

6 preferred masterplan



precinct 3: views of upgraded car parking facilities

ballina river street beautification

Ballines

7 river frontage

7.1 Fawcett Street River Frontage

The Richmond River Park, which is located adjacent to River Street, has the potential to be one of the key family recreation attractions within the C.B.D. Current works include establishment of a wharf deck and open parkland area adjoining the Richmond River. The existing Riverwalk Arcade is proposed to be upgraded, providing clearly identifiable access to the Riverside Park. This will provide direct access link the Town Centre to the river frontage recreation area.

7.2 Riverside Promenade

Establishment of a paved walkway adjoining the river edge. It is proposed to separate the cycleway route and pedestrian access through this area which should eliminate the need for a handrail to the river edge. Timber bollards will be used to reflect the heritage marine architecture of this old slipway site. Screen shelter seating areas are proposed in association with shade trees to the pedestrian promenade.

7.3 Picnic Facilities & Playground

The western end of the riverside parkland is to be developed to include a children's playground and sail structure cover. All equipment will be designed for toddlers play to encourage family use of this area. Two picnic shelters and one B.B.Q. shelter are proposed to encourage weekend use for this section of the parkland.



Timber plank decking similar to that shown above is proposed for adjacent to the existing wharf structure.

Timber bollards are proposed to reflect the heritage marine architecture of the site.



A sail structure is to be erected over the children's playground. It will be similar to that used at the Entrance - pictured opposite.



Relocate two or three active prawn trawlers to either side of the existing wharf structure to reinforce the marine theme and to provide interest for tourists.

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7.3 Market Area

The central area of the riverside park includes two kiosk facilities (recommended quality fresh seafood) with a coffee shop etc. The kiosk buildings are to be located under feature sail structures. A central open paved area has been provided for outdoor dining and access to the existing public wharf. It is proposed to provide timber plank decking adjacent to the wharf structure to again emphasise the marine architecture of the park area. Bollard lighting is also proposed for the deck area with pole lighting to be installed along the pedestrian promenade.

The open lawn areas to either side of the central market area have been designed to accommodate weekend fresh regional produce markets and outlets, festival events such as regional food stalls, and promotion of local produce and products. It is also proposed that two or three active prawn trawlers be relocated to either side of the wharf structure to provide interest and entertainment for tourists.

7.4 Waterfront Precinct

An amphitheatre and pelican feeding platform have been designed for the visual termination of Moon Street. This timber deck platform can be utilised as a drop-off point for small boats as well as a tourist attraction for pelican feeding. A large ships mast is proposed as a sculptural element for installation in the roundabout at Moon Street.



An amphitheatre and pelican feeding platform have been designed as one of the key elements in the waterfront parkland.



Weekend regional markets and outlets will promote fresh local produce and products. These markets will draw both locals and visitors to the Town Centre, creating an active, vibrant C.B.D.



A central open paved area with shade sail structures has been provided for outdoor dining and access to the existing public wharf.

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7.6 Interactive Water Feature & Lagoon

An interactive water feature and lagoon have been proposed as the central attraction to the southern end of the park. This water display garden and stage with shade structure is proposed as a major recreation attraction for use by both the local community and visitors to Ballina Town Centre. The central lagoon will contain 'sea creature' play sculptures and a sand base pond with filtered re-circulated salt water.

The existing C.W.A. building may be modified to include some multi-uses of this structure. This will be subject to negotiation and agreement with the current tenants.

7.7 Park Entry

The existing entry to Captain Cook Park is to be modified to include shade sail structures and increased pedestrian lighting. Existing memorial plaques will be relocated and a new pathway, outdoor furniture and display plant material will be incorporated as part of the park entry link from River Street. Proposals also include a possible extension of the R.S.L. deck frontage to the Richmond River. This will be subject to discussion with the R.S.L. Board and advice given as to funding implementation for these works.



Above: Extensive modifications are proposed for the park entrance, including new pavements, sail structures and increased pedestrian lighting - Captain Cook Park.



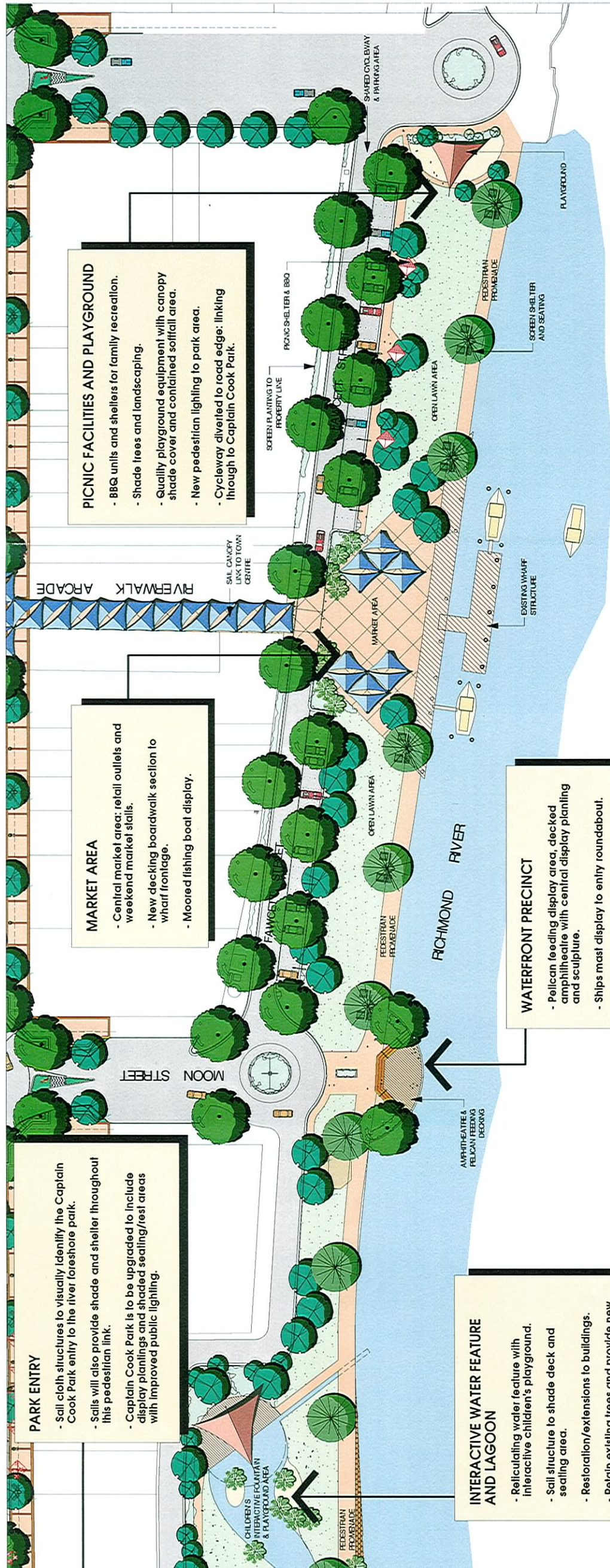
Right: Extensions of the R.S.L. deck frontage to the Richmond River are part of the proposals for the redevelopment of the river frontage.



The proposed interactive fountain and lagoon will feature a number of 'sea creature' play sculptures.



Ballina



PARK ENTRY

- Sail cloth structures to visually identify the Captain Cook Park entry to the river foreshore park.
- Sails will also provide shade and shelter throughout this pedestrian link.
- Captain Cook Park is to be upgraded to include display plantings and shaded seating/rest areas with improved public lighting.

MARKET AREA

- Central market area: retail outlets and weekend market stalls.
- New decking boardwalk section to wharf frontage.
- Moored fishing boat display.

PICNIC FACILITIES AND PLAYGROUND

- BBQ units and shelters for family recreation.
- Shade trees and landscaping.
- Quality playground equipment with canopy shade cover and contained softfall area.
- New pedestrian lighting to park area.
- Cycleway diverted to road edge: linking through to Captain Cook Park.

INTERACTIVE WATER FEATURE AND LAGOON

- Reliculating water feature with interactive children's playground.
- Sail structure to shade deck and seating area.
- Restoration/extensions to buildings.
- Retain existing trees and provide new quality landscaped planting.

WATERFRONT PRECINCT

- Pelican feeding display area, decked amphitheatre with central display planting and sculpture.
- Ships mast display to entry roundabout.

PROJECT

River Street Beautification
Ballina

CLIENT

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River Frontage:
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Design - Fawcett Street

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DATE

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SCALE

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7 river frontage



river frontage: view of interactive water feature & lagoon

ballina river street beautification

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Prepared by Environmental Partnership

8 streetscape treatments

streetscape treatments

8.1 Streetscape Treatments

River Street has not had any major infrastructure upgrade for a number of years. Most of the furniture items – lighting, seating, litter bins and shade structures – require upgrading or renewal. The footpaths are a combination of concrete, bitumen and brick-paved surfaces. These pavements are old, degraded and in need of renewal. Elements recommended for upgrading include:

Seating

- Use of seats with backs and table/seating units. Table/seating units are recommended for use throughout River Street.

Litter Bins

- New heavy-duty wheeled bin enclosures are proposed throughout the C.B.D. area.

Lighting

- Currently there is no pedestrian lighting on River Street. Increased lighting levels will provide greater pedestrian safety and encourage night activities within the Town Centre.

Café Furniture

- Use of umbrellas and matching street furniture to promote on-street trading has been proposed for River Street. Topiary planting, bud lighting and shade trees will encourage café/restaurant areas. Mobile table/seating elements have been included to provide a vibrant and exciting visual 'street eats' atmosphere for River Street.

Flags & Banners

- There are a number of strategically located flag/banner display areas proposed for the Town Centre. These areas have been selected for maximum visual impact. Flags with local artworks are proposed to provide a change of colour and as an announcement for special events and promotions.

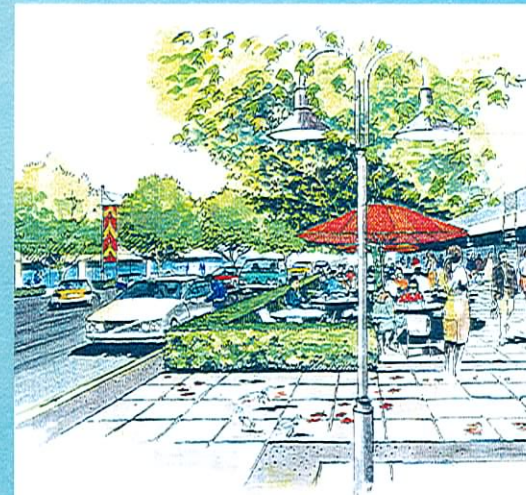
Landscape & Pavement Improvements

- New pavements are proposed as part of the upgrade works to all extended footpath areas.

Sculptural Elements

- There are a number of sculptural elements and artworks proposed for the C.B.D. These elements range from interactive fountains and artwork seating through to pavement sculptures. An artworks package, including detailed briefs need to be prepared and coordinated with local artists for incorporation of these elements within the C.B.D. area.

Recreational elements would be designed to provide for family entertainment and to complement the retail/entertainment function of the Town Centre.



Street cafe / outdoor dining



Shade tree avenue planting

Ballina

8 streetscape treatments

market stalls

8.2 On-Street Markets

It is important to promote an active Town Centre that is fully utilised by both the local community and visitors to Ballina C.B.D. While quality urban design will produce an attractive pedestrian environment, central market activities and local festival events will attract people to the C.B.D. and produce economic benefits for the Town Centre. The proposed 'street markets' are predominantly focused on the Fawcett Street waterfront park and include:

Permanent Kiosks

Two permanent kiosk/shop facilities that provide quality local seafood produce, coffee etc. These structures are to be located beneath sail structures that link through to River Street.

Mobile Markets

It is proposed that Council purchase a number of quality tent / market stalls for operation of weekend local fresh food produce markets on a Saturday morning. These quality markets can include a wide range of local produce such as tropical fruits, macadamia nuts, tea tree oil products etc. The market stalls can also be utilised for festival events and night 'noodle' / local foods, Summer twilight night festivals.

Management/Programming

Council will need to investigate the employment or appointment of a manager through the Tourism sector for management and promotion of the Town Centre. Alternatively, a separate Town Centre company can be formed with representatives from Council and the Retail Sector for management, maintenance and promotion of the Town Centre. Funding for ongoing maintenance, management and promotions is normally reimbursed from a Town Centre special rate which is devised as a proportional levy subject to benefits provided by the Town Centre improvements. Refer separate specialist consulting advice/report.

Income

Income can also be received with rental of the market stalls, and on-street furniture to cafes and restaurants. However, the most important issue is to have attractions, events and promotions within the Town Centre that provide a vibrant atmosphere and promote Civic pride.



Ballina

8 streetscape treatments

seating & table/seat units

8.3 Seating - Fixed Units

Seats selected for Ballina are durable, comfortable, resistant to salt corrosion, and of a quality that will ensure the integrity of these streetscape improvements. Fixed seating ultimately needs to be a functional product rather than a piece of artwork. However, artwork seating may be considered in the C.B.D., located under the avenue trees as part of the artworks program. The fixed seating unit chosen needs to be robust and manufactured from quality corrosion-resistant aluminium. All fixed seats will have a treated surface finish to increase their durability and reinforce the colour scheme selected for Ballina's Town Centre. The seating chosen for the Ballina C.B.D. is a contemporary style with a proven record for comfort and durability. The chosen style will reinforce the coastal setting and character of Ballina. Existing seats and furniture will be recycled to other areas within the Ballina region.



8.3 Table/Seat Units

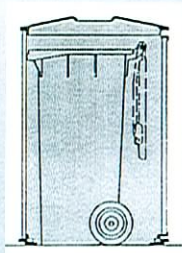
Table/seat units and fixed seating units will be primarily located under tree canopies at central crossings and intersections to maximise pedestrian amenity. Extra seating units have been provided close to bus stop locations. Table/seat units have been selected to complement single seating and bench units. These units will encourage outdoor use of the streetscape by weekday lunchtime crowds.

8 streetscape treatments

bins, bollards & bike racks

8.4 Bins

A simple, modern wheeled bin enclosure has been selected as the style to replace the existing bins. These will be provided in a powder-coated finish to match the street furniture and features a stainless steel lid with a small opening that ensure hygienic standards are maintained.



8.4 Bicycle Racks

Bicycle racks will be installed at key entry points throughout the Town Centre. The preferred option for most cyclists, this inverted u-shape bicycle rail design allows for the secure locking of both bicycle wheels. Constructed of galvanised or stainless steel hoops and powder coat finished to match the overall paint schedule for the Town Centre, these simple, robust bicycle rails provide an extremely versatile method of bicycle parking. They can be located on the edge of footpaths, close to the cyclist destination and are an economical option. This style of bicycle rail is ideal for a Town Centre, where most cyclists are looking for short to medium term parking. This simple design does not visually clutter the footpath and the number of rails used in location can be varied to suit the need.



8.4 Bollards

Bollard lighting is proposed to the river front pedestrian promenade. The design of these bollards needs to be vandal resistant. All lights recommended belong to the same 'marine design' range and will reflect the overall design theme for the C.B.D.



Bollards