

Alstonville

village centre streetscape improvements **CONCEPT MASTERPLAN**



Ballina Shire Council
Cnr Tamar and Cherry Streets
P.O. Box 450
Ballina NSW 2478

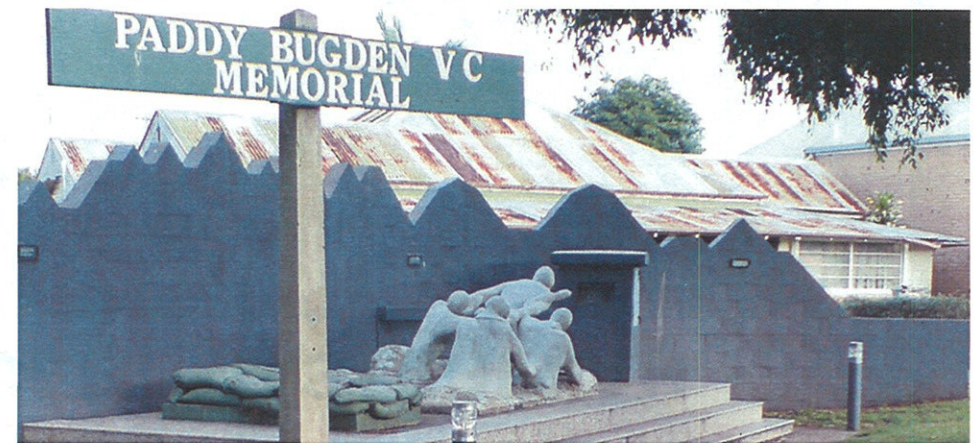


Prepared by:
Environmental Landscapes (NSW) Pty Ltd
Ph: (02) 9555 1033 Fax: (02) 9818 5292
email: michael.e@epnsw.com.au

SUMMARY REPORT

May 2007

1.0 BACKGROUND INFORMATION	3	4.0 STREETScape IMPROVEMENTS	27
1.1 Project Brief	3	4.1 Lighting	27
1.2 Study Objectives	4	4.2 Street Furniture	28
1.3 Site Analysis	4	4.3 Bollards	30
1.4 Project Constraints - Summary	5	4.4 Pavements	31
		4.5 Soft Landscape Elements	32
2.0 URBAN DESIGN OPPORTUNITIES	6	5.0 STAGING PROGRAM	34
2.1 Overview	6		
2.2 Vehicular Traffic & Parking	6	6.0 CONSTRUCTION ESTIMATES	35
2.3 Pedestrian Assessment	7		
2.4 Townscape Improvements	8		
3.0 CONCEPT MASTER PLAN	9	APPENDICES	
3.1 Overall Landscape Master Plan	9	Appendix A: Issues Report, January 2007	
3.2 Precinct Plan	11	Appendix B: Public Consultation Process	
•Precinct 1: Bugden Lane and Central Pedestrian Crossing	12		
•Precinct 2: Freeborn Park	17		
•Precinct 3: Main Street – South	18		
•Precinct 4: Main Street – North	21		
•Precinct 5: Upgrade to Parks & Avenue Tree Planting	23		



Paddy Bugden Memorial, Bugden Ave Alstonville

1.0 BACKGROUND INFORMATION

1.1 Project Brief

The Council brief for Alstonville relates to the preparation of a Streetscape Concept Master Plan that will provide landscape and urban improvements to the Alstonville Town Centre.

The Concept Master Plan is a guideline document and does not resolve detail design and implementation issues associated with construction and major intersection design (such as the intersection of Main Street and Bugden Avenue). However, this report and the associated Concept Master Plan and staging program does identify practical programs for staged environmental improvements that will ensure that Alstonville retains its unique village atmosphere and sense of a rural, hinterland community.

The Master Plan defines beautification works to the public streetscape areas predominantly associated with the main street (the historic village centre) and investigates issues such as public amenity, traffic management and parking, pedestrian and cycle access, heritage values, street furniture, outdoor facilities, and the upgrade of utility services.

Community workshops and liaison with Council C Ward Committee have been undertaken in the development of Master Planning recommendations. A detailed 'public exhibition'/brochure has also been incorporated into the consultation process to ensure the overall recommendations are endorsed by the local community (refer Appendix B, Public Consultation Process).



Bugden Avenue and Main Street Alstonville with the old Bank of New South Wales 1940's

1.2 Study Objectives

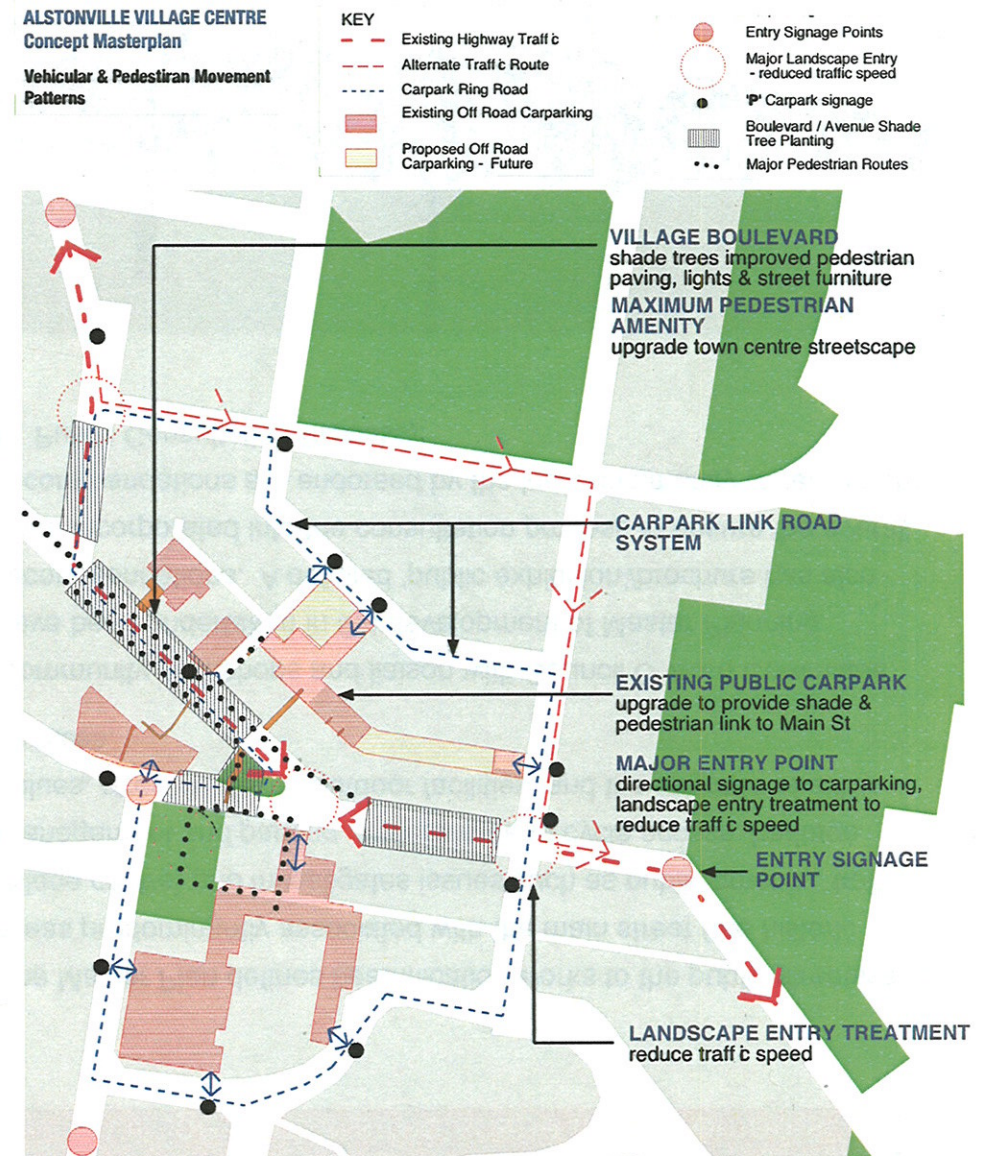
The study objectives are as listed in Councils detail Landscape & Urban Design Brief and as outlined in the projects 'Issues Report', January 2007. Refer Appendix A. The major objective of the study (as endorsed by Council 'C Ward Committee') is to provide a practical Concept Master Plan for Alstonville Main Street that is supported by the community and can be implemented in various stages as funding becomes available.

1.3 Site Analysis

The analysis of the constraints and opportunities for environmental improvements were undertaken in conjunction with Councils Project Manager, staff and Community representatives. The Master Plan also considered the following background reports as supplied by Council:

- Ballina Shire Urban Land Release Strategy 2000
- Ballina Shire Development Control Plan No. 1, Urban Land
- Ballina Shire Development Control Plan No. 6, Alstonville Village Centre Enhancement
- Summary Report, Village Snapshot Project, Alstonville, 2005

In summary, this report supports and extends Councils recommendation as developed for D.C.P. Chapter 6, Alstonville Village Centre Enhancement.



1.4 Project Constraints Summary

The project constraints are as listed in the Issues Report January 07 and can be summarized as follows:

Traffic:

- Highway and heavy vehicular traffic using main street as through access – safety issues and noise pollution.
- No major directional signage to off-street central car parks
- Car park management issues both in time restrictions, extent of parking areas and access need to be reviewed.



Main street as part of Bruxner Highway carries B-Double heavy vehicle traffic



Open gutter/channel on Main Street



Exposed seating

Accessibility:

- Open gutters and poor pedestrian access to footpaths.
- Overhead power poles and vehicle gutter bridges.
- No natural shade or shelter within the village centre exposed seating and dominant views of car parking areas.

Townscape Issues:

- Insufficient street furniture and conflicting architectural building styles.
- Poor access to surrounding parkland with inadequate pedestrian lighting.

2.0 URBAN DESIGN OPPORTUNITIES

2.1 Overview

The majority of problems relate to conflicts between traffic and pedestrian movement, and parking as identified in the Issues Report. Overall opportunities for improvements are as defined in Councils D.C.P. Chapter 6 and as listed in the Issues Report, Appendix C.

Major streetscape issues fall within the following categories:

2.2 Vehicular Traffic & Parking

Opportunities

- Highway By-Pass: to redirect through traffic and trucks from the village centre;
- Landscape Gateway entries: to main street including avenue tree planting;
- Directional Signage: especially to off-street car parking areas;
- Time restriction (main street parking) and management of car parks;
- Increased off-street parking: short and long term expansion of car parking areas including landscaping for provision of shade and landscape screening.



Village Centre shops and car park

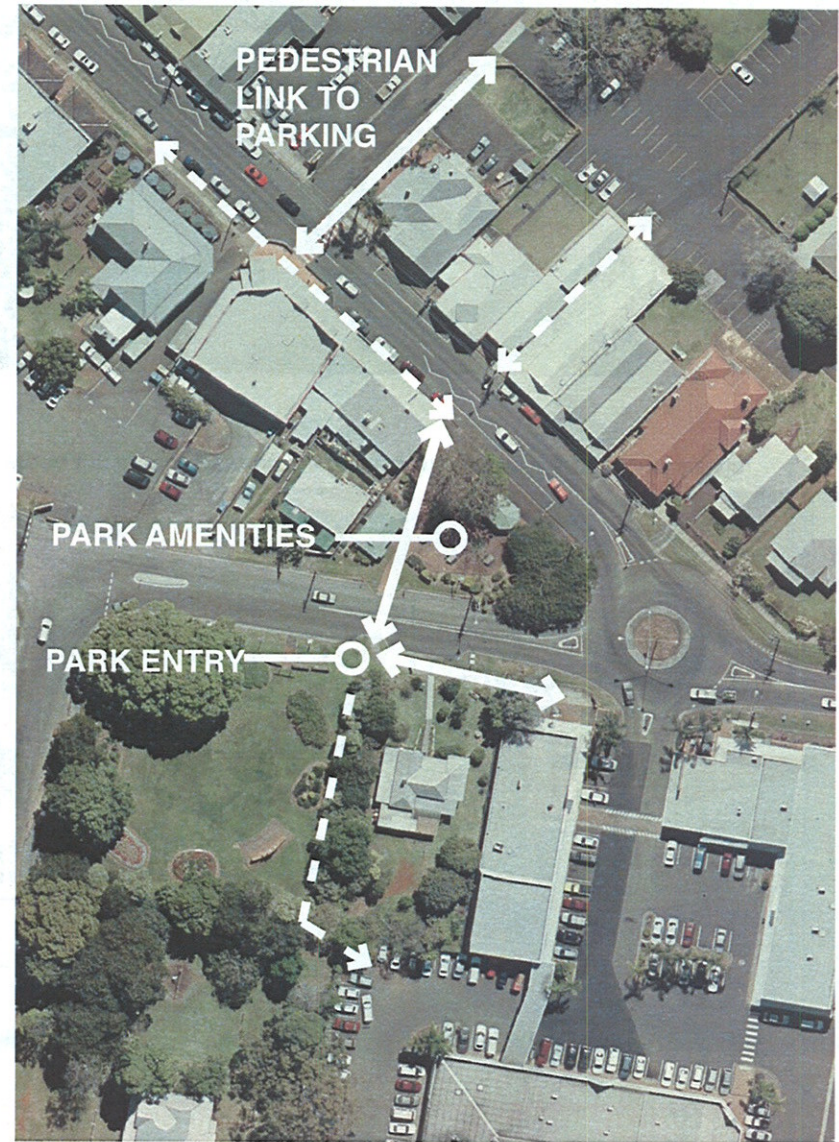


Main street view west from roundabout

2.3 Pedestrian Accessibility

Opportunities

- **Street Gutters:** underground open drainage gutters to improve stormwater infrastructure;
- **Footpaths:** improve access with low gutter profiles, new street paving and upgraded pedestrian crossings;
- **Street Lighting:** underground overhead power lines and introduce new pedestrian low level lighting to enhance 'night' use of the town centre;
- **Street Trees:** provide streetscape planting to selected areas for shade and shelter to seating areas. Frame views to important historic buildings;
- **Pedestrian Links:** provide improved pathway links and signage from main street to the plaza and to major facilities such as the sports grounds, swimming pools, leisure and entertainment centre, showground, etc.



Main connecting pedestrian routes

2.4 Townscape Improvements

Opportunities

- **Architectural Style:** Undertake physical upgrade of historic buildings with encouragement of property owners to implement paint and repair scheme as detailed in Councils D.C.P., Consolidation of the Rural Village Atmosphere.
- **Streetscape Furniture:** introduce a palette of street furniture including seating, table/seat units, litter bins, bollards, signage that are vandal resistant but also reflective of the village historic design theme and rural setting. Relocate existing seating to parkland areas.
- **Recreation:** improve pedestrian and cycle facilities in the town centre by linking surrounding parklands (soft landscaping, trees, grass) and upgrading playground equipment. (Note: Implementation of Elizabeth Ann Brown Park plan of management)
- **Public Art:** Commission local public artworks as part of the 'theme' for the village.
- **Promotions & Entertainment:** establish a program for promotion and entertainment within the town centre including a fresh food farmers market as an attraction for the agricultural produce, home and food industry in and around Alstonville.
- **Annual Festival Promotions:** limited use of flags and banners



Timber verandahs and balustrading typical of Alstonville's architectural style.



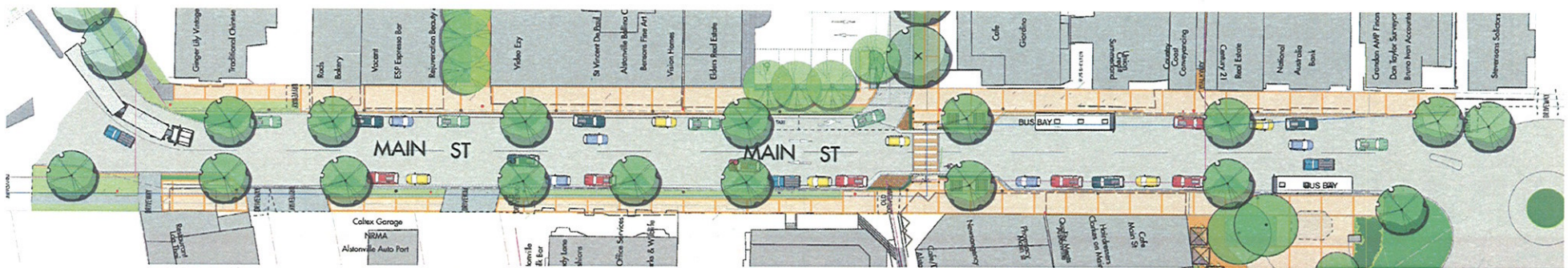
Elizabeth Ann Brown Park

As outlined in the Analysis Plans, the Concept Master Plan includes a thorough review and on site photographic analysis of all the relevant aspects associated with environmental streetscape improvements for Alstonville Village Centre.

The overall Concept Master Plan represents both long term and short term objectives for improvements to the village centre and provides guidelines for staged implementation. The proposed staged development is subject to Council funding and Government Grant applications and the support of the local community.



Concept Master Plan study area



Main Street concept



MASTER PLAN – Graphic plan fold out A3

3.2 Precinct Plan

Each precinct has been divided into construction packages that enable Council to assess priorities related to funding and the availability to access government grant schemes.

PROPOSED DEVELOPMENT PRECINCTS

Precinct 1 Bugden Ln & Main St pedestrian crossing - carpark extension, Newsagent building forecourt and Federal Hotel frontage

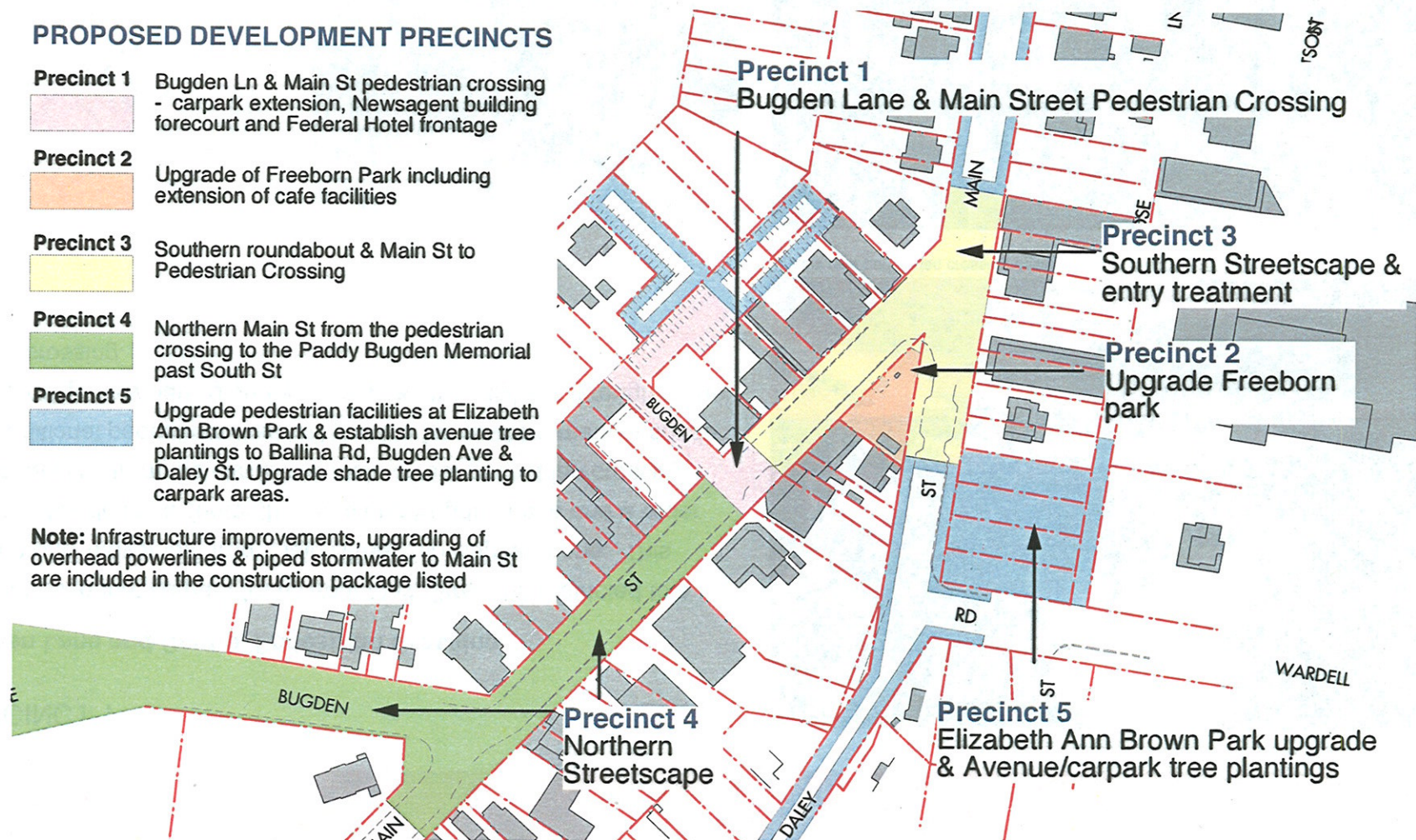
Precinct 2 Upgrade of Freeborn Park including extension of cafe facilities

Precinct 3 Southern roundabout & Main St to Pedestrian Crossing

Precinct 4 Northern Main St from the pedestrian crossing to the Paddy Bugden Memorial past South St

Precinct 5 Upgrade pedestrian facilities at Elizabeth Ann Brown Park & establish avenue tree plantings to Ballina Rd, Bugden Ave & Daley St. Upgrade shade tree planting to carpark areas.

Note: Infrastructure improvements, upgrading of overhead powerlines & piped stormwater to Main St are included in the construction package listed



PRECINCT 1

Bugden Lane and Central Pedestrian Crossing

It is proposed that carpark traffic from Main Street be restricted to a left turn only movement from Main Street into Bugden Lane. This will provide additional footpath area along Bugden Lane and a wider pedestrian link from the carpark to Main Street pedestrian crossing. The additional pedestrian area will provide for establishment of shade tree planting, new paving and a 'pedestrian friendly' link through to the central crossing.



Precinct 1 Council carpark, Bugden Ln & the central pedestrian crossing.



Current pedestrian crossing on the Main St. - note location of power pole



Typical new pedestrian crossing design



Pedestrian crossing design - Dubbo