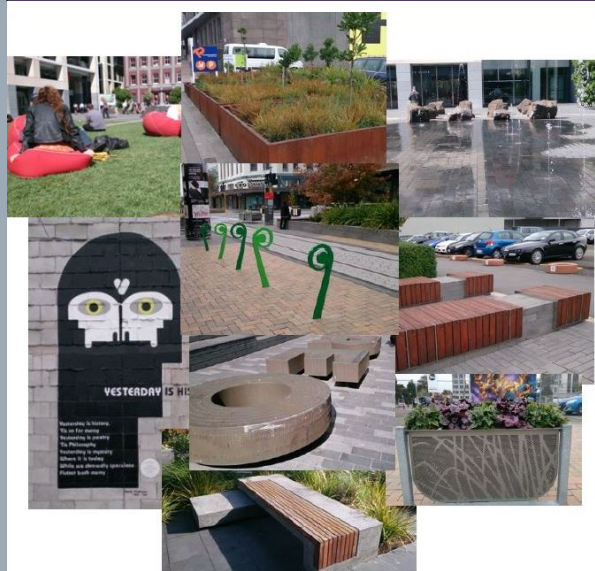


- Warners Bay
- Glendale
- Swansea
- Toronto
- Morisset

# BELMONT STREETScape MASTER PLAN - ADOPTED ISSUE 01.VER02.JULY 2013.F2011/04986



- Cardiff
- Mount Hutton
- Charlestown



### PLANNING CONTROLS



**Note:**  
Check LMCC website [www.lakemac.com.au](http://www.lakemac.com.au) for current versions of planning control documents.

Issue	Ver.	Date	Notes
Draft	Draft	2013 - Mar	For Comment
1	2	2013 - July	Adopted by Council

### LAKE MACQUARIE TOWN CENTRE STREETScape MASTER PLANS

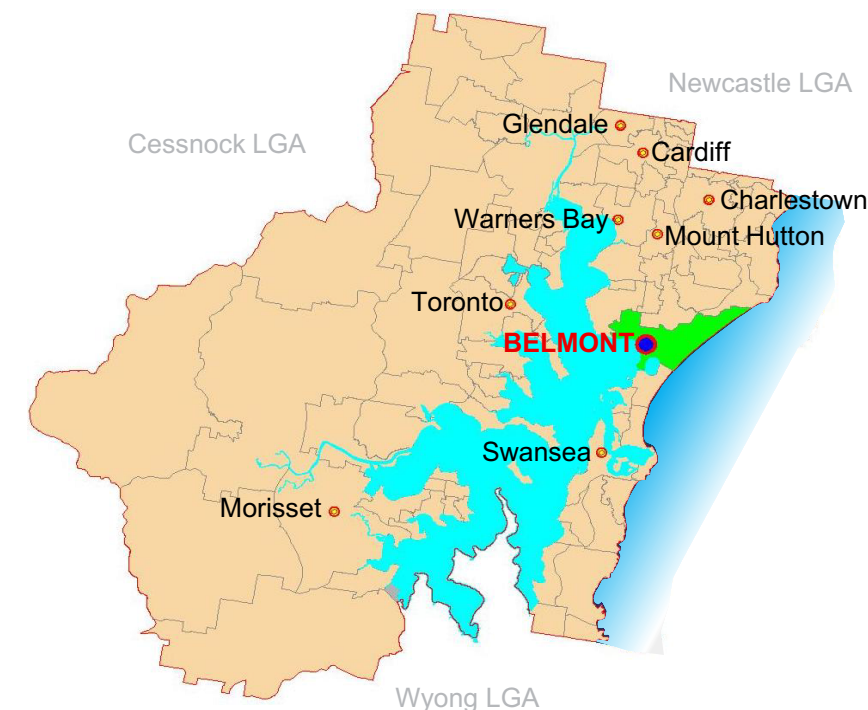
The 2008/2009 Management Plan and Budget identified the need to provide high quality public domains and a city identity. The Streetscape Master Plans provide a document that identifies this vision and provides a plan for its implementation. The Streetscape Master Plans are intended to improve the aesthetic 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 B2 Local Centre and B4 Mixed Use under Lake Macquarie LEP 2012. 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:

1. Charlestown
2. Cardiff
3. Belmont
4. Toronto
5. Morisset
6. Warners Bay
7. Glendale
8. Swansea
9. Mount Hutton



### 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 main 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
- Belmont** - the Activity Centre
- Toronto** - the Lakeside Village
- Morisset** - Nurtures the Spirit of Community
- Warners Bay** - the Lifestyle Centre
- Glendale** - the Dynamic Services Hub
- Swansea** - the Seaside Village
- Mount Hutton** - the Growing Community



**BELMONT STREETSCAPE MASTER PLAN**

**BELMONT'S OBJECTIVES / VISION**

- To enhance Belmont's personality as the "Activity Centre"
- To connect the town centre with the lake foreshore
- To maintain significant vistas to the lake & other landmarks
- To create clean lines and reduce street clutter
- To create hubs for alfresco dining east & west of the Pacific Highway
- To promote the use of existing laneways
- 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 protect and enhance Belmont's heritage
- To provide high quality furniture, lighting and paving
- To enhance the character of surrounding streets
- 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 stormwater impacts and improve street amenity.
- To activate the precinct as a safe and inviting destination

**CONSTRAINTS**

- Services, awnings & the Pacific Hwy prevent tree plantings to CBD.
- Hard urban environment to the CBD with no defined character.
- Recent existing development has used varied pavement styles.
- Roads & Maritime Services (RMS) requirements will be applicable for any state managed roads.

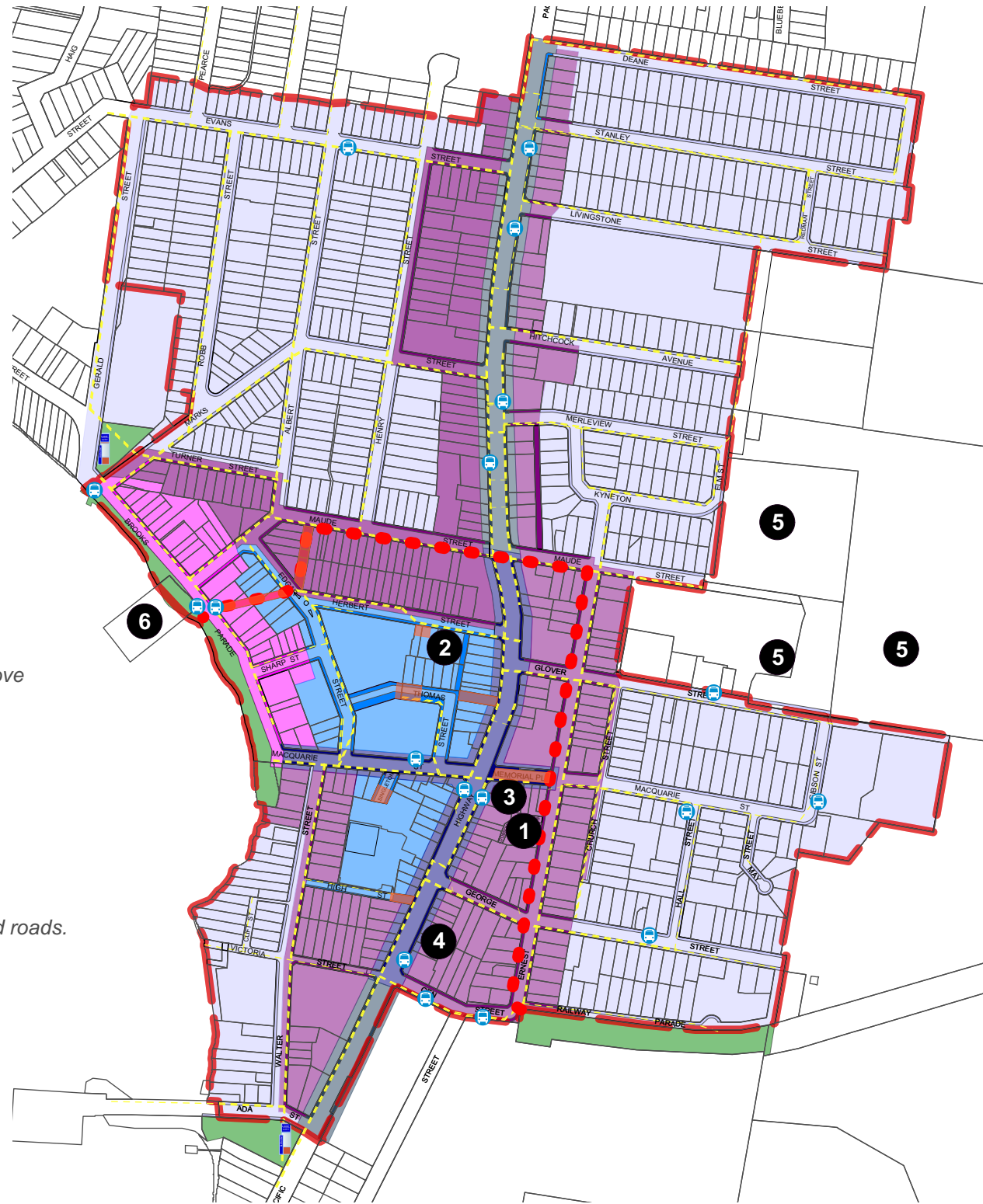
**NOTE: Refer page 1 for Planning Controls.**

**ADDITIONAL PLANNING CONSIDERATIONS FOR BELMONT STREETSCAPE MASTER PLAN:**

- LMCC Cycling Strategy 2021
- LMCC Public Art Strategy
- LMCC Footpath Strategy
- Public Art Policy
- Town Centre Personalities
- Banner Policy For long-term (ongoing) banner installation - 2012
- Belmont Economic Development Plan - A Guide to -Town Centre 3 Year Strategic Plans - Adopted
- Asset Management Plans - Current conditions and replacement schedule - Draft.

The plan acknowledges the requirement for more detailed master planning for some locations.

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.



**LEGEND**

- Location of overhead power lines.
- Street Type A Pacific Highway at CBD.
- Street Type B Pacific Highway Support.
- Street Type C Mixed Use to CBD.
- Street Type D Brooks Parade Precinct.
- Street Type E CBD Support Areas.
- Street Type F CBD Support Areas.
- Public Open Space
- Existing / Proposed Hubs & Laneways
- Off-Road Cycle Way
- Extent of Works as defined by the 2012 Area Plan (January)
- 1 Library
- 2 Police Station
- 3 Post Office
- 4 Fire Station
- 5 Oval
- 6 Lake Baths
- Bus Stop
- Town Entry Signage

MP Belmont Streetscape Master Plan  
1:7500 at A3

### Street Type A

#### DESCRIPTION

Located along the Pacific Highway, Memorial Place and the western side of Macquarie Street. These areas have a high level of vehicle and pedestrian traffic.

#### OBJECTIVES

- To create a strong sense of place.
- To provide pedestrian shelter from heavy traffic.
- To soften extensive hard pavement areas.
- To preserve and enhance the street's connection with the lake.

#### EXISTING CONSTRAINTS

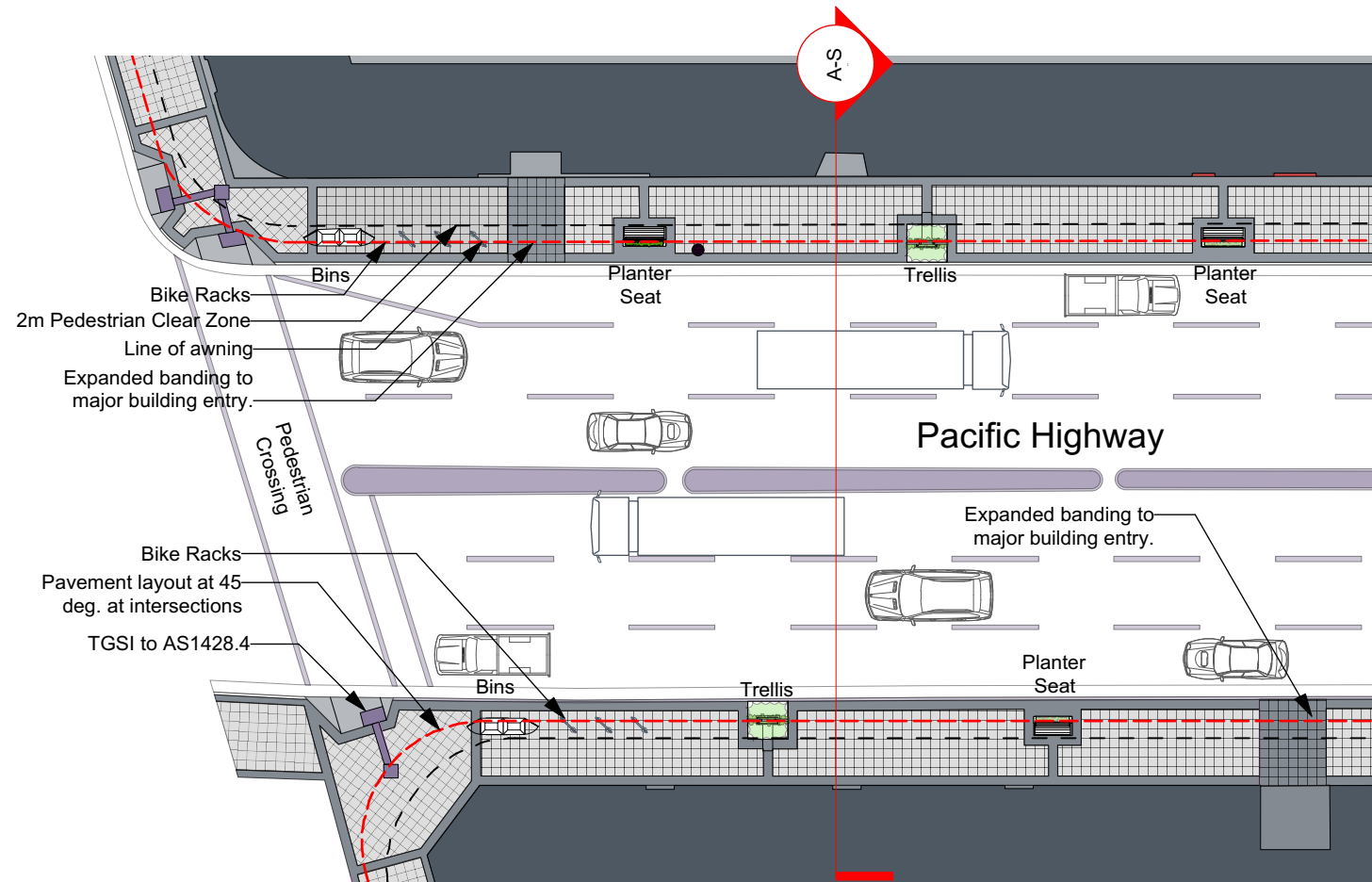
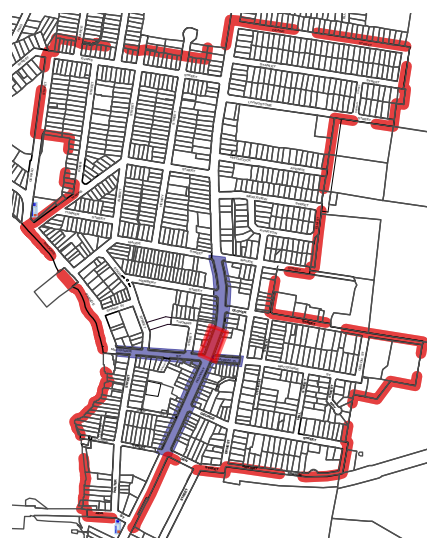
- Existing and proposed awnings.
- No full time parking lane to Pacific Highway, preventing the use of street trees within this zone.
- Patchwork of existing paving types.
- Shallow services to the eastern side of the road.
- Overhead power lines along both sides of the street.
- Numerous existing services, some very old and difficult to locate.
- RMS requirements for State Roads.

#### DESIGN RESPONSE

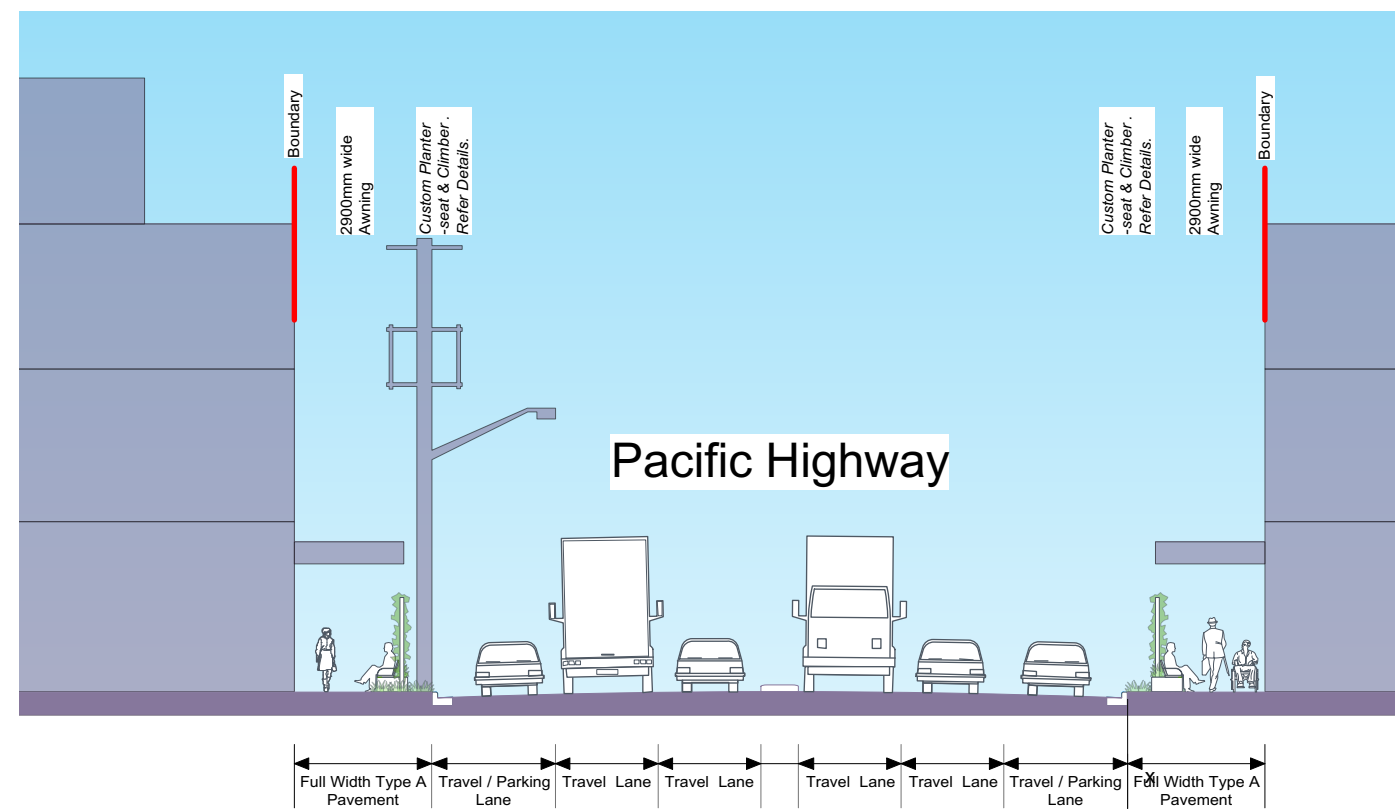
This street will be provided with full-width unit paving, predominantly staked bond with contrast header & banding. Feature gardens and custom planter/seats will be included periodically to provide a softening to the streetscape in-lue of street trees.

#### TYPICAL DIMENSIONS

- Road reserve width: 25.6m
- Verge width: 3.6m
- LEP Zone: B2 Local Centre & SP2 Infrastructure
- Adjacent landuse(s): Mainly commercial with some mixed use



A-P Typical Plan - Street Type A  
1:300 at A3



A-S Typical Section - Street Type A  
1:200 at A3

### Materials and Furniture Selections

**NOTE:** full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entries to create activity nodes.

#### Custom Elements

**Locations:** To be alternatively spaced every 10-15m.  
**Selection:** Belmont Custom Trellis, Custom planter bench seats;

#### Bench Seats

**Locations:** At key locations identified by LMCC.  
**Selection:** Town & Park "Metro" with armrests- aluminum finish;

#### Waste Receptacles - Bins

**Locations:** At key locations including bus stops, taxi stands, outside food outlet areas.  
**Selection:** Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

#### Bike Racks

**Locations:** At key locations like hubs & alfresco dining.  
**Selection:** SFA Hoop Series BST02 Narrow hoop.

#### Drinking Fountains

**Locations:** At key locations like local hubs or near pedestrian & cycle routes.  
**Selection:** TBA

#### Bollards

**Locations:** Where required to prevent & deter vehicle and/or pedestrian access.  
**Selection:** Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

- Body:** 400x400mm silver paver, stack-bond
- Corner Treatment:** 400x400mm silver paver, stack-bond at 45°.
- Boarder/ Banding:** 400x400mm charcoal paver.
- Entries to Buildings:** 400x400mm charcoal paver (expanded banding). Used for multi business complexes or large developments.
- Crossover:** 400x400mm silver paver, stack-bond with 400x400mm charcoal paver boarder. Crossover to be level with surrounding footpath.
- Tactile Ground Surface Indicator (TGSI):** 300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

- Location:** Where required to AS1158.3.1
- Street Lighting Selection:** TBA
- Awning Lighting Selection:** TBA
- Pedestrian Lighting Selection:** TBA

#### STREET PLANTING

- Planting:** Kerbside Gardens with custom Art trellis. Belmont Custom Seat & Planter. Refer Sheet 13 for further details.
- Spacings:** Approximately every 10-12m alternating between trellis and planter seat.



### Street Type B

#### DESCRIPTION

Located along the Pacific Highway, between Maude & Stanley Streets, and between Victoria & Ada Streets.

Commercial premises in these sections are larger stand alone buildings with their own car parks. They tend to be destinations with minimal pedestrian movements between locations.

#### OBJECTIVES

To create a strong sense of place as you enter Belmont.  
To provide a strong and pleasant pedestrian environment and a pleasant driving experience.  
To preserve and enhance the street's connection with the lake.

#### EXISTING CONSTRAINTS

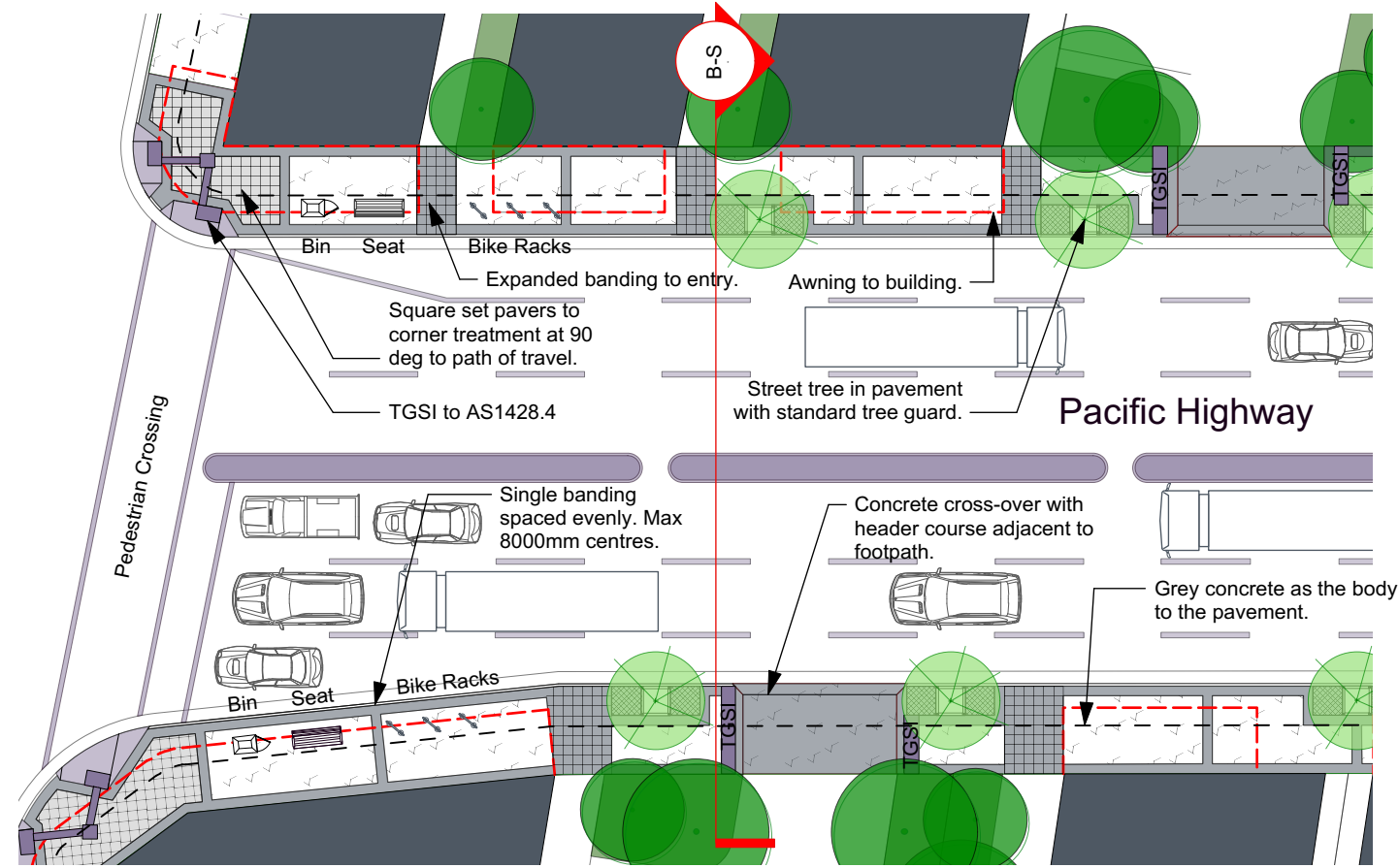
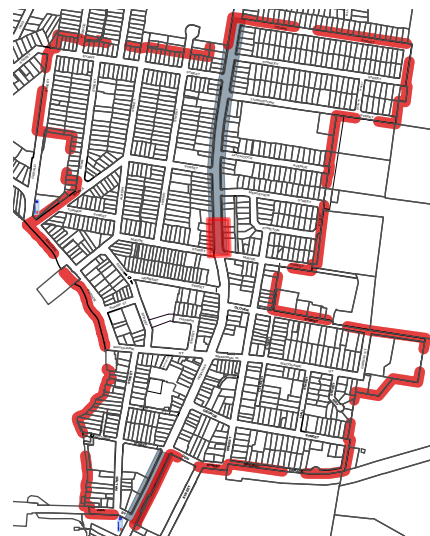
Patchwork of existing paving types.  
Shallow services to the eastern side of the road.  
Overhead power lines along both sides of the street.  
Numerous existing services, some very old and difficult to locate.

#### DESIGN RESPONSE

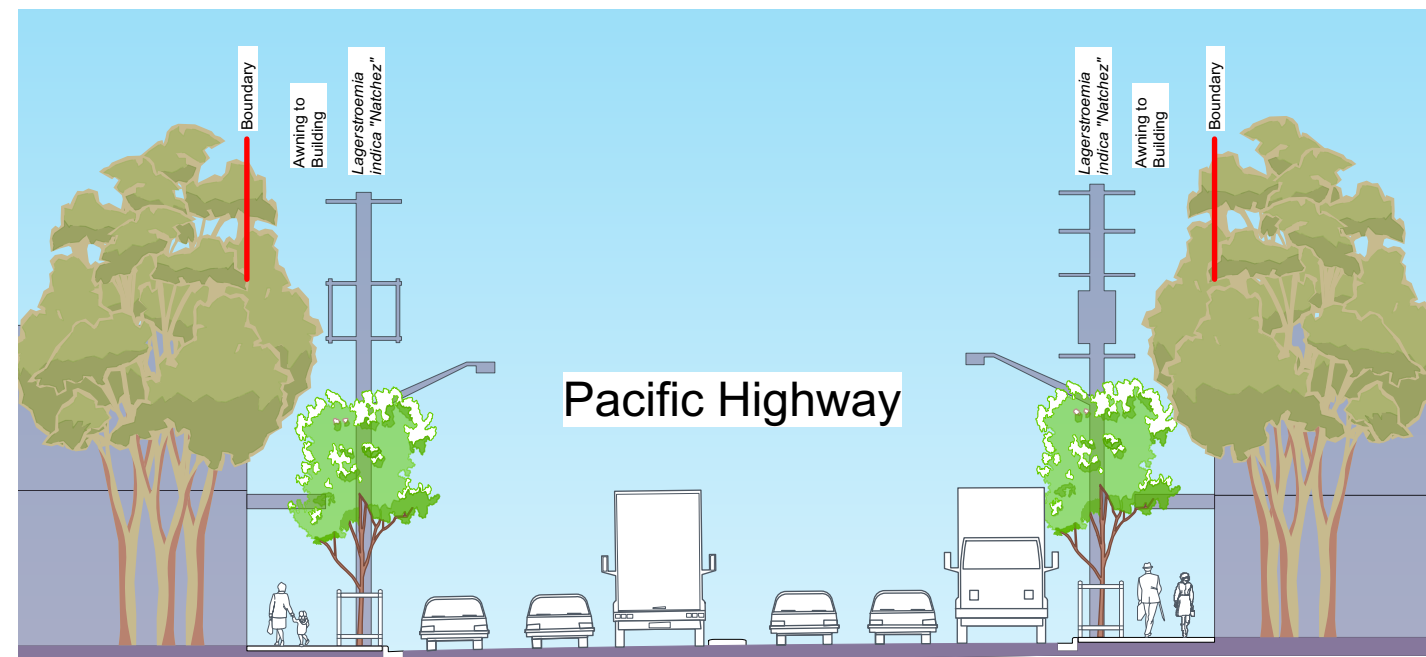
This street will be provided with full-width paving, predominantly oxide concrete with contrast header & banding. A simpler version of Type A. Small street trees under power lines will be achievable as awnings will be limited to 50% of the street frontage. Street furniture will consist of the Belmont standard selection.

#### TYPICAL DIMENSIONS

Road reserve width: 25.6m  
Verge width: 3.6m  
LEP Zone: B4 Mixed Use & SP2 Infrastructure  
Adjacent landuse(s): Mainly commercial with some mixed use.  
Residential dwellings are found to the north of this zone.



B-P Typical Plan - Street Type B  
1:300 at A3



Large Scale Commercial With 50% Street Frontage, 50% Gardens & Parking | Full Width Type B Pavement | Travel/ Parking Lane | Travel Lane | Travel Lane | Travel Lane | Travel Lane | Travel/ Parking Lane | Full Width Type B Pavement | Large Scale Commercial With 50% Street Frontage, 50% Gardens & Parking

B-S Typical Section - Street Type B  
1:200 at A3

### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entries to create activity nodes.

#### Bench Seats

Locations: At key locations identified by LMCC.  
Selection: Town & Park "Metro" with armrests, aluminum finish.

#### Waste Receptacles - Bins

Locations: At key locations including bus stops, taxi stands, outside food outlet areas.  
Selection: Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

#### Bike Racks

Locations: At key locations like hubs & alfresco dining.  
Selection: SFA Hoop Series BST02 Narrow hoop.

#### Drinking Fountains

Locations: At key locations like local hubs or near pedestrian & cycle routes.  
Selection: TBA

#### Bollards

Locations: Where required to prevent & deter vehicle and/or pedestrian access.  
Selection: Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

**Body:** Grey concrete with broom finish.  
**Corner Treatment:** 400x400mm silver paver, stack-bond at 45°.  
**Boarder/ Banding:** 400x400mm charcoal paver.  
**Entries to Buildings:** 400x400mm charcoal paver (expanded banding)  
**Crossover:** Grey concrete with broom finish. Charcoal banding. To be level with surrounding footpath.  
**Tactile Ground Surface Indicator (TSGI):** 300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

Location: Where required to AS1158.3.1  
Street Lighting Selection: TBA  
Awning Lighting Selection: TBA  
Pedestrian Lighting Selection: TBA

#### STREET PLANTING

**Trees:** Refer Street Tree Master Plan on sheet 11 for tree selection.  
**Tree Guards:** Councils Standard timber tree guard.  
**Tree Grates:** Refer the technical guidelines for selection.



### Street Type C

#### DESCRIPTION

Located on the western side of the Pacific Highway between Herbert Street, High Street, and encompasses much of Edgar Street. Multi storey mixed-use development with covered car parking will dominate this location.

#### OBJECTIVES

To create a town centre with a strong sense of place.  
To provide a strong and pleasant pedestrian environment with areas to gather.  
To preserve and enhance the street's connection with the lake.

#### EXISTING CONSTRAINTS

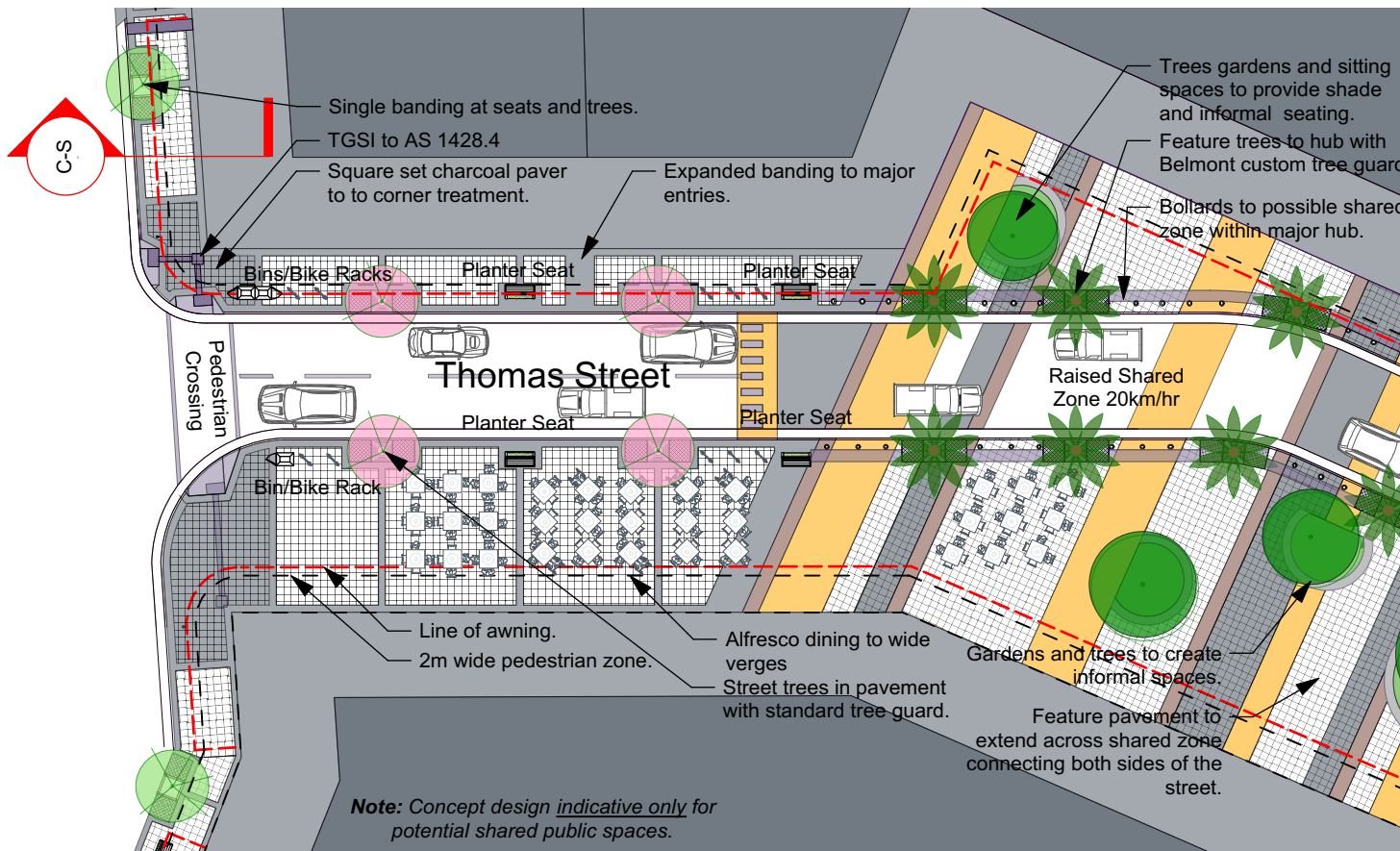
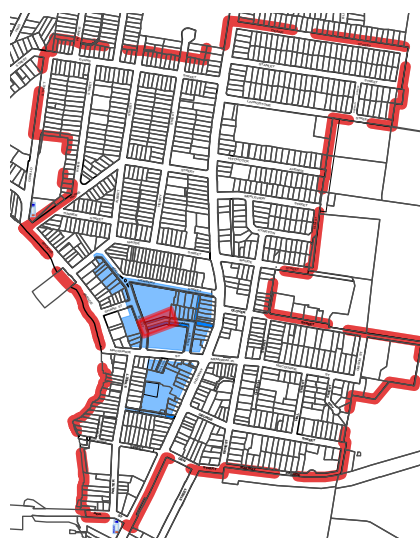
Patchwork of existing paving types.  
Pedestrian connections across Macquarie Street.  
Overhead power lines along both sides of the street.

#### DESIGN RESPONSE

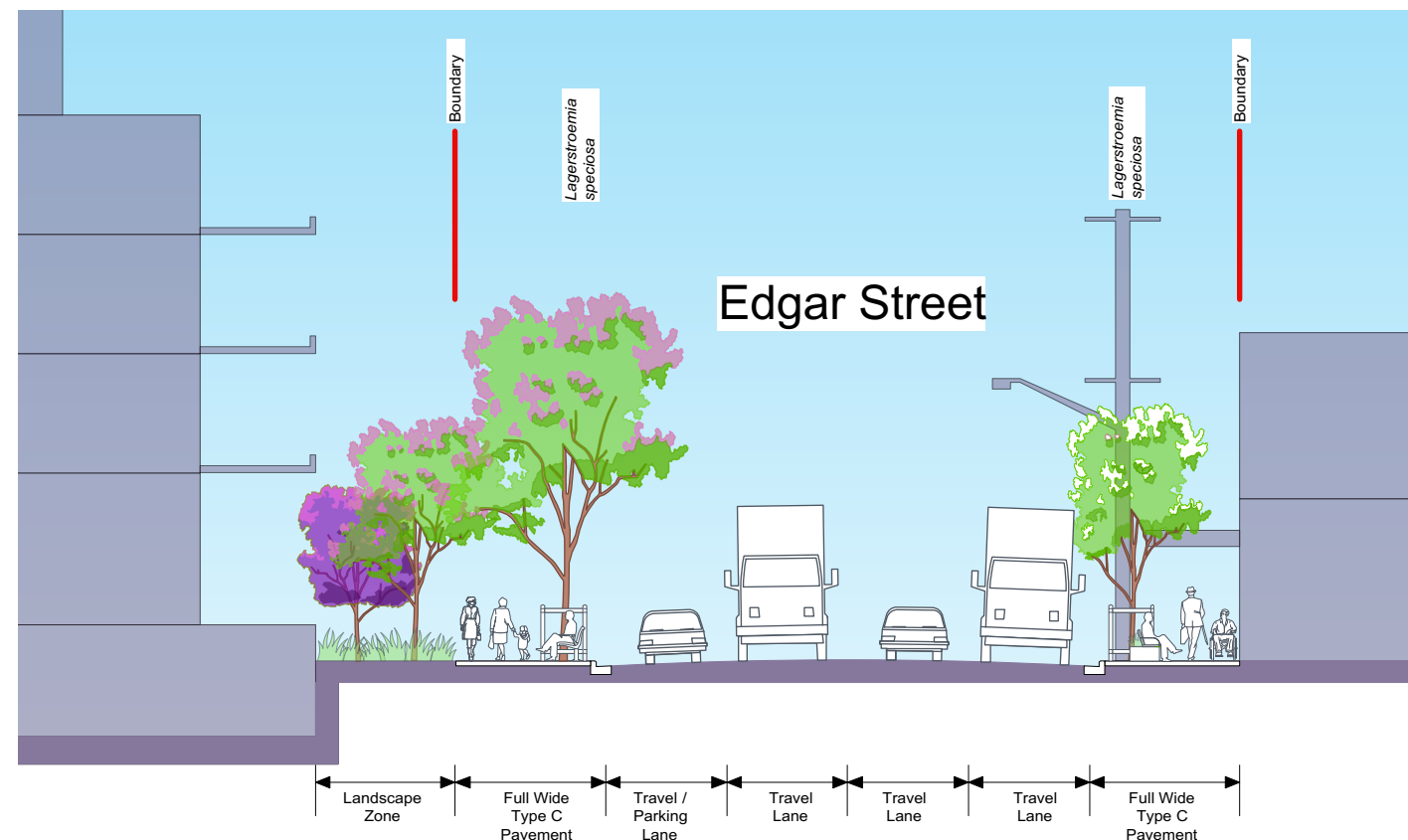
This area will be the CBD for Belmont away from the Pacific Highway. It is intended to be a pedestrian friendly location with proposed shared zones, open aired malls and alfresco dining opportunities. The extension of Thomas Street will become a major hub with parking located within the buildings allowing for greater pedestrian areas. Similar to Type A, this street will be provided with full-width unit paving, predominantly staked bond with contrast header & banding. Contrasting corner treatments and major entries to buildings will be used. Type L pavements will be encouraged to Hub areas, refer page 10. Street trees will be located within the verges. Where awnings dominate the street, trees may be used within the parking lanes. Gardens will be encouraged in both the public & private landscape, creating a soft edge to the built environment. Both custom planter/seats and the standard Belmont seats could be used depending on the location within the street.

#### TYPICAL DIMENSIONS

Road reserve width: 20.2m  
Verge width: 3.6m  
LEP Zone: B2 - Local Centre  
Adjacent landuse(s): Future uses will be mixed use.



C-P Typical Plan - Street Type C  
1:400 at A3



C-S Typical Section - Street Type C  
1:200 at A3

#### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entires to create activity nodes.

#### Custom Elements

Locations: To be located between street trees in key locations.

Selection: Custom planter bench seats;

#### Bench Seats

Locations: 13-15m intervals and at key locations identified by LMCC.

Selection: Custom planter bench seats & Town & Park "Metro" with armrests, aluminum finish.

#### Waste Receptacles

Locations: At key locations including bus stops, taxi stands, outside food outlet areas.

Selection: Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

#### Bike Racks

Locations: At key locations like hubs & alfresco dining.

Selection: SFA Hoop Series BST02 Narrow hoop.

#### Drinking Fountains

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

Selection: TBA

#### Bollards

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

Selection: Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

**Body:** 400x400mm silver paver, stack-bond

**Corner Treatment:** 400x400mm charcoal paver, stack-bond at 45°.

**Boarder/ Banding:** 400x400mm charcoal paver.

**Entries to Buildings:** 400x400mm charcoal paver (expanded banding). Used for multi business complexes or large developments.

**Crossover:** 400x400mm silver paver, stack-bond with 400x400mm charcoal paver boarder to be level with surrounding pavement.

**Sharded Zones:** to match Pavement Type L.

**Tactile Ground Surface Indicators (TGSI):** T300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

**Location:** Where required to AS1158.3.1

**Street Lighting Selection:** TBA

**Awning Lighting Selection:** TBA

**Pedestrian Lighting Selection:** TBA

#### STREET PLANTING

**Trees:** Refer Street Tree Master Plan on sheet 11 for tree selection.

**Tree Guards:** Council Standard Tree Guard

**Tree Grates:** Refer the technical guidelines for selection.



### Street Type D

#### DESCRIPTION

Located on the western edge of Belmont Town Centre. The location adjoins the lake and Brooks Parade public reserve. The area is defined by Marks Street in the north, Macquarie Street in the south. It extends partially along adjoining streets. It is proposed to be a vibrant zone on the foreshore of the lake with strengthened pedestrian & visual connections.

#### OBJECTIVES

- To create a harmonious streetscape along Brooks Parade.
- To provide a strong pedestrian environment with areas to gather.
- To preserve and enhance the streets connection with the lake.
- To relocate services underground where feasible to improve public amenity

#### EXISTING CONSTRAINTS

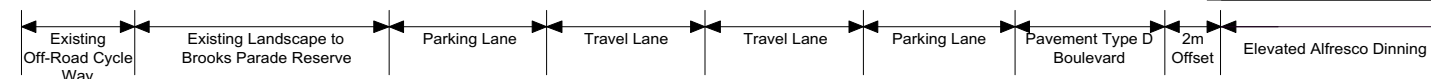
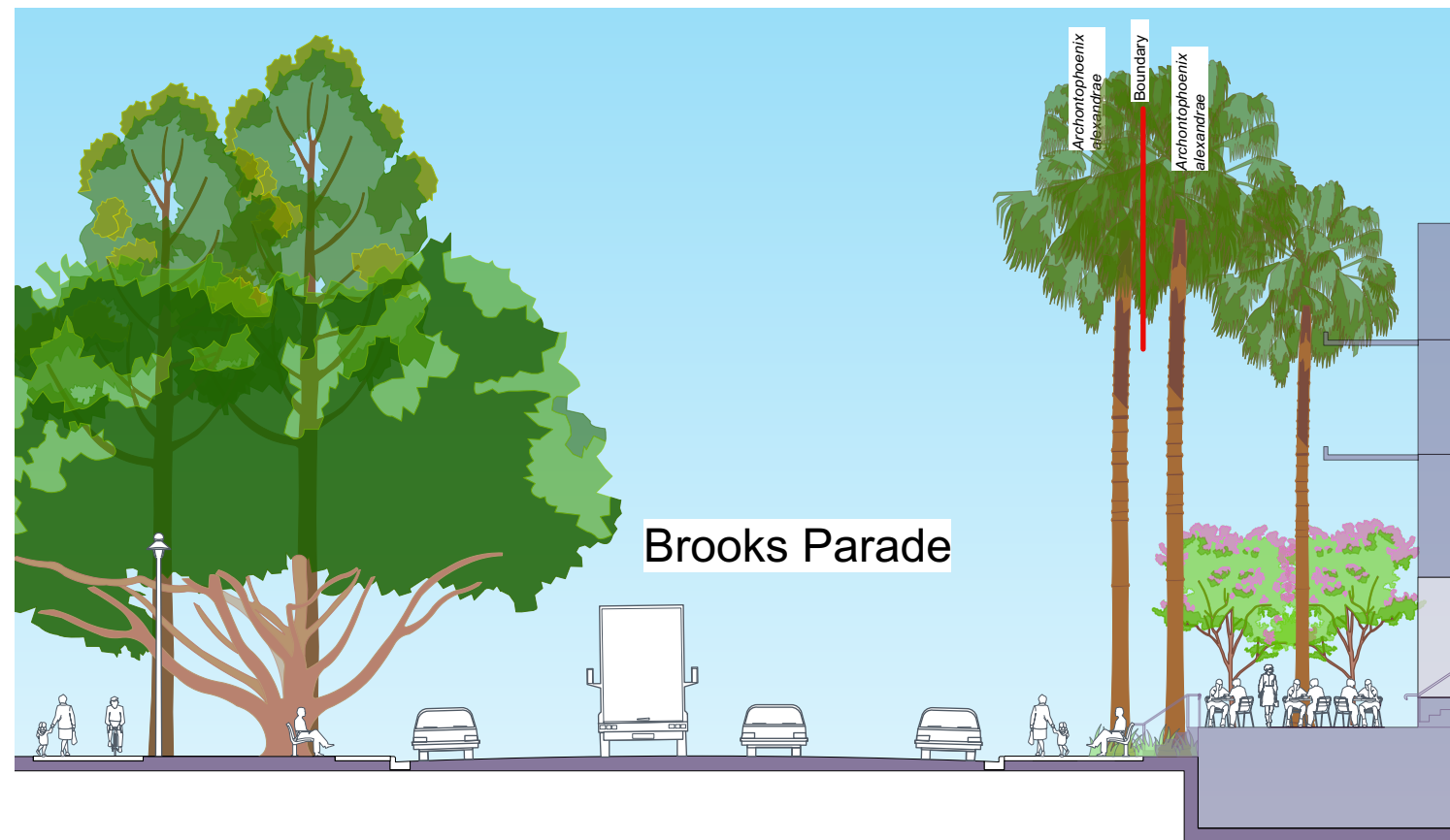
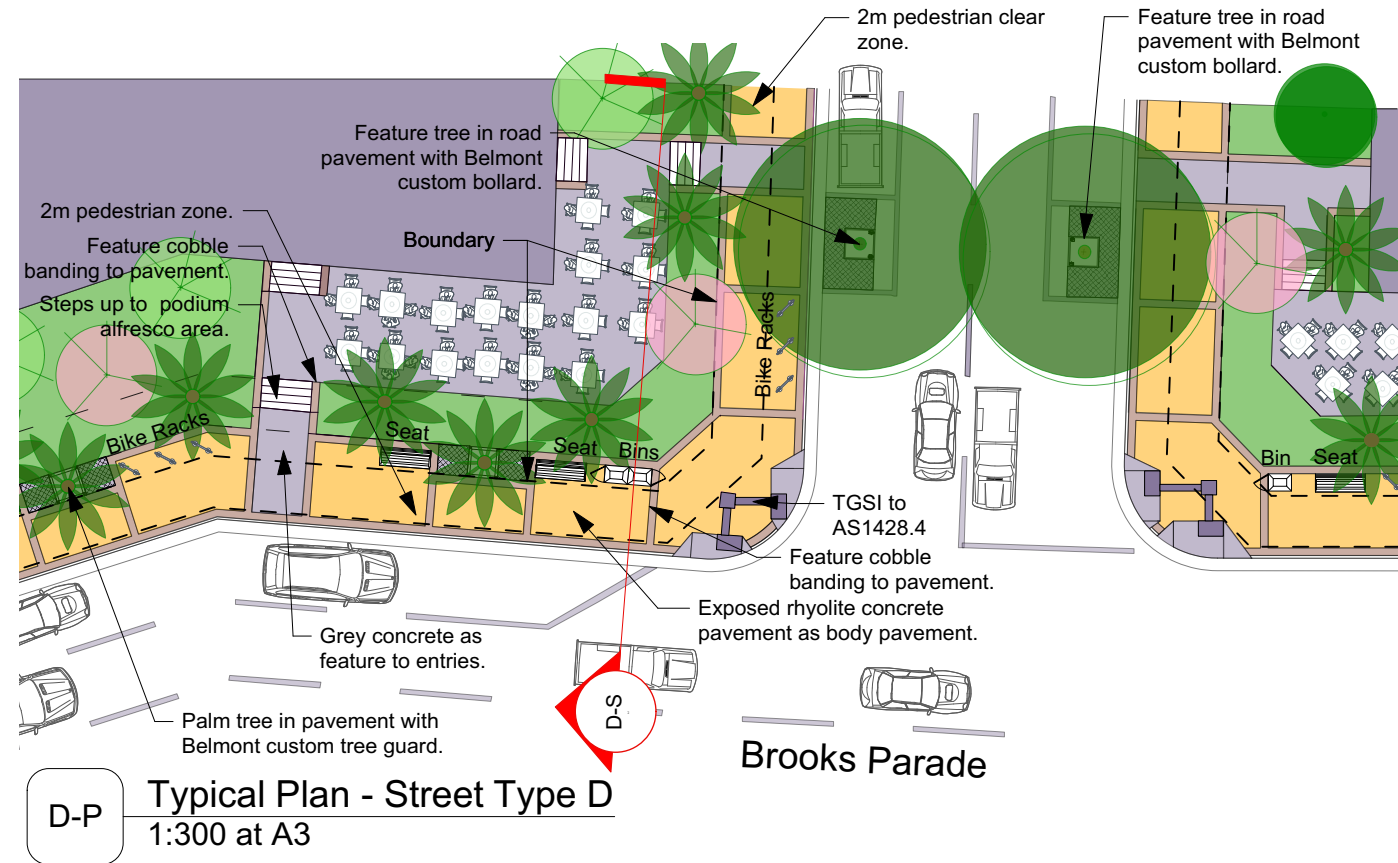
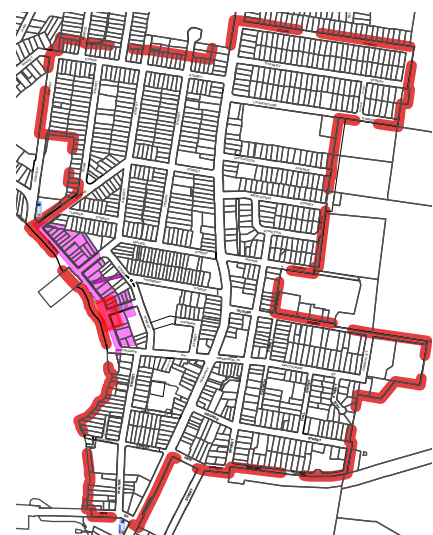
- Patchwork of existing paving types.
- Pedestrian connections across Macquarie Street.
- Overhead power lines.

#### DESIGN RESPONSE

- Gardens will be encouraged in both the public & private landscape, creating a soft edge to the built environment.
- The pavement style is unique to the town centre, borrowing its style directly from the Brooks Parade foreshore development. Exposed aggregate concrete with cobble stone banding are some of the key components.
- Furniture selections will match the foreshore including the feature tree guards.

#### TYPICAL DIMENSIONS

- Road reserve width (from western kerb to eastern property boundary): 17m
- Eastern verge width: 3.3m
- LEP Zone: B2 - Local Centre
- Adjacent Landuse(s): Future uses will be mixed use.



**D-S Typical Section - Street Type D**  
1:200 at A3

#### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entires to create activity nodes.

#### Bench Seats

Locations: At key locations identified by LMCC.  
Selection: Town & Park "Metro" with armrests, aluminum finish.

#### Waste Receptacles

Locations: At key locations including bus stops, taxi stands, outside food outlet areas.  
Selection: Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

#### Bike Racks

Locations: At key locations like hubs & alfresco dining.  
Selection: SFA Hoop Series BST02 Narrow hoop.

#### Drinking Fountains

Locations: At key locations like local hubs or near pedestrian & cycle routes.  
Selection: TBA

#### Bollards

Locations: Where required to prevent & deter vehicle and/or pedestrian access.  
Selection: Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

- Body:** Exposed Rhyolite oxide concrete (champagne)
- Corner Treatment:** to match body pavement.
- Boarder/ Banding:** Brown cobble sets
- Entries to Buildings & Feature Panels:** Grey oxide concrete, broom finish with troweled edge.
- Crossover:** Grey concrete with brown cobble boarder. to be level with surrounding pavement.
- Tactile Ground Surface Indicator (TGSi):** 300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

- Location:** Where required to AS1158.3.1
- Street Lighting Selection:** TBA
- Awning Lighting Selection:** TBA
- Pedestrian Lighting Selection:** TBA

#### STREET PLANTING

- Trees:** Refer Street Tree Master Plan on sheet 11 for tree selection.
- Tree Guards:** Belmont Feature Tree Guard
- Tree Grates:** Refer the technical guidelines for selection.

### Street Type E

#### DESCRIPTION

This street type is located in the remaining mixed use areas of the town centre. The buildings will consist of 3 to 4 storey with offices & parking occupying the lower floors & residential dwellings to the upper levels.

#### OBJECTIVES

To create harmonious streetscapes.  
To provide pleasant pedestrian environments for people to work and live.  
Increase connectivity throughout Belmont by accommodating secondary pedestrian & cycle routes.

#### EXISTING CONSTRAINTS

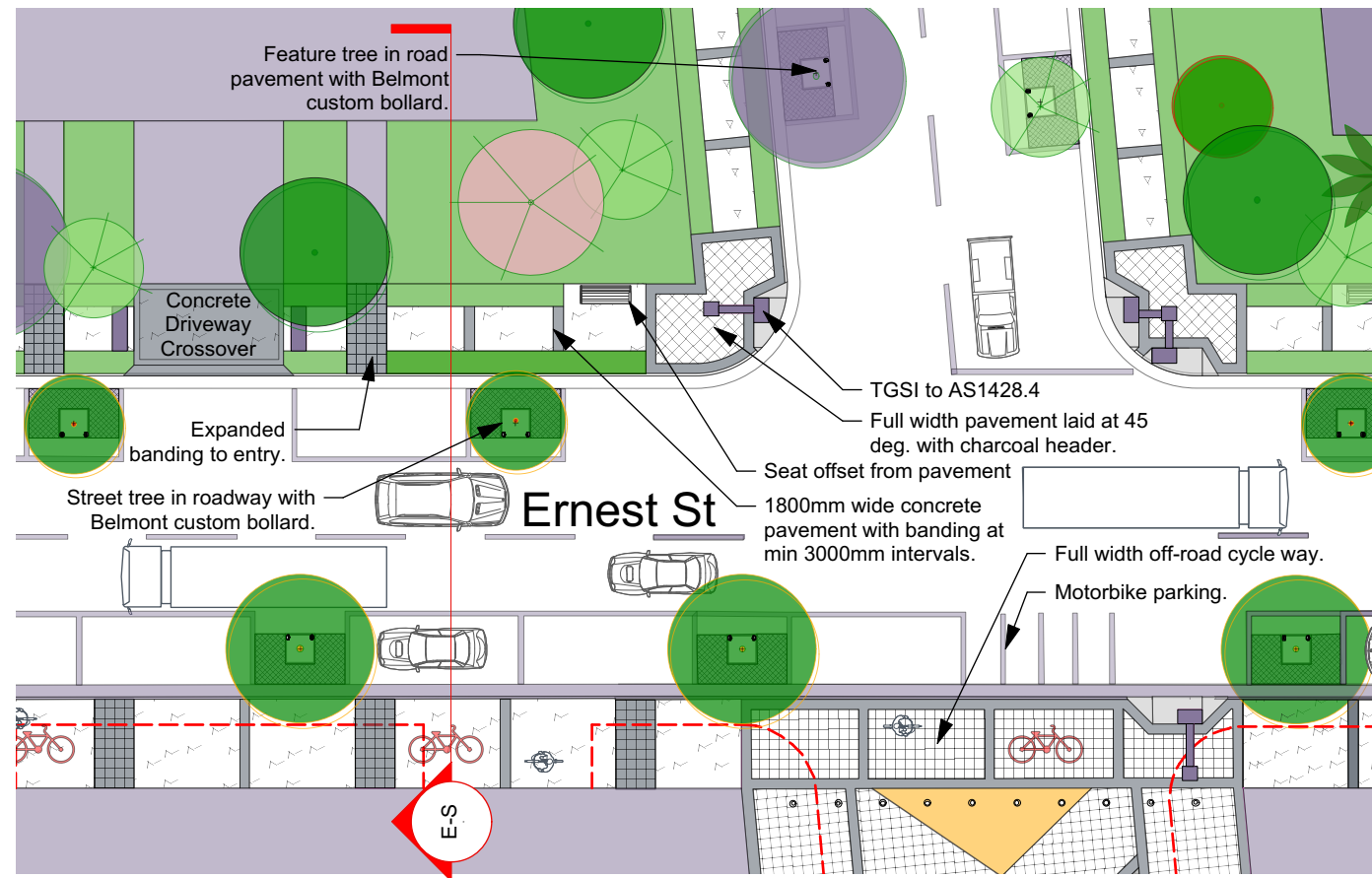
Overhead power lines along both sides of the street.

#### DESIGN RESPONSE

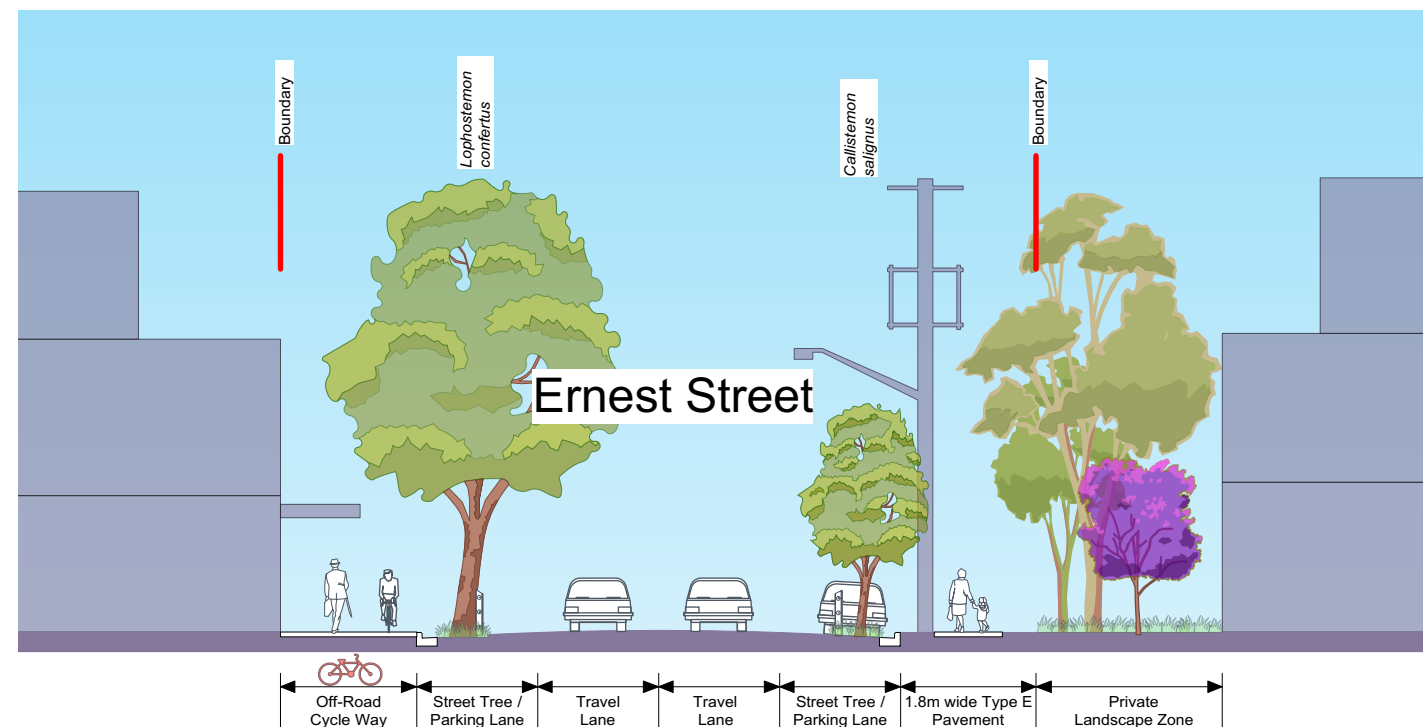
These areas will provide a transition zone between the CBD and the residential areas. Many of these streets have been identified as secondary pedestrian and cycle routes through Belmont allowing people to avoid the busy CBD.  
Street trees will provide a pedestrian friendly environment wide footpaths and shared green spaces between private & public lands.  
The pavement style will be similar to Street Type B, with oxide concrete pavements and feature banding.

#### TYPICAL DIMENSIONS

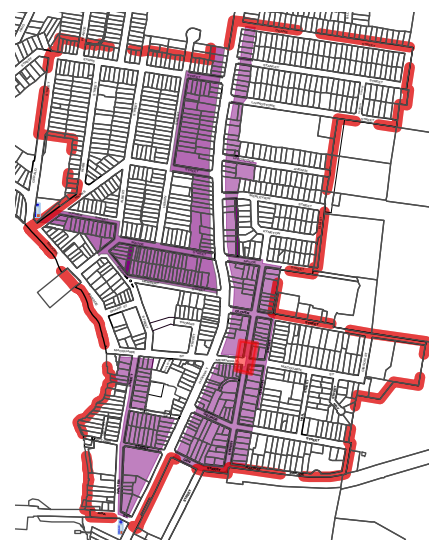
Road reserve width (average): 20.1m  
Verge width (average): 3.6m  
LEP Zone: B4 - Mixed Use  
Adjacent landuse(s): Residential, Mixed Use & Local Centre.



E-P Typical Plan - Street Type E  
1:300 at A3



E-S Typical Section - Street Type E  
1:200 at A3



### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, planters, shop entries to create activity nodes.

#### Bench Seats

Locations: At key locations identified by LMCC.  
Selection: Town & Park "Metro" with armrests, aluminum finish.

#### Waste Receptacles- Bins

Locations: At key locations including bus stops, taxi stands, outside food outlet areas.  
Selection: Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

#### Bollards

Locations: Where required to prevent & deter vehicle and/or pedestrian access.  
Selection: Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

**Body:** Grey concrete with broomed finish, 1800mm wide.  
**Corner Treatment:** Grey concrete with wood float finish. Charcoal paver boarder.  
**Banding:** 400x400mm charcoal paver.  
**Entries to Buildings & Feature Panels:** 400x400mm charcoal paver (expanded banding).  
**Crossover:** Grey concrete with broom finish.  
**Tactile Ground Surface Indicator (TGS):** 300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

Location: Where required to AS1158.3.1  
**Street Lighting Selection:** TBA  
**Awning Lighting Selection:** TBA  
**Pedestrian Lighting Selection:** TBA

#### STREET PLANTING

**Trees:** Refer Street Tree Master Plan on sheet 11 for tree selection.  
**Tree Guards:** Belmont Feature Tree Guard  
**Tree Grates:** Refer the technical guidelines for selection.



### Street Type F

#### 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 create harmonious streetscapes.  
To provide pleasant residential environments for people to live.

#### EXISTING CONSTRAINTS

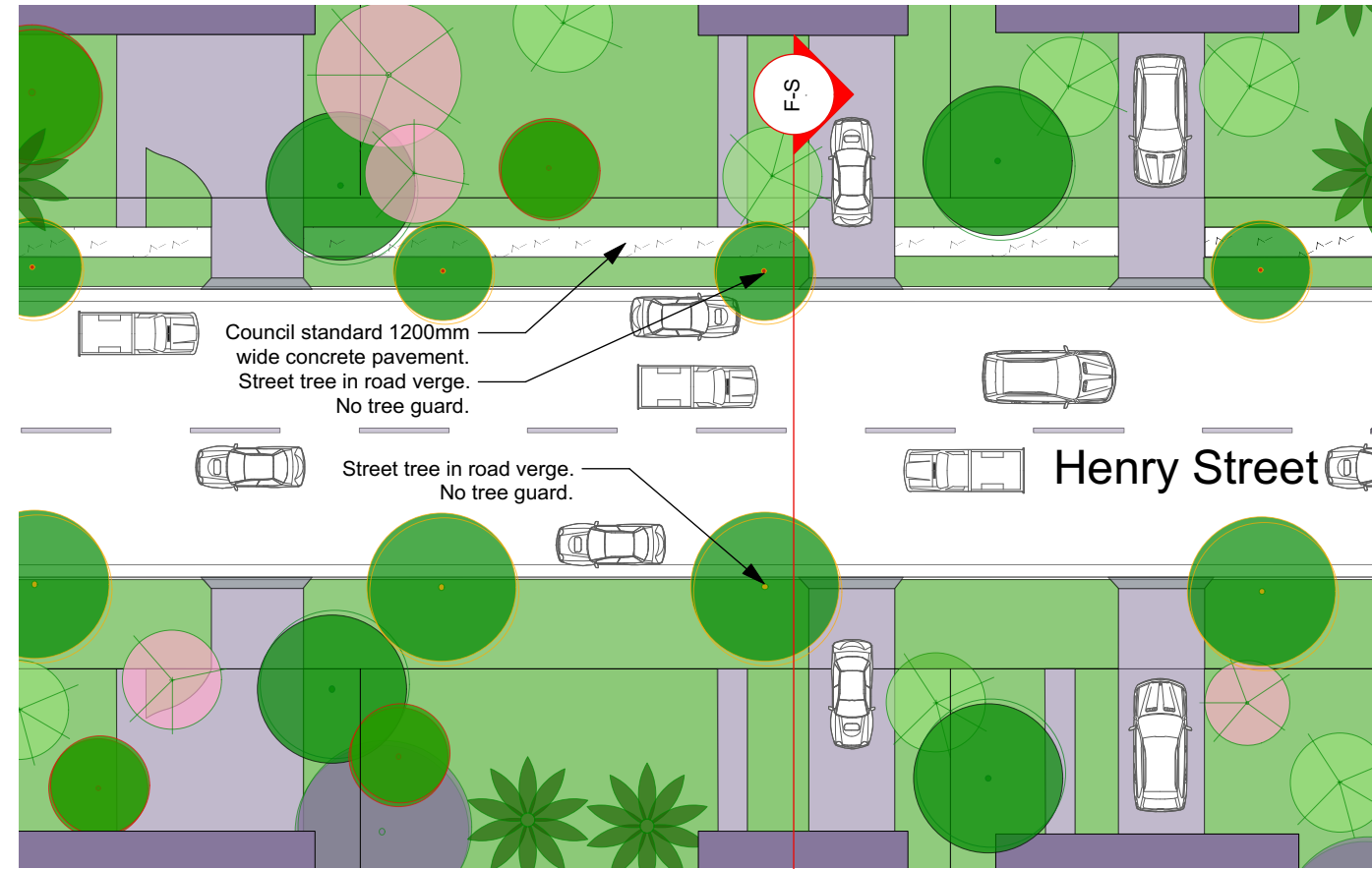
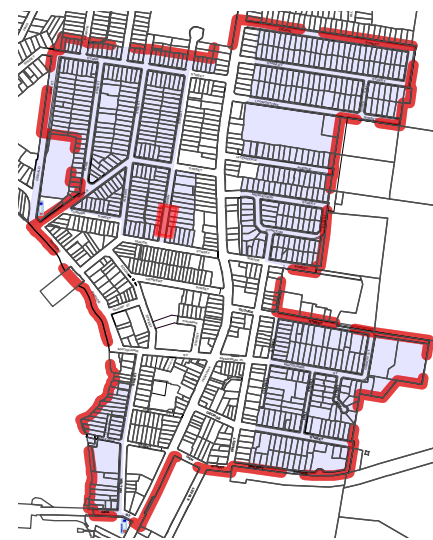
Overhead power lines to all streets.

#### DESIGN RESPONSE

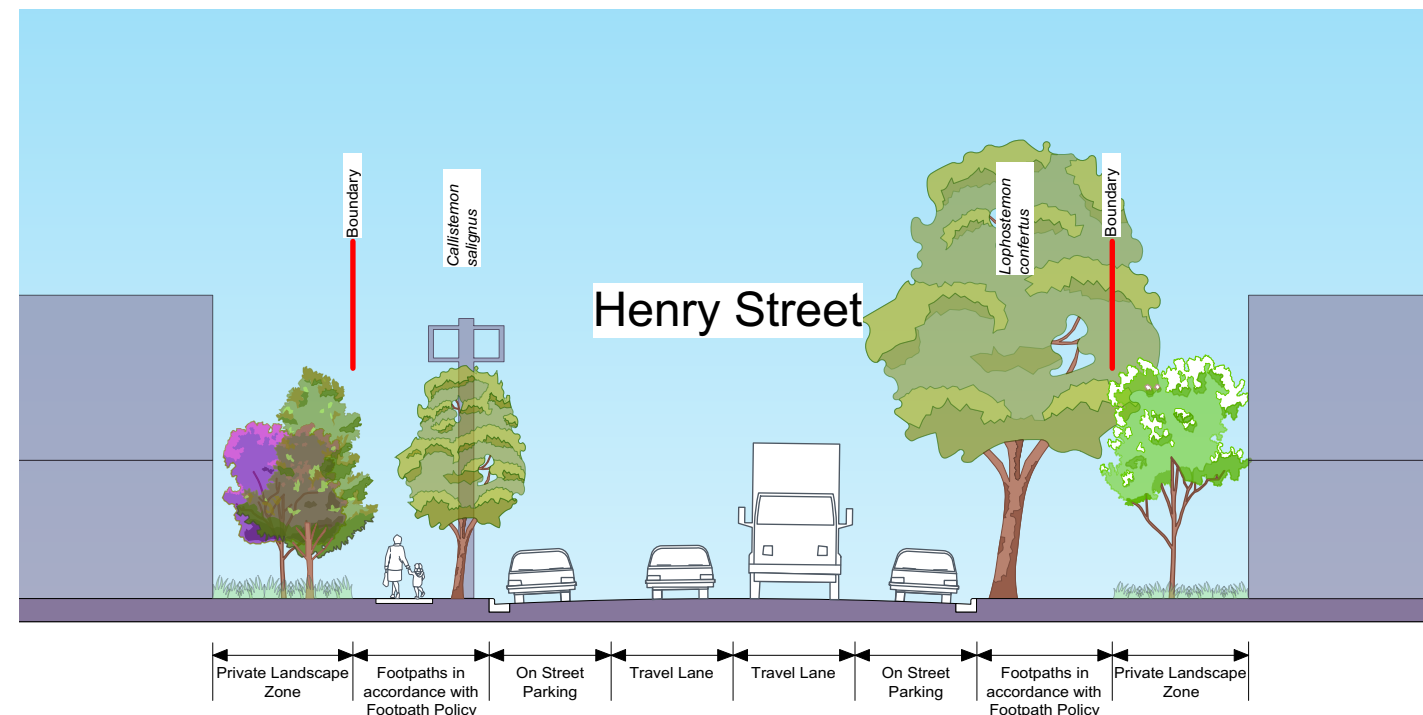
Footpaths will be used within these streets in accordance with the Lake Macquarie Footpath Strategy, which takes into account criteria such as pedestrian movements, public safety, and surrounding infrastructure to name a few. Only streets with a medium to high rating will be eligible for footpaths. Street trees to these area have taken into account existing street trees and power lines where possible. Street Type F 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: R3 - Medium Density Residential.  
Adjacent landuse(s): Residential, Mixed Use.



F-P Typical Plan - Street Type F  
1:300 at A3



F-S Typical Section - Street Type F  
1:200 at A3

### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### PAVEMENT

1200mm wide concrete footpath in accordance with councils standard engineering guidelines.  
Location of footpath in accordance with Councils Footpath policy.

#### STREET PLANTING

Trees: Refer Street Tree Master Plan on sheet 11 for tree selection. Street trees to be planted in verge.

Tree Guards: N/A

Tree Grates: N/A

### Gathering Hubs, Alfresco Areas & Lane Ways

#### DESCRIPTION

This section deals with the treatment of large public open spaces and lane ways found within the urban centre.

#### OBJECTIVES

- To provide interesting spaces for people to gather & transition through.
- To create areas and opportunities for public art.
- To create harmonious streetscapes.
- To provide pleasant pedestrian environments for people to work and live.
- Increase connectivity throughout Belmont.

#### EXISTING CONSTRAINTS

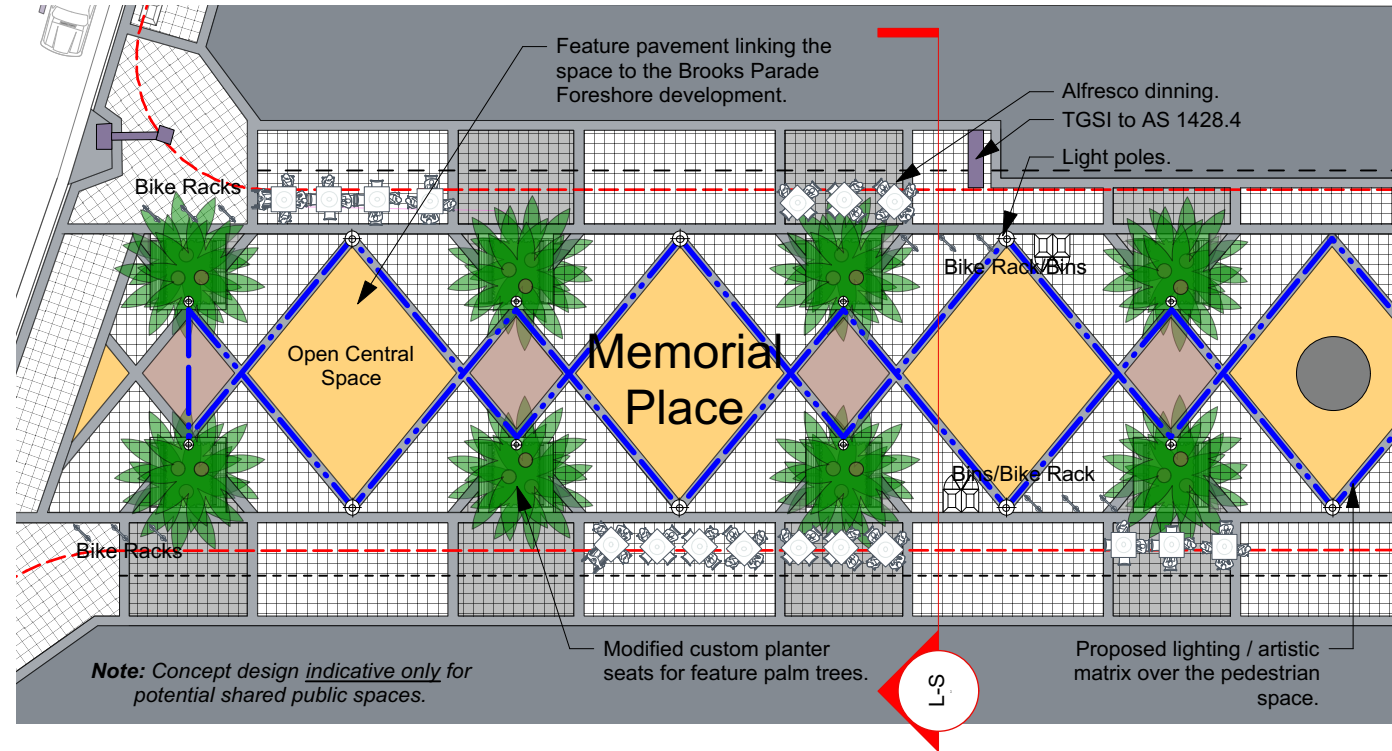
- Lane ways are not obvious connections to other areas throughout Belmont.
- Material selections vary.

#### DESIGN RESPONSE

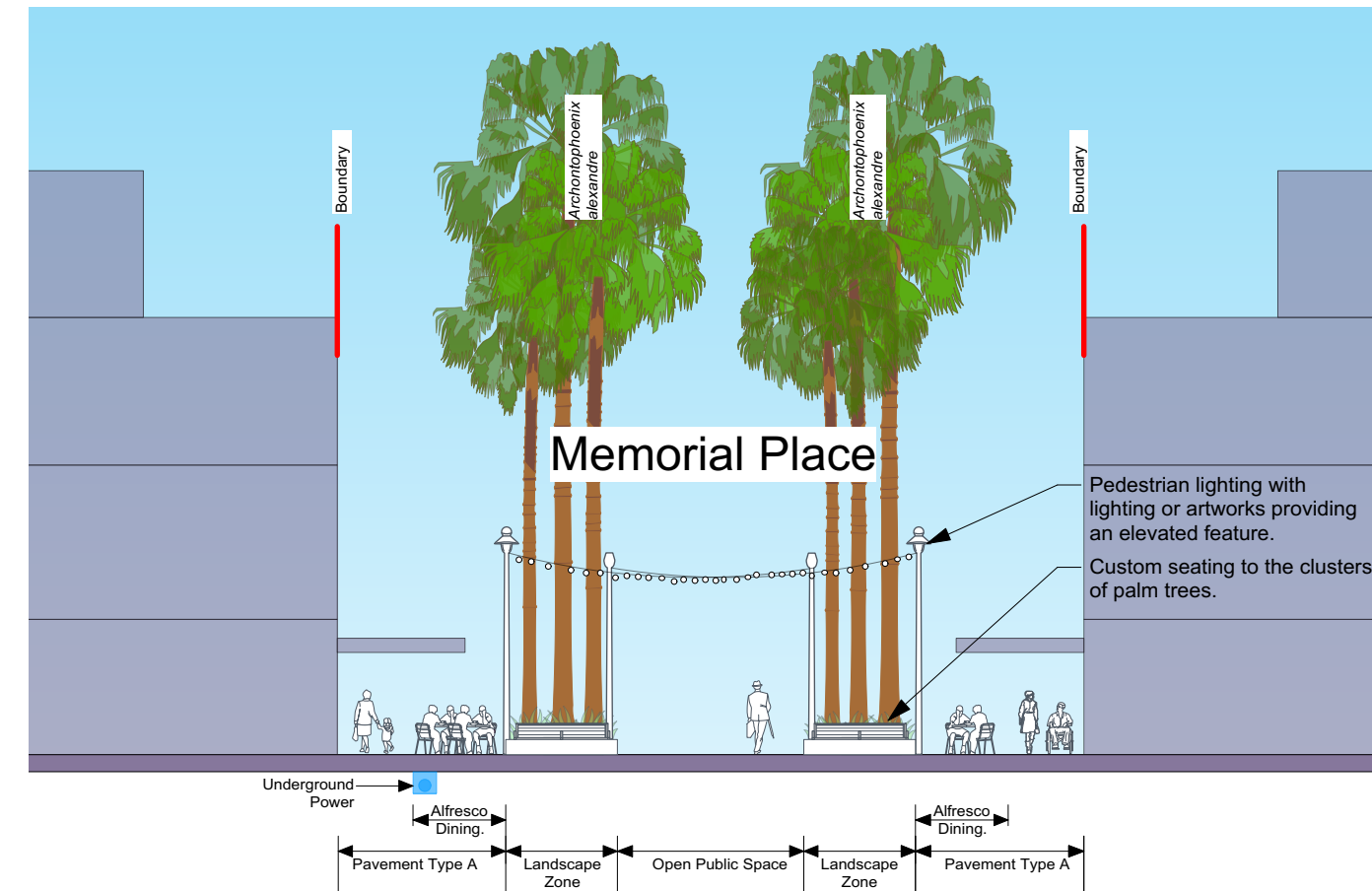
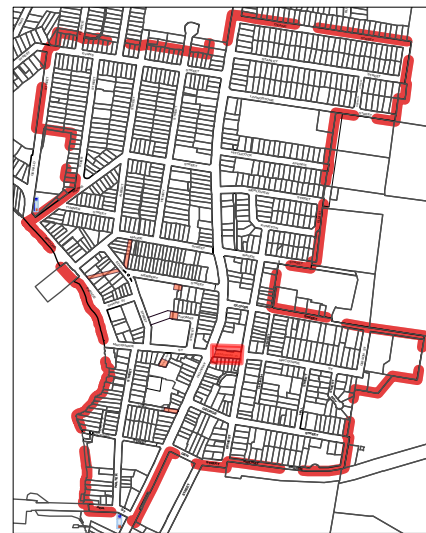
These areas have the opportunity to incorporate public art, feature lighting & feature pavement to aid in interpretation of the area and activation of the spaces. Pavement selections will have a strong integration with Street Type A.

#### TYPICAL DIMENSIONS

Areas vary.



L-P Typical Plan - Lane Ways  
1:300 at A3



L-S Typical Section - Lane Ways  
1:200 at A3

### Materials and Furniture Selections

NOTE: full details are provided in a separate document - Belmont Streetscape Technical Guidelines - under development.

#### FURNITURE

Note: Alternate selections within these areas for furniture will be considered by Councils Asset Management Department beyond the Streetscape Technical Guidelines if they achieve a high quality outcome.

##### Bench Seats

Locations: At key locations identified by LMCC.  
Selection: Modified Custom bench seat planter/ Town & Park "Metro" with armrests, aluminum finish.

##### Waste Receptacles - Bins

Locations: At key locations including bus stops, taxi stands, outside food outlet areas.  
Selection: Bayside 240L Fire Proof Bin. Colour Grey Smoke with anodised aluminum hood.

##### Bollards

Locations: Where required to prevent & deter vehicle and/or pedestrian access.  
Selection: Town & Park Furniture B6 aluminum bollard.

#### PAVEMENT

Feature pavement and interpretive mosaics will be encouraged in these areas. They will need to be coordinated with the surrounding pavement types detailed below.

**Body:** 400x400mm silver paver, stack-bond  
**Corner Treatment:** 400x400mm silver paver, stack-bond at 45°.

**Boarder/ Banding:** 400x400mm charcoal paver.  
**Entries to Buildings:** 400x400mm charcoal paver (expanded banding). Used for multi business complexes or large developments.

**Crossover:** 400x400mm silver paver, stack-bond with 400x400mm charcoal paver boarder.

**Coloured Concrete:** Exposed rhyolite oxide concrete (champagne).

**Brown Feature:** Brown cobble sets or equivalent.

**Tactile Ground Surface Indicator (TGSi):** 300x300mm charcoal pavers, set-out to AS1428.4.

#### LIGHTING

Location: Where required to AS1158.3.1

Street Lighting Selection: TBA

Awning Lighting Selection: TBA

Pedestrian Lighting Selection: TBA

#### STREET PLANTING

**Trees:** Refer Street Tree Master Plan on sheet 11 for tree selection.

**Tree Guards:** Belmont Feature Tree Guard

**Tree Grates:** Refer the technical guidelines for selection.



### Street Tree Master Plan

#### DESCRIPTION

This plan identifies street trees for streets contained within the LMCC DCP No.1 Belmont Town Area Plan (Jan 2012).

Typical spacings as well as proposed planting pits for trees have been detailed within the street types details, sheets 4 - 9.

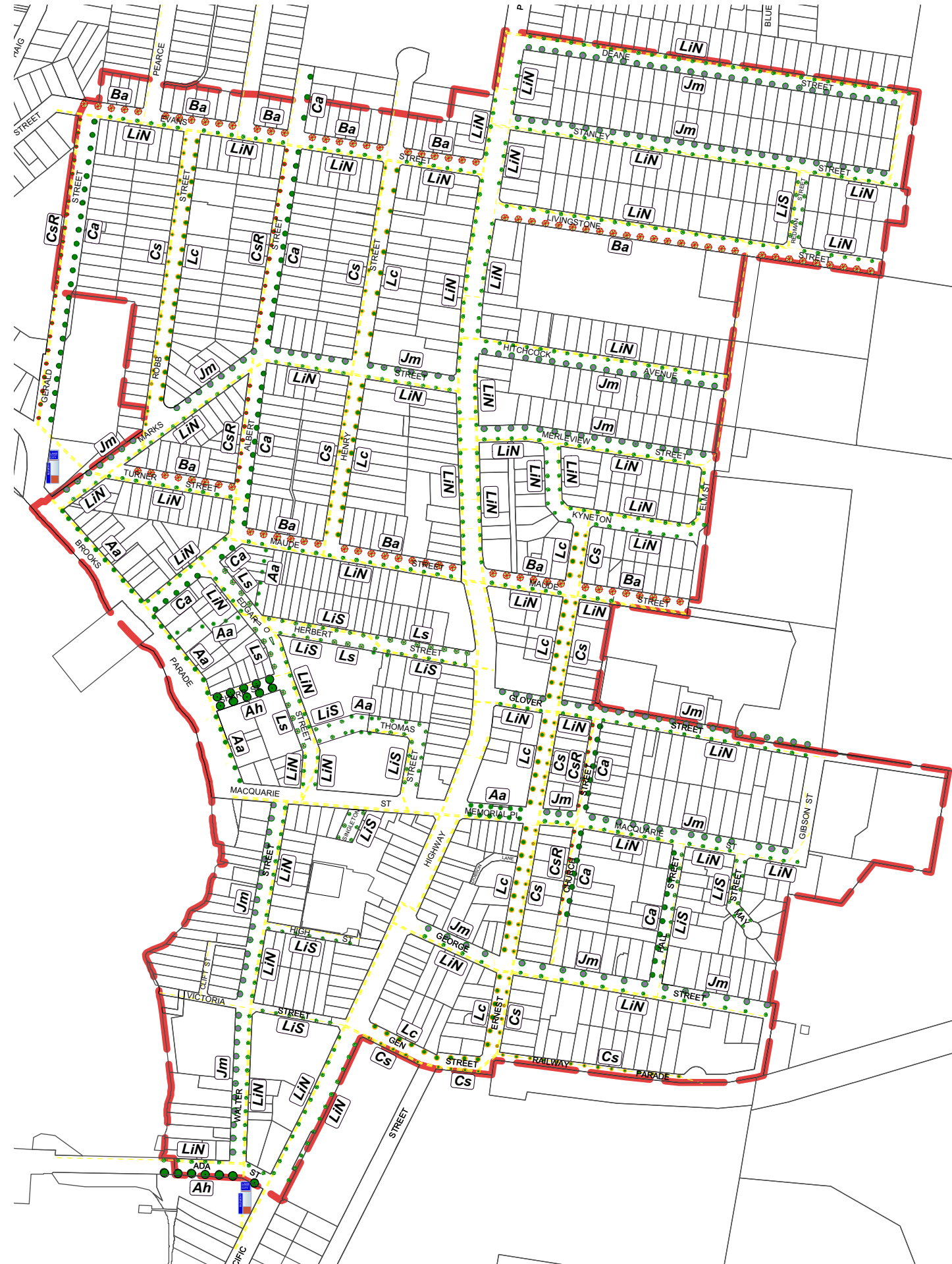
Large feature trees have been paired as required with smaller companion trees that will go under power-lines, allowing both to grow to maturity without becoming deformed from power-line maintenance.

#### OBJECTIVES

Use of large trees where appropriate creating tree lined avenues and an urban forest.

#### EXISTING CONSTRAINTS

Overhead power lines throughout the town centre.



Code	Common Name	Scientific Name	- Min Pot Size
Aa	Alexander Palm	<i>Archontophoenix alexandrae</i>	- 100Ltr
Ah	Norfolk Island Pine	<i>Araucaria heterophylla</i>	- 400Ltr
Ba	Flame Tree	<i>Brachychiton acerifolius</i>	- 100Ltr
Ca	Tuckeroo	<i>Cupaniopsis anacardioides</i>	- 100Ltr
Cs	Willow Bottle Brush	<i>Callistemon salignus</i>	- 75Ltr
CsR	Willow Bottle Brush	<i>Callistemon salignus 'Rubra'</i>	- 75Ltr
Jm	Jacaranda	<i>Jacaranda mimosifolia</i>	- 200Ltr
Lc	Brush Box	<i>Lophostemon confertus</i>	- 100Ltr
LiN	White Crepe Myrtle	<i>Lagerstroemia indica "Natchez"</i>	- 200Ltr
LiS	Pink Crepe Myrtle	<i>Lagerstroemia indica "Sioux"</i>	- 200Ltr
Ls	Queen's Crepe Myrtle	<i>Lagerstroemia speciosa</i>	- 200Ltr



### Banner Pole Gateway

#### DESCRIPTION

Banner poles have been identified as a dynamic element to promote Belmont and act as a gateway element into the town. A Northern and Southern location along the Pacific Highway have been identified as possible locations that will not interfere with overhead services. These locations can be incorporated with proposed landscaping and not be affected by awnings. A central location to the town centre has been identified, providing a visual key from Memorial Place to Brooks Parade.

All banners and banner poles will need to comply with Councils Banner Policy.

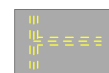


#### OBJECTIVES

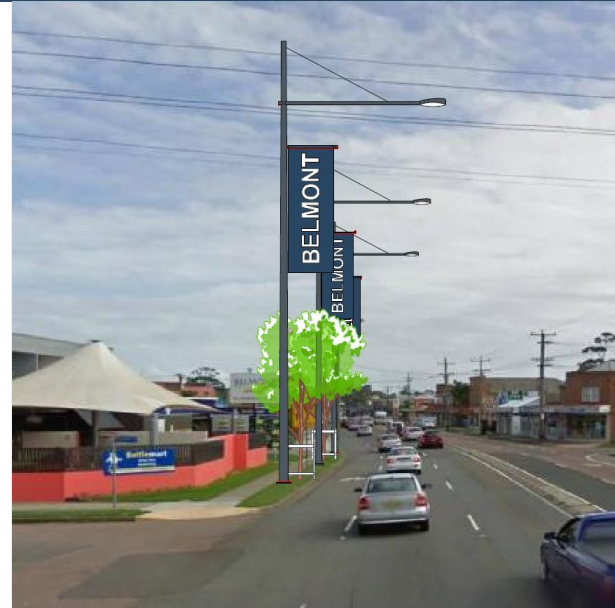
To create a dynamic gateway feature into the town of Belmont.

#### EXISTING CONSTRAINTS

Approval by RMS, Ausgrid & Council.  
Overhead & underground services.

#### LEGEND

-  Location of overhead power lines.
-  Site Boundary
-  Options for Banner Poles Locations



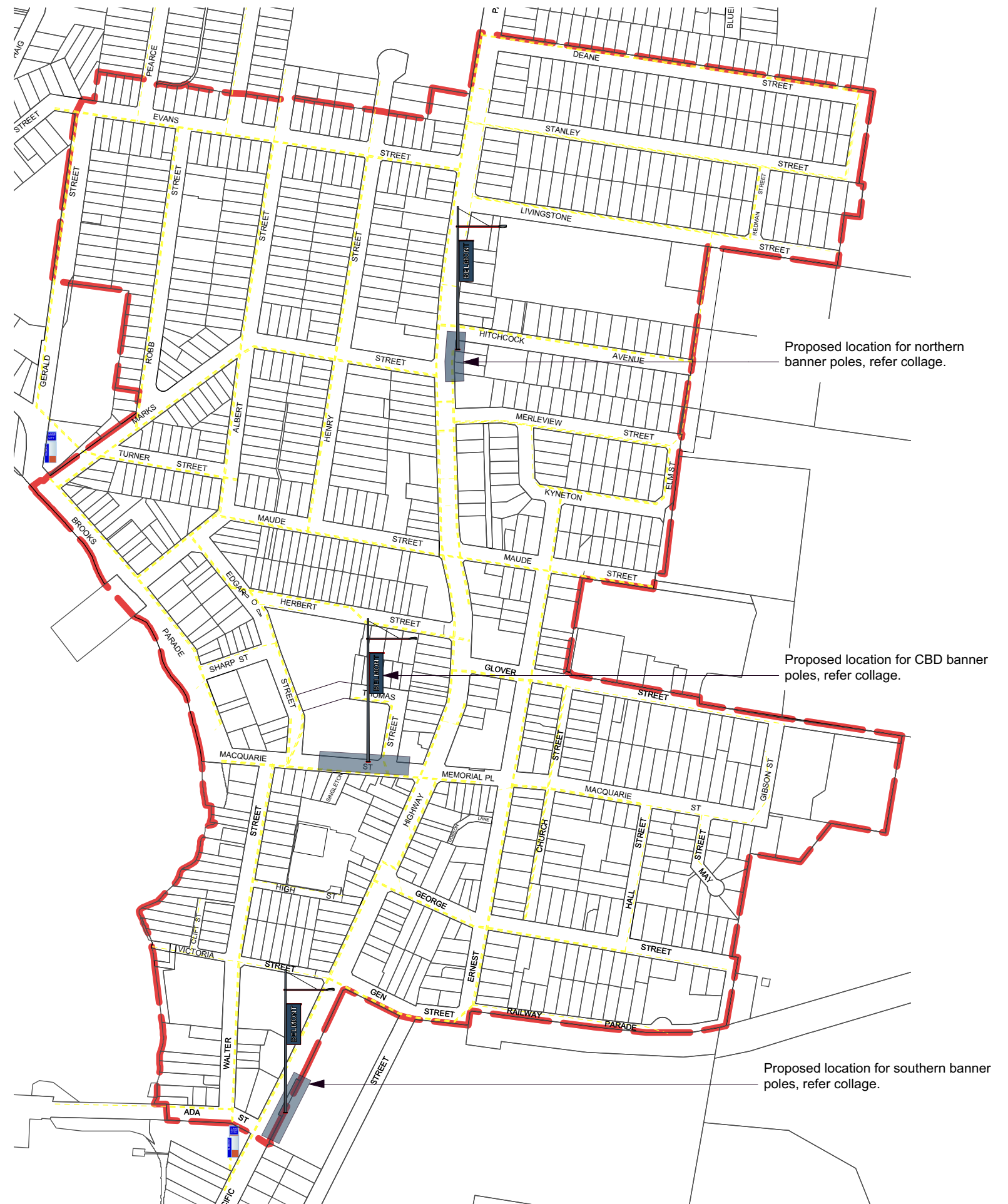
Banner Poles to Northern Entry



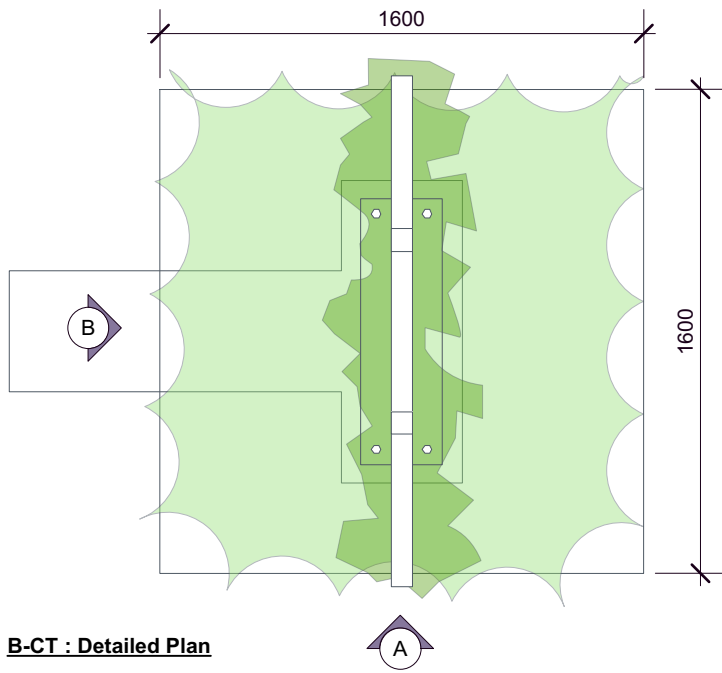
Banner Poles to CBD along Macquarie Street



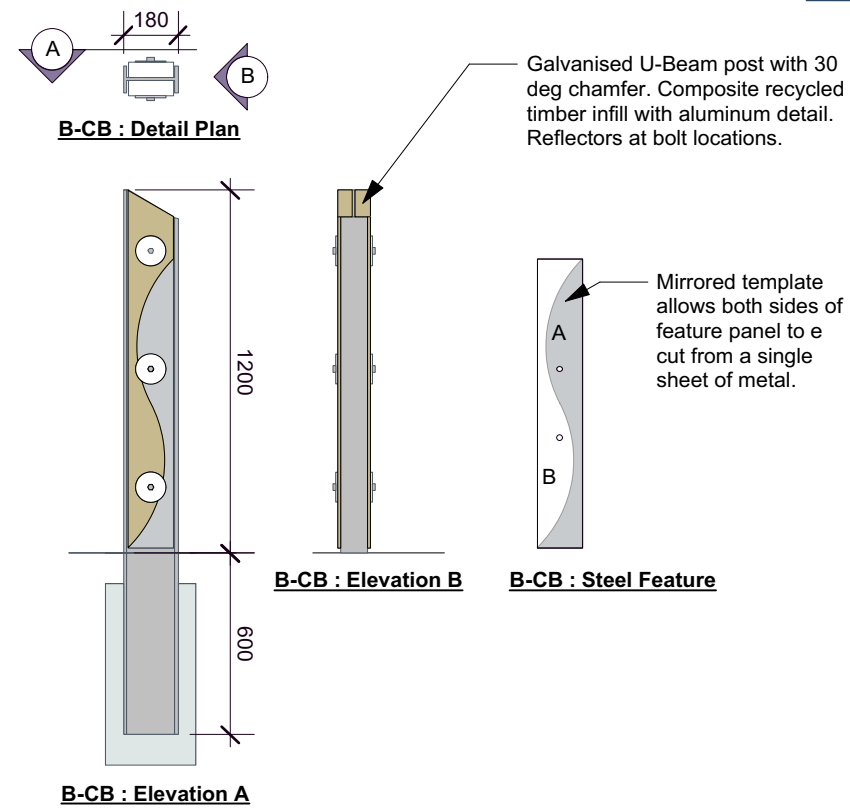
Banner Poles to Southern Entry





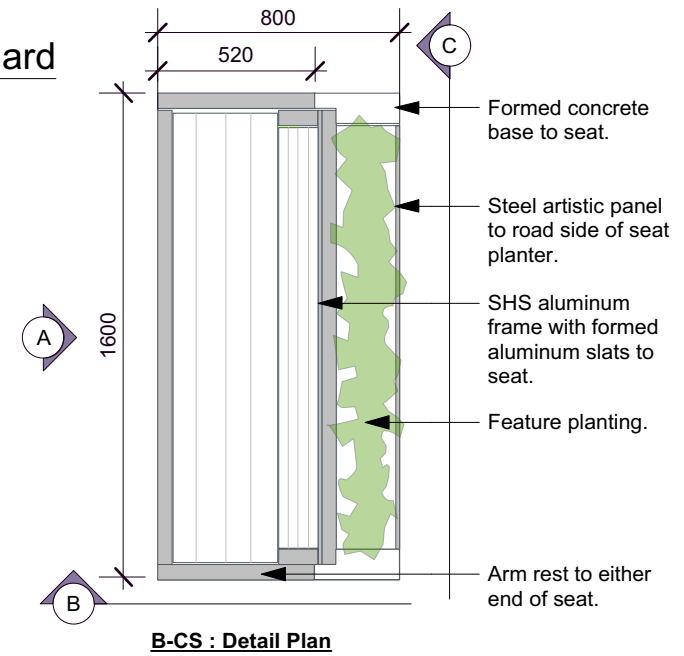


**B-CT : Detailed Plan**



**B-CB : Elevation A**

**B-CB Belmont Custom Bollard**  
1:25 at A3



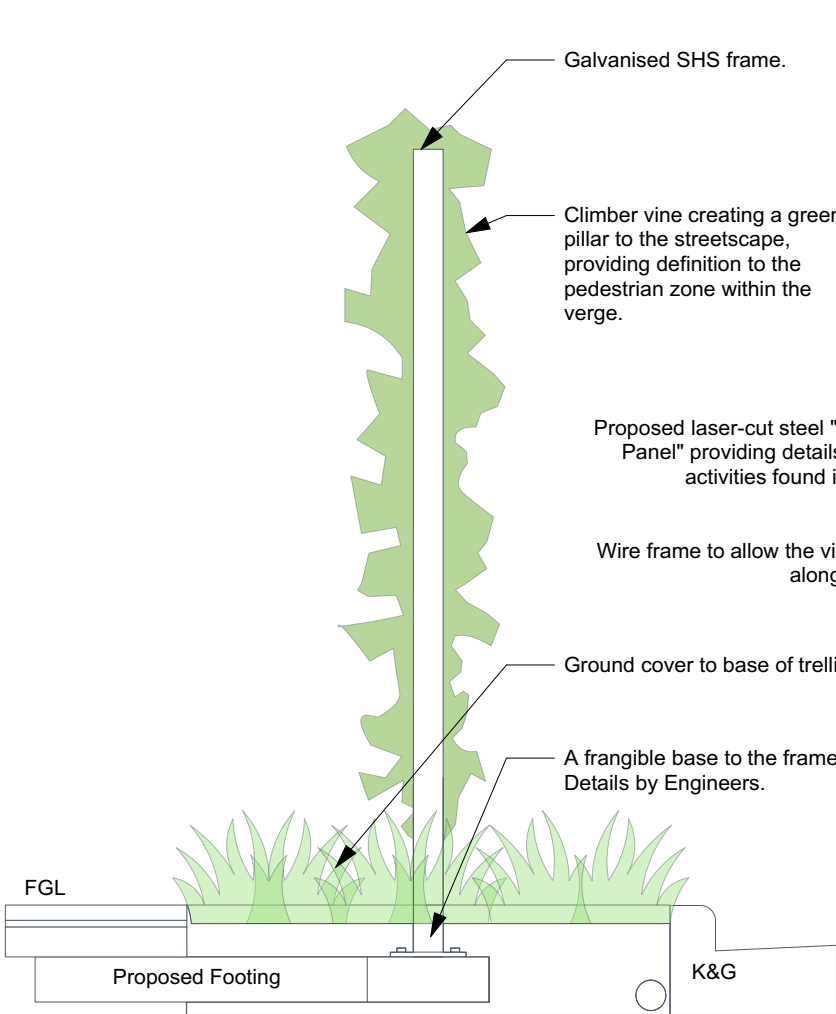
**B-CS : Detail Plan**

**B-CS : Elevation A**

**B-CS : Section B**

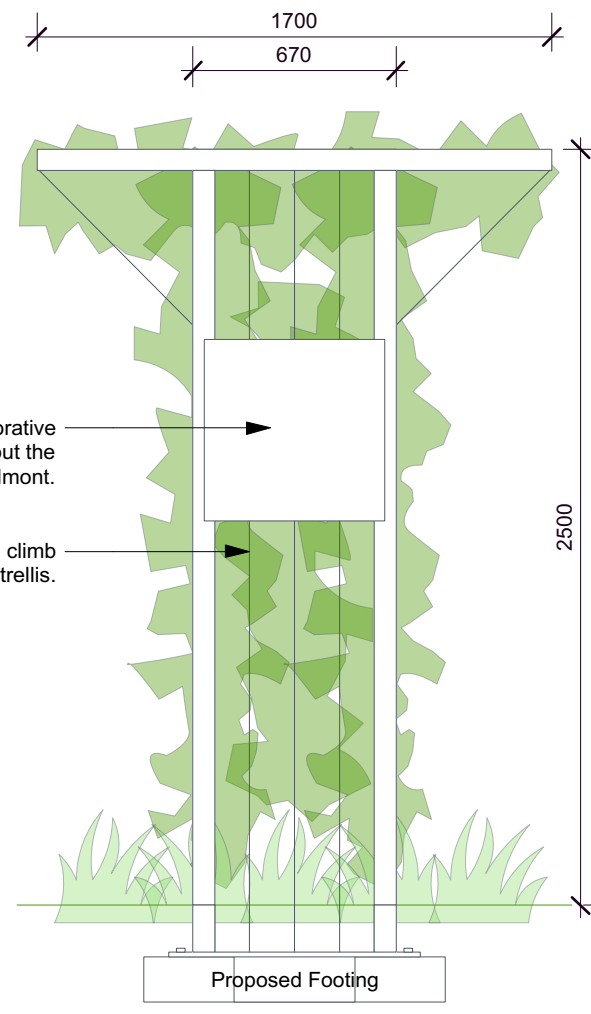
**B-CS : Elevation C**

**B-CS Belmont Custom Planter Seat**  
1:25 at A3



**B-CT : Section A**

**B-CT Belmont Custom Trellis**  
1:25 at A3



**B-CT : Section B**





IMAGE A



IMAGE B



IMAGE C



IMAGE D



IMAGE E



IMAGE F



IMAGE G



IMAGE H



IMAGE I



IMAGE J



IMAGE K

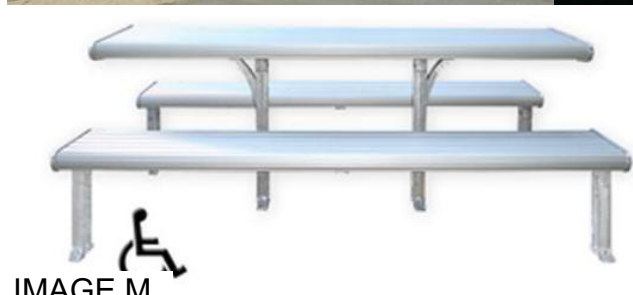


IMAGE M



IMAGE N



IMAGE O



IMAGE P

### IMAGE DETAILS & APPLICATIONS

**Image A:** Proposed shared zone for pedestrians and cars allowing freedom of movement from one side of the street to the other.  
Applicable Street Type: A, C, L

**Image B:** Proposed street trees in road pavement.  
Applicable Street Type: E

**Image C:** Proposed companion planting within residential & support streets with power lines. Large feature trees to unrestricted verge. Small feature tree & footpath to verge with power lines.  
Applicable Street Type: C, E, F.

**Image D:** Gossi Park waste bin enclosure throughout the CBD & parklands.  
Applicable Street Type: A, B, C, D, E & passive public spaces.

**Image E:** Metro aluminum bench seat by Town & Park to form the standard seat through out the town centre.  
Applicable Street Type: B, C, D, E & as required at bus stops.

**Image F:** Charcoal TGSi pavers by Boral or Urban Stone.  
Applicable Street Type: A, B, C, D, E

**Image G:** Banner Poles as an option for dynamic movement & colour in the absence of streets trees. To be located at the start of the Street Type A to define the CBD.  
Applicable Street Type: A, B & possibly D.

**Image H:** Twin fitting light pole found within Brooks Parade foreshore parkland. Possible re-use in other high trafficked passive recreational spaces.  
Applicable Street Type: D & high use public spaces.

**Image I:** Signal fitting light pole found within the Brooks Parade foreshore parkland. Possible re-use in other passive recreational spaces.  
Applicable Street Type: To high use passive public spaces.

**Image J:** As Above.

**Image K:** Brooks Parade feature handrail. Theme to be incorporated in other developments within this zone.  
Applicable Street Type: D.

**Image L:** Aluminum Bollard. Available in surface mounted (SM), sub-surface mounted (SS) or removable (R), pending the location and use required.  
Applicable Street Type: A, B, C, D, E.

**Image M:** Aluminum table and seat setting found at the Brooks Parade foreshore. To be used in other public passive space areas throughout the town centre.  
Applicable Street Type: N/A

**Image N:** Aluminum table seat. To be used in public passive space areas throughout the town centre.  
Applicable Street Type: N/A

**Image O:** Aluminum bench seat. To be used in public passive space areas throughout the town centre.  
Applicable Street Type: N/A

**Image P:** Circular bike rack. To be used throughout the town centre.  
Applicable Street Type: A, B, C, D, E