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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 understory 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:

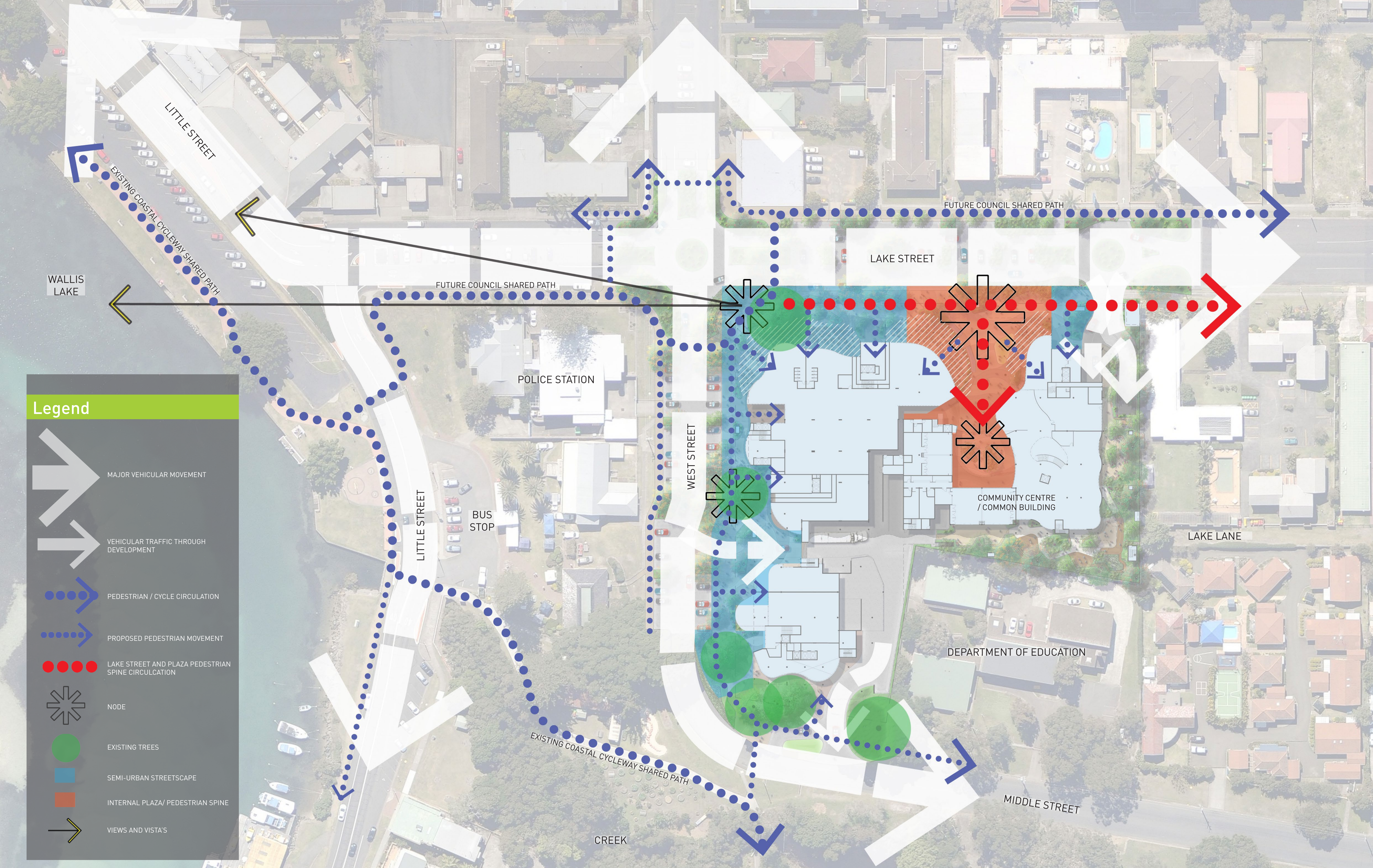
- Pedestrian footpaths (comprising decorative pavement bands) connect users to the public plaza, building uses on the ground level, on-street carparking and defined pedestrian crossing points at safe distances from the roundabout. The pathway network also integrates Council's future shared path on Lake 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

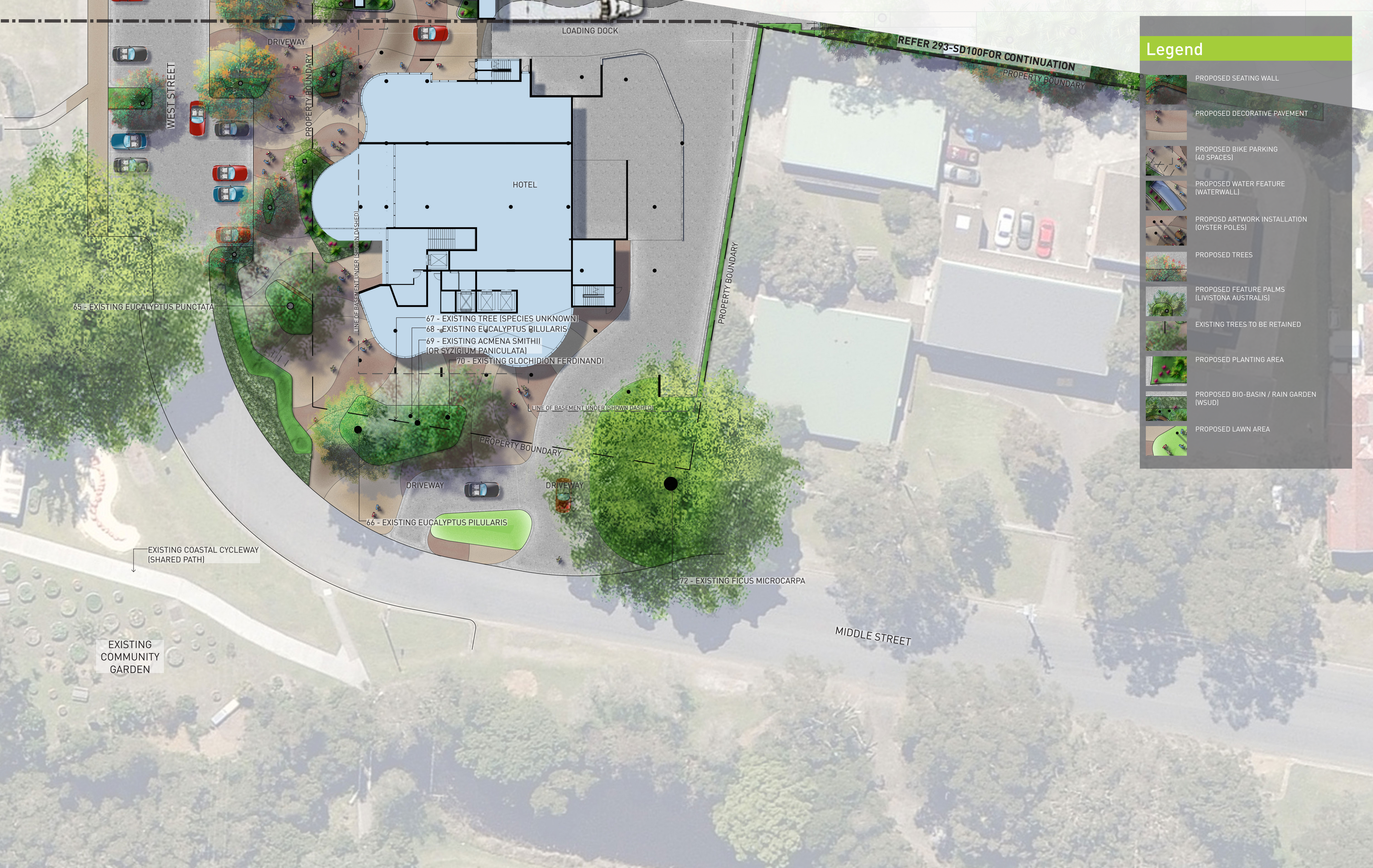
- MAJOR VEHICULAR MOVEMENT
- VEHICULAR TRAFFIC THROUGH DEVELOPMENT
- PEDESTRIAN / CYCLE CIRCULATION
- PROPOSED PEDESTRIAN MOVEMENT
- LAKE STREET AND PLAZA PEDESTRIAN SPINE CIRCULATION
- NODE
- EXISTING TREES
- SEMI-URBAN STREETSCAPE
- INTERNAL PLAZA / PEDESTRIAN SPINE
- VIEWS AND VISTA'S

Legend

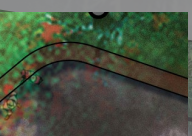

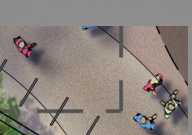
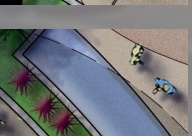
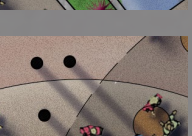
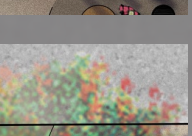
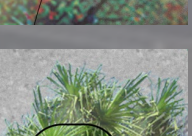


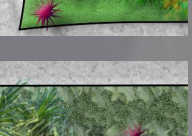

-  PROPOSED SEATING WALL
-  PROPOSED DECORATIVE PAVEMENT
-  PROPOSED BIKE PARKING (40 SPACES)
-  PROPOSED WATER FEATURE (WATERWALL)
-  PROPOSED ARTWORK INSTALLATION (OYSTER POLES)
-  PROPOSED TREES
-  PROPOSED FEATURE PALMS (LIVISTONA AUSTRALIS)
-  EXISTING TREES TO BE RETAINED
-  PROPOSED PLANTING AREA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



REFER 293-SD101 FOR CONTINUATION



Legend

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



REFER 293-SD151 FOR CONTINUATION



SOLARIS
FORSTER CIVIC PRECINCT
6 LAKE STREET, FORSTER, NSW

ENYOC PTY LTD

Development Application

DATE: 03/04/2017






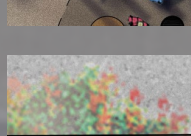




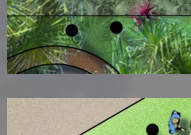
LANDSCAPE CONCEPT PLAN: GROUND PLANE (NORTH)

0 2 4 6 8 10 12 14
Scale 1:200 (BA1)

293-SD150 B



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





Legend

-  GREEN FACADE/TRELLIS PLANTING
-  PROPOSED TREES
-  PROPOSED GREEN ROOF
-  COURTYARDS (REFER ARCHITECTS PACKAGE)

Landscape Concept Intent

A continuous planting strip with trellis planting along the façade creates a cascading green vegetated ribbon that softens the façade of the building, obscures carpark levels on West & Lake Street and contributes to the streetscape amenity on the ground below.

This planting strip interfaces with the courtyards of various apartments which act as a foreground element to the views north-west towards the beach/lake and provides amenity and privacy.

A Green Roof area is provided to visually soften internal carpark areas and act as a visual courtyard to the internal facing apartments above.



Legend

-  GREEN FACADE/TRELLIS PLANTING
-  PROPOSED TREES
-  PROPOSED GREEN ROOF
-  COURTYARDS
(REFER ARCHITECTS PACKAGE)

Landscape Concept Intent

A continuous planting strip with trellis planting along the façade creates a cascading green vegetated ribbon that softens the façade of the building, obscures carpark levels on West & Lake Street and contributes to the streetscape amenity on the ground below.

This planting strip interfaces with the courtyards of various apartments which act as a foreground element to the views north-west towards the beach/lake and provides amenity and privacy.

A Green Roof area is provided to visually soften internal carpark areas and act as a visual courtyard to the internal facing apartments above.



Legend

-  PROPOSED OFF FORM CONCRETE SEATING WALLS
-  PROPOSED PLATFORM SEATING
-  DECORATIVE PAVEMENT
-  COURTYARDS (REFER ARCHITECTS PACKAGE)
-  PROPOSED GREEN SOFFIT (PLANTING BELOW COVERED WALKWAY)
-  PROPOSED TREES
-  PROPOSED PLANTING AREA
-  PROPOSED LAWN TERRACES

Landscape Concept Intent

Raised Lawn terraces are provided adjacent to the covered walkway to allow for a variety of activities such as:

- Active Recreation (eg. group fitness classes, yoga)
- Passive Recreation (eg. picnicking, sun lounging, band practice/carolling)







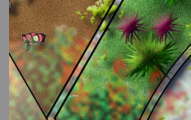

Furthermore, the Terraced areas are configured to ensure both large and small gatherings and activity types can occur simultaneously.

Trees and understorey planting have been arranged to:

- Soften building façade and obscure plant rooms behind the cinema
- Provide enclosure & shade
- Direct views north over the level 2 green roof and ground floor plaza.



Legend

-  PROPOSED OFF FORM CONCRETE SEATING WALLS
-  DECORATIVE PAVEMENT
-  STAGE / SUNDECK
-  WATER FEATURE (WATER WALL)
-  COURTYARDS (REFER ARCHITECTS PACKAGE)
-  PROPOSED TREES
-  PLANTING AREA
-  LAWN AREA

Landscape Concept Intent

The level 5 external terrace allows for spill-out from the Communal Recreation Facility. A deck/stage is positioned to address the Community Recreation Facility thereby creating a larger function space. The deck/stage, located adjacent to the level 6 pool infinity edge/water wall, doubles as an informal relaxation bed.

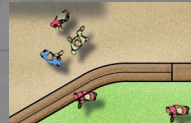

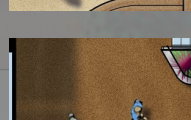
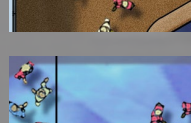





Raised lawn terraces south of the spill-out area form both a Bocce Court and outdoor seating/lounging platforms.

Screening trees, canopy trees and with understorey planting are positioned to enhance views/vistas and provide visual separation from adjacent courtyards.

Where possible, tree planting within the Level 5 Recreation area compliments the experience within the level 6 pool terrace.



Legend

-  PROPOSED OFF FORM CONCRETE SEATING WALLS
-  DECORATIVE PAVEMENT
-  TIMBER DECK
-  POOL/SPA
-  COURTYARDS (REFER ARCHITECTS PACKAGE)
-  PROPOSED FEATURE PALMS (LIVISTONA AUSTRALIS)
-  PROPOSED TREES
-  PLANTING AREA
-  LAWN AREA

Landscape Concept Intent

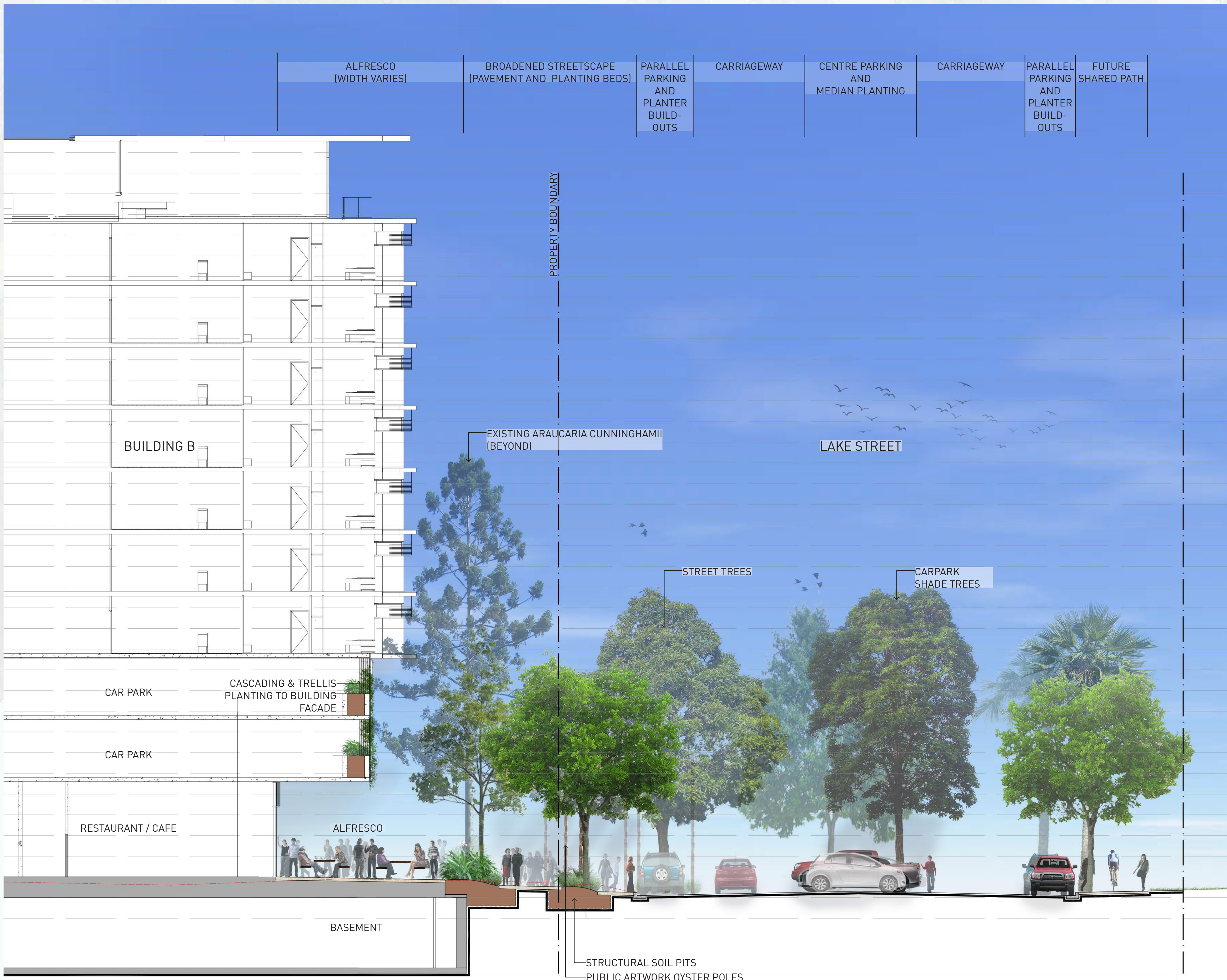
A shaded breakout area from adjacent to the Sauna Facility greet users coming through from the Level 5 Recreation area to provide a transitional indoor/outdoor space. From here, users are provided with the options to either recreate at the Sauna Facility, the Pool & Spa or sunbath/picnic on the raised lawn terrace.

The Raised Lawn Terrace caters for users wishing to either picnic, sunbathe or engage with the adjacent Pool & Spa area. Screening and Canopy trees with understorey planting frame views and provide privacy and amenity.

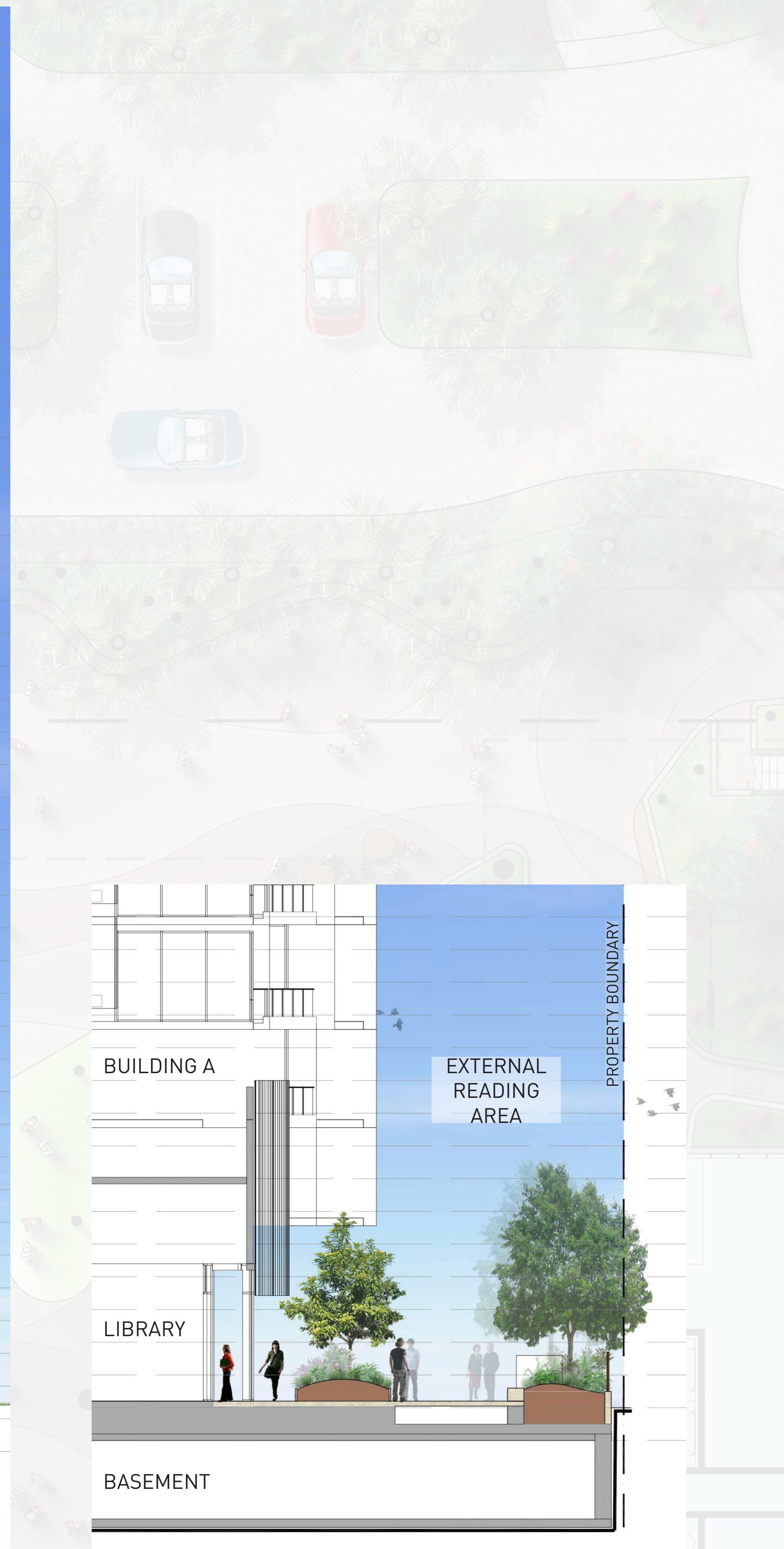
A beach entry is provided for the pool for ease of access for users. Furthermore, shallow wading/relaxation platforms and a 12.5m lap area are located to cater both active and passive swimming pursuits.

The Spa is located proud of the surrounding pool area to assist in delineating passive and active recreation within the pool area. An opportunity to visually connect to the Level 5 Recreation area below is provided by allowing for an infinity edge at the southern end of the pool to incorporate a water wall feature below.





SECTION A - A: 'LAKE STREET CORNER INTERFACE'
SCALE: 1:100 @ A1



SECTION C - C: 'LIBRARY COURTYARD'
SCALE: 1:100 @ A1

INTERNAL PLAZA

PLAZA

MULCHED PLANTING BED

BIO BASIN

CARRIAGEWAY

CENTRE PARKING AND MEDIAN PLANTING

CARRIAGEWAY

PARALLEL PARKING AND PLANTER BUILD-OUTS

FUTURE SHARED PATH



PROPERTY BOUNDARY

LAKE STREET



SECTION B - B: 'LAKE STREET STREETScape AND CIVIC PLAZA'

SCALE: 1:100 @ A1



SOLARIS
 FORSTER CIVIC PRECINCT
 6 LAKE STREET, FORSTER, NSW

ENYOC PTY LTD

Development Application

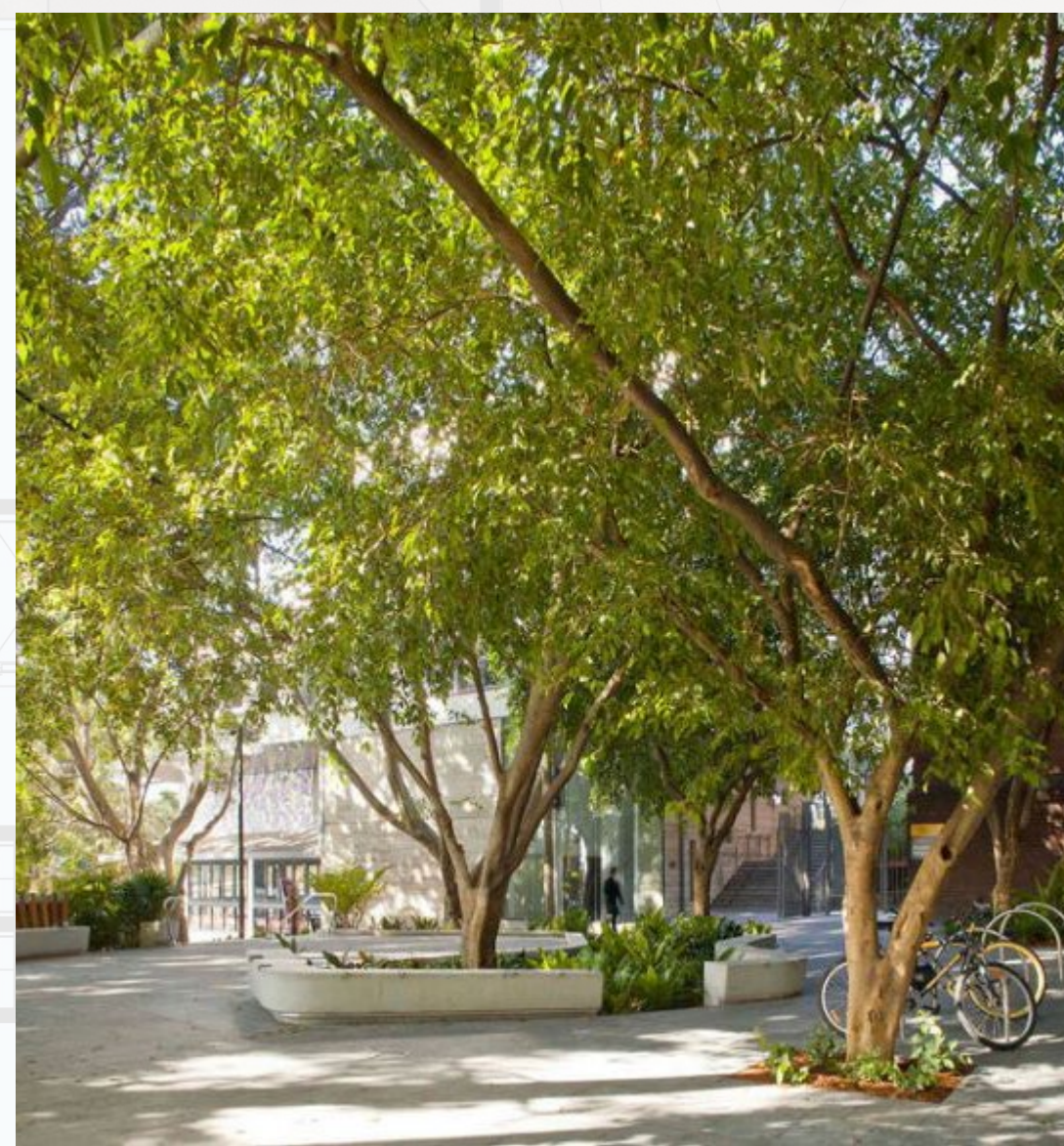
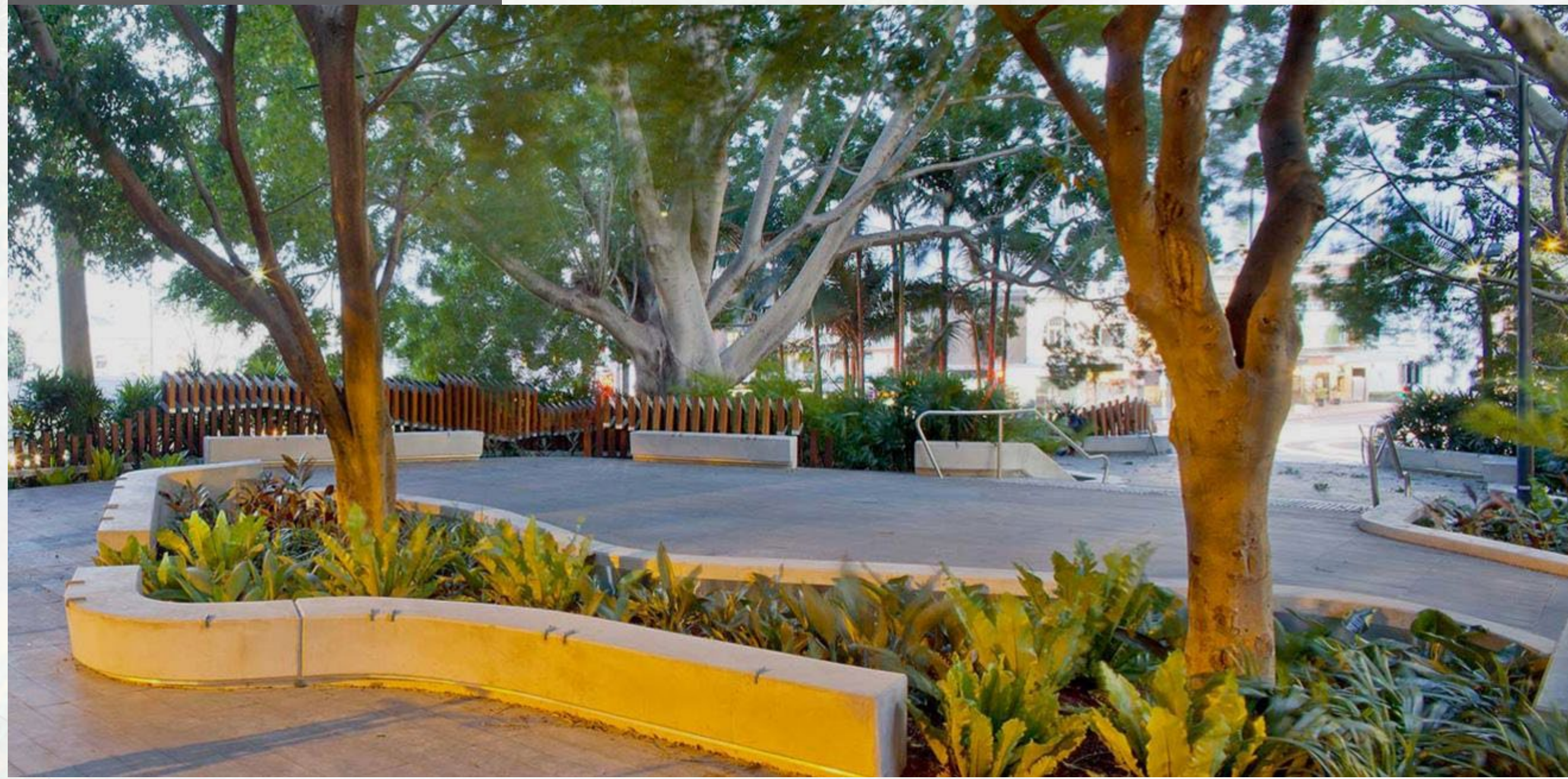
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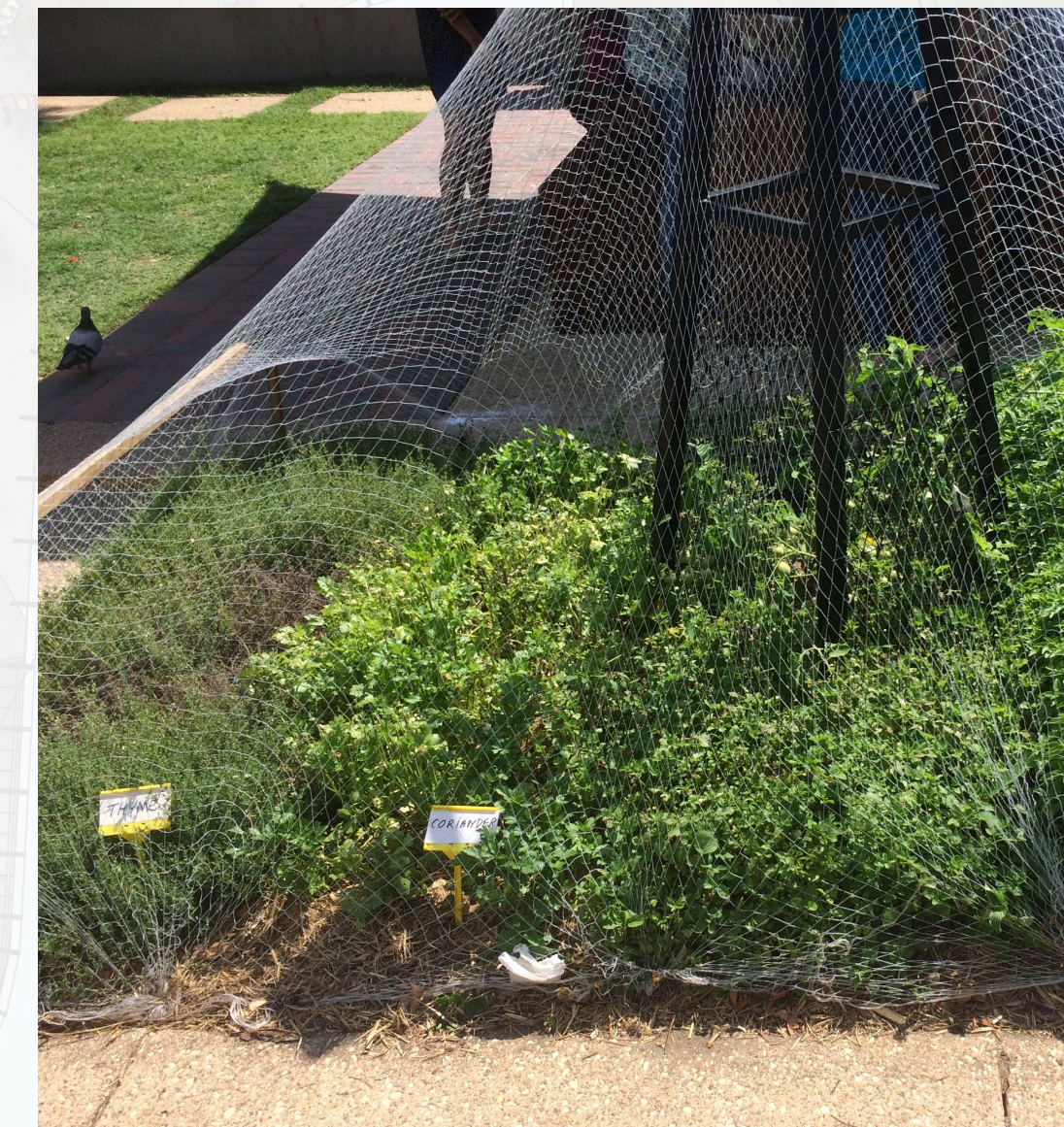
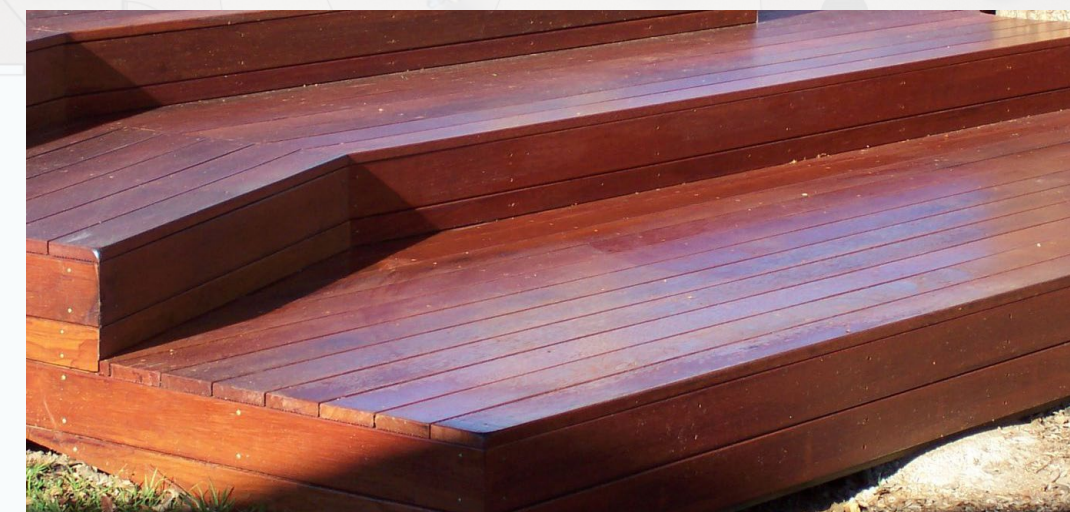
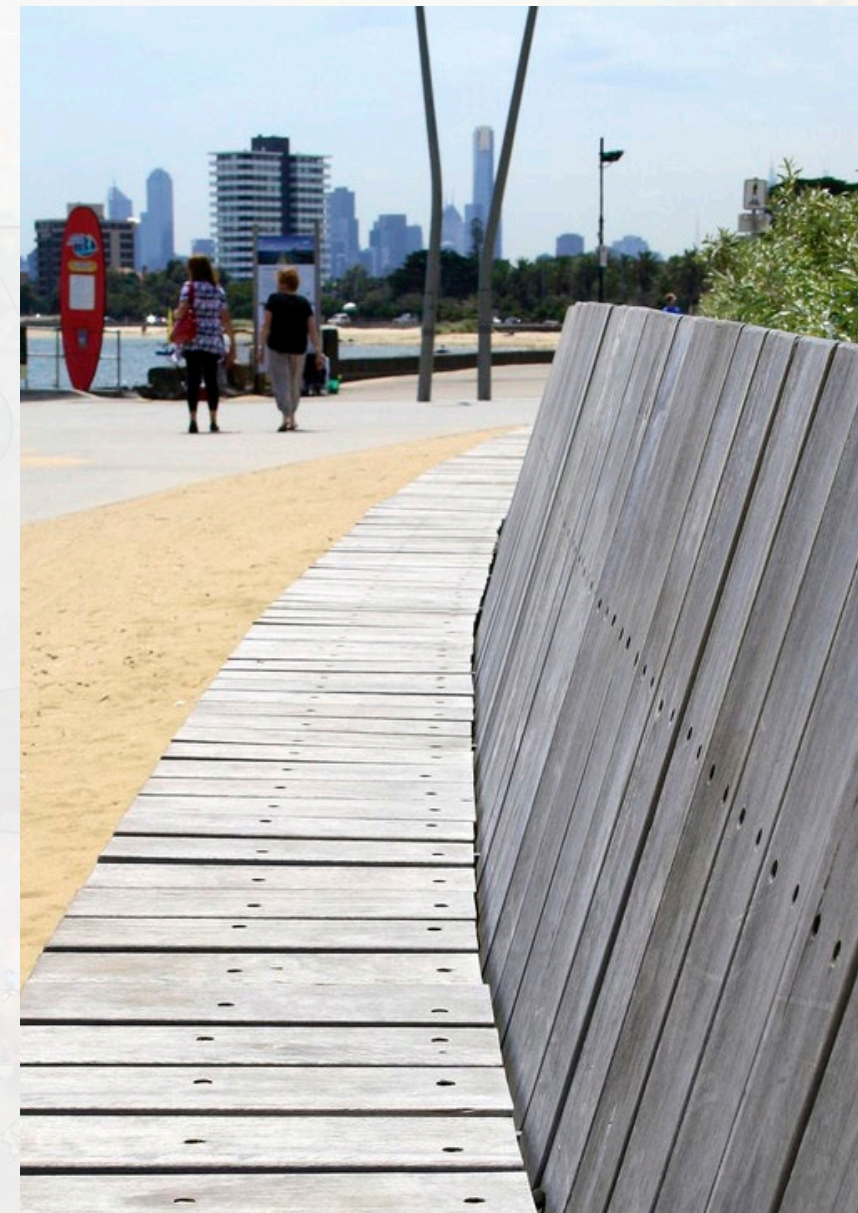
LANDSCAPE CONCEPT
SECTIONS: SHEET 2

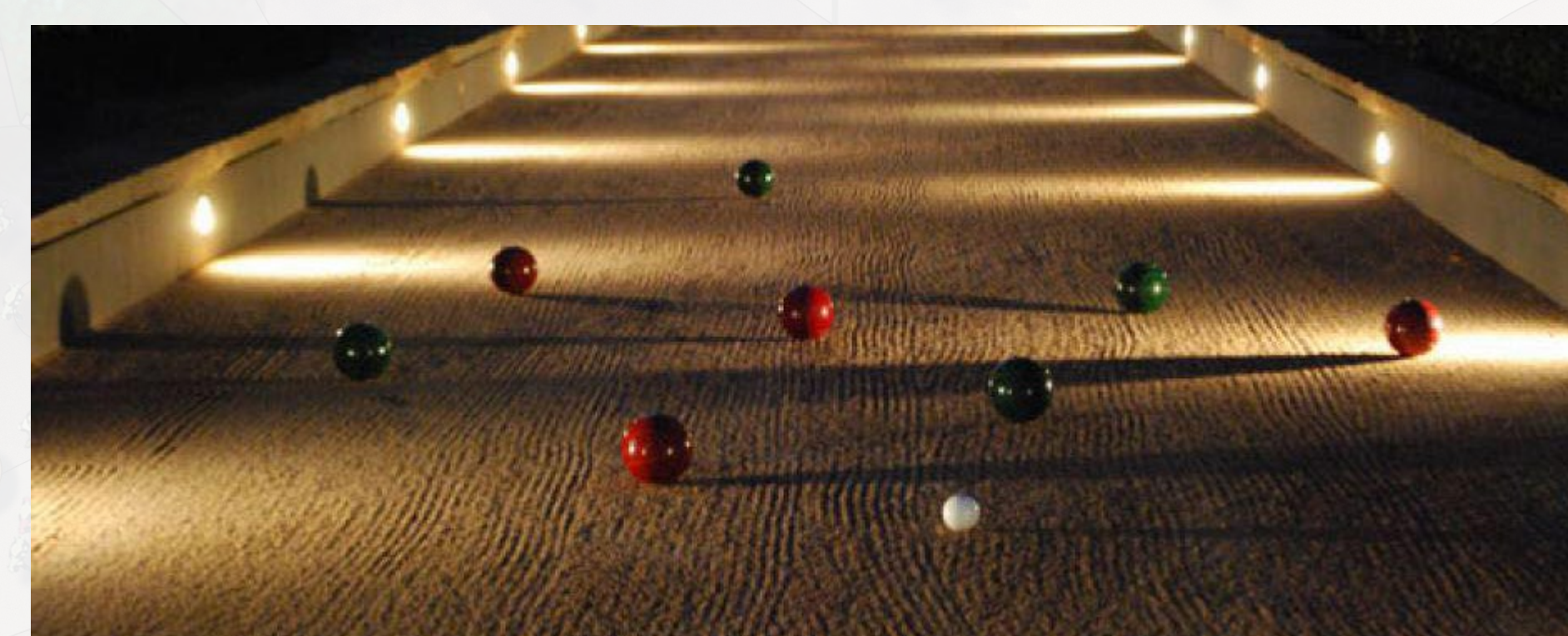
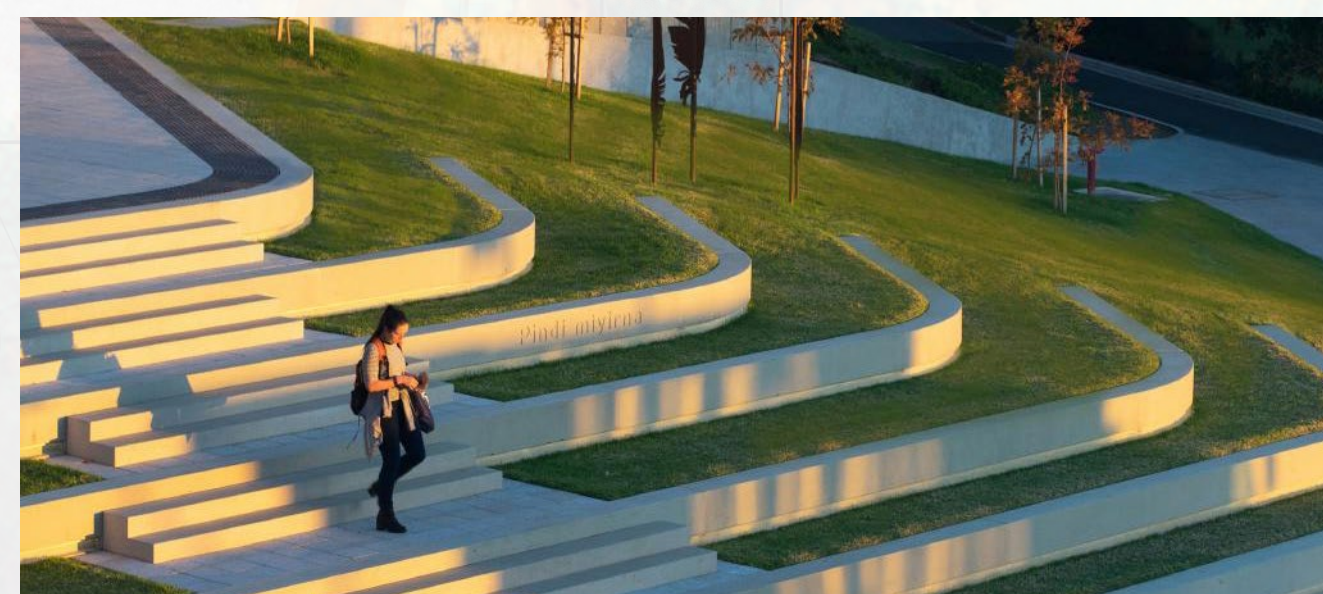
Scale as shown @A1

293-SD801 B









STREETSCAPE

TREES



ARAUCARIA cunninghamii
H: 20-30m W: 8-10m



BANKSIA integrifolia
H: 8-15m W: 3-10m



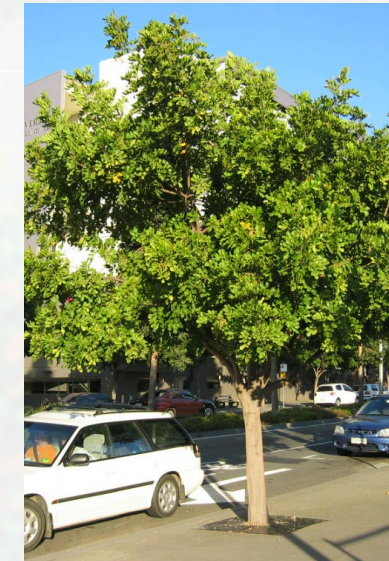
CASUARINA equisetifolia
H: 6-10m W: 3-5m



ELAEOCARPUS eumundii
H: 8-10m W: 3-5m



ELAEOCARPUS reticulatus
H: 10-15m W: 5-7m



CUPANIOPSIS anacardioides
H: 8-12m W: 4-8m



LIVISTONA australis
H: to 30m W: 4-5m



LOPHOSTEMON confertus
H: 15-20m W: 8-10m

UNDERSTOREY PLANTING



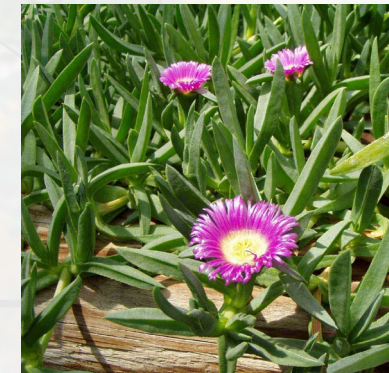
BANKSIA robur



BANKSIA 'Coastal Cushion'



CALLISTEMON 'Green John'



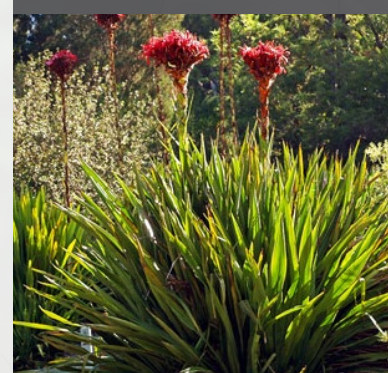
CAROBROTUS glaucescens



CASURINA 'Cousin It'



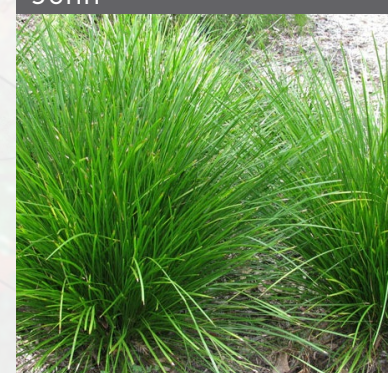
CRINUM pedunculatum



DORYANTHES excelsa



LOMANDRA 'Crackerjack'



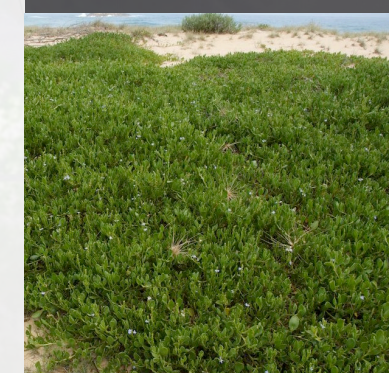
LOMANDRA 'Tilga'



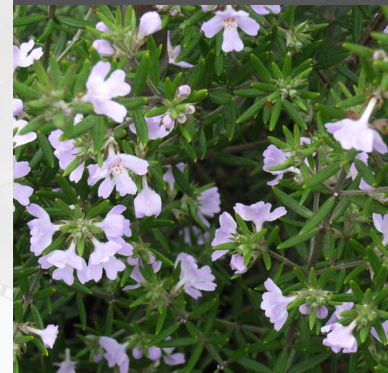
MELALEUCA thymifolia



MYOPORUM ellipticum



SCAEVOLA calendulacea



WESTRINGIA 'Wynyabbie Gem'



ZOYSIA tenuifolia

GREEN FACADE

UNDERSTOREY PLANTING



CAREX 'Everest'



CHONEMORPHA fragrans



CORDYLINE australis Kirkii



CRINUM pedunculatum



HIBBERTIA scandens



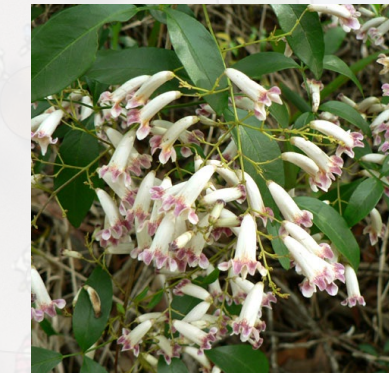
HOYA australis



LOMANDRA 'Tilga'



MYOPORUM boninense ssp australe



PANDOREA pandorana



PHYLLANTHUS multiflorus

PLAZA

TREES



ARAUCARIA cunninghamii
H: 20-30m W: 8-10m



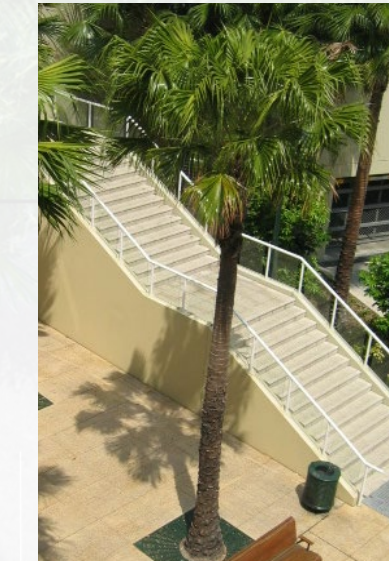
ATRACTOCARPUS fitzalanii
H: 6-10m W: 2-4m



BANKSIA integrifolia
H: 8-15m W: 3-10m

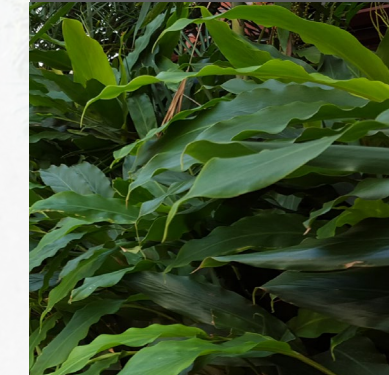


FLINDERSIA schottiana
H: 8-12m W: 6-8m



LIVISTONA australis
H: to 30m W: 4-5m

UNDERSTOREY PLANTING



ALPINIA nutans



ASPLENIUM australasicum



BANKSIA 'Coastal Cushion'



CALLISTEMON 'Great Balls of Fire'



CAREX 'Everest'



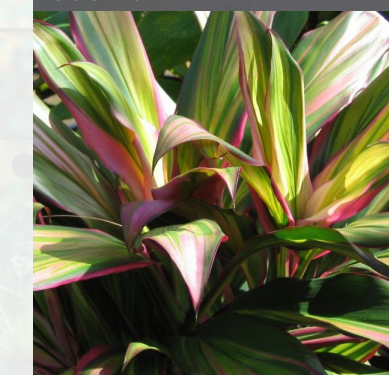
CHONEMORPHA fragrans



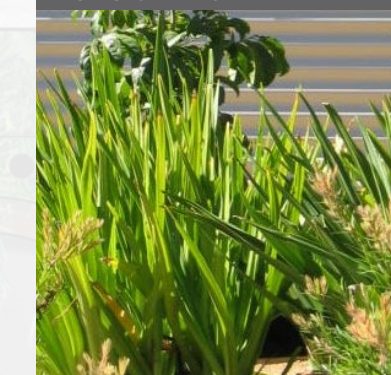
CORDYLINE australis Kirkii



CORDYLINE fruticosa Negra



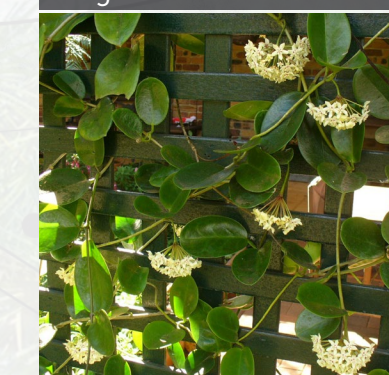
CORDYLINE 'New Guinea Black'



CRINUM pedunculatum



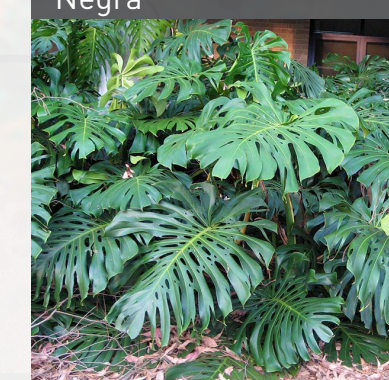
HIBBERTIA scandens



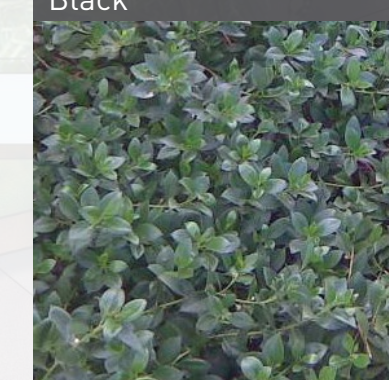
HOYA australis



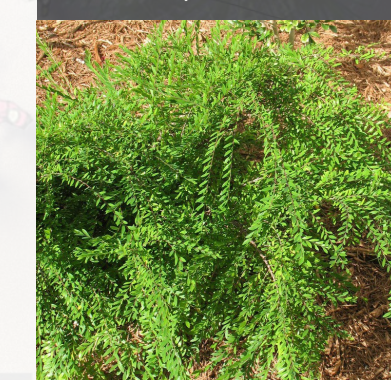
LOMANDRA 'Tilga'



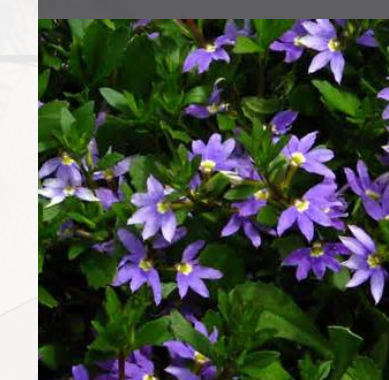
MONSTERA deliciosa



MYOPORUM ellipticum



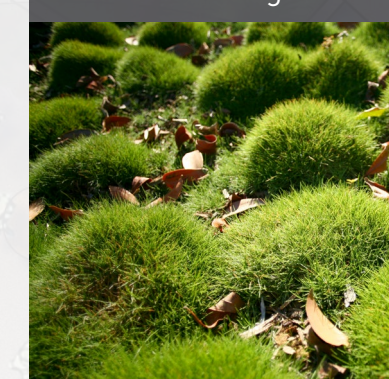
PHYLLANTHUS multiflorus



SCAEVOLA aemula



RHAPIS excelsa



ZOYSIA tenuifolia

CHILDRENS GARDEN - COASTAL
TREES



BANKSIA integrifolia
H: 8-15m W: 3-10m



HIBISCUS tiliaceus
H: 8-10m W: 8-10m



PANDANUS pedunculatus
H: 10-15m W: 6-8m

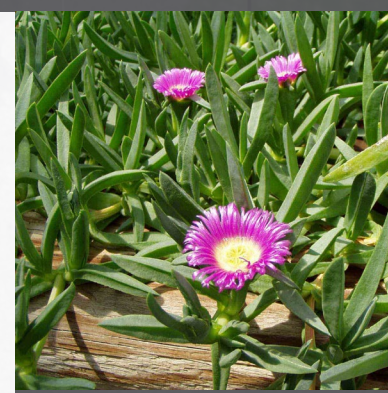


PANDANUS tectorius

UNDERSTOREY PLANTING



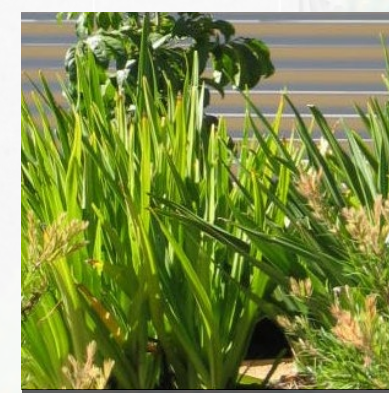
BANKSIA 'Coastal Cushion'



CARPEOBROTUS glaucesens



CASURINA 'Cousin It'



CRINUM pedunculatum



HIBBERTIA scandens



LOMANDRA 'Crackerjack'



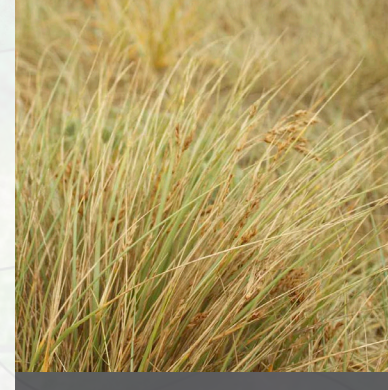
LOMANDRA 'Tilga'



METROSIDEROS 'Little Dugald'



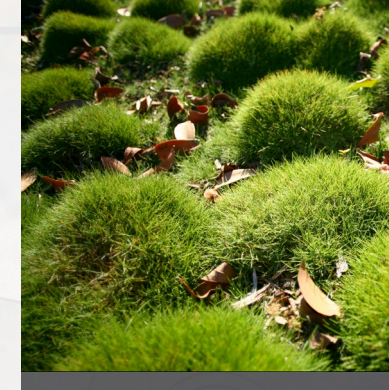
MYOPORUM boninense ssp australe



SPINIFEX sericeus



WESTRINGIA 'Jervis Gem'



ZOYSIA tenuifolia

CHILDRENS GARDEN - SUB TROPICAL
TREES



CYATHEA cooperii
H: to 8m W: 3-5m



ELAEOCARPUS eumundii
H: 8-10m W: 3-5m

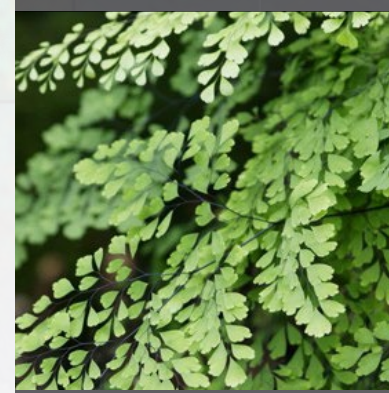


FLINDERSIA schottiana
H: 8-12m W: 6-8m

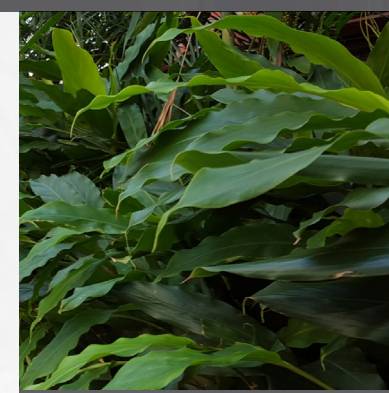


PELTOPHORUM pterocarpum
H: 10-15m W: 8-10m

UNDERSTOREY PLANTING



ADIANTUM raddianum 'Fragrans'



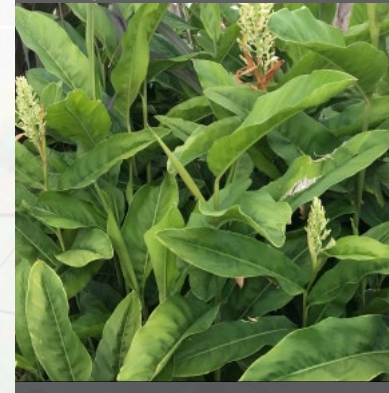
ALPINIA nutans



ALPINIA caerulea



ASPENIUM australasicum



ALPINIA galangal



CORDYLINE australis 'Kirkii'



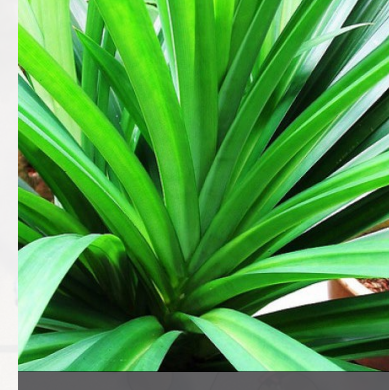
CORDYLINE fruticosa 'Negra'



DOODIA aspera



MONSTERA deliciosa



PANDANUS amaryllifolius



PHILODENDRON scandens



THYSANOLAENA maxima

CHILDRENS GARDEN - NATIVE
TREES



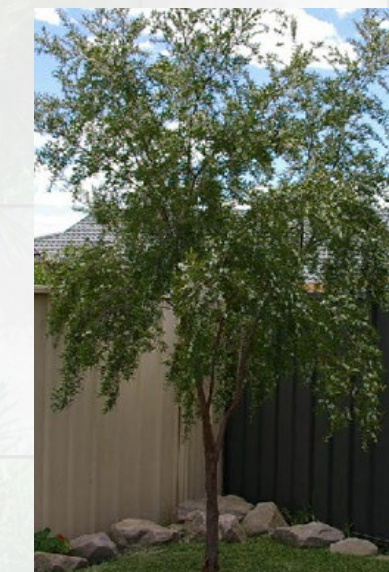
ALPHITONIA excelsa
H: 8-12m W: 4-5m



EUCALYPTUS 'Summer Beauty'

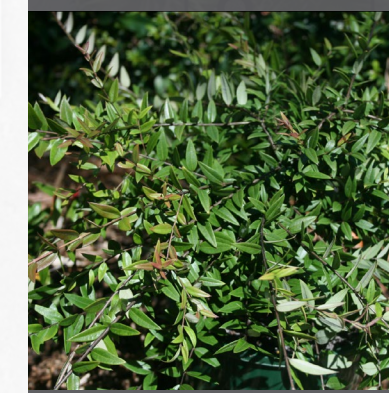


FLINDERSIA brayleyana
H: 8-12m W: 6-8m



LEPTOSPERMUM petersonii

UNDERSTOREY PLANTING



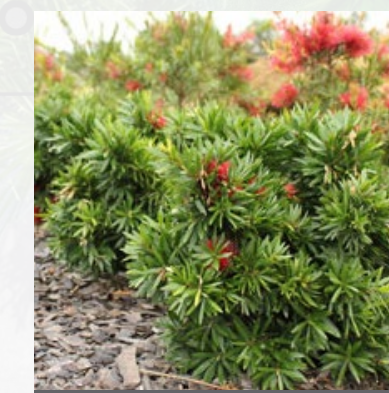
AUSTROMYRTUS dulcis



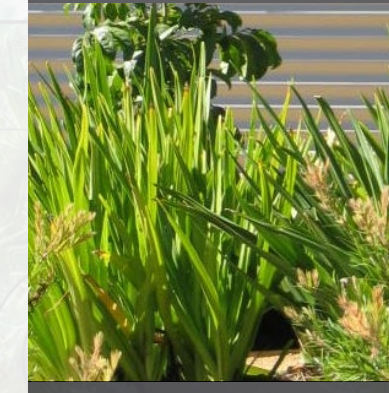
CAREX appressa



CALLISTEMON 'Great Balls of Fire'



CALLISTEMON 'Green John'



CRINUM pedunculatum



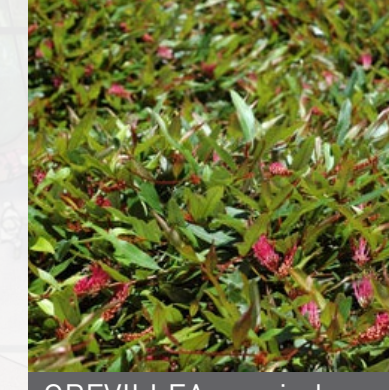
DORYANTHES excelsa



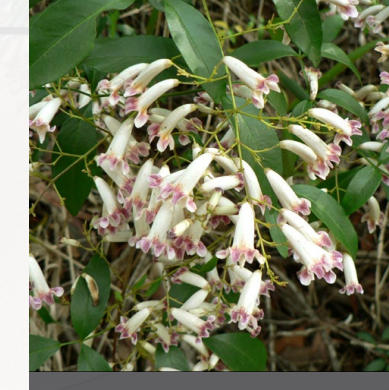
ISOLEPIS nodosa



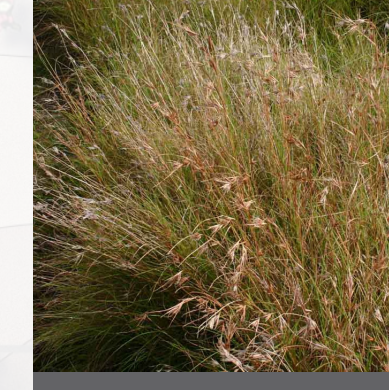
LOMANDRA 'Crackerjack'



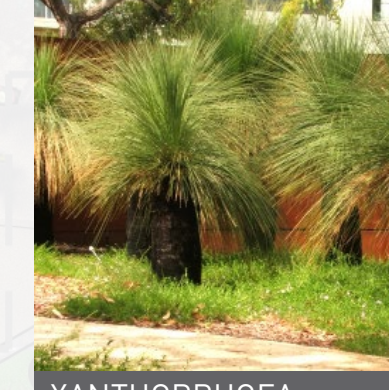
GREVILLEA poorinda 'Royal Mantle'



PANDOREA pandorana



THEMEDA triandra



XANTHORRHOEA johnsonii

COURTYARDS
TREES



ATRACTOCARPUS fitzalanii
H: 6-10m W: 2-4m



MAGNOLIA 'Little Gem'
H: 8-10m W: 3-5m



PLUMERIA obtusa
H: 5-6m W: 5-6m

UNDERSTOREY PLANTING



BANKSIA 'Coastal Cushion'



CAREX 'Everest'



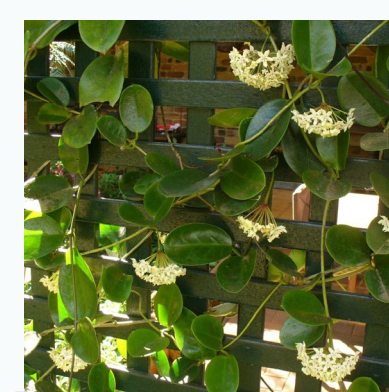
CRINUM pedunculatum



CORDYLINE australis 'Kirkii'



CORDYLINE fruticosa 'Negra'



HOYA australis



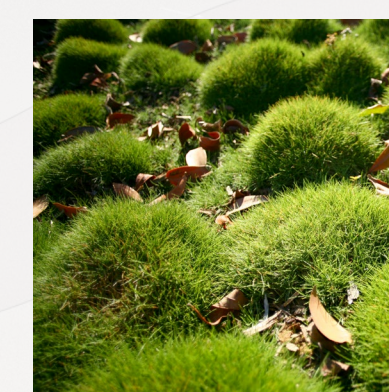
LOMANDRA 'Tilga'



OPHIOPOGON japonicus 'Nigra'



PHYLLANTHUS multiflorus



ZOYSIA tenuifolia

RECREATION DECKS - LEVEL 6

TREES



ELAEOCARPUS eumundii
H: 8-10m W: 3-5m

LIVISTONA australis
H: to 30m W: 4-5m

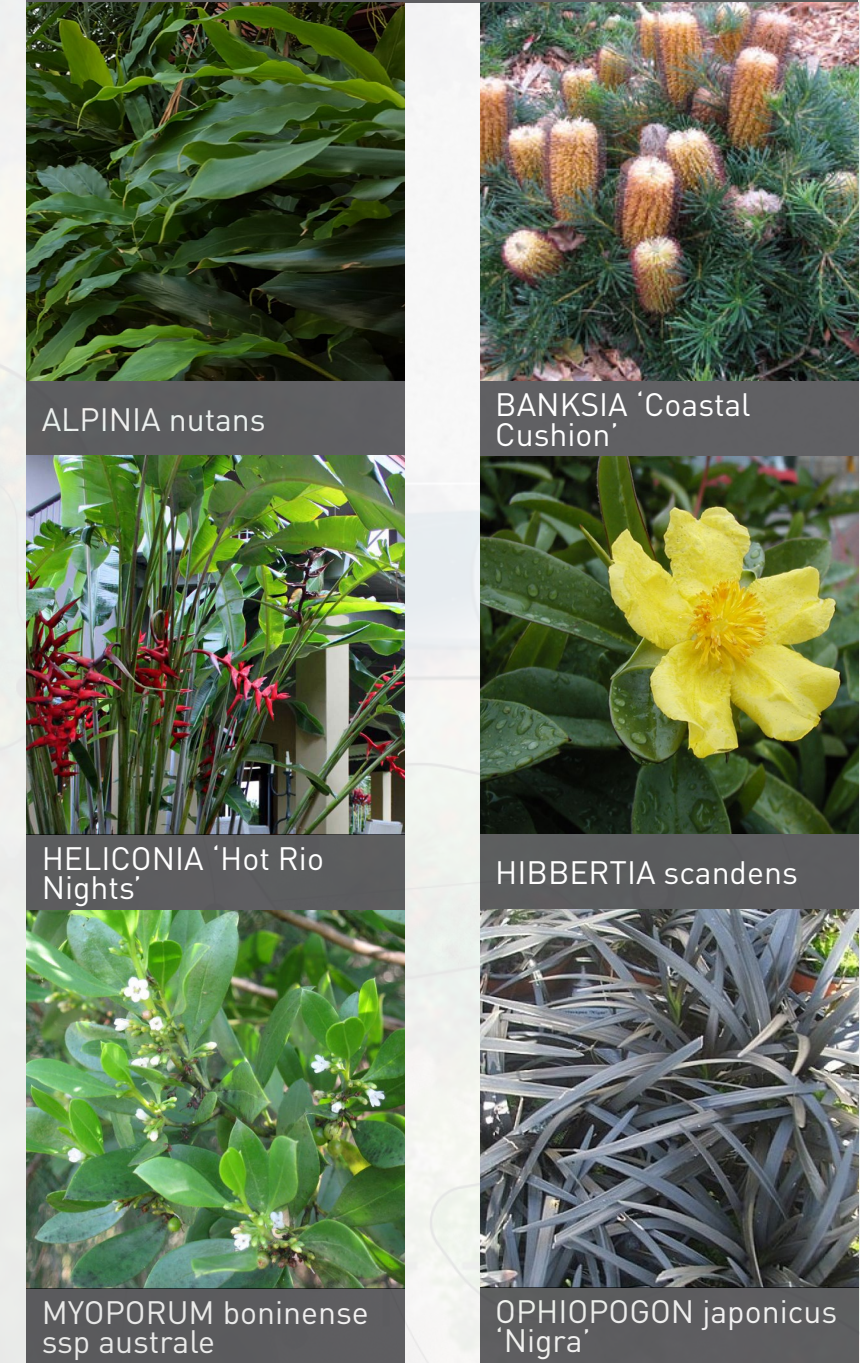


PANDANUS tectorius



PLUMERIA obtusa
H: 5-6m W: 5-6m

UNDERSTOREY PLANTING



ALPINIA nutans

BANKSIA 'Coastal Cushion'

HELICONIA 'Hot Rio Nights'

HIBBERTIA scandens

MYOPORUM boninense ssp australe

OPHIPOGON japonicus 'Nigra'



CORDYLINE australis 'Kirkii'

HOYA australis



CRINUM pedunculatum

LOMANDRA 'Titga'

ZOYSIA tenuifolia

RECREATION DECKS - LEVEL 5

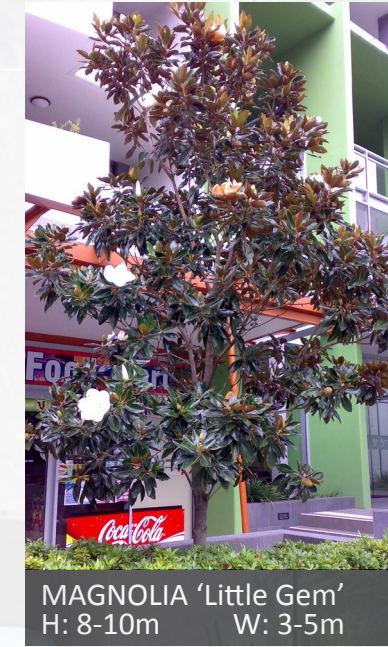
TREES



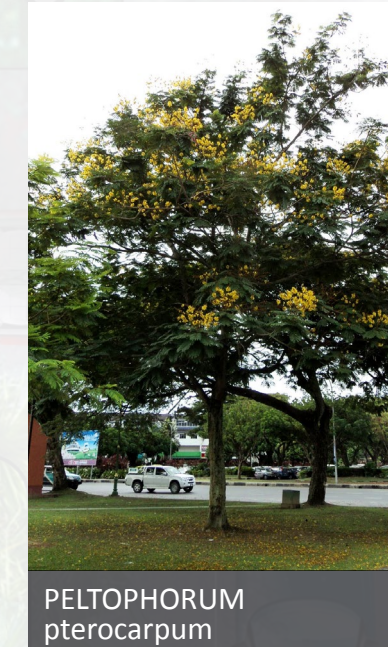
ATRACTOCARPUS fitzalanii
H: 6-10m W: 2-4m



FLINDERSIA schottiana
H: 8-12m W: 6-8m

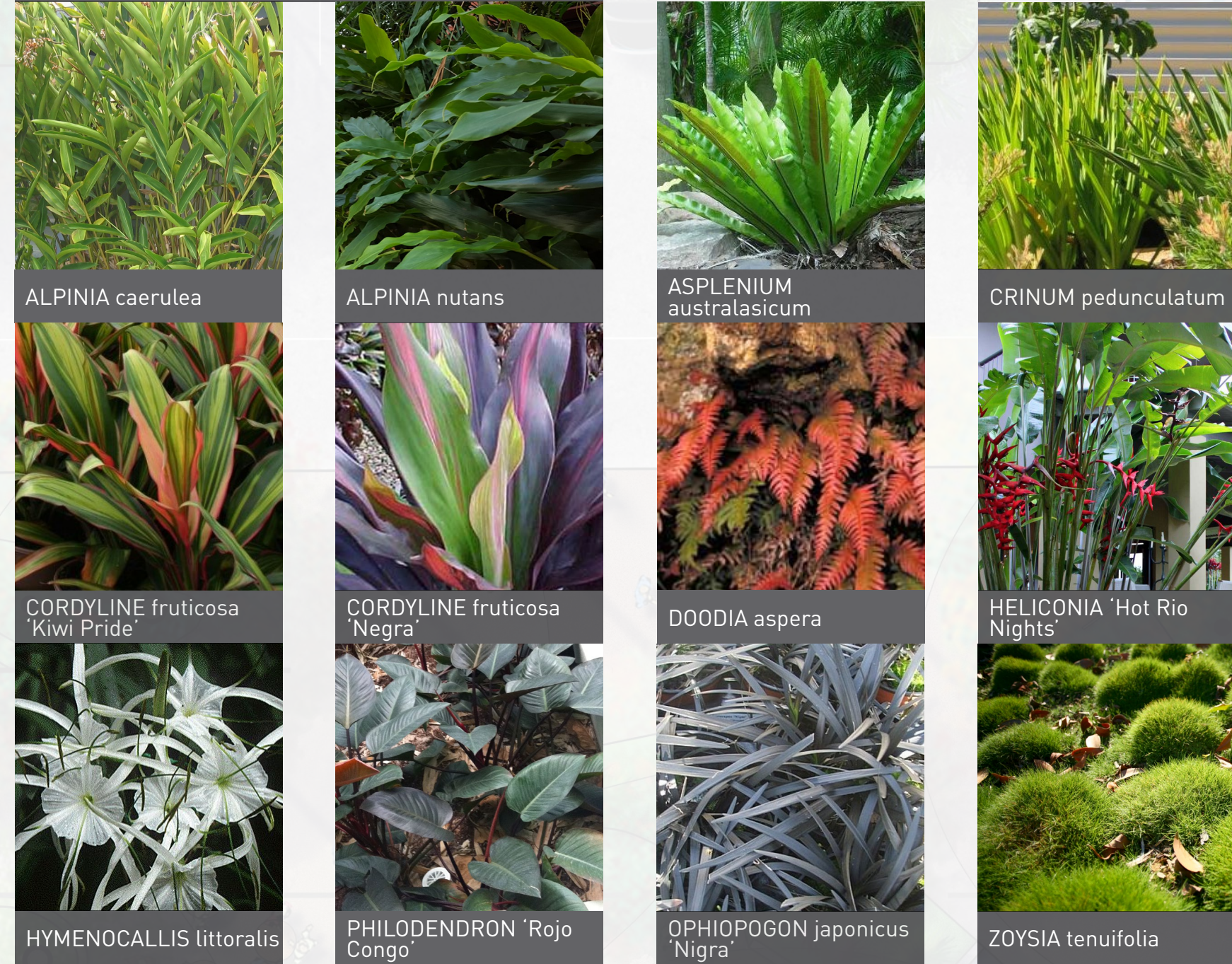


MAGNOLIA 'Little Gem'
H: 8-10m W: 3-5m



PELTOPHORUM pterocarpum
H: 10-15m W: 8-10m

UNDERSTOREY PLANTING



ALPINIA caerulea

ALPINIA nutans

ASPLENIUM australasicum

CRINUM pedunculatum

CORDYLINE fruticosa 'Kiwi Pride'

CORDYLINE fruticosa 'Negra'

DOODIA aspera

HELICONIA 'Hot Rio Nights'

HYMENOCALLIS littoralis

PHILODENDRON 'Rojo Congo'

OPHIPOGON japonicus 'Nigra'

ZOYSIA tenuifolia

RECREATION DECKS - LEVEL 3

TREES



ATRACTOCARPUS fitzalanii
H: 6-10m W: 2-4m



CYATHEA cooperii
H: to 8m W: 3-5m

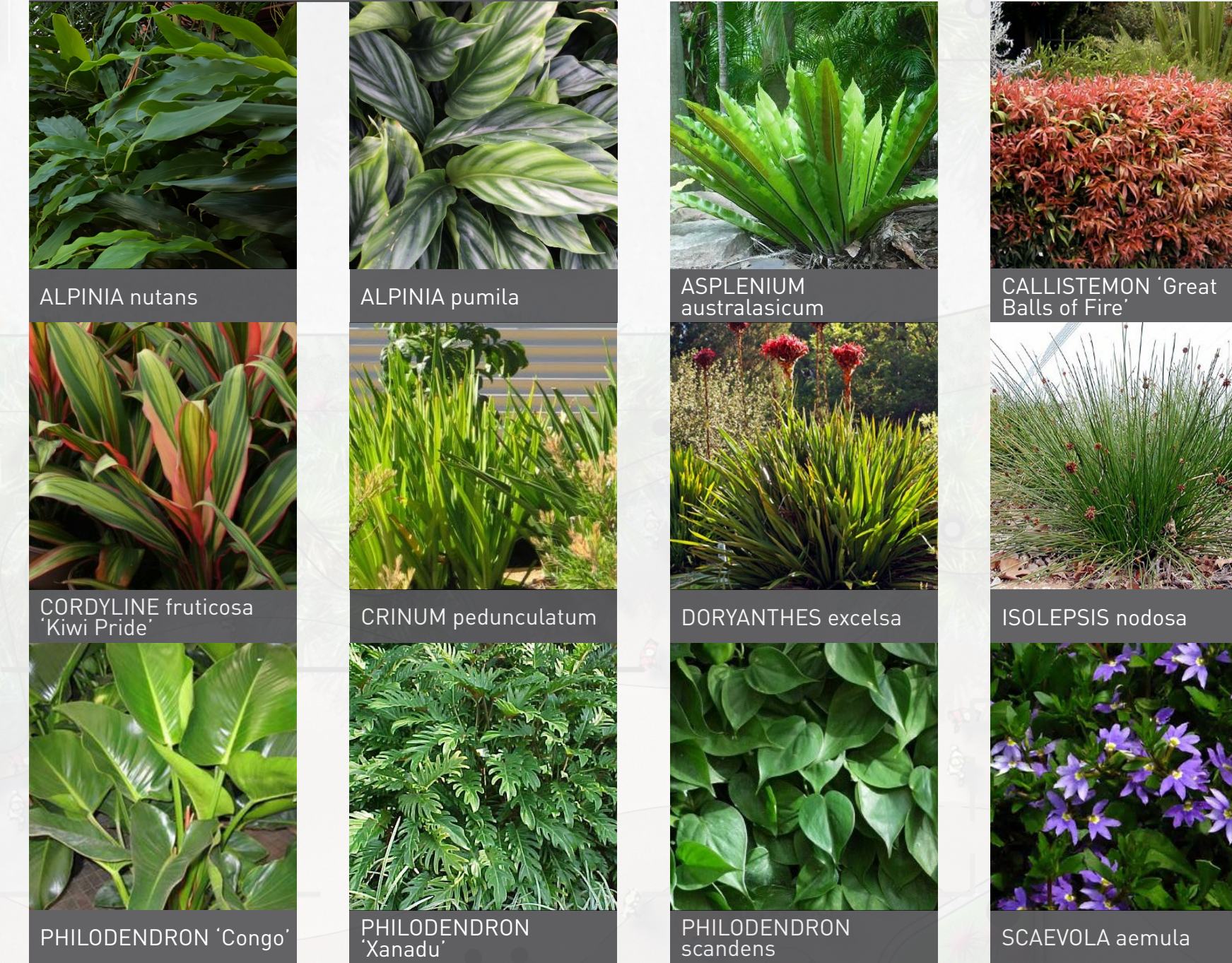


FLINDERSIA brayleyana
H: 8-12m W: 6-8m



PELTOPHORUM pterocarpum
H: 10-15m W: 8-10m

UNDERSTOREY PLANTING



ALPINIA nutans

ALPINIA pumila

ASPLENIUM australasicum

CALLISTEMON 'Great Balls of Fire'

CORDYLINE fruticosa 'Kiwi Pride'

CRINUM pedunculatum

DORYANTHES excelsa

ISOLEPSIS nodosa

PHILODENDRON 'Congo'

PHILODENDRON 'Xanadu'

PHILODENDRON scandens

SCAEVOLA aemula

LEVEL 2 GREEN ROOF

TREES



BANKSIA 'Coastal Cushion'

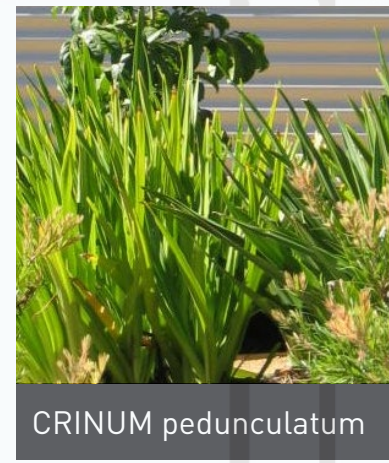
CAREX 'Everest'



CARPOBROTUS glaucescens



CASURINA 'Cousin It'



CRINUM pedunculatum



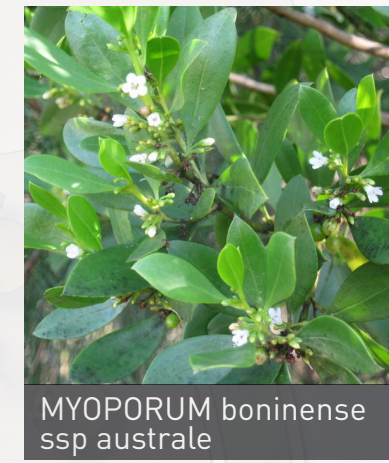
CORDYLINE australis 'Kirkii'



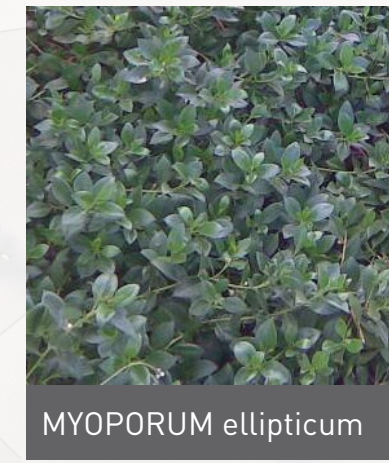
HIBBERTIA scandens



LOMANDRA 'Titga'



MYOPORUM boninense ssp australe



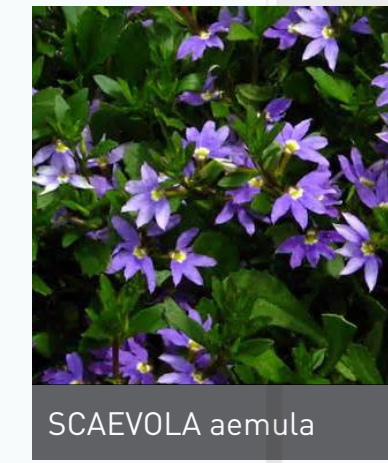
MYOPORUM ellipticum



OPHIPOGON japonicus 'Nigra'



PHYLLANTHUS multiflorus



SCAEVOLA aemula