



No	Project	Description	Approx. Quantities	Approx. Cost	Possible funding Source
3	Precinct No. 3: Main Street South				
3.1		Under ground overhead power lines		No Allowance	Subject to joint funding buy Country Energy and Council.
3.2		Under ground drainage (lin metres) Includes grated surface.	230 linear m x \$250	\$57,500	
3.3		New kerb and gutter and road profile (lin metres) - K & G 200m x \$55 = \$11,000 - Road Profile = \$26,000	200 linear m x \$185	\$37,000	
3.4		New paving to footpaths sq.m x \$175	750 sq.m	\$131,250	
3.5		New lighting - Allowance only	14 x \$6,000	\$84,000	
3.6		Street furniture: Seats + table seat units	8 x \$6000	\$48,000	
		Bins	7 x \$2,500	\$17,000	
		Bollards	30 x \$500	\$15,000	
3.7		Soft landscape: Avenue trees (Semi mature trees)	7 x \$3,000	\$21,000	
		Garden areas	120 sq.m x \$150	\$18,000	
		Irrigation	Allowance only	\$20,000	
3.8		New bus stop		No Allowance	
3.9		Documentation and services allowance 15%		\$68,000	
3.10		Allowance 10%		\$45,000	
Order of Costs: Main Street South				\$561,750	
4	Precinct No. 4: Main Street North				
4.1		Under ground overhead power lines (conduits only)	100 m x \$150	\$15000	Subject to joint funding buy Country Energy and Council.
4.2		Under ground drainage (lin metres, inc. grates)	150 linear m x \$250	\$37,500	
4.3		New kerb and gutter and road profile (lin metres)	300 linear m x \$185	\$55,500	
4.4		New paving to footpaths m2	1,100 sq.m x 175	\$192,000	
4.5		New lighting	13 x \$8000	\$104,000	



No	Project	Description	Approx. Quantities	Approx. Cost	Possible funding Source
4.6		Street furniture: Seats + table seat units	Allowance 10 x \$6k	\$60,000	
		Bins	10 x \$2,500	\$25,000	
		Bollards	60 x \$500	\$30,000	
4.7		Soft landscape: Avenue trees (Semi mature trees)	10 only at \$3,000	\$30,000	
		Garden areas	200 sq.m x \$150	\$30,000	
		Irrigation	Allowance Only	\$30,000	
4.8		New bus stops		No Allowance	
4.9		Documentation and services allowance 15%		\$92,000	
4.10		Allowance 10%		\$61,000	
Order of Costs: Main Street North				\$762,000	
5	Precinct No. 5: Upgrade of recreation facilities, avenue trees and signage to vehicular approach roads.				
		Parks & Recreation Facilities Elizabeth Ann Brown Park Total upgrade including new monuments and memorial, entrance, street furniture, playground, etc.		No Allowance	Subject to adoption of Councils plan of management Separate grant funding
		Avenue street tree planting, approach roads	Approx. 80 x \$500	\$40,000	By Council
		Carpark landscape upgrade with trees and soft landscape	40 + gardens at 500	\$20,000	By Council
		Note: add 15% to all costs for design and documentation services approvals.		\$9,000	
Total for all Soft Landscape Works				\$69,000	

Note: Preliminary Cost Estimates have been supplied by Councils Civil Services Group based on previous streetscape construction estimates and are 'Order of Costs' for establishment of budgets only. There is no contingency allowance, detailed survey for services relocation, infrastructure upgrades or alterations to the road carriageway levels.

APPROXIMATE TOTAL ALL WORKS \$1.5M



PUBLIC CONSULTATION

Exhibition

The streetscape concept Master Plan proposal was prepared over a three (3) month period and included workshop meetings with Councils Consultancy Team and the following nominated groups:

Workshop Groups

1. Councils C Ward Committee

Including the Mayor, General Manager, C Ward Councillors, Community Group representatives and Councils Project Manager.

2. Retail Representatives

Key retail and business representatives from Alstonville Village Centre, special interest group representatives, and Councils Project Manager.

3. Councils Technical Team

Senior Council Staff included representation from Civil Services, Regulatory Services, Strategic Planning and Corporate Services.

4. Service Authorities

Meetings were held with representatives of Country Energy (electrical authority), RTA and Councils Engineering Works Section.

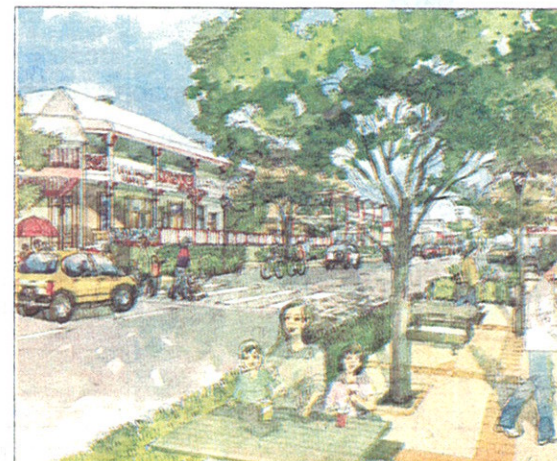
The preferred Concept Master Plan proposals for streetscape

improvements for Alstonville Town Centre were placed on public exhibition from **31st March to 20th April 2007** at Alstonville Plaza, selected shop fronts within Main Street Alstonville and Councils Administration Centre, Ballina.

Brochure material was prepared for the exhibition including local newspaper articles, questionnaires/comment sheets and report material exhibited on Councils web site. A total of 1000 brochures/questionnaires were printed for distribution during the exhibition period.

www.northernstar.com.au

LOCAL NEWS



Master plan for towns on public show

Outdoor eateries are part of a complete makeover for Wardell and Alstonville

By MARY MANN

MASTER plans for the \$2 million Alstonville and Wardell streetscape improvements are going on public display, and Ballina councillors Keith Johnson and David Wright are excited.

They are calling for residents to take some time to look at the plans and fill out a questionnaire. "You will be surprised when you see the drawings and work-outs of what is anticipated for the towns," Cr Wright said.

"It will be a complete change to the main street, with aspects such as brick pavers, better lighting, trees and outdoor settings."

He said the focus of the Alston-

ville project was to give an identity to the main street and allow for more outdoor eateries.

Councillor Keith Johnson said it was not a 'doze it down, start again' project, but an embellishment of the existing structure.

The plans are on public exhibition from today and comments are invited until close of business on Friday, April 20.

Brochures including a questionnaire for each plan are available at Alstonville Plaza and a number of shops along the main street of Alstonville, Wardell Community Access Space, Bridge Cafe Wardell and Ballina Shire Council.

For more information go to www.ballina.nsw.gov.au

NEW LOOK: The Alstonville street plan's focus is to give an identity to the main street and allow for more outdoor eateries. Plans are on public display.



SUMMARY OF PUBLIC RESPONSES

Two hundred forms were received plus a petition (40 responses) and six written/emailed submissions.

Brochure Responses

Of the 200 brochures received the overwhelming majority were positive and recommended Council proceed with the project as soon as possible. Approximately 10 submissions (5%) were negative and suggested design changes (refer page 45). These proposals will be investigated further should the project proceed to Detail Design and Documentation. The most common negative response was to focus on the RTA bypass and not upgrade the streetscape until the bypass is complete.

A petition (approximately 40 responses) was submitted at the 'Plaza' display requesting a skate park. Around a 75% of these appear to be written in the same handwriting.

Note: total support for the Alstonville Concept Master Plan has been recorded at approximately 95% of the submissions received.

Summary: Approximately 200 responses received.

Positive Response -	Full Support	95%
Negative Response -	(Concerns to be reviewed during detail design/documentation)	5%



Community Consultation



No	Proposals	Agreed	Disagreed	Responses	Recommendations
1.0	TRAFFIC IMPROVEMENTS				
1.1	Continue to campaign for RTA through traffic bypass	100%		All comments received agreed that the heavy vehicular bypass is the main priority for improvement to Alstonville Village Centre. Concerns were expressed that these works be completed as the first priority of Council although not a council project.	Continue with actions that include a commitment for funding of the Alstonville vehicular bypass. Federal, State and Local Government.
1.2	Improve directional signage especially to off street carparks	98%	Approx 2%	Majority agreed with the proposal. Concern expressed that carpark space may be lost due to shade tree planting and general landscaping.	Recommend proceed with carpark signage package as soon as possible.
1.3	Improve carparking management including shade trees and landscaping of existing carparks.	97%	Approx 3%	Majority agreed restricted hours of parking to the Main Street. Also, recommendations for possible relocation of bus stops to Commercial Road. Road system to school precinct to be investigated.	Parking management system to be further investigated during the design development phase of Councils improvement program.
1.4	Provide additional off-street carparking-long term expansion.	98%	Approx 2%	Some concern expressed re expansion of existing parking. Majority agreed that improved access to long term carparking was desirable.	Further investigation required to provide improved access to carparks. Both private parking (hotel etc.) and public off street carparks.



No	Proposals	Agreed	Disagreed	Responses	Recommendations
2.0	PEDESTRIAN ACCESSIBILITY				
2.1	Remove open gutters – underground stormwater in Main Street	100%		All comments received agreed with the proposal to underground stormwater – remove open gutters.	Proceed with proposal as part of the town centre upgrade.
2.2	Repave footpaths and provide new street furniture, seats, bins, bollards and signage.	97%	Approx 3%	General agreement for paving upgrade – comments included possible alternatives to proposed brick paving.	97% responded positively to all paving and furniture – recommendation is to proceed with the concept proposals.
2.3	Underground overhead power lines and provide new pedestrian street lighting.	100%		Full agreement to underground power lines.	Proceed with the proposal as part of the town centre upgrade – subject to shared funding. (Country Energy and Council)
2.4	Provide additional boulevard trees in Main Street for shade and shelter.	95%	Approx 5%	Majority of the local community were in favour of provision of shade trees to the Main Street. Concern was expressed re the loss of parking and use of native tree species.	Recommend further investigation re street tree planting plus selection of native rainforest trees. Note: total of 8 existing spaces effected. Relocated to off-street long term carpark.



No	Proposals	Agreed	Disagreed	Responses	Recommendations
3.0	VILLAGE ACTIVITIES				
3.1	Support Councils DCP to retain historic building styles within the village centre.	95%	Approx 5%	The majority of responses received supported the idea of retention of historic buildings. However, concerns were expressed that 'village scale' of buildings was more important than a strict adherence to the historic theme.	Village scale to be reflected in the Detail Design of the current streetscape proposals. Possible Council review of historical sections of the DCP.
3.2	Retain the village atmosphere and rural character of Alstonville.	100%		Full public support to retain village atmosphere of Alstonville.	Incorporate urban design initiatives of 'village scale' during the Detail Design Phase.
3.3	Improve recreation and surrounding park/pedestrian access.	100%		Full agreement for parks improvement program. Some submissions recommended extension of the existing parks adjoining the village centre.	Proceed with current improvements program.
3.4	Promote public art entertainment and recreation.	95%	Approx 5%	Some submissions expressed concern regarding the 'quality of public art'. The majority supported improved entertainment and recreation.	Proceed with Master Plan proposals. Review artwork during the Detail Design Phase.
3.5	Establishment of a regional fresh food market within the village.	95%	Approx 5%	Concern was expressed regarding the location and possible retail competition proposed by the 'market' concept.	Review location during the Detail Design Phase of the Master Plan recommendations.



No	Proposals	Agreed	Disagreed	Responses	Recommendations
4.0	IMPLEMENTATION				
4.1	Support staged construction of street signage improvements. Stage One, Bugden Lane and central pedestrian crossing.	95%	Appox 5%	The majority of responses requested the Master Plan proposals be commenced immediately. Concerns were expressed that it may be preferable to delay until after the highway bypass has been constructed.	Proceed with implementation subject to Council funding and the support by Service Authorities. Note: Support to complete upgrade as one stage.

No	Item	Action Required	Possible Time Frame
5.0	RECOMMENDED IMPLEMENTATION PROGRAM		
5.1	Concept Masterplan	Council adoption of the masterplan report and allocation of funds	1st Jul 2007
5.2	Detail Design phase	Project team to proceed with detail design - Negotiation required with RTA, Country Energy, Telstra, affected property owners, Hydraulic/civil engineering etc. Presentations to C ward committee and retail group - review construction estimates	Jul to Oct 2007
5.3	Documentation Phase	Preparation of tender documentation for construction including detailed programs and schedules for off site manufacture and delivery of materials.	Nov 2007 - Feb/Mar 2008
5.4	Tender Phase	Contract tenders including management of pre-construction works by authorities.	Feb/Mar 2008
5.5	Construction	Proceed with staged construction including traffic diversions, and management to avoid disruptions to retail trade.	Apr/Sep 2008



PUBLIC EXHIBITION 31st March - 20th April07

Specific Comments: may be addressed in detail Design / Documentation Plans.

- Cafes open Saturday/Sunday
- Tree removed adjacent to Alstonville bottle shop
- Concern that delays may occur if bypass is not completed prior to village upgrade.
- Support for DCP more historic town
- Plaza and toilet facilities to be upgraded
- Do not support DCP historic village – no trees
- Different paving to footpaths to be investigated
- Business owners to provide some funding – special rate levy.
- Concern re street trees generally in main street and car park areas.
- Screen hedges may be a problem – vandalism
- Relocate pedestrian crossing – more central location
- Raised pedestrian crossing – slow traffic
- Traffic pollution too heavy to support outdoor cafes.
- More outdoor dining.
- Relocate bus stops to Commercial Road.
- Timed parking in the main street preferred – short term.
- Use native trees for streetscapes.
- Form town square at proposed village market.
- Council to purchase garage in main street and turn the area into a park.
- Install CCTV cameras – security.
- Improve maintenance in the village centre – Council.
- More shops required.
- Bypass should be implemented first – prior to Master Plan
- Redirect Daley Street – one way traffic system.

Note:

From the responses the following people requested ongoing participation in the project: Richard Billson, David Fell and Ian Traise.

Alstonville Village Centre



Suggestions and comments

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further comment

how to participate

Council looks forward to your participation so please take the time to fill in the questionnaire by indicating if you agree or disagree with the proposals and returning this section and your comments by **20 APRIL 2007**

Ballina Shire Council
Administration Centre
Cnr. Tamar & Cherry St.
Ballina

or post to:
Ballina Shire Council
P.O. Box 450
Ballina NSW 2478

Or email: alstonvilleplan@ballina.nsw.gov.au

Or simply place in the questionnaire boxes provided at the Public Exhibition in Alstonville Plaza display area.

Note: Council's consultant urban development team will undertake assessment of all comments and issue final recommendations.

This is your opportunity to comment on the upgrade proposals and participate in planning of your village centre.

The project team thanks you for your assistance and looks forward to staged implementation of streetscape improvements for Alstonville Village Centre.

For Further Information

For additional information regarding the draft concept plan and proposed village improvements please contact:

Paul Busmanis Project Manager/ Engineering Works Manager
Ballina Shire Council
phone: (02) 6686 4444
fax: (02) 6686 9514
email: paulb@ballina.nsw.gov.au

Michael Ewings Director - Consultancy Design Team
Environmental Landscapes (NSW) Pty Ltd
phone: (02) 9555 1033
fax: (02) 9818 5292
email: michael.e@epnsw.com.au

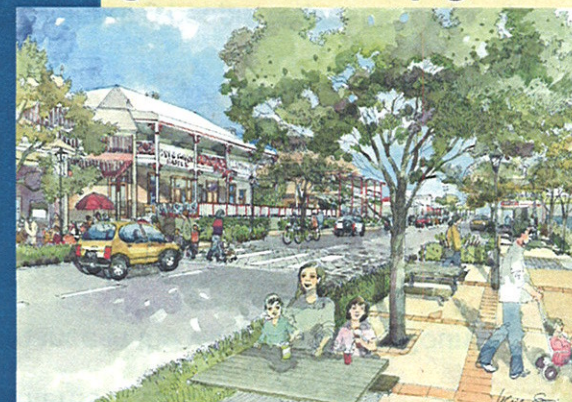
Plans and reports are available for viewing at Council's Administration Centre and from the website at:

www.ballina.nsw.gov.au

(home>community & lifestyle>alstonville concept masterplan)

return this section to Council

Alstonville Village Centre Upgrade



Concept Master Plan Proposals

streetscape improvements program

Public Exhibition
From **31 March** to **20 April 2007**



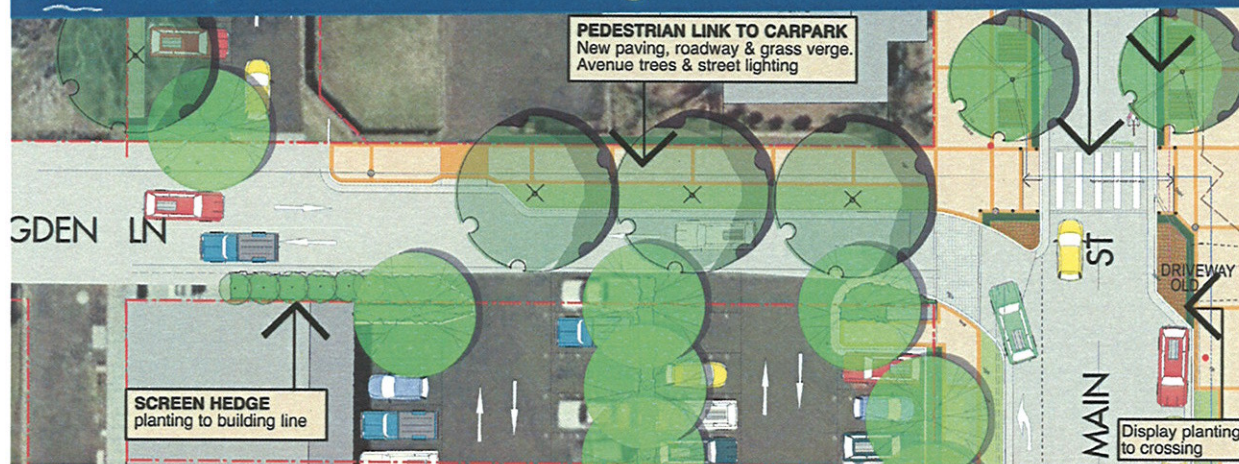
a community project by
Ballina Shire Council

environmental landscapes

alstonville village centre streetscape improvements



improve our village centre



major objectives

To provide a streetscape Concept Master Plan within an overall urban design theme that incorporates the following:

- Retains the village atmosphere and rural community lifestyle of Alstonville
- Develop proposals that support and promote Councils Development Control initiatives for ongoing development and expansion of the village centre
- Enhance the function and visual amenity of the village streetscape including public facilities such as shaded footpaths, quality street furniture, new pedestrian lighting and areas for entertainment and recreation within the town centre.
- Provide a cohesive streetscape environment and reinforces Alstonville's civic pride and upgrade the visual and physical appearance of the town centre.
- Upgrade street and pedestrian lighting to improve safety and extend the night life of community facilities.
- Establish a staged design/construction program that can be implemented by Council and the community as funding becomes available.
- Promote a Stage One precinct upgrade for immediate implementation subject to community support and council funding.

Precinct No 1 - Bugden Lane and the central pedestrian crossing

Main street concept Master Plan has been commissioned as part of Councils commitment to upgrade infrastructure and improve pedestrian amenity within the village centre. The project team includes Urban Design Consultants, Council staff, business and community representatives and Councils C Ward Committee. The team has prepared concept plans that establish a direction for staged streetscape improvements to the town centre. The concept proposals are now on exhibition for public comment.

Subject to public support/comments and the availability of Council funds for construction, it is proposed to commence with Precinct No. 1 Bugden Lane and the central pedestrian crossing upgrade as part of Councils commitment to commence streetscape improvements to Alstonville.

A program for ongoing streetscape works including preliminary cost estimates has been provided for the entire village centre improvements program as listed on the comment sheet.

comments sheet

Concept masterplan proposals

Streetscape Improvements Alstonville

agree ☒ disagree ☒

1.0 TRAFFIC IMPROVEMENTS

- Continue to campaign for RTA through traffic bypass.
- Improve directional signage especially to off-street carparks.
- Improve car park management including shade trees and landscaping of existing carparks.
- Provide additional off-street carparking – long term expansion program.

2.0 PEDESTRIAN ACCESSIBILITY

- Remove open gutters – under ground stormwater in Main Street.
- Repave footpaths and provide new street furniture, seats, bins, bollards, signage.
- Under ground overhead power lines and provide new pedestrian street lighting.
- Provide additional boulevard trees in main Street for shade and shelter.

3.0 VILLAGE ACTIVITIES

- Support Councils D.C.P. to retain historic building styles within the village centre.
- Retain the village atmosphere and rural character of Alstonville.
- Improve recreation and surrounding parks and pedestrian access.
- Promote public art, entertainment and recreation.
- Establish a regional fresh food market within the village centre.

4.0 IMPLEMENTATION

- Support staged construction of streetscape improvements – Stage 1 Bugden Ln & the central pedestrian crossing

