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For Ballina Shire Council

January 2012

Concept and Management Plan Purpose and Vision

This concept plan and management plan applies to land known as Lots 1, 2, 3 and 4 in D.P. 6383 (Elizabeth Ann Brown Park and public reserve) and Lot 6 in D.P. 235088 (Crawford House, owned by Ballina Shire Council). These sites are located at Wardell Road, Alstonville. Both the park and Crawford House are of heritage significance to the local community.

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

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

Key Stakeholders

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

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

Management Issues

1 General Heritage Management

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

2 Loitering

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

3 Vandalism and theft

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

4 Rubbish/litter

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

5 Ceremonies and functions

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

6 Vehicular access

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

7 Pedestrian access and circulation

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

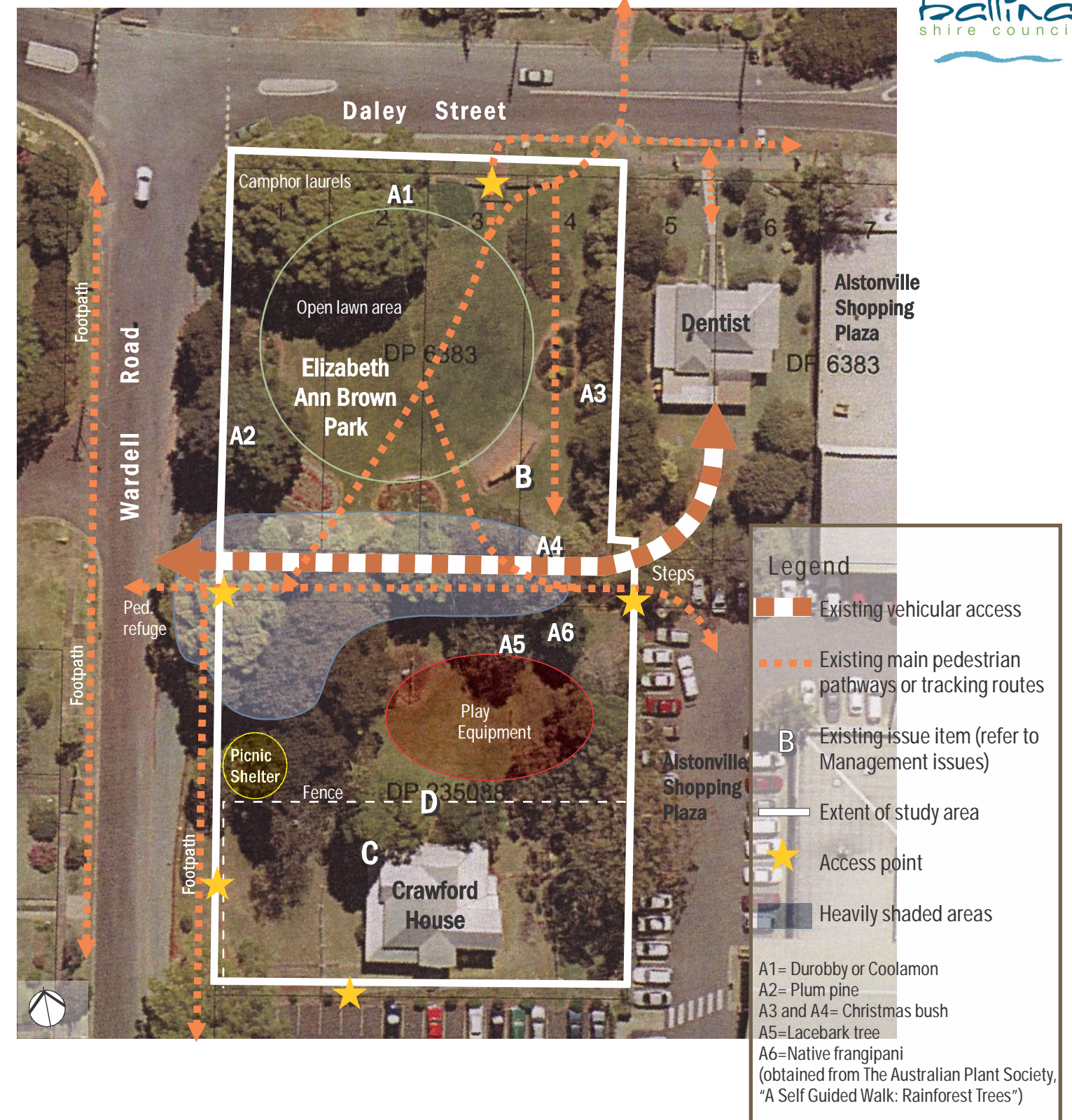
8 Weed management and garden maintenance

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

9 Amenity

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

The Site



This plan is conceptual only and not intended for construction.

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

Strategies/Actions

1 General Heritage Management

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

Issue: Crawford House heritage listing and lease
Action: Refer to Crawford House Plan of Management

2 Loitering

Issue: Loitering around the central memorial
Action: Undertake a competition or engage specialist to design a new memorial
Action: Improve lighting and retain clear views around the memorial

3 Vandalism and theft

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

4 Rubbish/litter

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

5 Ceremonies and functions

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

6 Vehicular access

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

7 Pedestrian access and circulation

Issue: Step access to the shopping centre is not visually obvious and is steep and potentially unsafe.
Action: Formalise and upgrade the central road reserve as a pedestrian thoroughfare and reconstruct the stairs or provide a ramp access if feasible.
Issue: Security issues for Crawford House from people walking through the yard.
Action: The yard has been fenced.

8 Weed management and garden maintenance

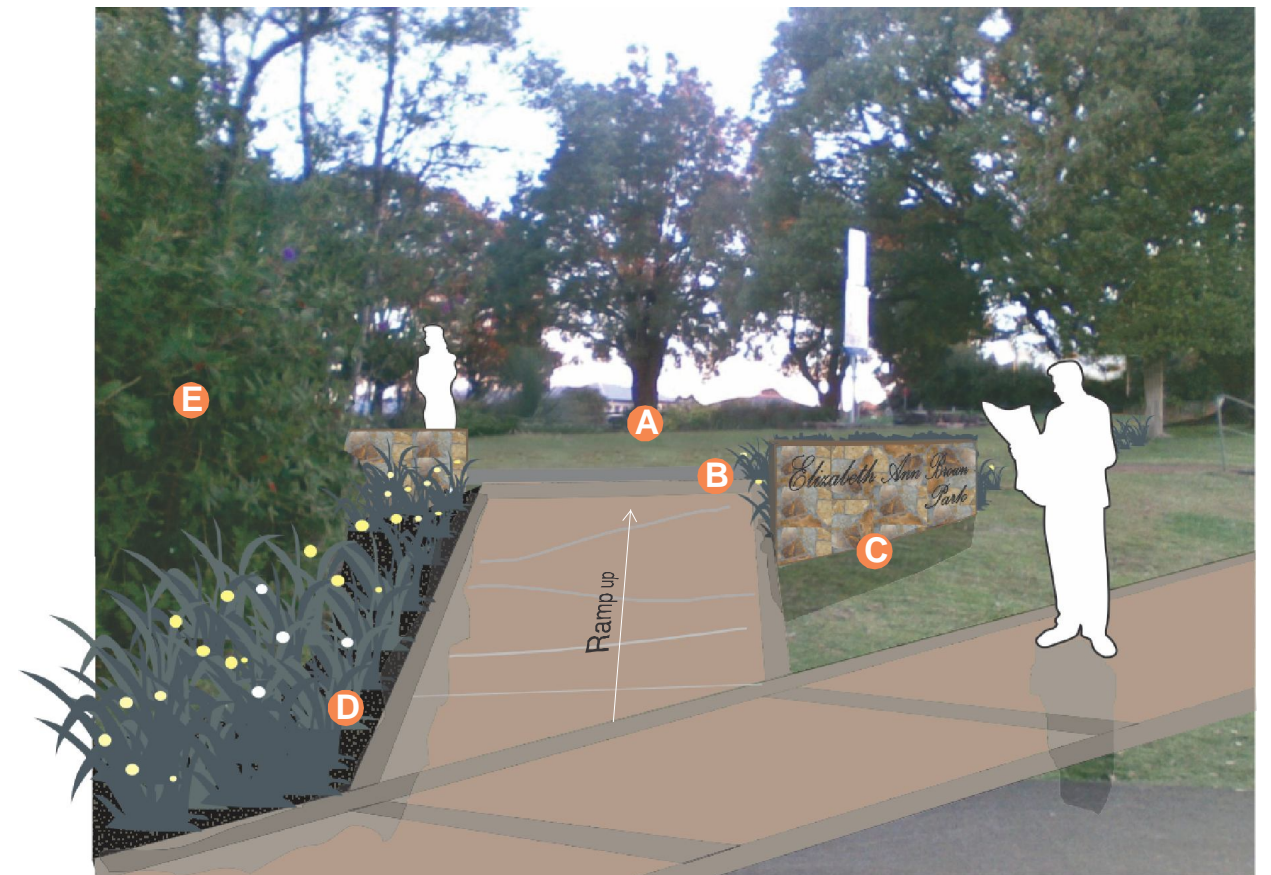
Issue: Camphor laurel is a weed but has heritage significance
Action: Retain existing camphor laurel trees
Issue: Garden plantings of environmental weeds
Action: Relocate gardens and remove environmental weeds and replace with locally native plants. Plants contained within Ballina Shire Council's list of environmental weeds shall not be used.
Issue: Tree management and maintenance
Action: Carry out a tree survey of the precinct to identify all trees. Make recommendations for the retention, removal or maintenance of the trees and identify any significant trees

On-going Servicing and Maintenance

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

9 Amenity

Issue: Seating and picnic tables
Action: Provide additional new seating and picnic tables in the locations shown on the plan.
Issue: Excess shade and grass cover dieback
Action: Under-prune dense canopied trees to remove low limbs and to allow light entry. Topdress lawn areas where grass is dying back.
Issue: Poor lighting in some areas
Action: Install additional lighting around Crawford House
Issue: The furniture fit with heritage character
Action: Install new litter bins, seats, picnic tables and a drinking fountain of a style that fits (but not necessarily replicates) with the heritage character. Refer to Village Centre furniture palette.

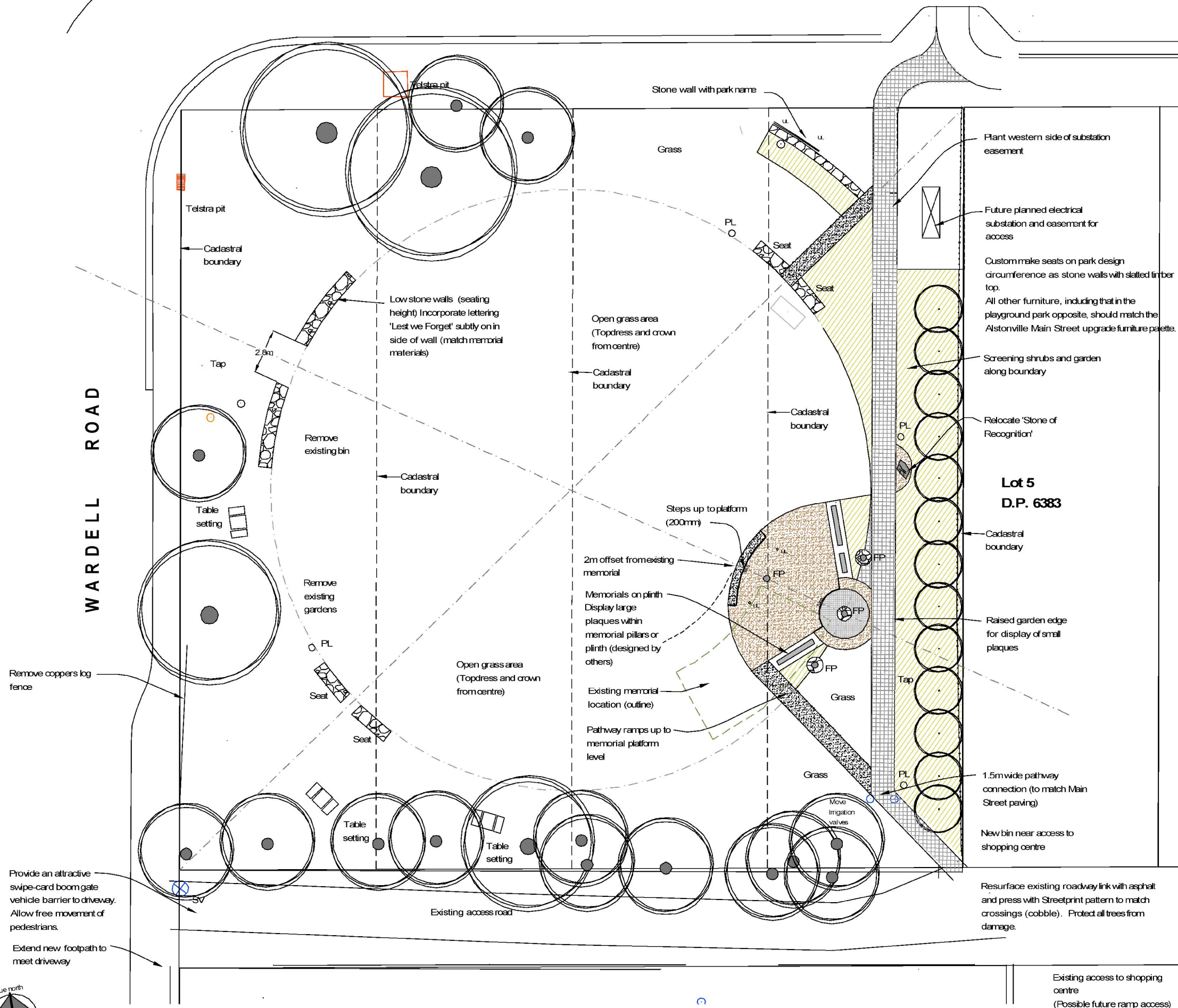


Typical Park Entry
(Illustration Only)

- A** Open park area for ceremonies
- B** Pathway connection
- C** Basalt stone entry signage wall
- D** Colourful planting of local rainforest species
- E** Boundary screen planting

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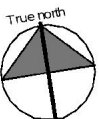
LEGEND

Existing

- Surveyed level
- Tree to be retained

Proposed

- Screen Planting - up to 3m high
- ▨ Garden Area - low groundcovers (to 600mm high)
- ▨ Basalt stone wall - to match Freeborn Park
- ▨ Pathway to match Main Street
- UL Uplighting
- PL Pole light (conceptual location only)
- FP Flag Pole



metres 1:250 at A3 0 2.5 5 7.5 10

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Elizabeth Ann Brown Park/Crawford House

Concept and Management Plan
CONCEPT PLAN