

URBIS

# COFFS HARBOUR CULTURAL AND CIVIC SPACE - ALL WELCOME SCHEMATIC DESIGN - SSD APPLICATION - LANDSCAPE

PREPARED FOR



**BVN**

14 JUNE 2019



Submission Status

**SSD Application - Landscape REV 1**

**Date : 18 / 06 /19**

**Prepared for**



**Design report to be read in conjunction with drawing set**

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD for the development site identified as "ALL WELCOME"

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# INTRODUCTION

## SITE CONTEXT

The site is located within the Gordon St Precinct within Coffs Harbor CBD which sits within its commercial, retail and cultural centre area.

The Cultural & Civic Space project includes a Regional Gallery, central Library, Regional Museum, multipurpose meeting rooms, co-working space, shop, café, function space, (including use as Council Chambers), customer service area, Council staff office accommodation, car parking. The project maximises the utilisation of 23-31 Gordon Street site and enables development of 2 Castle Street and Duke Street (Rigby House) in line with the City Centre Master Plan (including residential/mixed use). The project supports the City Centre Masterplan 2031 vision and objectives.

The design takes into consideration the requirements of the **Coffs Harbour Development Control Plan 2015** and

**Precinct Analysis Gordon Street New Library Gallery Preliminary Draft APRIL 2017**

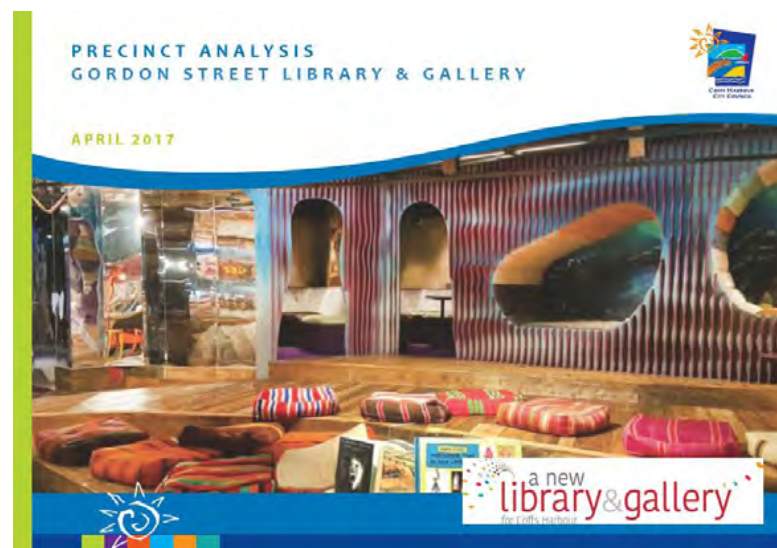
In particular:

Part 3 Precinct planning

Part H -Landscaping species and undeseribale weed species

Coffs Harbour City Council Street tree masterplan APRIL 1999

Development outcomes within this precinct will complement the existing area and contribute to the quality of life enjoyed by visitors.



**Figure 2** Precinct Analysis Gordon Street New Library Gallery



**Figure 1** Site Aerial (Source NEAR Maps)



# EXISTING SITE

## Key features of the locality are:

North: The site is bounded to the North by an existing multistorey car park. In accordance with the City Centre Master plan 2031- the proposed northern site link cuts through the existing carpark facing riding lane to create a direct future connection to Castle St. Directly to the north of the site is the significant and prominent mature and healthy Hill's Weeping Fig (*Ficus microcarpa* var. 'Hillii')

East: The site is bordered to the east by commercial developments including a number of offices such as Medicare and Centrelink. Gordon St consists of predominately an exposed aggregate footpath and grassed verge. Beyond Gordon St to the east is Coffs Creek and a number of public reserves, swimming pool and Recreational oval

South: The site is bounded to the south by Gordon St - which provides a central link to the CBD, Vernon St & Harbour Drive

West: The site is bordered to the west by Riding lane - currently being used for car parking on grade in addition to the existing Multistorey carpark - Riding lane is also identified as an upgraded shared zone as a connection In accordance with the City Centre Master plan 2031- **Note all works in relation to the City Centre Master plan 2031- is subject to further council development and approval.**



Figure 3 View west from Gordon St



Figure 6 View north from Gordon St



Figure 4 View south from existing Carpark

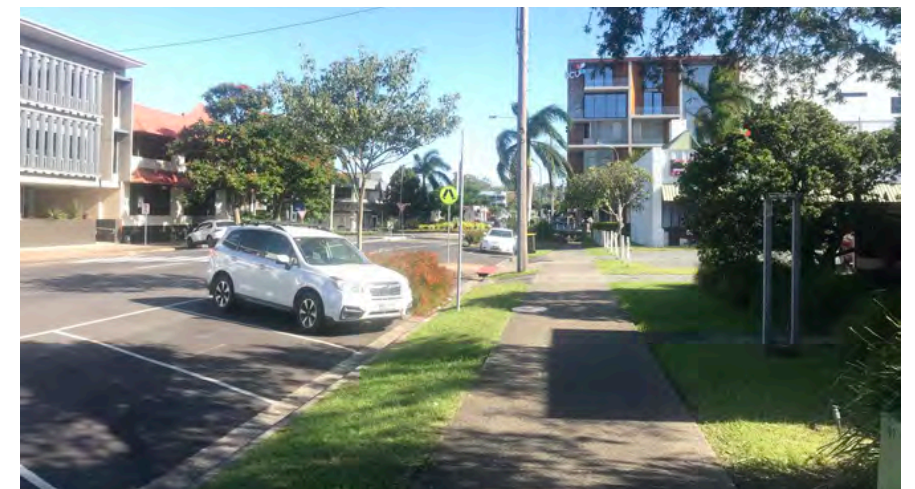


Figure 7 View south from Gordon St



Figure 5 View North on Riding Lane



Figure 8 Existing Significant Fig tree on Riding Lane



# TREE RETENTION STRATEGY

Refer to **The Arborist Network Arboricultural impact assessment report 3rd June** 2019 arborist report for detailed tree assessment and recommendations

The Design proposes to retain a Significant and prominent mature and healthy Hill's Weeping Fig (*Ficus microcarpa* var. 'Hillii') Tree protection zone has been indicated on our design plans .

The retention and protection of this existing tree is paramount to the design with the landscape and architectural design responding to its existence providing a focal point and ameliorating building scale.

The existing Fig tree also provides substantial solar shade has an important role in the reduction of Urban Heat Island effect

The remaining exiting trees on site consist of a conifer , and a cluster of Callistemons to the south east Corner of the site - they are considered low value and have been proposed to be removed as they sit with the basement excavation extents

Coffs harbour Councils Inspector Trees (Mark Baker) has identified that none of the remaining shrubs within the site boundary are significant being either non-native, weed species or small natives within garden beds. The single tree in the Gordon St roadway (South-east corner) is damaged and will require removal regardless of the project.

**LEGEND**

- Existing Tree to be Removed
- Existing Tree to be Retained



Figure 9 Site Aerial (Source NEAR Maps)



# DESIGN PRINCIPLES

TO CREATE A **SUSTAINABLE**, ENGAGING & **INCLUSIVE** SERIES  
OF **DIFFERENT** SPACES STEEPED IN **LOCAL IDENTITY** & **STORY**  
.....**“WELCOMING” TO ALL**



# LANDSCAPE DESIGN STATEMENT

The Landscape Design will create an integrated, verdant and diverse sequence of external spaces that complement the architecture and contribute to local precinct . Careful consideration of the architectural building and conceptual collaboration has contributed to the landscape design solutions.

## The landscape master plan will address the following design objectives:

- Enhance the appearance and amenity of the proposed development by sensitively integrating architecture and landscape through effective site planning and landscape design
- Create an identifiable public development and public domain with range of inviting safe and accessible open spaces and linkages
- Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater rural setting, while providing high quality spaces for visitors
- Assimilate the development into the surrounding urban context through the development of an integrated and permeable landscape and open space environment
- Incorporate water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover and expanses of lawn
- Create a large variety of high quality public open spaces which can accommodate a range of active and passive recreational and social activities.

The Landscape planting for the site will acknowledge its extensive native canopy and compliment the existing Coffs Harbour character planting list.

## Ground floor

To facilitate the congregation of visitors - a generous forecourt is proposed to the entry of the building to encourage social interaction and an articulated arrival experience.

Signage walls and buffer planting is proposed along the Gordon St frontage to reinforce the arrival experience and enhance wayfinding

A proposed sunken terraces steps greet visitors adjacent to the lifts and stairs - the area is intended to be used as an informal gathering space where information boards / digital screens can be used as an interactive element centrally located underneath the Level 3 void. A 500mm setback in the slab also facilitates the inclusion of a shade tolerant tree such as the Ficus lyrata.

Bands of buff and dark granite further assist with wayfinding through the site and also reinforce the interpretative "Roots" of the Existing Fig tree. A raised outdoor terrace fronts Gordon St as a breakout space for visitors with street prominence

An accessible gentle "ramp fronts Gordon St with a transition of 1:28 - giving all visitors an accessible route through the site - Possible Public art locations have been identified. with Catenary lighting also proposed to encourage night time activity

A large Brachychiton acerifolius Flame tree is proposed to the front the centre to pay homage to the local Coffs coastal character - the advanced tree will provide immediate scale and seasonal variety and colour.

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Plantings of Syzygium australe trees and Rraphiolepis hedging to the south eastern edge of the building continues the existing green avenue appropriate to the building scale

## Level 3

Level 3 is an extension of the public space provided on the ground floor - accessible by lift and stair the central space incorporates a central void open the planting on the ground floor internal street

Level 3 provides a space for visitors and staff to congregate with an outdoor stage wrapped in dense plantings of ground-covers , palms and bamboo to create an backdrop of planting framing the stage. To north beneath the Fig tree is the terraced amphitheatre steps also warped in dense groundcover planting.

Level 4 above proposes a suspended raised planter- the battens above are also used as a planting trellis - with Trachelospermum jasminoides providing overhead cascading planting and shade.





# GROUND FLOOR



- Scope/Extent of works
- 1 Entry forecourt area with interpretative signage. Existing public domain to be retained and protected
  - 2 Outdoor breakout / Terrace area
  - 3 Internal "street" with wayfinding elements such as feature paving with A central sunken terraces steps. Possible Public art & catanery lighting identified.
  - 4 Proposed sloped lawn with terraced amphitheatre seating and feature *Brachychiton acerifolius* to raised planter
  - 5 Cafe break out spaces - with Raised timber pods under existing Fig tree for public congregation
  - 6 Existing Fig tree - with possible future upgrades to Riding lane - in accordance with Coffs Harbour Masterplan

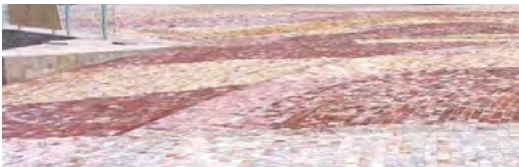






Figure 10 Section AA

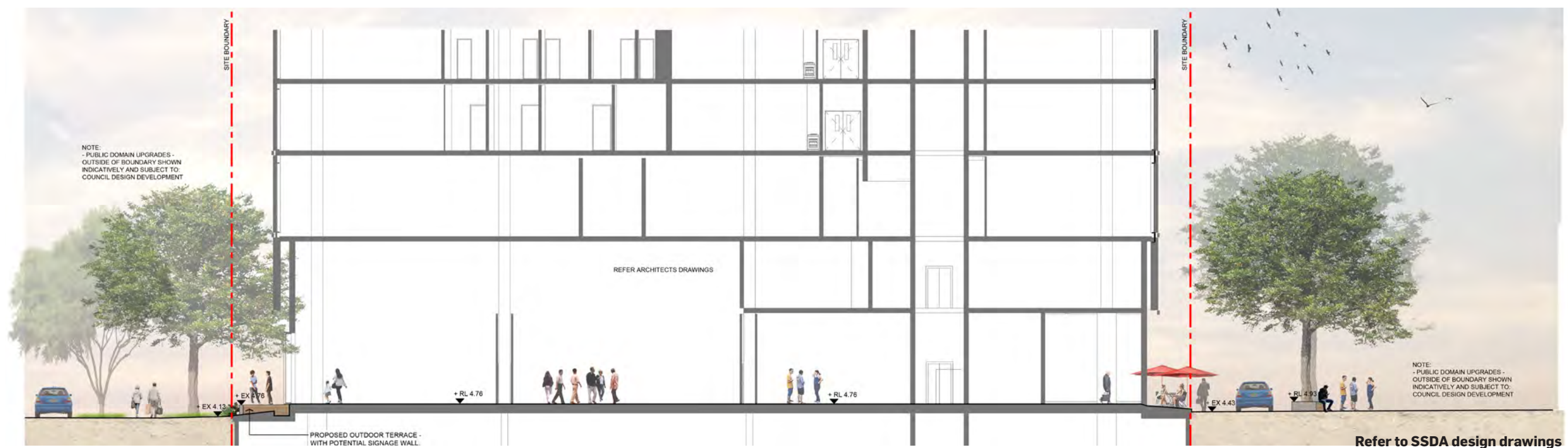


Figure 11 Section BB



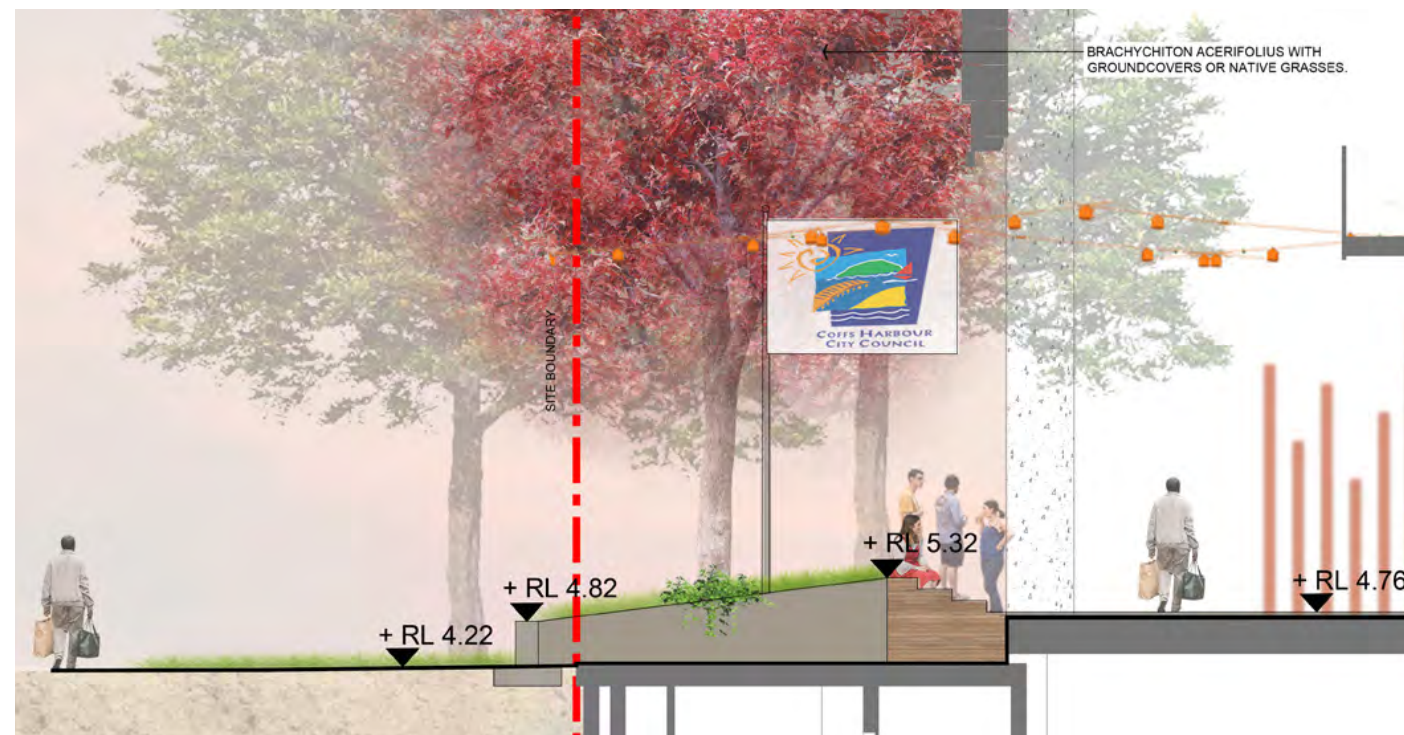


Figure 12 Section AA Detail 01



Figure 13 Section AA Detail 02



# LEVEL 3



- 1** Out door amphitheatre steps with framed dense planting beneath existing Fig tree
- 2** "Floating" timber stage space with seating edges within planting
- 3** Generous forecourt space for circulation adjacent to lifts and stairs .
- 4** Proposed void to ground floor below
- 5** Planting trellis on level 4 cascading to levels 3 below





# MATERIALS PALETTE

## Materials, Finishes and Furniture Schedule

ITEM	FINISH
Paving Type 1: 600 x300mm, 40 mm Granite	-Exfoliated
Paving Type2: 200 x100mm, 40 mm Granite setts Honey Jasper colour	- Exfoliated
Wall type 1 - Off form Isitu concrete wall	- Class 2
Seating Wall - with integrated hardwood timber slats- to match aesthetic of internal timber cladding to planter	
Timber terraces / Stage - Hardwood Blackbutt timber	



## MATERIALS & QUALITY

The design strategy is to provide a durable and high quality landscaped building setting with a consistency of quality and treatments across the site selected to compliment the character of the architecture. Consideration has been given to durability and practicality for ongoing maintenance.

Feature granite paving is provided to the main entry and staff recreation area.  
- Wayfinding inserts ALL WELCOME to be used to give further intenity to the arrival. Paving in the public domain will be in accordance Council's standards for public domain works. Material, finishes, furniture and fixtures will be selected with consideration to whole of life costs, detailed and installed to minimise ongoing maintenance needs.

## FURNITURE

Furniture will be a mix of off quality off the shelf items and custom elements. Furniture proposed will be durable, easily cleaned and include anti-graffiti coatings where necessary to reduce vandalism. Tactiles and other pedestrian safety devices will be installed as required by the relevant standards. Bike racks are provided on Riding Lane and Gordon St frontages - to facilitate to Bike parking provisions.





# INDICATIVE PLANTING PALETTE

## LANDSCAPE SPECIFICS

The plant palette used for the site should reinforce all the themes as previously discussed. The environmental theme requires that the planting palette draw from the existing local vegetation communities.

### In general;

Street trees should respond to the street hierarchy and Council's street tree list.

The following list outlines the signature planting for the site and has been established with reference to:

**Coffs Harbour Development Control Plan 2015 Part 3 Precinct planning Part H -Landscaping species and undesirable weed species**  
**Coffs Harbour City Council Street tree masterplan APRIL 1999**

### OBJECTIVES:

- To increase the number of indigenous species planted in Coffs region
- To eliminate the use of noxious weeds of potentially invasive species in developments
- To use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- To reduce maintainance and water consumption through appropriate species selection
- To create buffer zones and add to existing areas of remnant vegetation with locally indigeneous species.
- The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species.
- Tree planting has been incorporated where-space allows to provide shade and further visual softening, being native these species are evergreen species. The selection of the locations of various species and the openness of their canopies has been made based on the use of each area and the function the trees are performing. Species for the climbing and rooftop planting have been selected for their tolerance to the harsh solar and wind exposure which they will experience at various times.
- Irrigation will be provided in key areas, connected to the rain water detention tank, but the species have also been selected for there relatively low water needs as well as their aesthetic qualities.

Botanic Name	Common Name	Native/ Exotic	Size	Spacing
Trees				
Brachychiton acerifolius	Illawarra flame tree	Native	800L	As shown
Ficus lyrata	Fiddle-leaf fig	Exotic	600L	As shown
Tristaniopsis laurina	Water Gum	Native	100L	As shown
Palms & Ferns				
Cyathea cooperi	Rough Tree Fern	Native	45L	1/m2
Chrysalidocarpus lutescens	Golden Cane Palm	Native	45L	1/m2
Asplenium australasicum	Birds Nest Fern	Native	45L	1/m2
Accents & Shrubs				
Cordyline stricta	Palm Lily	Native	300mm	0.5/m2
Correa alba	White Correa	Native	300mm	0.5/m2
Dianella caerulea var caerulea	Blue flax lily	Native	300mm	0.5/m2
Dodonaea viscosa	Hop Bush	Native	300mm	0.5/m2
Grevillea linearifolia	White spider flower	Native	300mm	0.5/m2
Grevillea 'Poorinda Royal Mantle'	Prostrate Grevillea	Native	300mm	0.5/m2
Ground covers				
Hardenbergia violacea	False sarsaparilla	Native	200mm	0.5/m2
Hibertia scandens	Golden Guinea flower	Native	150mm	0.5/m2
Indigofera australis	Indigofera	Native	150mm	1/m2
Lomandra Longifolia	Mat Rush	Native	200mm	4/m2
Pennisetum alopecuroides 'PA300'	Pennisetum Nafray	Native	150mm	3/m2
Pittosporum revolutum	Sweet pittosporum	Native	200mm	0.5/m2
Poa	Tussock grass	Native	150mm	3/m2
Pandorea pandorana	Wonga wonga vine	Native	150mm	2/m2
Themeda australis	Kangaroo Grass	Native	150mm	3/m2
Viola hederacea	Native Violet	Native	150mm	4/m2
Westringia fruticosa	Coastal Rosemary	Native	200mm	0.5m/m2

indicative quantities subject to design development





# DESIGN COMPLIANCE

## ACCESSIBILITY & SAFETY

Paving materials, inclusion of tactiles and other relevant measures will be implemented as part of the landscape works for compliance with the relevant standards.

### Safety & Crime Prevention through Environmental Design

The proposal has considered the principles of Crime Prevention Through Environmental Design (CPTED) and the enhancement of personal safety throughout the site. Places of concealment have been minimised and clear signage / way-finding will be incorporated. The main thoroughfare and Internal street has direct access through the site and maintains a clear visual link to the wider context

Planting treatments will maintain clear sight lines through the use of clear trunked trees and lower level understory species where visibility for safety is required.

## LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

## WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the lawn and garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

## MAINTENANCE NOTES:

### General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated

by superintendent. Log book to contain a copy of the approved planting establishment program.

- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

### Watering

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

*Watering permits:* the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

### Planting Maintenance

*Protection of works:* provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

*Recurrent works:* throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

*Replacements:* the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

### Weeding

*Generally:* regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

*Weed eradication:* the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

*Herbicide use:* re-application of herbicide such as Ronstar or equivalent if required.

## Compliance

- Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule:



Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/Trunk)	< nil%	< nil%

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

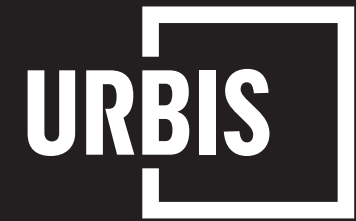
- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- Where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.

Safety and Security

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.





# **APPENDICIES : LANDSCAPE SSDA DRAWING SET**



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**LEGEND**

- BOUNDARY
- BASEMENT EXTENTS
- PROPOSED TREES
- EXISTING TREE TO BE RETAINED, REFER TO ARBORIST REPORT
- TREES TO BE REMOVED REFER ARBORIST REPORT
- FINISHED FLOOR LEVEL, REFER TO ARCHITECT'S DETAILS
- EXISTING LEVEL
- RELATIVE LEVEL





# ALL WELCOME, COFFS HARBOUR LEVEL 3 CONCEPT PLAN

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

A	SSDA	GA	CR	18.06.19
REV	DESCRIPTION	DWN	CHK	DATE

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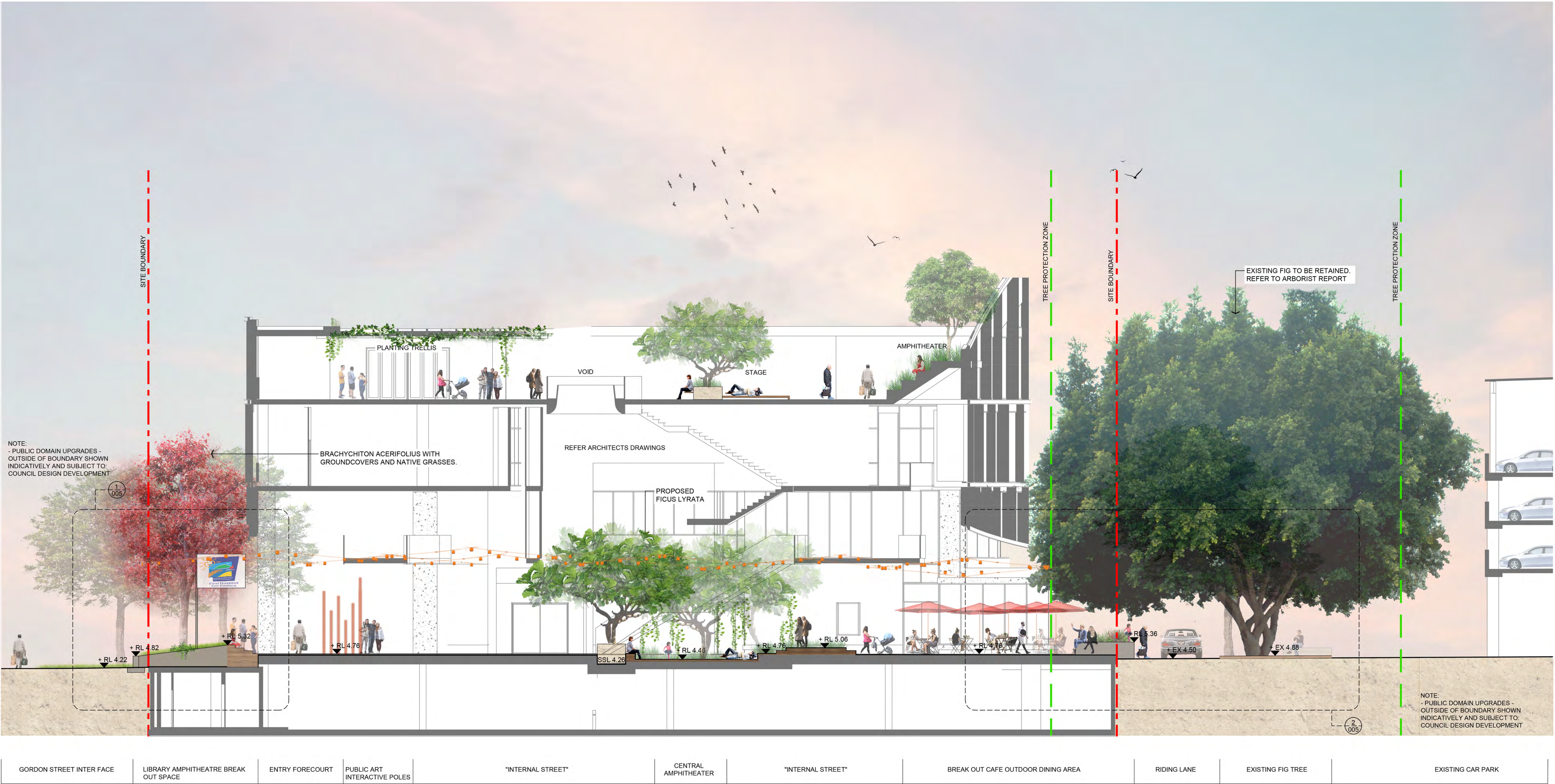
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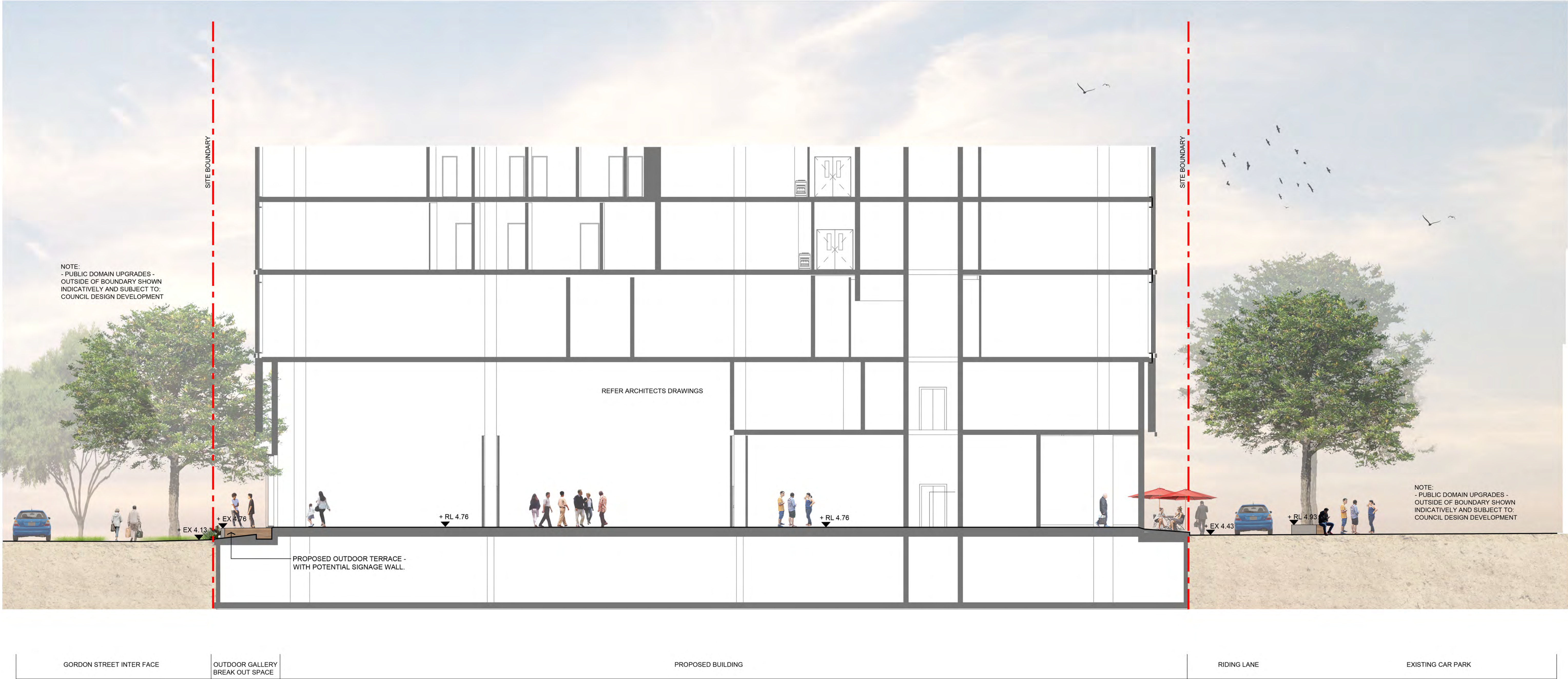
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ALL WELCOME, COFFS HARBOUR  
TYPICAL SECTION B

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

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