



design report

Trinity Point – Landscape Design



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1.0 background

This document forms part a Concept Plan for the subject site which addresses various studies and proposals to support the preliminary application. The landscape design has been devised to include a greater level of detail than typically required for this stage of consultation however this is required to identify how the concept shall be developed in greater detail.

2.0 generally

Landscape works consist of public domain, streetscape, courtyard, wayfinding, revegetation and remediation works. The landscape design concept draws on a strong graphic form within the courtyard areas, blending into native bands on the outer areas and edges. Landscape works generally consist of a balance of social passive and active spaces, stormwater treatment, access to the foreshore and defining access within stands of native vegetation.

3.0 themes

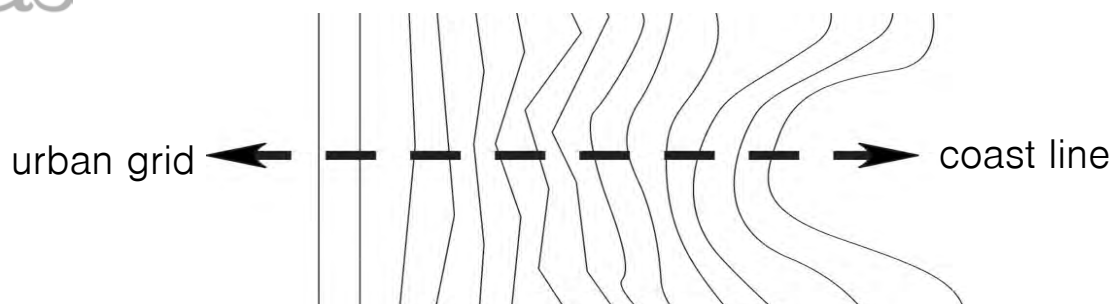
The site contains three strong themes which shall be used to address aesthetics, function and materials. These themes may not be explicitly represented but regardless shall inform the design. The main themes are;

- A) Cultural themes – including former agrarian uses, the site's association with prominent local figures, the association with the Catholic Church and generally the interpretation of former uses of the site.
- B) Lake Macquarie – drawing on the most iconic element of the site and how the site's materiality shall sympathise with the character of the Lake.
- C) Indigenous vegetation communities – presenting unique qualities of various remnant indigenous plant communities present across the site.

4.0 form

The landscape design unifies the distinct clusters of buildings across the site and provides a gradual transition between the urban 'grid' and the lakes 'organic' shaped edges. In this way the design and form is rigid on the western edges and informal on the eastern edges. The transition occurs across the courtyards and roof gardens into the boardwalk areas.

principals:
phillip williams
steve rushworth
associate:
adrian hill
ABN:
67 129 348 842
phone:
+61 2 4929 4926
Fax:
+61 2 4926 3069
address:
412 king st, newcastle,
nsw 2300
www.terras.com.au



5.0 planting

Plants are intended to be used to inform the form with exotic and cultivated native plants used predominantly in the formal areas with indigenous planting adjoining the lake edge.

- A. **Rooftop Planting** - The roofs of the residential and temporary residential buildings contain green roofs consisting of plants and decorative gravel mulches. This treatment is aimed to reduce heat absorption and reduce stormwater run-off. Rooftop planting (similar to Xeri-scape planting) shall consist of small shrubs and groundcovers that can survive extensive dry periods, high wind and salt exposure. These plants shall consist of native and exotic plants among these; *Westringia fruticosa*, varieties of *Sedum*, varieties of *Aloe*, *Carpobrotus* and *Leucophyta brownie*.
- B. **Boardwalk** - The boardwalk connects the foreshore areas from north to south of the site. It shall consist of a paved pedestrian footpath that ranges between 4-9m in width. A stormwater bio-retention swale is located beside the boardwalk and to treat overland flow. Planting consists of a selection of hardy native plants with emphasis on textures and periodic colour. These shall be mass planted in long narrow bands. Planting shall be low, minimising security issues while requiring no irrigation after establishment. Plants may include *Lomandra tanika*, *Isolepis nodosa*, *Carex appressa*, *Juncus usitatus*, *Lomandra hysterix* and scattered plantings of *Doryanthes excelsa* and *Crinum pedunculatum*. The area between the boardwalk and the western foreshore shall be turfed to provide a continuous active space.
- C. **Foreshore Planting** - The foreshore planting acts as a screen between the site and the lake and provides an important barrier for strong morning sun and maritime winds. The existing foreshore trees shall be protected across the site. This area may form part of a Vegetation Management Plan to preserve and protect the area in the long term. Trees may include; *Angophora costata*, *Casuarina glauca*, *Eucalyptus haemastoma*, *Eucalyptus piperita*, *Eucalyptus microcorys* and *Banksia spinulosa* which are considered indigenous to the site or areas surrounding the site. The south and south-eastern areas may be fenced, turf grasses removed and area replanted with suitable indigenous plants to minimise erosion while discouraging access to the foreshore in undesignated areas. Typical plants may include; *Epacris pulchella*, *Hibbertia aspera*, *Hibbertia obtusifolia*, *Imperata cylindrica* var *Major*, *Kenedia rubicundra* and a number of indigenous varieties of *Lomandra*. On the tidal margins where the topography is gentle and planting is suitable, plants may include *Crinum pedunculatum*, *Juncus kraussii*, *Sarcocornia quinqueflora*, *Sesuvium portulacastrum*, *Sporobolus virginicus* and *Zoysia macrantha*. Timber decks shall be provided intermittently to focus access to the foreshore in protected areas. Where possible stormwater shall be directed away from the foreshore to avoid scouring and unnecessary

erosion along the foreshore embankments. Access to the water shall be available beside the breakwater, the coarse stones shall not encourage users to linger on the foreshore but shall allow free access for maintenance.

- D. **Marina** - The area between the Breakwater and the stairs leading to the Marina Forecourt may be turfed. This could become a level, passive, open, public space between the commercial precinct and the water. A buffer between the boardwalk and the foreshore could thus be planted with low indigenous coastal plants stabilising the foreshore and providing a soft barrier between the lake and the pedestrian areas without interrupting views. Plants may include *Crinum pedunculatum*, *Juncus kraussii*, *Sarcocornia quinqueflora*, *Sesuvium portulacastrum*, *Sporobolus virginicus* and *Zoysia macrantha*.
- E. **North + Eastern Foreshore Planting** - This area consists of the interface of the proposed development and Barden's Bay. Access is not intended between the proposed development and Barden's Bay and infill screening in the form of tree planting can minimise the exposure of the subject development from the west. Therefore existing indigenous vegetation will not be affected beyond the proposed built area. A weed and turf removal program may be implemented with mass planting of both salt-marsh and wetland plants between the access road and Barden's Bay. Species may include; *Casuarina glauca*, *Gahnia sieberiana*, *Juncus cognatus*, *Juncus kraussii*, *Sarcocornia quinqueflora*, *Sporobolus virginicus* and *Zoysia macrantha*.
- F. **Existing Vegetation** - This consists of vegetation with cultural and ecological significance to the site. An arborist shall review trees proposed for protection, determining structural integrity and ecological value. Trees recommended for retention by the arborist shall be fenced and mulched during construction.
 - ◆ Cultural Trees – where possible trees associated with the former convent are intended to be protected and retained. Cultural trees deemed to be weeds shall be removed and/or managed.
 - ◆ Bushland areas – bushland areas are intended to be fenced and protected during construction. Weeds shall be removed and where suitable, bushland areas shall be regenerated.

6.0 foreshore treatments

The foreshore is intended to be protected across the site as part of a Vegetation Management Strategy. The south and south-eastern areas may be fenced and replanted with suitable indigenous plants to minimise erosion subject to ecological studies and a long-term maintenance program. Where possible stormwater shall be directed away from the foreshore edges using Water Sensitive Urban Design methods. Where access is desired immediately adjoining foreshore areas, decking and formalised paths shall be provided. Access to the water may be available beside the breakwater.

7.0 materials

The public domain shall involve typical treatments and a standard material pallet to define a consistent sense of place. Each courtyard shall contain unique treatments and materials. A transition in materials used shall occur with high smooth finishes and materials (such as stainless steel, smooth pebbles and smooth paving) in the western



areas of the courtyards evolving into rawer materials and forms (such as timber, exposed concrete, weathered steel and exposed aggregate) towards the boardwalk in the east. Many treatments such as footpaths, decks, seating areas, street trees, lighting, park furniture, signage and wayfinding and walls shall be standardised throughout the site.

8.0 access

The site shall cater for universal access to AS1428 with consideration of ramps, handrails, walkways, kerb edges and tactile indicators. Where possible and where topographic impediments do not exist, universal access is intended to be provided to foreshore and bushland areas.

9.0 public art

Public art is highly useful for wayfinding and placemaking. Locations for three major pieces has been defined on the Landscape Plans and may be commissioned to celebrating particular qualities of the site such as wind, water and time. This public art may become part of the greater collection of work found within the council area with connection to the lake.