

# Appendix A.3

## Design statements and supporting material

Settlement City Shopping Centre – Port Macquarie  
Environmental Assessment proposed Stage 1

## Architectural Response Settlement City Shopping Centre Development

Project No. 307050 / File No. E.01.01

13 May 2009

### OBJECTIVES

1. The existing centre is internally orientated, is fronted by large on-grade car parking and does not create active uses of the important river frontage. The existing public domain provides poor connectivity to the wider precinct, especially to the foreshore and through the planning of the new development we wish to open up the centre and connect it to both the surrounding environment and to a series of new external, public space.
2. To increase the range of uses on the site, that complement the existing centre and widens the visitor demographic, through increasing the retail offer and integrating further leisure/entertainment uses that support the Panthers Club.
3. To maximise the opportunity for street based activity along both Park Street and Bay Street.
4. To minimise the visual impact of car parking upon the perimeter street environment.
5. To create a ground condition that is both permeable and pedestrian friendly, with a high quality public domain.
6. To produce an architecture and materiality that is responsive to the local context.
7. To produce a variety within the architecture that responds to use and location/immediate context.

### ARCHITECTURAL RESPONSE – MASTER PLAN

The following design decisions have been adopted that determine the architectural response to the site in order to meet the design objectives.

1. **To straighten the existing mall to enable direct view lines and easy access to the northern end of the site overlooking the river.**
2. **To introduce two new external street that enable pedestrian permeability and linkages that do not currently exist within the centre.**
3. **To 'sleeve' proposed car parking behind active frontages, to ensure a positive presentation to the surrounding street network**

### ARCHITECTURAL RESPONSE – BUILT FORM

#### Park Street and Bay Street

The corner of Park Street and Bay Street is an important urban junction with the precinct is an important visual focus of the approach along Park Street from the east. The height and the strong built form of the corner respects this prime location. A series of framing structures provide a visual screen that adds depth to the simple glazed box of the gymnasium behind. These light weight structures screen both the sun light and viewing into the building, whilst forming a strong framing 'hood' element that responds to the corner location.

Bay St is presented as a 'streetscape' of building facades that relate to use and location. This approach produces a variety of built forms that breaks down the scale of the urban block into individual buildings, that have their own character and identity, from the strong 'v' shaped

structure and projecting roof of the commercial offices to the timber clad, wedge shaped roof of the corner retail store adjacent to the existing petrol station.

To the west of the corner the glazed commercial box of the gymnasium breaks down to a pattern of textured panels that screen the car park behind whilst allowing light to enter through a series of controlled openings.

Further along Bay Street at corner of the new 'Leisure Street' we have reduced the existing car park foot print, to enable the introduction of new retail uses. This will extend the activated frontages to Bay Street and screen the car park at this important entry point to the site.

The existing car park will be repainted and the addition of a pattern of timber screens will help reduce the impact of the existing structure and tie it in to the colours and materiality of the rest of the development.

#### Leisure Street and Entertainment Street

The two new streets that are proposed will open up the site to the public, providing links to the waterfront to the north and the mangroves to the east. New vista back to the natural surroundings will also be created along these new streets generating a stronger link to the wider precinct

The new streetscapes are predominantly two storeys with upper level uses bringing activity out onto the street frontage through terraces and balconies and providing passive security to the streets below. High level bridges allow both car and customer connection to occur between the existing and proposed development.

The ground level shop frontages will provide a fine grain to the design of the streets and pedestrians will have environmental protection from the sun and the rain through the inclusion of canopies and awnings.

Street trees with high canopies will be planted along the new streets to bring shade and colour into the street environment.

Leisure St presents a new elevation to the existing mall and new entry points along the street provide access to the existing mall.

Entertainment Street provides access to the Panthers Club and to the new cinema and leisure uses. The street will become a busy 'food' street with cafes and restaurants spilling out onto the footpath and creating a lively, colourful setting. New tenancies are being introduced into the Panther's Club footprint that will help activate the northern side of the street

#### Settlement City Shopping Centre

The existing mall is being straightened to allow glimpses of the northern end of the site that overlooks Governor's Way. The northern end of the shopping centre is being rebuilt as a food court and 'market' area that can open out onto outdoor terraces and dining spaces along the waterfront edge. We wish to attract people to this end of the site to bring further activity to the waterfront and to help generate a vibrant, active, public space overlooking the river.

## Response to Settlement City Precinct Structure Plan 2008 Sections 5-6 p68-70 Built Form and Architectural character

Project No. 307050 / File No. E.01.01

13 May 2009

### OBJECTIVES

1. *To achieve high quality built form that enhances the coastal Australian character of the Precinct.*

We believe that the proposal will successfully transform the existing shopping centre and Panther's Club into a vibrant mixed-use precinct that engages both physically and visually with the waterfront and will present a high quality built form that reflects the coastal setting.

2. *To ensure new built form is distinctive to attract locals and visitors thereby providing benefits to Port Macquarie.*

Through the creation of new street based retail and leisure uses the development will create a distinctive built form and distinctive experience for both old and new visitors.

3. *To ensure that new development provides a sense of transition in height and form from the Westport ridge to the foreshore edge with occasional built form markers penetrating this graduation in scale.*

The proposed development maintains a low, horizontal form that sits comfortably within the wider precinct.

4. *To adapt and mitigate the impacts of flooding and coastal inundation whilst maintaining an active and interesting ground level to new development.*

Flooding and coastal inundation have not adversely affected the ground level activity with the site.

5. *To ensure that development addresses the streets, parks and foreshore.*

Active ground floor use throughout the development and the introduction of new access to the foreshore will enable pedestrian engagement with the public realm around the perimeter of the site.

6. *To achieve a fine grain for any retail frontages within the Precinct.*

The two new retail streets will present, in shopfront width, use and materiality, a 'fine grain' within the development.

7. *To achieve sustainable development for the Precinct.*

The proposed development will be of high quality and long lasting, will be adaptable over time and will consider material and environmental sustainability within its design and construction.

## PRINCIPLES AND PROVISIONS

1. *Use colours, materials and finishes that are predominantly pale or neutral in colour.*
2. *Use textures, tones and different natural materials to create visual interesting and variation.*
3. *Dark, saturated and synthetic colours are to be reserved for small areas of drama and contrast or for occasional architectural element such as blades.*
4. *Natural materials associated with maritime uses and structure are encouraged.*

The use of timber, naturally aging metals such as copper and 'sandy' textures and colours support these principles.

5. *Architecture should celebrate and respond to the maritime character of the area.*

The simple built forms, limited material palate and response to the local climate displays a direct engagement to the maritime character of the area.

6. *Portholes and exaggerated maritime elements are not supported.*

Our design supports this principle.

7. *Minimise the intrusion of service elements by integrating them into the design of the roof forms including lift overruns, service plant, vent stacks, telecommunication infrastructure, gutters and downpipes.*

Our design supports this principle.

8. *Sustainability elements should be incorporated into the design as much as possible.*

Sun shading, environmental protection and water recycling are integral with the architecture.

9. *Encourage the interpretation or celebration of indigenous or European history in the built form or adjacent public domain.*

Local history and interpretive information will be considered as the project process.

10. *Elements such as sails and lightweight timber shading structures are encouraged particularly along the foreshore.*

Sail and timber elements have been integrated into the proposed architecture as both cladding and shading devices.

11. *Build to the street or town square boundary to Park Street, Bay and the new Main Street and to Warlters Street to spatially define the streets and reinforce view lines to the water/foreshore.*

The footprint of the proposal is built to the street edge along both Bay street and Park Street, with uses that engage the public at ground level.

*12. Provide articulated building forms.*

The architecture of the street buildings responds to both their location within the street and to their individual use, thereby creating variation and articulation both horizontally and vertically

*13. Ensure that highly visible buildings on the main intersections, park and foreshore edges are high quality.*

We have endeavoured to produce an architectural response to the main intersection and to the foreshore of a strong, contextual architecture of high quality design, materials and finish.

*14. Design buildings to provide their main entries to the streets or pedestrian laneways. Building are to over look the public domain*

All buildings/uses have their main entries located on Bay Street, Park Street or from the new retail street and over look the public domain.

*15. Ensure the roof form of the development is integrated into the architectural concept.*

The roof shape has been designed to incorporate variation in form and materials to integrated within the development concept.

*16. Development in the Precinct is to have a holistic signage strategy that minimises the visual intrusion of signage on building facades.*

*17. Signage is to be generally under awning signs.*

Signage will be integrated into the building fabric where possible and controlled through future tenant design guidelines.

*18. Development is to be designed to achieve a minimum 4.5 star ABGR rating for commercial base buildings and fit out. Retail development should seek to achieve a similar standard of sustainability.*

The development will comply with all current Australian Standards for environmentally sustainable design

*19. Residential and tourist apartments are to meet Basix requirements.*

There are no residential apartments proposed as part of this development.

*20. The development of the eastern side of Aston Street (Birpai lands) for residential uses is subject to demonstrated resolution of the heritage, biodiversity and vegetation balanced outcomes.*

This land is outside the proposed development site.

*21. Development should capture and reuse water from roof structures and the public domain for irrigation and toilet flushing.*

The development will comply with all current Australian Standards for environmentally sustainable design and will investigate the recycling of rain water for integration and toilet uses.

## Response to NSW Coastal Design Guidelines Settlement City Shopping Centre Development Proposal

14 May 2009

Project No. 307050 / File No.E.01.01

### PRESENT AND FUTURE OPPORTUNITIES P.11

#### *'Economic growth without compromising the city's amenity'*

- The proposed development is an extension to an existing activity centre and is to be construction on land currently used as car parking. Amenity will be increased by creating a high quality public realm of active street frontages.

#### *'Optimising the efficient use of land and improving lifestyle choices'*

- By creating greater density upon the site and building over existing ground level car parking the existing land is more efficiently utilised.
- The introduction of public streets that give access to the waterfront, new retail and entertainment uses both compliment and improve lifestyle choices.

#### *'Encouraging development in the main centres and suburban centres where it provides economic stimulus and allows for efficient use of public transport, services and social infrastructure and cycle networks.'*

- The proposed development will enable a number of new retail and commercial businesses to be opened within the centre and provide local jobs.
- The proposal is for expansion of an existing centre and will therefore build upon the existing transport, services and social infrastructure.

#### *'Improving building design and construction'*

- The quality of the Architectural design of the proposal will greatly improve the aesthetics of the existing centre and present a high quality contemporary design suited to its use and location.

#### *'Design energy efficient and environmentally sound buildings'*

- All current Australian Standards regarding environmentally sustainable design will be complied with.

### DESIRED FUTURE CHARACTER – RELATIONSHIP TO THE ENVIRONMENT P.12

#### *'Planning to minimise expansion of city edges'*

- The proposed development is an extension to an existing centre and by creating greater density upon the site and building over existing underdeveloped land, will enable growth to occur within the existing precinct.

#### *'Extending, connecting and improving the open-space network and the public domain throughout the whole city for conservation, recreation, access and water management'*

- The proposal will enable access to the waterfront in an easily accessible way through the public domain, enable leisure activities currently unavailable on the site. Link through to the east, connecting the mangrove walk and the foreshore promenade is also made possible by enabling open access to the waterfront at the northern boundary of the site.



## **BUILDINGS P.13 SECTION 5.**

The objectives of this section are supported by the development. By increasing the density of the existing centre within the existing site boundaries, the project is avoiding continued urban sprawl on 'green field' sites on the edges of the town. Higher density within the settlement city precinct will also reinforce its role within the greater CBD of Port Macquarie.

Redevelopment of the existing centre will also integrate the proposal within the existing transport network and within short travel distance of local housing.

## **HEIGHTS P.13 SECTION 6.**

The development is not proposing any 'tall' buildings within the current Master Plan and adheres to the preferred stated limit of up to three storeys.

The proposal also complies with requirement that no public open spaces and foreshore areas are over-shadowed before 3pm mid-winter and 6.30pm summer daylight savings time.

## **VISUAL SENSITIVITY P.12 SECTION 2.**

*'Views and vistas from and to the coast, river and other water bodies and coastal vegetation are protected'*

- The river waterfront at Governors Way is opened up to public access with views through the new street system and enabling connectivity along the waterfront between Park Street, the Panthers Club and the shopping centre and its use as open public landscape.

## **EDGES TO THE WATER AND NATURAL AREAS P.12 SECTION 3.**

*'Access to and along the coast and the foreshore is optimised and design to allow cultural and social opportunities'*

- The opening up of the river edge as an open public landscape activated by cafes, restaurants and the Panthers Club will create a vibrant social gathering space generated by the development.

## **STREETS P.12 SECTION 4.**

The creation of the new retail streets will create retail and social spaces within the heart of the development that are complimented by more commercial activities within the perimeter of Park and Bay Streets.

Both streets have vistas toward either the river waterfront or the mangroves, bring the surrounding natural features into the heart of the development.

## **DESIGN GUIDELINES FOR APPROPRIATE BUILDINGS IN A COASTAL CONTEXT BUILT FORM GUIDELINES FOR ALL SITES.P.73**

The proposed development complies with the following guidelines.

1. Develop risk assessment and responses to address the effects of coastal processes. Locate and design buildings to respond appropriately within the local hazard context.
2. Reinforce the clarity of the settlement structure with new buildings that are appropriate in terms of location, uses, scale, height and site configurations.
3. Reinforce the desired future character of the settlement.

4. Consider the appropriateness of new buildings within the whole streetscape, rather than each building as a stand-alone object.
5. Maintain consistent street setbacks and street-edge configurations.
6. Ensure buildings address the street by providing direct on-grade entries to the street for residential, commercial and retail purposes.
7. Rationalise car-related uses on site, such as driveways widths and lengths.
8. Protect views from public places and street by maintaining consistent setbacks along streets and not placing buildings in view corridors.
9. Protect local views and vistas throughout and surrounding the settlement from public places by relating new buildings to the topography, reducing heights to maintain views of the surrounding landscape and maintaining consistent, height, bulk, scale with the street and local context.
12. Achieving amenity relates to the design of individual buildings and, in particular, to:
  - c. Open-space location, size and connection with the inside of the building.
  - d. Car parking, location and access
  - e. Pedestrian access from the street
  - f. Street edge configuration and building separation
  - g. Mature trees, vegetation and soil areas

#### **APPROPRIATE BUILDING FOR A COSTAL CONTEXT P.72**

Both the 'Vision' and 'Objectives' stated are fully supported by the proposed development.

Vision – The proposed building have been carefully considered and sensitively designed to respond positively to the site and context and user.

#### **Objectives**

1. Amenity through improved quality of the public realm and improvement of access will enhance the site.
2. As an existing shopping centre the proposed development is appropriate to its location.
3. The proposal will add economic and visual value to the settlement city precinct, though business opportunity and high quality architecture to replace the current poor presentation and internalised centre.
4. Material specification will reflect colours, materials and textures suitable for and responsive to that coastal setting.
5. Access to the river frontage is greatly improved by this development proposal.

#### **PROMINENT COSTAL SITES P.74**

3. Create a public interface to the site and ensure development does not degrade the public nature of the site or the public open spaces adjoining or surrounding the site by:
  - reinforcing public and active uses
  - setting development back a sufficient distance to ensure adjoining public open spaces are not effectively privatised
  - ensure building edges adjoining public spaces reinforce public uses along and within public land
4. Mitigate overshadowing of public open spaces and the foreshore by applying the standard, no overshadowing before 4pm mid-winter and 7pm Summer Daylight Saving Time.
5. Define the boundaries of the site with a public edge, such as pedestrian pathways, public laneways or public streets that connects to the street hierarchy.
6. Ensure buildings have well articulated and scaled elevations.



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## **Settlement City Port Macquarie**

### **Expansion and Partial Development**

## **LANDSCAPE AND EXTERNAL WORKS DESIGN STATEMENT**

Prepared by: Site Image (NSW) Pty Limited – Landscape Architects

Prepared for: ING Real Estate

Project number: SS09-1895

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# 1.0 INTRODUCTION

## 1.1 Scope

This report describes the proposed landscape and certain external components of the Settlement City Expansion, Port Macquarie. The report is to be read in conjunction with related planning, architectural and consultants' reports describing the allied aspects of the works.

The landscape proposals are described by the Site Image design documentation, including:

- |       |                                |       |
|-------|--------------------------------|-------|
| • 101 | Landscape Masterplan           | Rev B |
| • 102 | Landscape Masterplan (Stage 1) | Rev B |
| • 501 | Landscape Details              | Rev B |

## 1.2 Landscape Architectural Statement

The landscape and external design of this site aims to achieve the following goals;

- Create useable external spaces.
- Respect and respond to existing ecological issues (flora and fauna).
- Ensure sustainable practices are used such as, WSUD & use of low- water usage & native plant species.
- Soften the current and proposed built form.
- Use of landscape finishes & materials that respects the local context & enhances the visual amenity.
- Adhere to local council control plans/ outcomes for the site.
- Enhance, and draw on the site's foreshore location.
- Adhere to relevant Australian Standards and Council Codes.

In general the landscape and external design will create a viable, aesthetically pleasing, engaging series of external streetscapes, passive and non-passive areas for its users.

# 2.0 LANDSCAPE/ EXTERNAL DESIGN PROPOSALS

## 2.1 Landscape Design

The landscape design includes all aspects of the external spaces around the building additions and upgrades. The landscape proposals have responded to the site context and role of the building and the proposed upgrades and additions. It is considered that the proposals conform to Council's codes, and the landscape provides added value and a positive improvement on the landscape that exists on the existing site. The overall design applied the design principles for coastal settlements as articulated in the 'Coastal Design Guidelines for NSW' (Coastal Council of NSW 2003) as well as *Safer by design and Crime Prevention Through Environmental Design (CPTED)* principles.

## 2.2 Leisure / Entertainment Street

The main aim of the landscape response to Leisure and Entertainment streets is to provide public domain and streetscape activation to create a successful streetscape network. The selection of pavement, streetscape furniture, tree plantings, etc within this precinct of this site will enhance the users experience and ensure these two streets meet their goal of becoming a lively and activated retail/ restaurant precincts. Creating shared zones, will ensure good connectivity over the whole precinct, and ensure good cross movement essential to create a vibrant and commercially viable hub. The overall streetscape design & pedestrian circulation fosters safe and convenient access to the coast as outlined by the vision for coastal areas (Coastal Council of NSW 2003).

## 2.3 Northern Waterfront Open Space

The Northern Boundary of the site will play an important role in visual transitioning the waterfront to the development.

In completion of the expansion, the proposed 'Leisure Street' will draw users to the waterfront location by the use of visual and physical connections. This precinct will also be of a desirable nature due to the waterfront location, and Northern aspect. The vehicle roadway and roundabout, similar to Leisure/ Entertainment St precinct will be of a 'pedestrianised' nature, through the use of traffic calming devices and pavement/ textural ground surface changes. Enhanced streetscape and large accessible deck platforms will host both dining/café areas and passive use functions.

Beyond these areas, closer to the foreshore, scattered tree plantings will ensure views to 'The Governors Way' are maintained, and provide functional shade for its users. Connections to the foreshore walkway will also be provided intermittently ensuring good access and permeability. In general, these proposals will increase activity and amenity in this under-utilised precinct.

An improved circulation pattern includes new pedestrian links, in accordance with the objectives listed in the 'Coastal Design Guidelines for NSW' to provide *'open spaces for a range of passive and active recreational opportunities [and provide] safe and convenient pedestrian and cycle access through and around the settlement'* (Coastal Design Guidelines For NSW, 2003, p. 52). These shared zones, as stated in the 'Coastal Design Guidelines For NSW, 2003', aim to *'provide pedestrian and cycle access that connects residential areas to commercial and retail locations without compromising the visual, aesthetic or ecological values of the foreshore'* (p.53).

The proposed development enhances the connectivity of open spaces, according to the principles set out in the 'Coastal Design Guidelines for NSW, 2003'. The design contributes to the regional open-space network and to the local open-space network. The design scheme establishes a hierarchy of open-space areas & retains the foreshore as public open space. By creating a network of open space areas connecting to areas of remnant vegetation, bounding the site to east and west, the scheme will help to *'establish continuous ecological corridors to incorporate existing remnant vegetation by connecting reserves and conservation areas'* as stated in the 'Coastal Design Guidelines For NSW, 2003' (p.53). It promotes a local identity in keeping with Port Macquarie's vernacular landscape and provides a range of passive and active recreational opportunities while protecting the natural edges.

Viewing points along the Northern Waterfront offer a further opportunity to engage the community. These areas enhance the visual amenity and encourage an appreciation of the site's ecological values with the introduction of indigenous, low-water use plantings.

## 2.4 Bay Street

The building proposal along Bay St will ensure more activated street frontages and reinforces the street pattern, for example, with high quality landscaping and way-finding elements. General upgrades to Bay Street's external finishes will ensure a more usable and attractive circulation thoroughfare and will also enhance connectivity to the surrounding neighbourhood. Stage 1 landscaping to Bay Street will fit into the Structure Plan proposals from Port Macquarie Hastings Council, 2009, without future changes beyond the northern kerb line.

## 2.5 Western Landscape Boundary

The existing landscape buffer along the site's Western boundary (adjacent to Dolphin Keys) is of fairly mature growth. A management plan of these existing trees proposes the ecological and aesthetic qualities are maintained along this boundary and from Bay St to the NW corner. The design ensures the protection of the existing ecological corridor and provides adequate setbacks to protect these natural areas following the Coastal Design Guidelines for NSW, 2003.

## 2.6 Koala Habitat

It has been noted that a presence of Koala habitat occurs in the vicinity of the site. The protection of native trees to the western boundary, and the installation of the new and compensatory landscaping within the open space boundary to the Northern Waterfront Open Space will assist in the maintenance and enhancement of this habitat. Co-ordination with relevant ecological advice will ensure native trees retained and enhanced on-site will achieve this ecologically beneficial outcome.

## 2.7 Vegetation and Planting Design

The proposed plant material has been selected for hardiness, ease of maintenance and proven ability in the area. Of importance are the foliage characteristics and floral habits throughout the year. This is achieved through the use of indigenous and exotic canopy plantings and the inclusion of flowering understorey plants planting with some traditional beachside species. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Indigenous planting will be selected for its ability to attract native bird life. Any exotic plants will be incorporated to provide consistency with the character of the locality, while still ensuring the reduction of the encroachment of invasive plant species into natural areas as per part 2.3 (Protecting the Natural Edges) of the 'Coastal Design Guidelines for NSW'.

The proposed planting strategy intends to establish a distinct native character across all areas of the site, in order that good coverage is seen immediately through the use of advanced stock. Other planting is proposed to achieve its maximum potential design intent in 5 to 10 years.

### Indicative Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot Size
<b>TREES</b>				
<b>Aj</b>	<i>Albizia julibrissin</i>	Silk Tree	5-12 x 3-5	75L
<b>Ca</b>	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6 x 4	75L
<b>Cf</b>	<i>Caesalpinia ferrea</i>	Leopard Tree	9 x 5	75L
<b>El</b>	<i>Eucalyptus leucoxylon</i> 'Megalocarpa'	Large-Fruited Blue Gum	15 x 7	75L
<b>Es</b>	<i>Eucalyptus scoparia</i>	Peppermint Gum	12 x 4	75L
<b>Er</b>	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-10 x 3-5	75L
<b>MLG</b>	<i>Magnolia</i> 'Little Gem'	Dwarf Magnolia	5 x 3	75L
<b>Mq</b>	<i>Melaleuca quinquenervia</i>	Swamp Paperbark	12 x 4	75L
<b>FoR</b>	<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash	7 x 4	75L
<b>Ss</b>	<i>Sapium sebiferum</i>	Chinese Tallow	7 x 5	75L
<b>SHRUBS AND ACCENTS</b>				
<b>Be</b>	<i>Banksia ericifolia</i>	Heath Banksia	1 x 1	200mm
<b>Bm</b>	<i>Backhousia myrtifolia</i>	Grey Myrtle	2.5 x 1.5	200mm
<b>Cp</b>	<i>Crinum pedunculatum</i>	Swamp Lily	1.5 x 1	200mm
<b>Hi</b>	<i>Hakea laurina</i>	Pincusion Bush	2 x 1	200mm
<b>Hi</b>	<i>Hebe</i> 'Inspiration	Hebe	1 x 1	200mm
<b>PMM</b>	<i>Pittosporum</i> 'Miss Muffet'	Pittosporum	1 x 1	200mm
<b>Wf</b>	<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1	200mm
<b>GROUNDCOVERS AND GRASSES</b>				
<b>Cg</b>	<i>Carpobrotus glaucescens</i>	Pigface	0.3 x 0.5	150mm
<b>Dc</b>	<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	0.6 x 0.6	150mm
<b>LT</b>	<i>Lomandra</i> 'Tanika'	Dwarf Mat Rush	0.6 x 0.6	150mm
<b>LEG</b>	<i>Liriope</i> 'Evergreen Giant'	Liriope	0.7 x 0.7	150mm
<b>SALTMARSH SPECIES</b>				
<b>Sq</b>	<i>Sarcocornia quinqueflora</i>	Beaded Glasswort	0.3 x 0.2	Tube



<b>Sa</b>	<i>Suaeda australis</i>	Austral Seablite	1 x 0.4	Tube
<b>Sv</b>	<i>Sporobolus virginicus</i>	Sand Couch	0.5 x 0.4	Tube
<b>Jk</b>	<i>Juncus kraussii</i>	Sea Rush	0.4 x 1.5 x 0.3 x 1	Tube

## 3.0 SAFER BY DESIGN

In general the landscape and open space design aim to adhere to general principals of *Safer by Design* and *Crime Prevention Through Environmental Design* – the main objectives being that of increase usability and decreasing anti-social opportunities. The following aspects were considered in the development proposal's external spaces;

### 3.1 Pedestrian/ Street Design

In general the streets are all equitably accessible by both able and non able bodied persons. In most cases alternative routes are available and the instances of dead ends are limited.

In particular to this development - the foreshore area, the paths will maintain good sightlines and passive surveillance. Since the built form is higher than this foreshore area, it will encourage activation between outdoor plaza type spaces and circulation paths.

In general, paths and circulation will be well defined and to a degree of hierarchical nature. Designs of the paths have responded to future predicted desire lines, ensuring high degree of use.

### 3.2 Vegetation/ Landscaping

In general landscaping vegetation will aim to achieve the following;

- Avoidance of species that create hiding spaces, in general clear canopied trees, low shrubs and groundcovers will achieve this.
- Ensure vegetation will not or in the future potentially obscure lighting
- Ensure sightlines for both vehicles and pedestrians are maintained – in particular at pedestrian crossings, vehicular entry/ exit points. Maintaining/ selecting plants to around 200mm height.
- Add to the visual and functional amenity (shade) of spaces increasing their use.

### 3.3 External Lighting

Adequate external lighting will be provided along pedestrian routes and general open space plaza to ensure high surveillance at all times. Lighting should also ensure it is fit for purpose (e.g. vehicular vs pedestrian – creating a safe but pleasant ambiance for users – again attracting people to the spaces)

### 3.4 General Amenities

The inclusion of such features in this development as shade, seating, bike racks, external ATMs, street level shops will encourage users to the area, and in directly raise surveillance of such areas, discouraging anti social activities. Longevity and maintenance of external materials will ensure this development has an appearance of upkeep and well used.

In general, by adhering to the aforementioned principles this will not only improve safety and lower crime but increase the desirability of the areas proposed.

## 4.0 LANDSCAPE IMPLEMENTATION

## 4.1 Landscape Construction Issues

All materials are to be installed new and or of the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmen-like and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide displays of feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

Site soils are to be improved using stockpiled topsoil and imported mixes or composted material to improve the existing. Soil improvements or imported soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants. Gardens are to be mulched with a pine bark. Areas of lawn adjoining gardens are to be edged (timber or otherwise).

## 4.2 Landscape Management and Maintenance

Landscape maintenance is fundamental to fulfilling the maturity and functionality of the landscape design.

The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake for regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation, the landscape specification shall describe a full Maintenance Schedule.

A landscape maintenance contract will be entered into to provide suitable regular landscape maintenance and management activities. Alternatively this same work will be fulfilled by staff employed directly by the site management. A detailed schedule of maintenance activities will be submitted as part of the construction certificate documentation, including the full range of activities such as mowing, weeding, trimming, pruning, fertilising, irrigation adjustment, replacement planting and the like.

## 4.3 Resources, Energy and Water Efficiency

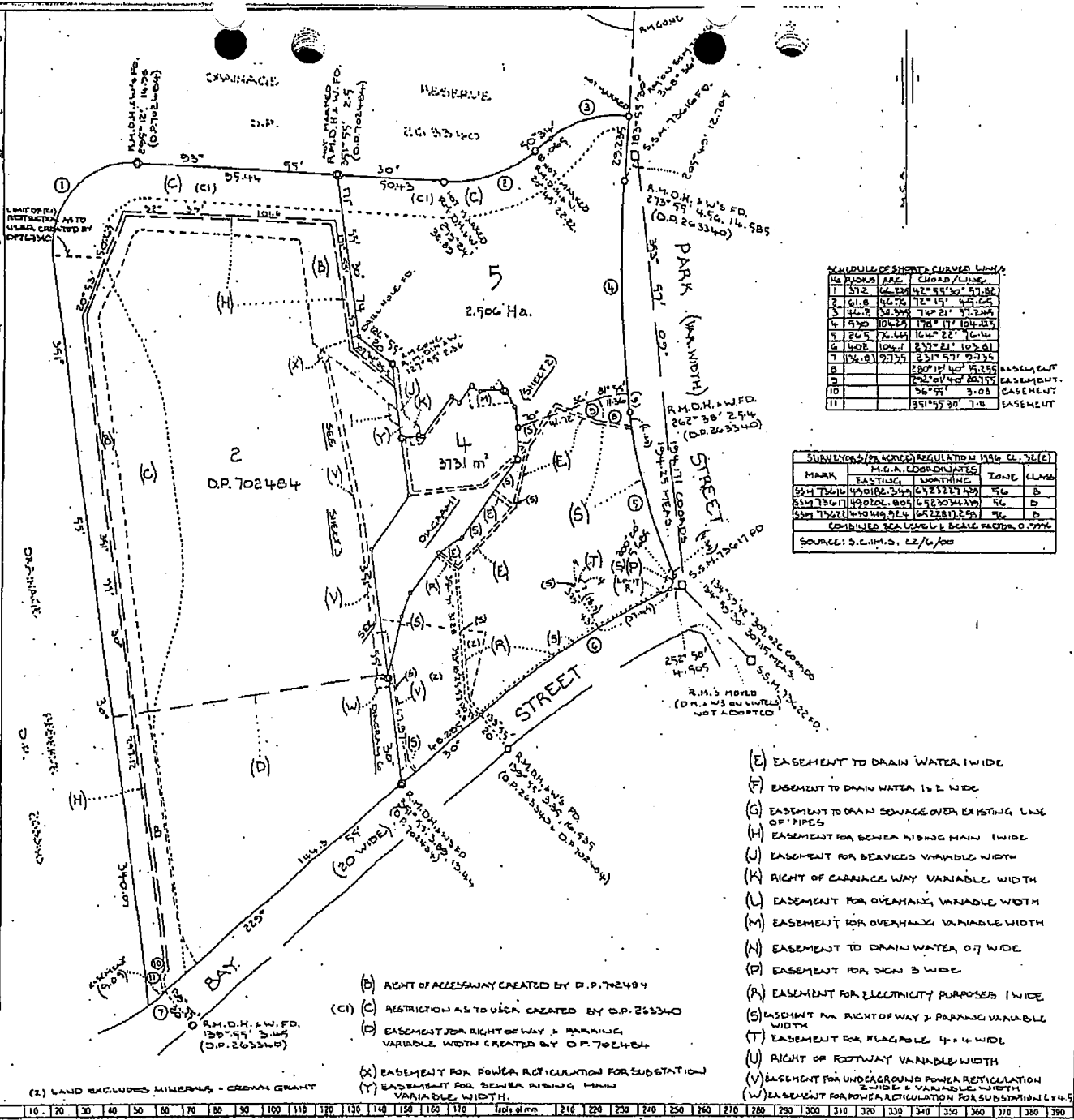
Landscape materials such as hardwood timbers are to be sourced from either plantation or regrowth supplies. Hardwood stakes used for trees establishment are to be recycled when no longer required.

The landscape is designed in a manner that respects the use of natural resources, and is efficient in terms of energy for installation and on-going operation.

The garden areas are to be mulched to reduce water transpiration from the soil. Imported mulch and soil products are to incorporate recycled and or composted materials where possible.

Submittal Certificate

I certify that the provisions of L 106 of the Environmental Planning and Assessment Act 1979 have been fully complied with in relation to the proposed.....  
5/4/2015/1021..... and that I submit (project).....  
submittal.....  
CHUM.....  
Authorised Person.....  
Authorised Person.....  
Client's Authority.....  
Date of submittal.....  
19-9-2015.....  
Accreditation No.....  
Submittal Certificate No.....  
1599/1036.....  
File No.....  
1599/1036.....  
When the plan is to be lodged electronically in the Land Title Office, it should include a signature in an electronic or digital format approved by the Registrar-General.  
"Distant electronic" is inappropriate.



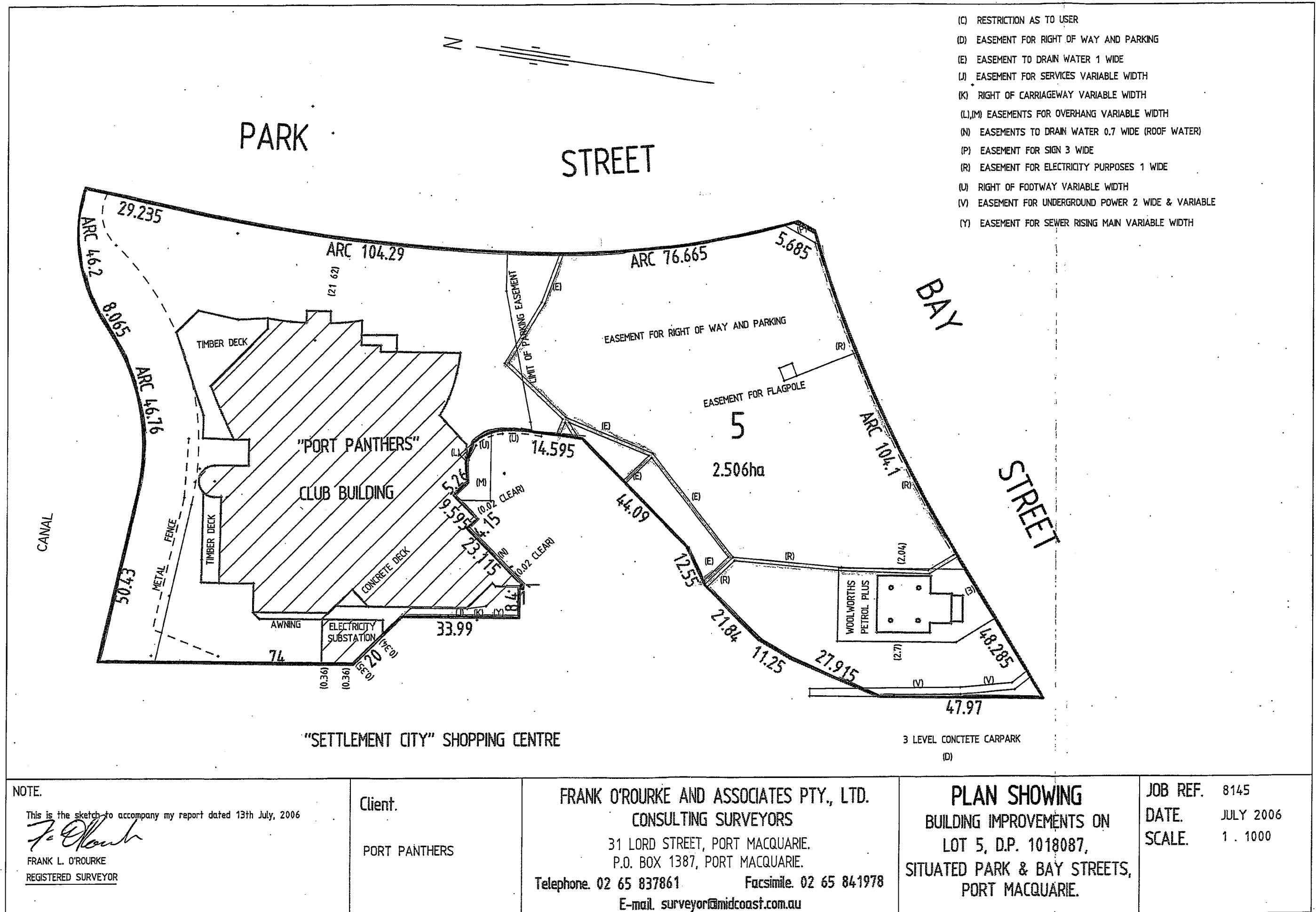
- 1) EASEMENT FOR A WATER 1/2 WIDE
- 2) EASEMENT TO DRAIN WATER 1/2 WIDE
- 3) EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES
- 4) EASEMENT FOR SEWER UNDER MAIN 1 WIDE
- 5) EASEMENT FOR SERVICES VARIABLE WIDTH
- 6) RIGHT OF CARRIAGE WAY VARIABLE WIDTH
- 7) EASEMENT FOR OVERHANG VARIABLE WIDTH
- 8) EASEMENT FOR OVERHANG VARIABLE WIDTH
- 9) EASEMENT FOR OVERHANG VARIABLE WIDTH
- 9) EASEMENT TO DRAIN WATER 0.7 WIDE
- 10) EASEMENT FOR SIGN 3 WIDE
- 11) EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE
- 12) EASEMENT FOR RIGHT OF WAY 1
- 13) EASEMENT FOR FENCE POLE 4 WIDE
- 14) EASEMENT FOR FENCE POLE 4 WIDE
- 15) RIGHT OF FOOTWAY VARIABLE WIDTH
- 16) EASEMENT FOR UNDERGROUND POWER RETICULATION 2' WIDE
- 17) EASEMENT FOR UNDERGROUND RETICULATION FOR DISTRIBUTION LOW TENSION

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REMARKS OF 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- (C) RESTRICTION AS TO USER
- (D) EASEMENT FOR RIGHT OF WAY AND PARKING
- (E) EASEMENT TO DRAIN WATER 1 WIDE
- (J) EASEMENT FOR SERVICES VARIABLE WIDTH
- (K) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (L),(M) EASEMENTS FOR OVERHANG VARIABLE WIDTH
- (N) EASEMENTS TO DRAIN WATER 0.7 WIDE (ROOF WATER)
- (P) EASEMENT FOR SIGN 3 WIDE
- (R) EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE
- (U) RIGHT OF FOOTWAY VARIABLE WIDTH
- (V) EASEMENT FOR UNDERGROUND POWER 2 WIDE & VARIABLE
- (Y) EASEMENT FOR SEWER RISING MAIN VARIABLE WIDTH



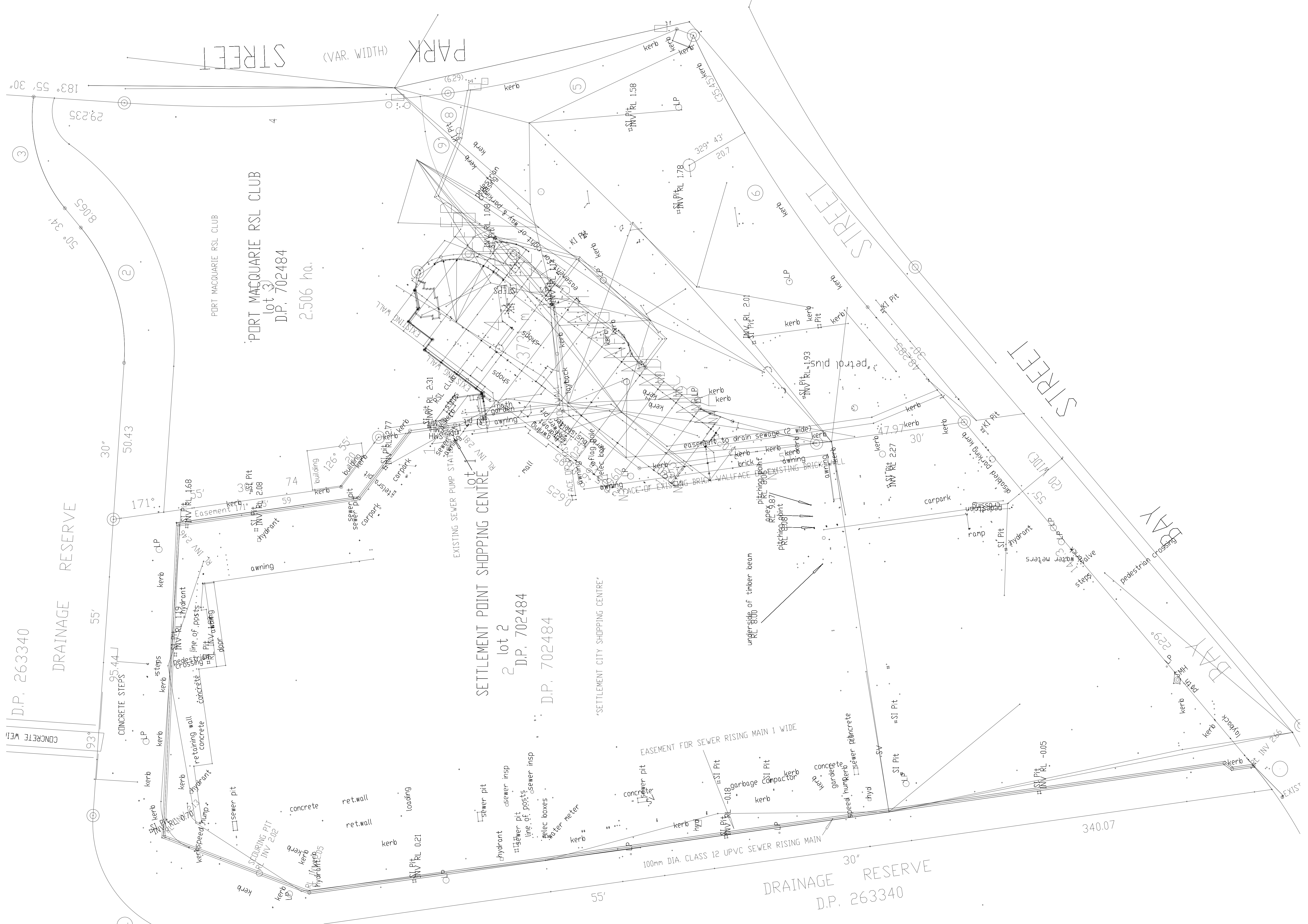
NOTE.  
This is the sketch to accompany my report dated 13th July, 2006  
*Frank L. O'Rourke*  
FRANK L. O'ROURKE  
REGISTERED SURVEYOR

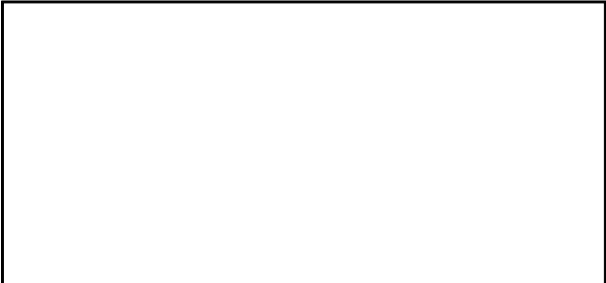
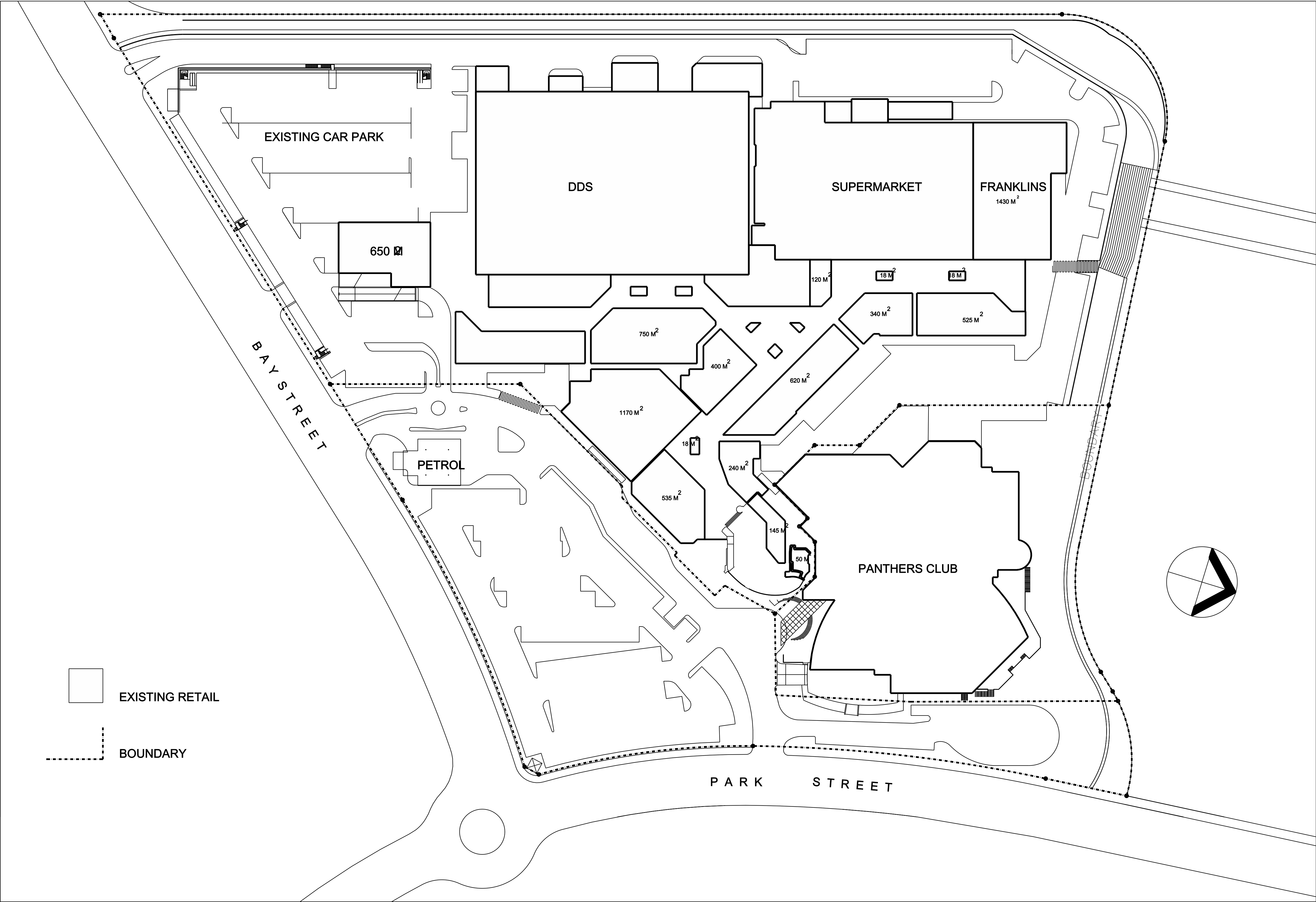
Client.  
PORT PANTHERS

FRANK O'ROURKE AND ASSOCIATES PTY., LTD.  
CONSULTING SURVEYORS  
31 LORD STREET, PORT MACQUARIE.  
P.O. BOX 1387, PORT MACQUARIE.  
Telephone. 02 65 837861 Facsimile. 02 65 841978  
E-mail. [surveyor@midcoast.com.au](mailto:surveyor@midcoast.com.au)

PLAN SHOWING  
BUILDING IMPROVEMENTS ON  
LOT 5, D.P. 1018087,  
SITUATED PARK & BAY STREETS,  
PORT MACQUARIE.

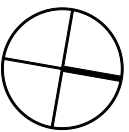
JOB REF. 8145  
DATE. JULY 2006  
SCALE. 1 : 1000





**SETTLEMENT CITY** Existing Ground Plan

purpose Existing Condition	
scale	1:500 @ A0
project no.	
date	09/11/05



file		
drawn TP	drawing number	issue