

City Prosperity Plan 2013

Landscape Materials and Planting Section



For:
Coffs Harbour Council



By:
TDEP & Roberts Day



March 2013

Public Domain Guidelines



Vibrant and inclusive



Connected and contemporary



Green and sustainable City Centre

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
- ii. Planting
- iii. Furniture
- v. Signage
- v. Lighting
- 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.

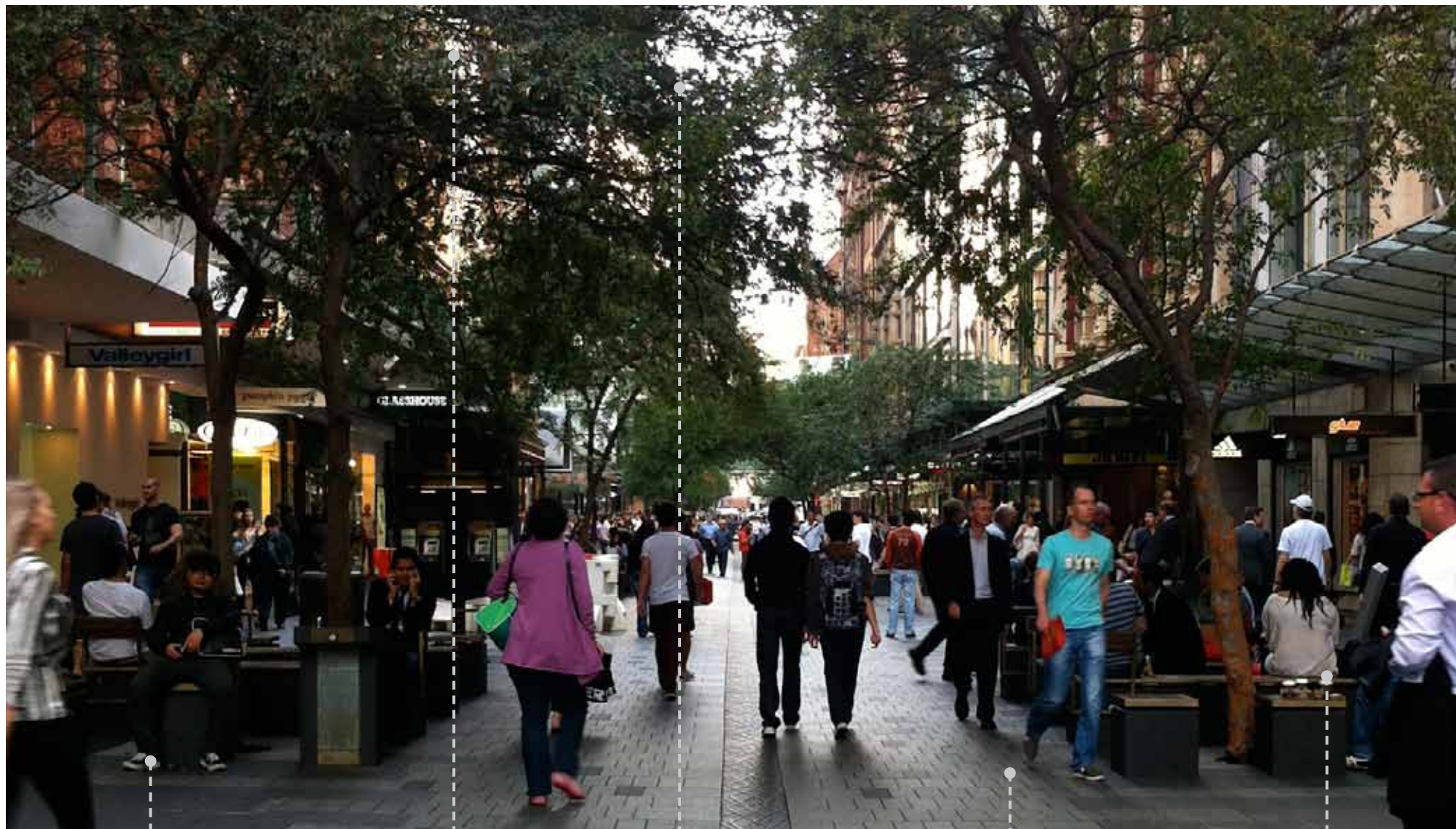
General principles for public domain include:

- 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



High Urban finish to pavements

Tree canopy

Feature tree planting sets a rhythm for the space

Light coloured paving material

Robust Furniture

Pavements

Overly complex paving pattern



Existing Brick Pavement is dated and generic in style not supporting desired Coffs Harbour vision



Existing small scale units prone to lifting - high maintenance/ trip hazard

Existing Pavement character



Colour and finish to reflect coastal holiday character - complexity through colour not pattern



Extend sense of space with simple kerb to building paving pattern with no formal banding



Example of simplified palette with large format paver with no banding and 300mm wide Kerbs

Proposed Pavement character

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.

Pavements

City Square Granite Paver / feature colour mix to



City Centre Main Street Granite Paver 'Sesame Grey' (Dry)



Granite unit pavers 'sesame' grey / 400mm wide x 400, 600 and 800mm

Interlocking Pavement to Raised Thresholds/ Crossing



City Centre Main Street Granite Pavement 'Sesame Grey' (Wet)



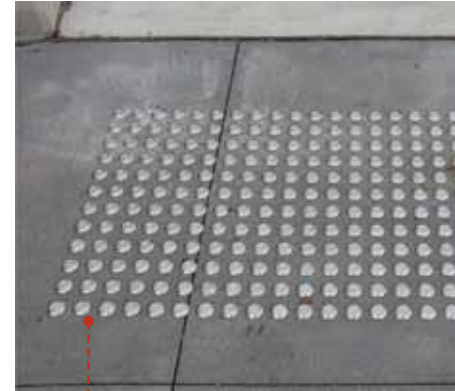
Granite unit pavers 'sesame' grey 400mm wide x 400, 600 and 800mm



City Centre Main Street precast concrete Pavement 'Light Grey'



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



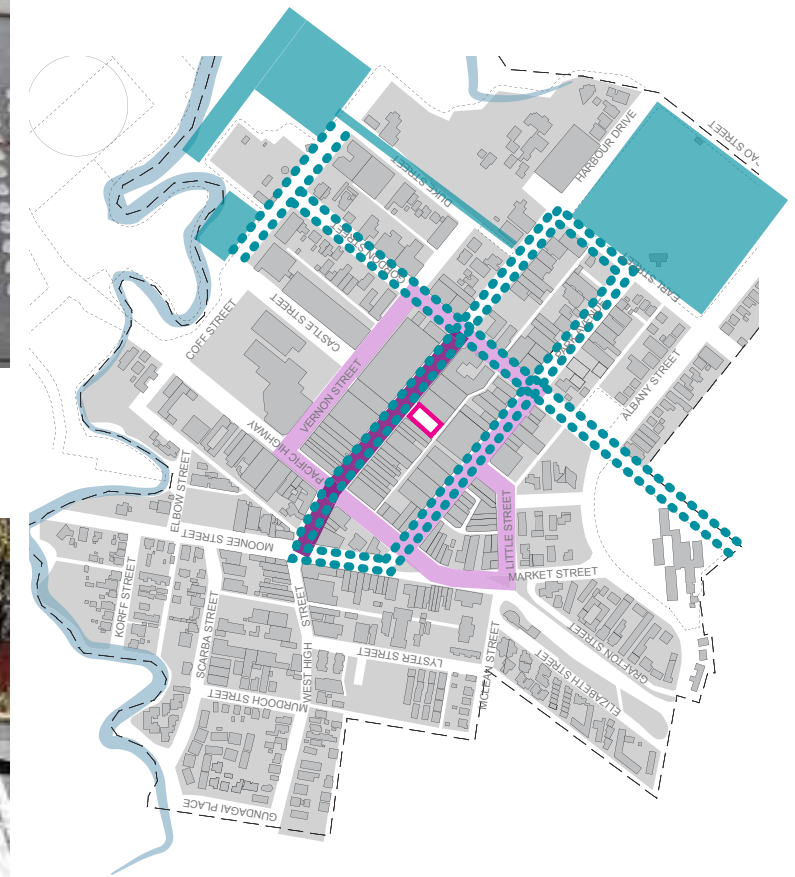
City Centre Tactiles indicators in stainless steel



City Centre Raised threshold Crossings



Exposed aggregate concrete path Broom finish to edges



- 1. City Square Paver/ Building Thresholds
- 2. City Centre Main Street
- 3. City Centre Core (Supporting Streets)
- 4. City Centre Secondary Streets (Reconfiguration Streets)
- 5. Footpaths/Parks /Shared Pedestrian & Cycle Pathways
- 6. Raised thresholds/ crossing

Recommendations - Materials and design

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

Theme	Opportunities	Strategies
Sub tropics	lighter colours compliment coastal character - promote light and are cooler	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 "sandstone" 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 "fragmented" band potentially of varied lengths / rythms.
relaxed community	generous urban scale, look and feel but retaining a feeling of interest	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)
inclusive community	timeless colours and styles that are not strongly associated with either end of age spectrum	Existing brick colour are generic and commonly found in use - also replacement requirements may pose availability issues in future 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)
Connected to environment		Materials to reflect natural colours of coastal and rural environment Materials supply to consider carbon footprint where possible Long life / quality materials enhance potential for recycling if required
Green	use of references to natural environment in pavement	Potential integration of natural stone (eg unbanded Sandstone) in limited locations as accent pavement Potential use of Insitu Shotblast Concrete with "Coffs Harbour" specific aggregate mix as feature pavement at entries / thresholds in street and in plazas

Hierarchy	Short to medium term recommendations	Long term recommendations
1. City Square Paver/ Building Thresholds	Retain existing Salmon brick paver Introduce Granite in limited locations as accent pavement /as "door mat" to full width of footpath at key civic building and shopping centre entries	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
2. City Centre Main Street	Retain existing Salmon brick paver Introduce Granite in limited locations as accent pavement /as "door mat" to full width of footpath at key civic building and shopping centre entries	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
3. City Centre Core (Supporting Streets)	Retain existing Salmon brick paver	Precast Shotblast Concrete paver - Colour and aggregate to complement granite 'sesame' grey colour to City Main Street
4. City Centre Secondary Streets (Reconfiguration Streets)	Retain existing Salmon brick paver or insitu Concrete	Precast Shotblast Concrete paver - Colour and aggregate to complement granite 'sesame' grey colour to City Main Street
5. Verges/Parks /Shared Pedestrian & Cycle Pathways	Retain existing Insitu Shotblast Concrete	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 Introduce Granite in limited locations as accent pavement to Brelsofrd Park
6. Road thresholds	Retain existing surface treatment with painted finish	Dark grey interlocking paver with white painted crossing and steel tactiles, Ramps to be porphory sett pavement/ concrete

Street Trees Planting

Canopy Avenue Planting
Cupaniopsis sp. Tuckeroos

Conical upright trees
Agathis Robusta Queensland Kauri



Grey Street Brisbane

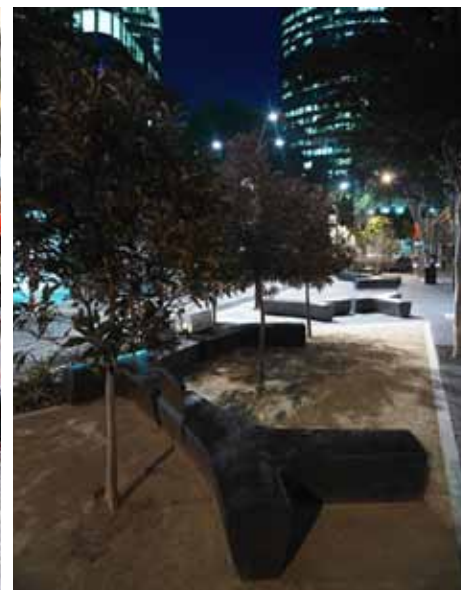
Issues:

- 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 Coff 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 foliated character, and
 - Consistent with Council's street tree masterplan

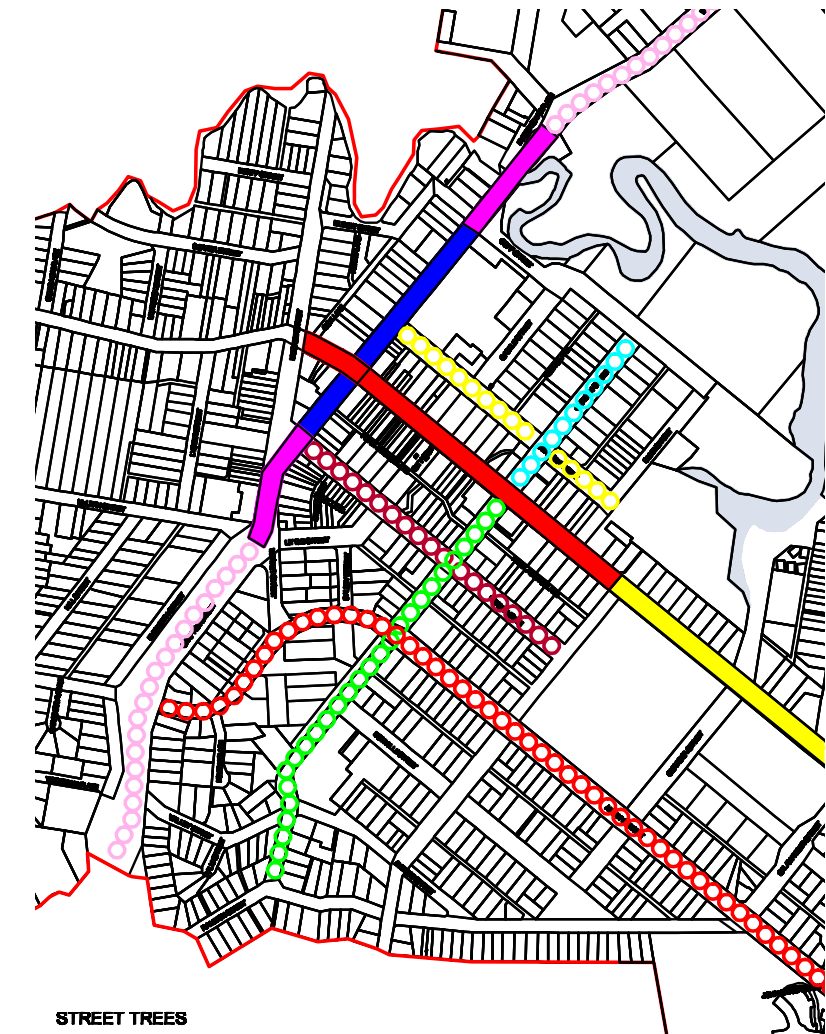
Example:
Large tree planter in City Square incorporating incidental seating element and drainage



Example
Trees in roadway with water sensitive urban design

Street Trees Planting

Location	Requirements	Recommendations
City Centre Wayfinding/ Entries/ crossings	Tall columnar	Roystonia regia, Royal Palm 15-20m Archontophoenix cunninghamiana, Bangalow Palm 10-15m Elaeocarpus eumundi, Quandong 8- 10m h x 4-6m w
Main Street Trees	Tall columnar Broad canopied medium sized tree	Agathis robusta, Qld Kauri 18 - 22m Harpulia pendula Tulipwood Tree 15m
City Square	Broad Shade feature flowering tree	Delonix regiae, Red Poinciana
Secondary Street Trees	Small to medium tree 8 to 15 metres	Buckinghamia celsissima, Ivory Curl Glochidion ferdinandi, Cheese Tree Cupaniopsis anacardioides, Tuckeroo Tristaniopsis laurina, Water Gum Michelia champaca, Golden Champaca Stenocarpus sinuatus Red silky oak Harpullia pendula, Tulipwood Tree Syzgium leumanii, Lillypilly Backhousia citriodora, Lemon Scented Myrtle
	Large nodal tree	Flindersia scottiana, Silver Ash Mischarytera lautereriana, Corduroy Lophostemon confertus, Brushbox
Carpark Tree	Small to medium evergreen tree	Cupaniopsis anacardioides, Tuckeroo 8 to 15 metres Tristaniopsis laurina, Water Gum Xanthostemon chrysanthus Golden Penda Magnolia grandiflora 'Little Gem'
Recreational links	Narrow canopy evergreen tree	Roystonia regia, Royal Palm 15-20m Archontophoenix cunninghamiana, Bangalow Palm 10-15m
Park / open space feature trees	Large sized evergreen tree Broad canopy feature flower	Araucaria heterophylla, Norfolk Island Pine Ficus Hillii, Hills Fig Ficus macrophylla, Morten Bay Fig Delonix regia var Flavida, Yellow Poinciana



- STREET TREES**
- CITY CENTRE: HARPULIA PENDULA
 - SYZYGIIUM LEUMANII
 - MELALEUCA, NORFOLK ISLAND PINE, WATERHOUSIA
 - PANDANUS, TUCKEROO, NORFOLK ISLAND PINES
 - KAURI PINE
 - STENOCARPUS, ANGOPHERA
 - ELEOCARPUS EUMUNDI, ARCHONTOPHOENIX CUNNINGHAMIANA
 - BRACHYCHITON, TIBOUCHINA, SYZYGIIUM LEUMANII, XANTHOSTEMON
 - BRACHYCHITON, SYZYGIIUM JAMBOS
 - ROYSTONIA REGIA
 - CRYPTOCARYA TRIPLINERVIS
 - CUPANIOPSIS, MELALEUCA
 - CUPANIOPSIS ANACARDIOIDES
 - CRYPTOCARYA TRIPLINERVIS
 - ALOCASUARINA, MELALEUCA, LOPHOSTEMON
 - FLINDERSIA SCOTTIANA
 - FLINDERSIA AUSTRALIS, BRACHYCHITON, ACMENA SMITHII, CUPANIOPE
 - MICHELIA CHAMPACA
 - PANDANUS, TUCKEROO, NORFOLK ISLAND PINES

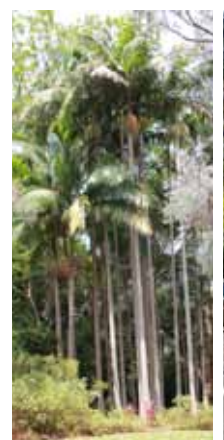
Existing Coffs Harbour Street Tree Masterplan



Large Nodal Tree
Flindersia australis
Crows Ash tree



Entry Feature Palm
Roystonea regia
Royal Palm



Archontophoenix
cunninghamiana
Bangalow



Feature Planting
Delonix regia, Poinciana
where appropriate

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'
 Arthropodium cirratum
 Lomandra Katrinus
 Zamia furfuracea
 Carex appress
 Bromeliad Aechmea Blanchetiana
 Vriesea imperialis

Medium Sub Tropical Species;
 Heliconia sp.
 Ixora coccinea
 Doryanthes excelsa
 Beschorneria yuccoides
 Strelitzia regina
 Cordyline congesta

Tall Sub Tropical Species;
 Doryanthes excelsa
 Strelitzia nicoli
 Cordyline petiolaris
 Cycus revoluta
 Macaranga tanaris
 Cyanthea australis



Signage

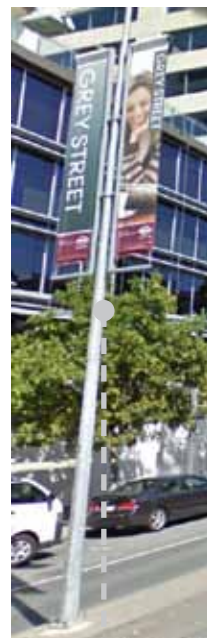
City Centre Signage Hierarchy



Town Centre Gateway



Town Centre Orientation
Parking / destination



Banner with
Street Name



Town Centre Directional Posts
(Large / Small)



Directional
Loop Post -
recreational
trail



Pedestrian/ cycle
map



Interpretational
signage



Example
Town Centre Signage Materials/ Colours/ Finishes
should be designed specifically for Coffs Harbour and be
robust, contemporary and easily recognisable

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.

Furniture

Theme	Strategies
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



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

Element	Recommendations
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 LB5 '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

City Centre Public Domain



City Centre Bins



Seats



Bike Racks



Bollards



Seats

City Centre Parks and Open Space



Recycling Bins

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

Lighting

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



Short term event lighting

Issues:

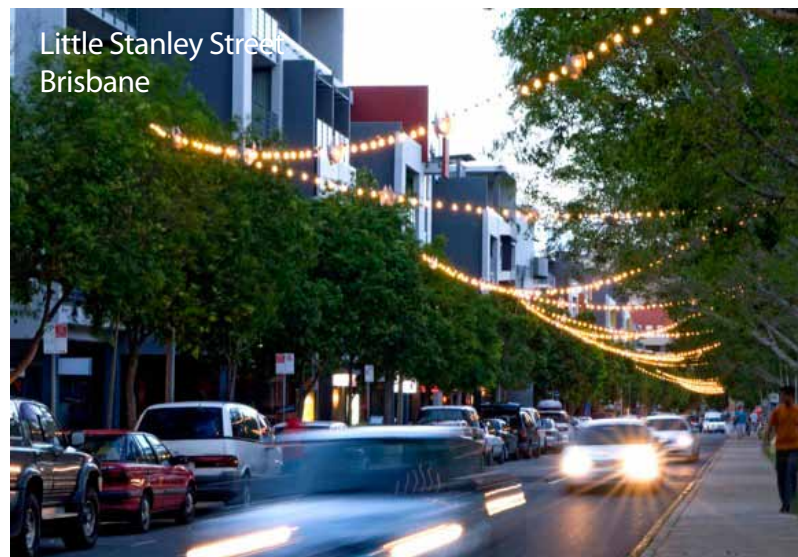
- Lack of night activity to City Centre
- Poor lighting provision to some pedestrian routes
- Mixed quality of lighting to gathering space
- Lack of character / identity shaping lighting

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



Existing Pole Top Light Pole



Overhead Event Lighting elements



Manly, Sydney



CBD Laneways, Sydney



Feature Lighting in pavement to crossings adjacent City Square

Awnings

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

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



Existing Shade Sails to Harbour Drive



Off the shelf picnic shelters with custom tweaking

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

Built Awnings



Retractable Awnings/ Weather Protection



Permanent Awnings/ Weather Protection



Al fresco dining/ awning covers

