

BOLLON MASTERPLAN: RV PARK & STREETScape

For: Balonne Shire Council

March 2021



Produced by:

GROUP USA

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| Issue | Title | Date | Prepared | Checked |
|-------|-------------------------|------------|----------|---------|
| A | Draft Analysis Report | 25/02/2020 | GD | JH |
| B | Analysis Report | 22/06/2020 | GD | JH |
| C | Discussion Paper | 22/06/2020 | GD | JA |
| D | Bollon Draft Masterplan | 03/07/2020 | GD | JA |
| E | Bollon Masterplan | 30/09/2020 | GD | JA |
| F | Bollon Masterplan Final | 09/03/2021 | GD | JA |

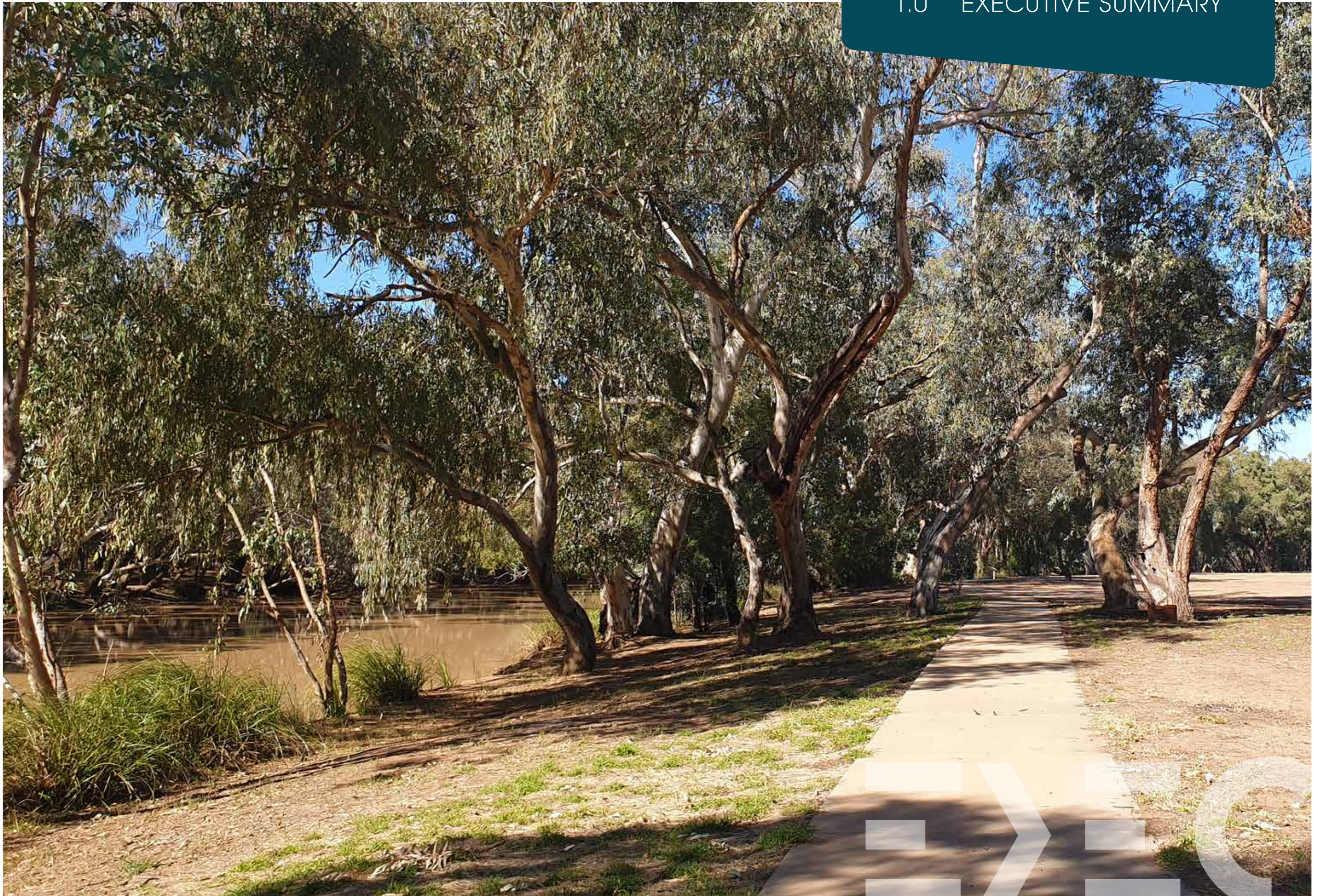


We acknowledge and respect the Traditional Owners of the land this document is created for; the Kooma people.

We recognise their unique ability to care for country and deep spiritual connection to it

We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.





1.0 EXECUTIVE SUMMARY

GroupGSA have been engaged by Balonne Shire Council to prepare Masterplans for St George, Bollon and Beardmore Dam covering the following areas:

- 1 – St George River Foreshore
- 2 – St George CBD
- 3 – St George Streetscape
- 4 – Rowden Park
- 5 – Bollon Wallam Creek RV Park
- 6 – Bollon Streetscape
- 7 – Beardmore Dam Picnic & Recreation Area

This document encompasses Bollon Streetscape and the Bollon Wallam Creek RV Park

The project will provide recreational, social and environmental opportunities with a fit for purpose Masterplan which considers the size of the Council, previous works and future direction.

The overall objectives of the project we recognise to be as follows:

- + Develop a cohesive Master Plan, based on a clear strategy that capture and reinforce the distinct qualities of Bollon
- + Provide new, enhanced and equitable opportunities for all types of users from community and visitors to both physically and perceptually safely access the creek edge and appreciate this unique environment;
- + To establish a coherent, legible public domain, that will improve, beautify and enhance the streetscape of Bollon
- + Incorporate tourism, art and cultural strategies as a part of the revitalisation of Bollon
- + Improve accessibility and pedestrian movement within Bollon and the RV Park
- + Improve identification and appearance of entry points and gateways to Bollon
- + Improve the consistency of public domain treatments and planting to match overall council goals
- + To consider RV parking opportunities and facilities at Bollon, along with improved streetscape
- + To determine a schedule of projects and improvements for future staged implementation



1.1 PROJECT STAGING

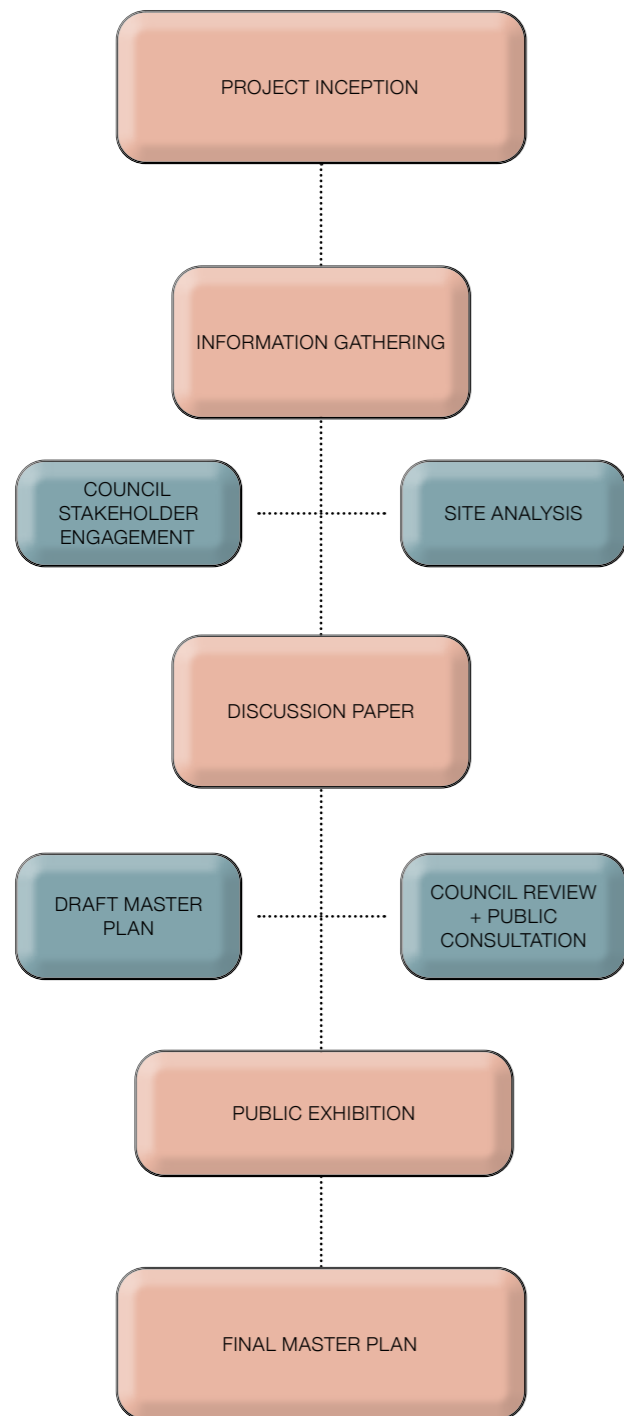
| SITE | HIGH PRIORITY | MEDIUM PRIORITY | LOW PRIORITY |
|----------------------|---|--|--|
| Bollon Streetscape | Procurement of nursery stock: Street trees, natives and bush tucker plants | Implementation of new street trees | Development of truck rest stop & parking |
| | Central median improvements | Pedestrian street lighting to Main Street | |
| | Relocation of Bollon town signage | Street lighting to Jane Street | |
| Wallam Creek RV Park | Upgrades to RV Park toilet block | Extension of concrete path to Piper's Gully | Nature play |
| | Upgrades to Main Street toilet and shower blocks | Barrier bollards, interpretive pillars and entry pillars | |
| | Lighting bollards to existing creekside path | | Amenity planting |
| | Yarning circle | | |
| Additional Works | Skate park | Historical & heritage town signage including First Nations stories | Community orchard |
| | | Visual improvements to levee wall | Bowling green |



1.2 MASTERPLAN PROCESS

MASTERPLAN PROCESS

By engaging with multiple types of community consultation, GroupGSA has been able to establish a strong understanding of what is both required and desired in St George, Bollon and Beardmore Dam for their respective masterplans.



DESIGN DRIVERS

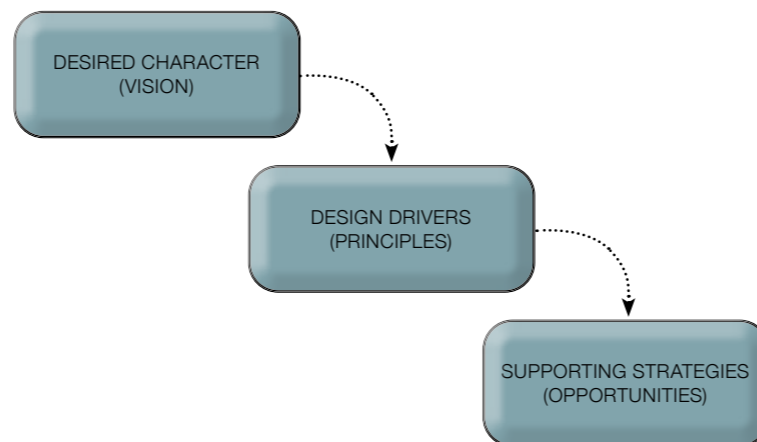
GroupGSA has outlined a number of design driving principles to be woven throughout the various masterplans.

These are:

- + Build upon the unique character of Bollon
- + Strengthen the existing connection to Wallam Creek
- + Make it attractive & welcoming to residents and visitors alike & appealing to a diverse age range
- + Safe, accessible & equitable for all; making it easy for all to get around
- + Create consistency in materials, furniture, trees, planting & overall appearance
- + Enhance greenery to ensure that trees and planting suit the environment with a view to long-term sustainability
- + Enable the public domain to support a diverse, thriving economy as a setting for activities & events to increase local business
- + Ensure that ideas are cost effective & 'do-able' by setting priorities, creating manageable packages of works & phasing works over time

SUPPORTING STRATEGIES

The strategies are directly linked to the design principles with the majority of these deriving from the community engagement process, both online and in person. These strategies become opportunities to be utilised throughout the master planning process.



| DESIGN DRIVER | SUPPORTING STRATEGIES |
|--|---|
| Unique Character | + Emphasise heritage tourism through education and informational signage |
| | + Ensure the natural appeal of RV Park is maintained through minimal intervention |
| Connection to natural assets | + Use of minimal, considered intervention to Wallam Creek & the RV area to ensure that the natural appeal is not lost |
| | + Extend active recreation connections along the Wallam Creek into town |
| | + Ensure greater safety along the creek front through lighting & wayfinding |
| Attractive & welcoming to residents & visitors | + Create a more welcoming main street character through trees, planting & applied finishes to levee wall |
| | + Give children of all ages varied places of interest & play |
| Safe, accessible & equitable for all | + Ensure sightlines are maintained between pedestrians and vehicles |
| Create consistency | + Select appropriate furniture & materials palettes to suit the character, style & requirements of the Bollon RV Park |
| | + Where possible, specify locally sourced materials |
| Enhance greenery | + Using trees and planting as opportunities to establish and emphasise local character |
| | + Increase of shade to decentralised parking areas to encourage locals to park there |
| | + Select plant & tree species that not only provide amenity but also suit the extremes of the local climate |
| | + Examine multiple opportunities for tree planting to maximise summer shade/winter sun |
| | + WSUD opportunities & tree planting infrastructure for improved stormwater management & drought damage minimisation |
| Enable the public domain to support a diverse, thriving economy as a setting for activities & events | + Encourage RV Park users to shop & dine in town |
| | + Provide information on facilities, activities & places to shop & eat |
| | + Provide necessary infrastructure for local activities to encourage visitors to extend their stay |

1.3 COMMUNITY CONSULTATION - PROCESS

ONLINE SURVEY

In April and May 2020 GroupGSA and Balonne Shire Council conducted a series of online community consultation surveys

The surveys were open for approximately 4 weeks and were promoted through the Balonne Shire Council's website and Facebook page. A video was also created to promote the online surveys which were designed to gain feedback from both locals and visitors to the region.

In total there were 14 responses to the Bollon RV Park & Streetscape survey.

On Friday 5th of June 2020 GroupGSA and Balonne Shire Council hosted a community consultation event in Bollon from 1-3pm. This event provided an opportunity for locals and visitors to contribute their ideas and feedback to GroupGSA for use in developing the masterplan.

ON-SITE CONSULTATION

GroupGSA exhibited a range of boards designed to stimulate ideas and conversations around what could be implemented as part of the new masterplan and attendees from the community were able to provide feedback either directly to GroupGSA via feedback forms or email or drop their feedback to Council.



Pg 7 Bollon Masterplan: RV & Streetscape | For: Balonne Shire Council

HAVE YOUR SAY ON THE FUTURE OF BOLLON

Balonne Shire Council have engaged GroupGSA Landscape Architects to prepare a Master Plan for Bollon.

Council is calling residents & visitors to tell us their ideas for improving Bollon with a focus on:

- Bollon Streetscape upgrade.
- The RV & Camping Area

Council and consultants are hosting an information session to gain your input.

Join us at the following time:

Date: Friday 5th June
Time: 1.00pm to 3.00pm
Place: The Bollon Heritage Centre Main Street, Bollon

Social distancing measures and group limits visiting at any one time will be in effect. For more information or to RSVP contact:

Tiffany Kajewski
Project Officer - Balonne Shire Council
P. 07 4620 8856
E. Tiffany.Kajewski@balonne.qld.gov.au

Meet and walk with us to discuss ideas for Bollon

No idea is too big or small!

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It is being hosted on Friday 5th of June, 2020 from 1.00pm to 3.00pm at:

- Bollon Heritage Centre Main Street, Bollon

BOLLON RV PARK

WE WANT TO HEAR YOUR IDEAS

- + PICNIC & BBQ FACILITIES
- + WALKING TRAILS
- + DESIGNATED CAMPSITES
- + HERITAGE & CULTURE
- + AMENITIES UPGRADES
- + TREES & LANDSCAPING
- + WATER SPORTS

BOLLON STREET TREES

WE WANT TO HEAR YOUR IDEAS

- + EVERGREEN & DECIDUOUS SPECIES
- + SHADED STREETS
- + SEASONAL COLOUR & FLOWERS
- + LONGEVITY & MAINTENANCE
- + PLANTING TO CENTRAL MEDIANS
- + PROVIDING HABITAT
- + DROUGHT TOLERANCE

HAVE YOUR SAY ON THE FUTURE OF BOLLON

PUBLIC EVENTS // REVITALISE THE STREETS // TOURISM // BEAUTIFY THE CAMPING GROUNDS // WATER SPORTS // STREET TREES // SAFE PEDESTRIAN ACCESS // SHADY PARKING // WEEKEND SPORTS // WAYFINDING // PARKING // RECREATION

For more information or to RSVP contact:

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1.4 CONSULTATION RESULTS - STREETScape

ONLINE SURVEY

The Bollon Streetscape & RV online community consultation survey had 14 respondents. Of those 14 responses, 6 of them indicated that lived in town and a further 2 lived rurally with Bollon being their closest town.

Some of the key findings from the survey:

STREET TREES

Most preferred tree styles/species: *(based on appearance)*

Deciduous:



Lagerstroemia indica



Koelreuteria paniculata



Jacaranda mimosifolia



Brachychiton populneus



Cupaniopsis anacardioides

ON-SITE CONSULTATION

The community marquee in Bollon offered the opportunity for attendees to provide their ideas and feedback.

ISSUES

- + Trees that aren't locally sourced suffer when being watered with bore water
- + Some older trees are suffering and in need of rehabilitation

OPPORTUNITIES

- + In order to prevent tree losses, Council could establish a tree nursery for growing local species and to 'harden up' imported tubestock species to suit the water and climatic conditions.
- + Wide roads have plenty of space for additional street trees. Some roads already have trees down the centre
- + Trees are a huge part of Bollon's character and it is important to preserve and continue this

OTHER SUGGESTIONS

Access:

- + Provide a footbridge across the creek from the tennis club to the golf course
- + Some streets provide trip hazards for elderly pedestrians. Scooter access is ok
- + Some drainage and runoff hazards on certain streets need addressing

Art & Culture:

- + Paint a mural with First Nations images or portraits on the old water tower
- + Provide historical signage, art and sculpture around the town
- + Paint the levy wall to be more inviting

Tourism & Activities:

- + Install a hot water bore bath
- + Create a beach near the weir when arriving in town
- + 'Ride the bund' bike tours



1.5 CONSULTATION RESULTS - RV PARK

ONLINE SURVEY

The Bollon Streetscape & RV online community consultation survey had 14 respondents. Of those 14 responses, 6 of them indicated that lived in town and a further 2 lived rurally with Bollon being their closest town.

Some of the key findings from the survey:

ACTIVITIES

Recreational activities that respondents participate in:

| | |
|------------------|-----|
| Picnic / BBQ | 72% |
| Water sports | 29% |
| General exercise | 57% |
| Swimming | 36% |
| Fishing | 14% |

WHAT WORKS WELL

- + Existing concrete path is well utilised
- + The natural scenery of the creek and peaceful surroundings
- + Lots of natural shade
- + Site gets lots of visitors who are happy with it in it's current condition
- + Flat topography is good for setting up camp
- + RV park is a major drawcard for tourists visiting Bollon
- + Basic facilities such as tap water, toilet, dump point

WHAT NEEDS IMPROVEMENT

- + Lack of grass creates a very dusty environment, particular in drier months
- + Site gets crowded in peak season and has no designated spots
- + Caravans park along the concrete path and use it to set up their equipment
- + Lack of lighting means visitors often don't venture into town after dark
- + Some signage and information on places to visit and eat in town to generate more local money spent
- + No gathering spaces or amenities such as fire-pit and communal seating

ON-SITE CONSULTATION

The community marquee offered the opportunity for attendees to provide their ideas and feedback.

ISSUES

Amenity:

- + The unstructured site is difficult to manage during peak times and can get crowded
- + Existing signage is in need of refurbishment or replacement

Tourism:

- + The current RV setup is already successful, partly because the site has had minimal intervention. Too much infrastructure could make it lose its natural charm
- + The park is currently free / small donation honesty box. Any new facilities are at Council's expense
- + Providing too many facilities such as Bbq's and food preparation areas could discourage visitors from spending vital money at local businesses

Environment:

- + Some areas of Wallam Creek require embankment stabilisation

OPPORTUNITIES

Education & Culture:

- + Incorporate history through signage and information bollards
- + Bush tucker garden with signage

Facilities:

- + Provide bollards along the concrete path to prevent visitors pulling up alongside
- + Fire pit and rustic campfire seating for gatherings
- + Provide a lit path leading into town to allow visitors to feel safe after dark
- + Leave the site relatively unstructured. No allocated sites with concrete pads
- + Activities & Tourism:
 - + Provide nature play in an area where it draws visitors towards the town

Amenity:

- + Planting to screen and soften the levy wall



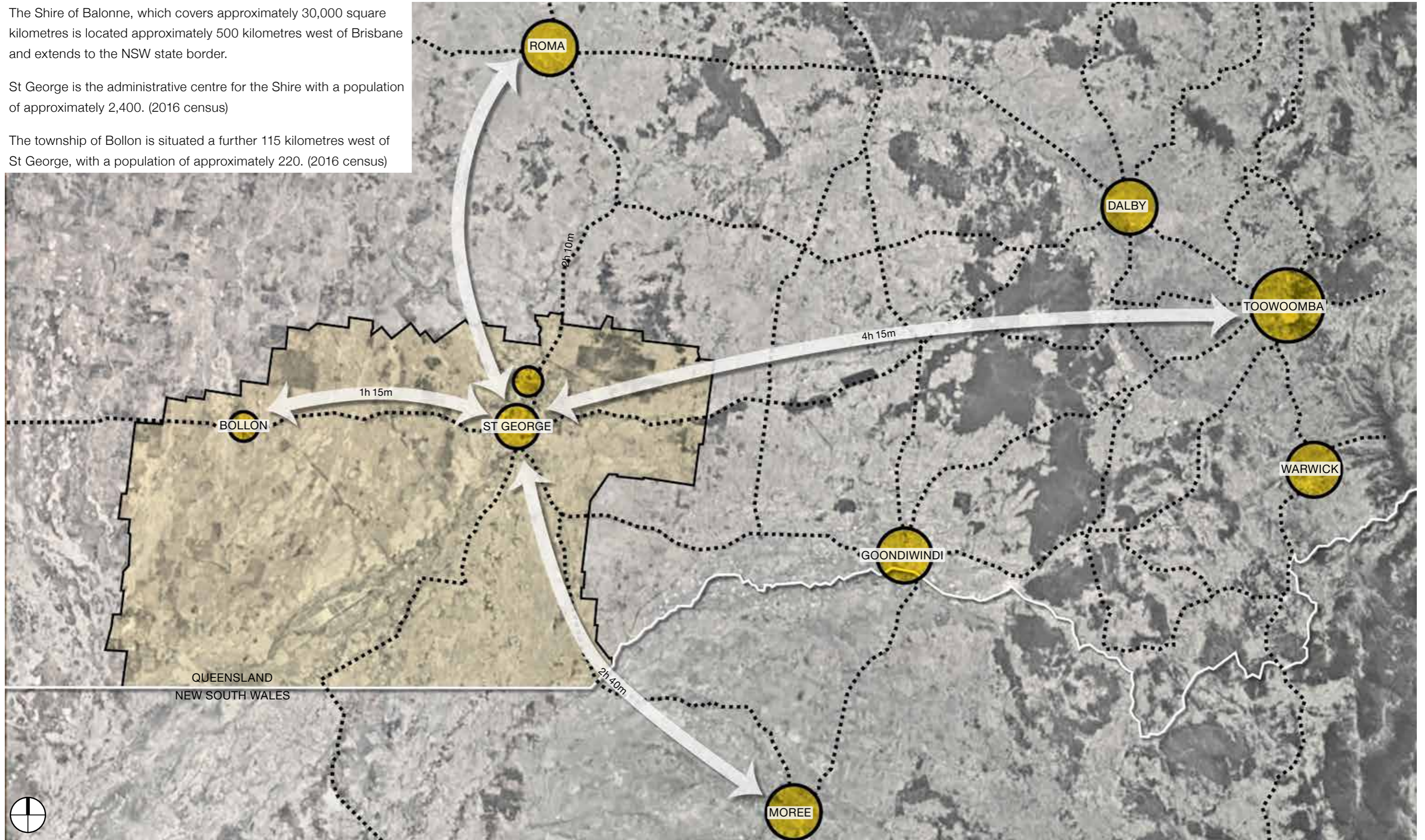


2.1 REGIONAL CONTEXT

The Shire of Balonne, which covers approximately 30,000 square kilometres is located approximately 500 kilometres west of Brisbane and extends to the NSW state border.

St George is the administrative centre for the Shire with a population of approximately 2,400. (2016 census)

The township of Bollon is situated a further 115 kilometres west of St George, with a population of approximately 220. (2016 census)






2.2 SITE CONTEXT

Bollon is located along the Balonne Highway between St George and Cunnamulla, along the southern side of Wallam Creek.

The Bollon RV campsite, adjacent the township along Wallam Creek is a well-known RV and rest area for travellers.

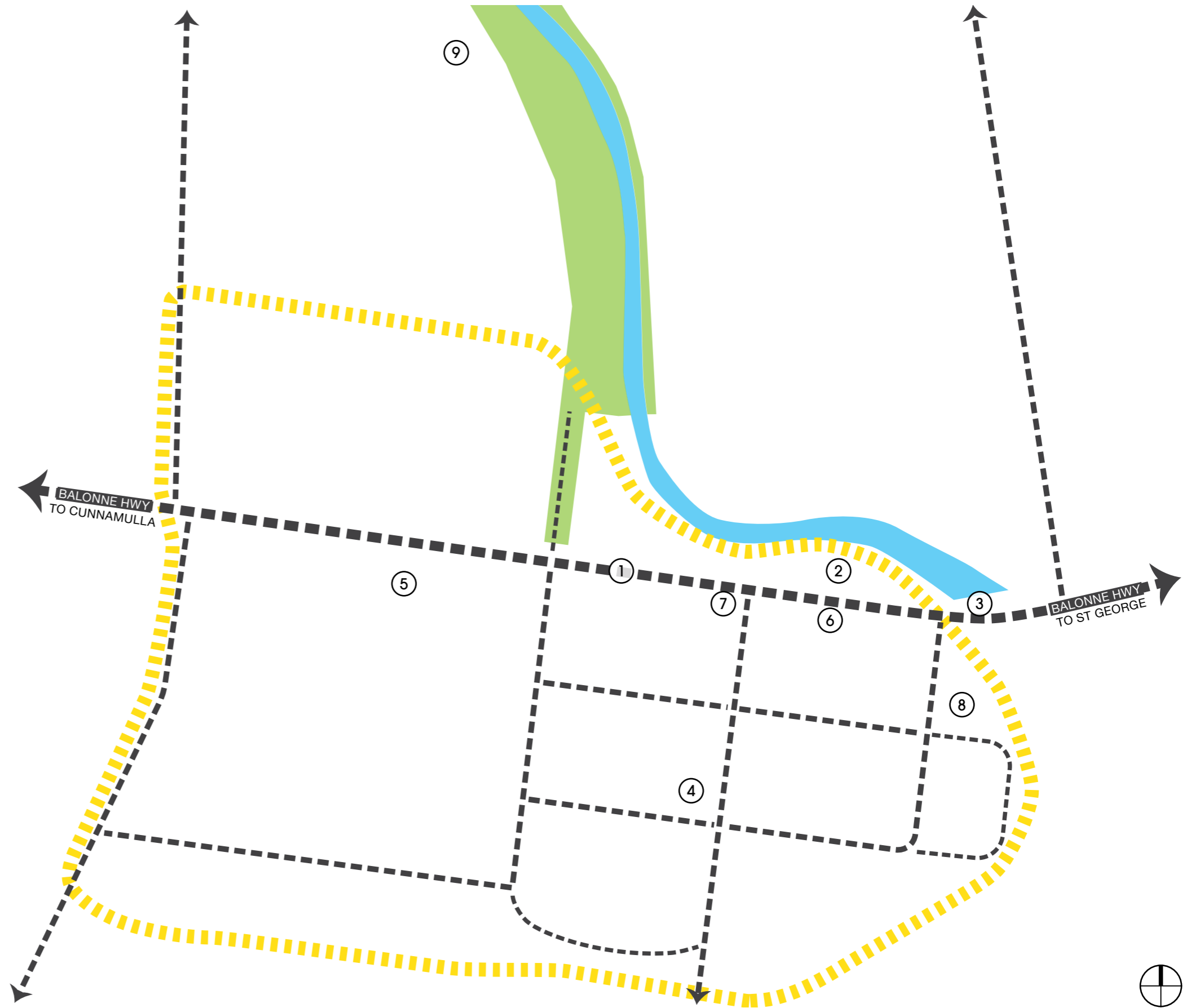


- LEGEND:
-  Wallam Creek
 -  Wallam Creek RV & Campsite
 -  Bollon Township

2.3 EXISTING SITE

LEGEND:

- ① Main Street
- ② Walter Austin Park
- ③ Spillway
- ④ Frog Hollow Park
- ⑤ Bollon State School
- ⑥ Deb's Cafe
- ⑦ Bollon Hotel
- ⑧ Tennis Courts
- ⑨ Bollon Cemetery
- Wallam Creek
- Wallam Creek RV Park
- Levy



2.4 EXISTING STREETScape

MAIN STREET / BALONNE HIGHWAY



OTHER STREETS



ANALYSIS:

The streets in Bollon have large shoulders and power lines are only located on one side of the road. There is ample opportunity to provide more street tree planting, both in the existing street verges and built out into the road where appropriate.

Many streets have central tree planting and there are opportunities to further plant these areas.

Tree species selection in the master plan will be critical to ensure species are able to withstand the climatic extremes facing Bollon.

2.5 EXISTING RV PARK



OUTDOOR GYM EQUIPMENT

Condition: Good

Analysis: The outdoor gym equipment is minimal and can double up as small play elements for visitors.



RV PARKING AREA

Condition: Average

Analysis: Consensus from campers is a preference for the unstructured, open parking area, however the implementation of a few concrete pads would allow for set-up for a few vehicles without having to take up any portions of the concrete path.



FURNITURE (VARIOUS)

Condition: Average

Analysis: There are opportunities to provide further amenities including park seating and additional rubbish bins.



CONCRETE PATH

Condition: Good

Analysis: While the path is in good condition and allows maximum access to Wallam Creek, the lack of other hard surfacing in the site means campers have been known to park parallel with the path to utilise it as part of their setup. Providing some concrete pads and using bollards to prevent RV's setting up along the path will prevent the path being blocked by campers.



WALKING TRAIL SIGNAGE

Condition: Good

Analysis: The current signage provides character and should be retained.



UNISEX TOILET

Condition: Good

Analysis: Well maintained and clean

3.0 PROPOSED MASTERPLAN: STREETSCAPE



3.1 PLANTING STRATEGY

DESIGN STRATEGIES

| DESIGN DRIVER | SUPPORTING STRATEGIES |
|--|--|
| Attractive & welcoming to residents & visitors | + Create a more welcoming main street character through trees, planting & applied finishes to the levee wall |
| Safe, accessible & equitable for all | + Ensure sightlines are maintained between pedestrians and vehicles |
| Create consistency | + Where possible, specify locally sourced plants and materials |
| Enhance greenery | + Using trees and planting as opportunities to establish and emphasise local character |
| | + Increase of shade to decentralised parking areas to encourage locals to park there |
| | + Select plant & tree species that not only provide amenity but also suit the extremes of the local climate |
| | + Examine multiple opportunities for tree planting to maximise summer shade/ winter sun |
| | + WSUD opportunities & tree planting infrastructure for improved stormwater management & drought damage minimisation |

EXISTING STREET TREE PLANTING STRATEGY

- + The majority of existing street trees in Bollon are to be retained during the initial implementation of the new street tree masterplan.
- + Existing Callistemon trees along Main Street in front of the levee wall are to be replaced with Kurrajong trees during initial implementation. This is to help in streamlining the establishment of a strong design language along Main Street. The Kurrajong will ensure clear sightlines and provide shade to pedestrians.
- + Existing street trees to be retrofitted with water refill pipe as per section 3.10 Tree planting details.
- + Existing street trees are to be assessed and replaced as required with the species outlined in section 3.2.

TREE & PLANT SOURCING

Street trees in Bollon are predominantly watered using bore water.

To ensure successful establishment of newly planted trees, shrubs and groundcovers, plant stock should be purchased as tubestock and grown on so they are hardened to suit the local climatic and bore water conditions. Plant species are to include native species and bush tucker plants in consultation with Kooma PBC.



Tubestock then needs to be grown to a size suitable for planting:

- + For street tree tubestock - a minimum 45L pot size is recommended. 100L pot size is preferable to both assist with creating greater visual impact and deter theft.
- + For shrub and groundcover tubestock - 200mm pot size is recommended
- + Allow 15% additional procurement quantity for replacement during establishment period

It is recommended that Balonne Shire Council investigate the viability of establishing a local tree nursery to accommodate these requirements. (Kooma PBC suggested location: Fencing off an area of the old fire station.)

IRRIGATION

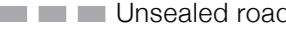


- + Should Balonne Shire Council intend to irrigate planting beds in the Main Street median, a drip-line irrigation system is recommended.
- + Street trees, both existing and proposed, are to be irrigated as per section 3.10 - Tree planting details.
- + Newly planted trees will require a regular watering schedule for a minimum of 12 months establishment period.

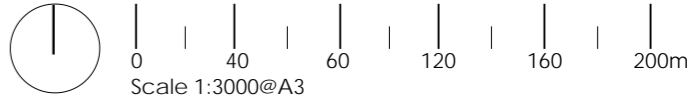


3.2 EXISTING STREET TREES



LEGEND:

-  Unsealed road
-  Median
-  Indicative existing street tree (Refer to 3.1 Planting Strategy) Source: QLD Globe



3.3 STREET TREE MASTERPLAN



LEGEND:

Unsealed road

Median

Indicative existing street tree (Refer to 3.1 Planting Strategy) Source: QLD Globe

Proposed Street Tree - Burdekin Plum

Proposed Street Tree - Drunken Parrot Tree

Proposed Street Tree - Kurrajong

NOTE: Street trees to Fernlee Road are to be planted a minimum of 5 metres from the base of the levee.



3.4 ADDITIONAL WORKS



LEGEND:

- ① Relocation of Bollon signage (refer section 3.6)
- ② Proposed Skate Park Location
- ③ Proposed Bowling Green Location
- ④ Proposed Community Orchard

- ⑤ Visual upgrades to existing Levee Wall - (Subject to future community consultation to determine style/colour/artwork) and/or native planting in front of the wall (Selected in consultation with Kooma PBC)
- ⑥ New pedestrian street lighting
- ⑦ New street lighting

OTHER ITEMS - LOCATION TBC:

- + Historical and heritage signage to Main Street including traditional stories & history of First Nations people (developed in conjunction with Kooma PBC)
- + A traditional 'Keeping Place' to be developed by Balonne Shire Council and Kooma PBC

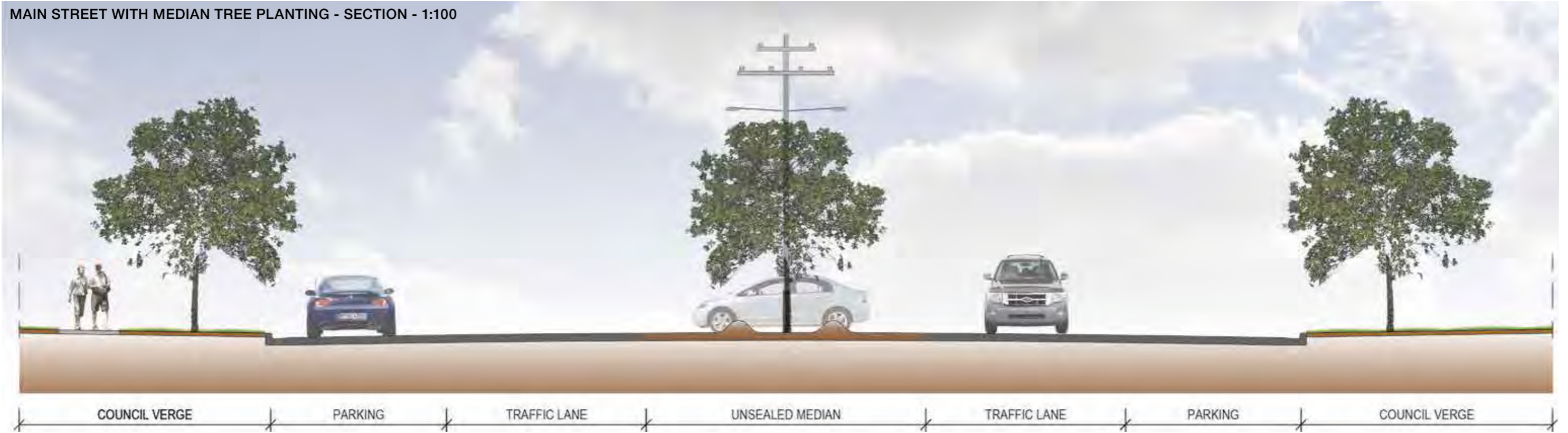


3.5 STREET TYPOLOGIES



3.6 MAIN STREET

MAIN STREET WITH MEDIAN TREE PLANTING - SECTION - 1:100



RECOMMENDED SPECIES:



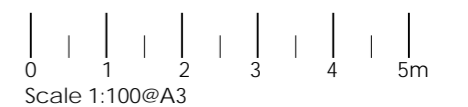
Botanical name: *Brachychiton populneus*
 Common name: Kurrajong
 Location: Council verges



Botanical name: *Pleiogynium timoriense*
 Common name: Burdekin Plum
 Location: Infill to existing median

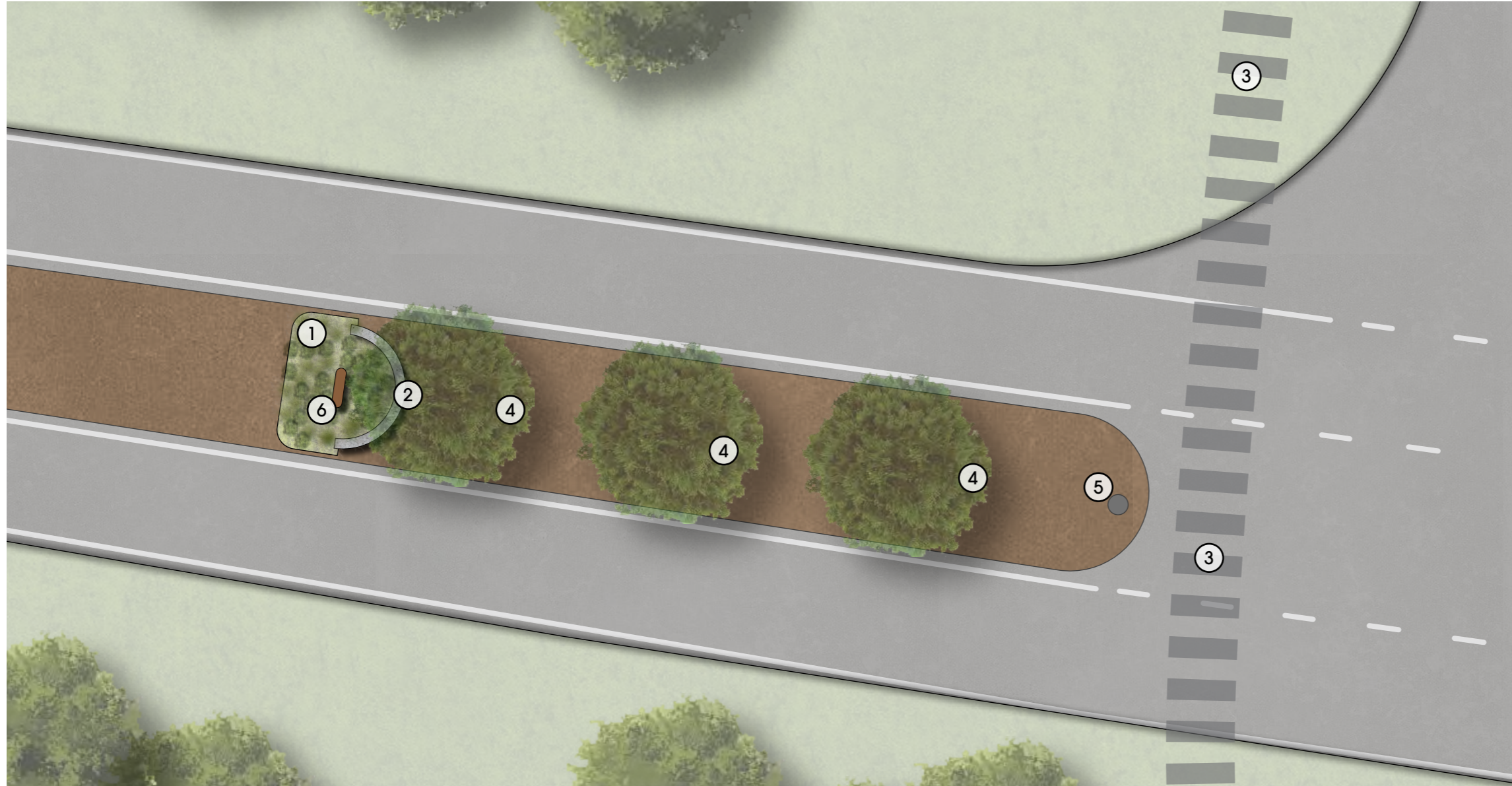
PLANTING STRATEGY:

- + Three rows of tree planting;
- + Single row of tree planting to both council verges
- + Single row of tree planting to existing unsealed median
- + Proposed tree locations are indicative and subject to location of driveways and services



3.6 MAIN STREET

MAIN STREET FEATURE NODE - APPROACHING ALONG BALONNE HIGHWAY FROM WEST - 1:250



LEGEND:

- ① Feature native planting
- ② Feature wall - height varies. Maximum height 600mm
- ③ Raised road level & existing bund
- ④ Proposed tree
- ⑤ Existing 'Keep Left' sign
- ⑥ Relocated Bollon town signage (Subject to Main Roads Approval)



KEY PLAN



RECOMMENDED SPECIES:



Botanical name: *Callistemon* 'Little John'
 Common name: Dwarf Bottlebrush
 Pot Size: 200mm



Botanical name: *Grevillea* 'Poorinda Royal Mantle'
 Common name: Grevillea
 Pot Size: 200mm

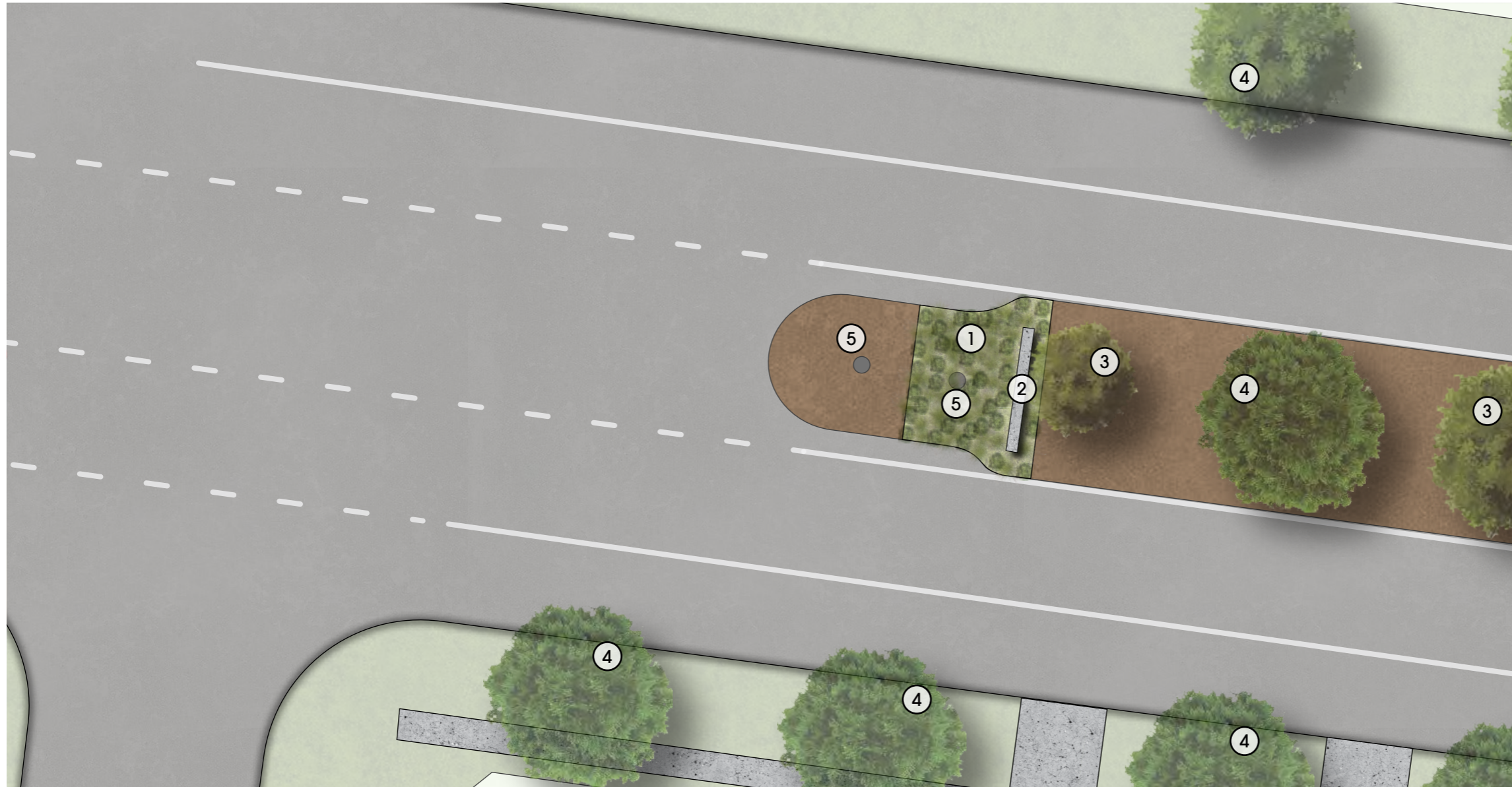


Wall Type: 200mm block wall with dry stone cladding
 Cladding: Alpine by Eco Outdoor with capping
 Dimensions: 6000mm* (l) x 290mm (w) x 600mm (h)
 *Measurements to be confirmed on-site



3.6 MAIN STREET

MAIN STREET FEATURE NODE - ENTERING TOWNSHIP FROM WEST - 1:250



LEGEND:

- ① Feature native planting
- ② 600mm high feature wall
- ③ Existing tree
- ④ Proposed tree
- ⑤ Existing signage

KEY PLAN



RECOMMENDED SPECIES:



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 Common name: Dwarf Bottlebrush
 Pot Size: 200mm



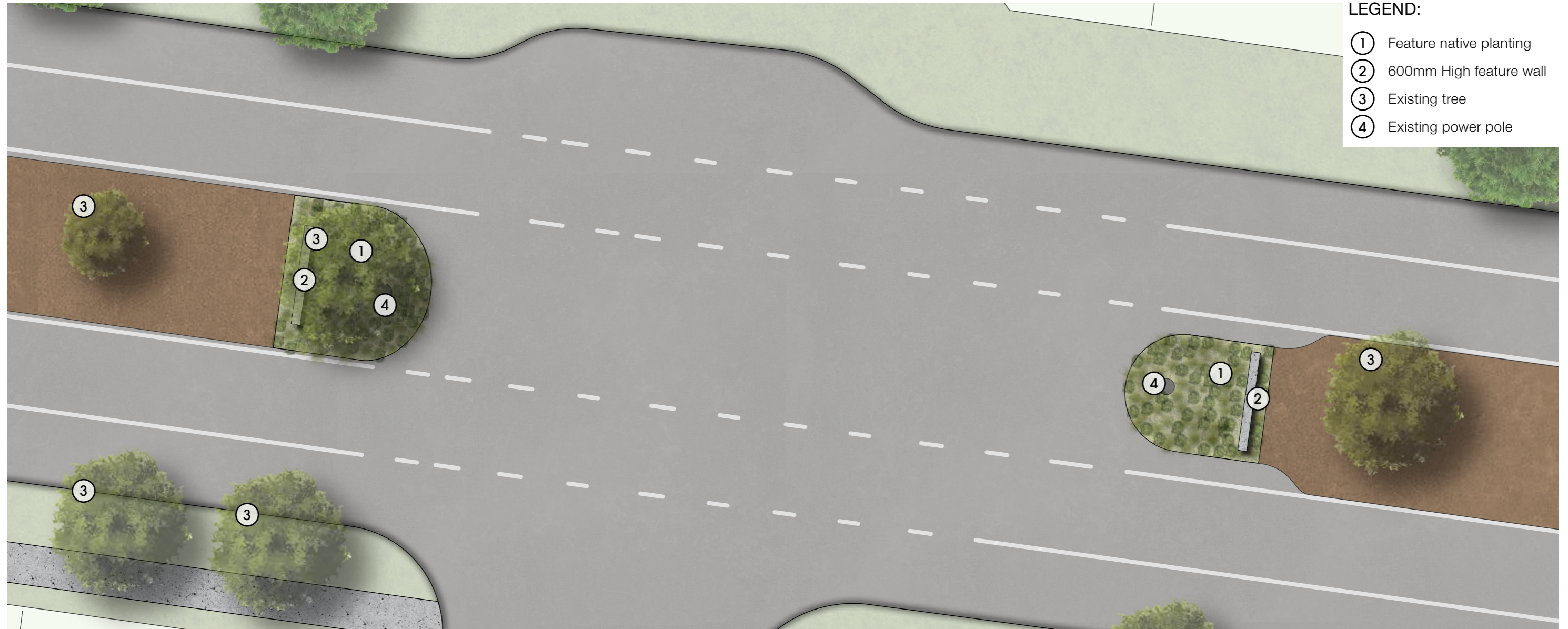
Botanical name: *Grevillea* 'Poorinda Royal Mantle'
 Common name: Grevillea
 Pot Size: 200mm



Wall Type: 200mm block wall with dry stone cladding
 Cladding: Alpine by Eco Outdoor with capping
 Dimensions: 6000mm* (l) x 290mm (w) x 600mm (h)
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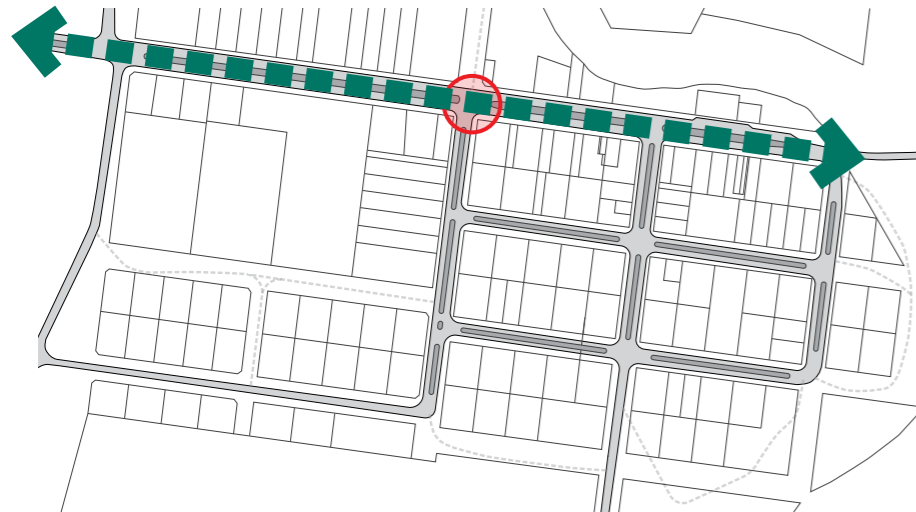
3.6 MAIN STREET

MAIN STREET FEATURE NODE - AT WILLIAM STREET - 1:250



- LEGEND:**
- ① Feature native planting
 - ② 600mm High feature wall
 - ③ Existing tree
 - ④ Existing power pole

KEY PLAN



RECOMMENDED SPECIES:



Botanical name: *Callistemon* 'Little John'
 Common name: Dwarf Bottlebrush
 Pot Size: 200mm



Botanical name: *Grevillea* 'Bronze Rambler'
 Common name: Grevillea
 Pot Size: 200mm

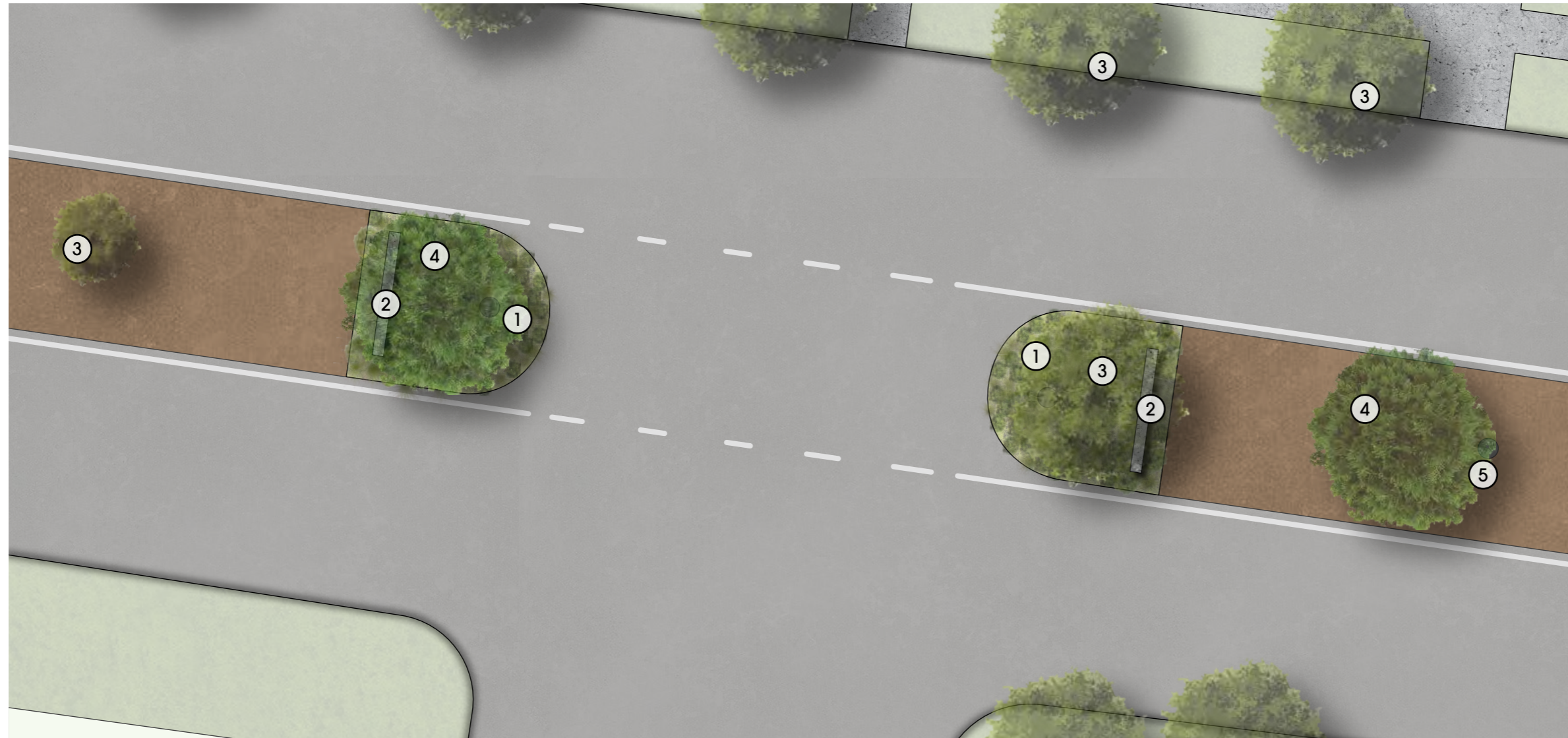
FEATURE WALL STYLE



Wall Type: 200mm block wall with dry stone cladding
 Cladding: Alpine by Eco Outdoor with capping
 Dimensions: 6000mm* (l) x 290mm (w) x 600mm (h)
 *Measurements to be confirmed on-site

3.6 MAIN STREET

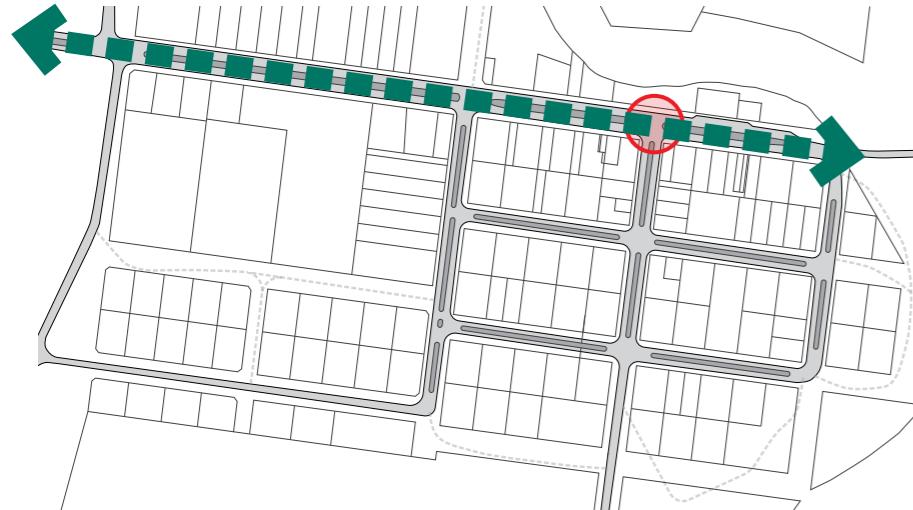
MAIN STREET FEATURE NODE - AT GEORGE STREET - 1:250



LEGEND:

- ① Feature native planting
- ② 600mm High feature wall
- ③ Existing tree
- ④ Proposed tree
- ⑤ Existing power pole

KEY PLAN



RECOMMENDED SPECIES:



Botanical name: *Callistemon* 'Little John'
 Common name: Dwarf Bottlebrush
 Pot Size: 200mm



Botanical name: *Grevillea* 'Bronze Rambler'
 Common name: Grevillea
 Pot Size: 200mm

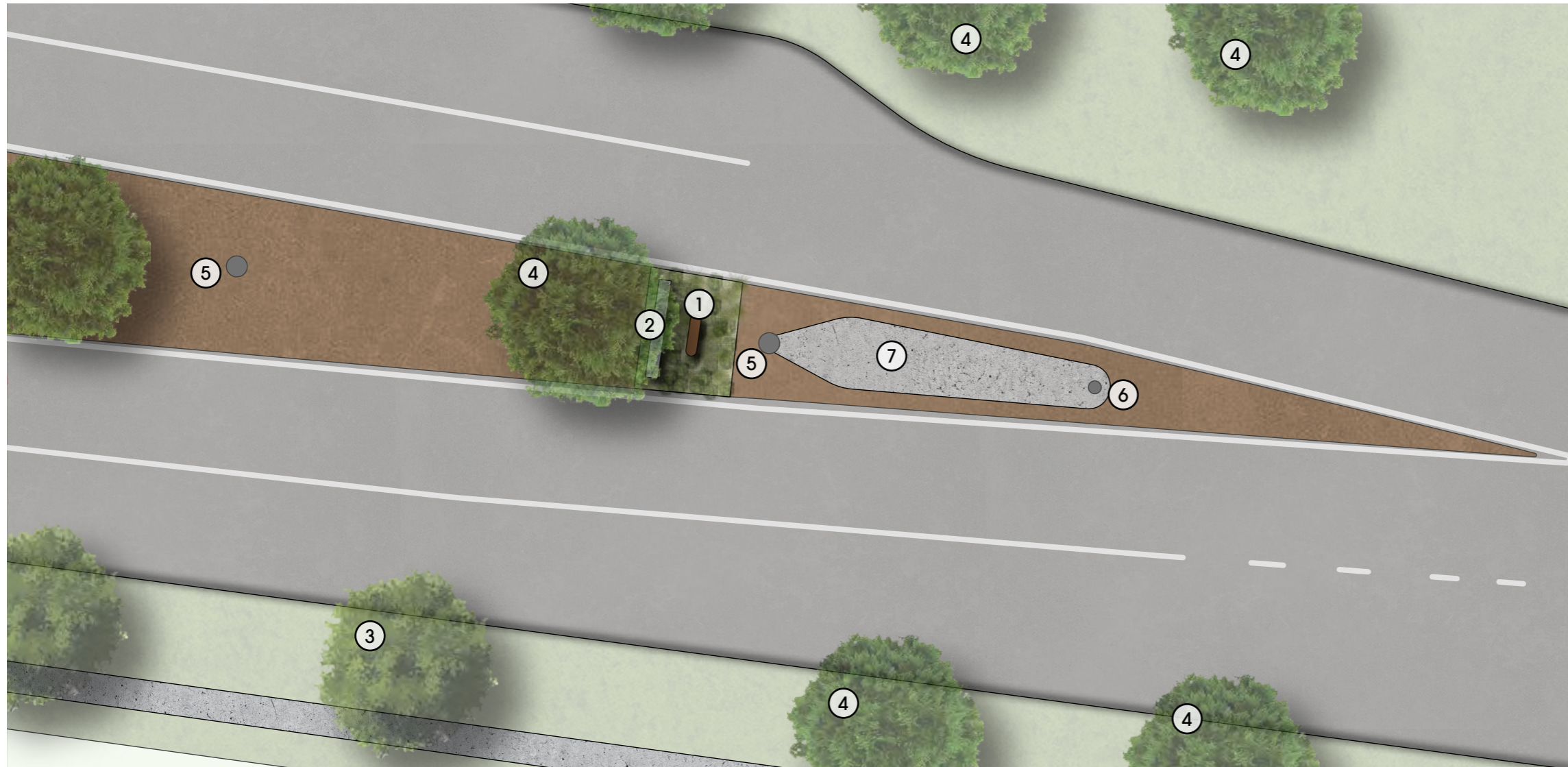
FEATURE WALL:



Wall Type: 200mm block wall with dry stone cladding
 Cladding: Alpine by Eco Outdoor with capping
 Dimensions: 6000mm* (l) x 290mm (w) x 600mm (h)
 *Measurements to be confirmed on-site

3.6 MAIN STREET

MAIN STREET FEATURE NODE - ENTERING TOWNSHIP FROM EAST - 1:250



LEGEND:

- ① Feature native planting
- ② 600mm high feature wall
- ③ Existing tree
- ④ Proposed tree
- ⑤ Existing power pole
- ⑥ Existing 'Keep Left' sign to be relocated (Subject to Main Roads Approval)
- ⑦ Relocated Bollon town signage (Subject to Main Roads Approval)



KEY PLAN



RECOMMENDED SPECIES:



Botanical name: *Callistemon* 'Little John'
 Common name: Dwarf Bottlebrush
 Pot Size: 200mm



Botanical name: *Grevillea* 'Poorinda Royal Mantle'
 Common name: Grevillea
 Pot Size: 200mm

FEATURE WALL STYLE



Wall Type: 200mm block wall with dry stone cladding
 Cladding: Alpine by Eco Outdoor with capping
 Dimensions: 4000mm* (l) x 290mm (w) x 600mm (h)
 *Measurements to be confirmed on-site

3.7 SEALED ROAD WITH MEDIAN PLANTING

SEALED ROAD WITH MEDIAN TREE PLANTING - SECTION - 1:100



RECOMMENDED SPECIES:



Botanical name: *Pleiogynium timoriense*
 Common name: Burdekin Plum
 Location: To existing median

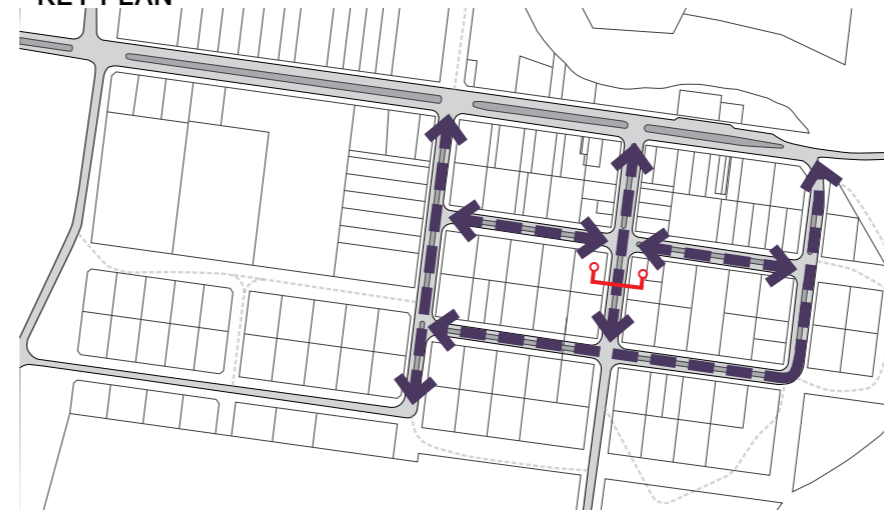


Botanical name: *Schotia brachypetala*
 Common name: Drunken Parrot Tree
 Location: To council verges

PLANTING STRATEGIES:

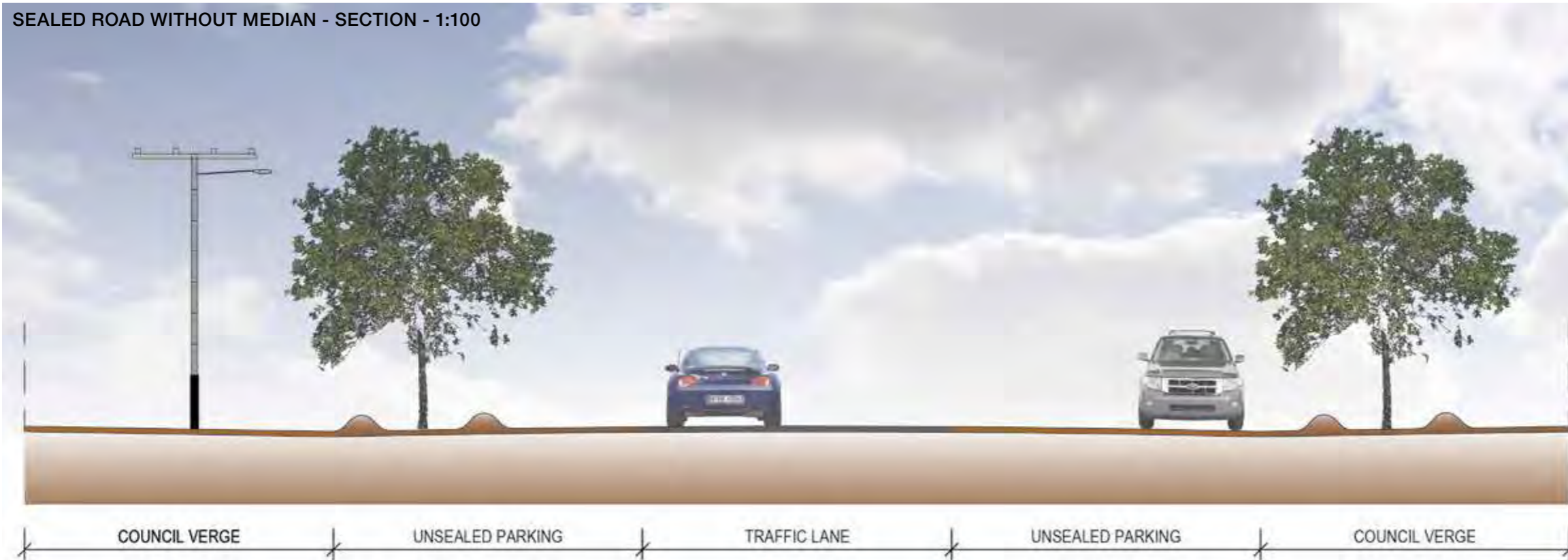
- + Two rows of tree planting;
- + Single row of tree planting to the council verge on the opposite side to the power lines
- + Single row of tree planting to the central unsealed median
- + Proposed tree locations are indicative and subject to location of driveways and services

KEY PLAN



3.8 SEALED ROAD WITHOUT MEDIAN PLANTING

SEALED ROAD WITHOUT MEDIAN - SECTION - 1:100



RECOMMENDED SPECIES:



Botanical name: *Brachychiton populneus*
 Common name: Kurrajong
 Location: To council verges:
 Fernlee Road



Botanical name: *Schotia brachypetala*
 Common name: Drunken Parrot Tree
 Location: To council verges:
 George & Jane St

PLANTING STRATEGIES:

- + Two rows of tree planting;
- + Single row of tree planting to the council verge on the opposite side to the power lines
- + Intermittent build-outs in the parking lane to the side of the road with power lines
- + Proposed tree locations are indicative and subject to location of driveways and services

KEY PLAN



3.9 PLANTING PALETTE

TREES:



Botanical name: *Brachychiton populneus*
 Common name: Kurrajong
 Mature Size: 8-10 x 6-8 metres
 Growth Habit: Evergreen, dense foliage
 Drought resistant: Yes



Botanical name: *Pleiogynium timoriense*
 Common name: Burdekin Plum
 Mature Size: 6-8 x 4-6 metres
 Growth Habit: Semi-deciduous
 Drought resistant: Yes



Botanical name: *Schotia brachypetala*
 Common name: Drunken Parrot Tree
 Mature Size: 6-8 x 4-6 metres
 Growth Habit: Evergreen/Semi-deciduous
 Drought resistant: Yes

INDICATIVE STREET TREE SCHEDULE:

| BOTANICAL NAME | COMMON NAME | SOURCING SIZE | PLANTING SIZE | QTY |
|-------------------------------|---------------------|---------------|---------------|-----|
| <i>Brachychiton populneus</i> | Kurrajong | Tubestock | 100L | 68 |
| <i>Pleiogynium timoriense</i> | Burdekin Plum | Tubestock | 100L | 35 |
| <i>Schotia brachypetala</i> | Drunken Parrot Tree | Tubestock | 100L | 93 |
| TOTAL: | | | | 196 |

SHRUBS & GROUNDCOVERS:



Botanical name: *Callistemon 'Little John'*
 Common name: Dwarf Bottlebrush
 Mature Size: 0.8 x 0.8 metres
 Drought resistant: Yes



Botanical name: *Grevillea 'Bronze Rambler'*
 Common name: Grevillea
 Mature Size: 0.4 x 3 metres
 Drought resistant: Yes

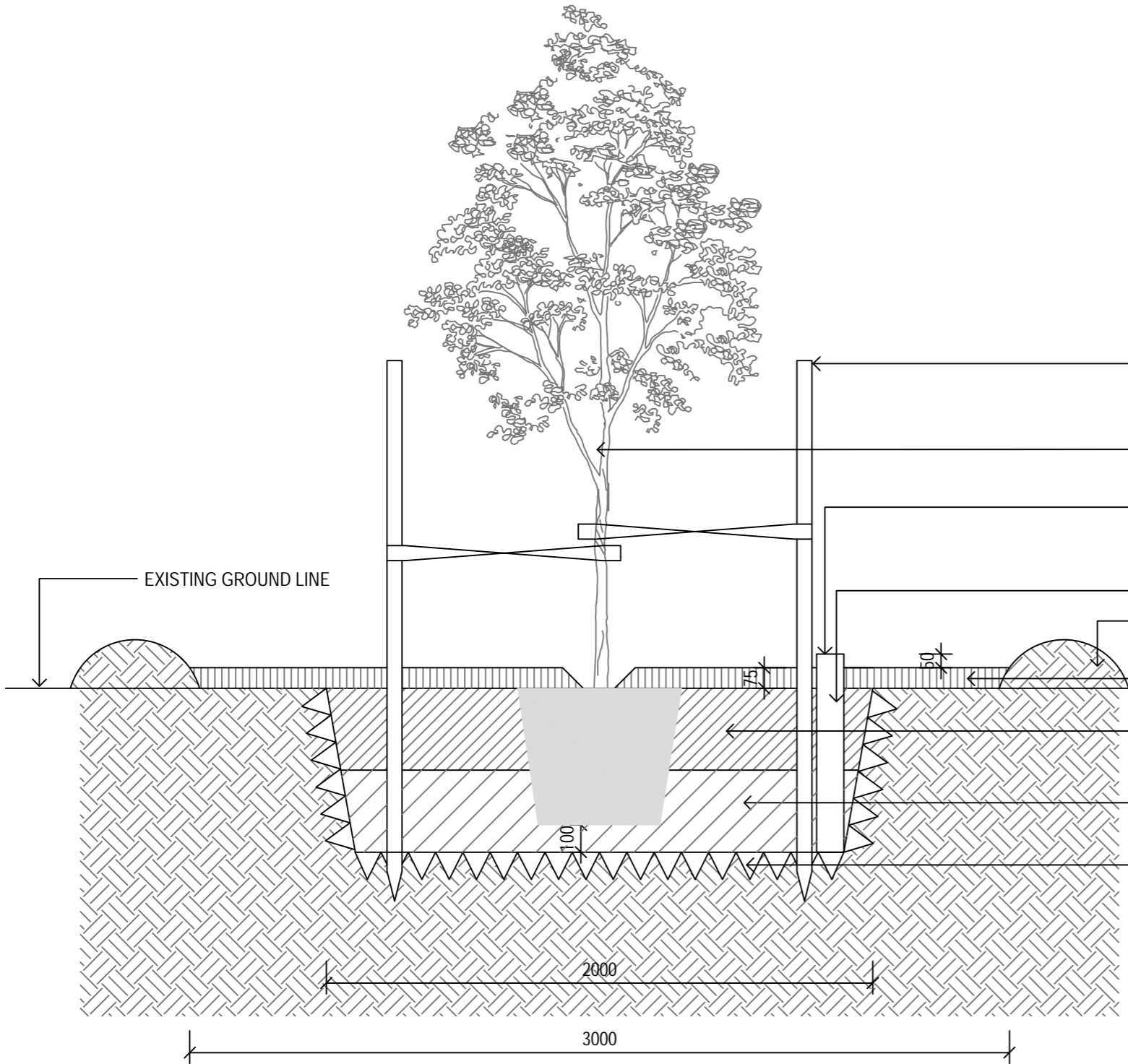


Botanical name: *Grevillea 'Poorinda Royal Mantle'*
 Common name: Grevillea
 Mature Size: 0.2 x 3 metres
 Drought resistant: Yes

INDICATIVE PLANTING SCHEDULE:

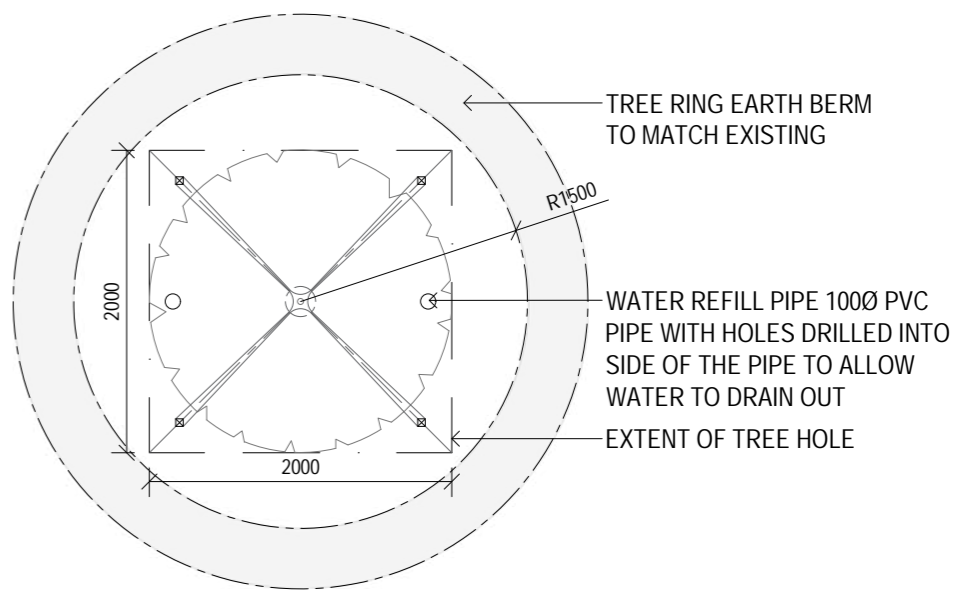
| BOTANICAL NAME | COMMON NAME | SOURCING SIZE | PLANTING SIZE | SPACING |
|--|-------------------|---------------|---------------|--------------------|
| <i>Callistemon 'Little John'</i> | Dwarf Bottlebrush | Tubestock | 200mm | 4 / m ² |
| <i>Grevillea 'Bronze Rambler'</i> | Grevillea | Tubestock | 200mm | 2 / m ² |
| <i>Grevillea 'Poorinda Royal Mantle'</i> | Grevillea | Tubestock | 200mm | 2 / m ² |

3.10 TREE PLANTING DETAILS



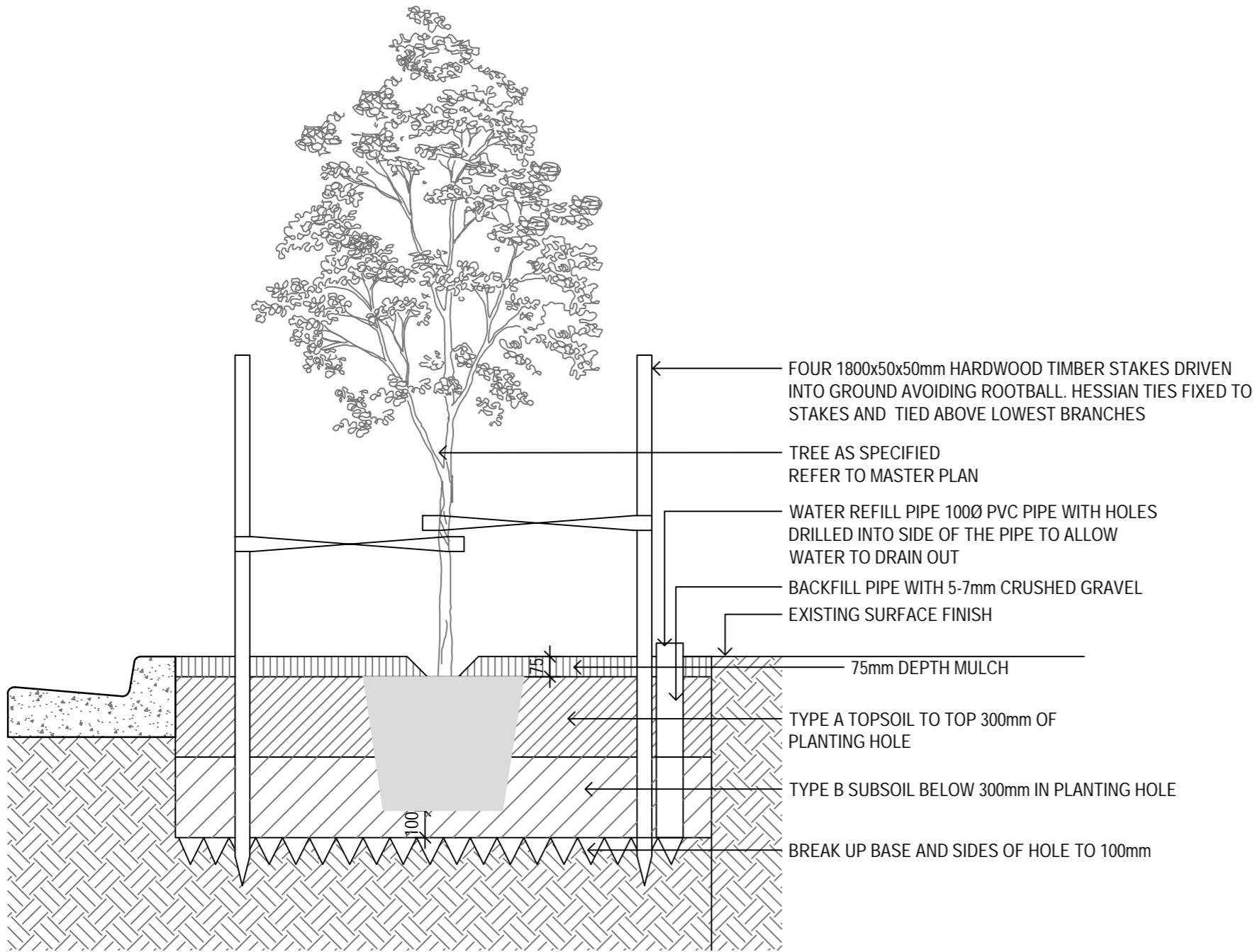
**STREET TREE PLANTING WITH EARTH BERM
SECTION DETAIL - 1:20**

- FOUR 1800x50x50mm HARDWOOD TIMBER STAKES DRIVEN INTO GROUND AVOIDING ROOTBALL. HESSIAN TIES FIXED TO STAKES AND TIED ABOVE LOWEST BRANCHES
- TREE AS SPECIFIED REFER TO MASTER PLAN
- WATER REFILL PIPE 100Ø PVC PIPE WITH HOLES DRILLED INTO SIDE OF THE PIPE TO ALLOW WATER TO DRAIN OUT
- BACKFILL PIPE WITH 5-7mm CRUSHED GRAVEL
- TREE RING EARTH BERM TO MATCH EXISTING
- 75mm DEPTH MULCH
- TYPE A TOPSOIL TO TOP 300mm OF PLANTING HOLE
- TYPE B SUBSOIL BELOW 300mm IN PLANTING HOLE
- BREAK UP BASE AND SIDES OF HOLE FURTHER 200mm

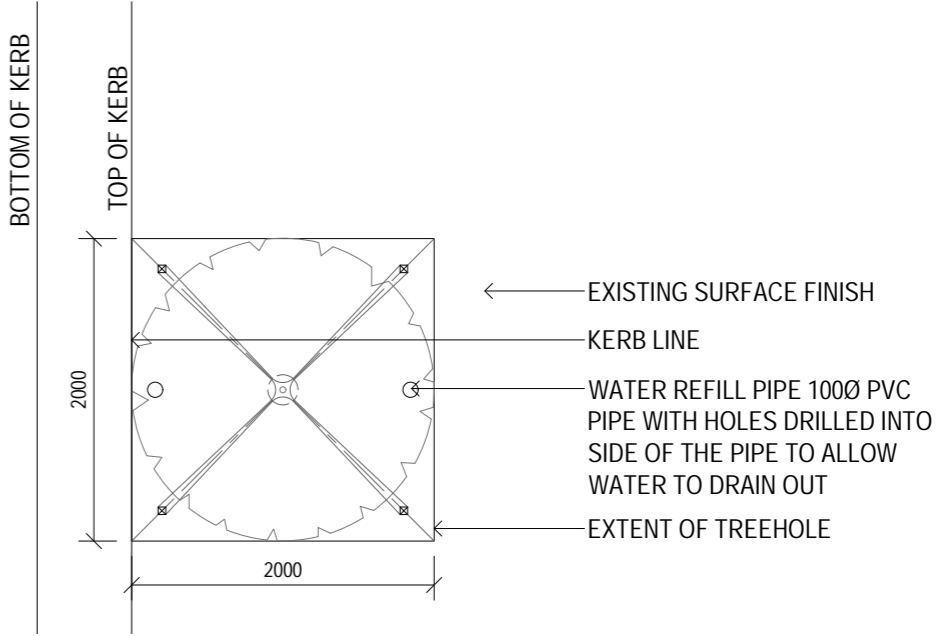


**STREET TREE PLANTING WITH EARTH BERM
PLAN DETAIL - 1:50**

3.10 TREE PLANTING DETAILS



**STREET TREE PLANTING WITH KERB & GUTTER
SECTION DETAIL - 1:20**



**STREET TREE PLANTING WITH KERB & GUTTER
PLAN DETAIL - 1:50**

4.0 PROPOSED MASTERPLAN:
RV PARK



4.1 DESIGN STRATEGY

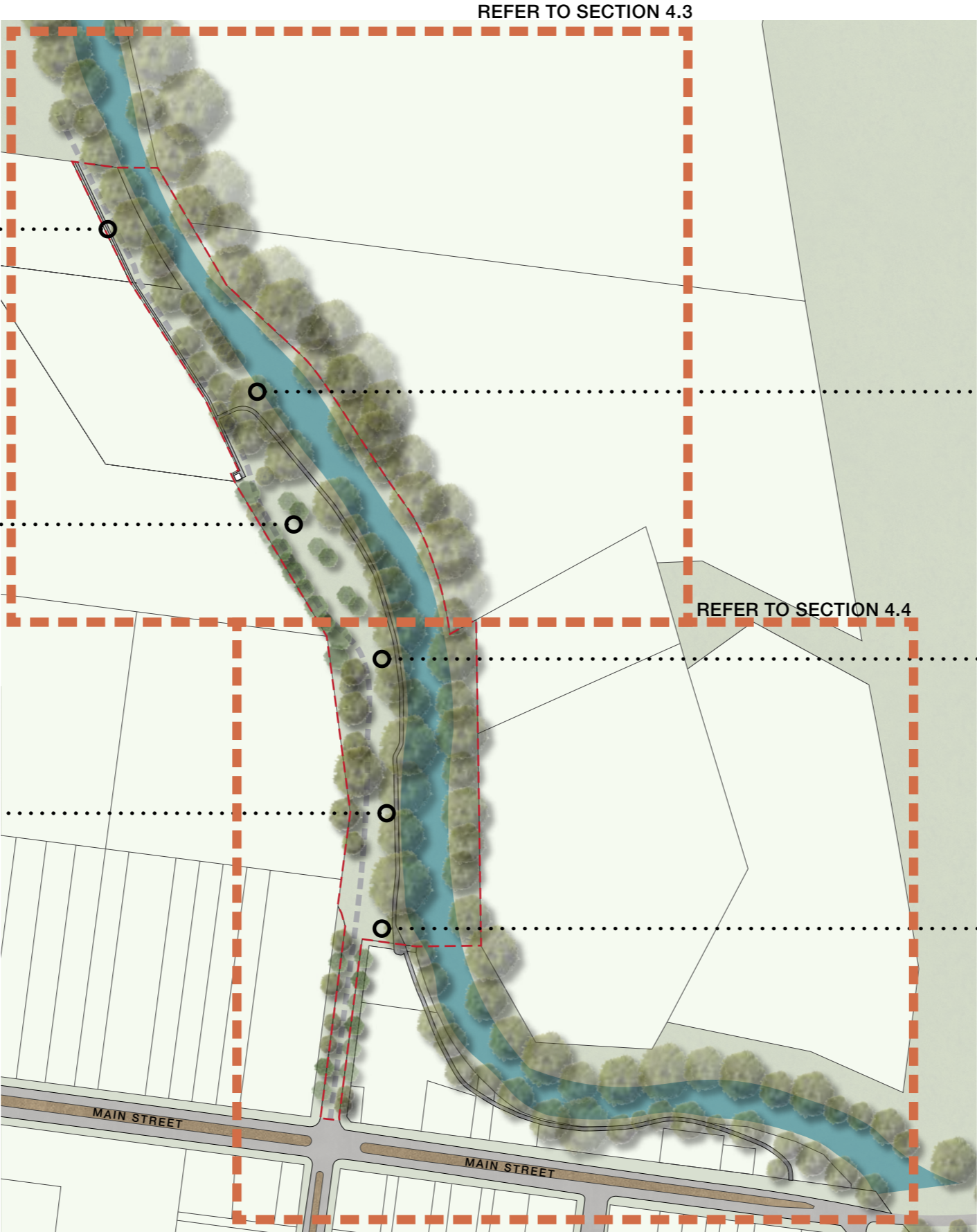
DESIGN STRATEGIES

| DESIGN DRIVER | SUPPORTING STRATEGIES |
|--|--|
| Unique Character | <ul style="list-style-type: none"> + Emphasise heritage tourism through education and informational signage + Ensure the natural appeal of RV Park is maintained through minimal intervention |
| Connection to natural assets | <ul style="list-style-type: none"> + Use of minimal, considered intervention to Wallam Creek & the RV area to ensure that the natural appeal is not lost + Extend active recreation connections along the Wallam Creek into town + Ensure greater safety along the creek front through lighting & wayfinding |
| Attractive & welcoming to residents & visitors | <ul style="list-style-type: none"> + Give children of all ages varied places of interest & play |
| Safe, accessible & equitable for all | <ul style="list-style-type: none"> + Ensure sightlines are maintained between pedestrians and vehicles |
| Create consistency | <ul style="list-style-type: none"> + Select appropriate furniture & materials palettes to suit the character, style & requirements of the Bollon RV Park + Where possible, specify locally sourced materials |
| Enhance greenery | <ul style="list-style-type: none"> + Using trees and planting as opportunities to establish and emphasise local character + Select plant & tree species that not only provide amenity but also suit the extremes of the local climate + Examine multiple opportunities for tree planting to maximise summer shade/ winter sun |
| Enable the public domain to support a diverse, thriving economy as a setting for activities & events | <ul style="list-style-type: none"> + Encourage RV Park users to shop & dine in town + Provide information on facilities, activities & places to shop & eat + Provide necessary infrastructure for local activities to encourage visitors to extend their stay |



4.2 RV PARK MASTERPLAN

WALLAM CREEK RV PARK LANDSCAPE MASTERPLAN















LEGEND:

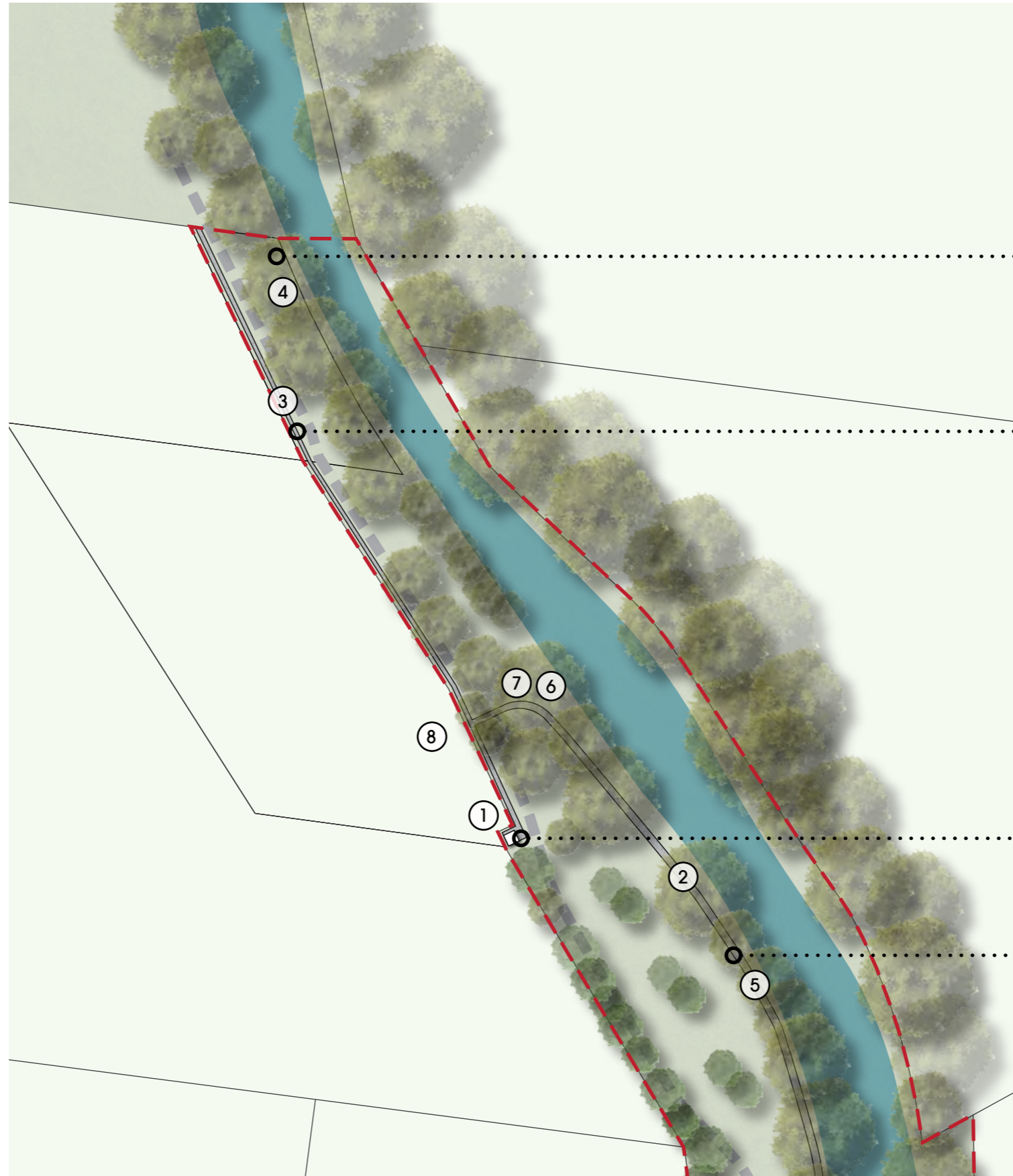
- Unsealed road
- Concrete Path
- Existing tree
- Proposed tree



4.3 RV PARK - NORTH

LEGEND:

-  Unsealed road
-  Concrete Path
-  Existing tree
-  Proposed tree
-  ① Upgraded toilet facilities
-  ② Existing riverside concrete path
-  ③ Concrete path extension to Piper's Gully
-  ④ Scar Tree signage
-  ⑤ Wayfinding bollards
-  ⑥ Existing exercise equipment
-  ⑦ Existing picnic setting
-  ⑧ Bollon Cemetery

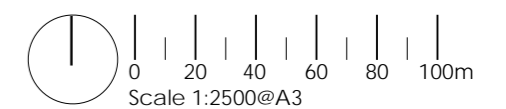


• All Scar Trees to be protected
 Pending further Kooma PBC consultation, additional Interpretive Pillars or plaques may be located in the vicinity of scar trees.
 Refer to section 4.5

• Potential to extend concrete path to Piper's Gully
 To tie in and match existing path













• Upgraded toilet facilities:
 1 x existing toilet and sink to be retained
 1 x new toilet and sink to be implemented

• Pillar and Bollard series along creekside path
 Refer to section 4.5



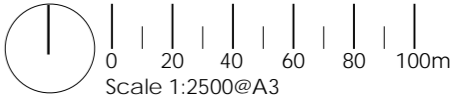
4.4 RV PARK - SOUTH

LEGEND:

-  Unsealed road
-  Concrete Path
-  Existing tree
-  Proposed tree
-  Entry to RV Park
-  Existing riverside concrete path
-  Wayfinding bollards
-  Nature play
-  Yarning Circle with fire pit
-  Entry pillars
-  Existing amenities block to be refurbished
-  Walter Austin Park

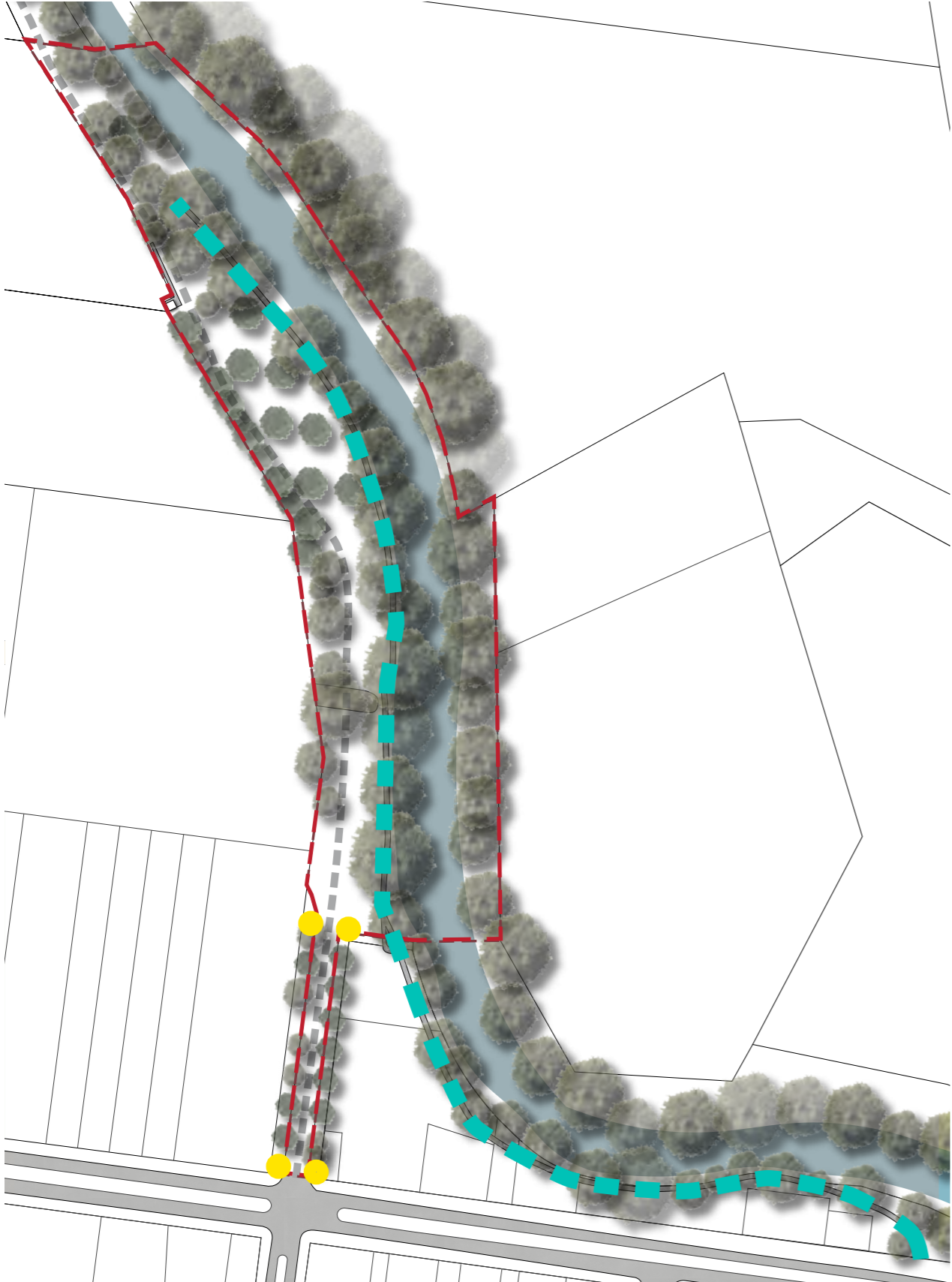


- Yarning Circle & Fire Pit
Refer to section 4.7
- Pillar and Bollard series along creekside path
Refer to section 4.5
- Existing traditional story plaques along Wallam creek footpath to be cleaned and restored where required. Balonne Shire Council to coordinate with Kooma PBC
- Nature Play
Refer to section 4.6
- Entry Pillars
Refer to section 4.5
- Entry Pillars
Refer to section 4.5
- Existing toilet & shower amenities
To be refurbished



4.5 BOLLARDS & WAYFINDING

BOLLARD & POST EXTENTS



LEGEND:

- Site Boundary
- Entry Post
- Interpretive Pillar & Lighting Bollard
- Barrier Bollard

NOTE: Bollards & pillar to be located 1m offset from the existing concrete path



4.5 BOLLARDS & WAYFINDING

TYOLOGIES



ENTRY PILLAR (EP)

Height: 2100mm
 Width: 400mm
 Breadth: 200mm
 Materials: Locally sourced and treated hardwood pillar with weathered steel panel
 Location: To RV entry off Main Street
 Approx quantity: 4



INTERPRETIVE PILLAR (IP)

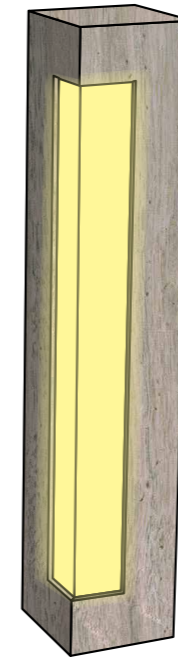
Height: 1800mm
 Width: 300mm
 Breadth: 200mm
 Materials: Locally sourced and treated hardwood pillar with weathered steel panel
 Spacing: 48m
 Approx quantity: 19

PILLAR INFORMATION

Entry pillars are intended to act as welcome markers to visitors arriving to the RV park. The 2 pillars near Main Street provide a visual welcome. The 2 pillars near the northern end of the entry provide visitor information including the rules of the RV park, a simple local map and a park Fire & Safety Evacuation plan (to qualified consultants design) Pillars can also highlight potential visitor activities

Interpretive pillars tell the story of Bollon and the surrounding region. Focusing on history and heritage, both First nations and colonial, the pillars create a journey to be interacted with at intervals along the Wallam Creek Walking Trail.

Pending further Kooma PBC consultation, additional Interpretive Pillars or plaques may be located in the vicinity of scar trees.



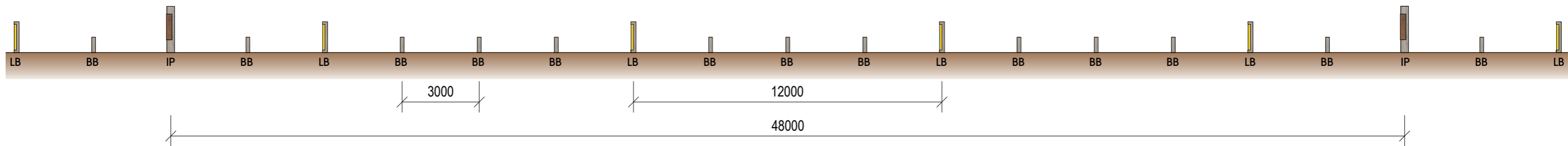
LIGHTING BOLLARD (LB)

Height: 1200mm
 Width: 200mm
 Breadth: 200mm
 Materials: Locally sourced and treated hardwood pillar with lighting. Lighting to be on a timed system
 Spacing: 12m
 Approx quantity: 80



BARRIER BOLLARD (BB)

Height: 600mm
 Width: 150mm
 Breadth: 150mm
 Materials: Locally sourced and treated hardwood pillar
 Spacing: 3m
 Approx quantity: 220



TYPICAL CREEKSIDE BOLLARD CONFIGURATION

1:75

4.6 NATURE PLAY

DESIGN STRATEGY

The Nature Play at the RV Park is intended to be complementary to the untouched, natural surroundings of Wallam Creek. The play elements use a rustic, raw materials palette and are complemented by soft native planting.



LOCATION

Located at the southern end of the RV Park, the Nature Playground draws visitors towards the town while maintaining a safe distance from the main road. Located approximately 150m off Main Street, the nature play area provides engaging play opportunities for both locals and visitors to Bollon.

CLIMBING LOGS



DRY CREEK BED & SAND PLAY



LOG TUNNEL



BALANCE BEAMS



TIMBER STEPPERS



ROPE CLIMB & MOUNDING



4.7 YARNING CIRCLE

DESIGN STRATEGY

The Yarning Circle at the RV Park uses natural materials to provide a communal space designed for bringing visitors together. It also provides limited seating without creating a full camp kitchen area that could discourage visitors from dining in town.

The Yarning Circle and fire pit provides a central space that can be incorporated as part of the local Nullawokka Tours. Further consultation with Kooma PBC is to be undertaken during detailed design of the Yarning Circle.



LOG BENCHES



STONE/PAVED ENTRY & EXIT



FIRE PIT



4.8 PLANTING PALETTE

TREES:



Acacia aneura
Mulga Tree



Acacia stenophylla
Shoestring Acacia



Casuarina cunninghamiana
River She-oak



Corymbia tessellaris
Carbeen Tree



Eucalyptus camaldulensis
River Redgum



Eucalyptus tereticornis
Bluegum

REVEGETATION SHRUBS, GRASSES & GROUNDCOVERS:



Eulalia aurea
Macleay Grass



Eustrephus latifolius
Wombat Berry



Lomandra longifolia
Mat Rush



Melaleuca fluviatilis
Weeping Paperbark



Rostellularia adscendens
Pink Tongues



Themeda triandra
Kangaroo Grass

NOTE: Additional native and bush tucker species to be selected by Kooma PBC



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