

- Warners Bay
- Glendale
- Swansea
- Toronto

MORISSET STREETScape MASTER PLAN

ADOPTED BY COUNCIL 23 JUNE 2014
 ISSUE 01.VER01. JUNE 2014. PM13/0213



- Belmont
- Cardiff
- Mount Hutton
- Charlestown



PLANNING CONTROLS



Note:
Check LMCC website www.lakemac.com.au for current versions of planning control documents.

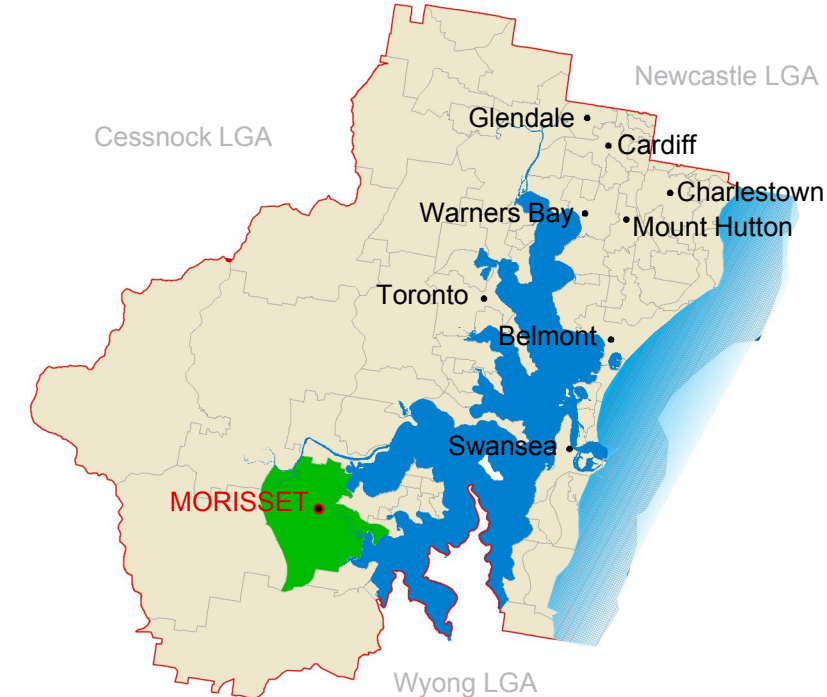
Issue	Ver.	Date	Notes
01	01	2014 - JUN	Adopted by Council

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 local chambers 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 the overall priority order for the preparation of Streetscape Master Plans, with Morisset falling fifth in order:

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 includes street trees, tree guards, furniture, bins, bike racks, drinking fountains, bollards, lighting, paving, stormwater management, 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

MORISSET STREETScape MASTER PLAN

MORISSET'S OBJECTIVES / VISION

- To enhance Morisset's personality of "Nurturing Community Spirit"
- To link the town centre to the rail station and bring commuters into the centre
- To maintain significant vistas to the Watagans & other landmarks
- To create a safe, lively shared mainstreet environment around Yambo Street and the proposed town square
- To improve the accessibility of the Morisset streetscape
- To promote the use of existing laneways
- To create clean lines and reduce street clutter
- 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 Morisset'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
- To minimise stormwater impacts by use of water sensitive urban design
- To improve street amenity
- To activate the precinct as a safe and inviting destination

CONSTRAINTS

- Services & awnings prevent tree plantings to CBD
- Existing development has used varied pavement styles
- Steep grades and level changes make equal access difficult
- Roads & Maritime Services (RMS) requirements will be applicable for any state managed roads

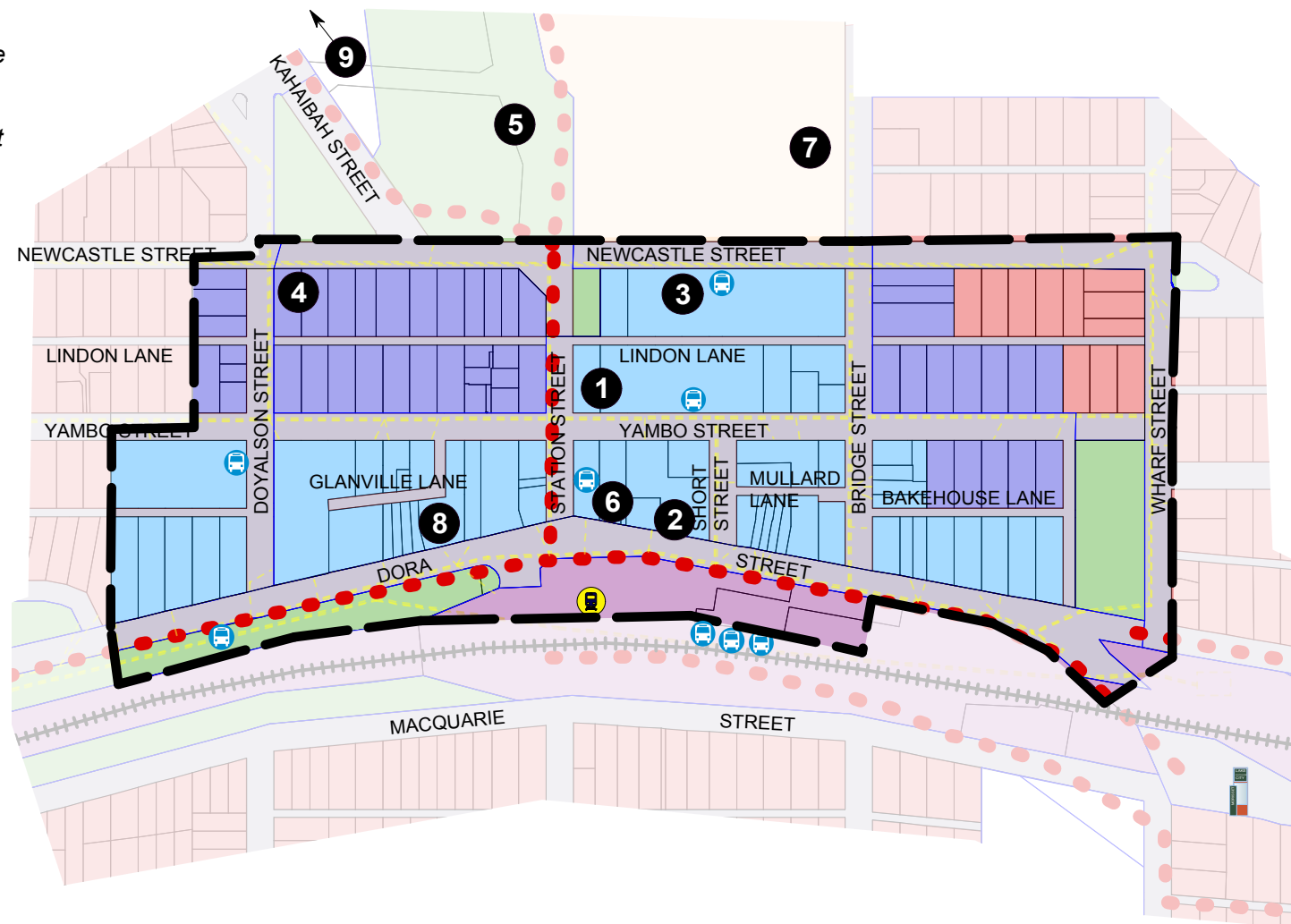
NOTE: Refer page 2 for Planning Controls.

ADDITIONAL PLANNING CONSIDERATIONS FOR MORISSET STREETScape MASTER PLAN:

- LMCC Cycling Strategy 2021
- LMCC Public Art Strategy
- LMCC Public Art Policy
- LMCC Footpath Strategy
- Public Lighting Policy
- Management of Trees on Roads and Public Reserves Policy
- Asset Management Strategy and Asset Management Plans 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 plan acknowledges the requirement for more detailed master planning for some locations.



MP Morisset Streetscape Master Plan
1:5000 at A3

LEGEND

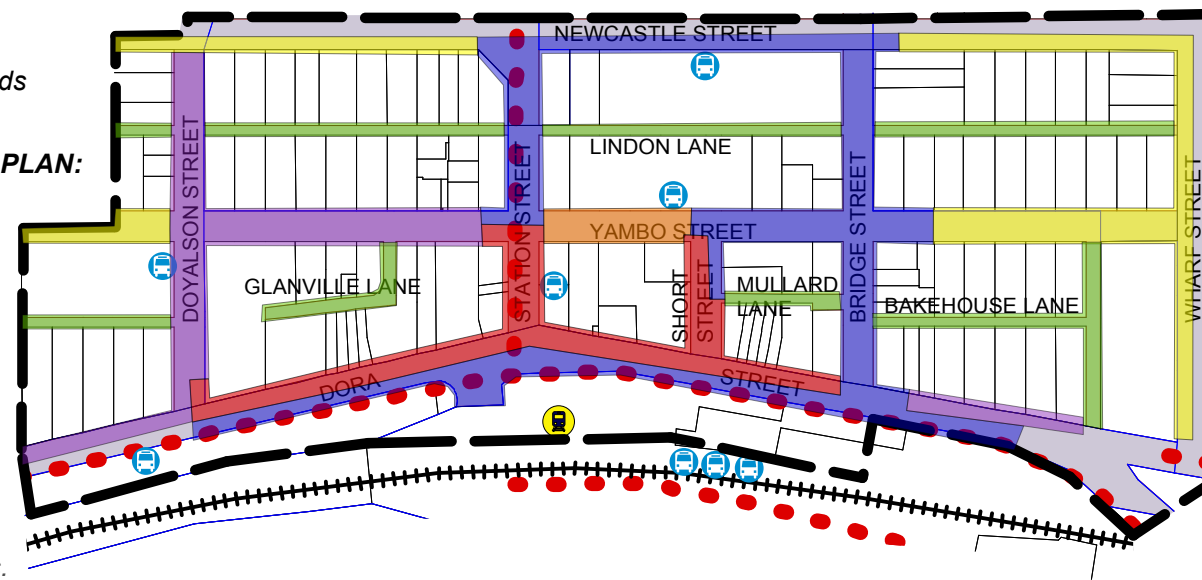
- Extent of Works as defined by the 2010 Area Plan (August)
- Planning Zone B2 Local Centre
- Planning Zone B4 Mixed Use
- Planning Zone R3 Medium Density Residential
- Public Open Space
- Location of overhead power lines.
- Proposed Cycle Way - LMCC cycling strategy
- Bus Stop
- Train station
- Town Entry Signage

KEY FACILITIES

- | | |
|------------------|------------------|
| 1 Library | 5 Oval |
| 2 Police Station | 6 Community Hall |
| 3 Post Office | 7 High School |
| 4 Fire Station | 8 GP clinic |
| 9 Swimming pool | |

STREETScape TYPES

- Streetscape Type A
Dora Street and central block
- Streetscape Type B
Retail and cafe precinct
- Streetscape Type C
Mixed Use to CBD
- Streetscape Type D
Town centre approaches
- Streetscape Type E
Laneways
- Streetscape Type F
Plaza and Town Park



Streetscape Type A

DESCRIPTION

Located along Dora Street, Station Street and Short Street. These areas have a high level of vehicle and pedestrian traffic, and are often the first impression of Morisset town centre for visitors

OBJECTIVES

- To create a strong sense of place, an attractive 'front of house' and source of pride in the precinct
- To encourage longer visitor duration to improve economic activity
- To improve social connectivity by providing pleasant places to gather
- To preserve and enhance the street's connection with the railway station

EXISTING CONSTRAINTS

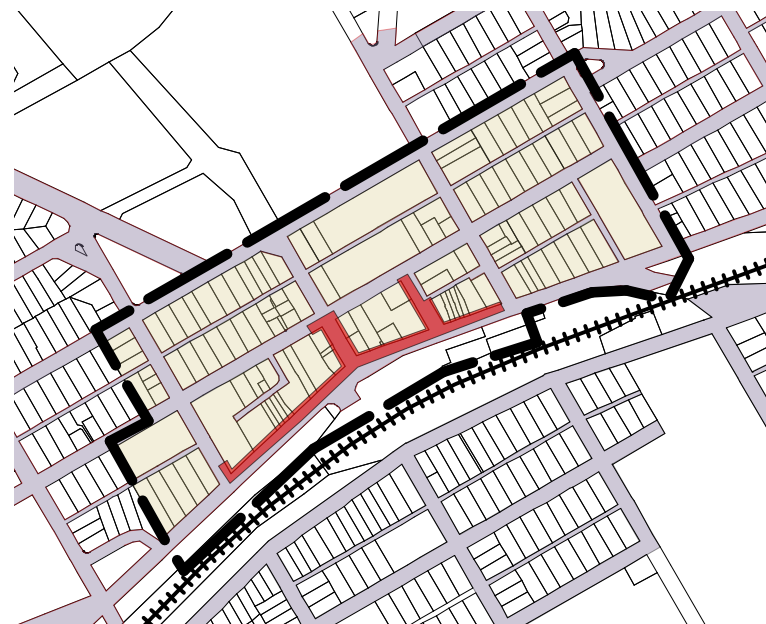
- Existing and proposed awnings
- Patchwork of existing paving types
- Underground services
- Overhead power lines and powerpoles
- Interaction with train station pavement
- RMS requirements for State Roads (Dora Street)

DESIGN RESPONSE

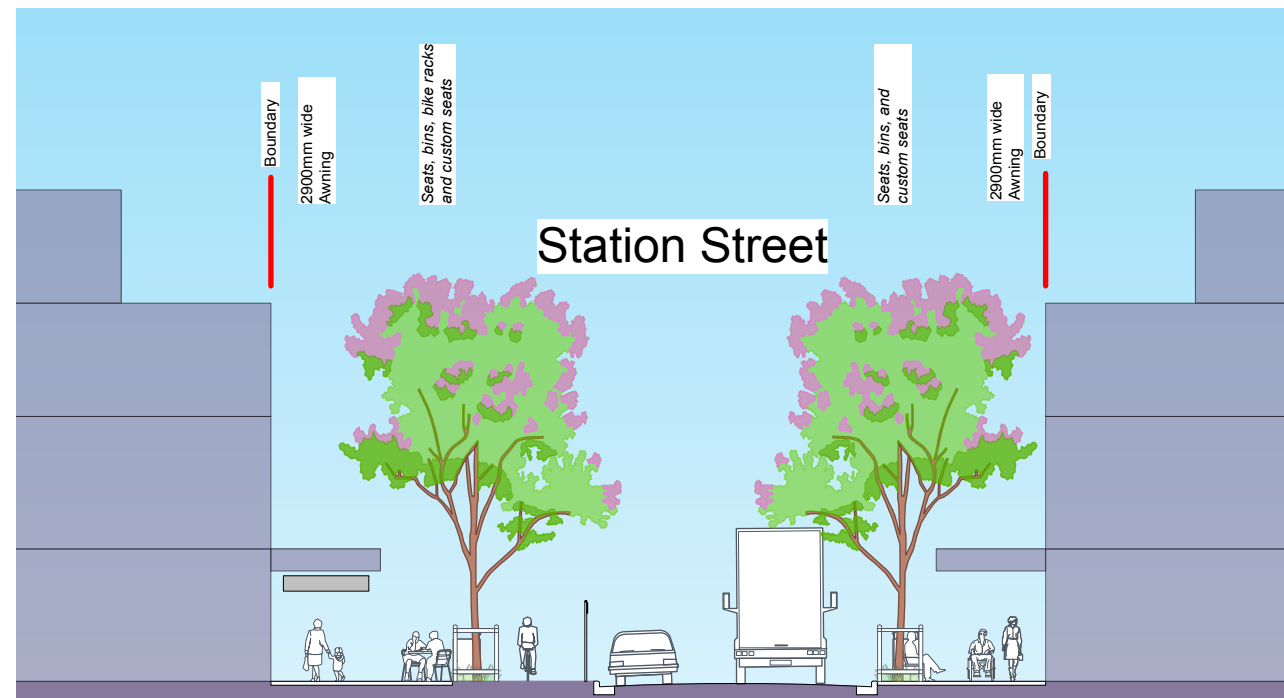
This street will be provided with full-width unit paving, stack bond pattern with contrasting header & banding. Limited tree planting will open up the south-facing shops to natural light and retain the view to the Lions park and railway station. Seats, bike racks, bins and drinking fountains will be installed

TYPICAL DIMENSIONS

- Road reserve width: 20m
- Verge width: 3.6m & 4.4m
- LEP Zone: B2 Local Centre
- Adjacent landuse(s): Mainly commercial with some community use, railway and reserve



A-P Typical Plan - Streetscape Type A
1:500 at A3



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

1 Key plan
Scale: 1:10000

Materials and Furniture Selections

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

FURNITURE

Furniture to be clustered at prominent locations like pedestrian routes, bus stops, shop entries to create activity nodes

Custom Elements

Locations: To be alternately spaced with standard bench seats every 10-15m
Selection: Custom bench seats

Bench Seats

Locations: At key locations identified by LMCC at detailed design stage

Selection: Street Furniture Australia "Mall Seat" with armrests- aluminium finish

Waste Receptacles - Rubbish and Recycling Bins

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

Selection: Bayside 240L Fire Proof Bin enclosure. Colour Grey Smoke with anodised aluminium hood. 240L plastic Otto bin

Bike Racks

Locations: At key locations like the cycle route from railway station to Bernie Goodwin Park, hubs & alfresco dining

Selection: Furphy Foundry - single loop in 316 stainless steel or Furphy Foundry - spiral bike rack in 316 stainless steel

Drinking Fountains

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

Selection: Urban Fountains and Furniture "Apollo 800"

Bollards

Locations: Where required to prevent & deter vehicle access.
Selection: Street Furniture Australia surface mounted B3F

PAVEMENT

Body: 400x400mm Adbri Euro Metro, stack bond

Border/ Banding: 200mm wide 50x50mm granite / porphyry setts

Crossover: Concrete paving with "Bluestone" pigment and granite sett border. Crossover to be level with surrounding footpath

Tactile Ground Surface Indicator (TGSi): black polyurethane, set-out to AS1428.4

LIGHTING

Energy efficient luminaires and energy generation

Location: Where required to AS1158.3.1

Street Lighting Selection: TBA

Awning Lighting Selection: TBA

Pedestrian Lighting Selection: TBA

STREET PLANTING

Planting: Street trees in the verge at selected locations only. Garden beds with native grasses. Refer Sheet 10 for species details

Spacings: Approximately every 8-10m

Tree Guard: LMCC standard tree guard with custom infill panel

Streetscape Type B

DESCRIPTION

Located along the Bridge Street, Yambo and Short Streets east of Morisset Square, Station Street north of Yambo Street and Dora Street south side

This area has moderate to high pedestrian use and high vehicle movements. Commercial premises in these sections have complete awning coverage and frontage to the property boundary

OBJECTIVES

To create a functional space for pedestrian movement as well as interaction with shops and businesses

To provide visual contrast within extensive areas of paving
To deal with grade changes to achieve accessibility where possible

EXISTING CONSTRAINTS

Patchwork of existing paving types

Underground services

Overhead power lines

Elevation change between property boundary and kerb

Narrow verges

DESIGN RESPONSE

This streetscape type will be provided with full-width paving, predominantly oxide concrete with contrast header & banding. A simpler version of Streetscape Type A. Small street trees, where applicable, are generally located in the parking lane. Street furniture will consist of the Morisset standard selection

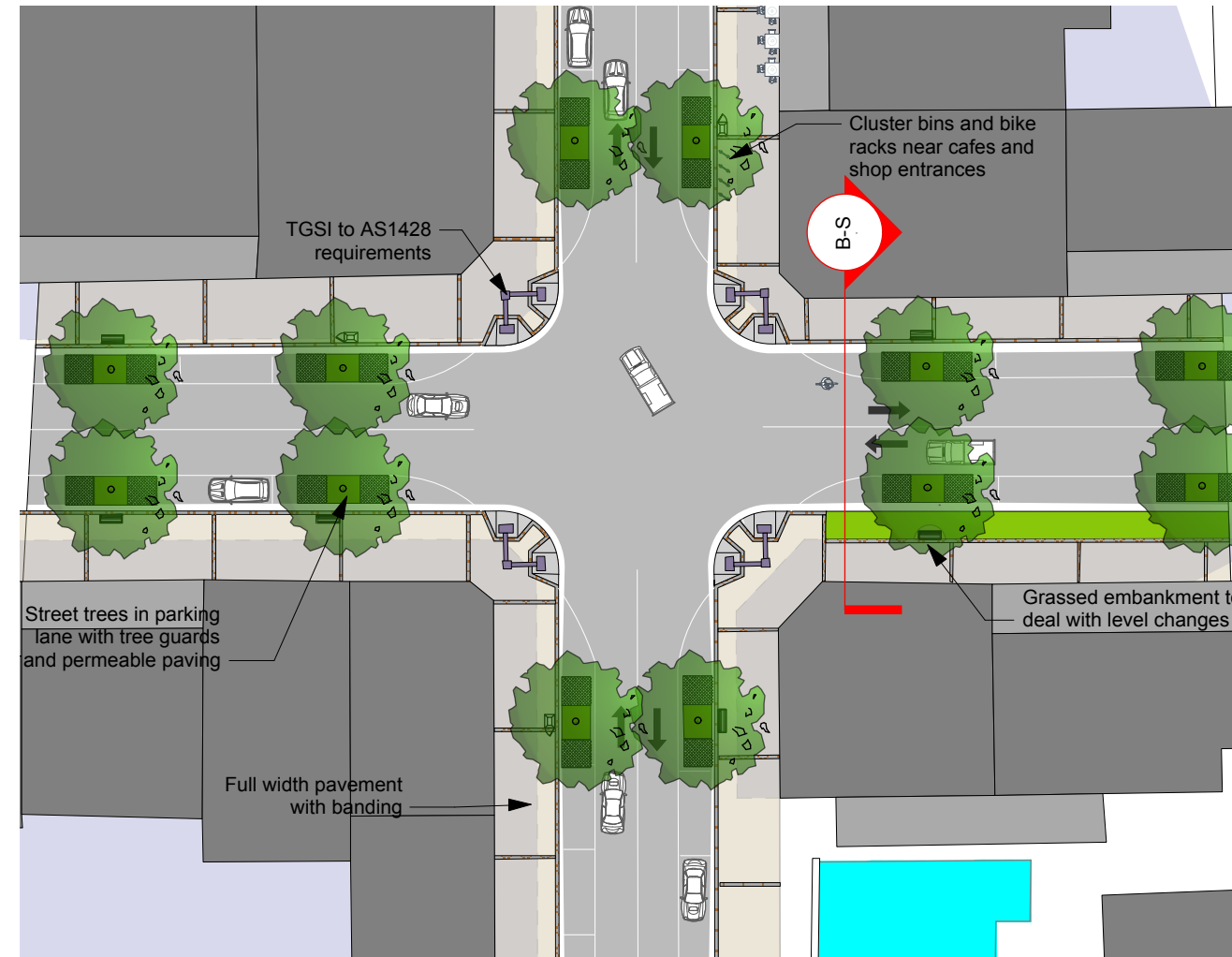
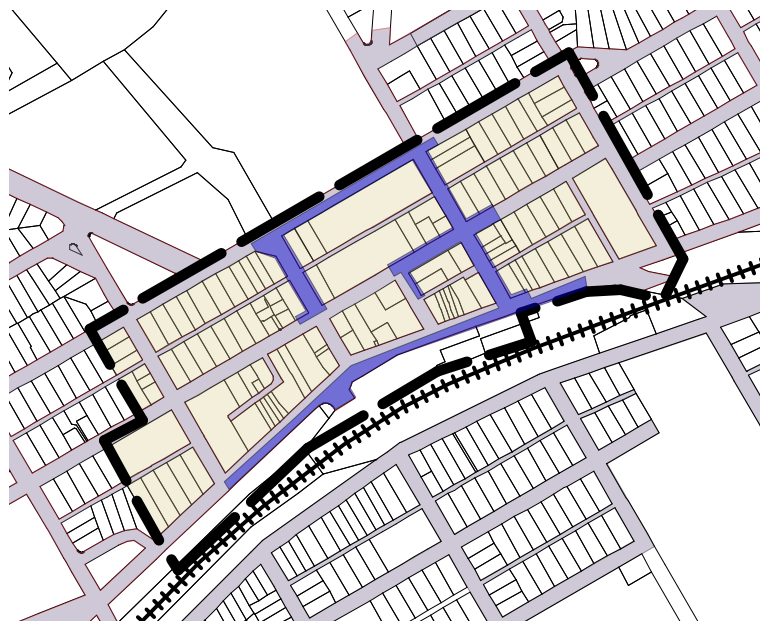
TYPICAL DIMENSIONS

Road reserve width: 20m

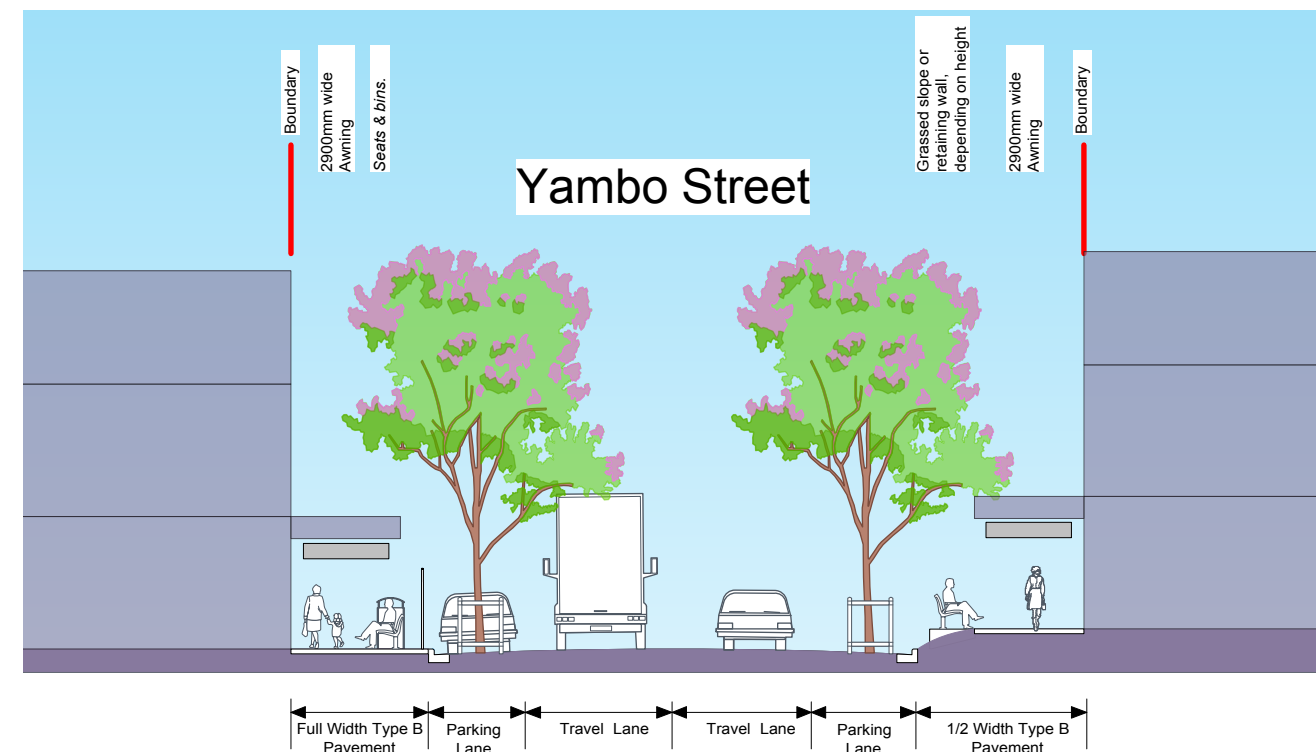
Verge width: 3.6 or 4.6m

LEP Zone: B4 Mixed Use & SP2 Infrastructure

Adjacent landuse(s): Mainly commercial with some mixed use



B-P Typical Plan - Streetscape Type B
1:500 at A3



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

Materials and Furniture Selections

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

FURNITURE

Furniture to be clustered at prominent locations like pedestrian routes, bus stop & shop entries to create activity nodes

Bench Seats

Locations: At key locations identified by LMCC at detailed design stage

Selection: Street Furniture Australia "Mall Seat" with armrests-aluminium finish

Waste Receptacles - Rubbish and Recycling Bins

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

Selection: Bayside 240L Fire Proof Bin enclosure. Colour Grey Smoke with anodised aluminium hood. 240L plastic Otto bin

Bike Racks

Locations: At key locations like hubs & alfresco dining

Selection: Furphy Foundry - single loop in 316 stainless steel

Drinking Fountains

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

Selection: Urban Fountains and Furniture "Apollo 800"

Bollards

Locations: Where required to prevent & deter vehicle access.

Selection: Street Furniture Australia surface mounted B3F

PAVEMENT

Body: Concrete with CCS oxide "Bluestone", broom finish
Border/ Banding: 200mm wide 50x50mm granite / porphyry setts.

Crossover: Grey concrete with broom finish. Granite sett banding. To be level with surrounding footpath

Tactile Ground Surface Indicator (TGSi): black polyurethane, set-out to AS1428.4

LIGHTING

Energy efficient luminaires and energy generation

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 10 for tree selection

Spacings: Approximately every 8-10m

Tree Guards: LMCC standard tree guard

1 Key plan
Scale: 1:10000

Streetscape Type C

DESCRIPTION

Located on Doyalson Street and parts of Yambo and Dora Streets, Streetscape Type C typically contains wider verges and fewer awnings than Types A & B. Visitors are more likely to be spending longer in adjacent businesses or using this area as overflow parking for the central area

OBJECTIVES

To create a leafy, landscaped streetscape
 To provide a transition zone between the surrounding areas and the town centre
 To enhance connection between the footpath and the shops / businesses

EXISTING CONSTRAINTS

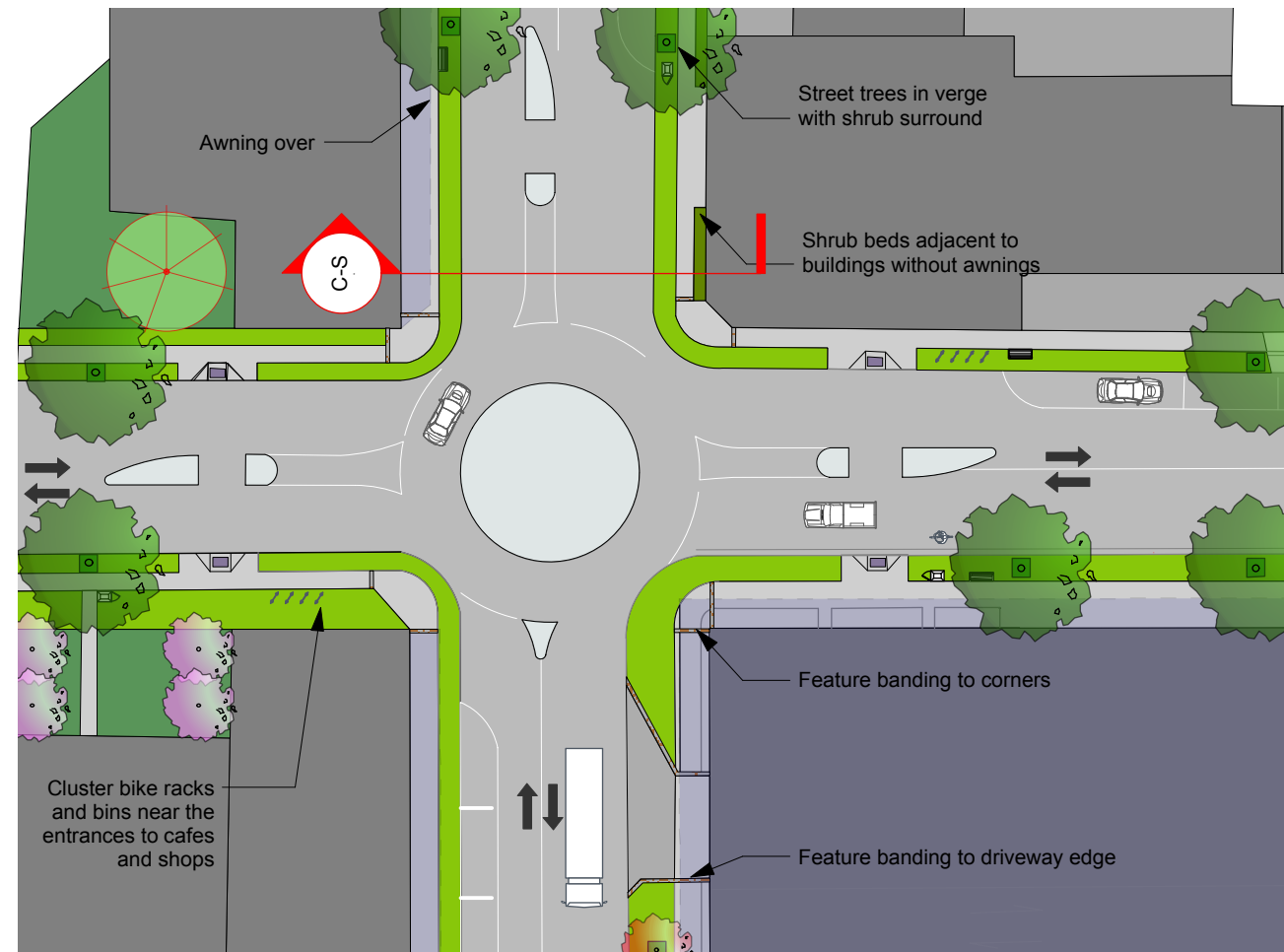
Elevation changes between the property boundary and the kerb
 Patchwork of development levels and pavement types
 Overhead power lines

DESIGN RESPONSE

Fewer awnings and wider verges allow for street trees to be placed within the verge space. 1/2 width paving to the property boundary is used where buildings interact with the verge, while a wide footpath and grass / planting is used where no awnings are present

TYPICAL DIMENSIONS

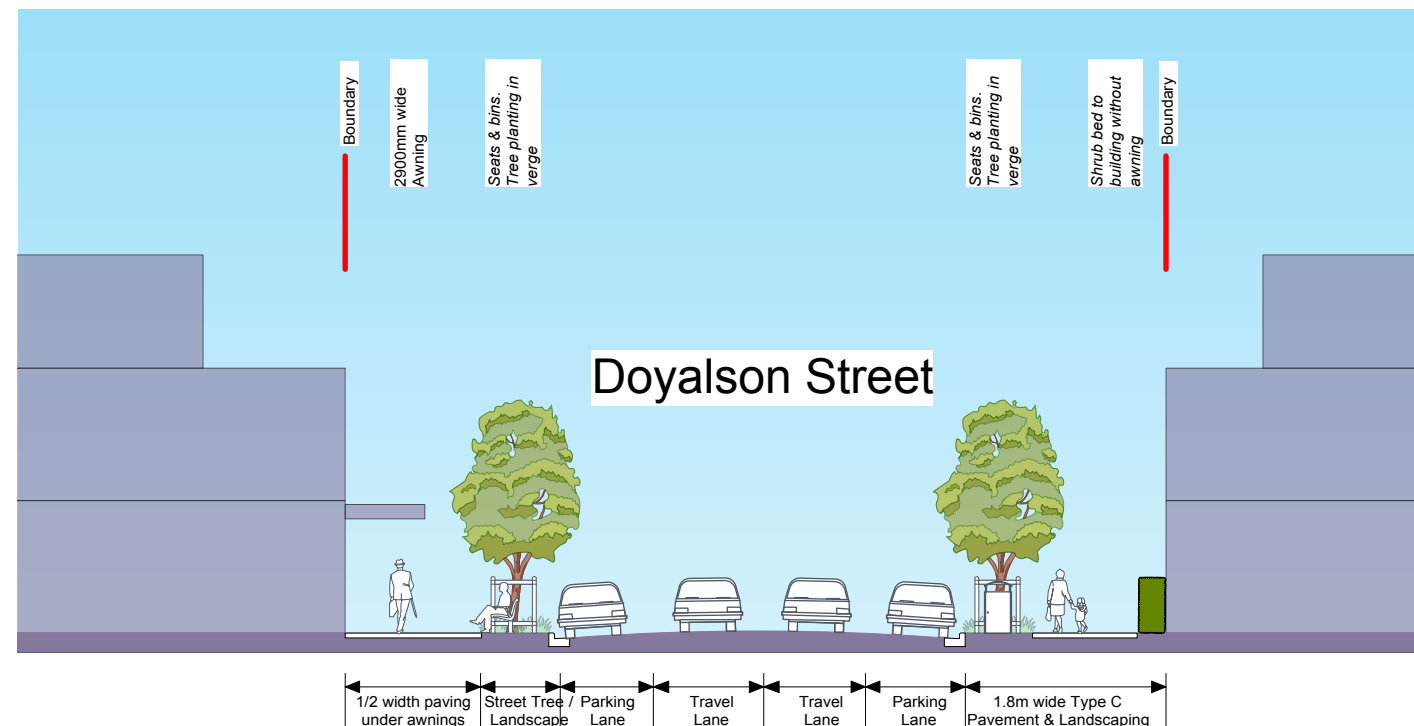
Road reserve width: 20m
 Verge width: 4.5m
 LEP Zone: B2 Local Centre & B4 Mixed Use
 Adjacent landuse(s): Future uses will be varied



C-P Typical Plan - Streetscape Type C
 1:500 at A3



1 Key plan
 Scale: 1:10000



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

Materials and Furniture Selections

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

FURNITURE

Furniture to be distributed evenly throughout the streetscape type

Bench Seats

Locations: 20-30m intervals and at key locations identified by LMCC
 Selection: Street Furniture Australia "Mall Seat" with armrests- aluminium finish

Waste Receptacles - Rubbish and Recycling Bins

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

Selection: Bayside 240L Fire Proof Bin enclosure. Colour Grey Smoke with anodised aluminium hood. 240L plastic Otto bin

Bike Racks

Locations: At key locations like hubs & alfresco dining
 Selection: Furphy Foundry - single loop in 316 stainless steel

Bollards

Locations: Where required to prevent & deter vehicle access
 Selection: Street Furniture Australia surface mounted B3F

PAVEMENT

Body: Concrete with CCS oxide "Bluestone", broom finish
Border/ Banding: 200mm wide 50x50mm granite / porphyry setts

Crossover: Grey concrete with broom finish. Granite sett banding. To be level with surrounding footpath

Tactile Ground Surface Indicator (TGSi): black polyurethane, set-out to AS1428.4

LIGHTING

Energy efficient luminaires and energy generation

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 10 for tree selection. Location varies between verge and parking lane

Tree Guards: LMCC standard tree guard

Tree Grates: Refer the technical guidelines for selection

Streetscape Type D

DESCRIPTION

Found toward the periphery of the town centre on Newcastle, Wharf, Doyalson and Yambo Streets, this area is typified by buildings set back from the property boundary and reduced vehicle and pedestrian movements. Visitors are likely to be spending longer duration visits to businesses or parking and walking to the core area. May include residential premises

OBJECTIVES

To create a streetscape that transitions from the outer areas to the urban core
 To provide a pleasant, safe and accessible footpath
 To relocate services underground where feasible to improve public amenity

EXISTING CONSTRAINTS

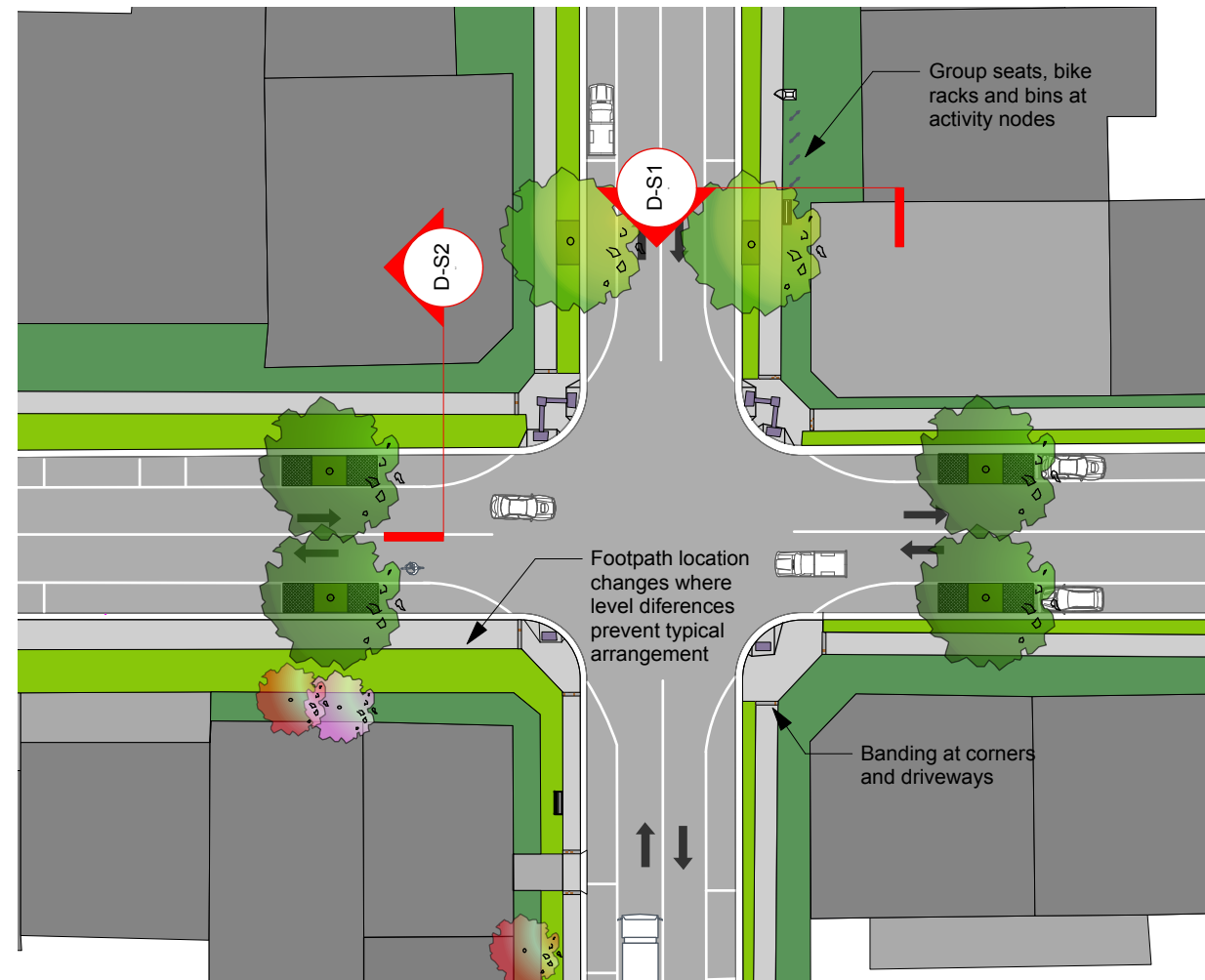
Patchwork of existing paving types
 Driveway crossovers. Lack of kerb and gutters
 Overhead power lines
 Elevation changes between the property boundary and the kerb
 Undeveloped lots, or existing residential in commercial zone

DESIGN RESPONSE

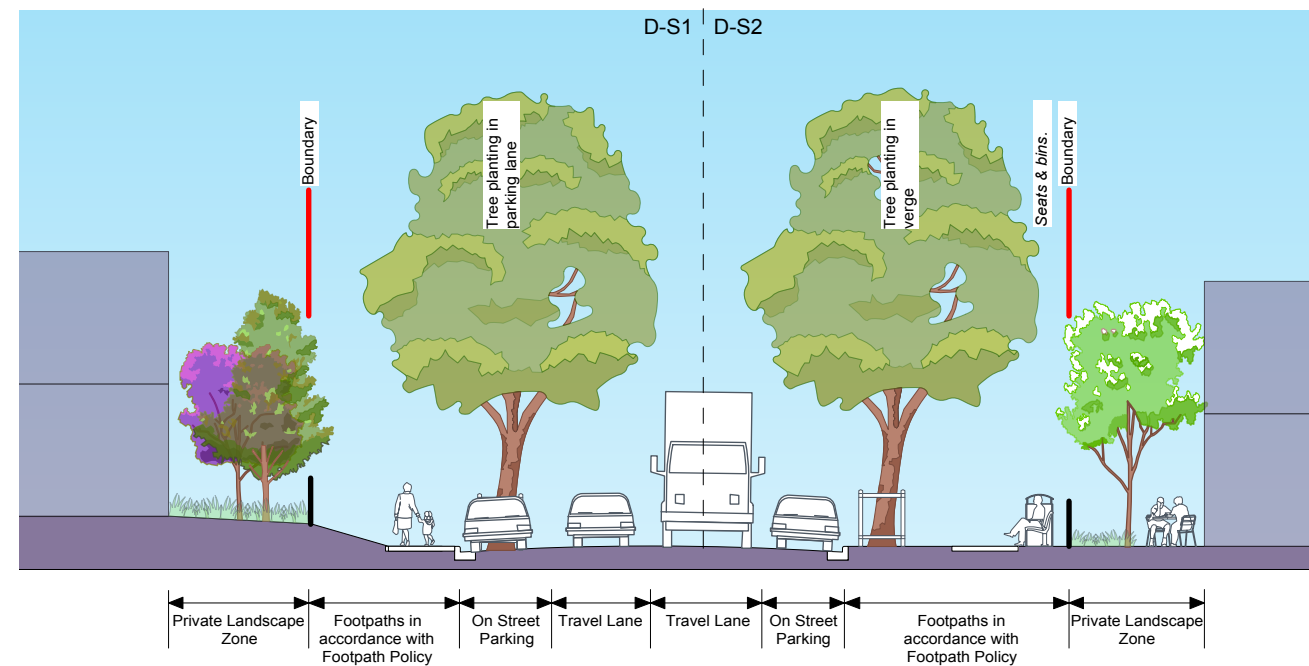
Footpaths in grass respond to building setback and landscaping to front of properties. Street trees are planted in parking lane or verge (refer street tree plan) and have tree guards. Granite sett banding is used at corners to create visual signal of arrival in the town centre

TYPICAL DIMENSIONS

Road reserve width: 20m
 Verge width: 4.0 - 6.0m
 LEP Zone: B4 Mixed Use, R3 Medium Density Residential
 Adjacent Landuse(s): Future uses will be varied



D-P Typical Plan - Streetscape Type D
 1:500 at A3



D-S Typical Section - Streetscape Type D
 1:200 at A3

Materials and Furniture Selections

NOTE: full details are provided in a separate document - Morisset 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: Street Furniture Australia "Mall Seat" with armrests- aluminium finish

Waste Receptacles - Rubbish and Recycling Bins

Locations: As required by LMCC.
 Selection: Bayside 240L Fire Proof Bin enclosure. Colour Grey Smoke with anodised aluminium hood. 240L plastic Otto bin

Bike Racks

Locations: At key locations like hubs & alfresco dining
 Selection: Furphy Foundry - single loop in 316 stainless steel

Drinking Fountains

Locations: At key locations like local hubs or near pedestrian & cycle routes
 Selection: Urban Fountains and Furniture "Apollo 800"

Bollards

Locations: Where required to prevent & deter vehicle access
 Selection: Street Furniture Australia surface mounted B3F

PAVEMENT

Body: Concrete with CCS oxide "Bluestone", broom finish
Corner Treatment: to match body pavement
Border/ Banding: 200mm wide 50x50mm granite / porphyry setts at corners only
Crossover: Grey concrete with granite sett border, to be level with surrounding pavement
Tactile Ground Surface Indicator (TGSi): black polyurethane, set-out to AS1428.4

LIGHTING

Energy efficient luminaires and energy generation
Location: Where required to AS1158.3.1
Street Lighting Selection: TBA
Pedestrian Lighting Selection: TBA

STREET PLANTING

Trees: Refer Street Tree Master Plan on sheet 10 for tree selection. Tree locations vary between verges and parking lanes
Tree Guards: LMCC standard tree guard
Tree Grates: Refer the technical guidelines for selection

1 Key plan
 Scale: 1:10000

Streetscape Type E

DESCRIPTION

Rear access lanes (Glanville, France, Mullard, Bakehouse, Lindon Lanes), mostly off-street parking or lot access. Some buildings fronting the lane. Low speed shared zones, narrow and difficult for vehicles to pass

OBJECTIVES

To provide safe, friendly and accessible accessways.
To provide pleasant pedestrian environments for people to work and live

EXISTING CONSTRAINTS

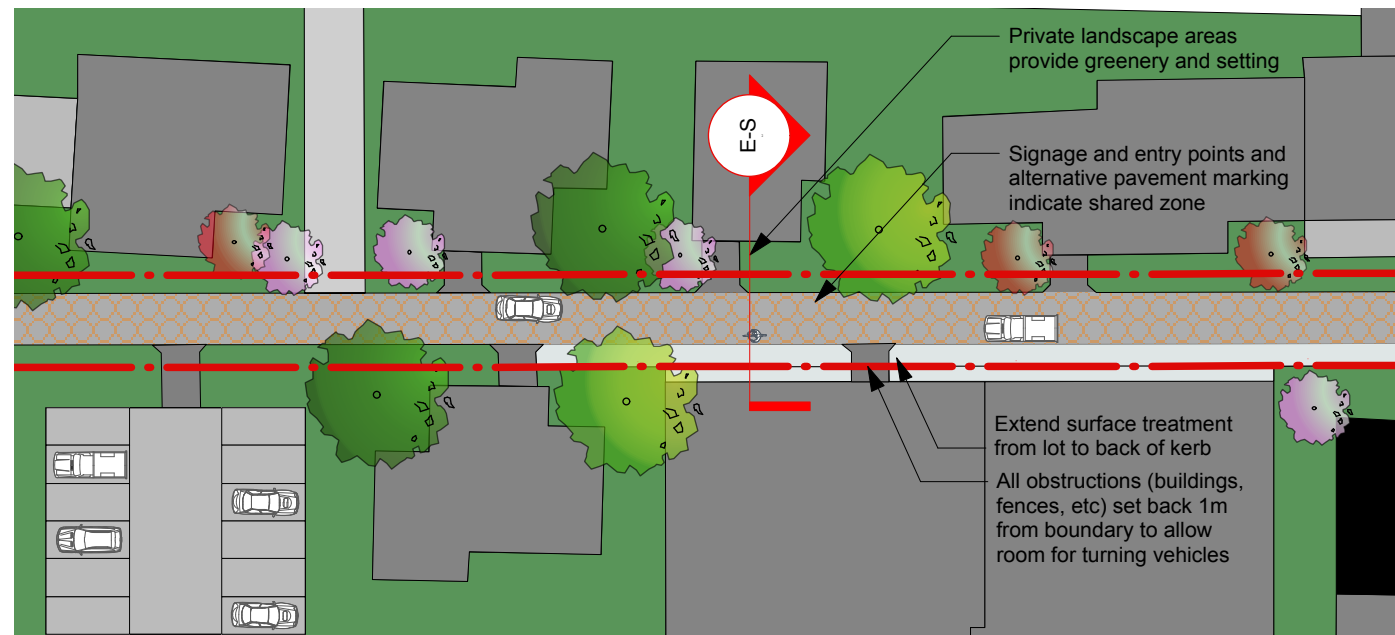
Narrow lanes mostly without footpaths.
Generally lacking building frontage.
Driveways
No street lighting

DESIGN RESPONSE

Footpath to one side of the lane for safe pedestrian access where it is feasible

TYPICAL DIMENSIONS

Road reserve width (average): 6m
Verge width (average): 0.5m
LEP Zone: B2 Local Centre & B4 Mixed Use
Adjacent landuse(s): Residential, Mixed Use & Commercial



E-P Typical Plan - Streetscape Type E
1:500 at A3

Materials and Furniture Selections

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

FURNITURE

No furniture in this Street Type

PAVEMENT

Body: Grey concrete with broom finish, 1000mm wide
Corner Treatment: N/A
Entries to Buildings: Extend private landscape as required
Crossover: Grey concrete with broom finish
Tactile Ground Surface Indicator (TGSI): black polyurethane, set-out to AS1428.4

LIGHTING

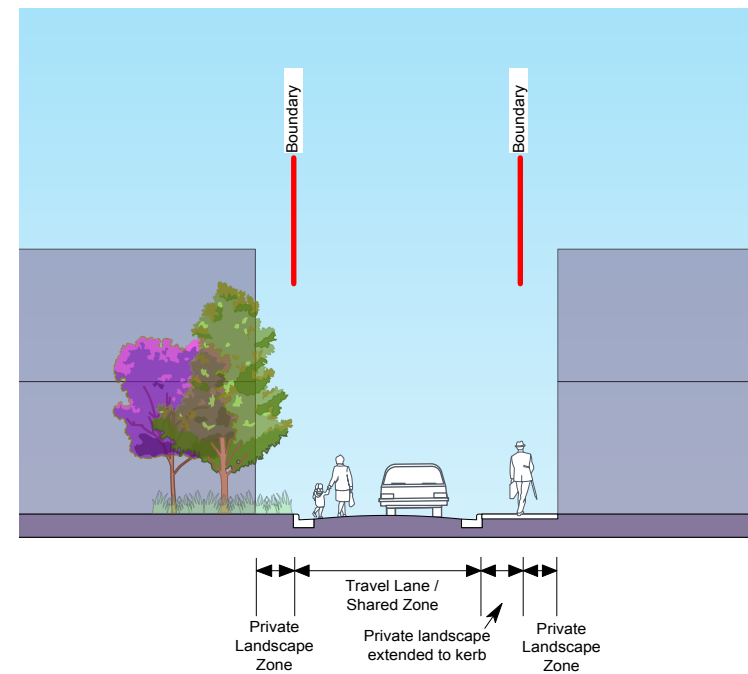
Energy efficient luminaires and energy generation
Location: Where required to AS1158.3.1
Street Lighting Selection: TBA
Pedestrian Lighting Selection: TBA

STREET PLANTING

Trees: No trees in this Street Type



1 Key plan
Scale: 1:10000



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

Streetscape Type F

DESCRIPTION

This is the area of Yambo Street between Station and Short Streets, with Morisset Square shopping centre on one side and the Morisset Town Square, Library and Community Facility on the other. It is expected to have high pedestrian usage and be a gathering area. It has high visual value

OBJECTIVES

- To create a core focal point for the people using the Town Centre
- To provide a safe and accessible pedestrian journey between high use areas
- To visually connect spaces into a unified whole

EXISTING CONSTRAINTS

- Overhead power lines
- Vehicle through traffic and parking
- Level changes between property boundary and kerb

DESIGN RESPONSE

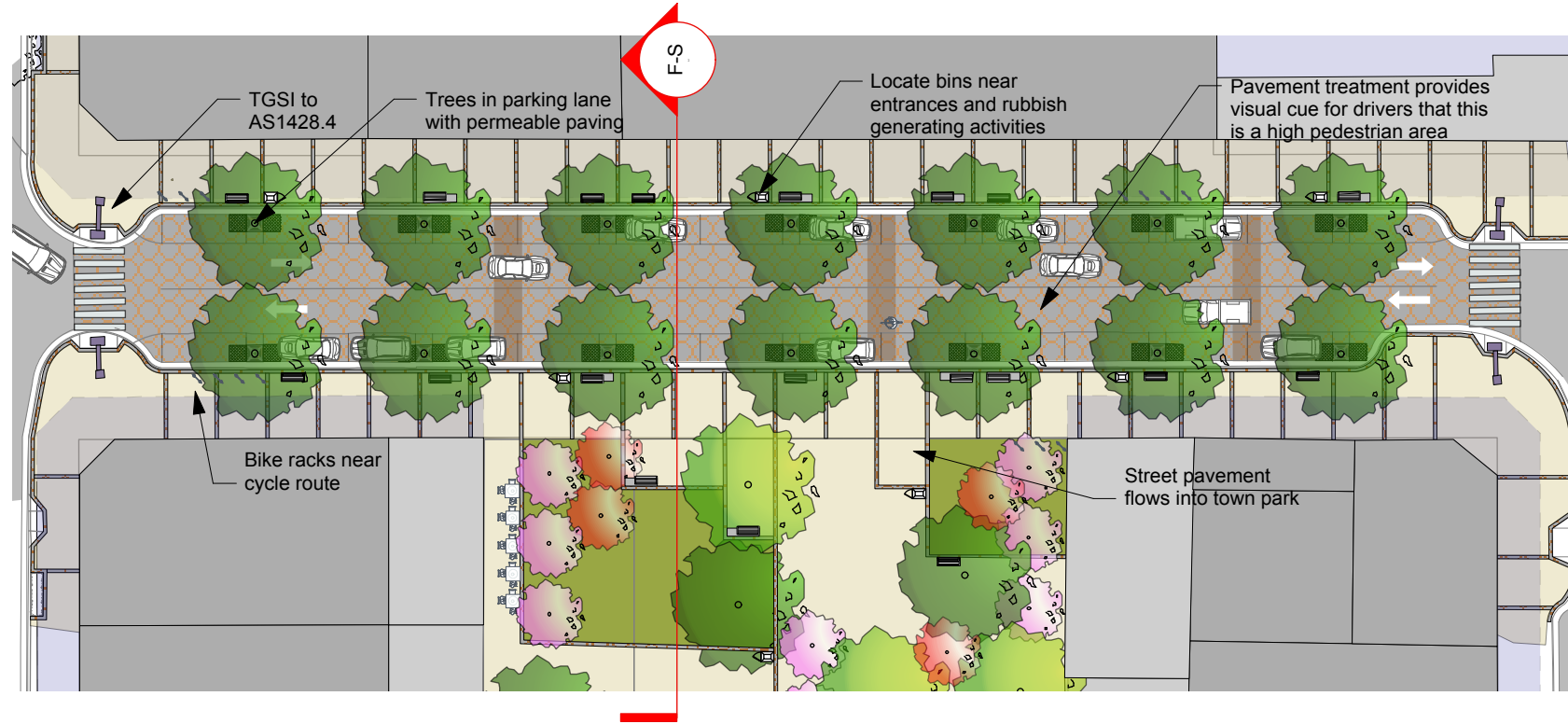
Verge pavement will blend seamlessly between the Town Park and the kerb, drawing people into the park space. Pavement marking on the street and signage will slow traffic and warn of high pedestrian area. Street trees will be in the parking lane

TYPICAL DIMENSIONS

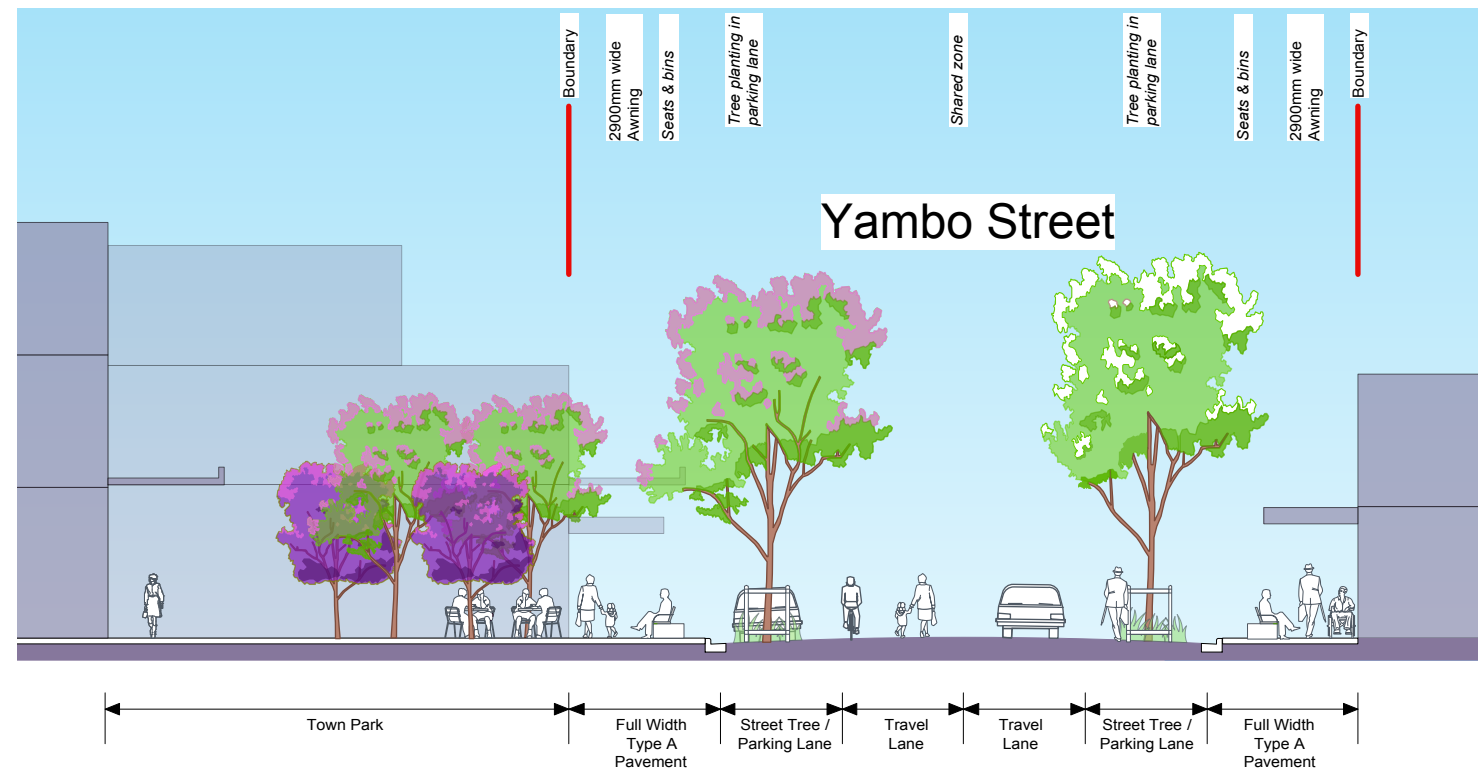
- Road reserve width (average): 20m
- Verge width (average): 3.6m
- LEP Zone: B2 Local Centre
- Adjacent landuse(s): Commercial and community use



1 Key plan
Scale: 1:10000



F-P Typical Plan - Streetscape Type F
1:500 at A3



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

Materials and Furniture Selections

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

FURNITURE

Furniture to be clustered at prominent locations like facilities, bus stop, shop entries to create activity nodes. Coordinate with Town Park and cafe frontages

Custom Elements

Locations: To be used preferentially in this area, spaced every 10-15m

Selection: Custom bench seats

Bench Seats

Locations: At key locations identified by LMCC at detailed design stage

Selection: Street Furniture Australia "Mall Seat" with armrests- aluminium finish

Waste Receptacles - Rubbish and Recycling Bins

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

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

240L plastic Otto bin

Bike Racks

Locations: At key locations like the cycle route from railway station to Bernie Goodwin Park, hubs & alfresco dining

Selection: Furphy Foundry - single loop in 316 stainless steel

Drinking Fountains

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

Selection: Urban Fountains and Furniture "Apollo 800"

Bollards

Locations: Where required to prevent & deter vehicle access

Selection: Street Furniture Australia surface mounted B3F

PAVEMENT

Body: 400x400mm Adri Euro Metro, stack-bond

Border/ Banding: 200mm wide 50x50mm granite / porphyry setts

Tactile Ground Surface Indicator (TGSi): black polyurethane, set-out to AS1428.4

LIGHTING

Energy efficient luminaires and energy generation

Location: Where required to AS1158.3.1

Street Lighting Selection: TBA

Awning Lighting Selection: TBA

Pedestrian Lighting Selection: TBA

STREET PLANTING

Planting: Street trees in road reserve with planter beds and permeable paving. Refer Sheet 10 for further details

Spacings: Approximately every 10-12m

Tree Guards: LMCC standard tree guard with custom infill panel

Tree Grates: Refer technical guidelines for selection

Street Tree Master Plan

DESCRIPTION

This plan identifies street trees for streets contained within the LMCC Town Centres DCP 2012 - Part 3 - Morisset Town Centre Area Plan (Aug 2010)

Street trees provide many benefits in an urban environment. They provide shade, reducing heat on the street and surrounding buildings. They provide habitat for native fauna. They change throughout the year with flowers, fruit and leaves, creating visual interest. They create a pleasant environment in which to spend time.

Typical spacings as well as proposed locations for trees within the road reserve have been detailed within the streetscape types, sheets 4 - 9. The locations shown in the typical plans and the Area Plan are guidelines only and will be determined at the time of development. Allow for at least one tree per lot

OBJECTIVES

- To provide a pleasant, tree-lined space
- To differentiate the town centre in a formal style
- To highlight special areas of the town centre with different planting
- To use local native trees, where appropriate
- To incorporate Water Sensitive Urban Design principles to water trees and manage stormwater flows

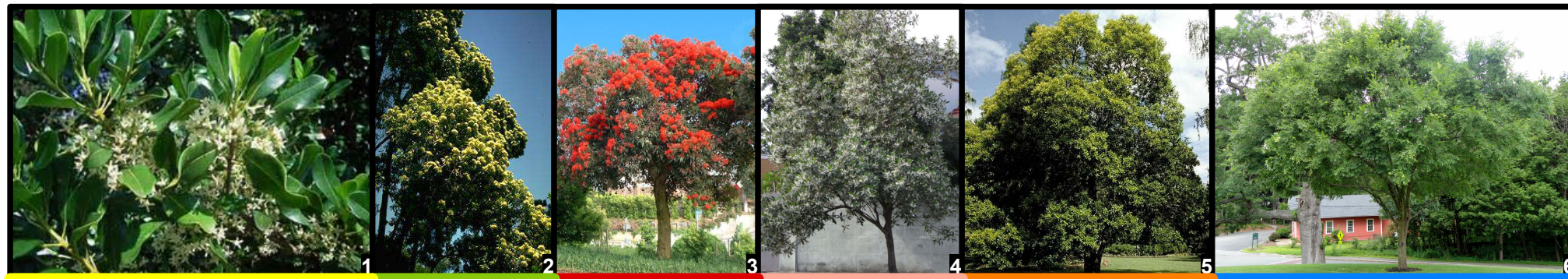
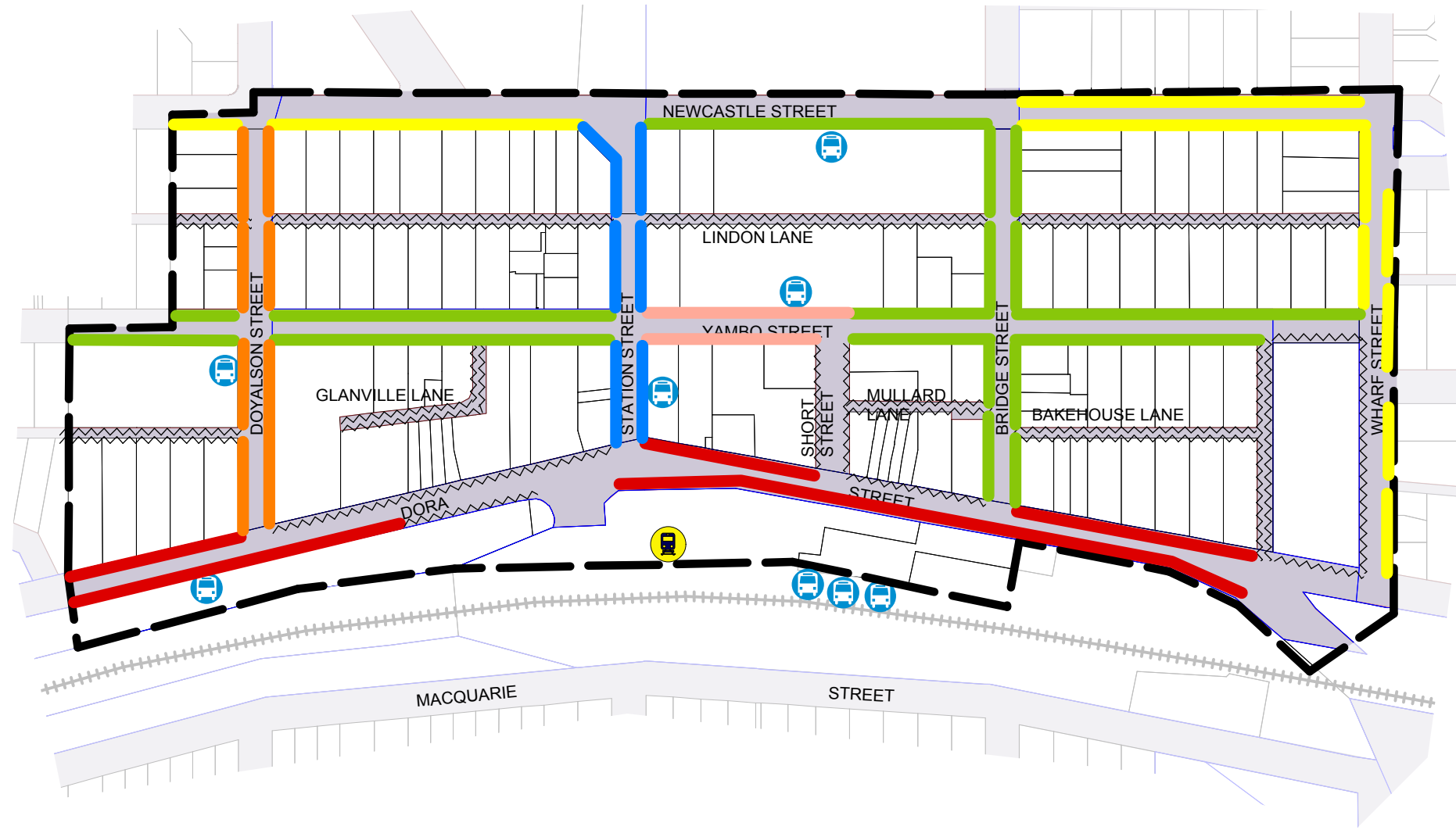
EXISTING CONSTRAINTS

- Overhead power lines throughout the town centre
- Undeveloped lots and lack of kerbing, guttering and footpaths

CRITERIA

Criteria considered in selecting trees for this Masterplan include:

- Local native species
- Evergreen or deciduous in specific locations
- Flowers - for show and native fauna value
- Potential flower, fruit and branch drop



Code	Common Name	Scientific Name	- Min Pot Size
~~~~~	No tree planting		- N/A
1	White Aspen	<i>Acronychia oblongifolia</i> *	- 100Ltr
2	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	- 100Ltr
3	Flowing Gum	<i>Eucalyptus 'Streetscape' - red</i>	- 100Ltr
4	Blueberry Ash	<i>Elaeocarpus reticulatus</i>	- 100Ltr
5	Water Gum	<i>Tristaniopsis laurina</i>	- 100Ltr
6	Chinese Elm	<i>Ulmus parvifolia</i>	- 100Ltr

* White Aspen (*Acronychia oblongifolia*) is not commonly grown in major nurseries. It can be sourced from Trees in Newcastle, but lead times will apply to obtain suitable stock.



### Public Art

#### DESCRIPTION

Public art is an opportunity to create interest in a focal point, to interpret the history of a site or for a community to express itself in a visual form. It becomes a landmark, a meeting place, a memorial, and creates a unique location which sticks in the memory of its visitors. Art can be sculptural, painted, pavement patterns, dynamic or sonic and may be derived from a range of natural or synthetic materials.

Public art works best in highly visible spaces, and depending on the scale and complexity of the piece, may be best viewed from a distance or require circulation and contemplation space up close.

Potential locations for public art in Morisset:

1. Pedestrian area at the intersection of Dora and Station Streets
  - Suited to the more intimate scale of the al fresco dining and pedestrian space, this piece has an opportunity to be smaller scale, perhaps decorative (such as a paving inlay or barrier) to avoid taking up valuable space.
2. Town Square
  - Located in a pedestrian area that encourages people to stop and spend time, this piece has an opportunity to be more complex and personal to the Morisset area. A larger than life scale sculptural piece that interprets the history of Morisset or celebrates a natural or cultural icon from the area.
3. Dora Street, on the Doyalson Street axis
  - Creating a focal point at the southern end of Doyalson Street, this piece would also be visible to people along Dora Street. Largely focussed on people traveling along these streets, it would need to be a larger scale simple piece that could be appreciated in passing at a distance.

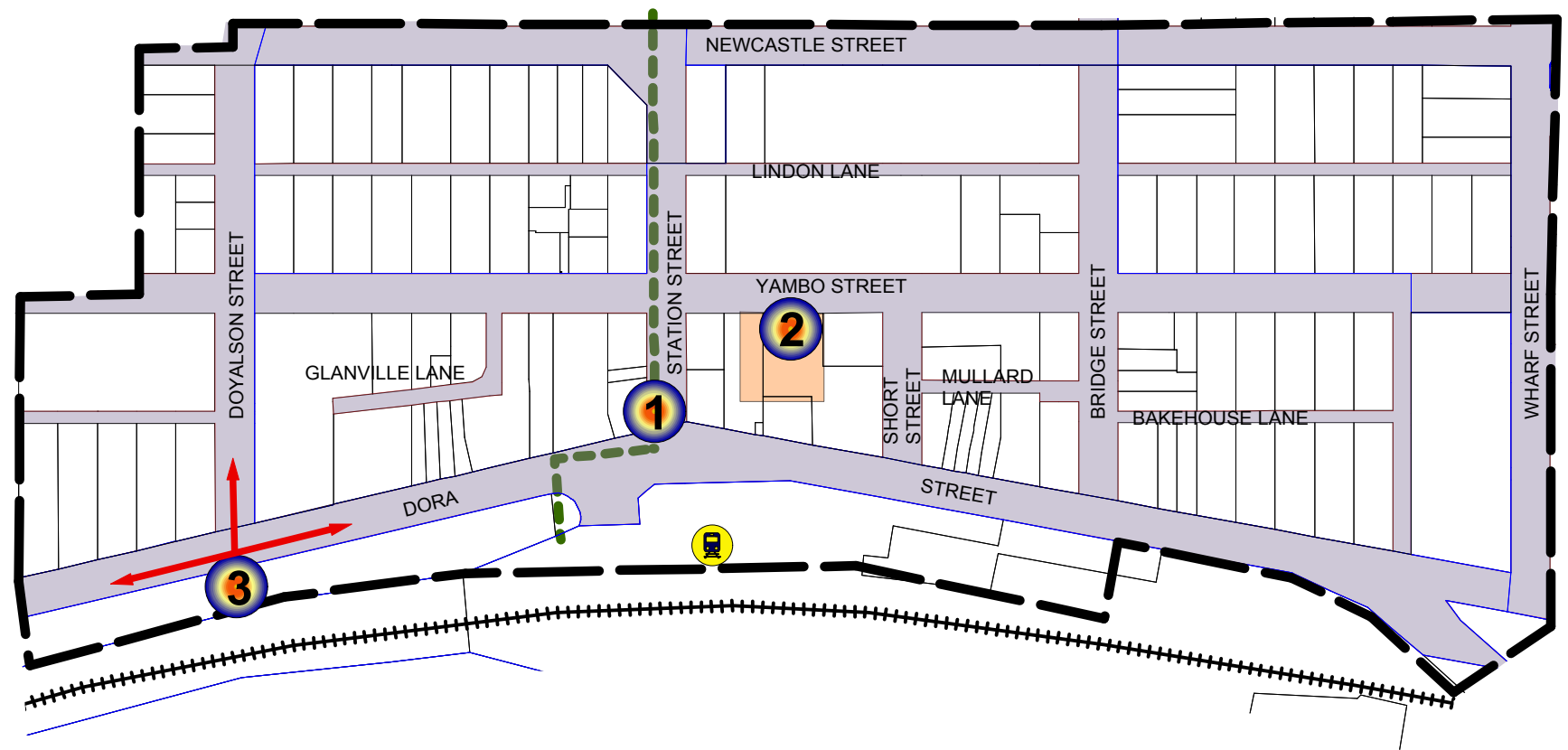
Note: these descriptions are intended to be suggestions, based on an analysis of these locations, and are not prescriptive.

#### OBJECTIVES

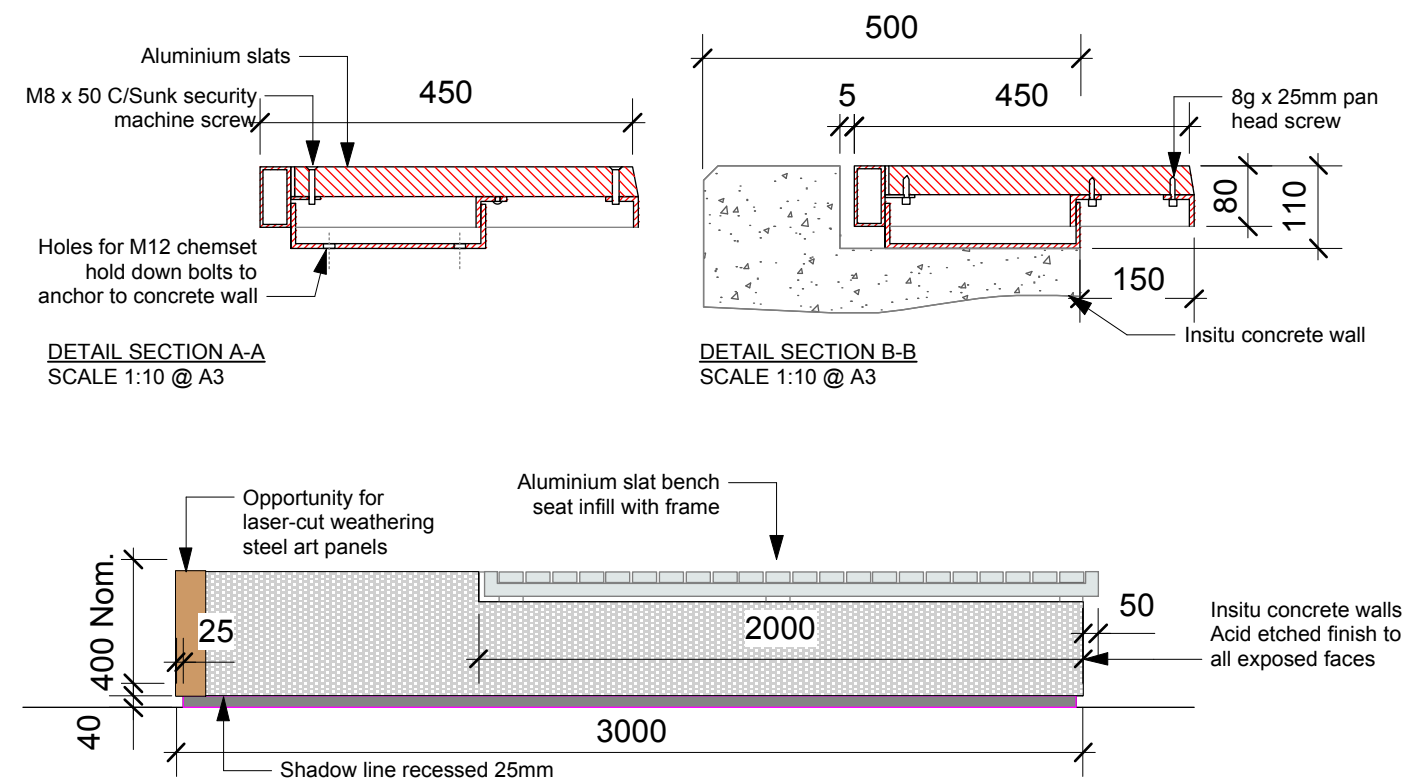
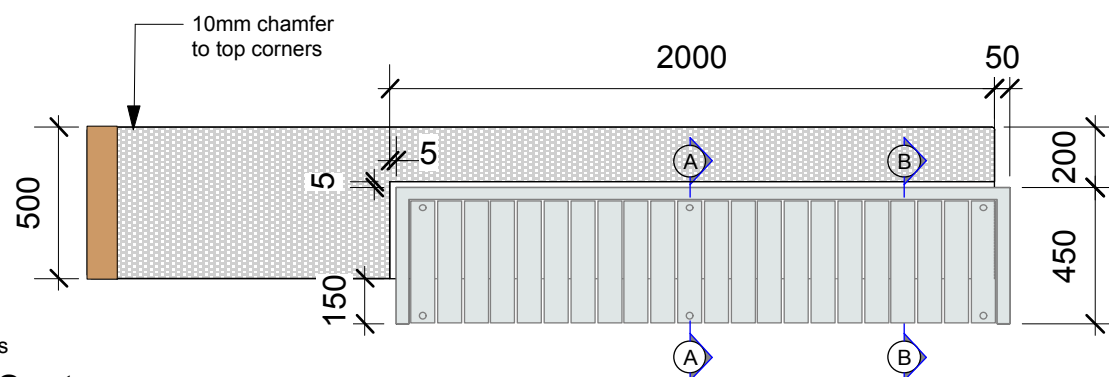
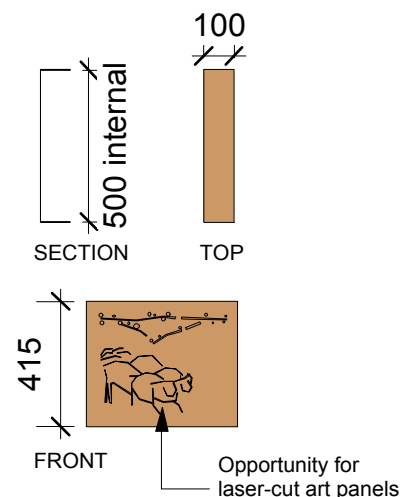
To find suitable locations within the town centre for public artwork  
 To provide some analysis regarding suitable scale, form, complexity and visual access to guide the development process.

#### EXISTING CONSTRAINTS

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



1 Potential Public Art Locations  
 1:3500 at A3



2 Custom Bench Seat  
 1:25 at A3





IMAGE A



IMAGE B

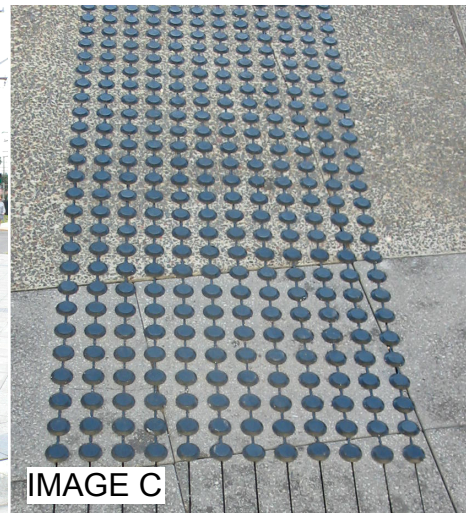


IMAGE C



IMAGE D



IMAGE E



IMAGE F



IMAGE G



IMAGE H



IMAGE I



IMAGE J

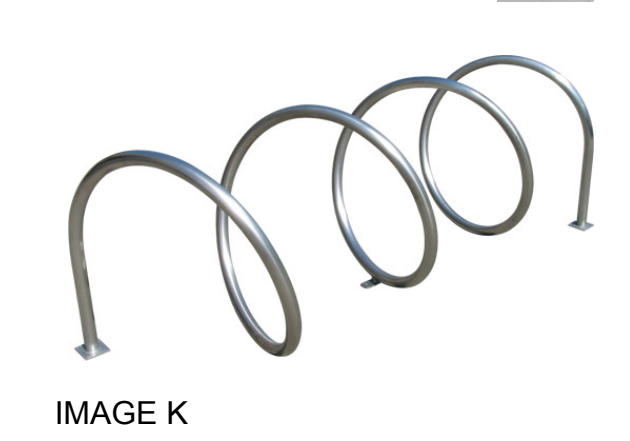


IMAGE K



IMAGE L



IMAGE M



IMAGE N



IMAGE O



IMAGE P

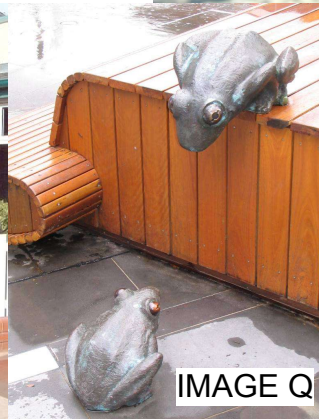


IMAGE Q



IMAGE R

### IMAGE DETAILS & APPLICATIONS

**Image A:** Street tree with standard tree guard (shown in streetscape type C, with shrub beds adjacent to building)  
Applicable Streetscape Type: B, C, D

**Image B:** Street tree with custom tree guard (Warners Bay detail panel shown)  
Applicable Streetscape Type: A, F

**Image C:** Tactile Ground Surface Indicator (TGSI) - black thermoplastic polyurethane  
Applicable Streetscape Type: A, B, C, D & F

**Image D:** Drinking fountain - Urban Fountains and Furniture 'Apollo 800' in anodised aluminium finish  
Applicable Streetscape Type: A, B, D, F

**Image E:** Waste Receptacles (rubbish and recycling bins) - Bayside Fire Proof bin enclosure throughout the CBD & parklands  
Applicable Streetscape Type: A, B, C, D & F

**Image F:** Bench Seat - Street Furniture Australia 'Mall Seat'. Anodised aluminium, angle armrests and tee legs (note different legs shown)  
Applicable Streetscape Type: A, B, C, D & F

**Image G:** Permeable Paver - Adbri Ecotrihex. Charcoal and Fossil colours  
Applicable Streetscape Type: A, B, C, D & F

**Image H:** Custom Bench Seat - concrete base with aluminium slats and detail end panels to coordinate with tree guards  
Applicable Streetscape Type: A & F

**Image I:** Adbri Euro Metro unit paver and contrast banding.  
Applicable Streetscape Type: Paver - A & F, Banding - A, B, C, D & F

**Image J:** Bike rack - Furphy Foundry single loop stainless steel. Arrange in groups at an oblique angle to pavement  
Applicable Streetscape Type: A, B, C & D

**Image K:** Bike rack - Furphy Foundry spiral loop in stainless steel.  
Applicable Streetscape Type: A & F

**Image L:** Bollard - Street Furniture Australia B3F. Available in surface mounted (SM) or removable (R), pending the location and use required  
Applicable Streetscape Type: A, B, C, D, E & F (as required)

**Images M, N, O, P, Q & R:** Public Art. Indicative examples showing a variety of scales, forms and materials, including: decorative balustrade, large abstract sculpture, wall hanging, sculpture of famous identity, sculpture of nature, pavement feature  
Applicable Streetscape Type: Refer sheet 11