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Summary Report
May 2007

Wardell Village

concept streetscape masterplan report



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1.0 BACKGROUND INFORMATION

The preparation of a Streetscape Master Plan for Wardell village has been identified by Council and endorsed by the local community as defined in the Wardell Strategic & Land Use Planning Report, September 2003 (available from Ballina Shire Council). The 2003 study identified the key community issues as listed:

Retain Village Atmosphere

- small, friendly diverse community

Access

- identification (entry statement to Wardell) from Pacific Highway and landscaping to vehicular approach roads, Fitzroy/Sinclair & Carlisle Streets;
- walking safely to facilities and cycling to places further afield, eg. Sports facilities;

River Links

- provide a clear visual link to the river with improved access.

Environmental Preservation

- preserve and extend the natural landscape environment.

Building Architecture

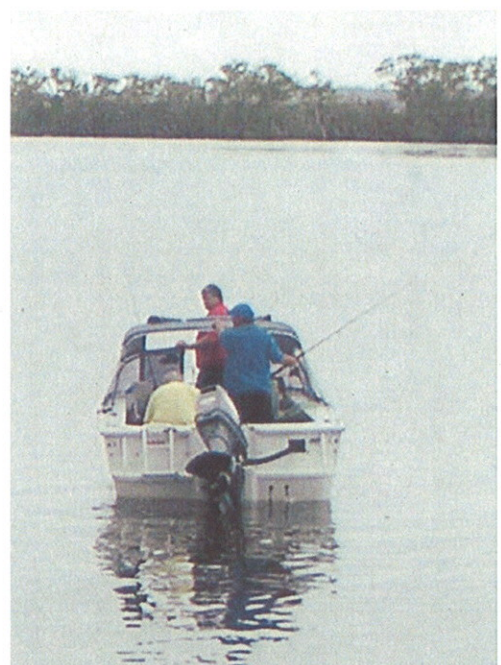
- 'tin and timber' style of development to suit the village atmosphere.

Life Style

- Local job opportunities with access to health and education facilities, improved retail outlets, fishing and water sports were seen as a tourist attraction and a potential boost to the village economy.



Pacific Highway - Wardell Bridge over the Richmond River



Fishing/boating recreation at Wardell

1.1 Project Brief

As part of Councils commitment for implementation of improvements as recommended in the Strategic Land Use Plan, Council engaged Consultants Environmental Landscapes (NSW) pty ltd (Landscape Architectural and Urban Designers) to prepare a Streetscape Concept Master Plan for Wardell Village Centre.

The Concept Streetscape Master Plan is to define a number of Landscape Urban Design environmental improvement projects that could be implemented in stages to reflect the community endorsed outcomes of the 2003, 2004 studies.

1.2 Study Objectives

- To prepare a Master Plan and Staged Implementation Program for streetscape improvements to Wardell Village Centre.
- Prepare a concept proposal for the Pacific Highway entrance statement and landscaping for vehicular avenue approach roads
- Investigate possibilities for improved access, landscaping to the river and foreshore area.
- Where possible provide recommendations for increased recreation and visitor facilities that link throughout the village centre and improve pedestrian accessibility for both visitors and the local community.
- Prepare proposals that will enhance the natural and cultural environment for Wardell.
- Where possible protect valuable heritage items and extend the 'visitor' experience of Wardell's rich and diverse lifestyle.
- List possible funding options including private donations and government grants.



2.0 PREVIOUS STUDIES

Wardell Village

Council in association with community representatives completed comprehensive studies including:

- **Wardell Strategic and Land Use Plan, September 2003**
- **Wardell Community Based Heritage Study, February 2004**

Both studies identified constraints and opportunities for the ongoing development of Wardell Village and listed proposed ongoing redevelopment stages. The reports are available from Council and have been the basis for the development of Concept Master Plan proposals for streetscape improvements within the Wardell village centre.

Refer:

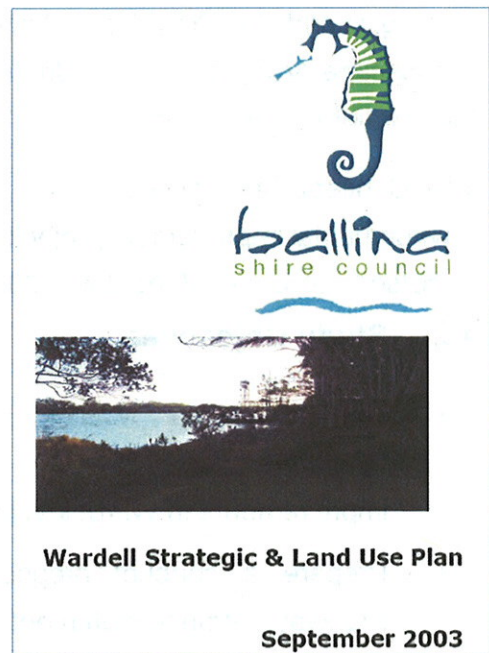
Appendix A: Implementation

(extract from the Wardell Strategic & Land Use Plan, Sep 2003, pp.20-21)

Appendix B: Future Heritage Recommendations

(extract from the Wardell Community Based Heritage Study, Feb 2004)

This study provides a number of individual projects based on previous studies within an overall Concept Streetscape Master Plan for staged environmental development, improved recreation and promotion of the Wardell village.



Royal Hotel looking down Richmond Street

3.0 CONCEPT STREETSCAPE MASTER PLAN

The Concept Streetscape Master Plan Report has been developed based on broad scale aerial photographs as supplied by Council, site inspections and analysis of the constraints and opportunities for environmental improvements to the village centre.

The Master Plan Report is not a detail design study and does not attempt to resolve on site physical constraints such as drainage, level changes, service locations etc. Issues such as the location and detail design of skate board facilities are currently under consideration by Council and do not form part of this study.

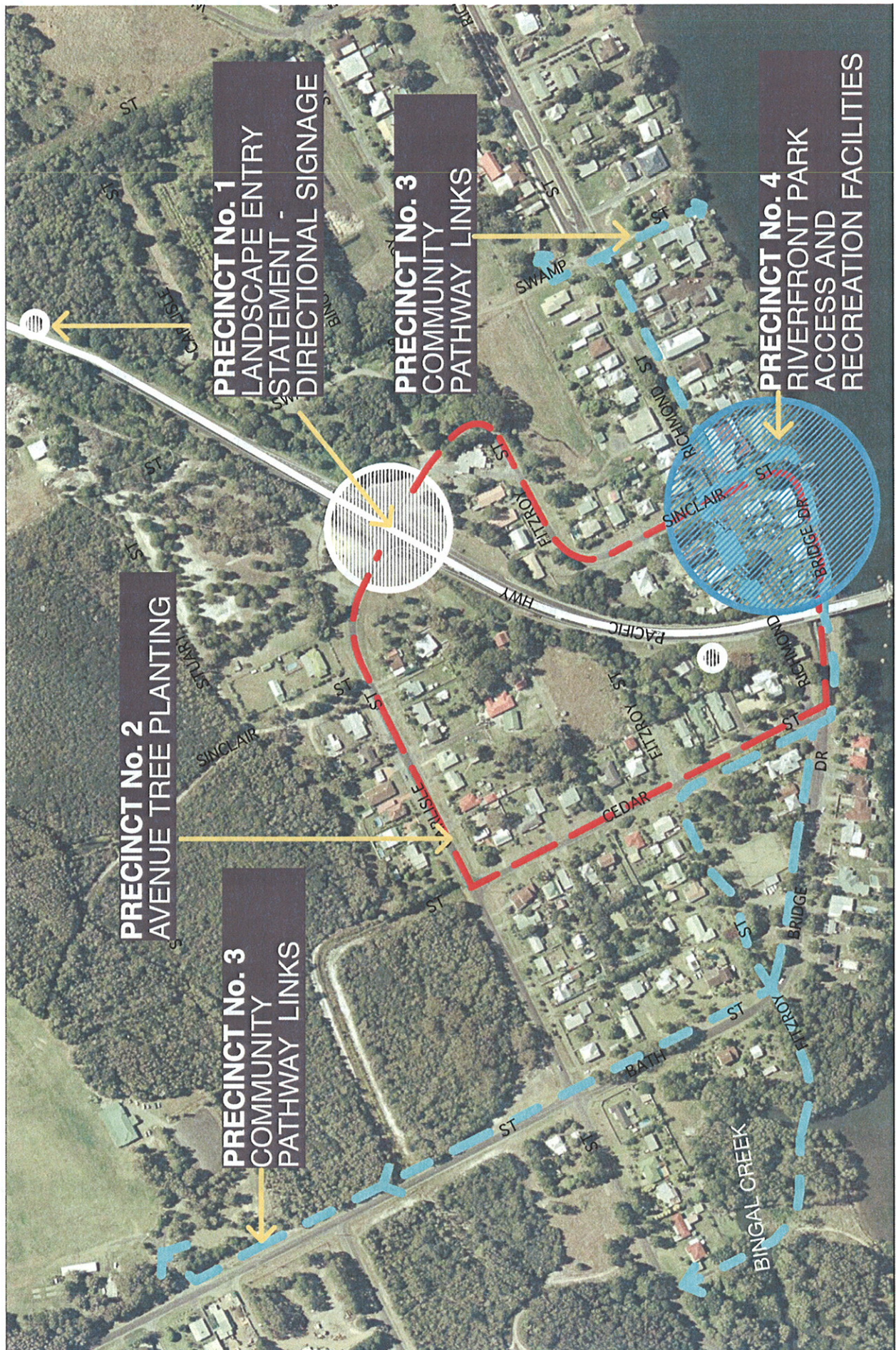
The study is to assist Council and the local community to identify projects that can be implemented in stages, subject to availability of funds (government grants etc.) that will enhance both the visual and physical public streetscape amenity for the benefit of the local community and visitors to the Wardell Village Centre.

Development of this Concept Master Plan Report will require detailed site surveys and designs developed in separate stages as funding becomes available. The current masterplan proposal provides concepts only for short and long term streetscape projects that will improve the natural and cultural environment within the immediate surrounds of the Wardell village.

Proposals focus on practical improvements to provide enhancement of Wardell's existing landscape assets and village atmosphere plus improved recreation and opportunities for community and visitor entertainment and promotion.

Landscape Precinct Proposals

The overall Master Plan identifies four distinct precincts with individual concept proposals (refer Precinct Plan on following page).



N/A
MARCH 2007
003.02 ISSUE C

PRECINCT PLAN

WARDELL CONCEPT STREETSCAPE MASTERPLAN

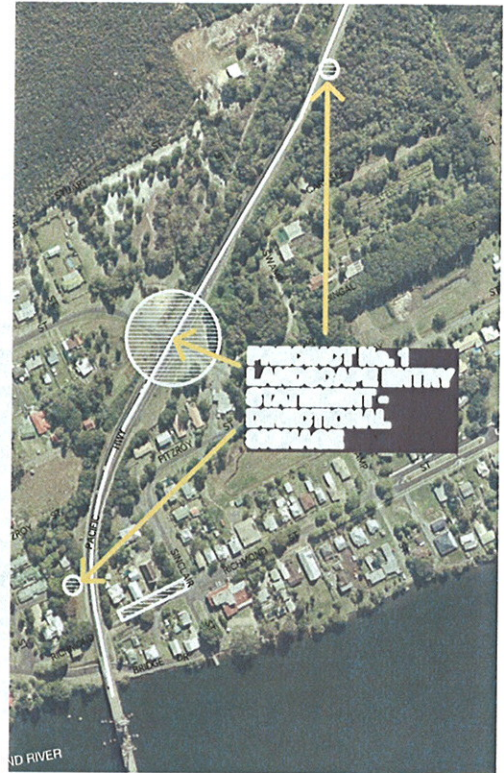
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4.0 LANDSCAPE PRECINCT PROPOSALS

4.1 Precinct No. 1 - Landscape Entry Statement and Directional Signage

The majority of people arrive to Wardell by vehicular transport. While the entry access from the Pacific Highway is sign posted using the standard RTA signs there is no visually significant identification to direct vehicular traffic to the village centre.

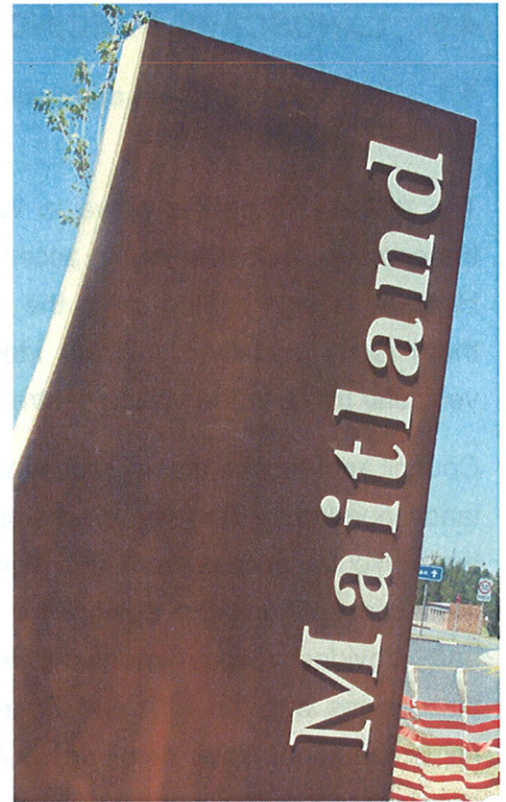
Council and the community recommended the design of landscaped entry statements as a priority for identifying the vehicular access from the highway. The Master Plan concept includes design that would be suitable and provides recommendations related for ongoing discussions with the RTA and Council for funding and implementation. Note: detail design/location of signage and landscape “softworks” will be subject to ongoing commitment and funding.



Location for landscaped entry statement

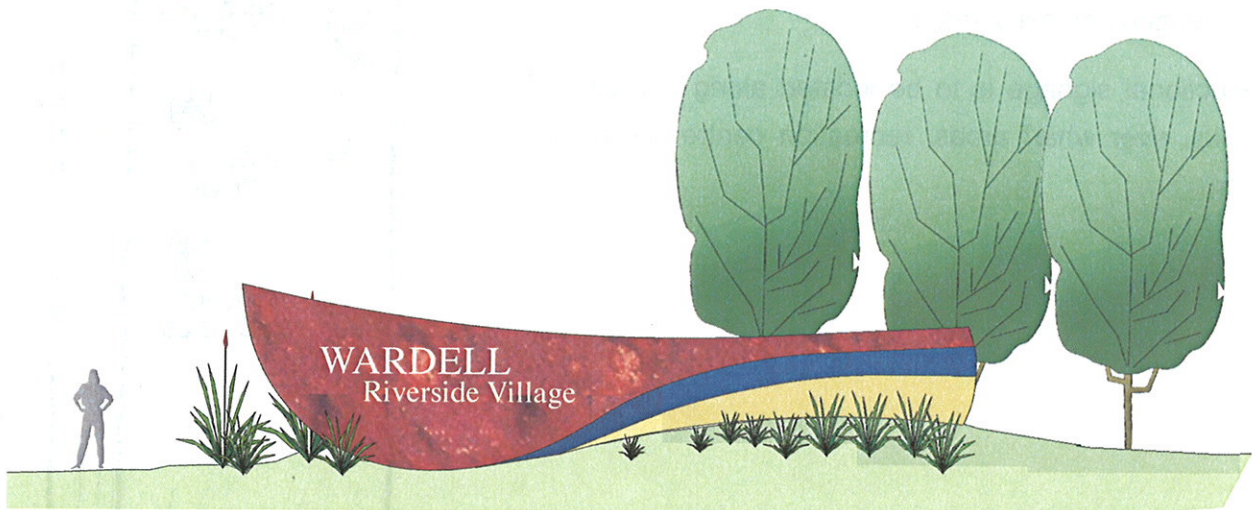
4.1.1 Landscape Entry Statement and Directional Signage

The landscaped vehicular entrance includes the establishment of two major directional signs, which identify Wardell as a riverside village. The location of the signs and landscape treatments are subject to confirmation by the RTA. However, it is proposed to build two large signs and landscaping at the intersection of Carlisle Street and the Pacific Highway.



Typical town centre identification entrance signage

The signage size and visual impact together with the proposed landscape will effectively identify Wardell as a riverside village. The sign shape and proposed building materials (rust coloured steel) will be designed to reflect a boat shape and river theme. Proposed landscaping includes local Cypress Pines with Eucalyptus and native ground covers. The scale and location of these entrance treatments are critical to the effective visual identification of vehicular entry points.



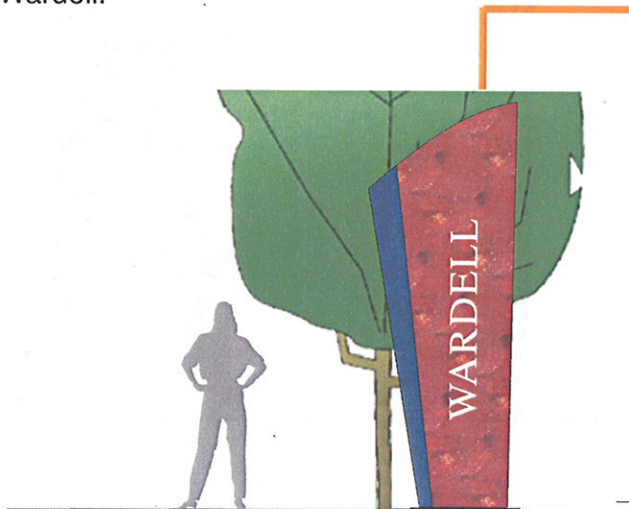
Conceptual Landscaped entry signage

4.1.2 Additional Signage

Due to the traffic speed along the Pacific Highway it is proposed to include two additional identification signs. These signs are proposed as vertical elements located north and south of the vehicular turn off to Wardell. Where possible signs would be flood light and landscaped to reinforce driver awareness of the access points to Wardell.



Advance indication Signage location



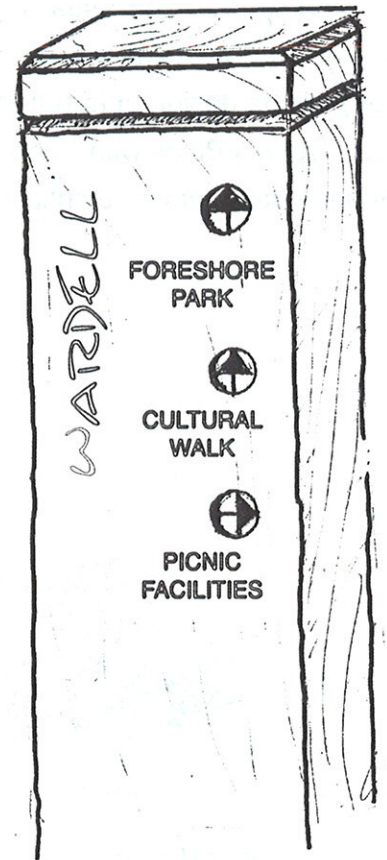
Advance indication Signage

4.1.3 Pedestrian Directional Signage

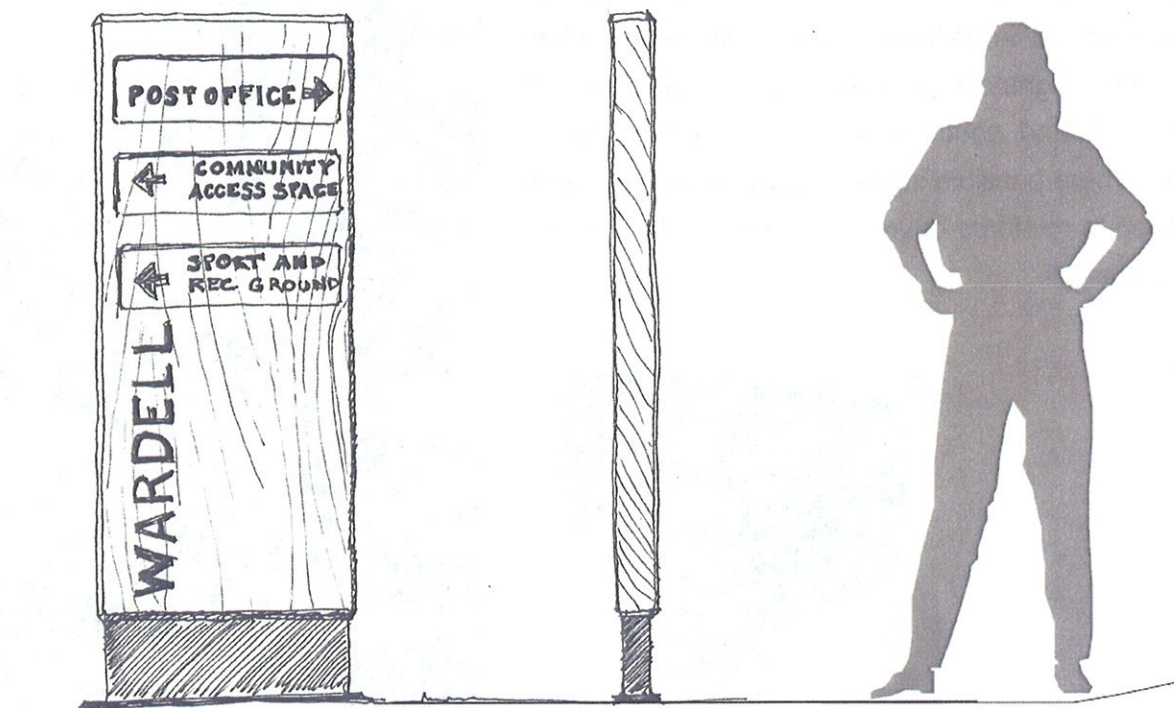
Directional and information signage within Wardell would be consistent with detailed designs for "way finding" within the village.

These signs would be described as hardwood timber planks and vertical signage.

Directional signage is to be located along the historic walks, river wharf areas, recreation centre cycleways etc.



Small timber signposts approx. 750mm high



Vertical Timber signs with steel frame and base

4.2 Precinct No. 2 - Avenue Tree Planting

Once vehicular traffic has been directed from the Pacific Highway the approach roads provide the next major visual impact for both visitors and the local community. One of the most significant visual features of the village centre is the avenue of fig trees located along Richmond Street. These fig trees have been identified in previous studies as a significant land mark and should be enhanced and retained. The masterplan proposes establishment of native avenue street trees to the approach roads from the highway to the village centre.

While Fitzroy Street has some existing vegetation adjoining the roadway it is recommended that new road verge landscaping occur adjoining Sinclair, Carlisle and Cedar Streets.

There are two distinct design elements involved in avenue tree planting within the Wardell village. One is the use of historic trees such as figs and pines. The other is the extension of the natural endemic bushland and use of native trees.





PROPOSED AVENUE TREE PLANTING
ADJUST TREE PLANTING TO AVOID DRIVEWAYS,
OVERHEAD POWERLINES AND SERVICES

PROPOSED ENTRANCE/DIRECTIONAL SIGNAGE

HISTORIC FIG AVENUE

NATIVE TREE AVENUE
PLANTING

scale
date
drawing no
issue

OVERALL PLAN
Proposed Avenue Tree Planting

WARDELL CONCEPT STREETScape MASTERPLAN

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4.2.1 Historic Trees

The Master Plan proposes the extension of the existing 'memorial' fig tree planting along Richmond Street. This involves adding four additional fig trees as shown on plan and modifying the landscape to the central island adjacent to the school.

The *Ficus benjamina* treed avenue to Richmond Street provides one of the most important environmental elements that identify the village centre and it is considered essential that the same species of fig be used as replacement or extension of this historic avenue.



Historical Fig Avenue

Retain grass verge and extend where possible. Improve maintenance to concrete dish drains and add extra lighting to the existing power poles where required.



4.2.2 Historic Fig

The fig at the hotel river frontage is being eroded and requires immediate restoration (stone pitch wall and back filling with a selected planting mix) to reduce the damage to the root system. Refer Councils arborists report.



Exposed Fig tree roots on the Richmond River foreshore near the existing wharf.

4.2.3 Other Fig Tree Plantings

While there will be a discrepancy in size of new Fig tree planting it is proposed to add to the original “theme” planting with some additional trees. These trees should be purchased at an advanced size and planted in the areas indicated on the plan. It is recommended that while the *Ficus benjamina*'s to Richmond Street be extended through to the school some *Ficus hillii* could be used as replacement trees especially to the central traffic island in Sinclair Street