



LA BALSA PARK, BUDDINA

DRAFT LANDSCAPE PLAN

INTRODUCTION

LA Balsa PARK Park is a 1.5 hectare linear park located on the southern bank of the Mooloolah River and runs along Harbor Parade near Pt Cartwright in Buddina. The park is popular with local residents and visitors for its relaxed and natural look and feel.





The park is named after the raft expedition of the 'La Balsa' that arrived in Mooloolaba from Ecuador on November 5, 1970. Led by Vital Alsar, the 160 day 13,840km voyage, was at the time the longest in known history to be undertaken on a raft.

The park is classified by Queensland State Government as *Reserve for Park & Recreation under the control of council as trustee* and further classified by the Sunshine Coast Council Planning Scheme Priority Infrastructure Plan Map - Open Space, Community Facilities and Recreation Trails Network as a district level recreation park.

The purpose of this Landscape Plan is to define the future planning blueprint for the park whilst maintaining the relaxed and natural aesthetic valued by visitors. The plan draws inspiration from the community consultation results and the current Sunshine Coast Councils Policies & Strategies.

The Landscape Plan is to be delivered through a staged process of priority works subject to councils budget approval process. It is intended that park infrastructure is to be replaced once it reaches its end of life to promote a sustainable upgrade of the park.

Key

-  Sunshine Coast Wide park
-  District Park
-  Environmental reserve
-  Amenity reserve
-  Coastal path/ Signed trail



STRATEGIC FRAMEWORK

Sunshine Coast Council's vision is to be Australia's most sustainable region – vibrant, green and diverse.

The La Balsa Park Landscape Plan sits within the Sunshine Coast Council Corporate Plan (2015-2020) and is directly influenced by the 5 goals:

A NEW ECONOMY

Providing the regional policy, regulatory setting and identity to shape a globally competitive economy

A STRONG COMMUNITY

Supporting an engaged resilient and inclusive community that embraces diversity

AN ENVIABLE LIFESTYLE AND ENVIRONMENT

Managing and enhancing the regions natural assets, liveability and environmental credentials

SERVICE EXCELLENCE

Providing value-for-money services responsive to the needs of the community

A PUBLIC SECTOR LEADER

Delivering a high performance organisation, supported by good governance and robust decision-making.

The 5 goals and associated strategies and policy framework directs council's business and results in the allocation of resources, projects and the delivery of services to the community.

OPEN SPACE STRATEGY

As a park, the La Balsa Park Landscape Plan is primarily directed by the preferred strategic outcomes described in the Open Space Strategy (2011).

ECONOMIC ADVANTAGE

The strategy designates that open space has the capacity to support a diverse range of complementary industries that contribute to the Sunshine Coast economy based on our natural advantage. By redefining and improving the celebration and open spaces in the park, existing events can be better catered for and expanded improving its appeal as a destination.

STRONG COMMUNITY IDENTITY, INVOLVEMENT AND PARTNERSHIP

The strategy actively encourages the development of parks and reserves that are vibrant, diverse and creative settings with a strong sense of place and strengthen community identity. The Landscape Plan looks to reinforce the local communities connection to the park by designing infrastructure upgrades that promote family and community gathering and promote existing and future partnership with local community groups such as the one that exists with the Rotary Club of Kawana Waters.

ENVIRONMENTAL PROTECTION

The strategy acknowledges the important role parks play in maintaining and improving the biodiversity, enhancing amenity and user comfort of public areas. Through the provision of clear direction for the land use in La Balsa Park, the Landscape Plan will become the avenue in which our natural environment is enhanced via the planting of new locally native trees and shrubs and protection of existing iconic tree plantings.

WELL CONNECTED COMMUNITIES

Developing public spaces that are well connected through the provision of linked trails, community hubs and parks and reserves is a key outcome of the strategy. The improved pedestrian and cycle links proposed in the Landscape Plan will develop better links to the surrounding residents as well as make the park more accessible to a wider variety of users in particular visitors with mobility difficulties.

AFFORDABLE AND RESPONSIVE MANAGEMENT

The Open Space Strategy strongly encourages sound investment in design that delivers standards of service that are responsive to the communities values and changing needs. The proposed park layout addresses ever increasing demand on the park by actively seeking to reclaim open space, reducing maintenance requirements through design outcomes and infrastructure selection, which in turn reduces running cost of the park.

SUPPORTING STRATEGIES & PLANS

In conjunction with the Open Space Strategy, several other strategies have influenced the development of the Landscape Plan. The strategies and plans complement the objectives outlined in the Open Space Strategy and provide further direction on other key areas of councils business.

Such strategies and plans include:

- Sustainable Transport Strategy 2011-2031
- Active Transport Strategy 2011-2031
- Waterways & Coastal Management Strategy 2011
- Recreation Trail Plan 2012
- Community Events and Celebrations Strategy 2010
- Biodiversity Strategy 2010
- Energy Transition Plan 2010-2020
- Climate Change and Peak Oil Strategy 2010 - 2020
- Access and Inclusion Plan 2011-2016
- Coastal Path Master Plan (draft) 2015 & Caloundra Coastal Walk Master Plan (Endorsed 28 May 2003)

DISTRICT PARKS

PERFORMANCE CRITERIA

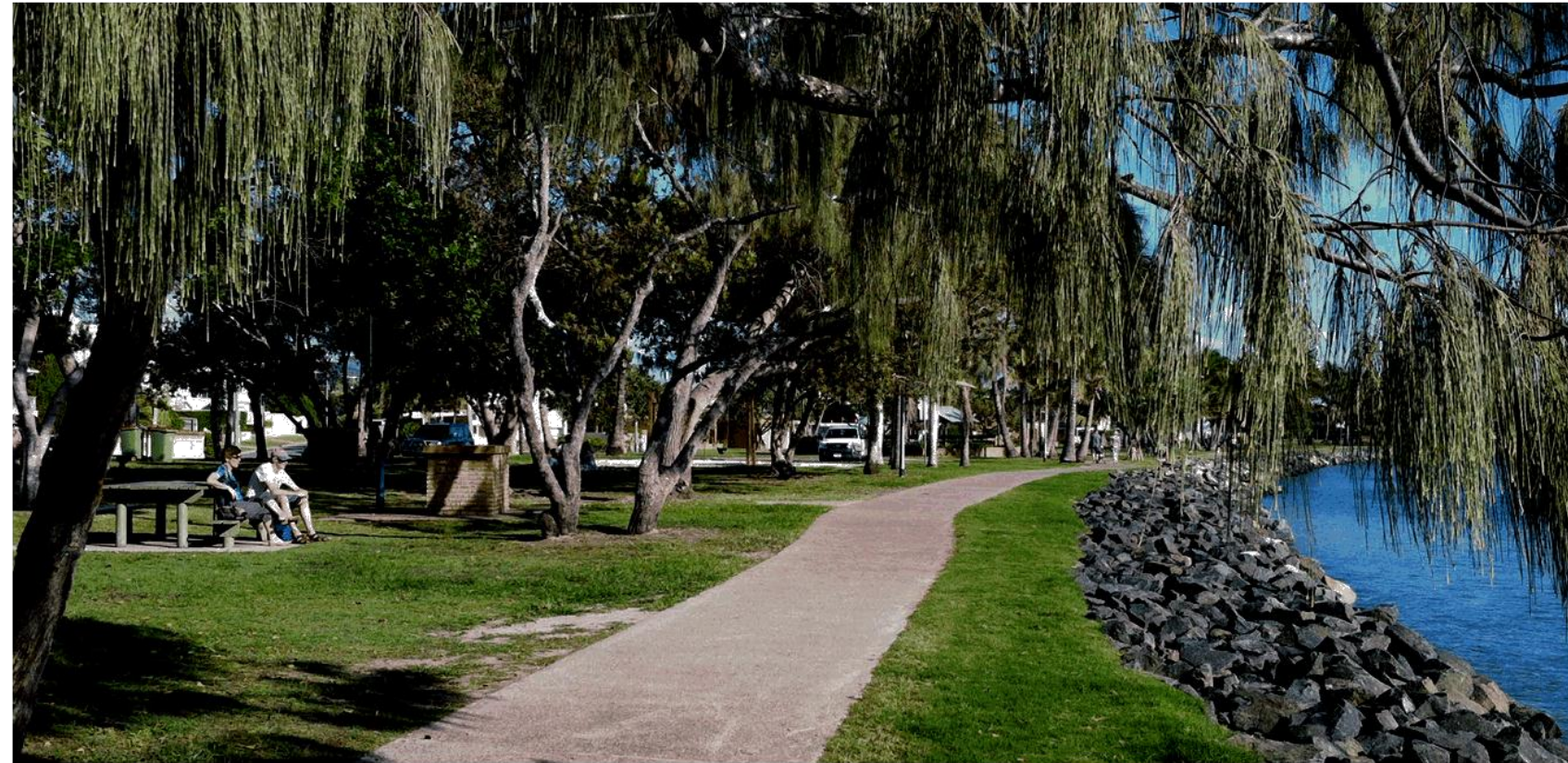
Designated as a district park the primary use is for recreation, social, cultural and leisure activities and provides complimentary values of landscape amenity and biodiversity conservation. As district recreation park La Balsa Park is able to provide a more diverse range of nature based recreation opportunities and experiences that may encourage longer stays.

EMBELLISHMENTS

After community consultation and Sunshine Coast Council internal consultation the following embellishments have been selected to be incorporated within the park. These embellishments are inline with the accepted level of embellishment outlined in the Open Space Strategy:

- Earthworks (grading, levelling, and grassing), weed free, tree plating, signage, interpretive signage, vehicle access (emergency vehicles), public art, car parking (on site), vehicle barriers, bicycle racks, footpath/ bike way, flat well drained play area, bench seating, picnic tables/ shelters, barbecues, toilets, play spaces/ youth/ fitness equipment, lighting/ security lighting, water access/ ramp jetty, landscape/ gardens, rubbish bins, drainage and fencing.

The Landscape Plan refers to infrastructure upgrades preferred by the Opens Space Landscape Infrastructure Manual (LIM). The nominated infrastructure in this plan has been selected to be sustainable, accessible and durable as well as complementary to the natural landscape . All future works are to be installed as per the LIM guidelines.





OBJECTIVES:

AMENITIES

- Refurbish existing toilet block to prolong use
- Relocate small toilet block near boat ramp to a more accessible location to align with CPTED principles

LIGHTING

- Transition existing lights to low energy LED lighting to reduce running cost

OPEN SPACE

- Retain natural open and natural feel of park
- Improve visual amenity by re-turfing degraded areas and planting in nodal areas

PARKING

- Formalise car and boat trailer parking to increase car parking capacity

PATHS

- Widen coastal pathway along river and park interface to 3m to allow for safe pedestrian and cycle use
- Extend pedestrian path links by connecting to existing street networks
- Provide link paths across park to improve access for persons with mobility difficulties
- Improve river access points for swimming and non motorised water craft

PICNIC SEATING & BBQS

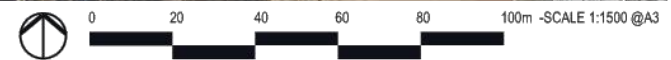
- Upgrade existing BBQ facilities from single to double units to increase capacity.
- Relocate picnic setting node areas to facilitate larger, uncluttered open space areas

PICNIC SHELTERS

- Retain existing Lions Club shelter and refurbish inline with LaBalsa Park palette to prolong life
- Remove existing 'wedding' shelter and replace celebration circle to increase capacity and improve amenity
- Upgrade picnic shelters with skillin roof structures to minimise visual impact on adjacent residents and increase capacity

PLAYGROUNDS

- Consolidate 3 existing playgrounds into 2 areas
- Upgrade play equipment to allow for use by a variety of ages and abilities
- Park seating to be installed around playgrounds
- Plant shade trees around playground to minimise need for shade sails



PLANTING

- Remove weed tree species (e.g. *Syagrus romanzoffiana* - Cocus palm)
- Introduction of shade trees in key locations where existing views are already obscured or sit outside of key view lines

SIGNS

- Upgrade entry sign to include interpretive signage depicting the story of the 'La Balsa' raft



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Project no. 23978

5
 REV D







PLANTING PALETTE - SIGNATURE SPECIES

TREES

- | | |
|-------------------------------------|--------------------|
| 01 <i>Araucaria columnaris</i> | Cook Pine |
| 02 <i>Banksia integrifolia</i> | Coastal Banksia |
| 03 <i>Casuarina equisetifolia</i> | Horse Tail She Oak |
| 04 <i>Casuarina glauca</i> | River She Oak |
| 05 <i>Cupaniopsis anacardioides</i> | Tuckeroo |
| 06 <i>Ficus obliqua</i> | Small Leaf Fig |
| 07 <i>Hibiscus tiliaceus</i> | Cottonwood |
| 08 <i>Pandanus tectorius</i> | Coastal Screw Pine |

SHRUBS

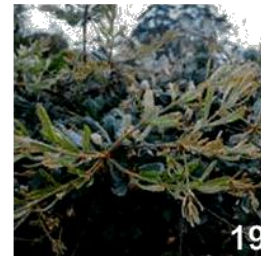
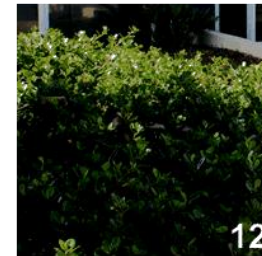
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|---------------------------------------|--------------------|
| 09 <i>Austromyrtus dulcis</i> | Midgen berry |
| 10 <i>Backea virgata 'La Petite'</i> | Backea |
| 11 <i>Banksia robur</i> | Swamp Banksia |
| 12 <i>Ficus microcarpa</i> | Green Island Fig |
| 13 <i>Leptospermum sp.</i> | Tea tree |
| 14 <i>Lomandra hystrix</i> | Mat rush |
| 15 <i>Melaleuca c.v.</i> | Snow Flake |
| 16 <i>Melaleuca thymifolia</i> | Thyme honey myrtle |
| 17 <i>Sanatha bidwillii</i> | Dwarf baeckea |
| 18 <i>Westringia fruticosa 'Zena'</i> | Coastal Rosemary |

GROUNDCOVERS

- | | |
|--|---------------------------|
| 19 <i>Banksia integrifolia prostrate</i> | Prostrate Coastal Banksia |
| 20 <i>Carpobrotus glaucescens</i> | Angular Pigface |
| 21 <i>Casuarina glauca 'Cousin it'</i> | 'Cousin it' |
| 22 <i>Dianella congesta</i> | Blue Flax Lily |
| 23 <i>Myoporum parvifolium</i> | Creeping Boobialla |
| 24 <i>Scaevola calendulacea</i> | Scented Fan Flower |

NOTE:

Planting palette is indicative only, further review of the planting is to be undertaken during detailed design.



FINISHES PALETTE

PAVEMENT

Coastal path:	CCS Desert Sand(Light exposed) with Holcim 'Light' aggregate
Secondary paths:	Natural concrete (broomed)
Nodes:	CCS Onyx 21 (Light exposed) with Holcim 'Light' aggregate

STRUCTURES

Roof colour:	Dulux Powdercoat 'Shale grey'
Post colour:	Dulux Powdercoat 'Bushland'
Fixings:	316 Stainless steel

FURNITURE

Barbecues:	SCC Standard LIM BBQ02
Beach shower:	SCC Standard LIM BS02
Bike hoops:	SCC Standard LIM BIKE01
Bins:	SCC Standard LIM BIN01&02
Bollard:	SCC Standard LIM BL04
Drink fountain:	SCC Standard LIM DF02
Picnic tables & chairs:	SCC Standard LIM PTB03&04
Seats:	SCC Standard LIM SEAT02
Signage:	Coastal path signage
Taps:	SCC Standard LIM TAP01&02

NOTE:

1. In general, care will need to be taken during development of design detail to ensure that pathway widening, new pathway links, BBQ, picnic and bench seat upgrades as well as turf renovation works have as minimal impact on the existing tree canopy as possible. Pinch points and specialised surface treatments to protect tree roots may be required where significant conflicts exist. Council's arborist are to be consulted in planning/ design phase prior to construction.

2. Areas with DDA access are to use equal access picnic tables and chairs.

*LIM - Open Space Landscape Infrastructure Manual



SHELTERS



BARBECUE



BIKE HOOPS



BINS



DRINK FOUNTAINS



TABLE & CHAIRS



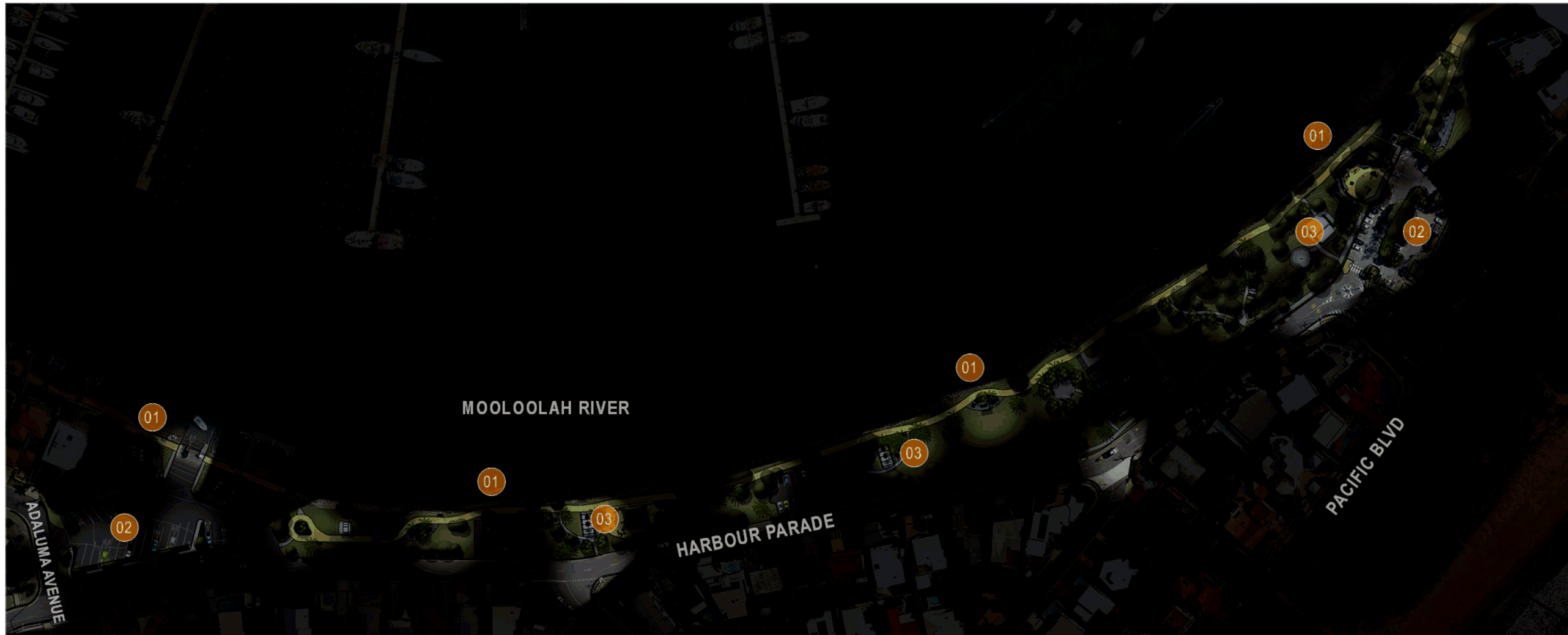
SEATS



SIGNS



LIGHTS



LIGHTING:

The light network is to be designed by a suitably qualified lighting specialist. The design should include the following elements:

- Designed to consider minimising light spill to adjoining properties
- Energy efficient measures such as timers and solar units
- Designed to avoid impacting on local wildlife
- Designed to comply with relevant requirements of the National Construction Code, Australian Standards, Sunshine Coast Council Planning Policies, Strategies and Guidelines, CPTED principles and other relevant legislation

- | | |
|---------------------|--|
| 1. Coastal pathway: | Luminaire: we-ef PFL240 LED Series
Pole: we-ef AML-S 270-9064 (4.5m). 316 SS foundation assembly
Finish: 2 pac epoxy |
| 2. Carpark: | Luminaire: we-ef CFL200 LED Series
Pole: we-ef AML-S 270-9064 (4.5m). 316 SS foundation assembly
Finish: 2 pac epoxy |

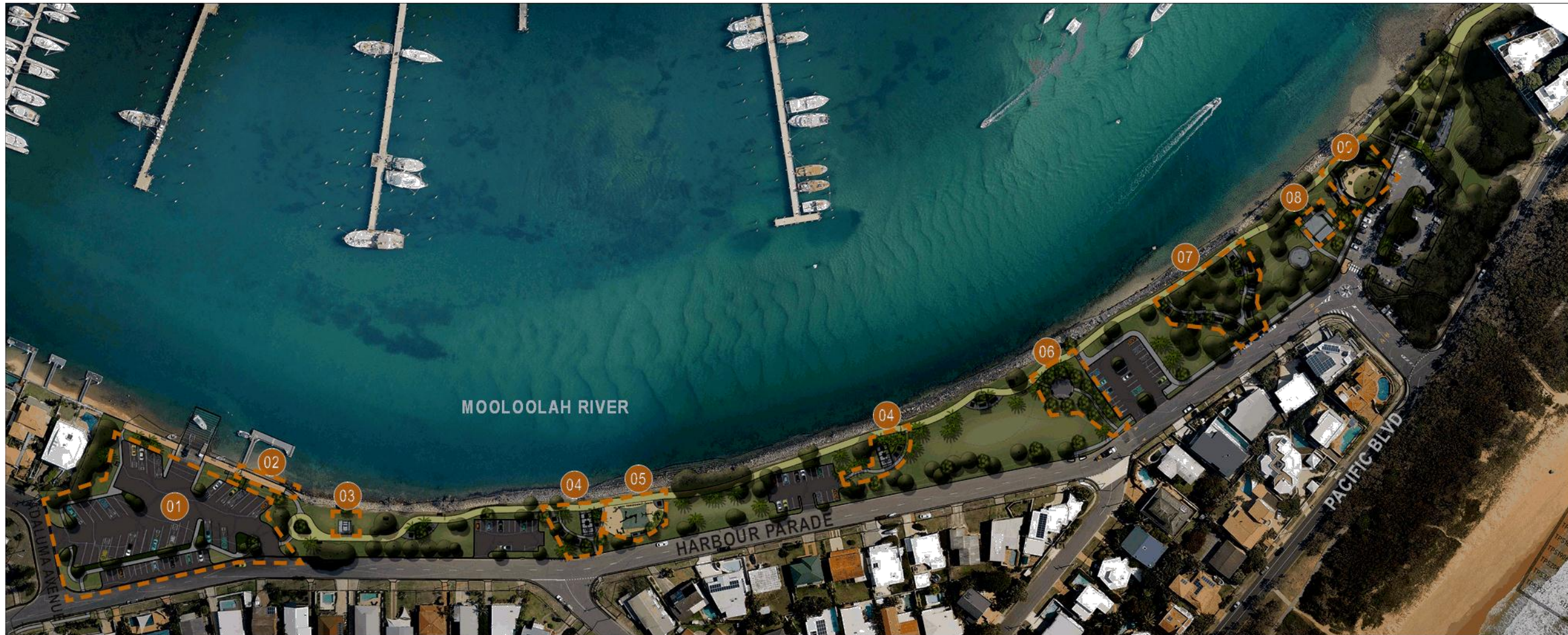
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| 3. Shelters: | Luminaire: Pierlite VOFLED322E4 32W 4000K
Vandlux guard LED |
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11
 REV D



FUTURE CAPITAL WORKS

The Landscape Plan is to be delivered through a staged process of priority works subject to councils budget approval process. Following are proposed projects to be considered in future capital works budget planning for La Balsa Park:

1. CAR & TRAILER PARKING FORMALISATION

Works include: Drainage, Earthworks, Pavements, Kerbs, Soft scape

2. FISHING PLATFORM EXTENSION

Works include: Extension of slab on revetment wall, fishing tables, paths

3. RELOCATION OF BOAT RAMP TOILET BLOCK

Works include: Preliminaries, Decommissioning of existing toilet block, Construction of new toilet block, Soft scape

4. NEW SHELTERS X2

Works include: Removal of existing shelter, Construction of new shelter, paths, tables and chairs, BBQ's, bins, taps, lighting, softscaping

5. YOUTH PLAYGROUND

Works include: Removal of existing play elements, Construction of new play ground, seating, soft scape

6. CELEBRATION CIRCLE

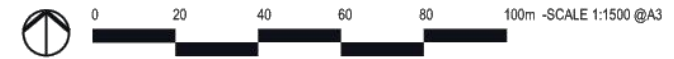
Works include: Decommissioning of existing structure, pavements, seating, soft scaping

7. MAIN PICNIC NODE RECONFIGURATION

Works include: Removal of old picnic settings, BBQ's & Bins. Installation of paths, tables and chairs, BBQ's, bins & taps

8. REFURBISHMENT OF TOILET BLOCK

Works include: Upgrade of facilities such as taps & toilets, painting, replacement of fixtures



9. TODDLER PLAYGROUND

Works include: Removal of existing play elements, Construction of new play ground, paths, fence, seating, soft scape

OTHER WORKS

It is intended that park infrastructure such as tables and chairs, coastal pathway, paths etc. outside of key nodal areas are to be replaced once end of life reached as part of the Capital Works Program. All Operational Works department are to use the Landscape Plan as a guide for location and selection of replacement furniture and finishes, in consultation with the Parks & Gardens Branch, Landscape Design Planning Unit