

BIN A LONG BAY

FORESHORE MASTERPLAN
JANUARY 2014



Break O'Day
COUNCIL



COMMENTS

Please use the post-it notes on the following pages to provide comments / feedback on the Foreshore Masterplan.













CONSULTATION REPORT

This report is prepared as a prelude to the Binalong Bay Foreshore Masterplan Report. It summarises the findings and analyses information gathered during a 'Planning for Real' consultation that was undertaken on the 6th February to 9th February 2013. Through review of the community's responses and knowledge a detailed assessment process has lead to a series of planning principles and potential projects which are offered as a conclusion to this report.

From this process the project team will ensure they have endorsement from the community and Council to develop the future vision for the foreshore masterplan.

ACKNOWLEDGEMENTS

The core project team included Des Jennings and Chris Hughes from the Break O'Day District Council, Warwick Keates and Matthew Baida from WAX Design and Gayle Buckby from Infraplan.

A special thanks is extended to all the members of the Binalong Bay community who took part in the Binalong Bay Foreshore Masterplan Community Surveys, workshops and drop in sessions that have guided the direction of the Project and the vision for Binalong Bay's Foreshore future.



CONTENTS

1.0 INTRODUCTION

- 1.1 Project Appreciation
- 1.2 Project Objectives
- 1.3 Project Description

2.0 COMMUNITY KNOWLEDGE

- 2.1 Planning For Real Consultation
- 2.2 Confirming the Design Response
- 2.3 Who Was Involved
- 2.4 Community Engagement
- 2.5 Character & Culture
- 2.6 Community 'Big Ideas'

3.0 SUMMARY OF PLANNING FOR REAL CONSULTATION

- 3.1 Conclusion

4.0 SITE ANALYSIS

- 4.1 Introduction
- 4.2 Land Use & Destination
- 4.3 Connections
- 4.4 Viewscales
- 4.5 Environment
- 4.6 Landscape Character
- 4.7 Facilities
- 4.8 Traffic Movement

5.0 PLANNING PRINCIPLES

- 5.1 Key Principles

6.0 PLANNING DIRECTIONS

- 6.1 Introduction
- 6.2 Planning Directions
- 6.3 Planning Directions Objectives
- 6.4 Access
- 6.5 Natural Environment
- 6.6 Enhancing Place

7.0 FORESHORE MASTERPLAN

- 7.1 Introduction
- 7.2 Masterplan Objectives
- 7.3 Key Projects

8.0 KEY PROJECTS

- 8.1 Entrance Car Park
- 8.2 Cafe Car Park
- 8.3 Village Green
- 8.4 Boat Ramp & Historic Shacks
- 8.5 People's Park
- 8.6 Foreshore Pedestrian Link
- 8.7 Grants Lagoon
- 8.8 Central Beach Access
- 8.9 Skeleton Bay Car Park

9.0 STYLE GUIDE

- 9.1 Introduction
- 9.2 Guidelines

10.0 CONCLUSION

31

35

43

61

71

IMAGINE IF.....



YOU COULD TAKE
THE KIDS TO
EXPLORE THE
NEW ADVENTURE
PLAYSPACE

YOU COULD DISCOVER THE
FORESHORES NATURAL
BEAUTY LEARNING ABOUT IT'S
UNIQUE ENVIRONMENT

YOU COULD TAKE IN THE
SPECTACULAR VIEWS FROM
LOOKOUTS THAT AND TO THE
FORESHORE'S SENSE OF PLACE



YOU COULD WALK OR RIDE ALONG
THE ENTIRE FORESHORE AND
SURROUNDING AREAS





YOU COULD SPEND A DAY
ALONG THE FORESHORE
WITH FRIENDS ENJOYING THE
BEST IT HAS TO OFFER



BINALONG BAY'S UNIQUE STORY
AND HISTORY WAS INTERPRETED
ALONG THE FORESHORE



ALL OF THESE IMAGININGS ARE POSSIBLE THROUGH THE
IMPLEMENTATION OF THE BINALONG BAY FORESHORE
MASTERPLAN.



01 INTRODUCTION

1.1 PROJECT APPRECIATION

The recognition of Binalong Bay and the Bay of Fires as one of world's hottest tourist destinations in 2009 brought opportunities as well as issues for the region. Viewed as a significant coup by many, the acknowledgement of the Bay's great scenic and cultural beauty is creating new kinds of pressures and impacts on the landscape qualities and assets that make the Bay such a special place.

Binalong Bay is a small coastal town on the East coast of Tasmania, a 2.5 hours drive from Launceston. With a population of approximately 210 permanent residents Binalong Bay is home to those who have either retired there or have settled into a relaxing lifestyle. The nearby town of St Helens is the service town for Binalong Bay, which is home to only one cafe and no other shops.

With approximately 200 shacks and being a popular place to visit and a holiday destination for many Tasmanians, mainlanders and international visitors alike the town's population swells during the peak months placing increasing pressures on existing infrastructure.

Without a robust and well considered masterplan, the contested nature of the coastal landscape will increase as the issues raised by local community, conservation groups, tourism, aboriginal heritage, and other stakeholders will continue to clash over how to best capitalise on the region's new found publicity and at the same time properly manage the area.

1.2 PROJECT OBJECTIVES

- To understand the existing and future issues and opportunities for the foreshore and town.
- To develop a masterplan that will address issues and amplify opportunities through a holistic and balanced approach without affecting the foreshore's function, amenity, natural assets or unique character.
- To develop a masterplan that reflects the community aspirations and addresses the expectations and demands of the foreshore.
- To develop design and planning proposals that will illustrate, guide and revitalise the future Binalong Bay Foreshore and its wider context.
- To identify priority works for Council and the Community that facilitates the progressive implementation of the project without affecting future work or opportunities (based on a 10 year planning programme).
- To provide opportunities for capacity.
- To provide a budgetary framework for the Foreshore Masterplan.
- To provide a community and Council endorsed vision for Binalong Bay and its foreshore.

1.3 PROJECT DESCRIPTION

The Break O'Day Council engaged WAX Design and Infraplan to develop a strategic and long term planning direction for the Binalong Bay Foreshore exploring the existing influences created by community needs, tourism demands and the resulting pressures on unique landscapes and environments along the foreshore.

The development of the Binalong Bay Foreshore Masterplan required an open dialogue with everyone who cares about the foreshore and its future. The masterplan and associated consultation process helped to establish a conversation where issues and opportunities were heard equally and that no one voice dominated the discussion.

The project team is aware how difficult such a conversation can sometimes be and the struggle that is often required in achieving the best long term outcomes. This is why the methodology for the masterplan focuses on engaging with the community and stakeholders, to learn and interpret information and avoid quick fixes that do not reflect the long term vision for the foreshore.

By working with the community, Council, visitors, traders and other stakeholders in Binalong Bay, the project team will aim to develop an innovative foreshore masterplan to help Council and community adopt a proactive approach to tackle the complex issues and secure a sustainable and resilient future for the foreshore of Binalong Bay.

The masterplan will focus on providing new directions for the foreshore that considers the issues and opportunities associated with the foreshore and wider area. The report takes a holistic approach to achieving a balance between values such as beauty and ecology as well as function that continue to attract people while maintain the natural and cultural landscapes of the area.

The project team's approach balances the numerous and varied interests and activities along the coastal edge of Binalong Bay Foreshore aiming to provide a framework by which existing and future requirements can be considered and evaluated.



02 COMMUNITY CONSULTATION

2.1 PLANNING FOR REAL CONSULTATION

A 'Planning for Real' exercise was undertaken in Binalong Bay over a 4 day period from the 7th of February to the 9th of February 2013. The aim of the 'Planning for Real' exercise was for the project team to become immersed in the town and foreshore with a focus on engaging the community early in the master planning process.

During the 4 days in Binalong Bay, the project team also undertook extensive site analysis and mapping along the foreshore. By driving and walking along the foreshore, the team was able to gain intimate knowledge of the foreshore and the issues and opportunities that will need to be considered.

An online survey was undertaken in conjunction with the planning for real consultation to build upon the community information necessary to deliver an integrated foreshore masterplan.

As with the consultation process, the survey provided a valuable insight into the foreshore's functionality and the challenges and opportunities. It also aided in reaching a wider audience and those shack owners that were unable to attend the consultation session.

During the project teams visit, the car park adjacent the Binalong Bay Cafe was transformed into a design studio where a consultation caravan was located inviting the community to:

- communicate their issues and ideas
- view the translation of their ideas into opportunities and future directions
- provide feedback on the emerging strategic directions
- provide feedback on plans illustrating their ideas

The consultation process focused on building community ownership in the project, and ensuring that the strategic directions of the framework were directly driven and linked to the unique needs of Binalong Bay's community.

Ideas and opportunities were identified from the community drop-in sessions and developed into sketches and plans that illustrated ways that the proposed directions could be achieved. These sketches and plans then formed the basis for ongoing conversation between the community and the project team.

2.2 CONFIRMING THE DESIGN RESPONSE

As the 'Planning for Real' progressed, community members were able to see how their ideas could be translated into realities and could provide immediate feedback on plans and proposed directions.

An analysis of community feedback and site assessment of the foreshore was undertaken during the 4 days concluding with a presentation of the findings to members of the community. By combining the layers of information and provide opportunity for feedback during the visit, the project team was able to develop a set of guiding principles as the basis for the Foreshore Masterplan Report.

2.3 WHO WAS INVOLVED

52
COMMUNITY MEMBERS
10
COUNCIL STAFF

12
ONLINE SURVEYS.
32
FACEBOOK 'LIKES'.



2.4 COMMUNITY ENGAGEMENT

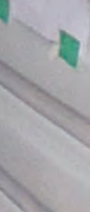
As part of the community consultation, various mapping exercises were undertaken that enabled members of the community to identify and map attributes, issues, specific locations and important characteristics along the foreshore.

These included:

- Functionality and Facilities
- Assessing landscape values (natural, scenic, recreation, community and social and historical and cultural)
- Most frequent journeys by foot or bike
- Issues and opportunities along the foreshore
- Character and Culture
- Community 'big ideas' for the foreshore

This activity provided the project team with a greater understanding of how the foreshore is used by the community, how people travel along the foreshore and which places are valued by the community and for what reason. Analysis of these maps is provided over the following pages.





2.4.1 FUNCTIONALITY AND FACILITIES

The community were asked to note what activities they enjoyed participating in along the foreshore and what activities would they like to enjoy or experience in the future.

Activities including walking, kayaking, fishing, waterskiing, swimming, playing cricket, bike riding, enjoying nature, diving and snorkelling were all currently enjoyed along the foreshore.

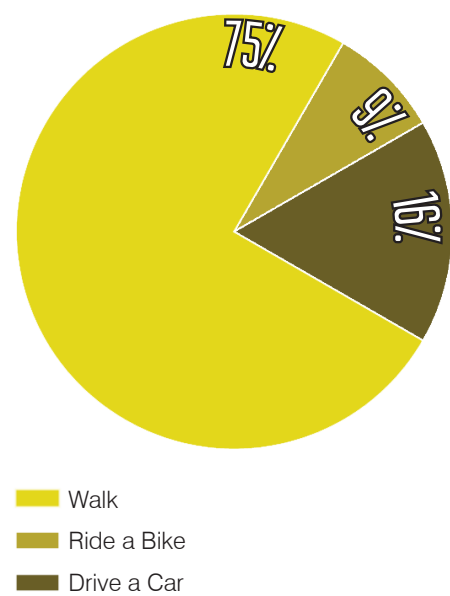
The activities that the community would like to enjoy or experience did not really change from those mentioned above. However an interpretive playspace and signage was noted several times as an activity that the community would like to see.

Conclusions drawn from the exercise demonstrated that the community already enjoy a wide variety of activities. The future planning of the foreshore should not focus on filling areas with additional activities, but should aim to make small changes and adjustments that enhance and increase participation in the currently available and enjoyed activities.



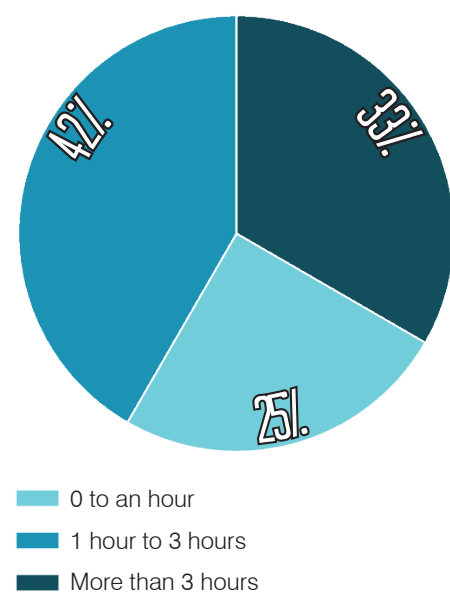
2.4.2 VISITATION AND ACTIVATION

How do you usually travel along the foreshore?



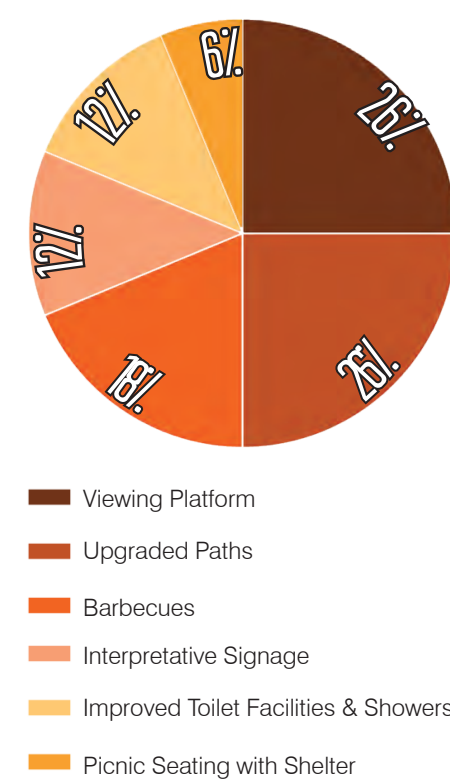
When asked how the community travels along the foreshore, walking was the predominant means of travel. This was followed by driving (16%) and riding a bike (9%). This highlights the importance of connected pedestrian access along the foreshore as well as providing opportunities from which to walk. At the same time, vehicular and cycling opportunities need to be developed and integrated into the masterplan.

On average, how long do you stay along the foreshore when you visit?



42% of the community when visiting the foreshore stay on average for 1 to 3 hours, 33% stay for more than 3 hours and 25% less than an hour. As the majority of visitors to the foreshore stay for an expended period of time, the masterplan needs to consider facilities and functions that supports visitor and community visitation.

What facilities along the foreshore would encourage you to stay longer?



The foreshore is fortunate to have a range of different functions and facilities that provide opportunities for the community and visitors to stay and enjoy. To cater more specifically for the communities needs and increase the length visitors stay, the community identified the opportunity for a viewing platform and improved access paths as facilities that would encourage longer stays. Also suggested were barbecue facilities, interpretative signage, improved toilet and shower facilities and picnic seating with shelter. These findings support councils development of a viewing platform, however a variety of opinions were expressed in relation to its location.

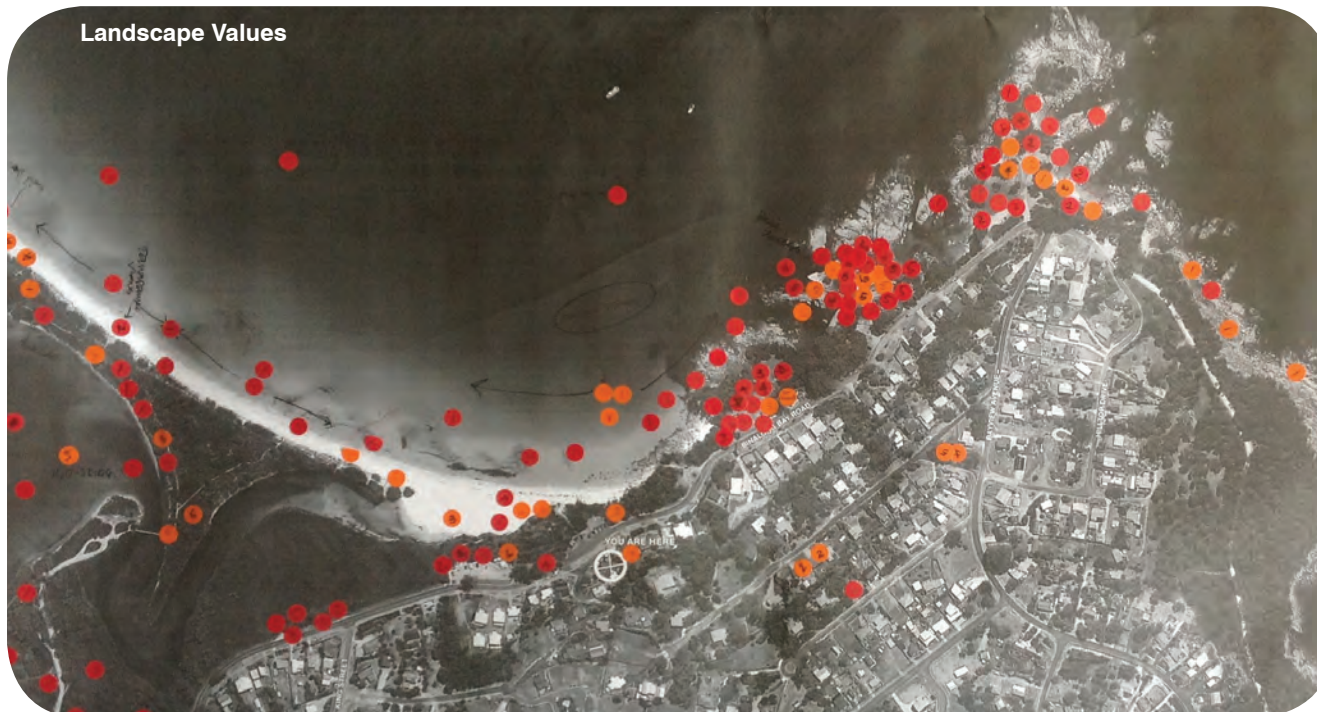
2.4.3 LANDSCAPE VALUES

Using numbered dots the community were asked to map and express where they considered different values of the landscape along the foreshore. The values the community were asked to map were natural value, scenic value, recreation value, community and social value and historical and cultural value.

The community identified recognised areas along the foreshore that are seen as providing different landscape values and within this are places of particular importance. Such locations will require consideration in the foreshore masterplan. The shacks were recognised for their historical and cultural value, irrespective of their uncertain future recognising they are valued is an important consideration for the masterplan.

Not surprisingly, dots that highlighted areas of natural and scenic value were found along the entire foreshore reinforcing its beauty and undisturbed nature. While dots for natural value were scattered along the foreshore larger groupings were placed around Grants Lagoon, the beach and the rocky outcrops south of the gulches. A larger grouping of dots representing scenic value were found at the gulches.

Similar to areas of scenic and natural value the community recognised areas of recreation, community and social value along the entire foreshore. A hot spot for these values was located at the village green.



2.4.4 MOST FREQUENT JOURNEYS BY FOOT OR BIKE

This map provided participants with the opportunity to plot their primary journeys, by foot or bicycle along the foreshore.

From analysis of the mapping, highly frequented paths were identified, establishing the core framework for the further development of a cycle and footpath network along the foreshore.

The mapping reinforced that the entire foreshore was well used by walkers and cyclists. Walking trails around Grants Lagoon and the connection between the Gulches and Skeleton Bay are commonly used by the community. The mapping reinforced the entire foreshore, as was evident in the mapping and conversations had with community members in relation to walking and cycling, the existing connections along the foreshore are segmented and not clearly defined as connections.



2.4.5 ISSUES AND OPPORTUNITIES

Using numbered dots mapping, the community were asked to express their opinion on where they considered the issues and opportunities along the foreshore to be.

Through this mapping exercise the project team were able to witness debate between the community on the perceived issues and opportunities along the foreshore and establish where there may be conflicts in future master planning and where key opportunities exist

Conflicts that arose from the mapping were issues around the recreation within Grants Lagoon i.e. waterskiing, canoeing, parking facilities verses the natural species habitat that this provides for much flora and fauna. The shacks, for and against, eyesore or icon and the proposed viewing platform arose as a contentious issue again as a potential icon or an eyesore.

The following breaks down the issues and opportunities as identified by the community, including that from the online survey:

Beach Access

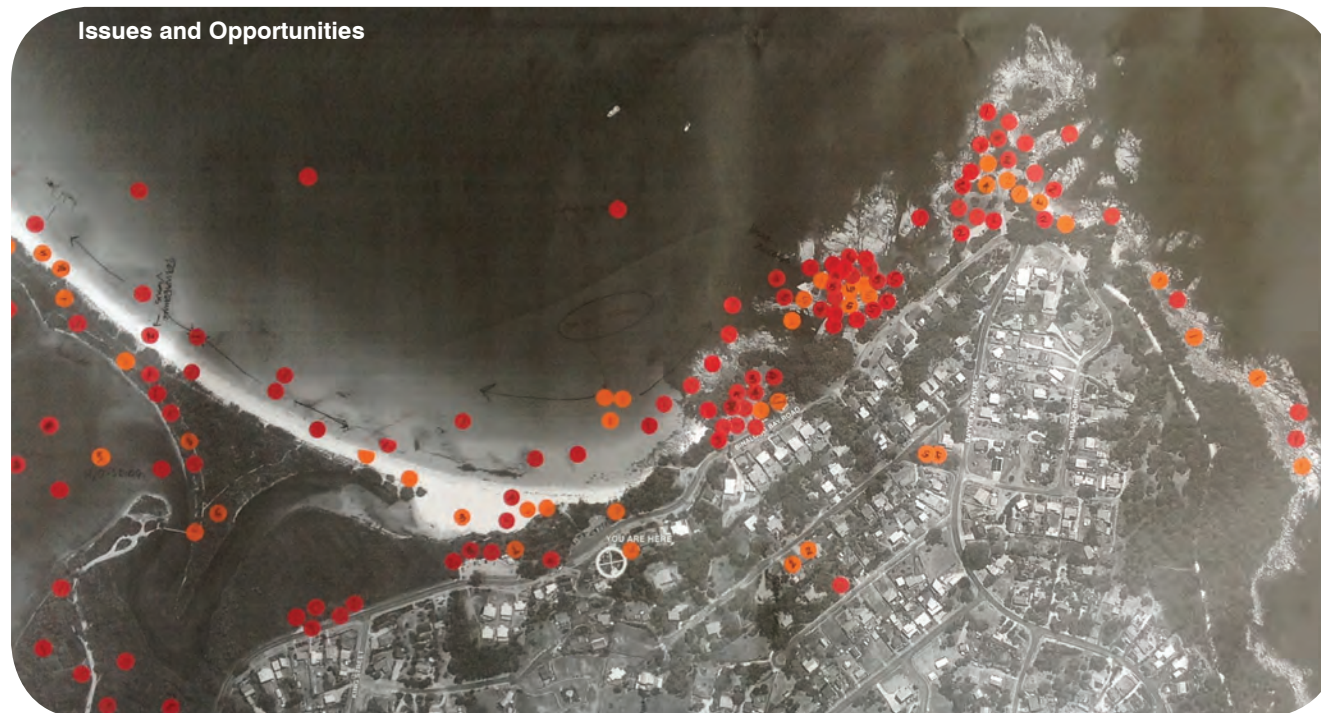
- Poor access to beach
- Steps and/or ramp access required onto beach
- Access for all points required
- Maintain clear access to beach (connection and fire evacuation access)
- Generally increase accessibility to the foreshore in various locations

Footpaths (concrete)

- Incomplete footpath connections along main road
- Crossing points and vehicular conflicts
- Width of footpaths
- Complete footpath connections
- Increase width of footpath

Cycling

- No cycle paths
- No bike parks or racks
- Develop bike path to St Helens



Car Parking

- Need for additional car parking and rationalise informal parking areas
- Need for more trailer parking
- Further investigation required into new car park near statue (differing opinions)
- Coaster bus parking near café
- Further upgrade of entrance car park to increase function

Walking Trails

- Existing paths often overgrown
- Need to maintain paths
- Opportunity for walking trails (Skeleton Bay)
- Develop walking track to edge of foreshore

Interpretation

- General lack of signage and interpretation about the area
- Confusing signage (information sign still on main road)
- Opportunity for interpretive signage (entrance car park, statue or top of hill)
- Increase visitors understanding of the town, foreshore and Bay of Fires region (significance of Binalong as the Gateway to Bay of Fires)

Environment Management

- Weed management throughout the foreshore
- Maintain and manage existing trees (assets/habitats/shelter)
- Review of animal management (people both for and against)
- Protect wild flowers (orchids)
- Protect sensitive fauna areas (plovers and penguins)

Shacks

- Condition of shacks
- Understanding heritage significance
- Need to provide certainty in relation to future of shacks
- Potential to reuse some shacks

Boat Ramp

- Issues relating to access and camber of the road
- Lack of trailer parking
- Silting of the harbour area
- Impact of dumped concrete
- Potential for break wall (not blaster rock)
- Close western access road to provide parking or open space

Entrance Car Park

- Design of car park and function
- Congestion at entrance
- Need for more parking
- Impact of blue posts
- Potential viewing platform
- Provide lawn and picnic area

Viewing Platform

- Issues surrounding the location
- Need to keep the design simple
- Impact of metal finish on the visual character of the area
- Significant conflict people both for and against
- Potential opportunity for interpretation of both Bay of Fires and Skeleton Bay

Recreation Park (Village Green)

- Address flooding and waterlogging
- Smell from toilets
- Increase usable areas for people
- Retain tennis courts and community focus

Grant's Lagoon

- Need to consider environmental management of lagoon (erosion, flushing, weeds)
- Need to maintain tracks
- Increase recreation value (walks, shelter, seats)
- Provide parking to turn-a-round area
- Opinions both for and against power boats in the lagoon (need to provide direction)

General Comments

- Lack of shade and shelter in some areas
- More litter bins
- Need to maintain natural character
- Keep infrastructure off the beach
- Limit development impact on the foreshore
- Underground powerlines

02 COMMUNITY CONSULTATION

2.5 CHARACTER AND CULTURE

The physical character and culture of the Binalong Bay foreshore was explored through several questions (asked during the consultation and by the online survey) that asked the community to consider the foreshore in humanistic terms to help paint a picture of how the foreshore is perceived now and what people consider a future outcome for the foreshore to be. This provided a rich description of the town's personality and possible directions for the masterplan.

When asked about the personality of the Binalong Bay foreshore today it was very much about how special that person is, their beauty and their natural qualities. This depiction of Binalong Bay and its foreshore allowed the project team to understand how the community view the place today and how important it is to the community as it is.

In the future, the community expressed they would like to see the foreshores personality stay the same with only minor modifications. With people really appreciating and valuing the natural and scenic settings, it is clear an abrupt change to the personality of the Binalong Bay foreshore (not big picture change) is not desired, but rather smaller interventions that add to, rather than take away from the existing character of Binalong.

These questions will help to provide directions for actions and strategies within the masterplan.

WHAT YOU SAID: PERSONALITY NOW:

"I am Binalong Bay with due modesty, I am very special.....don't spoil me"

"Most beautiful person in Australia"

"Fantastic I would marry them if they weren't so popular, but I am happy to share them"

"Natural and rugged at times, wild and inviting"

"Magnificent, but a little untidy"

"Open, free-spirited and natural"

"decrepit, long haired, overgrown mess"

"Unloved, dull and lacking character"

"AN ARTIST WITH NO MONEY FOR PAINT "

"a bit boring, no real identity"

"Relaxed, easy going and informal - anything goes"

WHAT YOU SAID: PERSONALITY IN THE FUTURE:

"I hope they will be still natural and staggeringly beautiful in the future"

"Just the same"

"not conforming to the 'ideal' image of a foreshore area just being itself"

"As they were with a few touch ups"

"natural, untouched, no buildings - keep it picture perfect"

"potential to be beautiful with careful use of native vegetation"

"AN ARTIST WITH MONEY FOR PAINT "

"Needs a good haircut and shave"

"relaxed and welcoming with a generous sense of hospitality"

"fun loving, relaxed, beautiful/unique, mysterious, down to earth, inviting"

02 COMMUNITY CONSULTATION

2.6 COMMUNITY 'BIG IDEAS'

During the drop-in sessions and online survey, community members were asked to share their big ideas for the Binalong Bay foreshore. Leaving it alone and doing nothing was the one 'big idea' that was strongly expressed by many community members.

Other common 'big ideas' were interpretation signage along the foreshore, establishing a connected footpath network, keeping the shacks, improving the boat ramp and the rock wall breakwater, the potential for sustainable commercial and economic development.

The big ideas poster was a fun way to start community members thinking about what would really benefit the foreshore. By recording their comments it allows the project team the opportunity to consider certain 'big ideas' through the development of the masterplan.

This however has given the project team the challenge of delivering the 'big idea' of doing nothing while developing a masterplan that looks to address the conflicts identified in the issues and opportunities mapping as well as delivering other 'big ideas' put forward by the community.

WHAT YOU SAID: COMMUNITY 'BIG IDEAS' INCLUDE:

"Leave it as it is, maintain the natural character and qualities of the foreshore"

"Improve signage and interpretation"

"Expand the potential for walking"

"keep the shacks"

"development of style guide to direct appropriate development"

"IMPROVE THE BOAT RAMP AND ROCK WALL"

"commercial and economic development"

"Creating sustainable development"

"planting of trees for shade and construction of well located shelters for wind and rain protection"

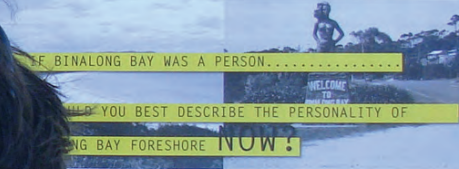
"INTERPRETATION CENTRE AND VIEWING PLATFORM"

"visitor centre"

"clean up undergrowth"



ONE BIG IDEA FOR
BAY FORESHORE?



IF BINALONG BAY WAS A PERSON.....

HOW WOULD YOU BEST DESCRIBE THE PERSONALITY OF
BINALONG BAY FORESHORE NOW!

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

Beautiful as
it is - very
natural
Melbourne
visitor

03 SUMMARY OF THE PLANNING FOR REAL CONSULTATION

3.1 CONCLUSION

The analysis of the qualitative and quantitative community knowledge through the planning for real process has resulted in the following summary of key issues and opportunities, as identified by the community of Binalong Bay:

- The need for improved continuous pedestrian and cycling access
- Location and design of proposed viewing platform
- Concern about change and ill considered design responses
- Potential for Binalong Bay to be the custodian of the Bay of Fires
- Consideration for traffic calming measures along the foreshore
- Interpretative signage promoting Binalong Bays unique character and culture
- Improved disability access
- Safe pedestrian crossings required
- Rationalisation of car parking including tour buses and trailer movements
- Upgrade to the boat ramp and improved safety around the break wall
- Retain community tennis courts
- Increase connections to the beach
- Evoke a sense of ownership and pride among local residents
- Improve facilities along the foreshore
- Provide a safe and secure environment
- Maintain natural character along the foreshore
- Promote environmental awareness
- Limited development along the foreshore
- Ensuring development includes low carbon processes and enables long-term change in economic, social and environmental behaviour
- Creating distinctive environments across the public realm
- Connection to sense of place with consideration for community expectations



04 SITE ANALYSIS

4.1 INTRODUCTION

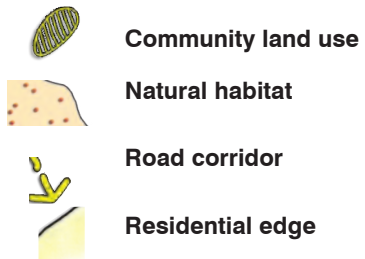
A detailed site analysis of the town was undertaken by the project team to gain an understanding of the physical aspects, the character and function and open spaces facilities along the foreshore.

Looking at the foreshore holistically this site analysis covers the following topics:

- **Land use & destinations**
- **Connections**
- **Viewscales**
- **Environment**
- **Landscape character**
- **Facilities**
- **Traffic movement**

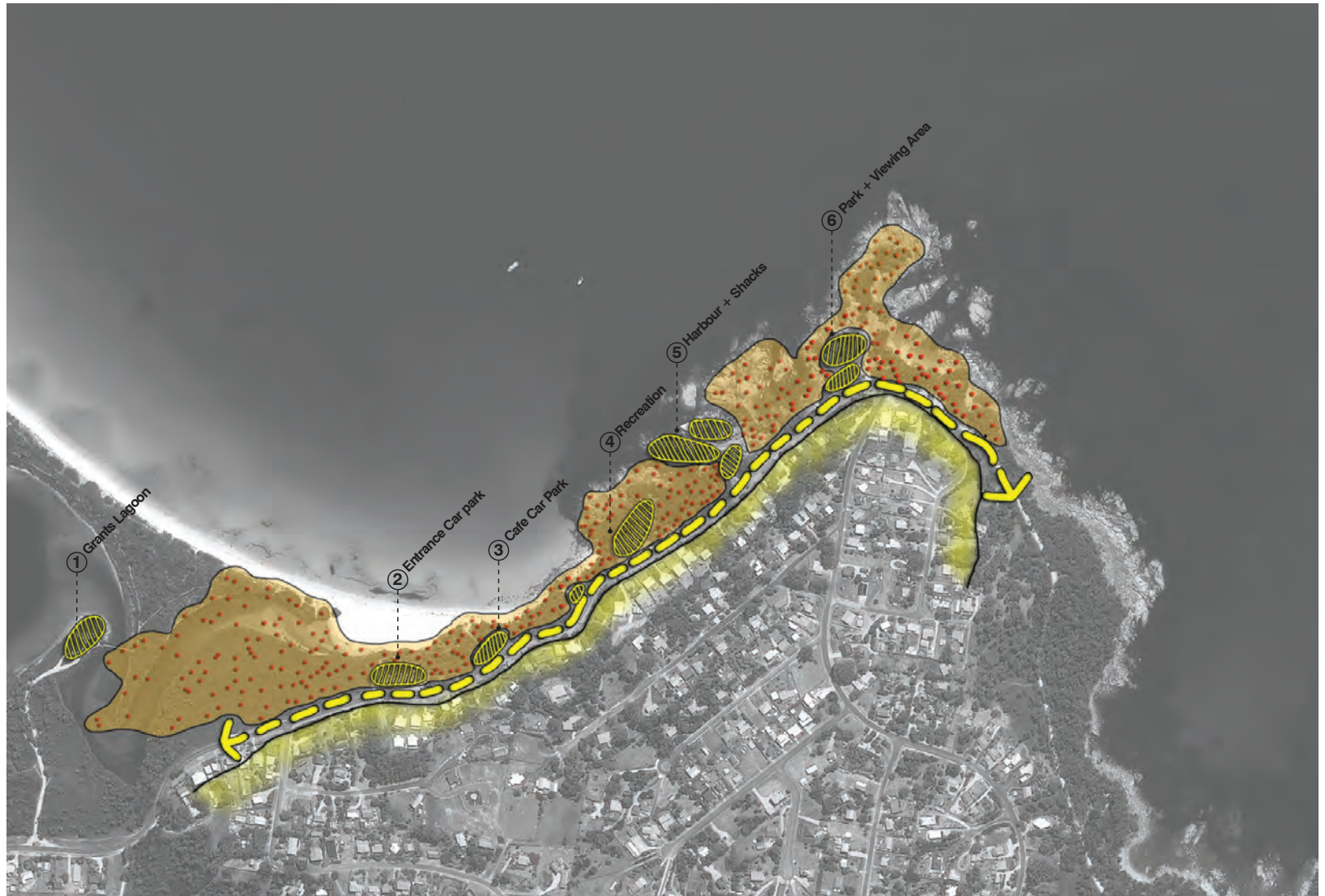


4.2 LAND USE AND DESTINATION



FINDINGS

- Fragmented and isolated land uses
- Defined separation of coastal and residential edge
- Importance of road corridor as interface between town and foreshore
- Extensive landscape setting throughout entire foreshore
- Need to link activities and areas
- Need to maintain separation between town and foreshore to reinforce landscape context
- Continue to restrict development on coastal edge

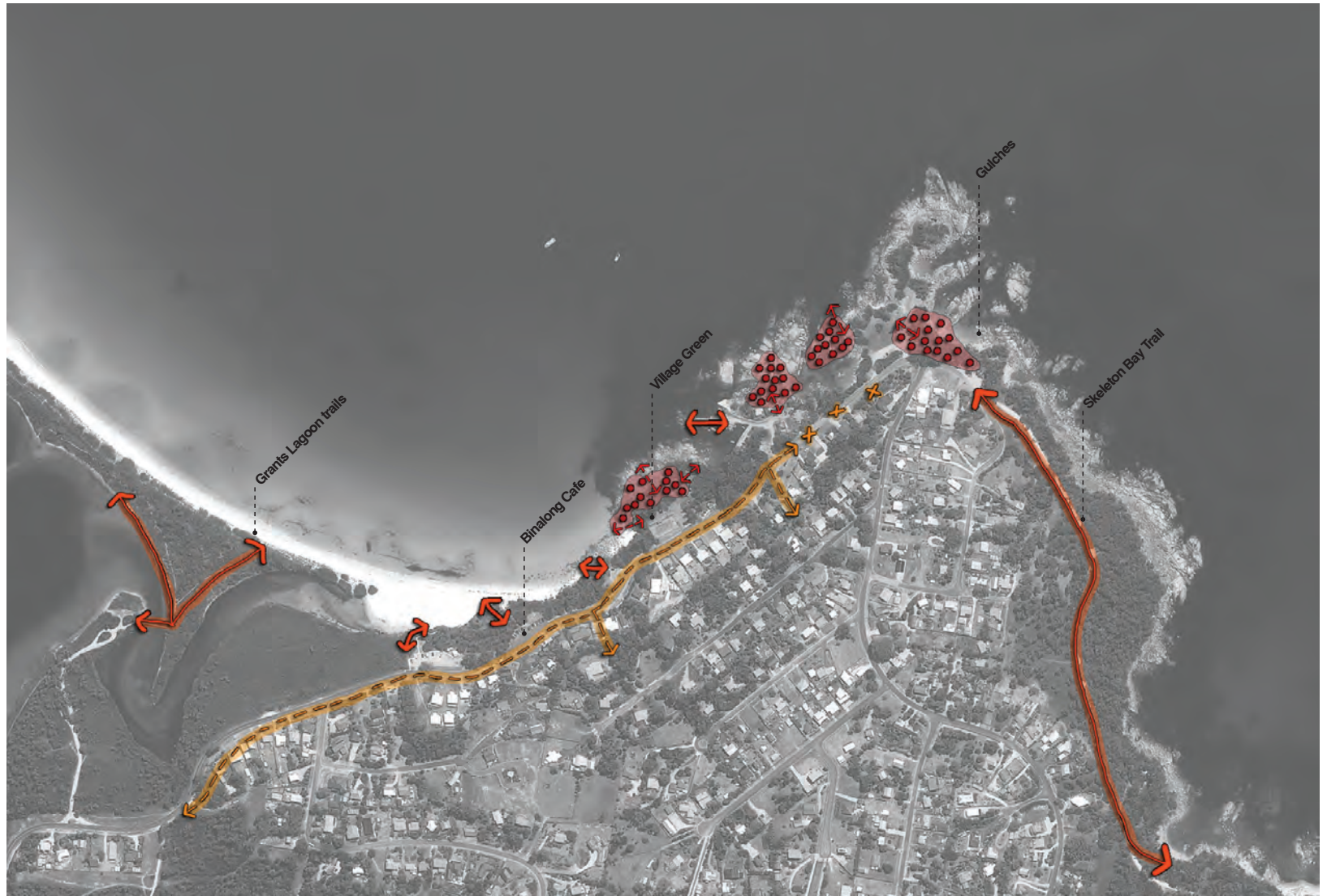


4.3 CONNECTIONS







FINDINGS

- Beach access concentrated western end of foreshore
- Improvement to existing connections required
- Opportunities to provide new access points along foreshore and beach
- No footpath link along foreshore length
- Opportunity to connect other footpath trails in the wider area
- Improve linkages to and from the foreshore (particularly disabled/all access paths)

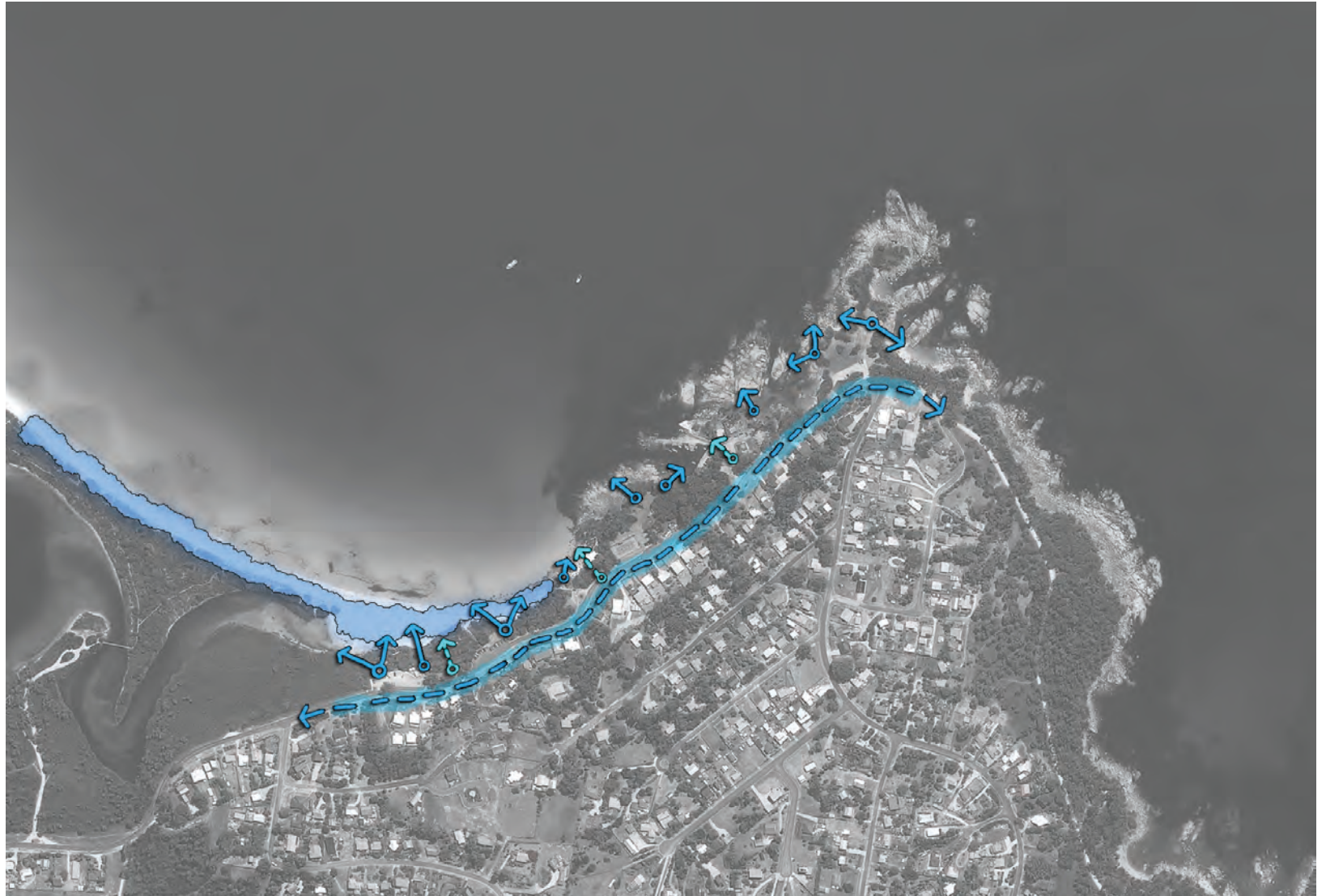


4.4 VIEWSCAPES






-  Viewpoints + lookouts
-  Glimpsed views from footpath
-  Panoramic views (part of the landscape)
-  Filtered or framed views

FINDINGS

- Continuous views throughout the foreshore
- Different framed view of significant scenic value (creation of a landscape gallery)
- Glimpsed views from residential edge

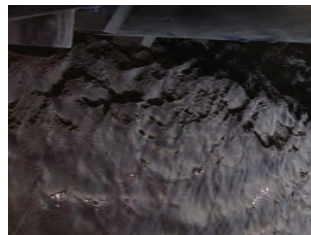
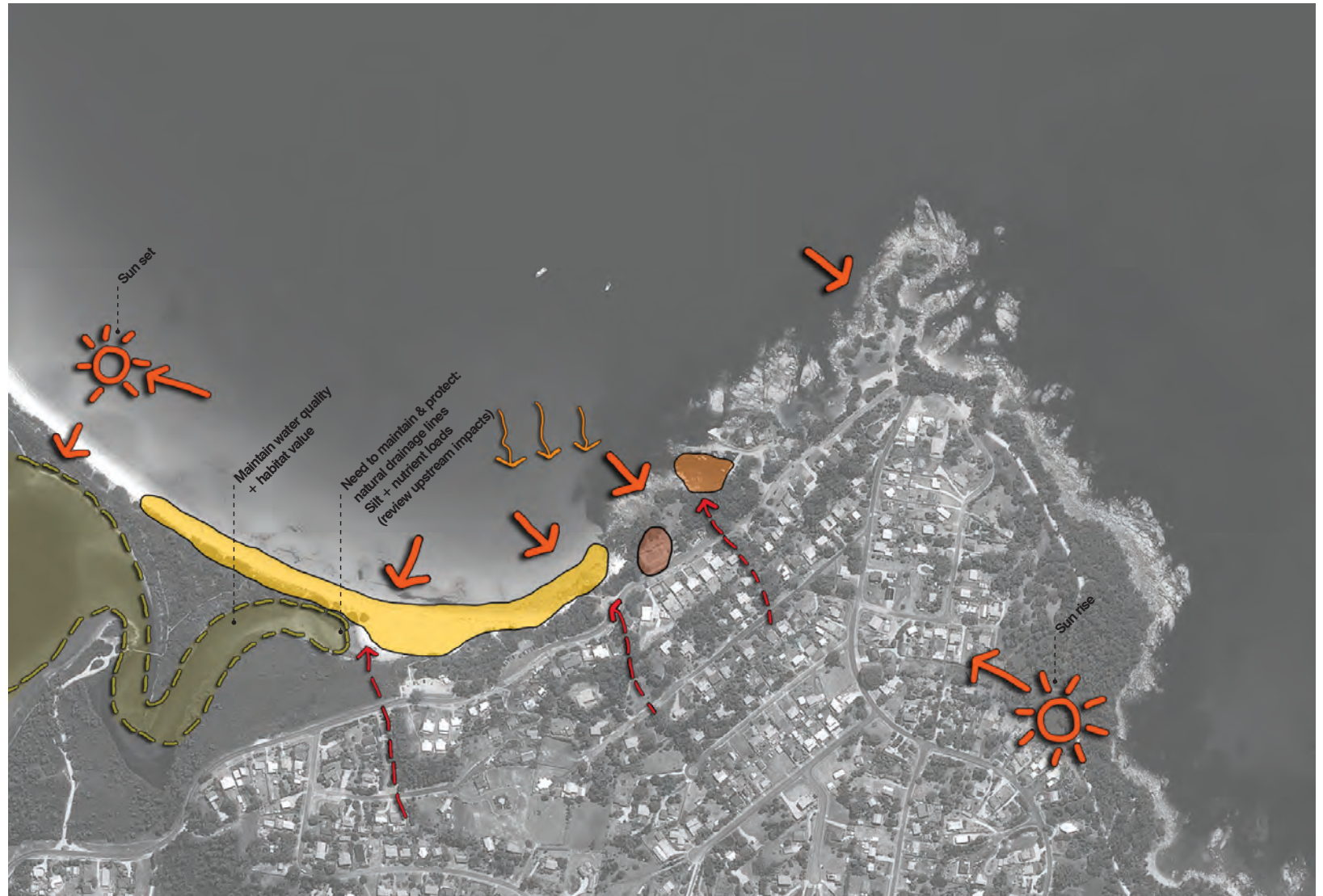


4.5 ENVIRONMENT

-  Wave directions
-  Prevailing winds
-  Silting of harbour
-  Natural drainage lines
-  Localised flooding

FINDINGS

- Environment sensitivity of lagoon
- Condition of creeks and drainage areas
- Impact of tides and storms on infrastructure
- Flooding of open space
- Impact climate change and potential level rise

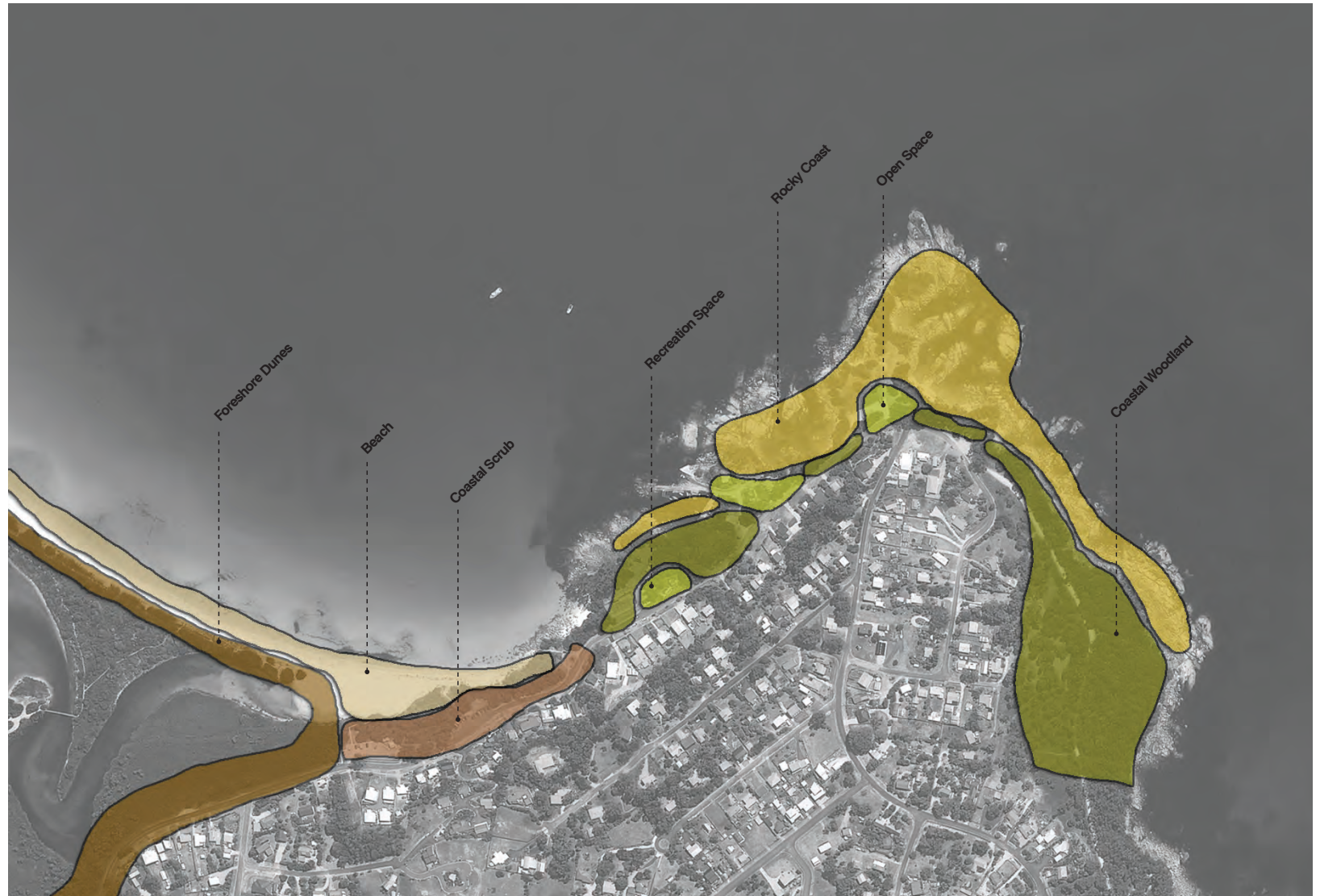


4.6 LANDSCAPE CHARACTER



FINDINGS

- Defined landscape characters along foreshore
- Opportunities to connect areas & provide opportunities for exploration
- Need to understand capacity limits of areas (potential for damage)
- Amazing landscape diversity within small locality(1.5 - 2km)
- Narrow profile (significant risk of loss, removal or disconnections of areas)

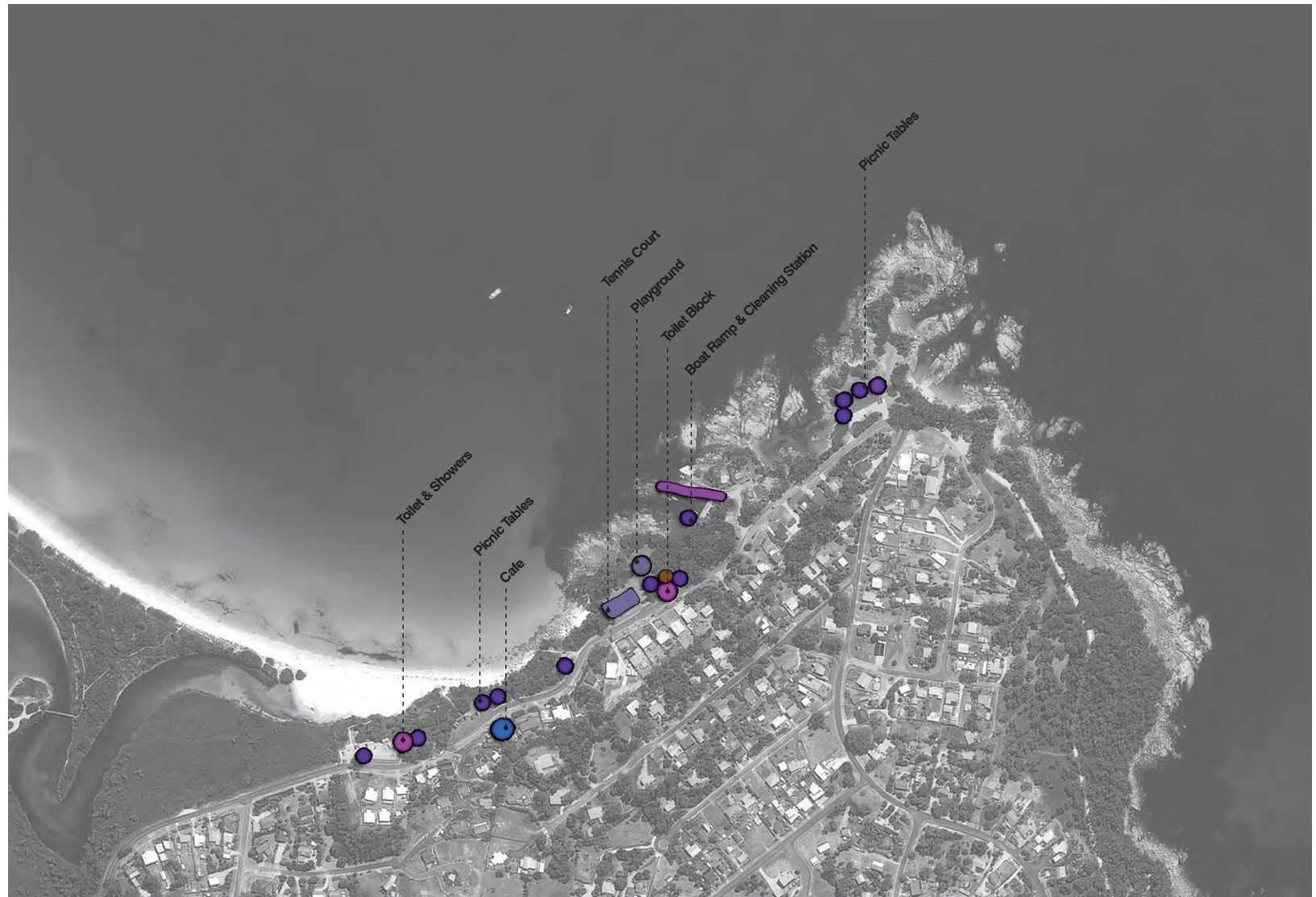


4.7 FACILITIES









-  Picnic tables
-  Boat ramp & cleaning station
-  Toilet block
-  Tennis court
-  Barbecue & shelter

FINDINGS

- Good provision of facilities along foreshore
- Good access to toilets (450m separation)
- Well distributed facilities (approximately 100-150m apart)
- Limited seating + shelter
- Poor signage
- Few facilities that provide destinations

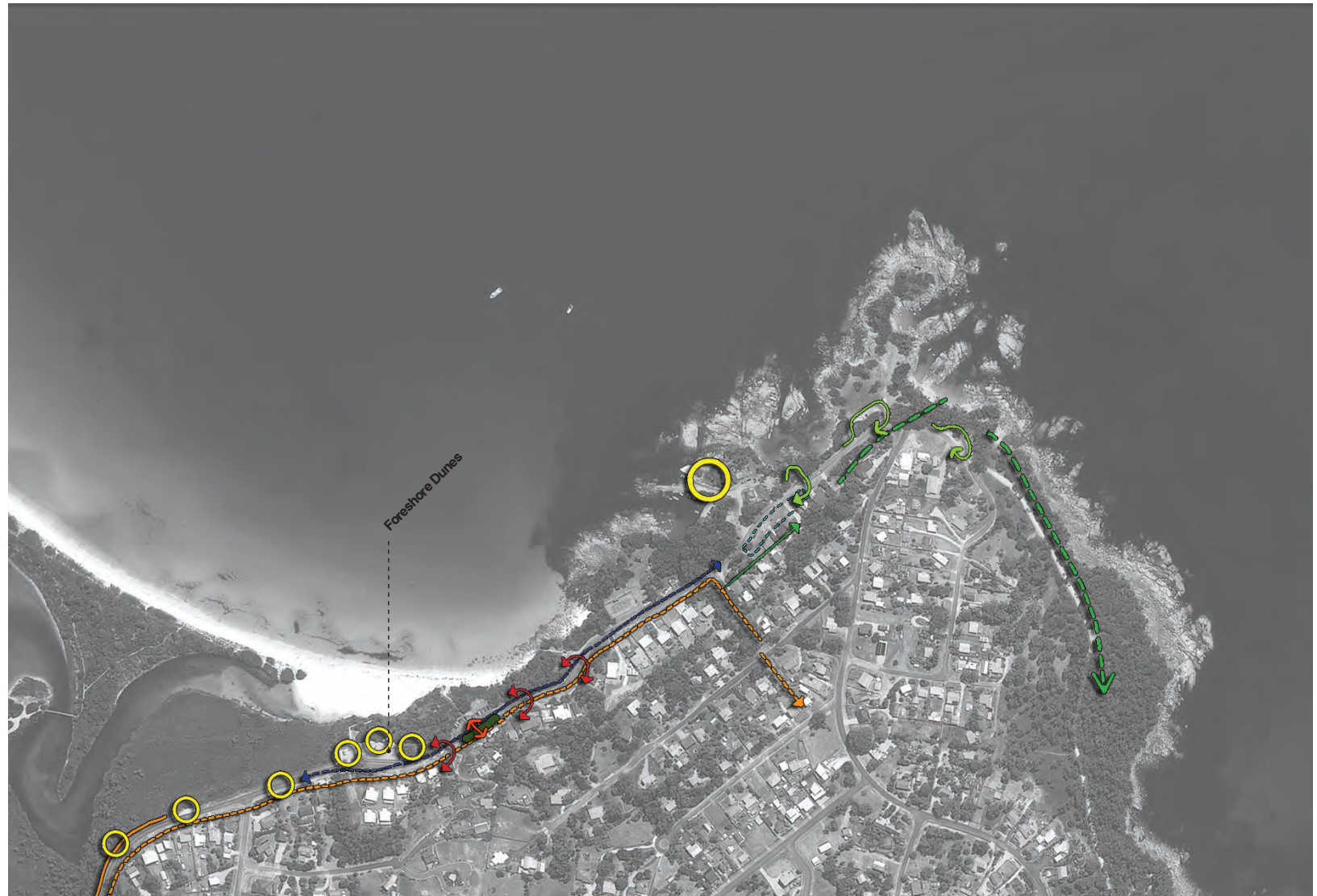


4.8 TRAFFIC MOVEMENT

-  **Vehicular access**
-  **Pedestrian access**
-  **No footpath**
-  **Observed unsafe turn around location**
-  **Potential turn around area**
-  **Potential bus park**
-  **Informal trailer parking**
-  **Potential pedestrian crossing**

FINDINGS

- Poor cycling amenity due to narrow road and footpath
- Poor all abilities access
- Dangerous pedestrian environment due to poor sight distances for motorist
- Unsafe speeds observed by motorist
- Poor condition of roads
- No designated disability parks
- No formal pedestrian road crossings
- Review of tour bus movement required



05 PLANNING PRINCIPLES

5.1 KEY PRINCIPLES

In response to the analysis, consultation and issues evaluation, a set of planning principles have been developed in order to guide the future design, development and investment along the foreshore. Together these principles set a framework for change and renewal along the foreshore.

These principles aim to amplify the character and values associated with the foreshore as well as guide the approach to future planning decisions. The principles focus on the following:

- **Preserving the best**
- **Achieving balance**
- **Fostering progress**
- **Create a sense of belonging**

PRESERVING THE BEST

To preserve the best is to recognise the significance of the foreshore

Recognising the natural qualities and understanding what is required to maintain those qualities. Remembering that 'doing nothing is not enough'. There will always be change and just saying, "We don't need to do anything," will not keep the character of the Binalong Bay foreshore the same. Preserving the best recommends implementing designs that allow for change, that amplify and reflect the existing character and culture of Binalong Bay. By promoting the diversity of people, the environment and what makes a place unique evokes a sense of ownership and pride among local residents.

ACHIEVING BALANCE

To achieve a balance between give and take.

With balance there is always compromise. Compromise is about recognising that by giving a little, something more can be gained. Conflict between community groups has a disadvantageous affect on progression. Achieving a balanced approach requires resolution and understanding through out the planning and design process that meets the needs of locals and visitors and environment verses infrastructure along the foreshore. Collaborative decision making needs to be promoted engaging residents to establish a strong distinctive identity.

FOSTERING PROGRESS

To foster progress requires careful consideration to create new solutions for change along the foreshore.

"Progress" is often seen as a dirty word but everything progresses. Change is inevitable and needs to be accepted to begin a new discourse on the potential of change and guide future social, economic and environmental outcomes along the foreshore. It is understanding how changes are delivered and making sure cluttered, plonked and ill considered responses do not appear all through the foreshore. By understanding what facilities, destinations and development is required to support community needs, appropriate responses, infrastructure and facilities can be delivered that provide measured and appropriate progress.

CREATE A SENSE OF BELONGING

To create a sense of belonging is to ensure planning and design outcomes retain a sense of place.

"If it doesn't look right it shouldn't be here". Create a sense of belonging that explores the idea of endemic infrastructure. Designing infrastructure and facilities and implementing development that appears to belong within the foreshore landscape and feels that it is of the place. This is better described as 'new' but it looks like it has been here forever. Create distinctive living environments across the public realm that generate local employment, include low carbon processes and enable long-term change in economic, social and environmental behaviour.



PRESERVING THE BEST



ACHIEVING BALANCE



FOSTERING PROGRESS



CREATE A SENSE OF BELONGING

06 PLANNING DIRECTIONS

6.1 INTRODUCTION

The development of planning directions has been guided by community input and provides a valuable resource that will ensure the correct designs and decisions are implemented and fully supported by the community.

Layers of community knowledge provide a level of depth that is reflective of the intent of the planning principles and provide a broad direction for future design responses and development of the masterplan.

As a result, the Binalong Bay Consultation process identified a number of key issues and opportunities that need to be addressed through future management, development and environmental protection along the foreshore.

The planning directions consider how development should occur in order to create an integrated design response that meets the needs and demands of the community and the environment over the next 10-15 years.

6.2 PLANNING DIRECTIONS

- Access (Pedestrians and Vehicular)
- Enhancing Place
- Natural Environment

The following mapping demonstrates the anticipated actions necessary to achieve improvements along the foreshore.

6.3 PLANNING DIRECTION OBJECTIVES

- Improve quality and function of open space and public realm along the Foreshore
- Establish recognised pedestrian and cycle paths that increase access along the Foreshore
- Provide traffic management solutions that create parking opportunities, reduce traffic speed and provide trailer parking options and bus and coach turn-a-rounds
- Achieve 'endemic' development opportunities in relation to the existing character of the Foreshore
- Improve / upgrade facilities along the Foreshore
- Identify longer term opportunities for community infrastructure and facilities
- Find balance and provide resolution for the needs of locals, visitors and the environment verses infrastructure
- Preserve and enhance Binalong Bay's existing character
- Promote environmental awareness and understanding
- Guide social, environmental and economic progress while reflecting community values



CONNECT



BELONG



ENHANCE






PROTECT

6.4 ACCESS

Locals and tourist alike frequent the Foreshore, with walking and cycling a popular and important activity. Fragmented pedestrian connections coupled with no pedestrian crossing points and a lack of facilities limits the function and amenity of the foreshore.

The integration of a continuous pedestrian link along the foreshore that connects Skeleton Bay and Grants Lagoon walking trails. This coupled with coordinated traffic management and the introduction of a 'shared space' approach will play an important role in creating a greater balance between vehicles, pedestrians and cyclists, providing safer access along the Foreshore.

LEGEND

-  Continuous off road pedestrian & cycling access
-  Improve/increase connections to beach
-  Rationalisation of vehicular access

SUGGESTED DIRECTIONS

- Create continuous pedestrian boardwalk
- Interpretative signage
- Improve/increase links to the beach
- Increase facilities such as seating, lighting, rubbish bins and shelters.
- Create designated pedestrian crossings
- Improve disability access to foreshore
- Introduction traffic calming measures
- Rationalise on street parking
- Develop bus and coach turn around





6.5 NATURAL ENVIRONMENT

The natural environment is critical to the sense of place that is Binalong Bay, "It's natural beauty." This highlights the need to actively promote and protect the natural assets of the Foreshore. This will need to be achieved in coordination with community and conservation groups as part of a long term strategy underpinned by best practice planning and management decisions (especially in relation to designated fire safety zones).

Proposed infrastructure along the foreshore should be based around the concept of 'endemic infrastructure' that is sensitive of the existing natural and scenic values of the area. Interpretative signage located along the foreshore should promote environmental awareness and understanding ensuring the ongoing protection of the Foreshore's natural character and beauty.

LEGEND



SUGGESTED DIRECTIONS

- Promote indigenous flora species for fauna habitat
- Removal of exotic weed species (refer to style guide)
- Maintenance of native foreshore vegetation
- Education of natural environment through interpretative signage
- Maintain and encourage development, regeneration and revegetation of the natural environment (refer to style guide)
- Enhance and maintain creeks and waterways (avoid engineering solutions that disrupt natural functions)
- Establish pockets of native vegetation in urban areas to provide habitat stepping stones for local fauna (refer to style guide)





6.6 ENHACING PLACE

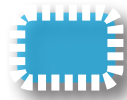
Along the Foreshore are a number of locations that provide Binalong Bay with its character, function and sense of place. The relationship, linkage and provision of facilities will be critical to the ongoing vitality of the Foreshore and its ability to meet future community needs.

Existing street furniture, play equipment and facilities appear tired and in need of an upgrade. Increasing facilities will improve function along the Foreshore and re-invigorate spaces with the potential to attract tourists.

Consideration needs to be given to the tourism industry through a coordinated community response ensuring the interrelationship between tourism and commerce. Through a respectful design of spaces and the selection of furniture and equipment that feel as it belongs within the foreshore the integrity of place will be retained.

The upgrade of existing public spaces and facilities should not impact on the local environment but will increase opportunities and enhance the quality of community well being and pride.

LEGEND



Enhancing place and community activation

SUGGESTED DIRECTIONS

1. Defining Grant Lagoons entrance
2. Creating a town entrance and sense of arrival
3. Making a heart and developing the Village Green
4. Upgrade to boat ramp and shack area
5. Creating the People's Park and viewing area





07 FORESHORE MASTERPLAN

7.1 INTRODUCTION

The foreshore is the living edge to the township of Binalong Bay providing opportunities for recreation, entertainment, people watching, connecting to nature and social interactions. It is a unique destination that is protected passionately by the community, many of whom share a long history and connection with it.

However, as the community is not a single entity with people sharing different values and views, the masterplan must acknowledge the varied desires of the community and cater for change along the foreshore in a respectful manner that strengthens its character and considers different community perspectives.

The Masterplan brings together the Planning for Real consultation process, site analysis and the planning directions through clearly identified key projects that address the critical issues and opportunities. In order to illustrate the potential along the foreshore, a series of key projects have been proposed that seek to address the issues and maximise opportunities.

The masterplan illustrates a future vision for the Binalong Bay Foreshore. It focuses on delivering best practice outcomes which meet the needs of the community and tourists alike and through implementation, will turn the Binalong Bay Foreshore into a connected, functional, lively, pleasing, adaptable, natural and beautiful place.

7.2 MASTERPLAN OBJECTIVES

Ultimately, the objectives of the designs are to create successful public spaces that:

- Respond, protect and enhance Binalong Bay's unique natural environment
- Promote people's health, happiness, and wellbeing
- Encourage business and organisations to develop, grow and flourish along the foreshore
- Celebrate the area's unique identity, culture and history
- Improve accessibility for both pedestrians and vehicles while increasing amenity
- Provide new levels of function and new facilities that enhance the social and environmental capacity of the town centre





















7.3 KEY PROJECTS

KEY PROJECTS

The following key projects will be discussed in further detail in Section 8.0. Connecting the key projects is a continuous pedestrian foreshore walk and cycling lane.

- Entrance car park
- Cafe car park
- Village Green
- Boat Ramp and shacks
- People's Park
- Foreshore pedestrian Link
- Grants Lagoon
- Central Beach Access
- Skeleton Bay road and car park

LEGEND

-  Connected Foreshore walk
-  Bike way (shared space access)
-  Vehicular access and parking
-  Interpretative signage
-  Improved amenities
-  Increased facilities
-  Beach access
-  Viewing platform / lookout
-  Upgraded playspace
-  Protect/promote natural environment
-  Boat launch
-  Commercial opportunity
-  Improved disability access
-  Cycling lane/connection
-  Pedestrian Foreshore walk
-  Improved beach access
-  Main road
-  Unsealed road



08 KEY PROJECTS

8.1 ENTRANCE CAR PARK

The entry car park plays an important role introducing visitors to the township of Binalong Bay and the wider Bay of Fires area. It sets the tone for the town and therefore it's revitalisation needs to respond to the needs of the community and tourists alike.

The focus of the upgrade is to educate visitors on the uniqueness of Binalong Bay and the Bay of Fires through interpretive signage while increasing amenity with additional seating/picnic and viewpoint opportunities.

Two look-out decks connected via a boardwalk provide spectacular views over Grants Lagoon and Binalong Bay. Interpretative signage begins the story of Binalong Bay with shelters providing visitors the opportunity to rest what ever the weather.

Existing railings to the steps leading to the beach are redesigned to provide additional access and to terrace the adjacent lawn, creating areas for picnicking and sunbathing. Sweeping timber steps to the bottom of the beach access ramp formalise the transition onto the beach and assist with existing erosion issues as well as disabled access.

The existing bus/coach parking will be retained to the roads edge with 26 parking bays being formalised in the car park. Additional over flow parking has been provided along the western side of the main road which has also been planted out with native vegetation. Cobble rumble strips have been introduced along Binalong Bay Road to promote a low speed/shared space road encouraging cyclists to utilise the foreshore road.

The reserve to the end of the car park provides increased amenity with additional picnic settings for visitors and the local community. All existing blue bollards will be replaced with temporary fencing and native vegetation introduced as vegetated barriers. The reserve also marks the beginning of the Foreshore pedestrian link.

1. Interpretative signage
2. Viewing platforms with shelter
3. Modify rail along existing steps to increase access
4. Additional picnic tables
5. Foreshore pedestrian link
6. Improve beach access
7. New landscaping
8. Remove bollards and develop vegetated barrier
9. Terraced embankment
10. Relocated water tanks below viewing platform
11. Existing coach parking re-paved to reduce impact of bitumen
12. Disabled park
13. Over flowing parking with bollards
14. Traffic calming - cobble rumble strips
15. Embankment planting and stormwater management
16. Promote and enhance natural environment
17. Informal ramp access to allow 'all accessible' access to beach



8.1 ENTRANCE CAR PARK



Connected Foreshore walk



Interpretative signage



Improved amenities



Increased facilities



Viewing platform / lookout





8.2 CAFE CAR PARK

The rationalisation and upgrade of the cafe car park will play an important role in promoting progress along the Foreshore. It is an important location and has the potential to highlight the balance between the need for change that is likely to occur in the coming years along the Foreshore and retaining Binalong Bay's sense of place and natural beauty.

The foreshore pedestrian link runs along the front on the formalised car park connection to the beach and avoids pedestrian and vehicle conflicts. Sweeping timber steps to the bottom of the beach access ramp formalise the transition onto the beach and assist with existing erosion issues.

The pedestrian link returns around the car park to guide people to the existing turfed open space with a new shelter and additional picnic/seating. The link also aligns with a pedestrian crossing connecting to the Binalong Cafe.

Informal coach and bus parking has been provided along the western side of the main road adjacent the cafe which has also been planted out with native vegetation. Cobble rumble strips have been introduced along Binalong Bay Road to promote a low speed/shared space road encouraging cyclists to utilise the foreshore road.

The car park will be developed as one-way system providing 15 marked car parking bays. A vegetated medium strip is utilised as a safety measure preventing cars reversing directly onto the main road.

1. Foreshore pedestrian link
2. Over flowing parking to kerb with bollards
3. Step access to allow pick up from parking
4. Pedestrian crossing
5. One-way car park access
6. Vegetated buffer strip
7. Embankment planting
8. Improved beach access with hand rail
9. Additional picnic setting
10. New shelter with decking
11. Traffic calming - cobble rumble strips
12. Promote and enhance natural environment



8.3 VILLAGE GREEN

The Village Green will be upgraded to provide a key community and tourist destination with its redevelopment a major opportunity along the Foreshore.

The development of the Village Green will create a destination that contrasts beach activities. The development of a play space and areas for social gatherings aims to support the need of the local community.

The parkland setting, treed landscape and flooding issue provides the opportunity for a natural playspace that promotes and educates about the natural environment of Binalong Bay. A rock lined detention basin and swale, logs, sticks, boulders and earth mounding offer the potential for greater activation while capitalising on the existing landscape character. Other pieces of play equipment will also provide additional play value for the site.

Increased footpath connections through the Village Green provides all abilities access. The Foreshore pedestrian link cuts through the green around the back of the existing toilets with a timber pedestrian bridge, allowing access and a connection across the swale. The existing swale is extended not only to be incorporated as part of the playspace, but runs through to the waters edge to assist in alleviating flooding issues.

The existing shelters are to be removed and replaced with new timber shelters located adjacent the tennis court. Existing barbecues, if their condition permits, can be relocated along side the new shelters. The tennis court fencing will be upgraded to be more sympathetic of its surroundings, allowing views to surrounding landscape setting. The existing bollards are also removed and replaced with landscape treatment creating a barrier to the roads edge.

The existing parking has been relocated and formalised adjacent the toilets. Six parking bays are provided. Additional over flow parking has been provided along the western side of the main road which has also been planted out with native vegetation. Cobble rumble strips have been introduced

1. Foreshore pedestrian link
2. New permeable fencing to tennis court
3. New shelter with barbecues
4. Additional seating
5. Relocated car park
6. Over flow parking / coach parking to verge with bollards
7. Embankment planting
8. Upgraded play space incorporating natural and water play opportunities
9. Timber pedestrian bridge
10. Earth mounding
11. Extend swale
12. Remove existing shelters and barbecues
13. Traffic calming - cobble rumble strips
14. Promote and enhance natural environment
15. Informal bus/coach pull in



8.3 VILLAGE GREEN



Connected Foreshore walk



Interpretative signage



Improved amenities



Increased facilities



Upgraded playspace



Protect/promote
natural environment





8.4 BOAT RAMP + HISTORIC SHACK

The design for the area will provide a direction for the remaining shack and aims to balance heritage value, function and long term amenity.

Titely's Shack will be retained and refurbished with new landscape to preserve a historical context for Binalong Bay. Further investigations and community consultation will be required to decide the 'best' use of the shack in the longer term.

The foreshore pedestrian link continues from the Village Green down along the front of the boat harbour where seating opportunities are provided. The road access is still open to authorised vehicles, however, there is a no parking zone (drop off only) along the harbours edge.

The foreshore pedestrian path continues past Titely's Shacks where secondary access paths connect to a lookout, which capture views back across Binalong Bay. A shelter with picnic seating and barbecue further along the path creates a destination for visitors and locals to enjoy the foreshore. Potential artistic and historic representation outlining where the shacks once stood is imbedded in the ground plane.

Parking in the area will be formalised with six parking bays and nine trailer parking bays provided as part of a one-way car park loop system. Additional over flow parking could be provided along the western side of the main road which has also been planted out with native vegetation.

Opportunities exist to capitalise on the possible sinking of the HMAS Tobruk off shore require investigation. This would create an additional diving and tourism focus for the boat ramp which may need to be considered longer term.

An engineering review will be required for the potential of an additional or upgraded break wall to ensure safety during boat launching

1. Foreshore pedestrian link
2. Car drop off point - authorised access only with no standing
3. Interpretation Signage
4. Demolished shack
5. Shelter and picnic settings with barbecue
6. New bench seating
7. Lookout
8. Retain Titely's Shack undertake community consultation to consider future use.
9. Formalised car parking (60° angle parking)
10. Trailer parking
11. Embankment planting
12. Over flowing parking to kerb with bollards
13. Upgrade to break wall (engineering review required)
14. New native trees
15. Promote and enhance natural environment
16. Potential for temporary/seasonal facilities to meet seasonal demands e.g. kiosk, toilet, information centre.
17. Timber boardwalk and steps to beach
18. New exit to boat ramp (improve forward visibility) and reduce informal parking



8.5 BOAT HARBOUR POINT (PEOPLE'S PARK)

The Boat Harbour Point is a key community destination that provides open recreation space for social gatherings and celebrations. The natural qualities and existing vegetation (including historic trees) are recognised in the design for the park ensuring the existing character and quality of open space are preserved.

The Foreshore pedestrian link runs around the outside of the car park allowing visitors to connect with the proposed lookout (by others) or continue towards Skeleton Bay.

Additional native tree plantings provide natural shade for the park and are strategically located around new picnic areas. New native landscaping provides a habitat corridor and separation between the car park and park.

The car park is to be promoted as the primary vehicular turn-a-round point along the foreshore. Seventeen angled parks are provided along with coach/bus parking within the car park. Over flow trailer parking during peak periods is allowed for on the reserve adjacent Bay View Avenue

Cobble rumble strips have been introduced along Binalong Bay Road to promote a shared use road encouraging cyclist to utilise the foreshore road..

1. Look out (under construction) - Consider cladding to reduce potential visual impact
2. Connection path to lookout (under construction)
3. Foreshore pedestrian link
4. Interpretative signage and shelter
5. Angled parking
6. Informal coach parking
7. New tree plantings
8. New native vegetation
9. New picnic tables/seating
10. Informal access to beach
11. Over flow trailer parking for peak periods
12. Van/larger vehicle/coaster parking
13. Traffic calming - cobble rumble strips
14. Promote, protect and enhance existing open space, cultural trees and natural environment



8.6 FORESHORE PEDESTRIAN LINK

A key focus of the masterplan will be to provide continuous pedestrian and cycling access along the Foreshore in response to the opportunity identified by the community.

A continuous pedestrian access along the Foreshore side of Binalong Bay Road allows visitors to stroll along the Foreshore at a relaxed pace enjoying the special character and places along the foreshore. Strategically placed seating, shelters encourage people to enjoy the foreshore for longer. Interpretative signage promotes and educates people on the natural qualities and historical context of the Foreshore as well as the wider context of the Bay of Fires. Natural materials such as timber, exposed concrete within the landscape and compacted sands reinforce the idea of endemic infrastructure to ensure the Foreshore connection is created with a sense of belonging

With the upgrade of several key locations along the foreshore the pedestrian connection encourages walking between the destinations to ease the pressure on existing car parks and promote a healthy community. The foreshore link will extend from Grants Lagoon to Skeleton Bay.

The existing pedestrian link along the south-eastern side of Binalong Bay Road is retained to create a hierarchy of paths along the Foreshore. It is intended as a direct access route along the residential edge of town.

Below represents imagery of the intended design aesthetic for the foreshore link. The choice of natural materials are sympathetic to the natural surroundings of Binalong Bay and are intended to weather exploring the idea of endemic infrastructure



Connected Foreshore walk



Bike way
(shared space access)



Vehicular access
and parking



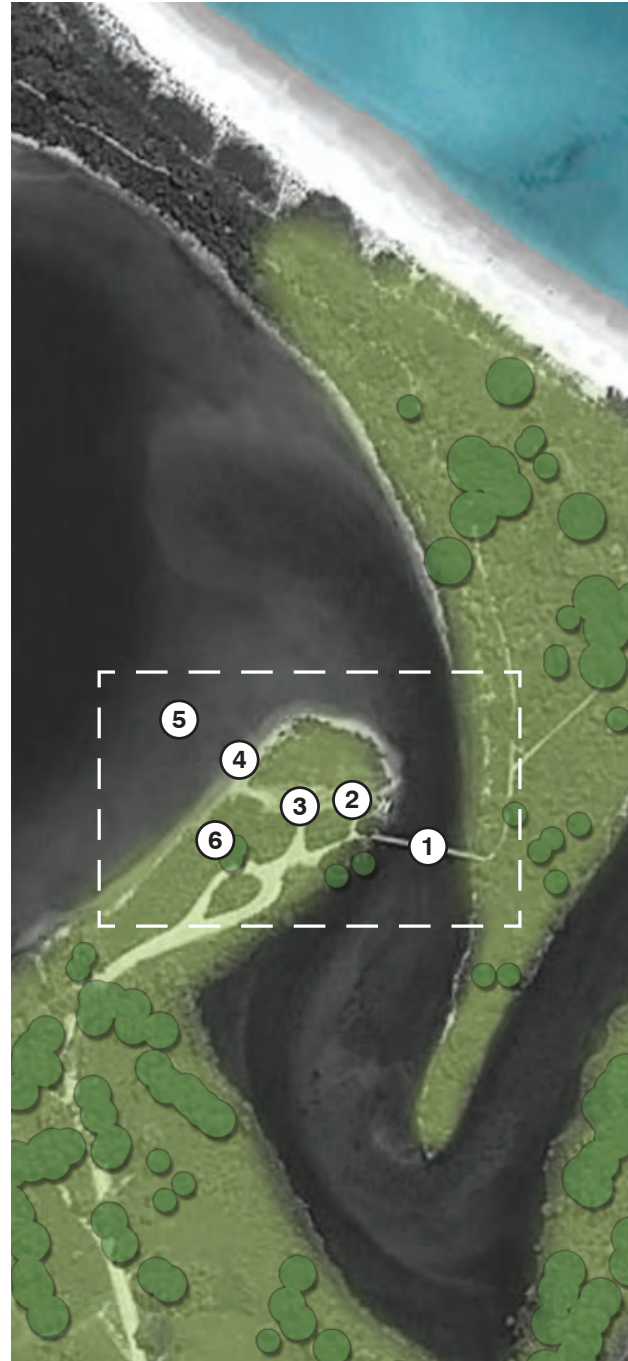
Protect/promote
natural environment





8.7 GRANTS LAGOON

1. Maintain existing vehicular and walking track access
2. Increase recreation value (walks, seats)
3. Provide parking to turn-a-round area using timber bollards to reduce impact on vegetation
4. Provide informal boat access with timber 'ground' reinforcement to limit erosion
5. Speed limit in lagoon restricted to 5 knots
6. Maintain and enhance natural character



8.8 CENTRAL BEACH ACCESS

1. Restrict vehicle access preventing the area being used as a turn-a-round point
2. Additional picnic seating and potential shelter
3. Foreshore pedestrian link
4. Upgraded access to beach front
5. Formalise 2 parallel parking bays



8.9 SKELETON BAY CAR PARK

1. Walking trail linking to Skeleton Bay- connects with the foreshore pedestrian link
2. Rationalise parking area - Define dedicated parking bays and a turn-a-round area ensuring potential conflict between vehicles is reduced



9.0 STYLE GUIDE

9.1 INTRODUCTION

Binalong Bay's unique character requires future design and development that all needs to respond to the sense of place of the area, its endemic qualities. The analysis and community consultation has highlighted Binalong Bay's need to retain its character and build upon the natural beauty.

While change is inevitable, the development of a style guide is designed to make sure the selection of elements, objects and materials along the Foreshore results in quality outcomes that create cohesive public places and open spaces.

There exists opportunities to reinforce the culture, the relaxed social character and natural beauty across all aspects of the foreshore to ensure that the ideas and vision for Binalong Bay Foreshore are made real.

By applying a consistent and considered approach to future facilities and interventions that look as if they belong and are part of the foreshore's past quality outcomes can be delivered. The aim is to not only to attract more visitors, but also to provide the opportunity for locals to stay and enjoy the Foreshore for longer.

In essence, the vision of the action plans must be reinforced in the design, aesthetics and materials used to create public spaces along the foreshore. Much of the character of Binalong Bay comes from its natural beauty. Materials should reflect the idea of permanency and quality; lasting elements that reinforce the resilience of nature and the community.

The style guide considers design responses, which belong and that will deliver outcomes that match the future expectation of Binalong Bay's community building upon an already a distinctive identity.

The following pages provide details and imagery of the suggested character along the foreshore.



9.2 GUIDELINES

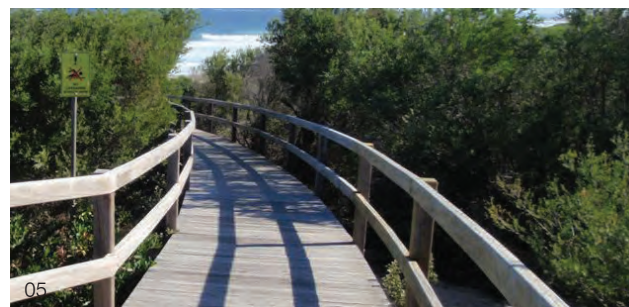
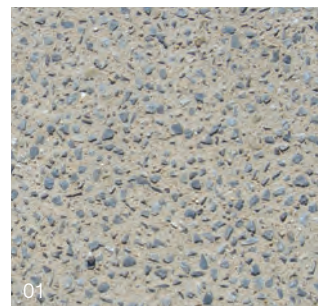
Surface Treatments

- Surface treatments should be selected for their robust quality and natural value that add to the amenity of the coastal environment.
- Consider the combination of recycled timbers, exposed aggregate concrete, quality stone pavers and compacted cement stabilised sand paths to achieve a range of textures, contributing towards a more diverse and visual experience (01).
- Select natural coloured ground surfaces to blend into the natural surroundings of the coastal region using one or two tones in line with the surrounding character with a contrasting colour incorporated in the banding (stone, brick and concrete) to highlight significant locations (02).
- Rustic elements such as corten steel, stone and timber can be incorporated to provide connections with the historic and cultural context of the Foreshore as edging and highlight details (03).
- Artistic elements such as mosaic tiles, shot blasted patterns or cast in metal details can be incorporate to provide elements that help reinforce a strong cultural identity for Binalong Bay (04).
- Timber for the board walk should be sourced locally from a native planation forest and left to weather naturally (05).
- Surface treatments should not aim to make a statement but blend in with the natural surroundings (06).

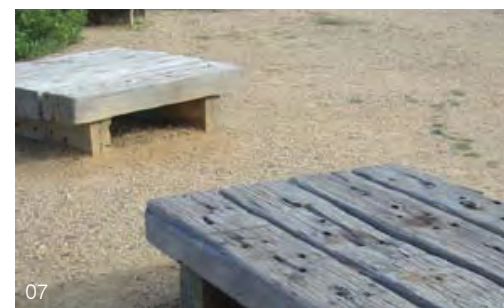
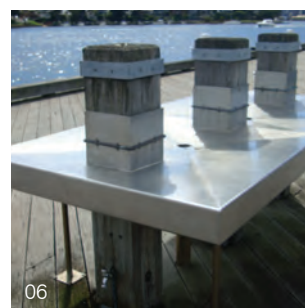
Structures and Furniture

- Materials should be selected for their robust nature requiring little maintenance such as stone, timber, brick and metal that are aesthetically pleasing, reinforce permanence, feature weathered textures, comprise natural features and respond to the coastal character of the surrounding landscape (01).
- Opportunities to acquire and reuse materials will help maintain an authentic visual aesthetic and should be considered (consider in relation to salvaged and recycled material) (02).
- Proposed structures should be designed or selected to maximise the provision of comfort and amenity while maintaining an appropriate scale in relation to the built form views and landscape context of the town (03).
- Designs should be highly functional (04).
- Suggested foreshore seating is the Bancal Seat (from Landmark) with the steel frame left to weather (05).
- A consistency and unity in street furniture across the public realm will reinforce the character of the area
- Street furniture should allow for subtle changes in detailing or combination of materials to be applied to reinforce or highlight areas of importance.
- Use colour palette which consist of lighter shades of green, red, oranges and brown with highlights of vibrant yellows, pinks, blues, greens and reds taking inspiration from the surrounding landscape (06).
- All furniture and structures should appear to belong within the foreshore landscape (07).
- Suggested bollards are square recycled hardwood post (min. 150x150mm) with a corten steel capping or CNC routed design/text into timber (08).

Surface Treatments



Structures and Furniture



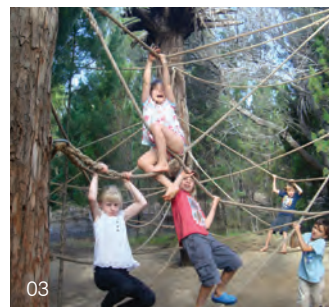
Play

- Provide play spaces that respond to the surrounding coastal area with a focus on natural play (01).
- Natural play to focus on the education of the natural environment through interpretative signage (02).
- Maximise play opportunities and value that respond to land use and demographic demands.
- Passive surveillance from surrounding residential areas, night time lighting will help foster a safer play environment.
- Plays paces should promote challenges and risk allowing children to test the limits of their physical, intellectual and social development (03).
- Incorporate natural shade (04).
- Play equipment should consist of natural materials, such as timber, where applicable (05).
- Incorporate water play to strengthen coastal connection (06).

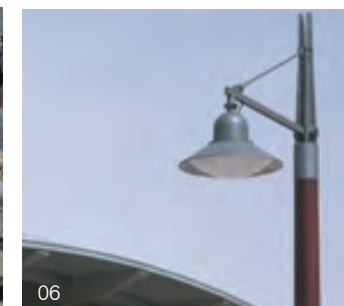
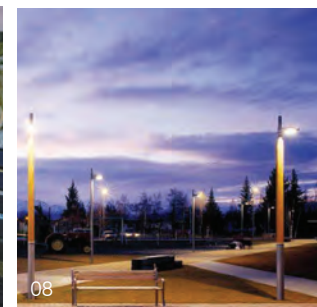
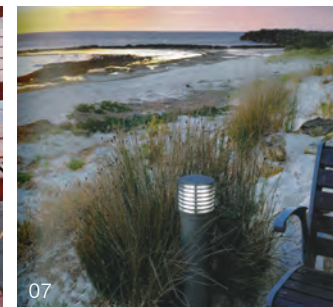
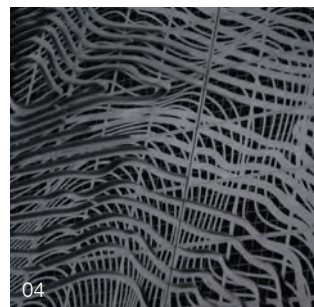
Public Art, Signage and Lighting

- Look to incorporate iconic, contextual and integrated public art pieces that are designed to 'value add', expand and develop culture and to see and be part of Binalong Bay's expression as a unique place (01).
- Well managed community involvement in public art design and implementation to foster greater ownership in the final outcome
- Develop a range of public art typologies including permanent works as well as temporal installations (such as sculptures) (02).
- Consider the role of public art and signage in 'storytelling' to create a narrative or journey along key walking or cycling trails, relating to key destinations, features and historical events (03).
- Innovative reuse of local natural materials within public art (04).
- Consider the 'play' value of public art/sculptural installations, and locate these elements where they will have maximum visual and play value for the community
- Signage and branding to be incorporated into street furniture (05).
- An appropriate selection of lighting that reflects the natural context of the foreshore.
- Suggested street lighting is the WE-EF ASP500 series with timber lighting post (06).
- Lighting should be robust, resistant to vandalism, easy to maintain, efficient (LED) and provide security and facilitate access.
- Pole or bollard lighting along pedestrian boardwalk (07).
- Feature lighting at the town entrance, to mark the arrival into Binalong Bay (08).

Play



Public Art, Signage and Lighting



Vegetation

Groundcover / Grass / Lily / Small Shrub

• Acacia myrtifolia	Redstem wattle	D M
• Bulbine bulbosa	Golden Bulbine Lily	D M
• Carpobrotus rossii(04)	Pigface	D
• Dianella revoluta(07)	Spreading Flax Lily	D M
• Diplarena moraea	White Flag Iris	M
• Euryomyrtus ramosissima	Rosy Heath Myrtle	D M
• Hibbertia riparia	Erect Guinea Flower	D M
• Kennedia prostrata(18)	Running Postman	D M
• Lomandra longifolia(15)	Sagg	D M
• Patersonia fragilis	Short Purple Flag Iris	M W
• Pelargonium australe(20)	Southern Storksbill	D M
• Pimelea humilis	Dwarf Riceflower	D M
• Poa labillardierei(11)	Silver Tussock Grass	D M
• Themeda triandra(14)	Kangaroo Grass	D M

Small Trees / Trees

• Acacia melanoxylon(02)	Blackwood	D M W
• Allocasuarina verticillata(08)	Drooping Sheoak	D
• Banksia marginata(01)	Silver Banksia	D M
• Bursaria spinosa(03)	Prickly Box	D M
• Eucalyptus amygdalina	Black Peppermint	D
• Eucalyptus globulus	Blue Gum	D M W
• Eucalyptus ovata(21)	Black Gum	M W
• Eucalyptus sieberi(09)	Ironbark	D
• Melaleuca ericifolia(19)	Coast Paperbark	M W

* Preferred growing conditions....D=Dry M=Moist W=Wet

Shrubs

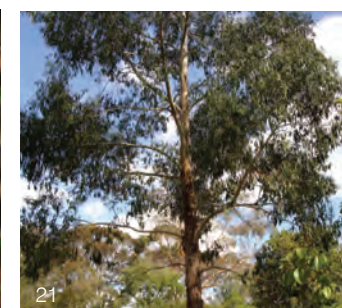
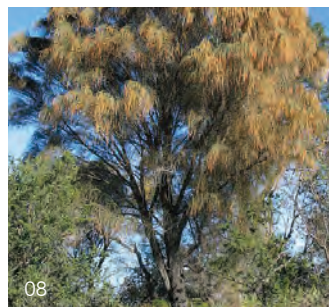
• Acacia genistifolia	Spreading Wattle	D M
• Acacia terminalis	Sunshine Wattle	D M
• Allocasuarina monilifera	Necklace Sheoak	D
• Alyxia buxifolia	Seabox	D
• Calytrix tetragona	Common Fringe Myrtle	D M
• Correa alba(05)	White Correa	D
• Correa reflexa	Common Correa	D M
• Goodenia ovata(06)	Hop Native Primrose	D M W
• Hakea teretifolia	Dagger Needlebush	M W
• Kunzea ambigua(16)	White Kunzea	D M W
• Leucopogon parviflorus	Coastal Bearded Heath	D
• Leptospermum scoparium	Manuka	D M W
• Melaleuca gibbosa(12)	Slender Honey Myrtle	M W
• Melaleuca squarrosa	Scented Paperbark	M W
• Myoporum insulare(10)	Common Boobialla	D
• Monotoca elliptica	Tree Broom Heath	D
• Pimelea linifolia(13)	Slender Riceflower	D M
• Pomaderris elliptica	Yellow Dogwood	D M
• Rhagodia candolleana	Coastal Saltbush	D

* = High Priority Weeds for control.

Weeds For Control

• Acacia pycnantha	Golden Wattle
• Agapanthus praecox ssp.orientalis	African Lily
• Ammophila arenaria	Marram Grass
• Anigozanthos sp	Kangaroo Paw
• Billardiera heterophylla	Bluebell creeper*
• Briza maxima	Quaking Grass
• Bromus catharticus	Prairie Grass
• Carpobrotus edulis	Hottentot Fig
• Conyza sp.	Fleabane
• Coprosma repens	Mirror Bush
• Cotoneaster glaucophyllus	Cotoneaster
• Crocosmia x crocosmiifolia	Monbretia
• Dactylis glomerata	Cocksfoot
• Dimorphotheca pluvialis	Cape Marigold
• Dipogon lignosus	Dolichus Pea
• Euryops abrotanifolius	Winter Euryops
• Erica lusitanica	Spanish Heath*
• Freesia sp	Freesia
• Gazania sp.	Gazania
• Holcus lanatus	Yorkshire Fog Grass
• Kunzea ericoides	White Tea Tree*
• Lagurus ovatus	Hares Tail Grass
• Leptospermum laevigatum	Coastal Tea Tree*
• Lonicera japonica	Japanese Honeysuckle
• Melaleuca armillaris	Bracelet Honey Myrtle
• Paraserianthes lapantha	Cape Leeuwin Wattle
• Paspalum dilatatum	Paspalum
• Passiflora mollissima	Banana Passionfruit
• Pittosporum undulatum	Sweet Pittosporum*
• Polygala myrtifolia	Myrtle Leaf Milkwort
• Psoralea pinnata	Blue Butterfly Bush
• Rosa rubiginosa	Briar Rose
• Rubus fruticosus	Blackberry*
• Sporobolus africanus	Rats Tail Grass
• Tropaeolum majus	Nasturtium
• Vinca major	Periwinkle

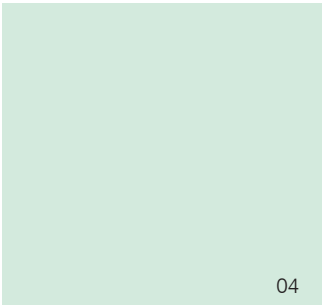
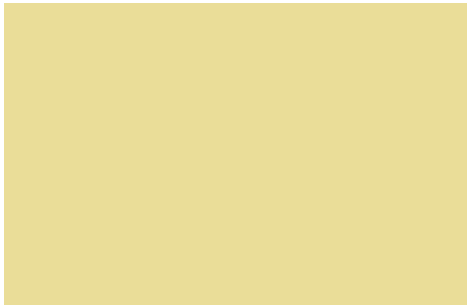
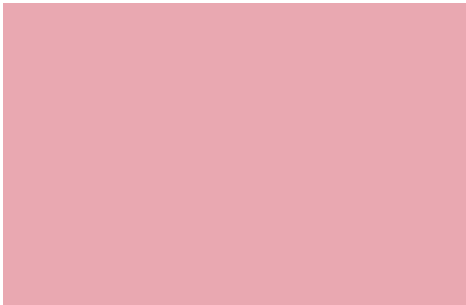
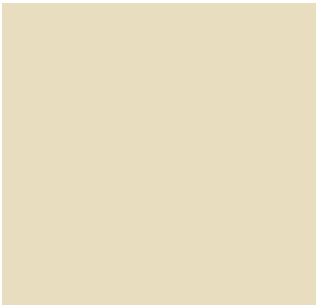
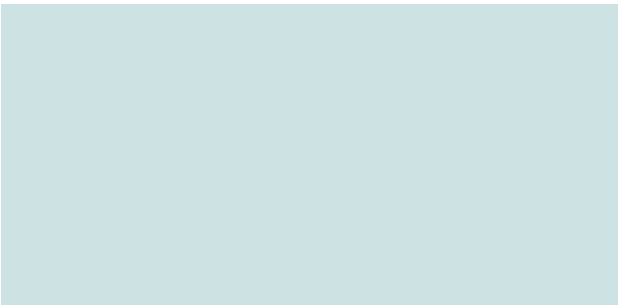
Vegetation



Built Form

- Maintain building setbacks of at least 7m adjacent to Binalong Bay Road corridor (01)
- Maintain 5m to 6m minimum building separation to allow permeability of built form along foreshore (02)
- Building materials should reflect the character and context of the Foreshore and proposed style guide in relation to natural materials (timber, stone, aged metals) (03)
- Applied finishes and colours should be consistent with neutral and pastel tonal ranges found along the Foreshore and contained in the style guide (04)
- Ensure facade activation and fenestration to all building levels to avoid blank built form
- Limit, cut and fill across residential blocks
- Limit storage areas and dominance of building undercrofts to reduce impact on Foreshore (consider fencing and landscape screening) (05)
- Limit retaining wall heights and avoid level changes greater than 2m
- Ensure areas of hard standing and drive ways do not dominate the landscape character of the Foreshore and should not extend for distances greater than 25m without changes in direction
- Establish suitable landscape treatments to front gardens and boundaries to provide an appropriate setting for future development
- Front boundaries should consist of permeable fencing or appropriate landscape treatments
- Encourage permeable side boundaries with vegetated screening to increase the landscape context of residential blocks, as well as allowing movement of fauna across the site

Built Form



10 CONCLUSION

While Binalong Bay currently faces both opportunities and challenges in relation to tourism, social, economic and environmental impacts, what is clear from the consultation undertaken by the project team is the desire for the Binalong Bay Foreshore to strengthen and grow as a community asset into the future. The Binalong Bay Foreshore Masterplan provides a road map and long term strategic directions for the foreshore, ensuring that future actions and developments proposed contribute to achieving the Community's vision.

As discovered during the consultation, the idea of change along the Foreshore is met with some resistance from the community. However, change along the foreshore is inevitable and doing nothing is not enough, as such it is the intention of the Masterplan to help the revitalisation the foreshore in a considered manner that meets the planning directions objectives outlined in this Report.

The planning directions, actions plans and style guide provide and illustrate a physical framework for a progressive programme of social, economic and environmental revitalisation to occur along the foreshore. The recommendations contained within the Report will require an ongoing commitment from the Community, Council and State Government.

By creating better places for people to meet, interact and live and promoting and protecting the unique natural character of the Binalong Bay Foreshore, the proposed projects will ultimately ensure that Binalong Bay and the community can move towards a future Foreshore that incorporates tourist and locals needs while ensuring its sense of place and intrinsic beauty is not disturbed.

Next Steps

- Incorporate community and council feedback
- Complete Implementation Plan
- Submit final Foreshore Masterplan for Council Endorsement

