



# Town Centre Master Plan Sub-Committee

## Business Paper

**date of meeting:** Thursday 28 February 2019

**location:** Committee Room  
Port Macquarie-Hastings Council  
17 Burrawan Street  
Port Macquarie

**time:** 8.00am

## **Town Centre Master Plan Sub-Committee**

### **CHARTER**

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#### **1.0 OBJECTIVES**

- To advise Council on projects and issues which support and affect the continued development of the Port Macquarie Town Centre using funding from the Town Centre Master Plan Reserve.

#### **2.0 KEY FUNCTIONS**

The key functions of the Sub-Committee are to:

- Make recommendations to Council regarding the development, review and amendment as required of the Town Centre Master Plan
- Make recommendations to Council on works priorities - Capital and maintenance - for the implementation of the Town Centre Master Plan
- Act as a communication conduit between Council and the CBD stakeholders in respect to the Town Centre Master Plan
- Make recommendations to Council regarding an annual Works Program and Budget to be adopted by Council as part of the annual Operational Plan
- Maintain an awareness of the capital expenditure of Town Centre Master Plan Reserves and make recommendations to Council regarding such expenditure.
- Raise funds other than rates and loans to fund the objectives of the Sub-Committee through partnerships with other stakeholders
- Make recommendations to the relevant Director in relation to purchasing, manufacturing, obtaining and supplying material for the promotion of the CBD from any external funds raised by the Sub-Committee
- Advocate for the Town Centre Master Plan and promote the advantages of the CBD to the wider community

#### **3.0 MEMBERSHIP**

##### **3.1 Voting Members**

- Councillor (resolved by Council)
- Director Strategy and Growth
- Senior Landscape Architect- Council
- 1 Community member (b)
- 2 CBD Landowners (1a + 1b)
- 1 Port Macquarie Chamber of Commerce representative (a)
- 1 CBD Trader (a)
- 1 CBD Trader/Landowner with demonstrated relevant technical expertise (b)
- 1 Port Macquarie-Hastings Access Sub-Committee representative (a)



### **3.2 Non-Voting Members**

- There may be occasions where other attendees are required at Sub-Committee meetings, such as funding partners, independent people, other levels of government, client side project managers (if applicable), stakeholder engagement specialists and other Council staff. Such people will be invited to Sub-Committee meetings on an as needs basis.

### **3.3 Obligations of Members**

- As per Section 226 (c) of the NSW Local Government Act 1993, the Mayor is the principal spokesperson for the governing body and Councillors that are members of a Sub-Committee are to obtain the Mayors agreement to make media and other statements. Further, only the Mayor, or a Councillor with the Mayor's agreement and otherwise in accordance with Council policies and procedures, may release Council information through media statements or otherwise, and the release of such information must be lawful under the Council adopted Code of Conduct. Council Officers that are members of Sub-committees are bound by the existing operational delegations in relation to speaking to the media.
- All Sub-Committee members are not permitted to speak to the media as representatives of the Sub-Committee unless approved by the Chairperson (prior to this from the Mayor as above)
  - Where approval has been granted by the Chairperson, the views and opinions expressed are those of the Town Centre Master Plan Sub-Committee and not of Port Macquarie-Hastings Council
- A Councillor or a non Council member as a member of a Sub-Committee or the Sub-Committee itself has no delegation or authority to make decisions on behalf of Council, nor to direct the business of Council. The only decision making power open to Councillors is through formal resolutions of Council.
- A Councillor or a non Council member as a member of a Sub-Committee or the Sub-committee itself cannot direct staff and must abide by the decisions of Council and the policies of Council.
- All Sub-Committee members must comply with Council's Code of Conduct and relevant Council policies and procedures with particular reference to Council's Work Health and Safety Policy.

### **3.4 Member Tenure**

- Non Council members will be appointed for a two year term. Terms will be staggered so that every year expressions of interest for new members (a) or (b) will be called depending on rotation.

### **3.5 Appointment of Members**

- Council, by resolution duly passed, will appoint members to the Sub-Committee following an advertised expression of interest.

## **4.0 TIMETABLE OF MEETINGS**

- Meetings of the Sub-Committee shall be held monthly at a date convenient to Sub-Committee members. During election caretaker mode the Sub-Committee may be suspended until after the election once Councillor representation is resolved by Council.

## **5.0 MEETING PRACTICES**

### **5.1 Decision Making**

- Recommendations of the Sub-Committee shall be made by consensus. If consensus is not reached, the item may be reported to Council for determination or deferred pending further information and debate.
- The Chairperson shall not have a casting vote.
- Recommendations to Council are to be made through the relevant Director, who will determine under delegation, the process for implementation.

### **5.2 Quorum**

- A Meeting shall not proceed unless a quorum of at least one (1) more than half the number of members are present, at least one of whom must be a full time Council employee and at least 3 of whom must not be Council employees.

### **5.3 Chairperson and Deputy Chairperson**

- The Chairperson shall be the Councillor, duly appointed by Council resolution.
- At all meetings of the Sub-Committee, the Chairperson shall occupy the Chair and preside. In the absence of the Chairperson, the alternate Councillor will preside at the Meeting.

### **5.4 Secretariat**

- The incumbent Council Director is responsible for ensuring the Sub-Committee has adequate secretariat support. The secretariat will ensure that business papers and supporting papers are circulated at least three (3) days prior to each meeting. Minutes shall be circulated to members within seven (7) days of the meeting having taken place.
- The incumbent Council Director will coordinate a review of the Charter within 12 months of a new Council term and present to Council for adoption.

### **5.5 Recording of decisions and explicit discussions on risks**

- Minutes of Sub-Committee meetings shall include the decisions made, relevant details of discussions and the nature of any dissenting views expressed by members.

## **6.0 CONVENING OF “OUTCOME SPECIFIC” WORKING GROUPS**

- The Sub-Committee can at times request a working group to be convened, for a limited period of time, for a specific actions, these specifics will be minuted clearly. The working group will report back to the Sub-Committee with outcomes.

## **7.0 CONFIDENTIALITY AND CONFLICT OF INTEREST**

- Councillors, Council staff and members of this Sub-Committee must comply with the applicable provisions of Council's Code of Conduct in carrying out their functions as Council Officials. It is the personal responsibility of Council Officials to comply with the standards in the Code of Conduct and regularly review their personal circumstances with this in mind.

- Sub-Committee members must declare any conflict of interests at the start of each meeting or before discussion of a relevant item or topic. Details of any conflicts of interest should be appropriately minuted.
- Where members or invitees at Sub-Committee meetings are deemed to have a real or perceived conflict of interest, it may be appropriate they be excused from Sub-Committee deliberations on the issue where the conflict of interest may exist.
- Any independent members of the Sub-Committee will be required to complete a confidentiality agreement that will cover the period of their membership of the Sub-Committee.

## Town Centre Master Plan Sub-Committee

### ATTENDANCE REGISTER

Member	28/06/18	26/07/18	30/08/18	25/10/18	29/11/18
Councillor G Hawkins (Chair)	A	✓	A	✓	✓
Councillor M Cusato (Deputy Chair)	✓	A	✓	A	X
Jeffery Sharp (Director Strategy & Growth)	✓	✓	✓	✓	A
vacant (Landscape Architect)	✓	A	A	-	-
Jeff Gillespie (CBD Landowner 2018-2019)	✓	A	✓	✓	✓
Robert Sagolj (CBD Landowner 2018-2020)	✓	✓	✓	✓	A
vacant (CBD Trader with expertise 2016-2018)	-	-	-	-	-
Tony Thorne (Chamber of Commerce Representative 2018-2020)	✓	✓	✓	✓	✓
Michelle Love (Community Member 2018-2019)	✓	✓	✓	✓	A
Sharon Beard (Access Committee Representative 2018-2020)	✓	✓	✓	✓	✓
Geraldine Haigh (CBD Trader 2018-2020)	✓	✓	✓	✓	A
John McGuigan (June 2018 - 2019)	✓	✓	A	A	✓
Michael Nunez (TCMP Project Manager / Co-ordinator) (non-voting)	✓	✓	✓	✓	✓

**Key:** ✓ = Present

A = Absent With Apology

X = Absent Without Apology

# Town Centre Master Plan Sub-Committee Meeting

Thursday 28 February 2019

## Items of Business

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**Item: 01****Subject: ACKNOWLEDGEMENT OF COUNTRY**

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"I acknowledge that we are gathered on Birpai Land. I pay respect to the Birpai Elders both past and present. I also extend that respect to all other Aboriginal and Torres Strait Islander people present."

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**Item: 02****Subject: APOLOGIES**

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**RECOMMENDATION**

That the apologies received be accepted.

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**Item: 03****Subject: CONFIRMATION OF PREVIOUS MINUTES**

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**RECOMMENDATION**

That the Minutes of the Town Centre Master Plan Sub-Committee Meeting held on 29 November 2018 be confirmed.



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## **PRESENT**

### ***Members:***

Councillor Geoffrey Hawkins (Chair)  
Jeff Gillespie (CBD Landowner)  
Tony Thorne (Chamber of Commerce Representative)  
Sharon Beard (Access Committee Representative)  
John McGuigan  
Michael Nunez (TCMP Project Manager / Co-ordinator)

### ***Other Attendees:***

Liam Bulley (Group Manager Recreation and Buildings)  
Gary Randall (Group Manager Infrastructure Delivery)

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The meeting opened at 8:03am.

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## **01 ACKNOWLEDGEMENT OF COUNTRY**

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The Acknowledgement of Country was delivered.

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## **02 APOLOGIES**

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### **CONSENSUS:**

That the apologies received from Jeffery Sharp (Director Strategy & Growth), Michelle Love (Community Member), Geraldine Haigh (CBD Trader) and Robert Sagolj (CBD Landowner) be accepted.

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## **03 CONFIRMATION OF MINUTES**

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### **CONSENSUS:**

That the Minutes of the Town Centre Master Plan Sub-Committee Meeting held on 25 October 2018 be confirmed.

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#### **04 DISCLOSURES OF INTEREST**

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There were no disclosures of interest presented.

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#### **05 BUSINESS ARISING FROM PREVIOUS MINUTES**

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##### Additional Infrastructure Funding for Artwalk

Report for Additional Infrastructure Funding for Artwalk from Cultural Steering Group be provided at the January 2019 sub-committee meeting.

The Sub-Committee agreed to discuss Item 10 first.

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#### **10 FORESHORE WALKWAY GORDON STREET TO HAYWARD STREET**

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Group Manager Infrastructure Delivery addressed the committee to explain the shortfall in budget from the original estimate. The previous estimate of \$371,500 was based on a unit rate provided by King and Campbell (20% of this figure was for contingency) but this didn't represent the current scope of works.

The current scope includes improved intersection with Gordon Street, relocation of water and sewer for access for pump station, 20% more footpaths and increased and improved lighting and furniture.

Group Manager Infrastructure Delivery advised that his team could start the project prior to Christmas, to do the preliminary work in the holiday period subject to resolution of budget issues.

Revised project estimate is \$692,000 which includes \$90,000 for contingency.

A project contribution of \$186,000 is provided from the Water and Sewer Fund leaving a budget shortfall of \$134,395.

##### **CONSENSUS:**

The TCMP Sub-Committee endorsed \$134,395 increase in budget bringing the total TCMP budget contribution to \$505,910 including contingency.

Gary Randall left the room at 8.27am.

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**06 TOWN CENTRE MASTER PLAN PRIORITY PROJECTS - DRAFT  
OPERATIONAL PLAN 2019/20**

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Discussion amongst the Sub-Committee on the priorities for inclusion in the 2019/2020 Operational Plan.

The Sub-Committee discussed the opportunity to focus on finalising detailed design for the Foreshore Walk as the priority project for 2019/20. There was also discussion regarding potential to commence working on this project in the current financial year.

Tony Thorne left the room at 8.44am whilst discussion was held about possibly engaging an external consultant to assist in delivery of this project. Group Manager Recreation and Buildings advised that internal staff have the capacity and capability to provide the expertise required provided some of the current priority projects are deferred.

Tony Thorne returned to the room at 8.47am.

**CONSENSUS:**

1. That the Town Centre Master Plan Sub-Committee considers the progression of the Foreshore Walkway Project as a priority.
2. The Town Centre Master Plan Capital Works budget for 2019/2020 will be \$985,000 for the Foreshore Walk Project.
3. That the following 2018/19 Operational Plan projects be deferred to allow for focus on the Foreshore Walkway Project: Foreshore Landscaping; Clarence Street – Tree and Understorey Replanting (Short to Hay Sts); William Street – Tree and Understorey (Short to Hay Sts).
4. That a Foreshore Walkway Working Group be created to progress this project. Working Group members will be Liam Bulley, Councillor Geoffrey Hawkins, Jeff Gillespie, Michael Nunez and Tony Thorne.

John McGuigan left the meeting at 8.55am.

At this point, the number of remaining members was less than that required through the Town Centre Master Plan Sub-Committee Charter to form a quorum.

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**07 TOWN SQUARE FINAL COST PROJECTION**

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The need for the installation of transformer at this stage and shared budget allocation for this item from future stages it will also service was discussed.

Staff advised that the refund for the umbrellas has not yet been received.

Staff to provide a further report to the January meeting.

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## **08 CLARENCE STREET TREE AND UNDERSTOREY PLACEMENT**

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The Committee continued to discuss this item, considering a substantially reduced scope of works or postponing the project altogether for this financial year.

Consensus could not be reached as there was no quorum.

Item deferred to next meeting.

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## **09 PORT MACQUARIE FORESHORE PLANS**

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Discussion associated with Foreshore Plans formed part of discussion in Item 06.

Item - 10 Foreshore Walkway Gordon Street to Hayward Street - has been moved to another part of the document.

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## **11 GORDON STREET UNDERPASS**

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The Committee continued to discuss this item, noting that consensus could not be reached as there was no quorum.

- A 2.1m minimum clearance height of the underpass under the bridge edge beams was proposed to keep the boardwalk deck above the king tide level – recommended minimum clearance is 2.4m. Staff to consider risk mitigations associated with clearance (signage, bollards, etc.).
- The project is to be presented to the December 2018 PMHC Access Committee Meeting.

Item deferred to next meeting.

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## **12 PROPOSED DATES FOR 2019 TOWN CENTRE MASTER PLAN SUB-COMMITTEE MEETINGS**

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Item deferred to next meeting as no quorum.

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**13 GENERAL BUSINESS**

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Nil.

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The meeting closed at 10:30am.

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Item: 04  
Subject: DISCLOSURES OF INTEREST

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**RECOMMENDATION**

That Disclosures of Interest be presented

**DISCLOSURE OF INTEREST DECLARATION**

Name of Meeting: .....

Meeting Date: .....

Item Number: .....

Subject: .....  
.....

I, ..... declare the following interest:

☐**Pecuniary:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Significant Interest:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Less than Significant Interest:**

May participate in consideration and voting.

For the reason that: .....

.....

Name: .....

Signed: ..... Date: .....

*(Further explanation is provided on the next page)*



**Further Explanation**

(Local Government Act and Code of Conduct)

A conflict of interest exists where a reasonable and informed person would perceive that a Council official could be influenced by a private interest when carrying out their public duty. Interests can be of two types: pecuniary or non-pecuniary.

All interests, whether pecuniary or non-pecuniary are required to be fully disclosed and in writing.

**Pecuniary Interest**

A pecuniary interest is an interest that a Council official has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the Council official. (section 442)

A Council official will also be taken to have a pecuniary interest in a matter if that Council official's spouse or de facto partner or a relative of the Council official or a partner or employer of the Council official, or a company or other body of which the Council official, or a nominee, partner or employer of the Council official is a member, has a pecuniary interest in the matter. (section 443)

The Council official must not take part in the consideration or voting on the matter and leave and be out of sight of the meeting. The Council official must not be present at, or in sight of, the meeting of the Council at any time during which the matter is being considered or discussed, or at any time during which the council is voting on any question in relation to the matter. (section 451)

**Non-Pecuniary**

A non-pecuniary interest is an interest that is private or personal that the Council official has that does not amount to a pecuniary interest as defined in the Act.

Non-pecuniary interests commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

The political views of a Councillor do not constitute a private interest.

The management of a non-pecuniary interest will depend on whether or not it is significant.

***Non Pecuniary – Significant Interest***

As a general rule, a non-pecuniary conflict of interest will be significant where a matter does not raise a pecuniary interest, but it involves:

- (a) A relationship between a Council official and another person that is particularly close, for example, parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the Council official or of the Council official's spouse, current or former spouse or partner, de facto or other person living in the same household.
- (b) Other relationships that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
- (c) An affiliation between a Council official an organisation, sporting body, club, corporation or association that is particularly strong.

If a Council official declares a non-pecuniary significant interest it must be managed in one of two ways:

1. Remove the source of the conflict, by relinquishing or divesting the interest that creates the conflict, or reallocating the conflicting duties to another Council official.
2. Have no involvement in the matter, by taking no part in the consideration or voting on the matter and leave and be out of sight of the meeting, as if the provisions in section 451(2) apply.

***Non Pecuniary – Less than Significant Interest***

If a Council official has declared a non-pecuniary less than significant interest and it does not require further action, they must provide an explanation of why they consider that the conflict does not require further action in the circumstances.

## SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

<b>By</b> <i>[insert full name of councillor]</i>	
<b>In the matter of</b> <i>[insert name of environmental planning instrument]</i>	
<b>Which is to be considered at a meeting of the</b> <i>[insert name of meeting]</i>	
<b>Held on</b> <i>[insert date of meeting]</i>	
<b>PECUNIARY INTEREST</b>	
Address of land in which councillor or an associated person, company or body has a proprietary interest ( <i>the <b>identified land</b></i> )	
Relationship of identified land to councillor <i>[Tick or cross one box.]</i>	<input type="checkbox"/> Councillor has interest in the land (e.g. is owner or has other interest arising out of a mortgage, lease trust, option or contract, or otherwise).  <input type="checkbox"/> Associated person of councillor has interest in the land.  <input type="checkbox"/> Associated company or body of councillor has interest in the land.
<b>MATTER GIVING RISE TO PECUNIARY INTEREST</b>	
Nature of land that is subject to a change in zone/planning control by proposed LEP ( <i>the <b>subject land</b></i> ) <sup>iii</sup> <i>[Tick or cross one box]</i>	<input type="checkbox"/> The identified land.  <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	
Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	
Effect of proposed change of zone/planning control on councillor <i>[Tick or cross one box]</i>	<input type="checkbox"/> Appreciable financial gain.  <input type="checkbox"/> Appreciable financial loss.

Councillor's Name: .....

Councillor's Signature: ..... Date: .....

### Important Information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under sections 451 (4) and (5) of the *Local Government Act 1993*. You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred by the Director-General to the Local Government Pecuniary Interest and Disciplinary Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting in respect of which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

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- i. Section **443** (1) of the *Local Government Act 1993* provides that you may have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative<sup>iv</sup> or because your business partner or employer has a pecuniary interest. You may also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.
  - ii. Section **442** of the *Local Government Act 1993* provides that a **pecuniary interest** is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter or if the interest is of a kind specified in section **448** of that Act (for example, an interest as an elector or as a ratepayer or person liable to pay a charge).
  - iii. A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in section **443** (1) (b) or (c) of the *Local Government Act 1993* has a proprietary interest..
  - iv. **Relative** is defined by the *Local Government Act 1993* as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

**Item: 05****Subject: BUSINESS ARISING FROM PREVIOUS MINUTES**

<b>Item:</b>	08	<b>Date:</b>	29/11/2018
<b>Subject:</b>	Additional Infrastructure Funding for Artwalk		
<b>Action Required:</b>	Request a further report from Cultural Steering Group on Infrastructure required for TCMP consideration		
<b>Current Status:</b>	Report to be provided later in 2019 once it has been considered at a CSG sub-committee meeting. This is yet to be tabled at a CSG meeting.		

<b>Item:</b>	07	<b>Date:</b>	29/11/2018
<b>Subject:</b>	Town Square Final Cost Projection		
<b>Action Required:</b>	Staff to provide a further report to the February meeting on the need for the installation of transformer		
<b>Current Status:</b>	Work is continuing on finalisation of costs for the project. Anticipate a March meeting agenda item.		

Reports to future meetings		
Report	Due Date	Requested
Town Square Monthly Progress Report	Monthly	29 Jun 17
Town Centre Footpath Cleaning – contract methodology and potential cost implications	Aug 2018	31 May 18
Master Plan Works Monitoring by Grids	Sept 2018	31 Aug 17
Update on Accessible Parking Costs in the CBD	TBA	26 July 17

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Item: 06

Subject: CLARENCE STREET TREE AND UNDERSTOREY PLACEMENT

Presented by: Development and Environment, Melissa Watkins

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## RECOMMENDATION

**That the Town Centre Master Plan Sub-Committee endorse Option 2 as the preferred approach for Tree and Understorey placement in Clarence Street.**

### Discussion

#### Tree Planting Strategy

The overall tree planting scheme remains the same as per previous strategies presented in 2015 and revised in 2017 (see attached) with the hardier Crows Ash (*Flindersia australis*) replacing the Bumpy Ash (*Flindersia schottiana*) in the medians and the smaller Magnolias (*Magnolia* 'Exmouth') along the verge plant beds. In the few instances where the existing trees are of very good form and health they are to be retained at this stage, to be replaced in future with the nominated theme tree species when they decline or are deemed to be in decline or too troublesome to maintain.

#### Existing Street Tree Conditions

Council recently inspected and re-assessed the trees along Clarence Street with our senior arborists. The health and form of the existing Bumpy Ash trees varies considerably. Some are relatively healthy but have bare upper branches, some have a uniform relatively dense canopy but have not grown into a substantial street tree, others are large but with a sparse and asymmetrical canopy. Inadequate growing medium and/or a lack of maintenance, soil conditioning and canopy shaping pruning in their early growth years may have contributed to several of them now presenting poor form.

Another likely contributing factor is that the planted Bumpy Ash, *Flindersia schottiana*, requires sheltered aspect to grow into a well-shaped tree. Some specimens of this species within the Town Centre, away from the coastal wind tunnel, have grown into large healthy trees with uniform dense canopies, i.e. on Hay Street near the corner of William Street. A more resilient replacement street tree is required here, such as the previously proposed Crows Ash, *Flindersia australis* for the medians where they can be allowed to grow uniformly without conflict with commercial shopfront awnings.

The more compact (8mHx5mW) *Magnolia grandiflora* 'Exmouth' were planted along Town Green East with excess stock planted in Clarence Street verge plant beds approximately a year ago. They are performing well in both situations. *Magnolia grandiflora* is the nominated tree for verge planting in Clarence Street in the Street Planting Masterplan.

All of the other species along Clarence Street such as the Canary Island and Cabbage Tree Palms are also of reasonable health and good form.

Structural Root Cells / Soils – Option 1 Plan

In the concept scheme previously presented to the TCMP Sub-Committee in 2015 (Refer to attachment - *TCMP Street Tree Planting Plans*, page 18), extensive areas of manufactured plastic structural soil cells were proposed to enable extended tree root zones under pavement to help ensure the health of the trees to be replaced.

This scheme requires the demolition and reinstatement of much of the existing road pavement and kerbing. The extent of roadway surface to be replaced will must be carefully aligned with edges of parking bays and roadway lanes in order to avoid a resultant unsightly patchwork of old and new road pavement.

The system is also relatively expensive when compared to structural soils using natural rock or rail ballast. Structural soils offer far less void space between rocks for soil per volume, however the compacted rocks work better at anchoring the integrated roots, the soil in the cells may slump over time creating a top void. The reinstatement of pavement above the will restrict water and air from the soil unless permeable paving is installed. Drainage must also be carefully considered as an impermeable layer above may not allow excess humidity to transpire and evaporate freely, contributing to anaerobic soil conditions.

Prior to the installation of the cells large areas of this historic precinct will require an archaeological study and approval and a methodology including monitored careful excavation and locations put on hold if suspiciously historic elements are discovered. This aspect may contribute to a prolonged and costly process. Clarence Street is one of the two busiest streets in our Town Centre, the required prolonged road and parking closures and deviations should be avoided.

All of the above factors contribute to the \$500,000 preliminary estimate and allocated budget for Stage 1 of this project from Short Street to Hay Street. This proposed scheme may not be the best form of street tree rehabilitation works in regards to 'bang for buck'.

The extent of proposed structural cell has been substantially reduced from the original extent indicated in the concept scheme presented in 2015. Council arborist advice is that for the existing plant beds of 30m<sup>2</sup> or more, additional structural root areas under adjacent pavement is not required for medium sized street trees such as *Flindersia australis*. It will should be sufficient to recondition and improve the existing plant bed, tree holes and drainage profiles. Of course, good maintenance and pruning to achieve good form in the formative years is essential.

Create / Retain Large Plant Beds – Option 2 Plan

A simpler approach is proposed by which the many small and narrow median plant beds along Clarence Street are amalgamated into fewer larger beds of a reasonable size to accommodate healthy root zones for medium - large street trees, without any loss of car parking. Some new kerbing and road pavement for new car park positions will be required. As a few existing plant beds will be extended and trees centred on these, archaeologically sensitive excavation methodology monitored by a qualified archaeologist will likely be required.

There are also many existing plant beds along the roadway verges sufficiently large to accommodate the root zones of medium size street trees. These only require reconditioned plant beds and tree planting holes to the same profiles as previously detailed when the streetscape was originally installed. In this case an exemption from an Archaeological study would likely be granted.



Almost all of the existing plant beds along the middle extent of Clarence Street have GPOs to service street events. A few of these will require removal so that the resultant spacing between GPOs will lengthen from 12 - 15m to 25 - 30m. Refer to attached plan.

This is the preferred Option of staff.

#### Next Steps

Once a preferred Option has been confirmed, Council's Infrastructure Delivery team will progress detailed design for this project.

#### **Attachments**

- 1[View](#). TCMP Street Planting Plans - 2015
- 2[View](#). Town Centre Tree Strategy 2017
- 3[View](#). Clarence Street Planting Refurbishment - Option 1
- 4[View](#). Clarence Street Planting Refurbishment - Option 2



DRAFT

PORT MACQUARIE TOWN CENTRE

Street Planting Master Plan



DRAFT

PORT MACQUARIE TOWN CENTRE  
Street Planting Master Plan



VERSION CONTROL			
Version	Author	Comments	Date
DRAFT	RDoblo		9 Sept 2015

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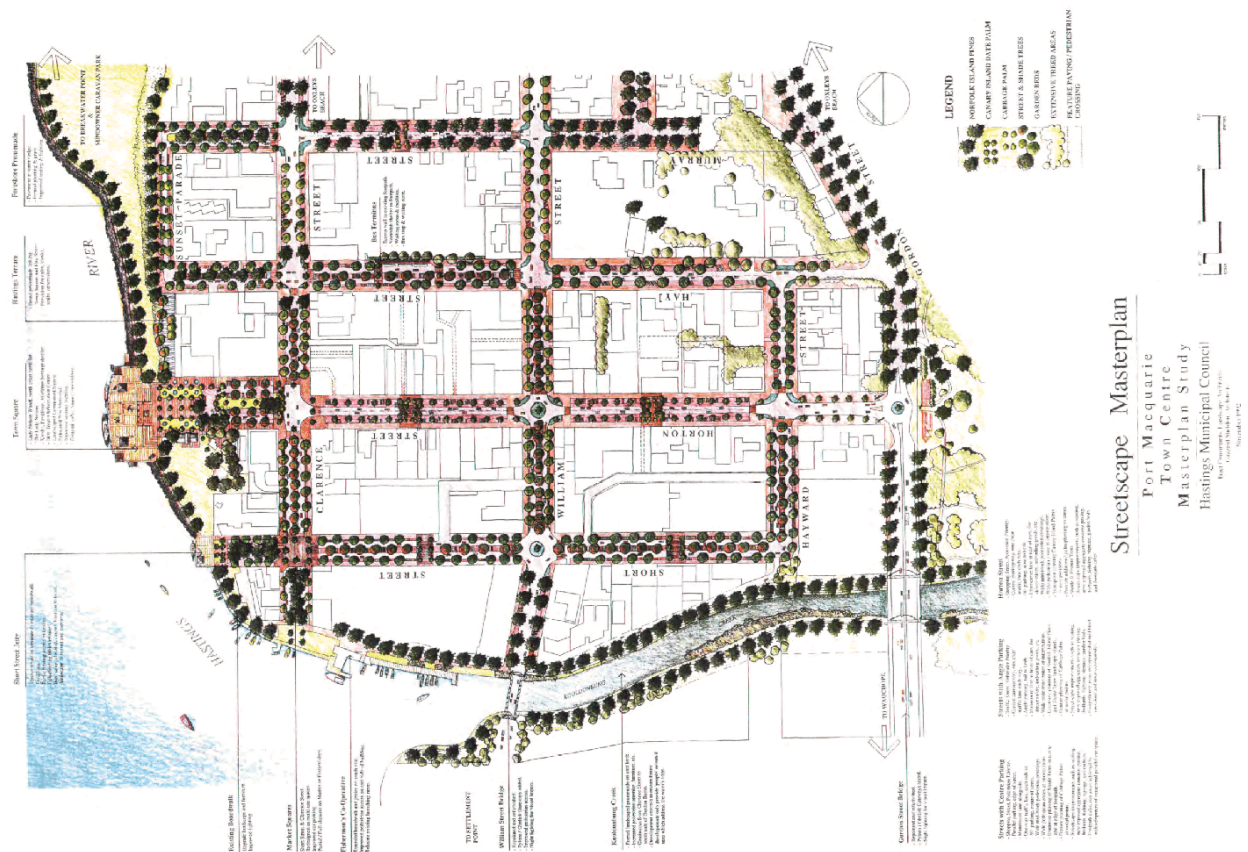
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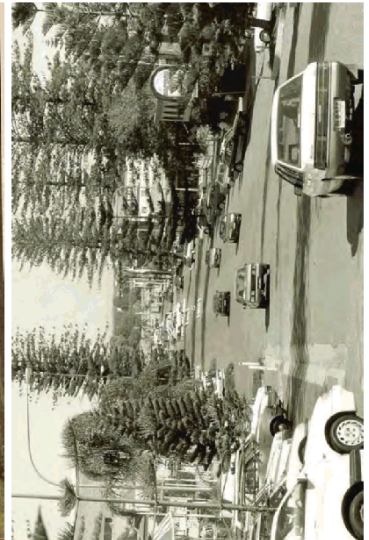
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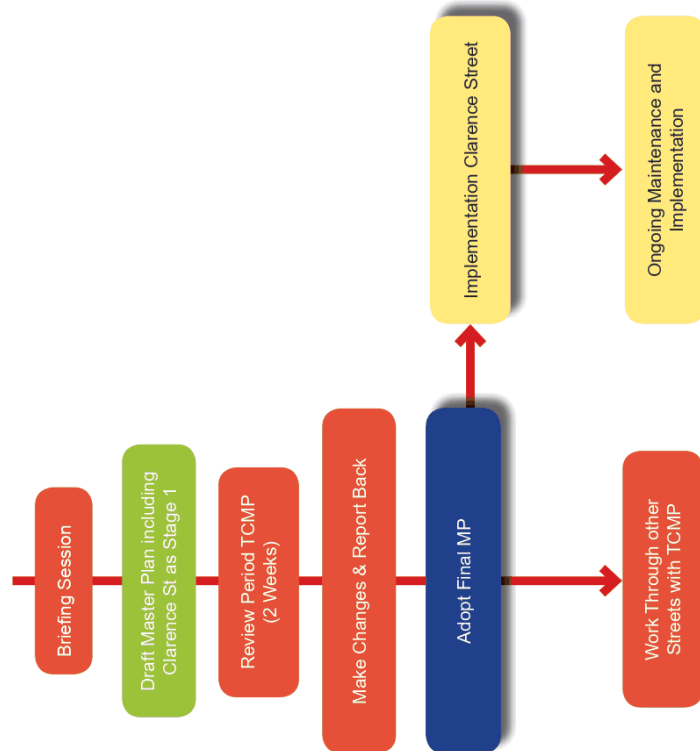


## DRAFT 1.0 INTRODUCTION

### 1.1 Purpose of this Document

- Prepare an overarching strategy to:
  - establish the commitment and future strategic direction for planting, protection, management and maintenance
  - address current tree and plant management and maintenance issues
  - provide a framework for decision making and processes to ensure consistency in the management of street trees
- Provide plans of each street showing proposed street tree planting

### 1.2 Methodology



## DRAFT

### 1.3 TOWN CENTRE MASTER PLAN RECOMMENDATIONS

#### 1.2 Town Centre Master Plan Recommendations 1992

Previous studies have made recommendations about the Town Centre street trees that have resulted in the current layout and selection of trees and vegetation. Some decisions have been made as the detailed was completed for each section. There is currently no guiding document that provides guidance for future development and for maintenance and management of the existing urban forest.

##### Town Centre Master Plan 1992

**3.3 Vegetation Character:** The Town Centre currently gives a superficial impression of possessing a strong landscape theme. The remnants of the formerly grand avenues of Canary Island Date Palms and the **fringe of Norfolk Island Pines** present a **memorable spectacle** which is largely responsible for the visual memory which would predominate in most people's recollection of Port Macquarie. Clearly then, a cohesive landscape character is capable of counteracting the visual effects of the disparate built form throughout the town centre.

The Masterplan should build upon that existing but meagre resource by strengthening the edge planting of Norfolk Island Pines, restoring the importance of the Canary Island Palms, and introducing a **comprehensive framework of evergreen and deciduous sub-tropical trees** to the streets and public places of the town centre. Wherever possible, indigenous species are included.

**5.2 The Port Macquarie climate** is such that the street trees should not only **provide extensive summer shade to pedestrians and parked cars**, but also permit the entry of winter sunshine. Focal points, however, require distinctive planting which have a strong vertical presence but are not so broad as to conflict with views, banners and the like.

Added to this is the opportunity to establish visual landscape links between the waterfront and the distinctive cultural plantings of Norfolk Island Pines. The sub-tropical location also enables the introduction of selected rainforest and endemic flora.

The illustrated scheme suggests:

**Norfolk Island Pines** for the large perimeter streets, waters edge and other key public spaces. Existing specimens are retained, if healthy and structurally sound.

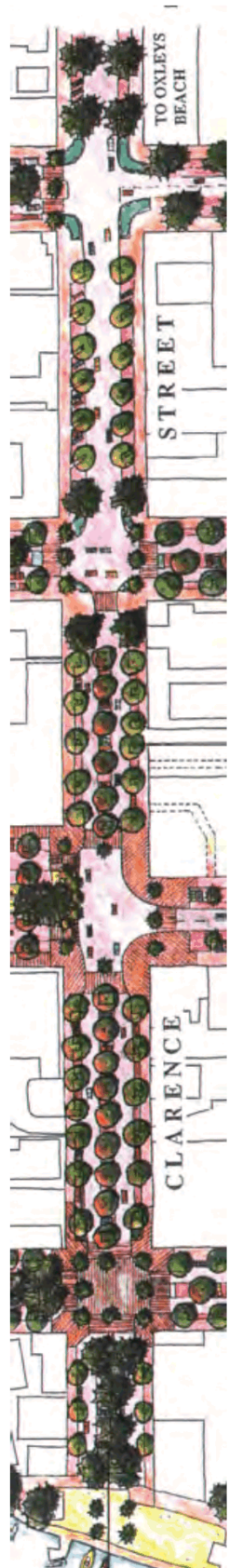
**Canary Island Date Palms** to the entire length of Horton Street. This reinstates the distinctive historic plantings.

**Cabbage Palms** to the Town Square, and to nodal points in the shopping streets.

The street tree species are chosen to provide shade and interest, and a framework of evergreen and deciduous sub-tropical trees to the streets and public places of the town centre. Wherever possible, indigenous species are included. The final selection of the species would be made during the detailed design phase, species which are considered appropriate include the following:

Crows Ash (*Flindersia australis*), Tuckeroo (*Cupaniopsis anacardioides*), Cape Chestnut (*Calodendron capense*), Poinciana (*Delonix regia*), Jacaranda (*Jacaranda mimosifolia*), Brush Box (*Lophostemon confertus*), Red Cedar (*Toona australis*), Nettle Tree (*Celtis australis*).

Evergreen colourful hedges and seasonal flowering plants are proposed for the garden beds and planters. The use of subtropical, scented, and lush perennial plants as special features is to be encouraged.





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## 1.4 CHALLENGES

### 1.4 Current Challenges

#### 1.4.1 TREES

- Existing street trees have been planted in small planting pits with insufficient soil volume
- Soils health is poor- hygrophobic, low nutrient levels and compacted
- Existing trees were poor stock at the time of planting and did not get adequate formative pruning and after care
- Some of the existing trees were inappropriate species for the environment they are in
- Infrastructure has been installed in the tree pits since the trees were planted eg power supply and outlets, signs, banner poles
- Trees have been planted close to conflicting infrastructure eg banners, lightpoles, awnings
- Compaction of subgrade through both road construction and ongoing traffic both pedestrian and vehicular
- Pedestrians regularly walk through garden beds and alight from their cars into centre plantings
- Roots of some species are penetratin and damaging the road surface

#### 1.4.2 UNDERSTOREY PLANTING

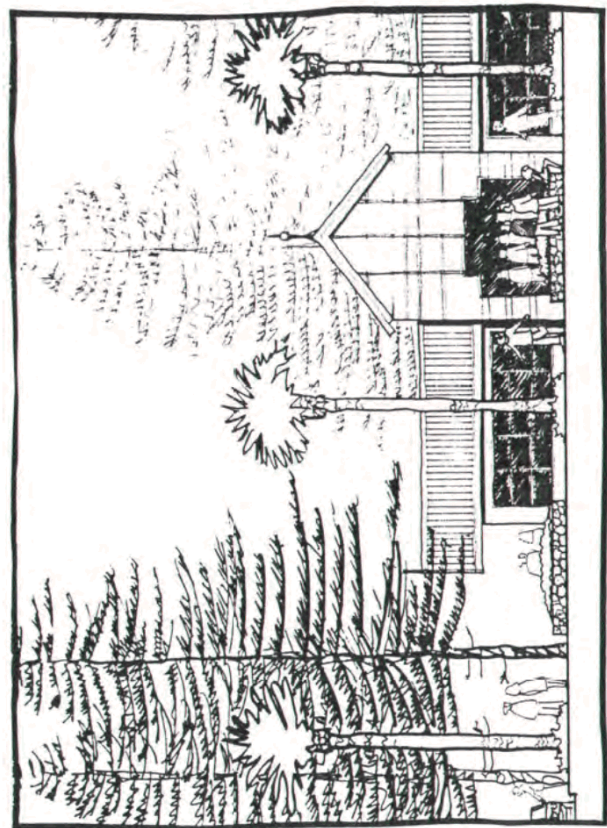
- Some plant selections are now defined as weeds
- Tree root mass prevents planting and growth of understorey
- Insufficient space for understorey planting

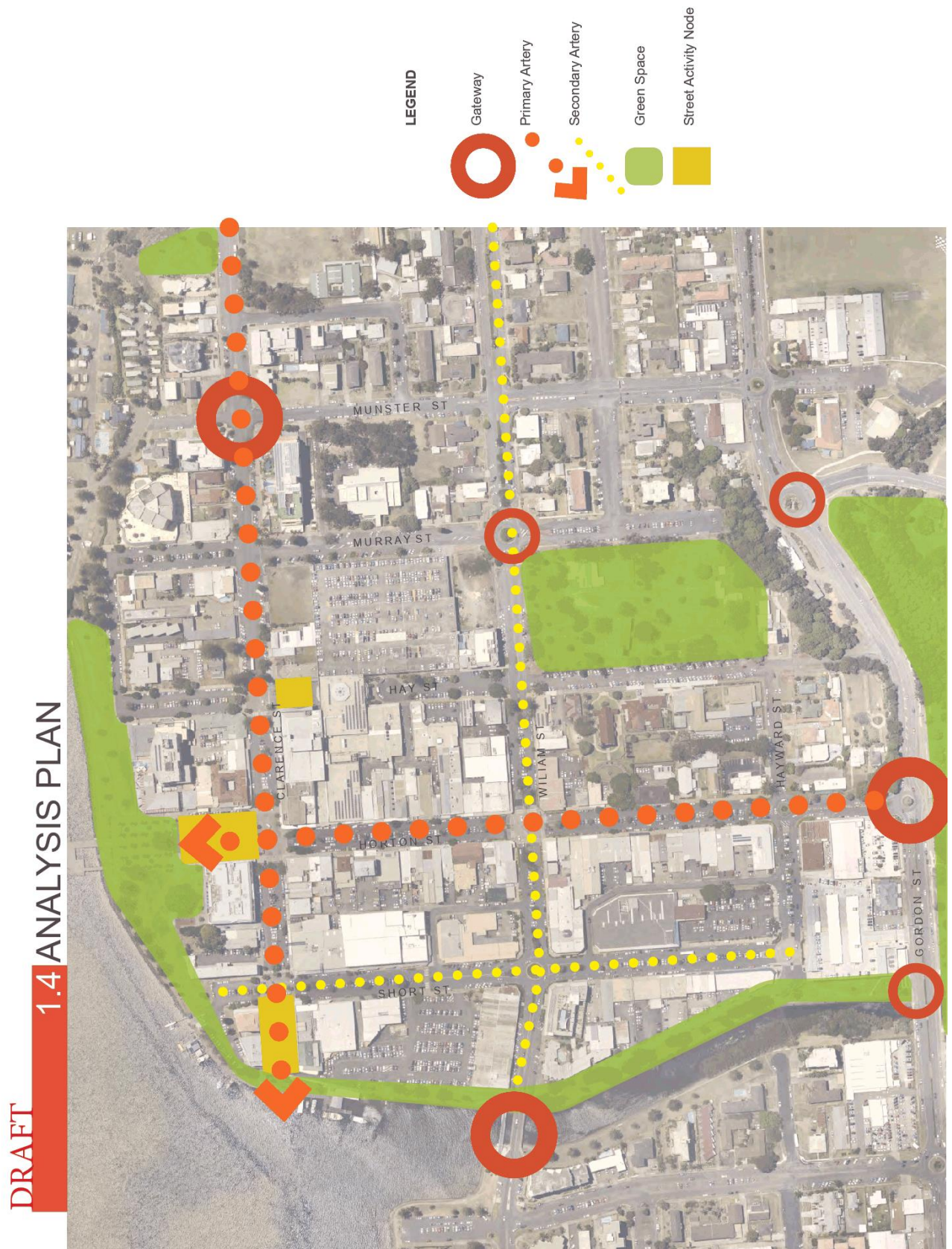
## VISION

That the streets of Port Macquarie town centre are planted with thriving trees and understorey that enhances the shady, beautiful, subtropical character. The street planting combined with other landscaping will invite people to stay, work, shop, dine and play in the town.

## 1.5 GUIDING PRINCIPLES

- 1** Port Macquarie Hastings Council and the Town Centre Master Plan Committee recognises the economic, social and environmental value of street trees in the Town Centre. As a result we wish to increase the number and quality of trees in our streets. All existing trees in good condition will be protected into the future.
- 2** Street trees are a long term asset, intended to define the structure and character of the street for an extended period eg 50-100 years. Therefore they will be healthy specimens planted in high quality conditions. Regular and frequent ongoing maintenance will also ensure longevity.
- 3** The street trees should have equal priority to other urban infrastructure eg roads and services. The effect on the whole streetscape should be considered when making decisions about elements including trees, lighting, banners, car movements and awnings.
- 4** Understorey plantings provide some of the benefits of trees while adding a pedestrian scale green layer. The foliage and flowers of these plantings add colour and greenery softening the expanse of hard surfaces found in the CBD. Where possible and appropriate, Town Centre streets should have tree plantings with understorey plantings.







## DRAFT 2.0 SELECTION

The selection of a street tree for a particular location depends on its ability to meet a wide range of requirements. Trees are living organisms that respond variably to environmental conditions where we require consistency for an avenue effect. The requirements for street tree selection are listed under four headings below: Street character requirements, functional requirements, form requirements and origin requirements. The stringent requirements severely restrict the choice available and will mean that an exotic species better suits the situation than a native tree.

### 2.1 Street Character Requirements

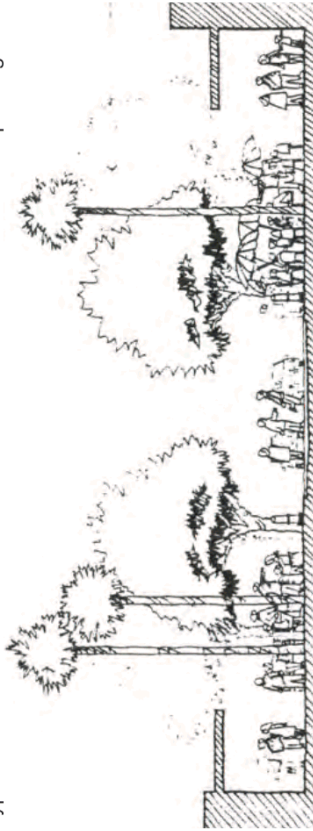
- Tree plantings should be planted in formal avenues on main arteries but may become more informal on other streets
- Planting suitable to and evocative of a subtropical maritime climate and the future climate
- Planting evocative of a resort and holiday destination
- Historic plantings to be protected and reinforced
- Unique to Port Macquarie by showcasing horticultural excellence
- Unique to Port Macquarie by using locally endemic species or those from the Northern NSW Bioregion where other requirements are also met.
- Use plantings as gateway devices
- Retain views to the water where possible
- Showy or lush foliage or flowers
- Creates a sense of enclosure on the footpath and road which is especially important around outdoor dining areas

### 2.2 Functional Requirements

- Dense foliage that fills nominated space ie are not sparse
- New plantings are advanced specimens (trees larger than 150L)
- Understorey to be planted at high density to gain immediate effect
- Hardy to pests and disease
- Low water requirements or soil is improved to accommodate moderate water requirements
- Can withstand a moderate amount of foot traffic and abuse
- Perennial
- Fast growing
- Minimal fruit and branch drop.
- Suitable for soil conditions
- Suitable for climate



Typical Section- TCMP 1992 shows desired character with extensive tree planting



Typical Intersection Section- Town Centre Master Plan 1992



Successful streets in other coastal locales provide cues for street planting (shown: Noosa)

## DRAFT 2.0 SELECTION

### 2.3 Form Requirements

Research has shown that the greatest benefits are provided by large trees (City of Sydney Urban Forest Strategy) as follows:

- More shade for people, streets and buildings
- Intercept larger amounts of particulate pollutants and rainfall
- Absorb more gaseous pollutants
- Less intrusion from stems, trunks and lower branches
- Less susceptible to vandalism (both careless and malicious)
- Can be pruned higher for clearance for vehicles and pedestrians
- Contribute more to traffic calming and slowing
- Allow for greater views underneath canopy
- Greater visual effect on the street
- Greater sense of enclosure to streetscape encouraging people to stay
- Greater area for wildlife habitat eg birds

The benefit of centre planting is that large trees can be more easily accommodated in the street. Edge tree plantings will need to be much more columnar especially where located near building awnings. Small trees with sparse canopies such as *Pandanus* are also suitable near awnings.

### 2.4 Origin Requirements

#### Trees

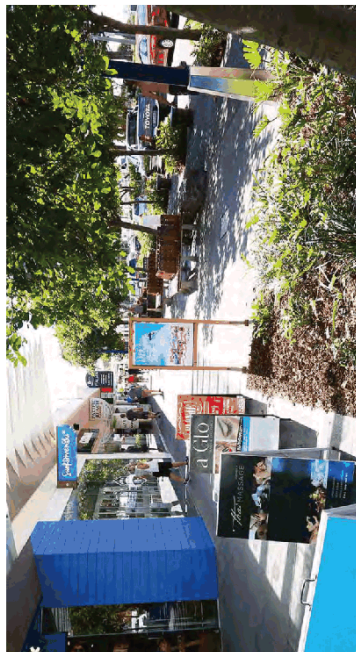
The harsh road environment where there is greater atmospheric pollution, increased root compaction, wind tunnelling, heat from pavements, changes to climate plus other requirements for form, character and function (refer above) limits the species selection.

Locally indigenous plantings should be selected wherever possible and available to source. However, a successful low maintenance tree planting that contributes to the overall objectives is more important than its origin.

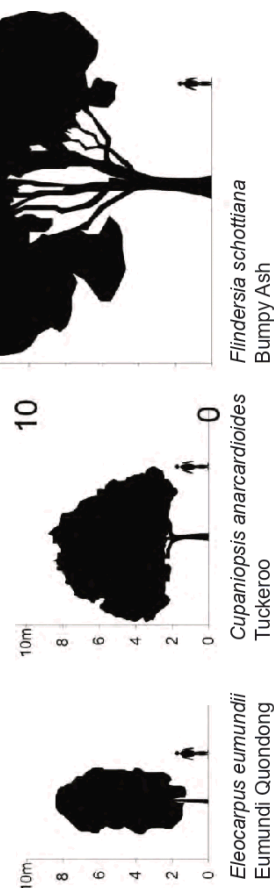
#### Understorey

Understorey selection contributes greatly to the street environment, softening hard surfaces and providing colour and foliage and contributing to the sub-tropical character of Port Macquarie. The plantings also contribute to the nutrient cycle in the garden beds thereby improving the soil conditions for both groundcovers and trees.

The selection of understorey is likewise limited by the harsh road environment and requirements for form and function. Plants from the NSW North Coast bioregion are preferred however non weedy exotics and Australian native cultivars are also allowable.



Successful streets in other coastal locales provide cues for street planting (shown: Mooloolaba)



Scale is an important consideration in street tree selection



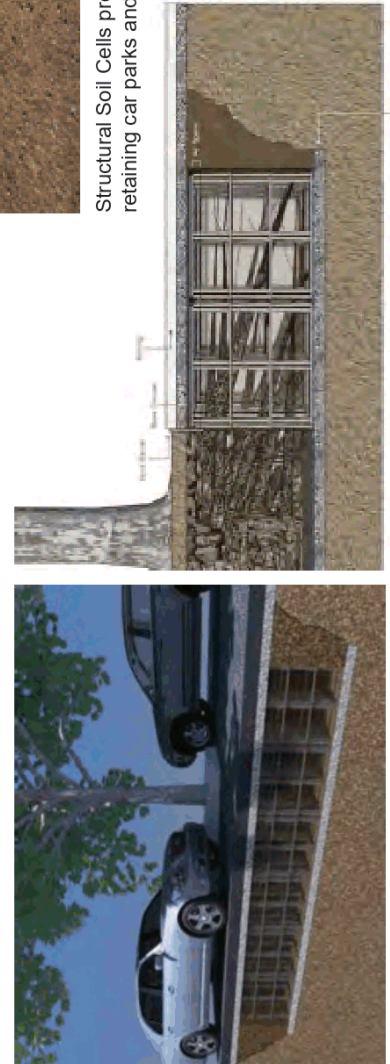
## DRAFT 3.0 ESTABLISHMENT AND MAINTENANCE

### 3.0 ESTABLISHMENT AND MAINTENANCE

- 3.1 Street Planting Technical details including soil health
- 3.2 Services, pavements and awnings
- 3.2 Management of existing trees incl tree removal
- 3.3 Management of groundcover and understory planting
- 3.4 Management of new tree plantings
- 3.5 Succession Planning



Structural Soil Cells provide the opportunity to increase the soil volume for trees while retaining car parks and road widths

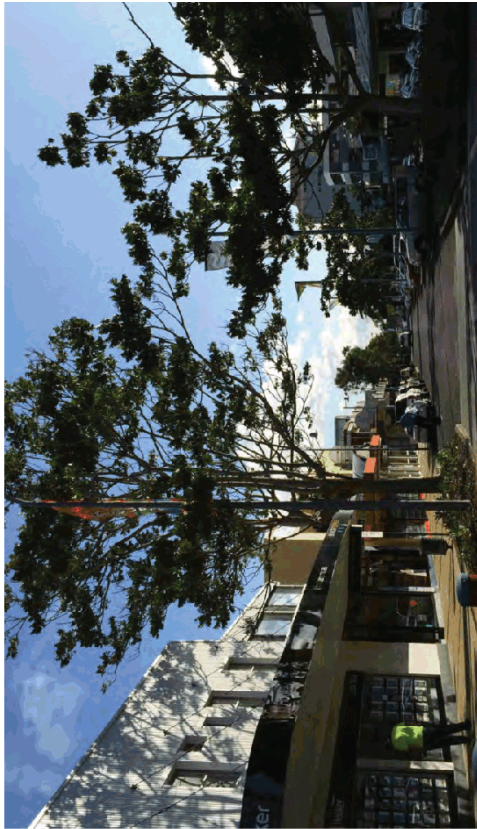


DRAFT  
4.0 PLANT LISTS- Trees

Many of the trees in the CBD are currently in very poor form. The species list is very restricted but contains mostly natives with a couple of notable exotics. Potential trees listed provide a range of benefits including their reliability, consistency of form and hardiness. *Magnolia*, *Lagerstroemia* and *Xanthostemon* also provide striking, colourful floral displays. *Flindersia* and *Pandanus* are natives that contribute to a strong coastal aesthetic.

Existing Tree Selections

Scientific Name	Common Name	Notes
<i>Flindersia schottiana</i>	Bumpy Ash	Display poor form in Clarence Street. Grows well in other parts of Port when planted with care.
<i>Lophostemon confertus</i>	Brush Box	Display poor form in Short Street. Grows well in other parts of Port when planted with care.
<del><i>Elaeocarpus reticulatis</i></del>	Blueberry Ash	Needs formative pruning to retain good shape. Has not thrived in Port CBD. Remove from tree selection.
<i>Cupanopsis anacardioides</i>	Tuckeroo	A fail proof tree for Port Macquarie.
<i>Livistona australis</i>	Cabbage Tree Palm	Provides drama of height at intersections and adds to subtropical character.
<i>Phoenix canariensis</i>	Date Palm	Dense root mass limits understorey plantings. Provides important and unique character to Port Macquaries main street (Horton St)
<i>Araucaria heterophylla</i>	Norfolk Island Pine	Historic coastal planting adding to Port's seaside character. Enormous scale is ideal for gateway plantings. Not suitable for constricted spaces.
<i>Caesalpinia ferrea</i>	Leopard Tree	Hardy large, exotic tree currently used in Hay St forecourt and intersection treatment of Hayward and Short.
Potential Tree Selections		
<i>Magnolia grandiflora</i>	Magnolia "Exmouth"	Hardy in exposed coastal conditions. This cultivar is columnar and therefore suits edge plantings. Also has fragrant flowers.
<i>Lagerstroemia indica</i>	Crepe Myrtle	Hardy small deciduous tree readily available in a multitude of flower colours.
<i>Elaeocarpus eumundii</i>	Eumundi Quondong	8m high x 3m wide- conical. Untested.
<i>Flindersia australis</i>	Crows Ash	Large tree known to thrive in Port Macquarie. Suitable for road centre plantings only.
<i>Pandanus tectorius</i>	Screw Pine	Native, small sculptural tree adds to coastal character of Port Macquarie.





DRAFT  
4.0 PLANT LISTS- Understorey

Understorey plantings are currently dominated by a list of weedy plants that provide reliable, low maintenance cover with some flowers. The list should be diversified to include many more natives and non weedy exotic alternatives. Colour is very important and should be considered in both foliage and flowers.

Existing Understorey

- ~~Murraya paniculata~~
- ~~Syzygium australe~~
- ~~Strelitzia reginae~~
- ~~Philodendron Xanadu~~
- ~~Dyopsis lutescens~~
- ~~Trachelospermum jasminoides~~
- ~~Dietes grandiflora~~
- ~~Lomandra sp.~~
- ~~Dianella sp.~~
- ~~Agapanthus orientalis~~
- ~~Cordylone sp.~~
- ~~Macrozamia communis~~
- ~~Howea forsteriana~~
- ~~Liriope sp.~~
- ~~Nandina domestica~~

- Mock Orange
- Lilly Pilly
- Bird of paradise
- Xanadu
- Golden Cane Palm
- Chinese Star Jasmine
- Wild Iris
- Mat Rush
- Flax Lily
- Agapanthus
- Burrawang
- Kentia Palm
- Lily Turf
- Dwarf Bamboo

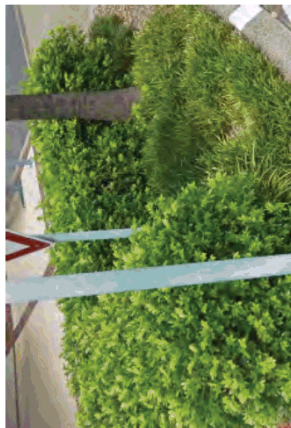
Weedy but hardy hedge. Provides good definition of space, formal character and dense greenery  
Native hedge  
Potential weed. Provides hardy sub-tropical character with striking floral display  
Weedy but hardy and reliable, green understorey  
Unfashionable but provides good enclosure to space with sub-tropical feel  
Variegated form is very successful and hardy. *T. asiaticum* is less likely to climb  
Weedy. Needs pruning annually making the beds look untidy and bare in the short term  
Local native. Modern cultivars provide a variety of ornamental characteristics  
Not reliable. Cultivar "Lucia" more successful  
Weedy but extremely hardy and offers floral display  
Foliage plant available in a range of colours. Soft leaves easily damaged by pedestrian traffic  
Striking sculptural native  
Self cleaning with smaller fronds that are easier to remove in road settings  
Bad weed potential. To be discontinued  
Hardy small shrub with ornamental an colourful foliage

Potential Understorey

- ~~Hardenbergia violacea~~
- ~~Westringia fruticosa~~
- ~~Myoporum parvifolia~~
- ~~Anigizanthos sp.~~
- ~~Nandina domestica~~
- ~~Buxus sp.~~
- ~~Lomandra sp.~~
- ~~Finicina nodosa~~
- ~~Syzygium paniculatum dwarf~~
- ~~Lomandra 'Katrinus'~~
- ~~Lomandra 'Shara' 'Frosty Tops' & 'Lomandra 'Blue Ridge'~~
- ~~Loropetalum 'Purple Pixie'~~
- ~~Cordylone sp~~

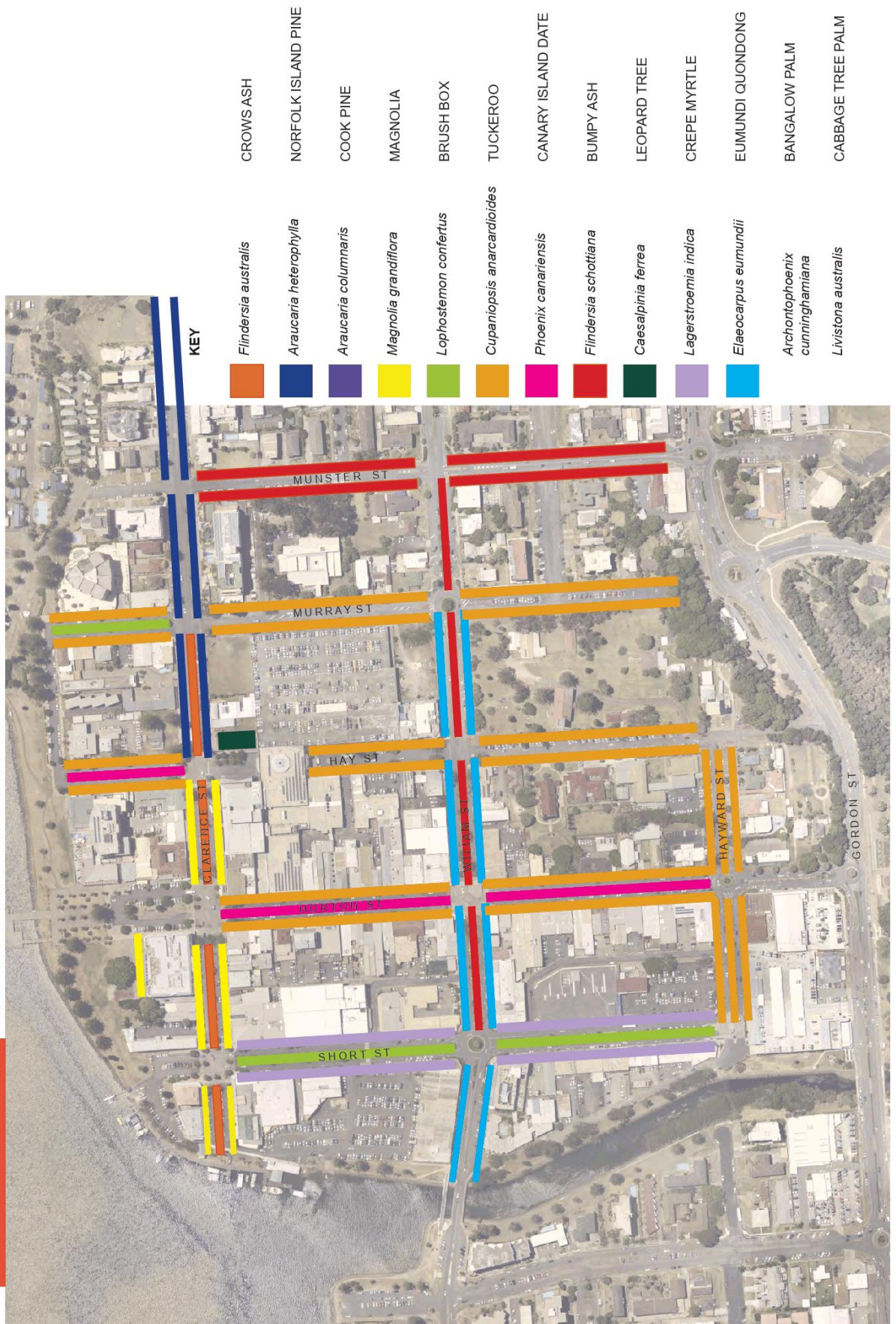
- Native Wisteria
- Native Rosemary
- Creeping Boobialla
- Kangaroo Paw
- Dwarf bamboo
- Japanese box
- Mat Rush
- Knobby Club Rush
- Little Trev

Groundcover native with striking, purple, annual floral display  
Attractive silver leaved native can be pruned into a hedge  
Hardy groundcover with white flowers. Foliage is prone to damage in high traffic areas  
Native available in a range of flower colours  
Hardy small shrub with colourful foliage  
Fast growing small hedge  
Cultivars such as Little con and Shara should be trialled  
Native with ornamental seed heads





# DRAFT 4.0 TREE SELECTION PLAN





## DRAFT 4.0 CLARENCE STREET INTRODUCTION

### Existing Character

Most people will approach Clarence Street traveling from East to West. The driver will have already driven around Stewart Street and into Grant Street with panoramic views of Town Beach and the Breakwall. The topography is steep at the eastern entry but flattens out at the intersection of Clarence and Murray Streets. This intersection acts as a gateway to the town centre and is a point where pedestrian activity intensifies. The landscape character changes significantly at the Hay Street forecourt where there is a dense mix of vegetation that provides a pleasant, shady, sub-tropical environment with the high quality civic square and architecture of the Glasshouse. The trees west of Hay Street are in very poor condition and give the street a scruffy presentation. The scale of the Bumpy Ash are appropriate for the street and while they are badly malformed, they have a unique and sculptural appearance. When on foot travelling west you can easily see the water from Short Street onwards, inviting you towards it. The western end of Clarence Street, with its clear connection to the water, should be a focus of events and alfresco dining. However, it is a mostly treeless car park.

### Proposed Character

Clarence Street is one of the main arteries of Port Macquarie and is a key focus for alfresco dining, tourism and shopping. It should have large central tree planting to provide shade and amenity. The footpath plantings should contain a columnar tree species and masses of understorey planting. Alfresco dining areas are already sheltered from the street with Golden Cane Palms adding to the verdant subtropical character. Additional tree plantings especially at the western extent of the street are essential to encourage the alfresco dining and pedestrian activity in this key part of the entertainment precinct.

### Views

Views to the water are fleeting. You can see a glimpse of the water from around Munster Street as you are driving but as the road flattens out, traffic blocks the views until you get to Short Street. As you are walking, views are apparent at intersections looking north along Hay, Horton and Short Streets. Looking west, they start to appear past Horton Street but are mostly obscured by other pedestrians until you reach Short Street. Clarence Place is the main area you can enjoy views of the river beneath the tree canopy.



Recommended Streetscape Character  
SECTION

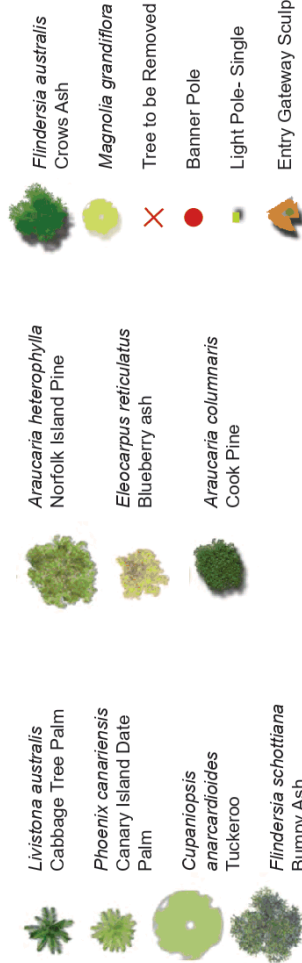


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## 4.0 CLARENCE STREET PLANS

## PROPOSAL

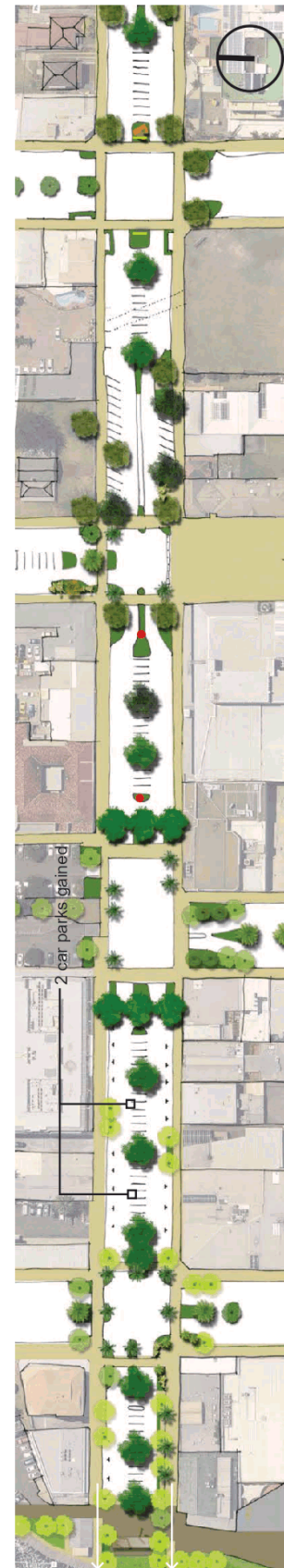
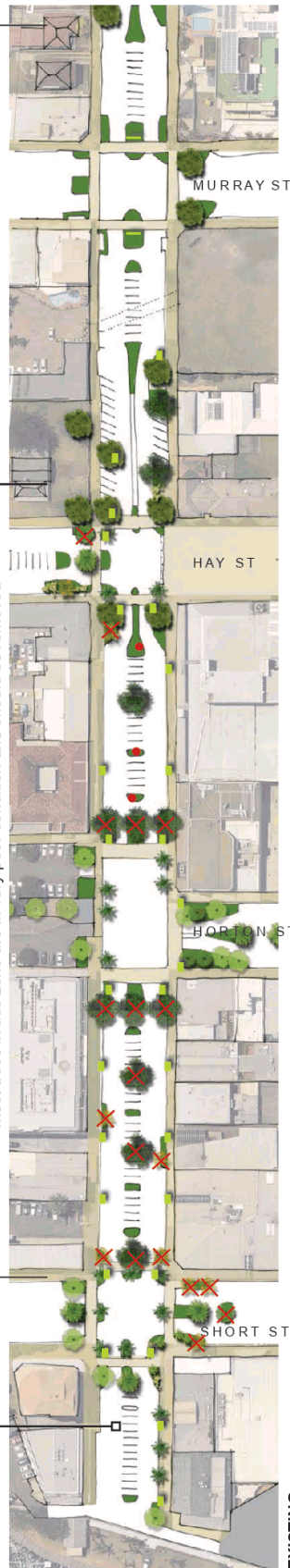
1. Remove existing Bumpy Ash in poor condition (most) and replace with Crows Ash.
2. Trees in central row to be planted in permeable paving so that pedestrian crossing point is opened up. Remove banner poles and realign power where needed. 2 Car parks gained in Short/ Horton block greater root volume and retain the most car parks
3. Plant in all existing centre islands with structural cells to achieve greater root volume and retain the most car parks
4. Remove all Blueberry Ash in side beds and replace with alternative small tree with more narrow form eg Crepe Myrtle or Magnolia 'Exmouth'
5. Retain Cabbage Tree Palms and Canary Island Date Palms as intersection feature



Clarence West End is currently treeless although the dense intersection planting on the south west corner is attractive and should be emulated through this block

Large trees removed through new road development have created sparse, harsh environment

Most trees in this zone are in very poor condition and should be removed

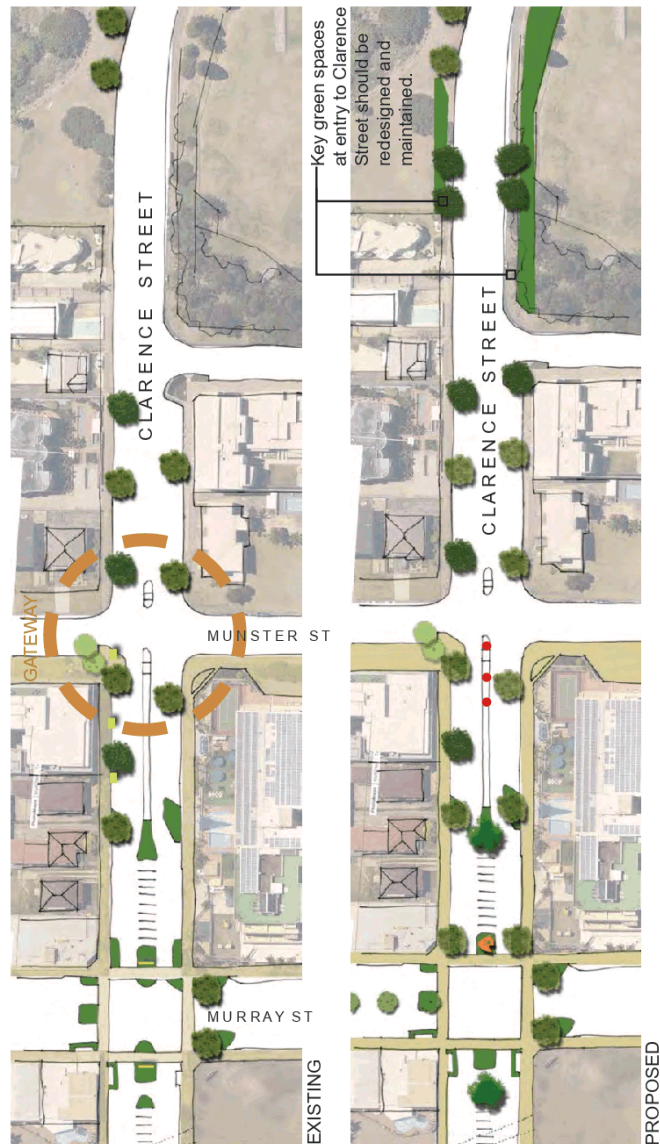
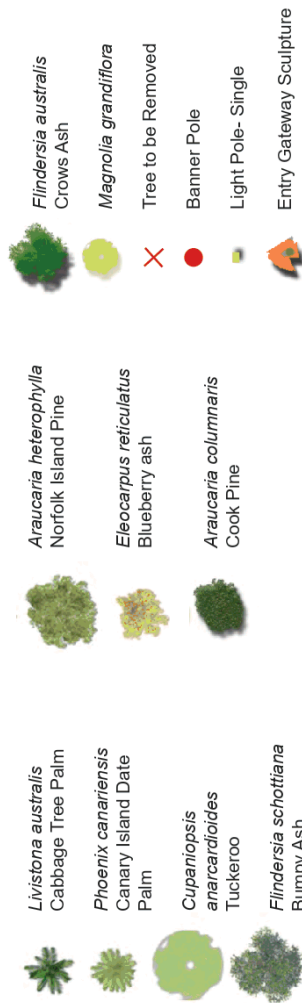




# DRAFT 4.0 CLARENCE STREET PLANS

## PROPOSAL

1. Remove existing Bumpy Ash in poor condition (most) and replace with Crows Ash.
2. Trees in central row to be planted in permeable paving so that pedestrian crossing point is opened up. Remove banner poles and realign power where needed. 2 Car parks gained in Short/ Horton block
3. Plant in all existing centre islands with structural cells to achieve greater root volume and retain the most car parks
4. Remove all Blueberry Ash in side beds and replace with alternative small tree with more narrow form eg Crepe Myrtle or Magnolia 'Exmouth'
5. Retain Cabbage Tree Palms and Canary Island Date Palms as intersection feature



## A Note About Norfolk Island Pines

Use as street tree only where space allows (Zone of upheaval 4.0m to 5.0m radius). Good tree for open space.

Based on mature size, tree would require approximately 176m<sup>2</sup> area or 106m<sup>3</sup> root volume.

Roots are surface orientated and can lift hard surfaces. Consideration will need to be given to allowing room for both upper crown development and root buttress expansion. Root barrier should be used where possible.



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4.0 CLARENCE STREET TREE SELECTION



*Magnolia grandifolia*  
BULL BAY MAGNOLIA  
Mature Size (h x w): 12-15 x 5-8m



*Lagerstroemia indica*  
CREPE MYRTLE  
Mature Size (h x w): 8 x 6m



*Flindersia australis*  
CROWS ASH  
Mature Size (h x w): 15-20 x 10-12m

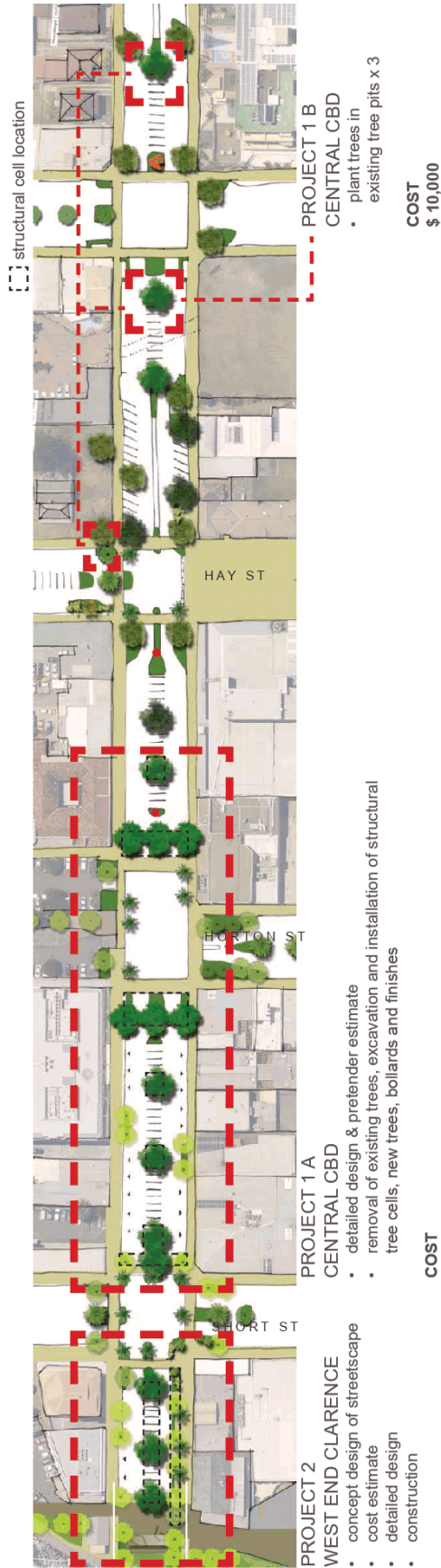


*Araucaria heterophylla*  
NORFOLK ISLAND PINE  
Mature Size (h x w): 40 x 15m

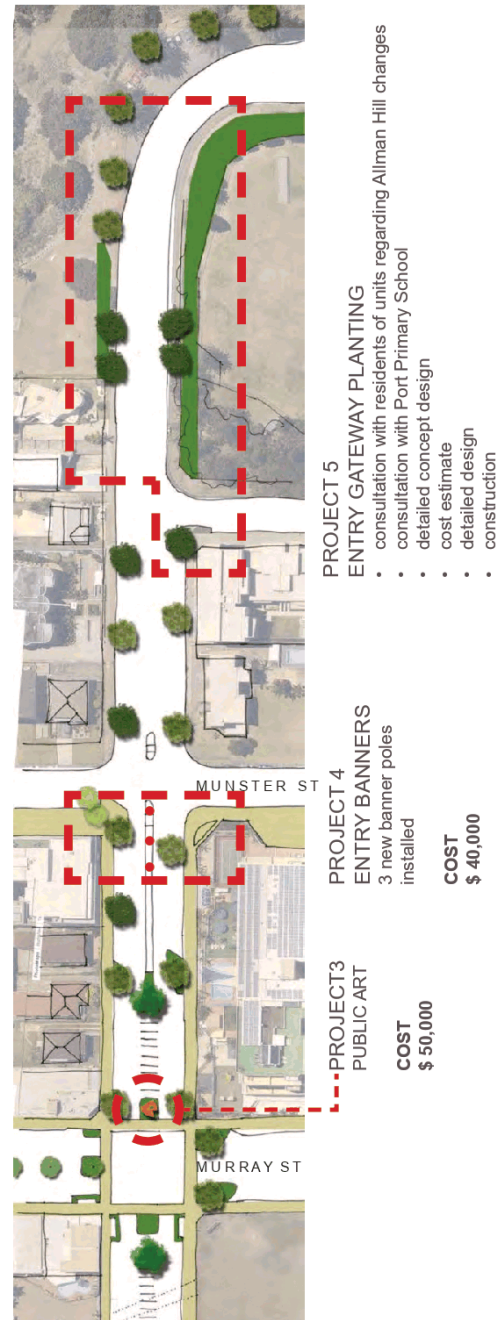


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4.0

CLARENCE STREET PLANS  
STAGING

**COST**  
\$480,000  
excl consultants eg environmental , archeologist,  
electrical, geotechnical



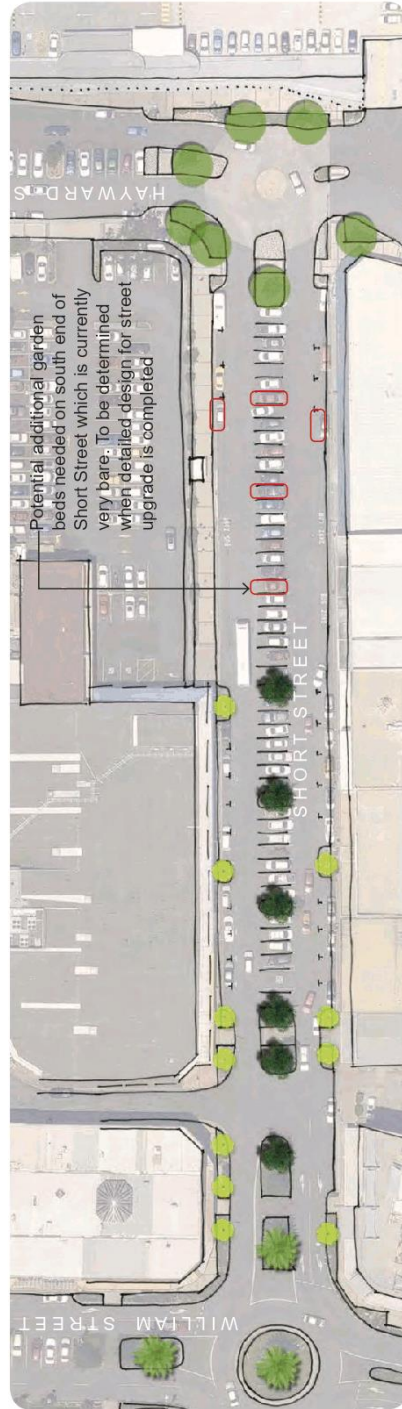
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Issue: For Consultation  
14.6.2016

5.0 SHORT STREET PLANS



SHORT STREET NORTH OF WILLIAM STREET



SHORT STREET SOUTH OF WILLIAM STREET

**LEGEND**

	Existing Tree to be retained		New CREPE MYRTLE
	New BRUSH BOX		Existing PALM TREES
	Future potential planting bed (size of 1 car park each. Total of 5)		

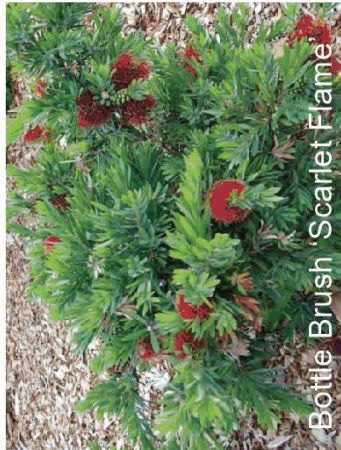




14.7.16

Issue: For Consultation

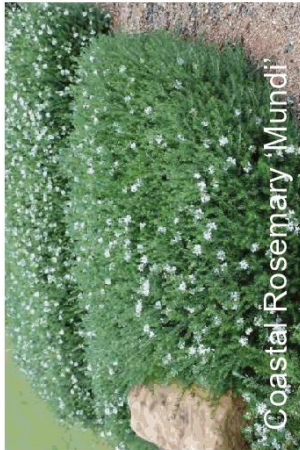
5.0 SHORT STREET PLANS  
PLANT SELECTION



Bottle Brush 'Scarlet Flame'



Brush Box



Coastal Rosemary 'Mundi'



Mat Rush 'Frosty Top'

CENTRE ISLAND BEDS



Crepe Myrtle



Loropetalum 'Purple Pixie'

ROAD EDGE BEDS

## 4.0 PLANT LISTS 1992

Flindersia australis	Crows Ash	Cupaniopsis anacardioides	Tuckeroo
<p><b>Size:</b> 15m high, 10m spread.</p> <p><b>Habit:</b> Evergreen fast growing native.</p> <p><b>Distribution:</b> Warm moist east coast forests / Dry Rainforests</p> <p><b>Climate:</b> Temperate - Tropical. Frost sensitive.</p> <p><b>Leaves:</b> Dark green both sides. Compound in shape with smooth edge.</p> <p><b>Flowers:</b> Masses of white fragrant flowers. August - February.</p> <p><b>Bark:</b> Brown scaly.</p> <p><b>Fruit:</b> Woody fruit with stout blunt prickles. April - November.</p> <p><b>Uses:</b> Trees for parks, highways, streets and avenues. Good shade trees.</p>		<p><b>Size:</b> 8m high, 5m spread.</p> <p><b>Habit:</b> Evergreen fast growing native with dense spreading crown.</p> <p><b>Distribution:</b> East coast littoral rainforests, behind dunes, near estuaries.</p> <p><b>Climate:</b> Temperate - Tropical.</p> <p><b>Leaves:</b> Glossy dark green pale underneath. Compound in shape with smooth edge.</p> <p><b>Flowers:</b> Small white flowers. May - July.</p> <p><b>Bark:</b> Smooth Dark Grey / Brown.</p> <p><b>Fruit:</b> Clusters of 20mm orange yellow fruit full of sticky red pulp with black seeds. Edible fruit. October - December.</p> <p><b>Uses:</b> Good Street and Shade trees for seaside areas.</p>	
Calodendron capense	Cape Chestnut		
<p><b>Size:</b> 10m high, 4m spread.</p> <p><b>Habit:</b> Evergreen slow growing exotic with a spreading crown.</p> <p><b>Distribution:</b> Native of Africa.</p> <p><b>Climate:</b> Temperate - Tropical.</p> <p><b>Leaves:</b> Glossy green spotted leaves.</p> <p><b>Flowers:</b> Masses of crimson highly fragrant flowers. Spring - Summer.</p> <p><b>Bark:</b> Smooth grey.</p> <p><b>Fruit:</b> Ornamental</p> <p><b>Uses:</b> Require plenty of moisture. Prefers the shelter of other trees. Good shade trees by roadsides.</p>		<p><b>Size:</b> 15m high, 5m spread.</p> <p><b>Habit:</b> Deciduous fast growing exotic with spreading crown.</p> <p><b>Distribution:</b> Native to Southern Europe / Mediterranean.</p> <p><b>Climate:</b> Cool temperate - Subtropical.</p> <p><b>Leaves:</b> Dark green pale underneath. Oval in shape with toothed edge</p> <p><b>Flowers:</b> Pale yellow during Autumn.</p> <p><b>Bark:</b> Spring flowers.</p> <p><b>Fruit:</b> Smooth Grey / Green</p> <p><b>Uses:</b> 1cm Long edible fruit. Green - Yellow - Black. Autumn. Good shade trees.</p>	
Toona australis	Red Cedar	Jacaranda mimosifolia	Jacaranda.
<p><b>Size:</b> 15m high, 10m spread.</p> <p><b>Habit:</b> Deciduous slow growing native with spreading crown.</p> <p><b>Distribution:</b> East coast forests. Riverine rainforests and alluvial flats.</p> <p><b>Climate:</b> Temperate - Tropical.</p> <p><b>Leaves:</b> Glossy dark green leaves. Compound in shape with smooth edge.</p> <p><b>Flowers:</b> White fragrant flowers (pyramidal panicles) October - November.</p> <p><b>Bark:</b> Scaly brown - grey.</p> <p><b>Fruit:</b> Light brown small elliptical capsule. January - March.</p> <p><b>Uses:</b> Roadside shade trees in large garden / parks. Ornamental tree. Prefers shelter from other trees.</p>		<p><b>Size:</b> 10m high, 8m spread.</p> <p><b>Habit:</b> Deciduous fast growing exotic with spreading crown.</p> <p><b>Distribution:</b> Native to Brazil.</p> <p><b>Climate:</b> Cool temperate - Tropical.</p> <p><b>Leaves:</b> Green fern like.</p> <p><b>Flowers:</b> Masses of bell shaped lavender flowers Early Summer.</p> <p><b>Bark:</b> Grey scaly.</p> <p><b>Fruit:</b> Woody discs. Summer</p> <p><b>Uses:</b> Good shade trees for streets.</p>	
Lophostemon confertus	Brush Box	Delonix regia	Poinciana
<p><b>Size:</b> 10m high, 6m spread.</p> <p><b>Habit:</b> Evergreen fast growing native with spreading crown.</p> <p><b>Distribution:</b> Moist coastal forest.</p> <p><b>Climate:</b> Temperate - Tropical.</p> <p><b>Leaves:</b> Dark glossy green, pale underneath. Elliptical in shape with smooth edge.</p> <p><b>Flowers:</b> Creamy White and fragrant. Spring.</p> <p><b>Bark:</b> Flakey / Smooth underneath.</p> <p><b>Fruit:</b> Like gumnuts.</p> <p><b>Uses:</b> Good shade trees. Street trees.</p>		<p><b>Size:</b> 10m high, 10m spread.</p> <p><b>Habit:</b> Deciduous fast growing exotic with spreading crown.</p> <p><b>Distribution:</b> Native to Africa.</p> <p><b>Climate:</b> Subtropical - Tropical</p> <p><b>Leaves:</b> Green fern like.</p> <p><b>Flowers:</b> Masses of red summer flowers.</p> <p><b>Bark:</b> Smooth Grey.</p> <p><b>Fruit:</b> Long bean like pods following flowering.</p> <p><b>Uses:</b> Good shade trees. Tolerant to coastal conditions.</p>	



**ANALYSIS** Generally the town centre has good and varied tree cover offering amenity in the way of shade and greenery to the streetscape.

There are two main strong character avenue of trees within the town centre

- Norfolk Pines along along Clarence Street approaching from the East.
- Canary Island Palms through the middle of Horton Street.

A couple of major entryways remain unremarkable, they lack the ceremonial colonade offered by significant avenue of trees (and banners).

- The Western entryway along William Street is treeless.
- Gordon street, entering from both, the west and East.

- Some areas have plantbeds which can accommodate trees without compromising sight lines remain treeless.
- Several verges on William Street.
- The middle section of Murray Street has a few Norfolk Island Pines but few other street trees.

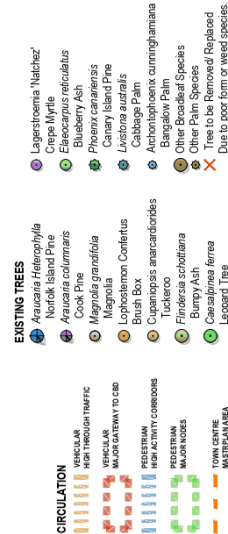
In other areas there insufficient plantbeds of sufficient size to accommodate trees and the streetscape would be barren and hot in summer. Some carparks may require to be turned into plantbeds in order to introduce trees in these locations.

- The southern end of 51st street requires trees. This area is susceptible to flooding so there is reluctance to invest in streetscape without resolving flooding issues.

Trees of varied irregular form and/or low branching habit block views to shopfronts and character buildings.

- The Blueberry Ash along William street make good screening trees but are not suitable for the street.

- The Clowes Ash trees along the middle of William Street support a sparse, uneven canopy. Most likely due to poor maintenance in their early years of growth regarding pruning and soil conditioning.
- The native shrubby trees along the Eastern side of Hay Street South block views to St Thomas Church.











	<i>MAGNOLIA grandifolia</i> Magnolia, Bull Bay
	<i>FLINDERSIA australis</i> Crows Ash
	<i>ARAUCARIA columnaris</i> Cook Pine
	<i>ARAUCARIA heterophylla</i> Norfolk Island Pine
	<i>CAESALPINEA ferrea</i> Leopard Tree
	<i>WATERHOUSIA 'Green Avenue'</i> Weeping Lilly Pilly
	<i>CUPANODOPSIS anacardioides</i> Tuckeroo
	<i>LOPHOSTEMON confertus</i> Brush Box
<div><div><div>PORT MACQUARIE HASTINGS C O U N C I L</div></div><div><div>PROJECT</div><div>PORT MACQUARIE TOWN CENTRE URBAN LANDSCAPE IMPROVEMENTS</div></div><div><div>DRAWING TITLE</div><div>TREE STRATEGY MASTERPLAN PROPOSED TREE PALETTE - SHEET 1 OF 2</div></div><div><div>DRAWING NUMBER</div><div>TC 001</div></div><div><div>DATE CREATED</div><div>26.07.2017</div></div><div><div>REVISION</div><div>A</div></div><div><div>SHEET</div><div>3</div></div><div><div>OF</div><div>4</div></div></div>	



 <p>LAGERSTROEMIA 'Natchez' Crepe Myrtle</p>	 <p>TRISTANOPSIS laurina 'Luscious' Water Gum</p>	 <p>BRACHYCHITON populneus Kurrajong</p>	 <p>BRACHYCHITON acerifolius Illawarra Flame Tree</p>
 <p>STENOCARPUS sinuatus Firewheel Tree</p>	 <p>HARPULIA pendula Tulipwood</p>	 <p>PHOENIX canariensis Canary Island Pine</p>	 <p>LIVISTONA australis Cabbage Palm</p>



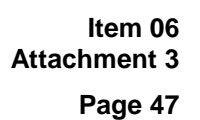
PORT MACQUARIE  
HASTINGS  
COUNCIL

PROJECT  
PORT MACQUARIE TOWN CENTRE  
URBAN LANDSCAPE IMPROVEMENTS

DRAWING TITLE  
TREE STRATEGY MASTERPLAN  
PROPOSED TREE PALETTE - SHEET 2 OF 2

DRAWING NUMBER: TC 001  
DATE CREATED: 26.07.2017  
REVISION: A  
SHEET 4 OF 4











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Item: 07

Subject: GORDON STREET UNDERPASS - PROJECT UPDATE

Presented by: Development and Environment, Melissa Watkins

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## RECOMMENDATION

**That the Town Centre Master Plan Sub-Committee:**

1. Note the information contained within this report.
2. Receive a future report when project costs have been further developed.

## Discussion

This project was last considered at the October 2018 Town Centre Master Plan Sub-Committee Meeting:

*Gordon Street Bridge Underpass:*

*An updated layout and estimate was requested for approval for a budget increase to include additional elements in the scope of works.*

A subsequent report was presented to the November 2018 meeting. However, no decisions were made in regard to this report as a quorum was not present when the report was considered. This report is attached for your information.

Since that time good progress has been made in relation to this project.

### Environmental approvals

The project has been confirmed as not requiring an Environmental Impact Statement. Exempt Development documentation has subsequently been completed and signed by Council's Environmental Assessment Officer and the relevant Group Manager.

The Department of Primary Industries have approved Council's application for *Work in a Key Fish Habitat*.

On this basis, all required environmental approvals are in place to allow the project to proceed to the construction phase.

### Quotes Requested

Five companies were invited to submit a Design and Construct proposal for the underpass project.

Two local contractor and engineer teams which have previously completed similar projects for Council considered the briefing documents. One has declined to price the project and the other will submit pricing shortly.

Three companies which construct modular structures considered the project with one declining as their new company policy does not allow them to undertake structures within a tidal zone. One of these companies recently completed a substantial boardwalk structure at Point Briner, South West Rocks.

Staff will present a report to a future Town Centre Master Plan Sub-Committee Meeting regarding any budgetary issues when project costs are better understood.

**Attachments**

- 1 [View](#). Gordon Street Underpass Report - November 2018
- 2 [View](#). GU01 - Gordon Street Underpass - Plan
- 3 [View](#). GU02 - Gordon Street Underpass - Elevations
- 4 [View](#). Site Photos
- 5 [View](#). Gordon Street Underpass - Preliminary Estimate

## AGENDA

TOWN CENTRE MASTER PLAN SUB-COMMITTEE  
29/11/2018

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Item: 11

Subject: GORDON STREET UNDERPASS

Presented by: Development and Environment, Melissa Watkins

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**RECOMMENDATION**

**That the Town Centre Master Plan Sub-Committee endorse the preliminary plans to allow staff to proceed with this project as proposed.**

**Discussion**

This report is provided in response to an action arising from the October 2018 Town Centre Master Plan Sub-Committee Meeting:

Gordon Street Bridge Underpass:

*An updated layout and estimate was requested for approval for a budget increase to include additional elements in the scope of works.*

Layout changes

The approach boardwalks to the underpass have been realigned to present a less resistant structure to high water flows along the creek. Staff considered aligning the southern stairway with the bridge but decided against this position due to a cluster of service pipes attached to this side of the bridge and the existing thicket of casuarinas which are protected according to State Environmental Planning Policy - Coastal Management 2018. Walkway works impacting on native vegetation within mapped coastal wetlands will trigger the requirement for an Environmental Impact Statement (EIS).

Drawings, site photographs and background information are attached for consideration.

Tidal consideration

Previously it was anticipated that a 2600mm minimum head height could be achieved without any risk of temporary inundation. A more detailed study of the tidal charts was considered and included in the elevations in Drawing GU02 (refer to attachment).

The deck is now proposed to be positioned above the Highest Astronomical Tide (HAT) and 2100mm below the lowest point in the arched aesthetic end beams. This water level very rarely reaches this level. The chances of a storm surge coinciding with tide close to the HAT, compounding to cause inundation would be rare. Apart from the entry arches, the head height along the boardwalk under the bridge is 2600mm to 2800mm.

Bridge aesthetic end beams reduction

Staff considered removing a lower portion of the aesthetic end beams in order to allow the boardwalk be positioned at a higher elevation. Council's Bridge Engineer

**AGENDA****TOWN CENTRE MASTER PLAN SUB-COMMITTEE  
29/11/2018**

advised that it should be possible without compromising the structural integrity of the bridge.

However, as there is reinforcing running near the bottom of the beam, much of the beam would have to be cut back further than the required clearance to allow for new reinforcing overlap with remaining reinforcing and sufficient concrete cover. The resultant beam should then be painted or panelled to hide the different concrete faces. The advised ball park cost for this solution would be in the vicinity of \$20,000 - 30,000.

Several service pipes are attached to one of the beams (southern side). On this side, would be no point reducing the beam depth beyond the base of the lowest pipe, 250mm. In future decades, the lowest service pipe may require replacement at which time we could reduce the beam depth and raise the boardwalk platforms if required.

Estimate

The available project budget is \$80,000.

The attached project estimate identifies that the underpass and connections can be constructed for the available budget excluding identified project contingency.

Ideally, the project would include walkway lighting. However, the cost of providing lighting exceeds available budget.

The ramp can be constructed at a later stage. Wheel chairs and bikes are able to use the existing arboretum paths to connect back up to Gordon Street in the interim.

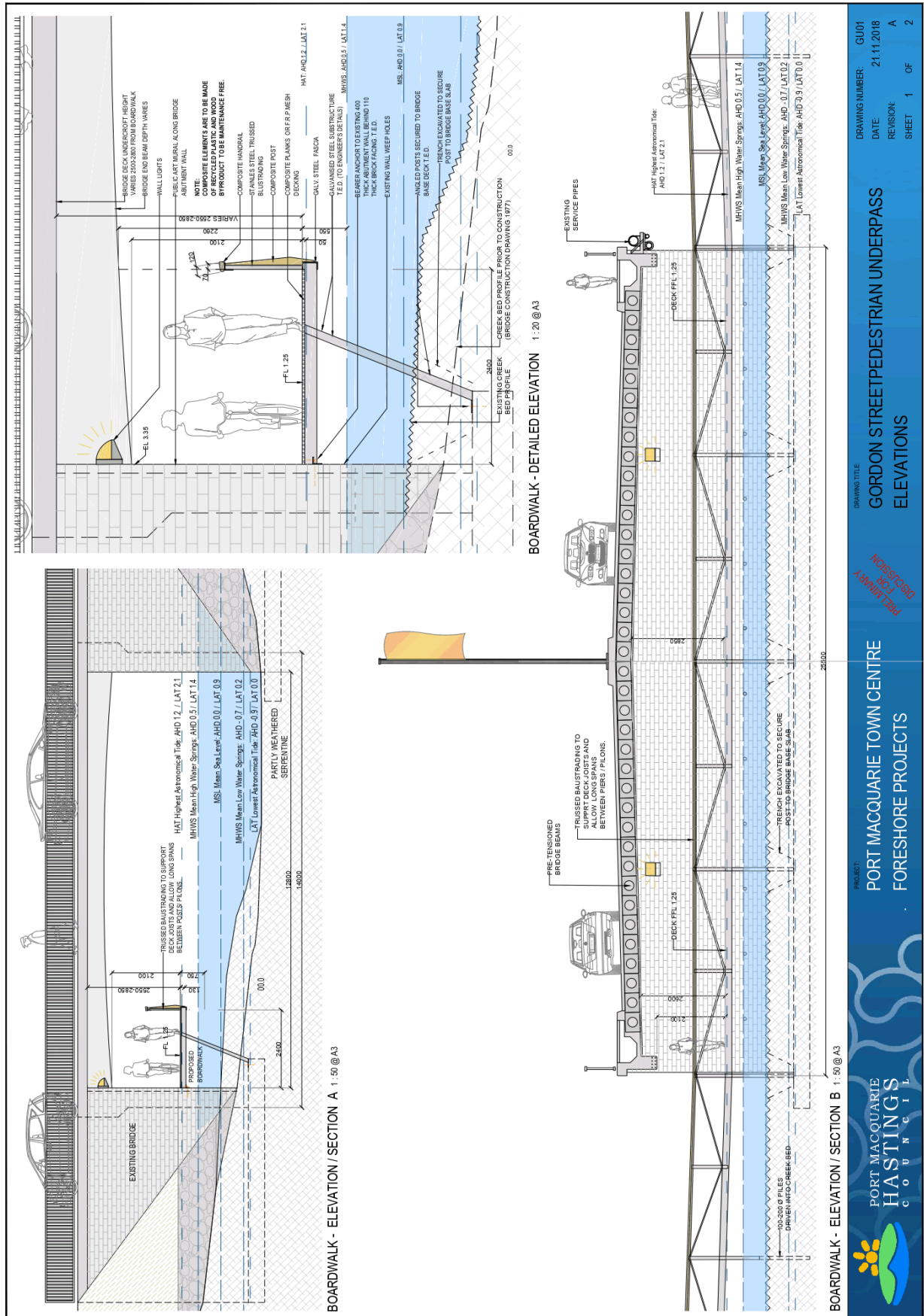
Staff have not estimated the costs associated with a stair connection from the underpass to the western side of Kooloonbung Creek. The cost of undertaking the required EIS is likely to be \$50,000 - \$80,000.

**Attachments**

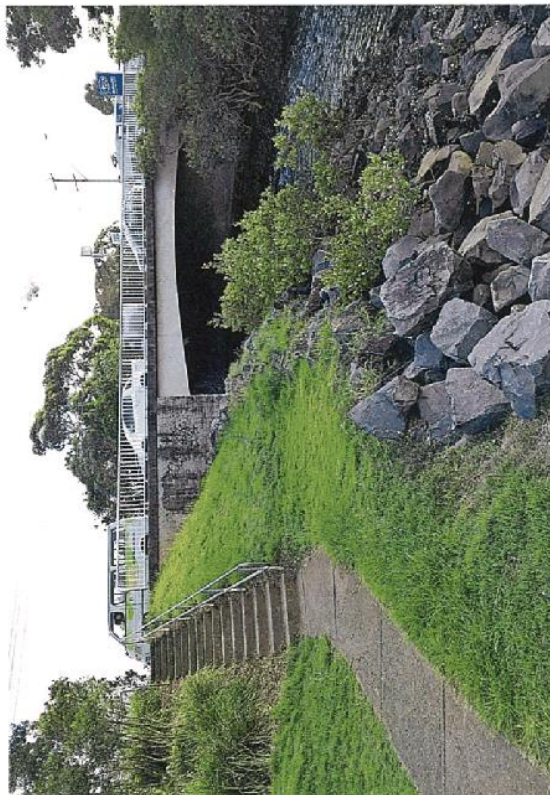
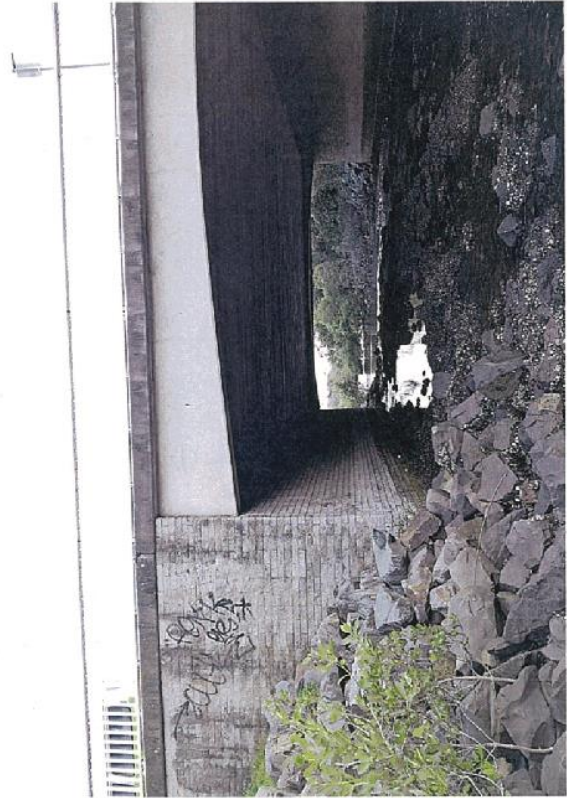
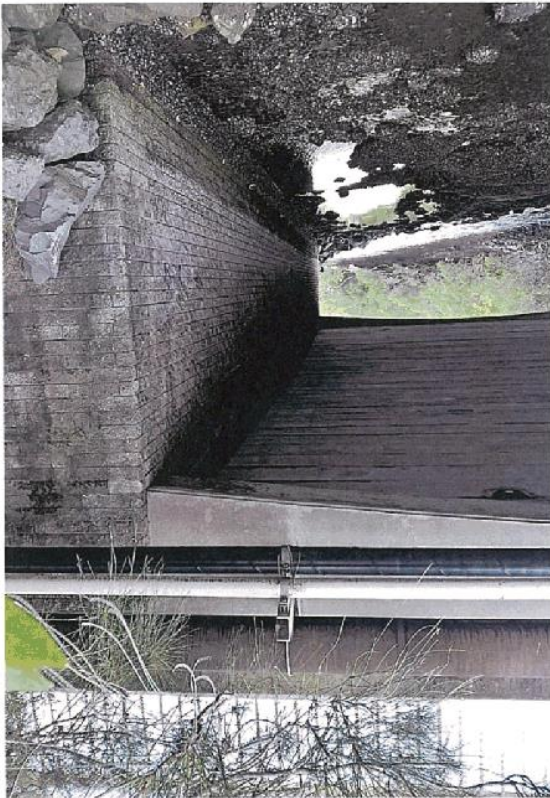
1. GU01 - Gordon Street Underpass - Plan
2. GU02 - Gordon Street Underpass - Elevations
3. Site Photos
4. Gordon Street Underpass - Preliminary Estimate



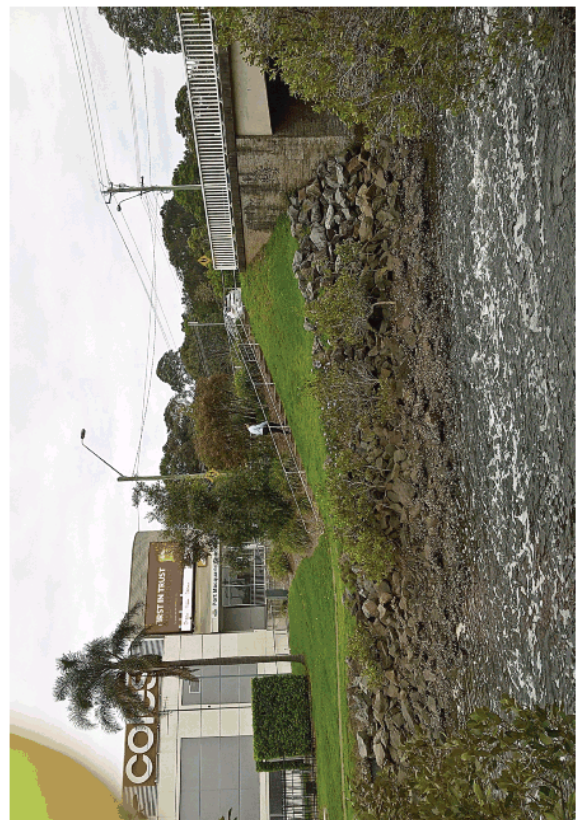




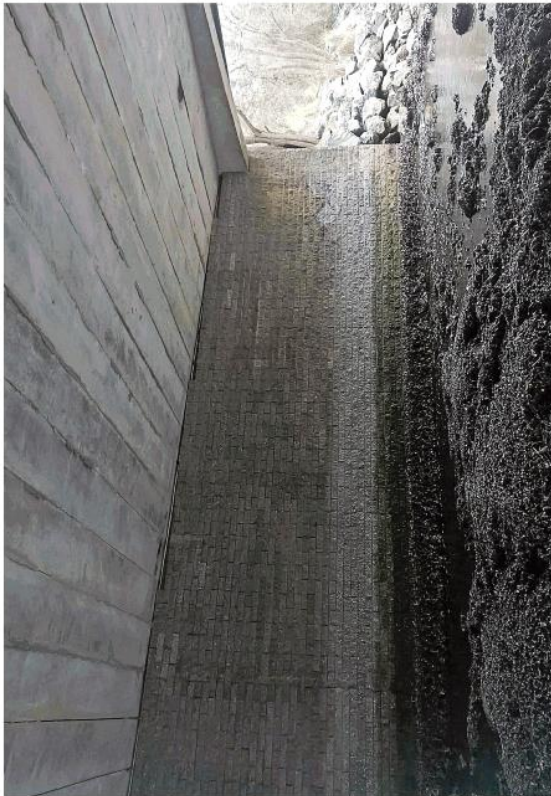












PORT MACQUARIE TOWN CENTRE  
GORDON STREET PEDESTRIAN UNDERPASS

PMHC  
27.11.2018

ORIGINAL SCOPE				
NO. ITEM	QTY	UNIT	RATE \$	COST \$ DETAILS
1.01 Boardwalk	163	m2	400	65,200 fixed to bridge, handrails to 1 side
1.02 Pathway	38	m2	120	4,560 to match Arboretum pavements
1.05 Lighting - wall	2	each	2,000	4,000 on bridge structure
1.06 Planting	20	m2	80	1,600 trees and shrubs, non irrigated
1.07 Turf	30	m2	15	450 1m along sides of path, stairs & ramp
TOTAL CONSTRUCTION				<b>75,810</b>
Detail & structural design	1	item	5000	5,000 Boardwalk shop drawings
Contingency	10	%		7,581
TOTAL D & C				<b>88,391</b>

WITH ALL OPTIONS - INCLUDING STAIRWAY, RAMP AND ASSOCIATED LIGHTING				
NO. ITEM	QTY	UNIT	RATE \$	COST \$ DETAILS
1.01 Boardwalk	163	m2	400	65,200 fixed to bridge, handrails to 1 side
1.02 Pathway	49	m2	120	5,880 to match Arboretum pavements
1.03 Stairway	10	lm	360	3,600 1.2m wide stairway with handrails
1.04 Ramp	58	lm	240	13,920 1.2m wide ramp with s/s handrails
1.05 Lighting - pole lights	4	each	5,000	20,000 including supply lines & connections
1.06 Lighting - wall	2	each	2,000	4,000 on bridge structure
1.07 Plant beds & plants	46	m2	80	3,680 trees and shrubs, non irrigated
1.08 Mangrove Transplants	6	each	150	900 Young, approx 1.5m high.
1.09 Turf reinstatement	145	m2	15	2,175 1m along sides of path, stairs & ramp
TOTAL CONSTRUCTION				<b>119,355</b>
Detail design & Engineer	1	item	5000	5,000 Boardwalk Shop Drawings
Contingency	10	%		11,936
TOTAL D & C				<b>136,291</b>



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**Item: 08****Subject: TOWN SQUARE****Presented by: Development and Environment, Melissa Watkins**

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**RECOMMENDATION**

**That the Town Centre Master Plan Sub-Committee note the information contained within this report.**

**Discussion**Shade Structures

The shade structures are in the final stages of the manufacturing process. Installation was to commence 11<sup>th</sup> February. This has been delayed due to a requested change in structure design. In order to reduce clutter and trip hazards, the base plate for the poles will now be contained beneath the pavement with a cover flush with the surrounding pavement. A separate contractor will be engaged for the required the paver cut-outs.

The revised installation date is yet to be confirmed.

Town Square businesses have been engaged regarding this project. They have been advised that installation works will not require the closure of car parking nor the pedestrian thoroughfare with operations contained largely within the shade structure alcoves.

Conduits will be installed from the light pole to the shade structure pole to enable future under canopy lighting if required, as the shade structure will block some of the light from the light poles above. The contractor will install LED lights on one shade structure as part of the original contract as a trial.

Several businesses in the Town Centre have requested the umbrellas which have been and are to be removed. Council is considering how to best maximise return on investment with monies generated being returned to the TCMP financial reserve.

Catenary Lights

The catenary lights have been out of operation since just before Christmas. It was assumed that the controller was at fault. Creative Lighting are adamant their system is working well on many other projects. It seems that the system was not installed correctly. We plan to engage either Creative Lighting, the controller manufacturer, or an independent third party specialist to conduct site investigations and propose a complete system solution, including the system's susceptibility to lightning strike.

Fixed Furniture

Council met with management from The Taphouse Group at their request. They plan to persist in their attempt to gain approval for fixed outdoor dining furniture. Their application was previously approved with a loose furniture, partly due to police concerns of after-hours loitering.

Another reason to avoid fixed furniture is the requirement to lift pavers on sand bed to install concrete footings below, and the replacement of expensive pavers with holes when the fixed furniture is removed.

It is worth noting that several of the shade structures will not be occupied with outdoor dining. They offer the opportunity to provide shade for the general public albeit, without any seating.

Furniture

The trialled water-based timber coating has proved to be a long lasting alternative to the original oil which required reapplication every couple of months or so. The contractor will strip and recoat several more of the most faded seats and bollards in March.

Several bollards have been slightly damaged with one being completely ripped out. A couple have been repaired and one has been replaced. Council is considering installing contrasting reflective elements to those most likely to be repeatedly hit, i.e. to the front of the disabled parking bays.

Bluestone Pavement Clean and Tinted Seal

The Council approved contractor is now programmed to clean and seal the bluestone pavement with darkening tint from the 11<sup>th</sup> - 14<sup>th</sup> March 2019. These works were previously postponed due to poor weather conditions and upcoming events. Staged part closures of the carpark and pedestrian pavement will be required.

Pedestrians will not be denied access to business entrances during the works.

Plantings

The trees within the Town Square have deteriorated due to a abnormal prolonged hot, dry and windy season. They are being watered on a fortnightly basis as part of the drought period watering program for young trees within the Town Centre including a dose of mineral salts to aid recovery. They are showing signs of recovery and should continue to do so as weather conditions normalise.

The modular feature planters continue to be well maintained by the nursery, replacing any damaged and unhealthy plants and changing species to improve variety and colour.

**Attachments**

Nil



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Item: 09

Subject: BANNER POLES

Presented by: Development and Environment, Melissa Watkins

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## RECOMMENDATION

**That the Town Centre Master Plan Sub-Committee note the information contained in this report.**

### Discussion

All 42 banner poles are installed, and the associated kerbing and pavement reinstatement works are also complete. The project has been delivered well under the available budget for this project.



Image - new banner poles at corner of Horton and Hayward Street

The new banner poles have resulted in improved efficiency associated with the process of changing over or repairing banners. Staff estimate that banner changeover costs have reduced from approximately \$150 to \$30 per pole.

The estimated total cost of this completed project is as follows:

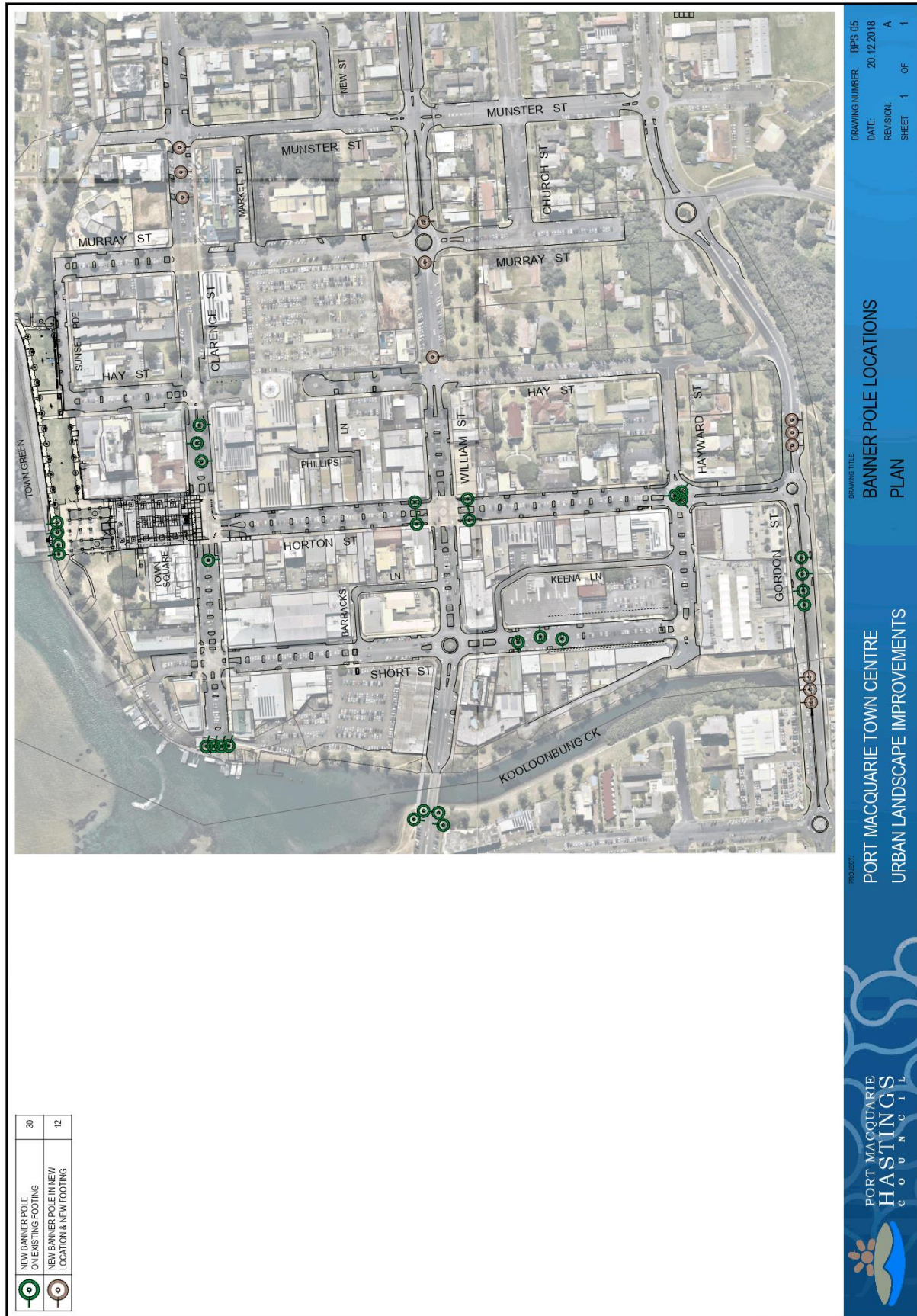
PROJECT COMPONENT	COST
1. PRELIMINARY AND REINSTATEMENT WORKS Pole & concrete removal, archaeology inspection & report, excavator hire, variable message signs, etc.	\$ 37,142
2. NEW BANNER POLES - SUPPLY AND INSTALL CONTRACT Originally \$83,730 adjusted down by -\$950.00 (2 less footings)	\$ 82,780
3. NEW BANNER POLES - VARIATIONS FROM CONTRACT 4 additional poles, geotech report and additional traffic management.	\$ 13,045
4. NEW BANNERS - Not in original scope of works for budget 55 Bicentennial banners and 42 Christmas banners.	\$21,933
TOTAL COST - WHOLE OF PROJECT All works completed and invoices paid apart from 1 pole installation	<b>\$ 154,960</b>
BUDGET VARIANCE Adjusted budget is now \$210,000 (was originally \$250,000)	- \$ 55,040

Note: The above mentioned budget variance relates to a transfer of funds to the Shade Structure project.

#### Attachments

1 [View](#). Banner Pole Locations







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**Item: 10**

**Subject: GENERAL MAINTENANCE**

**Presented by: Development and Environment, Melissa Watkins**

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## **RECOMMENDATION**

**That the Town Centre Master Plan Sub-Committee note the information contained in this report.**

### **Discussion**

#### Landscaping

- The expected weeding, mowing, fertilising and pruning works carried out
- Six trees replaced (result of vandalism / storm damage / damaged during Food for Less building demolition)
- Water tankered in to younger trees and planting beds due to prolonged drought conditions which cost approx. \$2000 per week (funded through the Landscape Maintenance budget)
- Partial defoliation observed due to prevailing winds; new growth visible
- Lawn areas of Town Green East and Central browned off through to early February. Now showing vigour as a result of recent rain and cooler weather.

#### Detailed Cleaning

- Detailed cleaning carried out; includes incidents of graffiti (Kooloonbung creek pedestrian bridge), chewing gum, spills, etc. and removal of 80 illegally placed posters
- Council approved contractor programmed to clean and seal the pavements as follows:
  - o Town Square pavement scheduled mid March 2019
  - o Other Town Centre pavements are scheduled prior to Easter
  - o 'Scrub & suck' cleaning method explored, advice given by suppliers that is not effective on exposed aggregate paving and may dislodge pavers. Furthermore equipment not available with local contractors.

### **Attachments**

Nil

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Item: 11

Subject: KOOLOONBUNG CREEK STAGE 1

Presented by: Development and Environment, Melissa Watkins

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## RECOMMENDATION

**That the Town Centre Master Plan Sub-Committee note the information contained in this report.**

### Discussion

The following are a summary of the status update on the Stage 1 works at Kooloonbung Creek Foreshore works and some before and current shots of the site:

#### Works to date (Dec 2018 – Feb 2019)

- Site establishment, demolition & clearing
- Installation of new reclaimed water line and sewer line
- Installation of lighting conduit & light pole footings
- Groundwork for staircase and footpath



Image taken prior to construction



Image taken February 2019

#### Upcoming works (March 2019)

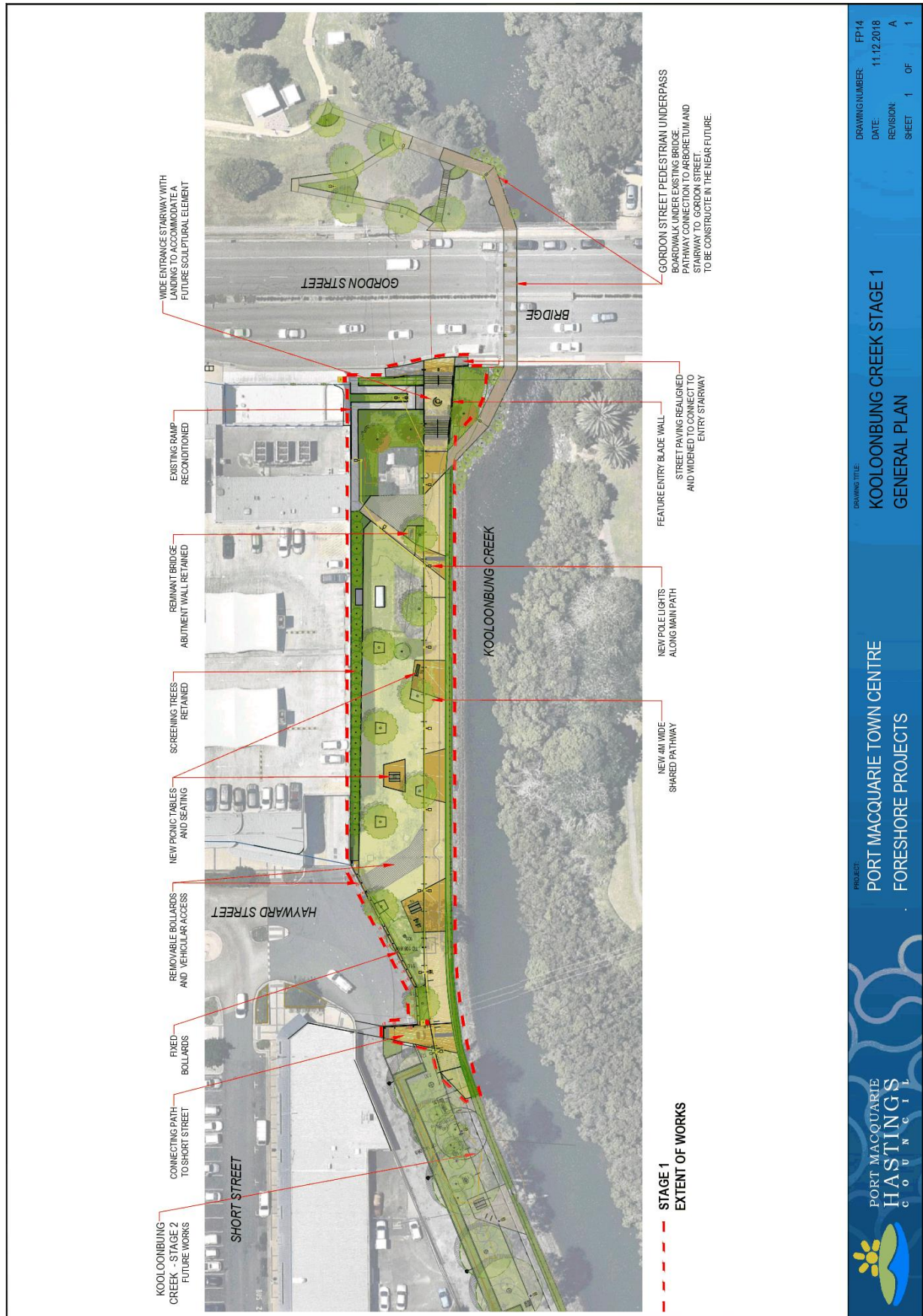
- Continuation of detailed earthworks/pavement for footpath towards Hayward Street.
- Commencement of staircase formwork, reinforcing and pours
- Commencement of footpath formwork, reinforcing and pours.

The project is currently on schedule for completion by the end of April 2019.

#### **Attachments**

1 [View](#). Kooloonbung Creek Stage1 Plan





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Item: 12

Subject: FORESHORE WALKWAY PROJECT UPDATE

Presented by: Development and Environment, Melissa Watkins

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## RECOMMENDATION

That the Town Centre Master Plan Sub-Committee:

1. Note the information contained in this report.
2. Support the allocation of a budget of \$150,000 to allow for finalisation of the Foreshore Walkway Project detailed design and approvals.

## Discussion

This project was considered at the November 2018 Town Centre Master Plan Sub-Committee Meeting where the following was determined:

## CONSENSUS:

1. *That the Town Centre Master Plan Sub-Committee considers the progression of the Foreshore Walkway Project as a priority.*
2. *The Town Centre Master Plan Capital Works budget for 2019/2020 will be \$985,000 for the Foreshore Walk Project.*
3. *That the following 2018/19 Operational Plan projects be deferred to allow for focus on the Foreshore Walkway Project: Foreshore Landscaping; Clarence Street – Tree and Understorey Replanting (Short to Hay Sts); William Street – Tree and Understorey (Short to Hay Sts).*
4. *That a Foreshore Walkway Working Group be created to progress this project. Working Group members will be Liam Bulley, Councillor Geoffrey Hawkins, Jeff Gillespie, Michael Nunez and Tony Thorne.*

In accordance with item 4 above, the Foreshore Walkway Working Group met on 11<sup>th</sup> December 2018 to conduct a walkthrough meeting along the Town Centre Foreshore and Western Foreshore project sites. The walkthrough gave the working group an opportunity to understand the completeness of the detailed concept plans for each segment of the walk and identified what would need to be done to complete detailed design for each segment.

The working group met again on 16<sup>th</sup> January 2019 to confirm next steps and priority for detailed design for each segment of the walkway. The outcomes of this meeting has been summarised in attachment - *Foreshore Walkway Project Planning - Next steps and prioritisation*.

Next steps:

- Planning considerations beyond staff involvement in design are survey, geotechnical investigations, structural engineering and certification. A further key consideration is heritage for foreshore north of Kooloonbung Pedestrian Bridge.

- A budget is required to allow staff to progress this project. An estimated budget of \$150,000 is requested for this purpose.

At the Ordinary Council Meeting held on 20<sup>th</sup> February 2019 Council approved the deferral of identified TCMP projects and adopted the Town Centre Master Plan Capital Works budget for 2019/2020 of \$985,000 for the Foreshore Walk Project as agreed at the November 2018 Town Centre Master Plan Sub-Committee Meeting.

**Attachments**

- 1 [View](#). Foreshore Walkway Project Planning - Next steps and prioritisation
- 2 [View](#). Plans - Town Centre Foreshore Projects
- 3 [View](#). Plans - Foreshore West Projects



PORT MACQUARIE TOWN CENTRE  
FORESHORE WALKWAY PROJECTS  
**STRATEGIC PROJECT PLANNING**

The projects below are listed in geographic order from North East to South and then West

PROJECT	GENERAL WORKS	STATUS	NEXT STEPS	APPROVALS / CONSULTANTS	PRIORITY
BREAKWALL FROM TOWN GREEN EAST TO TOWN BEACH	Widen congested narrow pathway with retaining wall and balustrading.	Concept Plan approved	Continue advocacy of this upgrade with Maritime Infrastructure Delivery Office (MIDO).		LOW
TOWN GREEN CENTRAL	Plaza extension from Town Square with central formal lawn, surrounding seating planter wall and water play elements.	Concept Plan Approved. Detailed design commenced. The existing square provides adequate amenity.	Option 1 - To be constructed at a future date.  Option 2 - Construct only the connecting pavement section from Town Green East to Town Green West at this stage.	Heritage Impact Study may not be required if only the Northern connecting extent is constructed.  Project Manager to separate walkway segments from balance of Town Green/design work	LOW / <b>HIGH</b> (Walkway)
TOWN GREEN WEST WALKWAY	Wide pathway along shore front. Revetment wall maintenance work.	Concept Plan Approved. Detailed design commenced	Investigate pavement options to reduce cost rate of main pathway.	Heritage Impact Study may not be required, reclamation area.	<b>HIGH</b>
TOWN GREEN WEST PLAYGROUND UPGRADE	New play structures and equipment, New layout with various soft fall and pavement finishes.	Concept Plan yet to be completed.	Heritage Impact Study Public consultation.	Heritage Impact Study	LOW
TOWN WHARF	Widening of walkway flush with existing boardwalk and inclusive of a seating retaining. Building works to Pilot's Boat.	Detailed Concept Plan developed for walkway, Pilot's Boat Shed precinct and Clarence Street termination.	Apply for Pilots Boat Shed building works and possibly the building surrounds.  LB/MN liaise with Crown lands detailed design. Comments from Heritage Consultant for inclusion in Architectural design Support for MIDO detailed design to be completed.	Cooperation of MIDO given interface with their wharf asset.  Engage Architect / interior designer. Assist & approvals from MNCMM.	<b>MEDIUM</b>
FISHERMEN'S WHARF	Reconstruction of the wharf.	Detailed design complete. Tender for construction let by MIDO.	Request confirmation of construction program.  Prioritisation of detailed design for entire segment.		<b>HIGH</b>
FISHERMEN'S WHARF ADJACENT PARKLANDS	Connecting path to wharf. Adjacent seating / planter walls with trees. Screen planting at perimeter with carpark.	Concept design complete.	Detailed survey.  Detailed design to interface with wharf.  Budget allocation. Construct adjoining parklands soon after wharf completion.	DoI - Crown Lands approval.  MIDO approval with works connecting to wharf.	<b>HIGH</b>
WILLIAM STREET UNDERPASS	Pathway widening and lowering, including tanked section to retain high tides.	No design completed this segment.	Detailed Design. Preliminary costings.	Hydraulic and structural engineer.  Works in Key Fish Habitat, DPI Approval.	<b>MEDIUM</b>
KOOLONBUNG CREEK STAGE 2	Continuation of Stage 1 including wide path, screen fencing and planting to back of house, seating, lighting.	Detailed design complete.	Construction drawings. Detailed cost estimate.	Crown Lands approval.	LOW

KOOLOONBUNG CREEK STAGE 1	Entry Stairway and ramp handrails, pathway widening, lighting.	Under Construction			HIGH
GORDON STREET UNDERPASS	Boardwalk, connecting pathway, stairway, lighting.	Detailed concept designs developed. Approval applications submitted. Liaising with potential manufacturers Detail survey completed	Request for quote for detailed design and construction of boardwalk.  Construction drawings for pathway, steps.	Works in Key Fish Habitat, DPI approval. SEPP DA Exemption approval.	HIGH
LINK PATH FROM TO PEDESTRIAN BRIDGE TO WESTPORT PARK	Widening of existing pathway, small section of boardwalk, low retaining wall, revetment wall maintenance works, and lighting.	Detailed concept designs developed.	Detailed survey  Consult with Water's Edge property owners – Councillor Geoff Hawkins and Jeff Gillespie.	Property owner consent.	MEDIUM
WESTPORT PARK	Jetty with sculptural shade structure on the peninsula, picnic shelters & barbeques, broad stepped terrace to water's edge.	Detailed concept designs developed. Detailed survey available.	Detailed design	DPI Approval.	LOW





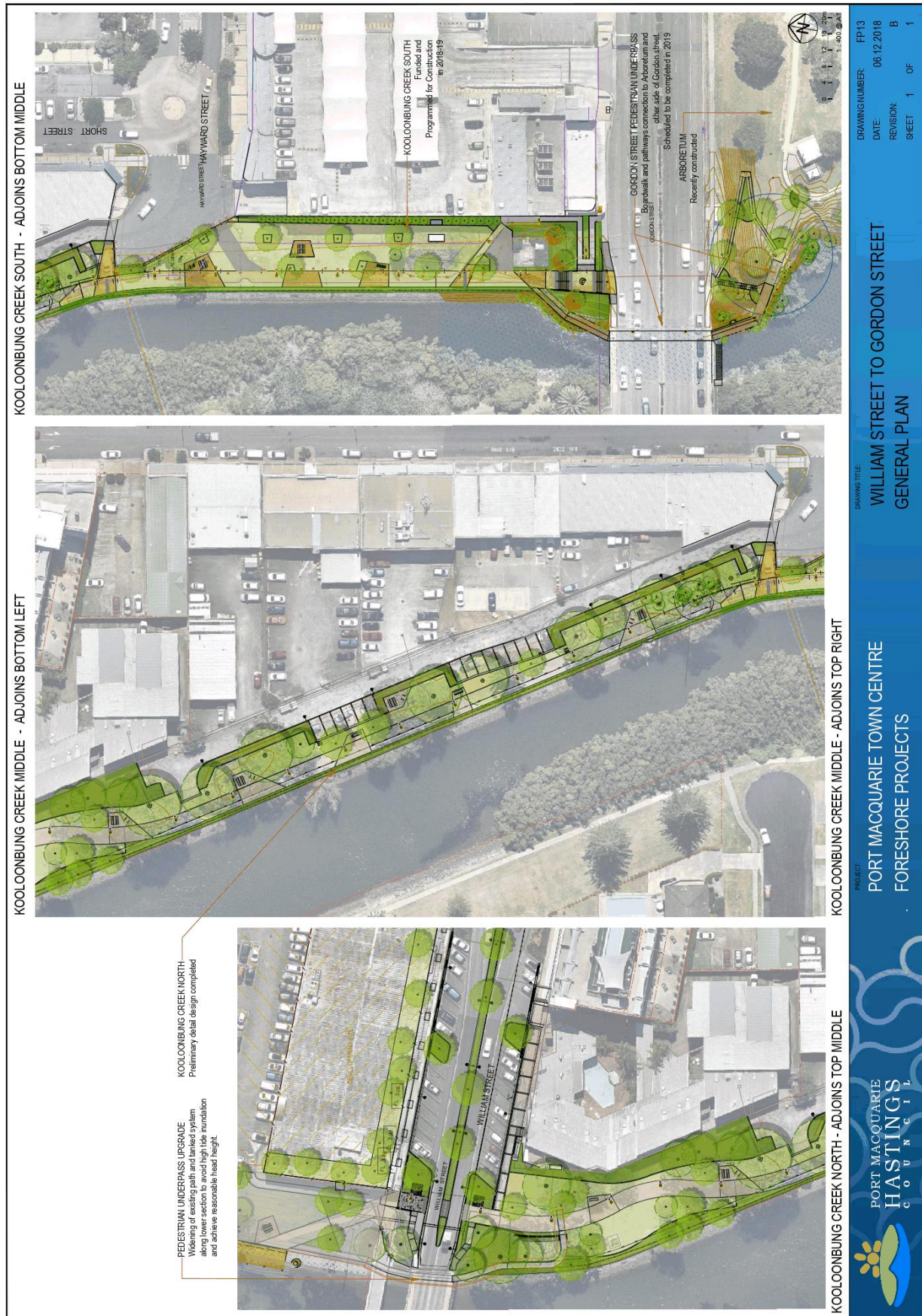




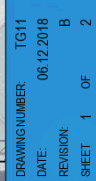




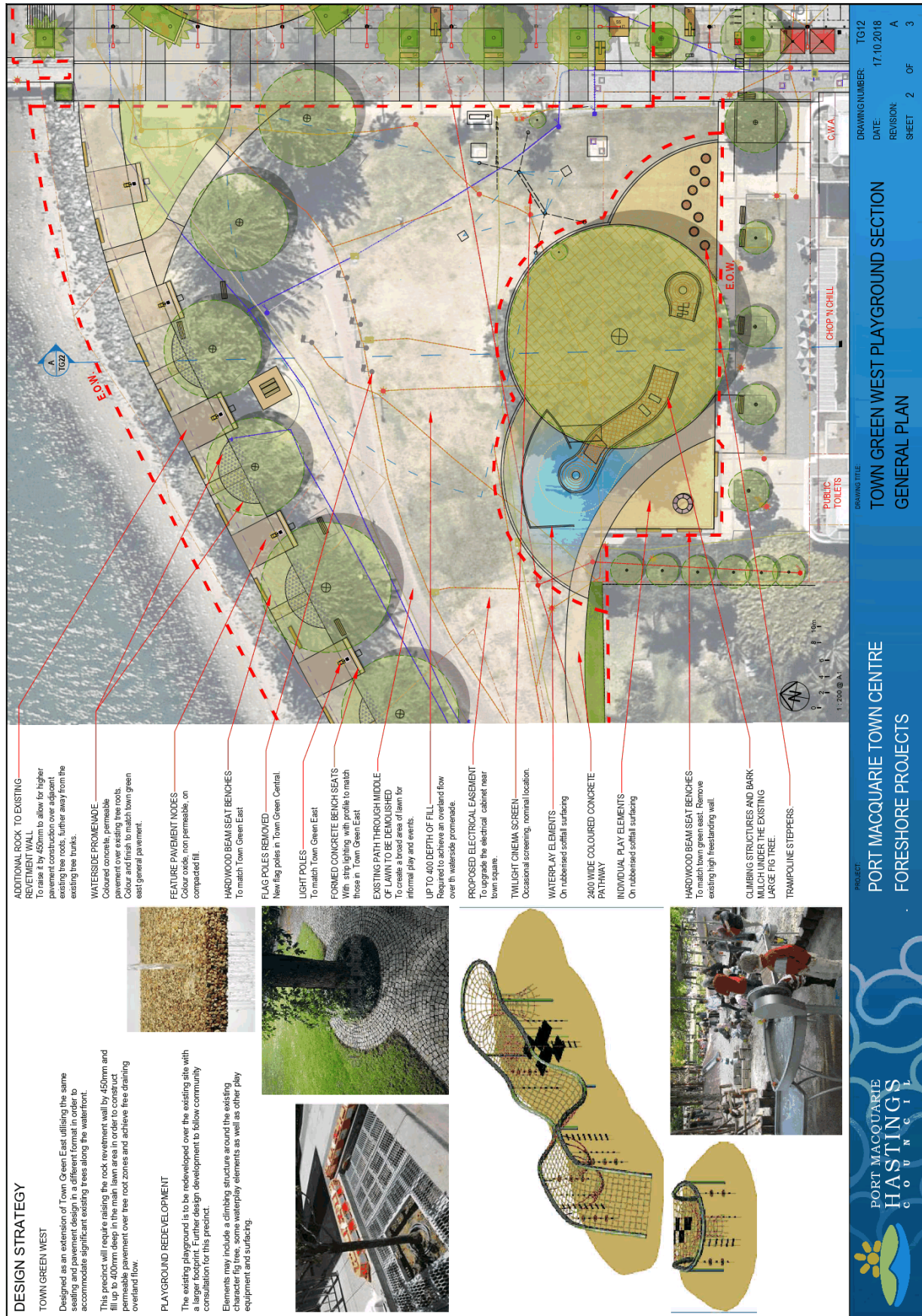






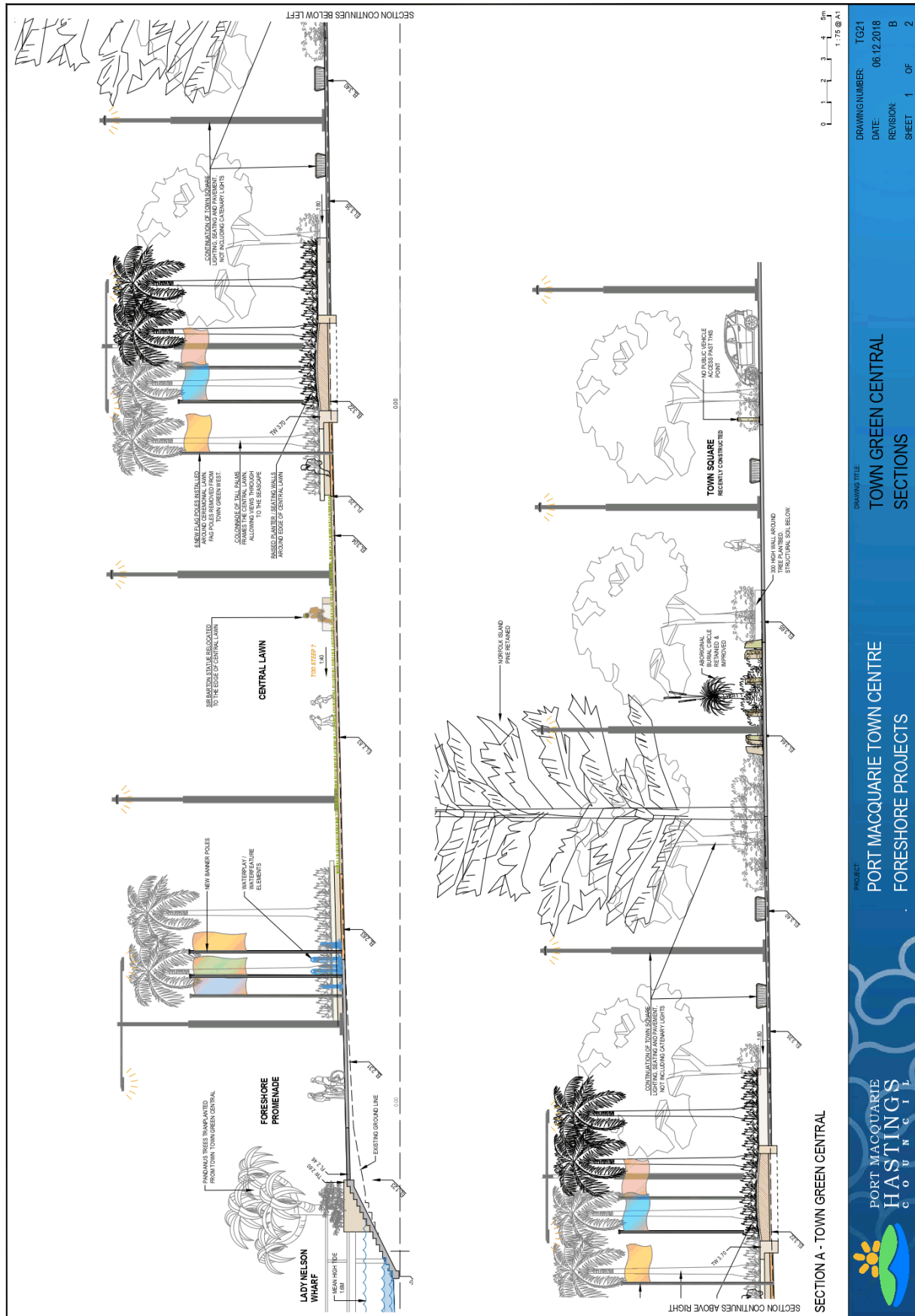










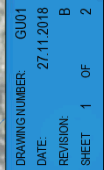


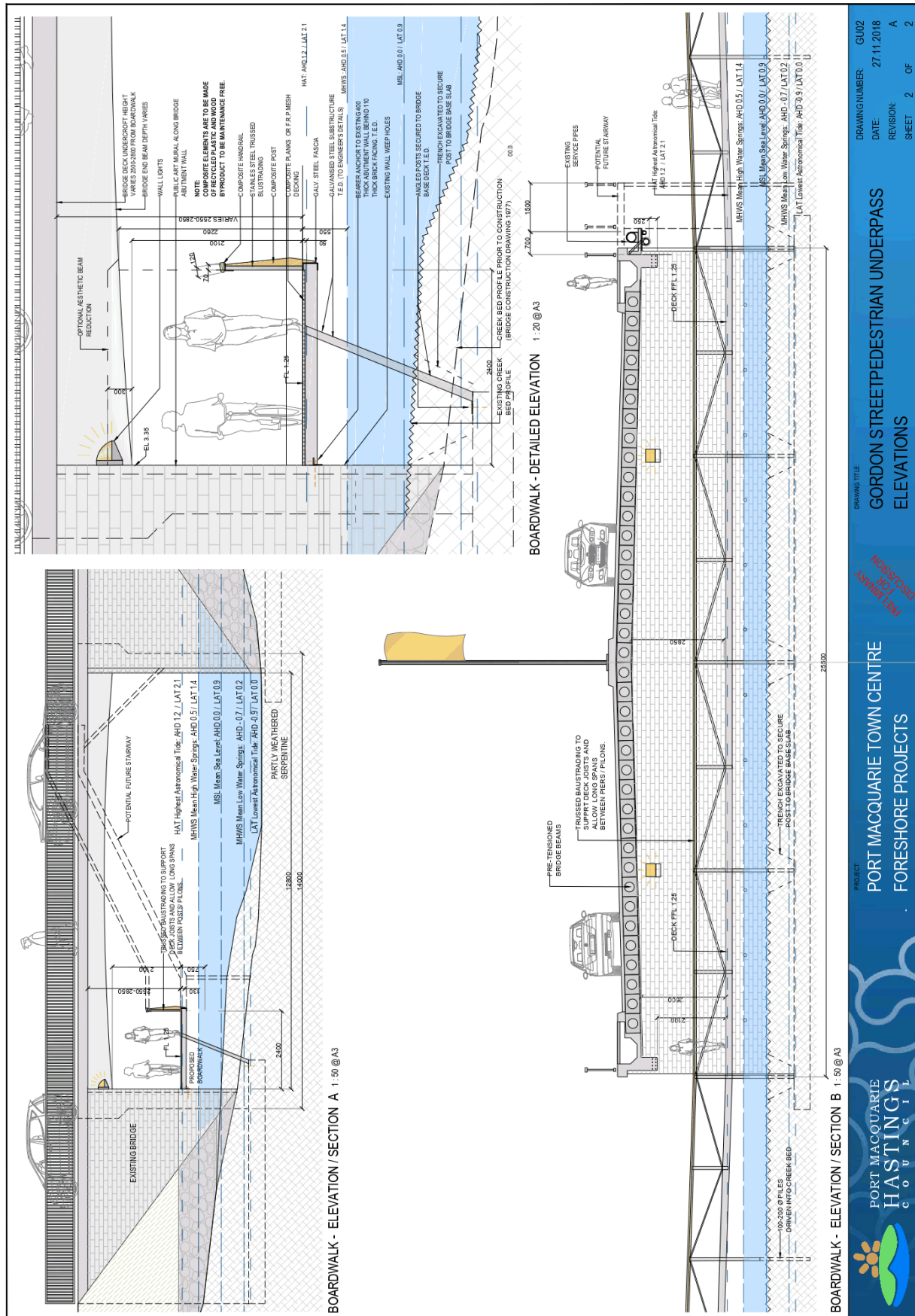




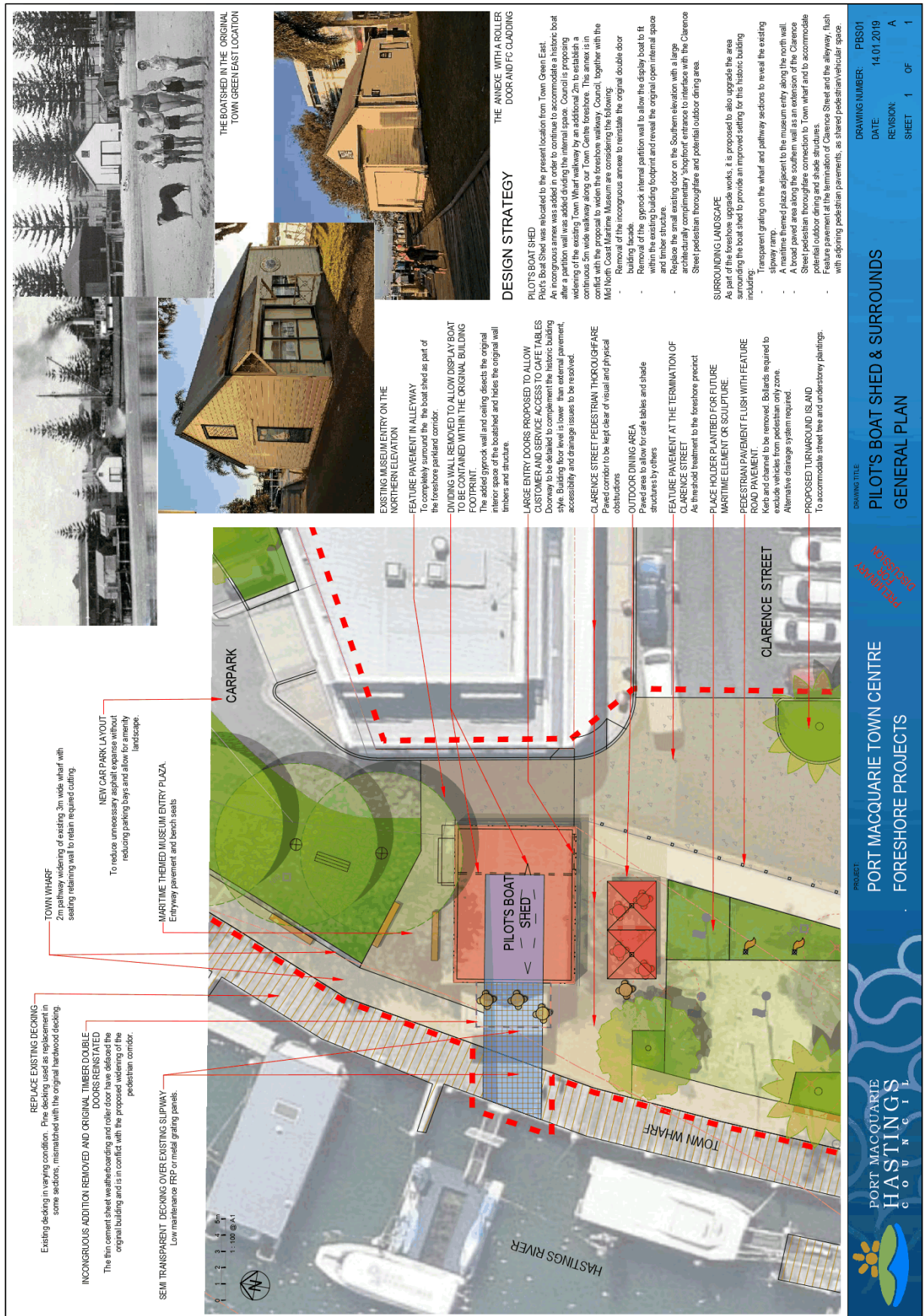








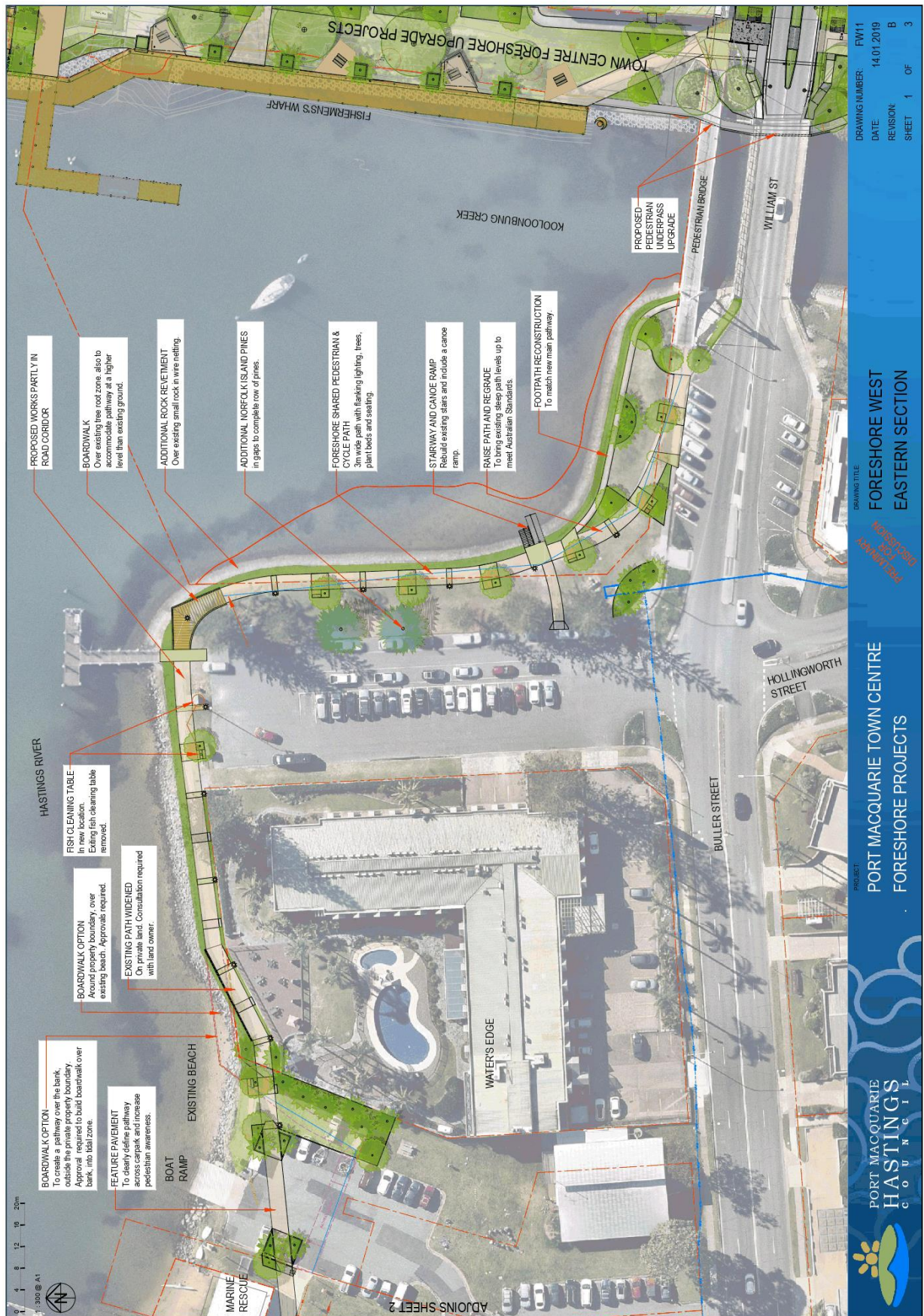




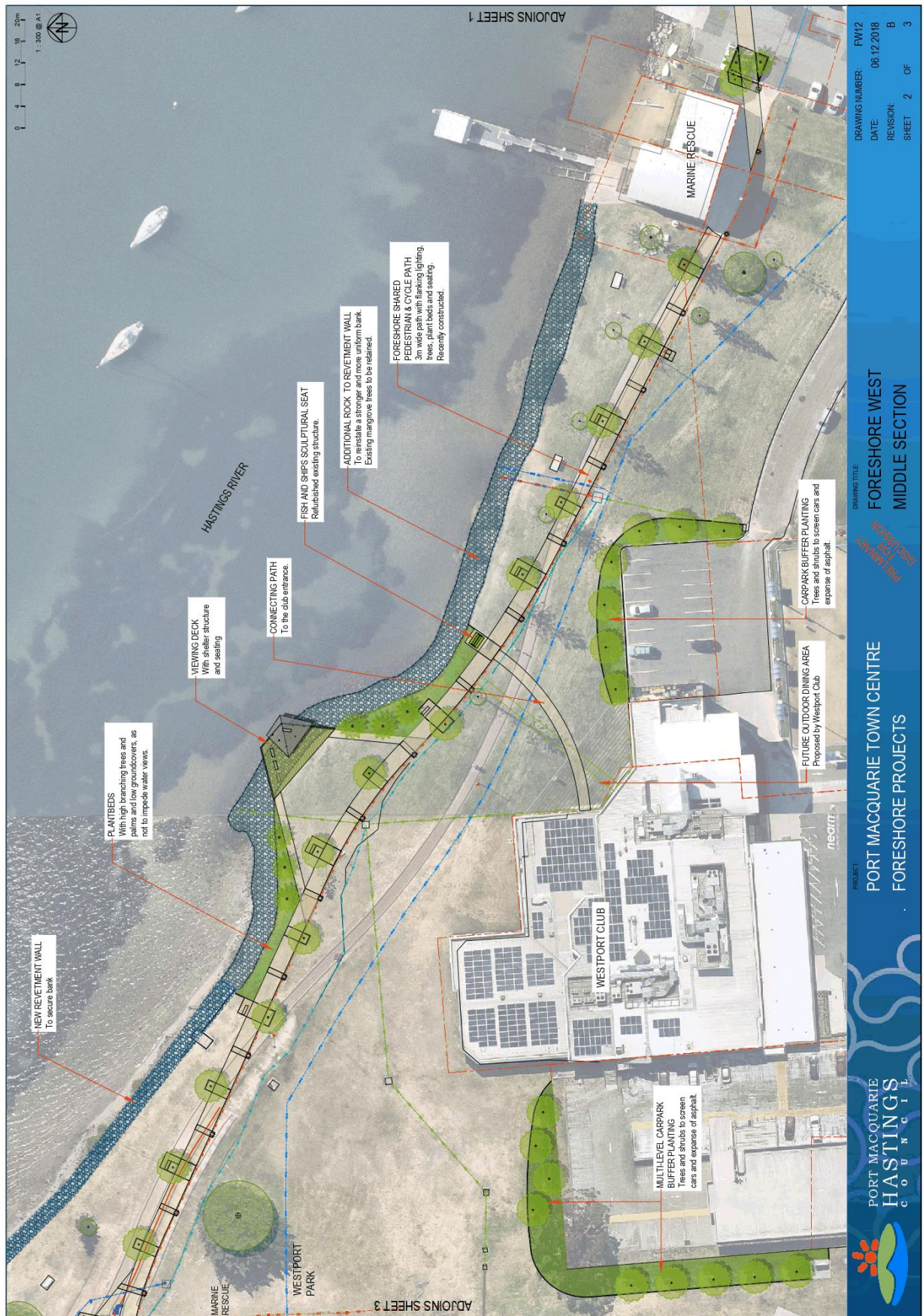


















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**Item: 13**

**Subject: PROPOSED DATES FOR 2019 TOWN CENTRE MASTER PLAN SUB-COMMITTEE MEETINGS**

**Presented by: Strategy and Growth, Holly McBride**

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### **RECOMMENDATION**

**That the Committee accept the proposed dates for 2019 TCMP sub-committee meetings.**

### **Discussion**

Thurs 24 Jan – 8.00-10.30am (Committee Room)  
Thurs 28 Feb – 8.00-10.30am (Committee Room)  
Thurs 28 Mar – 8.00-10.30am (Function Room)  
Wed 24 Apr – 8.00-10.30am (Committee Room) (4<sup>th</sup> Thursday is Anzac Day)  
Thurs 23 May – 8.00-10.30am (Function Room)  
Thurs 27 Jun – 8.00-10.30am (Function Room)  
Thurs 25 Jul – 8.00-10.30am (Function Room)  
Thurs 22 Aug – 8.00-10.30am (Committee Room)  
Thurs 26 Sep – 8.00-10.30am (Function Room)  
Thurs 24 Oct – 8.00-10.30am (Function Room)  
Thurs 28 Nov – 8.00-10.30am (Function Room)

### **Attachments**

Nil