

BANGALOW

STREETSCAPE MATERIALS DESIGN GUIDE

Prepared by Plummer & Smith Pty Ltd for Byron Shire Council

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Byron Shire Council acknowledges Traditional Aboriginal Custodians and recognises the continuing connection to lands, waters and country.

We recognise and respect the Bundjalung of Byron Bay - Arakwal and the Widjabul Wia-bul Peoples' native title rights and interests within the Shire.

Byron Shire Council also acknowledges the Tweed Byron, Jali and Ngulingah Local Aboriginal Land Councils, under the Aboriginal Land Rights Act NSW 1983.

Document Control

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Overview

Bangalow is a celebrated heritage village within the Byron Shire. The Bangalow Streetscape Materials Design Guide aims to enhance and protect the local character that is highly valued by our community, while ensuring harmonious and coherent relationships exist within various elements of the built environment.

The Bangalow Streetscape Materials Design Guide is intended to provide a guide for future detailed streetscape works and programming for Bangalow. The document provides an audit of existing streetscape areas, including existing infrastructure, materials and furniture. The document also provides guiding plans for streetscape treatments, entries and material, furniture and planting palettes for use in public domain projects.

This document is designed to guide future streetscape treatments and materials such as furniture and plant choices for use in public domain projects.

This document aims to ensure harmonious and coherent design relationships exist in Bangalow while celebrating, protecting and enhancing the existing character and heritage of the village.

This guide builds on, and is designed to work together with the following living documents:

The Bangalow Village Plan and Implementation Plan (2019, Byron Shire Council), the **Byron Shire Development Control Plan** (2014, Byron Shire Council).

It is important to note: this document is not outlining future construction projects; it is providing a reference for streetscape works that may happen in the future.

Guiding Principles



Protect and complement the existing heritage and character



Prioritise sustainability



Consider ongoing care and maintenance



Accessibility and safety standards meet the needs of all users



1
**A historical and
contemporary
village**

1.1 The Site

Bangalow has a strong sense of place created by it's regional village character and is loved by it's local community and visitors alike.

Bangalow sits in a valley of State significant farmland. The topography of the village is mixed, with mainly gentle slopes and some steep hills and low-lying flood prone land skirting Byron Creek. A wildlife corridor defines the northwest edge of the village. These features have and continue to influence the pattern of development. Bangalow's character derives from a range of elements, including topography and landscape, which create much of the charm and visual attraction of the village.

Bangalow is a residential village with a thriving commercial centre which is home to many community events. It is a place for people to connect to community, local history and the natural environment.

Future changes need to be considered and well planned to ensure that the character, look and feel of the village are retained with heritage elements protected and celebrated in alignment with the **Bangalow Village Plan** and the **Byron Shire Development Control Plan**.

KEY

RESIDENTIAL AREAS

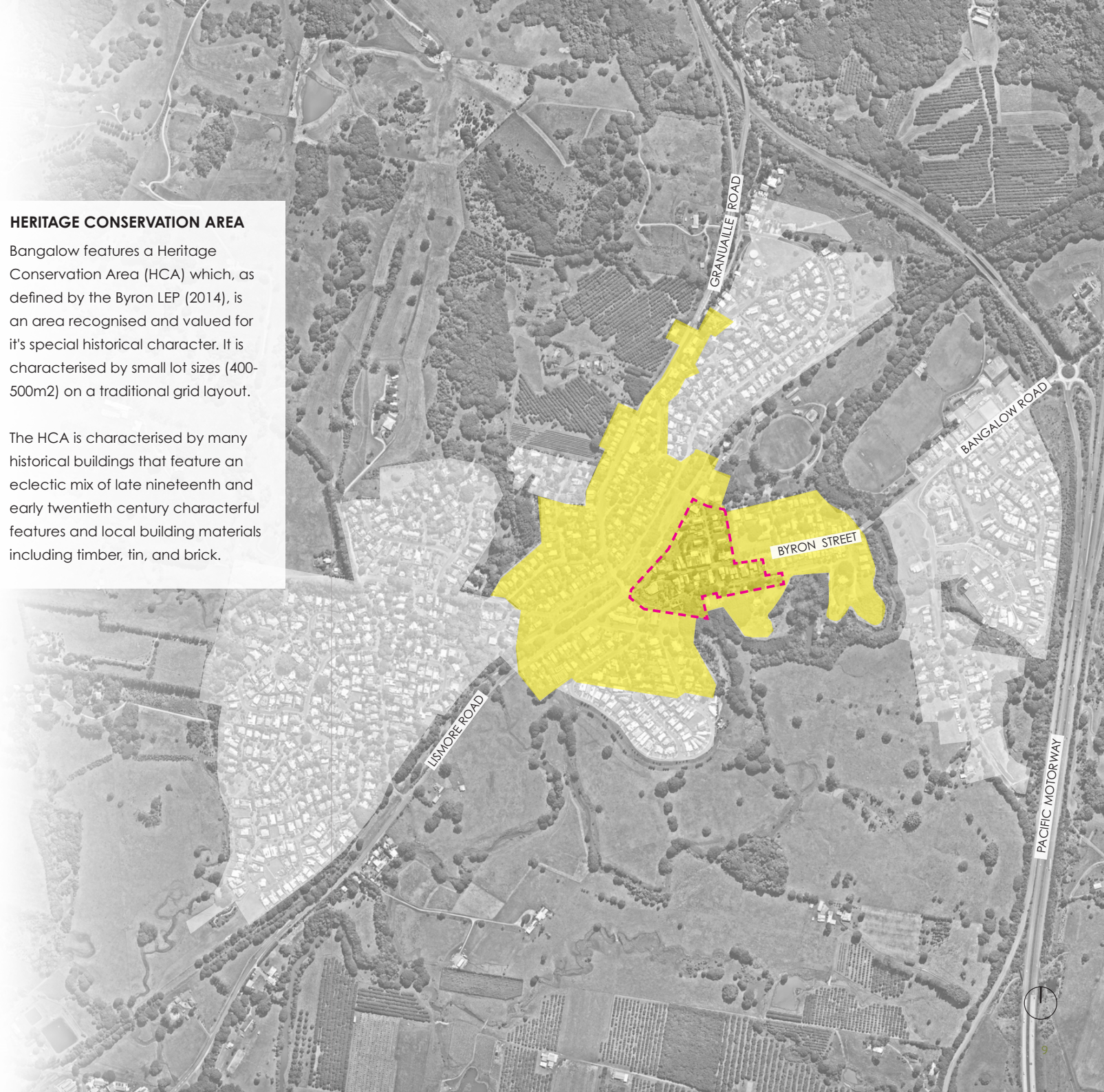
VILLAGE CENTRE

HERITAGE CONSERVATION AREA

HERITAGE CONSERVATION AREA

Bangalow features a Heritage Conservation Area (HCA) which, as defined by the Byron LEP (2014), is an area recognised and valued for it's special historical character. It is characterised by small lot sizes (400-500m2) on a traditional grid layout.

The HCA is characterised by many historical buildings that feature an eclectic mix of late nineteenth and early twentieth century characterful features and local building materials including timber, tin, and brick.



1.2 Precincts

Bangalow's streetscapes can be separated into three precincts:

- the Byron Street Precinct
- the Station Street Precinct
- the surrounding residential streets precinct


This reflects the precincts identified in the Byron Shire DCP chapter relating to Bangalow.


The existing materials are similar across the precincts. The streetscapes and public open spaces feature mature trees with both native and exotic species identified. Existing pavements are a mixture of asphalt, brick and concrete. Throughout the area basalt retaining walls are a recurring feature.

The main difference between these three precincts are the change of building use and density of the urban fabric.

KEY

 VILLAGE CENTRE

 STATION STREET PRECINCT

 BYRON STREET PRECINCT



BYRON STREET



Mature trees and historical buildings with contemporary uses



A dense urban fabric and distinct heritage character



Brick paving, heritage style furniture and brick buildings with awnings



Palm trees are planted along the north side of the street

STATION STREET



A more open, quiet street- no through traffic



Street verge is informal with some concrete paths, gravel paths, and no paths



Station street links to the Rail Corridor, Bangalow Park and Show grounds and A&I Hall

VILLAGE SURROUNDS AND BEYOND



Concrete footpaths



Low and open fences, trees, timber architecture



Green spaces incorporated within the residential street urban fabric



2
**Existing materials
and furniture in
the village centre**

2.1 Existing Materials

OBSERVATIONS - PAVEMENTS

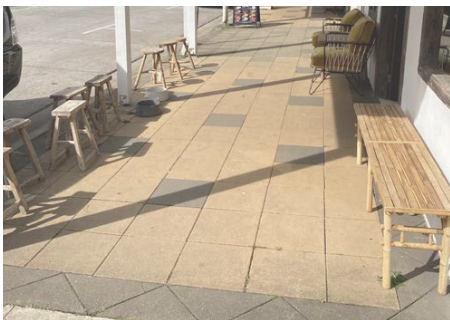
- Lack of unity - each precinct requires a consistent approach to pavement selection, pavement interfaces and ongoing maintenance and repairs
- Pavements need to be highly durable to withstand weathering
- Pavement design needs to allow for tree protection and level change
- Brick paving reflects the historical character of Bangalow
- Concrete footpaths are hard wearing and are successful for residential streets in village surrounds
- Repairs can create a patchwork effect



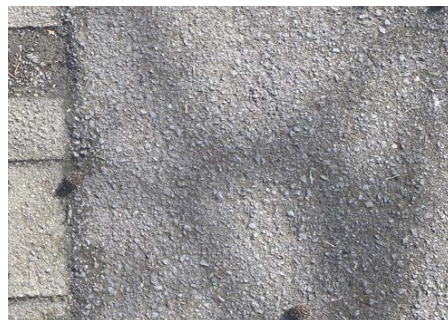
Concrete footpath



Concrete - weathered vs covered



Concrete paving to shop frontage



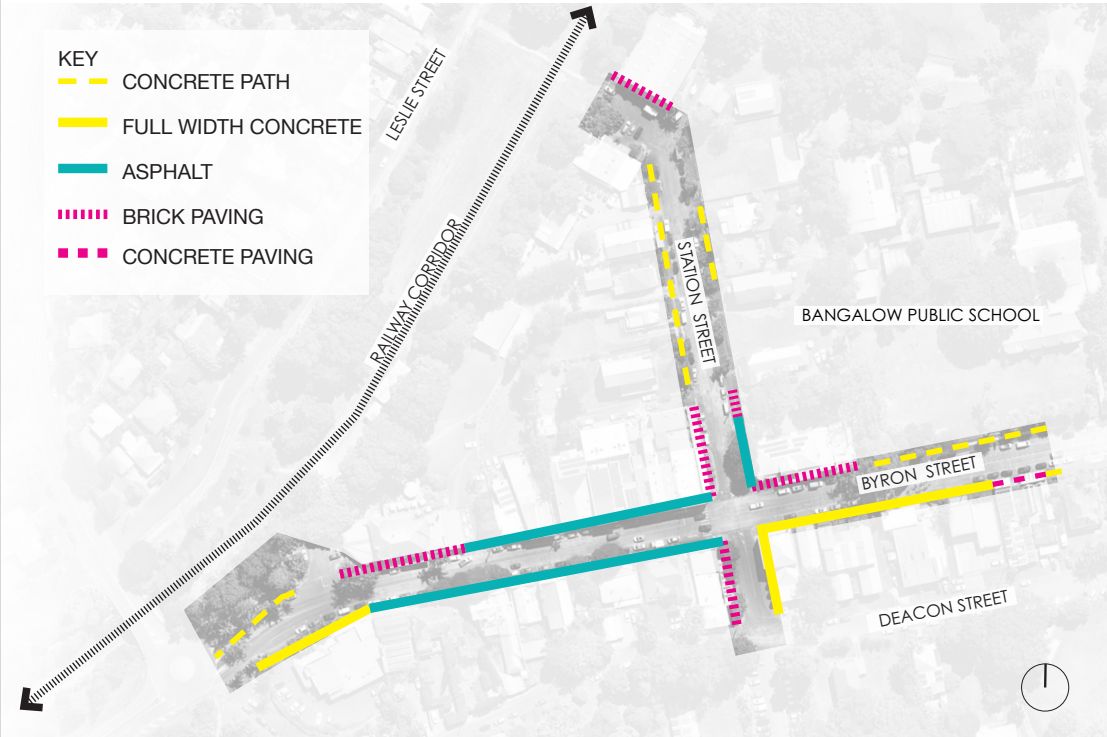
Asphalt



Brick paving - weathered vs covered



Brick paving with repair creating patchwork appearance



KEY OBSERVATIONS - WALLS AND KERBS

- Local bushrock/basalt wall reflects and connects to the local character, history and natural environment
- Concrete kerbs provide a clean and safe road interface
- Durable materials and solutions preferred



Bushrock/ Basalt stone wall



Concrete kerb edge

2.2 Existing Furniture

OBSERVATIONS

- Existing furniture throughout Bangalow is generally reflective of typical heritage character, with cast iron furniture in heritage green colours and hardwood timber
- Furniture is often not required within residential precincts. Simple and robust furniture is successful when used
- Custom design furniture solutions ensure distinctive places within Bangalow are special and unique



Custom 'Bangalow' seat



Existing dual bins



Example of existing bollards- not favoured by community



Custom timber benches in Heritage Fire Station Park



Hardwood timber bollards along Deacon Street



Dual bins in Bangalow Weir Parklands

2.3 Managing Bangalow's existing assets

The rural village feel of Bangalow is enhanced by its tree lined streets.

Trees provide shade that directly benefits people and cools surfaces at street level. This is especially important as the climate changes and we experience hotter temperatures.

Future pathway upgrades will impact upon tree roots. Specialist arborist advice will be required to assess ongoing viability of trees.

To ensure ongoing tree presence, succession planting should be included in landscape and streetscape management plans and implemented.

Declining health and physical impacts of the Byron Street Leopard trees and Station Street Liquid Ambers has triggered development of a separate succession plan that is intended to ensure a more sustainable approach.

When tree replacement is considered in the future, the optimum location of the trees and any subsurface treatments to improve health and longevity of future trees will be assessed at that time.

Tree species considered for either replacement or succession plantings should be optimal for conditions, shade and amenity.

OBSERVATIONS

- Bangalow's mature street trees contribute significantly to the village's visual character and usability.
- Trees in the streetscape provide shade, visual amenity and human scale - making streets comfortable. Bangalow has a number of existing street trees in all of its precincts, these trees will need to be considered in future planning to ensure tree health is maintained
- Pathway width, trip hazards, safety and pedestrian circulation will also need to be considered
- Where possible trees should be retained and pathway surfaces upgraded as required



Trees providing shade and comfortable seating opportunities



Trees provide visual character and shade to footpath



Trees outgrowing location



Roots lifting pavements causing trip hazards



3

Precedent studies

3.1 Precedent Studies

Contemporary works in old places

To assist with material and design direction it is helpful, along with site review, to learn from successful precedents.

KENSINGTON STREET, SYDNEY.
Designed by Jeppe Aagard Andersen and Turf Design Studios.

Kensington Street demonstrates a newly constructed streetscape that references and complements the surrounding heritage context with street furniture and pavement selections.



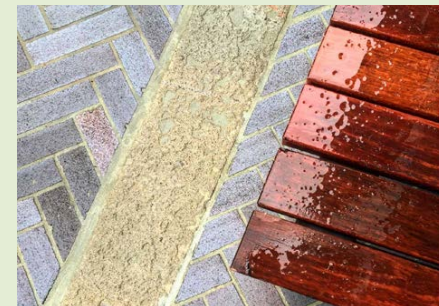
Heritage style bollards with new pavement



Mix of materials including old and new



New streetscape treatment against heritage buildings



Mix of materials including old and new



Stainless steel hoop bike racks and tree grate

ABERCROMBIE STREET, SYDNEY.
Designed by Group GSA.

Abercrombie Street has been designed to promote a comfortable, pedestrian oriented street. The mix of traditional and modern materials and furniture selected complement local heritage architecture.



Street plantings, lighting and new pavement complement existing features



New modern seating/ bollard installations



Heritage buildings complemented with new landscape works



4 Design & materials

4.1 Byron Street

MATERIALS & FURNITURE

The proposed material palette and design elements aims to celebrate Byron Street's unique heritage village character.

Selected materials will be robust yet chosen to respond to the highly active precinct. The proposed materials include:

- Primary surface: Brick pavement on slab (improves longevity and minimises maintenance)
- Secondary surface: Concrete
- Cast iron & Australian hardwood timber furniture
- Locally sourced bushrock

Surfaces to be sealed to enable easy cleaning.

All future repairs to match surrounding surface to create a seamless finish.

ON-GOING REVIEW

NOTE: Material palettes should be regularly reviewed to ensure it can capitalise on any improved material options. This may include new and improved products and suppliers. It will also enable the material selections for various projects to benefit from new sustainable products.

ACCESSIBILITY

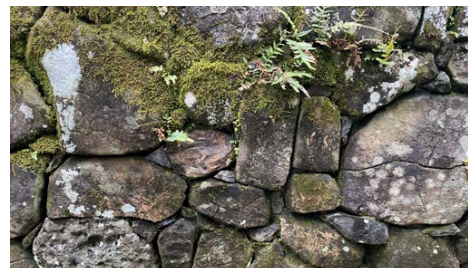
Where possible, new infrastructure to be accessible and inclusive.



FOOTPATH - BRICK PAVING ON CONCRETE SLAB
Type: Blue Mottle Paver
Size: 225x75x55
Pattern: various
Supplier: Lincoln Brickworks



FOOTPATH FEATURE - CONCRETE
Colour: Standard grey
Finish: Broom finish



SEATING/RETAINING WALL
Material: Locally sourced bushrock/basalt



CUSTOM 'BANGALOW' COUNCIL SEAT
Material: Recycled cast aluminium with hardwood timber slats
Finish: powder coated / Cutek stain
Colour: Heritage green
Size: 1875 L 800 H 588 W
Signage: Custom bangalow palm detail
Fixing: Surface mounted
Supplier: Landmark



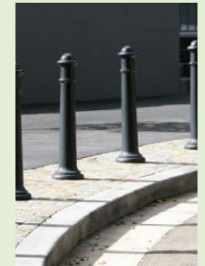
PIT LIDS TO MATCH ADJACENT PAVEMENT



HANDRAIL/BALUSTRADE
Material: HDG steel



DUAL BIN SURROUND
Material: Cast iron
Colour: Heritage green
Size: 240L
Signage: General rubbish and recycling
Fixing: Surface mounted



'TRADITIONAL' BOLLARD
Material: Cast aluminium
Finish: Powder coated
Colour: Textura Woodland Grey or Monument
Supplier: Street Furniture Australia



'SEMI HOOP' BIKE RACK [BST03]
Material: 316 Stainless steel
Finish: No.4 Finish (brushed)
Size: 845 L 850 H 120 W
Fixing: Surface or subsurface depending on surrounding surface
Supplier: Street Furniture Australia



'AQUAFIL FLEXIFOUNTAIN' WATER BOTTLE REFILL STATION [AQ-FF1500BF]
Material: Stainless Steel and Aluminium
Finish: Anodised
Dimension: 1509 H 600 L 310 W
Supplier: Civiq

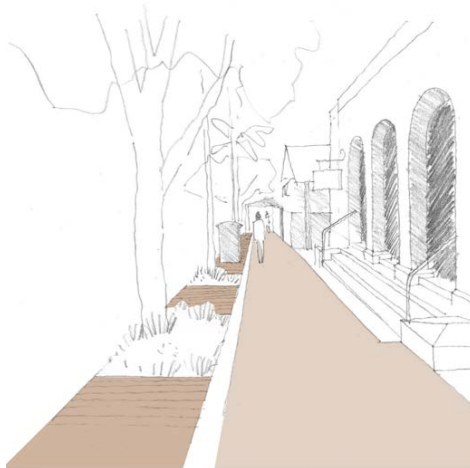


LIGHTING
Type: Heritage LED street light
Code: 300-0099
Details: BA1-420 pole bracket, 76mm OD post
Supplier: We-Ef

NOTE: Images are demonstrative of style and are indicative only.

4.1.1 Paving Patterns (Byron Street)

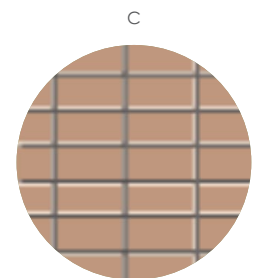
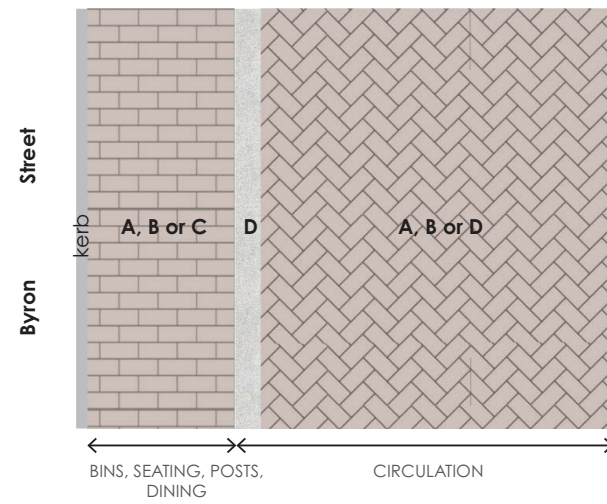
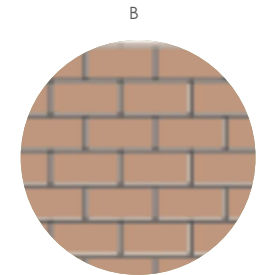
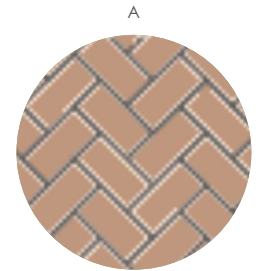
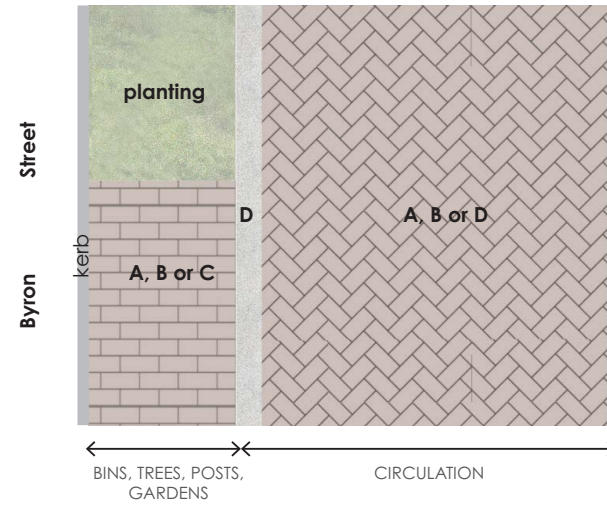
SOUTH SIDE



NORTH SIDE



NOTE: Images are demonstrative of style and are indicative only.

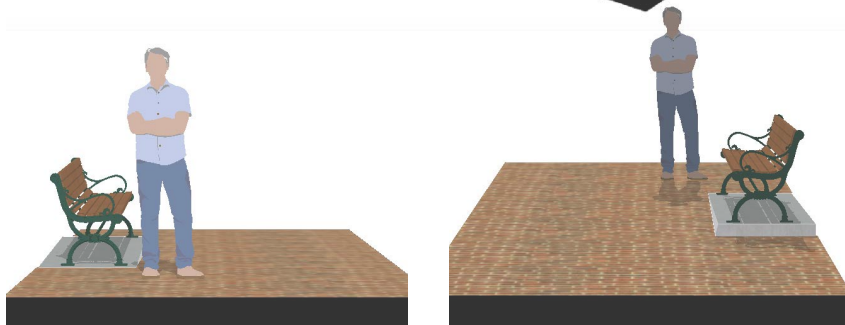
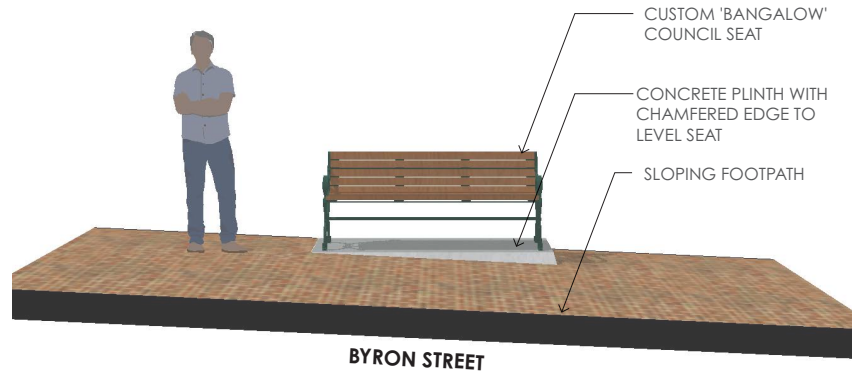


Design to allow for accessible wayfinding and implementation of necessary hazard awareness. Surface finishes and materials in village centre should also be used to highlight circulation zones and service zones.

NOTE: Images are demonstrative of style and are indicative only.

4.1.2 Seating on a slope

Establishing a unified approach to installing seats on the sloping section of Byron Street.



4.2 Station Street

MATERIALS & FURNITURE

The Station Street material palette will complement the Byron Street palette but also respond to the mixed use nature of the street. The materials will be similar but their application will differ.

The proposed materials will include;

- Primary surface: Concrete
- Secondary surface: Brick Pavement
- Cast iron & Australian hardwood timber furniture
- Locally sourced bushrock

Surfaces to be sealed to enable easy cleaning.

All future repairs to match surrounding surface to create a seamless finish.

ON-GOING REVIEW

NOTE: Material palettes should be regularly reviewed to ensure it can capitalise on any improved material options. This may include new and improved products and suppliers. It will also enable the material selections for various projects to benefit from new sustainable products.



FOOTPATH - CONCRETE
Colour: Wategos Exposed
Finish: Lightly exposed
Supplier: Holcim Geostone



FOOTPATH FEATURE - BRICK FEATURES
Type: Blue Mottle Paver
Size: 225x75x55
Pattern: various
Supplier: Lincoln Brickworks



SEATING/RETAINING WALL
Material: Locally sourced bushrock/basalt



CUSTOM 'BANGALOW' COUNCIL SEAT
Material: Recycled cast aluminium with hardwood timber slats
Finish: Cutek stain
Colour: Heritage green
Size: 1875 L 800 H 588 W
Signage: Custom bangalow palm detail
Fixing: Surface mounted
Supplier: Landmark



PIT LIDS TO MATCH ADJACENT PAVEMENT



HANDRAIL/BALUSTRADE
Material: HDG steel



DUAL BIN SURROUND
Material: Cast iron
Colour: Heritage green
Size: 240L
Signage: General rubbish and recycling
Fixing: Surface mounted



'TRADITIONAL' BOLLARD
Material: Cast aluminium
Finish: Powder coated
Colour: Textura Woodland Grey or Monument
Supplier: Street Furniture Australia



'SEMI HOOP' BIKE RACK [BST03]
Material: 316 Stainless steel
Finish: No.4 Finish (brushed)
Size: 845 L 850 H 120 W
Fixing:
Supplier: Street Furniture Australia

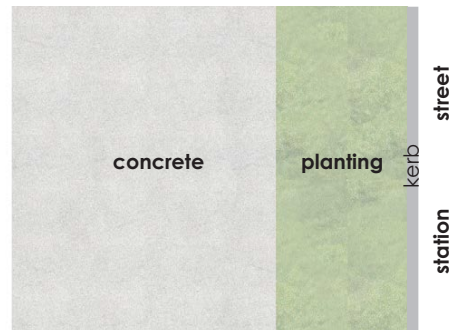
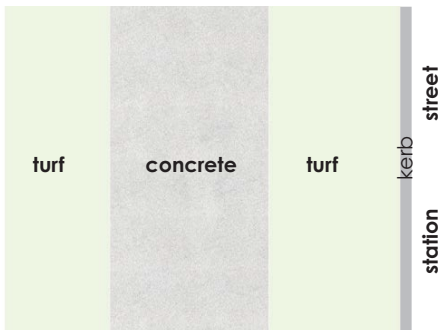
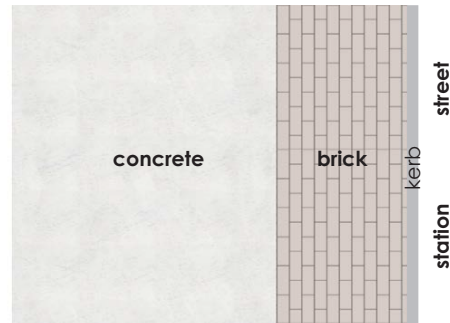


LIGHTING
Type: Heritage LED street light
Code: 300-0099
Details: BA1-420 pole bracket, 76mm OD post
Supplier: We-Ef

NOTE: Images are demonstrative of style and are indicative only.

4.2.1 Paving Patterns (Station Street)

There are various footpath/verge arrangement options. Selection to be based on the immediate development context. Where possible a low key concrete path and turf verge is to be favoured. However, the immediate development context may require a more urban treatment with more room for pedestrian circulation and outdoor dining zones. Feature treatments such as brick can complement Byron Street finishes.

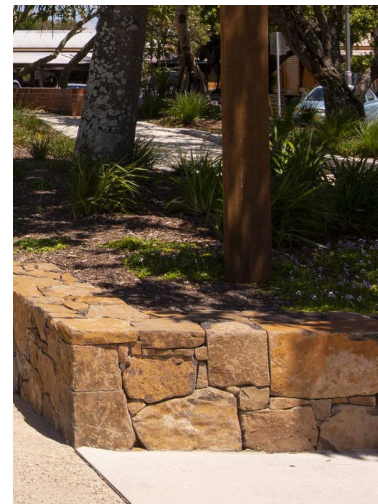


4.2.2 Tree Surrounds

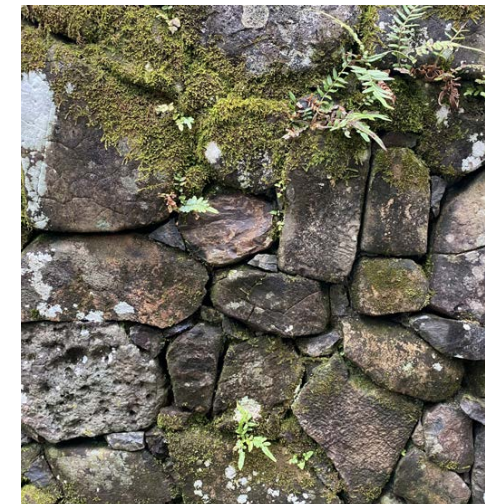
The public domain treatments associated with the existing trees north east of the Byron / Station Street intersection are in poor condition. The retaining structures around the base of the trees could be upgraded to stone seating walls to increase their longevity and usability. This treatment would also link the area to the rock wall treatments on the western side of the intersection and in other village centre locations such as Heritage Fire Station Park.



Existing timber retaining walls



Example stone retaining / seating wall using local stone



Aged stone wall in Heritage Fire Station Park

4.3 Residential Precinct & Village Surrounds

MATERIALS & FURNITURE

The proposed material palette and design elements aim to be simple and flexible enough to be used across Bangalow.

Materials include:

- Concrete
- Feature Brick Pavement in select locations
- Steel & Australian hardwood timber furniture
- Hardwood bollards
- Locally sourced bushrock

Surfaces to be sealed to enable easy cleaning.

All future repairs to match surrounding surface to create a seamless finish.

ON-GOING REVIEW

NOTE: Material palettes should be regularly reviewed to ensure it can capitalise on any improved material options. This may include new and improved products and suppliers. It will also enable the material selections for various projects to benefit from new sustainable products.



FOOTPATH - CONCRETE
Colour: Standard grey
Finish: Broom finish



SEATING/RETAINING WALL
Material: Locally sourced bushrock/basalt



BOLLARD - HARDWOOD TIMBER
Type: Heavy Duty Bollard
Supplier: Outdoor Structures Australia



SEAT - Vertical slat timber with arms
Frame: 316 SS (satin finish)
Battens: Australian HW timber (class 1)- oiled
Code: TM 4035-316SS
Supplier: Commercial Systems Australia

TABLE - Blaxland Accessible BBQ Table
Material: Spotted Gum, SS hardware
Code: HD-007B
Supplier: Outdoor Structures Australia



EXAMPLE- combining feature brick paving treatments with standard concrete path finishes

NOTE: Images are demonstrative of style and are indicative only.

4.4 Distinctive Places

DISTINCTIVE PLACES

There are a number of key sites within the village centre that warrant specific and distinctive treatment. Materials and finishes in these specific areas may vary and should be finalised as part of any future location specific projects. Future designs and material palettes should complement both the spaces and the broader village centre treatments.

1. Nature Reserve & Kings Monument

This open space occupies a critical location at the western edge of the village centre. The park also has the potential to be a link between Byron Street and the rail corridor.

2. Heritage Fire Station Park

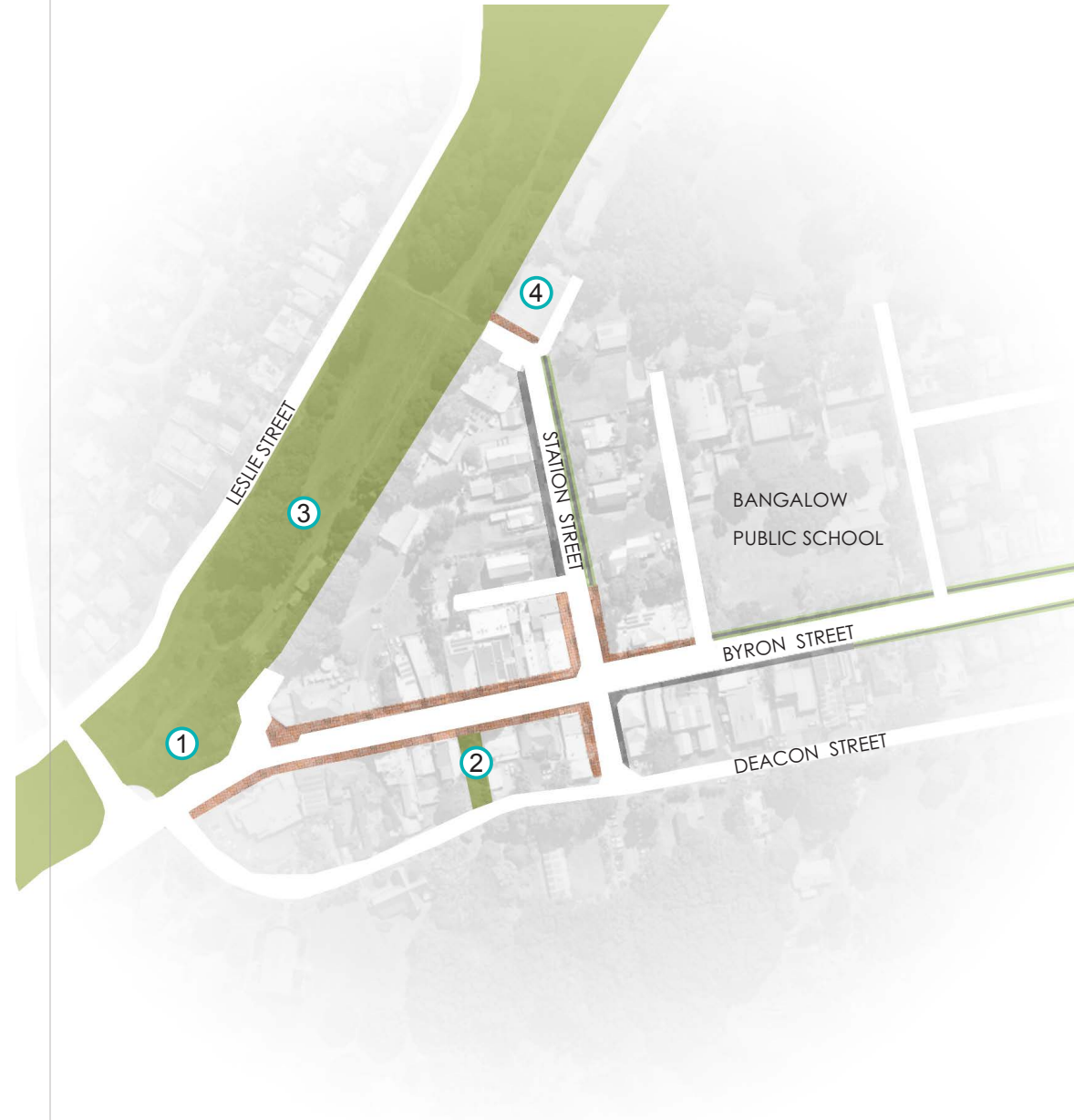
Mid-block urban park space with considerable potential as a small public space connected to Byron Street, and providing a thoroughfare to Deacon Street. Space could benefit from being more open.

3. Rail Corridor

The rail corridor has the potential to be a central open space and recreational asset edging the village centre- improving connections within the village and improving circulation to surrounding areas.

4. A&I Hall

A landmark building that is the focal point of an important vista along Station Street.



4.5 Plant Palette

GRASSES/ GROUNDCOVERS/ FERNS

- Rough Maidenhair *Adiantum hispidulum*
- Native Ginger *Alpinia arundelliana*
- Yellow Buttons *Chrysocephalum apiculatum*
- Nodding Club Rush *Ficinia nodosa*
- Matt Rush *Lomandra hystrix*
- Verday *Lomandra 'Verday'*
- Lime Tuff *Lomandra 'Lime Tuff'*
- Creeping Boobialla *Myoporum parvifolium*
- Native Violet *Viola hederaceae*

SHRUBS/ MID-STOREY

- Acacia Honeybuns *Acacia howittii 'Honey buns'*
- Midgen Berry *Austromyrtus dulcis*
- Giant Spear Lily *Doryanthes palmeri*
- Grevillea 'Lady O' *Grevillea 'Lady O'*
- Rice Flower *Ozothamnus diosmifolius*

VINES

- Large leaved Wonga Vine *Pandorea baileyana*

TREES

- Marblewood *Acacia bakeri*
- Swamp Banksia *Banksia robur*
- Ivory Curl Tree *Buckinghamia celsissima* (character tree for Station Street)
- Blueberry Ash *Elaeocarpus reticulatus*
- Firewheel Tree *Stenocarpus sinuatus*
- Coolamon *Syzygium moorei*
- Blue Lilly Pilly *Syzygium oleosum**
- Weeping Lilly Pilly *Waterhousia floribunda** (character tree for Byron Street)

Note: This planting list is not exhaustive and is to be used as an indicative guide through detail design. More specific landscape and planting guides may be developed for specific locations and projects

*Locate species to prevent fruit dropping over pathways



Acacia howittii 'honey buns'



Alpinia arundelliana



Austromyrtus dulcis



Banksia robur



Chrysocephalum apiculatum



Doryanthes palmeri



Grevillea 'Lady O'



Knobby club-rush



Lomandra hystrix



Lomandra verday



Myoporum parvifolium



Syzygium moorei



5
Entries

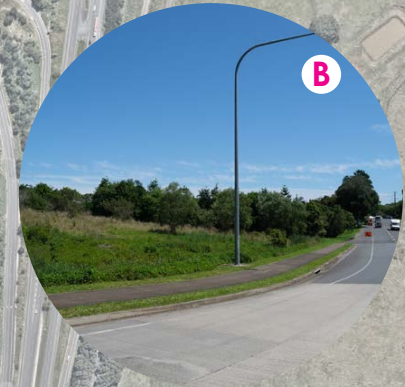
5.1 Arriving in Bangalow

A sense of arrival through landscape

Entry treatments create a first impression, providing visual cues that reflect the cultural and historical context of a place. Bangalow has three main arrival points.

1. North entry (From Byron Bay /Pacific Motorway-North)
2. East entry (from Byron Bay/Pacific Motorway-South)
3. South-west entry (from Clunes/Lismore)

- KEY**
- ENTRY LANDSCAPE
 - ✳ ENTRY MARKER LOCATION (IF REQUIRED)- NORTHERN ENTRY MARKER EXISTS
 - ⊘ BRIDGE- EXISTING ENTRY MARKER
 - A** REFER TO PLAN AND FOLLOWING PAGE



A SENSE OF ARRIVAL THROUGH LANDSCAPE

The entrances to Bangalow should be welcoming and create a sense of arrival. Landscape plantings should enhance and reflect the heritage character of the precinct.

A. North

A length of embankment along the western edge of Granuaille Drive provides an opportunity to establish a stretch of native trees and plants setting the scene for the heritage village within a beautiful landscape.

B. East

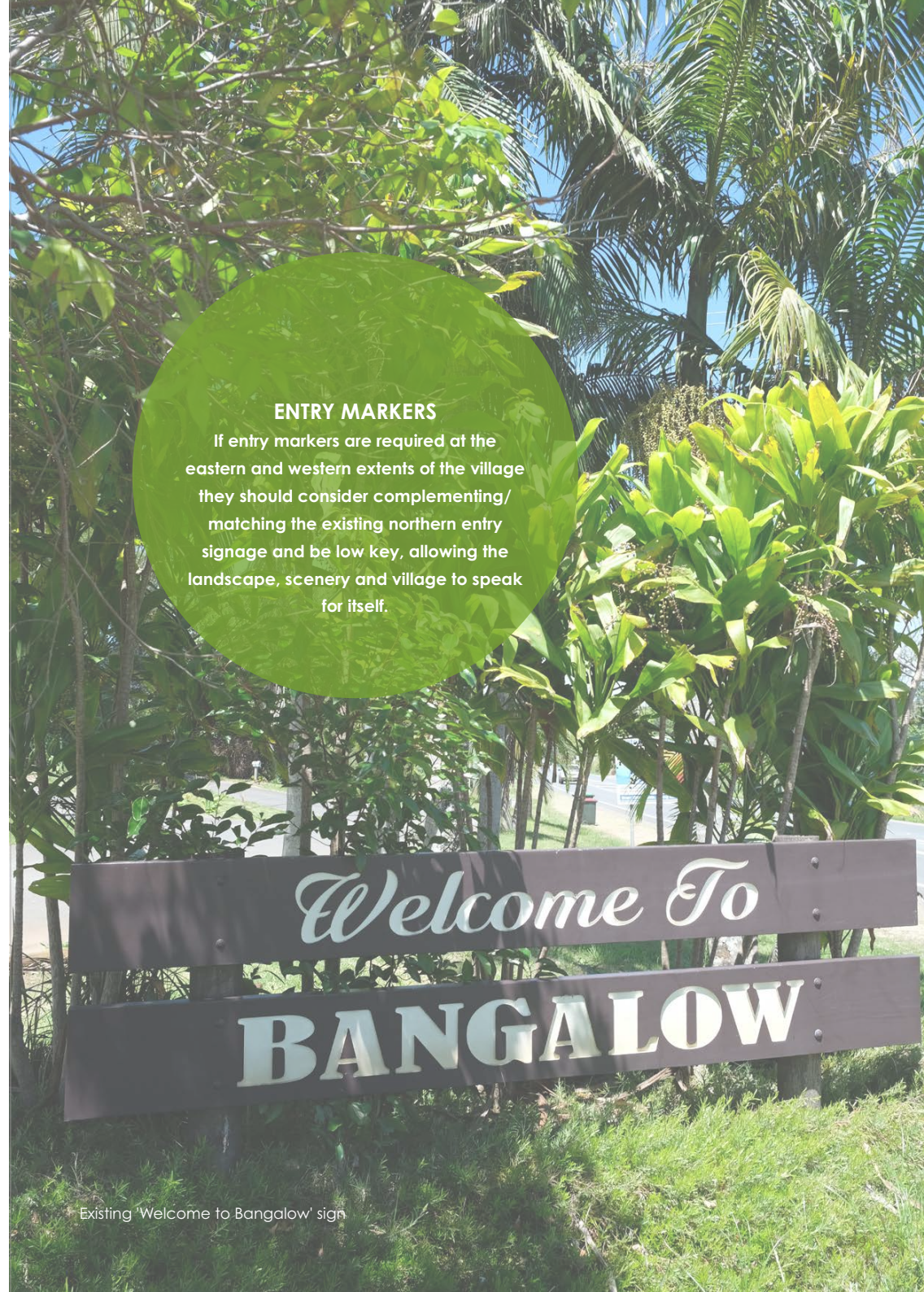
There are opportunities to establish an eastern entry framed by trees. There is potential to extend planting to the south, along the exit ramp road reserve. A 'Welcome to Bangalow' sign could also be placed at this eastern village extent.

C. Village Centre- East

Immediately east of the Byron Creek bridge is an important secondary village entry location. The southern side of the road in this location is a generous open space. A legacy planting of a Moreton Bay Fig could be considered for this location as a nod to the surrounding hinterland farm landscapes. In generations to come this could become a defining entry feature of Bangalow village.

D. West

The northern side of Lismore Road has considerable potential as a tree lined corridor providing an arrival sequence into Bangalow. This space is likely to become even more valuable in the future pending future uses of the Rail Corridor.



ENTRY MARKERS

If entry markers are required at the eastern and western extents of the village they should consider complementing/ matching the existing northern entry signage and be low key, allowing the landscape, scenery and village to speak for itself.

Existing 'Welcome to Bangalow' sign

