



# Landscape Masterplan

## Trinity Point Mixed Use Development - SSDA Submission

**Client** | ADW Johnson Property Group

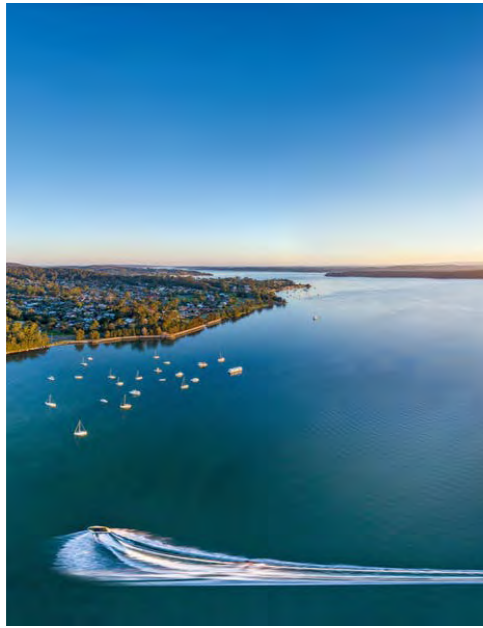
**Project Address** | 49, 81 & 85 Trinity Point Drive, Morisset Park, NSW

**Project No.** | 13899.5

**Date** | 30.03.2022

**Revision** | Final Concept

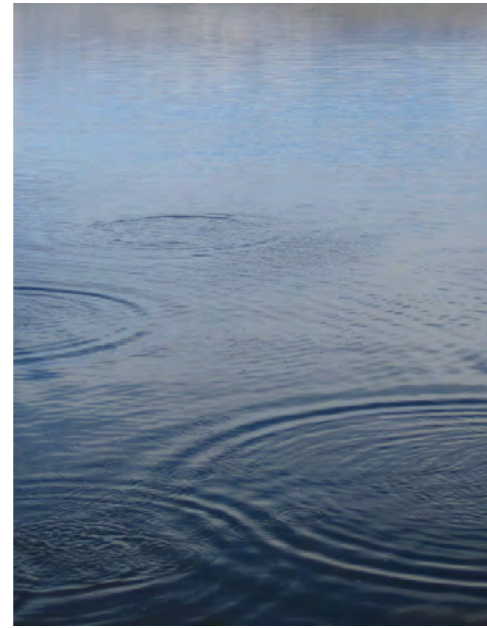
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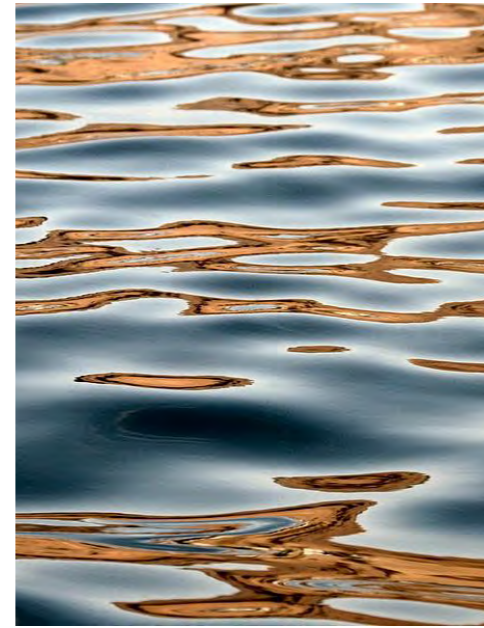
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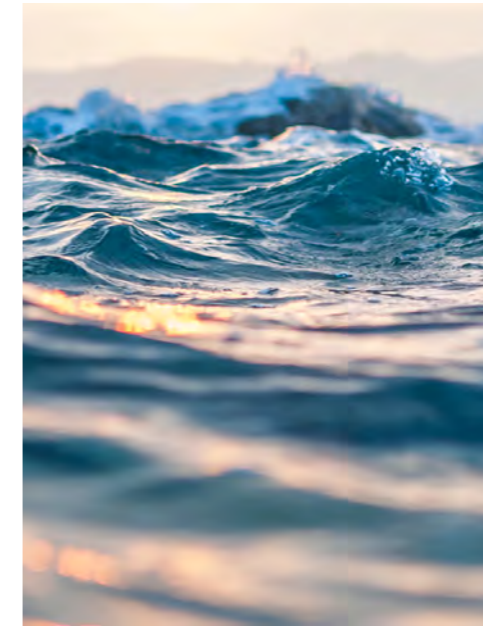
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## OPTION FOR PUBLIC BENEFIT WORKS

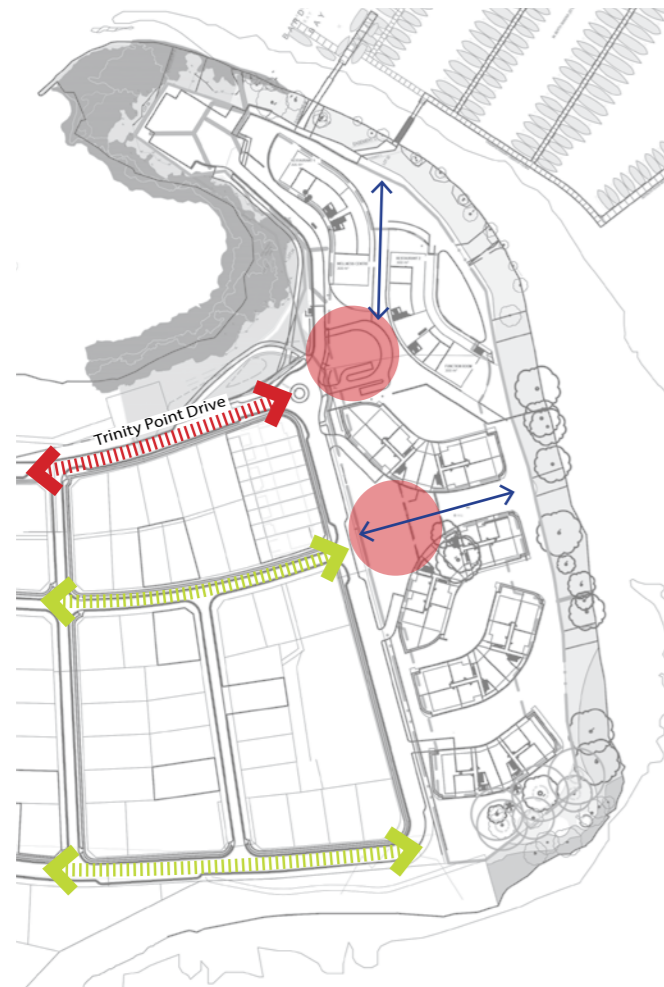
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# ANALYSIS + VISION





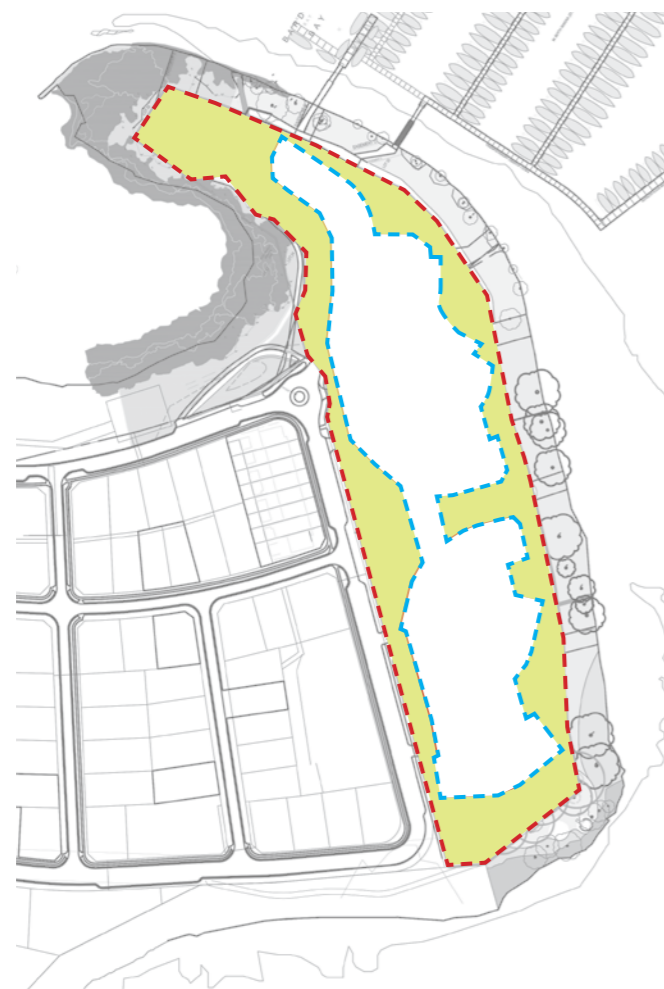


#### Vehicle Access To The Site

- Major vehicle access to the site
- Secondary vehicle access to the site
- Maintenance vehicle access
- Proposed arrival plaza

The major vehicle access is from Trinity Point Drive and goes through existing subdivision to arrive at the project site.

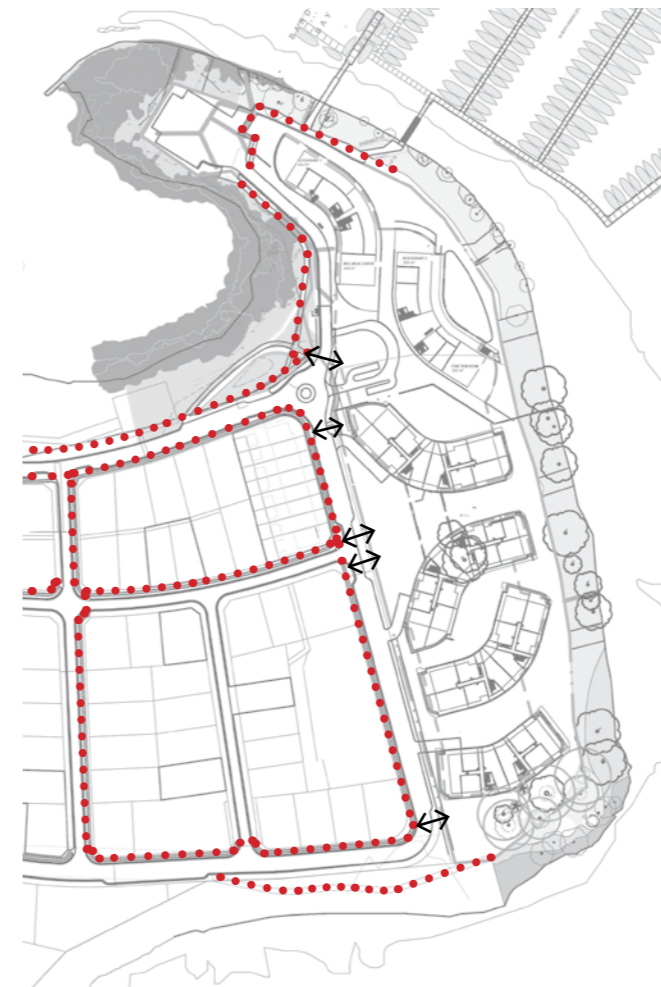
Our landscape Strategy is to provide arrival plaza at the end of Trinity Point Drive to enhance the sense of arrival.



#### Deep Soil Area

- basement outline
- site boundary
- deep soil area

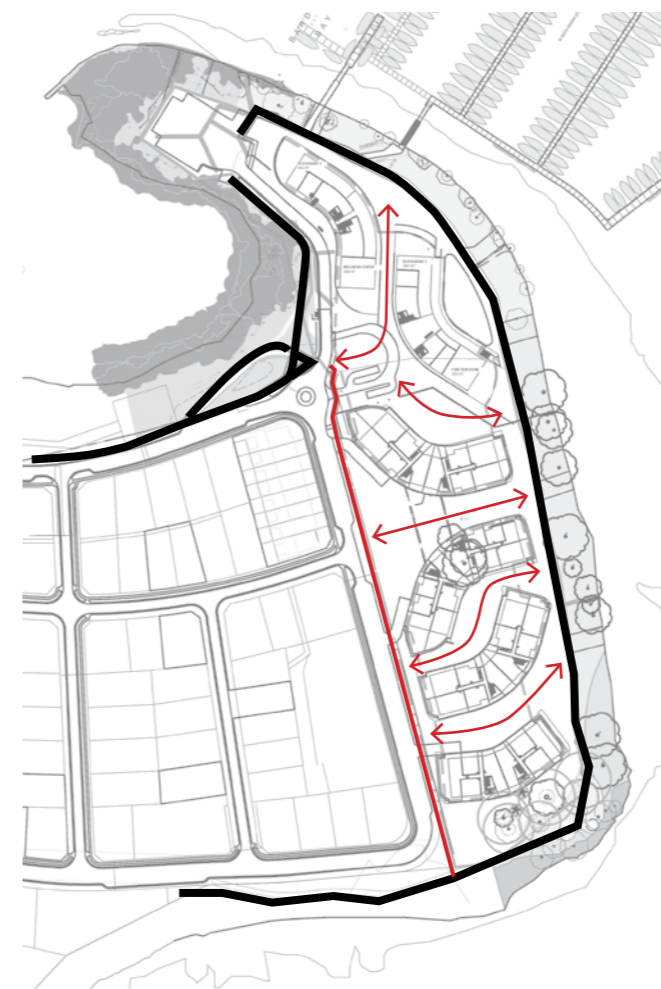
Our landscape strategy is to provide advanced trees to deep soil area to maximum the opportunity, and provide raised planters to top of the basement.



#### Pedestrian Linkage To The Site

- Existing pedestrian linkage
- Proposed pedestrian linkage

By proposing pedestrian linkage at intersections to connect existing footpath and proposed walkways.



#### Pedestrian Linkage In The Site

- Major pedestrian linkage
- Secondary pedestrian linkage

The major public pedestrian walkways are along the foreshore for recreational activities. The secondary walkways between buildings to provide connection and access to the foreshore.

Our landscape strategy is to provide separation between public area and private landscape around buildings to provide amenity to visitors, and the meantime to provide certain level of privacy to the local residents.





## Aboriginal Occupation

### Awabakal People

The occupation of the site by the Awabakal people is documented in the physical remnants that have been salvaged by archaeology and cultural techniques.



A shell midden and hearth found at Trinity Point circa 1800 years before present.

## 1875-1908

### Early Historical - No occupations known

The first alienation of the land from the Awabakal people.

## 1908-1913

### Gorrick family

A local solicitor and Parliamentary member credited with the construction of the first house on the site.



View east from the residence toward the sundial (source Papers of Bert Bailey, National Library of Australia MS6141).

## 1913 -1934

### Bailey Family

A well-known figure of the early Australian film industry. Associated with the Dad and Dave films, such as On My Selection.

## 1934-1947

### Little Company of Mary

Renamed St Joseph's Convalescents Home – The facility catered not only for priests who needed a rest from their duties but for a significant number, particularly those from Ireland, England, Italy and other European countries, who were suffering mental illness brought about by their inability to cope in the harsh and unfamiliar Australian conditions. Less than a month after the official opening on 1 February 1935 there were 11 priests in residence, and at times there were up to thirty. The 10 nuns who staffed the operation worked hard to be self-sufficient and support the priests.



Aerial photograph of Trinity Point Marina circa 1946 occupied by the Little Sisters of Mary.

## WWII

### Bardens Bay WWII Catalina Mooring

Verbal information has been provided regarding the use of Bardens Bay as a temporary mooring facility for Catalina aircraft during WWII.

## 1947-2005

### Brothers of St. John

The Order known as The Hospitallers of St. John of God. On 10 December 1947 two Brothers and the first two Australian Postulants made the Morisset site their first Australian base. On 6 June 1948 the first boys – 88 in number, aged between 7 and 16, and from all religious denominations - arrived at Kendall Grange. The home provided a residence for special needs boys, as well as a programme of scholastic and physical training to enable them to integrate more easily into general society. In 1987, in line with the Education Department's policy of de-institutionalisation, changes were made to accommodation arrangements. Now known as Kendall Grange Special School, for emotionally disturbed boys from 6 to 16, the facility received Government assistance for the construction of group homes on the site. The policy of de-institutionalisation continued until the school closed in 2005.

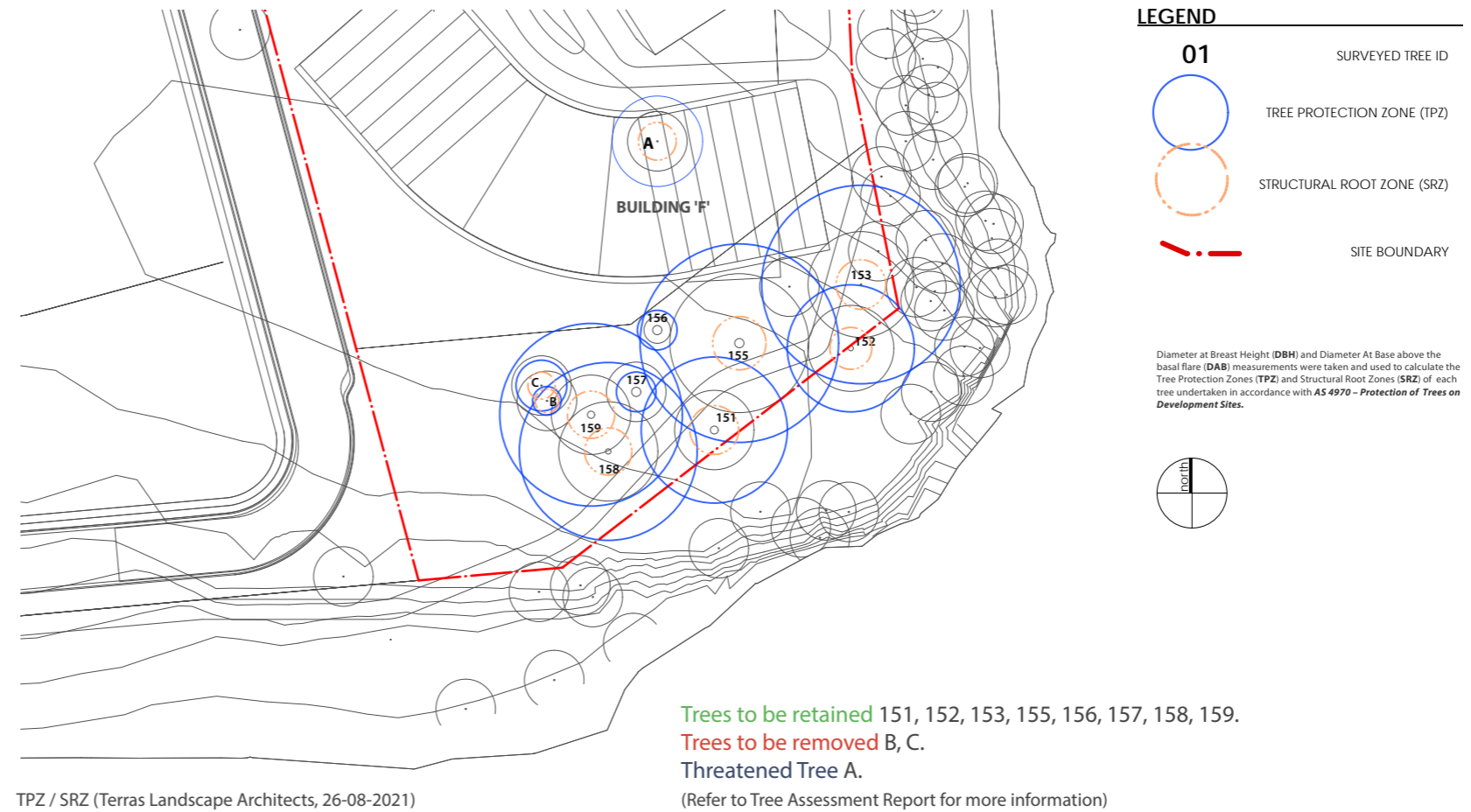


Kendall Grange

Heritage elements have been identified on the site and on adjoining foreshore land. These include the grotto, sundial and cultural landscape plantings including figs, palms and Norfolk Island Pines located near Bluff Point. The development must not compromise the interpretation of these items.

Extant Aboriginal sites within the LMCC foreshore area, such as the shell middens and grinding grooves, will be conserved in situ and public access restricted to reduce unintentional impacts.

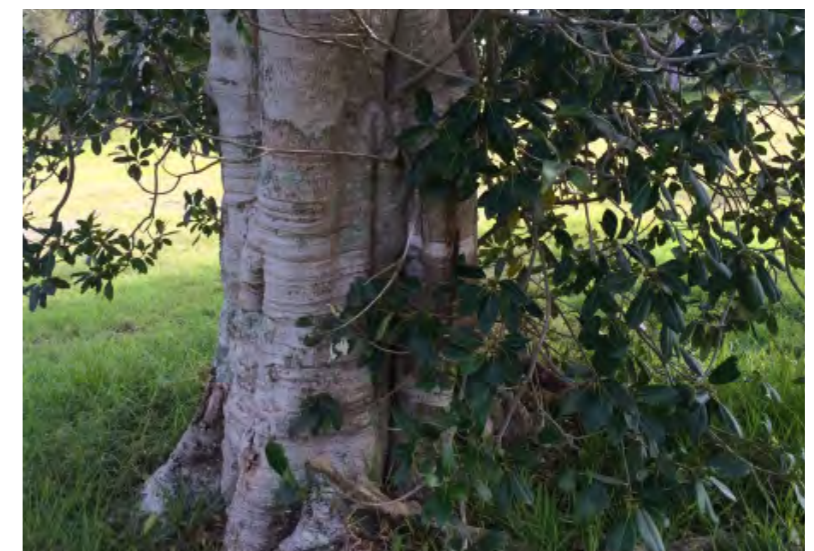
These items are an important aspect of the historic fabric of the site and provide relevant data for the interpretation of the site.



Former sundial and enclosure wall arrangement.



Photograph of shell middens and fire hearth found on site.



Cultural Fig tree plantings.

The background of the slide is a close-up photograph of water with several concentric ripples. The ripples are most prominent in the lower half of the image, where they are larger and more defined. The water has a deep blue-grey color, and the lighting creates subtle highlights and shadows on the ripples, giving it a textured appearance.

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# Landscape Concept

## Sustainability

Low carbon footprint materials  
Permeable paving  
Raingardens  
Rainwater collection for irrigation  
Minimise tree removal  
Reduce the extent of hard-paved surface  
Reduce intensively managed lawns  
Foreshore rehabilitation

## Biophilic Design

Greenroof  
Green balcony  
Withdraw design language from the architecture and the site context to connect people with nature  
Materials and finishes to symbolise natural foreshore

Live

Tourism

Play

Aboriginal and Historic Cultural  
Heritage interpretation  
Retain significant elements & references

## Heritage

# SEARS

## GENERAL REQUIREMENTS

### PUBLIC DOMAIN - PUBLIC SPACE AND ACCESS

The first impression when looking at the architectural forms of the new proposed site development images by the renowned architect Koichi Takada is 'wow'. The forms are harmonious organic forms that stimulate our senses, we respond to the curves and the extensive green areas, the 'natural' forms are appealing, the design sits well within the site and the stark vertical faces usually seen have gone.

Not only does this look appealing but the Trinity Point proposal has undertaken extensive design development to ensure that the provision of public access, public open space, pedestrian pathways and linkages are key elements within the design. These occur and integrated spaces and not simply 'added elements'. The design intent is to open the site for the enjoyment of the residents, people who public who live locally and people who visit the site.

Transition through the site is encouraged, almost all the open spaces are not screened off or fenced. Privacy for residents is achieved by separation through landscaped area, raised planters and level changes. The detailed patterning, level changes, curvilinear forms and extensive landscape creates a visually pleasing, interesting and stimulating space.

The beauty of the proposed curvilinear plan and roof forms is the way that the buildings slope away from the public spaces increasing the apparent space and avoiding the hard vertical wall elements, introducing green walls and roofs that harmonise with the natural site character and reinforce the 'carbon neutral' philosophy for the development outcome. The following design considerations have been adopted in the landscape design for public open space:

- All areas of the site [except required private open space between buildings D, E and F] are open to the public to walk through, sit, relax, meet and converse with local residents.
- Views through the development and from public walkways around the site and along the foreshore have been paramount in the design.
- The alignment of views between the buildings to the waters edge from the existing adjoining Trinity Point Drive and Celestial Drive have been incorporated into the design process to align these existing road alignments as sight lines through the site to the water.
- Decorative pedestrian pavement and landscaped open space areas have been provided throughout the site and between the buildings. These pathways are vehicle free and are include extensive with soft landscaping, shade structures, meeting places, tall iconic tree planting to soften the vertical scale, artwork, interactive elements for children, interactive water features, interpretive signage and intricate design forms and materials that reference the lake location, the water, the vegetation and the Aboriginal history and use of the site by reflecting the value of country and the environmental patterns and materials used in the design.
- The finished surface levels of the open space are generally consistent with the existing land form and continue the natural fall to the waters edge to the east of the site, generally retaining views out. [ Note that many water views are filtered by the existing native lake edge vegetation including trees and shrubs.
- Public access has been provided, encouraged and set out to clearly encourage the free flow of people through almost all of the site. Only two smaller internal spaces between buildings D,E and F have been contained to provide the required as private open space required for the residences. These incorporate soft landscape and community shade and sitting areas in a more private setting.
- A continuous 3m wide public walkway has been provided around the site for pedestrian and cyclists.

This walkway is separate from the internal site areas and provides a continuous lake foreshore pathway that runs through the rehabilitated wetlands, past the marina foreshore jetty, the lake foreshore edge, the public open space.

- The construction of the Trinity Point Drive public walkway has already been partly implemented, including the separate Barden's Bay elevated ecological deck-walkway that continues this foreshore access around the site in front of the marina. This path is planned to continue along the eastern edge of the site along the lake edge and connects to the foreshore area south of the site where the former baths and passive recreation are located. This perimeter, 'ecological walkway' allows people to ride bikes or walk around the site safely separate from larger groups without the need to go through internal spaces is people choose thereby avoiding a sense that the site isn't 'accessible'.
- The recent construction of a new walkway and landscaped foreshore by the site owner occurred as part of the adjoining subdivision and provide an excellent connection with the foreshore walkway proposed leading south to the lake edge picnic area and former swimming baths site used by the local residents.
- The entry points to the buildings have been clearly identified and form part of the open space. Residents transition through the public open space landscape areas to access building entries for most buildings.
- The provision of equal access pathway gradients have been designed in curved forms that integrate with the landscape patterns and forms rather than build elements, and edges of these tier down to form seating bleachers. The gradients avoid the harsh steeper disabled ramps, hobs and handrails generally required.
- The main public open space area between buildings C and D has been designed so that a maximum gradient of 1:20 occurs to ensure equal access. This also functions as part of the environmental stormwater management by allowing flows to fall to the lower lake edge areas through and extensive bioswale treatment areas before being released into the lake. The bioswales are linear to follow the site levels and assist in also providing some security separation between the building private balcony areas along the east.
- The landscape forms within the open space areas continue into the road reserve rather than the usual delineated path and driveway treatments further integrating the site with the surrounding areas.

### PRIVATE OPEN SPACE AND COMPLIANT ACCESS

Public open space has been extensively integrated into the planning, there is also a need to provide required private open space for residents in accordance with planning guidelines. To achieve this access points to the buildings has been provided to both the north and south side of the apartment buildings C,D,E and F. This allows the more isolated open space between buildings D, E and F to be created as private open space with separate private access from these buildings into these areas . These private spaces do not impact on the generous public open space areas as public access is provide between buildings, A & B, B & C, as well as D&E with three of these spaces designed to be equal acces compliant grades.

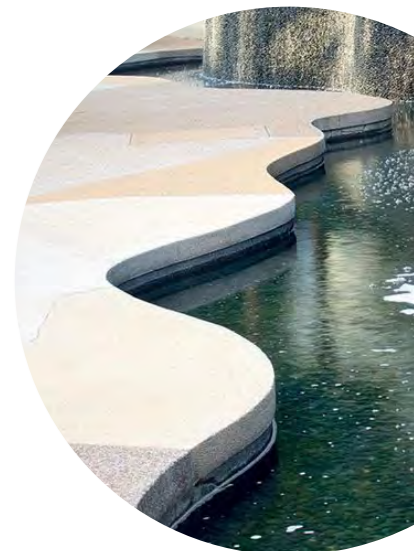
The private open space between buildings D&F and E&F is located over basement carpark and equal access compliant grades are not possible through these spaces however the dual entry points to buildings ensure complianr access is still provided.

### EXISTING TREES AND VEGETATION

The site has limited existing trees on site within the site boundaries. These have been identified in the landscape plans and previous arborists reports and cultural heritage assessments.

There are only three or remnant mature Eucalyptus tereticornis on site. These are large endemic trees they cannot be retained without major impacts on the developable site and being old would be likely to be adversely impacted by changes to the surrounding site area even with compliant protection offsets. It has been acknowledged that it these need to be removed.

There are approximately eleven existing trees on the southern end of the site that are considered to be 'cultural



plantings' that are not endemic and several no indigenous. These trees are remnant plantings from previous historical site development including figs, palms and exotic plantings. These plantings are located on the southern site area as well as on the adjoining foreshore land. All these plantings are proposed to be retained and development has been set back to protect these. This area will be retained as public open space and includes cultural heritage elements such as the old sundial and lookout. The local Aboriginal members have requested that artifacts found on site will also be buried here. All paths in this zone would be offset from tree protection ones, raised walkways or above ground pavement to protect these trees.

#### CANOPY COVER

The landscape design proposes to introduce tree planting throughout the site to provide canopy cover throughout the site. There are however significant considerations to manage with regard to tree planting, however these should be viewed in conjunction with the approved use for the site, the existing foreshore and wetland vegetation and trees, cultural tree plantings retained and site design considerations.

To introduce additional canopy trees the design concept includes tree planting to deep soil areas around the main public open space are between buildings C and D. Tall feature tree plantings to building forecourts to reduce the visual scale of built form and to increase vertical greenery. Extensive internal tree planting and canopy cover shall be provided to landscape areas, street verges and the tree planting within the foreshore zone rehabilitation whilst respecting the need for winter sun and solar access to building living spaces.

Constraints to consider include: carparking, service facilities, loading, waste management have been designed to be underground to minimize impacts on the site public open space, shadows from buildings, the need for sunlight to public and private open space areas and limited deep soil planting areas.

#### FORESHORE PROTECTION ZONE AND REHABILITATION PLANITNG

The site boundary is set back twenty meters from the lake edge. This twenty meters is public foreshore land. The foreshore land is slightly above water level to the northern site area and rises to approximately ten meters at the southern site location with a vertical sandstone cliff faces.

The existing foreshore has some native trees on the northern interface at the marina location and is more open but then endemic vegetation extends south. This existing vegetation is mainly endemic tree species and is fairly dense. Views through the foreshore edge [ except at the marina location ] limit views to the lake, filtered views are possible.

The Vegetation management plan for this foreshore land adopted in discussion with Council intends that the twenty public meter foreshore vegetation is to be retained and the existing exotic grass be removed and endemic plantings be planted to fully rehabilitate this land. The public foreshore perimeter pathway proposed will be set inside the site boundary at this interface further protecting this vegetation and increasing biodiversity further enhancing the 'green landscape' for the site.

Areas of foreshore wetland to the north of the site and to the west of the site at Bardens Bay are significantly wider than the eastern site foreshore. These areas have been rehabilitated as part of an approved Vegetation management Plan adopted for earlier development. The management of these areas is ongoing to rehabilitated and restore these adjoining wetland areas.

#### LANDSCAPE SPECIES AND BIODIVERSITY

The vision for a high quality environmentally conscious development is a high priority for the site development. The landscape architectural design themes strongly reference the organic architectural forms and specifically adopts the environmental and 'respect for country' principles encouraged by the local Aboriginal representatives.

A full Ecological assessment has been undertaken for the site and the landscape and ongoing Vegetation Management Plans in place have been and are being implemented.

The landscape species for the site are therefore predominantly selected from native species with use of 'endemic

species' where suitable. For instance the endemic shade tolerant 'Cheese Tree' [ *Glochidion ferdinandi* ] provides and excellent small medium tree planting with dense canopy as well as *Banksia integrifolia*, *Banksia serrate* and *Cupaniopsis anacardioides*. [ Tuckeroo ].

There will be the introduction of some plant species that are not endemic and some feature plantings to select areas. The strong salt laden winds and building shadowing will constrain some planting selections. The roof terraces and green roof planting species will be a challenge and may include some sedums as well as native species such as the excellent endemic sand dune pioneer species *pomoea pes-caprae* as well as *Hibbertia* and *Carpobrutus*.

As previously discussed the twenty meter foreshore land currently trees and open exotic grass will be fully planted and rehabilitated with endemic species. Refer to the landscape species schedules for more information on species.

#### HERITAGE - EUROPEAN CULTURAL HERITAGE

Johnson Property Group engaged InSite Heritage to prepare a Heritage Interpretation Policy [HIP], and a Cultural Heritage Management Plan [CHMP], this has been previously undertaken and provides a basis for the cultural appreciation and principles for the incorporation of heritage and cultural values for the site and included consultation with local Aboriginal community representatives. The policy included European and Aboriginal cultural heritage.

The site has an interesting, as well as sad, European cultural history covering the activities of the Bailey family, a well known figure of the early Australian film industry, Little Company of Mary a convalescent home and later the Brother of St John, and later Kendall Grange, a home for special needs children and disturbed children.

Site remnants include the 'sun dial' and the 'lookout' on the sites southern bluff, and the 'grotto' a religious prayer area cut into the cliff of the southern baths foreshore are required to be protected and incorporated into the development under the CHMP.

#### HERITAGE – ABORIGINAL CULTURAL HERITAGE

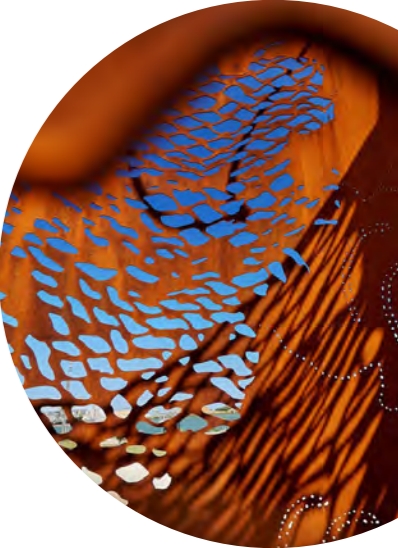
The 2008 Aboriginal and Cultural Heritage Assessment and the site archaeology and artefacts salvage and mitigation measures were developed with local Aboriginal representatives. Artefacts were found on site and two aboriginal cultural sites have been identified, shellfish middens, stone artefacts and a unique and rare camp fire hearth almost 2000 years old.

Following the site assessment, community engagement and production of management plans this information was used to prepare a Heritage Interpretation Plan. This Aboriginal and Historic Heritage Interpretation Plan (AHHIP) provides a strategy for interpretation of the whole Trinity Point development site. It has been developed based on the findings and recommendations presented in the approved Heritage Interpretation Policy Trinity Point Marina and Mixed Use Development Trinity Point, Morisset Peninsula, and its aim is to provide a comprehensive strategy for the interpretation of the significant heritage and cultural values of Trinity Point as identified within that document.

While the plan addresses the Trinity Point development site as a whole it provides a strategy for the staging and implementation of the interpretive media in a manner that is aligned with the staging of the development.

As well as the appreciation of site history and assessments Terras was involved with more recent discussions and workshops with local Aboriginal representatives and traditional custodians to further understand how the culture and appreciation of 'Country' could best be respected in the site proposal. The appreciation of land, ecological values, connection to 'country' and natural processes was integral to appreciation of the site. Terras adopted a recognition of this in the strong design themes and forms for the landscape and public open space.

These design themes are integral to the whole landscape concept and reflect the lake and mountains, through the adoption of organic forms with a strong reference to water [The Lake] using eaves and ripples and the patterns of water movement. This has been shown in surface treatments and patterns, forms. The proposed use of shell midden textures for walls and potentially shell materials in exposed concrete pavement and walls. Local animals and local names for these fish and animals will be utilised in signage and pattern inlays, particular attention has



been paid to ensuring cultural naming of these have been verified by traditional descendents of the local area.

Small scale interactive artwork can provide play elements for children, the shade structure. Nodal points around the site suitable for sitting, sitting and enjoying the lake provide opportunities for interpretation signage or pavement inlays and the entry foyer will incorporate a timeline history and imagery although the landscape forms and themes integral to the site landscape design are the preferred reference.

### ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Sustainable ecological design has been integral to the masterplanning for the site. This will be achieved by adoption of a zero carbon outcome for the architectural design. The following principles are integrated into the landscape masterplan:

- Predominantly native plants.
- Retention of existing existing endemic foreshore vegetation.
- Rehabilitation of the former foreshore vegetation for the 20m foreshore zone through vegetation management and a VMP.
- Extensive canopy tree planting for shade.
- Water collection for irrigation use.
- Water quality management through the placement of bioswales on site to treat water prior to release to the lake.
- Deep soil planting areas throughout the site and at major public open space areas to permit taller tree planting.
- Minimal turf areas.
- Vegetation management of the adjoining foreshore wetland areas through ongoing maintenance under approved VMP's
- Historic tree retention through suitable TPZ and elevated deck walkway as required.
- Recycled concrete in paving aggregates and use of shell material.
- Permeable paving to selected areas to reduce water run off.
- Planting selections using proven tough species and pioneer species.

### CONTRIBUTIONS AND PUBLIC BENEFIT

There is significant public benefit within the proposed development, not only through public spaces but in the facilities and the opportunities provide for the local and regional residents. It is not insignificant that the temporary 'Trinity at 8' restaurant established on site next to the marina has been extremely popular and successful. This is a fantastic resource for locals and Hunter residents alike to enjoy dining as well as local employment opportunities.

Notwithstanding this, the site has numerous public benefit opportunities:

- Continuous wide public foreshore walkway around the foreshore linking from the subdivision to the west through the rehabilitated foreshore wetlands linking to the foreshore park site south of the site. This path is fully separated from the internal site area to allow people to enjoy the foreshore separate to internal site areas if preferred. This includes existing constructed elevated ecological walkways and pathways.
- Extensive public open space areas allowing full easy grade compliant access through the site separated from private spaces through the use of battered planting beds, tiered garden walls and landscape.
- Shaded nodal points to key locations along pathways for sitting and relaxing, meeting. These offer locations for interpretive information, artworks.
- A large public open space area-meeting space between the buildings C and D that incorporates deep soil areas, tall tree planting, seating, shade structures, a shallow interactive water feature, site aboriginal heritage references, small interactive artwork. This space also links to the water, provides a compliant grade access and weaves the design patterns and themes through the surface finishes and landscape elements.
- Retention of cultural tree plantings to the southern areas.
- Restoration of the historical sun dial and viewing lookout as well as a space for the return of artefacts and interpretive information
- Access to the marina and the restaurant and health centre.
- Retention of view corridors to the lake through the buildings and aligned with road with a vista to the site.

- Extensive tree planting.
- Interaction with an environmentally sensitive resource incorporating restored foreshore and wetland areas.
- Open space grass area on the foreshore adjoining the marina [ only area of turf ] suitable for casual play with shade, play elements and sitting walls.
- Separate public benefit proposals offered by the client to restore the adjoining sea baths and playground, shade structures and furniture, bbq facilities. Likely a preferred location for swimming and recreational activities in a area set away from the main development.



# Where the Mountains Meet the Lake.

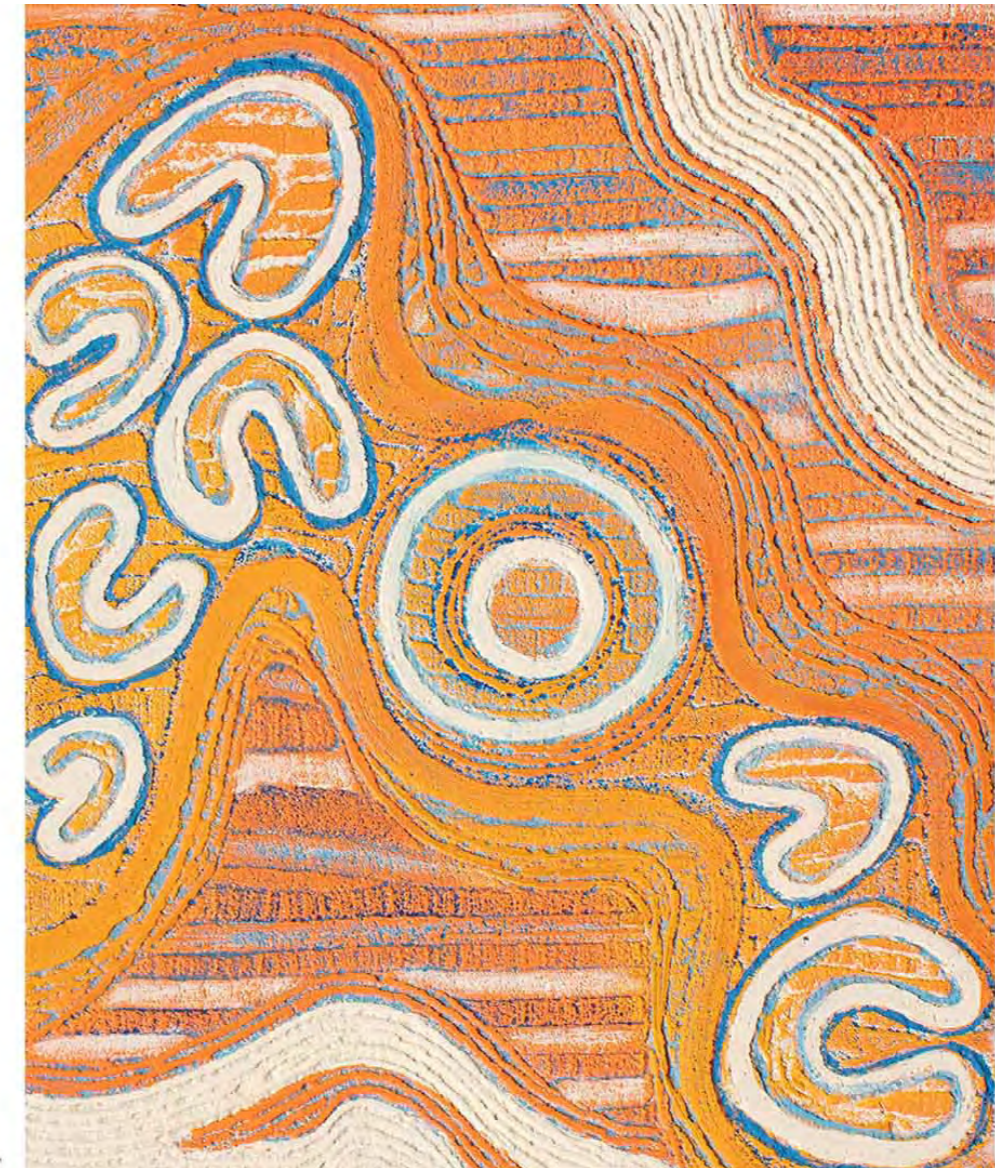
## Connecting with Country

The landscape design concept has been withdrawn from the architecture concept 'Hills' and the site context - Lake Macquarie, by using water pattern as design language to shape the landscape.



Koichi Takada Architects

**Mountains**



Ninkinpa Parai - Lake Macquarie Country (by Saretta Fielding, 2021)

[Example]

**Lake**



Existing rehabilitation area

Existing easement indicated in blue

Boundary line

Existing easement to be removed

Outline of basement

New foreshore pathway contained in the site boundary but open to the public

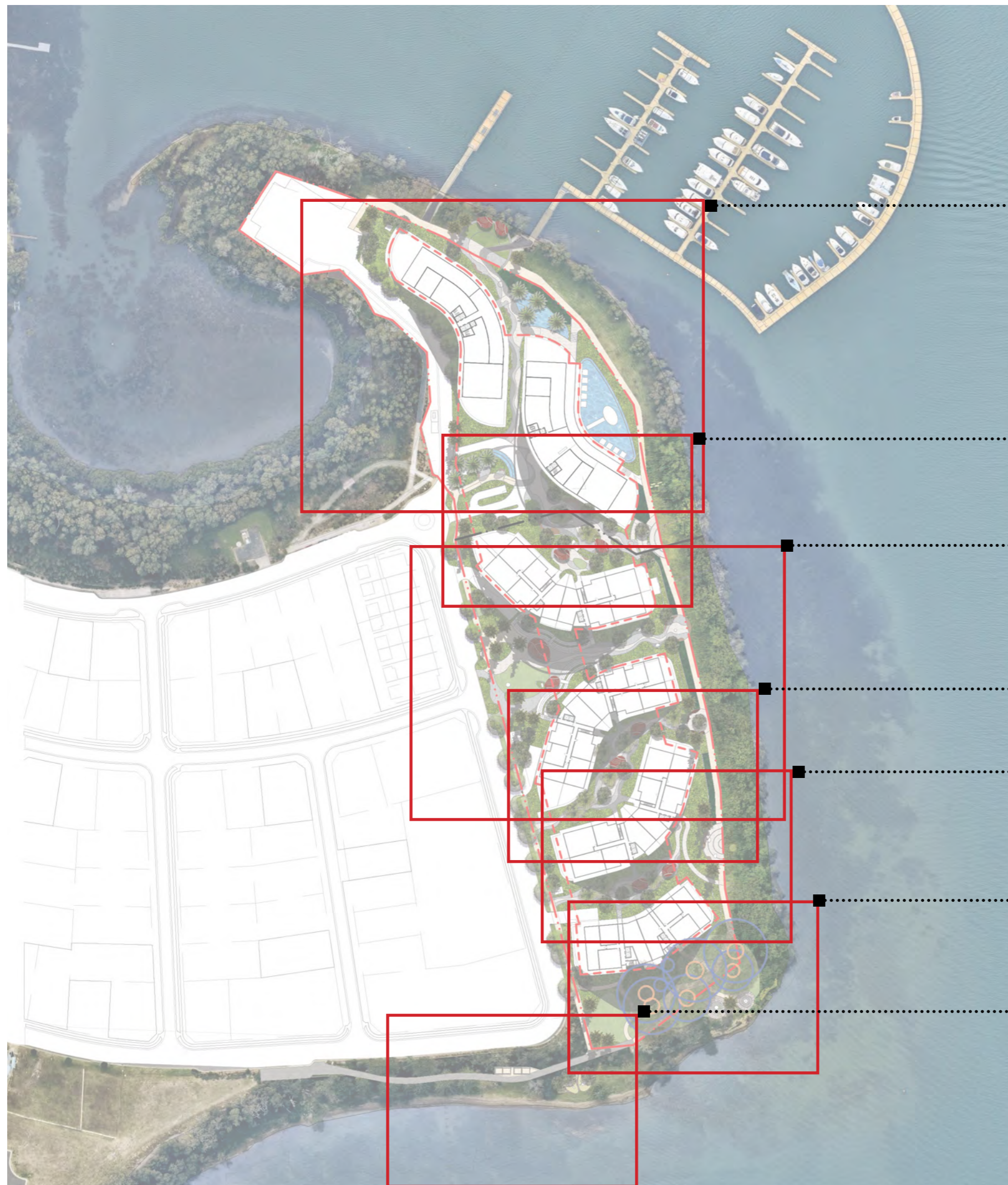
Foreshore VMA zone (refer to VMA report)

Cultural landscape plantings to be retained (refer to L106)

Public benefit option offered for restoration of the sea baths and foreshore space embellishment as a separate approval. (refer to Appendix)



SCALE | 1:2000 @ A3



Refer to Concept Plan **L208,L209**

Refer to Concept Plan **L211, L212**

Refer to Concept Plan **L215, L216**

Refer to Concept Plan **L219,L220**

Refer to Concept Plan **L222,L223**

Refer to Concept Plan **L224,L225**

Refer to Concept Plan **A04,A05**



SCALE | 1:2000 @ A3



#### Design notes

- ① Screening planting with trees to reduce visual impact of existing carpark
- ② **Option for public benefit works** - seating area with shelters and small kids interactive play area (refer to appendix A01, A02)
- ③ Water feature with trees
- ④ Pool with frameless fence and recreational facilities
- ⑤ Paved pathway/maintenance access with raised garden beds
- ⑥ 3m wide foreshore pathway
- ⑦ Turf area with existing trees to be retained
- ⑧ Existing jetty
- ⑨ Eastern VMA zone 1 - native rehabilitation (refer to VMA report)
- ⑩ The existing elevated ecological walkway through the rehabilitated wetland area
- ⑪ Bioswale integrated into landscape design for water quality control



SCALE | 1: 500 @ A3



- Legend**
- Mass planting
  - Turf
  - Bioswale
  - Pavement 1
  - Pavement 2
  - Pavement 3
  - Exposed Aggregate
  - Stone seat
  - Timber seat
  - TOW +3.300 Top of wall level
  - RL +3.300 Finish level
  - EL +3.300 Existing level
  - Site boundary
  - Basement



SCALE | 1: 500 @ A3



Seating area with references to the former site history routed into corten steel strips.



Foreshore walk  
- shared cycle/pedestrian pathway



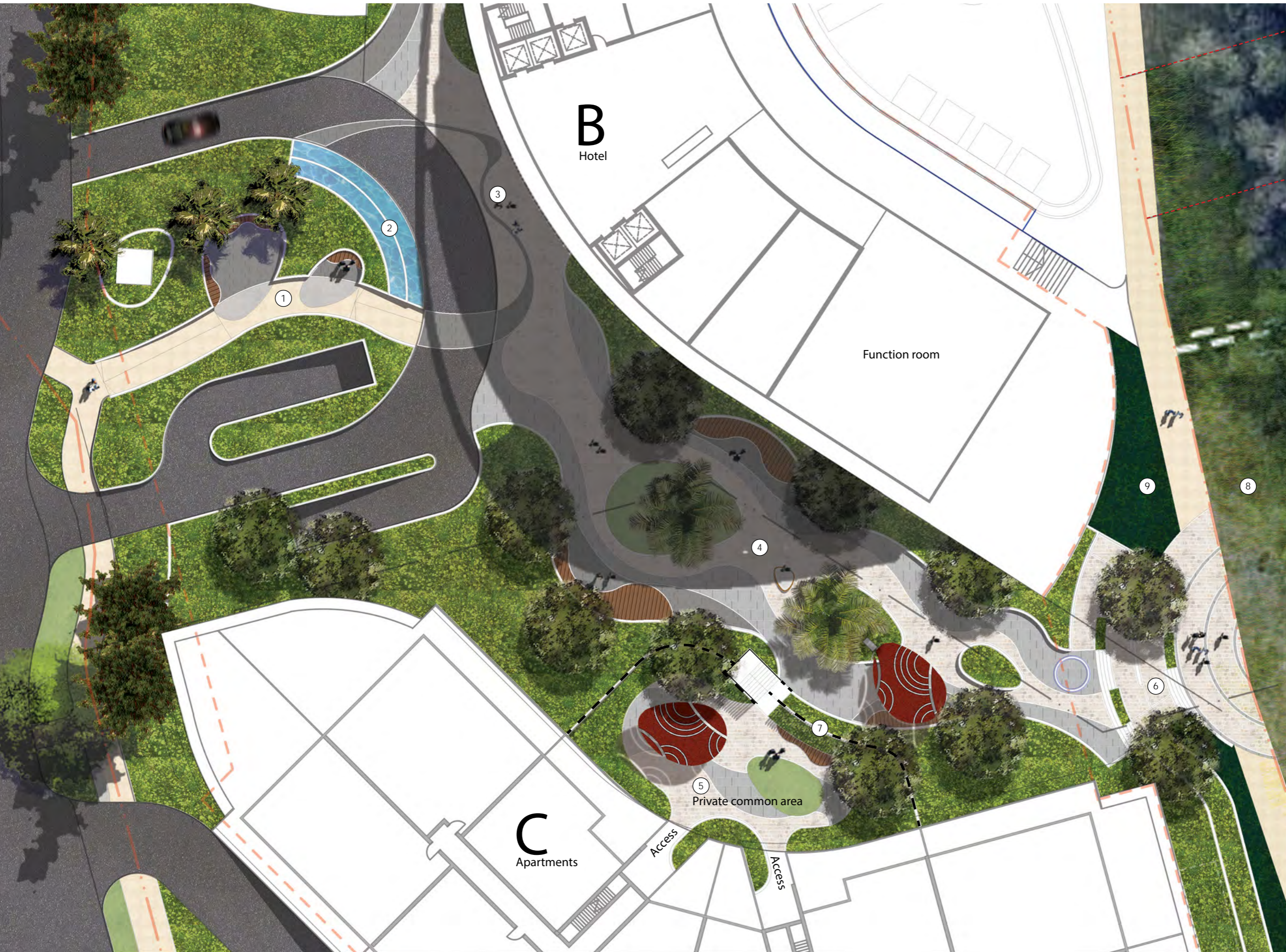
Swimming pool - Koichi Takada Architects



Proposed mass planting of native grasses to provide buffer and force people to use pathway (refer to VMA)

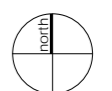


Water feature with trees

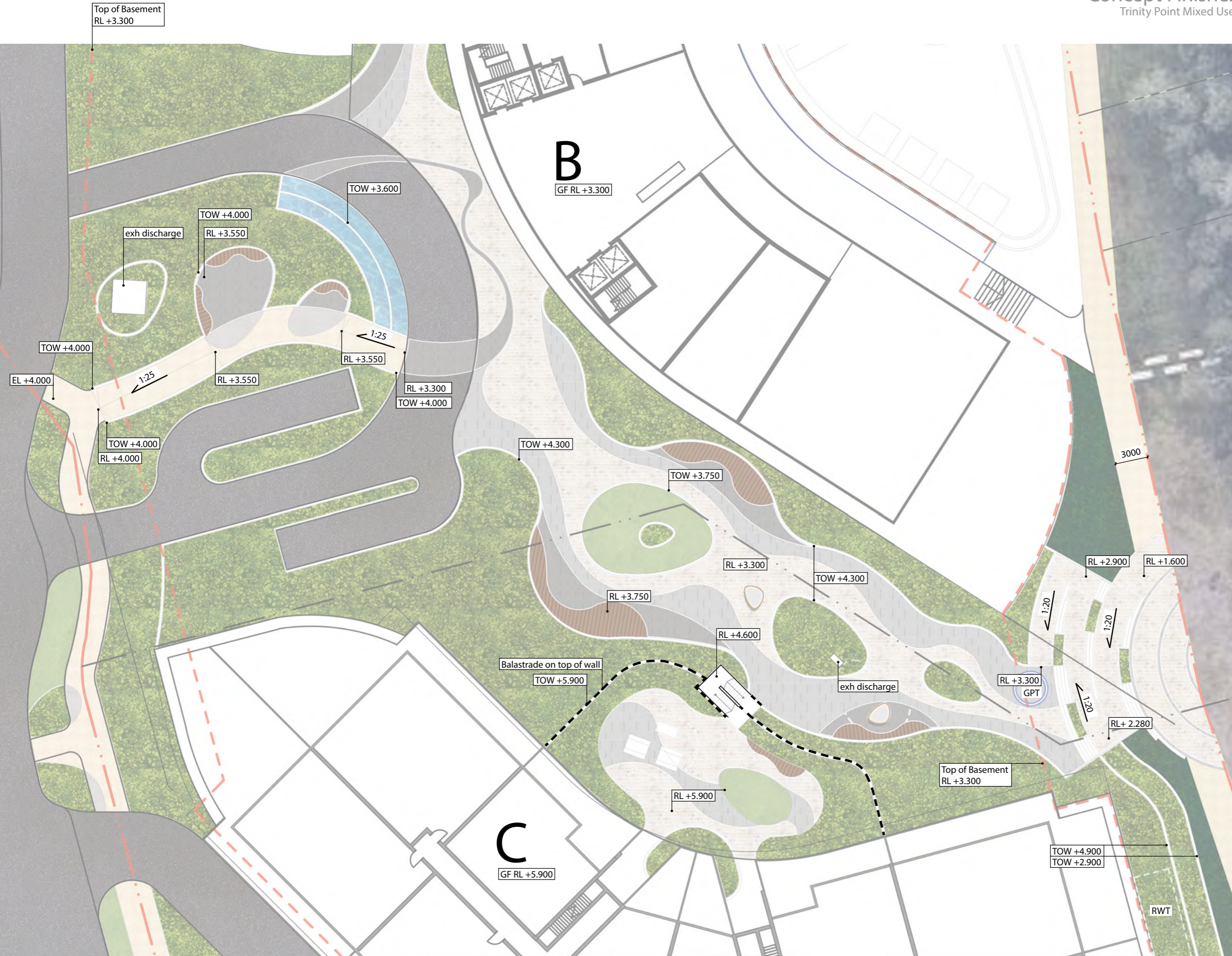


#### Design notes

- ① Pathway with seating area
- ② Water feature to enhance sense of arrival
- ③ Arrival plaza of hotel B
- ④ Public area with arised garden beds, seats and shelters; pedestrian spaces identified with decorative pavement surfaces; raised garden beds that also provide separation.
- ⑤ **Private common area** with BBQ, picnic settings, shelter, gardens and balustrade on top of wall
- ⑥ Ramps, steps and gardens to connect with foreshore walk; also steps required here due to level change from basement carpark below
- ⑦ Decorative privacy fence to separate private open space
- ⑧ Eastern VMA zone 1 - native rehabilitation (refer to VMA report)
- ⑨ Bioswale



SCALE | 1: 300 @ A3



- Legend**
- Mass planting
  - Turf
  - Bioswale
  - Pavement 1
  - Pavement 2
  - Pavement 3
  - Exposed Aggregate
  - Stone seat
  - Timber seat
  - TOW +3.300 Top of wall level
  - RL +3.300 Finish level
  - EL +3.300 Existing level
  - Site boundary
  - Basement
  - Balastrade on top of wall



SCALE | 1: 300 @ A3





Water patterned pathway



Pathway and walls



Feature fence / balustrade



Motifs and textured patterns incorporated onto walls.



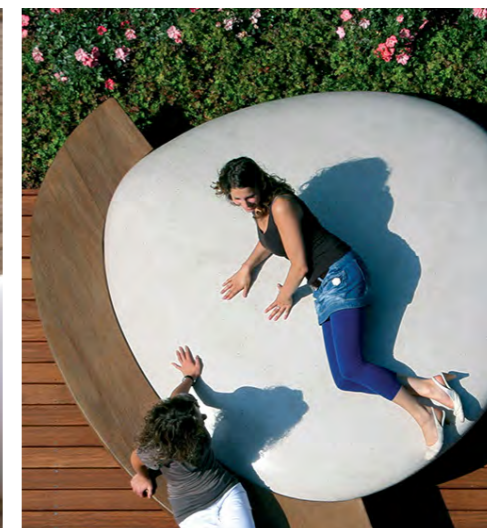
Example of using of shell and quartz aggregate onto walls.



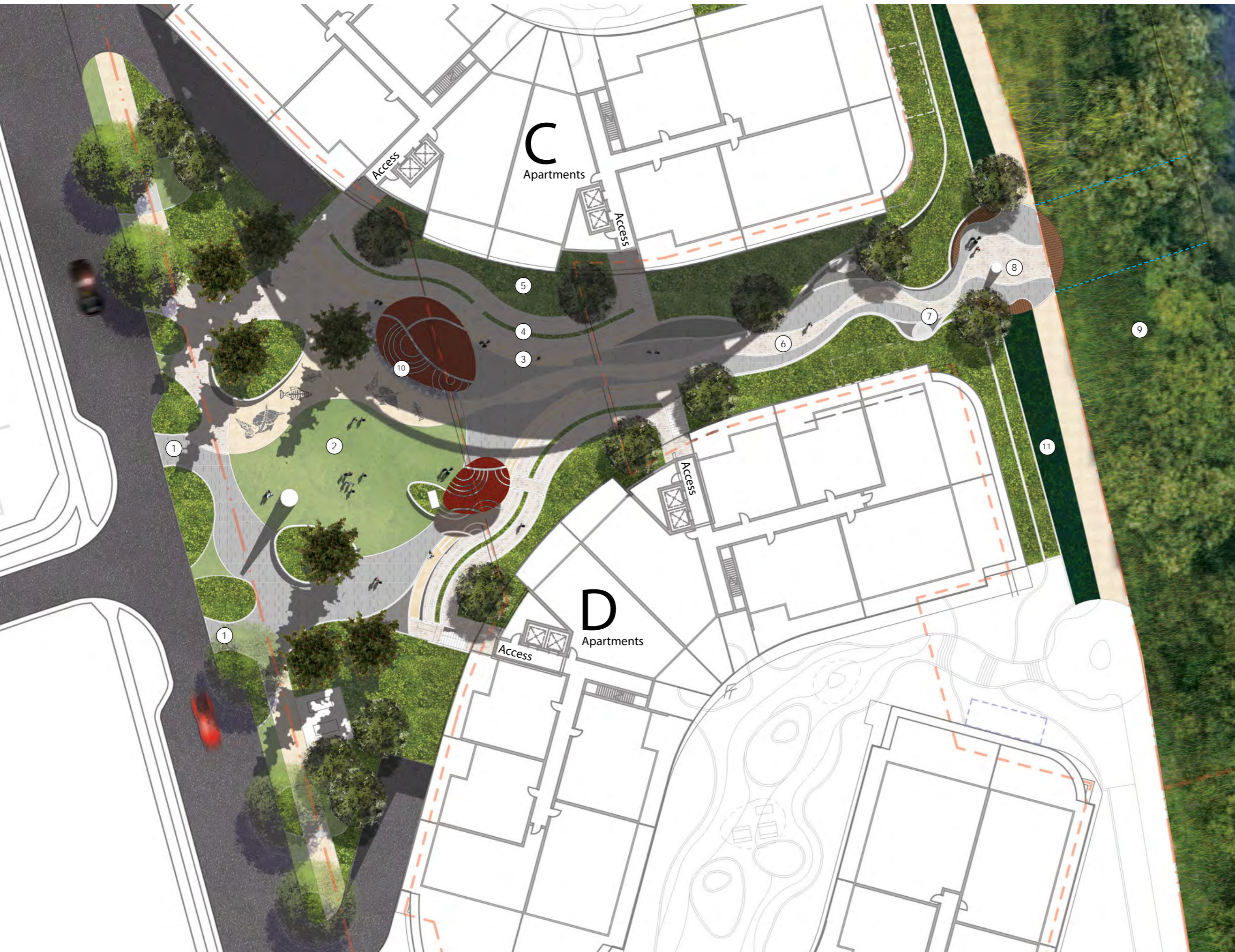
Feature shelter



Feature stone seats to represent river pebbles



Feature stone seats to represent river pebbles



#### Design notes

- ① Pedestrian access to the site
- ② Public open space (refer to L217 for detail plan)
- ③ Sandstone seating steps facing public open space
- ④ Ramp and step access to private apartments from public space; compliant ramp access also functions as tiered garden seating edge.
- ⑤ Mass planting with native shrubs and trees to buffer between private balconies and public open space
- ⑥ Public/maintenance access, an open space 1:20 disabled compliant access to foreshore
- ⑦ Seating bay
- ⑧ Seating area with retaining wall at back with public art to form heritage interpretation node
- ⑨ Eastern VMA zone 1 - native rehabilitation (refer to VMA report)
- ⑩ Interactive water play feature with shelter
- ⑪ Bioswale integrated into landscape design for water quality control



SCALE | 1: 400 @ A3

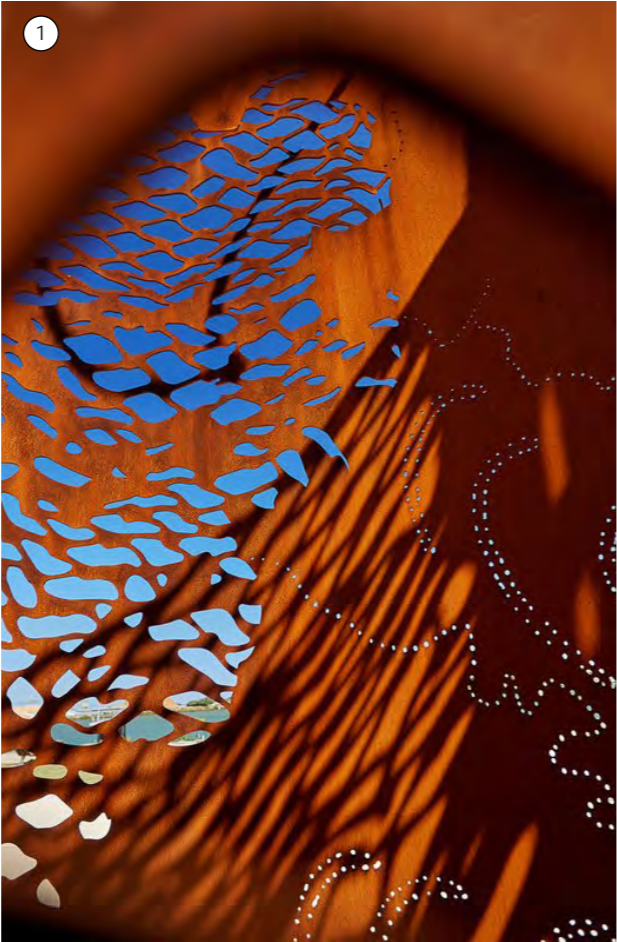


- Legend**
- Mass planting
  - Turf
  - Bioswale
  - Pavement 1
  - Pavement 2
  - Pavement 3
  - Exposed Aggregate
  - Stone seat
  - Timber seat
  - TOW +3.300 Top of wall level
  - RL +3.300 Finish level
  - EL +3.300 Existing level
  - Site boundary
  - Basement



SCALE | 1: 400 @ A3

Public area with interactive play elements and arts to interpret Awabakal occupation history.



'nerung ballun (nerang river), freshwater, saltwater' (UAP + Judy Watson + Libby Harward + Elisa Jane Carmichael)



'nerung ballun (nerang river), freshwater, saltwater'

Yagan Square (ASPECT Studios)



"chiggil chiggil pa" (UAP + Judy Watson)



Nobbys Beach (Terras Landscape Architects)



SCALE | 1: 200 @ A3

**Design notes**

- ① Public art (refer to design images)
- ② Turf
- ③ Short blasting concrete with graphics of cultural food sources from the area (refer to L305)
- ④ Raised garden bed with seating area and feature trees
- ⑤ Interactive play (refer to design images) with shelter
- ⑥ Integrated exh discharge
- ⑧ Public art (refer to concept plan L215)





#### Design notes

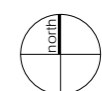
- ① **Private common area** with BBQ, picnic settings, shelter and raised garden beds
- ② Raised turf area with trees for recreation
- ③ Stone feature seat with shelter
- ④ Public area with seats and trees to connect with foreshore walk
- ⑤ Fence with gate
- ⑥ Mass planting with native shrubs and trees to buffer between private balconies and common area
- ⑦ South Eastern VMA zone 1 - native rehabilitation (refer to VMA report)
- ⑧ Bioswale integrated into landscape design for water quality control



SCALE | 1: 300 @ A3



- Legend**
- Mass planting
  - Turf
  - Bioswale
  - Pavement 1
  - Pavement 2
  - Pavement 3
  - Exposed Aggregate
  - Stone seat
  - Timber seat
  - TOW +3.300 Top of wall level
  - RL +3.300 Finish level
  - EL +3.300 Existing level
  - Site boundary
  - Basement
  - Fence with gate



SCALE | 1: 300 @ A3





#### Design notes

- ① **Private common area** with BBQ, picnic settings, shelter and raised garden beds
- ② Raised turf area with trees for recreation
- ③ Stone feature seat with shelter
- ④ Public area with seats and trees to connect with foreshore walk; the node for aboriginal heritage references.
- ⑤ Fence with gate
- ⑥ Mass planting with native shrubs and trees to buffer between private balconies and common area
- ⑦ South Eastern VMA zone 2 - native rehabilitation (refer to VMA report)
- ⑧ Private access to public open space from apartments
- ⑨ Bioswale integrated into landscape design for water quality control
- ⑩ Publically accessible foreshore pathway set inside site boundary



SCALE | 1: 300 @ A3



- Legend**
- Mass planting
  - Turf
  - Bioswale
  - Pavement 1
  - Pavement 2
  - Pavement 3
  - Exposed Aggregate
  - Stone seat
  - Timber seat
  - TOW +3.300 Top of wall level
  - RL +3.300 Finish level
  - EL +3.300 Existing level
  - Site boundary
  - Basement
  - Fence with gate

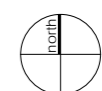


SCALE | 1: 300 @ A3



**Design notes**

- ① Existing trees to be retained as significant elements (refer to **L106**)
- ② Proposed pathway
- ③ Existing pathway
- ④ Mass planting with native shrubs to buffer between private balconies and public space
- ⑤ The bluff sundial viewing location (refer to **L309**)
- ⑥ Aboriginal artefact burial area and location compass (refer to **L310**)
- ⑦ South Eastern VMA zone 3 - native rehabilitation (refer to VMA report)



SCALE | 1: 300 @ A3



**Legend**

- Mass planting
- Turf
- Exposed Aggregate
- Top of wall level
- Finish level
- Existing level
- Site boundary
- Basement
- Fence

# Interpretive Elements



an integrated approach:  
interpretive elements principle & nodes



interpretive elements locations



## Content: Pavement Treatments and Inlay

An opportunity to incorporate art design work based on interpretive content within this document. The pavement finishes may include a range of treatments but need to have a consistent form and style.

**Interpretive Method:**  
Finishes and inlays elements

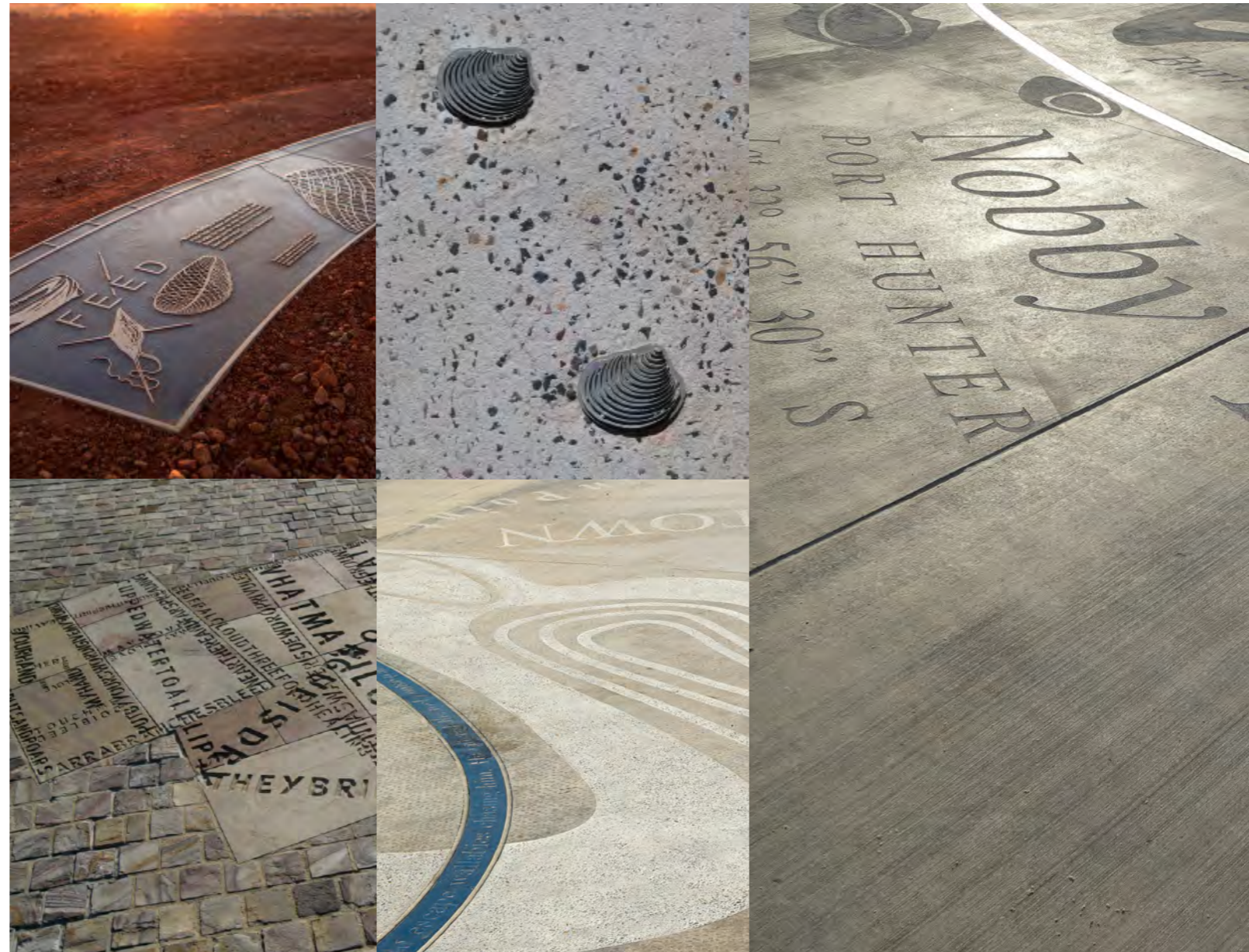
**Location:**  
Walkway intersections.

1

### Awabakal Occupation

- Presentation of cultural information as guided by the Awabakal representatives on the project.
- Use of stories drawn from the Reverend Threlkeld Papers. These papers include discussions of, social structure, language, visiting musicians from other tribes, incursions by other tribes, subsistence on Lake Macquarie, and conflict particularly with convicts.
- Patterns and motifs of Aboriginal origin or stylised forms such as hunted animals, tracks or patterns.
- May include steel or brass inlay artwork or creative design pieces.

**INTERPRETIVE METHOD:** Integrated storytelling using motifs text and pattern that are applied or embossed into the main public walkway around the site. Generally located at intersection nodes to maximise public appreciation.



Examples of pavement treatments that include inlays, shot blast finishes, applied finishes, and recessed forms to allow integration of artworks and interpretive elements to future detailed design.

## 2

### Content: Animal / food source motifs

An opportunity to incorporate Aboriginal artwork of animals related to the site. Could be imagery of animals or their tracks. Also an opportunity to incorporate Awabakal language

#### Interpretive Method:

Motifs and textured patterns incorporated onto pathway and/or walls. Animal imagery divided between aquatic and land-based animals and located accordingly.

#### Location:

Walkway intersections, and feature walls.

### Precedent Imagery

Texture and pattern can be integrated in elements of the landscape architecture or built form to enrich the visual interest of these forms and add layers of meaning. Texture provides a tactile element to these forms, provoking interest and engagement from a varied audience.

An example of how textures referencing the cockle shell midden and food sources could be incorporated into surface treatments of pathways and walls.



From left: Image 1 & 2: Examples of precast concrete; Image 3: Use of shell and quartz aggregate. Image 4: Example motif design that may be cast into walls.

3

Awabakal language for animals that may be used in part of the interpretation strategy.

(Courtesy of the Awabakal Descendants Traditional Owners Aboriginal Corporation). Names of animals and other words connected to the site - could be utilised in pathways, way finding or naming of buildings

BIRDS

Eagle	Porowi
Pelican	Karong-Karong
Black Swan	Kunbul
Sea Gull	Gauwo

MAMMALS

Dingo	Murrongkai (General Species)
	Yuki (Male Wild)
	Mirri (Female Wild)
	Warikal (Male Tame)
	Waiyi (Female Tame)
Possum	Willai
Kangaroo	Kangaroo

MOLLUSC

Cockle	Purramai
Oyster (Rock)	Munbonkan
Oyster (Mud)	Mokoi
Oyster (Grows on mangrove tree)	Pirrita

MARINA ANIMAL

Dolphin	To be confirmed by Elders
Fish	Makoro (General Species)
Shark	Kurra Koiyong
Stingray	(Guringai Reference) Darinyun
Bream	Turea or Yuroin
Cat Fish	Boata
Whiting (Large)	Karoburra
Snapper	Kurrung Kun or Muttaura
Flat Head	Tupea Tarawong or Ninang

CRUSTACEAN

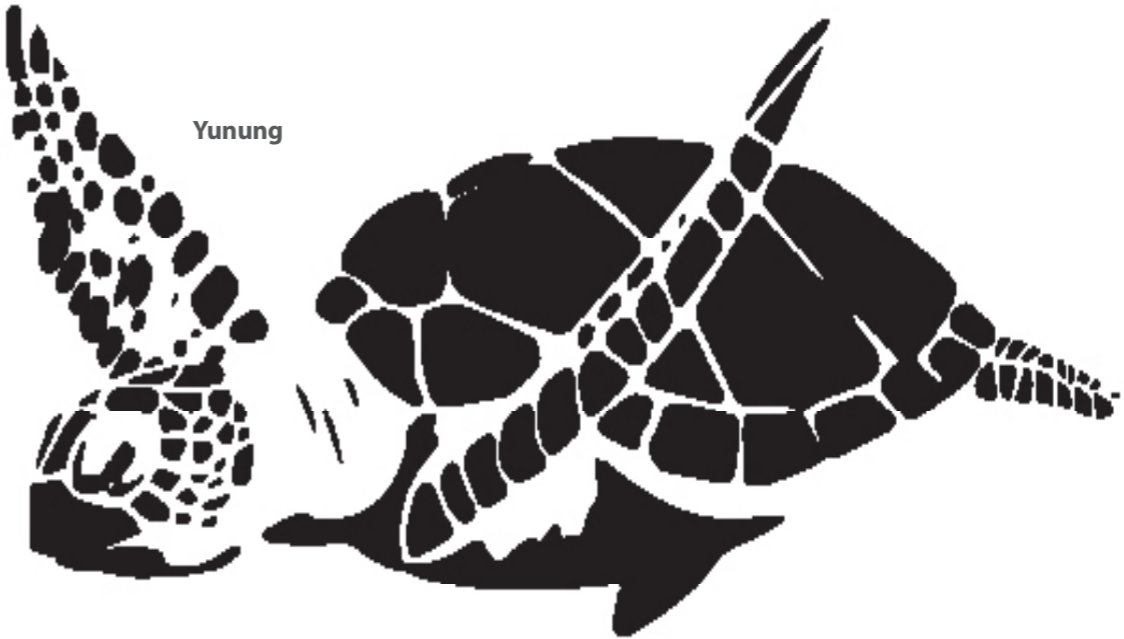
Prawn	To be confirmed by Elders
-------	---------------------------

REPTILE

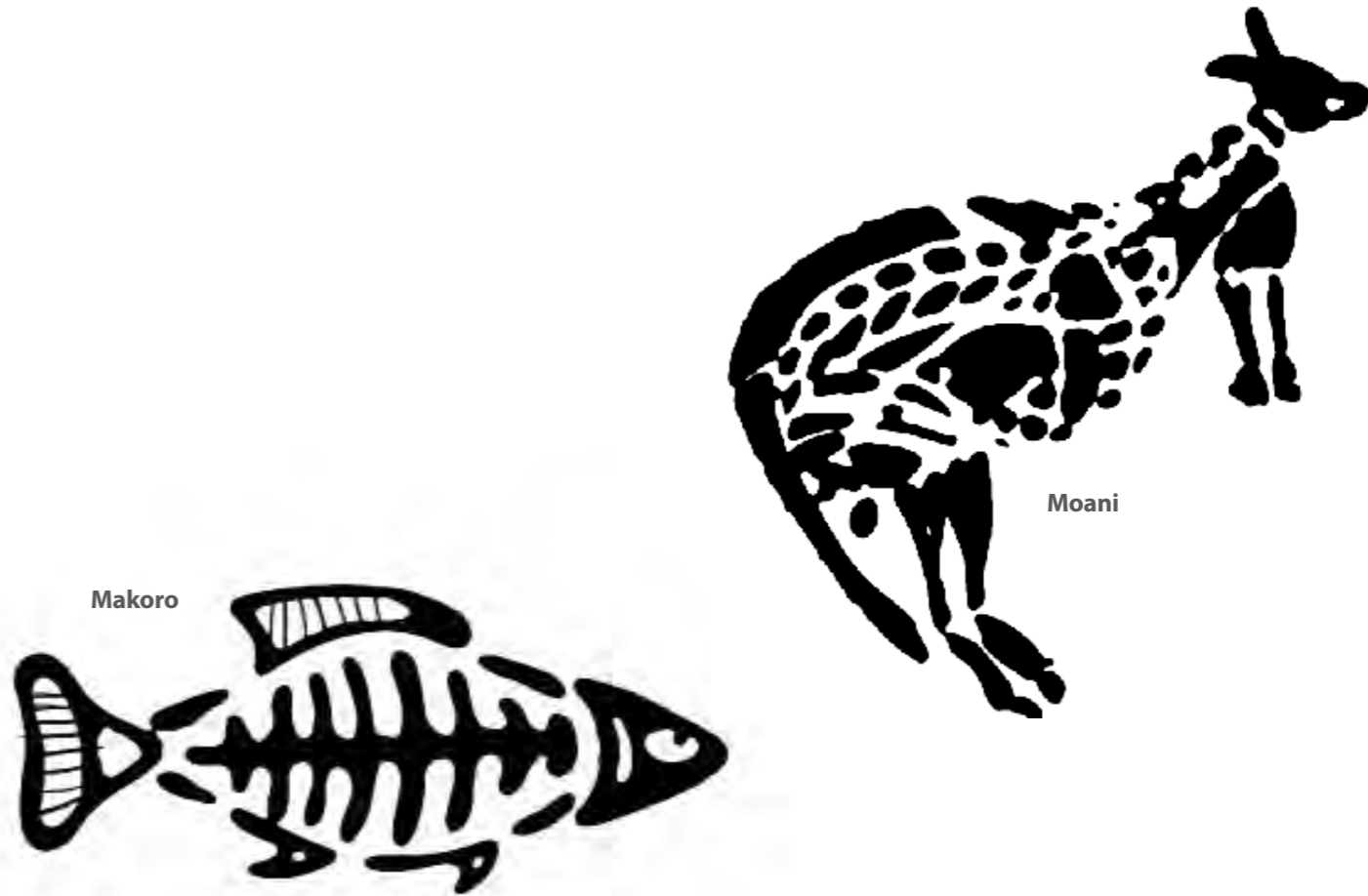
Turtle	Yunung
--------	--------

INSECTS

Fly	Wurunkan
Mosquito	Toping
Sand Flies	Meini



Stylised forms and graphics of cultural food sources from the area that can be used as patterns and inlays at interpretation sites. Aboriginal names from Awabakal information to be used.



Content: Animal / Food Source Motifs

An opportunity to incorporate Aboriginal artwork of animals related to the site. Could be imagery of animals or their tracks. Also an opportunity to incorporate Awabakal language

Interpretive Method:

Way finding signage or information panels

Location:

Divide site between aquatic and land based animals

3



Example of Aboriginal fauna and names used in stylised design for information panels.



# 4

## Content: Internal Displays

Incorporate wall display - time line, artifact display to selected wall locations. Use of old photographs, time line display.

**Interpretive Method:**  
Wall applied photographs. Cabinet display.

**Location:**  
Building locations around marina, hotel area.

## Archive Imagery - Bailey



Site specific photographs that have been sourced that show historical buildings and people from the sites past habitation.

## Archive Imagery - Gorrick Family



Photos of the Gorrick family.

## Display Cabinet And Time Line



Example of wall mounted time line display cabinet. May include artifacts.

5

## Content: Stainless Steel Strips With Historic References To Foreshore Seating Areas

An opportunity to incorporate former site history with seating areas of key node intersections along the foreshore walk.

### Interpretive Method:

References to the former site history routed into stainless steel strips that will be installed to seat locations to allow reading and quite contemplation.

### Location:

Node intersections along the foreshore walk (refer to P19 and below)

### Cultural History Phases: [ 6 plaque elements ].

To reference the various European cultural heritage periods:

Gorrick Family.  
Bailey.  
Little Sisters of Mary.  
St John of God.  
Kendall Grange.



Example image



Concept finishes plan of sitting decks with sitting and inlaid stainless plates with historic references.

The Bluff Sundial Viewing Location.

Not heritage listed but and important viewing location. Suitable stopping point for views, information signage, reconstruction of existing stone wall and high quality information panels.

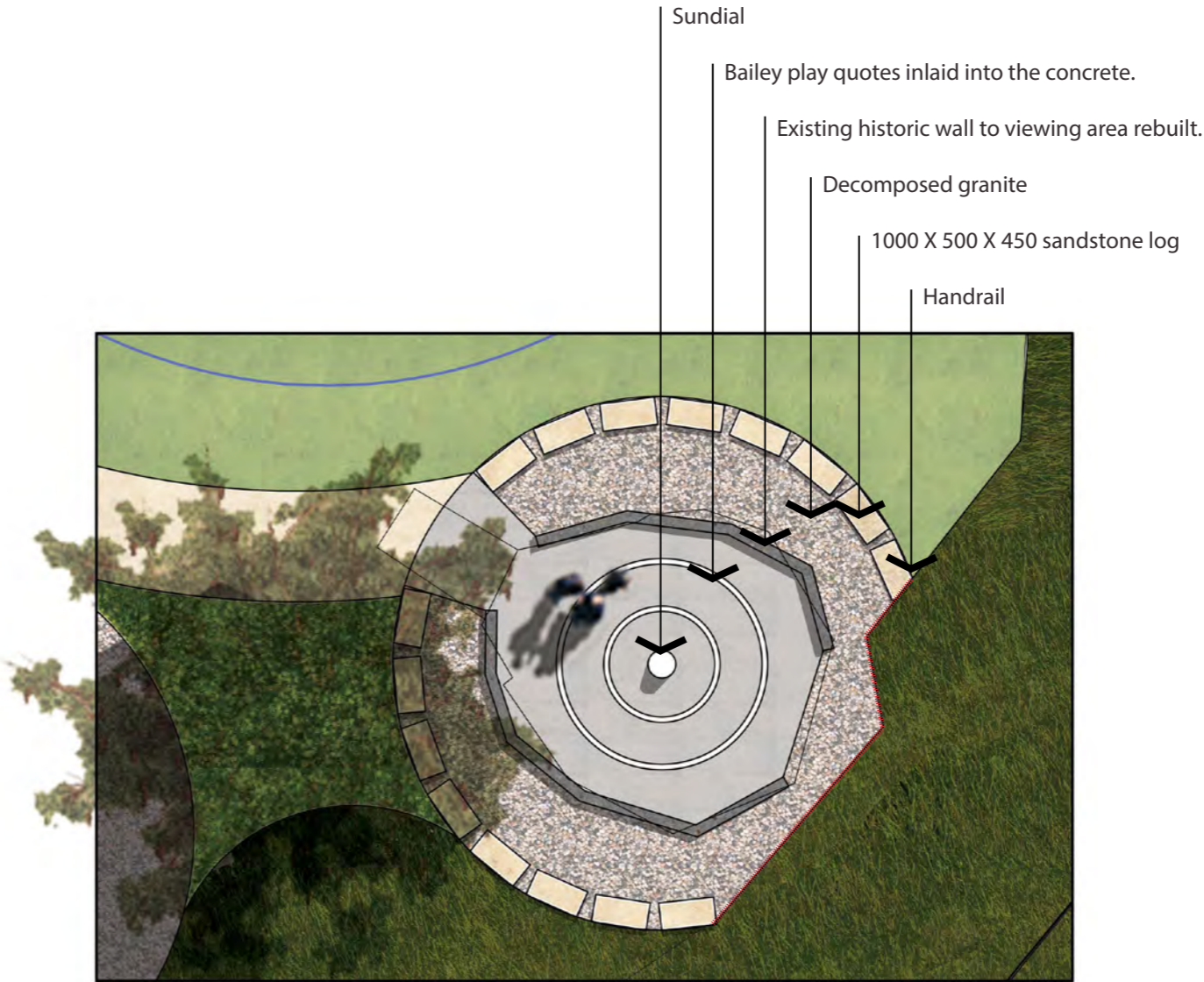
**Interpretive Method:**  
Information Panels  
Line from the Bailey Plays and sayings to be a circular inlay into the concrete surface.

**Location:**  
The Bluff.

6



Image of former bluff sundial viewing area.



Detail Concept Plan

# 7

## Aboriginal Artefact Burial Area and Location Compass.

Near to the existing figs be a small sitting circle and pavement compass inlay to reference the Aboriginal heritage and the nearby burial of artefacts.

### Interpretive Method:

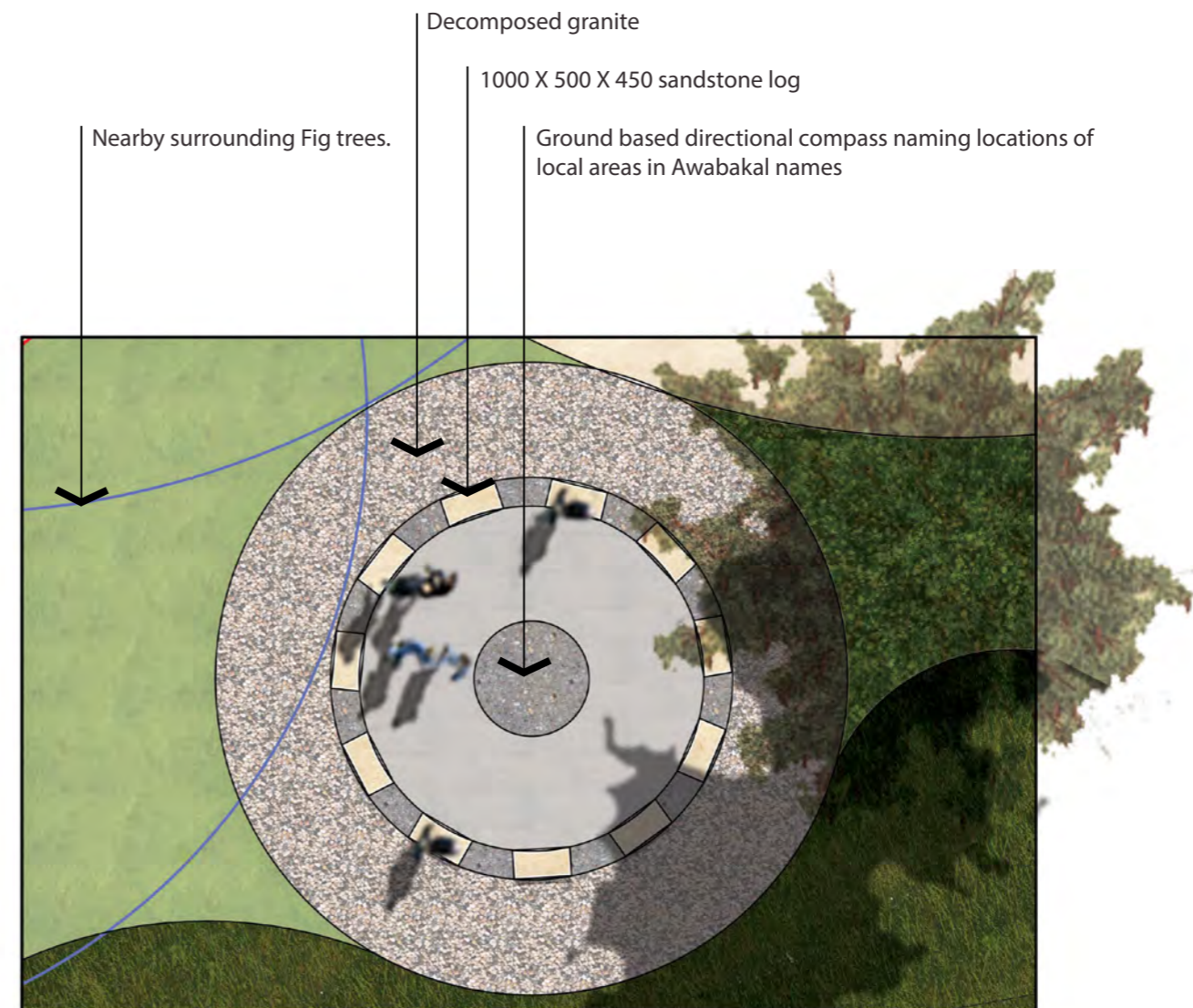
Ground based surface finish with steel compass stlye directional indicators aligned to various significant landforms.Awabakal names for landforms. Suited as a sitting area and related to the artefacts burial site [but undisclosed location].

### Location:

The Bluff - Near to fig trees.



Cultural Fig tree plantings.



Detail Concept Plan



4

# Design Palette

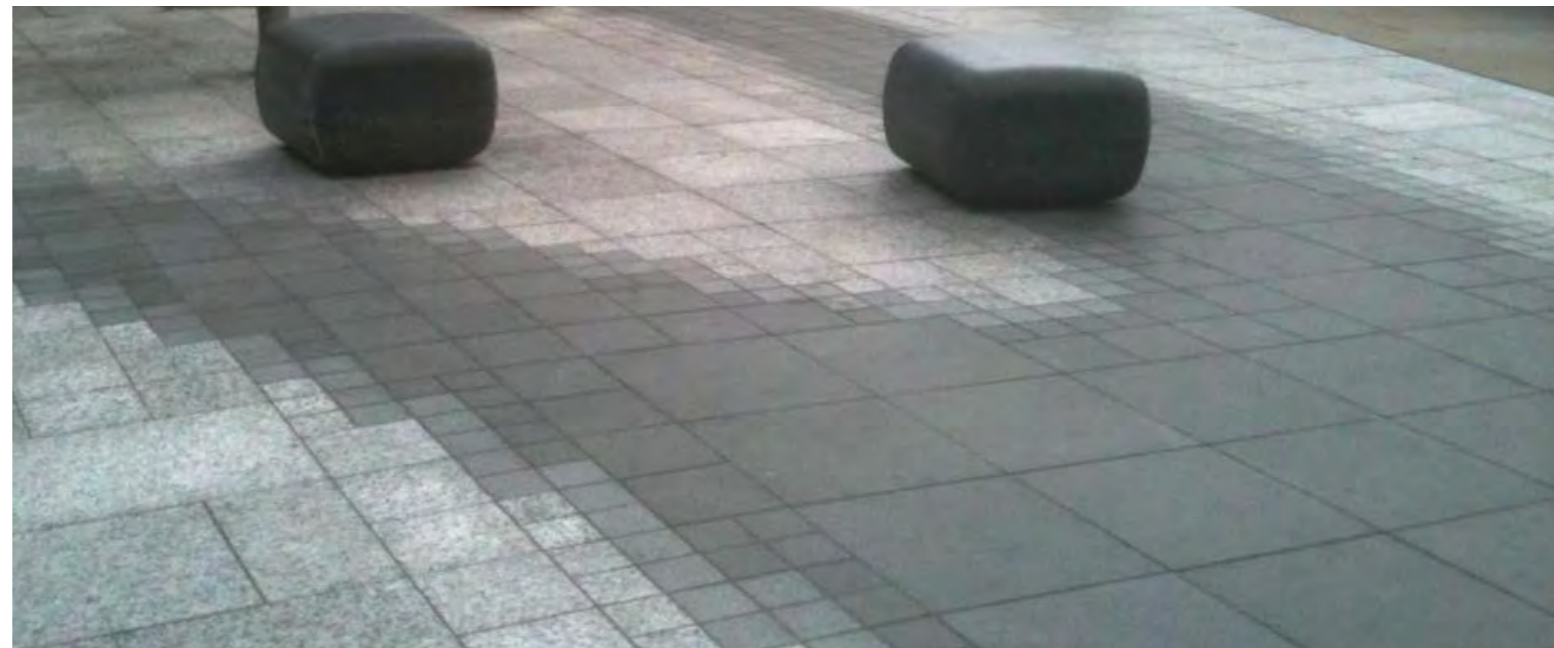
## Materials and finishes to symbolise natural foreshore

A palette of materials finishes and colours have been adopted for the surrounding and adjoining works to date and will be continued into the development. The materials have been selected as a sympathetic suite of materials that are symbolic of the natural foreshore, the sandstone colours and the nautical marina environment.

The use of sandstone has been a feature to date and features on existing infrastructure such as the environmental foreshore walkway, foreshore rehabilitation, architectural housing, retaining walls and roundabouts. Pathways have adopted and exposed aggregate that matches the sandy foreshore aggregate.



Exposed Aggregate 'Sandstorm'



Pavement design image



Sandstone



Pavement design image

## Trees



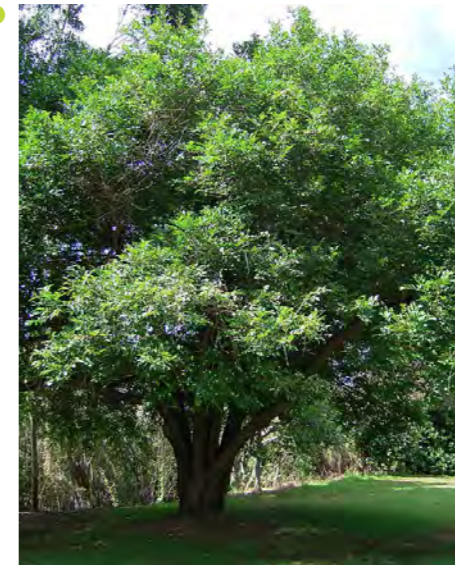
*Agathis robusta* (H20-30m)  
UNIQUE ICONIC AUSTRALIAN SPECIES AS  
FEATURE TREE TO DEEP SOIL AREA ONLY



*Livistona australis* (H10-20m)



*Archontophoenix cunninghamiana* (H20m)  
ONLY TO SOUTHERN SHADE AREA



*Glochidion ferdinandi* (H8-12m)



*Tristaniopsis laurina* 'Luscious' (H12m)

- EXISTING TO TRINITY POINT DRIVE
- PROPOSED TO TRINITY POINT DRIVE



## Roof garden



*Lomandra fluviatilis 'Shara'*



*Limonium perezii*



*Myoporum parvifolium 'Yareena'*



*Carpobrotus glaucescens 'Aussie Rambler'*



*Sedum 'Autumn Joy'*

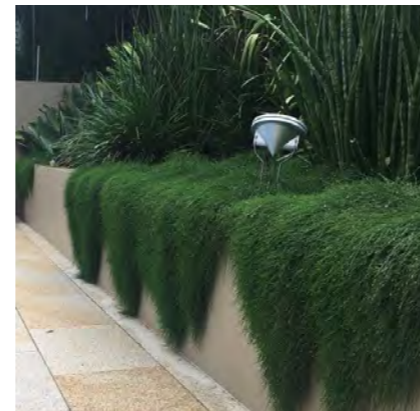
## Balcony green



*Grevillea 'Gaudichaudii'*



*Beschorneria yuccoides*



*Casuarina 'Cousin It'*



*Myoporum parvifolium*



*Alpinia caraulea*



*Polystichum proliferum*



*Blechnum 'Silver lady'*



*Austromyrtus dulcis*

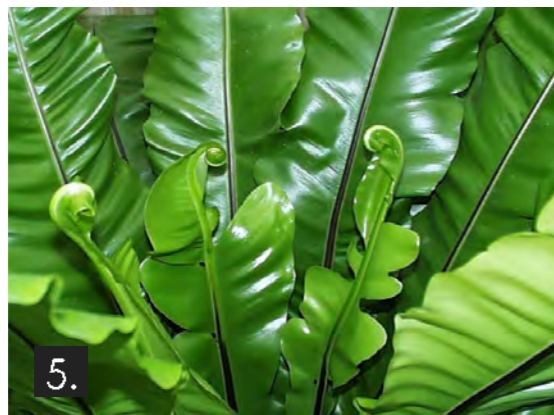
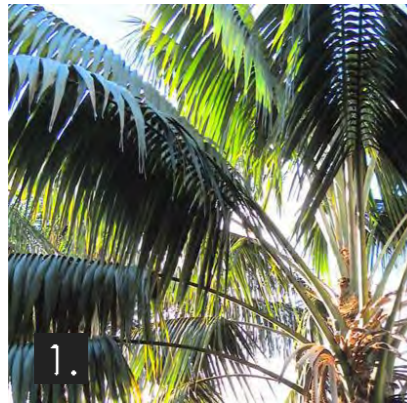


*Blechnum wattsii*



*Wetringia fruticosa 'Mundi'*

## Internal Site - Native Plants



### LEGEND

1. *Howea forsteriana* [Kentia Palm]
2. *Isolepis nodosa* [Knobby Club Rush]
3. *Banksia integrifolia* [Coast Banksia]
4. *Livistona australis* [Cabbage Tree Palm]

5. *Asplenium australasicum* [Birds Nest Fern]
6. *Banksia serrata* [Old Mans Banksia]
7. *Pandanus spiralis* [Screw Pine]
8. *Allocasia brisbanensis* [Elephants Ears]

## Internal Site - Exotic Plants



### LEGEND

- 9. *Viburnum odoratissimum* [Emerald Lustre]
- 10. *Hibiscus tiliaceus* 'Rubra' [Bronze Cottonwood]
- 11. *Arthropodium cirratum* [Renga Lily]
- 12. *Senecio serpens* [Blue Chalk Sticks]

- 13. *Furcraea foetida* [Mauritius Hemp]
- 14. *Philodendron* [Congo Philodendron]
- 15. *Dioon spinulosum* [Gum Palm]
- 16. *Phoenix roebelenii* [Pygmy Date Palm]
- 17. *Alpinia zerumbet* [Shell Ginger]

## Foreshore rehabilitation



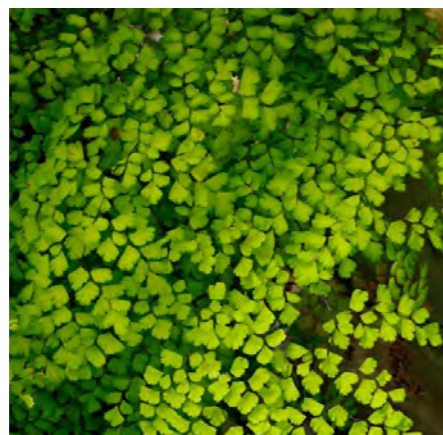
*Adiantum aethiopicum*  
*Bursaria spinosa*  
*Clematis aristata*  
*Clematis glycinoides*  
*Cymbopogon refractus*  
*Dianella caerulea var producta*  
*Dichondra repens*  
*Doodia aspera*  
*Eragrostis leptostachya*  
*Glycine clandestina*  
*Glycine tabacina*  
*Hardenbergia violacea*  
*Imperata cylindrica var. major*  
*Juncus krausii*  
*Lomandra filiformis*  
*Lomandra longifolia*  
*Lomandra multiflora subsp. multiflora*  
*Microlaena stipoides var. stipoides*  
*Pandorea pandorana*  
*Selliera radicans*,  
*Sporobolus virginicus*,  
*Themeda australis*  
*Trema aspera*  
*Veronica plebeia*  
*Viola hederacea*

### PROPOSED MASS PLANTING OF NATIVE GRASSES TO PROVIDE BUFFER AND FORCE PEOPLE TO USE PATHWAY

ENDEMIC PLANTING SPECIES - The species schedule listed as suitable planting has been identified by the Ecologist as naturally occurring on the site and also selected from the species list referenced by the Ecologist: River Flat Eucalypt Forest on Coastal Floodplains - NSW Office of Environment & Heritage.

Species selections shall also reference Lake Macquarie - Streambank and Foreshore Planting Guide.

DETAILED WORK METHODS TO UNDERTAKE WEED REMOVAL AND PLANTING AS PER VMP



*Adiantum aethiopicum*



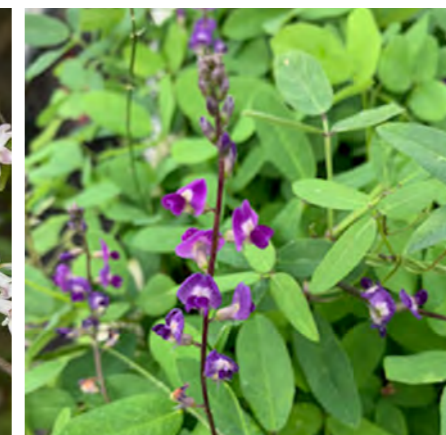
*Bursaria spinosa*



*Doodia aspera*



*Pandorea pandorana*



*Glycine tabacina*

The background of the slide is a blue-tinted photograph of a beach. In the foreground, there is a wide expanse of light-colored sand. In the middle ground, waves are breaking onto the shore, creating white foam and splashing water. The sky is visible in the upper portion of the image, showing some clouds. The overall color palette is dominated by various shades of blue, from deep navy to light sky blue.

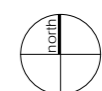
# Appendix

- Option for public benefit works

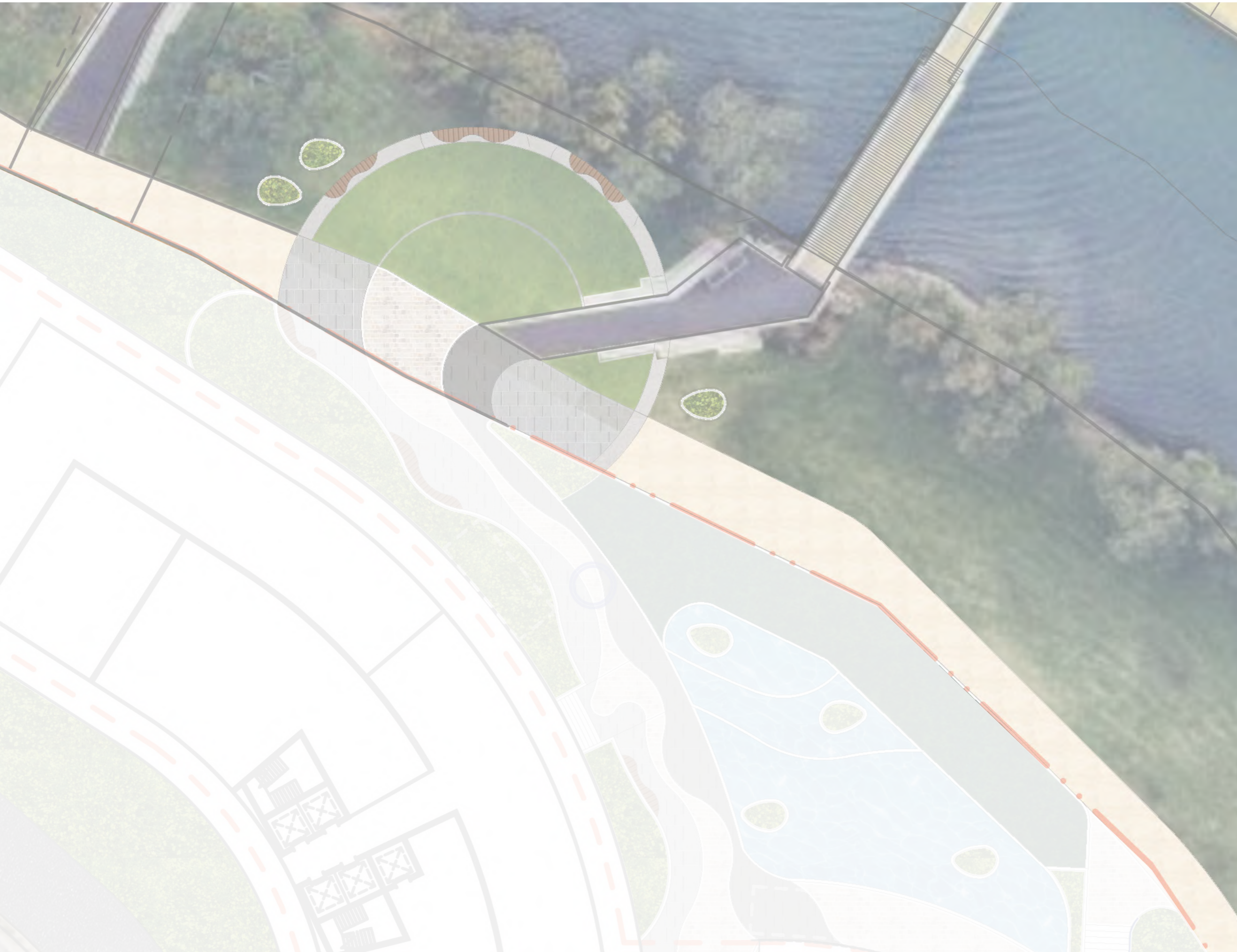



**Design notes**

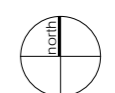
- ① Shelter with seating area
- ② References to the former site history routed into corten steel strips
- ③ Small kids interactive play area
- ④ Existing jetty
- ⑤ Paved area
- ⑥ Forshore pathway
- ⑦ Turf area with existing trees to be retained



SCALE | 1: 150 @ A3



- Legend**
-  Mass planting
  -  Turf
  -  Biofilter
  -  Pavement 1
  -  Pavement 2
  -  Pavement 3
  -  Exposed Aggregate
  -  Stone seat
  -  Timber seat
  -  Site boundary



SCALE | 1: 150 @ A3



Seating area



References to the former site history  
routed into corten steel strips



Feature shelter

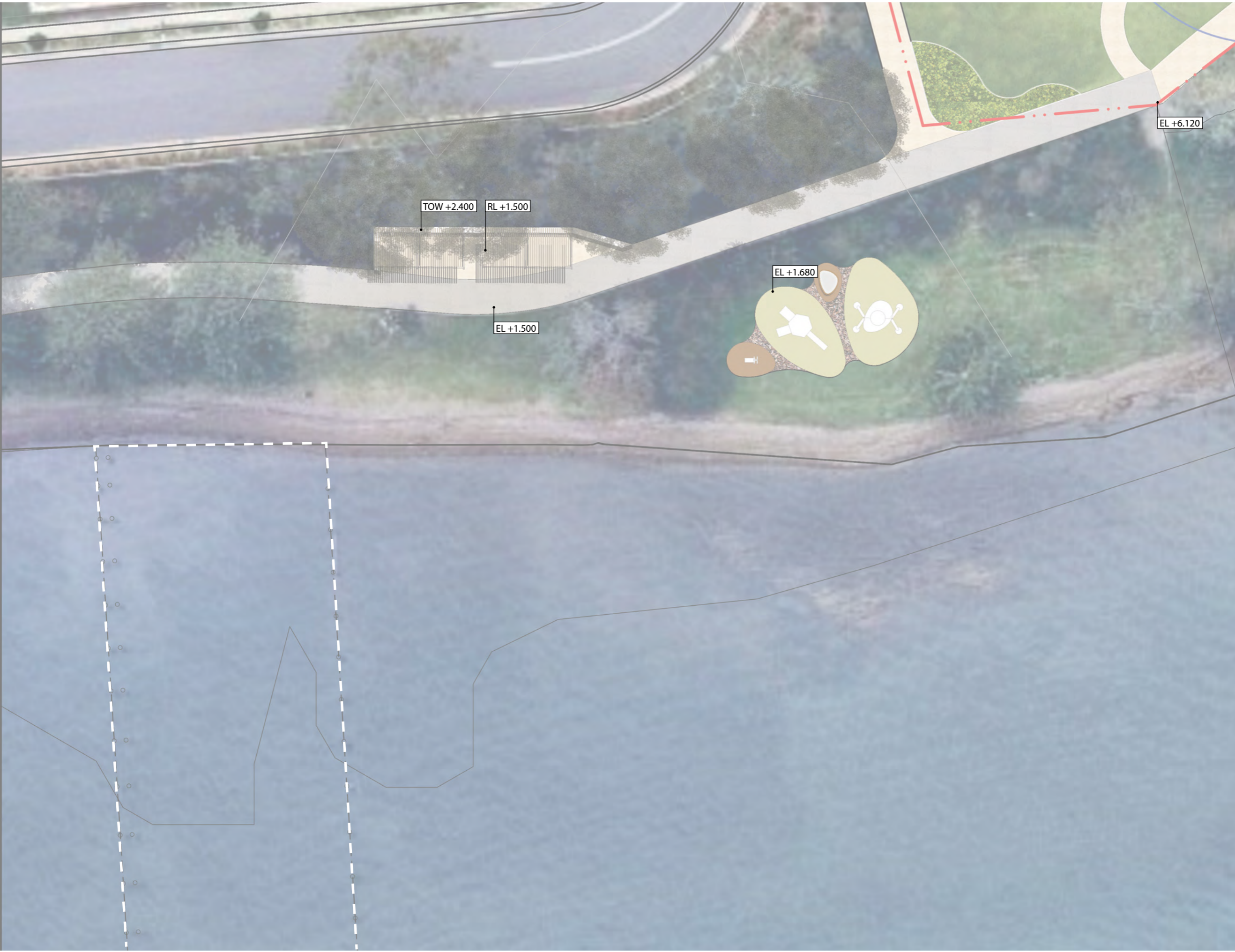


**Design notes**

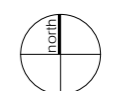
- ① Existing pathway
- ② Existing vegetation to be retained
- ③ BBQ, picnic settings and shelter
- ④ Restore bath (indicative location)
- ⑤ Potential kids play area with seats and proposed trees



SCALE | 1: 300 @ A3



- Legend**
- Mass planting
  - Turf
  - Exposed Aggregate
  - TOW +3.300** Top of wall level
  - RL +3.300** Finish level
  - EL +3.300** Existing level
  - Site boundary



SCALE | 1: 300 @ A3

POTENTIAL KIDS PLAY  
AREA WITH SEAT

