

8 streetscape treatments

lighting

8.5 Decorative Lighting

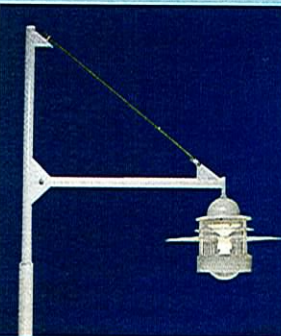
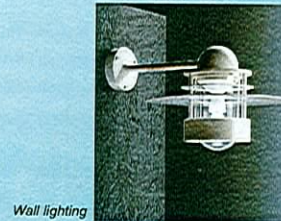
It is imperative that lighting throughout the C.B.D and in particular, River Street, be of a level greater than currently provided. Quality pedestrian lighting of sufficient illumination will enhance and emphasise the streetscape at night, ensuring that there is a safe, welcoming atmosphere or encourage night time pedestrian use. Existing night use of River Street is fairly limited due to issues relating to safety and security. Night use of the C.B.D. will depend greatly on the promotional activities and an associated programme of festival events.

It is recommended that the lighting design within the Town Centre be upgraded with the intention of emphasising the character of the C.B.D. area. The three levels of lighting recommended include:

- Standard pedestrian lighting
- Special lighting (including floodlighting of sail structures etc)
- Festival event lighting – bud lighting to feature trees at pedestrian crossings and roundabouts.

Lighting will vary depending on the time of year and levels of display required. Bright festival lighting should only be used during major community or retail promotions and Summer Festivals. Lighting, including street lights will only be used during times of heavy pedestrian use, for example, between 7pm and 12 midnight during the summer months and 5.30pm to 10.30pm during winter. Lower lighting levels will be utilised out of peak user periods to reduce running and maintenance costs.

Flood lighting is proposed for all accent trees located at intersections and mid-block crossings. Special flood lighting is also proposed for sail structures and adjoining the river frontage area in Fawcett Street.



Wall lighting



Bollard lighting

A marine design theme is proposed for lighting.



Bud lighting of avenue trees

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cafe furniture

8.6 Cafe Furniture

The use of a uniform set of chairs and tables in café areas will ensure a cohesive character and improve the visual quality of Ballina's Town Centre. The furniture recommended for these areas is of a simple, elegant contemporary design that combines solid frames and dual paint finishes. Chairs can be stacked for ease of storage. These items of furniture would be complemented with quality colourful canvas umbrellas to maximise shade provision to café areas. This quality outdoor café furniture should be purchased by Ballina Shire Council for lease to cafes and restaurants identified in the design for on-street trading. Lease arrangements for the purchase of café furniture and areas of operation must be defined by Council and arrangements confirmed with shop owners or operators. Leasing of footpath space will generate income for Council. These funds could be utilised to offset costs associated with the need for increased maintenance within the Town Centre.

It is recommended that Council purchase samples of furniture for presentation and selection by Councils Project Steering Committee.



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flags and banners

8.7 Flags & Banners

Flagpoles are proposed to be located at the vehicular entrance points to the Town Centre, along River Street, and at selected intersections to highlight community events/festivals and retail promotions.

A special feature of the flagpoles will be the provision for 4.5m decorative flags, designed for maximum visual impact. Sets of display and promotional flags and banners need to be carefully designed and manufactured. Materials must be completely waterproof, double stitched especially on corners, and lightweight to gain maximum display. Bright colours depicting community promotional 'themes' are proposed. Flags and banners may be sponsored by retailers and community groups for selective displays within the Town Centre. Local artists can be used to provide flag designs that promote the history and activities of the region.

It is imperative that flags are not left on display for more than two weeks and that there is a minimum of one week between consecutive displays of new flags/banners to achieve maximum visual impact.



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sail structures

8.8 Sail Structures

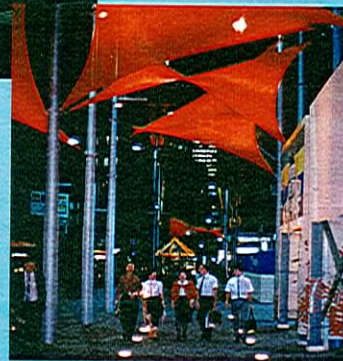
Sail structures are proposed for use throughout the waterfront precinct, along the Riverwalk Arcade and at the entrance to Captain Cook Park. The structures will provide some weather protection, but will also be a visual identification to direct pedestrians to the waterfront precinct. Sail structures shall also be used to provide shade to the children's playground and interactive water play area. All shade structures are to be flood lit for night identification.



Tensioned sail cloth shade canopies at The Entrance.



'Inverted' style shade canopies.



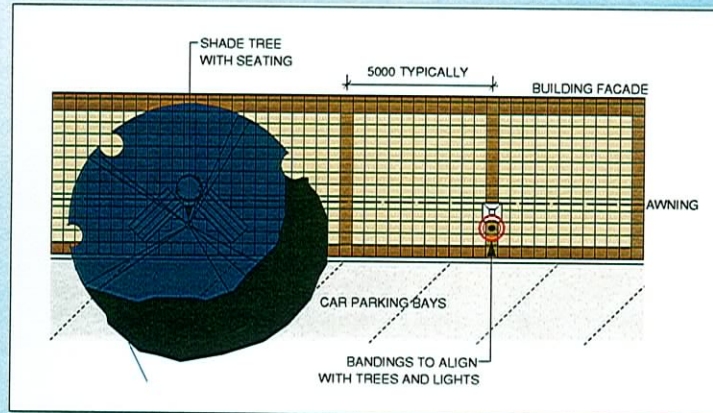
8 streetscape treatments

pavement improvements

8.9 Pavement Improvements

Pavements must be durable, easy to clean, and have a quality nonslip surface. The paving design and selection of colours should be undertaken during the detailed design phase for Stage One. However, it is recommended that consideration be given to using a light coloured pre-cast commercial concrete product.

All pavements must be laid on a solid concrete base with minimum surface falls. Samples of pavements and all furniture items will be provided for final selection and approval by Council's Project Steering Committee during the Detailed Design phase for Stage One Construction. However, it is recommended that pre-cast segmental commercial paving be used throughout the Town Centre.



TYPICAL PLAN - PREFERRED PAVING LAYOUT



400 x 400 x 40 'Honed' concrete paving units with contrasting band.



Feature pavements to be used in key locations.



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sculptural elements

8.10 Sculptural Elements

The Masterplan proposes use of interactive water sculptures, art seating, and pavement plaques/footprints as part of a co-ordinated local artworks package for the River and Fawcett Street precincts.

Locations for artworks need to be defined as part of the staged detailed design for each precinct. Much of this artwork will be subject to government funding, however the effective use of local artists will ensure that the C.B.D. continues to develop with a distinctive character which reflects its riverside location, coastal setting and cultural/social history.

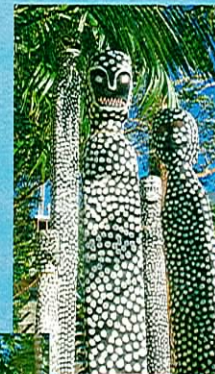


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aboriginal artwork

8.11 Aboriginal Artwork

The redevelopment of the river front parkland provides an opportunity for inclusion of local Aboriginal Artwork. The final selection of artwork is to be nominated by local representatives of the Aboriginal community. It is intended for the artwork to reflect both the history of Aboriginal life in the region and the Richmond River. Artworks may also be incorporated in the children's interactive water playground area and along the riverside walk.



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soft landscaping

8.12 Soft Landscaping

The recommendation for the establishment of shade trees and soft landscape elements relates to several factors:

1. Local Area

Trees must have a proven track record in the area and be extremely resilient as they will be grown in a confined space with poor soils and a high salt water table.

2. Shade/Shelter

Shade trees need to be large and spreading to cover as much roadway as possible. Preference is given to deciduous trees as they provide for Winter sun and Summer shade over seating areas.

3. Accent Trees

Development of a 'theme' (where possible use of native species) is important to identify the Town Centre. It is recommended that only one or two species be used and that accent trees (usually evergreen), are located at road intersections, traffic roundabouts and pedestrian crossings.

4. Shrubs/Ground Covers

Again it is important to select species that have a proven track record of survival in streetscape conditions. Groundcovers are usually easy to maintain with colourful shrub plantings used in combination with accent planting.

5. Maintenance

It is important that all new planting be as mature as possible, and be installed with quality soil mix, fertiliser, irrigation etc to promote maximum growth.

Note: the final selection of tree and plant species will be determined during the Detailed Design phase for the Ballina Town Centre upgrade.



Accent plantings



Shrubs & groundcovers



Deciduous trees



9 programme

staging, cost estimates & funding

9.1 Staging

The redevelopment of the Town Centre can be constructed in stages subject to the availability of funds. Construction should not occur during the Christmas/School Holiday period through to Easter, as this is the major tourist season.

Construction should be programmed to avoid disruption during shop trading hours - night pavement construction to all footpath areas is recommended.

The area recommended for Stage One is the central block on River Street (Moon Street to Cherry Street) and the Foreshore Park, as this will provide the maximum visual impact and reinforce the pedestrian north/south link through the Town Centre.

9.2 Construction Estimates

The following is a summary of preliminary construction estimates for infrastructure and environmental improvements for the beautification of River Street and The Foreshore Parklands.

RIVER STREET INFRASTRUCTURE IMPROVEMENTS

1.0 STAGE 1 CENTRAL BLOCK: Moon Street to Cherry Street

| | |
|---|------------|
| 1.1 Preliminaries and Off-Site works | \$ 319,271 |
| 1.2 Roadworks & Drainage | \$ 465,875 |
| 1.3 Footpath Extensions | \$ 585,000 |
| 1.4 Kiosks: on-street (leased by Council) | \$ 70,000 |
| 1.5 Sail Canopies: link to river foreshore area | \$ 244,800 |
| 1.6 New Street Furniture & Lighting | \$ 241,500 |
| 1.7 Soft Landscaping: trees, shrubs, irrigation | \$ 73,200 |

Total Budget Expenditure Stage One: \$1,999,646

2.0 STAGE 2: WESTERN BLOCK: Grant Street to Moon Street

Works to include underground services upgrade and new urban design works: roadworks, footpaths etc.

Total Budget Expenditure Stage Two: \$1,636,220

3.0 STAGE 3: WESTERN BLOCK: Cherry Street to Martin Street

Works to include underground services upgrade and new urban design works: roadworks, footpaths etc.

Total Budget Expenditure Stage Three: \$1,670,730

4.0 WATERFRONT PARKLAND

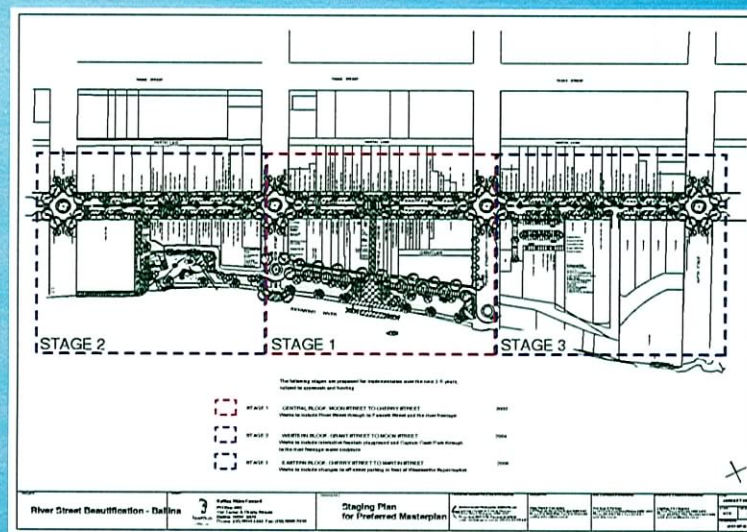
Works to include buildings (kiosks/restaurants), picnic facilities, children's interactive playground, central market area, new street lighting and furniture, upgraded roads and car parks.

Total Budget Expenditure Stage 4: \$2,562,218

9.3 Funding

Council is examining several sources of funding for investment in Ballina's Central Business District. Funding sources include: Council revenue and/or loans; Government Grants, including Town Centre improvement funding and investment from Council's road and infrastructure budgets; arts and regional sponsorship, rental returns from proposed kiosks/restaurants etc.

Funding shall be allocated for staged construction subject to public support of the C.B.D. Urban Improvements Programme and Masterplan proposals.



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11 appendices

Appendix A Issues Report

Appendix B Engineering Reports

- *Transport Issues*
- *Hydraulic/Stormwater Issues*

Appendix C Community Consultation - Brochure Material

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