

## LENNOX VILLAGE VISION

### PUBLIC EXHIBITION - SUMMARY OF FEEDBACK RECEIVED BY EMAIL OR LETTER

Analysed 17 July 2020

#### Exhibition Period: 12 June 2020 – 10 July 2020

#### Total number of responses received by email or letter: 25

Whilst the exhibition period officially closed on 10 July 2020, feedback was received up until 17 July 2020 with a total of 25 submissions. It was observed that 4 respondents have completed an online feedback form as well as provided individual submissions via letter or email.

These submissions consist of responses from individuals as well as community or special interest groups representing multiple people such as:

- Lennox Head Public School
- Northern NSW Local Health District
- Ballina Environment Society
- Lennox Head Residents' Association (undertook their own meetings and engagement)
- Lennox Head Heritage Committee
- Lennox Head Combined Sports Association
- Lennox Head Land Care
- Lennox Head Chamber of Commerce (surveyed 24 businesses - 30% of village center businesses)

In summary, most responses provided positive feedback with some providing suggestions for minor alterations (things to be added or removed) or additional elements. There were 6 submissions using letters with similar wording from owners of the Beachside Apartments adjoining the northern side of Ross Park. Their primary concern was relating to placement of a toilet block in the park near their properties (smell, noise, outlook, property value).

The Residents' Association engaged with the members via a community meeting that they organized to obtain broader community feedback. Similarly the Lennox Head Chamber of Commerce created their own online survey which they advised engaged with 30% of Chamber businesses in the Lennox Head Village Centre.

For the purpose of concise reporting the most commonly mentioned aspects of the concept plan which were supported include:

1. General support for the overall concept and community-led design process
2. Tree planting to increase shade, gardens and general greening
3. Improvements that support pedestrians, bikes, skateboards and scooters including flush pavement areas and the level pedestrian crossing points
4. Nature play in Ross Park and increase in natural elements and opening to ocean views
5. Use of primarily locally endemic vegetation
6. Removal of the brick shelter shed in Lennox Park and replacement with others which are more open
7. Improved walkability and amenity
8. Toilet in Ross Park

9. Removal of carparking spaces in Ballina Street and Rayner Lane for improved pedestrian spaces

Other aspects of the concept which were supported in submissions include:

1. Undergrounding electricity to allow for tree planting
2. Construction of the gateways
3. Including accessible toilets
4. Inclusion of additional accessible car spaces in Ballina Street
5. Anything mitigating climate change impacts
6. Solar lighting which is considerate of the Marine Park context
7. Speed limit reductions
8. Soft edges to Ross Park
9. Replacing the toilets in Lennox Park
10. Shade trees in Park Lane near Williams Reserve
11. 'Hang about and chat' gathering areas
12. The general look and feel
13. Curved seating pods
14. Incorporation of community art

54% of businesses surveyed as part of the Chamber of Commerce survey felt that the plans either struck the right balance between open space and carparking or should include more open space. 46% felt that more public space should be used for carparking.

75% of businesses surveyed as part of the Chamber of Commerce survey felt that the playground should stay in Ross Park. 25% would prefer to see it relocated.

88% of businesses surveyed as part of the Chamber of Commerce survey supported a toilet in Ross Park. 12% did not think a toilet in Ross Park was required.

83% of businesses surveyed as part of the Chamber of Commerce survey supported removal of the brick shelter in Lennox Park. 17% would prefer to see it remain.

For the purpose of concise reporting the most commonly mentioned aspects of the concept plan which were NOT supported include:

- Toilet in Ross Park (6 submissions from the Beachside Apartments)
- Loss of carparks and impact on the café and businesses and Rayner Lane
- Road narrowing, tree planting, gardens and general works in front of Lennox Head Motors and impact upon views to business and parking
- Concerns regarding future maintenance of gardens to ensure longevity and attractiveness
- Staging – removal of carspaces in Park Lane should be a safety priority
- Trees in Ross Park blocking views from apartments
- The renovations to Ross Park are too busy for a small park space
- Keep the shelter shed in Lennox Park for its cultural value (some suggested keeping it unless it is replaced with other weather protected shelters)
- No seating outside the liquor store

Suggestions for improvements include:

- Include permeable pavement surfaces where possible
- Natural look and feel for plantings
- Soft lighting and solar lighting in keeping with the marine park context
- Extra accessible car spaces in Ballina Street
- Include Rayner Lane in the study area
- A raised pedestrian crossing at the skate park in Park Lane
- Dimmable and colourful lighting which is considerate of the marine context and adaptable to festivals and events
- Change the bike racks to bike seat rails (better for expensive bikes)
- Include more power outlets for events
- Use of sandstone isn't consistent with the local context
- More toilets in Ross Park
- Include taps and watering points
- Prioritise the carpark removal in Park Lane
- Provide good natural light to grass areas
- Lighting in the trees for festivals
- Slower speeds in Ballina Street – 20km/hr
- Drop off zone in Ballina Street
- Improved weather proofing in Ballina Street by incorporation of canvas sail structures
- Line marking individual carparking bays
- More trees in Ballina Street – 35-40% canopy target
- Drinking fountains with water bottle refill stations
- Gardens and vegetation which will be maintained by Council
- Rainwater harvesting
- Water recycling system
- Bigger disabled car parking spaces
- More bike parking
- Better activation of Park Lane and promotion of interblock connection points to support accessibility and businesses
- Include raingardens or make tree pits into raingardens
- Art opportunity for the toilet blocks in Ross Park and Lennox Park
- Slope kerbs to encourage people to park close to the kerblines
- Road stamping or patterning at the skate park as a visual queue to drivers to slow down – safety of children crossing
- A diversity of seating and some with back supports
- Slow traffic at the southern gateway sooner
- Street flag poles
- An additional notice board in Ross Park
- Fence the eastern edge of Williams Reserve
- More toilets

**From:** [Jane Burges](#)  
**To:** [Tara McGready](#)  
**Cc:** [Fiona King](#); [Jane Burges](#)  
**Subject:** Re: LVV Survey Monkey feedback  
**Date:** Tuesday, 7 July 2020 9:04:31 PM

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**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

Hi Tara and Fiona,  
Thanks for clarifying re my survey attempts. I'll complete the survey on the scaffold below which you have kindly sent through.  
Fingers crossed all goes smoothly now after the fantastic effort you have made in optimising the consultation process and bringing together the priorities and concepts into this design.

With best wishes,  
Jane

1. Your age

17 and under  
18-34  
35-49  
**50-64- X**  
65+

2. If you have any children, please tell us their age. All > 25yo

5 and under  
6-12  
13-17

3. What is your connection to Lennox Head? (Tick all that apply)

I reside in the Lennox Head village centre  
**I reside in Lennox Head or Skennars Head, outside of the village centre X**  
I reside elsewhere within Ballina Shire  
I reside within Byron, Lismore or Richmond Valley local government areas  
I reside outside of the NSW Northern Rivers region  
I work in the Lennox Head village centre  
I own property within the Lennox Head village centre  
I own a business that operates within the Lennox Head village centre  
I am a holiday maker in Lennox Head  
Other (please specify)

4. What elements of the concept design do you MOST like, and why?

I love the foundational work which has allowed the generation of overall themes to create a framework for the design -Place Directions 1-6.

-Really like all aspects of **Ross Park** redevelopment including improved and safer **pedestrian access** via expansive flush paved area with road narrowing and removal of perpendicular parking on Ballina St and Raynor Lane with shared pedestrian access. Picnic table shelters, single safe toilet, fabulous nature play area especially fallen hardwood tree frame and other elements,curvilinear seating pods etc. Really places Ross Park as a **central gathering place** with happy vibe for people of **all ages** to enjoy and for pop up entertainment opportunities and community art projects as you have outlined.

-Emphasis on **tree planting** for shade and visual amenity with **under grounding power** to allow natural tree shape throughout Ballina St. I like the extension of plantings to importantly include the South and East facade of Community Centre which was designed with tree plantings on these aspects but never implemented.Having green entry ways via significant plantings at Southern and Northern gateways will improve visual amenity and also encourage walking and stopping for a chat which will be great.

-Improved **pedestrian priority** and safety throughout has been thoughtfully designed especially the three locations across Ballina St and two locations Park Lane. I think the removal of some car spaces as planned in Park Lane is a priority due to dangers of children crossing randomly at present and emerging at the last second from behind 4WD/Vans etc straight onto path of cars.I think removal of 1 additional space outside community centre so 2 adjacent spaces marked up for pedestrian would be safer due to the high number of Utes/Vans /4WD which make sight lines for drivers and pedestrians challenging.

-Love the emphasis on **community** input such as community art projects, organic entertainment opportunities, popup etc to create social connection and interest.

- Really like the **Lennox Park** redesign especially removal of old bus shelter to open up sight lines between village and ocean. Like the new picnic shelter plans and curved timber pods.

5. What element of the concept design do you LEAST like, and why?

Concerned re staging as all seem important though agree with proposed priorities except I would do Park Lane removal of car parks to improve sight lines asap. I am hoping that tree plantings occur early as I think they will have a huge impact including around Community Centre? could be done asap.

Hoping that quite a few of the benches have backs as this allows real relaxation, especially as getting older:)

A mix of designs sounds good- keen for natural materials as per proposal-could some seats be same as those on Pat Morton rather than all same as at Lake Ainsworth since although I love the Parkland, the curved benches are not comfortable for everyone, so variety is good. I don't like sandstone blocks-they don't seem to fit our landscape as not found in this area. They may be softened with some plantings /ground covers around them-otherwise look stark cf friendly.

6. Thinking about the concept plan, is there another element you would add that is not already on the plan? If so, why?

**Lighting-** gentle ambient lighting. Is it possible to mandate no Neon signs within Lennox Head?

**Garden Maintenance** should be ongoing- hopefully creating satisfying employment and

definitely sharing joy rather than frustration with the community.

I think the plan responds well to community priorities and to design principles for health and wellbeing via incidental activity , social connectedness, community and culture, equity, a sense of fun etc.

7. Have you got any other ideas or suggestions (not already mentioned) to improve the draft concept plan?

8. OPTIONAL QUESTION - If you are interested in being contacted by Ballina Shire Council to participate in future community engagement, please confirm your contact details below.

First Name Jane

Last Name Leete

E-mail address [janeleete@icloud.com](mailto:janeleete@icloud.com)

Contact phone number 0431621670

## Lennox Vision – Barry Fitzhenry

Its great to see forward planning, but the report has a pre-disposition to less parking spaces. Using the 2016 census, the report suggests we don't need more spaces.

In 2020, 4 years later, perhaps an allowance is needed for:

- The advent of share housing amongst younger people (all with cars)
- Boom in housing construction employment.
- Retiree relocation driven by the highest immigration rate of any western country.
- "Explosion" in New Housing estates.
- Granny flats and Airbnb – permanent and holiday
- Daytripper overflow from Byron/Ballina, better highways to Gold Coast/South. Even pre-virus, carparks at the Surf Club, Boat Channel, Pat Morton, Boulders, Sharpes, Flat Rock are overflowing Friday to Monday.

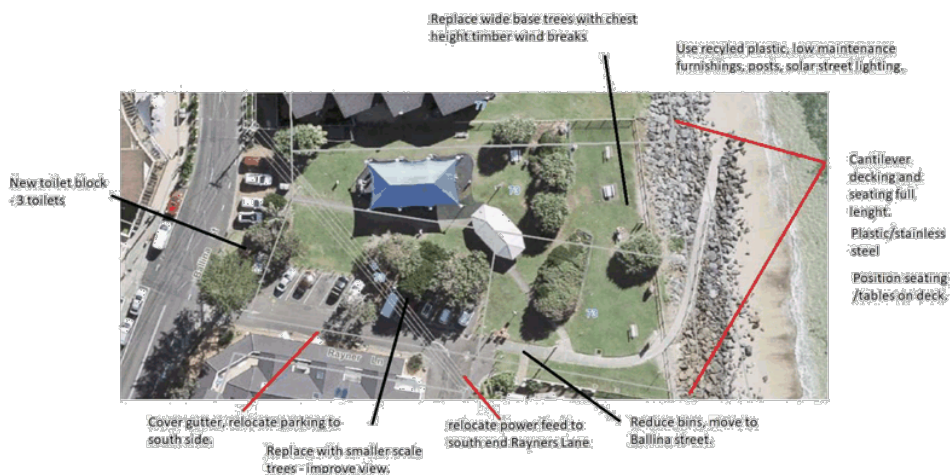
Lennox Head is passing the loved to death phase, to simply being overrun.

The survey response that 50m to a carpark being "too far", is understandable if you are elderly or a "modern "mother with 4 kids and two dogs (God bless). The 500m hike answer, means you are ready to park at the Boat Ramp or Service Station, to go to the library. 250m puts you at the Bowls Club.

The PLAN is funded to \$6m all up of which around \$5.7m goes on 100m of underground electricity; the existing overhead is ugly, but I'm sure there are other works that give better bang for ratepayers bucks!

Ross Park: Noticeable is that 13 carspaces have gone. With a CDB house block costing \$2M, you are looking at \$2.75M replacement cost with access, drainage, lighting etc. These spaces will be lost forever.

A single toilet is proposed. Rule of thumb is 1 per 60 people. In the adjacent CBD, the ratio is 1 PUBLIC toilet to 400. COMPACT design uses minimal space, while the real costs are the sewerage, water, power connections. Do we want shoppers to leave the CBD to find a toilet?



10<sup>th</sup> July 2020

**Attention:**  
General Manager  
Ballina Shire Council  
PO Box 450  
Ballina NSW 2478

**From:**  
Brad Pollard  
Landowner  
74 Ballina St, Lennox Head, NSW.  
(post office site)

**RE: LVV Draft Concept Design**


My family and I live in Lennox Head. We also own the Post Office site situated opposite Ross Park.

The Lennox Head CBD is long overdue for improvements. The lengthy community consultation process that Council have engaged in has produced a very good result.

I would like to commend Council and Staff on a thoughtful and comprehensive concept design.





It is a design that makes significant improvements in the function of the town. Importantly, it is a design that will contribute to improved trading conditions for Lennox businesses for decades to come.

Here is a list of certain aspects of the design that I particularly support:

<p><b>Replacing Ross Park car parks with open space</b></p>		<p><b>I fully support replacing car parks in the Ross Park area with widened footpaths, greenspace and landscaped seating.</b></p> <p>We want people to come to Lennox because of the experience it offers. This important central area should be a place that prioritises open space &amp; pedestrian safety. It will draw more people to town and encourage them to stay and shop for longer.</p> <p>Car parks will soon be added to the Rural Fire Service site so on balance it's the best outcome for the town.</p> <p>Long gone are the days when we get a car park right in front of our favourite business. We all now expect to park and walk.</p>
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LVV Submission: Brad Pollard



<p><b>Nature Play Ground</b></p>		<p><b>I support a nature play playground in Ross Park.</b></p> <p>The playground will be great fun for the kids. The natural elements will encourage more creative and imaginative play.</p> <p>The natural elements of the playground are in keeping with its location and reflects the towns sustainability culture.</p>
<p><b>Sight lines to ocean from main street</b></p>		<p><b>I support the concept design as it improves sight lines to the ocean from the main street.</b></p> <p>The Lennox town centre needs to show off what other towns and commercial centres don't have – its proximity to the ocean.</p> <p>Unfortunately, we have built structures and parks designed in a way that hide the ocean from the main street.</p> <p>The concept design cleverly specifies high canopy trees, removes the brick picnic shelter and provides direct paths from the main street, through the parks and to the ocean.</p>
<p><b>Ross Park designed as a place for all ages</b></p>		<p><b>I support the design of Ross Park.</b></p> <p>The repositioning the playground on the northern side of Ross Park, opens up more area for people of other age groups to enjoy the park.</p> <p>The morning ritual for many of us in Lennox is to grab a coffee and go check out the surf. The 'beachfront chill-out zone' including a 'leaning bench' for checking out the waves is what Lennox is all about.</p>
<p><b>Bike parking &amp; storage lockers</b></p>		<p><b>I support the inclusion of bike parking and facilities.</b></p> <p>Lennox Town is very confined. Unlike Ballina, Lennox has narrow streets with few opportunities to add more car parking as required.</p> <p>Hence, the importance of encouraging other transport modes becomes even more crucial. One obvious way of reducing car dependency is to encourage more residents to travel by bike. Bike parking (in visible areas) and bike lockers are a great step forward.</p>

LVV Submission: Brad Pollard

<p><b>Removing the brick picnic shelter</b></p>		<p><b>I strongly support the removal of the brick picnic shelter in favour of a modern and more appropriate picnic shelter that does not obscure sight lines to ocean.</b></p> <p>The large brick picnic shelter is an in-appropriate structure that encumbers the function of the park and detracts from the park’s beauty.</p> <p>The park is used when it is a beautiful sunny Lennox day. The parks infrastructure should be designed with this use in mind. Retaining a brick structure that is best used in the rain and wind makes little sense.</p>
<p><b>Raised road crossings in Park Lane</b></p>		<p><b>I support the addition of raised road crossings in Park Lane.</b></p> <p>The raised road crossings will be welcomed by parents and individuals alike. The crossings will provide safer crossing points for pedestrians and slow traffic. Slower traffic in Park Lane will make the nose in/reverse out parking safer to use.</p>
<p><b>Raised road crossings in Ballina St</b></p>		<p><b>I support the addition of raised road crossings in Ballina St.</b></p> <p>I especially support the one in front of Ross Park as this is where a lot of people cross the street to go to and from the Park.</p>
<p><b>Gateways</b></p>		<p><b>I support the addition of gateway road thresholds at the entrance to town.</b></p> <p>The gateways will signal the start of the town centre and encourage motorists to slow down.</p>
<p><b>Formalising car parks and greening Byron St</b></p>		<p><b>I support the addition of trees and the formalisation of car parking on Byron St between Ballina St and Park Lane.</b></p> <p>Cars parked on the verge in this area restrict opportunities for grass and trees to grow on the verge.</p> <p>This is our entrance to town and it should be made to look more attractive.</p>

LVV Submission: Brad Pollard

<p><b>Tree plantings on edge of William Reserve</b></p>		<p><b>I support the addition of trees along the edge of Williams Reserve.</b></p> <p>There is only one tree along the edge of Williams reserve. There is always someone sitting under it during summer. Trees in this particular location would give parents with children a place to eat lunch and let their kids run around as well as provide an enjoyable place for staff to eat their lunch during their lunchbreak.</p>
<p><b>Decorative Paving Treatments in Park Lane</b></p>		<p><b>I support the addition of decorative paving treatments at the entrance to pedestrian connections.</b></p> <p>The treatments will convey to more locals and visitors that parking in Park Lane and walking to the main street via one of the many pedestrian connections is easy to do.</p>
<p><b>Path Extension to North of Lennox Park</b></p>		<p><b>I support the pathway extension to the north of Lennox Park.</b></p> <p>This will hopefully be the start of a foreshore pathway connecting the Town Centre with the Lake.</p>

Thank you for receiving and considering my submission.

Sincerely,

**Brad Pollard**  
Lennox Head, NSW

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LVV Submission: Brad Pollard

RECEIVED  
10 JUL 20  
COUNCIL

Dear Sir/madam,

RE: Lennox Village Vision Concept Plan.

I write regarding the recent display of the Lennox Village Vision Concept plan. There is little doubt that the CBD of Lennox Head is in need of refurbishment but I am concerned about various aspects of the concept as presented.

Parking-

- Reduction in parking spaces
  - There is a continual erosion of parking spaces within the entire village and the loss of more than twenty spaces in the CBD will have a marked effect on myself and many other people who have to drive to town as we live too far away to walk.
  - The conversion of parking spaces in Ballina St to garden beds and so-called "traffic calming" devices reduces easy accessibility to shops and restaurants as people are forced to seek parking further afield.
  - For people with walking difficulties not severe enough to rate as disabled, this extra effort is a significant change.
  - As a retired tradesman I do not look forward my physical deterioration due to various unavoidable work practices resulting in reduced and painful mobility. Pushing people into Park Lane which is further from most destinations will mean I may in future have to curtail or even cease to enjoy attendance in the many fabulous restaurants in Lennox Head and perhaps ultimately resort to grocery, pharmaceutical and other essential deliveries.
  - The ease of parking close to their destination in most cases is important to people albeit an increasing challenge with the rapid development of the town to the south.
  - As a patrolling member of Lennox Surf Club for more than 25 years, President, Vice president and treasurer as well, the effect of losing an actual 180 parking spaces in that area has been severe. I and other patrolling members know how quickly parking becomes unavailable on many occasions – even in winter. I don't want this to spread to the CBD.
- Maintenance – as with too many garden areas over Lennox, Councils ability to maintain them is extinct.
- Unthoughtful design, unfair reliance on developers to "beautify" council footpaths, a lack of uniformity in paving surfaces combined with no structure to their maintenance has left the town with a very tired look.
  - The pictures below are example of places trees once occupies which died due to lack of maintenance.



- Creating more opportunity for this to occur without a concrete plan to keep them in reasonable shape is a negative move and extra garden beds (at the cost of parking spaces) should not be a consideration.
- As a member and treasurer of Lennox Head Residents Association (LHRA), I don't believe our members should have to be relied on to keep these places attractive.
- Failure to even provide access to water results in tens of thousands of dollars in plants and grass dying through neglect. Please do not continue to do this.

○ Effects on business

- Various business in town have expressed real concern at the removal of many parking spaces. Point Café will lose eight spaces directly opposite their business in a sacrifice to a marginal increase in park area and the inclusion of two parallel-park, disabled spaces. This will mean the café's regular morning All-Girls surfing clientele will have to park elsewhere to first surf in the morning and return for their desirable coffee. Perhaps they may find an alternate café closer to where they will now have to park. This is a single case for just one business. It occurs many, many times through the day and is vital to the survival of that business. The proprietor of Tax Presso has mentioned similar concerns for her business are likely. She believes people will not walk hundreds of metres to her business as its too inconvenient. Despite the findings of the survey, people in business WILL be effected by these changes.

○ Disabled parking

- People at last Mondays LHRA meeting expensed concern over changing nose in parking to parallel parking for disabled. Actual users of these spaces believe trying to access the car will be far more dangerous if it is parallel parked.

○ Trees and parking in Byron St intersection.

- The proposal on this intersection is to narrow the road and formalising parking on either side of the street approaching the intersection with Ballina St. This is done in an attempt to slow "speeding" traffic. It will make an already awkward corner even more so for heavy vehicles. It will "slow" the traffic by creating congestion in a similar way as happens at the other end of the CBD where Park Lane intersects Ballina St.
- These places create frustration and bring traffic to a standstill. They do not slow hoons when the road is clear.



- Lennox Motors, now known as Hippy's Mechanical is a business that has operated from this site since 1953. As one of the only industrial sites in Lennox Head, it is a vitally important part of the towns' character and while an eye-sore to some, it provides a mechanical repair service which in its absence would require people to travel to Ballina. Its operation has been interfered with in recent times to accommodate complaints and "improve" pedestrian access which always existed anyway. Nonetheless, the operators have had to change their ways and now a further imposition via Lennox Vision will require them not park cars as seen here but park them in parking spots on the road in front. This has probably always been a requirement to the letter of the law but with the passage in of time, an acceptable convention has been tolerated till now. There are no victims of this convention therefore I believe the operators should be able to continue as they do. The beautification of Lennox should bypass this place and allow it to provide the essential service it has done for nearly 70 years. Below is a similar business in Baptist St Surry Hills (Sydney) which was the target of yuppies in the gentrification of what was previously a slum. Also labelled an eye-sore, a successful campaign was waged against those who wanted it removed on the basis it was a necessary inclusion for the benefit of many residents. For the same reason we should, we should try to assist such business in Lennox not throw logs, trees and traffic calming devices in the way.



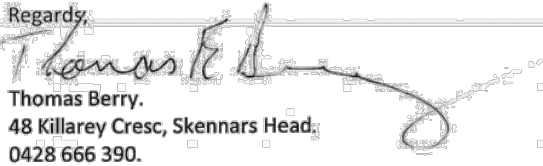
■ The formalising of parking in the area will *substantially* affect Lennox Motors/Hippys Mechanical. Having cars parked either side of the driveways will mean vehicles reversing from the garage will have no ability to view what is coming down the street from the intersection until very late. This will cause collisions.

■ The planting of trees on the southern side of the approach from Byron St will also impact on the business and make it dangerous for the operators to safely negotiate car movements in and out of the garage. There is simply not enough room to make these changes.

I applaud attempts to improve the CBD of Lennox Head and like many aspects of the Vision as presented but serious consideration needs to be given to the business's in the town. Less attention should be given to the words of so-called experts and consultants on methods of traffic calming, noting the frustration and delays caused by these alleged antidotes to speeding. A simple reduction of the speed limit to 30km/h will be a great start. It will have no effect on hoons, the same as the traffic calming suggested. They will always be there. The police will deal with them in due time. Hopefully, we won't lose too many residents.

Thank you for receiving my submission.

Regards,



Thomas Berry.  
48 Killarey Cresc, Skennars Head.  
0428 666 390.

10<sup>th</sup> July 2020

General Manager  
Ballina Shire Council  
PO Box 450  
Ballina NSW 2478



**RE: Lennox Village Vision Draft Concept Design**

The Lennox Head Chamber of Commerce would like to thank Ballina Shire Council for the lengthy design and engagement process undertaken.

To inform our submission, the Lennox Head Chamber of Commerce conducted a survey of the business owners that operate within the LVV project area.

Our survey received a response from 24 businesses, representing 30% of all businesses within the LVV project area.

**Overall satisfaction rating**

In the survey, main street business owners rated the draft concept design **3.5 out of 5**.

**Public space and the balance between open space and car parking**

54% of businesses felt the plans either struck the right balance or should have more open space. 46% felt that more public space should be used for car parking.

**Location of the playground**

75% of the business owners surveyed think that the playground should stay in Ross Park. 25% would prefer to see the playground relocated.

**A toilet in Ross Park**

88% of those surveyed supported a toilet being added to Ross Park. 12% didn't think a toilet in Ross Park was required.

**The brick picnic shelter**

83% of businesses surveyed supported the removal of the brick picnic shelter. 17% would prefer to keep the brick picnic shelter.

Find attached the survey questions and results for your information.

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LVV Submission: Lennox Head Chamber of Commerce



**Love Lennox Festival and public gathering space in Ross & Lennox Parks**

As the organiser of the Love Lennox Festival we are particularly pleased to see that Ross Park and Lennox Park are designed to be more open. With the playground positioned on the north side of Ross Park it opens up so many more possibilities to activate this area during the Love Lennox Festival.

The long straight path also opens up opportunities for small scale Night Markets.

We are also pleased to see the removal of the brick picnic shelter from Lennox Park. The position and nature of this structure limits what we can do at Festival time. The removal of the picnic shelter will open up many more possibilities at festival time.

Thank you for receiving and considering our submission.

Sincerely,

**President & Committee of the Lennox Head Chamber of Commerce**

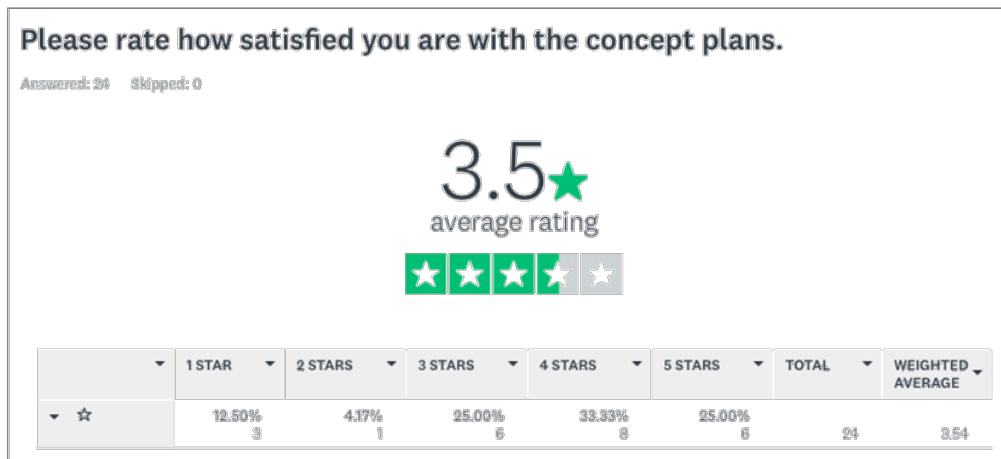
PO Box 11, Lennox Head, NSW, 2478

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LVV Submission: Lennox Head Chamber of Commerce

**Businesses that responded to the survey**

- Australia Post Office
- Coastal Podiatry
- Elders Real Estate
- Extend Exercise
- IGA
- Kopi
- Le Chelle Boutique
- Lennox Arts Collective
- Lennox Gelato & Coffee
- Lennox Head Motors
- Lennox Pizza & Pasta
- Lennox Sanctum
- Lily Thai Massage
- LJ Hooker
- Newsprout
- Plan IT
- QS Plus
- Quattro
- Rapid Media
- St Vincent de Paul
- Taxpresso
- The Diner
- The Point Café
- ZEP Finance



LVV Submission: Lennox Head Chamber of Commerce

**Public space and the balance between open space and car parking.**

Views on public space and how it is used can vary from business to business.

Some businesses would like to see more public space used as open space, to make it safer for pedestrians and attract people to stay in town for longer.

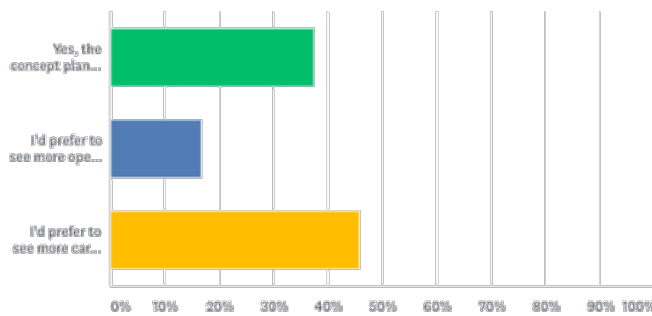
Other businesses would like to see public space used to improve car parking availability, so customers can find a car park closer to their business.

In the concept plan, some car parks are replaced with landscaped seating areas, widened footpaths and raised road crossings in Ballina St and in Park Lane. Most of the car parks being converted into open space are in the Ross Park area.

With plans underway for the relocation of the Rural Fire Service, more car parking will soon be added back into the car parking system.

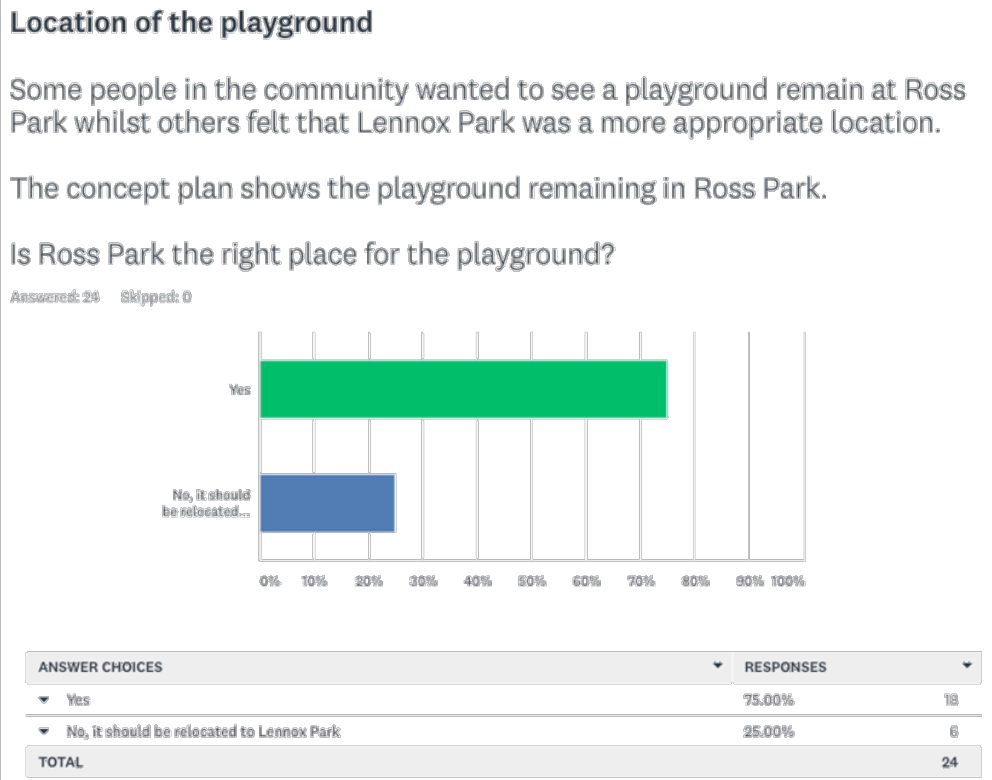
Have the concept plans got the balance between open space and car parking right?

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes, the concept plans have got the balance right	37.50% 9
I'd prefer to see more open space, less car parking	16.67% 4
I'd prefer to see more car parking, less open space	45.83% 11
<b>TOTAL</b>	<b>24</b>

LVV Submission: Lennox Head Chamber of Commerce



LVV Submission: Lennox Head Chamber of Commerce

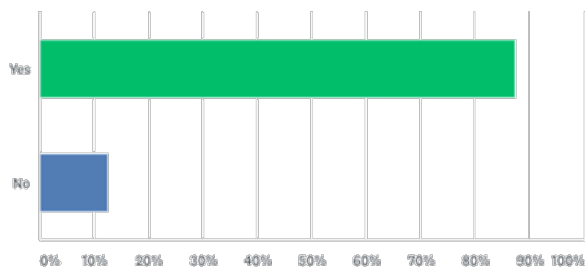
**A toilet in Ross Park**

Some people wanted a public toilet in Ross Park (especially parents with younger children that cannot “hold” to get to the current public toilets at Lennox Park) whilst other felt that the toilets in Lennox Park were enough (if upgraded).

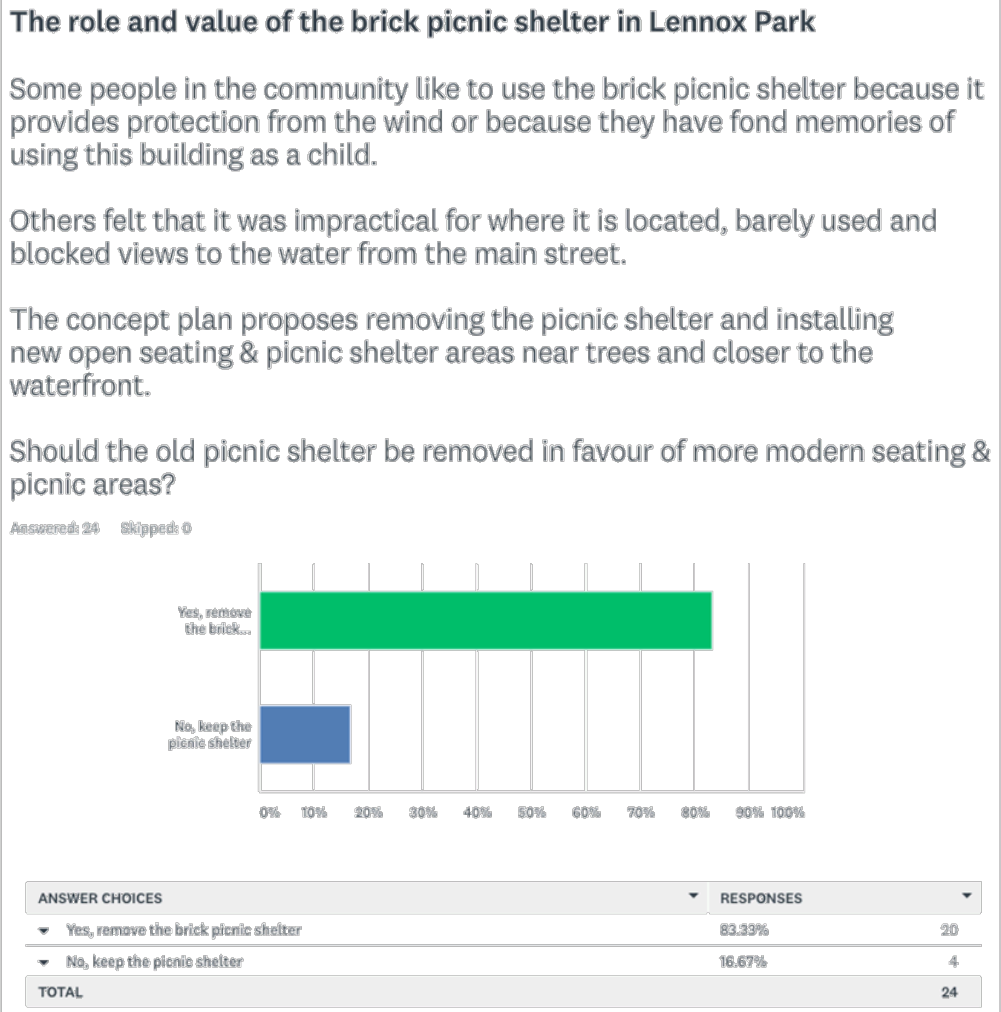
The toilet facility proposed for Ross Park will be a single unisex adaptable toilet only. More toilet options will remain available in Lennox Park as an alternative.

Do you think a toilet should be added to Ross Park?

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	87.50%	21
No	12.50%	3
<b>TOTAL</b>		<b>24</b>



LVV Submission: Lennox Head Chamber of Commerce

## Comments

### Public space and the balance between open space and car parking

"We currently have difficulty with car parking for customers and staff"

"Makes no sense what so ever taking away the parks at Ross park"

"In particular the care parking in Rayner Lane. There is currently 8 car spaces PLUS 2 disabled car spaces. This is going to be reduced to 2 disabled car spaces. This will cause severe inconvenience to the clients and customers of the complex at the corner of Ballina Street and Rayner Lane in particular The Point Cafe, Taxpresso and Urban Earth Hairdresser."

"Could be just a few more spaces but overall I think the balance is pretty good"

"Car spaces surrounding the park, for safety, and ease of access for parents with small children. Seating is excessive outside of 80-84 Ballina street as the Boulevard has open seating for the public and cafes and the car space taken up would be of more positive benefits to locals and visitors alike."

"Drivers and local business owners need to stop parking their cars on Ballina Street all day. Limit the parking time to 30mins/1hr and have parking patrol monitor these restrictions. I've seen parking patrol out once in 3 months since I opened."

"The removal of the car parking from rayner lane would greatly affect the point cafe and think that business has suffered enough with the one way trial and bushfires"

### Location of the playground

"It would be great to see this done properly and not on the cheap. I think more money needs to be spent here. Looks like this has become somewhat the central focus of the concept plan and rightfully so (we've had children that have grown up now, but this very much forms the centre of Lennox Head, young children and families forming the heart beat of the town). Yet, even being the central focus only 5% of the budget is being spent here. I know the underground elec works will be expensive, but with a \$10mil budget and Ross Park forming the focus, do it properly and don't save money on this. It would be nice to see the street between the cafe/surf shop and the park done nicely, like the footpaths in Rio in Brazil or cobbled streets in London, or lots of ideas to make this little 50m stretch of road a real unique attraction, especially if it's being dug up for underground electricity anyway. Please don't do this on the cheap like the crappy Lennox Point recycled plastic stairs, and other "on the cheap" projects around the shire. Spend the cash! (I have nothing against the recycled plastic stairs, but it can be used for the structure as it lasts well and doesn't rust, but the actual railings and stairs was an opportunity to do something special like the Gorge walk in North Straddie."

"What a waste of our tax paying money if you move the park."

"Not really safe for children [Ross Park] as streets on 2 sides."

### A toilet in Ross Park

"If park stays there."

"But please do one like they have at Torquay not ugly like others in the shire"

"Yes definitely, make this area nice and functional and support young families spending time in the heart of the town."

"If playground moved to Lennox park then no need. If playground stays then should be considered."

---

LVV Submission: Lennox Head Chamber of Commerce

**The role and value of the brick picnic shelter in Lennox Park**

"Something modern please let us see before you do it"

"I understand the nostalgia, however things do change and this is a crappy building. A good designer could capture the essence of the nostalgia yet still install something far more practical. Why not make the Lennox Park more of an adult focused park, with outdoor gym equipment along the length of the park, this theme could continue all the way up the path to the headland with gym equipment staggered the whole way up. And possible on the outskirts of Williams Reserve too. A natural circuit It doesn't need much, some pull up bars, stomach exercise machines, etc. 10 to 15 in total would probably do it. With so many boot camp style sessions on the go, this would provide a great asset to the village for everyone to use while exercising."

"the brick shelter offers better protection in bad weather, this may not be the case of the replacements."

"Sentiment and use sometimes don't align. New facilities will have better use."

"Needs to be upgraded, made more modern"

"Block the view??? Really??"

**Please let us know if you have any concerns about the concept plans that you'd like the Lennox Head Chamber of Commerce to convey to Ballina Shire Council.**

"It would be great to use local (Lennox Head) urban design, landscape architecture, engineering and town planning consultants for this type of project. This would allow for ongoing local input from people that live and work in the township and it would also be great to keep this type of work in the local community."

"Don't really like losing parking across from Point Cafe and next to Ross park. These are premium car spaces and need to be retained."

"I think moving the park is a bad idea, yes to more public toilets and parking."

"We have concerns about when the work is being done as we are an appointment based business and would need to obviously schedule these appointments around the works for various reasons (safe access to our shop, noise of works, parking, and the lack of revenue during the works and the ability to pay our ongoing business costs)."

"As discussed, leave parking around the play ground. Remove allocated seating from in front of 80 to 84 Ballina street and leave existing car space."

"The trees planned for outside lennox motors would impact the business. Tow trucks drop all the local cars on this space. Plus delivery drivers can safely stop"

"There is no provision for a Mail Zone outside the front of the Post Office."

"My only concern in all of these projects, is a fairly large budget that is very quickly depleted. When this happens it almost always ends up being the very thing that gained the communities attention, like seating around tree roots (flower box style seating, e.g. around the big fig outside the butcher. Like Ross Park gaining an upgrade, and like the Lennox Park getting upgraded. The footpath upgrades, etc. Yet what I can almost guarantee will happen is some electrical civil works company will be allocated (that someone invariably knows at council will assist in getting the job), these works will go over budget and suck almost the full \$10mil budget. The only place to then cut expenses will be on all the good stuff that will benefit the community, like the parks, footpaths, furniture, etc. Yes the electricity underground is valuable to the town, yet now will directly benefit from it like the parks and walkways. The electricity and civil should really be a completely separate budget where they cannot touch the money being spent on improving the usability of the parks and spaces."

"I haven't checked properly but disabled spaces are what most of my concerned patients have talked about"

"All good. Thank you"

---

LVV Submission: Lennox Head Chamber of Commerce



Shop 2/ 80-84 Ballina St  
Lennox Head  
NSW 2478  
02 66877594

10<sup>th</sup> July 2020

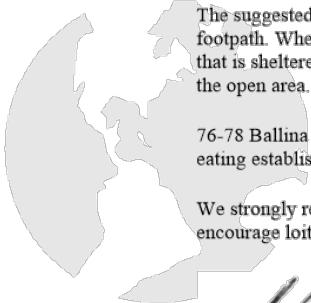


# Lennox Head IGA

-Lennox Head Village Vision re: Ballina Street Proposal-

We are incredibly positive towards the upgrade and vision for Lennox Head town centre, feeling it will create an inviting and family friendly environment.

As a Business and Property owner (Lennox Head Boulevard, IGA Lennox Head, Cellarbrations Lennox Head, The Lennox Hotel) upon surveying the plan, that both the Lennox Head Boulevard Complex (80-84 Ballina Street) and the adjacent complex (76-78 Ballina Street) offer a substantial amount of open are seating outside of the respective businesses allowing for tables and chairs, benches and ample pedestrian footpath space, without the need to add additional seating out side the Cellarbrations Bottle shop, removing a much need car space.



The suggested seating offers no ambience, looks directly into a wall and doesn't enhance the street or footpath. Whereas the Boulevard complex has outdoor seating for its establishments, bench seating that is sheltered for the community and the intention over the Summer months to increase seating in the open area.

76-78 Ballina street, by design offers space for seating for more than 100 people to cater for the 3 eating establishments outside.

We strongly request the exclusion from the plan of the seating outside the Liquor store, as not to encourage loitering, with the intention of drinking.

Clyde Campbell  
Director  
Lennox Head IGA  
0425259270  
Date 10/07/2020

ABN: 16079134866



**Feedback on LVV Draft Concept Plans Exhibited June - July 2020**

Our membership have provided the following feedback to the plans which have been on public exhibition for the past month:

**Acknowledgements**

members were pleased to see that the reference to planting Norfolk Island pines has been altered though we would like to point out that the description now replacing it may not be achievable in reality

the alteration from "wishing" pillars to "grateful" pillars is also appreciated by our members

**Features strongly supported**

the amount of vegetation proposed particularly is well received. It is seen as providing much needed shade, decreasing the hard surfaces which heat the min street up, softening the hard, geometric lines of the built environment. Overall a win-win which will encourage people to "hang about" longer when they are downtown.

- the layout of Ross Park and, particularly, the more adventurous style of playground equipment
- the concept of deliberate "hang about and chat" casual gathering points with seating and shade.
- the slowing of traffic and improved accent on the pedestrian experience.
- the provision for more cyclists.
- the inclusion of the Community Centre in the plans
- the overall low-key feel
- "Undergrounding" of the power lines

**Other Issues raised for consideration**

Lighting:

Lennox values the wildlife which exists all around us. To minimise disturbance to this wildlife, lighting of all types needs to be designed in accordance with the following principles:-

1. Use adaptive light controls to manage light timing, intensity and colour.
2. Light only the object or area intended – keep lights close to the ground, directed and shielded to avoid light spill.
3. Use the lowest intensity lighting appropriate for the task.
4. Use non-reflective, dark-coloured surfaces.
5. Use lights with reduced or filtered blue, violet and ultra-violet wavelengths.

*(National Light Pollution Guidelines p.21)*

Vegetation:

Ballina Street is a particularly harsh environment for vegetation. Using local species will help to ensure an improved survival rate of plantings as well as meet the community requests to keep the feel local. Sourcing local material to propagate plants (rather than commercially available stock) will further improve the success rate. Lennox Head Landcare has considerable experience with a many hundreds of local species, together with their growth habits and viability in a variety of conditions. We have been advising the local community on suitable plants for gardens for some time and would welcome the chance to consult on appropriate plants for each of the planned sites. As well, we, together with BSC Nursery, have considerable experience in propagating local stock and could, together, potentially supply the plants needed in time for the 2022 Centenary celebrations.

*The sole proviso on this would be that said consultation needs to take effect soon. We have to wait for an appropriate time of year to collect material and then allow 12 - 18 months for it to achieve "plant-out" size*

Paving:

We support keeping paved surfaces to a minimum for a number of reasons including:- reducing the heat envelope of the area, reducing stormwater velocity and volume, improving the quality of stormwater before it enters public waterbodies and softening the visual impact of a streetscape in general.

As such we would encourage avoiding wide swathes of paved area as much as possible and that serious consideration be given to the use of paving which has high permeability to water. In particular we see this as potentially reducing the flood events in the main street and improving the quality of water emptying onto the beach from the commercial area in town. In the same vein we would love to see the seating / trees in the courtyard of the Community Centre include beds of lower vegetation rather than hot, hard surfaces.

With regards,

Shaun Eastment  
President

6/7/2020

**LENNOX HEAD COMBINED SPORTS ASSOCIATION INC.**

Park Lane, Lennox Head NSW 2478

Contact: D.Vidler

vidler\_27@bigpond.com

10<sup>th</sup> July 2020.

**RE: LENNOX VILLAGE VISION SUBMISSION**

The Lennox Head Combined Sports Association would like to congratulate Council on the draft concept plan for the renewal of the Lennox Head village centre.

Whilst much of the plan is focused on the commercial hub of the town east of Park Lane, it's reassuring that most of the concerns I raised about Williams Reserve (early in the community consultation process) have been addressed.

The LHCSA considers Williams Reserve to be an integral part of the over-all plan. Its location, adjacent to the village centre, presents Council with a great opportunity to integrate the commercial & sporting hubs of our village.

Other than the beach, Williams Reserve is the largest area of Open Space in the village. It is vitally important the area be retained for active & passive recreational use, & not seen as a solution to parking problems that may flow from the commercial part of the village.

In this regard, we applaud Council for proposing to plant additional shade trees on the eastern perimeter of Williams Reserve to replace those removed for car parking. These planting should not impact on the areas identified for active sporting use.

We also support the removal of car parks from the bend in Park Lane to provide greater visibility.

Reducing the speed in Park Lane from 50km to 40km is a great idea.

Our Association has long supported the construction of a permanent fence (perhaps post & rail with mesh panels) along the eastern perimeter of Williams Reserve, with 3 clearly identified entry & exit points. These points to align with raised thresholds to slow traffic & improve public safety. Ideally these points would also coincide with interblock connection points. The safety of children & adults has always been a concern as many rush out between parked cars to retrieve balls during games.

Whilst it may be out of the scope of this concept plan, we would urge Council to investigate the possible extension of the Community Centre car park to the west of its current location. With parking being a concern, the area bordered by the existing car park, Scout Hall, Mackney Lane & Cricket nets could be solution.

Kind Regards

**Darel Vidler**

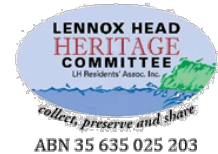
(President- Lennox Head Combined Sports Association.)

***Lennox Head Combined Sports Association represents the interests of over 2500 people, young and old:***

## 8.5 Lennox Village Vision - Draft Concept Plan

*Lennox Head Golden Oldies Rugby Club, Lennox Head Rugby Union Club, Lennox Head Junior Rugby League Club  
Lennox Head Fishing Club, Lennox Head Cricket Club, Lennox Ballina Boardriders (Le-Ba)  
Lennox Head Chamber of Commerce, Lennox Head Surf Life Saving Surf Club, Lennox Head Public School  
Ballina Police Touch Assoc., Lennox Longboarders*

## Lennox Head Heritage Committee (LHHC)



ABN 35 635 025 203

42 Dress Circle Drive  
LENNOX HEAD N S W 2478  
Contact: 0412 660 994

Email: [lennoxheritagecommittee@gmail.com](mailto:lennoxheritagecommittee@gmail.com)

10 July 2020

The General Manager  
Ballina Shire Council  
40 Cherry Street  
**BALLINA N S W 2478**  
[council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

Dear Sir

### **Lennox Village Vision (LVV) Draft Concept Plans – LH Heritage Committee (LHHC) feedback**

Thank you and the team at Council, especially the Strategic Planning group, for the intense work applied to collating the views and concerns of our community incorporated in LVV Draft Concept Plans. It has been an extraordinary effort and the outcome is a considered approach to needs and activities of the community and visitors.

Members of LHHC have considered the revised plans and are very pleased to note consideration has been given to the majority of matters raised in our response to the Preliminary Concept Design emanating from the March workshop. There are some remaining concerns we have outlined below.

#### **Northern and Southern gateways**

Although not discussed specifically in concept documents or during the charrette, street flag poles (as included in River Street works) at southern and northern gateways to the village area would be a bonus for identification and promotion purposes.

#### **Ross Park Noticeboards**

We are of the view that along with the existing heritage noticeboard, additional noticeboard space would be an advantage in Ross Park incorporating a town map and with contact details of emergency services (not only 000 but direct local contacts and PAL for Police) as well as names and details of on-going and long-standing community and sporting groups. Boards of this nature appear in other towns and when travelling or holidaying, our members have found them extremely useful. They also reinforce the village atmosphere.

#### **Lennox Park**

Known variously over the years as the Shelter Shed, Beach Pavilion, Bus Shelter, Picnic Shelter and Weather Shed, the existing building is not of heritage value but as is noted in the documents, has cultural significance. Importantly, it is of realistic and practical value.

Examination of records relating to Lennox Park reveal that in 1945, Tintenbar Shire Council agreed to a proposal by members of LH community to resume Lots 1-4 of Section 1 DP 11687, where the building stands, for the purpose of a recreation reserve with 'a pavilion, bathing sheds and showers, lavatories, seats and tables, a tree planting programme and the provision of a drinking water supply' (*The Northern Star* 16.05.1945 p6, nla.news-article99006699). Presumably the site chosen related to distance from the foreshore, then subject to erosion-now inundation, proximity to the village and access to water supply.

Records further reveal the structure provided a meeting place for local groups such as the CWA as early as 1946 prior to construction of their own facilities. A sheltered meeting place at the current location extends back over 75 years, almost as old as LH village itself.

The style of the existing building and its immediate predecessor, generally referred to as Beach Pavilions, is reflected in beach locations along our coastline and continues to serve functional purposes.

Residents spoke strongly against a proposal in the 2010-11 Lennox Foreshore Park Management Plan to demolish the building with renovations implemented instead. The proposal at that time was to replace it with structures similar to those included in the current LVV concept plan. These were deemed unsuitable to the location by the community for numerous reasons.

Point 6 of the Lennox Park draft concept plan identifies the reasons for demolition are to 'open up the park and provide improved views to the water'. It is generally agreed the existing structure might be enhanced with skylights, a colourbond roof and perhaps indigenous artwork representing the story of our traditional custodians of the area. However, demolition and re-construction of facilities, hidden from street view, and which will not serve the purpose of shelter, weather protection and provide a meeting place for numbers of individuals or groups does not appear to be a cost effective or practical solution, simply to improve a view.

LH has no public buildings, and precious few privately owned homes or businesses that reflect the enterprise of our forebears over the past 100 years. This building provides a link between the early days and continues to perform a valuable, viable service into the future.

LH Heritage Committee encourages preservation of our classic beach pavilion.

Sincerely



**Robyn Hargrave**  
Convenor

**Lennox Head Residents Association Inc**  
**Lennox Village Vision Concept Plan Submission**  
**10 May 2020**



**Background**

On very short notice, I learnt CWA Hall was restricted to 15 people under COVID-19 Safety Plans. The Council's COVID-19 Safety Plan document received by LHRA secretary stated 20 people plus facilitators and made no reference to CWA Hall being any different therefore meeting planning had been undertaken on that basis.

The plan was:

1. The only matter for the meeting was going to be LHRA content for the Lennox Village Draft Concept Plan.
2. Tell the secretary if you're attending.
3. If the numbers were to exceed the 20 limit, 2 smaller groups would have been facilitated.

Under these circumstances alone, some members who are regular meeting attendees chose not attend so that others could, as well, our most elderly regulars did not take any risks by attending.

I learnt on Saturday 4 July 2020 at Boomerang Bags that the CWA Hall was restricted *further* to 15 people. On Monday 6 July 2020, 17 people had indicated they would attend and I rang Council for clarification on a) these limits, b) how come it took accidently finding out there was a 15 limit on the CWA Hall? and c) is 17 an issue?

Monday afternoon the decision that only financial members could attend was made & according to the list of attendees we would then be able to meet the 15 restriction. Our meetings are always open to the public, especially on such big matters as the LV Draft Concept Plan, although only members can vote.

On the night 10 members and/or public turn up unannounced, most were turned away although there was a call back for a couple of members because of "no-shows."

The meeting ended up with only 13 participants and a disruptive start.

Therefore this submission will be a report of comments in a sequential order of the Lennox Village Draft Concept Plan discussions on the night.





### **1. Disability parking**

The first question from the floor was whether the parallel disability parking (Rayners Lane & Ballina St) is adequate size to safely fulfil actions (eg getting one's wheelchair off the roof) in oncoming traffic, in comparison to the safety of nose in disability parking.

As well, this member stated the Rayner Lane disability parking needs to be closer to Ballina St than the bike parking.

### **2. Lose of car parks**

2.1 A Member who has a business in Rayner Lane, spoke for herself and the Point Café owner, both believing losing 8 car parks adjacent their frontages will harm their businesses citing circumstances such as All Girls regularly park opposite, go for a surf then back for coffee and customers from one business's customers will patronise the other.

Some explanations given by other members were:

- Shopping centres expect you to walk.
- One expects to park & walk in Ballina CBD
- The culture of parking the car & walking was good for more than one business and encourages sociability.

This Member's response to these explanations was that Lennox Village is reliant on customers driving there & more importantly directly to their business destination. Another Member agreed with this. As well, this Member did not like the bike rack taking up a car space either.

2.2 Bike racks meanwhile over on Park Lane, a Member via email compliments the bike racks and asks if 4 is enough.

2.3 The Member, who supported the concern that Lennox Village is reliant on customers driving there, said that there were almost 20 car parks lost in the main street which disadvantages car dependent customers, when finding a car park is already difficult.

A response to this claim was that overall car parks within the village will be around the same as now, such as more car parks on the RFS site when it relocates, and that the priority is resetting the balance in favour of a people friendly village.

### **3. Raising Ballina St businesses' profile on Park Lane**

A Member commented that businesses are not advertising themselves on Park Lane nor the ease of walking from Park Lane car parking through to Ballina Street.



Another comment was the "locals" know to go through from Park Lane but visitors don't. A response to this was that there are locals who do not know either, because when they could not park out front to get their morning coffee during the One Way Trial, they went to The Servo instead.

There appeared to be consensus making this connection more obvious.

Is it possible to do something sooner than later (Future Stage) to support businesses now?

#### **4. Lighting**

4.1 A comment from a member who could not attend was that the lighting meets people safety needs but is soft & subtly built into the design, so I raised this with the meeting. There appeared to be consensus with this notion.

4.2 A Member, via email has asked that street lighting be solar.

4.3 This same member suggested low-level lighting around the seating & picnic pods (eg. under seating) to improve evening vibrancy.

4.4 A Member reiterated that lighting must meet the National Guidelines that is - lighting is in accordance with Marine National Park requirements.

#### **5. Gardens & long term upkeep**

5.1 There was discussion and general consensus that the gardens not be manicured in appearance but a more coastal scruffy/casual vibe.

5.2 Endemic versus native planting was discussed (Norfolk Pines are not endemic) and endemic plantings seemed preferred. A Member who could not attend recommended that Lennox Head Landcare is involved in plant planning, selection and provision.

5.3 Use of the gardens as "rain gardens" to capture storm water was suggested too.

5.4 A member, via email, supports the use of water permeable surfaces to reduce run-off.

5.5 The same Member praised the number of street trees on all the streets and the Byron St entrance to the village but keen to know what species will be used. Also finds Norfolk Pines inappropriate.

5.6 Also express concern that removal of the fence for informal beach access could create erosion points.

5.7 Another Member, via email, likes the soft edge designs between the paving and gardens in Ross Park.

5.8 Another member at the meeting, is of the opinion that there are too many gardens, but overall was more concerned that the new gardens will become unkempt because of lack of long maintenance after planting.

Also gave the example of the state of surf club car park gardens.

5.9 There appeared to be consensus that Council not rely on the goodwill of volunteers to maintain gardens and ensure that there is a budget for long term garden upkeep.



## **6. New Ross Park Toilet**

I suggested to the group that this toilet be an art opportunity at the entry to the heart of the village- Ross Park. Lost their attention with my "funky-up the bog standard loo design" joke and they moved onto discussing the need to replace the "ugly old toilets" at Lennox Park.

Informed the meeting that there are new toilets in the plan for Lennox Park and suggested maybe they could do with a "funky-up too" as they're near the entrance to the village.

There seemed group consensus that the usual new Council toilets design is pretty boring.

## **7. Potential el fresco dining space on Rayner Lane**

The Member who spoke on the lose of car parks in Rayner Lane, later relayed The Point Café owner's concern that they could be expected to pay Council for the potential el fresco space alongside the shop frontages, even if it is not used.

I understand discussions are underway with Chamber of Commerce to clarify this matter.

## **8. Lennox Head Motors and the Byron St plans**

A Member spoke on behalf of the Lennox Head Motors (owners are also LHRA Members) over concerns about the plans for Byron Street in front of their business and across at the hotel.

Concerns were:

- a) New car parks would impede on their business.
- b) Too much gardens blocking the street and visibility.
- c) The narrowing of the street with parking on both sides, additional blisters and gardens will make the street more dangerous.

Discussions included:

- a) An explanation for parking bays in front of the garage was via the Landscape Architect's comment at the workshop, whereby LH Motors would be now parking legally in front of their business (versus currently parking customers' vehicles on the verge).
- b) I explained that it is a requirement that the street plantings have to be no higher than 50cm or clear trunked trees to 2+metres so not to obstruct lines of sight for pedestrians and drivers.
- c) More dangerous concerns:

Another Member's response to the concern about being more dangerous was to ask – Anymore dangerous than it is now?

I explained that the corner blisters are consistent with a more people friendly design whereby the blisters reduce the "sprint" distance for people, in case they need to.



### **9. Kerb designs**

A suggestion was that some of the kerbs be sloping kerbs. The reasoning being that drivers have a tendency to park further from the kerb because they believe their car door will hit the kerb.

### **10. Safe pedestrian crossing on Park Lane**

10.1 A Member asked about crossings on Park Lane in particular to cater for children who dash across the road, from the park. I showed the 3 raised thresholds on the plan and that they were located to slow Park Lane traffic down for dashing children, as well as make safe crossing options for pedestrians

10.2 The group did return at the end of the meeting, specifically to the safety of children crossing near the skate park in between two raised thresholds. A respondent was of the view that one car space has been sacrificed for a road standing-point access.

The group consensus was the notion that drivers be alerted to the potential of children dashing out onto the road and the suggestion was maybe some road stamping co-incides with the road standing-point access.

### **11. The shelter shed**

As a measure of the importance of the shelter shed to this group, I left some very pregnant pauses throughout the meeting waiting for somebody from the floor to raise it. This did not happen.

11.1 A Member's email had supported the retention of the shelter shed on the grounds the new designs do not provide shelter or as convenient or useful as well as being a waste of a perfectly sound structure and money and a heritage building.

I raised the matter by saying we have received an email supporting keeping the shelter shed.

11.2 Comments from the floor:

- a) Prefer a better looking replacement which is more open.
- b) It is a heritage building. A response to this comment was it's not an old building only 30-40 yrs old. This commenter change to the shed having coastal and cultural value. I understand this is making reference to the building this shelter shed replaced.
- c) Would it enhance the businesses opposite view? No conclusion
- d) That the plan had taken on board points about weather protection and amenity.
- e) Its part of Lennox and it hides the old toilets.

Note: My knowledge of the shed relies on the previous LHRA President's oral history that objections to the removal (under Foreshore Masterplan) were from a small very vocal group and the building was not of any real heritage value.

There *did not* appear to be consensus on this matter.

Lennox Head Residents Association Inc  
Lennox Village Vision Concept Plan Submission  
10 May 2020



**12. A Member's dream**

A beach boardwalk as a beautiful link from Ross to Main Beach Park.

**13. Staging**

13.1 Stage 2

People are glad to see the underground power going ahead. There is a bit of optimism that the underground infrastructure will lead to some above-ground works outside Stage 2 zones.

13.2 There was a grizzly comment that Council wouldn't complete all the Stages.

13.2 Priority Future Stage

I said that the gateways works are a future plan but there is a need to slow traffic sooner, is it worth asking for an interim solution? No real answers given.

But an opinion expressed was the *southern gateway's* threshold at Ballina St and Park Lane was not really going to slow people and there was mumbling of agreement.

In comparison, Byron St has a double gateway to slow drivers down.

I referred to the workshop, where there was a Council engineer at our table & he had suggested this Gateway be a bit further south. Members came up with locating where the pedestrian island is currently near Rutherford St.

**14.** The discussions ended on the need for Park Lane drivers being alerted to the possibility of children dashing across the lane from the skate park area and the suggestion of some road stamping.

A handwritten signature in black ink, appearing to read "Monica Wilcox". The signature is written in a cursive, flowing style.

Monica Wilcox

President, Lennox Head Residents' Association  
for Lennox Head Residents' Association.

*Ballina Environment Society Inc*  
*PO Box 166 Ballina*  
*NSW 2478 Australia*  
*Email: BES2478@gmail.com*  
*Ph: 0421-551-768*



The General Manager  
Ballina Shire Council

6<sup>th</sup> July 2020

Attn: Strategic Services  
Fiona King

**Ballina Environment Society (BES) Response to Lennox Village Vision Concept Plan (LHVV July 2020)**

BES approves the LHVV concept plan in general. We congratulate Council for its consultation and subsequent planning.

The Society's concerns are environmental and stem directly from the necessity for all aspects of the plans to assist in mitigating Climate Change. The BES document "Response to Workshop Outcomes Relating to Lennox head Village Vision of March 2020 represents this position (attached below).

This document augments our concerns about vegetation, all surfaces, means of movement through the area, water and lighting. In addition we are also concerned about what is under the surfaces.

**1. Vegetation.**

- This Society approves of the quantity of vegetation to be grown. It will be an important plank in mitigating climate change and in people's enjoyment of this area that is rich in sunshine and heat.
- Vegetation must be endemic. Sometimes inappropriate trees have been tried.
- Vegetation must be maintained and that should be mandated in the Plan. The marine environment and hot windy climate makes it particularly difficult to grow things. Council and others have tried to improve the area with vegetation at various times in the past with little success. Those efforts that have been successful have been due to constant maintenance by volunteering individuals who cannot be expected to cover an area like this or to continue their volunteering efforts.
- Vegetation needs to look and feel natural, not manicured. The success of the Plan requires a natural environment.

This Society recommends that Lennox Landcare be given a key responsibility to select plants and to plant them because this group is exceptionally experienced with all the points above. We hope that Landcare/Council will ensure that vegetation is appropriately labelled and explained.

2. Surfaces.

A significant part of the environmental/climate change benefit will come from having permeable surfaces wherever possible – and most paths are possible these days. The plan looks promising.

- Can Council give us a percentage of the planned street permeability like they did with the tree canopy cover? (30% is a great number for tree cover).
- Paths that breathe and look natural will nurture plants and people.
- Permeable paths will contribute to limiting runoff and congregation of water on hard surfaces. They will therefore reduce local flooding. Climate change predictions for this area are that rainfall will be less frequent but in much heavier falls.

3. Movement across.

The Plan acknowledges the importance of access to pedestrians and to bicycles and skateboards.

- Such access is an environmentally sound method of moving across land surfaces because it reduces pollution and assists safety, healthy living and leisurely enjoyment.
- Limiting speed and volume of motor vehicles as the Plan envisages is also part of that beneficial environmental effect.

However Council needs to acknowledge that bicycles, skateboards and scooters are not user friendly to pedestrians, particularly those who are mobility challenged, deaf, older people, children and dogs. It would be wise to build in a separate lane for bicycles and skateboards however difficult that is to arrange. Skateboarders particularly, but cyclist too are not adept at moving slowly or giving way to pedestrians. Shared paths may be economical but that should not be an exclusive focus.

4. Lighting.

It is pleasing that there is a focus on solar lighting and Marine required lighting. However, the Federal Government has recently released lighting strategy for all environments whether beachfronts, roads, private residences, commercial property or open spaces. To protect wildlife it is necessary to have as low lighting as possible and that such lighting is both directed downwards and on the yellow end of the spectrum, not the harsher white end.

Given that the Concept Plan proposes to increase nightlife of the village this new lighting policy must be strictly adhered to.

5. Water. The Plan has mention of strategies to reduce flooding.

Permeable pathways will help.

This Society believes that when renewing underground infrastructures recycled water needs must be included. The Plan is to last along time. Rous Water has proposed to be building a new dam at Dunoon to be supported by using the aquifers to account for the anticipated need for potable water because of projected population growth in the district. Using aquifers this way is an alarming idea.

There are multiple other means of accumulating water easily within the cost of a dam. Furthermore recycled water represents an almost inexhaustible supply – not yet accepted as being potable - but providing an extension to other uses of the potable water, BES proposed underground tanks to collect storm water. Putting in infrastructure for recycled water when there is an opportunity opened by renewing other underground infrastructure is another,

BES welcomes the village Vision. We have suggested strengthening the domains that are already there. Our comments mostly go to the implementation and future looking with maintenance and infrastructure suggestion.

Prepared by and for Ballina Environment Society

Attachment

#### Response to Workshop Outcomes Relating to Lennox Head Village Vision

##### 1. Introduction

The outcomes and presentations emerging from the Workshop are both comprehensive and compelling. The major themes emerging of a relaxed, people focussed seaside village with positive environmental needs and credentials have been securely included in the outcomes.

In emphasising the need for people friendliness, engagement, access and personality within the context of environmental sensitivity, the outcomes effectively reflect the public needs analyses undertaken and the ultimate objectives of the attending group.

However a number of observations are necessary and these are tabulated below.

##### 2. Important Environmental Principles and Improvements

- All Street Lighting must be solar
- All shelter roofs should be equipped with solar
- Underground Storm Water reservoirs should be located in the Lennox Park area
- These should source and deliver scenic water paths/feature in Lennox Park
- A littlies paddling pool of some kind should be located in Lennox Park
- A green reservoir should be positioned where the current Rural Fire Shed is situate
- Permeable pavements should be located along the eastern side of Ballina St from the southern side of Ross Park to Lennox Park
- Similarly all paths within parks should be of a permeable nature and paths in parks should not consist of heavy concrete.
- All benches should be of natural materials....preferably recycled



- The extent of bitumen road in the main street should be as limited as possible and where footpaths are widened and expanded the material used should be a light shade and reflexive. Bitumen simply over heats the environment....If possible it should be eradicated. The same applies to Park Lane
- Encourage fewer cars and busses to decrease village pollution and heat
- Encourage our aboriginal heritage through place names, nature trails in Lennox Park, signage etc

3. Further Core Observations

Observations are set out in accordance with the Village sections treated in the Workshop

3.1 Ballina St. Central: Green Gateway into Central Pedestrian Oriented Community Shopping and Social Zone

- Strongly support the increased human emphasis, slower traffic trend and reduction of parking.
- Applaud positive development of increased street planting and street gardens
- Social Hubs are thoroughly supported.
- Increase residential foliage on eastern side by including vertical gardens on the walls of Rental Unit blocks and Private homes

Note: It will be a major difficulty to exchange driveways currently on Ballina St to access from Rayner Lane. Will be significant objection to increased traffic from Rayner residents.

3.1 Ballina St South and Southern Entry

- Fully support all mechanisms to reduce speed of traffic entering from the south.
- Necessary to clearly demarcate village entry though appropriate signage
- Agree on widening footpaths where necessary. Extend green shade area at fig tree location with further strategic native plantings
- Enable street hub development with garden indigenous plantings and demarcate access through to Park Lane on the footpath junctions
- Soften the street scape with sympathetic footpath treatment. Cool and reflective with suitable tread

3.2 Ballina St North and Northern Entry

- Removal of bollards and chain barriers at corner of Ballina Rd and Byron St is supported
- A safe pedestrian passage needs to be created in this area with garden hubs etc. The Community book lending space should be retained and featured

3.3 Ross Park: A Connected and Communal Heart

- Agree with removal of parking....the environmental view is the fewer cars in the heart of the village, the less pollution

- Are we trying to do a little too much in the small space of Ross Park
- Where is the community noticeboard located? This reflects the heritage of the village and needs to be retained prominently
- Permeable materials should be used for paths in Ross Park
- Otherwise there is agreement on the creative treatment of Ross Park

#### 3.4 Lennox Park

- The demolition of the bus Shelter in Lennox Park will be unpopular in certain quarters. Some groups in the village will desire to retain its history and heritage
- Lennox Park needs to be a cool green zone. Multiple tree plantings, suitable native gardens, natural play areas, water play for kiddies, shaded seated areas, permeable paths and solar panels on roofed area.
- If a new bus shelter is constructed it should be of light, cool materials and have a beach theme like an umbrella
- Movement of the bus stop could also be a contentious issue among certain quarters of the community
- Retain the undulating nature of Lennox Park and encourage free and informal play like Kite flying, hop scotch, boules and beachside cricket

#### 3.5 Park Lane South: A Slow Side Path Not a Fast Short Cut

- Note that the South East section of Williams Reserve outside the playing area is a beautiful treed area which could easily be turned into passive recreation area and picnic location. It is between the row of houses and the playing area. This would dramatically change this commercial corner and provide a fresh, clean green entry to Park Lane South
- The western side of Park Lane is frequently arid and hot. Improved permeable footpaths and native gardens and trees are essential here.
- The creation of connectivity between the lanes and Ballina street is supported
- Provision of awnings and shaded areas could revitalise shops on the east side of Park Lane
- Reduced car parking and congestion would be supported here and slower speed limits so that pedestrians are able to walk across to the main street in safety

#### 3.6 Park Lane Mid and North

- The area around the Skate park is a concrete jungle and frequently arid and hot. It can be a jumble of pedestrians jostling to cross to the village centre and kids flying around the Skate Park, people moving to the library or the indoor sporting areas of the community centre. And the community centre, while a spectacle is a monolith which adds to the heat and the congestion. This area requires substantial softening. Treatments include traffic calming, narrowing the road, widening the footpath, planting kerbside gardens and scores of native trees along the perimeter of the western edge of Williams Reserve.

- The concrete of the Skate Park needs to be softened. Perhaps a vertical garden on the walls may suffice.
- The coloured concrete area adjacent to the Northern side of the Community Centre and on the southern side of the Skate Park needs to be softened and an awning over the Skate Park is essential.
- The western access via the concrete apron to the Community Centre should be softened and cool areas set aside for socialising, book reading and resting. Perhaps a fountain
- The area which currently contains the rural fire shed should be returned to a natural green oasis amidst the concrete jungle of the Community centre. A treed , green area with seating and a water feature would contrast and offset the building to the south and those shops to the east
- Attention should be given to the treed area behind the cricket nets which could be cleaned up and be beautifully transformed to a nature park with permeable paths and protection from children driving BMX tracks through it. This is a beautiful area which has been allowed to degrade. Much can be done to restore it

4. Conclusion

In general the environmental aspects of the Village Vision are supported. However, the observations above are indicative of further environmental considerations which require attention.

It is requested that these observations are included in your final master plan

Graham Shaw

for and on behalf of the Ballina Environment Society





6 July 2020

Paul Hickey, General Manager  
Ballina Shire Council  
[council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au) (by email only)

### Lennox Village Vision (masterplan) submission

Dear Paul,

The Northern NSW Local Health District (NNSW LHD) Health Promotion unit welcomes the opportunity to comment on the draft Lennox Village Vision ("the masterplan"). We make this submission using an evidence based approach based on NSW Health's *Healthy Built Environment Checklist*<sup>1</sup> and other healthy built environment best-practice guides including:

- Healthy Planning Expert Working Group's healthy planning action resources<sup>2</sup>
- Government Architect NSW's *Better Placed*,<sup>3</sup> *Greener Places*<sup>4</sup> and *Urban Design for Regional NSW*<sup>5</sup>
- Heart Foundation's *Healthy Active by Design*<sup>6</sup>
- University of NSW's *Healthy Built Environment Indicators*<sup>7</sup>

### Health Context

By way of background to inform the masterplan context, people in our region have **high overweight and obesity rates** (57.3% of Northern NSW adults and 24% of NSW children are overweight or obese<sup>8</sup>), and **poor intake of fruit and vegetables** (in 2018, 58.7% and 89.2% of Northern NSW adults did not eat enough fruit and vegetables respectively<sup>9</sup>).

Less than half (42.7%) of Northern NSW adults and almost three quarters (72.9%) of Northern NSW children had **inadequate physical activity levels**.

The built environment can directly affect people's health. Planners have a central role in providing environments which support healthy behaviour.<sup>10</sup>

### Place Directions: emphasise priority of people over cars

We strongly support the 6 place directions outlined on p 21 of the vision, particularly #1 and #2 because they reflect best-practice Health Promotion and Healthy Built Environment principles.

We suggest amending the wording for Place Direction #4 to make explicit the need to **prioritise people over cars in the CBD to ensure pedestrians' safety and comfort**

1 NSW Health, *Healthy Built Environment Checklist: A guide for considering health in development policies, plans and proposals*, Second edition, 14 May 2020, <https://www.health.nsw.gov.au/urbanhealth/Pages/healthy-built-enviro-check.aspx>

2 <https://www.activelivingnsw.com.au/resources/>

3 <https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/strategy-documents/better-placed-a-strategic-design-policy-for-the-built-environment-of-new-south-wales-2017.pdf>

4 <https://www.governmentarchitect.nsw.gov.au/policies/greener-places>

5 <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/draft-urban-design-guide-for-regional-nsw-2018-10-02.pdf>

6 <http://www.healthyactivebydesign.com/>

7 <https://cityfutures.be.unsw.edu.au/research/city-wellbeing/>

8 <http://www.healthstats.nsw.gov.au/>

9 <http://www.healthstats.nsw.gov.au/>

10 Thompson S, McCue P. The CHES Principles for Health Environments: A holistic and strategic game plan for inter-sectoral policy and action. Sydney: NSW Premier's Council on Active Living; 2008 [http://www.pcal.nsw.gov.au/\\_data/assets/file/0003/27651/chess.pdf](http://www.pcal.nsw.gov.au/_data/assets/file/0003/27651/chess.pdf) in <http://www.health.nsw.gov.au/urbanhealth/Publications/healthy-urban-dev-check.pdf>, p 8 [hardcopy page numbers]

(especially children and older people). The current use of the term “re-balance” for #4 is imprecise and leaves it open to interpretation as to where the balance falls. As the rest of the document talks about improving pedestrian access and amenity and the willingness of residents to walk further to reach the village centre (p 2), council should make the primacy of human foot-traffic explicit in this place direction.

We also recommend a minor amendment to Place Direction #3 (p 21) in order to correct grammar: “Celebrate what makes Lennox Head Village special: environmentally, socially, economically & culturally.”

### Tree canopy

We strongly support the **planting of more trees** in order to increase canopy coverage and assist urban cooling. Page 21 mentions a figure of 30% canopy coverage in Ballina Street. We recommend that if this is set as the target for canopy coverage, it should be included as a measurable indicator in order to track progress over the life of the masterplan. Further, the target of 30% is below the national tree canopy cover average of 39%<sup>11</sup>, with optimal urban canopy cover suggested at 35-40%.<sup>12</sup> Additionally, a canopy coverage target should be set for the entire masterplan area, with individual streets’ tree canopy coverage tracked against this target.

We also recommend that **all proposed tree plantings identified in the masterplan should occur simultaneously** (prioritised as part of any stage 1 works) in order to get their maximum benefit earlier (ie. they start growing now so that when subsequent stages occur they are already established). It also avoids situations where priorities change or future stages remain unfunded, to the detriment of future street tree plantings. It also strongly accords with residents’ desires represented by Place Direction #1: “Minimise negative impacts on the environment and maximise climate change mitigation”.

### Funding and Prioritisation

Consideration should particularly be given to **how funding is prioritised and for what stages**, particularly as funding is not available for the masterplan in its entirety. The risk with a staged funding approach is that some of the elements/priorities could miss out and that over time, the unfunded stages may not proceed. In particular, the bulk of the funding appears to be in stage 2 (\$5.677 m) which includes the undergrounding of electricity along Ballina street. Compare this with the \$423K ‘future stage’ which encompasses the entire Park Lane area and presumably includes completing the missing link footpath on the southern end of the Park Lane / Ballina Street block. Similarly, the \$350K ‘future stage’ encompassing Lennox Park could provide greater cost-benefit in terms of improved community amenity in comparison. The advantages and disadvantages of each stage, along with the costs, could be put to the community to decide their prioritisation in this context.

<sup>11</sup> See: Jacobs, B., Mikhailovich, N., and Delaney, C. (2014) Benchmarking Australia’s Urban Tree Canopy: An i-Tree Assessment, prepared for Horticulture Australia Limited by the Institute for Sustainable Futures, University of Technology Sydney.  
[https://www.researchgate.net/publication/265250961\\_Benchmarking\\_Australia's\\_Urban\\_Tree\\_Canopy\\_An\\_I-Tree\\_Assessment\\_Final\\_Report](https://www.researchgate.net/publication/265250961_Benchmarking_Australia's_Urban_Tree_Canopy_An_I-Tree_Assessment_Final_Report)

<https://citygreen.com/blog/first-urban-tree-canopy-cover-benchmark-in-australia/>  
[https://wollongong.nsw.gov.au/data/assets/pdf\\_file/0029/9983/Urban-Greening-Strategy-2017-2037.pdf](https://wollongong.nsw.gov.au/data/assets/pdf_file/0029/9983/Urban-Greening-Strategy-2017-2037.pdf)  
<https://www.greater-sydney-metropolis-of-three-cities/sustainability/city-its-landscape/urban-tree-canopy-cover-increased>  
[https://www.itreetools.org/documents/175/Sustainable\\_Urban\\_Forest\\_Guide\\_14Nov2016.pdf](https://www.itreetools.org/documents/175/Sustainable_Urban_Forest_Guide_14Nov2016.pdf)  
<sup>12</sup> [https://wollongong.nsw.gov.au/data/assets/pdf\\_file/0029/9983/Urban-Greening-Strategy-2017-2037.pdf](https://wollongong.nsw.gov.au/data/assets/pdf_file/0029/9983/Urban-Greening-Strategy-2017-2037.pdf), p 4

### Ross Park Playspace

We strongly support the **playspace being retained in Ross Park** as per the reasons outlined on the consultation page.<sup>13</sup> We strongly support the upgrade of this park to include nature-play based equipment and installations, particularly natural elements because this reflects best practice evidence.<sup>14</sup>

### Undergrounding electricity: cost-benefit analysis

We recognise the visual amenity improvements provided by the proposal to **underground the electricity** on Ballina Street and the opportunity it provides to plant different species of trees. We understand that the power lines are on the western side of the street up to Ross Park, and the eastern side of the street after this point. Further questions we have for consideration:

- How much of the stage 2 \$5.677m estimate is the cost of undergrounding the electricity and what additional benefits does this have for potential tree plantings?
- Are there suitable species of trees that can be grown below the existing powerlines, saving the costs of undergrounding the lines? Being coastal low nutrient soils, there may be species of suitable native trees that can be grown safely for shade purposes under the existing powerlines.
- If the powerlines are to be undergrounded north of Ross Park, what quantity and type of trees would be planted along this section, considering the proximity to housing and the likely need to have them at a managed height anyway (fire, safety, overshadowing etc).
- If the powerlines are problematic for tree planting on the eastern side of the road north of Ross Park, what extra tree plantings are proposed for the western (shop) side of the road from Ross Park northwards?

### Drinking water outlets

The masterplan does not explicitly mention access to free drinking water outlets. Free drinking water outlets should be provided in order to make healthier choices easier for people and thereby reduce excessive consumption of sugar sweetened beverages. Health Promotion has previously conducted research into the availability of free drinking water outlets for select towns in the Northern Rivers,<sup>15</sup> and while this research did not include Lennox Head, observations that flow from this research include:

- One of the barriers discouraging public water outlet usage is the perception around hygiene. Our research indicated that for the localities studied, water outlets were not maintained to an acceptable standard, giving the appearance of being potentially contaminated sources.
- Key elements in promoting drinking water appeal include water outlet design, visible signage, chilling and filtration.
- Water outlets should be designed to enable people to refill drink bottles

We understand that there are several beach showers along the Lennox Head foreshore area, and while not entirely covered by the masterplan, there are opportunities to provide drinking water outlets alongside these showers (if not available already). Nevertheless, popular

<sup>13</sup> See: <https://ballina.nsw.gov.au/lennox-village-vision--138>

<sup>14</sup> For example, see:

Dr Lisa Wood and Dr Karen Martin, The University of Western Australia, 'What makes a good play area for children?' [http://www.web.uwa.edu.au/\\_data/assets/pdf\\_file/0011/1857467/What-makes-a-good-play-area-literature-summaryfeb2011.pdf](http://www.web.uwa.edu.au/_data/assets/pdf_file/0011/1857467/What-makes-a-good-play-area-literature-summaryfeb2011.pdf)  
<http://mobile.abc.net.au/news/2016-08-27/nature-play-important-for-physical-and-mental-health/7791458?pfmredir=sm>  
[http://mpegmedia.abc.net.au/tv/gardeningaus/prog\\_streams/natureplay\\_ep25\\_2016.mp4](http://mpegmedia.abc.net.au/tv/gardeningaus/prog_streams/natureplay_ep25_2016.mp4)

<sup>15</sup> <https://nswwhd.health.nsw.gov.au/health-promotion/healthy-places-and-spaces/drinking-water/>

## 8.5 Lennox Village Vision - Draft Concept Plan

locations such as Ross Park, the skate park, Lennox Park, the main street and sports ground should provide clearly visible, signed and attractive drinking water outlets in accordance with the guidelines above. Guidance for the provision of drinking water can also be found in Victoria Health's guide: *Provision of Drinking Water Fountains in Public Areas*.<sup>16</sup>

We thank you for the opportunity to make this submission and look forward to council's consideration of the issues raised.

Yours sincerely,



Adam Guise  
Healthy Environments Officer  
Health Promotion, Northern NSW Local Health District



<sup>16</sup> <https://www.vichealth.vic.gov.au/media-and-resources/publications/provision-of-drinking-water-fountains-in-public-areas>





Volker & Jan Bertram

9 Onslow Place

SYLVANIA NSW 2224

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The General Manager – Mr Paul Hickey

Ballina Shire Council

40 Cherry Street

BALLINA NSW 2478

2 July 2010

**RE: LENNOX VILLAGE VISION**

Dear Mr Hickey

We are the owners of an apartment in the Absolute Beachfront Apartment Lennox Head complex. We have owned our apartment since 1993 and been staying at the apartments since they were built.

We are concerned about some aspects of the plan for Ross Park in the Lennox Head Vision Plan.

Our main concern is the plan and position for a toilet block in the park. Ross Park is only a small park and not only is the toilet block positioned close to our apartment block but is also very close to planned picnic areas in the park.

How many people would like to have a toilet block outside their bedroom window or very close to where they are sitting in their outside area or on their balconies? Would you like that at your home?

Public toilet blocks in parks usually come with smells and filth and anti-social behaviour.

How about some consideration for your neighbours next to the park.

Has any consideration been given to new fencing between the park and the apartments?

Thank you.

Yours sincerely

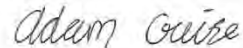
Volker and Jan Bertram



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How about some consideration for your neighbours next to the park.

Has any consideration been given to new fencing between the park and the apartments?

Thank you.

Yours sincerely

Volker and Jan Bertram

Handwritten signature of Volker Bertram in cursive script.

## Submission for Lennox Head Village Vision (LVV)

### Introduction

I am a businessman and have no direct or indirect interest in my submission supporting the installation of canvas canopies at key locations along Ballina Street. I have lived at Lennox Head for five years.

The ambience of the village is wonderful except when it rains. There is virtually no sufficient continuous cover provided outside the shops in Ballina street when it rains. I thus avoid the Lennox Head shops, restaurants and cafes on those days. Loss of business for them.

The main restaurants in the village, such as Fish Fishy, Lex Thai and Quattro Italian Pizza all are forced to lower a transparent plastic blind for protection on rainy days. The IGA arcade is totally exposed to the weather. Who wants to buy groceries when you are forced to sprint to your car. Look at Woolworths - Epiq which has canvas shelters. No problems with the rain there. Maybe the relevant shops could share the cost as it's to their benefit to ensure customers visit even on rainy days

Trees are not the solution to protect people from the weather. Aside from the rain trees do not provide sufficient shade and the shade direction and extent of shade is determined by the time of day. Whereas canvas covers can be designed to attain maximum cover from the sun and rain all day.

### Canvas Canopies verse Trees

Existing canopies and awnings along Ballina Street are a mishmash of style and length over the pathway. They are inadequate to protect pedestrians from rain, shading and the morning sun's glare. Trees will do little to solve these problems.

#### Advantages of canvas canopies:

- They provide protection from the rain.
- Can be shaped and styled to suite the location to attain maximum shading from any direction no matter what time of day.
- Can improve the ambience of the village atmosphere with added panache.
- Can be shaped so as to not affect the growth of the existing Pandanus along the Northern end of Ballina Street.
- Canopies are easier to relocate or remove with minimal interruption to traffic, pedestrians and pathway structure.
- Canopies are engineered to withstand severe storms and are least likely to cause severe injuries or death.
- Canopies require little maintenance and last for years.
- Canopies would be an added bonus for the annual, "I Love Lennox day" in case it rains.

**Disadvantages of trees:**

- Trees are fixed and take years to grow.
- They are more expensive to maintain than canopies.
- There are pruning issues which will affect pedestrian and traffic flow.
- Most importantly trees can be dangerous in severe storms. Toppling trees or falling branches may maim or kill someone. Which could result in legal action. Remember the damage caused by the tornado 10 years ago. Fallen trees everywhere. Lucky no one was killed.

**Suggested Canopy Sites**

**CBD Primary priority sites:**

- **Section 1 (Western side):** From Lennox Gelato & Coffee shop up to IGA & Fishy Fishy Seafood shop. Existing awnings along this section would be ideal anchor points for the canvas. I'm sure the landlords would not mind as it would be to their advantage. Alternatively, stand alone canopies.
- **Section 2 (Western side):** Quattro Italian Pizza & Lex Thai arcade area which also has awnings capable of being canvas anchor points and is a very busy dining area at night. Alternatively, stand-alone canopies.
- **Section 3 (Eastern side):** Shorty's Tapas Bar (Lot 63 & 65) which is also where the pedestrian crossing is located.

**CBD Secondary sites:**

- **Section 4 (Western side):** From Fishy Fishy shop up to Quattro Italian Pizza (house lots 86 & 88).
- **Section 5 (Western side):** The pathway along the western side of Ballina street going from the Lex Thai up to Byron St

The canopies to be stand alone, uniform in colour and supporting poles installed along the outer edge of the pathway but not too close to the gutter so as to avoid damage to opening car doors. The height and design should be so that it creates little or no impact on current views to the East.

Further, all canopies designed and installed to satisfy fire regulations and do not hinder firemen whilst performing their duties.

CBD Priority Areas - Photos



Section 1 (Western side): Gelato looking south. Note existing canvas acting as awnings. Looks great but the length over the arcade is far too short. Ideal to have larger canvas shades. Anchor points for canvas already exists. I'm sure the landlord would love the idea if the council and the landlord sorted out a more practical canvas so as to protect customers more from the rain and heat.



Section 1 (Western side): IGA and Fishy Fishy. Awnings ideal for canvas anchor points. Note how exposed the arcade is from the rain and Summer sun.





Section 2 (Western side): I call this the night life dining area. Quattro Italian Pizza & Lex Thai. Again, ideal anchor points from existing awnings. No need to remove existing pandanus as canvas can be shaped so they do not affect the Pandanus and yet provide improved rain protection. Note the ugly plastic cover at Lex Thai. Which is the current method the restaurant protects customers from rain. The same for the Quattro pizza restaurant.



**Section 3 (Eastern side): Shorty's Tapas Bar (Lot 63 & 65)**



**Section 4 (Western side): House Lots 86 & 88. Very exposed to the weather if one walks to the Lex Thai from Fishy Fishy.**



**Section 5 (Western side): From Lex Thai to Byron Street. Very exposed to weather if one walks to the Lennox Hotel from Lex Thai.**

### Samples of Canopies

The shape, colour and style of canopies is virtually unlimited. I have added a few photos to help stimulate your imagination. I am sure a professional with the right software would improve on these basic concepts.



In this example the supporting poles here would be on the road side in Ballina Street



## 8.5 Lennox Village Vision - Draft Concept Plan

Lennox Head is the best place in Australia and possibly the world. "I love Lennox".

If you have any questions or concerns please do not hesitate to contact me.

Yours Sincerely

Brett McHolme

PH: 0403 177 513

Email: [brettmcholme@gmail.com](mailto:brettmcholme@gmail.com)

1/12 Henderson Place, Lennox Head NSW

**From:** [Peter McCormick](#)  
**To:** [Ballina Shire Council](#); [Bonnie Dekker](#)  
**Subject:** Att: General Manager-Paul Hickey  
**Date:** Saturday, 4 July 2020 10:23:15 AM

---

**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

Re Lennox Village Vision comments

Dear sir, We live at the Lennox Head Beachfront Apartments and our complex will be very adversely impacted by the Ross Park toilet block as proposed. I am totally against the installation of a toilet block on our Southern Boundary. It will obstruct what little view some co-owners have of the ocean and there is already a public toilet block within a short walk of the park, to the North. I believe it will significantly lower the value of our property.

A toilet block is an inappropriate building for such a small park and will take away the amenity of the free open space picnicking area. The area that is designated for the toilet block is very popular with picnickers (especially Birthday parties) under the shelter of our boundary fence. I can't see picnickers wanting to eat beside a toilet block.

The toilet block will encourage all sorts of anti-social activities after hours including noise. Our complex spent years calling the police many times a night to attend to anti-social behaviour in the park.

If a toilet block has to go in the park then I suggest that it is located as far away from residential premises as possible. I suggest that a much better location, with more space for a larger facility, would be near the sports fields on Park Lane.

Kindest regards,  
Peter McCormick and Bonita Dekker

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**From:** [Byron Bay Electrical](#)  
**To:** [Ballina Shire Council](#)  
**Subject:** Lennox Village Vision - submission  
**Date:** Sunday, 5 July 2020 5:57:37 PM

---

CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.

Hi , yes I support the proposal but with some feedback and additions .

- 1- Timed parking in Park Lane to keep staff and business owners from parking all day .
- 2- Raised pedestrian ( children) crossing directly behind 82/84 Ballina St over to the skate park . Children will run directly across to the shops rather than deviate to the crossings located both north and south .
- 3- Lighting - dimmable and colour changing lighting should be used which is easily available these days . Programmable for maximum brightness at early evening but dimming as the night progresses. Movement sensing is also available that increases lumens when humans are present . Sharp cutoff angles of light so that nearby residents or marine mammals/wildlife are not affected .
- 4- Cycle Racks - racking by seat is much better than by leaning or wheel capture . Wheel capture or leaning is not an option for expensive bikes ,it damages either expensive wheels or damages paint work .
- 5- Power outlets - power for food festivals or sporting events food catering or retail pop up tents .
- 6- Under communications conduits - install spare pipes for loud speaker cabling or portable power cable without requiring running thru trees .
- 7- Shading and grass - ensure grass areas receive good lighting or use a product that won't die off during winter .
- 8- Stormwater runoff - ensure no backup and no muddy areas .
- 9- Straight paths - pedestrians will cut corners rather than follow a meandering path, ensure that the short cut path has a barrier to stop grass wear .
- 10- Festival Lighting -allow for easy installation of and power conduits for festoon lighting, i.e Hastings Street at Noosa Heads has lovely string lighting in its trees .
- 11- Speed Zone - Park Lane should be 40kmh maximum . Ballina Street should be shared zone 20kmh. Make pedestrians a priority and cars the second priority. Children and families must take priority.
- 12- Loading Zones - Allow for this as a drop off zone for children as well as the delivery for business products .
- 13- Warm White or Cool White Street Lighting - switchable is achievable these days allowing for time of year or time of night .
- 14- Rayner's Lane - shared Zone with priority for pedestrians .

Geoff Bensley  
3/5 Byron St  
Lennox Head  
M: 0427857824

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For more information please visit <http://scanmail.trustwave.com/?c=4991&d=8IeB3wuJPPDMSstPDUs5daynOdXu7fUu9JP8YKY39Q&u=http%3a%2f%2fwww%2esymanteccloud%2ecom>

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**From:** [no-reply=paperform.co@mg.paperform.co](mailto:no-reply=paperform.co@mg.paperform.co) on behalf of [Suggestion or Comment Sparrow](#)  
**To:** [Ballina Shire Council](#)  
**Subject:** Feedback Received - 2020-07-02 15:02:30  
**Date:** Thursday, 2 July 2020 3:02:46 PM

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**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

**Submitted At**

2020-07-02 15:02:30

**What is the reason for your feedback?**

Suggestion or Comment

**What type of Council service does your feedback relate to?**

Town Planning

**Details regarding your feedback**

Lennox Village Draft Concept plan:

I have lived in LH for the last 16 years and I support the process of consultation and engagement used in the Concept Plan.

\* Car parking spaces are a focus of plan. I suspect there are more adults living in Lennox in 2020 than the number cited in Plan. (Covid ).

\*Ross Park seems a little 'busy' making so much use of a small space...and still car traffic through it!

\*Lennox Park is very appealing with new seating, planting and shifting the bus shelter south. Space for 'special events' here.

\*Park Lane will be much safer with reduced speed limit to 40km

\*Raised thresholds over Street/Lane for safer crossing and integration of village activities

\*planting of 65+ trees along Ballina Street resulting in a 30% canopy cover

\* using endemic species as much as possible for all the new planting

Thank you for the opportunity to respond.

**First Name**

Barbara

**Surname**

Sparrow

**Email**

bsparrow7@bigpond.com

**Preferred Phone**

+614 00 271 007

**Fax**

+612 22 222 222

**Street Number**

41

**Street Address**

Survey Street

**Suburb**

Lennox Head

**Postcode**

2478

**How would you prefer us to contact you?**

No Response Necessary

**I consent to have Ballina Shire Council collect my name, address, and email information**

Yes

**Submission ID**

5efd6a667d6ed115926f7344

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**From:** [sonya coleman](#)  
**To:** [Ballina Shire Council](#)  
**Subject:** Ross Park Lennox Village - Concept Plan 10  
**Date:** Wednesday, 1 July 2020 3:13:49 PM

---

**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

To General Manager-Paul Hickey,

As an apartment owner of neighbouring Beachfront Apartments I strongly object to locating public toilets in Ross Park .

There are public toilets 50 m down the road.

It will spoil the amenity of this child-friendly park with eating areas in very close proximity. Eg toilets near the park - southern end of Seven Mile beach -Boat channel.

It's unnecessary and funds could be used more effectively elsewhere. Eg toilets near the park - southern end of Seven Mile Beach -Boat channel.

Yours Sincerely

Sonya Coleman

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**From:** [mjmarrs01@bigpond.com](mailto:mjmarrs01@bigpond.com)  
**To:** [Ballina Shire Council](#)  
**Cc:** "[\(1B\) Sonya Coleman](#)"; "[\(1T\) Jan & Volker Bertram](#)"; "[\(2B\) Rob Campbell](#)"; "[\(2T\) Lynne & Fraser Smith](#)"; "[\(3B\) Drew Johnston](#)"; "[\(3T\) Val and Chris Tuck](#)"; "[\(4B\) Lee & Ray Crane](#)"; "[\(4B\) Lee & Ray Crane](#)"; "[\(4T\) Brian and Lisa Day](#)"; "[\(4T\) Bryan and Lisa Day](#)"; "[\(5B\) Craig & Megan Fitzgibbon](#)"; "[\(5T\) Robyn & John Cooper](#)"; "[\(6B\) Megan & Jack McDermott](#)"; "[\(6T\) Leone and Mick Marrs](#)"; "[\(7B\) Cheryl and Anthony McColough](#)"; "[\(7T\) Courtney Watts](#)"; "[\(8B\) Bonnie Dekker](#)"; "[\(8T\) Marius Els](#)"; "[\(9T\) Gordon Turnbull](#)"; "[\(9T\) Jo Tee](#)"; "[\(10B\) Mary Turner](#)"; "[\(11B\) Annabelle Wadsworth](#)"; "[\(11T\) Bonnie Walker](#)"  
**Subject:** Lennox-Village-Vision-Concept-Plan  
**Date:** Wednesday, 1 July 2020 1:11:45 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

The General Manager-Mr Paul Hickey.

Dear sir, I live at the Lennox Head Beachfront Apartments and my lounge room window is immediately above where the Ross Park toilet block is proposed. I am totally against the installation of a toilet block and high trees on our Southern Boundary. It will obstruct what little view we have of the ocean and there is already a public toilet block within a short walk of the park.

A toilet block is an inappropriate building for such a small park and will take away the amenity of the free open space picnicking area. The area that is designated for the toilet block is very popular with picnickers (especially Birthday parties) under the shelter of our boundary fence. I can't see picnickers wanting to eat beside a toilet block.

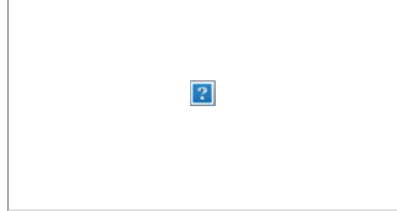
The toilet block will encourage all sorts of anti-social activities after hours including noise. We spent years calling the police many times a night to attend to anti-social behaviour in the park. If a toilet block has to go in the park then I suggest that it is located as far away from residential premises as possible.

Kindest regards,



Michael Marrs.

Mr Michael J Marrs



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**From:** [Margaret McDermott](#)  
**To:** [Strategic](#)  
**Subject:** Ross Park plan  
**Date:** Monday, 29 June 2020 6:52:13 PM

---

**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

Hi there,

My husband and I own the ground floor apartment 6B in the Lennox Beachfront complex - we are moving in in January - and have just received the new draft plans for Ross Park. I'm concerned about the construction of picnic tables and toilets right next to our courtyard and am seeking some further specs for them... Our main concerns are the proximity to our yard (added noise, smell, etc) and the affect it may have on our view. We are planning to build a slightly raised deck in our yard so that we can sit and watch the ocean (this view would be out over the park) and are worried that this outlook will be affected. We are hoping that at this stage of the planning you will be able to rejig it so that the new developments will not impact so directly on the neighbouring residents like ourselves. As it is quite a large space we are hoping the council will reconsider the position and move these constructions further away from the apartments.

I will be in contact with the owners of the apartments next to and around mine to join me in requesting this. Please can you respond

Thanks  
Kind Regards,  
Meg

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**From:** [Ray Roberts](#)  
**To:** [Ballina Shire Council](#)  
**Subject:** Re: Lennox Village Vision - Have your say on the Draft Concept Plan  
**Date:** Thursday, 18 June 2020 7:12:19 PM

---

**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

Thank you for the chance to comment on the vision for Lennox Village.

My wife and I have recently moved here and love the shire. We live at 8A Rayner lane.

I am surprised that there is no plan within your vision for improving the north - south part of Rayner Lane. The Lane is a major walking thoroughfare between the park area at the end of the boardwalk and Ross Park / the Village centre. The road is deteriorating with extensive potholing, collects water in patches along its length and has no clear walking path.

For the planned \$10M I would have thought some funds would have been allocated to improving the look and access along Rayner Lane.

For your consideration.


Yours faithfully

Ray Roberts


For


On Sat, Jun 13, 2020 at 1:00 AM Ballina Shire Council <[council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)> wrote:

[View it online](#)



Lennox Village Vision



 **Lennox Village Vision - Have your say on the Draft Concept Plan**

Ballina Shire Council has endorsed the exhibition of a draft concept plan for Lennox Head's village centre renewal.

Tara McGready, Manager of Strategic Planning, explained that Council has been talking about the Lennox Village Vision with the community since 2018. "We have received over 1,900 responses to our engagement activities. This is a significant response to our engagement."

"We know Lennox Head has been a low-key and social coastal village for a long time, and the community told us these are essential characteristics to hold onto when making any improvements to the village."

"With the help of community stakeholders who participated in a weekend design workshop in March, we have now developed a draft concept plan in response to the substantial community feedback and we want to check back in with the community to see if we got it right."

Brad Pollard from the Lennox Chamber of Commerce particularly urged businesses on the threshold of this renewal project to provide feedback. "When reviewing the plan think about what you like, what you don't like, what tweaks would you make to the plan?"

Some interesting facts about Lennox Village:


- There are 489 publically accessible car spaces in the main village block
- That's one car parking space per nine-people aged between 20 and 79 years
- 435 metres is the approximate length of the main village block
- 54% of people surveyed said they were willing to walk between 250 and 500 metres or more than 500 metres to reach the main village centre.

Council has current capital funding of \$6.5 million. The preliminary budget to deliver all stages of the renewal project is currently estimated at \$10 million. It is anticipated that the delivery of the project will be staged over a number of financial years as funding becomes available.

Feedback on the draft plan will be considered by Council when the plan is reported in August for adoption. Renewal works are hoped to begin with Ross Park in the latter part of 2020, with works in Ballina Street to commence after Easter 2021.

 [\*\*Click here to view the Draft Concept Plan and provide feedback\*\*](#)

**FEEDBACK CLOSSES FRIDAY 10 JULY 2020.**


<b>For More Information:</b> Contact Ballina Shire Council's Strategic Planning Section: Ph 1300 864 444 Email <a href="mailto:council@ballina.nsw.gov.au">council@ballina.nsw.gov.au</a>
<a href="http://ballina.nsw.gov.au">ballina.nsw.gov.au</a> 

[unsubscribe](#)

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## 8.5 Lennox Village Vision - Draft Concept Plan

**From:** [Lennox Head Public School](#)  
**To:** [Fiona King](#)  
**Subject:** LVW Draft Concept  
**Date:** Thursday, 18 June 2020 1:35:47 PM

---

**CYBER SECURITY WARNING** - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.

Hi Fiona

thanks for your email.

Yes I have spent a little time looking at this over the last few days and from our perspective we think it all looks pretty good.

I know parents have raised before the safety of their children crossing the road in Park Lane safely, so I think what is planned here might help that. Re near skatepark a car park has been removed and a designated spot to cross is included - although if I am reading correctly it is not a designated crossing? But a safe place to cross, being slightly raised makes it more visible.

This looks the same at the other end where there is currently no designated spot to cross, so this will be good.

All in all I/we see no glaring issues! Obviously will be a lot of disruption/work to get it all done, but will be worth it. I just hope you don't run into the issues that I have on my school site at present that continue to delay our major capital works!

Kind Regards

Deb

Deb Langfield

Principal

**School Administrative Officer**  
**Lennox Head Public School**

T 6687 7230 | F 6687 7082 | 25 Byron St Lennox Head NSW 2478



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**From:** [gregg.gale](#)  
**To:** [Ballina Shire Council](#)  
**Subject:** strategic planning dept  
**Date:** Saturday, 13 June 2020 8:55:23 AM

---

**CYBER SECURITY WARNING - This message is from an external sender - be cautious, particularly with links embedded within the message and/or attachments.**

Re Lennox plan-----please take note of the following that needs to be incorporated-

1--in Ross park new amenities block----1 disabled toilet----

2--in ballina st---2 more disabled parking spaces are required----1 in line with IGA and the other close to the pharmacy

Please ensure these changes are made as a matter of urgency--disabled people always get pushed aside in these matters of planning as far as Lennox head goes-----more examples---no disabled parking at the lennox boat channel area or at the point  
discuss further if needed--thankyou---Gregg Gale----0414690579

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# lennoxVILLAGEvision

This is a DRAFT CONCEPT PLAN prepared by Ballina Shire Council which further illustrates and resolves concepts and outcomes of community engagement undertaken since 2018 and more recently a community / stakeholder design charrette process undertaken in March 2020 and public exhibition in June and July 2020. This document should be read in conjunction with the Lennox Village Vision Design Charrette Outcomes Report (March 2020) prepared by Place Score. The concept is subject to detailed design and planning approvals.

Issue date 03 August 2020

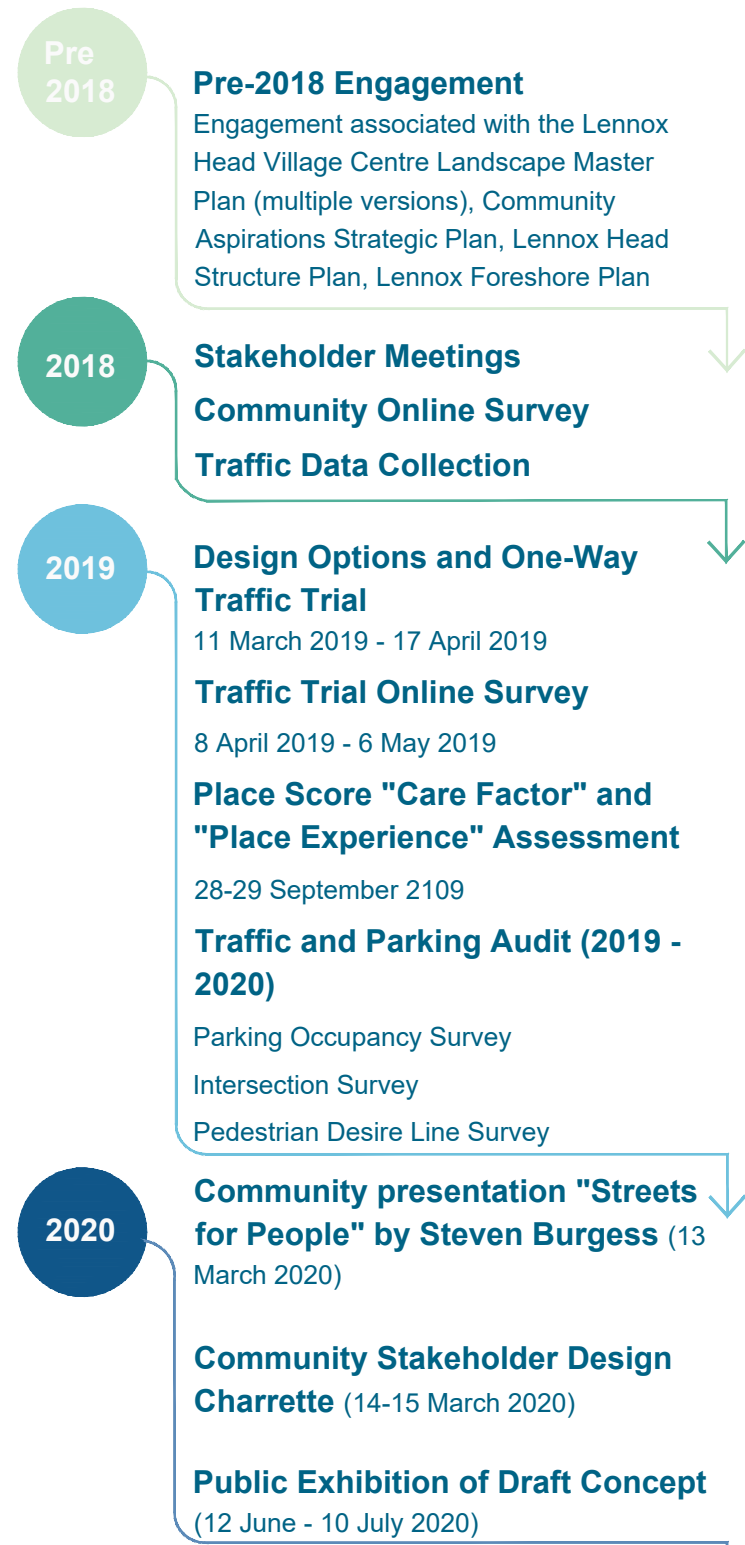
CONCEPT  
PLAN

slow and social coastal village

DRAFT

ballina shire council

# lennoxVILLAGEvision



## ENGAGEMENT PROCESS

## CONCEPT PLAN

slow and social coastal village

Council resolved to trial one-way traffic flow, which had been proposed on several former master plans for the village centre, to give the community and understanding of how a one-way traffic arrangement and various parking options would operate. The one-way trial was undertaken from 11 March 2019 until 6 May 2019.

## 67% two-way

Based upon their experience of the traffic trial 67 percent of respondents preferred the two-way traffic direction option.

## TRAFFIC TRIAL

In order to better understand parking demand and capacity parking audits (of public spaces) were undertaken on Saturday 07 December 2019 (weekend during term), Thursday 12 December 2019 (mid week during school term), Thursday 9 January 2020 (mid week during school holidays) and Saturday 11 January 2020 (weekend day during school holidays). Data was gathered 8am - 5pm each day.

Key points:

- There are 489 public carparking spaces within the main village block!
- There are 582 spaces including the closest parts of Stewart St, Gibbon St and Ballina St south
- At no time during the audit did parking within the main village block reach near capacity (85%).
- On Thursday 12 December (week day during school term), 118 vehicles within the main block were parked for 6 hours or more in the same space. This may suggest that they may work or live in the village centre.

## PARKING AUDIT

## DID YOU KNOW....

### 489 car spaces in the main village block

There are lots of places to park in the village centre that many people may not know about.

### 1 space : 9 people

There is presently 1 carparking space per 9.3 people aged between 20 and 79 years. Based upon a population 4,556 people aged between 20 and 79 years - 2016 Census.

### 435m

is the approximate length of the main village block (Park Lane intersection to Byron Street)

### 54% of people

54% of people said they are willing to walk 250-500m or more than 500m to reach the village centre. Less than 10% indicated that they were unwilling, or unable to walk more than 50m.

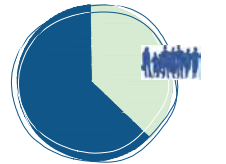
Lennox Head Community Survey (2018)

## 1,953



responses to engagement activities received since 2018, prior to public exhibition. An additional 112 submissions representing individuals and groups were received during exhibition.

## 30.5%



percentage of the Lennox Head population engaged since 2018, prior to public exhibition (Based upon 1,953 responses and a population of 6,407 - 2016 Census)

The following **PLACE DIRECTIONS** developed at the community stakeholder design charrette in March 2020 synthesise the community values and priorities and build upon previous community engagement.

- #1 Minimise negative impacts on the environment & maximise climate change mitigation.
- #2 Offer a diversity of open spaces with a wider range of activities and amenities for all ages / interests.
- #3 Celebrate what makes Lennox Head Village special: environmental, social, economic & cultural.
- #4 Re-balance priority between people and cars to make it safer and more comfortable for all.
- #5 Create a physical environment that supports self sustaining community social activity and events.
- #6 Support local business diversity and fine-grain shop frontages to build attractiveness of the centre for jobs & night time economy - support diverse housing choices.

## PLACE DIRECTIONS



# CONCEPT SNAPSHOT

slow and social coastal village



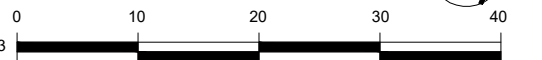
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**CONCEPT  
SNAPSHOT**

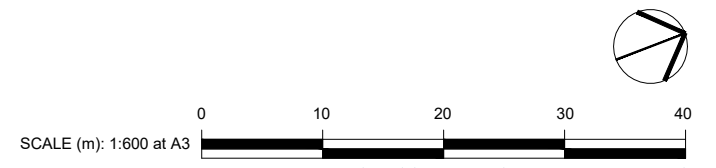
slow and social coastal village

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**CONCEPT  
SNAPSHOT**  
slow and social coastal village



# THE CONNECTED AND COMMUNAL HEART OF LENNOX – A PLACE FOR NATURE PLAY FOR ALL AGES

## THE CONNECTED AND COMMUNAL HEART OF LENNOX...

- 1 A flush surface across the roadway allows for equitable pedestrian movement across Ballina Street at one of the key observed desire lines.
- 2 Wider footpath pavements allow space for shade trees and furniture.
- 3 Undergrounding electricity allows trees of native species to provide shade to the street and park.
- 4 A variety of seating options and designs support individuals and groups of varying capabilities. Furniture will be made predominantly from local, recycled and/or natural materials.
- 5 A 1.5m footpath widening to the southern side of Rayner Lane and a "shared zone" improves safety for pedestrians and may provide opportunities for additional outdoor dining.
- 6 The footpaths and popouts provide additional opportunities for outdoor dining and street furniture on Ballina Street and Rayner Lane.
- 7 Accessible parking spaces are retained (improved to meet standards) and an additional space provided on Ballina Street (north bound).
- 8 Ross Park supports cycling by providing bicycle parking (10 spaces on a bike rail) and a maintenance station.
- 9 A central axis pathway connects the street to the park and beachfront, retaining a visual connection to the ocean.
- 10 Ross Park provides facilities which support passive recreation (e.g. information/heritage sign, accessible toilet, picnic shelters, curvilinear seating pods, open grass area, shade, individual seats, sculpture, spaces for interpretative art, solar park and shelter lighting).

## A PLACE FOR NATURE PLAY...

- 11 Ross Park includes a playspace inspired by the local features of the landscape including the coastal vegetation, lake ecology and marine park. Key features of the playspace include a toilet, covered and uncovered picnic areas, all-ability carousel, small timber play fort with slide, nest swing, nature play elements (such as timber wobble bridge, hanging balance pegs, timber and stone hopping/balancing obstacles), interactive sculpture, shade trees and seating.
- 12 The playspace educates about the marine park and the local turtle population by integrating sculpture of hatching turtle eggs which are suitable for interactive play. A graphic of the hatched turtles making their way to the water is patterned into the axial pathway.

## FOR ALL AGES... (BEACHFRONT CHILL-OUT ZONE)

- 13 A recycled hardwood timber deck (at-grade) at the main observation area accentuates the park edge and connects to the beach access ramp.
- 14 There is a place for people to lean on (leaning bench) to look at the surf, headland and ocean.
- 15 Parts of the park have an informal edge to the beach where the grass meets the coastal vegetation and rocks.
- 16 Access to the beach is retained in the current location.

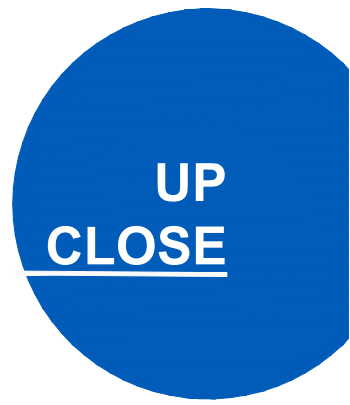


CONCEPT  
PLAN

slow and social coastal village



# THE CONNECTED AND COMMUNAL HEART OF LENNOX – A PLACE FOR NATURE PLAY FOR ALL AGES

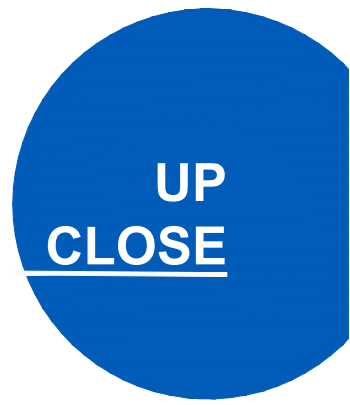


**CONCEPT PLAN**  
slow and social coastal village





# THE CONNECTED AND COMMUNAL HEART OF LENNOX – A PLACE FOR NATURE PLAY FOR ALL AGES



**CONCEPT PLAN**  
slow and social coastal village



## PREDOMINANTLY PASSIVE GREEN SPACE FOR DAY TO DAY RECREATION AND LOW IMPACT COMMUNITY EVENTS

### PREDOMINANTLY A PASSIVE GREEN SPACE...

- ① At the street interface, moving the bustop southward allows for a flush pedestrian threshold and equitable and safer movement across Ballina Street opposite a major interblock pedestrian connection.
- ② De-cluttering the bus stop area by rationalising bins, structures, signage, seating and infrastructure provides improved visual amenity.
- ③ New amenities including accessible toilets, change area and power supply provide for the day to day needs of the community and bus users. (Future interpretative sign to side of amenities structure providing local historical and/or cultural information)
- ④ A new and open bus shelter, seating and information sign supports bus users.
- ⑤ Removal of the existing brick shelter opens up the park and provides improved views to the water from the street.
- ⑥ New footpaths provide improved connectivity from the bus stop and the road crossing point to the existing beach access and picnic facilities.
- ⑦ Native vegetation is retained and new plantings provide shade and wind protection and planting of high branching feature shade trees accentuate the park access.
- ⑧ There is an informal edge where the grass meets the rocks and the beachfront. Access to the beachfront is provided in the current location and the outdoor shower is retained.
- ⑨ The passive open space areas provide opportunities for incorporation of public art and future interpretative cultural or heritage signage developed in consultation with the community.

### FOR DAY TO DAY RECREATION ...

- ⑩ A curvilinear picnic pod offers a more informal place to picnic or sit.
- ⑪ A double picnic shelter with table settings is located on the main pathway outside the crossing view corridor to the ocean (side screens can be added for wind protection if required).
- ⑫ New seating on level ground surfaces along the beachfront offers a variety of styles and locations to sit to suit a diversity of users.
- ⑬ A leaning bench provides opportunities for people to observe the surf.

### AND LOW IMPACT COMMUNITY EVENTS...

- ⑭ The park will remain predominately a passive open space which can be retrofitted with event infrastructure as required to cater for approved annual events and festivals. Electrical connection points at key locations support event activities.



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slow and social coastal village



GREEN GATEWAY...

- ① Raised thresholds with decorative paving and defined pedestrian crossing points assist with visual identification of the southern gateway into the village, slow traffic and provide safer, more equitable pedestrian movement across Ballina Street.
- ② Pop-outs at street corners provide space for tree and garden plantings to provide shade and greening of the gateways and street.
- ③ Incorporation of new low-key pathways where adjoining land uses are predominantly a residential scale provide opportunities for grass verges, tree and garden planting. Narrow the pathway to retain the fig tree.

INTO CENTRAL PEDESTRIAN-ORIENTATED...

- ④ Full width footpath pavements with consistent grades provide a safe pedestrian surface and opportunities for new street furniture and tree planting.
- ⑤ Changes to the paving type (patterning or artwork) highlight interblock pedestrian connections and provide opportunities for integration of community artwork.
- ⑥ A pedestrian priority crossing point slows traffic and provides safe movement across Ballina Street opposite a major interblock pedestrian connection. Pop-outs at these locations provide space for street furniture to encourage people to gather and stay.

COMMUNITY SHOPPING & SOCIAL ZONE

- ⑦ A "story-line", a place for the community to write about local people, cultures, places or systems, is incorporated into the paving at large recessed building frontages as a way to connect existing pavements and new pavements in an interesting and creative way.
- ⑧ Pop-outs provide space for shade trees, garden plantings, furniture (formal and informal), artwork and decorative paving - places to encourage people to stay longer.
- ⑨ "Grateful Pillars" (like the 'wishing tree')

# GREEN GATEWAY INTO CENTRAL PEDESTRIAN-ORIENTATED COMMUNITY SHOPPING & SOCIAL ZONE



**CONCEPT PLAN**  
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**GREEN GATEWAY...**

10 Incorporation of new low-key pathways where adjoining land uses are predominantly a residential scale provide opportunities for grass verges, trees and garden planting.

**INTO CENTRAL PEDESTRIAN-ORIENTATED...**

11 At the heart of the main street and village centre, wider footpaths and a flush surface across the roadway slows traffic and allows for safe and equitable pedestrian movement across Ballina Street.

12 A raised threshold provides a level surface and equitable access across the street at one of the key observed desire lines.

13 Wider footpath areas provide spaces for people to stay, gather, sit, eat and socialise in a shaded and visually pleasing setting with visual connections to the park and beach. There is a variety of seating options and designs to support individuals and groups of varying capabilities. Some furniture will be made from local, recycled and/or natural materials.

14 Changes to the paving type (patterning or artwork) highlight interblock pedestrian connections and provide opportunities for integration of community art.

15 Street lighting improves safety and is considerate of the residential and maritime context.

**COMMUNITY SHOPPING & SOCIAL ZONE**

16 A "story-line", a place for the community to write about local people, cultures, places or systems, is incorporated into the paving at large recessed building frontages as a way to connect existing pavements and new pavements in an interesting and creative way.

17 Pop-outs provide space for shade trees, garden plantings, furniture (formal and informal), artwork and decorative paving - places to encourage people to stay longer.

**GREEN GATEWAY INTO CENTRAL PEDESTRIAN-ORIENTATED COMMUNITY SHOPPING & SOCIAL ZONE**



**CONCEPT PLAN**

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# GREEN GATEWAY INTO CENTRAL PEDESTRIAN-ORIENTED COMMUNITY SHOPPING & SOCIAL ZONE

## GREEN GATEWAY...

- 17 Raised thresholds with decorative paving and defined pedestrian crossing points assist with visual identification of the northern gateway into the village, slow traffic and provide safer, more equitable pedestrian movement across Ballina Street and Byron Street.
- 18 Incorporation of new low-key pathways where adjoining land uses are predominantly a residential scale provide opportunities for grass verges, trees and garden planting.
- 19 Undergrounding of electricity on Ballina Street allows for street tree planting and improved street amenity.

## INTO CENTRAL PEDESTRIAN-ORIENTED...

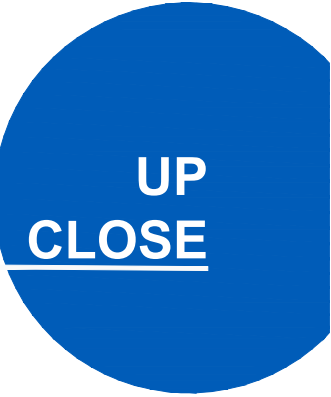
- 20 Changes to the paving type (patterning or artwork) highlight interblock pedestrian connections and provide opportunities for integration of community art.
- 21 Moving the bustop slightly southward allows for a flush pedestrian threshold to slow traffic and provide equitable and safer movement across Ballina Street opposite a major interblock pedestrian connection.
- 22 Future footpath (location to be determined)
- 23 A future raised threshold south of Lennox Street slows traffic towards the gateway and provides a location for the Coastal Shared Pathway to cross.

## COMMUNITY SHOPPING & SOCIAL ZONE

- 24 Pop-outs provide space for shade trees, garden plantings, furniture (formal and informal), artwork and decorative paving - places to encourage people to stay longer.
- 25 Parallel car parking provides visual consistency along the street



# GREEN GATEWAY INTO CENTRAL PEDESTRIAN-ORIENTED COMMUNITY SHOPPING & SOCIAL ZONE



# A SLOW SIDE PATH - NOT A FAST SHORT CUT

## A SLOW SIDE PATH...

- 1 The Park Lane footpath connection is completed providing users with the ability to walk on a consistent pathway surface around the whole block.
- 2 Utilising existing grass areas for tree planting and gardens provides needed visual greening and shade to the street, footpath and recreation areas.
- 3 The pathway on the western side of Park Lane could form part of the future extension to the Coastal Shared Pathway. This concept accommodates this opportunity.

## NOT A FAST SHORT CUT

- 4 A reduced speed limit to 30km/hr (subject to RMS approval) and raised thresholds, slow traffic and improve pedestrian safety.
- 5 Decorative paving treatments to the existing Park Lane block footpath provide visual indicators of interblock connection points.
- 6 Encourage property owners to "activate" the Park Lane frontages (e.g. for selling second hand stock, 'pop up' sales, funky 'locals' back of house dining space, etc)



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# A SLOW SIDE PATH - NOT A FAST SHORT CUT

## A SLOW SIDE PATH...

- 7 Utilising existing grass areas for tree planting and gardens provides needed visual greening and shade to the street, footpath and recreation areas.
- 8 The pathway on the western side of Park Lane could form part of the future extension to the Coastal Shared Pathway. This concept accommodates this opportunity.
- 9 Additional tree planting to the edge of Williams Reserve (outside the active field zones) provide shade.

## NOT A FAST SHORT CUT

- 10 Removal of carparking at the road bend and opposite the skate park improves sight lines and provides opportunities for tree planting and ground plane planting.
- 11 A reduced speed zone to 30km/hr (subject to RMS approval) and raised thresholds slow traffic and improve pedestrian safety at key pedestrian walking desirelines.
- 12 Decorative paving treatments to the existing Park Lane block footpath provide visual indicators of interblock connection points.

- 13 Additional tree planting and seating to the front and rear courtyard areas of the Lennox Head Culture and Community Centre softens the building facade and provides shade to the footpath.
- 14 Secure bicycle storage lockers and bike maintenance pillar near the community centre offer village workers an alternative way to travel to work - location to be determined.
- 15 Possible future artwork to skate park wall



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SCALE (m): 1:400 at A3



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DRAFT 03 August 2020  
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**A SLOW SIDE PATH...**

- 16 The pathway on the western side of Park Lane could form part of the future extension to the Coastal Shared Pathway. This concept accommodates this opportunity.
- 17 Upon relocation of the fire brigade to their new site, a flush "shared-zone" across Mackey Lane improves connectivity between the Community Centre and the site creating potential for the shared pathway, green space as well as a possible future commuter cycling hub and additional carparking (a solution with the fire brigade is shown).

**NOT A FAST SHORT CUT**

- 18 Raised thresholds with decorative paving and defined pedestrian crossing points assist with visual identification of the western / northern gateways into the village, slow traffic and provide safer, more equitable pedestrian movement across Byron Street.
- 19 A reduced speed zone on Park Lane and raised thresholds slow traffic and improve pedestrian safety at key pedestrian walking desirelines.

- 20 Decorative paving treatments to the existing Park Lane block footpath provide visual indicators of interblock connection points.
- 21 Provision of a defined pathway and parking spaces along Byron Street allows for street tree planting and a greener gateway to the village main street.

**PARK LANE: THE PLACE WE WANT**

**A SLOW SIDE PATH - NOT A FAST SHORT CUT**

**BALLINA STREET: THE PLACE WE WANT**

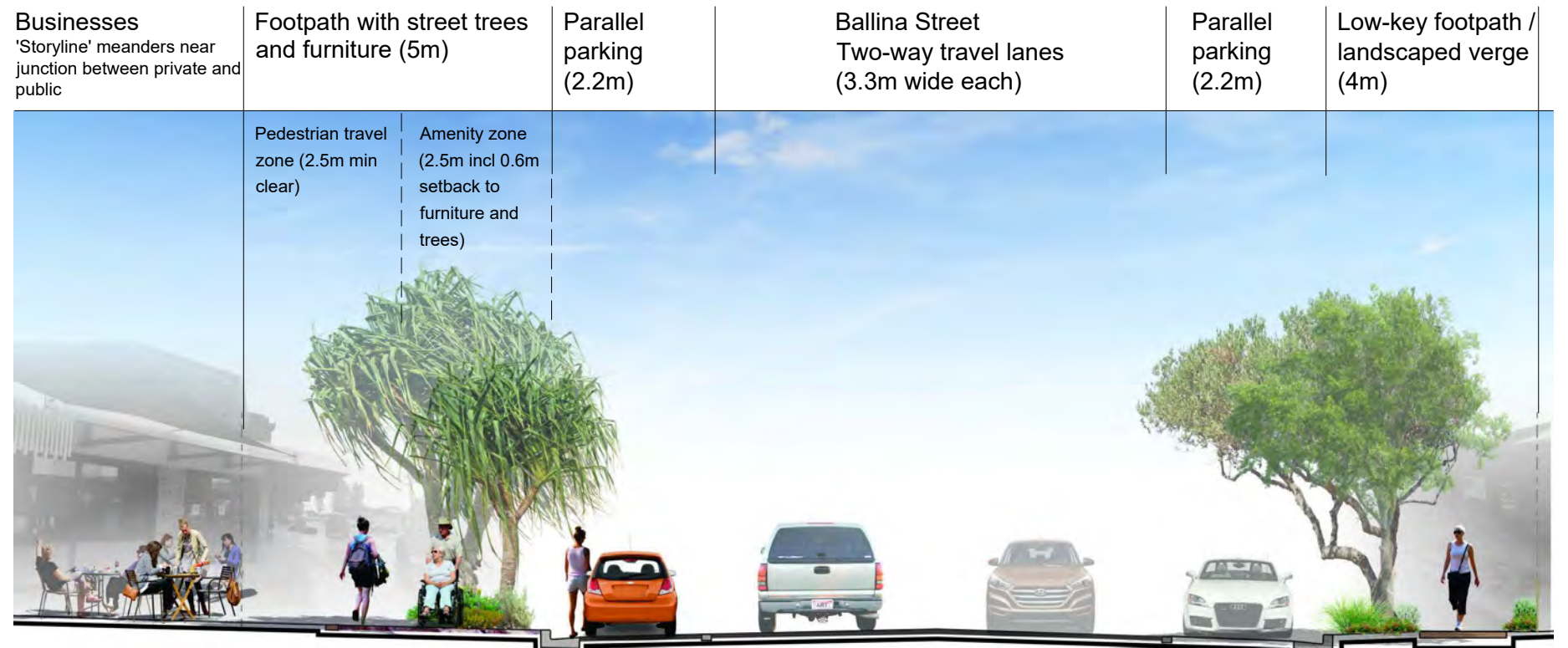
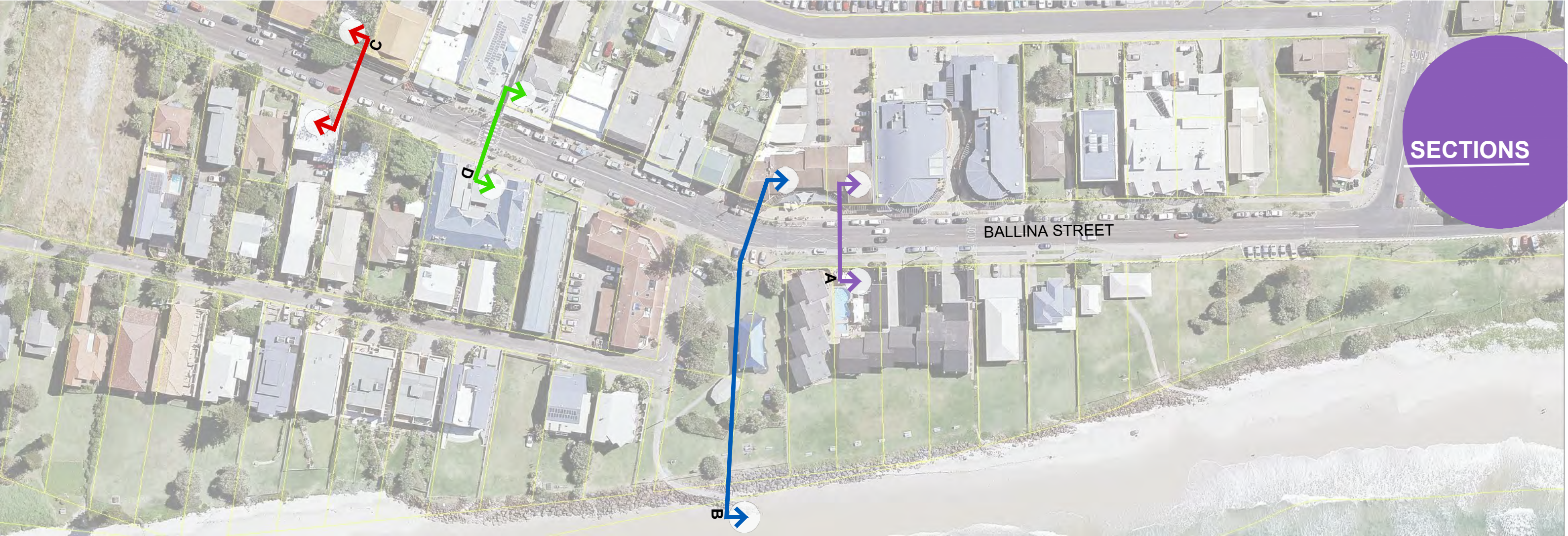
**GREEN GATEWAY INTO CENTRAL PEDESTRIAN-ORIENTED COMMUNITY SHOPPING & SOCIAL ZONE**



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**SECTIONS**



**ILLUSTRATIVE SECTION A: TYPICAL BALLINA STREET NORTH**  
Not to Scale

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**SECTIONS**

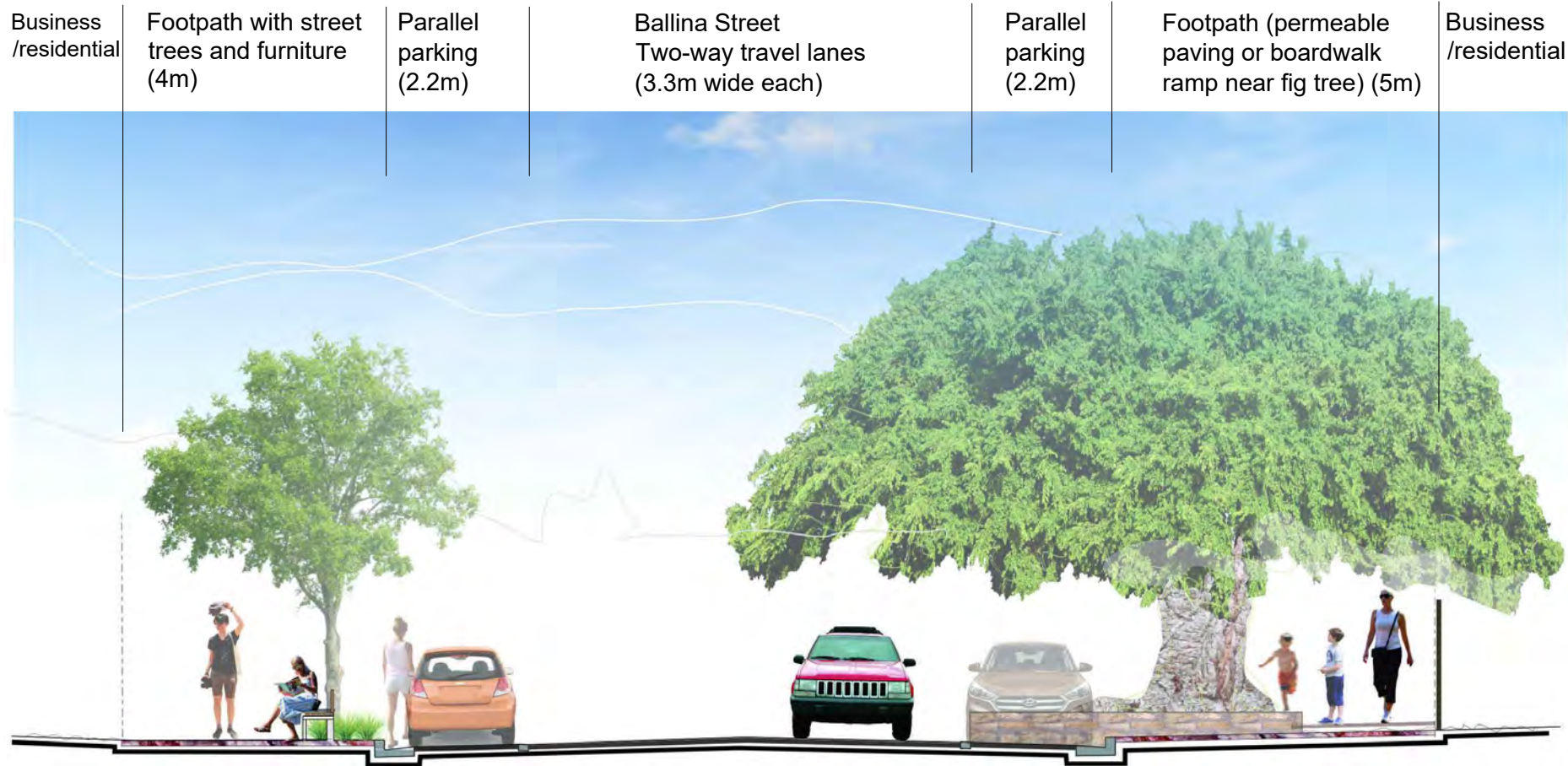
Business (variable building line)  
 Footpath widened with street trees and furniture (7.2m)  
 Ballina Street two-way travel lanes (3.3m wide each). Flush across street.  
 Widened footpath / verge (Street trees, shaded seating areas and space for pop-up activities) (6.2m)

Ross Park (Shaded seating areas, Toilets, Picnic facilities, Nature Playspace, Chillout zone)



**ILLUSTRATIVE SECTION B: TYPICAL VILLAGE HUB AND ROSS PARK**  
 (Playground fence not shown in illustration)

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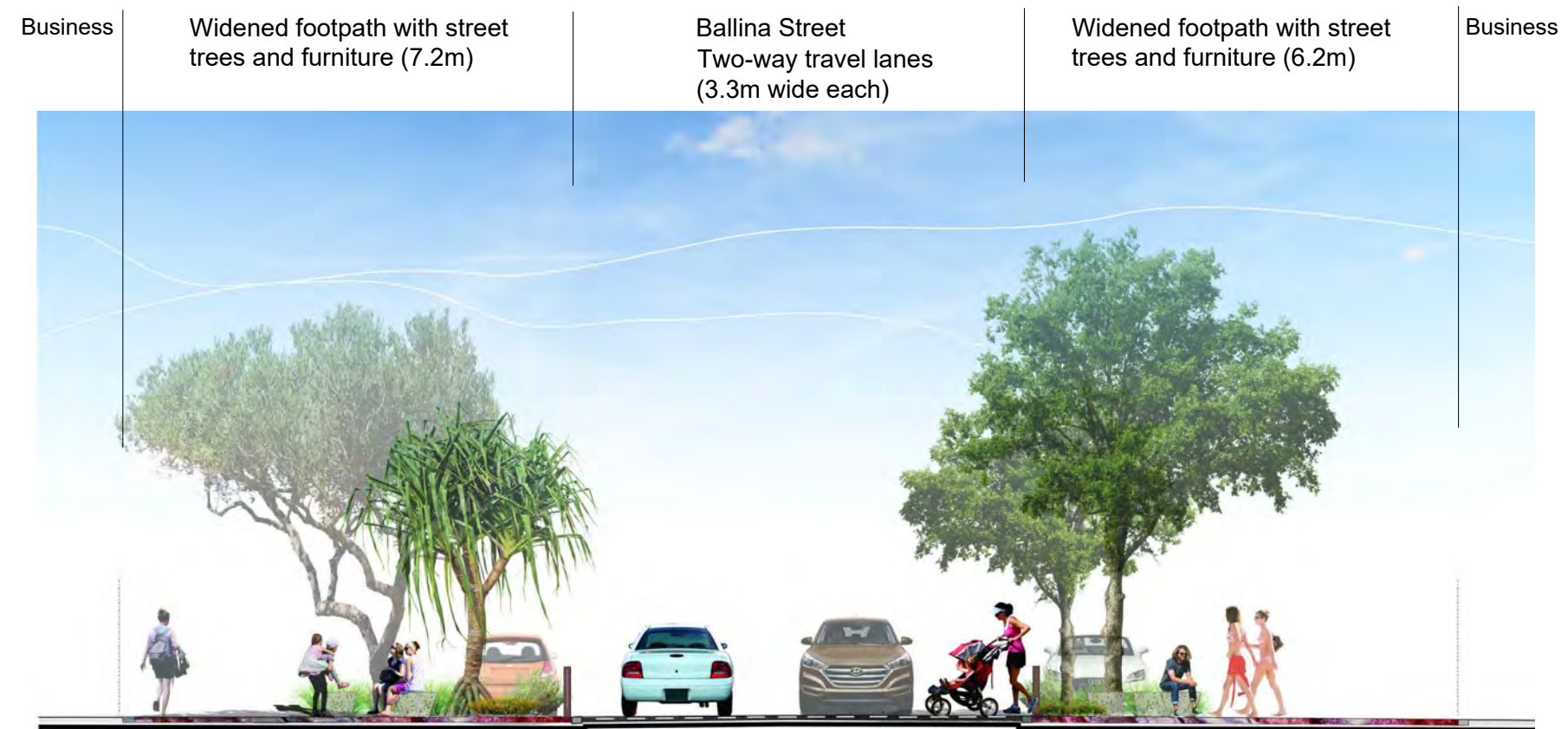


ILLUSTRATIVE SECTION C: BALLINA STREET SOUTH NEAR FIG TREE



- Araucaria cunninghamii (Hoop pine)
- Acmena hemilampra (Blush satin ash)
- Acmena smithii (Common lilly pilly)
- Acronychia imperforata (Fraser Island apple)
- Backhousia citriodora (Lemon myrtle)
- Backhousia myrticolia (Grey myrtle)
- Banksia integrifolia (Coast banksia)
- Cupaniopsis anacardioides (Tuckeroo)
- Elaeocarpus reticulatus (Blueberry ash)
- Hibiscus tileaceus (Cottonwood)
- Pandanus tectorius (Screw pine)
- Syzygium oleosum (Blue lilly pilly)
- Syzygium floribunda (Weeping lilly pilly)

SUITABLE STREET TREES



ILLUSTRATIVE SECTION D: BALLINA STREET SOUTH AT THE PEDESTRIAN CROSSING



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**SENSOR PARKING TO ALL COUNCIL OWNED AND MANAGED PUBLIC CARPARKING IN THE MAIN VILLAGE BLOCK**

APPROXIMATE ADDITIONAL COST: \$212500 (Excluding GST) for the capital purchase of 274 sensors plus the first years support fees plus an additional \$20,550 (exclusive of GST) per year. These sensors would be integrated in stages corresponding to the relevant construction stages, where possible and appropriate.

Some paving works and landscaping around the community centre has been co-ordinated to be implemented with the refurbishment of the building which is currently in progress.

**FUTURE STAGE**

**APPROX. COST: \$435,000**  
**PROGRAM:** Constructed in stages as funding becomes available or reallocated

**PRIORITY FUTURE STAGES**

**APPROX. COST: \$2,850,000**  
**PROGRAM:** Constructed in stages as funding becomes available or reallocated

**STAGE 2**

**APPROX. COST: \$5,703,000 million** (Including undergrounding of electricity along Ballina Street between Park Lane and Byron Street)  
**PROGRAM:** Commence 2021, completed by Centenary 2022.

**STAGE 1b**

**APPROX. COST: \$265,000** (includes toilet)  
**PROGRAM:** Commenced and completed 2021

**FUTURE STAGE**

**APPROX. COST: \$465,000**  
**PROGRAM:** Constructed in stages as funding becomes available or reallocated

**STAGE 1a**

**APPROX. COST: \$535,000**  
**PROGRAM:** Commence 2020/2021, completed 2021

**STAGING & COSTS**

**CONCEPT SNAPSHOT**

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This drawing represents indicative staging and approximate costs (exclusive of GST) estimated by reference to the Draft Concept Plan design. They may vary subject to detailed design.



NOT TO SCALE

# lennoxVILLAGEvision

## SOME KEY OUTCOMES

These noted outcomes apply to the concept in its entirety. This concept is subject to detailed design and if adopted would be staged according to available budgets and priorities determined by reference to the community Place Directions.

Minimise negative impacts on the environment & maximise climate change mitigation.

100% native (indigenous preferred) plant species. Undergrounding of electricity enables planting of street trees on Ballina Street for shade.

Approx. 65 new street trees in Ballina Street alone and many garden areas will provide shade, cooling, permeability and green of the street. There is also a lot more planting proposed in other streets and parks.

14 new bicycle rack spaces as well as secure locker spaces are proposed to support commuters.

Solar lighting in parks.

### PLACE DIRECTION #1

Celebrate what makes Lennox Head Village special: environmental, social, economic & cultural.

Views to the beach and headland are retained and in Lennox Park enhanced.

Uses new and pre-loved materials where possible (preferably from local sources and suppliers).

Provides for community art and expression via adaptable community spaces, community pavement bricks, turtle artwork in the nature play area and urban storyline.

Furniture and materials offer variety and choice.

Accommodates (as separate works) the future extension of the Coastal Shared Pathway connecting the village centre to local landscapes of Lake Ainsworth and Lennox Point and to the centre of Ballina.

### PLACE DIRECTION #3

Re-balance priority between people and cars to make it safer and more comfortable for all.

48 lineal metres (width) of level pavement (in 4 places) where pedestrians can safely cross Ballina Street and 52 lineal metres (width) in Rayner Lane. Raised thresholds will slow traffic speeds making it safer to cross at non-designated locations as well. There are also additional safer level pavement areas to cross Park Lane and Byron Street.

Reduction in speed limit from 50km/hr to 30km/hr on Park Lane = 75% reduction in the likelihood of pedestrian or cyclist dying in a collision on that street (World Resources Institute, Cities Safer by Design, 2015)

100% of footpath pavements in Ballina Street upgraded to comply with relevant standards.

100% completion of the footpath around the village block.

### PLACE DIRECTION #4

Create a physical environment that supports self sustaining community, social activity and events.

Accommodates (as separate works) a future extension of the Coastal Shared Pathway.

Accommodates buses in the heart of the village.

Footpath popouts and widening provides more space for accidental meetings and social exchange. This encourages people to stay longer and builds social resilience and happiness.

*"What attracts people most, it would appear, is other people" (William H Whyte, "The Social Life of Small Urban Spaces", 1980)*

### PLACE DIRECTION #5

#### 1 space : 10 people

The design supplies 1 carparking space per 9.7 people aged between 20 and 79 years.

Based upon a population 4,556 people aged between 20 and 79 years - 2016 Census.

Additional parking is also proposed at the Fire Brigade site in the future.

There are 11 accessible car spaces in the main village block which is more than the existing scenario.

#### 30% Tree Canopy

Cover, and that is just in Ballina Street!

About 65 trees are proposed to be planted in Ballina Street, which at maturity, has the potential to provide 30% tree canopy cover over the street. In addition to this, building awnings provide shade and there are also more trees in the parks. (Based upon an average canopy area of 38 sq.m. per tree)

### PLACE DIRECTION #6

Support local business diversity and fine-grain shop frontages to build attractiveness of the centre for jobs & night time economy - support diverse housing choices.

There is approximately 100 lineal metres of seating for people in Ballina Street - including a variety of styles and designs. There is also additional informal seating and places to sit in the parks!

Clearly identifiable interblock walkway connections achieve street permeability.

Close to 2000sq.m. of open grass area in Lennox Park and Ross Park supports small to medium events. The village hub pavement area also can support small pop-up community installations.

Offer a diversity of open spaces with a wider range of activities and amenities for all ages / interests.

Two open space areas including: 2 accessible toilet facilities (multiple toilets), picnic shelters with table settings, picnic pods, playground area including accessible play equipment, nature play, chill-out zone, passive recreation zone and lots of open grass to sit on. There is also Williams Reserve and the beach!

### PLACE DIRECTION #2

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slower, safer streets

more attractive

people stay longer

diverse people & places

