**LAKE MACQUARIE TOWN CENTRE STREETSCAPE MASTER PLANS**

The 2008/2009 Management Plan and Budget identified the need to provide high quality public domains and a city identity. The Streetscape Master Plans provide a document that identifies this vision and provides a plan for its implementation. The Streetscape Master Plans are intended to improve the aesthetic appearance of the town centres, promote the areas personality, increase opportunity, accessibility, functionality, economic effect and provide a modern easily maintainable public domain.

The Streetscape Master Plans ensure a unified approach to undertaking public domain works by Council, developers and the community. It also assists in directing public and private investments and will inform the chamber of commerce in the preparation of strategic plans.

The Streetscape Master Plans are substantially focused on the areas currently zoned B1 Neighbourhood and B2 Local Centre under the Lake Macquarie LEP 2014. These are the areas of each of the town centres where the majority of commercial activity will occur. These areas are also the most likely to undergo change in the future.

The consideration and collation of all relevant issues resulted in this overall priority order for the Streetscape Master Plans for Lake Macquarie City’s nine major town centres:

1. Charlestown - completed and adopted by Council
2. Cardiff - completed and adopted by Council
3. Belmont - completed and adopted by Council
4. Toronto - completed and adopted by Council
5. Morisset - completed and adopted by Council
6. Warners Bay - completed and adopted by Council
7. Swansea - under development
8. Mount Hutton - under development
9. Glendale - to final design

The priority order adopted by Council has been adjusted for the 2014/2015 financial year to prioritise Mount Hutton ahead of Glendale (as shown above) due to the impact of the Lake Macquarie Transport Interchange on the Glendale Town Centre.

**OBJECTIVES OF TOWN CENTRE STREETSCAPE MASTER PLANS**

- To provide a clear vision and identity for each town centre
- To provide a clear guide for Council, the community and developers
- To create vibrant active town centres
- To provide consistencies within Lake Macquarie
- To preserve and enhance the uniqueness of Lake Macquarie’s town centres
- To ensure high quality outcomes
- To reduce asset maintenance costs

**EXTENT OF TOWN CENTRE STREETSCAPE MASTER PLANS**

Generally aligned with the Area Plan, the areas covered by the Streetscape Master Plan are the public areas owned and/or managed by council. The focus is on the streetscape elements within the road reserve and include street trees, tree guards, furniture, bins, bike racks, drinking fountains, bollards, lighting, paving, public art and town centre signage.

For consistency the streetscape treatments should be extended onto private land at building setbacks, building forecourts, arcade entrances, pedestrian lanes etc. and where logical to address pedestrian links. These details will be resolved through the development application (DA) process.

New developments need to address the streetscape as prescribed by this plan. Items and selections nominated in this plan will be reviewed periodically by LMCC in accordance with relevant legislation.

**TOWN CENTRE PERSONALITIES**

Town centre personalities have been developed for the nine town centres.

These have been derived to provide a strong town centre identity and theme for enhancing character, heritage and sense of place.

The nine main town centres personalities are:

- **Charlestown** - the Central Business District
- **Cardiff** - the Skills & Trades Centre
- **Toronto** - the Lakeside Village
- **Morisset** - Nurtures the Spirit of Community
- **Warners Bay** - the Lifestyle Centre
- **Swansea** - the Seaside Village
- **Mount Hutton** - the Growing Community
- **Glendale** - the Dynamic Services Hub

Note:

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MOUNT HUTTON STREETSCAPE MASTER PLAN

MOUNT HUTTON'S OBJECTIVES / VISION
To provide a structure for Mount Hutton as the "Growing Community".
To enhance the character of Mount Hutton.
To increase the pedestrian amenity throughout the centre.
To create links between the different commercial sections of Mount Hutton.
To create clean lines and reduce street clutter.
To create hubs for alfresco dining along Wilsons Road.
To increase native vegetation throughout the town centre.
To relocate services underground where feasible to improve public amenity.

GENERAL TOWN CENTRE OBJECTIVES / VISION
To create a vibrant new town centre.
To enhance safety and accessibility.
To create a walkable connected town centre.
To create a consistent character.
To link key areas.
To provide a sustainable environment.
To provide facilities for public art.
To provide high quality furniture, lighting and paving.
To enhance the character of streets surrounding the commercial areas.
To provide for transport options in the town centre.
To promote walking, cycling and public transport.
Use of water sensitive urban design principles to minimise storm water impacts and improve street amenity.
To activate the precinct as a safe and inviting destination.

CONSTRAINTS
Disconnected hubs throughout the town centre.
Steep verges through the town centre restricting safe pedestrian movements.
Drainage infrastructure dissecting the town centre.
Inwardly focused major shopping centre providing little interaction with surrounding streets.

ADDITIONAL PLANNING CONSIDERATIONS FOR MOUNT HUTTON STREETSCAPE MASTER PLAN:
Note: Refer Page 1 for Planning Considers.
- Mount Hutton Town Centre Area Plan
- Mount Hutton Precinct Area Plan
- LMCC Cycling Strategy 2021
- LMCC Public Art Strategy
- LMCC Footpath Strategy
- LMCC Draft Footpath Designing Policy
- Public Art Policy
- Asset Management Plans - Current conditions and replacement schedule - Draft.
- Section 94 Catchment Contribution Plans

These documents have been reviewed and considered as part of this plan. Where these initiatives or any others are adopted or modified the Streetscape Master Plan should be updated to reflect this.

The Master Plan has been developed from on-site observations, cadastral plans and aerial photographs. Dial Before You Dig (DBYD) service information has been reviewed and considered. It is the responsibility of the planners, developers, and contractors to accurately locate services and adopt this Master Plan for individual sites. The details are indicative and to be used as a guide only. Measurements may vary on site.
Street Type A - Dunkley Parade Village

DESCRIPTION
The northern commercial district of Mount Hutton, Boarded by Dunkley Parade and Progress Road currently contains small specialty shops, and a large supermarket. The area is close to parks, sporting fields and a school. Dunkley Parade forms a major entry into Mount Hutton. A recent upgrade of the precinct surrounding the supermarket helps define the proposed street character.

OBJECTIVES
To create a neighbourhood hub with strong connections to other areas of the town centre.
Provide an entry into Mount Hutton town centre.
Use of street trees to provide unity to the streetscape
Provide on-street car parking.

EXISTING CONSTRAINTS
Predefined landscape palette surrounding the supermarket.
Overhead power lines along Dunkley Parade.
Under performing landscaping around new supermarket has caused stunted tree growth and creates an area exposed to the elements. Planted bed placement near fences and walls permits unintended access to neighbouring properties.

DESIGN RESPONSE
Provide a planting plan to create a gateway for motorist & pedestrians moving through the area. The use of WSUD tree pits where appropriate. Adopt pavement selections to reflect previous developments within the area. Plan to Council’s standards to ensure the success of the landscape.

TYPICAL DIMENSIONS
Road reserve width: 20.2 m (typical).
Verge width: 2.2 to 5.0m (South), 3.2 to 4.5m(North).
LEP Zone: E2 Local Centre.
Adjacent landuse(s): Low and medium residential.

TYPICAL ELEVATION
Tree on footpath - with Mass planting & Tree guard to Progress Rd.

TYPICAL SECTION
Tree on footpath - with Mass planting & Tree guard to Progress Rd.

PAVEMENT
Main Body: 2.5m wide path; Charcoal Segmental pavers 400x400mm with Border & Bandings
Border & Banding: 400x400mm brown Segmental pavers.
Feature Paving Panel: Combined Concrete Pavements of different colours and textures - to create three types of angular bandings patterns; refer MHSTG for typical detail. Panels at approximately 12m intervals.
Corner Treatment: Continue Main Body / Feature Paving Panel to the edge as spacing allows.
Entries (to multi business complexes or large development): Brown Segmental pavers; 400x400mm
Kerb ramps: Concrete pavement - Sand Coloured
Driveway Crossover: Concrete pavement - Standard; to be level with surrounding footpath.

LIGHTING
Street Lighting & Pedestrian Lighting
Lighting: Where required to AS1158.3.1
No selection, see MHSTG for guidance.

STREET TREE PLANTING
Street Trees Species & spacings: Refer to Street Tree Master Plan within this plan.
Tree on footpath: Yes. Refer to MHSTG.
Tree in turf: Yes. Refer to MHSTG.
Tree guard: Standard, refer to MHSTG.
Street Type B - Wilsons Road Major

**DESCRIPTION**
Located between Warners Bay Road and the round-about entry into Macquarie Fair. Currently a mix of residential and commercial premises, the area experiences a steady level of vehicular traffic and moderate pedestrian use. Power lines extend along the south side of the street. No uniform street trees exist.

**OBJECTIVES**
To create a strong sense of place with uniform treatments to either side of the street.

Increase pedestrian amenity throughout the street with connections to the spaces beyond.

Provide opportunities for WSUD principles within the streetscape.

Apply CPTED principles to create a safe and inviting landscape that will get high levels of use.

**EXISTING CONSTRAINTS**
Cross levels along the verge, from the kerb to the property boundary.

Existing services within the verge.

Limited pedestrian connections to either side of the street.

Power lines to the southern side of the street.

Road widths not suitable for a council collector road with bus route and/or cycle lane under the LMCC DCP No. 1.

**DESIGN RESPONSE**
Wide coloured concrete with banding & header courses. Feature concrete panels to be spaced periodically along the street. Soft landscaping with deep soil planting to blend the public and semi-public spaces. Large trees to provide shade and structure to the street within the off-street car parks.

It is proposed that the street be widened to 13 meters, allowing for on-street parking while permitting bus and cycle use of the street.

**TYPICAL DIMENSIONS**
Road reserve width: 20.3 m (typical).
Verge width (Existing): 4.5m (South), 4.1 (North).
Verge width (Proposed): 3.8m (South), 3.5m (North).
LEP Zone: B2 Local Centre.
Adjacent landuse(s): Low and medium residential.

**NOTE:**
Full width footpath 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along building line.

Furniture: To be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.

**PAVEMENT**
Main Body: 2.5m wide path; Concrete pavement - Standard with Border & Bandings.
Border & Banding: 400x400mm brown Segmental pavers.

**Materials and Furniture Selections**

**STREET TYPE B**

**NOTE:** The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

Furniture
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.

**PAVEMENT**
Main Body: 2.5m wide path; Concrete pavement - Standard with Border & Bandings.
Border & Banding: 400x400mm brown Segmental pavers.

**Materials and Furniture Selections**

**STREET TYPE B**

**NOTE:** The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

Furniture
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.

**PAVEMENT**
Main Body: 2.5m wide path; Concrete pavement - Standard with Border & Bandings.
Border & Banding: 400x400mm brown Segmental pavers.

**Materials and Furniture Selections**

**STREET TYPE B**

**NOTE:** The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

Furniture
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.

**PAVEMENT**
Main Body: 2.5m wide path; Concrete pavement - Standard with Border & Bandings.
Border & Banding: 400x400mm brown Segmental pavers.

**Materials and Furniture Selections**

**STREET TYPE B**

**NOTE:** The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

Furniture
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.

**PAVEMENT**
Main Body: 2.5m wide path; Concrete pavement - Standard with Border & Bandings.
Border & Banding: 400x400mm brown Segmental pavers.

**Materials and Furniture Selections**

**STREET TYPE B**

**NOTE:** The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

Furniture
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shops etc to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4. Custom Elements: deleted

Seats: Standard
Locations: At key locations identified by LMCC.
Selection: Aluminium seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

Bike Racks
Locations: At key locations like hubs & alfresco dining.

Drinking Fountains
Locations: At key locations like local hubs or near pedestrian & cycle routes.

Bollards: Standard
Locations: Where required to prevent & deter vehicle and/or pedestrian access.
Street Type C - Wilsons Road Minor

DESCRIPTION
Located from the round-about entry into Macquarie Fair to the boundary of Mount Hutton. The pavement type continues along the proposed Willo Road extension. This location surrounds the Macquarie Fair shopping complex as well as single dwelling acreage. The land is classed B2 Local Centre. The area experiences a steady level of vehicular traffic and moderate pedestrian use. Power lines extend along the Northern side of the street. No uniform street trees exist. The southern side of the street is a mix of R2 & R3 low to medium residential.

OBJECTIVES
To create a strong sense of place with uniform street trees to either side of the street. A wider pavement treatment will be used adjacent the town centre. Increase pedestrian amenity throughout the street with connections to the spaces beyond. Provide on-street car parking.

EXISTING CONSTRAINTS
Cross levels along the verge, from the kerb to the property boundary. Existing services within the verge. Limited pedestrian connections to either side of the street with poor connections into Macquarie Fair. Power lines to the northern side of the street. Few shops address the street frontage due to the inwardly focused Macquarie Fair shopping centre.

DESIGN RESPONSE
To provide a streetscape treatment that aligns with the Mount Hutton Area Plan. Wide coloured concrete with banding & header courses. Feature concrete panels to be spaced periodically along the street. Soft landscaping with deep soil planting to blend the public and semipublic spaces. Large trees to provide shade and structure to the street.

TYPICAL DIMENSIONS
Road width: 20.2 m (typical). Verge width: 2.2 to 5.0 m (South), 3.2 to 4.5 m (North). LEP Zone: B2 Local Centre. Adjacent landuse(s): Low and medium residential.

STREETSCAPE MASTER PLAN

Materials and Furniture Selections
NOTE: The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

FURNITURE
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entrances to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4.

CUSTOM ELEMENTS
- Seats
  - Standard Locations: At key locations identified by LMCC.
  - Basic Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
  - Waste Receptacles
  - Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
  - Drinking Fountains
  - Locations: At key locations like hubs & alfresco dining.
  - Bike Racks
  - Locations: At key locations like local hubs or near pedestrian & cycle routes.
  - Billiards
  - Locations: Where required to prevent & deter vehicle and/or pedestrian access.

PAVEMENT
- Main Body: 2.5m wide path; Concrete pavement - Sand Coloured with Border & Bandings.
- Border & Banding: 300mm wide, brown Segmental pavers.
- Feature Paving Panel: Combined Concrete Pavements of different colours and textures - to create three types of angular bandings patterns; refer MHSTG for typical detail. Panels at approximately 12m intervals.

CORNER TREATMENT: Continue Main Body / Feature Paving Panel pavement to the edge as spacing allows.

ENTRY (to multi business complexes or large development): to match Feature Paving Panel.

KERB RAMPS: Concrete pavement - Sand Coloured

DRIVEWAY CROSSOVER: Concrete pavement - Standard; to be level with surrounding footpath.

TACTILE GROUND SURFACE INDICATOR (TGS): Charcoal Segmental pavers, 400x400mm, set-out to AS1428.4.

LIGHTING (Street Lighting & Pedestrian Lighting)
Location: Where required to AS1158.3.1
No selection, see MHSTG for guidance.

STREET TREE PLANTING
Street Trees: Species: Refer to Street Tree Master Plan within this plan. Spacings approximately every 10-12m
Tree in turf: Yes. Refer to MHSTG.
Tree guard: Standard, refer to MHSTG.
MOUNT HUTTON STREETSCAPE MASTER PLAN

Street Type D - CBD Support Areas

DESCRIPTION
Various locations and streets including Warners Bay Road, Tennent Road, upper Dunkley Parade, some of the southern sides of Wilsons Road, and the proposed extension of Willow Street.

Many streets have overhead power lines and some open drainage channels.

OBJECTIVES
To create a strong pedestrian link from the Wilson Road town centre, to the neighbouring centre at Dunkley Parade. It will also provide better circulation for pedestrians along the primary bus routes.

To create harmonious streetscapes and provide pleasant pedestrian environments for people to work and live.

EXISTING CONSTRAINTS
Cross levels along the verge, from the kerb to the property boundary.
Existing services within the verge.
Power lines throughout the suburb.
Conflicts with overland drainage lines.

DESIGN RESPONSE
These areas will provide a transition zone between the two commercial hubs and the residential areas. The streets will provide a pedestrian friendly environment with wide footpaths and formalised tree plantings.

TYPICAL DIMENSIONS
Road reserve width: Varies
Verge width: Varies
LEP Zone(s): R2 Low Density Residential, R3 Medium Level Residential, RE1 Public Recreation
Adjacent landuse(s): Low and medium residential.

Street Type E - Neighbourhood Streets

DESCRIPTION
This street type is located to the remaining residential streets within the Master Plan. Buildings will be 1 to 2 stories high.

Pedestrian movement will be dependent on neighbouring elements within the street, like schools, reserves or aged developments.

OBJECTIVES
To provide pleasant residential environments for people to live.

EXISTING CONSTRAINTS
Overhead power lines to all streets.

DESIGN RESPONSE
Footpaths will be used within these streets in accordance with the Lake Macquarie Footpath Strategy, which takes into account criteria such as pedestrian movements, public safety, and surrounding infrastructure. Under the policy, streets with a medium to high rating will be eligible for footpaths.

Street trees in these area have taken into account existing street trees and power lines where possible. Street Type E will have similar tree planting to other street types allowing large trees to grow uninterrupted & small trees placed under powerlines.

TYPICAL DIMENSIONS
Road reserve width (average): 20.1m
Verge width (average): 3.6m
LEP Zone(s): R3 - Medium Density Residential.
Adjacent landuse(s): Residential, Mixed Use.

Materials and Furniture Selections

NOTE: The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

FURNITURE
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entries to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4.

STREET TYPE D

Custom Elements - deleted
Seats - Standard
Locations: At key locations identified by LMCC.
Selection: Aluminum seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

LIGHTING
Street Lighting & Pedestrian Lighting
Location: Where required to AS1158.3.1
No selection, see MHSTG for guidance.

STREET TREE PLANTING
Street Trees - Species: Refer to Street Tree Master Plan within this plan. Spacings approximately every 10-12m
Tree in turf: Yes. Refer to MHSTG.

PAVEMENT
Main Body: 1.2-1.8m wide path: Concrete pavement - Sand Coloured with Bandings
Bandings: 300mm wide, brown Segmental pavers, at typically 3m intervals
Kerb ramps: Concrete pavement - Sand Coloured
Driveway Crossover: Concrete pavement - Standard; to be level with surrounding footpath.

Tactile Ground Surface Indicator (TGB): Charcoal Segmental pavers, 400x400mm, set-out to AS1428.4.

STREET TYPE E

PAVEMENT
Main Body: 1.2m wide path; Concrete pavement - Standard.

Driveway Crossover: Concrete pavement - Sand Coloured

Tactile Ground Surface Indicator (TGB): Charcoal Segmental pavers, 400x400mm, set-out to AS1428.4.

STREET TREE PLANTING
Street Trees - Species: Refer to Street Tree Master Plan within this plan.

Tree in turf: Yes. Refer to MHSTG.

NOTE: The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.

FURNITURE
Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entries to create activity nodes. Placement of furniture to maintain a 1.5m(W) x 2m(H) continuous path of travel (Obstruction free space) along the building line in accordance with AS1428.4.

STREET TYPE D

Custom Elements - deleted
Seats - Standard
Locations: At key locations identified by LMCC.
Selection: Aluminum seat with backrest & armrests.

Waste Receptacles
Locations: At key locations including bus stops, taxi stands, outside food outlet areas.
Selection: Fire proof anodized aluminum bin enclosure. Grey Smoke colour with clear colour hood.

LIGHTING
Street Lighting & Pedestrian Lighting
Location: Where required to AS1158.3.1
No selection, see MHSTG for guidance.

STREET TREE PLANTING
Street Trees - Species: Refer to Street Tree Master Plan within this plan. Spacings approximately every 10-12m
Tree in turf: Yes. Refer to MHSTG.

PAVEMENT
Main Body: 1.2-1.8m wide path: Concrete pavement - Sand Coloured with Bandings
Bandings: 300mm wide, brown Segmental pavers, at typically 3m intervals
Kerb ramps: Concrete pavement - Sand Coloured
Driveway Crossover: Concrete pavement - Standard; to be level with surrounding footpath.

Tactile Ground Surface Indicator (TGB): Charcoal Segmental pavers, 400x400mm, set-out to AS1428.4.

STREET TYPE E

PAVEMENT
Main Body: 1.2m wide path; Concrete pavement - Standard.

Driveway Crossover: Concrete pavement - Sand Coloured

Tactile Ground Surface Indicator (TGB): Charcoal Segmental pavers, 400x400mm, set-out to AS1428.4.

STREET TREE PLANTING
Street Trees - Species: Refer to Street Tree Master Plan within this plan.

Tree in turf: Yes. Refer to MHSTG.

NOTE: The following provide general guidelines for the location of furniture elements and pavement treatments. Specific locations for furniture items are to be determined by LMCC at detailed design stage. Additional furniture items may be required for some developments.

Refer to the Mount Hutton Streetscape Technical Guidelines for specification guidance on streetscape elements and paving.
**MULLINGTON PARK CONCEPT**

**December 2017**

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**STREETSCAPE MASTER PLAN**

**MULLINGTON PARK**

- **Provide a level playing area adjacent the playground and picnic shelter, suitable for active recreation and small community events.**
- **Existing playground**

**Reserve**

- **Provide a level lawn area to the reserve suitable for passive recreation.**

**Construction of upgrade is underway (2017). Contact council for retrofitting elements within this extent.**

- **Proposed Corrymbia maculata as a street tree to Dunkley Parade and Warners Bay Road.**
- **Proposed tree planting to the Warners Bay median. Clusters of Corrymbia maculata and Angophora costata, underplant with groupings of Lomandra kingi and Dianella “Breeze.”**
- **Open drainage swale with rock protection to banks and native grasses for stabilisation and water quality improvement.**
- **Pedestrian crossing over vegetated swales.**

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**Design Notes:** Conceptual designs for the Dunkley Parade public spaces have been considered under the Mount Hutton Streetscape Master Plan. This design is indicative of what could be achieved within the area and may change after stakeholder consultation and funding availability, it includes:

- Greater pedestrian connections along Dunkley Parade and Warners Bay Road, including connections to Tennent Road and Cowmeadow Road have been proposed to encourage use of outdoor spaces.
- Level lawn areas for greater use to Mullington Park and the Tennent Road reserve suitable for active and passive recreation. Mullington Park could be utilised for public events and become a community hub for the area.
- Street trees providing shade and structure to the streets. Tree selections and placements will be compatible with existing services, both above and below ground.
- Water sensitive urban design principles applied to Mullington Park and the Warners Bay Road reserves to increase the water quality and enhance the local ecology of the area.
Design Notes: This concept shows a possible design solution for the western entry of Macquarie Fair that will provide increased pedestrian connectivity between the shopping centre and the rest of the town centre. The concept uses the proposed building blocks defined in the current Area Plan for Mount Hutton. This will activate this section of Wilsons Road, providing a pleasant pedestrian experience.
Mixed trees planting in median to provide a continuation of the bush reserve along Warners Bay Road.

Dual rows of street trees to Wilsons Road. One row close to the road; another row to be planted within the landscape zone and outside of the power line easement.

Refer to the Mount Hutton Streetscape Technical Guidelines for guidance on design and specifying Trees, Turf, Mass Planting and Tree Guard.
Street Tree Master Plan

DESCRIPTION
This plan identifies street trees for streets contained within the LMCC DCP No.1 Mount Hutton Town Area Plan (Jan 2012). Typical spacings as well as proposed planting pits for trees have been detailed within the street types details. Large feature trees have been paired as required with smaller companion trees that will go under power-lines, allowing both to grow to maturity without becoming deformed from power-line maintenance. Twin planting has been proposed along Wilsons Road, with a small feature tree to the road reserve to accommodate the power lines, and a larger tree within the front building off-set. This will create an intimate pedestrian experience while providing scale and shade for the buildings.

OBJECTIVES
Use of large trees where appropriate creating tree lined avenues and an urban forest. A tree hierarchy will help define the major roads within the town centre and let people navigate their way through the town to shops and major bus routes.

EXISTING CONSTRAINTS
Overhead power lines throughout the town centre.

Corymbia maculata - Spotted Gum
Mature Height: 15-25 x 7-12 (HxW)
Description: A medium to large tree with central leader. Dark glossy leaves and cream flowers in spring. The bark is smooth grey with dimples, flaking sections exposes white new growth.

Cupaniopsis anacardoides - Tuckeroo
Mature Height: 5-8 x 5-8 (HxW)
Description: A medium sized native coastal rainforest tree. Wide spreading shade tree with a rounded crown. Attractive glossy green foliage with yellow flowers and orange seed. Adaptable to a wide range of soils. Tolerates coastal conditions, salt spray and part shade.

Melaleuca quinquenervia - Broad Leaved Paperbark
Mature Height: 10-14 x 8-10 (HxW)
Description: Hardy native tree with deep green leaves, papery bark and creamy pale yellow flowers in spring/summer. Currently located on Progress Rd within Mullington Park.

Tristaniaquis laurina "Luscious" - Kanoka
Mature Height: 7-10 x 6-7 (HxW)
Description: Small to medium tree with deep green leaves, papery bark and creamy pale yellow flowers in spring/summer. Large shiny dark green leaves with coppery new growth. Cream flowers in summer.

Angophora costata - Sydney Red Gum
Mature Height: 25 x 10 (HxW)
Description: An attractive tree with smooth pale pink & orange bark and mid green leaves. Its branches are often contorted giving the tree a gnarled and crooked appearance.

Callistemon salignus - Willow Bottlebrush
Mature Height: 4-6 x 3-4 (HxW)
Description: A small tree with dense habit. Bright pink new growth followed by cream coloured flowers in summer. Attractive papery bark. Formative pruning in early growth stages improves shape and appearance.

Buckinghamia celsissima - Ivory Curl
Mature Height: 6-8 x 3-5 (HxW)
Description: Small to medium native tree with dark green leathery leaves. Profuse fragrant cream flowers in summer to autumn. Bronz new growth. Adaptable to most soils. Prefers moisture.

Waterhousea floribunda "Sweeper" - Weeping Lilly Pilly
Mature Height: 10-12 x 5-8 (HxW)
Description: A medium to large evergreen tree. Weeping foliage with glossy green leaves and dense growth. Clusters of small perfumed white flowers in summer and flushes of red growth in spring.
Image 1: Water sensitive urban design planter bed with street tree to verge.

Image 2: Large stacked boulders as feature retaining to garden beds, maintaining the bush theme proposed for Mount Hutton.

Image 3: Street trees in mass planting with simple concrete path.

Image 4: Random stack boulders providing informal retaining to garden & allowing pockets of garden.

Image 5: Straight forest trunks of different colours providing the inspiration behind the concrete feature panels located throughout the footpath.

Image 6: Public spaces shaded by large trees creating a cool and inviting place to visit and relax. Ideal locations for custom furniture and art pieces to help define the character of a place.

Image 7: Public spaces with feature gardens, custom furniture and art pieces to help define the character of a place.

Image 8: Large uniform trees to define primary access routes for cars and pedestrians.

Image 9: Simple pavement treatments creating clean lines and defined pedestrian areas.

Image 10: Proposed colour palette of browns, creams and greys to complement greens within the gardens and trees.

Image 11: Sample of combined pavements of different colours and textures.