as an access way, for walking, for dog walking, to play with children and for informal games such as kicking a football and back yard cricket.
 - The people currently using the reserve appreciate that it is a remnant area of open, green space in an otherwise developed area. They also appreciate it is quiet, has trees providing shade, it is in a good location and provides a good, safe play space for children.
 - For those people dissatisfied with the reserve in its current form, the most commonly noted reasons were that the reserve is under utilised, that it lacks facilities and interest and that it gets wet and boggy after rain. Other issues identified, but less commonly, were a lack of trees and landscaping and a lack of maintenance including mowing and weed control.
 - The most desired facilities for the reserve are 'passive open space' and 'walking paths'.
 - The next most desired facilities were 'community food garden', 'play equipment', 'facilities for younger children' and 'cycling paths'.
 - Also identified as more desirable than not, were 'BBQ and picnic facilities', 'exercise stations' and 'facilities for older community members'.
 - 'Bike parking' and 'facilities for older children' were found to be more desired than not, but not particularly strongly so.
 - Whilst a 'dog exercise area' was found to be desirable, there was also a high proportion of the respondents who felt this facility was almost as undesirable.
 - 'Ornamental Garden' did not receive a strong response in any one area.
 - The facilities identified as most undesirable included 'vehicle parking', 'BMX track', 'skate boarding infrastructure' and 'sports equipment/fields/courts'.
- Respondents also indicated that other facilities such as toilets, garbage bins, access to water, the provision of shade and the use of native vegetation were important.
 - Just over 60% of respondents felt that potential changes to the reserve relating to the provision of additional facilities would have a positive impact, providing them with additional recreational opportunities.
 - Approximately 1/4 of respondents identified potential negative impacts including the potential for more traffic, increase noise and parking issues around their homes.
 - Respondents were given the opportunity to identify other potential changes. A positive change of benefiting and uniting the community was mentioned 11 times.
 - When respondents were given the opportunity to add other comments regarding the reserve many related concerns or support relating to the previous proposals for the community garden and BMX track.
 - New ideas presented at this stage included interpretive signage about flora and fauna, natural bushland areas, a sculpture park and a community tennis court. Respondents also raised important considerations at this question including the need for any improvements to be environmentally friendly and of low environmental impact and that safety and traffic management is vital.

Community Survey Results

Question 1

What is your proximity to Ocean Breeze Reserve?

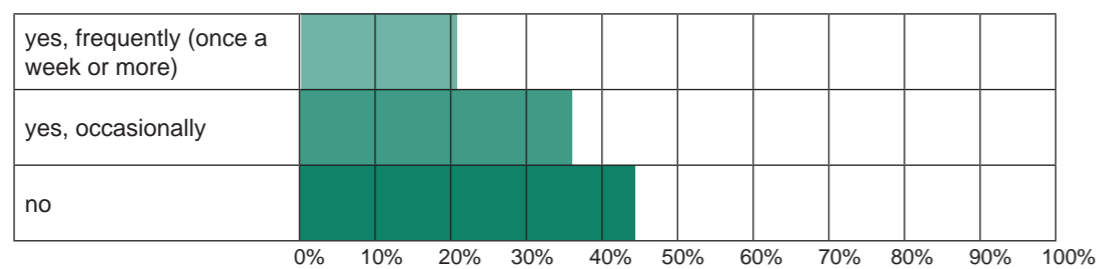
Out of 150 participants, 145 responded to this question and 5 skipped the question. 35.86% of respondents indicated they live in Lennox Head. 31.03% indicated they live in the surrounding area but can't see the reserve. 22.76% indicated they live close to the reserve and can see the reserve. 7.59% indicated they living in Ballina Shire and the balance indicated they lived outside the Ballina Shire or were planning to move to the shire.



Question 2

Do you currently use Ocean Breeze Reserve?

Out of 150 participants, 150 responded to the question. Of the respondents, 20.67% indicated they use the park frequently, visiting once a week or more. 36% indicated they use the reserve occasionally and the balance of respondents, being 43.33%, indicated they currently do not use the park.



For those 65 people who indicated they don't use the reserve, the reasons, and number of people giving those reasons, are:

29 people	<i>There are no facilities or features at the reserve I would want to use.</i>
10 people	<i>I don't live near the reserve.</i>
8 people	<i>Other open spaces are closer.</i>
6 people	<i>I didn't know it was public reserve.</i>
5 people	<i>The reserve is unattractive.</i>
2 people	<i>The reserve feels like it is other peoples back yard.</i>
1 person	<i>The ground is often too wet to use the reserve.</i>

Question 3

How do you currently use Ocean Breeze Reserve?

Out of 150 participants, 108 respondents answered this question. 42 skipped this question. This most likely relates to the 65 people who indicated in the previous question that they did not use the reserve. 18 people who don't use the reserve chose to answer this question and indicated again that they don't use the reserve. Some people indicated more than one use of the reserve. The frequency of each reason is indicated as a % of total of 141 reasons given for using the reserve.

CURRENT USE OF OCEAN BREEZE RESERVE	TIMES MENTIONED
access	27
walking	25
dog walking	21
playing with children	16
games (cricket, football, kites, frisbee)	12
exercise	7
relaxation and passive recreation	7
riding bikes	6
as open green space	5
picnics/BBQs	5
meeting friends and neighbours	4
view	2
bird watching	2
running	1
community gatherings	1

Question 4

What are the things that you like most about the reserve at present?

Out of 150 participants, 115 responded to this question and 35 skipped the question. There was a group of 13 who chose to answer the question but indicated they did not currently like anything about the reserve. The stand out reason for liking the reserve in its current state was that it represents open space. Sometimes this comment was mentioned relative to the reserve being remnant open space in an otherwise developed, or to be developed, area. Other reasons listed as popular for liking the reserve including it provides a green space, it is peaceful and quiet and that it has trees and shade.

Some of the comments received....

“I like that families can come and hit a ball or run around with their kids like I did when my kids were growing up.”

“Its just close to home so I can just go there easily.”

“The open space and serenity.”

“Open space for activities of your choice”

“Quiet and green”

“One of the only green spaces left in Lennox”

“It’s completely safe and doesn’t exclude any member of the community by catering to a small minority.”

“The possibilities”

“A great short cut”

“That it is a calm and quite place where one is reminded of the wild and natural beauty.”

“It’s a great open area to play or relax.”

“It’s a space where I can take my grandchildren to play ball.”

RESPONSES	TIMES MENTIONED
it provides open space	57
it is a green space	16
it is peaceful and quiet	16
there is nothing to like about it	13
the trees and shade	11
it is close to my home	9
there are open areas for play	9
it is family friendly and safe for children	7
caters for passive and active recreation	6
its potential to be developed as a community area	6
it is safe within no anti social behaviour	5
it is hidden away	5
it can be used by all ages	5
central location	4
is a community focal point	4
its natural appearance	4
the emptiness of the reserve and lack of development	4
it has an attractive outlook	3
it is a thoroughfare to the town centre	3
it is easy to access	3
it is good for dogs	2
there is little traffic	2
it is well maintained	2
the bird life	2
away from busy Coast Road	1
spacious	1
the balance between vegetation and open space	1
flexibility of the space	1
the park like character	1

Question 5

What, if anything, do you dislike about the reserve at present?

Out of 150 participants, 97 responded to this question and 53 skipped the question. There was a group of 16 who chose to answer the question but indicated they did not currently dislike anything about the reserve. For those that did dislike characteristics about the reserve the stand out reasons were that the reserve was under utilised, that areas became wet and boggy after rain and that there is a lack of facilities at the reserve. Other reasons for disliking the reserve included a lack of trees and landscaping, poor mowing and maintenance and uncontrolled weeds.

Some of the comments received....

“I dislike the prospect of losing this area. This reserve has been the focal point of our community over many years.”

“I dislike that the ground is often very soft and wet and difficult to walk on.”

“It’s a bit boring.”

“Unattractive, uninviting, poorly signed, no shade or beauty”

“Could be maintained a little better”

“Not enough shade trees”

“It is not making best use of its potential”

“I love it. Leave it be.”

“There’s nothing there.”

“Not utilised as a public space”

“Wasted opportunity”

“No facilities available in the park”

RESPONSES	TIMES MENTIONED
nothing, I like it as it is	16
under utilised	16
soft and wet ground after rain	15
lack of facilities and interest	15
lack of trees and landscaping	8
lack of maintenance and mowing	8
weeds	5
lack of footpaths	3
feels like ‘trespassing’ on someone’s back yard	3
prospect of a community garden or BMX track in reserve	2
Council’s previous planning approach to reserve	2
uneven ground	2
unattractive	2
prospect of losing the open space area	1
lonely place	1
concrete barricades end of Hutley Drive	1
dirty stormwater drains	1
lack of awareness of park	1
road nearby	1
kids on motorbikes	1
car parking on reserve	1
mosquitoes	1
lack of a bike track for kids	1

Question 6

Please indicate how desirable the following possible features are for the reserve?

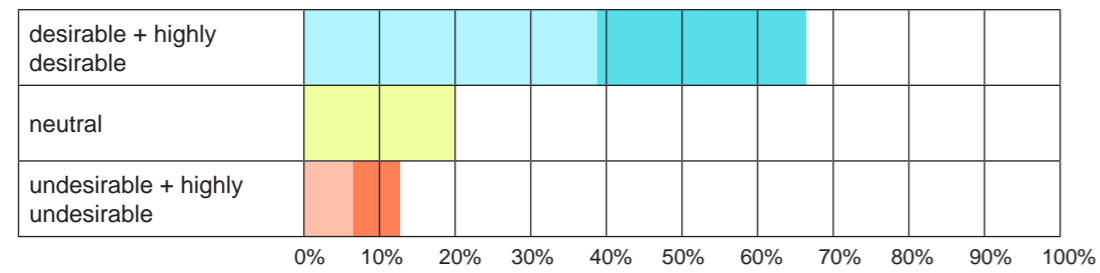
Out of 150 participants, the respondents on each facility varied between 139 to 147. It could be assumed that those that didn't indicate a desire or non desire for a facility were have a neutral attitude to that facility, however, in the event that is an incorrect assumption those numbers have not been added in. The following table indicates the responses to each facility. The graphs over pages, combine the 'undesirable' and the 'desirable' scales to provide a visual assessment of the results. The graphs have been ordered from the most desirable facilities to the least desired facilities.

Respondents identified the most desired facilities as 'passive open space' and 'walking paths'. The next most desired facilities were 'community food garden', 'play equipment', 'facilities for younger children' and 'cycling paths'. Also identified as more desirable than not, were 'BBQ and picnic facilities', 'exercise stations' and 'facilities for older community members'. 'Bike parking' and 'facilities for older children' were found to be more desired than not, but not particularly strongly so.

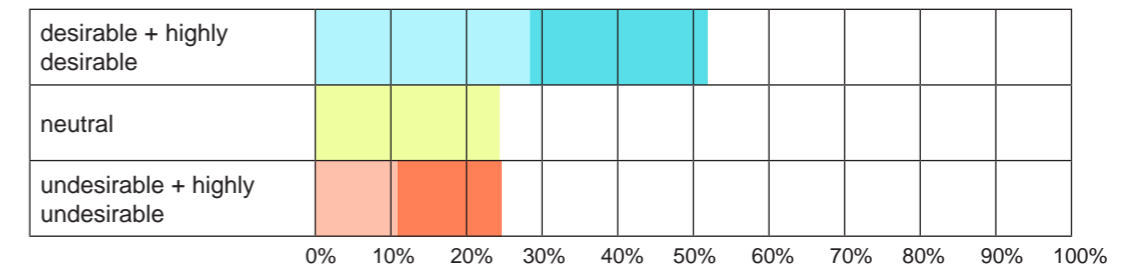
Whilst a 'dog exercise area' was found to be desirable, there was also a high proportion of the respondents who felt this facility was almost as undesirable. 'Ornamental Garden' did not received a strong response in any one area. The facilities identified as most undesirable included 'vehicle parking', 'BMX track', 'skate boarding infrastructure' and 'sports equipment'/ fields/courts'.

POSSIBLE FEATURES	highly undesirable	undesirable	neutral	desirable	highly desirable
BBQ and picnic facilities	11.81%	9.72%	29.17%	32.64%	16.67%
Dog exercise area	22.86%	10.71%	20.00%	28.57%	17.86%
Play equipment	9.79%	9.09%	23.78%	34.27%	23.08%
Passive open space	7.69%	4.90%	21.68%	23.08%	42.66%
Sports equipment/fields/courts	32.84%	28.36%	21.64%	11.94%	5.22%
Exercise stations	10.87%	16.67%	26.81%	30.43%	15.22%
Community food garden	14.97%	6.80%	19.73%	25.17%	33.33%
Ornamental gardens	13.97%	16.91%	29.41%	27.21%	12.50%
Vehicle parking	50.00%	15.09%	13.57%	16.43%	5.00%
Bike parking	21.99%	5.67%	25.53%	27.66%	19.15%
Walking paths	5.52%	7.59%	20.00%	39.31%	27.59%
Cycling paths	13.67%	10.79%	23.74%	28.78%	23.02%
BMX track	44.37%	13.38%	13.38%	14.79%	14.08%
Skate boarding infrastructure	52.52%	13.67%	16.55%	10.79%	6.47%
Facilities for older community members	13.19%	7.64%	30.56%	26.39%	22.22%
Facilities for younger children	8.45%	11.97%	23.94%	38.03%	17.61%
Facilities for older children	14.89%	12.77%	29.08%	30.50%	12.77%

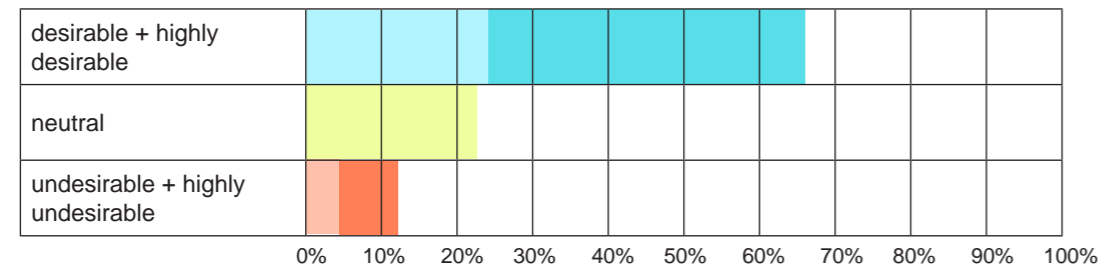
Walking Paths



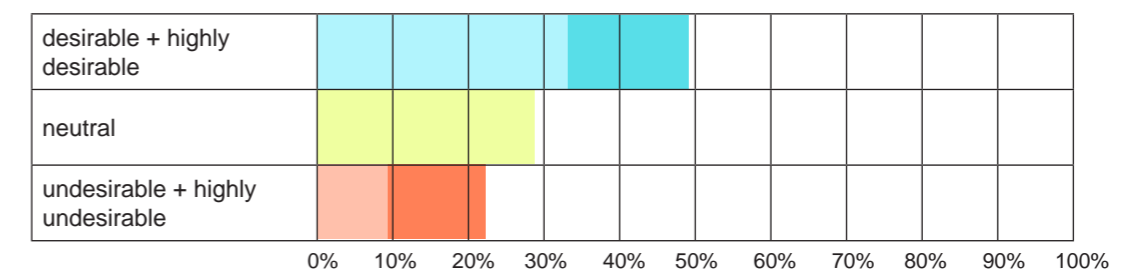
Cycling Paths



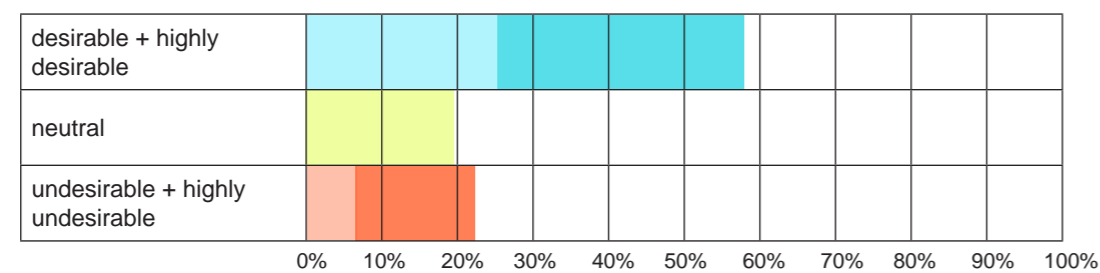
Passive Open Space



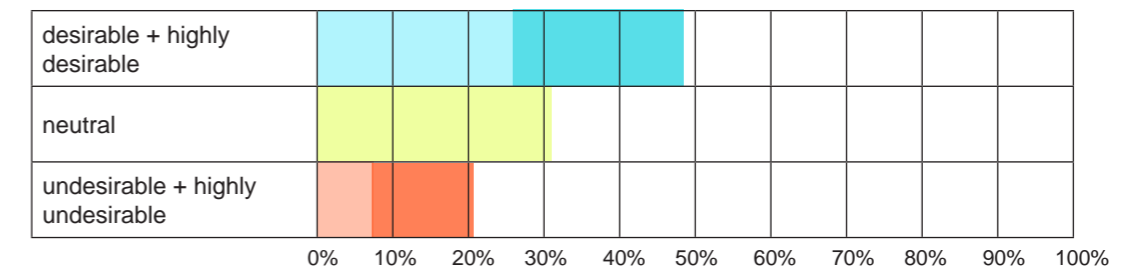
BBQ and picnic facilities



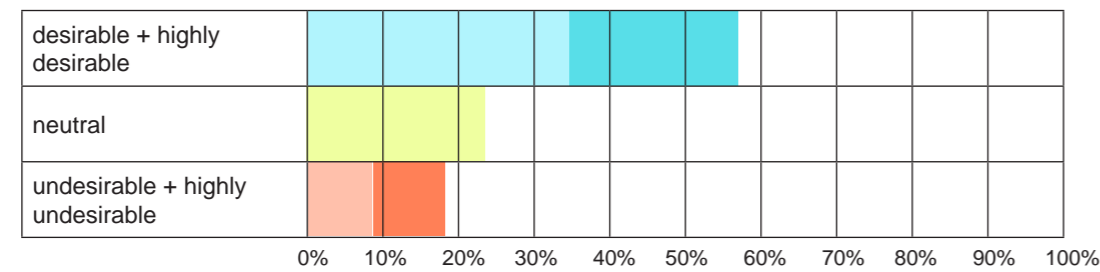
Community Food Garden



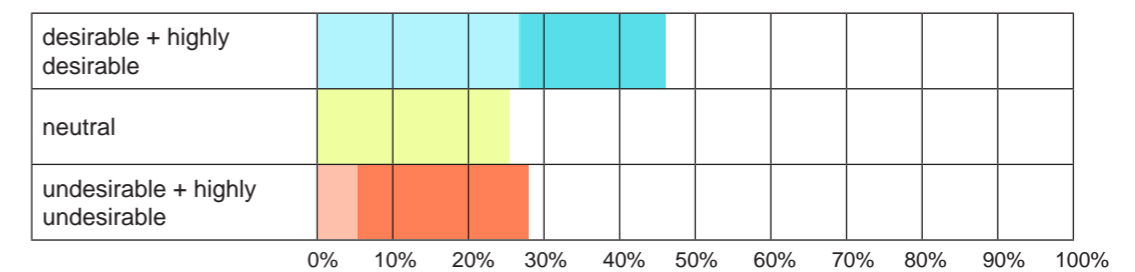
Facilities for older community members



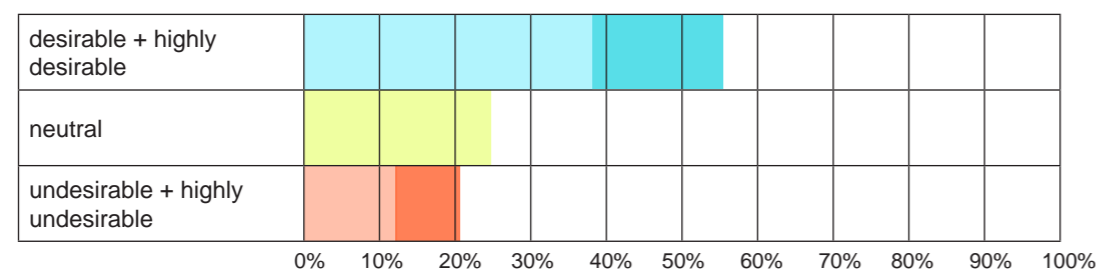
Play Equipment



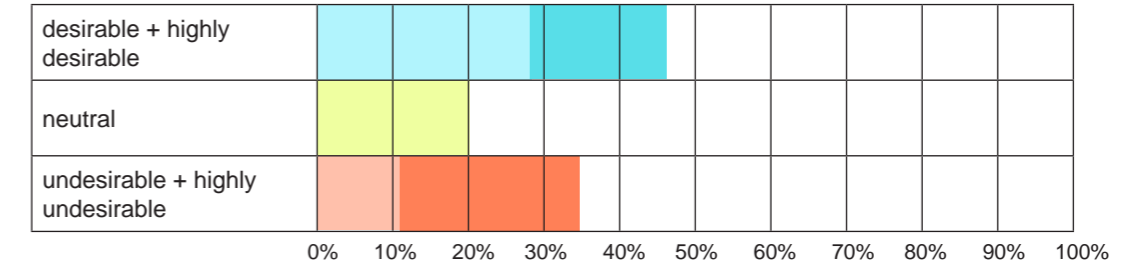
Bike Parking



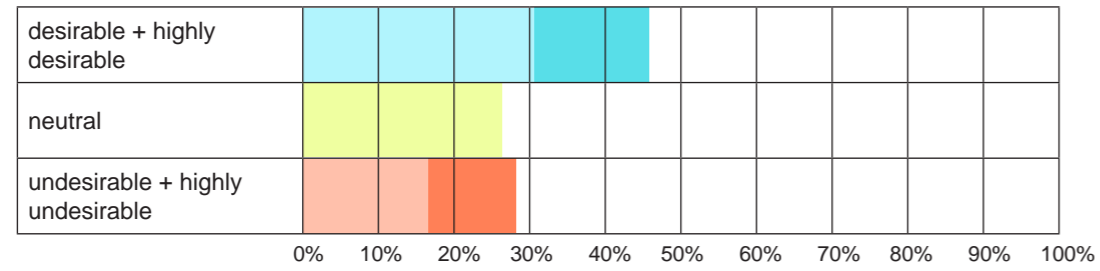
Facilities for younger children



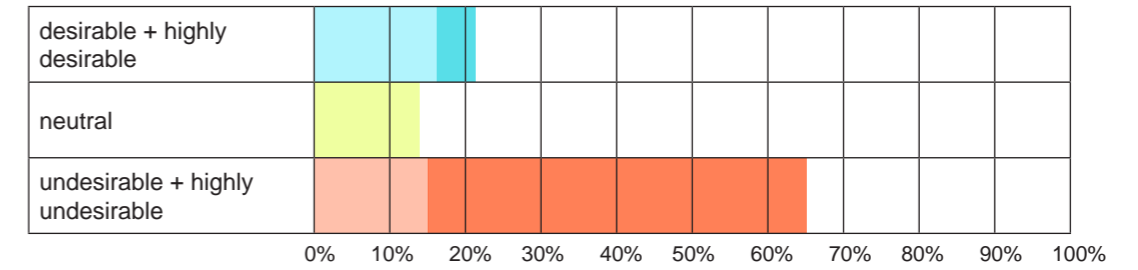
Dog Exercise Area



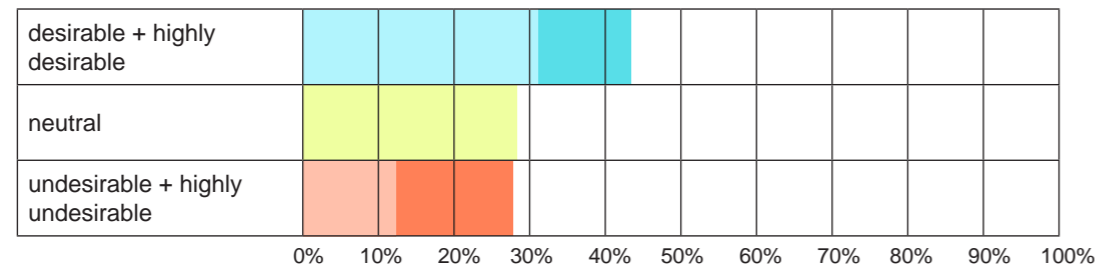
Exercise Stations



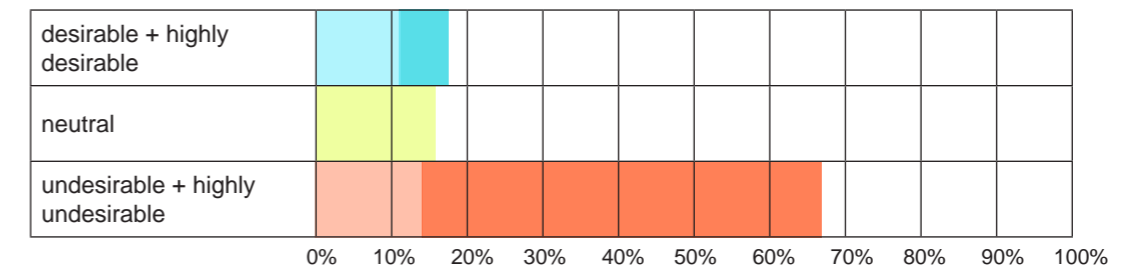
Vehicle Parking



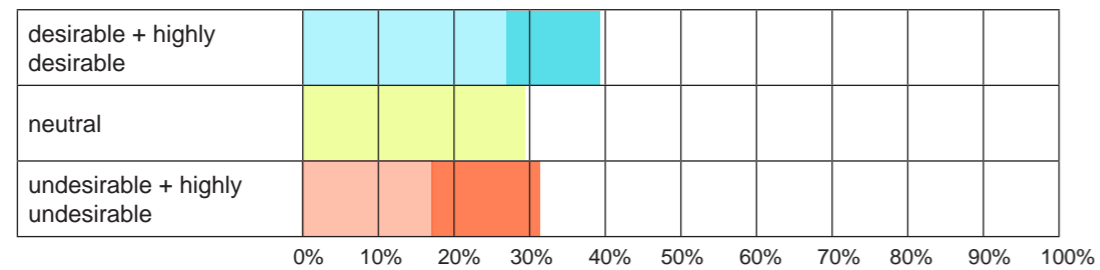
Facilities for older children



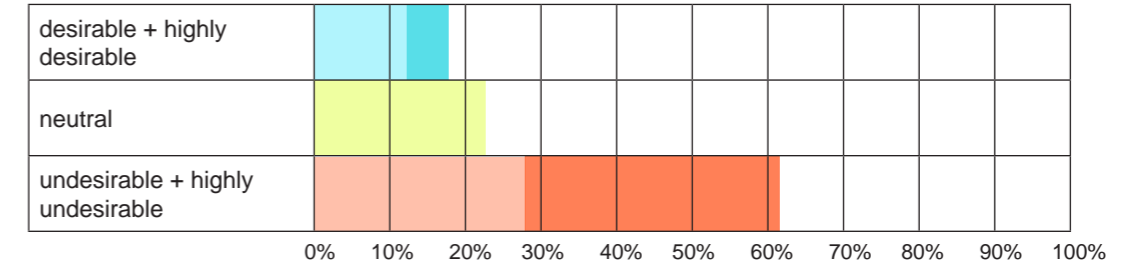
Skate boarding infrastructure



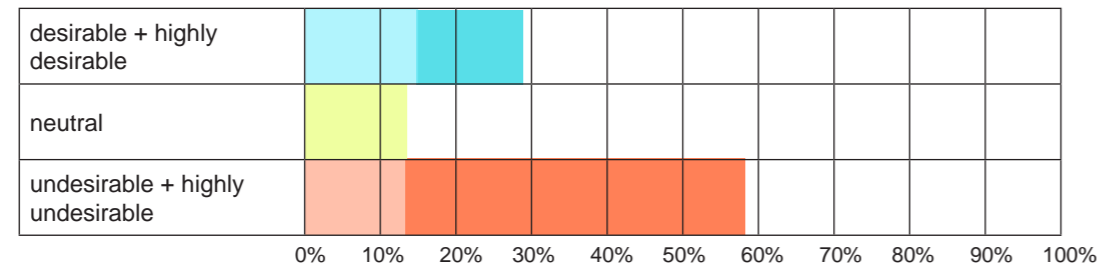
Ornamental Gardens



Sports equipment/fields/courts



BMX track



Question 6 continued

Are there other facilities or improvements that you think are useful or desirable? Please tell us what they are:

Response to this question included additional ideas for facilities as well other respondents providing more detail on facilities already identified. The most commonly identified additional facilities were toilets, bins and access to water. Eight people reinforced the desire for the retention of the open space. Shade structures were also identified as a desirable facility by five people. A number of respondents expressed their desired for the reserve to include native vegetation as a setting for recreational facilities, for shade and to retain areas of native bushland. Other recreational facilities identified were a concrete pump track and a basketball half court and hoop.

Some of the comments received....

“A happy place where all ages can come and enjoy themselves”

“Council needs to address issues such as garbage collection and removal, water for drinking purposes and toilets”

“I was very surprised and disappointed that no option has been included in this survey for natural bushland.... My vision of the park is to landscape the park to provide recreation opportunities in a natural bushland setting.... Simple things like eco-treasure walks are innovative opportunities to encourage children to learn about the outside environment.”

“Less emphasis on organised sport and more emphasis for families to use open green spaces.”

“Plenty of shaded areas”

“Toilet facilities, shade structures (e.g. gazebo)”

“Pump track not BMX track as they are more usable for kids”

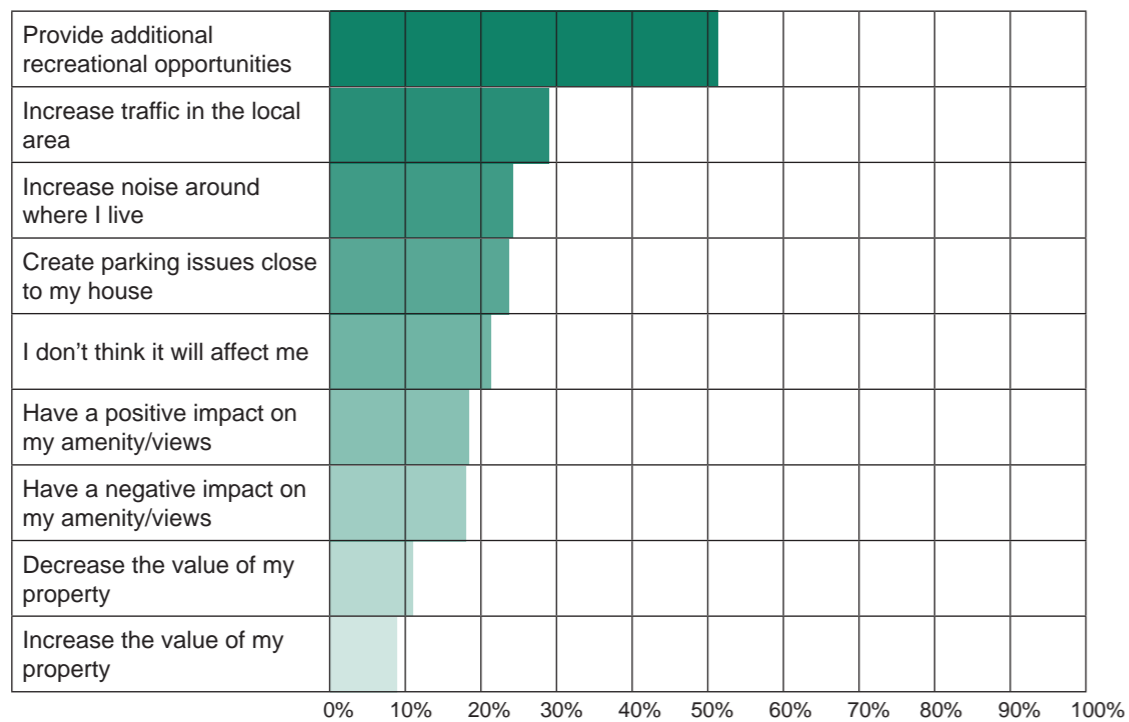
“I would like to see a food forest on this land, bush tucker garden and edible garden mandala, something for everyone to enjoy.”

RESPONSES	TIMES MENTIONED
garbage bins, toilets, bubblers and taps	12
retain open space	8
shaded and weather proof areas	5
pump track	3
native vegetation	3
basket ball hoop/half court	2
recreational facilities set in natural bushland	2
more trees for shade	2
wave pool	1
safe facilities for younger children	1
fenced dog off leash area	1
a place for all ages	1
creative sculptures set in park with native planting	1
planting and ponds to assist with drainage	1
vegetation along Hutley Road extension	1
a place for families	1
rotunda for outdoor performances	1
better maintenance and mowing	1
lighting	1
drainage	1
bush tucker garden, edible mandala garden	1
seats to enjoy bird life and ambience	1
mountain bike park	1
open space for ball playing	1
better topsoil	1

Question 7

How might changes in the reserve to provide additional facilities affect you?

Of 150 participants, 138 responded to this question and 12 skipped the question. 61.59% of respondents indicated the provision of additional facilities in the reserve would be likely to affect them in a positive way by providing additional recreational opportunities. The next most anticipated changes were negative changes relating to potential increases in traffic, noise and parking issues around their homes. Respondents were given the opportunity to identify other potential changes. A positive change of benefiting and uniting the community was mentioned 11 times.



OTHER COMMENTS	TIMES MENTIONED
benefit and unite the community	11
decreased recreational opportunities	1
potential between current and future users	1
environmental impacts associated with removal of wetland	1
safer walking route to town	1
bring crime and violence	1
destruction of nature	1
positive impact for children	1
residents cannot be relied on to be passive surveillance	1

Question 8

Any other comments or suggestions? Please tell us.

There were 53 comments provided at this question. The comments were diverse and ranged from requests the reserve stay as it is to requests for changes. Much of the comment related to the previous proposals for a community garden and BMX bike track.

RESPONSES	TIMES MENTIONED
leave it as it is	13
we support a community garden	6
a BMX track would be a unique addition and great for kids	3
park is under utilised	2
open space areas should be protected and not used for small community groups rather than current users	2
skate park or BMX track will increase anti-social behaviour and noise in the area	2
don't waste land on parking spaces, use land wisely	2
construct a walking path from Hutley Drive to the roundabout	1
the Lennox Head Residents Association does not represent all the residents of Lennox Head	1
specific requests for facilities such as community gardens and BMX tracks should be put upon developers	1
a playground and BBQ facility would be good	1
we don't object to a BMX track or community garden but we won't use them	1
natural bushland with cycling/walking tracks and unobtrusive interpretive signage about flora and fauna	1
reserve needs to have adequate safety provisions rather than rely on surveillance by neighbours	1
a place for quiet enjoyment with seats and picnic tables, a sculpture park and landscape parkland	1
listen to the community	1
ask the 'Lennox Meadows' community what they want	1
no BMX track or skate park as these facilities already exist	1
community tennis court, practice wall for kids and kids play equipment would be great	1
too much spent on sports facilities at sacrifice of quiet recreational areas	1
keep it well maintained	1
mountain bike is popular and there is nowhere to ride locally	1
additional facilities will add to the community and increase community cohesion	1
consideration should be given to the busy road that will be beside the reserve	1
safety and traffic management is vital	1
survey only being done because Council couldn't bully residents impacted by ill thought out plans	1
improvements should be environmentally friendly and low impact	1

Question 9

Would you like to keep in touch with the progress of the Ocean Breeze Master Plan Project?

Of the respondents 58.5% indicated they would like to be kept up to date with the project and 42.18% indicated they didn't want to be kept up to date with the progress of the project. Those respondents who answered yes, provided their contact details to council.

MASTER PLAN PRIORITIES

The background research and consultation phase identified a range of priorities important in evolving the Ocean Breeze Reserve Master Plan. The master plan priorities 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.

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;
- consider the provision of facilities in response to the outcomes of the community consultation;
- consider the provision of facilities the community identified as being desirable including 'walking paths' and 'passive open space';
- consider other facilities identified as desirable by the community including a 'community food garden', 'play equipment', 'facilities for younger children', 'cycling paths', 'BBQ and picnic facilities', 'exercise stations' and 'facilities for older community members';
- consider the inclusion of a 'dog exercise area' but recognise that the community support for this facility was matched by its lack of support;
- 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';
- consider what supporting infrastructure may be required such as toilets, bins, bubblers and shade; 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

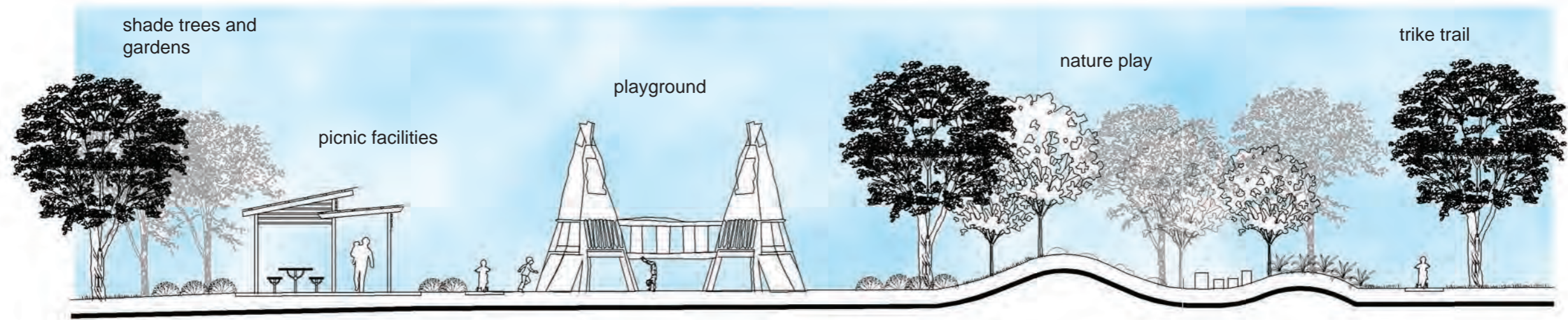
- consider potential views in to and from the reserve; and
- create a reserve with high visual amenity.

Safety

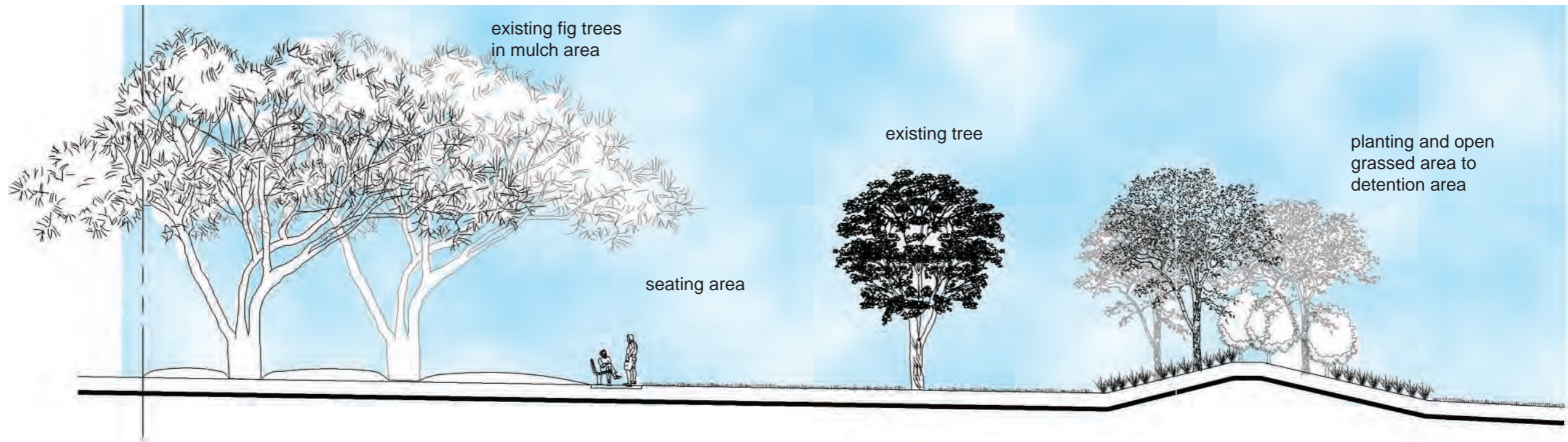
- provide for pedestrian safety along Hutley Drive;
- consider the potential for changes to traffic movements and the amount of traffic;
- design to minimise the potential for anti-social behaviour and vandalism; and
- design to maximise the safety of park users, in particular, children.



- LEGEND**
- existing tree removed
 - existing tree retained
 - tall shade trees
 - tree planting to basin
 - shade trees
 - mulched area
 - 2.5m path to Hutley Drive
 - 2m path/cycle way
 - exercise station
 - reserve entry, existing vegetation removed, screen planting at boundaries & scattered tree planting
 - childrens play ground
 - shade shelter with picnic facilities
 - BBQ facilities
 - picnic settings & shade trees
 - nature play area with nature based play items (logs, boulders, steppers)
 - concrete path as trike trail for young children
 - seating areas under shade trees
 - grassed stormwater detention area/ open space
 - on street car parking
 - pedestrian refuge
 - public toilet
 - 2.5m path to Hutley Drive



Concept One Cross Section
Playground, trike trail and picnic facilities



Concept One Cross Section
Retained figs trees, seating and grassed open space

CONCEPT ONE - RATIONALE

Hutley Drive Extension

Concept One 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.

Concept One suggest 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

Concept One 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. It is proposed the central path through the reserve be a 2m 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 shrub planting along the boundaries could provide a visual screen for neighbouring properties and shade trees sited along the path will add to the amenity of the reserve entry.

Facilities

Concept One provides a number of the facilities identified as desirable during the community consultation phase. These include walking/cycle paths, passive open space, play equipment, BBQ and picnic facilities and exercise stations. Proposed facilities provide for a variety of age groups and abilities.

Facilities and active spaces have been located in highly 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 highly visible from Hutley Drive whilst being a suitable distance from this future busy road.

Relevant facilities have been sited together but the intention is to not make the provision of all facilities related to the playground. There are opportunities for passive relaxation at shaded seating spots and opportunities for informal play such as ball games.

Exercise stations are proposed along the central pathway and it is intended these could be sited relative to shade tree planting.

Character

Concept One 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. It is suggested that the reserve incorporate natural materials such as timber and stone and that these materials could also be incorporated in the playground with nature play items such as climbing boulders and timber stepping poles sited under new shade tree planting. Soft fall mulch, rather than rubberised soft fall, will contribute to making the play elements appear more natural and less urban in character. Play equipment could also incorporate more natural materials such as timber and could be integrated into the landscape with gardens, suitable garden edges and grassed mounding.

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 a local bird life or flora. Art works could be incorporated in furniture elements such as bins and shelters or could be as subtle as cast elements sited on boulders in garden areas.

All new facilities could be visually 'softened' with picnic facilities, shelters and other infrastructure sited amongst low planting of indigenous flowering shrubs and groundcovers.

Vegetation

Concept One 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 shade trees, tree and shrub planting to the detention basin, understory planting around the playground and tree planting to the edge of the reserve. The intention would be to maintain views into and across the park, to add shade to facilities and to add to the amenity of the reserve. There would be a focus on utilising local indigenous species.

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



shade shelters, picnic facilities, park furniture and seating in shaded locations



trees allowing views into the reserve



path providing link through reserve



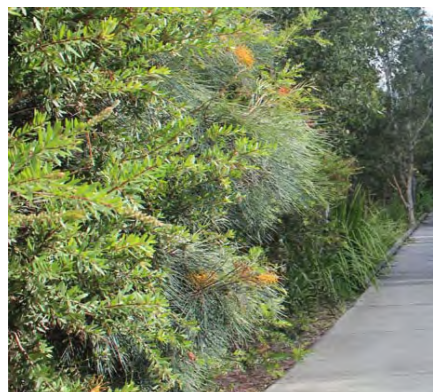
open space retained for informal play



grassed detention area with tree planting



childrens play area with play equipment and nature play elements



native planting



potential to include art works in landscape



childrens bike trail around play area



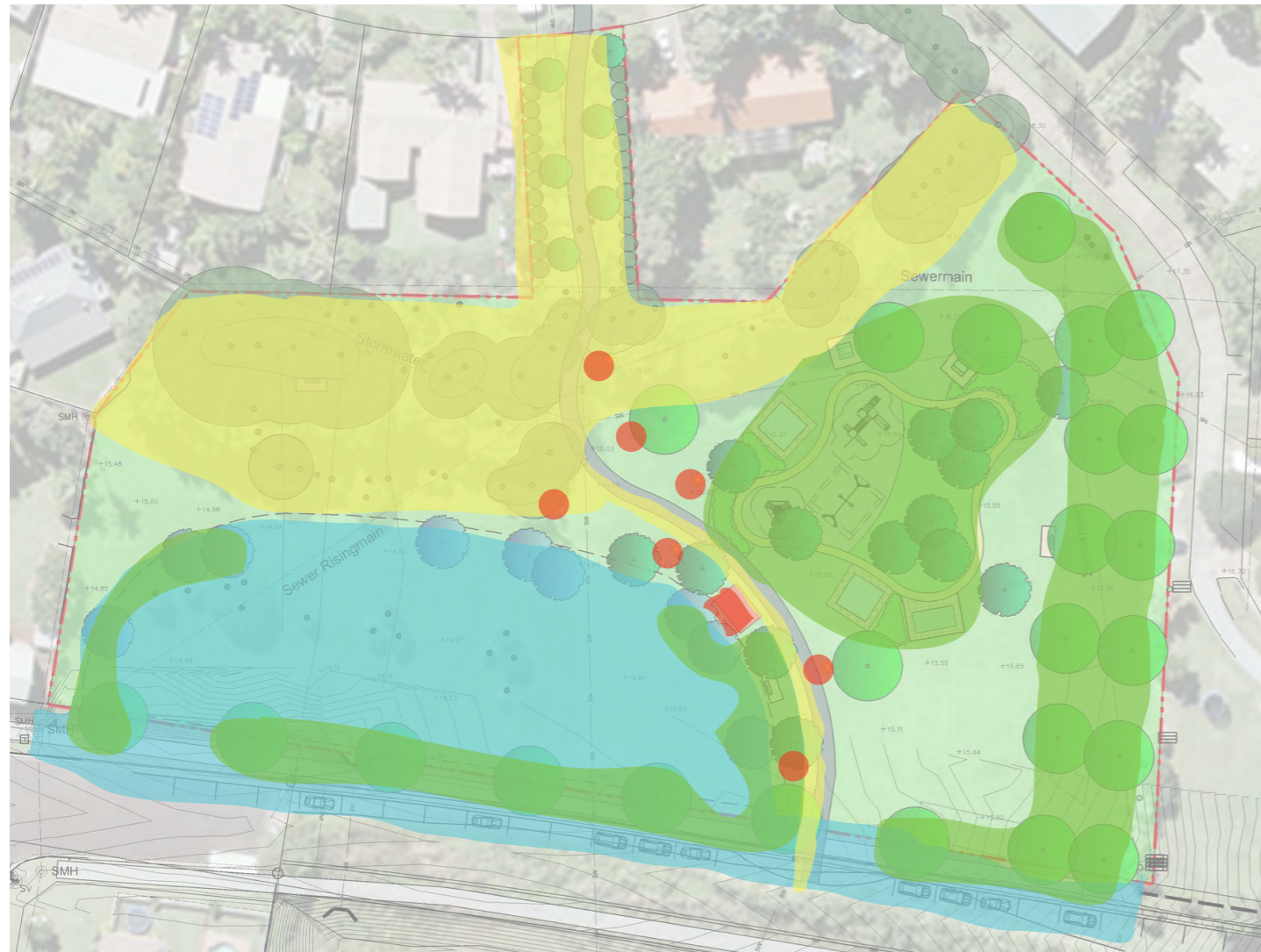
exercise stations under shade trees

Anticipated Costs

PROPOSED ITEM	QUANTITY	ANTICIPATED COST
Preparation & Site Establishment		
site establishment for construction site		\$ 1 500
tree removal & under pruning of retained trees		\$ 3 500
earth works to playground and picnic area		\$ 2 000
Infrastructure		
new toilet block		\$ 80 000
central concrete pathway (2m wide)	286m ²	\$ 30 000
picnic shelters	2	\$ 24 000
picnic settings (including to shelters)	4	\$ 10 000
BBQ & BBQ shelter	1	\$ 14 000
seats	3	\$ 6 000
water bubbler + tap + provision of water	1	\$ 6 000
bins	2	\$ 4 000
concrete slabs to shelters, picnic settings & seats	120m ²	\$ 12 000
reserve signs at entries	2	\$ 2 400
Playground		
play equipment		\$ 100 000
nature play area (logs, timber steps, boulders)		\$ 15 000
softfall (rubber)	310m ²	\$ 38 000
subsoil drainage to playground		\$ 4 000
coloured concrete trike trail for children	140m ³	\$ 15 400
garden and softfall edging	80m	\$ 2 400
Planting & Turf		
new tree planting	50	\$ 3 500
garden areas	200m ³	\$ 7 000
mulch to retained trees	680m ³	\$ 5 000
new turf	400m ³	\$ 4 000
Exercise Stations		
exercise stations	7	\$ 14 000
TOTAL		\$ 403 700

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 would be part of the works associated with the extension of Hutley Drive.

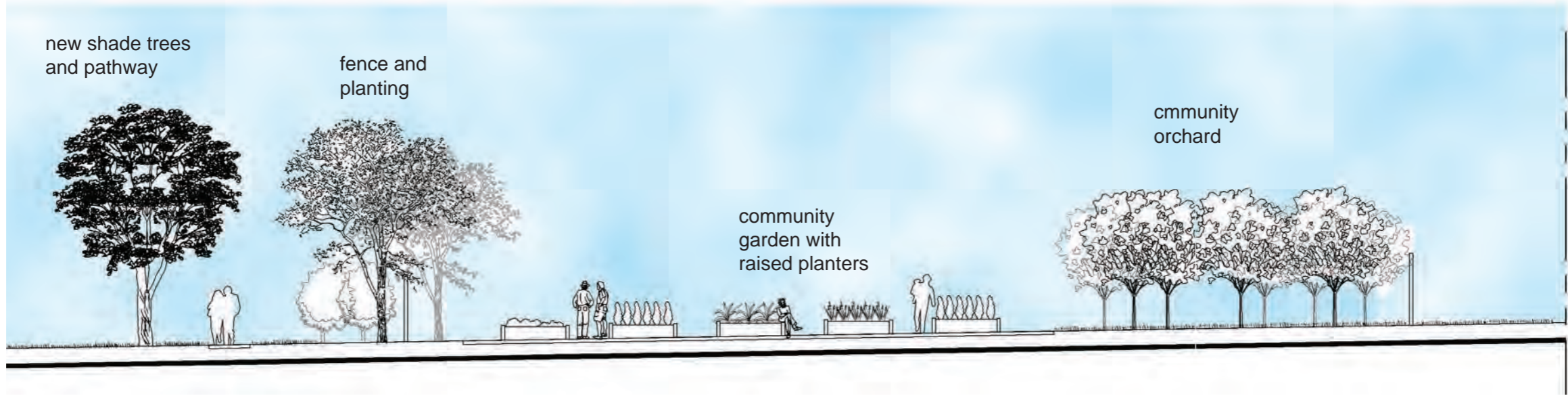
Proposed Staging



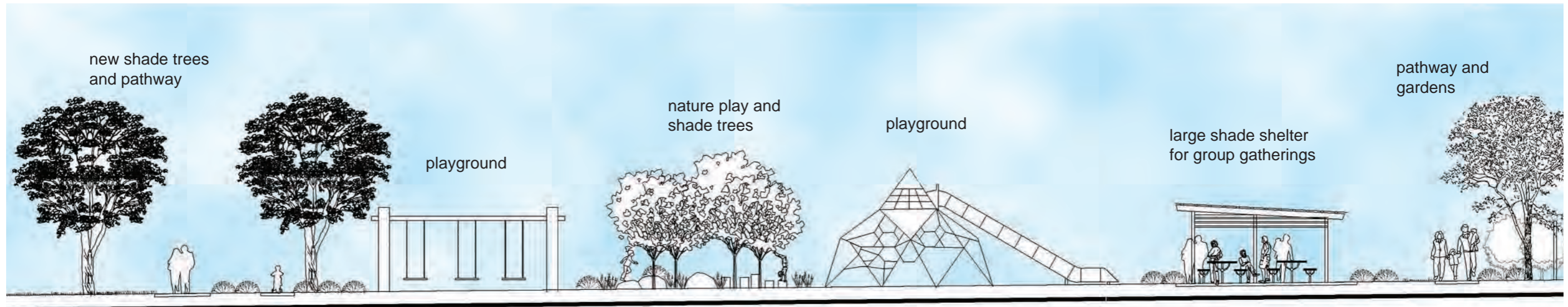
	Stage One <ul style="list-style-type: none"> • on street parking • concrete path on northern side of Hutley Drive • grassed stormwater detention area/open space 	part of Hutley Drive extension works
	Stage Two <ul style="list-style-type: none"> • site establishment • tree removal and under pruning • mulching to retained trees • central concrete path • entry planting at northern entry + sign 	\$ 43 500
	Stage Three <ul style="list-style-type: none"> • playground including subsoil drainage and softfall • nature play and trike trail • picnic shelters, park furniture, signage and slabs to furniture • new tree planting, gardens and turf 	\$ 266 200
	Stage Four <ul style="list-style-type: none"> • public toilet • exercise stations 	\$ 94 000
	TOTAL	\$ 403 700



- LEGEND**
- existing tree removed
 - existing tree retained
 - tall shade trees
 - tree planting to basin
 - native food and park trees
 - fence
 - 2.5m concrete path
 - 1.5m concrete path
 - childrens bike trail (deco)
 - 1.2m exposed aggregate path
 - seat
 - community garden area - works to be staged
 - ① reserve entry with grassed open space for visibility
 - ② childrens play ground
 - ③ shelter with picnic facilities
 - ④ BBQ facilities
 - ⑤ half basketball court
 - ⑥ community food garden (raised gardens, deco paths & orchard)
 - ⑦ working area for garden (storage shed/compost bins)
 - ⑧ restricted access for garden deliveries (reinforced turf)
 - ⑨ large shelter for gatherings
 - ⑩ exercise stations with shade sails
 - ⑪ fenced dog off leash area
 - ⑫ grassed stormwater detention area/ open space
 - ⑬ on street parking
 - ⑭ public toilet
 - ⑮ pedestrian refuge
 - ⑯ 2.5m path to Hutley Drive



Concept Two Cross Section
 Path, tree planting and community garden



Concept Two Cross Section
 Pathways, playground and large shade shelter

CONCEPT TWO - RATIONALE

Hutley Drive Extension

Concept Two again reflects and integrates future planning for the Hutley Drive extension including the requirements for a stormwater detention area. The required detention area has been sited on the lowest part of the reserve, however, this concept locates the basin further north to allow for the central path through the reserve to be a more direct connection to Hutley Drive.

Concept Two also suggests, that as part of the planning for the Hutley Drive extension, consideration be given to on street parking and a concrete path along the northern side of Hutley Drive. This will provide easy access from parking to the reserve's southern entry. An informal arrangement of tall, clear trunk trees along Hutley Drive would provide clear views into the reserve.

Connections

Concept Two formalises existing walking routes through the reserve from Ocean Breeze Drive to Hutley Drive and from Hutley Drive to North Coast Road. In addition, this concept reflects the community's expressed desire for walking paths and proposes a second path meandering around the outside of the reserve. This path could be exposed aggregate, stencilled concrete or coloured bitumen. It would provide an opportunity to enjoy the existing trees and access shaded seating locations. This route could be enhanced with indigenous gardens and tree planting. Vegetation is removed at the northern entry to increase visibility of this public access.

Facilities

Concept Two provides a broader range of the facilities identified as desirable during community consultation. These include walking/cycle paths, passive open space, a community food garden, play equipment, BBQ and picnic facilities, exercise stations and facilities for a range of ages. This concept suggests the detention basin could have a dual function as a fenced dog exercise area. It is recognised this facility was equally desirable and undesirable to the community and, as such, has been located away from other facilities.

The 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 could be provided to facilitate garden deliveries such as soil and mulch. This access could utilise reinforced turf cells and, when not in use, would read as part of the reserve's open grassed space.

The 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 fenced area as part of the reserve's tree planting. Depending on community and Council sentiment, the garden could be left unfenced and could be integrated into the reserve landscape.

This concept includes a centrally located childrens playground and picnic and BBQ facilities. A larger shelter has been located between the playground and the community garden and could be used as a gathering space for community groups or family gatherings. The play area could incorporate nature play items amongst gardens and shade trees and gardens of indigenous plants could be sited in and around facilities to integrate them into an attractive setting.

A half basketball court is slightly set apart from the playground and further to the south is proposed exercise node under a shade sail. A public toilet is close to Hutley Drive in a highly visible location. The fenced dog off leash area would include a watering point for dogs, a bin receptacle and shaded seating locations.

Facilities and active spaces have been located away from drainage areas and neighbouring properties. The playground is in a highly visible location but is away from the busy Hutley Drive.

This concept provides a variety of facilities across the reserve. The intention is there would be both active and passive zones. Whilst the area around the playground may be an active zone, there would opportunities along the east-west trail for quiet seating areas.

Character

Concept Two has an emphasis on providing as many of the facilities as identified as desirable by the community as possible. In doing so, it uses more of the reserve open space. All facilities, however, would be integrated into the landscape with tree planting and gardens and an overall palette of materials and forms would create a reserve with a high visual amenity.

Vegetation

Concept Two 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 retained trees be tidied up and mulched to contribute to the reserve's useability and amenity. New planting would incorporate indigenous species of trees, shrub and groundcovers.

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.



shade shelters, picnic facilities, BBQs, bike racks, seating and other park furniture



concrete path as main path



deco paths as secondary paths



fenced dog off leash area



grassed detention area/open space



tree planting at reserve edge



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



large shelter for group gatherings



exercise area with shade sail



childrens playground



half basketball court



public toilet

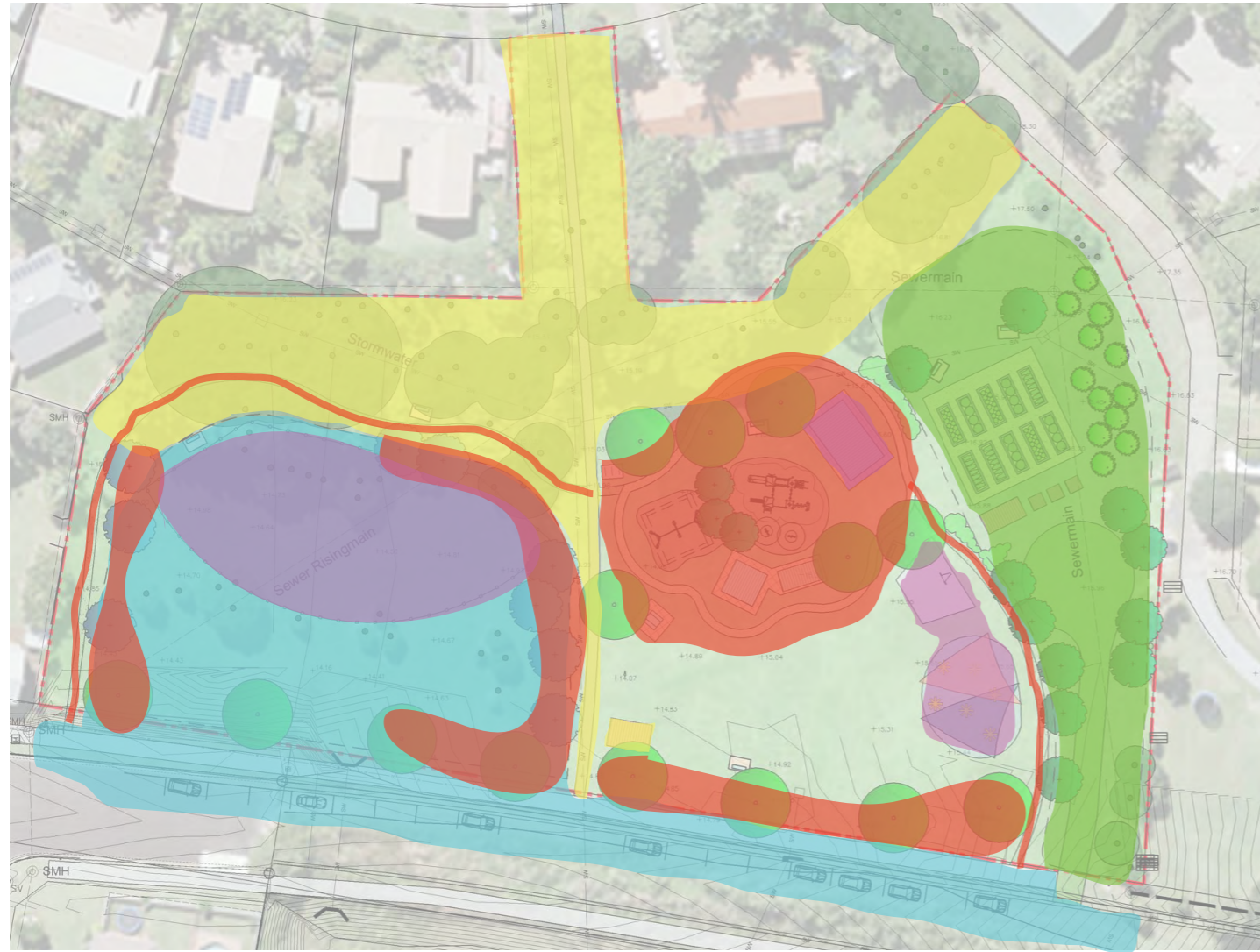
Anticipated Costs

PROPOSED ITEM	QUANTITY	ANTICIPATED COST
Preparation & Site Establishment		
site establishment for construction site		\$ 1 500
tree removal & underpruning of retained trees		\$ 3 500
earth works to playground and picnic area		\$ 2 000
Infrastructure		
new toilet block		\$ 80 000
central concrete pathway (1.5m wide)	170m ²	\$ 20 000
exposed aggregate path (1.2m wide)	216m ²	\$ 26 000
large shelter for group gatherings		\$ 20 000
picnic shelter	1	\$ 12 000
picnic settings (including to shelters)	5	\$ 12 500
BBQ & BBQ shelter	1	\$ 14 000
bins, bike rack, bubbler/tap and seats		\$ 24 000
concrete slabs to shelters, picnic settings & seats	120m ²	\$ 12 000
reserve signs at entries	2	\$ 2 400
dog off leash area (fence, bubbler, bin)		\$ 14 000
Playground		
play equipment + nature play		\$ 90 000
1/2 basketball court		\$ 8 000
softfall (rubber)	200m ²	\$ 30 500
subsoil drainage to playground		\$ 4 000
decomposed granite bike trail for children	150m ³	\$ 10 500
garden and softfall edging	80m	\$ 2 400
Planting & Turf		
new tree planting	30	\$ 1 500
garden areas	200m ³	\$ 7 000
mulch to retained trees	680m ³	\$ 5 000
new turf	400m ³	\$ 4 000
Community Garden (community funded)		
raised gardens, deco paths, orchard, shed, fence		\$ 30 000
restricted access to garden (reinforced turf)		\$ 15 000
Exercise Stations		
exercise stations + shade sail		\$ 34 000
TOTAL		\$ 485 800

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 would be part of the works associated with the extension of Hutley Drive.

Note: Estimation of costs in relation to the community garden are indicative only. Costs would be expected to be met by the community group establishing a community garden facility.

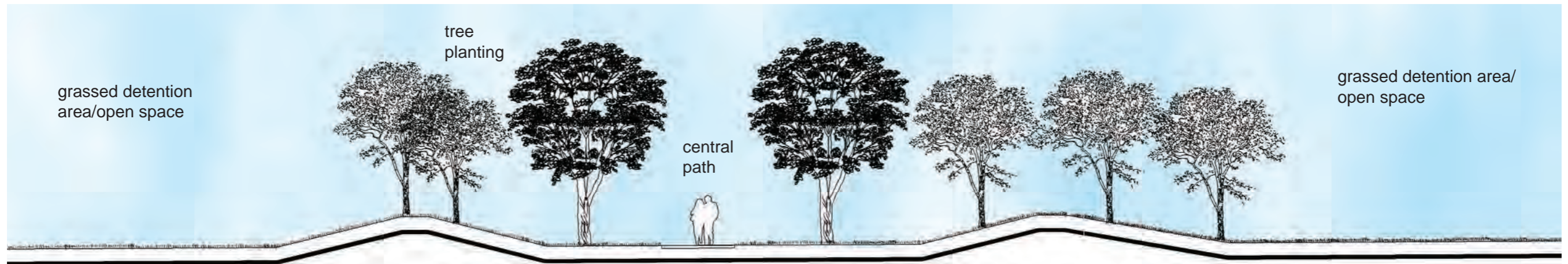
Proposed Staging



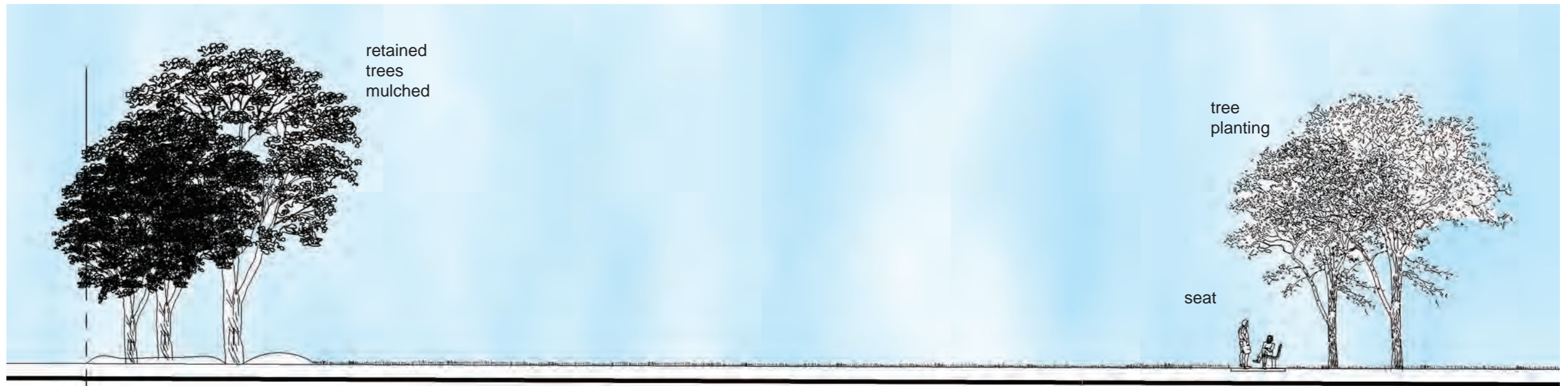
	Stage One <ul style="list-style-type: none"> • on street parking • concrete path on northern side of Hutley Drive • grassed stormwater detention area/open space 	part of Hutley Drive extension works
	Stage Two <ul style="list-style-type: none"> • site establishment • tree removal and under pruning • mulching to retained trees • central concrete path • toilet block 	\$ 110 000
	Stage Three <ul style="list-style-type: none"> • access to community garden • raised vegetable gardens • community orchard • deco paths • storage shed + compost areas • fence to garden 	\$ 45 000
	Stage Four <ul style="list-style-type: none"> • playground including subsoil drainage and softfall • nature play and trike trail • picnic shelters, park furniture, signage and slabs to furniture • new tree planting, gardens and turf • exposed aggregate path (1.2m wide) 	\$ 254 800
	Stage Five <ul style="list-style-type: none"> • exercise stations + shade sail • half basketball court • large shelter for group gatherings • fenced dog off leash area 	\$ 76 000
	TOTAL	\$ 485 800



- LEGEND**
- existing tree removed
 - existing tree retained
 - tall shade trees
 - tree planting to basin
 - seating
 - 2.5m path/cycle way
 - picnic facilities
 - ① reserve entry with grassed open space for visibility
 - ② central pathway & connection to Hutley Drive
 - ③ 2 x grassed stormwater detention area/ open space
 - ④ gardens with indigenous plants
 - ⑤ shade trees allowing views into park
 - ⑥ on street parking
 - ⑦ 2.5m path to Hutley Drive



Concept Three Cross Section
 Central Path, grassed detention areas and shade tree planting



Concept Three Cross Section
 Retained trees, grassed open space, seat and new shade trees

CONCEPT THREE - RATIONALE

Hutley Drive Extension

Concept Three again reflects and integrates future planning for the Hutley Drive extension including the requirements for a stormwater detention area. This concept locates two detention areas adjacent to Hutley Drive. These basins achieve the required extent of area, however, allow the retention of more open space across the northern extent of the reserve. Areas of the detention areas could be planted with trees and pockets of indigenous planting so that, whilst the areas served their function for stormwater detention in wet periods, they functioned as part of the reserve's open green space.

Concept Three also suggests, that as part of the planning for the Hutley Drive extension, consideration be given to on street parking and a concrete path along the northern side of Hutley Drive. This will provide easy access from parking to the reserve's southern entry. Informal tree planting along the edge of the reserve and the detention areas would maintain views into the reserve, whilst adding to the amenity of the open space and Hutley Drive.

Connections

Concept Three formalises existing walking routes through the reserve from Ocean Breeze Drive to Hutley Drive and from Hutley Drive to North Coast Road. A 2.5m path provides access through the reserve from Ocean Breeze Drive to Hutley Drive. Again vegetation is removed at the reserve's northern entry to allow clear views into the reserve. Tree planting could be provided along the path for shade and amenity.

Facilities

Concept Three focuses on retaining the open space of the reserve and providing minimal new facilities. The reserve is predominantly open grassed areas with some new seating and picnic facilities. New tree planting around the edge of the reserve would provide shade and add to the reserve's amenity. These trees would be selected for their capacity to allow views into the park. The stormwater detention areas would be integrated into the open grassed space with pockets of indigenous planting and tree planting.

Character

Concept Three proposes a reserve with limited facilities and a focus on green open space. The existing vegetation and new planting would be rationalised and integrated so that the reserve was a balance between open grassed areas, shade trees and pockets of vegetation. Seats and picnic facilities would be sited to take in attractive views in shaded locations.

Vegetation

Concept Three 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 retained trees be tidied up and mulched to contribute to the reserve's useability and amenity. New tree planting would focus on using local indigenous species. There could be some limited pockets of planting around the detention area and again this would utilise indigenous shrubs and groundcovers.

Maintenance

The engineer designed detention areas will assist in managing stormwater at the reserve. Tidying up exotic garden waste and removing under story planting around the retained trees will assist in easier mowing of the reserve and may remove the potential for mosquito breeding. Species selection should focus on using reliable indigenous species. The reserve would become a combination of grassed open space, mulched tree groups and shade tree planting. Appropriate design and placement of these landscape elements should contribute to easier mowing of the reserve and long term maintenance.



central path providing link to Hutley Drive



grassed detention areas and open space



open space for informal play



tree planting at reserve edge



seats and new shade tree planting



picnic facilities



native planting

Anticipated Costs

PROPOSED ITEM	QUANTITY	ANTICIPATED COST
Preparation & Site Establishment		
site establishment for construction site		\$ 1 000
tree removal & underpruning of retained trees		\$ 3 500
Infrastructure		
central concrete pathway (2.5m wide)	400m ²	\$ 44 000
picnic settings + concrete slab	1	\$ 4 000
seats + concrete slab	3	\$ 10 000
reserve signs at entries	2	\$ 2 400
Planting & Turf		
new tree planting	50	\$ 3 500
garden areas	200m ³	\$ 7 000
mulch to retained trees	680m ³	\$ 5 000
new turf	200m ³	\$ 2 000
TOTAL		\$ 82 400

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 would be part of the works associated with the extension of Hutley Drive.

Proposed Staging



	<p>Stage One</p> <ul style="list-style-type: none"> • on street parking • concrete path on northern side of Hutley Drive • grassed stormwater detention area/open space 	<p>part of Hutley Drive extension works</p>
	<p>Stage Two</p> <ul style="list-style-type: none"> • site establishment • tree removal and under pruning • mulching to retained trees • central concrete path • park furniture (picnic setting & 3 x seats) • new tree planting, gardens and turf 	<p>\$ 82 400</p>
	<p>TOTAL</p>	<p>\$ 82 400</p>

APPENDIX A

COMMUNITY CONSULTATION PHASE 1 FLYER AND SURVEY



Ocean Breeze Reserve Master Plan community survey

Dear Resident

Ballina Shire Council is preparing a Master Plan for the Ocean Breeze Reserve in Lennox Head. This reserve is on public land owned by Council. This project is known as the **Ocean Breeze Reserve Master Plan** and the purpose of the Master Plan is to guide future use of the site.

Council is now seeking community feedback and invites you to complete the survey via the URL link below or Council's website (search Ocean Breeze). This survey will assist Council in understanding the community's aspirations for this reserve.

If you would like to receive further information on the Master Plan project, there is an option at the end of the survey to provide us with your email address.

www.surveymonkey.com/r/OceanBreezeReserve

This survey will be open until Monday 20 March 2017

[see over for map >>](#)



Further information:

Skye McNamara or Matthew Wood, ph 6686 1284.
skye.mcnamara@ballina.nsw.gov.au
ballina.nsw.gov.au (search ocean breeze)



Ocean Breeze Reserve Master Plan

Community Survey

Ballina Shire Council is preparing a Master Plan for the Ocean Breeze Reserve in Lennox Head. The reserve is public land owned by Council. This project is known as the **Ocean Breeze Reserve Master Plan**. The purpose of the Master Plan is to guide future use of Ocean Breeze Reserve.

Council is now seeking community feedback and invites you to complete this survey. This survey will assist Council in understanding the community's aspirations for this reserve and guide the master planning process for the Ocean Breeze Reserve site.

This community survey will be open until 20 March 2017.

If you would like to receive further information on the Master Plan project, there is an option at the end of the survey to provide us with your email address.

If you have any questions about either this survey or the master planning project, please contact Ballina Shire Council's Strategic and Community Facilities Group on telephone 6686 1284 or email skyem@ballina.nsw.gov.au

1. What is your proximity to Ocean Breeze Reserve?

* 2. Do you currently use Ocean Breeze Reserve?

- Yes, frequently (once a week or more).
- Yes, occasionally.
- No

If not, why not?

3. How do you currently use Ocean Breeze Reserve?

4. What are the things that you like most about the reserve at present?

5. What, if anything, do you dislike about the reserve at present?

6. Please indicate how desirable the following possible features are for the reserve?

	1 - Highly undesirable	2 - Undesirable	3 - Neutral	4 - Desirable	5 - Highly desirable
BBQ and picnic facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog exercise area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Play equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Passive open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports equipment/fields/courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exercise stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community food garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ornamental gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vehicle parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycling paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
BMX track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate boarding infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities for older community members	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities for younger children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities for older children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other facilities or improvements that you think are useful or desirable? Please tell us what they are:

7. How might changes in the reserve to provide additional facilities affect you?

- I don't think it will affect me
- Increase traffic in the local area
- Create parking issues close to my house
- Provide additional recreational opportunities (e.g., picnic/ play equipment etc)
- Increase noise around where I live
- Have a negative impact on my amenity / views
- Have a positive impact on my amenity / views
- Increase the value of my property
- Decrease the value of my property

Other (please outline)

8. Any other comments or suggestions? Please tell us!

*** 9. Would you like to keep in touch with the progress of the Ocean Breeze Master Plan Project?**

- No
- Yes

10. If Yes, please include your name/organisation and email below