



PORT MACQUARIE
HASTINGS
COUNCIL

BAIN PARK MASTER PLAN

(DRAFT)

REVISION HISTORY				
ISSUE		DATE	AUTHOR	APPROVED
0	DRAFT MASTER PLAN	18 March 2020	Craig Luff	Liam Bulley
1	DRAFT MASTER PLAN	30 June 2020	Craig Luff	Liam Bulley
2	DRAFT MASTER PLAN	22 Sept 2020	Craig Luff	Liam Bulley
3	DRAFT MASTER PLAN	30 Sept 2020	Craig Luff	Liam Bulley
4	DRAFT MASTER PLAN	18 Feb 2021	Craig Luff	Liam Bulley
5	DRAFT MASTER PLAN	17 Mar 2021	Craig Luff	Melissa Watkins



Photo credit - Daniel Tran

Acknowledgement of Country

Port Macquarie-Hastings Council acknowledges the Birpai people as the traditional custodians of the land. We pay our respects to Elders both past and present and extend that respect to all other Aboriginal and Torres Strait Islander people.

The Bunyah Local Aboriginal Land Council is the custodian of the land and waterways in the Wauchope area.

"Wauchope is the heart of the Hastings with a proud local community who preserves and celebrates its long history while embracing sustainable tourism, events and initiatives that attract visitors and grow our inclusive, connected community"

The Vision for Wauchope: Wauchope and Surrounds Community Plan (draft) September 2019

About Bain Park

Bain Park is an important cultural and recreational space for the community and a number of groups who both use and activate the space. The park has been an intrinsic part of the Wauchope community since it was proclaimed a recreational area in 1889.

The park sits on Birpai land that, post settlement, was owned by the Bain Family, who hailed from Scotland and settled in the region. The Bain Family sold the parcel of land that makes up the park to the community at a greatly reduced price. In addition, the community raised funds and sought a government grant to clear the land and install a tennis court, cricket pitch and small pavilion. At that time, it was known as Wauchope Park.

Located in the heart of the Wauchope CBD, Bain Park continues to attract locals and visitors alike; it is a key community meeting place, playing host to markets and events year round.

About the Master Plan

The Bain Park Master Plan (the Master Plan) represents a long term vision for the park and provides an over-arching framework to guide future development. The Master Plan identifies opportunities and constraints of the site and incorporates the community’s vision for the space, identified through community consultation. It also addresses the use of the space, connectivity and activation from adjacent facilities that support a range of cultural, community and commercial functions that enrich the park.

Structures, buildings, artwork and other elements included in the Master Plan are indicative of this future development - detailed design of these elements will be undertaken in consultation with the community and specific user groups as the project progresses.

In addition, the Master Plan provides a strategic direction for the allocation of Council funds into the future, as well as enabling increased opportunities to attract grant funding.

Design Principles

In addition to the community’s vision for the space, design principles provide a reference point and a commitment to achieving a design that is socially, environmentally and economically responsible. The following principles underpin the design of parks in the Port Macquarie-Hastings region.

- Safe spaces. Parks including their embellishments should be located and designed to provide a safe and user friendly environment.
- Accessible and equitable. Port Macquarie-Hastings Council (Council) is committed to creating and maintaining equitable access for the community.
- Cost effective. Maintenance costs and whole of life cycle asset costs for Parks represent a significant part of the Council’s budget. These costs are ultimately passed onto the community through rates.
- Relevant to community needs and expectations. Parks should reflect the natural environment and local community values and needs.

• Socially and environmentally sustainable. Council is committed to progressing the concept of Ecologically Sustainable Development (ESD) to ensure enhanced individual and community wellbeing, welfare, equity within and between generations, to ensure the protection of biological diversity and maintain essential ecological processes.

• Lifestyle flexibility. Parks and reserves must be designed to be flexible and adaptable to the changing demographics of the area.

• Protect and enhance natural and heritage features and values. Ensure that communities can access and enjoy these features, and that they remain intact for future generations.

• Innovative. It is important that the design is innovative in its regard to form and function and response to existing environment and surrounds.

• Purpose built. An individual design response is required for each setting, site and community.

Community Engagement

Following community requests and consultation, an all abilities playground was installed in the park in 2012. Since this time, Wauchope community groups have approached Council to consider the development of infrastructure to support an increase in activation of the space.

- Initial Engagement*
- In September 2019, Council invited the community to participate in a series of activities (including surveys, pop-up stalls and a visioning workshop) to generated ideas and a vision for the park. These include:
- Increased shaded seating including near scooter track
 - Install gas/electric barbeques.
 - Centrally located water refill station.
 - Upgrade or new accessible toilets including adult change table.
 - Inclusion of sheltered picnic tables and seating in open spaces and inside playground.
 - Adventure playground including flying fox, more play areas for older children.
 - Play options for toddlers, ‘regular’ swing set.
 - Water play.





- Nature, imaginative play inclusions.
- Shade over play equipment.

The community identified the following issues:

- The playground was looking tired and the inclusions needed some maintenance/upgrading.
- The pebble create pathways were patchy due to age/ wear and tea and needs resurfacing in sections.
- Pedestrian access (such as a wide set of stairs) is needed from the Community Arts Hall car park as people were currently jumping over the retaining wall and it was crumbling in sections.

Ongoing Consultation
Community engagement and key stakeholder consultation (including a formal public exhibition period) between September 2019 and February 2021 has informed four revisions of the Master Plan. This important process helps us to better understand the needs and preferences of the community. The following community groups and stakeholders have been involved in direct consultation including focus group meetings.

- Wauchope Community Arts Council
- Wauchope District Historical Society
- Wauchope Chamber of Commerce and Industry
- Wauchope Rotary Club
- Wauchope Lions Club
- Bunyah Aboriginal Land Council
- Local residents

The outcome of this consultation is the inclusion in the Master Plan of a series of statements, to reassure the community that ongoing consultation will occur as the project progresses and, specifically, for the following factors.

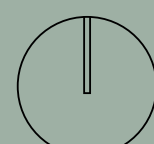
- All stakeholders listed above will be included in the detailed design process for the park.
- Recognition that Wauchope Community Arts Council has a preference to retain, upgrade and potentially move the existing Arts Hall to the proposed site of the new building.
- The design of the proposed new Wauchope Community Arts Hall (Arts Hall) and Wauchope Rotary Youth Hall (Youth Hall) facilities will be fit for purpose.
- Wauchope Community Arts Council, Wauchope Rotary Club and other existing user groups will be a part of the design process for their respective facilities.

- No construction/demolition of the Arts Hall or Youth Hall will occur without prior consultation with both parties. This includes negotiating the design options and staging to ensure the current Arts Hall and Youth Hall can continue until the new buildings are completed. If that is not possible agreement on downtime and interim accommodation will be sought.
 - Port Macquarie-Hastings Council will, during the building concept design stage, research and investigate options for keeping the Arts Hall so Wauchope and the Mid North Coast can have a facility that reflects the culture and atmosphere of the current hall with the benefits of a modernisation facelift.
 - The current managers of the Arts Hall and the Youth Hall will be the future managers of either new or retained facilities.
 - Any expansion of the footprint/inclusion of outdoor dining for the commercial premises in the park will be subject to community consultation both during the public exhibition stage and prior to the commencement of detailed design.
 - The design of all public art introduced to the park will be subject to community consultation. Public art shall leverage opportunities for cultural and historical expression through working with public artists and in consultation with Bunyah Local Aboriginal Land Council and abovementioned community groups.
 - Flexibility in the staging of works depending on funding, condition of existing assets, and priorities as identified by the community.
 - Community consultation will be undertaken on any change to the historic entry gates during the public exhibition stage and prior to the commencement of detailed design.
 - Community consultation will be undertaken on any changes/reinterpretation into the design for the centenarian trees and plaques, and the volunteer memorial (specific consultation with businesses and individuals listed on the sign).
 - Council will seek opportunities to incorporate wayfinding signage to direct visitors to other heritage and cultural precincts in the area.
- Further inclusions incorporated into the site plan are:
- Options to retain, move or upgrade the existing Wauchope Community Arts Hall and Wauchope Rotary Youth Hall, including improved connectivity from the buildings to the park (if existing structures retained in-situ and other possibilities for parking from Avondale Street with a driveway up beside Omnicare property

- boundary).
- Options for relocation and upgrade of public toilets (including but not limited to the inclusion of adult change table) into the park if existing Wauchope Community Arts Hall and Wauchope Rotary Youth Hall buildings are retained.
- Clear demarcation of land titles and boundaries.
- Increased size of shelter located in north east of park.
- A note that weed trees will not be removed until new feature trees are planted and established on the promenade.
- Demarcation of accessible parking and 'parents with prams' spaces to be included in detailed design.
- Options for electric car charging and e-bikes to be included in detailed design.
- Incorporation of the Bain Park Gates at the High Street entry (replica gates and two remaining pillars to be installed at the Avondale Street entry).
- Inclusion of a war memorial in the west of the park.
- Inclusion of opportunities to reference Wauchope's history, culture and environment. This may be explored through a variety of mediums including use of locally sourced materials, interpretive signage / art / installations / detailing.
- Inclusion of a sundial (location to be based on solar study and compatibility with adjacent activities within the master plan).

Next Steps
Once the plan is adopted, Council can cost the development and begin to seek funding. At present, there is no timeline set for the commencement of construction and Council will keep the community informed as this changes.

Contact
For more information on the project please contact Council's Community Engagement team via email engagement@pmhc.nsw.gov.au or by calling (02) 6581 8111

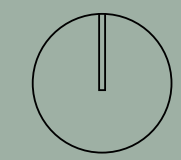




- ① Limited connectivity between Rotary Youth Hall / Wauchope Arts Hall and Bain Park.
- ② Rotary Youth Hall and Wauchope Arts Hall have had multiple extensions and require further improvements to better support user needs.
- ③ Bain Park has low street presence / kerb appeal from High Street.
- ④ Views into Bain Park from High Street are interrupted by planting and gates at front of park limiting passive surveillance.
- ⑤ Narrow pavement at frontage of Cafe has limited opportunity for outdoor dining.
- ⑥ Toilet block subject to vandalism and does not have adult change table.
- ⑦ Existing tree and wall surround in poor condition.

- ⑧ Lack of commercial / residential frontage to park on Oxley Lane results in limited passive surveillance.
- ⑨ 5no. Chinese Tallow trees (*Triadica sebifera*) are required to be eradicated under Biosecurity Act 2015 due to being a regional containment priority weed. These trees have Centenarian plaques.
- ⑩ Existing playground was installed in 2012 and will be scheduled for replacement in approximately 2022. Current position impacts passive surveillance into park and circulation.
- ⑪ Community plant beds underutilised & poor condition.
- ⑫ Tree's mature size will outgrow current location. Tree is utilised as Wauchope's Christmas Tree.
- ⑬ Large shelter not ideal for multiple smaller groups
- ⑭ Existing trees have good form and provide shade

- ⑮ Existing pavements in poor condition.
- ⑯ Southern half of Bain Park has no activities to draw users into park and is underutilised.
- ⑰ Informal parking to Avondale Street is inefficient.
- ⑱ Lighting throughout Bain Park is dated / in poor condition.
- ⑲ No irrigation results in die back during drought. Poor quality compacted soils results in limited growth of plants / proliferation of weeds.
- ⑳ Community memorial in poor condition
- ㉑ Lack of power provisions in park to support event such as market stalls.
- ㉒ Park furniture is dated and in average condition. Existing retaining wall in poor condition.





COMMUNITY ARTS HALL



NARROW PAVEMENT TO FRONT OF WATERMANS CAFE



CHINESE TALLOW TREES (WEED SPECIES)



CHILDREN'S PLAYGROUND



YOUTH HALL



PATH LIGHTING



SEATING



SHELTER





DILAPIDATED PAVEMENTS



MURAL AND GARDEN BEDS



EASTERN PATH ENTRANCE FROM CAR PARK



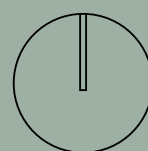
HISTORIC GATES AT NORTHERN ENTRANCE



GRADE SEPARATION AT EASTERN CARPARK



SOUTHERN ACCESS OF BAIN PARK



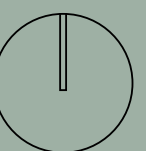


- ① Upgraded street frontage and open up views into park.
 - ② Playground and bike track relocated to south of park. Decomposed granite surface below trees with uplights and free-form "Gaudi" inspired seating.
 - ③ Removable Christmas tree with provisions for power.
 - ④ Interpretive sculpture with uplighting.
 - ⑤ Entry wall with uplighting at main entrances to park (original Bain Park gates integrated to northern entry).
 - ⑥ Car parking formalised with 6m solar pole lights.
 - ⑦ Large trees, low understory planting and a wide paved entrance with 4m solar pole lights reinforce visual connectivity to High Street & open views into Bain Park.
 - ⑧ Existing toilet block replaced. New toilets to include adult change table.
 - ⑨ 3.5m width promenade path with 4m solar pole lights & wifi. Formal arrangement of large native trees to replace existing centenarian trees. Power provisions incorporated to western alignment of path for markets.
 - ⑩ Multi-purpose lawn for informal use and events such as markets, outdoor movie nights, Christmas carols etc.
 - ⑪ 5m x 5m & 10m x 5m shelters with accessible seating. Shelter to south to have four BBQ's.
 - ⑫ Upgrades to community buildings (12a Youth Hall / 12b Community Arts Hall). Option A depicted - refer to P8 for further details & alternative arrangements.
 - ⑬ Terraced sandstone block amphitheatre cut into bago mound with small covered stage area (13a).
 - ⑭ Shaded playground / water play area - relocated to improve connectivity to school, passive surveillance and access to parking.
 - ⑮ Buffer planting to western edge of park to incorporate species suitable for use in residential gardens and will incorporate plant identification for education purposes.
 - ⑯ Location for temporary stage. Power / water provisions incorporated into adjacent decomposed granite area.
 - ⑰ Human sun dial (incorporates community memorial)
 - ⑱ War memorial.
 - ⑲ Bicycle / scooter pump track.
 - ⑳ Existing pavement & access in front of existing cafe retained
- Irrigation to all planting beds and lawn areas (recycled water ready).



LEGEND

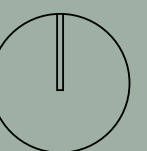
- ① New community buildings (Option A - highest cost).
 - Existing buildings demolished (however opportunity to salvage and reuse materials from the existing buildings to be considered).
 - New buildings constructed at grade with park to achieve high level of connectivity to park, with parking to rear.
 - Character shall be the Wauchope vernacular.
 - Shall maintain current functionality; target engagement to be carried out with existing users during subsequent design stages to ensure all user requirements achieved.
 - Management agreements with the existing users to be developed.
 - Construction to minimise disruption to existing users.
 - May be considered in conjunction with Option B (i.e. a New Youth Hall building however existing Community Arts Hall relocated - or vice versa).
- ② Existing community buildings relocated (Option B - medium cost).
 - Relocated to be at grade with park to with parking to rear to achieve high level of connectivity to park.
 - Subject to structural review of buildings / feasibility study.
 - Buildings will require modification to allow access from both sides and ensure compliance with current standards.
 - Shall maintain current functionality; target engagement to be carried out with existing users during subsequent design stages to ensure all user requirements achieved.
 - Management agreements with the existing users to be developed.
 - Construction to minimise disruption to existing users.
 - May be considered in conjunction with Option A (i.e. a New Youth Hall building however existing Community Arts Hall relocated - or vice versa).
- ③ Existing community buildings retained in current location (Option C - lowest cost).
 - Retained in current location with parking separating buildings from park.
 - Accessibility between park and buildings enhanced by addition of a defined pedestrian access through car park and by provision of new steps / ramps.
 - Existing retaining wall replaced with sandstone blocks.
 - Opportunity to extend WCAC building south to accomodate storage.
 - Management agreements with the existing users to be developed.





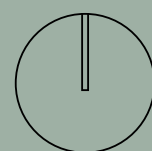
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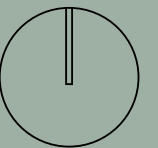
- ① Road frontage to Bain Park upgraded to enhance street frontage and open up views into park.
- ② Street trees and planting bays added to Oxley Lane
- ③ Removable Christmas tree including inground plug and play provisions for power.
- ④ Significant interpretive sculpture with uplighting to entrance plaza to enhance street presence and draw people into park.
- ⑤ Signage wall incorporating Bain Park gates and uplighting at main entrances to park.
- ⑥ Large trees, low understory planting and a wide paved entrance with 4m solar pole lights reinforce visual connectivity to High Street & open views into Bain Park.
- ⑦ Existing pavement & access in front of existing cafe retained



LEGEND

- ① Human sun dial (theme to reflect existing community memorial with messaging improved)
- ② 5m x 5m shelter with four BBQ's.
- ③ Bicycle / scooter pump track.
- ④ Shaded playground / water play area - relocated to improve connectivity to school, passive surveillance and access to parking. Existing playground close to end of useful life. Fenced to south / eastern boundaries.
- ⑤ Formal arrangement of large native trees to replace existing weed species centenarian trees (succession planting)
- ⑥ Wauchope's culture and history to be woven into the landscape through design details and interpretive art installations







Stage 1 - \$680,000 for main entrances, interpretive sculptures and promenade path



Stage 2 - \$790,000 for shaded playground, pump track and sculptural seating area



Stage 3 - \$2,950,000 for new buildings, upgrade of old toilets, and upgrade of carparks



Stage 4 - \$720,000 for amphitheatre, covered stage and multi-purpose lawn



Stage 5 - \$390,000 for shaded water play area



Stage 6 - \$500,000 for shelters and perimeter landscaping



Stage 7 - \$530,000 for irrigation, lighting and wifi

