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Planting & Turf Area Calculations

	PLANTING IN NATURAL GROUND m ²	PODIUM PLANTING IN DEEP SOIL m ²	TURF m ²	TOTAL m ²
Ground Level	409	580	32	1021
Level 1	-	96	-	96
Level 2	-	369	-	369
Level 3	-	302	208	510
Level 5	-	248	141	389
Level 6	-	95	67	162
Level 10	-	60	-	60
SUB-TOTALS	409	1750	448	2607

Landscape Concept Intent

Public Plaza

- The public plaza is envisaged as a high quality engaging and vibrant hub. It forms the 'arrival' zone and an extension of uses within the civic centre - an open and flexible gathering space which allows for a multitude of formal & informal uses such as markets, community events/performance, tourism promotional events & informal gatherings. Other key elements include the following:
- Waterwall along the western edge as a feature (both aesthetic & audible) to enhance the plaza and lead users into the space. The waterwall also combines with the planter to provide separation to alfresco dining areas
 - Continuous formal seating/gathering nooks along the northern edge which are positioned to enclose the plaza and invite views towards the civic centre. Feature signage may also be integrated within the seating walls
 - Decorative pavement bands which reflect the semi-organic design language of the architecture and reinforce/interpret the site's natural context (eg Wallis Lake & foreshore)
 - Signage to
 - Street furniture such as pedestrian lighting, drinking fountains, litter bins and way-finding signage
 - Landscape lighting to highlight feature elements and reinforce night-time uses
 - Provision of services to enable community events (eg external GPO's, AV)
 - Local-native signature trees and feature mass understorey planting along the northern edge. This serves to enclose the space, enhance the 'arrival zone' and provide a lateral buffer (whilst also obscuring views) to Lake Street's broad road corridor
 - The plaza space has been maximised by encroaching within the existing roadway. This also removes the 'clutter of parked motor vehicles' within the 'arrival zone'/building forecourt
 - Integration of distinctive/bespoke artwork (envisaged as an interpretation of oyster poles to celebrate local industry)
 - Open lawn pocket to 'visual soften' the plaza and allow for informal seating/gathering

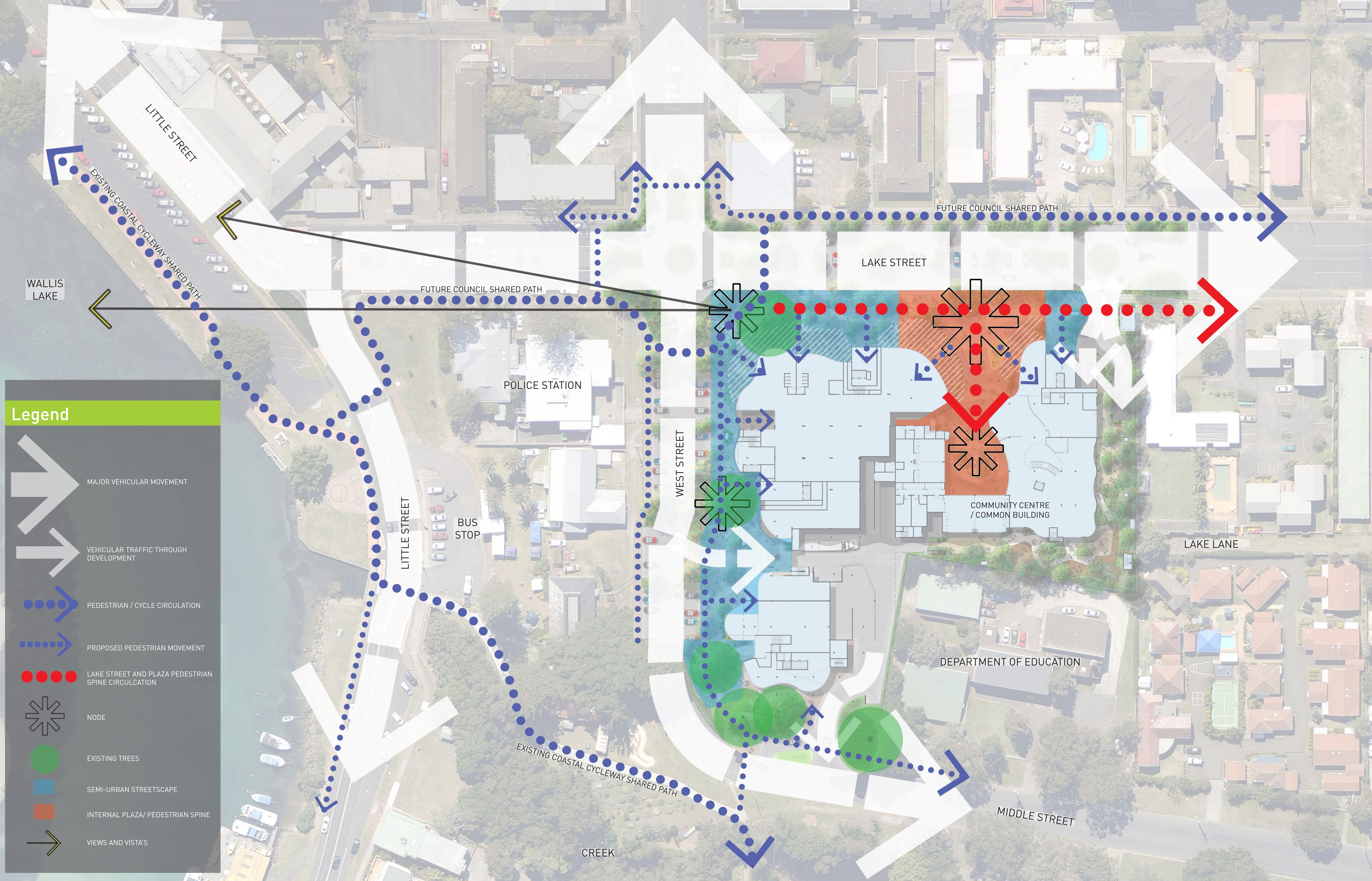
Streetscape and Interface with Ground Floor Uses

- The streetscapes along the frontage of the development are proposed to be upgraded. They are envisaged as an extension of the public plaza in terms of the quality, character & materiality. The design also seeks to enhance and reinforce connectivity (physical & visual) to the locality and in particular the Wallis Lake foreshore (via Lake Street), Forster CBD and main beach. Other design elements include the following:
- Pedestrian footpaths (comprising decorative pavement bands) connect users to the public plaza, building uses on the ground level, on-street carparking and defined pedestrian crossing points at safe distances from the roundabout. The pathway network also integrates Council's future shared path on Lake Street
 - Formal seating/gathering nooks at the intersection of Lake and West Street, and mid-block along West Street. The former reinforces its location at a logical node, strengthens the Lake Street pedestrian spine (and connection to Wallis Lake) and is further enhanced by the presence of the existing mature Hoop Pine. The latter is also enhanced by an existing mature tree (Norfolk Island Pine) and provides a logical gathering point for patrons of the cinema. The spatial arrangement of seating & mass planting at these gathering points forms an obstruction to pedestrian flow thereby guiding pedestrians to safe road crossing points
 - Formal seating intermittently integrated along the edges of planting beds for passive recreation & rest
 - Integration of artwork 'oyster poles' to reinforce the primary pedestrian spine of Lake Street
 - Bike parking opportunities to take advantage of the site's location along the Council's cycleway network
 - Street furniture such as pedestrian lighting, drinking fountains, litter bins and way-finding signage
 - Landscape lighting to highlight feature elements
 - Shade trees & local native feature trees
 - Framing of views & vistas to the Wallis Lake foreshore and Forster-Tuncurry Bridge
 - Semi-organic mass planting strips to assist in delineating the primary pedestrian spine, provide separation to alfresco dining areas, incorporate bio-basins for WSUD and 'visually soften' the built elements
 - Planted build-outs to reduce and 'visually soften' the broad scale nature of the existing roadways whilst establishing narrower intimate spaces more in-keeping with a pedestrian environment. The build-outs and medians also provide opportunities for shade tree planting and bio-basins/WSUD
 - Consideration of opportunities for temporary road closures during larger community events (for example, Lake Street and/or West Street) to enable break-out and easier connection to Wallis Lake foreshore

Courtyards from Civic Centre/Library

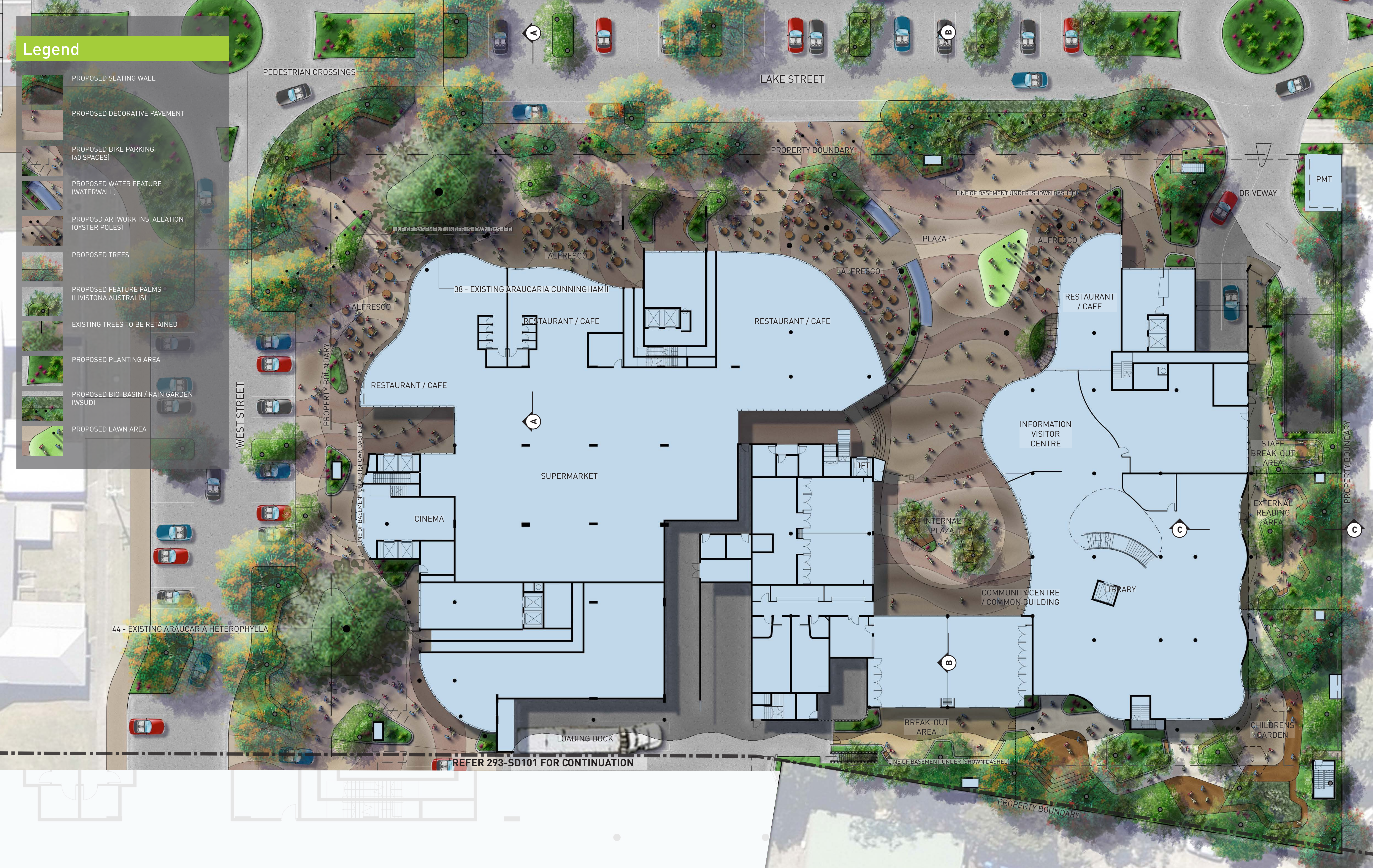
- The southern and eastern courtyards at the ground level allow for secured/gated break-out opportunities from the internal uses of the civic centre & library. The key elements are as follows:
- Gathering and formal seating area for staff breakout space
 - Quiet area and intimate nooks for reading outside Landing Collection Area
 - Combination of 'quiet' and 'busy' zones outside children's collection area (acoustic separation from reading areas)
 - Active play with possible mounding, play equipment & water play
 - Discovery /educational garden comprising bush tucker trail, herb/ veggie patch, sensory garden & rain garden for water re-use/'dry creek' garden
 - Flexible space/gathering area for Art and Craft and display of artwork
 - Quiet areas with amphitheatre/gathering area for storytelling/outdoor learning
 - 2m wide meandering path through landscape to allow for all types of mobility and prams
 - Bench seats integrated in the landscape for parents and staff
 - Planting beds act as a buffer to neighbouring properties

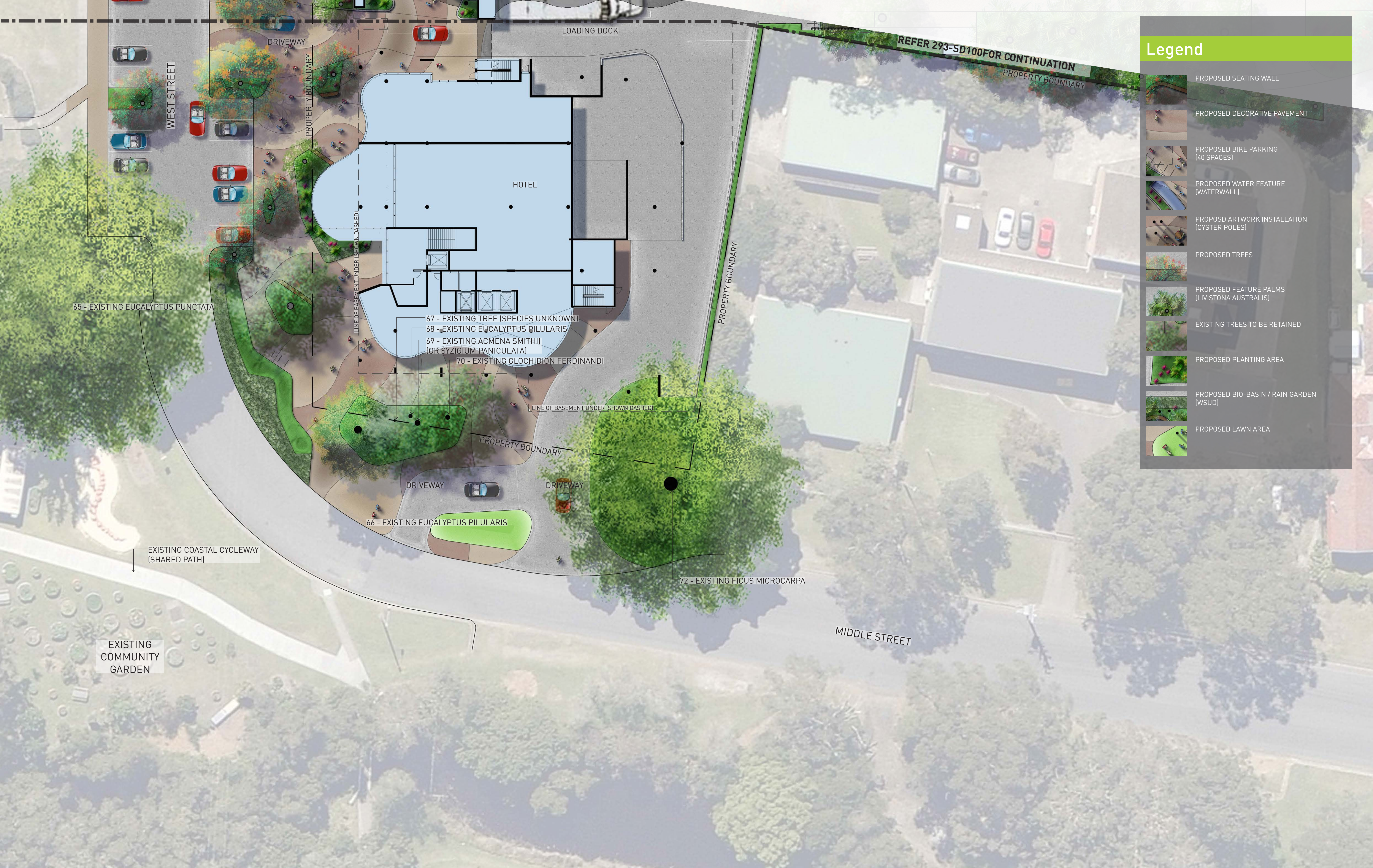




Legend

- PROPOSED SEATING WALL
- PROPOSED DECORATIVE PAVEMENT
- PROPOSED BIKE PARKING (40 SPACES)
- PROPOSED WATER FEATURE (WATERWALL)
- PROPOSED ARTWORK INSTALLATION (OYSTER POLES)
- PROPOSED TREES
- PROPOSED FEATURE PALMS (LIVISTONA AUSTRALIS)
- EXISTING TREES TO BE RETAINED
- PROPOSED PLANTING AREA
- PROPOSED BIO-BASIN / RAIN GARDEN (WSUD)
- PROPOSED LAWN AREA





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