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Prepared by

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For Ballina Shire Council

Concept and Management Plan Purpose and Vision

This concept plan and management plan applies to land known as Lots 1, 2, 3 and 4 in D.P. 6383 (Elizabeth Ann Brown Park and public reserve) and Lot 6 in D.P. 235086 (Crawford House, owned by Ballina Shire Council). These sites are located at Wardell Road, Alstonville. Both the park and Crawford House are of heritage significance to the local community.

This plan seeks to identify management issues and propose actions to ensure:

- · a high amenity environment with a low-key village character is retained;
- mechanisms are in place to facilitate effective management of heritage curtilage;
- the park and surrounds are robust spaces suitable for a variety of purposes;
- . the park and surrounds are safe places to be during the day and night, and
- adequate connections and access are provided to adjoining facilities.

Key Stakeholders

Consultation with key stakeholders has been undertaken by Ballina Shire Council. The key stakeholders include:

- Ballina Shire Council
- Owners of the building to the east of the site containing the Dentist offices
- Alstonville Returned Services League (RSL)
- Alstonville Plateau Historical Society Inc.
- Proprietors/owners of Alstonville Shopping Plaza
- Alstonville and Wollongbar Chamber of Commerce
- Alstonville Resident's Association
- Apex Club or Alstonville

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ManagementIssues

1 General Heritage Management

- The trees within the park and around Crawford House are of heritage significance as part of the original design of the park and house grounds.
- Some trees within the park are also significant as representations of specimens that would have been in the Big Scrub sub-tropical rainforest vegetation which covered much of the plateau (see items A on the plan).
- Crawford House is listed as a heritage item in Schedule 1 of the Ballina LEP. Crawford House is leased to the Alstonville Plateau Historical Society Inc. until June 2009.

2 Loitering

The memorial at the centre of the park is used by school children to hide behind and smoke (see item B on the plan).

3 Vandalism and theft

- Memorial plaques are being removed from garden bed edges
- Crawford House has been damaged in the past via various acts of vandalism including removal of vertical balustrade paneling and burn marks on the northern building facade paint work.

4 Rubbish/litter

 Rubbish and litter (in particular alcohol bottles and cans) are being left in garden beds, particularly around the northern side of Crawford House (See item C on the plan).

g Ceremonies and functions

- The park is used annually for ANZAC day ceremonies which attract large crowds.
- Various functions are held at Crawford House (e.g. fund raising fetes, Heritage Fair etc.).

6 Vehicular access

 Vehicular access to the dentist is presently via a road reserve that separates Elizabeth Ann Brown Park and Crawford House. Whilst vehicular use is not frequent there are potentially unsafe conflicts with pedestrians.

7 Pedestrian access and circulation

- Step access to the shopping centre is not visually obvious and is steep and potentially unsafe.
- Pedestrians short-cut through the park and between residential areas, various parts of the main street and the shopping centre. This creates security issues for historic curtilage at Crawford House
- A fence has been constructed around Crawford House (see item D on the plan).
- A footpath has recently been added to the frontage of Crawford House providing access to the park.

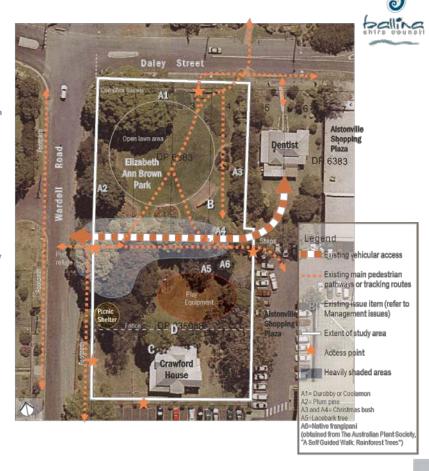
g Weed management and garden maintenance

- Camphor laurel is a W4(d) noxious weed in some parts of Ballina Shire. The Camphor laurels on site also have heritage significance.
- Garden plantings within the park and grounds of Crawford House contain some environmental weeds such as Duranta and Murraya. These plantings are also not consistent with the original (historical) planting theme which was predominantly native plants.
- The plant cover in the gardens is thin which requires higher maintenance than if densely planted.
- There are many trees which over shade and impede surveillance

Amenity

- A picnic shelter and setting have been recently added to the park.
- New playground equipment has been recently installed.
- The park is very shaded by dense canopy trees. Grass cover is dying back in some heavily shaded areas. Tree branches are also very low and impede pedestrian movement in some locations.
- The park is lit at night but there are some areas near Crawford House which are poorly lit.
- The furniture (e.g. litter bins and seats) do not fit with the heritage character of the park and house or with the recently upgraded Main Street.

The Site



This plan is conceptual only and not intended for construction.

Source: Air photo supplied by Ballina Shire Council Date: January 2012

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Elizabeth Ann Brown Park/Crawford House

Concept and Management Plan

Strategies/Actions

1 General Heritage Management

Issue: Trees of heritage and Big scrub significance Action: Retain trees and incorporate as part of an interpretative trail through the site. Issue: Crawford House heritage listing and lease

Action: Refer to Crawford House Plan of Management

2 Loitering

Issue: Loitering around the central memorial Action: Undertake a competition or engage specialist to

Action: Improve lighting and retain clear views around the memorial

3 Vandalism and theft

Issue: Removal of memorial plaques Action option 1: Relocate plaques Action option 2: Improve night lighting Issue: Vandalism at Crawford House Action: Fencing has been installed

4 Rubbish/litter

Issue: Excess rubbish and litter

Action: Provide a litter bin within an attractive bin surround (enclosure design to be specified).

5 Ceremonies and functions

Issue: ANZAC day ceremonies

Actions: Retain the circular lawn area as an uncluttered open space. Provide new seating at the extents of the lawn

6 Vehicular access

ssue: Vehicular access to the dentist offices Action: Formalise the road reserve as a pedestrian thoroughfare, upgrade surface and allow vehicle access to tenants of the dentist offices only. Allow vehicle access only to the road reserve via removable bollards or similar.

Pedestrian access and circulation

Issue: Step access to the shopping centre is not visually obvious and is steep and potentially unsafe.

Action: Formalise and upgrade the central road reserve as a pedestrian thoroughfare and reconstruct the stairs or provide a ramp access if feasible.

Issue: Security issues for Crawford House from people

walking through the yard.

Action: The yard has been fenced.

8 Weed management and garden maintenance Issue: Camphor laurel is a weed but has heritage

significance

Action: Retain existing camphor laurel trees Issue: Garden plantings of environmental weeds Action: Relocate gardens and remove environmental weeds and replace with locally native plants. Plants contained within Ballina Shire Council's list of environmental weeds shall not be used

Issue: Tree management and maintenance Action: Carry out a tree survey of the precinct to identify all trees. Make recommendations for the retention, removal or maintenance of the trees and identify any significant trees

On-going Servicing and Maintenance

- Initially remove all weeds (e.g. Murraya, Duranta) and plants in poor condition such as Callistemon species. Topdress lawn areas mounding centre to achieve
- adequate drainage
- . Mow grass areas and trim edges (once per 3 weeks in Summer and monthly in Winter)
- · Mulch garden beds and newly planted trees initially and as required to maintain 100mm depth of mulch
- Plant replenishment as required to maintain >90% garden cover · Remove environmental weeds and 'non-compatible'
- plants as required
- Inter-plant or replace screen planting along eastern boundary
- · Limb pruning as required

Amenity

Issue: Seating and picnic tables

Action: Provide additional new seating and picnic tables in the locations shown on the plan.

Issue: Excess shade and grass cover dieback Action: Under-prune dense canopied trees to remove low

limbs and to allow light entry. Topdress lawn areas where grass is dying back.

Issue: Poor lighting in some areas

Action: Install additional lighting around Crawford House Issue: The furniture fit with heritage character

Action: Install new litter bins, seats, picnic tables and a drinking fountain of a style that fits (but not necessarily replicates) with the heritage character. Refer to Village Centre furniture palette.





Typical Park Entry (Illustration Only)

Open park area for ceremonies

Pathway connection

Basalt stone entry signage wall

Colourful planting of local rainforest

Boundary screen planting

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Date: January 2012

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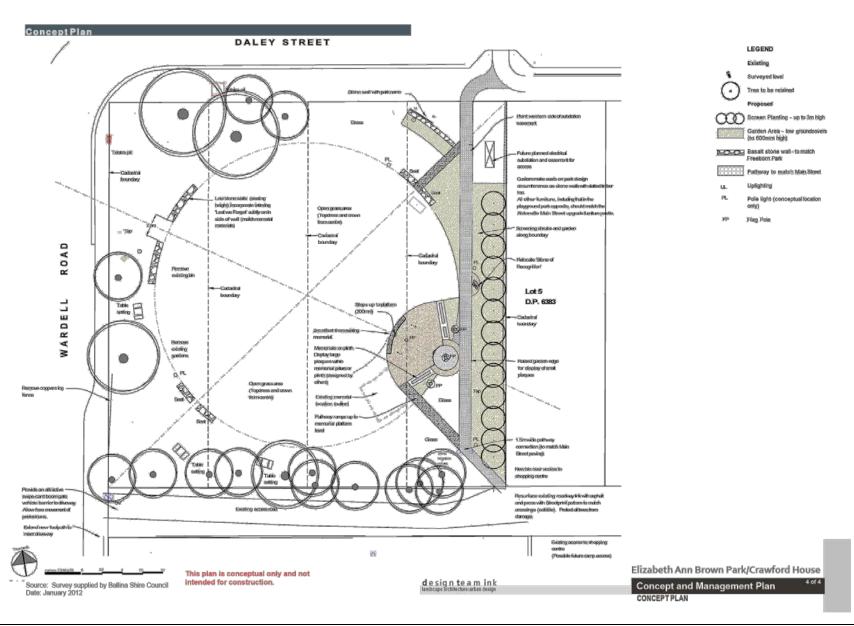
Elizabeth Ann Brown Park/Crawford House

Concept and Management Plan

STRATEGIES AND ACTIONS

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Ordinary Meeting Attachments Page 190 of 199



IZABETH ANN BROWN PARK ALSTONVILLI

LANDSCAPE DRAWING LIST

05/14-18-01 Scope and Notes 05/14-18-02 Existing Site and Demolition

05/14-18-03 Site Works Plan

05/14-18-04 Details

05/14-18-05 Entry Wall and Monument 05/14-18-06 Specifications and Notes 05/14-18-07 Specifications and Notes

SITE INFORMATION

Corner Daley Street and Wardell Road, Alstonville

GENERAL NOTES

This plan does not show all underground or overhead services. Locate services prior to excavations.

SCOPE OF DRAWINGS

These drawings describe landscape works for Elizabeth Ann Brown Park, Alstonville. Structural engineering design and drainage works are not included on these drawings.

The scope of work shown on these drawings includes:

- Removal of excess soil, debri and rubbish from areas to be planted
- Minor soil profiling to achieve required grades and falls
- Protection of existing grass trees and other trees to be retained
- · Protection of existing and new services
- Garden areas including cultivation, supply and installation of soil and spreading to achieve correct grades, mulching but excluding planting
- Garden edges
- Rock walling and signage
- Pathways
- Furniture
- Alterations to the existing monument and installation of a new monument (reused from the former Ballina RSL Park).

GENERAL ITEMS

SURVEY: Do not disturb any permanent or other survey marks tound on, or near the site, as part of the work. Any survey marks that are destroyed during the work are required to be reinstated by a Registered Surveyor at the contractor's expense and as required by the Project Manager and NSW Laws and Regulations.

EXISTING SERVICES: These plans do not show all underground, surface or overhead services. The true location of underground services should be determined on site prior to excavations. Rectification of any service that is required as a result of damage caused by the contractor or their sub-contractors is the responsibility of the contractor.

PLAN COMPLIANCE: Work not constructed in accordance with the plans or by an approved variation may be rejected. If works are rejected the contractor will be required to rectify the defective or non-complying work.
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 Description
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 Amendments Schedule

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Drawing Plages and Copyling This drawing use proposed for the exclusive use of coffishin Elike Council for the purpose of association of the landscape only. This descript and the information contributed to the contributed of the contributed on the contributed shall not be used or redeal uses for any deep repose or in your other persons, company or corporation Design team ink retains all copyright to the drawing and landscape design.

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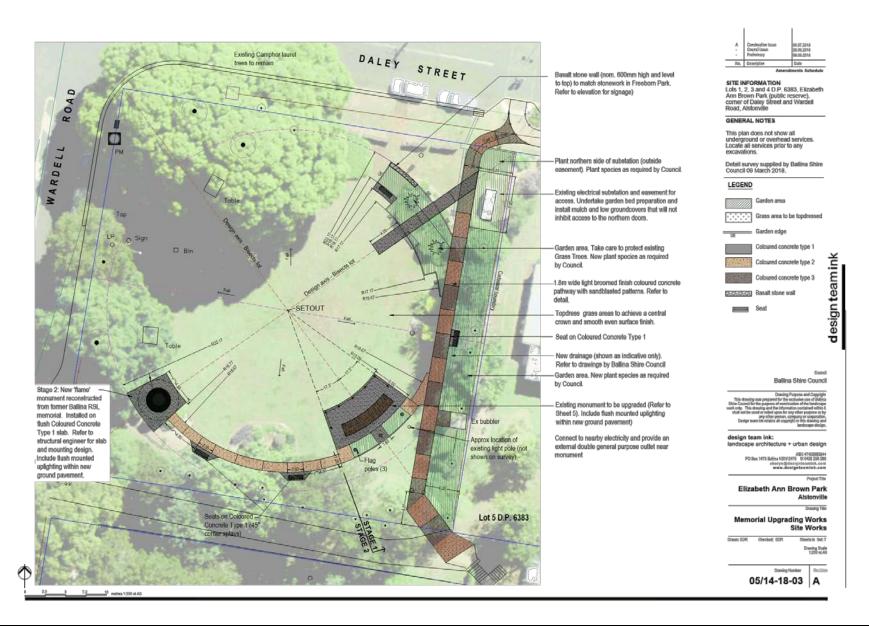
Elizabeth Ann Brown Park Alstonville

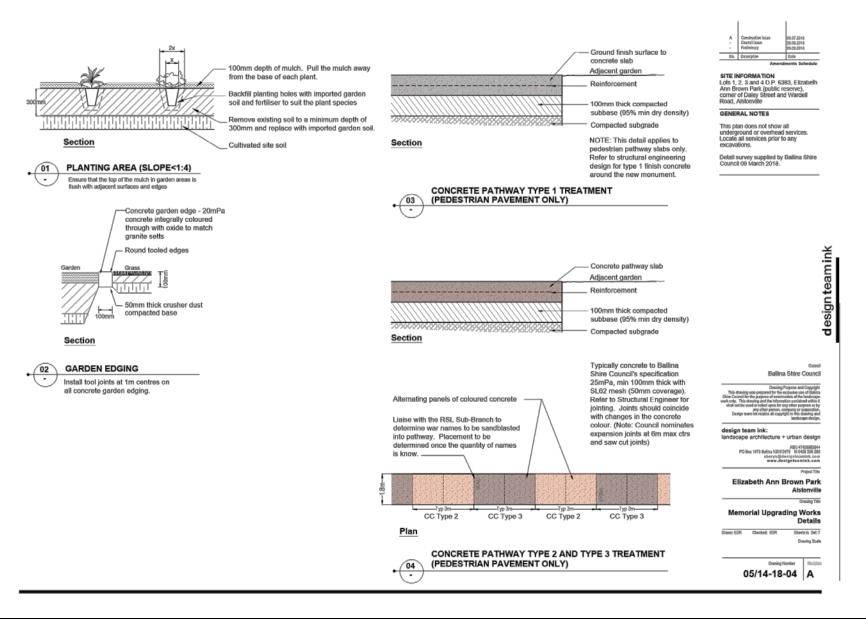
Memorial Upgrading Works

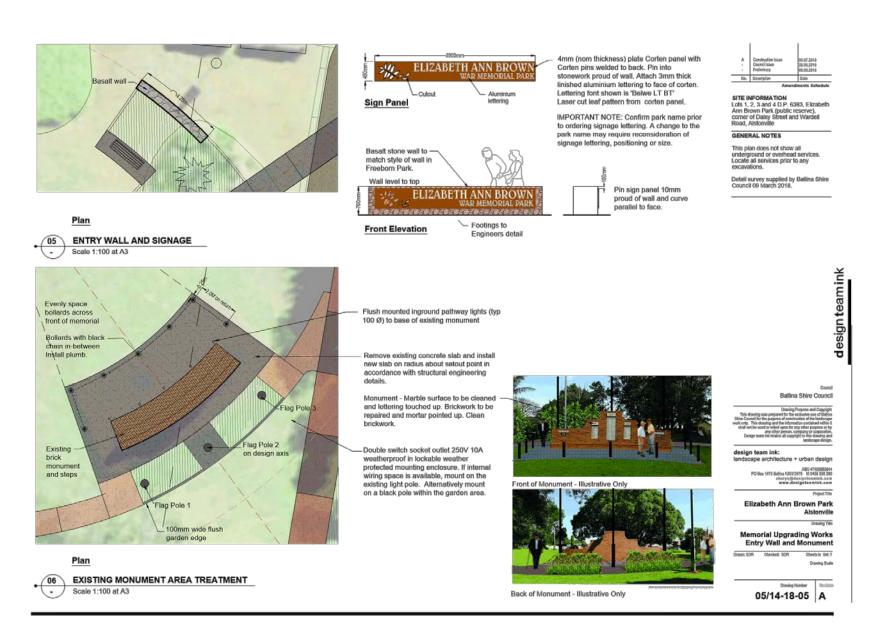
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FURNITURE

URBAN SEAT

PRODUCT: US1 Urban Seat (US1.18.MR.U.PL) by Botton & Gardiner (or equivalent)

- Dimensions: 1800 x 470 x 770mm high
- Slats: elliptical shaped Australian mixed red hardwood
- Finish: ultraviolet resistant pigment oil
- Frame: cast aluminium x 2
- Frame finish: polished
- Armrests: set of 2 (USAR.PL)
- Mounting: concealed mounting (threaded rod) in accordance with detail 1 by Botton & Gardiner - see www.bottongardiner.com.au)

PRODUCT: Leda 'Parisian' (AP100R) 80 NB Aluminium bollard (or equivalent). 1 x locking and removable (centrally located) and 6 x fixed surface mounted. All fitted with weld on chain eyes. MATERIALS AND FINISH: Black powdercoated post and top (including chain eyes).

FLAG POLE

POST PRODUCT: Goldspar Australian Flag Pole (or equivalent) with cast aluminium mushroom finial. Flag pole height to be confirmed with RSL sub-branch.

FINISH: Powdercoated Black Satin.

MOUNTING: Surface mounted galvanised base plate spigot B. Footing to be designed by a structural engineer. Install post plumb,

PEDESTRIAN PAVEMENT SURFACE FINISHES

COLOURED CONCRETE TYPE 1

OXIDE ADDITIVE: Full depth coloured concrete (UV stabilized) Colourmix oxide colour "Black Velvet (2)" AGGREGATE ADDITIVE: Add 15% white quartz faceted stone to

FINISH: Ground concrete. Grind the concrete surface to evenly expose the aggregate. Refer to notes

COLOURED CONCRETE TYPE 2

OXIDE ADDITIVE: Full depth coloured concrete (UV stabilized) Colournix oxide colour "Peppercorn"

FINISH: Light broom finish perpendicular to pathway

COLOURED CONCRETE TYPE 3

OXIDE ADDITIVE: Full depth coloured concrete (UV stabilized) Colournix oxide colour "Bronze"

FINISH: Light broom finish perpendicular to pathway

GENERAL REQUIREMENTS FOR ALL PEDESTRIAN PAVEMENTS

CONCRETE TYPE AND STRUCTURE: All concrete work shall be in accordance with Council's Standard Specification C271 "Minor Concrete Works" and the requirements herein. Refer to Structural Engineering details for concrete strength, reinforcement, jointing and other structural details.

PAVEMENT GRADES: All external pedestrian pavements and walkways shall have a maximum crossfall of 1:40 and maximum longitudinal grade of 1:33 (other than designated ramps).

SLIP RESISTANCE: Slip Resistance of new concrete paving shall have a classification of 'V' (very low) and shall comply with AS 4663:2004 (Slip resistance measurement for existing pedestrian pavements). When tested in accordance with wet pendulum test results with TRL rubber the pendulum mean PBN shall be >44 (or Four S rubber >54). Testing for slip resistance compliance should be undertaken after sealing and prior to occupation.

PAVEMENT AND EDGE PROFILES/FINISHING: All pedestrian pavements and concrete edges (other than those shown to be raised) shall have a smooth consistent profile which is flush with adjoining payements and edges and is free from trip hazards. The difference in level between adjacent pavements on a continuous walkway or ramp shall be flush (=) max <2mm. The level adjacent to drainage structures and service pit lids shall be flush (=) max <2mm. Surface level of pedestrian pavements at the same grade shall not deviate from a 2m straight edge, laid in any direction by

CLEANING: Cleaning of all pavement surfaces to remove dirt, grease, oils, chemicals and other surface foreign matter should be undertaken prior to sealing

SEALANTS: Apply a non-slip, acrylic or silicone, clear penetrating sealant which is water and UV resistant, to all pedestrian payement. Prepare the surface and apply in accordance with the sealant manufacturer's recommendations.

CONDUITS FOR SERVICES: Liaise with Council staff to identify locations for future services and provide suitably sized conduits under payements if required

COLOURED CONCRETE PAVEMENTS

TEST PANELS: At least one test panel of each coloured concrete type shall be poured for the purpose of broom finishing and grinding to demonstrate the colour and intended finish for the ground level

Each test panel shall be constructed to reflect all facets of the element's design and construction, including the intended method of formwork construction, subbase preparation, reinforcement detailing, concrete placement, and finishing techniques.

Each test panel shall be subjected to the minimum curing requirements specified or appropriate for the intended application. Test panel sizes shall be a minimum of 1500 mm x 1500 mm.

The following tests shall be carried out on the test panel:

- broom finishing or grinding (as applicable) the panel surface to demonstrate the intended finish
- slip resistance tests appropriate for the application in accordance with the above general requirements.

The nomination and acceptance of the approved test panel shall be the responsibility of the project manager.

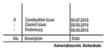
If test panels do not meet expectations, adjustments shall be made to the finishing techniques and a new series of test panels shall be

BROOM FINISHING: Immediately after float-finishing the concrete, apply a soft-bristled broom perpendicular to the direction of travel to provide a uniform and fine texture.

GRINDING: Honing shall not commence until curing has been completed and the concrete has attained adequate strength for honing to proceed.

The initial honing shall utilise a 60-80 grit abrasive for grinding and leveling the surface. The surface shall then be honed with progressively finer abrasives to remove scratch marks from the previous passes and to achieve the required slip resistance when wet. Liaise with the project manager to determine the required

Upon completely drying, the surface shall be sealed with a clear penetrating sealant



SITE INFORMATION

Lots 1, 2, 3 and 4 D.P. 6383, Elizabeth Ann Brown Park (public reserve), corner of Daley Street and Wardell Road, Alstonville

GENERAL NOTES

This plan does not show all underground or overhead services. Locate all services prior to any

Detail survey supplied by Ballina Shire Council 09 March 2018.

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Elizabeth Ann Brown Park

Memorial Upgrading Works Specifications and Notes

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Drawing Scale

05/14-18-06

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WORKS NEAR OR RELATING TO EXISTING TREES

PROTECTION OF EXISTING TREES: All trees, unless otherwise shown, shall be retained and protected during the work. A tree protection zone (TPZ), which is an area isolated from construction disturbance, should be applied to all trees which are to be retained. TPZ's should be established in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites. The minimum TPZ under this standard is determined as TPZ = DBH x 12 where DBH is the trunk diameter measured at 1.4m above ground level. If works are required within the TPZ seek advice from a qualified Arborist.

WORKS WITHIN TREE DRIPLINES: No materials or temporary structures (of any kind) are to be stored or temporarily placed within the tree protection zone (TPZ). No motor vehicles or motorised construction equipment shall be parked within the dripline of any tree. • Where excavation is within a trees dripline seek advice from an

No soil or fill material that changes the surface level by more than 50 mm shall be placed within the dripline of trees unless shown on the drawings. If it is necessary to fill (up to 50 mm) use a fill material that is finer than the soil being covered. No excess water flow shall be directed into the dripline of trees.

CUTTING ROOTS AND BRANCHES: Do not cut tree roots within the TPZ without seeking advice from a qualified Arborist. If it is necessary to cut tree roots, cut the root cleanly at a 90 degree angle to the remaining root stem or use other approved arboricultural techniques. Cut only those roots which are absolutely necessary to install the works. Do not paint the wound. If it is necessary to cut tree branches, cut them at the closest remaining growth point or as otherwise approved by the Arborist.

SERVICES DURING CONSTRUCTION: No service is to use any tree or parts of trees as an attachment point to convey, support or deliver that service. Such services are to be located independent of, and in a manner not detrimental to any trees on the site.

SOIL IN GARDEN AREAS: All garden areas, shall use cultivated site soil to a minimum depth of 500mm or as otherwise detailed. All excavations for planting shall be backfilled with imported

Imported garden soil must be a 'premium quality' landscape /garden mix and:

- · be of a friable and porous nature,
- contain no refuse or material toxic to plant growth,
- be free of extraneous matter (stones, lumps, root matter or sticks) larger than 20mm in size.
- have an organic matter content of at least 25% by mass,
- have a pH between 5-7.
- have an EC of 0.4-1.0
- be suitable for phosphorus sensitive plants.

The soil shall consist of the following approximate components. 50-60% red soil and sandy loam, 10-15% coarse sand and 25-30% compost (including at least 5% mushroom compost). A certificate from the supplier certifying the soils properties may be requested

SOIL FOR TOPDRESSING GRASS AREAS: Soil for topdressing must be an organic topdressing soil or similar lawn topdressing soil consisting of 10-15% double washed sand, 50-60% soil, 30% composted organics and a complete fertiliser. PH shall be between 6 and 7.

MULCH

MULCH TYPE: 'Coarse Tea-tree' mulch or as required by Council. The mulch shall be formed from 100 percent recycled wood waste, have a pH between 5.5 and 7.0. Ensure the mulch does not contain more than 5 percent fines. Ensure that the mulch is free of seed and deleterious matter.

GENERAL MULCHING REQUIREMENTS: Mulch the entire garden area to the depths shown in the details (after settlement). Pull the mulch away from the trunk/base of all plants. Ensure mulch finishes at least 75mm below the weepholes and any termite barrier protection of buildings or walls. Grade all garden areas away from buildings and towards drainage pits and lines, unless otherwise shown by others.



SITE INFORMATION

Lots 1, 2, 3 and 4 D.P. 6383, Elizabeth Ann Brown Park (public reserve), corner of Daley Street and Wardell

GENERAL NOTES

This plan does not show all underground or overhead services. Locate all services prior to any excavations.

Detail survey supplied by Ballina Shire Council 09 March 2018.

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Elizabeth Ann Brown Park

Memorial Upgrading Works Specifications and Notes

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Sheets in Set 7 Crawing Scale

Draving Number 05/14-18-07 A

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