

11.1 Elizabeth Ann Brown Park - Draft Revised Masterplan



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For Ballina Shire Council
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ELIZABETH ANN BROWN PARK

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. 8883 (Elizabeth Ann Brown Park and public reserve) and Lot 6 in D.P. 235098 (Crawford House, owned by Ballina Shire Council). These sites are located at Warcell 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.

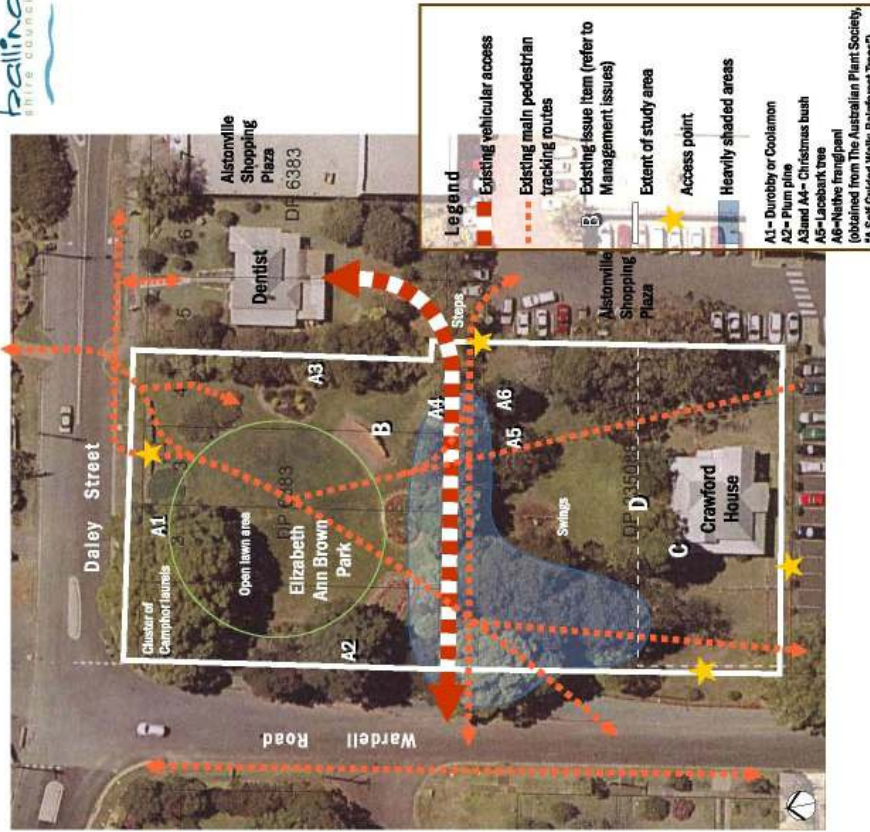
Key Stakeholders

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 of Alstonville

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The Site



Management Issues

- 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 Littering**

 - The memorial at the centre of the park is used by school children to hide behind and smoke (see item B on the plan).
 - The swings are used by teenagers at night and are being damaged by improper and excessive swinging.
- 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).
- 5 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.). Space near to the house and short term vehicular access is required for these functions in the future.
- 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 grounds of Crawford House 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 is being constructed around Crawford House (see item D on the plan). This fence will change current pedestrian flows. There is currently no formalised alternative route.
- 8 Weed management and garden maintenance**

 - Camphor laurel is a W4(g) 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
- 9 Amenity**

 - Seating and picnic tables within the park are dated and damaged. There is also inadequate seating near the swings.
 - The softfall area below the swings requires replantment.
 - 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.

This plan is conceptual only and not intended for construction.
Source: Air photo supplied by Ballina Shire Council
Date: March 2009

Strategies/Actions

- 1 General Heritage Management**
Issue: Trees of heritage and Big scrub significance visually obvious and is sleep and potentially unsafe.
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 Littering**
Issue: Littering around the central memorial
Action: Undertake a competition to design a new memorial which eliminates the high wall to the rear.
Action: Improve lighting and retain clear views around the memorial
Issue: Littering around, and damage to, the swings
Action: Provide new play areas targeting toddlers and young teens. If there are swings include single-leg swing seats.
 - 3 Vandalism and theft**
Issue: Removal of memorial plaques
Action option 1: Relocate plaques
Action option 2: Improve night lighting
Issue: Damage to Crawford House
Action: Install boundary fencing which is visually permeable and improve security lighting around the house.
 - 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 area.
Issue: Space and access requirements for general day-to-day (lunch) use and functions at Crawford House
Action: Provide additional seating and picnic facilities
Action: Provide double opening gates on the northern side of the new fence for vehicular access. Provide removable bollards along the central pathway to allow access from Wardell Road and the internal road reserve access.
 - 6 Vehicular access**
Issue: Vehicular access to the dentist offices
Action option 1: Formalise the road reserve as a pedestrian thoroughfare, upgrade surface and allow vehicle access to tenants of the dentist offices only.
Action option 2: Allow a left-in and left-out manoeuvre from Daley Street to the dentist land and allow temporary vehicle access only to the road reserve via removable bollards or similar.
- 7 Pedestrian access and circulation**
Issue/7A: 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. Provide ramp access if feasible.
Issue/7B: Security issues for Crawford House from people walking through the yard.
Action: The yard is being 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, Durania) and plants in poor condition such as Callistemon species.
 - Mow grass areas and trim edges (once per 3 weeks in Summer and monthly in Winter)
 - Mutch 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
- 9 Amenity**
Issue: Seating and picnic tables
Action: Provide additional new seating and picnic tables in the locations shown on the plan.
Issue: Sortall and swings
Action: Upgrade the playground facilities. Provide continuous rubber impact matting (rather than impact mulch).
Issue: Excess shade and grass cover dieback
Action: Under-prune dense canopy 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.

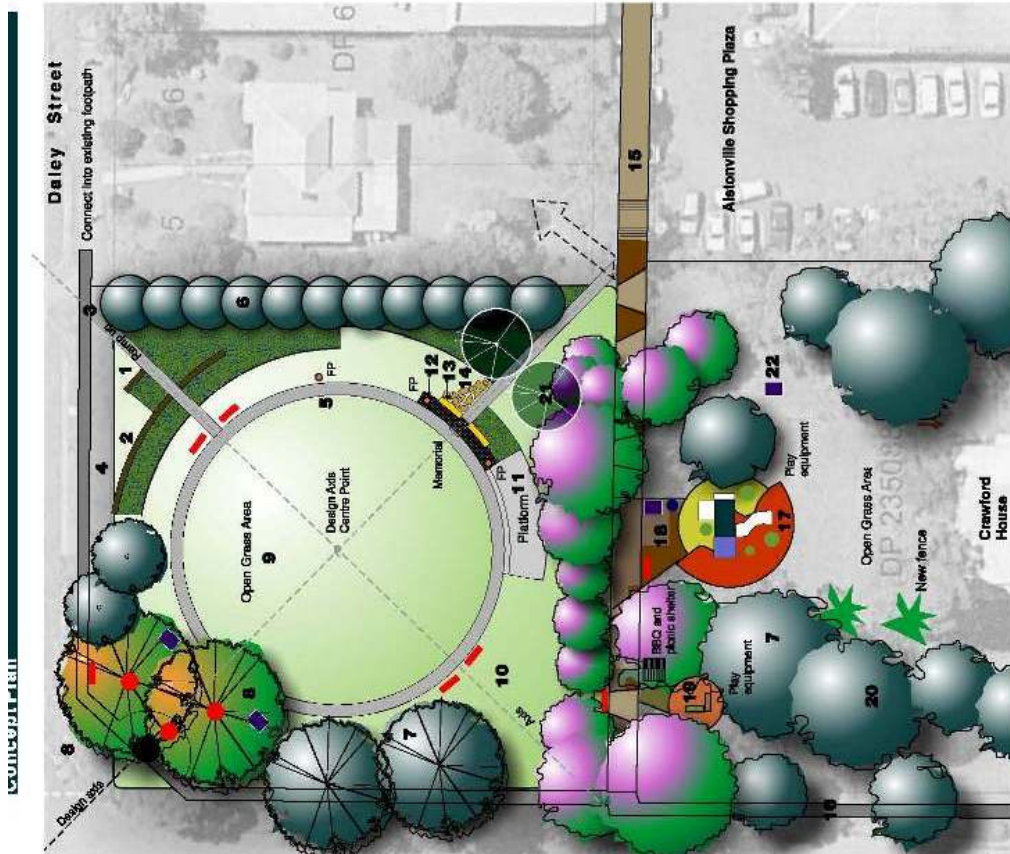


Typical Park Entry

- A** Open park area for ceremonies
- B** Circular pathway with existing memorial plaques mounted flush with ground
- C** Basalt stone entry signage wall
- D** Colourful planting of local rainforest species
- E** Maintain or replace existing boundary screen planting

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- 1 Stone entry wall and signage
- 2 Low basalt stone retaining wall within garden area (low colourful planting)
- 3 New entry pathway
- 4 Remove stone walls and plaques. Install plaques within entry pathway paving
- 5 Circular pathway around design axis centre point
- 6 Existing boundary planting reinforced with new garden area to front
- 7 Existing trees to be retained with some shrubs to be removed
- 8 Existing camphor laurel trees (of heritage significance) to be retained
- 9 Central open grass area for functions and Anzac day services
- 10 Open grassed area with scattered existing trees and new picnic furniture
- 11 Platform (curved on design centre point radius) for ceremonies and public functions. Platform sits typically 350mm above adjoining ground level.
- 12 Cobble paving feature with 3 flag poles (location to be determined)
- 13 New war memorial walls
- 14 Basalt paving stones set within grass (using local 'Rous Basalt')
- 15 New upgraded pedestrian access pathway/roadway and stairs or ramp to shopping centre (combinations of materials to match proposed village centre paving). Retain vehicular access to rear of Dentist. Provide bollards to either side of pathway to control vehicular access.
- 16 Provide pathway around perimeter of site (pavement material to match proposed new village centre pavement)
- 17 Playground equipment (ages 4-12) on patterned soft-fall Impact matting
- 18 Seat, picnic setting, litter bin and drinking fountain
- 19 Playground equipment (ages 2-6) on patterned soft-fall impact matting
- 20 Under prune dense canopy trees and remove dead or dying limbs
- 21 Plant 2 x Lons pine trees behind memorial
- 22 Picnic setting

Legend

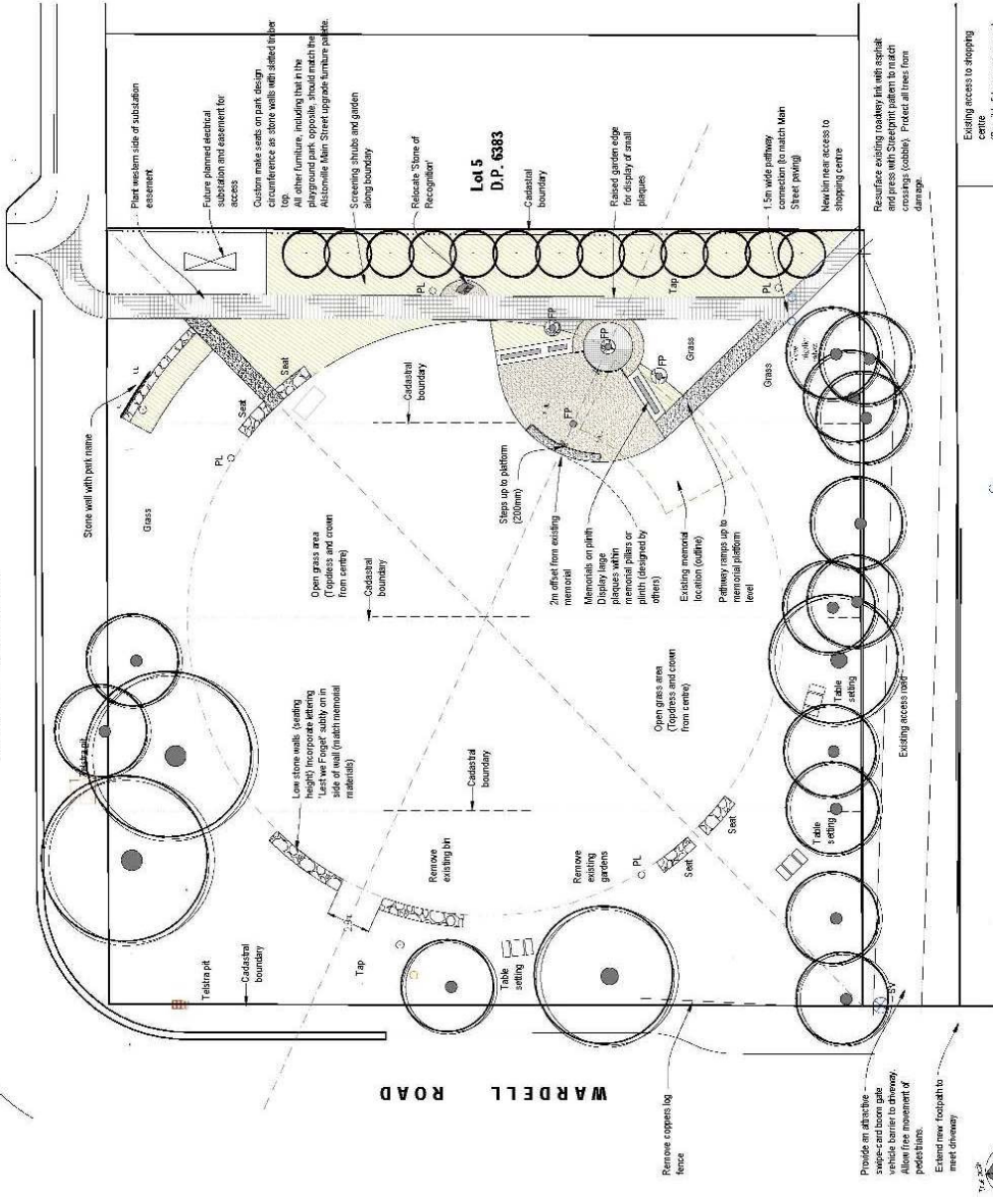
- Existing Camphor laurel
- Seat
- Picnic setting
- Drinking fountain
- Existing trees (see actions)
- Low colourful groundcover planting
- Basalt stone entry walls

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1:400 at A3
 Source: Survey supplied by Ballina Shire Council
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DALEY STREET



LEGEND

- Existing**
 - Surveyed level
 - Tree to be retained
- Proposed**
 - Screen Planting - up to 3m high
 - Garden Area - low groundcovers (to 600mm high)
 - Basalt stone wall - to match Freeborn Park
 - Pathway to match Main Street
 - Up-lighting
 - Pole light (conceptual location only)
 - Flag Pole

**ELIZABETH ANN BROWN PARK
DRAFT REVISED CONCEPT PLAN**

Detailed survey was provided by Ballina Shire Council
NOT FOR CONSTRUCTION

Existing access to shopping centre
(Possible future ramp access)

Relocate existing roadway link with hospital and press with 200mm ramp plan to reduce concrete (possibly) - protect at street front damage.

Provide an attractive sweep-card bore gate to border driveway, allow movement of pedestrians.
Enlarge new footpath to meet driveway

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