City Prosperity Plan 2013

Landscape Materials and Planting Section

For: Coffs Harbour Council
By: TDEP & Roberts Day
March 2013
Public Domain Guidelines

Implementation Guidelines:
This report has tracked the development of recommendations from key vision themes for the Coffs Harbour city centre, through public domain objectives, to a series of high level strategies that provide a platform for ongoing improvements. A series of potential projects has been identified. Each one of these must be subject to further detailed design development to enable implementation. To assist this process, a series of Implementation Guidelines follow for:

i. Pavements v. Signage
ii. Planting v. Lighting
iii. Furniture vi. Awnings

Each identifies the key issues for existing public domain fabric that need to be addressed. These guidelines should inform ongoing design development and assessment of public domain improvements.

General principles for public domain include:

- Reflect the town centre vision of a Vibrant, Connected, and Green city centre through a simple and consistent materials palette;
- Source materials locally to reduce transport impacts and support the local community;
- Use materials that will lower the environmental footprint eg. sustainable, long life cycle and reduced embodied energy;
- Use low or non toxic materials to reduce impacts on human health and the environment, and
- Reuse demolition components materials or recycled content materials that meet engineering specifications.

Criteria for public domain:

The public domain recommendations have also been framed for certain elements in response to a series of local criteria which reflect the outcomes of investigations and consultations as to key qualities that Coffs Harbour and its community reflects:

- sub tropics a sub tropical environment lying at the junction of the coast and the rural hinterland
- relaxed community a coastal hub for business and government whose community retains its relaxed atmosphere and values
- inclusive community a community that is inclusive and reflects different ages and backgrounds
- connected to environment a community that is connected to the natural environment
Issues:

- Recent works along main street at road level have implemented a consistent approach of the red brick paver to match existing pathways.
- Generally the Salmon brick pavement material is in reasonable condition.
- To date this material has been a cost effective solution and provides a high level of consistency, however does not reflect the current high end Urban City Centre that Coffs Harbour has now grown into.
- Due to its cost effectiveness and easy availability, the brick paver is often found in other small scale town centres and in some cases residential contexts - from this point of view the material does not promote a strong “individual identity” however it is different to Sydney and Brisbane and most large metropolitan urban city centres.
- Recent Public domain improvements undertaken through the adjacent to Coffs Central have implemented a new approach to pavement through recent works at podium level - this comprises a contemporary urban character of medium grey coloured granite paver, with no banding.
- Most arcade links have a tiled finish implemented by private landholders. As these links are private - used by the public this is understandable - however does not promote continuity of public domain for pedestrians.

General Approach:

- Apply a consistent materials and design approach to pavements to assist pedestrians in understanding the extent and continuity of the public domain.
- New elements should embody the proposed future vision character for Coffs Harbour, while being sympathetic of existing elements as they will need to “co-exist” in the short to medium term.
- Use robust materials which will withstand exposure to coastal conditions but sympathetic to its rural roots.
- All streetscape works ensure ‘deterrence to damage’ is built into public elements in a subtle and non intrusive way.
- Locally sourced aggregates to be used in concrete works.
- Materials and design of improvements to be consistent with and minimise Council’s maintenance requirements.
Granite unit pavers ‘sesame’ grey
400mm wide x 400, 600 and 800mm

Granite unit pavers ‘sesame’ grey
400mm wide x 400, 600 and 800mm

Precast concrete unit pavement ‘Grey’
400mm wide x 400, 600 and 800mm
Light ly Shot blast

Exposed aggregate concrete path
Broom finish to edges

City Square Granite Paver ‘Seasame Grey’ (Dry)
City Centre Main Street Granite Pavement ‘Seasame Grey’ (Wet)
City Centre Main Street precast concrete Pavement ‘Light Grey’
City Centre Raised threshold Crossings

City Centre Tactiles indicators in stainless steel

Interlocking Pavement to Raised Thresholds/ Crossing

ALBANY STREET
CURACAO STREET
EARL STREET
PARK AVENUE
HARBOUR DRIVE
VERNON STREET
COFF STREET
KORFF STREET
SCARBA STREET
STREET
WEST HIGH
LYSTER STREET
MOONEE STREET
PACIFIC HIGH
GORDON STREET
DUKE STREET
CASTLE STREET
MURDOCH STREET
GUNDAGAI PLACE
ELBOW STREET
LITTLE STREET
MARKET STREET
GRAFTON STREET
ELIZABETH STREET
MCLEAN STREET

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## Recommendations - Materials and design

Pavement materials should reflect and support the themes identified for the city centre:

<table>
<thead>
<tr>
<th>Theme</th>
<th>Opportunities</th>
<th>Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub tropics</td>
<td>lighter colours compliment coastal character - promote light and are cooler</td>
<td>Existing Salmon should be phased out, while the a move towards more high end contemporary Light Grey paver colours to any future pedestrian pavements. Paved crossings should be dark grey to resist staining. Accent colour mixes using coastal mix of sandstone colours and Light grey could be explored in City Square areas. Accent of &quot;sandstone&quot; colour proposed – this may be used at a regular interval through the grey pavement ideally at a varied width to the base pavement. Preferred not as continuous band but as a &quot;fragmented&quot; band potentially of varied lengths / rythms.</td>
</tr>
<tr>
<td>relaxed community</td>
<td>generous urban scale, look and feel but retaining a feeling of interest</td>
<td>Existing smaller domestic scale unit size is not a desirable scale for a larger City Centre - desirable to have diversity in scale from movement spaces (eg streets - larger scale unit of jointing) to gathering spaces (eg sitting areas / plazas - diversity of scales / materials for texture)</td>
</tr>
<tr>
<td>inclusive community</td>
<td>timelessly colours and styles that are not strongly associated with either end of age spectrum</td>
<td>Use colours that are organic in character and incorporate variations to enhance identity. Pavements should ensure accessibility for all age groups (ie finish and colour)</td>
</tr>
<tr>
<td>Connected to environment</td>
<td>Materials to reflect natural colours of coastal and rural environment</td>
<td>Materials supply to consider carbon footprint where possible. Long life / quality materials enhance potential for recycling if required</td>
</tr>
<tr>
<td>Green</td>
<td>use of references to natural environment in pavement</td>
<td>Potential integration of natural stone (eg unbanded Sandstone) in limited locations as accent pavement. Potential use of Insitu Shotblast Concrete with &quot;Coffs Harbour&quot; specific aggregate mix as feature pavement at entries / thresholds in street and in plazas</td>
</tr>
</tbody>
</table>

### Hierarchy

<table>
<thead>
<tr>
<th>Short to medium term recommendations</th>
<th>Long term recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. City Square Paver/Building Thresholds</td>
<td>Retain existing Salmon brick paver</td>
</tr>
<tr>
<td>2. City Centre Main Street</td>
<td>Retain existing Salmon brick paver</td>
</tr>
<tr>
<td>3. City Centre Core (Supporting Streets)</td>
<td>Retain existing Salmon brick paver</td>
</tr>
<tr>
<td>4. City Centre Secondary Streets (Reconfiguration Streets)</td>
<td>Retain existing Salmon brick paver or insitu Concrete</td>
</tr>
<tr>
<td>5. Verges/Parks /Shared Pedestrian &amp; Cycle Pathways</td>
<td>Retain existing Insitu Shotblast Concrete</td>
</tr>
<tr>
<td>6. Road thresholds</td>
<td>Retain existing surface treatment with painted finish</td>
</tr>
</tbody>
</table>

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<td>1. City Square Paver/Building Thresholds</td>
<td>Granite unit pavers 'sesame' grey colour (Sizes: 400mm wide x 400, 600 and 800mm) Introduce sandstone toned granite paver as design accent, and vary unit size to increase visual richness in selected areas</td>
</tr>
<tr>
<td>2. City Centre Main Street</td>
<td>High end Granite unit pavers 'sesame' grey colour (Sizes: 400mm wide x 400, 600 and 800mm) Introduce sandstone toned granite paver as design accent, and vary unit size to increase visual richness in selected areas</td>
</tr>
<tr>
<td>3. City Centre Core (Supporting Streets)</td>
<td>Precast Shotblast Concrete paver - Colour and aggregate to complement granite 'sesame' grey colour to City Main Street</td>
</tr>
<tr>
<td>4. City Centre Secondary Streets (Reconfiguration Streets)</td>
<td>Precast Shotblast Concrete paver - Colour and aggregate to complement granite 'sesame' grey colour to City Main Street</td>
</tr>
<tr>
<td>5. Verges/Parks /Shared Pedestrian &amp; Cycle Pathways</td>
<td>Insitu Shotblast Concrete with broom finish to edges - when major replacement programme for pavements required - lighter colour and exposure than to thresholds to maintain contrast - Provide gridded sawcut Jointing Pattern to complement large format paving</td>
</tr>
<tr>
<td>6. Road thresholds</td>
<td>Dark grey interlocking paver with white painted crossing and steel tactiles, Ramps to be porphyry sett pavement/ concrete</td>
</tr>
</tbody>
</table>
Canopy Avenue Planting

Cupaniopsis sp. Tuckeroos

Conical upright trees

Agathis Robusta Queensland Kauri

Issues:

- Impact of street conditions (eg overhead powerlines, awnings, services) on achieving quality street tree canopy to main street
- Impact of overhead powerlines on achieving quality street tree canopy to adjoining streets
- Limitations of site conditions (soils, water logging) on tree health
- Wide range of sub tropical species

General principles:

- Support and reflect Coffs Harbour’s vision of a vibrant connected and green place
- Support wayfinding and circulation around both the broader town and the retail core through a clear hierarchy of species and canopy size and heights which accentuate pedestrian/vehicular entries and park destination spaces.
- Main Road and any high volume streets and laneways to have upright conical shaped street trees planted to minimise maintenance and long term structural damage to tree specimens, pavement and underground services;
- Secondary loop roads, carpark areas, square connections and widened nodal crossing zones, low broad domed trees are to be used as a preference in order to reduce heat loading and provide maximum shade for pedestrians/ cyclists with minimal hazard;
- Create shady streets that encourage walkable neighbourhoods especially to main loop circulation linking key destination areas and the Town Centre;
- Reduce heat loading via absorbed and reflected heat, particularly to retail shopping areas to encourage pedestrian activity throughout the hotter months such as key Christmas shopping periods
- Generally tree species selection and placement should adapt the following principles:
  - In-line with RMS recommendations where applicable;
  - Provide shade over on street parking;
  - Support habitat values for native fauna;
  - Utilise rich green leafy species to generate strong foliaged character, and
  - Consistent with Council’s street tree masterplan

Street Trees Planting

Example:

Large tree planter in City Square incorporating incidental seating element and drainage

Example: Trees in roadway with water sensitive urban design
Street Trees Planting

<table>
<thead>
<tr>
<th>Location</th>
<th>Requirements</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Centre Wayfinding/Entries/crossings</td>
<td>Tall columnar</td>
<td>Roystonia regia, Royal Palm 15-20m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Archontophoenix cunninghamiana, Bangalow Palm 10-15m</td>
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<tr>
<td></td>
<td></td>
<td>Elaeocarpus eumundi, Quandong 8-10m h x 4-6m w</td>
</tr>
<tr>
<td>Main Street Trees</td>
<td>Tall columnar</td>
<td>Agathis robusta, Old Kauri 18 - 22m</td>
</tr>
<tr>
<td></td>
<td>Broad canopied medium sized tree</td>
<td>Harpullia pendula, Tulipwood Tree 15m</td>
</tr>
<tr>
<td>City Square</td>
<td>Broad Shade feature flowering tree</td>
<td>Delonix regia, Red Poinciana</td>
</tr>
<tr>
<td>Secondary Street Trees</td>
<td>Small to medium tree 8 to 15 metres</td>
<td>Buckleyhamia celisissima, Ivory Curl</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Glochidion ferrandini, Cheese Tree</td>
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<tr>
<td></td>
<td></td>
<td>Cupaniopsis anacardioides, Tuckeroo</td>
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<tr>
<td></td>
<td></td>
<td>Tristaniopsis laurina, Water Gum</td>
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<tr>
<td></td>
<td></td>
<td>Michelia champaca, Golden Champaca</td>
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<tr>
<td></td>
<td></td>
<td>Stenocarpus sinuatus Red silky oak</td>
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<tr>
<td></td>
<td></td>
<td>Harpullia pendula, Tulipwood Tree</td>
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<tr>
<td></td>
<td></td>
<td>Syzgium leumani, Lilliplly, Backhousia citroidora, Lemon Scented Myrtle</td>
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<tr>
<td></td>
<td>Large nodal tree</td>
<td>Flindersia scottiana, Silver Ash</td>
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<tr>
<td></td>
<td></td>
<td>Mischarytera lauteriania, Corduoy</td>
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<tr>
<td></td>
<td></td>
<td>Lophostemon confertus, Brushbox</td>
</tr>
<tr>
<td>Carpark Tree</td>
<td>Small to medium evergreen tree</td>
<td>Cupaniopsis anacardioides, Tuckeroo</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tristaniopsis laurina, Water Gum</td>
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<tr>
<td></td>
<td></td>
<td>Xanthosteen chrysanthus Golden Penda</td>
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<tr>
<td></td>
<td></td>
<td>Magnolia grandiflora ‘Little Gem’</td>
</tr>
<tr>
<td>Recreational links</td>
<td>Narrow canopy evergreen tree</td>
<td>Roystonia regia, Royal Palm 15-20m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Archontophoenix cunninghamiana, Bangalow Palm 10-15m</td>
</tr>
<tr>
<td>Park/open space feature trees</td>
<td>Large sized evergreen tree</td>
<td>Araucaria heterophylla, Norfolk Island Pine</td>
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<tr>
<td></td>
<td></td>
<td>Ficus Hillii, Hills Fig</td>
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<tr>
<td></td>
<td></td>
<td>Ficus macrophylla, Morten Bay Fiq</td>
</tr>
<tr>
<td></td>
<td>Broad canopy feature flower</td>
<td>Delonix regia var Flavida, Yellow Poinciana</td>
</tr>
</tbody>
</table>

Existing Coffs Harbour Street Tree Masterplan
Garden Bed Planting

General Approach to Garden Planting:
The following principles should be adopted to garden bed planting in the City Centre:

- Garden bed areas should be of generous size and include street tree plantings where possible;
- Garden beds should be strategically located to reinforce street function and movement, reduce heat loading, absorb surface runoff, and improve pedestrian visual amenity;
- Garden bed planting should be kept to a maximum height of 700mm to ensure clear sight lines are maintained and not reliant on heavy pruning;
- Low underplanting should be used where possible throughout the City Centre to minimise hardscape, which will and
- Generally species selection and placement should be focus on local sub tropical species;
- Generally species selection and placement should:
  - Assist legibility through directional placement;
  - Accentuate entry zones with feature planting;
  - Select robust species with qualities such as ability to tolerate both periods of drought intense high level rain/flash floods;
  - Support local habitat values;
  - Be low maintenance, and
  - Comply with CPTED principles.

Low Sub Tropical Species;
Liriope species
Crinum pedunculatum
Lomandra confertifolia ‘little con’
Anthropodium ciratum
Lomandra Katrinus
Zamia furfuracea
Carex appress
Bromeliad Aechmea Blanchetiana
Vriesea imperialis

Medium Sub Tropical Species;
Heliconia sp.
Ixora cocinea
Doryanthes excelsa
Beschorneria yuccoides
Strelitzia regina

Tall Sub Tropical Species;
Doryanthes excelsa
Strelitzia nicoli
Cordyline petiolaris
Cycus revoluta
Macaranga tanaris
Cyanthea australis
Signage Strategy
Development of a coordinated system of signage to provide effective wayfinding through the town centre is a critical requirement. Detailing for implementation design, materials and information content will be required which can be informed by the information provided on this page.

Recommendations:
Short Term Strategy Development:
Develop coordinated form, materials, graphic, and colour strategies for signage across the range of the required hierarchy

Short Term Town Core Recommendation:
Provide clear street (vehicular) wayfinding, including:
• Replace existing banners with street names to central median and roundabouts
• Provide clear ‘Key Streets Entry Post’ street signage at major intersections include parking

Long Term Town Core Recommendation:
Improve directional signage including:
• Replace existing banners with street names to central median and roundabouts
• Provide clear ‘Town Centre Post’ street signage at major intersections include parking

Long Term Recreational Loop Signage Recommendation:
Provide wayfinding adjoining recreational loop including:
• Bright easily recognisable Directional Loop Post
• Pedestrian/ cycle map information for recreational links
• Interpretational signage at points of interest

Other considerations
Sustainability:
• Design using robust materials and construction methods;
• Use anti vandalism deterring treatments and materials

Maintenance:
• Council and community to be vigilant in reporting vandalism and maintenance requirements to Council or others in a timely manner, and
• Council to address any vandalism in a timely manner.
### Theme

| Sub tropics | use materials that reflect coastal character - timber, stone where possible  
|            | Need high durability and corrosion resistance |
| Relaxed community | informal seating including bespoke / multi purpose seating that can allow for flexible / informal use |
| Inclusive community | variety of seating options at regular intervals  
|                    | Mixture of backed and no backed seating  
|                    | Seating and other element placement maximise opportunities for interaction |
| Connected to environment | use of references to natural environment in bespoke seating (eg stone / timber) |
| Green | use of recycled materials where possible |

### Element

| Seats | Maintain existing SFA CMM 105 backed seat to City Centre  
|       | Adsheil Town & Park SSD Metro seat SSD/SS/TT/3AR/EP to Parks |
| Bollards | SFA B3F fixed bollard |
| Bins | Maintain existing LBS 'Metro 55' Litterbin (55 litre) to city Centre  
|       | Provide custom recycle set of three bins (high galvanised to match Jetty) to Parks and open space areas |
| Bike Racks | Adsheil Town & Park Standard Hoop: 850mm (H) x 845mm (W) x 42mm (D) 42x2mm Stainless Steel CHS applied throughout the city centre to footpath and Parks / open space |
| Bus stops | Existing dated, consider upgrade to awning, seating and lighting  
|           | Improve existing Bus Stop fabric with Coffs Harbour specific elements (subject to specific design development) |
| Public art seats | Consider for potential Bespoke public art seating to feature public areas |

### Furniture to have multi functional use where possible such as walling as seating and seating as bike rack

### Issues:
- There is a general consistency of furniture type to the town centre core precinct which is positive
- Potential to update with city centre improvement works - timber and steel colours as existing are best as furniture is neutral and allow temporal fabric to provide colour
- Existing elements are functional and cost effective - potential to consider some upgrading to better reflect city centre themes with custom design to key areas such as City Square

### Approach:
- Urban elements should be selected to suit the environment, and complement the coastal/rural character;
- Fencing, lighting and furniture to tie into the character and identity vision;
- Robust materials which will withstand exposure to coastal conditions
- All streetscape works should ensure 'deterrence to damage' is built into public elements in a subtle non intrusive approach
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**Lighting**

**Issues:**
- Lack of night activity to City Centre
- Poor lighting provision to some pedestrian routes
- Mixed quality of lighting to gathering space
- Lack of character / identity shaping lighting

**Approach:**
- Provide coordinated and holistic approach to lighting of the various elements that need to be lit
- Street lighting to meet authority requirements - review standard authority range to select optimum type to suit centre
- Under awning lighting where possible to illuminate retail core footpaths
- Quality Pole top lights to footpaths where no awnings available and to public spaces
- Catenary suspended lighting to be explored for key public spaces and laneways
- In pavement lighting to denote key pedestrian linkages
- Feature uplighting to entry signage and selected trees
- Short term / special event lighting to reinforce character of special events

**Theme Strategies**
- Sub tropics: Highlighting of diverse vegetation colours and textures through lighting
- Relaxed community: Provide mixture of formal lighting poles and other lighting to illuminate main routes and spaces to encourage night activity in centre
- Inclusive community: Lighting approach types and themes that will appeal to broad range of age groups
- Connected to environment: Lighting to highlight natural setting / vegetation

**Element Recommendations**
- **Entry feature lighting**
  - Spot lighting
- **Pole top lighting**
  - To street footpaths not serviced by awnings
  - To public spaces
- **Under awning lighting**
  - To footpaths in the retail core as key pedestrian lighting strategy
- **Overhead catenary lighting**
  - To selected public spaces: City Square
  - To key linkage laneways: Park Avenue Laneway
- **In pavement lighting**
  - Semi-permanent / permanent cover for the city Square

**Existing Pole Top Light Pole**

**Overhead Event Lighting elements**

**Feature Lighting in pavement to crossings adjacent City Square**
### Awnings

**Issues:**
- Continuity of shelter / awning provision to retail core streets
- Continuity of shelter / awning provision to key pedestrian linkages
- Shelter rain protection to on street trading areas
- Poor Shelter rain protection to Bus Stops

**Approach:**
- Consolidate extent and detailing of awnings to retail core streets and to key pedestrian linkages on streets / through public spaces
- Maintain overhead canopy structures as major element to Coffs Harbour Streets - enhancing shelter to key connections
- Potential for retractable awning coverage to secondary streets or public spaces with on street trading where seasonal flexibility is required or
- Potential for on street trading areas to be provided with consistent roll out of fixed umbrellas with potential for weather protective sides
- Use proprietary park shelters to park areas integrating custom refinements to address coastal character
- Consider City Centre wide approach to Bus Stop awnings

<table>
<thead>
<tr>
<th>Theme</th>
<th>Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub tropics</td>
<td>Provide effective coverage to public domain to ensure optimised use in high rainfall environment</td>
</tr>
<tr>
<td>Relaxed community</td>
<td>Shelter awnings to allow for flexibility of use and for strong connections between spaces and streets and cross streets</td>
</tr>
<tr>
<td>Inclusive community</td>
<td>Variety of shelter and shade opportunities to backed seating and to play space areas</td>
</tr>
<tr>
<td>Connected to environment</td>
<td>Capture water for re-ue where possible</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Element</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Al fresco dining/ awning covers</td>
<td>applied throughout the city centre to footpath dining and to buildings which are not structurally sound enough for ‘structural’ awnings</td>
</tr>
<tr>
<td>City Square weather protection</td>
<td>semi- permanent/ permanent cover for the city Square</td>
</tr>
<tr>
<td>Bus stops</td>
<td>Improve Bus Stop awnings</td>
</tr>
<tr>
<td>Picnic Shelters</td>
<td>Off the shelf with custom</td>
</tr>
</tbody>
</table>

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