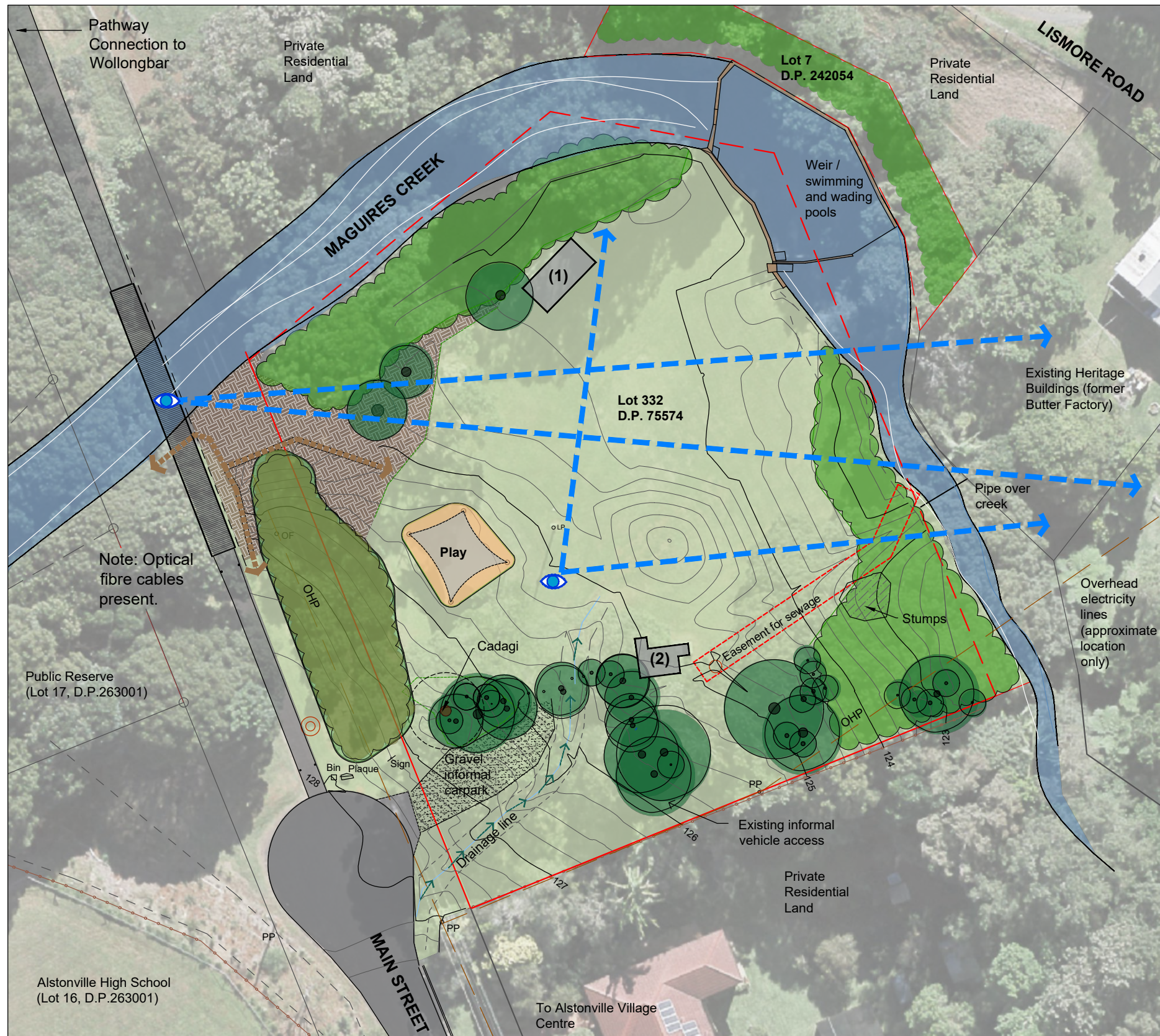


**BALLINA SHIRE
COUNCIL**
MINOR WORKS
CONCEPT PLAN
BULWINKEL PARK
ALSTONVILLE

Issue Date 18 January 2022



Aerial Photo Reference: NSW Spatial Services 2021 Scale at A3 - 1:500

Important Note: The park boundary adjoining the creekline is subject to detailed cadastral investigations.

BACKGROUND AND PROJECT OBJECTIVES

Bulwinkel Park is located at the edge of Alstonville village and is Ballina Shire owned community land. The park consists of 2 land parcels which straddle Maguires Creek:

- Lot 332 D.P. 755745 being the main part of the park used for public recreation, and
- Lot 7 D.P. 242054 being land for environmental protection.

The Park is primarily a passive open space area which contains a memorial garden, play equipment, picnic shelter, toilets, significant native trees and a large picturesque grass area that overlooks an historic weir and pool located inline on Maguires Creek. The park also enjoys views beyond the creekline to the historic butter / peanut factory buildings.

Bulwinkel Park and the "pool" are locally significant heritage items (I6) therefore any alterations or additions to the park are subject to the recommendations of a Statement of Heritage Impacts (Everick Heritage, Oct 2020).

The Park riparian zone forms part of an integrated creekline restoration strategy which is being implemented by LandCare and committed community volunteers.

These drawings have been prepared in consultation with community stakeholders to:

- illustrate minor works proposed in the park to improve safety, aging infrastructure and respond to community aspirations, and
- accompany a development application for the works.

The Park concept design adopts the following broad design principles:

- Retain the park as a low-key passive open space where the heritage and natural features of the site and context are the key features;
- Incorporate changes to the Park in accordance with the recommendations of the Statement of Heritage Impacts;
- Improve safety for users by repairing or replacing aging infrastructure and improving passive surveillance opportunities;
- Improve accessibility to the Park facilities for all;
- Allow for active implementation of the Maguires Creek Restoration Plan.

Illustrative Legend - Existing Features

- Extent of Bulwinkel Park lots
- Open grass area (Landform - 0.25m and 1m contours shown)
- Significant trees
- Informal pedestrian tracks
- Riparian restoration area (variable condition and height)
- Mulched area
- Memorial garden (damaged during December 2021 storms)
- Drainage swale/channel
- Buildings (1) Old shelter shed located within the flood zone (2) Toilet
- Views to the significant heritage features



Aerial Photo Reference: NSW Spatial Services 2021 Scale at A3 - 1:500

Important Note: The park boundary adjoining the creekline is subject to detailed cadastral investigations.

PROPOSED FEATURES AND WORKS

Priority Works

- 1 Existing shelter shed which is located within the flood zone to be demolished and a new picnic shelter provided on higher land.
- 2 Existing toilet to be demolished and a new toilet installed in an area with improved visibility and pedestrian access to the carpark. Underground the electricity and provide security lighting.
- 3 Existing playground and shade sail to be retained.
- 4 Carparking area (sealed) (3 standard spaces + 1 accessible space)
- 5 Pole light to be removed.
- 6 Maintenance and emergency vehicle access (with removable vehicle access control bollards)
- 7 Pathway access (1.5m wide) to picnic facilities (compliant with AS1428 Design for Access and Mobility)
- 8 Existing Cadagi to be removed taking care to protect adjoining native trees.
- 9 Ground stability and restoration works around edge of weir (to make safe and restore a stable subgrade and grass surface)
- 10 Stormwater management - Install a pit and litter trap to take high flows, supplemented by a rocklined shallow swale and shallow open grass swale to take overflow (subject to detailed design)
- 11 Proposed vegetation restoration area (low plantings only to retain views)
- 12 Proposed vegetation restoration area (full height plantings in accordance with existing Vegetation Restoration Strategy)

Other Possible Future Works

- 13 Other pathway connection (1.5m wide with steeper grades)
 - 14 Memorial garden and native specimen garden - Reconstructed memorial garden in an area where the Tibouchina trees are unconstrained by overhead powerlines and services. Relocate memorial rock with plaque to this garden. Include low height (<1m) species with floristic diversity within the specimen garden.
 - 15 Picnic shelter with table setting on slab
 - 16 Existing tree stumps to be removed.
 - 17 Timber bollards and low 'rock' signage wall with 'Bulwinkel Park' name sign panel. Reuse rock from the memorial garden to construct signage wall.
 - 18 New access control bollards to pathway and bridge. Grass mound moved north to allow for parking on the grass.
- * Interpretative signage containing information about the park and nearby heritage such as the butter/peanut factory, swimming pool/weir, Maguires Creek and/ or riparian restoration works.



Aerial Photo Reference: NSW Spatial Services 2021 Scale at A3 1:200 Contours represent the site levels at the time of survey. This is a conceptual plan only and is subject to detailed design. Design levels shown are approximate only.

FURNITURE AND MATERIALS

PICNIC SHELTER

Type: Gable Roof
 Dimensions: Extent of roof 4.88 x 3.845m. Min 1.2m clearance around table for wheelchair.
 Materials: Timber frame with colourbond roof "Terrain" (picture is indicative only)



TABLE SETTING

Type: Botton + Gardiner Urban Post Setting (AS1428.2 Compliant)
 Materials: Hardwood timber battens (class 1), polished aluminium frame, bolt down surface mounted.

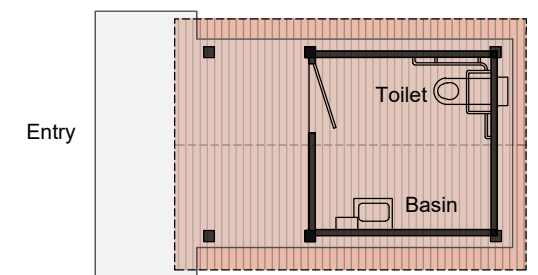


Above: Table style
 Left: Proposed materials (timber and polished aluminium)

TOILET FACILITY

Type: Single unisex accessible toilet, similar to K9401 'Coastal' restroom with 90 degree rotated gable roof (AS1428 Compliant)
 General Materials: Colourbond custom-orb roof and internal and external wall cladding with hardwood timber posts. Stainless steel internal fitout for key components. Security lighting and external electrical box.

(Custom design - no picture available. Example floor plan shown)



PATHWAYS

Accessible pathway: Broom finished coloured concrete - CCS 'Lizard Skin'
 Other pathways: Broom finished standard concrete (grey cement). Other materials such as compacted aggregate or bitumen may be used for this path where tree roots may cause impacts.



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MINOR WORKS CONCEPT
PLAN BULWINKEL PARK
ALSTONVILLE



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