



FISHERMANS BAY

Fishermans Bay Road, Port Stephens

LANDSCAPE REPORT

Prepared for Development Application

Project Number 11.034

November 2013



THE **DESIGN**PARTNERSHIP

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1.0 LANDSCAPE DESIGN STATEMENT

Landcom's proposed development at Fishermans Bay is located in a small beachside village of Port Stephens, surrounded by existing residential dwellings and National Park. Despite Fishermans Bay's close proximity to Newcastle and Port Stephens it feels a world away from city life.

The distinctive asset of the site is its natural environment. Nestled between the existing Anna Bay and Fisherman's Bay residential communities and Tomaree National Park, the site encapsulates the peaceful and relaxed character typical of the Tomaree Peninsula and the Port Stephens landscape.

Landcom's proposed development will respect the site's coastal bushland setting and integrate with the existing landscape. The landscape design response for Fisherman's Bay has been informed by the sites topography, hydrology and bushland vegetation.

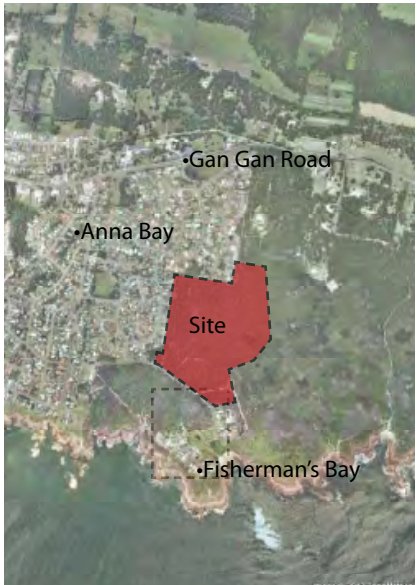
An existing ephemeral wetland is an important feature of the site which is inherently linked to seasonal rainfall patterns. A grove of flaking Melaleuca's stand quietly in the low lying areas which are infrequently inundated with water. The ephemeral qualities of the wetland and surrounding vegetation provide year round interest and peaceful reflective spaces. A new bush trail will be provided through the reserve and rehabilitation works will be undertaken within the Endangered Ecological Community (EEC) area. This will remain a valuable asset to the community.

At the heart of the project will be a new park with children's playground, walkways and picnic areas. A large bioretention basin is a key feature of the Water Sensitive Urban Design principles proposed for the site with much of the stormwater from the northern catchment directed to this area.

The proposed colour palette for Fishermans Bay is inspired by colours found in the landscape, specifically the muted colour palette of the Melaleuca trees found growing around the ephemeral wetland and the Angophoras with their distinctive salmon pink branches. A limited colour palette that reflects the surrounding landscape ensures that materials and finishes are integrated and compatible with their surroundings.

1.1 KEY DESIGN PRINCIPLES

- Retain mature trees where practical throughout the estate. A mature tree canopy contributes significantly to the character of the area and helps to create an 'established' feel.
- Incorporate Water Sensitive Urban Design principles into the development, using the existing ephemeral wetland as inspiration.
- Create a 'bushland' streetscape character with a mix of native trees, grasses and shrubs planted in an informal manner, and rehabilitate the main entry road re-planting existing native species recorded on site.
- Incorporate a simple material palette of recycled timber, stone, sheet metal and permeable surfaces that reinforce the coastal character of the site. Provide artworks, seating and signage at various entry thresholds throughout the site.
- Provide a park at the heart of the development for the provision of passive and active recreation



SITE CONTEXT
Image: Google Earth © 2010



KEY

- 1. 2.5m Shared pathway
- 2. Entry Threshold
- 3. 7(f1) Environmental Protection - Coastal Lands
- 4. Rehabilitation planting to entry road
- 5. Paved threshold
- 6. Entry to National Park
- 7. Rehabilitated access trail
- 8. Endangered Ecological Community (EEC)
- 9. New access trail
- 10. EEC buffer zone
- 11. 2.5m shared pathway
- 12. Fire access trail
- 13. Entry to EEC bush trail
- 14. Streetscape planting
- 15. Shelter structure
- 16. Northern Park/ Kick-about space
- 17. Existing trees retained where possible
- 18. Childrens playground
- 19. Retaining walls

--- Site boundary



PLAN
SCALE 1:1000@A3

KEY

1. ENTRY NODE: Wayfinding entry node. Permeable resin bound surface, concrete steps/ bleacher seating, timber and galvanised steel shade structure.
2. CHILDREN'S PLAYGROUND: Sculptural play elements for a range of age groups. *Note: Final playground is indicative. Layout may change during detail design to allow for maximum retention of existing trees.*
3. SHARED PATH: 2.5m wide coloured concrete shared pathway to connect to overall site shared pathway.
4. FOOTPATH: 1.2m wide plain concrete surface.
5. SEATING: Timber and concrete seating elements.
6. REMNANT VEGETATION: Existing trees of significant landscape value to be retained with understorey cleared to create an open parkland effect. Overhanging branches to be inspected by arborist prior to commissioning.
7. OPEN LAWN: Open space for active recreational use (kick-about area).
8. BIODETENTION: Bioretention area planted with selected trees, shrubs and macrophytes. Maximum 1:4 planted embankment surrounding basin, refer engineering plans for more details.
9. SCREENING PLANTS: Mid-storey native planting to screen existing property boundaries.
10. No-build zone to ensure separation to adjoining residents. To be enforced by 88b restriction.

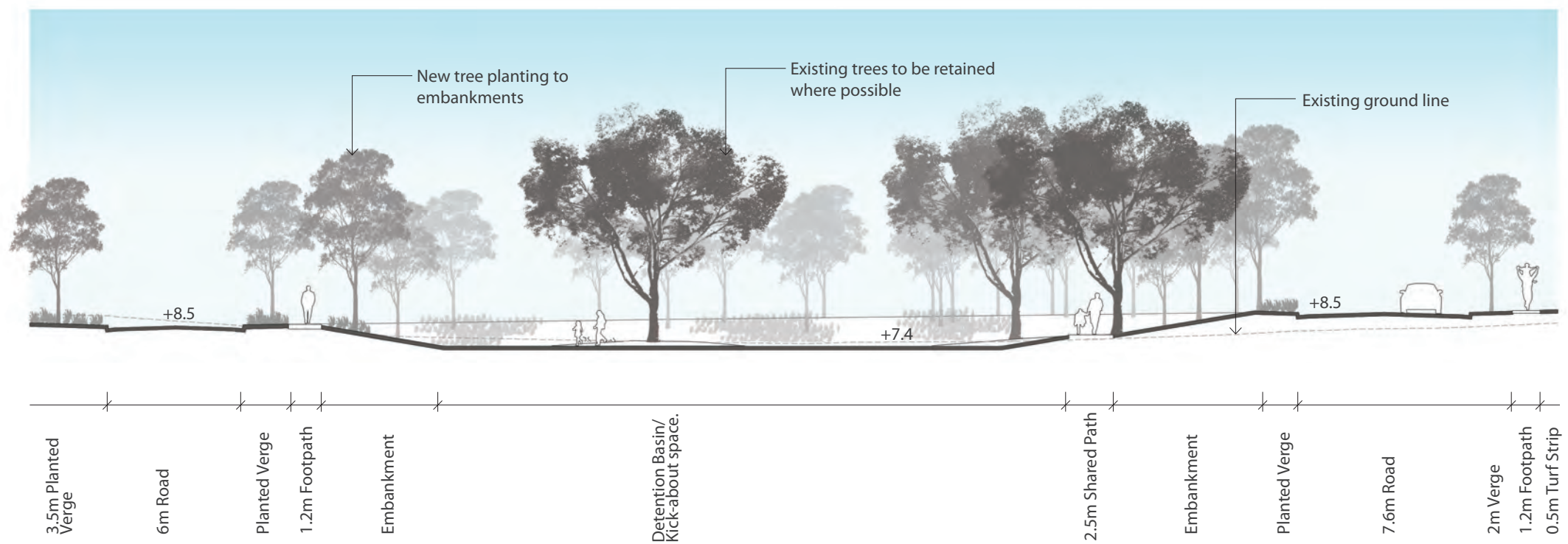
--- 5m no-build line

--- 10m no-build line

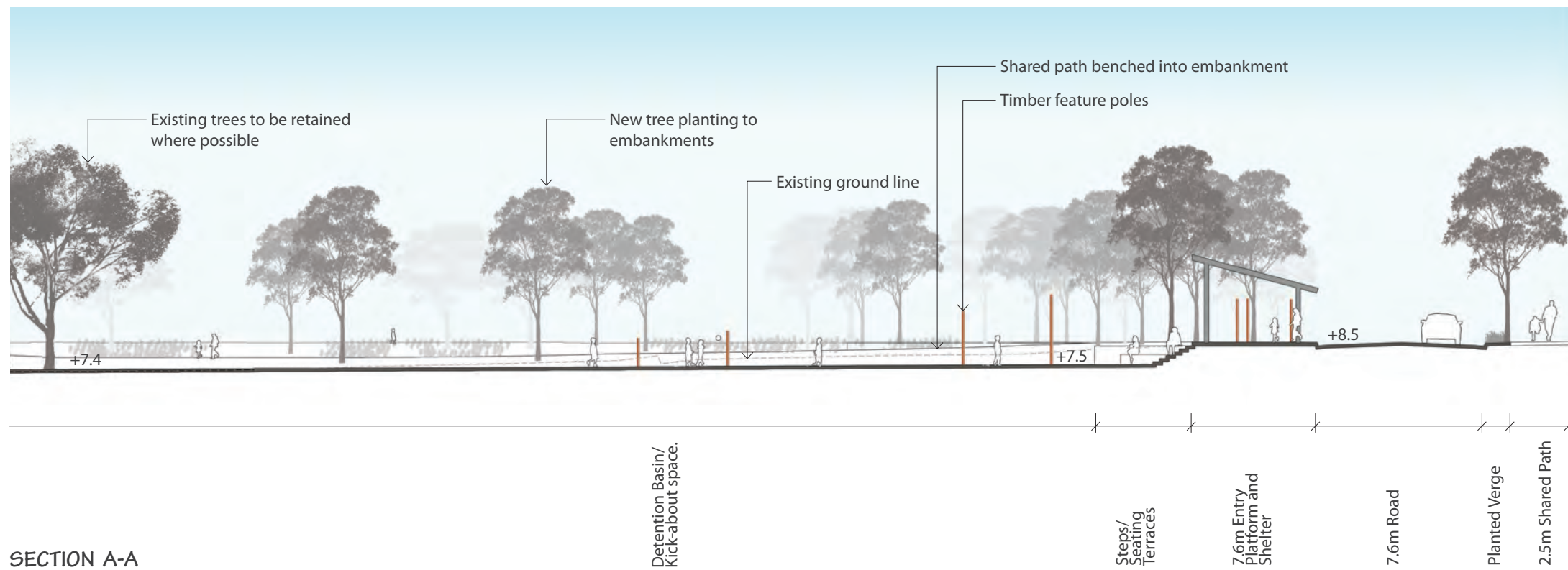


KEY PLAN

3.0 DETAIL AREA 1: NORTHERN PARK



SECTION A-A
SCALE 1:200@A3



SECTION A-A
SCALE 1:200@A3

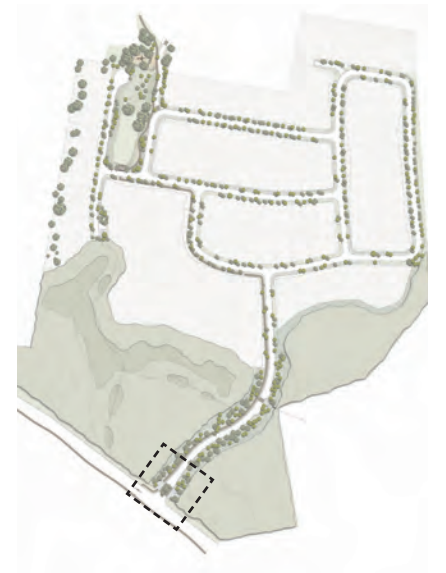
3.1 DETAIL AREA 1: NORTHERN PARK



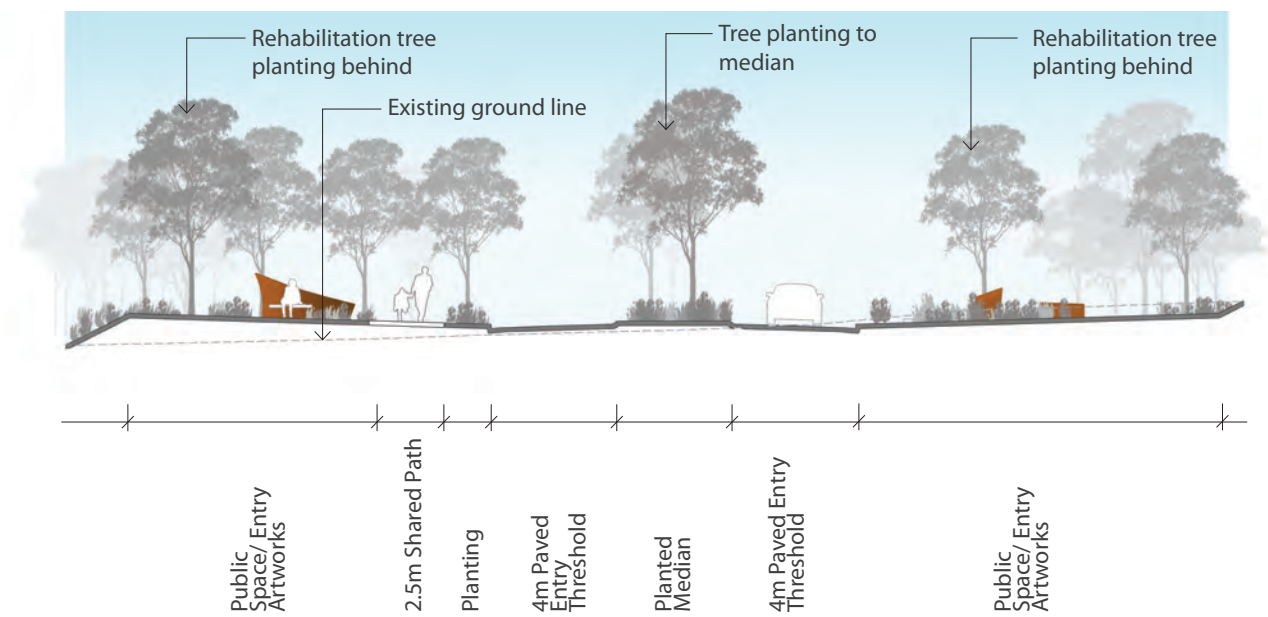
PLAN
SCALE 1:500@A3

KEY

1. ENTRY THRESHOLD: Granite Sett Feature paving inlaid into road to define the main entry
2. MEDIAN: Planted median. Utilise low plantings and clean trunked trees to ensure driver sight lines are not impeded.
3. FEATURE PAVING: Permeable resin bound feature paving within shared path
4. PLANTED EMBANKMENT
5. ART ELEMENTS: Rusted metal sheets evocative of shipping materials and salvage.
6. EXISTING BUSH
7. SHARED PATH: 2.5m
8. 7(f1) Environmental Protection - Coastal Lands
9. PEDESTRIAN REFUGE: Refer engineering plans for more detail



KEY PLAN



SECTION A-A
SCALE 1:200@A3

4.0 DETAIL AREA 2: MAIN ENTRY



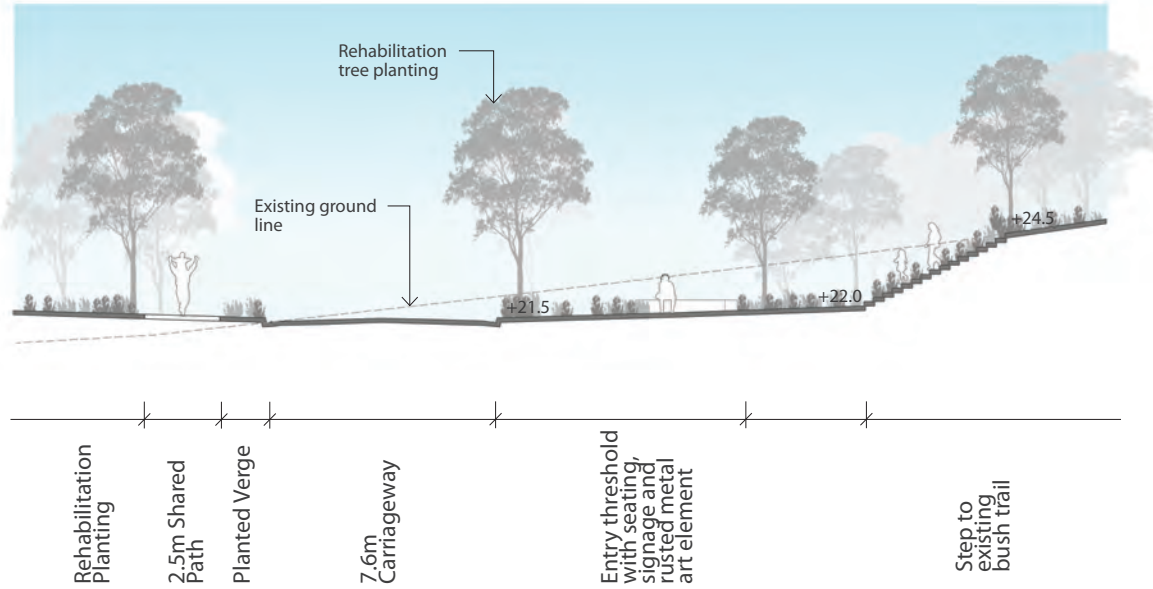
PLAN
SCALE 1:500@A3

KEY

1. ENTRY NODE: Permeable resin bound feature paved area with seating, signage and rusted metal artwork element
2. EXISTING TRAIL TO NATIONAL PARK: Informal track connecting to existing National Park track
3. PARKING BAY
4. SHARED PATH: 2.5m
5. 7(f1) Environmental Protection - Coastal Lands
6. REHABILITATION PLANTING: Mass planting of native trees and shrubs to rehabilitate the entry road corridor in accordance with IPA standards for Planning and Bushfire Protection (2006) in fuel reduced zone.
7. EEC TRACK: Rehabilitated track
8. PAVED THRESHOLD: Granite Sett Paving to slow traffic at crossing point
9. ECOLOGICALLY ENDANGERED COMMUNITY (EEC)



KEY PLAN



SECTION A-A
SCALE 1:200@A3

5.0 DETAIL AREA 3: ENTRY TO NATIONAL PARK



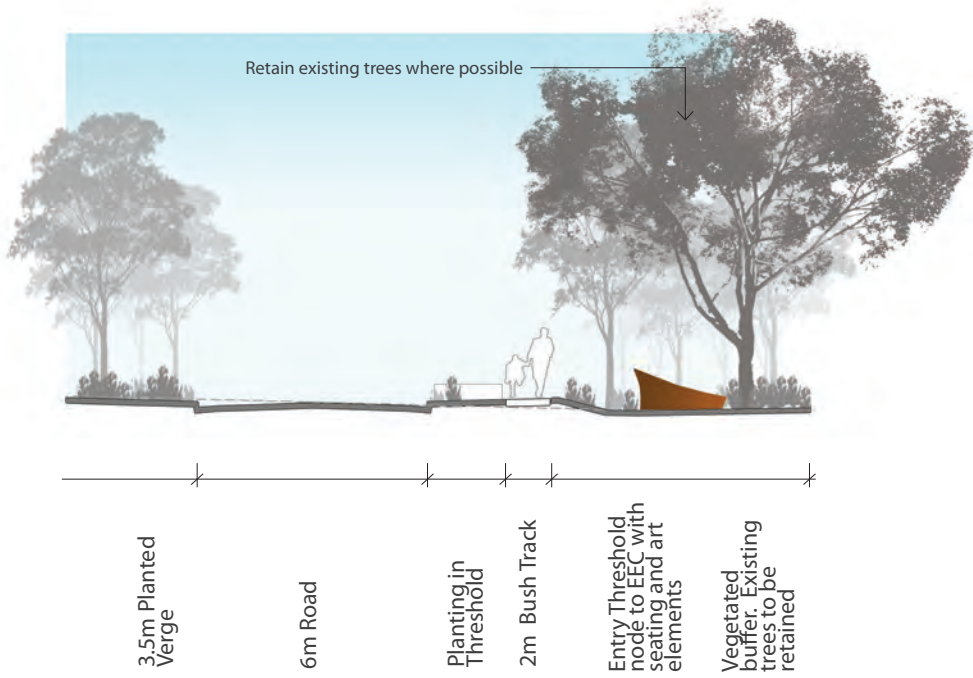
PLAN
SCALE 1-500@A3

KEY

1. ENTRY THRESHOLD: Clearing under retained trees to act as a transition between the concrete footpath and the entry to the bush trail. Paving to be permeable, resin bound surface, with seating.
2. FOOTPATH: 1.2m
3. BUSH TRAIL: 2m wide gravel mulch bush trail through EEC
4. REMNANT VEGETATION: Retain existing trees where possible, or regenerate existing bushland vegetation.

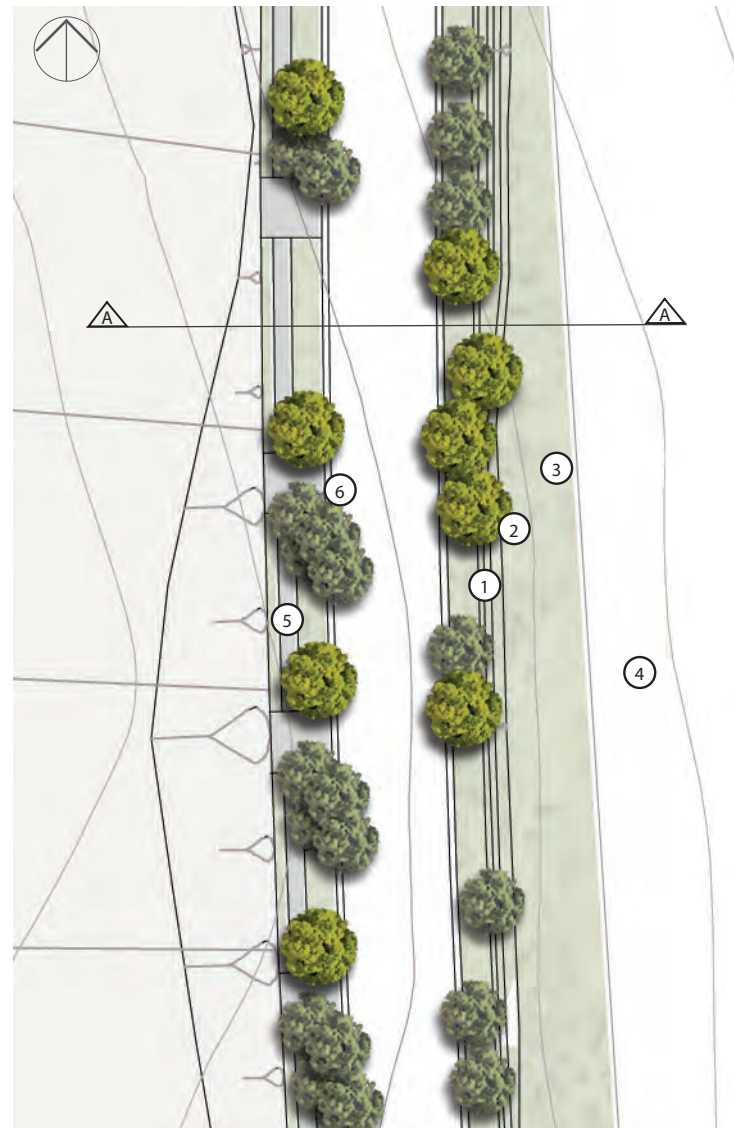


KEY PLAN



SECTION A-A
SCALE 1-200@A3

6.0 DETAIL AREA 4: ENTRY TO EEC



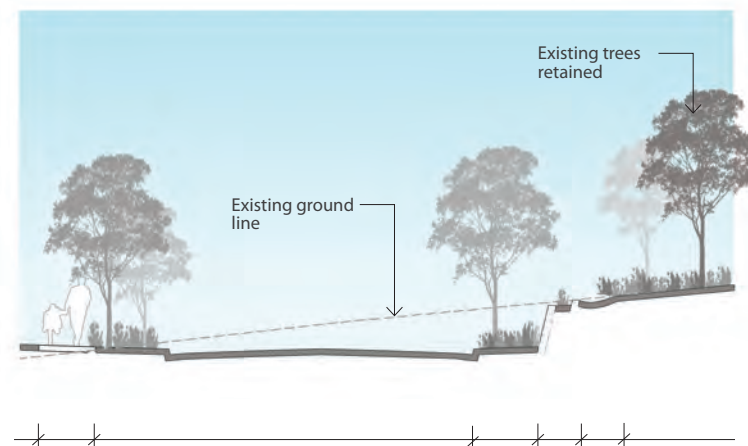
PLAN
SCALE 1-500@A3

KEY

1. RETAINING WALLS: Dry stacked stone retaining walls (subject to detail design) with native screen planting in front. Maximum height 1.2m. Refer engineers drawings for more detail.
2. SWALE: Swale to back of retaining walls, planted with native sedges and macrophytes.
3. PLANTED BATTER: Area behind retaining walls rehabilitated where required
4. NATIONAL PARK
5. FOOTPATH: 1.2m footpath



KEY PLAN



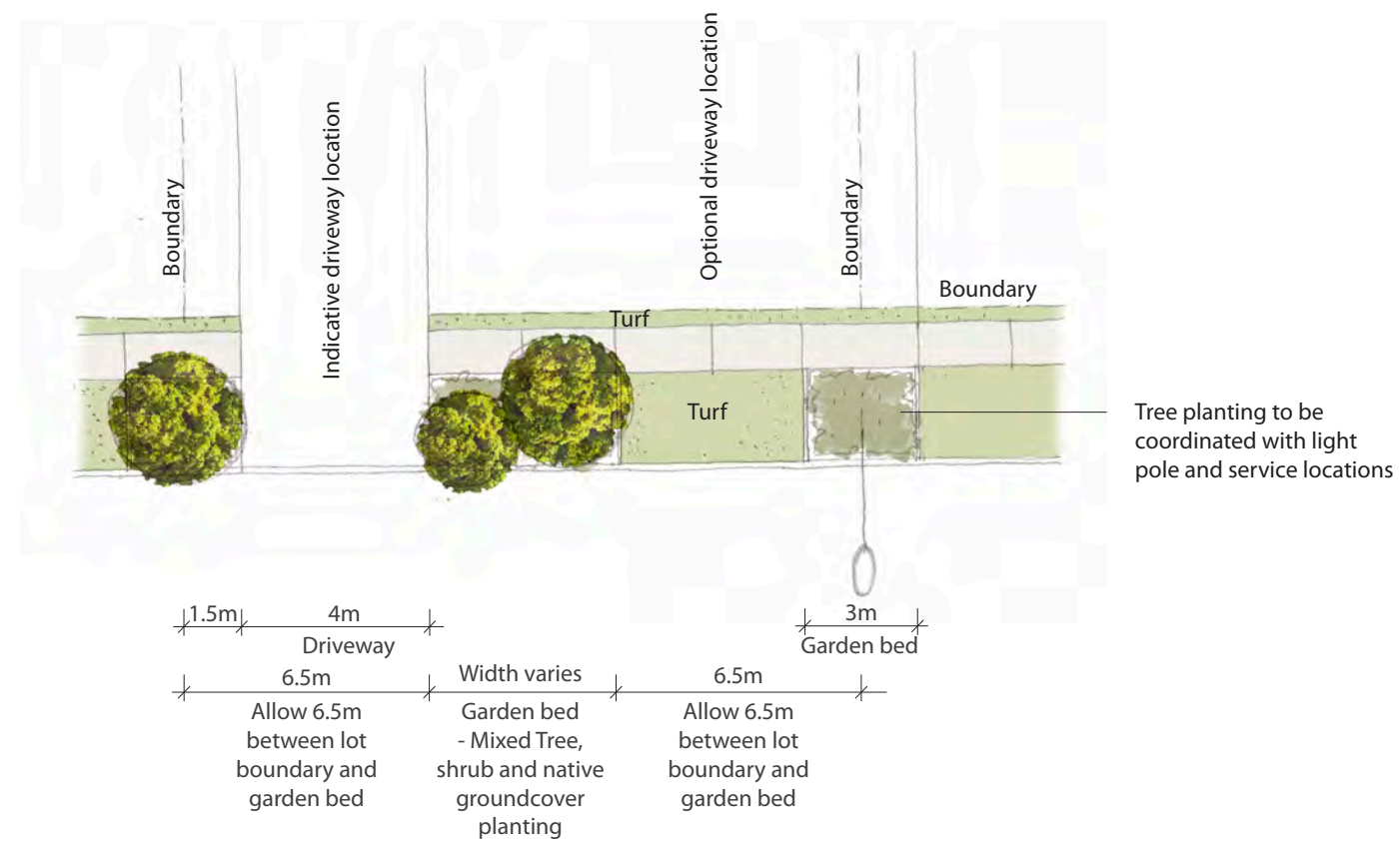
1.2m footpath
2m Streetscape
planting

8m Road

Screen planting to verge
1.2m high dry stacked
stone ne retaining walls
Planted drainage swale
National Park -
Rehabilitation where
required

SECTION A-A
SCALE 1-500@A3

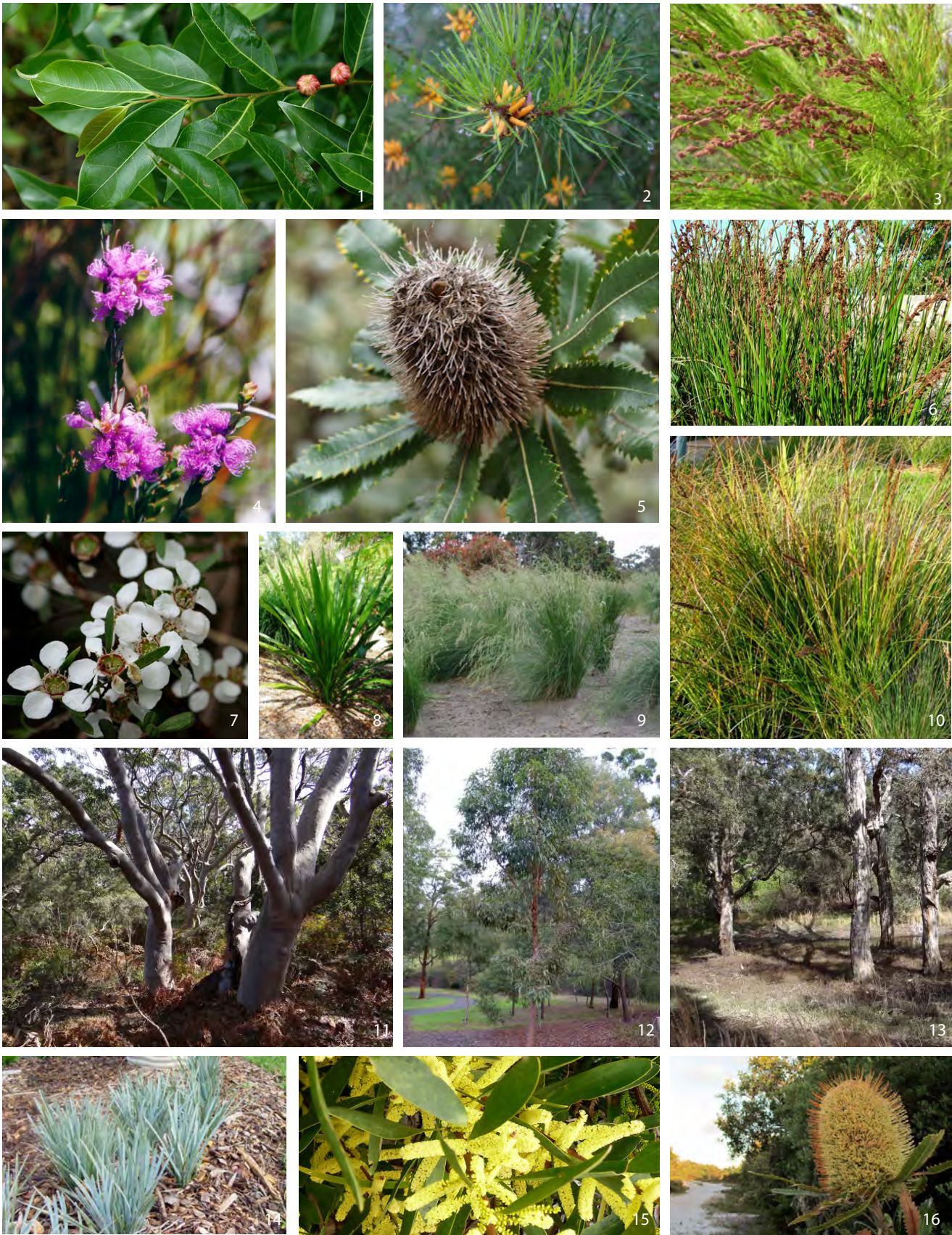
7.0 DETAIL AREA 5: NORTH-EASTERN ROAD



KEY PLAN

TYPICAL DETAIL: STREETSCAPE PLANTING PRINCIPLES
SCALE 1:200 @A3

7.0 TYPICAL STREETSCAPE PLANTING PRINCIPLES



8.0 INDICATIVE PLANT SCHEDULE

STREETSCAPE

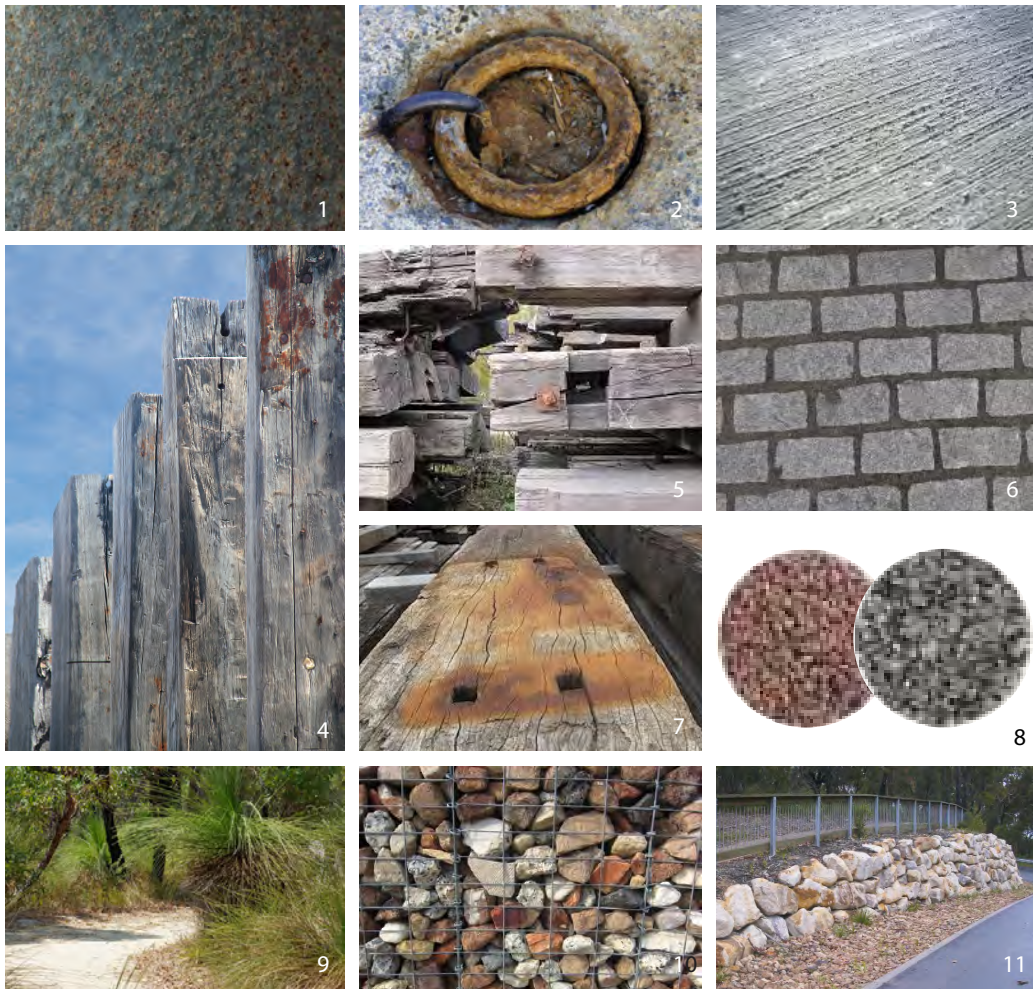
SPECIES	COMMON NAME	MATURE HEIGHT	IMAGE
TREES			
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15m	-
<i>Glochidion fernandi</i>	Cheese Tree	8-20m	1
<i>Eucalyptus umbra</i>	Broad-Leafed White Mahogany	25m	-
<i>Banksia serrata</i>	Saw Banksia	3-6m	5
SHRUBS			
<i>Acacia longifolia</i>	Sydney Golden Wattle	7-10m	15
<i>Leptospermum trinervium</i>	Paperbark Tea-tree	1-3m	7
<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle	1m	4
<i>Banksia aemula</i>	Wallum Banksia	8m	16
<i>Banksia spinulosa</i>	Hairpin Banksia	2m	-
<i>Persoonia liniaris</i>	Narrow Leafed Geebung	2-5m	2
GRASSES			
<i>Lomandra glauca</i>	Pale Mat Rush	0.3m	14
<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1m	-
<i>Poa poiformis</i>	Tussock Grass	0.5-0.8m	9

PARKLAND

SPECIES	COMMON NAME	MATURE HEIGHT	IMAGE
TREES			
<i>Angophora costata</i>	Sydney Red Gum	20-25m	11
<i>Corymbia gummifera</i>	Red Bloodwood	20-30m	12
<i>Eucalyptus piperita</i>	Sydney Peppermint Gum	20m	-
<i>Melaleuca quinquenervia</i>	Broad-Leafed Paperbark	20m	13
SHRUBS			
<i>Acacia longifolia</i>	Sydney Golden Wattle	7-10m	15
<i>Doryanthes excelsa</i>	Gymea Lilly	2m	8
<i>Personnia liniaris</i>	Narrow Leafed Geebung	2-5m	2
GRASSES			
<i>Dianella caerulea</i>	Paroo Lily	0.5m	-
<i>Lomandra glauca</i>	Pale Mat Rush	0.3m	14
<i>Macrozamia communis</i>	Burrawang	1-2m	-
<i>Poa poiformis</i>	Tussock Grass	0.5-0.8m	9

BIODETENTION

SPECIES	COMMON NAME	MATURE HEIGHT	IMAGE
TREES			
<i>Melaleuca quinquenervia</i>	Broad-Leafed Paperbark	20m	13
<i>Melaleuca ericifolia</i>	Swamp Paperbark	2-9m	-
GRASSES & SEDGES			
<i>Baumea rubiginosa</i>	Soft Twig Rush	1m	6
<i>Carex appresa</i>	Tussock Grass	0.8m	10
<i>Gahnia clarkei</i>	Tall Saw Sedge	2.5m	-
<i>Juncus usitatus</i>	Tussock Grass	1m	-
<i>Baloskion tetraphyllum</i>	Tassel Rush	1.5m	3



MATERIAL	IMAGE
FEATURE ELEMENTS: Irregular shaped metal sheet panels to sit vertically within the landscape at key wayfinding nodes. Panels evoke coastal elements found within the Port Stephens area and provide the opportunity for an art overlay graphic or descriptive text to be incorporated.	1, 4, 12
FOOTPATHS: In situ plain concrete with broom finish.	3
DUAL USE PATHWAY: In-situ coloured concrete with broom finish.	
FEATURE PAVING: Permeable resin bound gravel paving using stone reclaimed from site.	8
ENTRY THRESHOLDS: Granite sett paving.	6
RETAINING WALLS: Retaining walls will be gabion baskets or, if available, excavated site stone walls (dry stacked). The natural pink and grey colours found in the stone will be exposed and will gradually wear and weather over time.	10, 11
BUSH TRACKS: Gravel mulch trail with timber edging.	9
BOLLARDS: Weathered, salvaged, hardwood timbers salvaged from old wharfs and jetties with rust and paint marks to evoke a sense of the past. Located adjacent to raised thresholds and as feature elements at nominated wayfinding nodes.	4, 5, 7, 15
SHELTERS: Galvanised steel and timber shelter structures located at entry to northern park and to provide picnic shelters.	13
SEATING: Simple robust concrete and timber seating element to be located at nominated key points within the site.	14

9.0 PROPOSED MATERIALS PALETTE