



Notice of Reserve Trust Manager Meeting

Notice is hereby given that a Reserve Trust Manager Meeting will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Thursday 10 October 2013 commencing at 4.00 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal line extending from the end of the signature.

Paul Hickey
General Manager

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1. Apologies
 2. Declarations of Interest
 3. Deputations
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1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Captain Cook Memorial Park - Draft Master Plan

4. Committee Reports

4.1 Captain Cook Memorial Park - Draft Master Plan

Delivery Program Strategic Planning

Objective To provide information to the Richmond River Foreshores Reserve Trust on the draft Master Plan for Captain Cook Memorial Park and seek the Trust's endorsement of the plan for public exhibition.

Background

Captain Cook Memorial Park in Ballina (Figure 1) is managed under the Richmond River Foreshores Reserve Trust. Ballina Shire Council was appointed as Reserve Trust Manager in July 2012.

Captain Cook Memorial Park is the eastern portion of Crown Reserve 71612. Captain Cook Memorial Park occupies approximately 5,000m² of Crown land on the northern shoreline of the Richmond River adjacent to Ballina town centre.

The western portion of the reserve is known as the RSL Memorial Park. The Reserve does not include the land that contains the Country Women's Association (CWA) Hall, and as such, Council is not the Trust Manager of the CWA Hall.



Figure 1- Location of Captain Cook Park

Council has engaged landscape architecture consultant, Red Belly Landscape Design to prepare a landscape master plan for the eastern portion of the reserve, being Captain Cook Memorial Park. Whilst Captain Cook Memorial Park does not include the land parcel occupied by the CWA, opportunities associated with the CWA Hall's presence on the land and its relationship with the park area have been examined through the master planning process.

Key Issues

4.1 Captain Cook Memorial Park - Draft Master Plan

- Land use
- Community engagement.

Information

The overall aim of the master plan is to guide future use of Captain Cook Memorial Park.

The specific objectives in relation to the preparation of the master plan include:

- Identifying the reserve's values and assessing their significance
- Engaging with stakeholders in relation to the attributes of the reserve, and the existing and potential future use of the reserve
- Identifying 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
- Illustrating the potential future use of the reserve.

The following four elements informed the initial phase of work in preparing the draft master plan:

- Site analysis
- Background literature review
- Statutory and policy framework review and
- Stakeholder consultation.

An analysis of the site examined a variety of matters including environmental, visual amenity, public safety, circulation, recreation, community uses, parking and connectivity considerations. The licenced area for emergency egress from doorways along the eastern side of the Ballina RSL Club and the current vehicle access to the rear of adjacent retail premises and the CWA Hall were also reviewed.

This initial phase of the project also involved a desktop review of background information provided by Council to assist in identifying issues, opportunities and constraints that may influence the development of the master plan. The background review included a range of literature that was considered relevant to Captain Cook Memorial Park, much of which had been reviewed in the Richmond River Foreshore Masterplan 2008. Other relevant documents reviewed include the River Street Beautification Masterplan Report 2002 and the RSL Memorial Landscape Concept Plan 2012.

The first round of stakeholder engagement occurred during the early phase of the project in April 2013. Letters were sent to nearby property owners and community groups including the CWA and the Ballina Chamber of Commerce and Industry. Additional letters were also hand delivered to businesses operating adjacent to the park. The letter invited stakeholders to provide feedback via face-to-face or telephone appointments with the consultant. Seven interviews were held with stakeholders including the Ballina CWA, Ballina RSL Club and the Ballina Chamber of Commerce and Industry.

The Ballina Shire Youth Council and Council staff (including the Open Spaces and Reserves Manager, Design Engineer, Infrastructure Planning Manager,

4.1 Captain Cook Memorial Park - Draft Master Plan

Roads Engineer, Events Officer and Road Safety Officer) also provided input into this phase of the process.

Crown Lands was also engaged in an initial review of the draft master plan in September 2013. Although the Department has indicated no significant concerns with the draft master plan at present, Council was advised that consideration will need to be given to issues around land tenure and subdivision to formalise the road through the reserve before implementation of the master plan can occur.

A summary of findings from the initial phase of the draft master plan was outlined to the Trust at a recent briefing (held on 19 September 2013) and is contained in the *Captain Cook Memorial Park Ballina, Landscape Master Plan - Report 1* (Attachment 1).

The information gathered through the site analysis, review of the literature and the statutory and policy framework, along with stakeholder feedback, has informed the *Captain Cook Memorial Park Ballina, Draft Landscape Master Plan - Public Exhibition* (Attachment 2). In summary, the draft master plan identifies a number of key elements for the enhancement of the park including:

- A new one way road system entering the park off River Street
- Landscape plantings including trees, low plantings and an ornamental garden
- A grassed plaza area with a stage
- A new network of pedestrian pathways through the parkland
- Formalised parking along the new roadway
- Jetty infrastructure suitable for both pedestrian access and maritime activity
- Water/nature play area
- Picnic shelter and BBQ facilities
- New public amenities (to replace the existing facility at the southern end of Moon Street) and
- Connectivity to the existing Fawcett Park area.

Legal / Resource / Financial Implications

As this plan is a concept at this stage there are no legal implications associated with its endorsement for exhibition purposes.

Resourcing and financial implications will need to be considered before initial components of the master plan can be implemented. Initially, funds will need to be allocated for the acquisition of the public road and the associated survey work required.

4.1 Captain Cook Memorial Park - Draft Master Plan

Council, as the Trust Manager for the reserve, will also need to apply for the alteration of the current Crown licences with the CWA in regard to the proposed new road, and further liaison with agencies will be likely in relation to the use of Crown Land below the mean high water mark. Once licence arrangements and land tenure matters have been addressed, detailed design work for the built elements of the plan could be undertaken. As a general indication, the cost of implementing the plan is estimated at between \$2.5 and \$3.2 million (Note: this costing is subject to detailed design).

The draft master plan has been prepared so plan elements can be staged over time as funds become available. In due course, the Reserve Trust may wish to consider the priority elements of the plan and the staging of implementation for these components over time, based on the availability of resources and community need.

It is suggested that the staging of the master plan would commence with formalising arrangements for the road reserve and its construction, followed by plantings, pathways and then the design and construction of the built elements of the master plan as funds become available.

Some funds for elements of the master plan may be available through grants such as the NSW Government's *Better Boating Program*. However, the majority of works will likely need to be provided through Council's capital works program in the absence of a large grant for the park's overall refurbishment.

Consultation

The stakeholder consultation that has occurred to date has been outlined in this report previously. Trust members have also had the opportunity to discuss the draft master plan with the consultant at a briefing held on 19 September 2013.

If the Reserve Trust endorses the draft master plan for public exhibition, the stakeholders engaged through the initial phase of the master planning process will be advised of the public exhibition period and invited to make a formal submission. The broader community will also be invited to comment. The outcomes of the exhibition will be reported to the Trust.

It is envisaged that the exhibition of the master plan would occur over a period of four weeks.

Options

1. The Reserve Trust may decide not to endorse the draft master plan for public exhibition and cease the project. Based on the consultation to date and the extent of background analysis informing the plan, this option is not recommended.
2. The Reserve Trust may elect to finalise the draft plan without going to public exhibition. This option is not recommended, as further community feedback on the draft plan is considered highly desirable.

4.1 Captain Cook Memorial Park - Draft Master Plan

3. The Reserve Trust may elect to exhibit the draft master plan with changes. With respect to this option, minor adjustments have been made to the draft following suggestions arising from the Trust briefing. Further opportunities for changing the draft master plan can be considered once submissions gathered through the public exhibition period have been collated and as such, this option is not recommended.
4. The Reserve Trust may endorse the draft master plan for Captain Cook Memorial Park as attached for public exhibition. The master plan exhibition would also be accompanied by the background reporting contained in Attachment 1. Based on the earlier consultation and the detailed background analysis undertaken to date, this option is recommended as it provides an opportunity for further stakeholder and community feedback.

RECOMMENDATION

That Council, acting as the Richmond River Reserve Trust, endorses the draft *Captain Cook Memorial Park Landscape Master Plan* for public exhibition.

Attachment(s)

1. Captain Cook Memorial Park Ballina, Landscape Master Plan - Report 1
2. Captain Cook Memorial Park Ballina, Draft Landscape Master Plan - Public Exhibition



Captain Cook Memorial Park, Ballina LANDSCAPE MASTER PLAN REPORT 1



Captain Cook Memorial Park, Ballina LANDSCAPE MASTER PLAN REPORT 1
MAY 2013 ISSUED
Redbelly Landscape Architecture | 1/2500 Pacific Highway, Ballina NSW 2463 | T: 0423 517 865 | W: www.redbellydesign.com.au | P: 15310



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2. STUDY AREA

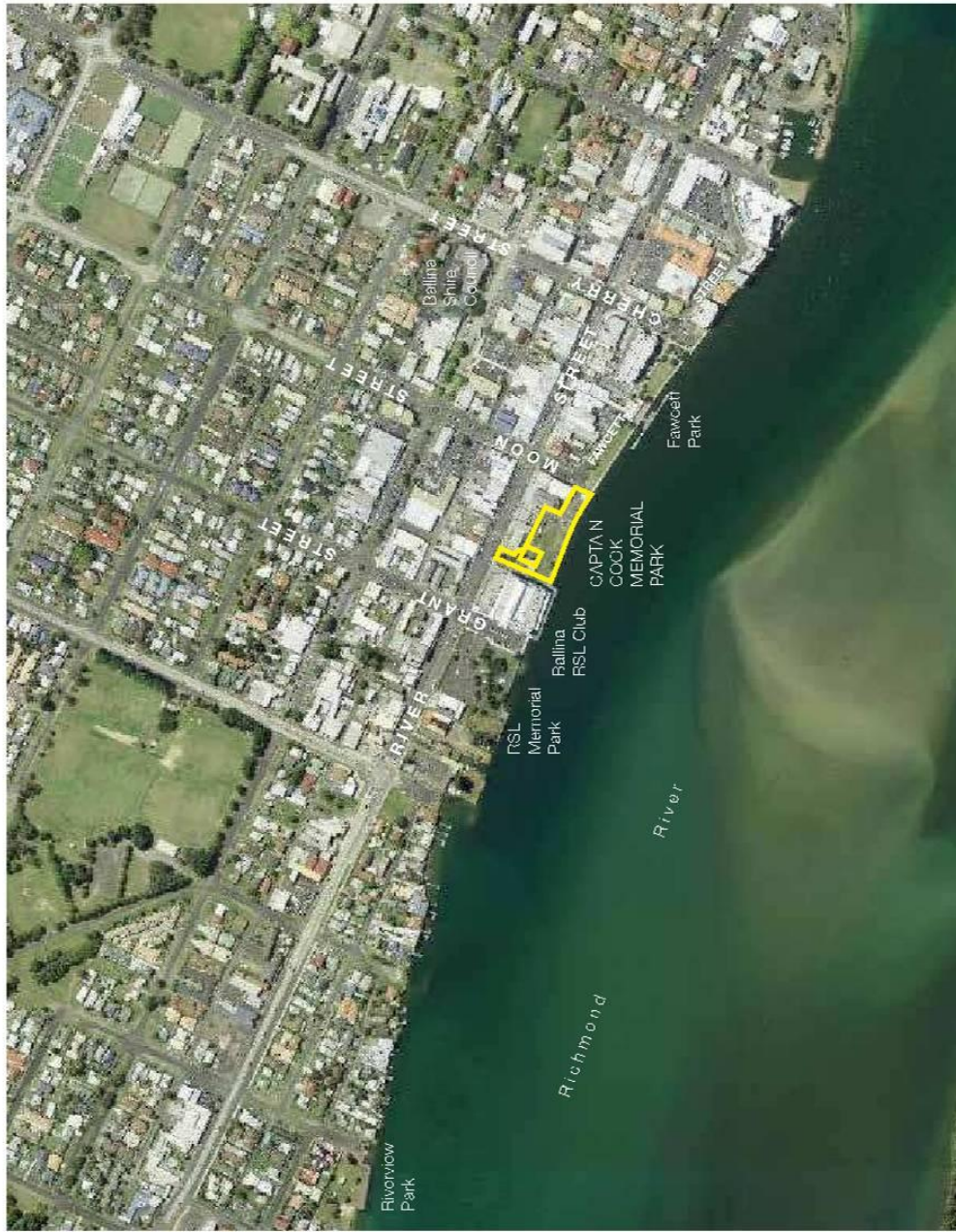


Image courtesy of Ballina Shire Council



Captain Cook Memorial Park, Ballina LANDSCAPE MASTER PLAN REPORT 1
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 Red Belly Landscape Architecture | 1 rear Ccagn | 6 Carolo Clive Bearboo NSW 2453 T: 2428 517 665 www.redbellydesign.com.au Ref: 13010


3. SITE DESCRIPTION AND ANALYSIS

This chapter includes a written and illustrative analysis of the existing characteristics of Captain Cook Park. It is not a detailed audit but a general overview of site features as observed during a site inspection in March 2013 and as identified through a review of existing site information and client / community feedback.

3.1 Overview

Captain Cook Park occupies approximately 5000m² of Crown land on the northern shoreline of the Richmond River adjacent to Ballina town centre.

The park is bordered in the north by a laneway and the service areas of shops that front onto River Street. The site to the west is occupied by Ballina RSL Club, a substantial building that extends to the park boundary dominating the visual character of much of the park. The narrow eastern side is generally open to Moon Street and the parkland beyond except for a toilet block which sits prominently on the river edge, defining the boundary between Captain Cook Park and Lawcett Park. The southern edge is fully open to views of Richmond River.

The CWA Hall occupies a central but separate parcel of land inside the park boundary. The building was constructed in 1958 and was originally located on the narrow River Street frontage of the park but was moved to its present site in 1970. The simple building design is typical of its era with blond brick cladding and a metal deck skillion roof. Despite having easily available views, the building is oriented away from the river and benefits little from its prime position. It is also awkwardly juxtaposed creating a difficult physical and visual relationship with its park setting.

Apart from the hall, the park is largely empty of site elements and offers few redeeming features to enhance its visual character. Clearly, its value as a community asset and visitor attraction is largely reliant on its prime location with direct river access and panoramic views.

Most of the park is comprised of mown grass that forms an integral part of the linear parkland extending east along the Richmond River foreshores. Other vegetation is limited to several insignificant trees flanking the River Street entrance and nearby laneway, and a single mature banksia that stands monumentally on the river's edge.

The park offers few facilities to support recreational activity. The riverside promenade is the most significant element providing the main pedestrian access route into and through the park, and creating a continuous physical link with adjoining parkland areas and the surrounding urban environment. Several picnic tables and seats are located along the promenade. A narrow concrete path winds through the park providing a connection between the River Street entrance and the western end of Lawcett Street. A range of old park infrastructure including timber bollards and barriers, signs and a water tap clutter the northern edge of the park, exacerbating its untidy appearance.

Direct vehicle access is provided by the laneway connection from Moon Street to the east which is critical for servicing the adjoining shops and CWA Hall. The laneway also provides onstreet parking close to the park and hall but is disorganised and inefficient because of the poor condition of the road and its interlace with the park. It is understood that a road reserve will feed into the master plan process to help formalise the laneway and to improve access and parking.

River Street provides the main ceremonial entry for pedestrians into the park. A simple brick wall matching the exterior of the CWA Hall, supports an entry sign and two plaques which were unveiled in 1970 to commemorate the Captain Cook bicentenary.

3.1 Tenure

Ballina Shire Council has recently been appointed the Reserve Trust manager of Captain Cook Park which comprises the eastern portion of land under the management of the Richmond River Foreshores Reserve Trust. (Reserve 71612). The remaining western portion of the reserve is known as RSL Memorial Park.

The CWA occupies a separate land parcel that is located within Captain Cook Park (Lot 8 DP 758047). The land is currently leased to the CWA by the Crown under a 5-year agreement which will expire in 2018.

The Ballina RSL Club holds a licence over a portion of Captain Cook Park adjacent to the common boundary on the western side of the park. The licence covers an area of 936m² which was approved under a 2007 Development Application. The licence requires unobstructed access to be maintained within the licensed area for emergency egress for club users from exit doors along the eastern side of the building to River Street.

3.2 Recreational Uses

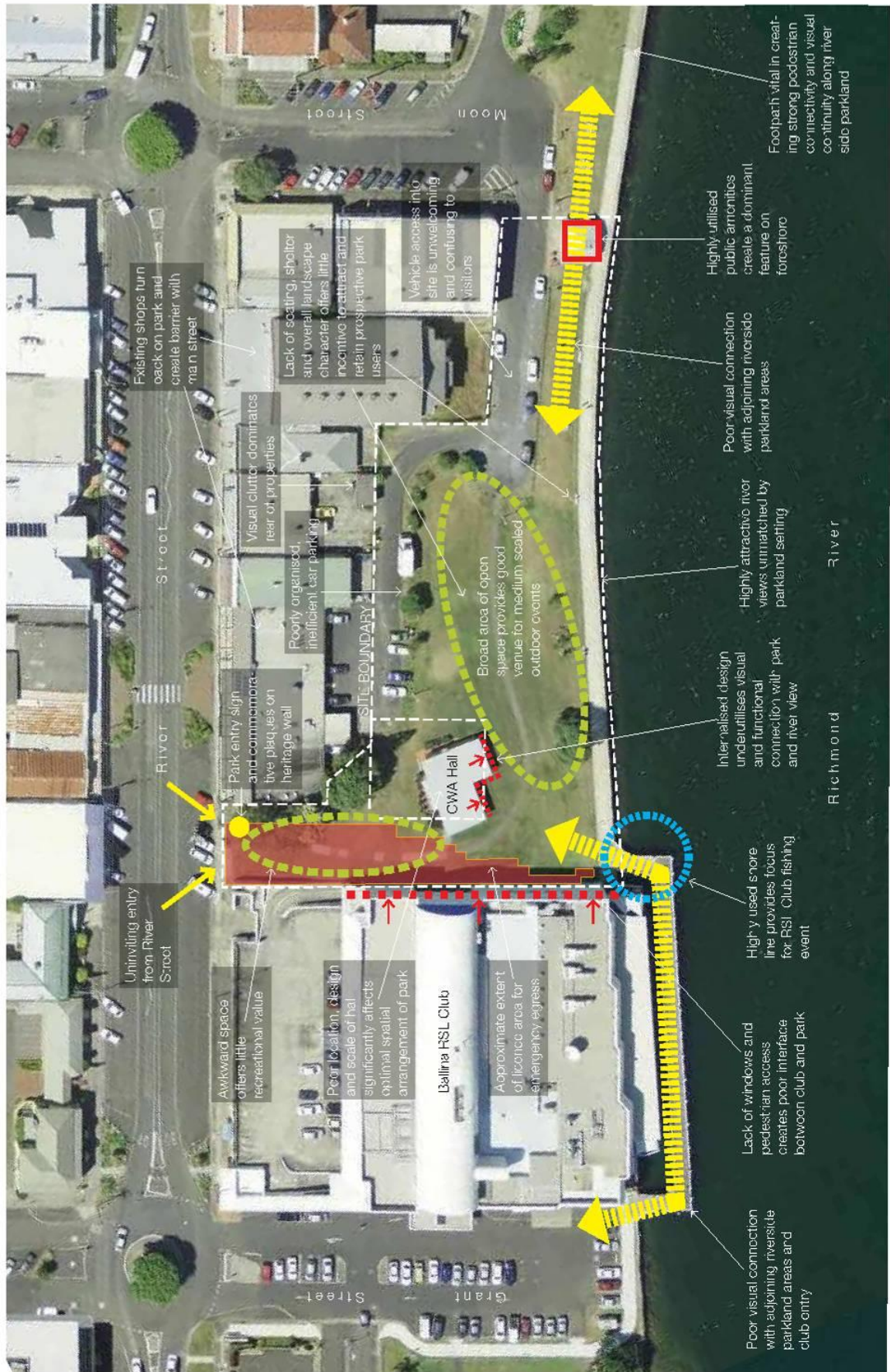
Captain Cook Park forms part of a linear parkland system that has been established along the Richmond River foreshores. The area offers panoramic water views and is a highly attractive destination to visitors and the local community for a range of informal leisure and passive recreation activities.

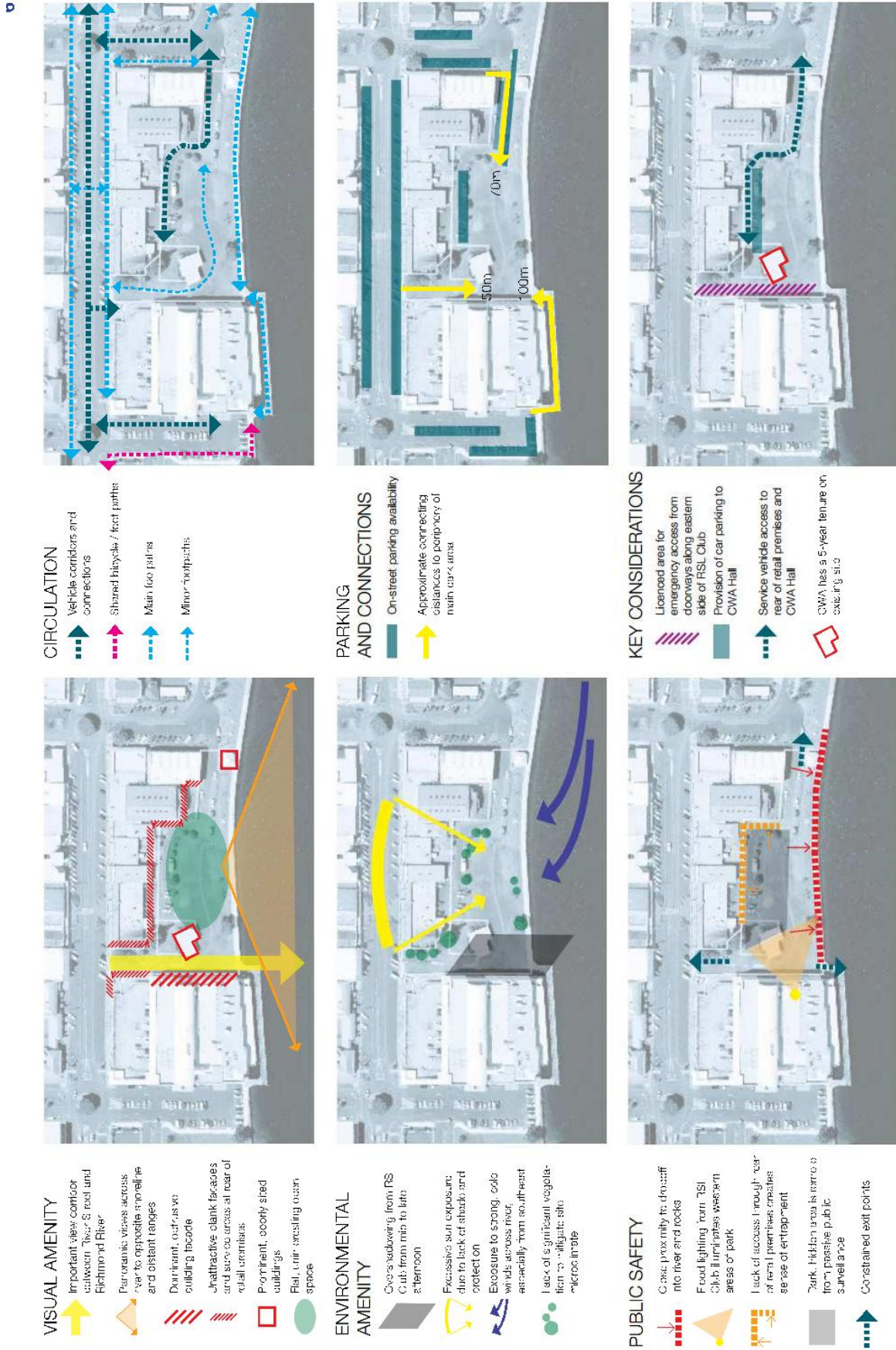
Unlike other parts of the parkland area, however, Captain Cook Park has few amenities and lacks shelter and comfort to encourage an optimal level of recreational use. It is perhaps most popular as a lunch-time destination from the nearby shopping precinct for workers and shoppers seeking a quiet respite from the main street. The riverside tables and seats and large grassed open spaces offer attractive places to sit and relax although this is highly contingent on favourable weather conditions.

A wide promenade follows the river edge along the full length of the parkland corridor attracting a steady stream of walkers and joggers through the park. While forming part of a network of shared paths and cycleways through Ballina, the promenade is only permitted to pedestrians. Cyclists must either dismount along this section of the route or track back to River Street in order to continue their journey uninterrupted. It is understood that groups of cyclists converge on Captain Cook Park as part of their training circuit.

The riverside precinct generally is also understood to be popular for recreational fishing. While fishing occurs along the foreshores of Captain Cook Park, the nearby floating pontoon and wharf at Lawcett Park and riverside boardwalk adjacent to the RSL Club offer preferred water edge access and locations to fish.

The park is routinely used by fitness and tai chi groups, and local residents and visitors to Ballina who enjoy its outlook for picnicking. It is also a secondary destination to recreational activities happening elsewhere along the riverside.





- 1 Public amenities block is an unnecessarily dominant feature along the foreshore
- 2 CWA Hall occupies a prominent location within the park and greatly affects future park planning
- 3 Promenade is an important linking element and continuous access route for pedestrians along the riverside
- 4 Car parking and service areas behind sheds creates unattractive northern edge to park
- 5 A single mature tree provides the only significant shade along the foreshore
- 6 River Street entry sign is valued as a heritage feature incorporating bricks salvaged from the original boundary fence and plaques commemorating the Captain Cook Bicentenary in 1970
- 7 Surrounding buildings offer limited scope to become activated with the park
- 8 Modest footpath and park elements generate uninspiring landscape character
- 9 Picnic tables are well utilised but are insufficient and offer no shade or wind protection



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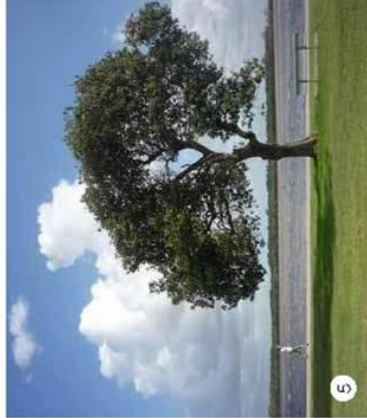
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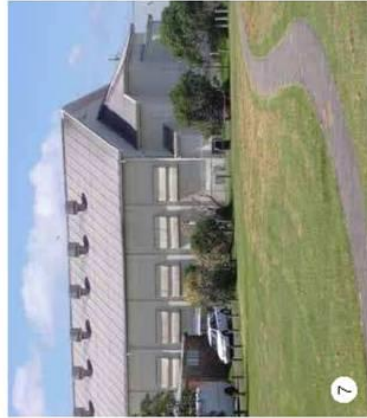
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- 1 Roadwalk around RSL Club only permits continuous pedestrian access along riverside
- 2 Future upgrade of RSL Memorial Park will enhance its passive recreation role and complement the higher level of activity likely to be generated in Captain Cook Park
- 3 Existing wharf and pontoon offer limited river access for recreational boating
- 4 Existing playground in adjoining park is a popular riverside destination for young families
- 5 Attractive streetscape and use of materials within adjoining parkland provides good design precedence
- 6 Picnic shelters and well maintained, robust planting generate high quality landscape setting in Fawcett Park
- 7 River Street footpath offers little indication of park entrance
- 8 Public domain of adjoining section of River Street is awaiting pavement and street furniture upgrade
- 9 The area along the eastern side of the RSL Club has been licensed to ensure it remains free of obstructions for emergency access from the club to River Street



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4. LITERATURE REVIEW

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This initial stage of the project involved a desk-top review of background information provided by Ballina Shire Council to assist in identifying issues, opportunities and constraints that may influence the development of the Captain Cook Park Master Plan.

The review included a range of literature that was considered relevant to Captain Cook Park including reports, policy documents and a concept design prepared for RSL Memorial Park opposite the Ballina RSL Club in Grant Street.

The most significant study to influence and guide the design of the Captain Cook Master Plan is the Ballina Foreshores Masterplan by CHD which was adopted by Ballina Shire Council in 2008. This overarching document included a review of relevant literature that helped determine strategies and specific recommendations for particular sites within its study area, including Captain Cook Park. A further review of the same literature, therefore, has not been considered necessary or appropriate in preparing the Captain Cook Master Plan. Documents that are considered relevant to Captain Cook Park that have been reviewed in the Ballina Foreshores Masterplan include:

- Lower Richmond Boating Study, GHD, 2005;
- People, Place, Prosperity, Ballina Shire Council, 2006;
- Principal Generic Plan of Management for Community Land, Ballina Shire Council, 2002;
- Richmond River Estuary Access Study, RRCC, 2006;
- Marrine Precinct Ballina Memorandum of Understanding - NSW Department of Lands and Ballina Shire Council, 2006;
- Community Facilities and Open Space Needs Analysis Planning Studies, 2004;
- Ballina Retail Strategy, 2003;
- Public Art Policy, Ballina Shire Council, 2005; and
- Historical Overview - Shaws Bay Promontory, Ballina Shire Council, 2003.

A summary of findings from literature that has been reviewed is provided in the following subsections.

4.1 Ballina Foreshores Masterplan, 21 January 2008, GHD

This master plan was undertaken to identify strategic and site specific recommendations for a series of Crown and Council sites, large and small that form a significant but discontinuous string of public open spaces along the Richmond River foreshores in Ballina. It built on a key planning document prepared by Council in 2006: People, Place, Prosperity: A Framework for a more Sustainable Ballina Shire 2025.

The master plan involved an assessment of each of the sites along the river in terms of their physical and environmental characteristics, existing infrastructure and facilities and planning constraints and opportunities. These provided the basis for determining recommendations of a preferred option for future use and management of each site. Some of the larger sites had already been subject to previous upgrades and did not require further treatment. Other sites were too small to warrant specific plans.

The foreshore land was discussed with major stakeholders and their ideas were considered and evaluated to come up with broad level and site specific options.

4.1.1 Key Relevant Proposals and Outcomes

Relevant planning principles identified in the Masterplan were:

- Good access in public areas and infrastructure that works for people;
- More options for employment;
- Better quality of life;
- Clearer water in the Richmond River and the ocean;
- Increased visual amenity;
- Protection of native plants and animals and their habitats;
- Safer swimming, boating and fishing;
- Provision of opportunities for walking and cycling and for enjoying natural areas;
- Long term protection of cultural values associated with landscape and land use;
- Building reconciliation;
- Healthier, happier people;
- More opportunities for social interaction;
- Creating a sense of community;
- Development of new industries and industry sectors; and
- Better coordination across and within levels of government.

Specific recommendations identified for Captain Cook Park were to:

- review the use of the existing CWA facilities;
- provide a courtyard with dedicated portions for recreational and commercial boating use;
- provide additional picnic tables and seating;
- retain passive recreation open space for portions of the park;
- provide additional commercial premises (food outlets, cafes etc) to increase passive surveillance;
- provide a pedestrian pathway link to Fawcett Park and RSL Club;
- provide landscaping to complement pedestrian network;
- incorporate local Aboriginal artworks (designs in hardscapes, murals, sculptures etc); and

- embellish River Street park entrance with signage;
- formalise the current informal vehicle access to the rear of shops that are currently adjacent to the park; and
- continue implementation of the River Street Beautification Project (2002).

4.1.2 Implications for Captain Cook Park Masterplan

With the exception of additional picnic tables and seating, none of the report's recommendations for Captain Cook Park have been implemented. All recommendations in the report, however, remain relevant and will be given appropriate consideration in its preparation of the Captain Cook Park Master Plan.

4.2 River Street Beautification Masterplan Report, Environmental Partnerships, February 2002

This Report was undertaken to identify staged improvements to the public domain of River Street including the Richmond river waterfront park. The project involved the preparation of a masterplan of the River Street precinct, detailed design, documentation and project management assistance with stage 1 implementation. The project aimed to create a vibrant community asset that reflected the unique natural beauty of Ballina with sufficient investment funding to ensure establishment of a quality 'people' environment for the central business district. It also highlighted the opportunity for increased use of the river foreshore as a public park for family recreation and entertainment facilities as one of the most important aspects of the improvement program.

4.2.1 Key Relevant Proposals and Outcomes

- Riverside promenade walk from the swimming pool to the RSL Club;
- Provision of shaded seating areas with wind protection screens;
- Family picnic facilities, shelters and bbq areas;
- Establishment of shaded playgrounds with brightly coloured 'sea creatures' play-space for young children;
- Extension of the foreshore cycleway system through to River Street;
- Provision of a quality paved forecourt with cafe and seafood restaurant facilities;
- Shaded sails and improved pedestrian access from River Street wharf dock with new pedestrian lighting for night use of the park area;
- Relocation of approximately 3 active prawn / fishing trawlers adjoining the wharf / deck;
- Fish cleaning tables and quality outdoor furniture to the central riverside pedestrian square;
- Provision of an amphitheatre and picnic feeding dock;

- Quality landscaping including the use of semi mature trees and display gardens;
- Provision of open grassed areas for weekend market outlets to promote regional produce and products;
- Establishment of public (marine images) artwork including flags and banner displays, ship masts and marine sculptures adjoining the river walk promenade;
- Formation of a lagoon and water/interactive playground for children with a shaded stage platform for parental supervision;
- Improved tourist facilities and upgraded entrance area to Captain Cook Park; and
- Possible extension and modification to the RSL Club foreshore boardwalk and CWA building.

4.2.2 Implications for Captain Cook Park Masterplan

Many of the strategies recommended by the Masterplan have been implemented since completion of the study. Of particular note is the upgrade to eastern sections of River Street, the creation of a continuous riverside path and the enhancement to the riverside parkland adjacent to Lawrell Street between Moon and Cherry streets involving a new playground, picnic facilities, sheltered tables and seats and public art. The work undertaken is understood to be highly regarded by the Ballina community and has largely realised the vision of the masterplan for these areas.

Only few improvements associated with Captain Cook Park and its vicinity, however, have been implemented. The key feature in this regard is a new pedestrian pathway that extends along the riverside. The pathway continues west along a riverside boardwalk that has been constructed adjacent to the RSL Club. A number of picnic table and seats have also been installed in the park.

Many of the remaining recommendations from the 2002 masterplan continue to have contemporary relevance to Captain Cook Park. These should be given further careful consideration in the preparation of the master plan for the site.

One key proposal involving the creation of a water jet as a major new ornamental feature along the riverside park will require significant capital investment and will limit opportunity for other important riverside recreation and community activities. On this basis, the jet is unlikely to be considered as a serious design option for the park.

4.3 RSL Memorial Park Landscape Concept Plan, design team ink, 2012

4.3.1 Key Relevant Proposals and Outcomes

This plan has been prepared to guide the implementation of future upgrade work for RSL Memorial Park. The park is located on Grant Street opposite the Ballina RSL Club and forms the western portion of the Richmond River Reserve. Captain Cook Park forms the eastern portion.

The concept plan illustrates and describes a range of proposals to upgrade the existing features of the park. These aim to enhance the park's ceremonial role and its focus on the memorial as a central feature. This has been achieved with a broad sweep of new paving around the memorial and new path connections through the park. A key new element in the park will be a timber boardwalk along the river edge which will join the existing structure fronting the RSL Club and create a small western extension to the riverside pathway route. The plan also proposes a new deck with seating beneath an existing mature fig tree to protect tree roots while optimising shade for public amenity. New park furniture has been provided elsewhere to complement the passive recreational use of the park.

4.3.2 Implications for Captain Cook Park Masterplan

The concept offers a highly appropriate design response to a significant ceremonial site. The plan also reinforces the passive recreation role of RSL Park at the western termination of the riverside promenade. This will complement the busier and more active range of uses that are likely to be considered for Captain Cook Park as part of the broader area of riverside open space further east.

The existing materials palette and design features of Lawcell Park to the east will provide an important guide for the design development of both RSL Park and Captain Cook Park. The use of the same or complementary features in this way will be critical in ensuring visual cohesion between all of the parks along the riverside.



5. STATUTORY AND POLICY FRAMEWORK

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5.1 Local and Regional Planning

5.1.1 Ballina Local Environmental Plan 2012 (LEP)

The LEP makes local environmental planning provisions for land in Ballina Shire in accordance with the provisions of the Environmental Planning and Assessment Act 1979. The Captain Cook Park site is zoned RE1 – Public Recreation under the LEP.

The primary objectives of the RE1 Zone include:

- To enable land to be used for public open space or recreational purposes;
- To provide a range of recreational settings and activities and compatible land uses;
- To protect and enhance the natural environment for recreational purposes;
- To provide for a diversity of development that meets the social and cultural needs of the community;
- To provide for public access to open space and natural recreation areas;
- To protect and conserve landscapes in environmentally sensitive areas, particularly in foreshore and visually prominent locations;
- To provide for development that is consistent with any applicable plan of management; and
- To encourage development that achieves the efficient use of resources such as energy and water;

The RE1 land use table further defines development that does not require consent, requires consent and is prohibited within the RE1 zone.

In that regard, environmental protection works, flood mitigation works and roads are permitted without consent in this zone.

The following land uses are listed as permitted with consent:

Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Extensive agriculture; Forestry; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restaurants or cafes; Sewerage systems; Signage; Take away food and drink premises; Water recreation structures; Water supply systems; Wharf or boating facilities

5.1.2 Ballina Development Control Plan 2012 (DCP)

The DCP is the principal development control plan in Ballina Shire and relates to different aspects of the Council's development control framework. The DCP is the guiding document to support the preparation of development applications within the Ballina Shire.

There are no chapters of the DCP that directly relate to the site, although sections within Chapter 2

4.1 Captain Cook Memorial Park - Draft Master Plan

General and Environmental Considerations would have relevance in that they set out Council policy in relation to issues such as stormwater management, crime prevention through environmental design, public art and the protection of forests and public open space areas.

In that regard, the Planning Objectives outlines for foreshore and public open space areas are:

- Enhance the visual quality of the coastal environment; and
- Ensure development complements the landscape character and public use and enjoyment of adjoining foreshore areas, parks, bushland reserves and other public open space areas.

Chapter 2 also contains the following Development Standards controlling future development in foreshore and / or public open space areas:

- i. Public access to public open space and foreshore areas is to be maximised;
- ii. Buildings are to be located to provide an outlook to public open space and foreshore areas, without appearing to privatise that space;
- iii. Development is to be designed to minimise adverse impacts on views to and from public open space (having regard to public spaces not private property);
- iv. Development is to be designed to ensure that beach areas are not subject to light spill that has the potential to adversely impact on native fauna;
- v. Development is to provide management buffers on private land in relation to matters such as bushfire protection;
- vi. Development should be designed to maximise opportunities for casual surveillance of public open space;
- vii. Development is to be screened utilising landscaping or existing landscape elements;
- viii. Development to which this section applies must demonstrate compliance with the following:
 - On urban land, development must not result in beaches or adjacent open space being overshadowed before 3.00pm (Australian Eastern Standard Time) at winter solstice (June 21) or 6.30pm (Australian Eastern Daylight Saving Time) at summer solstice (December 21), or
 - On other land, development must not result in beaches or waterfront open space being overshadowed before 3.00pm (Australian Eastern Standard Time) at winter solstice (June 21) or 6.30pm (Australian Eastern Daylight Saving Time) at summer solstice (December 21).

DCP Chapter 6a- Commercial Development Ballina Town Centre considers the desired future character for the Fawcett Park Precinct as:

The Richmond River and Fawcett Park provide a riverside setting for this precinct. Cafes, restaurants and outdoor dining are the most concentrated in this precinct given the outlook to the river and park. Dwellings are used for a mix of long and short term accommodation. Buildings address both River Street and Fawcett Street with active frontages providing opportunities for alfresco dining facilitated by buildings that are setback from Fawcett Street.

DCP Chapter 6a also contains the Ballina Town Centre Structure Plan which identifies Captain Cook Park as open space and a preference for a laneway with an active street frontage on the interface between the commercial properties and the park.

5.1.3 The Far North Coast Regional Strategy (FNCRS)

The purpose of the FNCRS is to protect the unique environmental assets, cultural values and natural resources of the region while ensuring that future planning maintains the character of the region and provides for economic opportunities. The strategy encompasses the Ballina Shire. Development of a master plan for the site will be consistent with the aims of the FNCRS through the protection of important environmental assets and landscapes of high scenic and cultural value.

5.1.4 Other Relevant Local Plans and Studies

Other relevant studies relating to the Captain Cook Park site include:

- Ballina Flood Study Update;
- Richmond River Estuary Processes Study and Study Review;
- Lower Richmond River Boating Study;
- Ballina Foreshore Master Plan; and
- Ballina CBD Concept Master Plan.

5.2 Crown Lands Act 1989

Ballina Shire Council has been appointed Reserve Trust manager of the Richmond River Reserve Trust (Reserve 71612) pursuant to provisions of the Crown Lands Act 1989; the eastern portion of the reserve being Captain Cook Memorial Park. Two licenses have been issued pursuant to the provisions of Section 34A of the Crown Lands Act 1989 in respect to Reserve 71612:

- RL 396806 (Ballina RSL Club Ltd) and
- RL 500693 (Country Women's Association of NSW)

5.3 Overview of State Legislation, Policies and Plans

Additional statutory instruments considered most applicable to the Captain Cook Memorial Park are summarised in the table at right.

Instrument	Agency	Application
Environmental Planning and Assessment Act 1979	Department of Planning and Infrastructure	Assessment of impacts of proposed development and provide for environmental planning instruments.
National Parks and Wildlife Act 19/4	National Park and Wildlife Services	Management of National Parks, protection of aboriginal sites and protection of native flora and fauna. Contains licensing requirements for damage to flora/fauna and aboriginal sites.
Threatened Species Conservation Act 1995	National Park and Wildlife Services	Ensures threatened species are considered during process of undertaking development activities. Contains licensing requirements for development that may impact threatened species, ecological communities and their habitat.
Native Vegetation Conservation Act 1999	Office of Environment and Heritage	to conserve native vegetation in NSW. Define controls for the clearing of native vegetation.
Protection of the Environment Operations Act 1996	The Environment Protection Authority	Outlines enforcement and penalties for the protection of the environment relating to air, noise and water.
NSW Coastal Policy 1990	Office of Environment and Heritage	Management of foreshore and coastal areas to ensure environmental protection, community access and protection of other values associated with coastal environments.
State Environmental Planning Policy 71 (Coastal Protection)	Department of Planning and Infrastructure	Contains environmental planning provisions for land in the coastal zone within NSW.
State Environmental Planning Policy (Infrastructure) 2007	Department of Planning and Infrastructure	To facilitate the effective delivery of infrastructure across the State. Allows for certain development to be undertaken by a public authority without development consent. Contains provisions for public authorities to undertake certain development on community land without development consent, if the development is for the purposes of implementing a Plan of Management adopted for the land under the Crowns Land Act 1989.

6. COMMUNITY CONSULTATION

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6.1 Introduction

Consultation was undertaken early in the project to seek initial feedback on the key issues, values and ideas that are held within the community for Captain Cook Park. Feedback from a range of interest groups, property owners and Council staff was received either at meetings held at Ballina Shire Council offices on 4 April 2013, or from the project inception meeting or written responses prior to that date.

The following notes summarise the consultation feedback that was received.

6.1.1 Golden Chains Motels

- Business operates its head office from a River Street property near the park;
- Picnic tables are popular at lunchtime. The only mature tree on the river foreshore is a particularly attractive destination suggesting a strong need for more shade. Visitors are mostly local workers;
- Need for signs to warn no through access particularly for cars with catavans;
- Other site users include boxing training sessions, tai chi;
- Playground caters to children at eastern end of Fawcett Street park. Possibly consider incorporating facilities at western end for older people;
- Good fishing is available from SW corner of site adjacent to RSL club boardwalk;
- Anti-social behaviour occurs near River Street entrance;
- Southerly orientation exposes site to strong, unpleasant winds;
- Concern for lack of visitor parking. CWA ladies precious about their parking spaces which they believe are designated for their use. River Street offers restricted 2-hour parking 6.30am - 5.00pm which is patrolled;
- Consideration should be given to providing facilities for local bird watchers and walkers;
- Riverfest utilised riverside parks for various activities but has now ceased in favour of smaller events throughout the town;
- Twilight markets held in Fawcett Park east of the site supported by purpose-designed infrastructure;
- The RSL Club hold fireworks events on Australia Day and Anzac Day;
- The RSL Club also hold an annual fishing competition that utilise the boardwalk and river foreshores; and
- Riverside path is not a sharco route. Cyclists passing through the park must either dismount or detour to River Street. Possible need for improved bike parking.

6.1.2 Ballina RSL Club

- Concern for validity of previous townscape study prepared in 2002. Council advised that it has been and will continue to be used to inform the implementation of the upgrade works in River Street;
- The club has a licence over a 936M² area adjacent to the eastern side of their premises as part of a 2007 DA approval. The area is triangular shaped that widens toward River Street for the purpose of providing emergency egress from the building. The area is to be kept clear of obstructions;
- Lighting across the park is provided from the club to discourage antisocial behaviour;
- Concern for continuing presence of CWA on the park and how it adds value to the site, particularly as there are buildings providing community services elsewhere in the town;
- A land transfer under negotiation with Council will enable continuation of the riverside walk west of the RSL Memorial Park;
- A large marquee was installed adjacent to the club as part of the former Riverfest.
- A fishing competition held by the club on Australia Day focuses activity along the riverside, particularly near the club entrance on the western side of the boardwalk. Opportunity may exist to redirect this focus onto the eastern side to optimise space and amenity of park;
- Club considering redeveloping NE corner of site to better utilise upper carpark area and to rectify awkward difference in levels between floors;
- Club would consider establishing a more significant access point onto the park from its NF corner to improve the interface and integration with the park particularly during its community activities;
- The provision of a floating pontoon near the eastern end of the boardwalk would be strongly supported;
- Hospitality was considered the key driver for increasing activity within the town centre.

6.1.3 River Street Property Owner

- Owner of former cinema which is has now been converted into 4 tenancies;
- Economic constraints are preventing redevelopment opportunities over the short term. Potential for future redeveloped building to open onto the park and to greatly improve its interface are acknowledged and supported in principle;
- It is vital to retain rear vehicle access to all premises that back onto the park;
- Concern for existing toilets in current location;
- Park and CWA Hall offer considerable further potential as an event venue such as weddings;
- Park acknowledged for its passive recreational role and as part of a cycle route; and

- Opportunity to create a boating hub with refueling depot along the park's riverside edge to help revitalise the town and attract economic activity.
- **6.1.4 Ballina Chamber of Commerce**
 - Need to retain access and parking at rear of existing premises. Suggest narrowing carriageway as much as possible and creating a shared zone with textured surface pavement (as used in Lismore's CBD) to help promote its use as a pedestrian route.
 - Advocates need for a broader riverside masterplan to facilitate development of boating activity. Preference to create commercial marina to replace existing trawler harbour in Hegatta Avenue area at eastern end of river foreshore and a working boating hub to the west in vicinity of Kar Street.
 - Concern that the existing public wharf is restrictive to commercial operators, eg existing whale watching businesses. This could be overcome with additional wharves adjacent to the park with dedicated area for commercial use. These could also include electricity supply to allow private boats to motor overnight (say up to 4 moorings). There may, however, be difficulties in determining who and how to regulate.
 - Re-orientation of existing businesses toward the water was supported.
 - Existing River Street pedestrian crossing should be relocated to align with park entrance.
 - Use of public art encouraged to create sense of place and to enhance public interpretation of site history and natural / cultural values.
 - Picnic shelters should be provided for wet weather protection.
 - CWA Hall should be removed. Possibly incorporate a kiosk with take-away food to replace service in former Pelican Restaurant to east.
 - Loolet block undesirable. It is understood that the re-developed restaurant will not include public toilets.
 - Site should include facilities to encourage health / wellness activities, possibly by incorporating coastal exercise stations as part of a longer circuit.
 - Need for a continuous bike route which is currently impacted by the need to dismount along the RSL Club boardwalk.
 - Desirable to incorporate service infrastructure (eg water, power) for outdoor events similar to provisions in park further east that support outdoor markets.
 - Water park would help enhance attraction of CBD and provide marketing opportunity. Possibly combine water park with new, relocated playground (similar facility to House with No Steps).
 - Need for significant catalyst in park to help stimulate CBD visitation. It must attract families as seniors are already well accommodated elsewhere in town in an economic sense.
 - There needs to be an ability for some of the suggested facilities to be located elsewhere if space
- is a limiting factor, and
- There is a need for additional barbecues and bubblers with dog bowls.
- **6.1.5 CWA**
 - Key historical dates:
 - 1958 CWA Hall officially opened on site of existing gap in park frontage along River Street;
 - 1970 Building relocated to present site;
 - 1980s Extensions added including kitchen, accessible toilet, storage room and larger hall;
 - Concern that park offers very few picnic tables and no shade. Could be made much more attractive with flowering plants such as azaleas;
 - Vagrants sleep adjacent to RSL stairs and in emergency doorway;
 - Old rotunda removed from park approx 6 years ago. Patch still visible on the grass. Structure attracted drug users and anti-social behaviour which is now not felt to be such a problem;
 - Park is used by lunchtime workers, families walking through, bike riders, dog walkers and tai chi classes. When the hall is used as a wedding venue, a marquee is often placed on the grass facing the river;
 - The hall is also regularly used (80-90% capacity) for funerals, church groups, birthday parties, yoga, family day care, flower club, crail and music lessons. CWA is happy with use and patronage of space. They receive very positive comments from visitors. No alcohol is allowed;
 - The western end of the park is well lit from the RSL Club, but there is no lighting across the eastern end;
 - The CWA utilise 7-8 parking spaces which are not specifically designated;
 - Proposals for water play should not include a wading pool as this would encourage swimming in the river which presents significant dangers. Water play elements could be designed as interactive public art;
 - The CWA does not want to operate a kiosk if one was built as part of the building;
 - NSW Govt Dept of Lands will have input into the draft master plan when prepared;
 - Need to greatly enhance River Street frontage of park to attract visitors entering town. Need signage at both ends of the park;
 - CWA building has not been vandalised since it was built;
 - Hall seats 80 people but facilities are outdated. CWA seeking \$10K grant to replace chairs. All other work to the building is undertaken by CWA volunteers;
 - Possible replacement of southern wall of hall to open up space to river views and increase indoor/outdoor usage with possible deck and cover; and

- Need to confirm status of memorial garden upgrade at River Street park entrance.
- 6.1.6 Ballina Shire Council**
- Need to provide turning head for large vehicles particularly garbage trucks at western end of access road. Discourage access for long vehicles and caravans;
 - Need to maintain low point and overland stormwater discharge into river on western side of toilet block. Large SW pipes also drain into the river from the end of Moon Street in approx alignment with the kerblines;
 - Desirable to replace/relocate toilet block. Consider modules designed by Council;
 - Road show event to be trialled this year in park area. This will prompt need for additional power outlets (3 x phase) and possible water connections. The event will require additional portable toilets;
 - New lights in park should be solar powered;
 - Site services drawings do not show sewer lines. This should be checked;
 - Water play near river side is dangerous. There is a critical need to stop children running into the river. Water play may include water spouts similar to those incorporated in Manly Corso;
 - Existing wharf can be used for commercial operators on one side and public on the other. There is no need for an additional facility. Commercial operators need to seek a permit;
 - Possible additional finger wharves adjacent to park would be desirable for recreational fishing (including night fishing) and temporary mooring. Funds are available for this infrastructure;
 - River Street park entrance upgrade work has been undertaken; and
 - Include flags and banners in park to create atmosphere.
- 6.1.7 Moon Street Property Owner**
- Concern for existing toilet block in present location. Should be relocated;
 - Provide more floating pontoons along riverside of park as part of new proposals; and
 - Existing vehicular access for property owners is difficult. Suggests replacing existing eastern entrance from Moon Street with new connection from River Street within existing park entrance. This would enable a wider riverside park to continue from the east which would be more valuable than the space connecting to River Street.
- 6.1.8 Ballina Shire Council**
- Access to power (required for stallholders, pa system etc) - sufficient number of outlets;
 - Access to water (often required for event stallholders);
 - Vehicle access and impacts on nearby shops (whom currently park there);
 - Positioning of the CWA Hall;
 - Seated areas;
 - Sufficient lighting for pedestrians and the site;
 - Accessibility - ie public and/or private transport to and from the site, parking areas for people with a disability, wide entrances and exit paths, movement in and out of the site, access for emergency vehicles, parade route;
 - Free drinking water point;
 - Location of underground services - (when erecting large structures);
 - Emergency assembly points; and
 - Sufficient unimpeded open space to allow large marquee, staging and viewing areas.
- 6.1.9 River Street Property Owner**
- No objection to the landscaping of Captain Cook Park;
 - Concerned that access to the back of the shops for the car parking of the owners or tenants who run their business from there for their incomes. This will mean some space consideration of the road planning, as well as the landscaping, as there is only one way access into the rear of these shops.
- 6.1.10 Ballina Shire Council**
- Installation of finger wharves to enhance river access and to encourage greater public interaction with the river. This idea was identified in the GHD 2008 Ballina Foreshore Masterplan. River access infrastructure is also likely to attract funding through the NSW Government RMS Better Boating Program;
 - Relocation of the toilet block near the riverside termination of Moon Street to a less prominent position;
 - Additional play opportunities to complement and enhance existing popular facility at end of Cherry Street. This may include water play and a nature based sensory garden;
 - Need to consider street and park furniture and construction materials that will complement

7. SUMMARY OF VALUES, ISSUES, IDEAS AND OPPORTUNITIES

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A summary of the key values, issues and ideas arising from the site analysis, literature review and community consultation are listed below:

7.1 Values

- River views are highly significant: to the visual image of the site and Ballina as a whole;
- Park valued for leisure and passive recreation and as part of a linear parkland for walks, fitness and training;
- Water access highly desirable for fishing, swimming and boating;
- Continual vehicle access along laneway is vital for existing retail properties owners, tenants and CWA Hall members;
- Close proximity of park to River Street valued as a respite for shoppers and workers;
- Park offers a relatively deep area of open space enabling use for moderate scaled public events and allows installation of marquees and stages without hindrance to continual riverside access;
- The park benefits from close proximity to a range of car parking options; and
- Location of CWA Hall is highly valued by CWA members who offer the hall for community use and hire it as a venue for revenue raising purposes.

7.2 Issues

- Absence of strong landscape qualities and natural values;
- Insufficient shading and wind protection especially close to riverside;
- Visual impact of adjoining RSL building, rear of shops and CWA Hall;
- Area adjacent to RSL Club needs to be maintained as an emergency egress route to River Street;
- Lack of parking in laneway for public and CWA;
- Lack of clarity regarding parking options near terminus of Moon Street especially for caravans and RVs;
- Heavy afternoon shade from RSL building
- Perceived unnecessary presence of CWA Hall on site occupying valuable public space and impacting spatial arrangement of park;
- Visual impact of existing public toilet block;
- Lack of lighting and visibility from surrounding streets creates concern for poor passive surveillance;

- Lack of bike storage and continuous access along riverside promenade for cyclists;
- Lack of an active interface between park and RSL Club and rear of shops;
- Poor presentation and sense of identity of park at entrances especially from River Street;
- Unfenced river edge presents potential hazard to children they are attracted by new site uses; and
- Lack of suitable facilities or recreational boating.

7.3 Ideas and Opportunities

- Need to utilise the park to attract more visitors to the Ballina CBD for economic benefit;
- Need to ensure park incorporates features that complement adjoining areas, especially RSL Park, to maintain visual continuity and to ensure optimal distribution of appropriate recreational opportunities;
- Relocate existing toilet block and consider adopting Council design;
- Encourage River Street property owners to open up facilities toward the park to increase activation, improve visual interface and passive surveillance;
- Modify existing CWA Hall layout to increase views and connection to river which will enhance value of space as a hired venue and increase potential revenue stream for the CWA;
- Incorporate new riverside facilities such as finger wharves and floating pontoons to enhance boating access for passenger exchange, short term mooring and off-shore recreational fishing. Utilise potential government grants to fund implementation;
- Incorporate new opportunities such as water play to complement existing childrens playground and picnic facilities in Fawcett Park;
- Greater use of public art to create sense of place and to enhance interpretation of local history, and natural and cultural values;
- Opportunity to provide new facilities that attract families rather than seniors who are already well catered to throughout the town. Consider facilities that encourage health/wellness activities.
- Opportunity to increase passive surveillance of park by improving interface of RSL Club and to enhance club activities onto the park and along the adjoining river foreshore;
- Enhance visual character, recreational use and enjoyment of park with improved spatial arrangement, planting, pedestrian access and park furniture;
- Improve natural values and encourage wildlife by increasing appropriate native planting;
- Incorporate new infrastructure and services that will facilitate site use for public events; and
- Consider enhancing River Street upgrade proposals by realigning pedestrian crossing and incorporating sail structures to strengthen visual presentation of Captain Cook Park.



Captain Cook Memorial Park, Ballina

DRAFT LANDSCAPE MASTER PLAN

PUBLIC EXHIBITION



INTRODUCTION

This report illustrates and describes the master plan that has been developed for Captain Cook Memorial Park. The plan is based on considerable background research, site analysis and community consultation which is documented in Captain Cook Memorial Park Landscape Master Plan Report No.1. Accordingly, this master plan should be read in conjunction with the earlier report to fully understand the basis on which master planning decisions have been made.



Captain Cook Memorial Park, Ballina DRAFT LANDSCAPE MASTER PLAN PUBLIC EXHIBITION

SEPTEMBER 2013

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STREET IMPROVEMENT CONSIDERATIONS

OPTION 1 EXISTING TWO-WAY TRAFFIC MOVEMENT

Advantages

- 1 Retains existing familiar traffic system;
- 2 Moon Street is maintained as the central access point into Captain Cook and Fawcett parks; and
- 3 Relatively cost effective to upgrade.

Disadvantages

1. Inefficient wide road required to accommodate two passing lanes and a parking lane which will take up an unnecessarily large area of the adjoining parkland;
2. Expansive turning head required for large vehicles such as garbage trucks which may need to be located near front of CWA Hall
3. Lack of through vehicle access minimises passive surveillance and maintains sense of remoteness at dead end; and
4. Potential traffic conflict during periods of high demand and when car park is full.



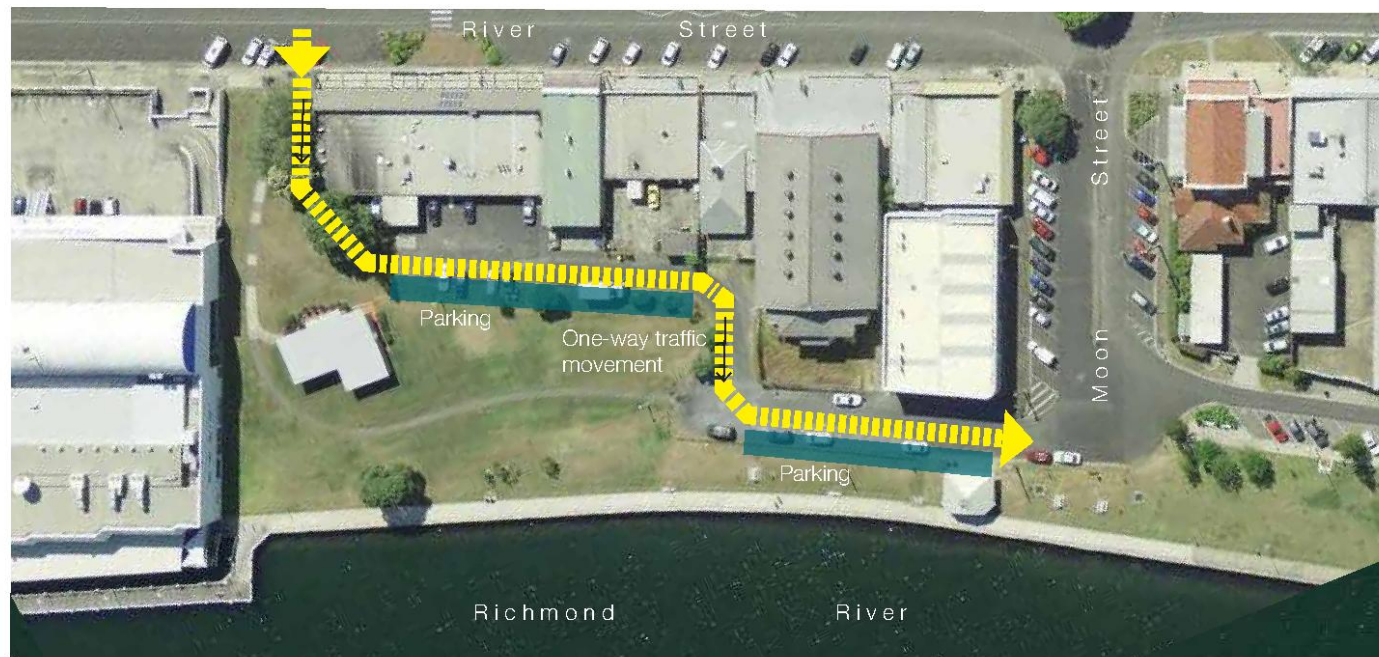
OPTION 2 NEW ONE-WAY EASTBOUND FROM RIVER STREET

Advantages

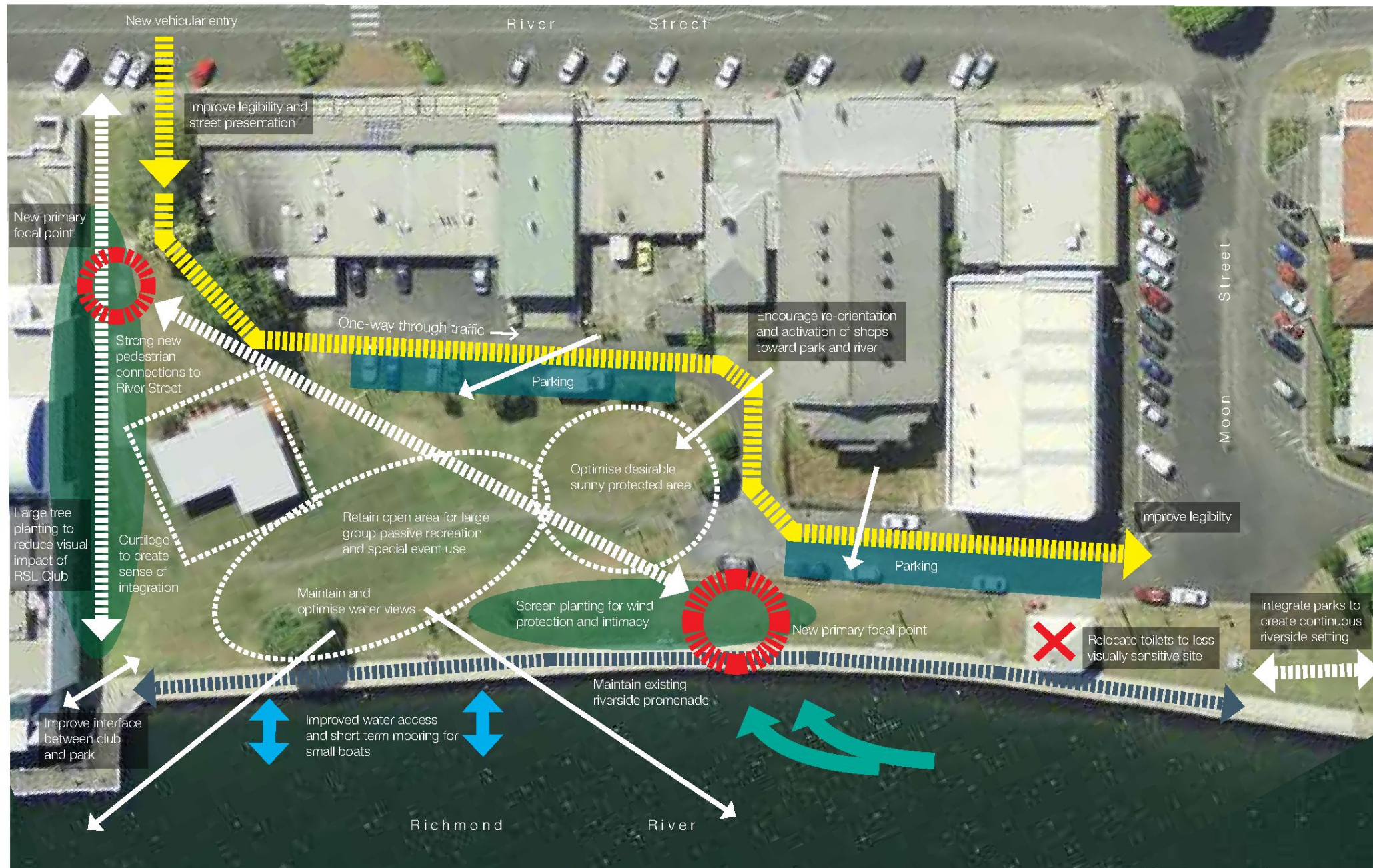
- 1 Narrow single lane is space efficient and enables more space for parkland without compromising car parking availability;
- 2 One-way movement creates easier access arrangement and minimises potential conflicts during peak activity periods;
- 3 Replicates traffic and parking arrangements in Fawcett Street east of Moon Street;
- 4 No turning head required;
- 5 Through access from River Street removes dead end and greatly enhances connectivity and passive surveillance;
- 6 Vehicle access off River Street will increase park recognition from main thoroughfare especially to passing visitors; and
- 7 Loss of parkland area at River Street entry is offset by gains created by narrower street corridor and lack of turning head.

Disadvantages

1. Occupies parkland space near River Street entry;
2. Crosses River Street footpath and creates potential new pedestrian conflict point; and
3. Potential greater cost of implementation.



GUIDING DESIGN PRINCIPLES



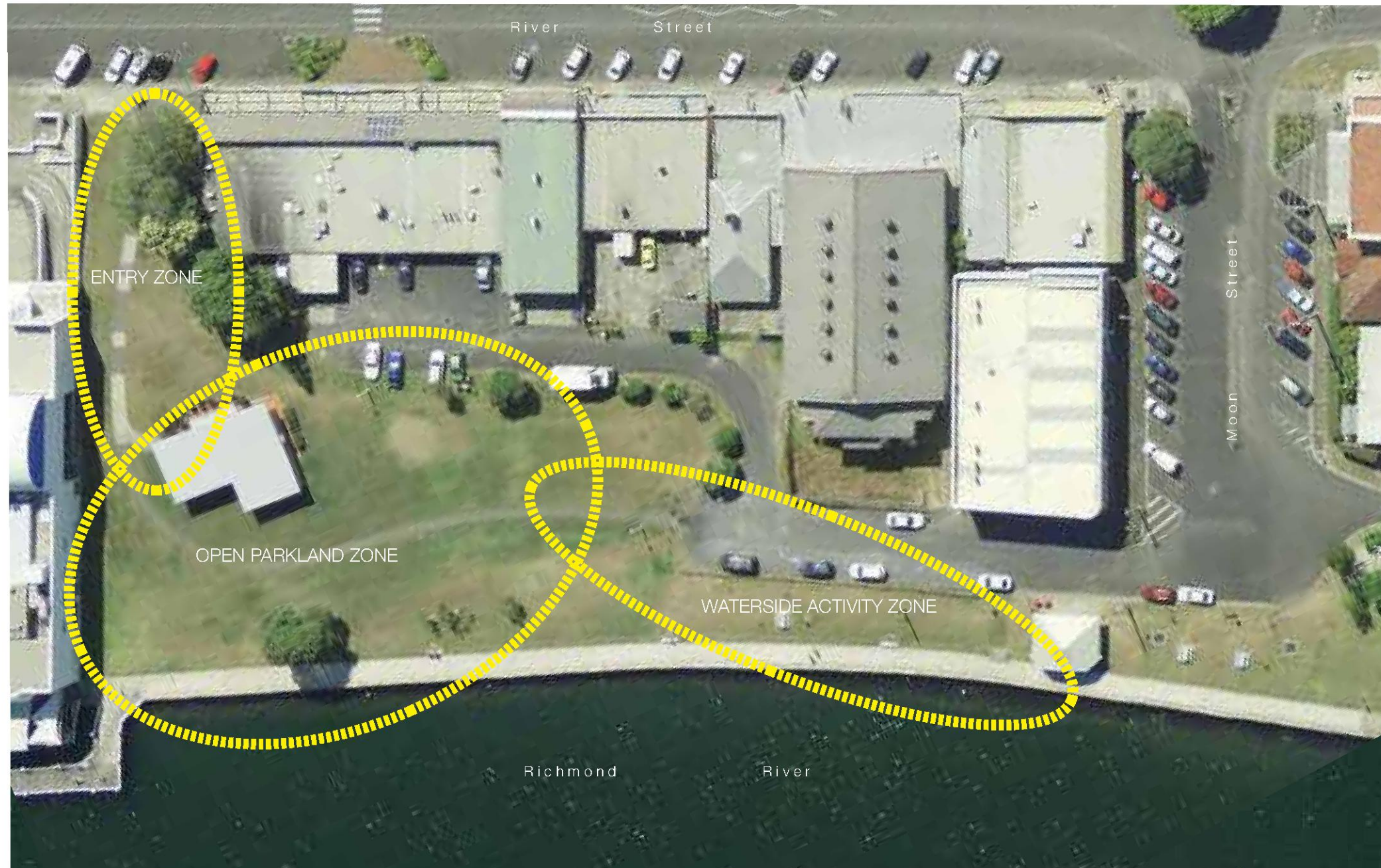
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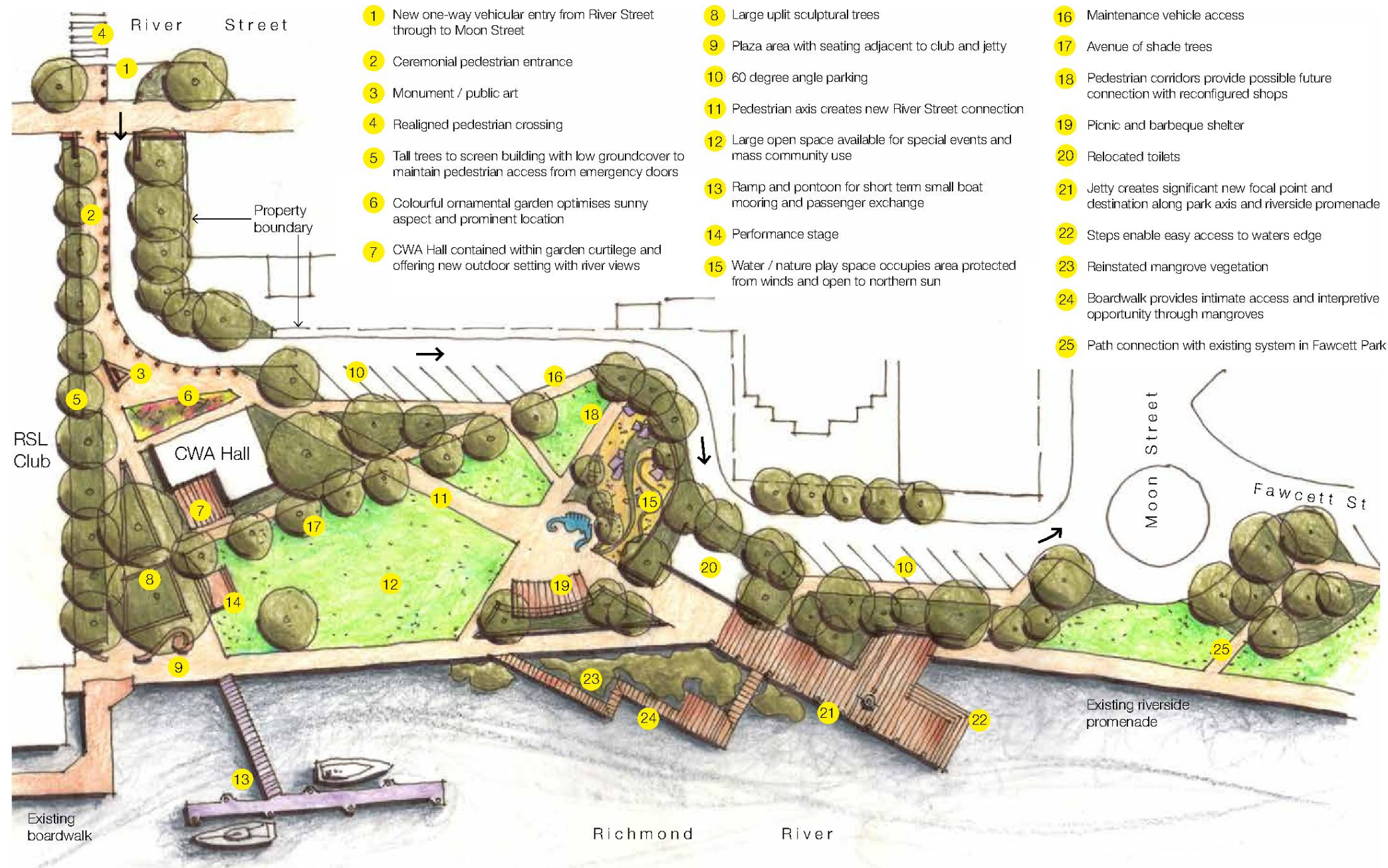
KEY DESIGN ZONES



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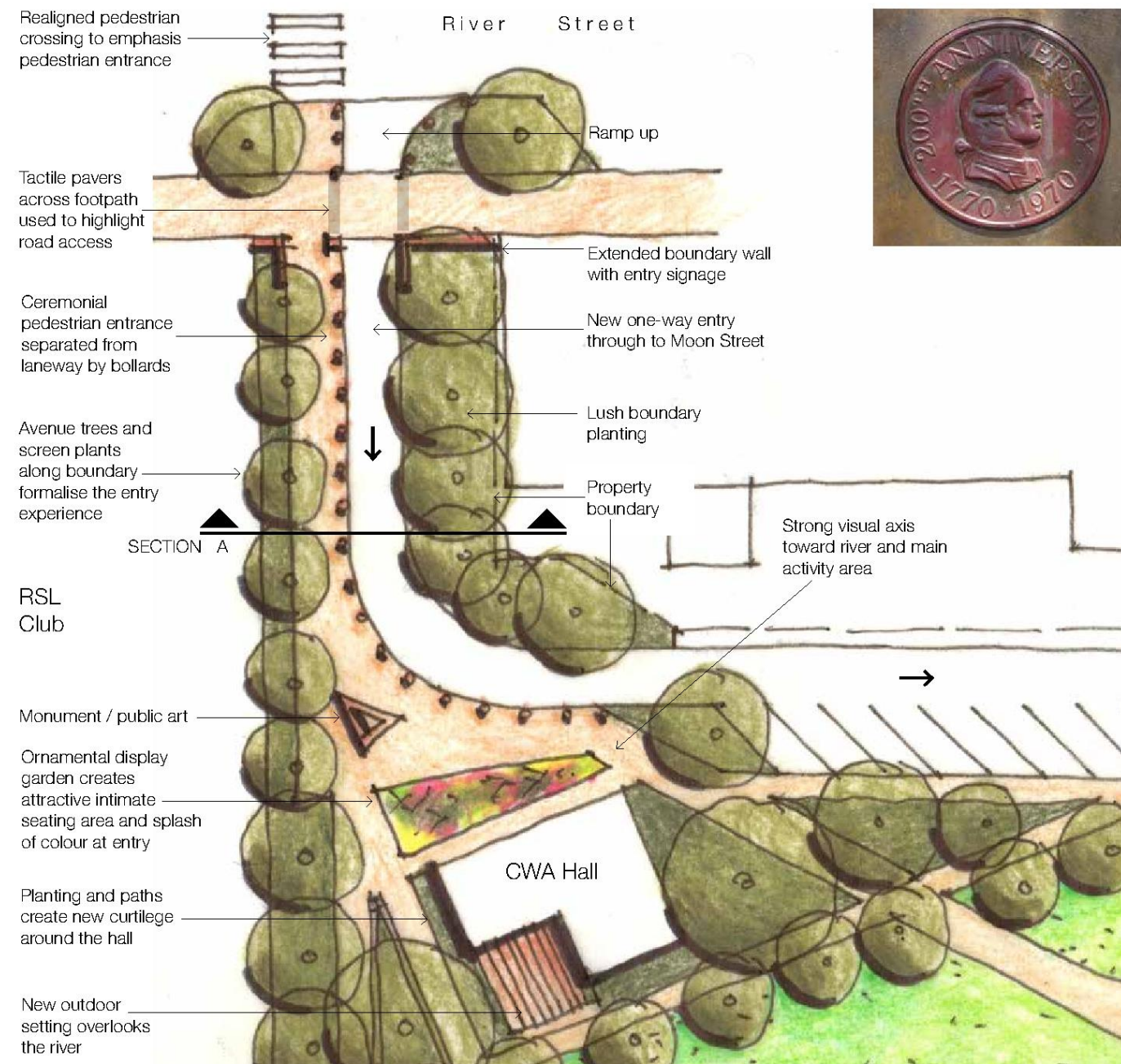


- 1 New one-way vehicular entry from River Street through to Moon Street
- 2 Ceremonial pedestrian entrance
- 3 Monument / public art
- 4 Realigned pedestrian crossing
- 5 Tall trees to screen building with low groundcover to maintain pedestrian access from emergency doors
- 6 Colourful ornamental garden optimises sunny aspect and prominent location
- 7 CWA Hall contained within garden curtilage and offering new outdoor setting with river views
- 8 Large uplift sculptural trees
- 9 Plaza area with seating adjacent to club and jetty
- 10 60 degree angle parking
- 11 Pedestrian axis creates new River Street connection
- 12 Large open space available for special events and mass community use
- 13 Ramp and pontoon for short term small boat mooring and passenger exchange
- 14 Performance stage
- 15 Water / nature play space occupies area protected from winds and open to northern sun
- 16 Maintenance vehicle access
- 17 Avenue of shade trees
- 18 Pedestrian corridors provide possible future connection with reconfigured shops
- 19 Picnic and barbeque shelter
- 20 Relocated toilets
- 21 Jetty creates significant new focal point and destination along park axis and riverside promenade
- 22 Steps enable easy access to waters edge
- 23 Reinstated mangrove vegetation
- 24 Boardwalk provides intimate access and interpretive opportunity through mangroves
- 25 Path connection with existing system in Fawcett Park

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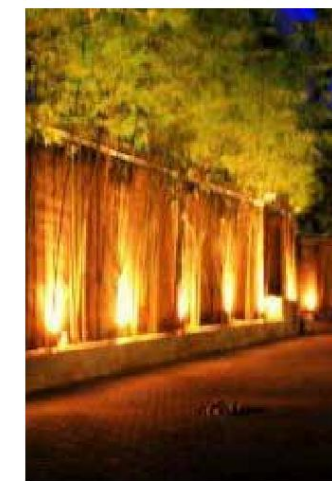


ENTRY ZONE



A new park gateway and entry area will be created on River Street to significantly enhance the visual significance of the park to passing pedestrians and drivers.

Key to increasing the park's prominence will be a new vehicle entrance off River Street. The new route will provide continuous one-way access linking with the existing laneway at the rear of the shops and onto Moon Street further east. This will greatly improve the sense of connectivity within the park and its level of passive surveillance which is currently curtailed by the dead end of the existing laneway.



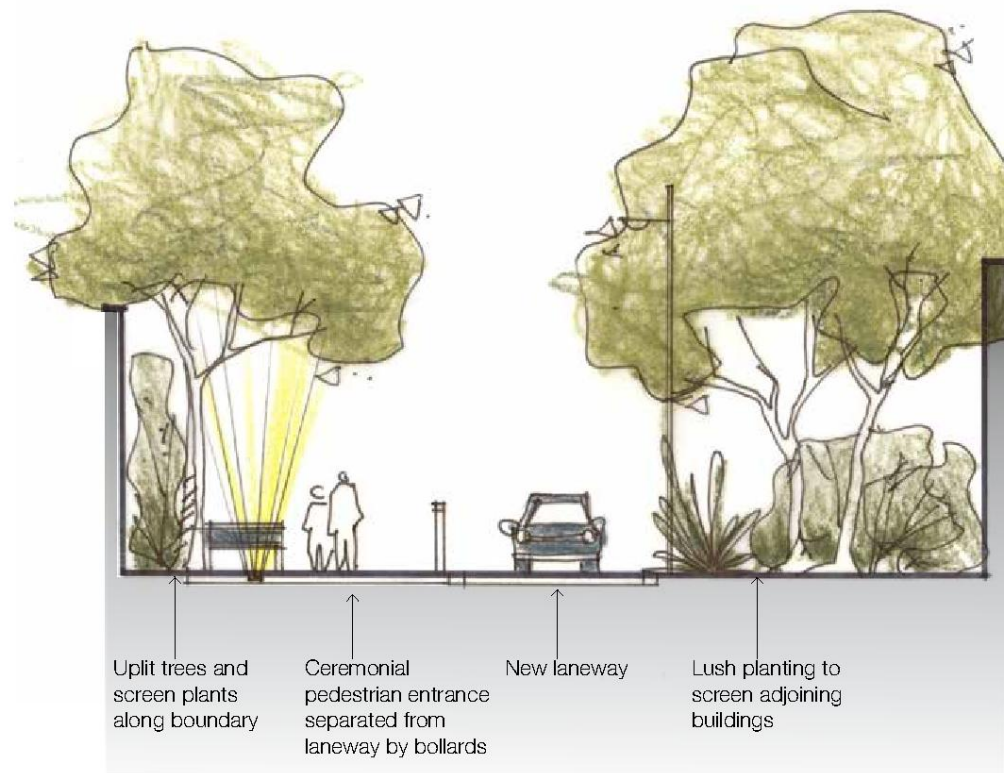
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A new pedestrian entry will also be established adjacent to the vehicle route. This will be emphasised by the realignment of the River Street pedestrian crossing to be moved from its existing location further east. The entry will be celebrated with a gateway structure incorporating materials and plaques salvaged from the existing entry wall.

From here, pedestrians will pass through a plaza area flanked by seating nodes and an avenue of shade trees that will form a ceremonial axis toward a new monument. The monument will be a central visual feature and key point of orientation within the park.



SECTION A



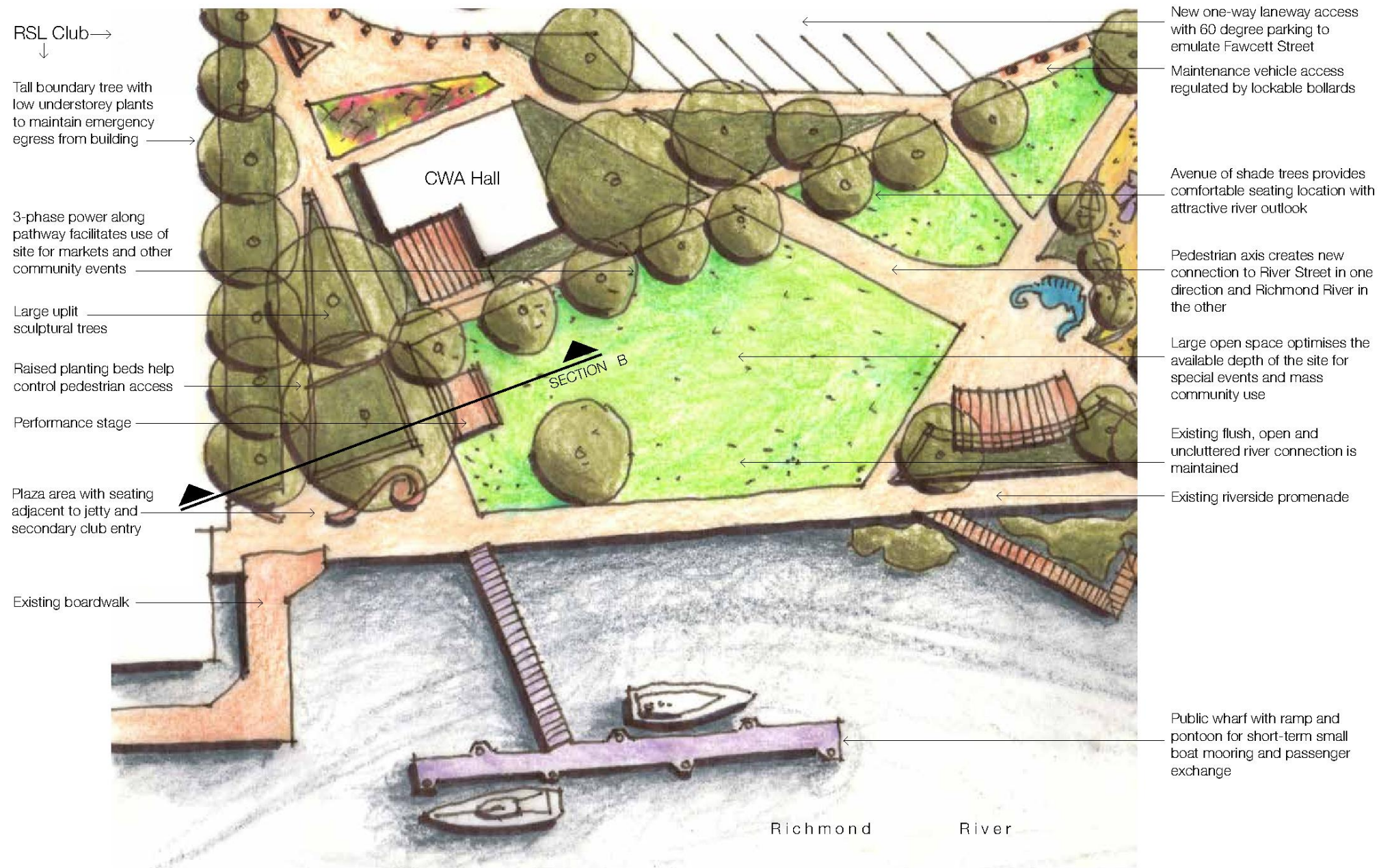
Trees within the entry area will be complemented by tall boundary plants to conceal surrounding buildings and to create an intimate, green setting. Perennial plants such as canna lilies will also be used in a display garden fronting the CWA Hall to enhance the formality of the space surrounding the monument and to create further seating opportunities.

Lighting will be used as an important device to bring life to the park entrance at night. Uplighting will highlight tree canopies and edge planting while spot lights will illuminate the new monument.



OPEN PARKLAND ZONE

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Captain Cook Memorial Park, Ballina DRAFT LANDSCAPE MASTER PLAN PUBLIC EXHIBITION

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OPEN SPACE

An open expanse of grassland will form the centrepiece of the park. The grassland will extend across the full width of the reserve to optimise the available depth of space for larger group activities, passive recreation and community events. This broad open area will contrast with the smaller scaled spaces found elsewhere in the park.

The space will be oriented in a south-westerly direction to optimise an attractive vista across a long river reach toward a distant range of hills. The view will be framed by tall, dense canopied trees which will disguise the visual dominance of the RSL Club and CWA Hall.

Numerous seats will be located around the periphery of the parkland catering to high visitor demand and providing options to overlook the park and to seek protection from excessive sun and wind.

Service hubs providing 3-phase power will be incorporated at the base of light poles along the northern edge of the parkland to facilitate its use for community markets or other special events.

PEDESTRIAN ACCESS

The park will comprise a new network of paths to enhance circulation and to establish legible connections between key facilities and destinations.

The main path will be a 3-metre wide corridor that will pass diagonally across the park to create a strong visual axis and pedestrian connection between the riverside promenade and the main River Street entry. The monument and a new pedestrian jetty with wind sculpture will form two prominent visual cues at either end of the axis further enhancing orientation and legibility.

Another key path will follow and emphasise the view corridor extending from River Street to the river foreshore. Low, strap leaf plants in the garden bed between the path and the RSL Club will ensure access is maintained from the emergency doorways along the eastern wall of the building.

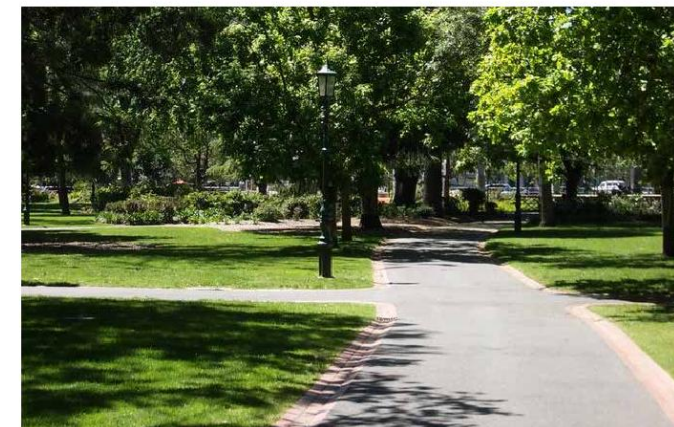
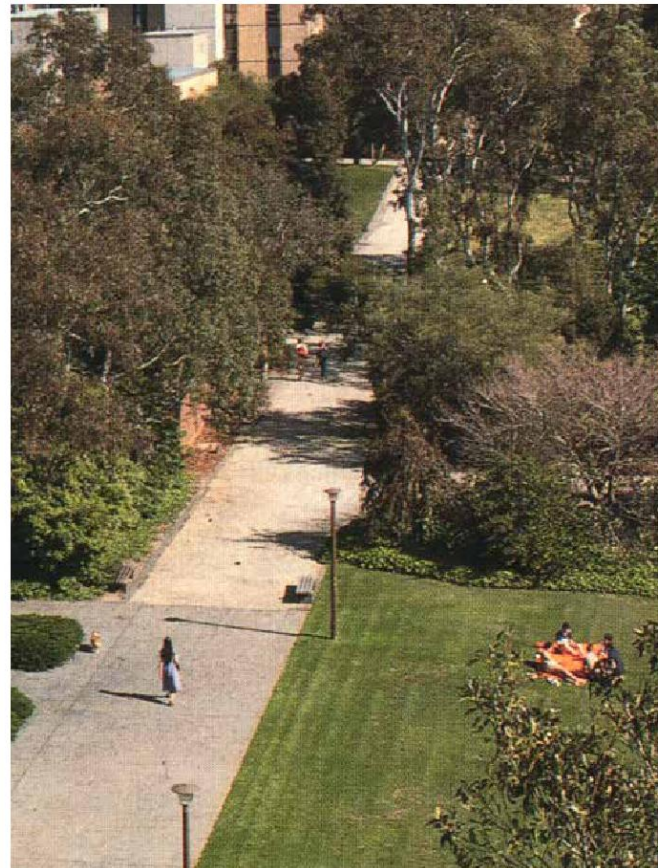
A separate path will fork away from this route to form a secondary axis and pedestrian gesture extending out toward the river, further enhancing the sense of integration between park and river.

A series of other smaller paths across the park will further enhance connections between destinations and provide additional opportunity for seating around the Green.

PUBLIC WHARF

A new public wharf is proposed at the termination of the secondary pedestrian axis through the park. The jetty will provide short term mooring for small water craft and enable easy exchange of passengers. This will greatly enhance the park as a destination for the boating community and increase the visual interest of the park generally. It will also enable greater access to the river edge for recreational fishing, and provide a convenient facility for special fishing events organised by the nearby RSL Club.

The riverside path between the jetty and the RSL Club will be widened and include seating to complement these activities and create a more formal forecourt and interface between the club and the park.



Captain Cook Memorial Park, Ballina DRAFT LANDSCAPE MASTER PLAN PUBLIC EXHIBITION

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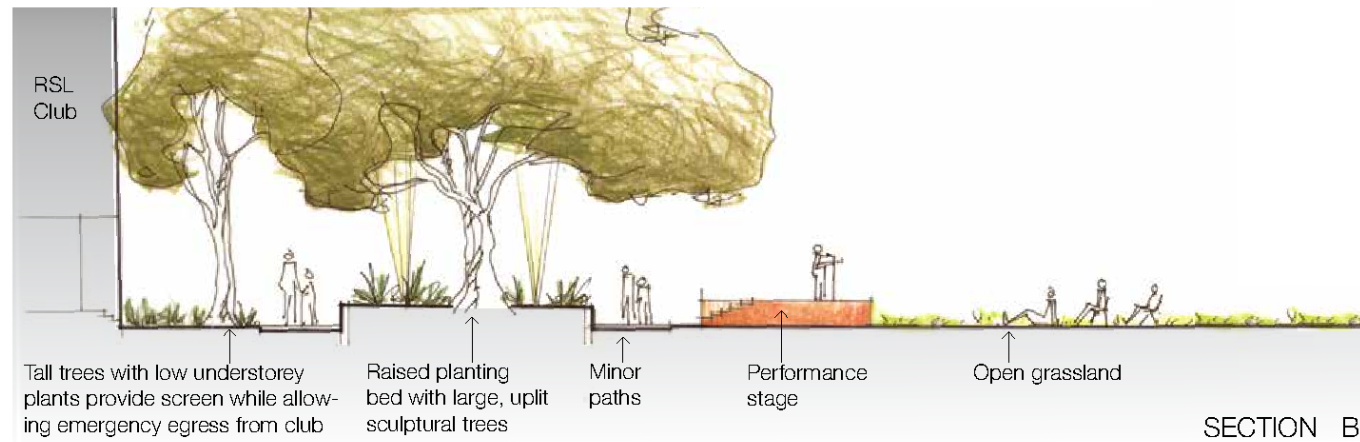
CWA HALL

The masterplan proposes to help integrate the existing CWA Hall into the park by aligning paths and providing infill planting to create a well defined building curtilage. It is also recommended that the building be modified to better utilise the existing river views and access to the park. This could be achieved with new doors along the southern wall of the building that open out onto a new protected outdoor courtyard. This would greatly increase the appeal of the hall for functions and allow larger activities to spill out onto the adjoining open space. Large trees within mass planting beds will create privacy from the nearby RSL Club.

The protected northerly entrance area of the hall will also feature a small display garden with seating to optimise this desirable setting for quiet contemplation. The garden will complement the design theme of the nearby monument and provide a splash of colour at the River Street entry of the park.

LANEWAY DESIGN

A new one-way through route will replace the existing two-way, deadend laneway. This new corridor will greatly enhance traffic flow by avoiding bottlenecks during peak park use when the car park is full. It will also enable an easier and safer route for large vehicles such as garbage trucks which would otherwise require a significant additional turn-around area. A one-way system will require a much narrower traffic aisle enabling more space for the park without compromising the availability of car parking. The laneway and car parking will adopt the same design and construction materials as Fawcett Street further east for visual continuity and legibility.



SAFETY BY DESIGN

Safer by design is an important principle that has guided the preparation of the master plan. Key features of the park that demonstrate this principle include:

- replacement of a dead end laneway with a through route to enhance traffic flow, enable safer truck movement and increase passive surveillance of the park;
- creation of legible pedestrian paths with clear, direct sightlines that allow continuous access to exit points at the park periphery;
- the provision of planting beds and bollards along the edge of the laneway to prevent vehicle access onto the park;
- low planting beneath canopy trees to maintain clear lines of sight;
- provision of a safety fence adjacent to the playground to contain children and prevent access onto the laneway;
- location of the play area away from the river edge;
- discrete provision of primary lighting along the laneway and main pedestrian paths to minimise dispersed movement at night; and
- feature lighting of park elements such as tree canopies, public art and walls to minimise areas of complete darkness.

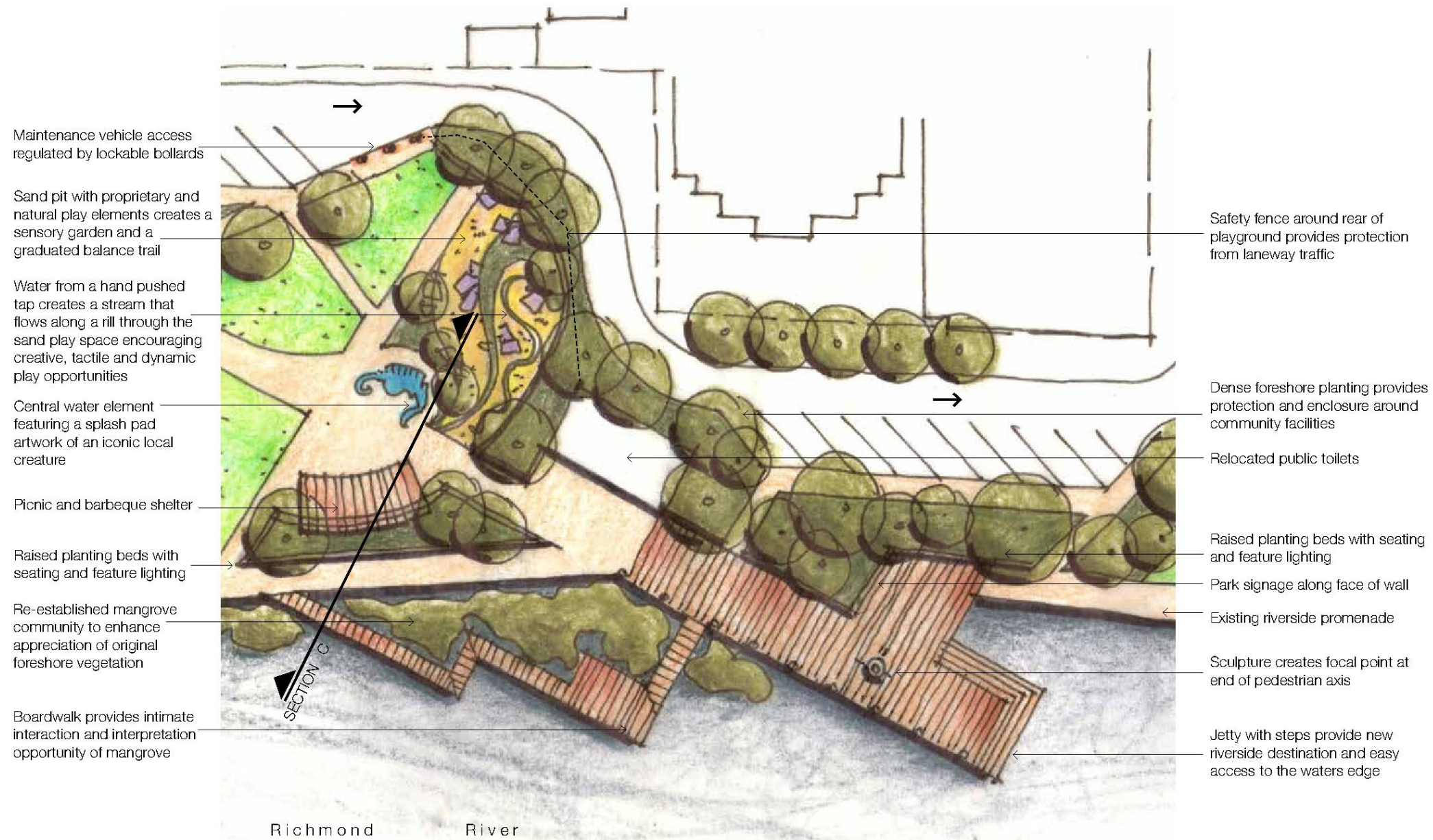


Captain Cook Memorial Park, Ballina DRAFT LANDSCAPE MASTER PLAN PUBLIC EXHIBITION

SEPTEMBER 2013
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WATERSIDE ACTIVITY ZONE



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A range of new public facilities will be concentrated at the southern end of the main path axis to establish a primary destination of community activity. The location is convenient to car parking and is central and easily accessible to the existing established parkland further east.

PLAYGROUND

An open, nature based playground is proposed in the park to complement the existing enclosed facility containing conventional equipment in Fawcett Park.

The new playground is a key feature of the park and has been carefully positioned for optimum benefit of its users. The proposed location avoids the impacts of overshadowing and visual intrusion from surrounding buildings, particularly the RSL Club. It will also be protected from undesirable winds generated across the river and will be discretely remote from the river edge to minimise safety concerns. The playground here will also benefit from its close proximity and easy access to the adjoining grass area, and to other key park facilities such as picnic tables, barbeques and toilets.

The playground will be designed as a series of informal play spaces featuring natural materials and themes. It will be a place where children will be encouraged to interact, explore and develop skills through spontaneous play in a safe and stimulating environment.

Ideas for the play spaces include:

- water and sand play featuring a hand-operated tap to deliver water into a meandering rill within a setting of sand and natural forms to encourage creativity, teamwork and social interaction;
- a graduated balancing circuit of rock, tree trunks, stumps and other natural and constructed forms that increase in difficulty to challenge and encourage achievement;
- sensory walkway and nature play featuring a range of loose natural elements and a variety of native plants with different textures and fragrances to stimulate sensory play;
- a splash pad with zero water depth featuring an iconic local water creature creating a safe, inclusive and accessible facility and establishes a central creative feature in the park

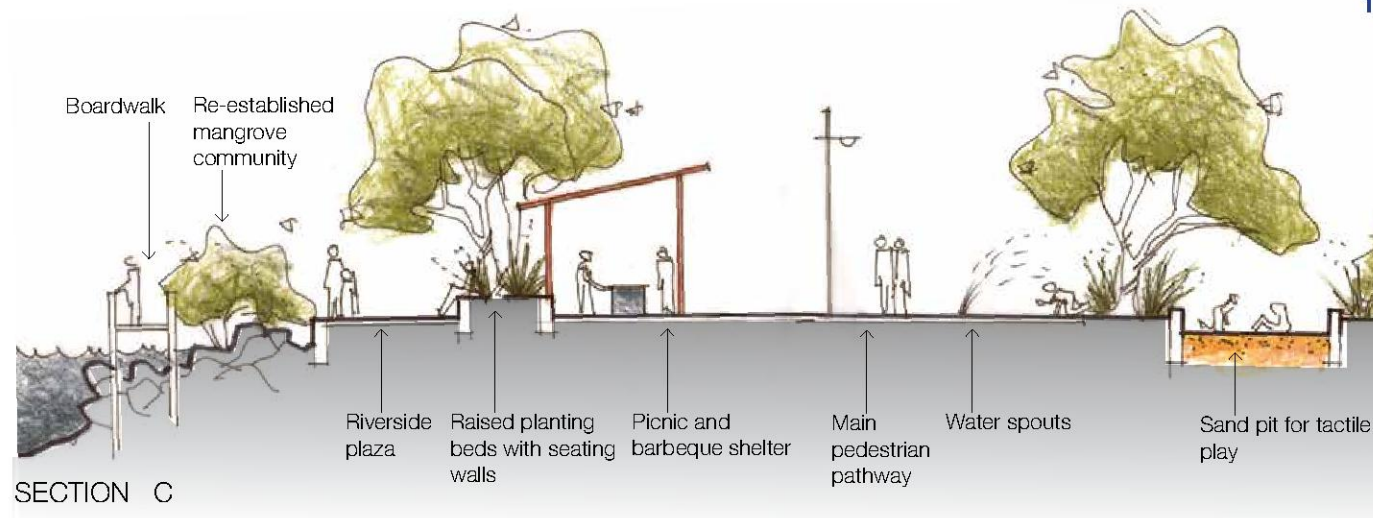
Numerous shaded seating opportunities will be provided around the playground for children supervision. Playground structures such as walls, tree trunks and sculptural elements may also offer informal seating opportunity.



RIVERSIDE JETTY

A new riverside jetty is proposed at the southern end of the main axis path as a primary focal point of the park. The structure will extend out across the river edge, interrupting the westward flow of pedestrians along the riverside promenade and redirecting them toward the new monument and onto River Street. This new diversion will aim to change the main pedestrian flow into and through the park with greater emphasis on the River Street connection.

The jetty will include steps down to water level to provide new water edge experience for park visitors. Piers will also enable a secondary location for temporary mooring of small water craft. Seating, wider decking and a public art installation positioned centrally along the main path axis will further highlight the significance and visual focus of the jetty facility. A park identification sign will be located along the side of the raised planting bed of the riverside path to announce the park entry for pedestrian approaching from the east.



PUBLIC AMENITIES

New public facilities will be installed in close and convenient proximity to the new jetty and playground area. These will include new male and female toilets, a separate baby change and an accessible toilet to replace the existing highly prominent facilities near the end of Moon Street. A new covered picnic facility will also be installed featuring barbecues, picnic tables and seats to cater to large groups.



FORESHORE REHABILITATION

A short section of the shoreline is proposed to be modified to enable the original mangrove community to re-establish. As much of the natural shoreline and vegetation has been removed and infilled over the course of the town's development, re-establishment of the mangroves near the park will raise visitor awareness of the former natural values of the site and the developed shoreline generally. This experience will be enhanced with interpretive signage located along a short distance boardwalk that will pass through the new mangroves. In order to establish mangroves, it is anticipated that natural rock ballast will need to be placed along the shoreline to raise the levels of the river floor, provide a trap for silt and to provide protection from wave action.



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FURNITURE AND HARD SURFACE FINISHES

CONCEPT

The proposed range of materials and furnishings for Captain Cook Park will generally adopt the same suite used in adjoining Fawcett Park and within the upgraded sections of River Street. This existing range will accommodate the broad scope of applications and high standard of finish required within the new park setting. It will also ensure that the upgraded park will seamlessly integrate into the wider public domain with products and details that will be familiar to Council's maintenance team.



SURFACE TREATMENTS

Pedestrian Paths

Main paths and key pedestrian nodes will incorporate pre-cast concrete pavers which will be laid in a similar pattern to newly paved areas along footpaths within River Street.

Secondary paths will generally consist of expanses of lightly washed insitu concrete with edge pavers to create a continuous border. All paved areas will include tactile ground surface indicators to enhance accessibility and highlight hazards and road crossings.

Parking Bays

Segmental pavers with flush concrete edges will distinguish car parking areas from the adjoining bitumen traffic aisle.

Jetties

New wharves, boardwalks and jetties will incorporate hardwood timber piles, timber or composite decking, and timber balustrades and edge seating blocks.



Key park elements such as light fixtures, bollards and shade structures will be finished in white to continue the existing theme along the foreshore and throughout the town centre.



PARK FURNITURE

New furniture will include benches, tables, bins and barbeque units that are finished or highlighted with natural anodised aluminium finish.

A new seating style will be introduced along the riverside promenade. Seats here will be fixed onto the walls of raised planting beds and will incorporate timber battens to complement the decking of new nearby jetties and boardwalks.



PLANTING PALETTE

The proposed planting palette will have a predominance of native species to generate a strong natural theme and visual character. This will include a range of robust locally indigenous species to resist the site's harsh microclimate and to create an attractive setting that will offer much needed wind protection and shade for visitor comfort. Tall evergreen trees will enclose and screen the park from surrounding built form and mangroves will be re-established along a section of the river foreshore to enhance natural values and to raise visitor awareness and appreciation of the site's original riparian plant community. Avenue trees will be used to generate a sense of formality between the River Street entry and the new monument while a mix of ornamental plants including some exotic species will create a visually rich formal display on the northern side of the CWA Hall to complement the protected sunny aspect of the site.

MASTER PLAN PLANT SCHEDULE		
Botanic Name	Common Name	Height (m)
Trees		
<i>Aegiceras corniculatum</i>	River Mangrove	5
<i>Banksia integrifolia</i>	Coast Banksia	15
<i>Brachychiton acerifolius</i>	Flame Tree	18
<i>Callistemon salignus</i>	Weeping Bottle Brush	9
<i>Cupaniopsis anacardioides</i>	Tuckeroo	12
<i>Ficus macrophylla</i>	Moreton Bay Fig	30
<i>Lophostemon confertus</i>	Brush Box	20
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	18
<i>Xanthostemon chrysanthus</i>	Golden Penda	10
Shrubs		
<i>Acmena 'Allyn Magic'</i>	Lilly Pilly	0.5
<i>Alpinia caerulea</i>	Native Ginger	2
<i>Austrumyrtus dulcis</i>	Midgen Berry	0.5
<i>Banksia robur</i>	Swamp banksia	2
<i>Codiaeum variegatum</i>	Variegated Croton	1
<i>Cordyline stricta congesta</i>	Narrow Palm Lily	2
<i>Eupomatia laurina</i>	Bolwarra	3
<i>Hymenosporum flavum Dwarf</i>	Dwarf Native Frangipani	1
<i>Syzygium Pinnacle</i>	Pinnacle Lilly Pilly	6
Groundcovers and Understorey Plants		
<i>Canna sp</i>	Canna Lily	1.0
<i>Dianella caerulea 'Little Jess'</i>	Flax Lily	0.4
<i>Hardenbergia violacea</i>	False Sarsaparilla	0.4
<i>Lomandra 'Tanika'</i>	Mat-rush	0.6
<i>Rhoea spathacea</i>	Moses in the Cradle	0.2

